PRELIMINARY DRAFT
WINDORAH VISITOR AND COMMERCIAL HUB

01	GENERAL GROUND FLOOR - Scale 1:125
02	OVERALL ROOF PLAN - Scale 1:125
03	OVERALL PLAN - Scale 1:100
04	ROOF PLAN - Scale 1:100
05	FRONT VIEW - Scale 1:100
06	LEFT SIDE VIEW - Scale 1:100
07	RIGHT SIDE VIEW - Scale 1:100
08	SECTION A - A - Scale 1:100
09	SECTION B - B - Scale 1:100
10	SECTION C - C - Scale 1:100
11	M2 DIAGRAM AREA - Scale 1:100
12	PRELIMINARY DESIGN RENDERINGS
13	PRELIMINARY DESIGN RENDERINGS
14	PRELIMINARY DESIGN RENDERINGS
15	PRELIMINARY DESIGN RENDERINGS
16	PRELIMINARY DESIGN RENDERINGS
17	PRELIMINARY DESIGN RENDERINGS
18	DESCRIPTIVE REPORT
19	PROPOSED BUILDING LOCATION

Project:
WINDORAH VISITOR AND COMMERCIAL HUB
Location: WINDORAH_QLD

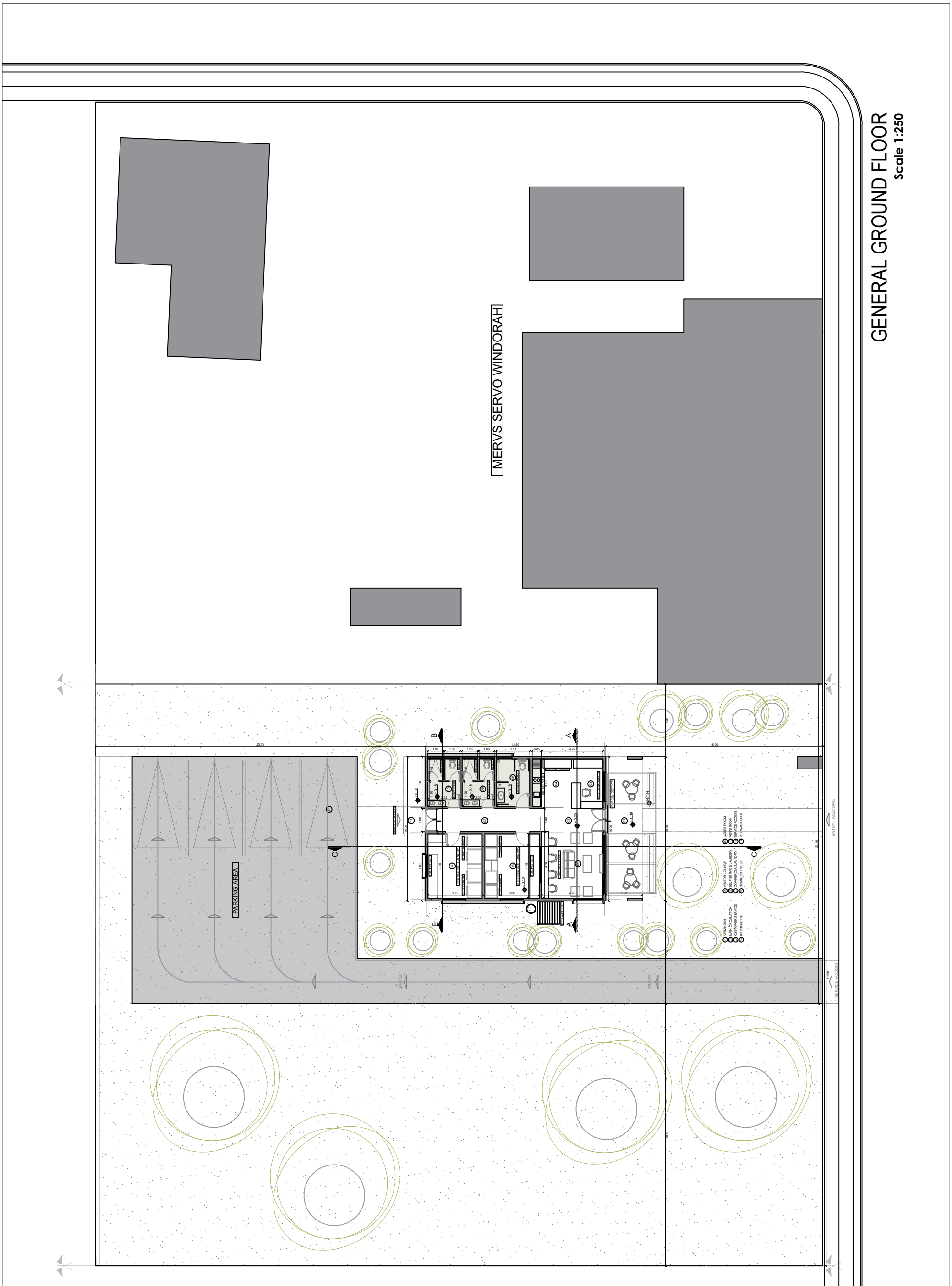
PRELIMINARY _DRAFT

Scale: --- Date: **07-09-2026** Nº: **00**

MERVS SERVO WINDORAH PTY LTD

GENERAL GROUND FLOOR

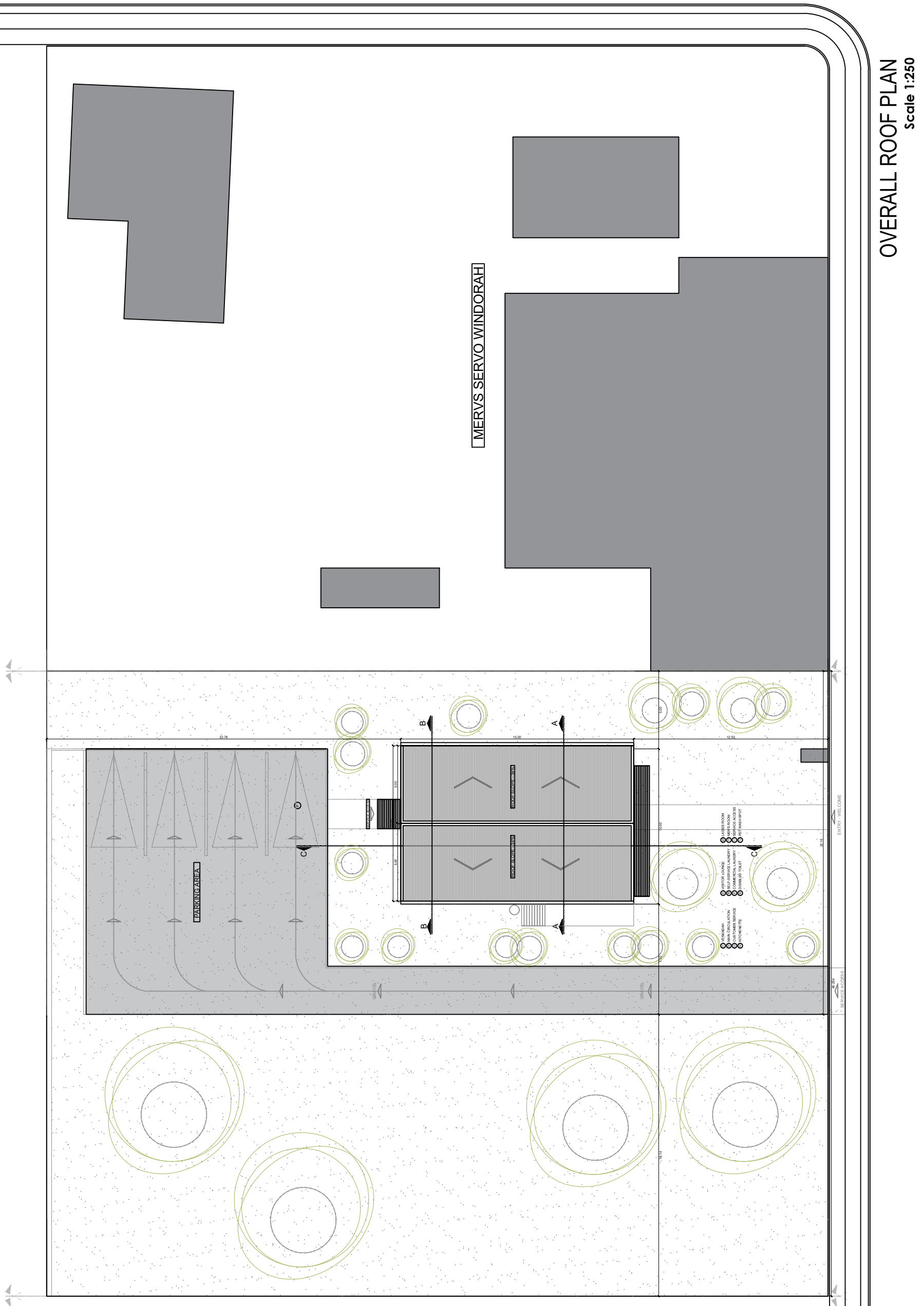
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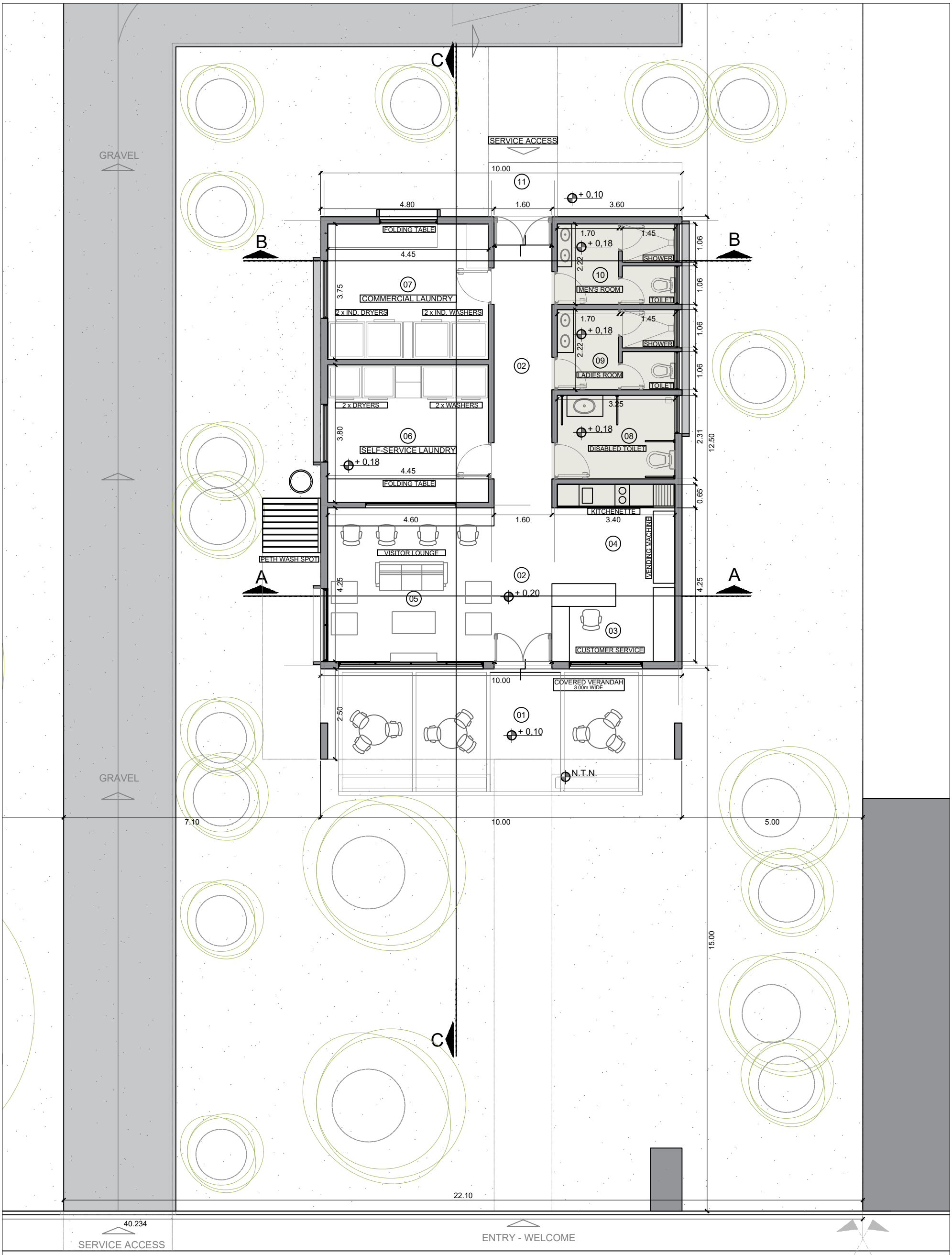
Project: WINDORAH VISITOR AND COMMERCIAL HUB Location: WINDORAH_QLD	**PRELIMINARY _DRAFT**		
	Scale: 1:250	Date: **07-09-2026**	Nº: **01**
	MERVS SERVO WINDORAH PTY LTD		

OVERALL ROOF PLAN

Scale 1:250



Project: WINDORAH VISITOR AND COMMERCIAL HUB Location: WINDORAH_QLD	**PRELIMINARY _DRAFT**		
	Scale: 1:250	Date: **07-09-2026**	Nº: **02**
	MERVS SERVO WINDORAH PTY LTD		



01 VERANDAH
02 MAIN CIRCULATION
03 CUSTOMER SERVICE
04 KITCHENETTE
05 VISITOR LOUNGE
06 SELF-SERVICE LAUNDRY
07 COMMERCIAL LAUNDRY
08 DISABLED TOILET
09 LADIES ROOM
10 MEN'S ROOM
11 SERVICE ACCESS
12 PET WASH SPOT

OVERALL PLAN

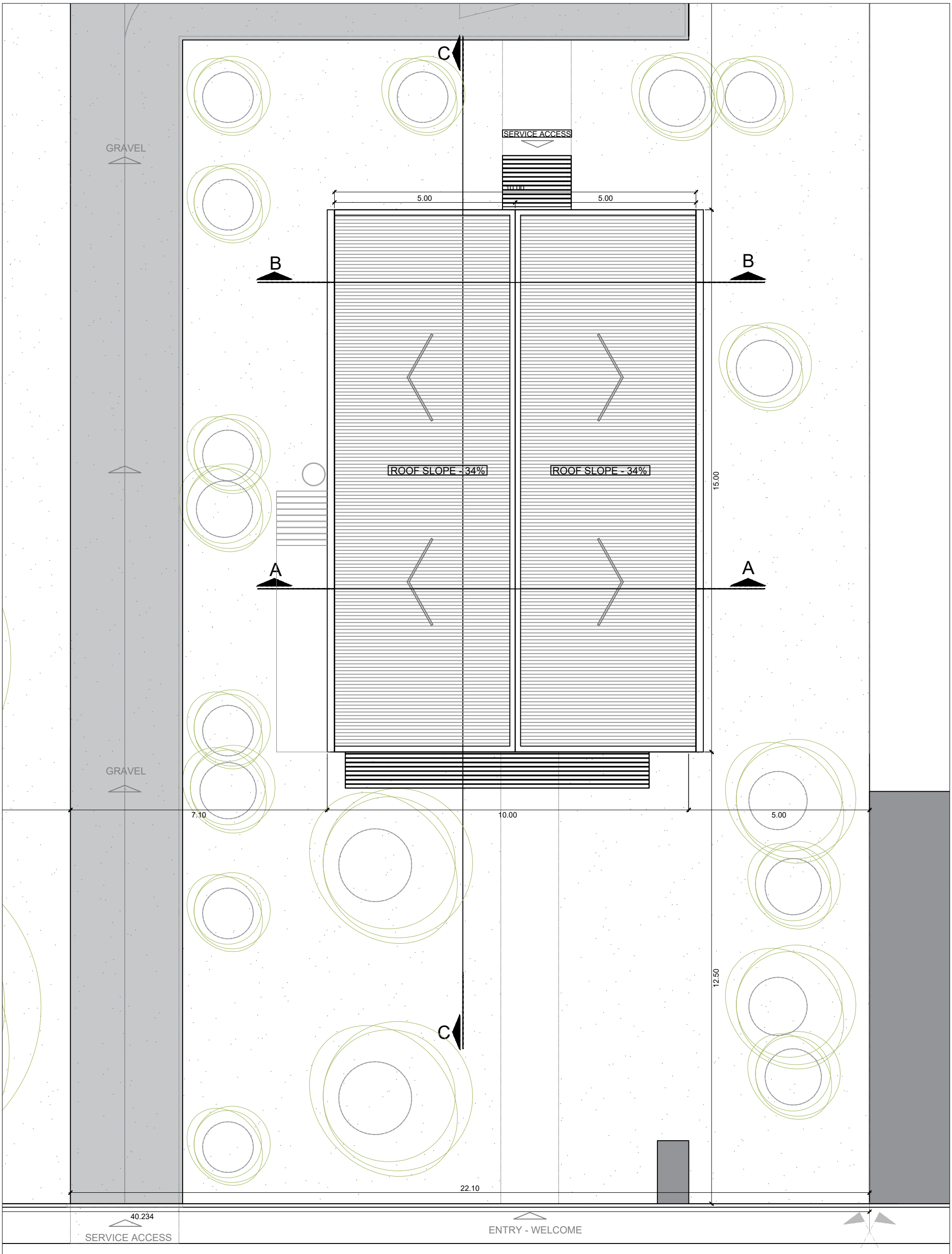
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Project:
WINDORAH VISITOR AND COMMERCIAL HUB
Location: WINDORAH_QLD

PRELIMINARY _DRAFT

Scale: 1:100	Date: **07-09-2026**	Nº: **03**

MERVS SERVO WINDORAH PTY LTD



01 VERANDAH
02 MAIN CIRCULATION
03 CUSTOMER SERVICE
04 KITCHENETTE
05 VISITOR LOUNGE
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07 COMMERCIAL LAUNDRY
08 DISABLED TOILET
09 LADIES ROOM
10 MEN'S ROOM
11 SERVICE ACCESS
12 PET WASH SPOT

ROOF PLAN

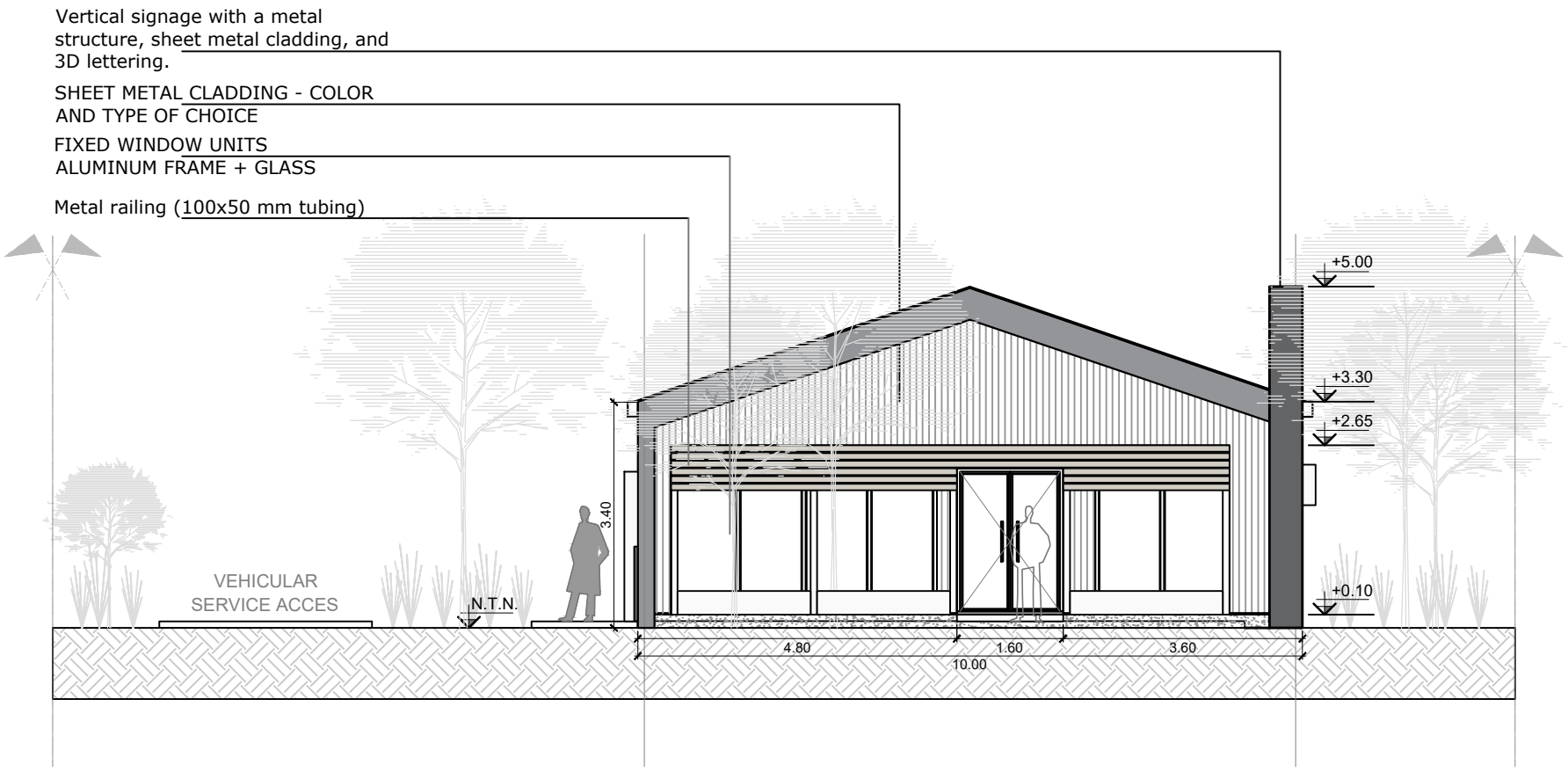
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Project:
WINDORAH VISITOR AND COMMERCIAL HUB
Location: WINDORAH_QLD

PRELIMINARY _DRAFT

Scale:	1:100	Date:	07-09-2026	Nº:	04

MERVS SERVO WINDORAH PTY LTD



01 VERANDAH
02 MAIN CIRCULATION
03 CUSTOMER SERVICE
04 KITCHENETTE
05 VISITOR LOUNGE
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07 COMMERCIAL LAUNDRY
08 DISABLED TOILET
09 LADIES ROOM
10 MEN'S ROOM
11 SERVICE ACCESS
12 PET WASH SPOT

FRONT VIEW
Scale 1:100

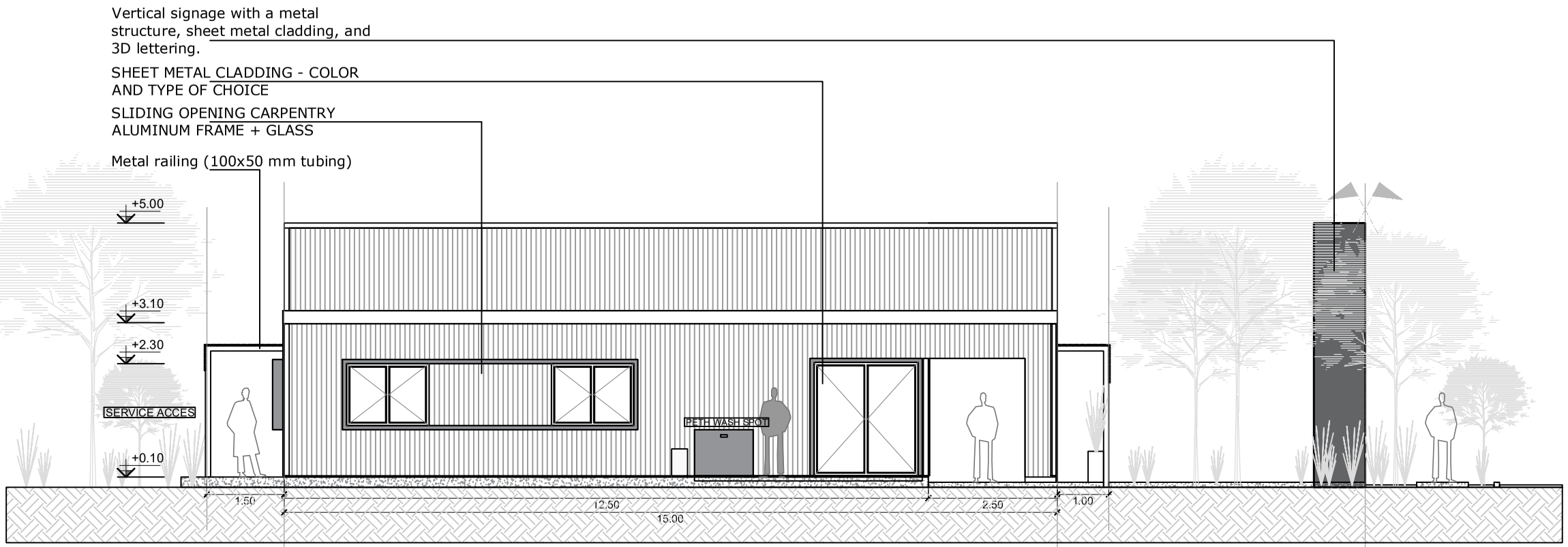
Project:
WINDORAH VISITOR AND COMMERCIAL HUB
Location: WINDORAH_QLD

PRELIMINARY _DRAFT

Scale: 1:100	Date: **07-09-2026**	Nº: **05**

MERVS SERVO WINDORAH PTY LTD

Project:
WINDORAH VISITOR AND COMMERCIAL HUB
Location: WINDORAH_QLD



01 VERANDAH
02 MAIN CIRCULATION
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04 KITCHENETTE
05 VISITOR LOUNGE
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10 MEN'S ROOM
11 SERVICE ACCESS
12 PET WASH SPOT

LEFT SIDE VIEW
Scale 1:100

PRELIMINARY _DRAFT

MERVS SERVO WINDORAH PTY LTD

Scale: 1:100

Date: **07-09-2026**

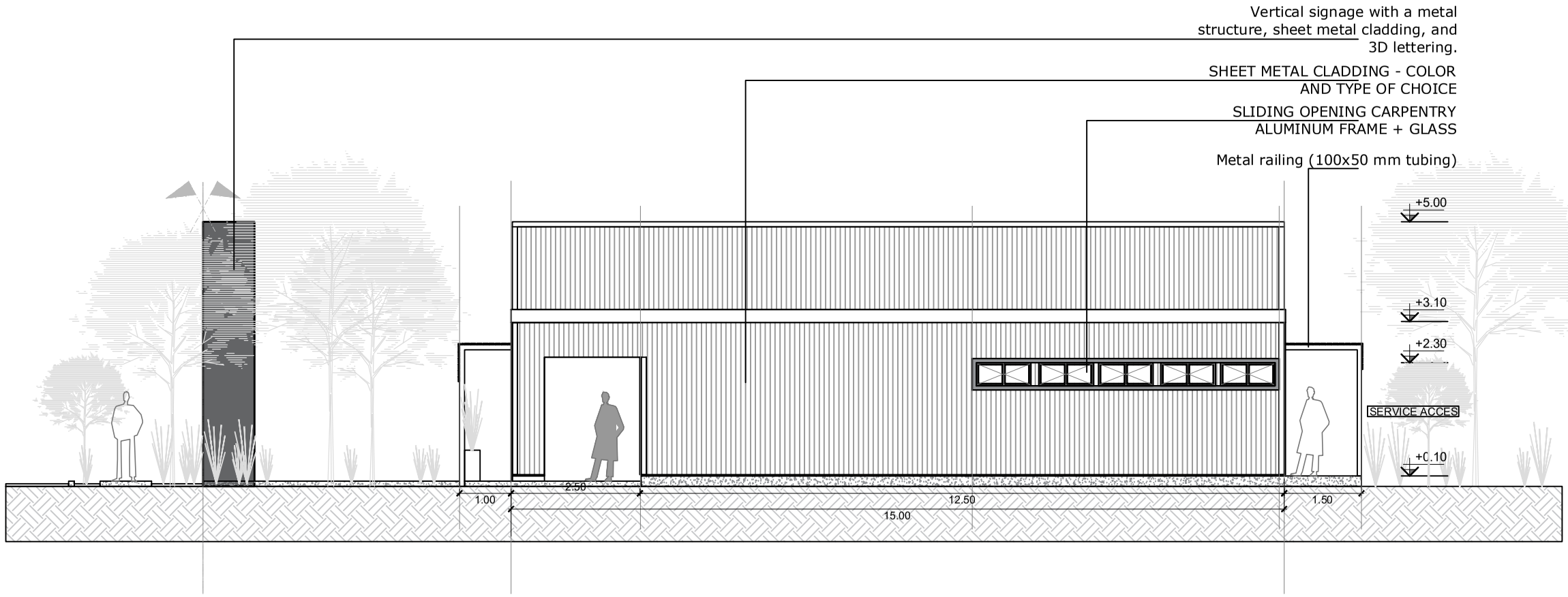
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Project:
WINDORAH VISITOR AND COMMERCIAL HUB
Location: WINDORAH_QLD

PRELIMINARY _DRAFT

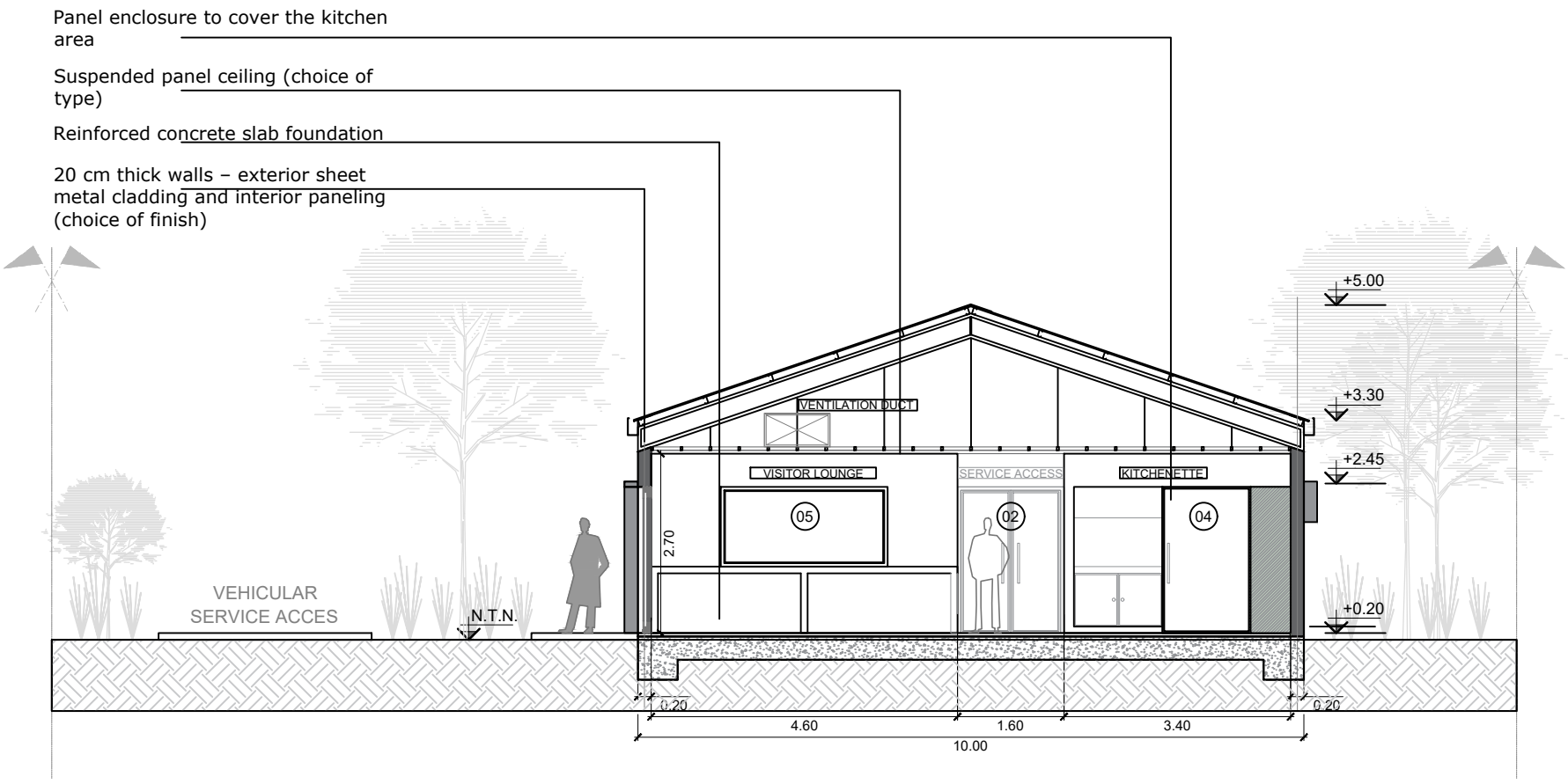
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MERVS SERVO WINDORAH PTY LTD



01 VERANDAH
02 MAIN CIRCULATION
03 CUSTOMER SERVICE
04 KITCHENETTE
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10 MEN'S ROOM
11 SERVICE ACCESS
12 PET WASH SPOT

RIGHT SIDE VIEW
Scale 1:100



01 VERANDAH
02 MAIN CIRCULATION
03 CUSTOMER SERVICE
04 KITCHENETTE
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07 COMMERCIAL LAUNDRY
08 DISABLED TOILET
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11 SERVICE ACCESS
12 PET WASH SPOT

SECTION A - A

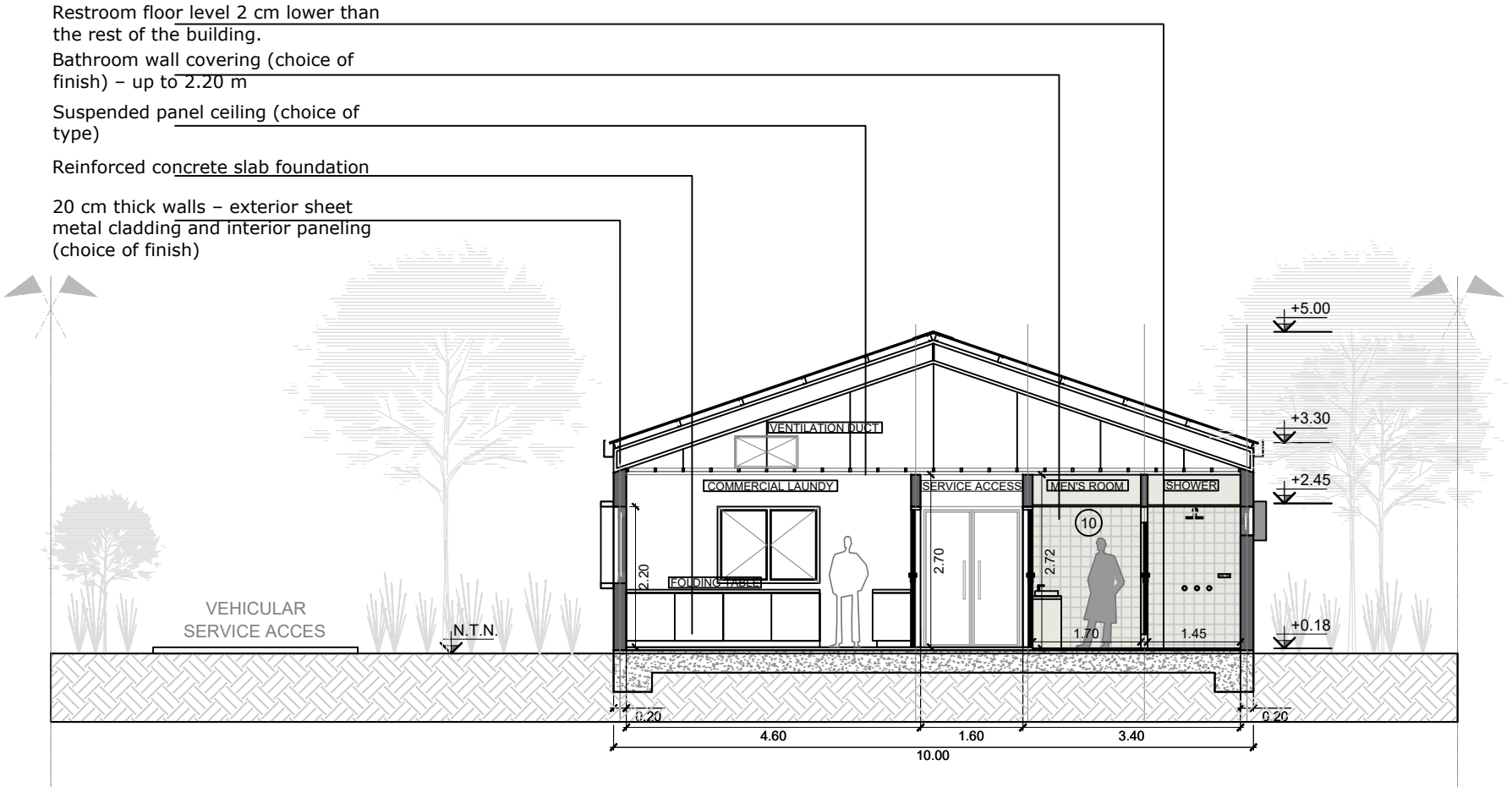
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Project:
WINDORAH VISITOR AND COMMERCIAL HUB
Location: WINDORAH_QLD

PRELIMINARY _DRAFT

Scale: 1:100	Date: **07-09-2026**	Nº: **08**

MERVS SERVO WINDORAH PTY LTD



01 VERANDAH
02 MAIN CIRCULATION
03 CUSTOMER SERVICE
04 KITCHENETTE
05 VISITOR LOUNGE
06 SELF-SERVICE LAUNDRY
07 COMMERCIAL LAUNDRY
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09 LADIES ROOM
10 MEN'S ROOM
11 SERVICE ACCESS
12 PET WASH SPOT

SECTION B - B

Scale 1:100

Project: WINDORAH VISITOR AND COMMERCIAL HUB Location: WINDORAH_QLD	**PRELIMINARY _DRAFT**		
	Scale: 1:100	Date: **07-09-2026**	Nº: **09**
	MERVS SERVO WINDORAH PTY LTD		

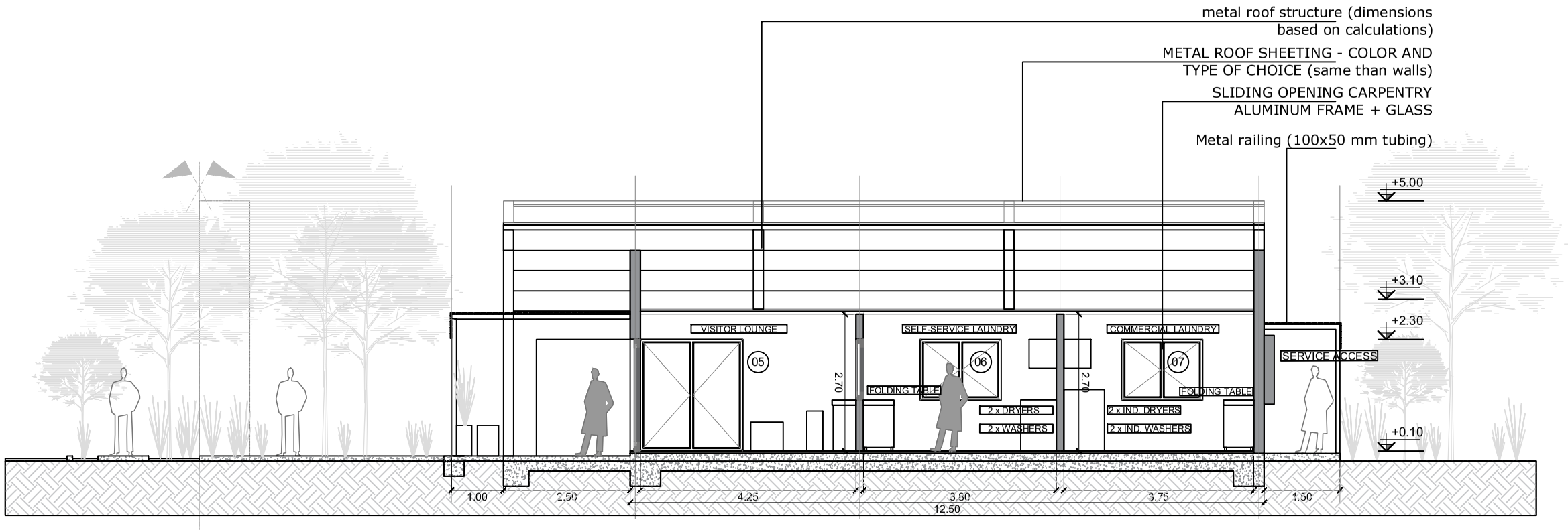
Project:
WINDORAH VISITOR AND COMMERCIAL HUB
Location: WINDORAH_QLD

PRELIMINARY _DRAFT

Scale: 1:100 | Date: **07-09-2026**

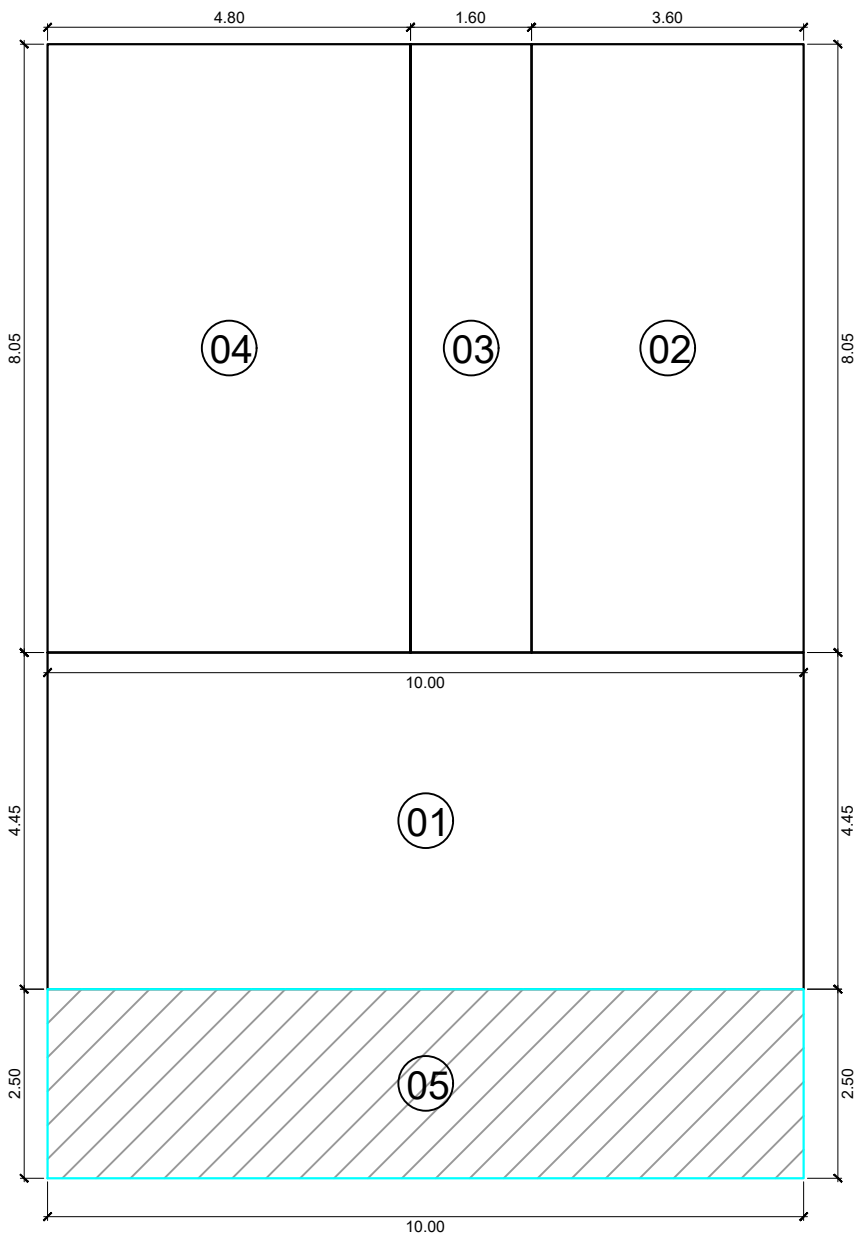
MERVS SERVO WINDORAH PTY LTD

Nº: **10**



01 VERANDAH
02 MAIN CIRCULATION
03 CUSTOMER SERVICE
04 KITCHENETTE
05 VISITOR LOUNGE
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SECTION C - C
Scale 1:100



M2 DIAGRAM AREA

Scale 1:100

	Covered Area	Semi-covered Area	Obs.
01	44.52		
02	28.97		
03	12.88		
04	38.63		
05		25.00	50%
	125.00 m2	12.50 m2	

Total	137.50 m2

Project:
WINDORAH VISITOR AND COMMERCIAL HUB
Location: WINDORAH_QLD

PRELIMINARY _DRAFT

Scale: 1:100 | Date: **07-09-2026** | Nº: **11**

MERVS SERVO WINDORAH PTY LTD



PEDESTRIAN ENTRANCE VIEW - RIGHT



PEDESTRIAN ENTRANCE VIEW - LEFT

Project: WINDORAH VISITOR AND COMMERCIAL HUB Location: WINDORAH_QLD	**PRELIMINARY _DRAFT**		
	Scale: ---	Date: **07-09-2026**	Nº: **12**
	MERVS SERVO WINDORAH PTY LTD		



PEDESTRIAN ENTRANCE VIEW - FRONT



VERANDAH

Project: WINDORAH VISITOR AND COMMERCIAL HUB Location: WINDORAH_QLD	**PRELIMINARY _DRAFT**		
	Scale: ---	Date: **07-09-2026**	Nº: **13**
	MERVS SERVO WINDORAH PTY LTD		



LEFT SIDE OF THE BUILDING

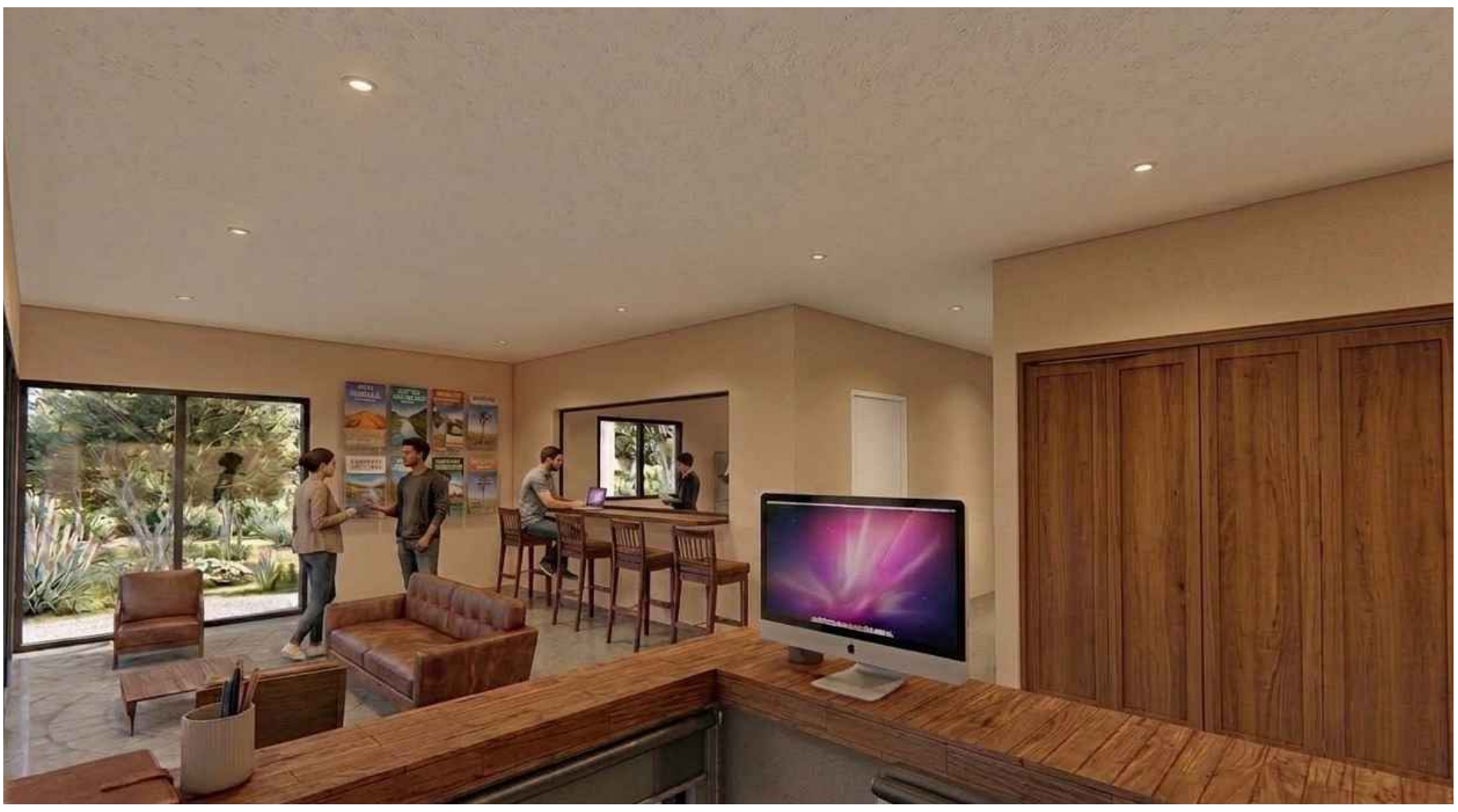


PET WASH SPOT - LEFT SIDE

Project: WINDORAH VISITOR AND COMMERCIAL HUB Location: WINDORAH_QLD	**PRELIMINARY _DRAFT**			
	Scale: ---	Date: **07-09-2026**	Nº:	**14**
	MERVS SERVO WINDORAH PTY LTD			

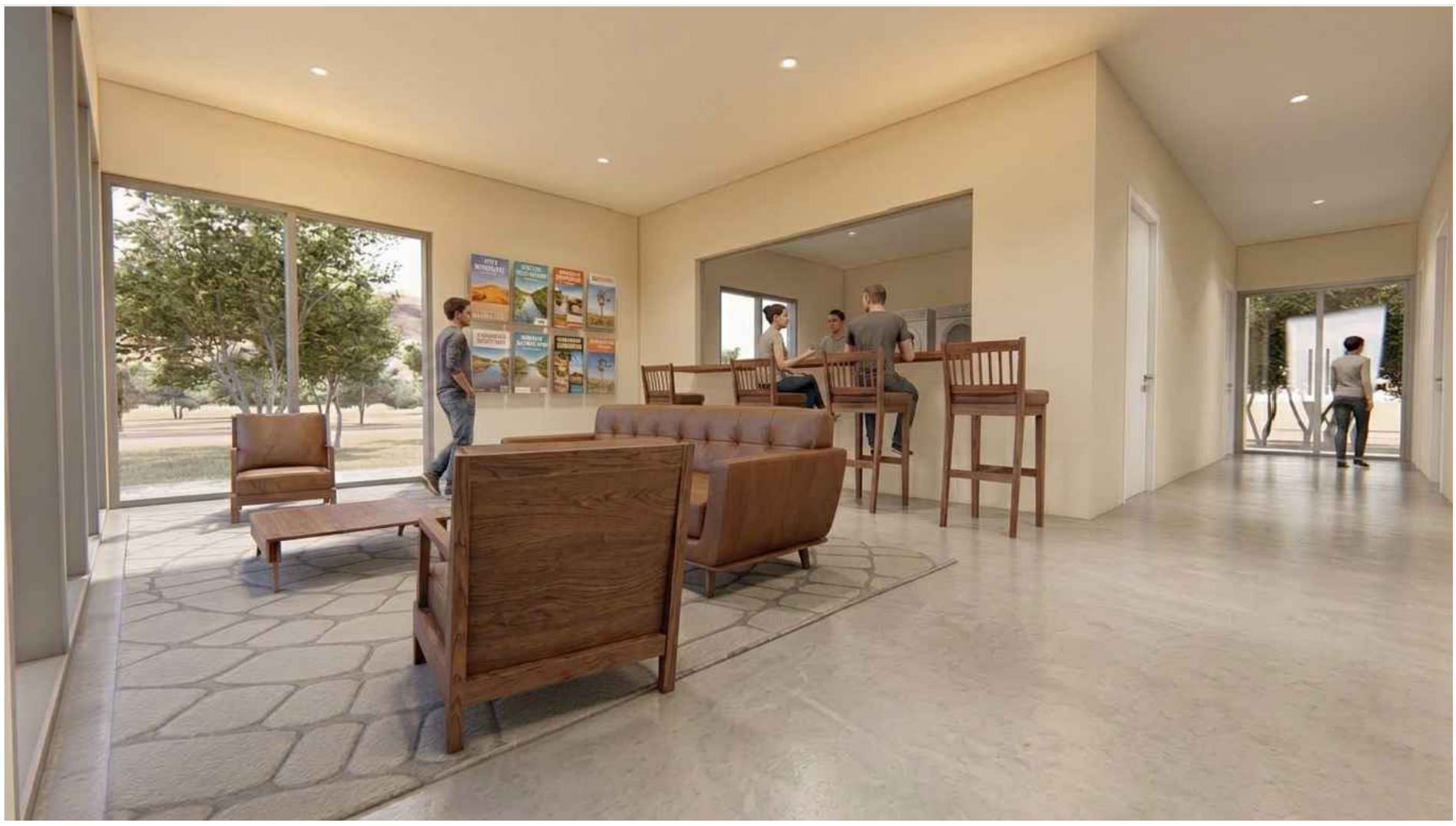


COFFEE AREA - VERANDAH



CUSTOMER SERVICE

Project: WINDORAH VISITOR AND COMMERCIAL HUB Location: WINDORAH_QLD	**PRELIMINARY _DRAFT**		
	Scale: ---	Date: **07-09-2026**	Nº: **15**
	MERVS SERVO WINDORAH PTY LTD		



VISITOR LOUNGE

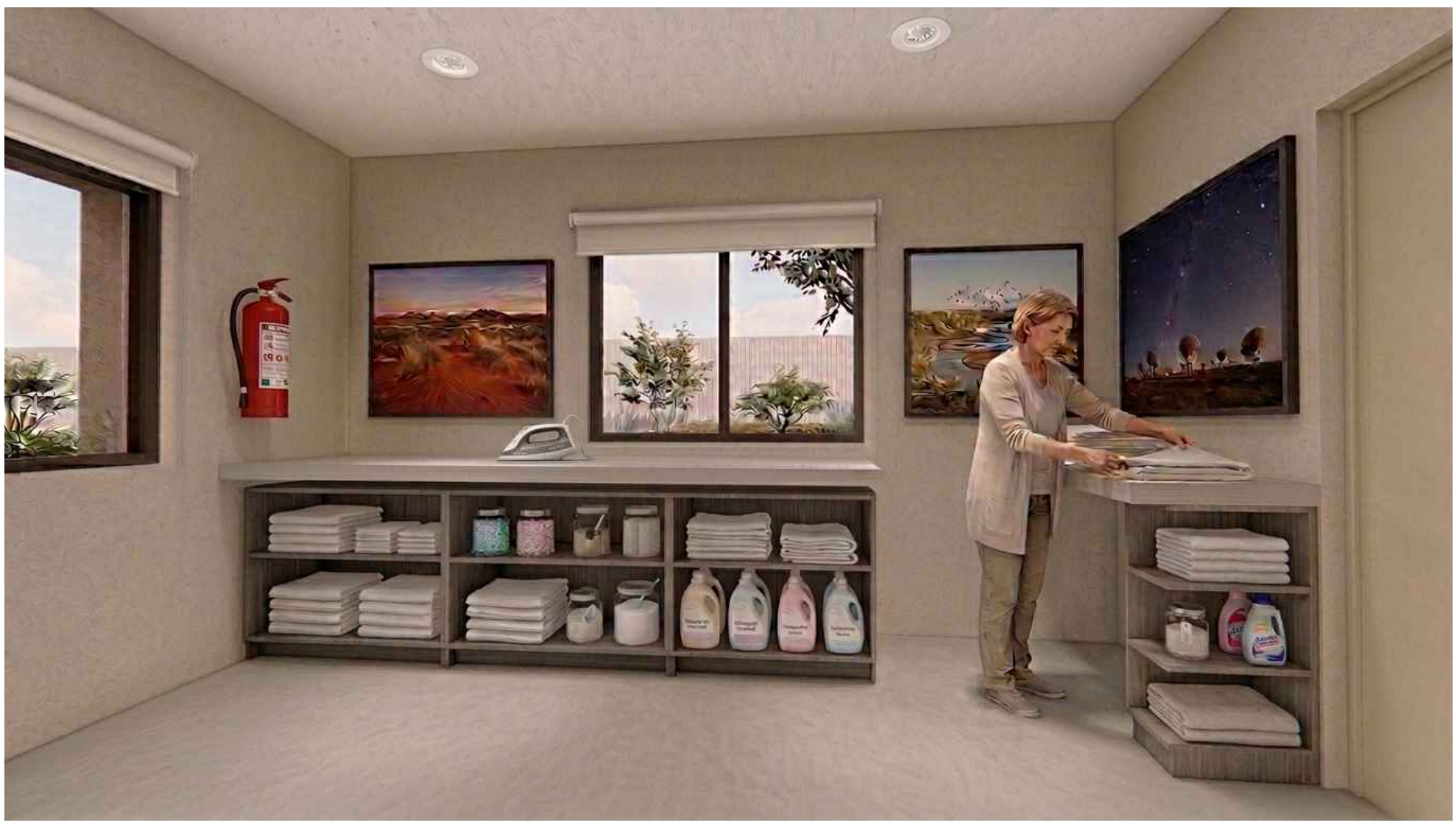


CUSTOMER SERVICE + KITCHENETTE + VENDING MACHINE

Project: WINDORAH VISITOR AND COMMERCIAL HUB Location: WINDORAH_QLD	**PRELIMINARY _DRAFT**		
	Scale: ---	Date: **07-09-2026**	Nº: **16**
	MERVS SERVO WINDORAH PTY LTD		



VIEW FROM WAITING AREA TO SELF-SERVICE AREA



COMMERCIAL LAUNDRY

Project: WINDORAH VISITOR AND COMMERCIAL HUB Location: WINDORAH_QLD	**PRELIMINARY _DRAFT**		
	Scale: ---	Date: **07-09-2026**	Nº: **17**
	MERVS SERVO WINDORAH PTY LTD		

ARCHITECTURAL DESIGN STATEMENT

1. General Master Plan & Site Layout

The project is organized around a central circulation spine that effectively links and articulates every space within the building. This primary corridor functions as the main connector between the front street-facing pedestrian entrance and the rear service carpark. The rear area simultaneously serves as a dedicated logistics access for supply deliveries, inventory restocking, and ongoing equipment maintenance.

As a core siting and urban design strategy, the building footprint is stepped back from the allotment boundary (property line) to establish a landscaped green buffer and create a smooth transition to the surrounding urban environment. Primary entry to the building is gained through a semi-covered veranda designed to function both as an effective solar shading device and a comfortable, shaded outdoor waiting zone. The veranda's structural framework is constructed using heavy-duty Square Hollow Sections (SHS), visually screened with Rectangular Hollow Sections (RHS) as architectural battens to deliver a clean, contemporary aesthetic.

2. Functional Organization & Layout Zoning

The central circulation axis neatly divides the architectural program into two distinct functional wings:

- Service & Amenities Wing (Right Side): Consolidates the customer service counter, a dedicated vending machine zone, a fully functional kitchenette, and the core wet amenities block. This utility core is deliberately planned in a compact layout to streamline pipework routing and hydraulic services reticulation. It features a fully compliant Accessible Unisex Sanitary Facility (designed strictly in accordance with AS 1428.1 guidelines) alongside separate male and female restroom facilities, each outfitted with private shower cubicles.
- Operational & Passenger Lounge Wing (Left Side): Houses an indoor waiting lounge outfitted with comfortable armchair seating, an interactive local tourist information kiosk, and a high-bench bar counter with stools. Directly accessible from this lounge are two separate self-service laundries:
  - Residential/Light-Duty Laundry: Equipped with two (2) commercial washers and two (2) dryers (8–10 kg load capacity).
  - Industrial/Heavy-Duty Laundry: Equipped with two (2) high-capacity industrial washers and two (2) industrial dryers.
  - Utility Joinery: Both laundry facilities are fully equipped with custom built-in cabinetry for detergent supply storage and dedicated stainless steel or laminate clothes folding tables.

3. Vehicular Access & Logistics Infrastructure

Along the left boundary of the site, a wide side driveway facilitates smooth vehicular movement directly toward the rear service carpark. This rear operational zone includes a high-clearance secondary service entry engineered specifically to allow easy clearance, turning clearance, and maneuvering for heavy machinery, utility service vehicles, and bulk supply loading. To maximize commercial exposure and brand visibility from the main roadway, a standalone pylon sign (totem sign) is positioned independently from the main building volume.

4. Construction System & Material Specifications

The entire superstructure rests on an engineered reinforced concrete raft slab foundation. The primary building structure relies on a Light Gauge Steel (LGS) framing system composed of galvanized steel profiles.

- Building Envelope & External Cladding: The exterior facade is wrapped in high-grade corrugated / trapezoidal metal cladding (Colorbond® finish, color to be specified by the client). This profile is installed over a ventilated air cavity (rainscreen system) to significantly enhance passive thermal insulation and moisture management. Internally, vertical wall surfaces in wet and high-traffic areas are lined with heavy-duty fibre cement sheeting / calcium silicate boards, integrated with high-performance aluminum-framed doors and window joinery.
- Flooring & Ceiling Assembly: Flooring throughout is finished in high-strength burnished concrete treated with a heavy-duty industrial sealer. This guarantees outstanding resistance to foot traffic and mechanical abrasion while providing an impermeable barrier against potential chemical or detergent spills. The suspended ceiling system is constructed using interlocking PVC strip panels, chosen to minimize dead weight load on the roof structure, allow effortless cleaning, and conceal the ceiling plenum. This upper plenum space houses the technical mechanical extraction ductwork required to vent heat and humidity generated by the industrial laundry dryers directly outside.



PROPOSED BUILDING LOCATION (PHOTOMONTAGE)

Project:
WINDORAH VISITOR AND COMMERCIAL HUB

Location: WINDORAH_QLD

PRELIMINARY _DRAFT	
Scale: ---	Date: 07-09-2026
MERVS SERVO WINDORAH PTY LTD	