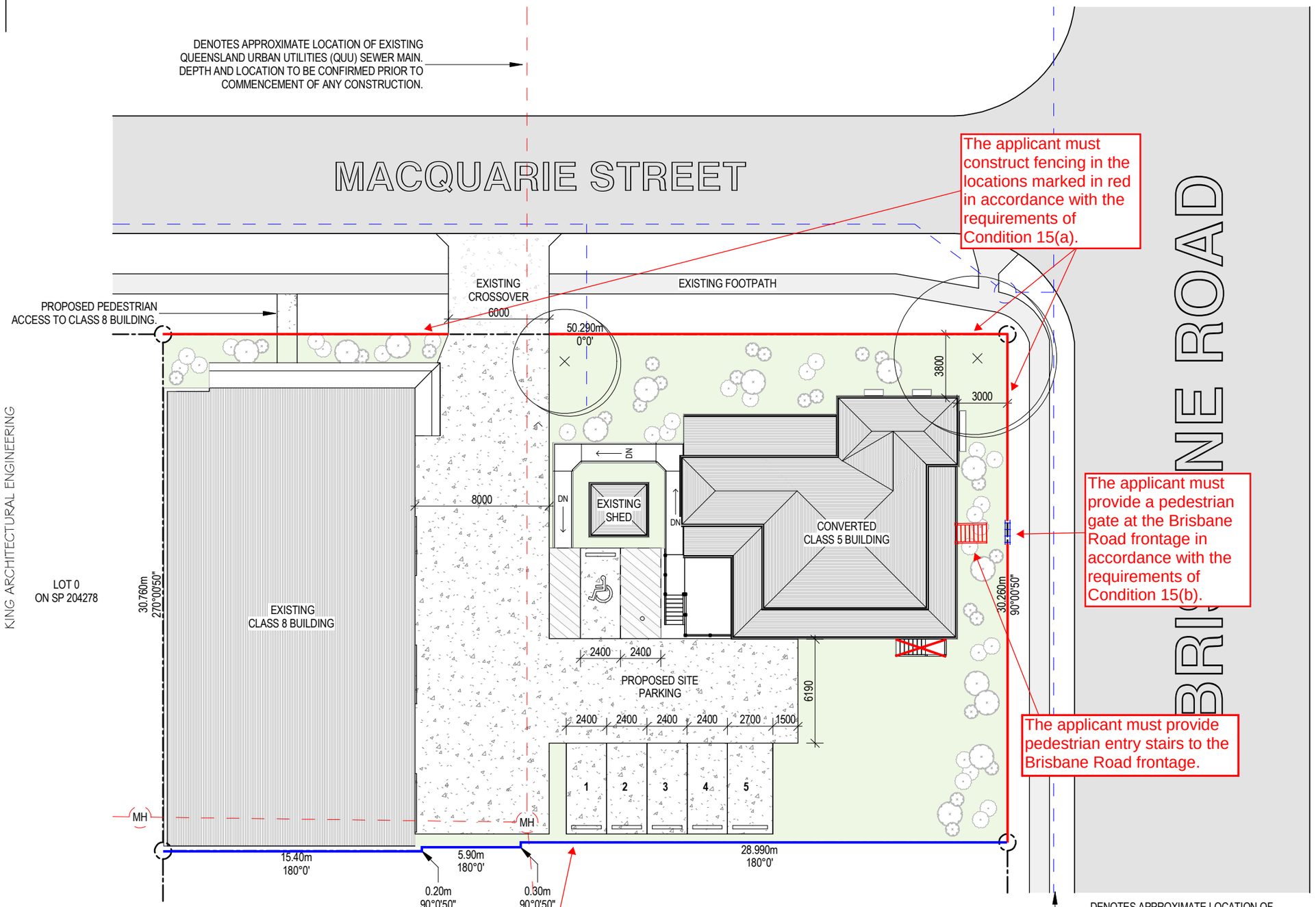
PROPOSED LOCATION OF SITE WORK



1 / A03 PROPOSED SITE PLAN
SCALE:1 : 250

SITE AREAS

SITE AREA	1531.0m²
EXISTING SITE COVER	662.0m² (43.25%)
WIND CLASSIFICATION	N2(W33)
BUILDING CLASS	5

SITE LEGEND

- QUU SEWER INFRASTRUCTURE
- QUU WATER INFRASTRUCTURE

PARKING REQUIREMENTS

TOTAL CLASS 5 BUILDING GFA =	213m2
REDUCED CLASS 5 GFA FOR = HALLWAYS AND BATHROOMS	124m2
COMMERCIAL OFFICE 1 PARK/30m2 = (AS PER ICC PLANNING SCHEME)	5 PARKS
TOTAL PARKING PROVIDED =	5 PARKS

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 8909/2023/MCU

Date: 6 December 2023

NOTES:

ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NCC REQUIREMENTS.

CONTOUR GROUND TO PREVENT WATER PONDING AROUND HOUSE AND ENSURE ROOF WATER DISPOSED CLEAR OF FOOTINGS.

ALL DIMENSIONS APPROXIMATE, AS PROVIDED BY OWNER.

ALL DIMENSIONS APPROXIMATE, WHEELED TO ESTIMATED FENCE LINE.

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

BUILDING COMPLIANCE BY OTHERS. ZONING REQUIREMENTS, BOUNDARY CLEARANCES, LOCATION OF SERVICES ETC MAY NOT BEEN INVESTIGATED. DESIGN INDICATIVE PROPOSAL ONLY.

DIMENSIONS INDICATIVE ONLY, ALL DIMENSIONS, SURVEY, CLEARANCES, QUANTITIES, NUMBER OF POSTS, BEAMS ETC TO BE CONFIRMED BY BUILDER BEFORE CONSTRUCTION. ANY INCONSISTENCIES TO BE REFERRED TO ENGINEER.

RPD:
LOT 456 ON RP 818392
SITE AREA 1531.0m²
IPSWICH CITY COUNCIL

King Architectural Engineering
31 Brisbane Road,
Ebbw Vale, 4304
P1: (07) 3812 3443
P2: (07) 3389 5914

PROJECT: PROPOSED DWELLING CONVERSION
115 BRISBANE ROAD, BOOVAL QLD, 4304

CLIENT: JONOTHAN COLLINS & G. J. GARDNER HOMES

DRAWING: PROPOSED SITE PLAN

DATE: AUG 2023 DRAWN BY: BC

JOB NO: 23-5012 PAGE: A03

SCALE: AS INDICATED CHECKED BY: SNW

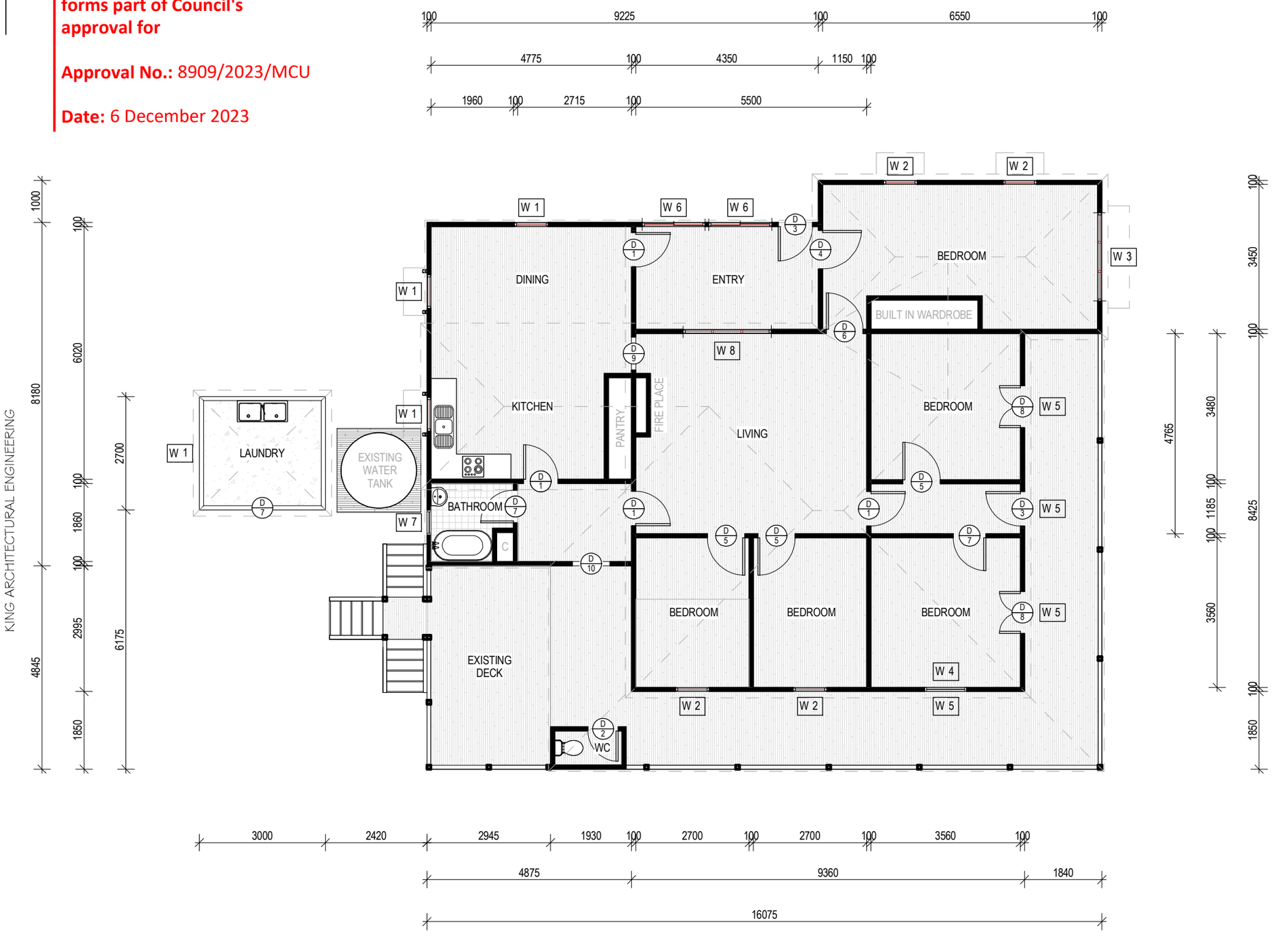
ISSUE	COMMENT	DATE
A	INITIAL CONCEPT PLANS	25/08/2023

KING ARCHITECTURAL ENGINEERING

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 8909/2023/MCU

Date: 6 December 2023



1 A04 EXISTING FLOOR PLAN
SCALE: 1 : 100

EXISTING WINDOW SCHEDULE

MARK	DESCRIPTION	HEIGHT	WIDTH	COUNT
1				4
2	DOUBLE HUNG WINDOW	1500	800	4
3	DOUBLE HUNG WINDOW	1500	2100	1
4	LOUVRE WINDOW	1700	1000	1
5	FIXED WINDOW	400	1000	5
6	SLIDING WINDOW	1200	1500	2
7	LOUVRE WINDOW	1200	600	1
8	DOUBLE HUNG WINDOW	1800	2100	1
TOTAL: 19				

EXISTING DOOR SCHEDULE

MARK	DESCRIPTION	HEIGHT	WIDTH	COUNT
1	SINGLE DOOR	2040	820	6
2	SINGLE DOOR	2040	720	5
3	GLASS SINGLE DOOR	2040	820	2
4	SINGLE DOOR	2040	920	1
5	SINGLE DOOR	2040	890	3
6	SINGLE DOOR	2040	870	1
7	SINGLE DOOR	2040	780	3
8	DOUBLE DOOR	2100	1000	2
9	WALL OPENING	2040	790	1
10	WALL OPENING	2040	900	1
TOTAL: 25				

EXISTING DWELLING INFORMATION

CEILINGS: 3220 PINE VJ

FLOORING:
INTERNAL: CARPET AND VINYL FLOOR COVERING
EXTERNAL: HWD DECKING

WALLS:
INTERNAL: PINE VJ
EXTERNAL: HWD WEATHERBOARD

EXISTING FLOOR AREA

INTERNAL AREAS	158.75m²
EXTERNAL AREAS	58.5m²
TOTAL AREA	217.25m²

NOTES:

REFER BRACING PLAN FOR SITE SPECIFIC STRUCTURAL UPGRADING REQUIREMENTS.

BUILDING DIMENSIONS, CONDITIONS AND MATERIALS INDICATIVE ONLY, OWNER/CONTRACTOR TO CONFIRM BEFORE COMMENCEMENT.

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

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PROJECT: PROPOSED DWELLING CONVERSION
115 BRISBANE ROAD, BOOVAL QLD, 4304

CLIENT: JONOTHAN COLLINS & G. J. GARDNER HOMES

DRAWING: EXISTING DWELLING FLOOR PLAN

DATE: AUG 2023 DRAWN BY: BC

JOB NO: 23-5012 PAGE: A04

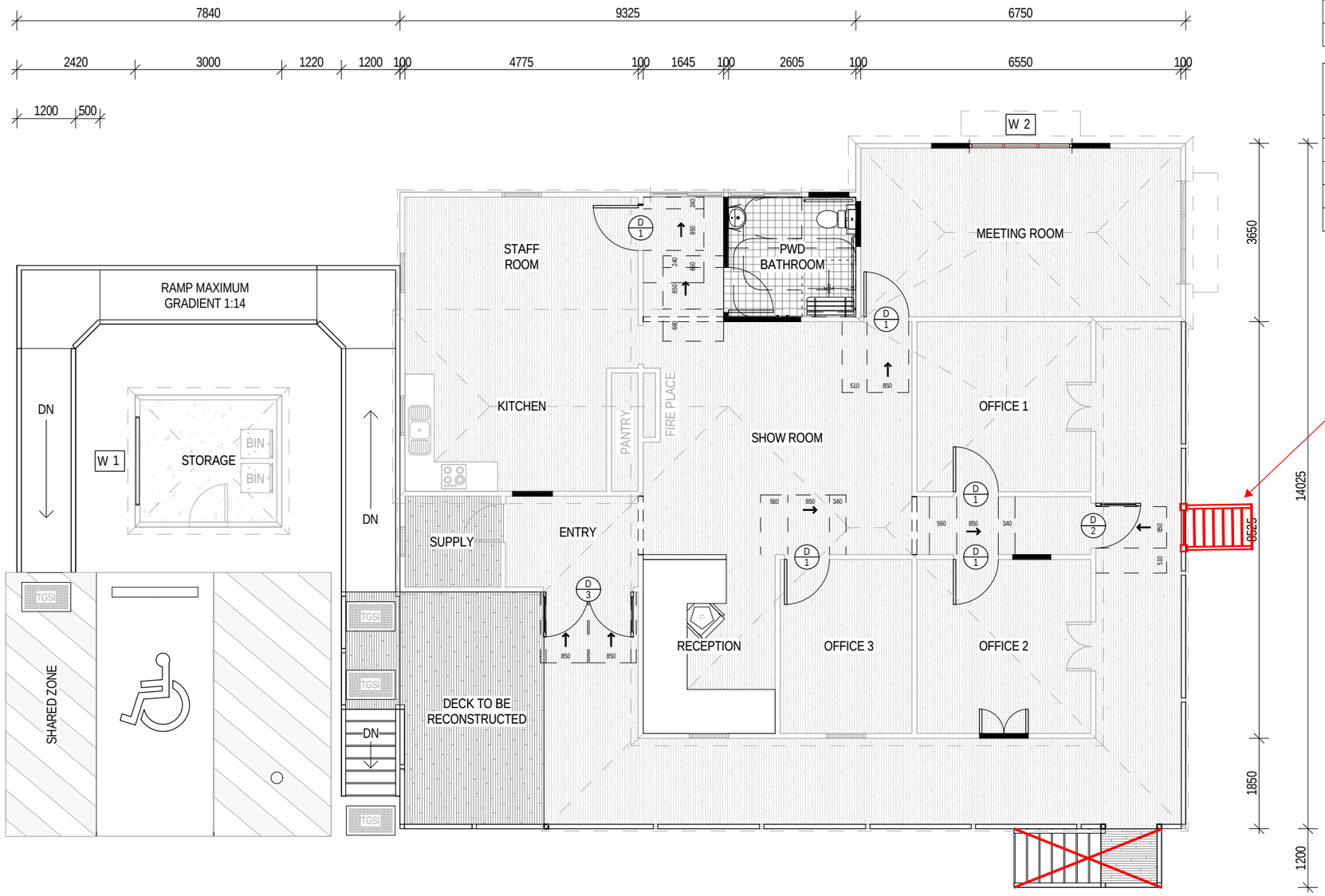
SCALE: AS INDICATED CHECKED BY: SNW

ISSUE	COMMENT	DATE
A	INITIAL CONCEPT PLANS	25/08/2023

KING ARCHITECTURAL ENGINEERING

SEAL FLOORS IN WET AREAS,
AND PROVIDE SPLASH BACKS
TO AS3740.

CONNECT TO STORMWATER SYSTEM
AS PER COUNCIL REQUIREMENTS



The applicant must provide pedestrian entry stairs to the Brisbane Road frontage.

PROPOSED WINDOW SCHEDULE

MARK	DESCRIPTION	HEIGHT	WIDTH	COUNT
1	FIXED WINDOW	1200	1810	1
2	DOUBLE HUNG WINDOW	1800	2100	1
TOTAL: 2				

PROPOSED DOOR SCHEDULE

MARK	DESCRIPTION	HEIGHT	WIDTH	COUNT
1	SINGLE DOOR	2040	920	5
2	SINGLE GLASS DOOR	2040	920	1
3	DOUBLE DOOR	2040	1840	1
TOTAL: 7				

PROPOSED DWELLING INFORMATION

CEILINGS:	3220 PINE VJ
FLOORING:	
INTERNAL:	HWD FLOORING TO CLIENT SPEC
EXTERNAL:	HWD DECKING TO MATCH EXISTING DWELLING
WALLS:	
INTERNAL:	PINE VJ
EXTERNAL:	HWD WEATHERBOARD TO MATCH EXISTING DWELLING

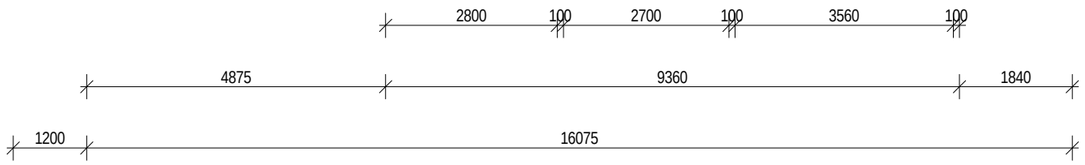
EXISTING FLOOR AREA

INTERNAL AREAS	158.75m²
EXTERNAL AREAS	65.75m²
TOTAL AREA	224.5m²

Pursuant to the *Planning Act 2016*, this plan forms part of Council's approval for

Approval No.: 8909/2023/MCU

Date: 6 December 2023



1 / A06 PROPOSED FLOOR PLAN
SCALE: 1 : 100

NOTES:

ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NCC REQUIREMENTS.

REFER BRACING PLAN FOR SITE SPECIFIC STRUCTURAL UPGRADING REQUIREMENTS

BUILDING DIMENSIONS, CONDITIONS AND MATERIALS INDICATIVE ONLY, OWNER/CONTRACTOR TO CONFIRM BEFORE COMMENCEMENT.

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

King Architectural Engineering
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PROJECT: PROPOSED DWELLING CONVERSION
115 BRISBANE ROAD, BOOVAL QLD, 4304

CLIENT: JONOTHAN COLLINS & G. J. GARDNER HOMES

DRAWING: PROPOSED OFFICE FLOOR PLAN

DATE: AUG 2023 DRAWN BY: BC

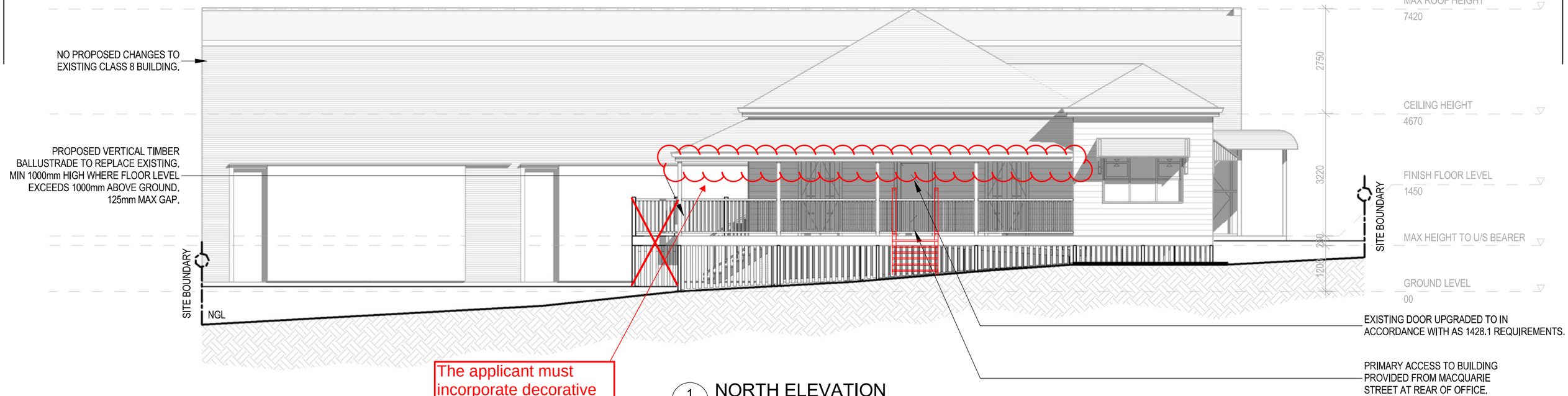
JOB NO: 23-5012 PAGE: A06

SCALE: AS INDICATED CHECKED BY: SNW

ISSUE	COMMENT	DATE
B	AMENDED CONCEPT PLANS	28/08/2023
A	INITIAL CONCEPT PLANS	25/08/2023

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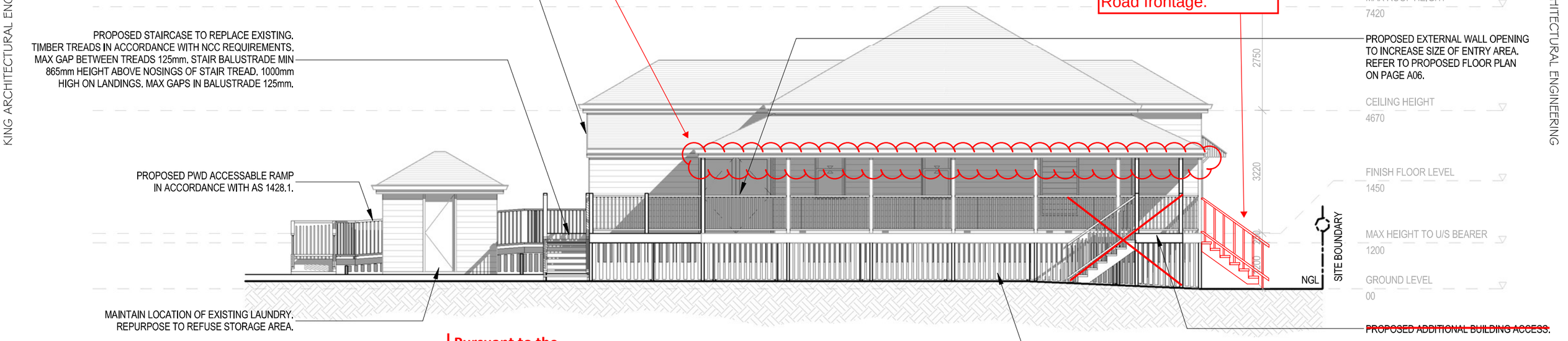
CONNECT TO STORMWATER SYSTEM
AS PER COUNCIL REQUIREMENTS.



1 A07 NORTH ELEVATION
SCALE: 1 : 100

The applicant must incorporate decorative timber corner brackets and timber mouldings into the verandah posts.

The applicant must provide pedestrian entry stairs to the Brisbane Road frontage.



3 A07 EASTELEVATION
SCALE: 1 : 100

NOTES:

ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NCC REQUIREMENTS.

ROOF HEIGHTS SHOWN INDICATIVE ONLY. TO BE CONFIRMED IF REQUIRED FOR APPROVAL.

BUILDING DIMENSIONS, CONDITIONS AND MATERIALS INDICATIVE ONLY, OWNER/CONTRACTOR TO CONFIRM BEFORE COMMENCEMENT.

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

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Approval No.: 8909/2023/MCU

Date: 6 December 2023

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PROJECT: PROPOSED DWELLING CONVERSION
115 BRISBANE ROAD, BOOVAL QLD, 4304

CLIENT: JONOTHAN COLLINS & G. J. GARDNER HOMES

DRAWING: PROPOSED ELEVATIONS

DATE: AUG 2023 DRAWN BY: BC

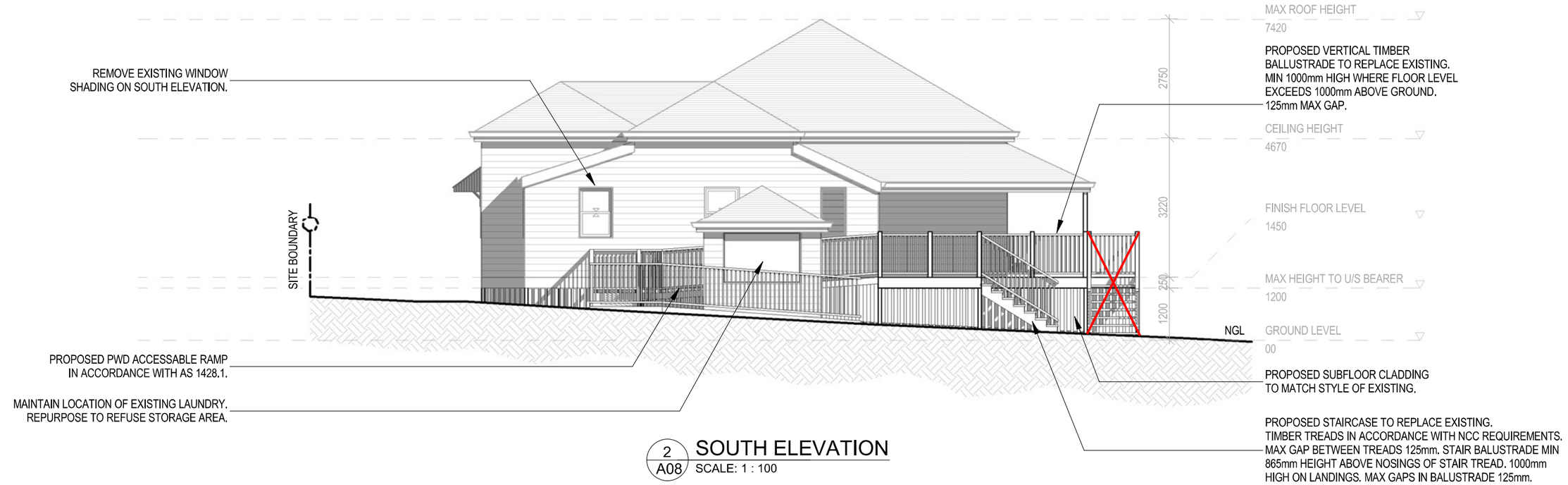
JOB NO: 23-5012 PAGE: A07

SCALE: AS INDICATED CHECKED BY: SNW

ISSUE	COMMENT	DATE
A	INITIAL CONCEPT PLANS	25/08/2023

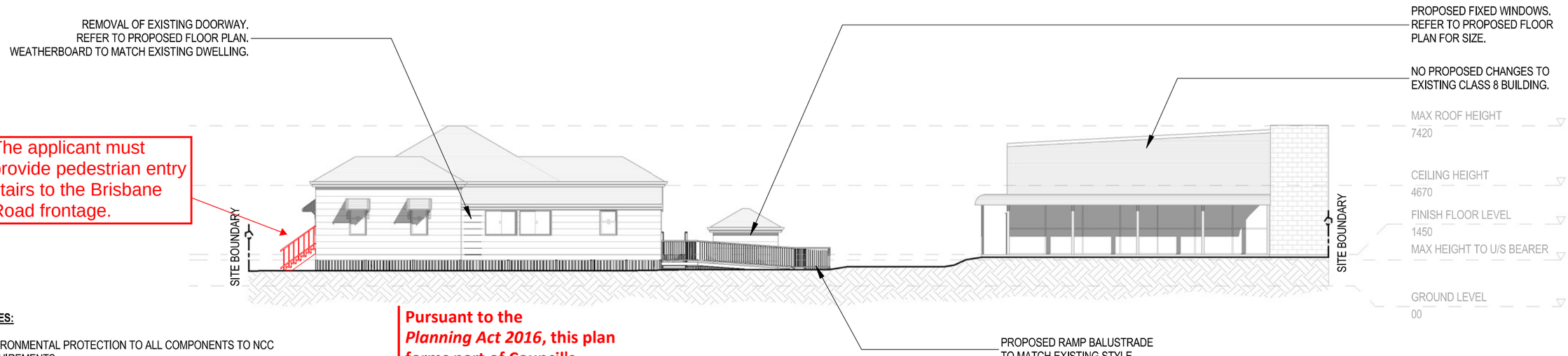
KING ARCHITECTURAL ENGINEERING

CONNECT TO STORMWATER SYSTEM
AS PER COUNCIL REQUIREMENTS.



2 / A08 **SOUTH ELEVATION**
SCALE: 1 : 100

KING ARCHITECTURAL ENGINEERING



1 / A08 **WEST ELEVATION**
SCALE: 1 : 200

NOTES:

ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NCC REQUIREMENTS.

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Date: 6 December 2023

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PROJECT: PROPOSED DWELLING CONVERSION 115 BRISBANE ROAD, BOOVAL QLD, 4304		DATE: AUG 2023	DRAWN BY: BC
		JOB NO: 23-5012	PAGE: A08
CLIENT: JONOTHAN COLLINS & G. J. GARDNER HOMES	DRAWING: PROPOSED ELEVATIONS	SCALE: AS INDICATED	CHECKED BY: SNW

ISSUE	COMMENT	DATE
A	INITIAL CONCEPT PLANS	25/08/2023

KING ARCHITECTURAL ENGINEERING