

APPENDIX B

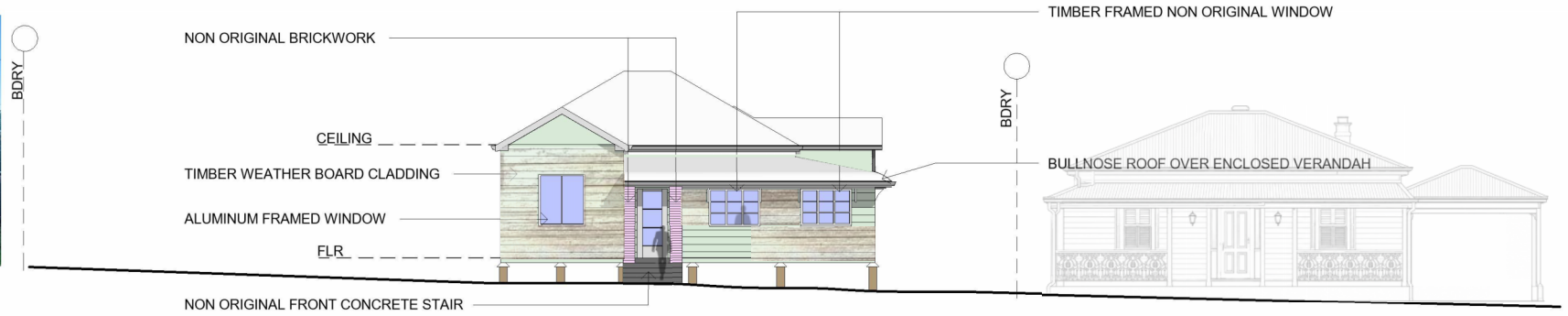
Proposal Plans

Prepared by:

Elia Architecture



EXISTING BUILDING



EXISTING STREET SCAPE

1:150



PROPOSED STREET SCAPE

1:150

SCALE BAR 1:50



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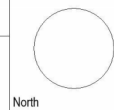
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Revision A Description PLANNING APPROVAL

Date 14/05/26

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Client	LJM CONSTRUCTIONS
Project	RESIDENCE ALTERATIONS 2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350
Sheet	STREET SCAPES



North

Scale @ A3:	1 : 150
Designed:	LE
Drawn:	JM
Approved:	LE
Project number	240404
Sheet number	SD10-01
Revision	A.

SD

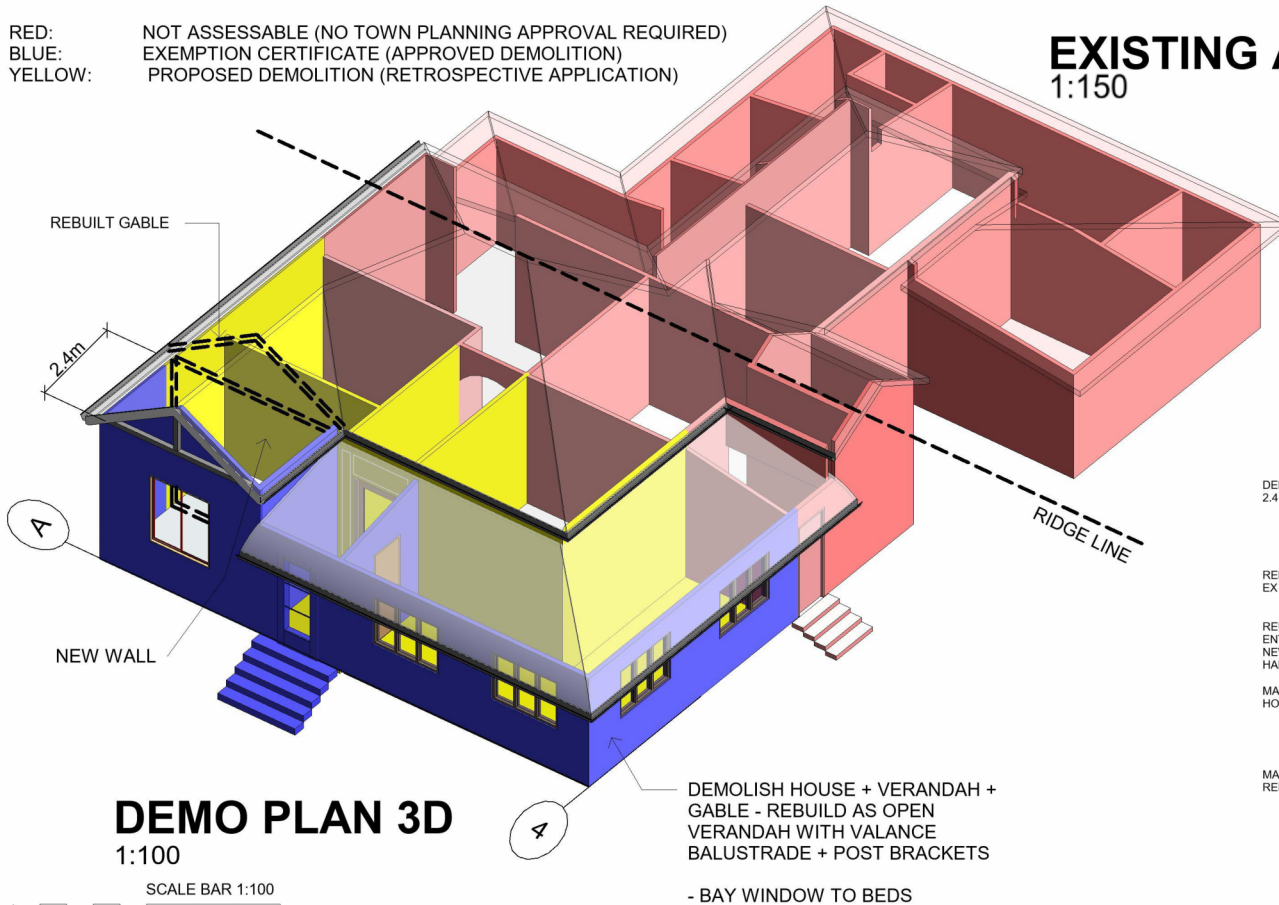
- HOUSE IS TO BE DEMOLISHED; AND
- REBUILT IN SAME POSITION GRIDS A AND 4, AND ON CONCRETE SLAB. EXCEPT VERANDAH
- SAME ROOF PITCH AND CEILING HEIGHT.
- REBUILD GABLE TO STREET.
- REBUILD OPEN VERANDAH WITH BALUSTRADE, POST BRACKETS – VALANCE AND HIP ROOF AND WITH SUSPENDED SHOT EDGE FLOOR.
- REBUILD TWO FRONT BEDROOMS – WITH BAY WINDOWS.
- RENOVATE EXISTING MAIN DOOR AND REUSE IN SAME POSITION.



EXISTING AND PROPOSED ELEVATION COMBINED

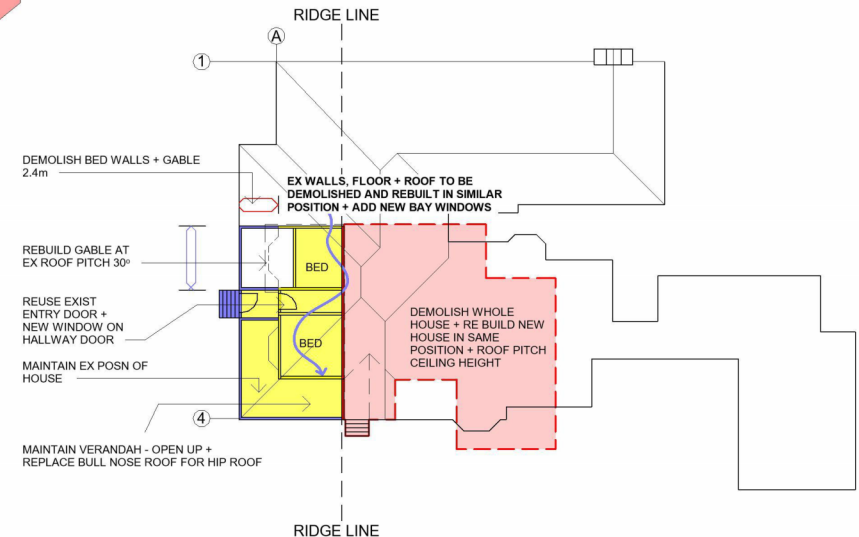
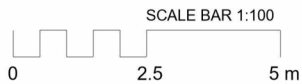
1:150

RED: NOT ASSESSABLE (NO TOWN PLANNING APPROVAL REQUIRED)
 BLUE: EXEMPTION CERTIFICATE (APPROVED DEMOLITION)
 YELLOW: PROPOSED DEMOLITION (RETROSPECTIVE APPLICATION)



DEMO PLAN 3D

1:100



PROPOSED DEMOLITION EXTENTS

1 : 200

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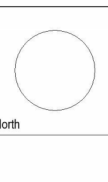
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Revision	Description	Date
A	PLANNING APPROVAL	14/05/26
B	INTERNAL WALL ADJUSTED TO YELLOW BEYOND 2.4m + PLAN ADJUSTED TO MATCH 3D	28/05/26

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Client: LJM CONSTRUCTIONS
 Project: RESIDENCE ALTERATIONS
 2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350
 Sheet: DEMO PLAN

Client	LJM CONSTRUCTIONS
Project	RESIDENCE ALTERATIONS 2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350
Sheet	DEMO PLAN



Scale @ A3:	As indicated
Designed:	LE
Drawn:	JM
Approved:	LE
Project number	240404
Sheet number	SD10-02
Revision	B

SD



BALUSTRADE AND VERANDAH BEAM DETAIL
 POST DETAIL AND SURROUNDS
 BALUSTRADE TOP, BOTTOM AND MID-RAIL DETAIL



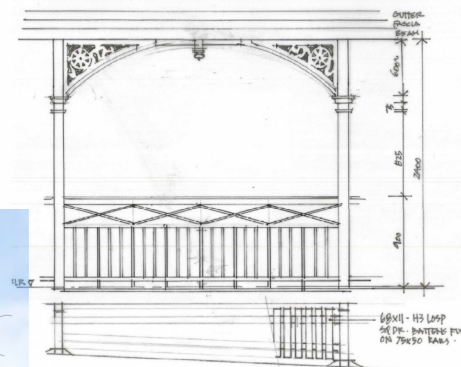
UPPER ROOF CAPPING DETAIL
 VERANDAH VALANCE DETAIL
 VERANDAH POST DETAIL



INFILL UNDER BALCONY
 CHIMNEY CAP DETAIL
 VERANDAH BALUSTRADE POST DETAIL
 GABLE FRETWORK AND FINISH DETAIL



VERANDAH RAIL DETAIL
 FLOOR/SQUARE BOARD DETAIL



TYPICAL VERANDAH EDGE DETAIL 1:50
 Filigree's Product Catalogue or Equal Specified



30° CUSTOM ORB
 GABLE ROLL
 7.5" VERANDAH
 RETURN GUTTER



- LADY WAIST TOP RAIL 65 x 65 Hwd
- 25mm Hwd dowels
- 67 x 42 Hwd Cross rails + Top, Mid and Bottom Rails
- OK 5 Ornamental Knob
- Stair Post Tops – PT2 – 90mm
- Finial – TF 15 Size 68 x 68 x 1000 or equal
- Verandah Brackets to match Client Family House.
- Hallway Arch – HA 412 or equal

SD

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Revision	Description	Date
A	PLANNING APPROVAL	14/05/26

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Client	LJM CONSTRUCTIONS
Project	RESIDENCE ALTERATIONS 2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350
Sheet	PROPOSED FACADE DETAILS + FINISHES

Scale @ A3:	As indicated
Designed:	LE
Drawn:	JM
Approved:	LE
Project number	240404
Sheet number	SD10-03
Revision	A