

NOTE: DOCUMENTATION IS PRELIMINARY ONLY IN NATURE FOR PRELIMINARY BUDGET PURPOSES ONLY

|                          |   |
|--------------------------|---|
| <b>RP DESCRIPTION</b>    |   |
| LOT DES:                 | LOT 62, CC555   |
| COUNTY:                  | DRAYTON   |
| PARISH:                  | AUBIGNY   |
| SITE AREA:               | 19805m <sup>2</sup>   |
| <b>TOWN PLANNING REQ</b> |   |
| LOCAL AUTHORITY:         | TOOWOOMBA REGIONAL COUNCIL  |
| DEFINED USE:             | LIMITED DEVELOPMENT (CONSTRAINED LAND)  |
| OVERLAYS:                | AIRPORT ENVIRONS<br>ENVIRONMENTAL SIGNIFICANCE<br>BUSHFIRE HAZARD - HIGH FIRE RISK<br>BUSHFIRE HAZARD - MEDIUM FIRE RISK<br>HIGH LANDSLIDE HAZARD |

**GENERAL NOTES**

**SITE DETAILS**  
PROPERTY BOUNDARIES AND LEVELS ARE BASED FROM EITHER TRC CONTOUR MAPPING AND OR SURVEY AND RP PLAN BY OTHERS. IKAI DESIGN WILL TAKE NO RESPONSIBILITY FOR THE ACCURACY OF LOCATIONS.  
IT IS RECOMMENDED THAT ALL SERVICES LOCATIONS BE DETERMINED BY THE SUB-CONTRACTOR ON SITE PRIOR COMMENCING ANY EXCAVATIONS  
FLOOR FINISH LEVELS (FFL) TO BE CONFIRMED AND FINISHED WITH CIVIL ENGINEERS PRIOR TO CONSTRUCTION.

**DIMENSIONS:**  
DO NOT SCALE DRAWINGS  
SETTING OUT DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS  
ANY SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED BY THE CONTRACTOR BEFORE CONSTRUCTION  
ALL DIMENSIONS SHOWN ON FLOOR PLANS DO NOT INCLUDE INTERNAL WALL SHEETING OR EXTERNAL WALL CLADDING UNLESS NOTED OTHERWISE.  
CONTRACTOR TO REVIEW AND INSPECT SETOUTS PRIOR TO CONSTRUCTION.  
ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

**NCC REQUIREMENTS**  
ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS INCLUDING AMENDMENTS OF THE RELEVANT NCC STANDARDS, NCC CODES OF PRACTICE, EXCEPT AS VARIED BY THE CONTRACT DOCUMENTS AND OF THE BY-LAWS OF THE TOOWOOMBA REGIONAL COUNCIL.

**RAINWATER:**  
ALL ADDITIONAL RAIN WATER TO BE DISPERSED ON SITE VIA IN GROUND BUBBLERS LOCATED MINIMUM 3m FROM FOOTINGS AND PROPERTY BOUNDARY OR DISCHARGED TO KERB AND CHANNEL AS PER COUNCIL REGULATIONS.

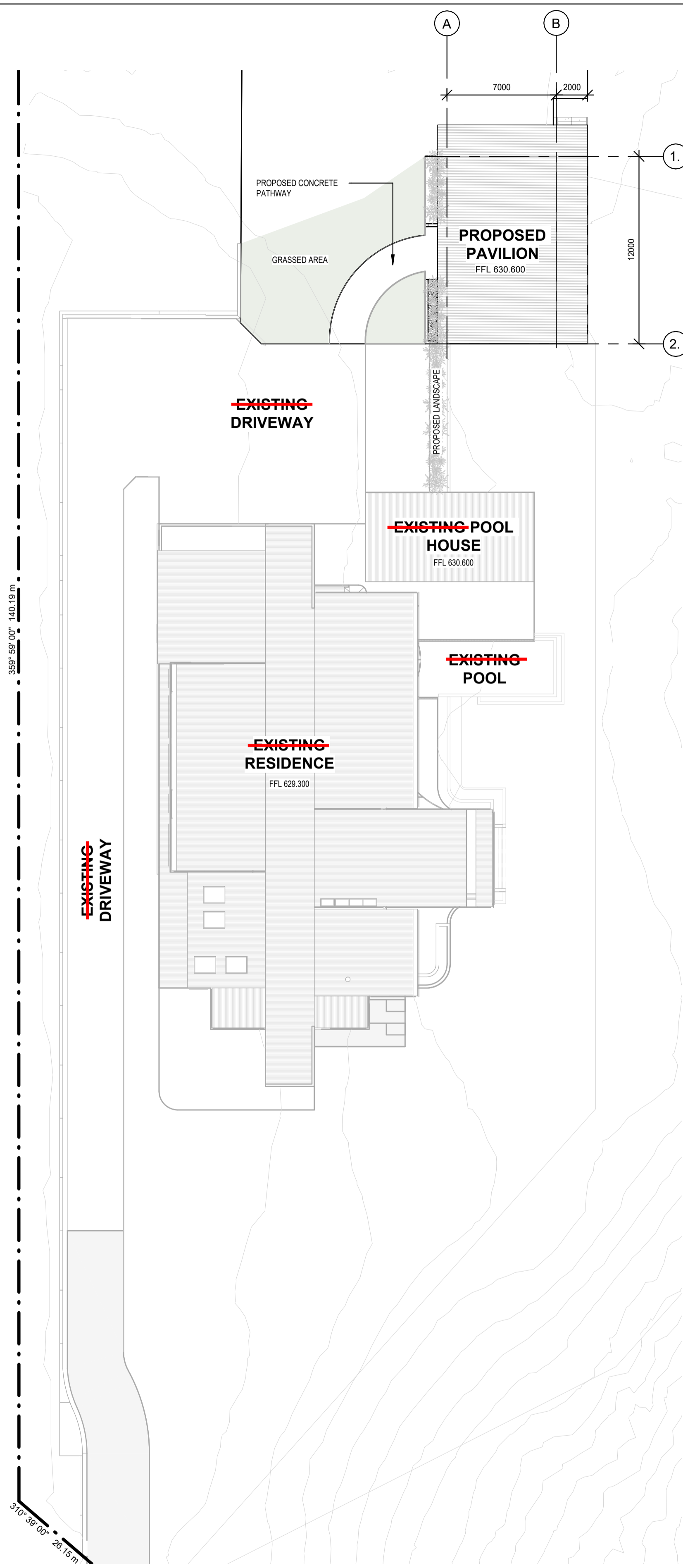
**POWER SUPPLY**  
MAIN SWITCH BOARDS AND CONNECTIONS TO THE MAINS POWER SUPPLY TO LOCAL ENERGY SUPPLIERS STANDARDS AND RELEVANT AUSTRALIAN STANDARD.

**FLASHINGS:**  
ALL FLASHINGS ARE TO BE MADE TO ORDER TO ENSURE WATERPROOFING INTEGRITY TO THEIR REQUIRED APPLICATION IN ACCORDANCE WITH ALL RELEVANT LEGISLATION.

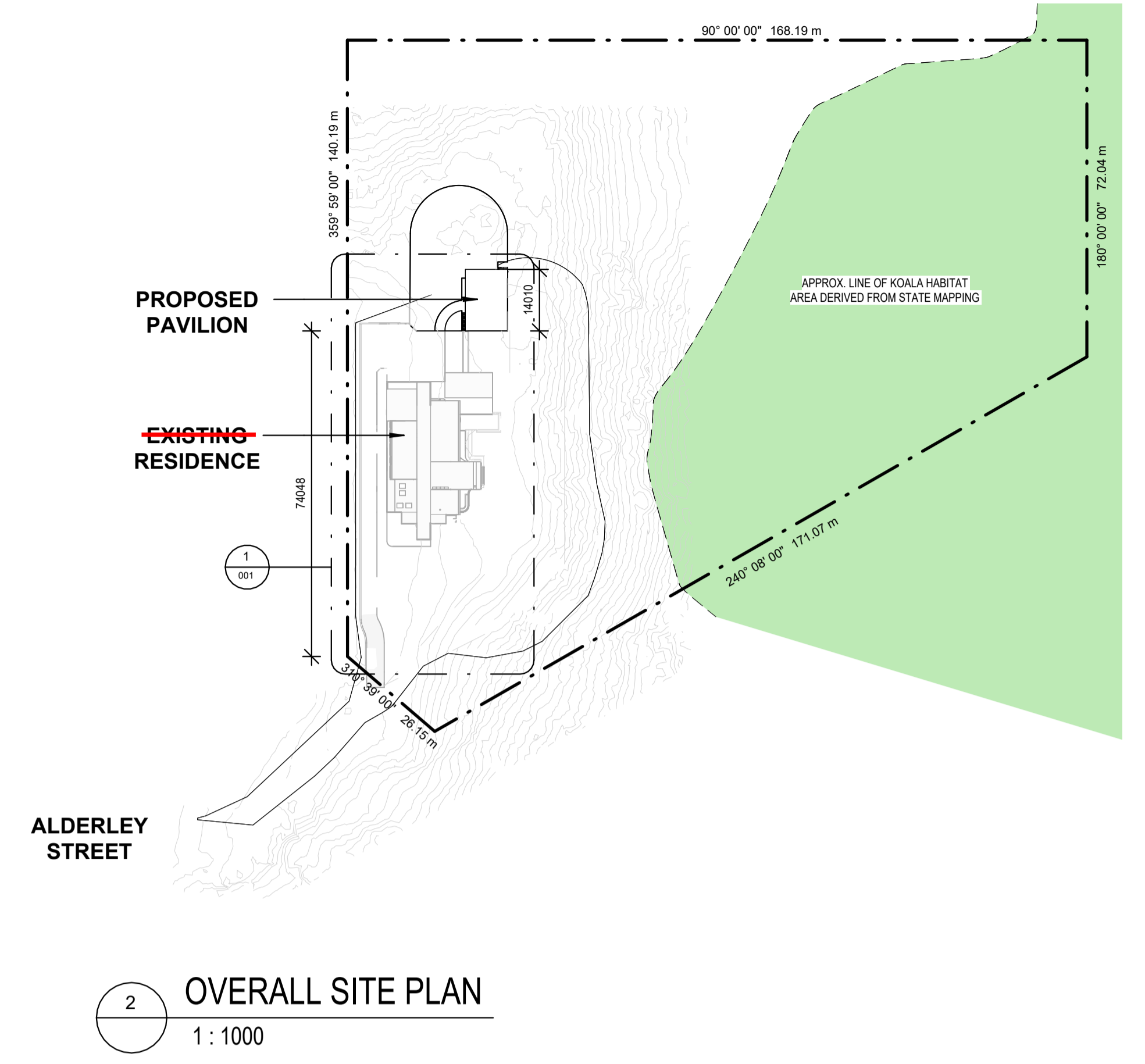
**CONTRACTOR NOTES:**  
BUILDER IS TO REMOVE EVERYTHING ON OR ABOVE THE SITE SURFACE, INCLUDING RUBBISH, SCRAP, GRASS, VEGETABLE MATTER AND ORGANIC DEBRIS, SCRUB, TREES, TIMBER, STUMPS, BOULDERS AND RUBBLE.  
REMOVE GRASS TO A DEPTH JUST SUFFICIENT TO INCLUDE THE ROOT ZONE  
REMOVE THE TOPSOIL LAYER OF THE NATURAL GROUND WHICH CONTAINS SUBSTANTIAL ORGANIC MATTER OVER THE AREAS TO BE OCCUPIED BY CONSTRUCTION AND PAVING.  
STOCKPILE SITE TOPSOIL REQUIRED FOR RE-USE. PROTECT STOCKPILES FROM CONTAMINATION BY OTHER EXCAVATED MATERIAL, WEEDS AND BUILDING DEBRIS  
CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO COMMENCING WORKS  
ALL DAMAGE CAUSED BY CONTRACTOR SHALL BE MADE GOOD AT THEIR EXPENSE  
ALL WORKMANSHIP IS TO COMPLY IN ALL RESPECTS WITH THE RELEVANT AUSTRALIAN STANDARDS AND NCC REQUIREMENTS.  
REPORT ANY DISCREPANCIES (ON DRAWINGS OR ON SITE) TO ASPECT BEFORE COMMENCING OR CONTINUING WITH CONSTRUCTION WORKS.  
WHERE POSSIBLE USE PRODUCTS MANUFACTURED IN AUSTRALIA OR NEW ZEALAND.  
CONTRACTOR IS TO REVIEW AVAILABLE EXISTING DRAWINGS TO ESTABLISH EXISTING SERVICES LOCATIONS AND EXTENTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS.

**ENERGY EFFICIENCY NOTES:**  
REFER TO ENERGY RATINGS REPORT FOR COMPLIANCE WITH THE SCA DTS REQUIREMENTS  
HOT WATER SYSTEM TO COMPLY WITH THE QUEENSLAND PLUMBING & WASTEWATER CODE  
SINGLE-PHASE OR 3-PHASE AIR-CONDITIONERS OF THE VAPOUR COMPRESSION TYPE FOR WHICH A MINIMUM ENERGY PERFORMANCE STANDARD IS STATED UNDER AS/NZS 3823.2 ARE TO HAVE AN EER OF AT LEAST 2.9  
BULK AND REFLECTIVE FOIL BASED INSULATION TO COMPLY WITH AS/NZS 4859.1 2005  
REFLECTIVE FOIL INSULATION FIXED TO EXTERNAL WALLS TO EFFECTIVELY FINISH WITH THE TOP OF THE TOP PLATE  
BULK INSULATION TO BE INSTALLED IN ACCORDANCE WITH AS 3999  
CEILING INSULATION TO BE PERMANENTLY FIXED TO TOP OF CEILING ACCESS COVER

| AREA              |                      |
|-------------------|----------------------|
| PROPOSED PAVILION | 84.0 m <sup>2</sup>  |
| PROPOSED BALCONY  | 24.0 m <sup>2</sup>  |
|                   | 108.0 m <sup>2</sup> |



1 ENLARGED SITE PLAN  
1:200



2 OVERALL SITE PLAN  
1:1000

**TOOWOOMBA REGIONAL COUNCIL**

**APPROVED PLAN**

referred to in Council's Decision Notice dated  
**30 June 2026**

This plan is subject to conditions of Approval Number  
**MCUI/2019/3145/B**

*[Signature]*  
 Assessment Manager

**PROPOSED PAVILION**  
**1F ALDERLEY ST, RANGEVILLE QLD 4350**  
**BRYANT BUILDING CONTRACTORS**

**PRELIMINARY**

**NORTH POINT**

**GENERAL NOTES:**  
 THESE PLANS ARE SUPPLIED ON THE FOLLOWING CONDITIONS:  
 ALL SHEETS MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE LIKE, WHERE THERE IS A DISCREPANCY IN INFORMATION, THE CONTRACTOR IS TO SEEK CLARIFY PRIOR TO PROCEEDING WITH OR COMMENCING CONSTRUCTION. SHOULD CLARIFICATION NOT BE SOUGHT, THE BUILDER MUST PROCEED FOR THE MOST EXPENSIVE SCENARIO.  
 DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL, CIVIL, HYDRAULIC, ELECTRICAL AND MECHANICAL DESIGN.  
 ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.  
 IN THE EVENT OF AN ERROR, IKAI DESIGN'S RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS.  
 ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS NATIONAL CONSTRUCTION CODE.  
 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS OF THE RELEVANT SCA STANDARDS, SCA CODES OF PRACTICE EXCEPT AS VARIED BY THE CONTRACT DOCUMENTS AND OF THE BY-LAWS OF THE LOCAL REGIONAL COUNCIL.  
 CONTRACTOR TO ENSURE ALL RELEVANT APPROVALS HAVE BEEN SOUGHT PRIOR TO COMMENCEMENT OF WORK.  
 CONTRACTORS SHALL NOT USE THESE DRAWINGS FOR APPROVAL, SUBMISSIONS OR COMMENCEMENT OF WORK UNLESS STAMPED 'FOR CONSTRUCTION'.  
 PROJECT STATUS DEFINITIONS:  
 CONCEPT DETAILED DESIGN: THE SHEET HAS BEEN ISSUED FOR PRELIMINARY USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, THE SHEET HAS BEEN ISSUED FOR CONSTRUCTION, SUBJECT TO CONDITIONS OF BUILDING AND DEVELOPMENT APPROVALS.

| No. | Description    | Date     |
|-----|----------------|----------|
| A   | CONCEPT DESIGN | 11/05/26 |

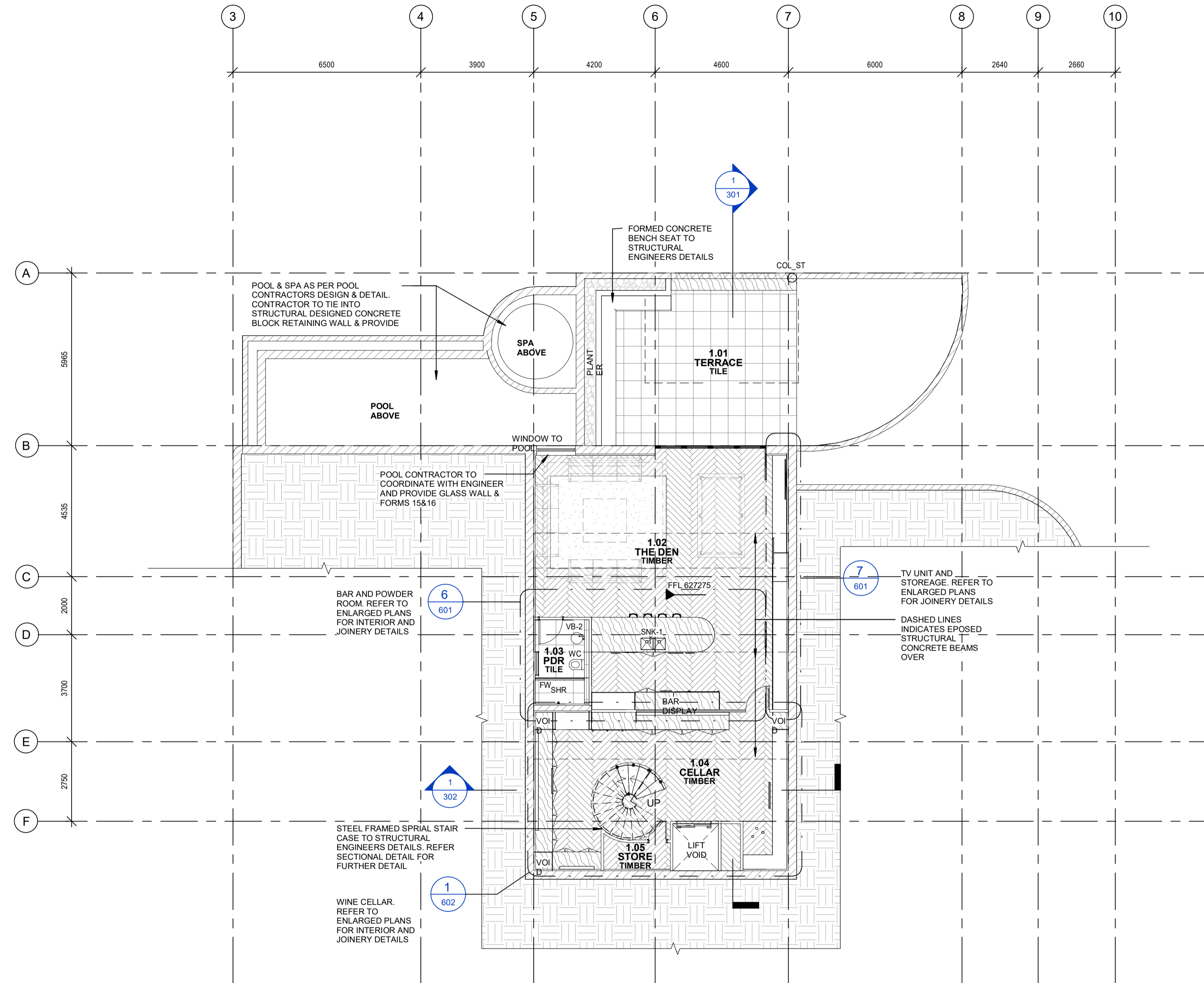
**SITE PLAN**

Print Date: 11/05/2026 12:27:55 PM  
 Project No: 260019-001  
 Checked: AM  
 Drawn: 68  
 Scale: As indicated  
 Issue: A  
 Issue: @A1

| AREA SCHEDULE                   |                |                        |
|---------------------------------|----------------|------------------------|
| Name                            | Level          | Area                   |
| BASEMENT FLOOR                  | BASEMENT FLOOR | 140.61 m <sup>2</sup>  |
| PATIO                           | BASEMENT FLOOR | 45.52 m <sup>2</sup>   |
|                                 |                | 186.12 m <sup>2</sup>  |
| GROUND FLOOR AREA               | GROUND FLOOR   | 443.08 m <sup>2</sup>  |
| GROUND FLOOR BALCONY/ POOL AREA | GROUND FLOOR   | 215.67 m <sup>2</sup>  |
| GROUND FLOOR BALCONY            | GROUND FLOOR   | 22.20 m <sup>2</sup>   |
|                                 |                | 680.96 m <sup>2</sup>  |
| UPPER FLOOR AREA                | UPPER FLOOR    | 385.96 m <sup>2</sup>  |
| UPPER FLOOR BALCONY             | UPPER FLOOR    | 59.28 m <sup>2</sup>   |
| UPPER FLOOR GUEST BALCONY       | UPPER FLOOR    | 24.46 m <sup>2</sup>   |
| UPPER FLOOR MASTER BALCONY      | UPPER FLOOR    | 17.38 m <sup>2</sup>   |
|                                 |                | 487.09 m <sup>2</sup>  |
|                                 |                | 1354.17 m <sup>2</sup> |

| KEYNOTE LEGEND |  |
|----------------|--|
| Key Value      | Keynote Text                                 |
| COL_ST         | STRUCTURAL STEEL COLUMN TO ENGINEERS DETAILS |
| FW             | FLOOR WASTE                                  |
| SHR            | SHOWER                                       |
| SNK-1          | SINK TYPE 1                                  |
| VB-2           | VANITY BASIN 2                               |
| WC             | WATER CLOSET                                 |



1 FLOOR PLAN - BASEMENT  
301 1: 100

**TOOWOOMBA REGIONAL COUNCIL**

**APPROVED PLAN**

referred to in Council's Decision Notice dated  
**30 June 2026**

This plan is subject to conditions of Approval Number  
**MCUI/2019/3145/B**

*[Signature]*  
Assessment Manager

**GENERAL NOTES:**

- DO NOT SCALE DRAWINGS.
- DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS, OF THE RELEVANT SAA STANDARDS, SAA CODES OF PRACTICE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND OF THE BY-LAWS OF THE LOCAL REGIONAL COUNCIL.
- THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF AN ERROR, VAN HEERDEN DESIGN STUDIO'S RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODE.

THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE LINE.

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**USE DEFINITIONS:**

- PRELIMINARY:** THE SHEET HAS BEEN ISSUED FOR PRELIMINARY USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
- FOR CONSTRUCTION:** THE SHEET HAS BEEN ISSUED FOR CONSTRUCTION. SUBJECT TO CONDITIONS OF BUILDING AND DEVELOPMENT APPROVALS.
- AS CONSTRUCTED:** REFLECTS AS-BUILT INFORMATION PROVIDED BY CONTRACTOR. COMPLIANCE WITH ALL REGULATIONS AND ORIGINAL DESIGN INTENT HAS NOT BEEN CONFIRMED.



| No. | Description            | Date     |
|-----|------------------------|----------|
| 1   | ISSUE FOR INFORMATION  | 29/03/22 |
| 2   | ISSUE FOR COORDINATION | 13/06/22 |
| 3   | ISSUE FOR REVIEW       | 30/06/22 |
| 4   | PRELIM TENDER          | 12/09/22 |
| 5   | REVISED DA             | 30/05/23 |

**PROPOSED RESIDENCE**

1F Alderley Street,  
Rangeville

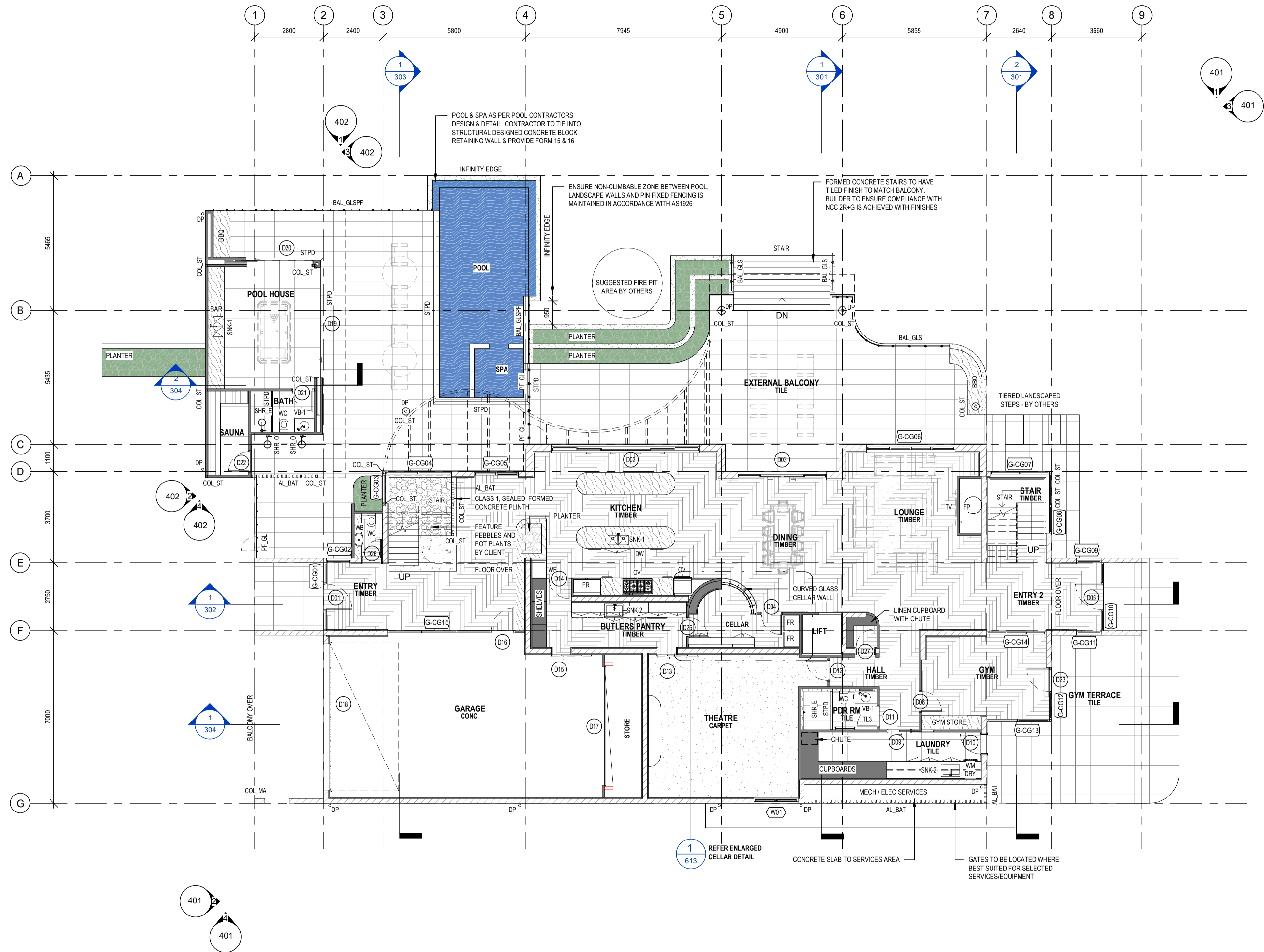
Dash House Pty Ltd

| BASEMENT FLOOR PLAN |                      |                |       |
|---------------------|----------------------|----------------|-------|
| Status              | PRELIM ISS           | 1099.21035-101 | 5     |
| Print Date          | 5/06/2023 3:26:36 PM | Project No.    | Issue |
| Checked             | CJH                  | Drawn          | JHW   |
|                     |                      | Scale          | 1:100 |

THIS DRAWING MAY ONLY BE ISSUED FOR APPROVALS OR CONSTRUCTION IF SIGNED BY APPROVED CHECKER - ALL DIMENSION TO BE USED OVER SCALED DIMENSIONS - CONTRACTOR TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK

| Key Value | Keynote Text  |
|-----------|---|
| AL_BAT    | ALUMINIUM BATTENS   |
| BAL_GLS   | GLASS BALUSTRADE WITH TOP RAIL TO MEET BCA REQ                              |
| BAL_GLSPF | GLASS BALUSTRADE, PIN FIXED TO EDGE OF SLAB AND TOP RAIL TO MEET BCA REQ    |
| COL_MA    | MASONRY COLUMN WITH RENDER AND PAINT FINISH                                 |
| COL_ST    | STRUCTURAL STEEL COLUMN TO ENGINEERS DETAILS                                |
| DP        | DOWN PIPE   |
| DRY       | CLOTHES DRYER   |
| DW        | DISHWASHER  |
| FP        | FIREPLACE - PROPRIETARY FIREPLACE INSTALLED TO MANUFACTURERS SPECIFICATIONS |
| FR        | FRIDGE  |
| OV        | OVEN  |
| PF_GL     | GLASS POOL FENCE TO COMPLY WITH THE NCC, AS1926.1 & AS1926.2                |
| SHR_E     | ENCLOSED SHOWER - WATERPROOFING TO COMPLY WITH NCC REQUIREMENTS             |
| SHR_O     | OUTDOOR SHOWER  |
| SNK-1     | SINK TYPE 1   |
| SNK-2     | SINK TYPE 2   |
| STAIR     | STAIR TO MEET BCA REQUIREMENTS  |
| STPD      | STRIP DRAWN   |
| TL3       | TILE TYPE 3   |
| TV        | TELEVISION  |
| VB-1      | VANITY BASIN 1  |
| WB        | WHITE BOARD- CUSTOM. REFER TO SCHEDULE FOR FURTHER SPECIFICATION            |
| WC        | WATER CLOSET  |
| WF        | WINE FRIDGE   |
| WM        | WASHING MACHINE   |

| AREA SCHEDULE                   |              |                     |
|---------------------------------|--------------|---------------------|
| Name                            | Level        | Area                |
| GROUND FLOOR AREA               | GROUND FLOOR | 399 m <sup>2</sup>  |
| GROUND FLOOR BALCONY/ POOL AREA | GROUND FLOOR | 175 m <sup>2</sup>  |
| GROUND FLOOR BALCONY            | GROUND FLOOR | 53 m <sup>2</sup>   |
| POOL HOUSE                      | GROUND FLOOR | 38 m <sup>2</sup>   |
| SERVICES COURT                  | GROUND FLOOR | 6 m <sup>2</sup>    |
|                                 |              | 670 m <sup>2</sup>  |
| UPPER FLOOR AREA                | UPPER FLOOR  | 329 m <sup>2</sup>  |
| UPPER FLOOR BALCONY             | UPPER FLOOR  | 67 m <sup>2</sup>   |
| UPPER FLOOR GUEST BALCONY       | UPPER FLOOR  | 20 m <sup>2</sup>   |
|                                 |              | 416 m <sup>2</sup>  |
|                                 |              | 1086 m <sup>2</sup> |



**FLOOR PLAN - GROUND**  
1 : 100

**TOOWOOMBA REGIONAL COUNCIL**

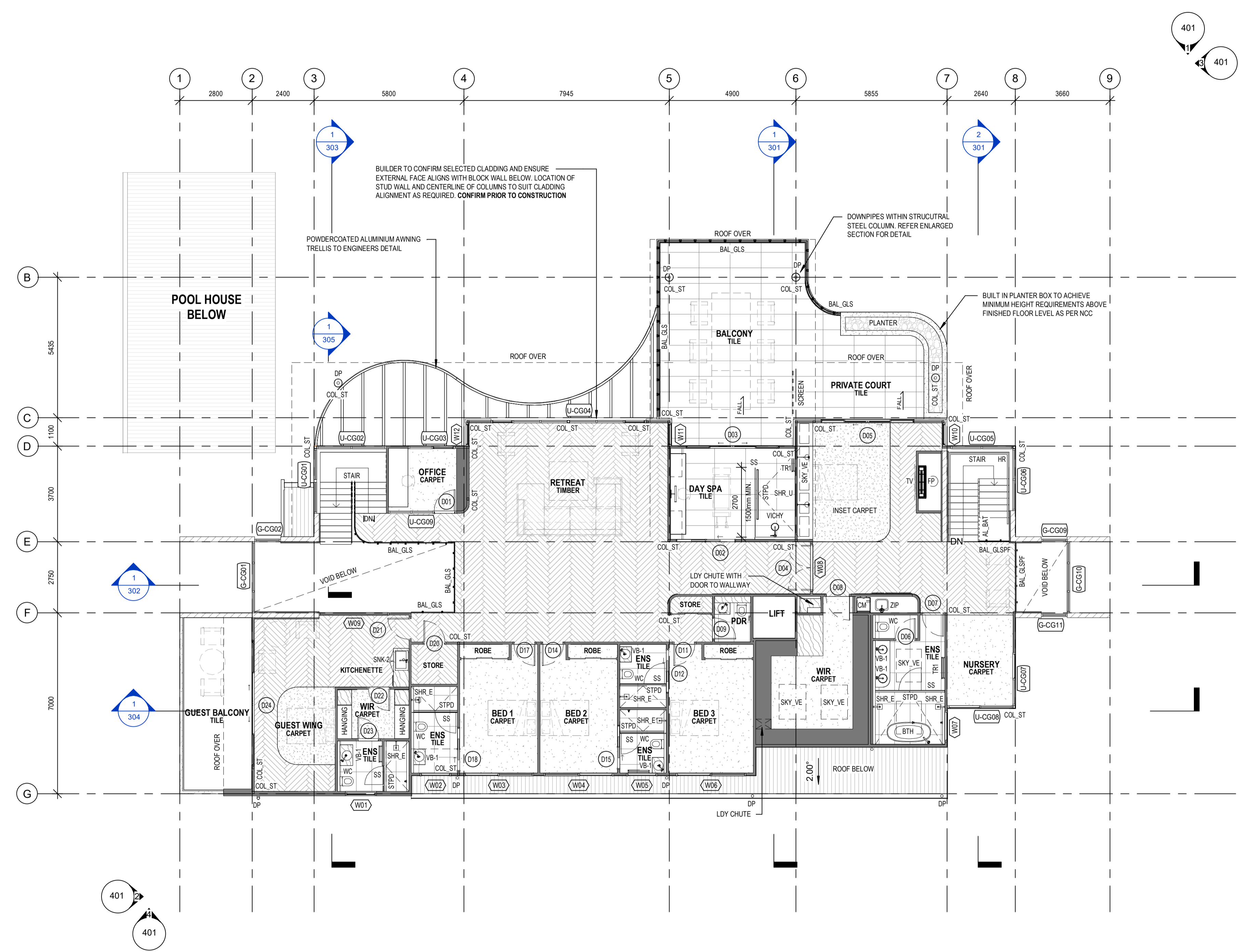
**APPROVED PLAN**

referred to in Council's Decision Notice dated  
**30 June 2026**

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**MCUI/2019/3145/B**

*[Signature]*  
Assessment Manager

| Key Value | Keynote Text  |
|-----------|---|
| AL_BAT    | ALUMINIUM BATTENS   |
| BAL_GLS   | GLASS BALUSTRADE WITH TOP RAIL TO MEET BCA REQ                              |
| BAL_GLSPF | GLASS BALUSTRADE, PIN FIXED TO EDGE OF SLAB AND TOP RAIL TO MEET BCA REQ    |
| BTH       | BATH  |
| CM        | COFFEE MACHINE  |
| COL_ST    | STRUCTURAL STEEL COLUMN TO ENGINEERS DETAILS                                |
| DP        | DOWN PIPE   |
| FP        | FIREPLACE - PROPRIETARY FIREPLACE INSTALLED TO MANUFACTURERS SPECIFICATIONS |
| HR        | HANDRAIL TO COMPLY WITH AS 1428.1 REQ                                       |
| SHR_E     | ENCLOSED SHOWER - WATERPROOFING TO COMPLY WITH NCC REQUIREMENTS             |
| SHR_U     | UNENCLOSED SHOWER   |
| SKY_VE    | VELUX SKYLIGHT OR APPROVED EQUAL  |
| SNK-2     | SINK TYPE 2   |
| SS        | SHOWER SCREEN   |
| STAIR     | STAIR TO MEET BCA REQUIREMENTS  |
| STPD      | STRIP DRAIN   |
| TR1       | TOWEL RAIL  |
| TV        | TELEVISION  |
| VB-1      | VANITY BASIN 1  |
| VICHY     | VICHY SHOWER  |
| WC        | WATER CLOSET  |
| ZIP       | ZIP TAP   |



**FLOOR PLAN - UPPER**  
1 : 100

**TOOWOOMBA REGIONAL COUNCIL**

**APPROVED PLAN**

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**30 June 2026**

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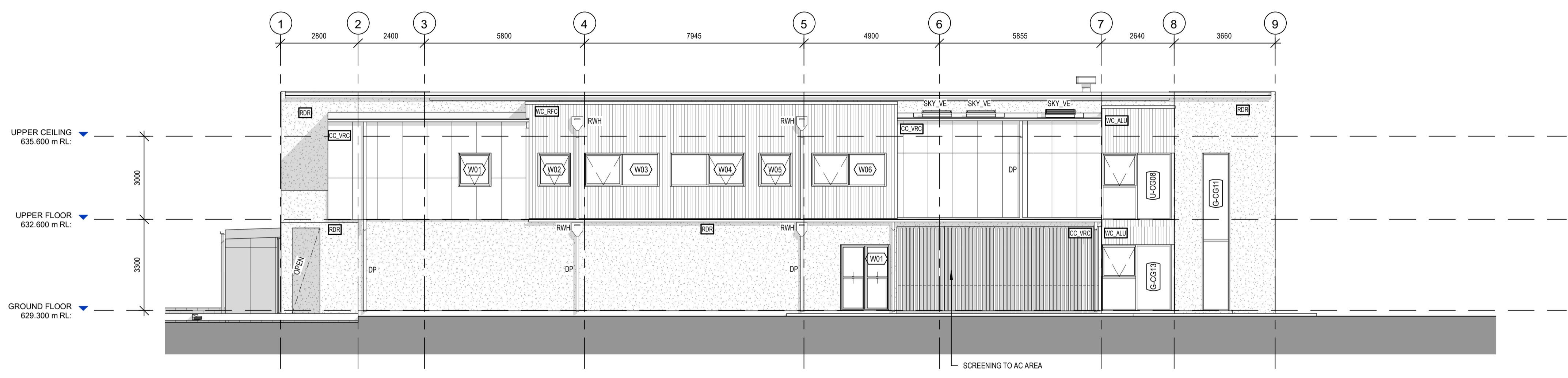
*[Signature]*  
Assessment Manager

|  |   |  |   |  |  |   |  |  |
|--|---|--|---|--|--|---|--|--|
|  | <small>         VHD Studio<br/>         100/100 Street, Toowoomba, QLD 4330<br/>         Phone: 07 4639 1000<br/>         Email: info@vhd.com.au       </small> | <small>         JOB ADDRESS:<br/> <b>1F Alderley Street, Rangeville</b> </small> | <small>         CLIENT:<br/> <b>Dash House Pty Ltd</b> </small> | <small>         PROJECT:<br/> <b>PROPOSED RESIDENCE</b> </small>   | <small>         REV. DATE. DESCRIPTION<br/>         1. 24/01/24 FOR COORDINATION<br/>         2. 24/01/24 FOR COORDINATION<br/>         3. 13/04/24 FOR COORDINATION<br/>         4. 20/05/24 FOR INFORMATION<br/>         5. 27/06/24 ISSUE FOR CONSTRUCTION<br/>         6. 17/07/24 ISSUE FOR CONSTRUCTION       </small> | <small>         PROJECT NUMBER: 1319.24047<br/>         PHASE: WD<br/>         DWG No: 103<br/>         ISSUE: 6<br/>         SHEET NAME: UPPER FLOOR PLAN       </small> | <small>         DRAWN: JHW<br/>         CHECKED: ALM<br/>         STATUS: FOR CONSTRUCTION<br/>         SCALE: 1 : 100 @ A1       </small> |  |
|  |   |  |   | <small>         THIS DRAWING MAY ONLY BE ISSUED FOR APPROVALS OR CONSTRUCTION IF SIGNED BY APPROVED CHECKER - ALL DIMENSIONS TO BE USED OVER SCALED DIMENSIONS - CONTRACTOR TO CONFIRM DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK       </small> |  |   |  |  |

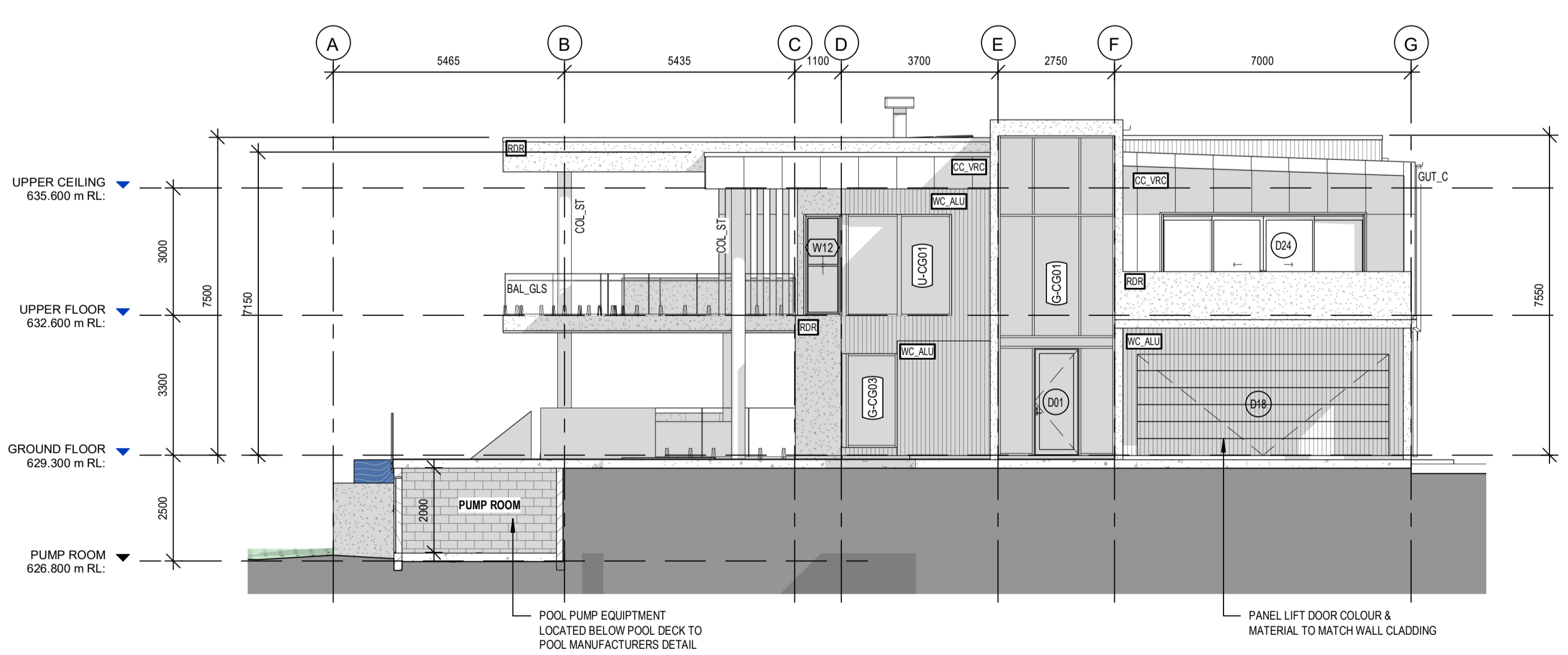
| Key Value | Keynote Text   |
|-----------|--|
| AL_BAT    | ALUMINIUM BATTENS  |
| BAL_GLS   | GLASS BALUSTRADE WITH TOP RAIL TO MEET BCA REQ                 |
| CC_VRC    | WROCC COMPRESSED FIBRE CEMENT CLADDING WITH EXPRESSED JOINT    |
| COL_ST    | STRUCTURAL STEEL COLUMN TO ENGINEERS DETAILS                   |
| DP        | DOWN PIPE  |
| GUT_C     | COLORBOND EAVES GUTTER AND FASCIA                              |
| RDR       | RENDERED FINISH  |
| RWH       | RAINWATER HEAD   |
| SKY_VE    | VELUX SKYLIGHT OR APPROVED EQUAL                               |
| MC_ALU    | MODERN ALU SELEKTA CLADDING                                    |
| WC_RFC    | HARDIES FINE TEXTURE EXTERNAL CLADDING OR EQUAL - PAINT FINISH |



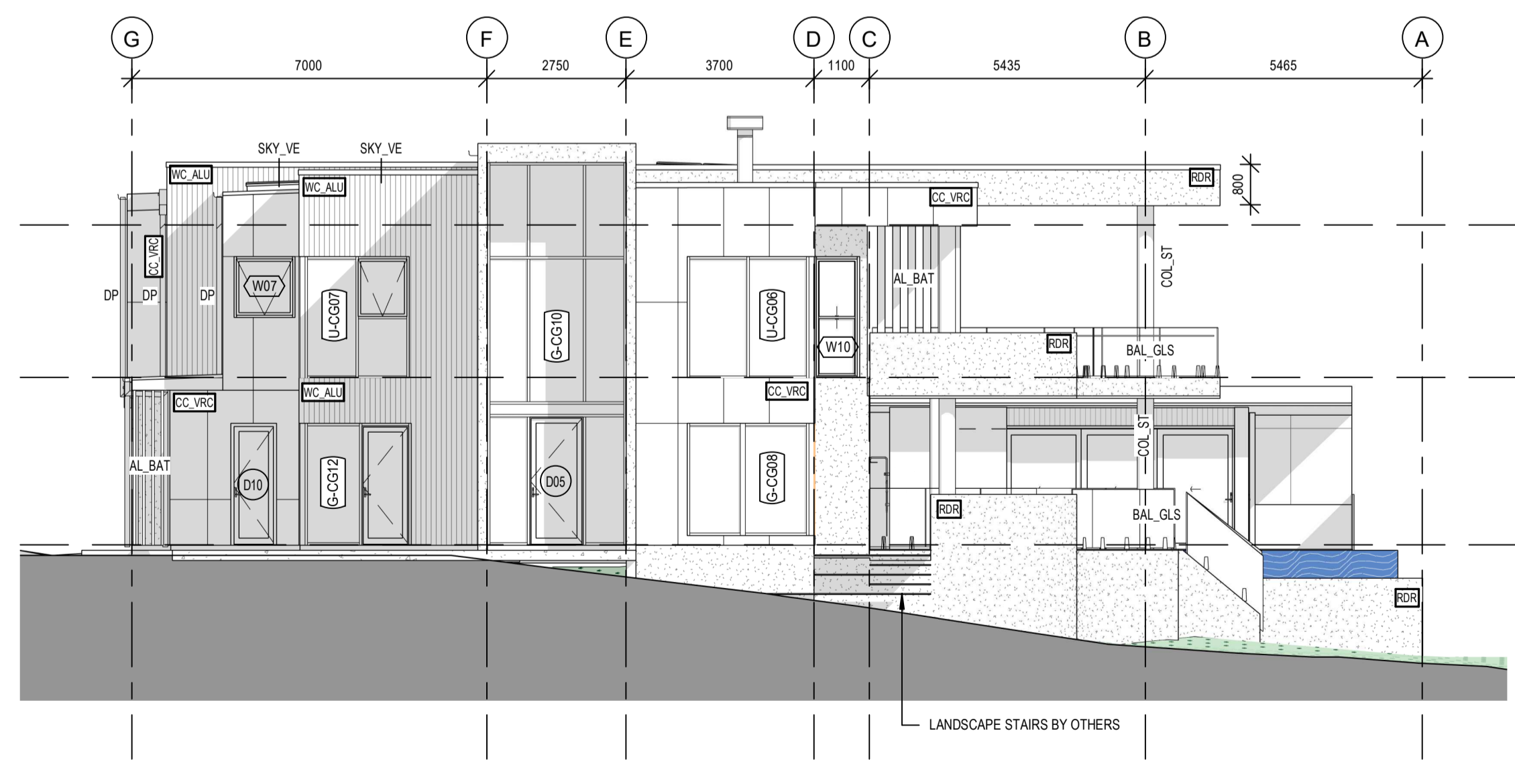
**1 NORTH EAST**  
102 1: 100



**4 SOUTH WEST**  
102 1: 100



**2 NORTH WEST**  
102 1: 100



**3 SOUTH EAST**  
102 1: 100

**TOOWOOMBA REGIONAL COUNCIL**

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*[Signature]*  
Assessment Manager

|  |  |   |                                      |  |                                   |                     |                                 |                           |  |
|--|--|---|--------------------------------------|--|-----------------------------------|---------------------|---------------------------------|---------------------------|--|
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|  |  |   |                                      | REV 2 DATE 27/04/24 DESCRIPTION ISSUE FOR CONSTRUCTION | DRAWN: <b>JHW</b>                 | CHECKED: <b>ALM</b> | STATUS: <b>FOR CONSTRUCTION</b> | SCALE: <b>1: 100 @ A1</b> |  |

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NOTE: DOCUMENTATION IS PRELIMINARY ONLY IN NATURE FOR PRELIMINARY BUDGET PURPOSES ONLY

| LEGEND |                                     |
|--------|-------------------------------------|
| COL(P) | PROPOSED COLUMN TO ENGINEERS DETAIL |
| VAN    | VANITY BASIN                        |
| WC     | TOILET                              |

| AREA              |                      |
|-------------------|----------------------|
| PROPOSED PAVILION | 84.0 m <sup>2</sup>  |
| PROPOSED BALCONY  | 24.0 m <sup>2</sup>  |
|                   | 108.0 m <sup>2</sup> |

**WALL SCHEDULE**

STUD WALL FRAME WITH PB LINING FC SHEET LINING TO WET AREAS, ALUMINIUM EXTERNAL CLADDING

190mm BLOCK WALL- REFER TO EXTERNAL ELEVATIONS FOR FINAL FINISH.

**LIVABLE HOUSING STANDARD NOTES:**

- ALL DOORS TO HABITABLE ROOMS, LAUNDRY AND BATHROOM TO HAVE A MINIMUM OF 820 CLEAR OPENING TO DOORS
- PROVIDE A MINIMUM OF 1M CLEAR OPENING TO ALL HALLWAYS (TAKEN FROM FINAL WALL FINISH INCLUDING SKIRTING BOARD)
- PROVIDE 1000 X 1200 CLEARANCE SPACE IN FRONT OF ONE TOILET IN ACCORDANCE
- PROVIDE STEP FREE, WATERPROOFED ENTRY IN ACCORDANCE WITH LIVABLE HOUSING STANDARD. ENTRY MUST HAVE 1200 X 1200 SPLICE ON THE EXTERNAL SIDE OF THE DOOR WITH A CROSS FALL OF NO MORE THAN 1:40. ACCESS TO THIS DOOR MUST BE UNOBSTRUCTED, OTHER THAN BY A GATE OR SCREEN DOOR.
- PROVIDE REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS IN ACCORDANCE WITH LIVABLE HOUSING STANDARD

**WATERPROOFING CODE NOTES:**

- PROVIDE FULLY ENCLOSED SHOWERS IN ACCORDANCE WITH LIVABLE HOUSING STANDARD
- PROVIDE WATERPROOFING TO STEP FREE ENTRANCES IN ACCORDANCE WITH LIVABLE HOUSING STANDARDS

**LIGHT AND VENTILATION**

HABITABLE ROOM MIN. VENTILATION AREA = 10% (WITHOUT FAN)  
HABITABLE ROOM MIN. VENTILATION AREA = 5% (WITH FAN)

**ENERGY EFFICIENCY**  
REFER TO ENERGY EFFICIENCY REPORT BY OTHERS

**GENERAL DOOR AND WINDOW NOTES**

REFER TO FLOOR PLAN FOR SPECIFICATION OF DOOR AND WINDOW SIZES THROUGHOUT.

**CODING LEGEND:**

EXAMPLE: 2108T → LETTERS REFER TO MATERIAL/OPERATION, REFER TO ABBREVIATION LIST BELOW  
→ SECOND NUMBER REFERS TO THE WIDTH OF WINDOW OR DOOR EG. 600mm WIDE  
↑ FIRST NUMBER REFERS TO THE HEIGHT OF WINDOW OR DOOR EG. 2100mm HIGH

**ABBREVIATIONS:**

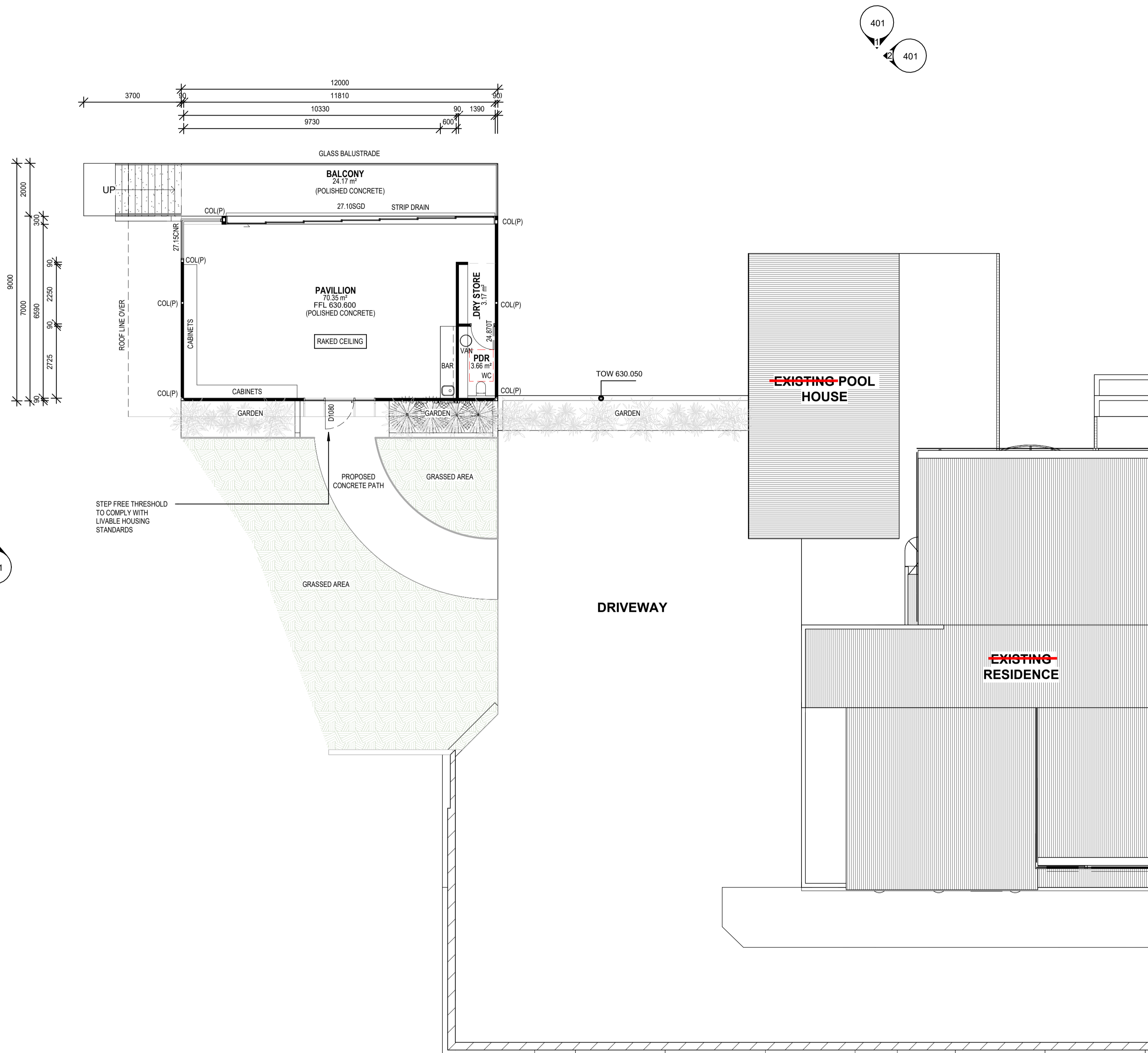
- T TIMBER DOOR (REFER TO PLAN FOR OPERATION)
- C/S TIMBER CAVITY SLIDING DOOR (REFER TO PLAN FOR OPERATION)
- GD GLASS DOOR (REFER TO PLAN FOR OPERATION)
- SDG SLIDING GLASS DOOR (REFER TO PLAN FOR OPERATION)
- SGW SLIDING GLASS WINDOW (REFER TO PLAN FOR OPERATION)
- DH DOUBLE HUNG WINDOW
- L LOUVRE WINDOW
- Fg FIXED GLASS WINDOW

**DOOR NOTES:**

- EXTERNAL GLASS DOORS TO BE POWDERCOATED ALUMINIUM UNLESS OTHERWISE NOTED, REFER TO ENERGY EFFICIENCY REPORT FOR FURTHER INFORMATION
- ALL EXTERNAL DOORS TO BE WEATHER SEALED, VERMIN PROOFED & MASTER KEYPED UNLESS OTHERWISE SPECIFIED BY CLIENT
- ALL DOORS TO BE FITTED WITH REVEALS & ARCHITRAVES TO BOTH SIDES OF WALL WHERE REQUIRED.
- INSTALL FLASHINGS, WEATHER BARS, DRIPS, STORM MOULDS, CAULKING AND POINTING SO THAT WATER IS PREVENTED FROM PENETRATING THE BUILDING BETWEEN FRAMES AND THE BUILDING STRUCTURE
- EXTERNAL LEAF DOOR LATCHES TO BE FITTED WITH LEVER HANDLES & MASTER KEYPED LOCKS OUTSIDE & SNB LOCK INSIDE UNLESS OTHERWISE SPECIFIED BY CLIENT
- INTERNAL LEAF DOOR LATCHES TO BE FITTED WITH PASSAGE LEVERS UNLESS OTHERWISE SPECIFIED BY CLIENT
- FIXTURES, FITTINGS AND EQUIPMENT SHOWN ON EACH SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO DOOR SUPPLIERS SCHEDULES FOR ACCURATE ILLUSTRATION AND INFORMATION OF DOOR HARDWARE
- PROVIDE "CRIMS SAFE" SCREENING TO ALL EXTERNAL SLIDING GLASS DOORS UNLESS OTHERWISE SPECIFIED TO COMPLY WITH BAL REPORT
- INTERNAL DOORS ARE TO BE TIMBER UNLESS OTHERWISE SPECIFIED, IF NO DOOR TYPE IS SPECIFIED, CONFIRM WITH CLIENT PRIOR TO ORDERING

**WINDOW NOTES:**

- NEW EXTERNAL WINDOWS TO BE POWDERCOATED ALUMINIUM FRAMED WITH REVEALS & ARCHITRAVES TO BOTH SIDES OF WALL UNLESS OTHERWISE NOMINATED
- NEW INTERNAL WINDOWS TO BE INSTALLED BY REBATING GLAZING DIRECTLY INTO TIMBER SURROUND FRAME - PROVIDE SILICON BEADING AS REQUIRED & ENSURE A COMMERCIAL FINISH IS ACHIEVED
- REFER ENERGY EFFICIENCY REPORT FOR GLAZING REQUIREMENT, MANUFACTURER TO PROVIDE A FRAME SUITABLE FOR GLASS THICKNESS AND WIND RATING REQUIREMENTS
- ALL EXTERNAL WINDOWS TO BE WEATHER SEALED & VERMIN PROOF
- PROVIDE "CRIMS SAFE" SCREENING TO ALL OPERABLE WINDOWS AND TO COMPLY WITH BAL REPORT



1 GROUND FLOOR  
1:100

**TOOWOOMBA REGIONAL COUNCIL**

**APPROVED PLAN**

referred to in Council's Decision Notice dated  
**30 June 2026**

This plan is subject to conditions of Approval Number  
**MCUI/2019/3145/B**

*[Signature]*  
Assessment Manager

**PROPOSED PAVILION**  
**1F ALDERLEY ST, RANGEVILLE QLD 4350**  
**BRYANT BUILDING CONTRACTORS**

**PRELIMINARY** ←  
**NORTH POINT**

**GENERAL NOTES:**

THESE PLANS ARE SUPPLIED ON THE FOLLOWING CONDITIONS:  
- ALL SHEETS MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE LIKE, WHERE THERE IS A DISCREPANCY IN INFORMATION, THE CONTRACTOR IS TO SEEK CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION. SHOULD CLARIFICATION NOT BE SOUGHT, THE BUILDER MUST PROCEED FOR THE MOST EXPENSIVE SCENARIO.  
- DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL, CIVIL, HYDRAULIC, ELECTRICAL AND MECHANICAL DESIGN.  
- ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.  
- IN THE EVENT OF AN ERROR, IKA DESIGN'S RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS.  
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODE.  
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS, OF THE RELEVANT AUSTRALIAN STANDARDS, SAA CODES OF PRACTICE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND OF THE BY LAWS OF THE LOCAL REGIONAL COUNCIL.  
- CONTRACTOR TO ENSURE ALL RELEVANT APPROVALS HAVE BEEN SOUGHT PRIOR TO COMMENCEMENT OF WORK UNLESS STAMPED 'FOR CONSTRUCTION'.  
- CONTRACTORS SHALL NOT USE THESE DRAWINGS FOR APPROVAL, SUBMISSIONS OR COMMENCEMENT OF WORK UNLESS STAMPED 'FOR CONSTRUCTION'.

**PROJECT STATUS DEFINITIONS:**  
**CONCEPT DETAILED DESIGN:** THE SHEET HAS BEEN ISSUED FOR PRELIMINARY USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION, THE SHEET HAS BEEN ISSUED FOR CONSTRUCTION, SUBJECT TO CONDITIONS OF BUILDING AND DEVELOPMENT APPROVALS.

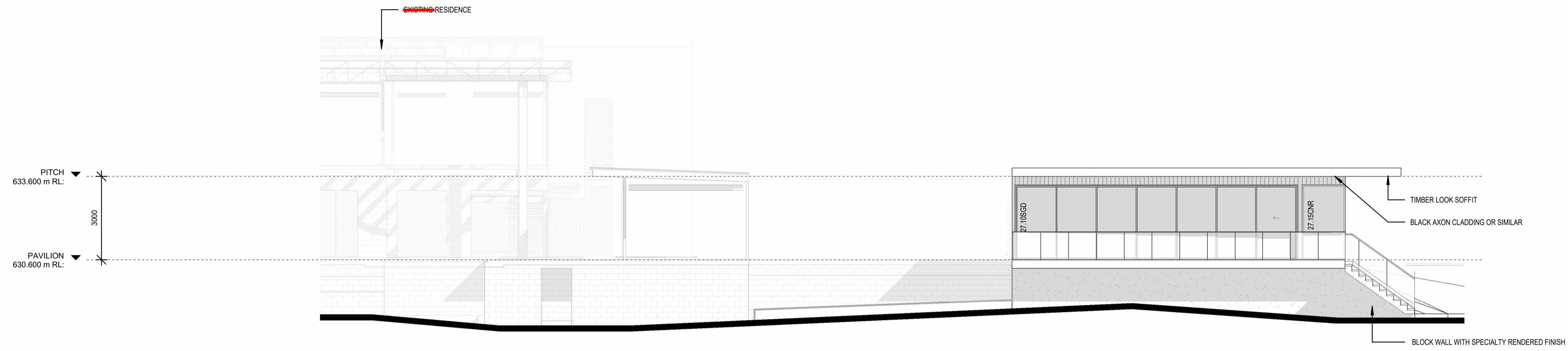
| No. | Description    | Date     |
|-----|----------------|----------|
| A   | CONCEPT DESIGN | 11/05/26 |

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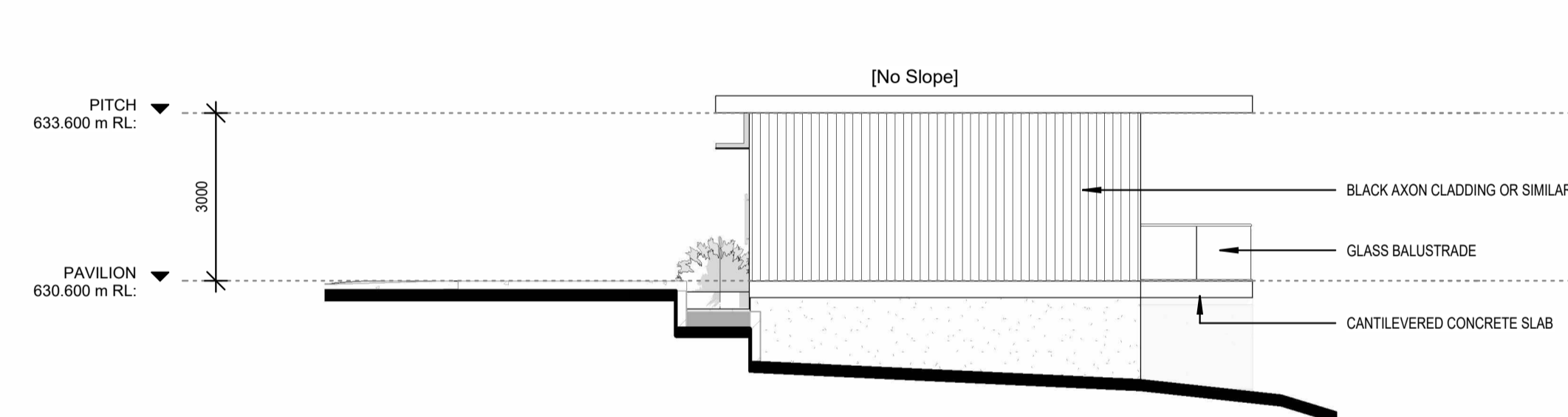
**FLOOR PLAN**

|            |                        |             |            |       |           |
|------------|------------------------|-------------|------------|-------|-----------|
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| Checked    | AM                     | Drawn       | AM         | Scale | 1:100 @A1 |

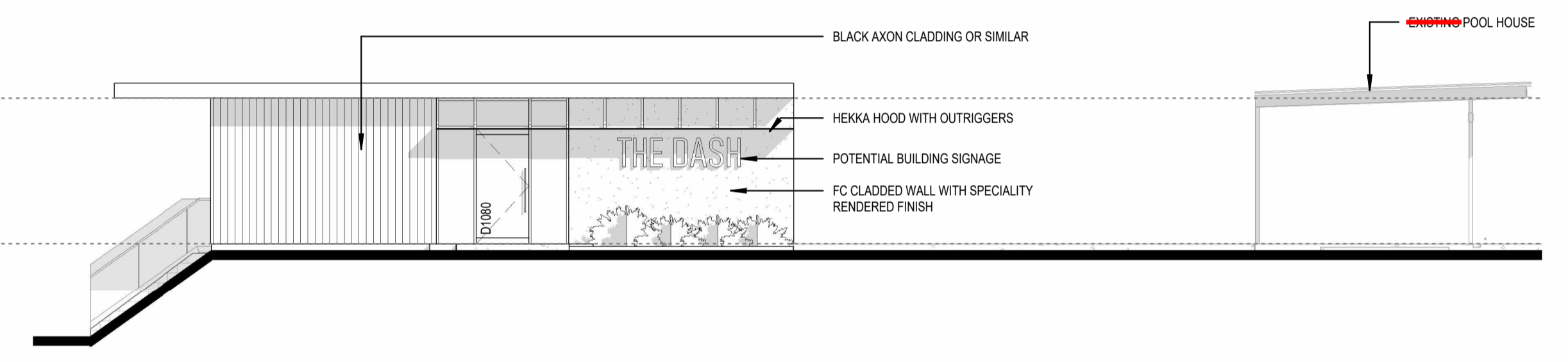
NOTE: DOCUMENTATION IS PRELIMINARY ONLY IN NATURE FOR PRELIMINARY BUDGET PURPOSES ONLY



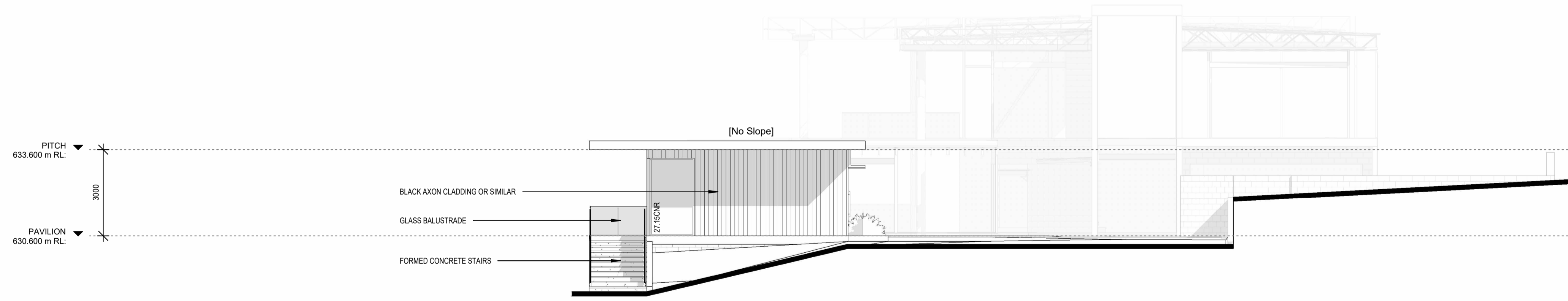
1 EAST ELEVATION  
1 : 100



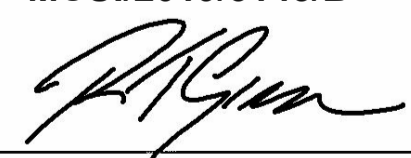
2 SOUTH ELEVATION  
1 : 100



3 WEST ELEVATION  
1 : 100



4 NORTH ELEVATION  
1 : 100

**TOOWOOMBA REGIONAL COUNCIL**  
**APPROVED PLAN**  
 referred to in Council's Decision Notice dated  
**30 June 2026**  
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**MCUI/2019/3145/B**  
  
 Assessment Manager

| No. | Description    | Date     |
|-----|----------------|----------|
| A   | CONCEPT DESIGN | 11/05/26 |

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| ELEVATIONS |                        | No.        | Issue |
|------------|------------------------|------------|-------|
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| Checked    | AM                     | Drawn      | AM    |
| Scale      | 1:100                  | Issue      | @A1   |