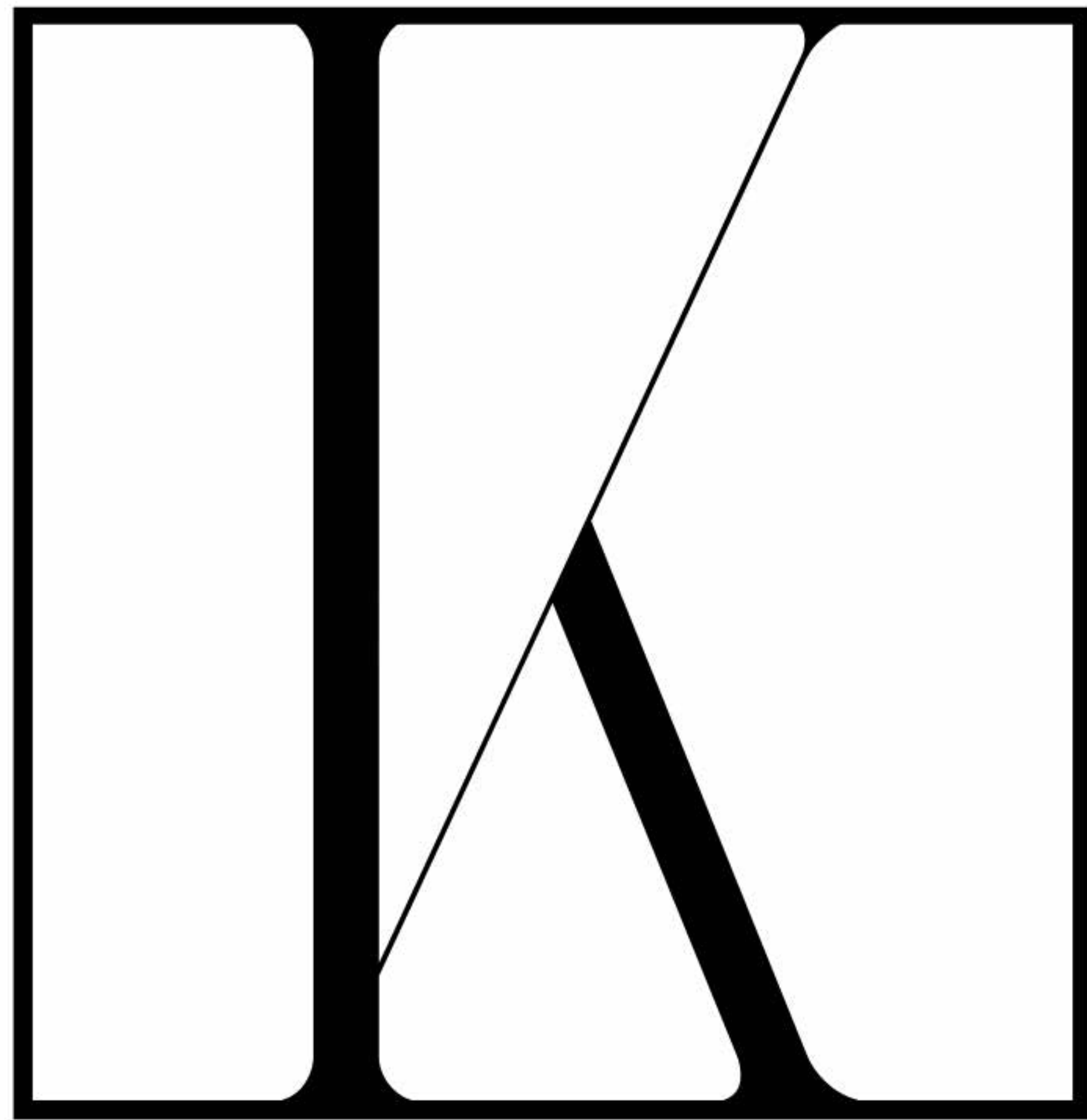


ATTACHMENT 2
Amended Proposal Plans

Prepared by:
Ikai Design



IKAI DESIGN

Design Drawings

A1 SHEET LIST			
Sheet Number	Sheet Name	Rev	Date
000	COVER SHEET	A	11/05/26
001	SITE PLAN	A	11/05/26
101	FLOOR PLAN	A	11/05/26
401	ELEVATIONS	A	11/05/26
900	ILLUSTRATION	A	11/05/26
902	RENDERS	A	11/05/26



PROJECT ADDRESS:

1F ALDERLEY ST,
RANGEVILLE QLD 4350

PREPARED FOR:

BRYANT BUILDING
CONTRACTORS

PROJECT NUMBER:

260019



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

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

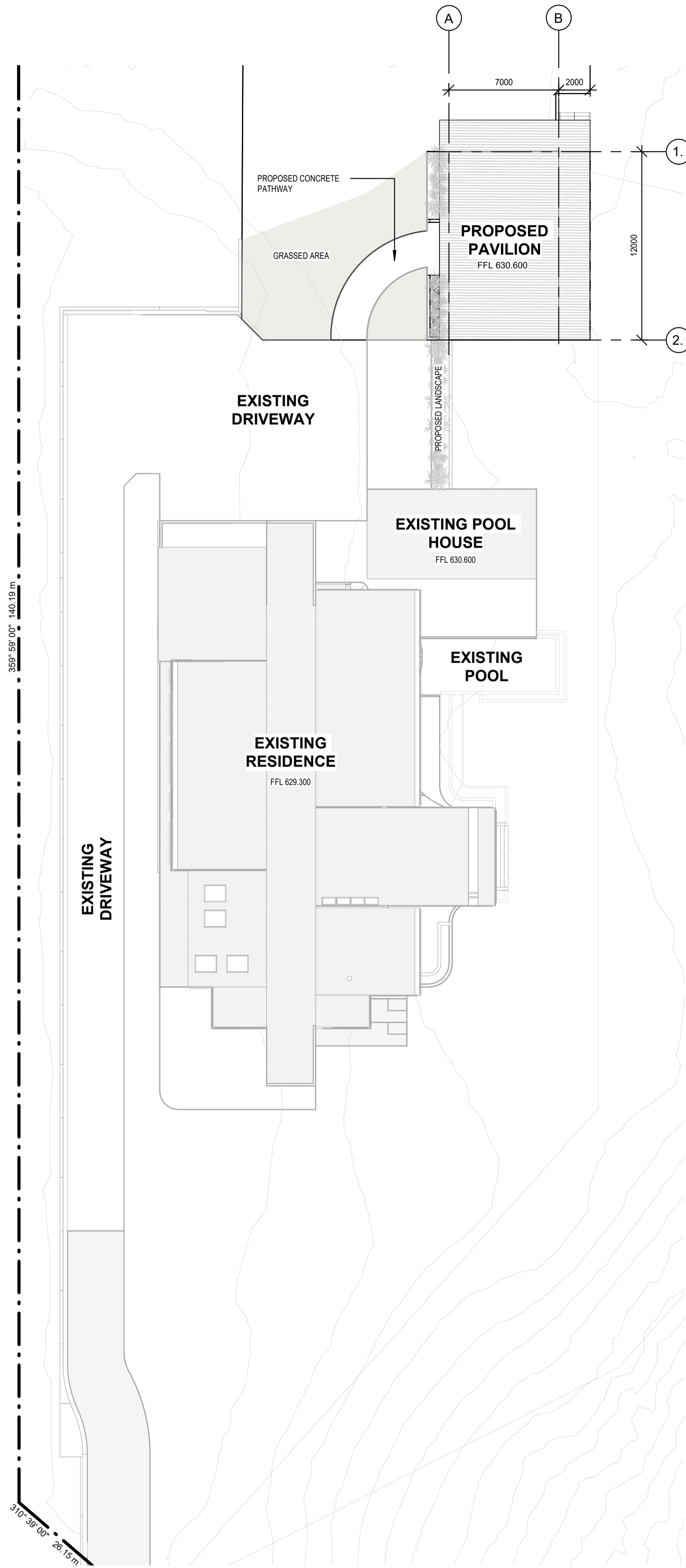
POWER SUPPLY
 MAIN SWITCH BOARDS AND CONNECTIONS TO THE MAINS POWER SUPPLY TO LOCAL ENERGY SUPPLIERS STANDARDS AND RELEVANT AUSTRALIAN STANDARD.

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

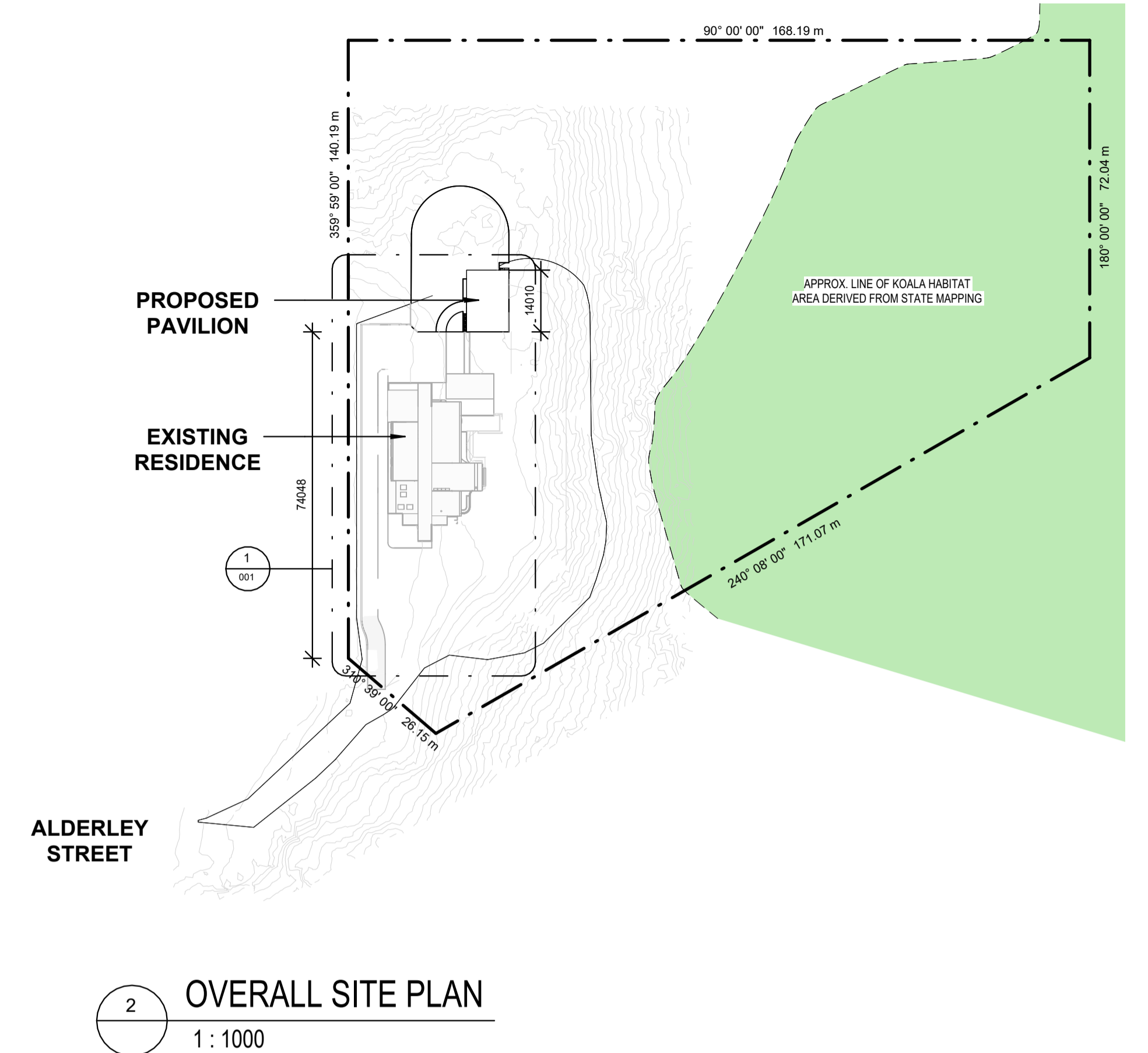
CONTRACTOR NOTES:
 BUILDER IS TO REMOVE EVERYTHING ON OR ABOVE THE SITE SURFACE, INCLUDING RUBBISH, SCRAP, GRASS, VEGETABLE MATTER AND ORGANIC DEBRIS, SCRUB, TREES, TIMBER, STUMPS, BOULDERS AND RUBBLE.
 REMOVE GRASS TO A DEPTH JUST SUFFICIENT TO INCLUDE THE ROOT ZONE
 REMOVE THE TOPSOIL LAYER OF THE 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 ²
PROPOSED BALCONY	24.0 m ²
	108.0 m ²



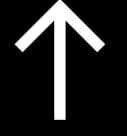
1 ENLARGED SITE PLAN
1:200



2 OVERALL SITE PLAN
1:1000

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

PRELIMINARY



NORTH POINT

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 DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL, CIVIL, HYDRAULIC, ELECTRICAL AND MECHANICAL DESIGN.
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 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 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.
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No.	Description	Date
A	CONCEPT DESIGN	11/05/26

SITE PLAN

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

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 ²
PROPOSED BALCONY	24.0 m ²
	108.0 m ²

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 100X 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:

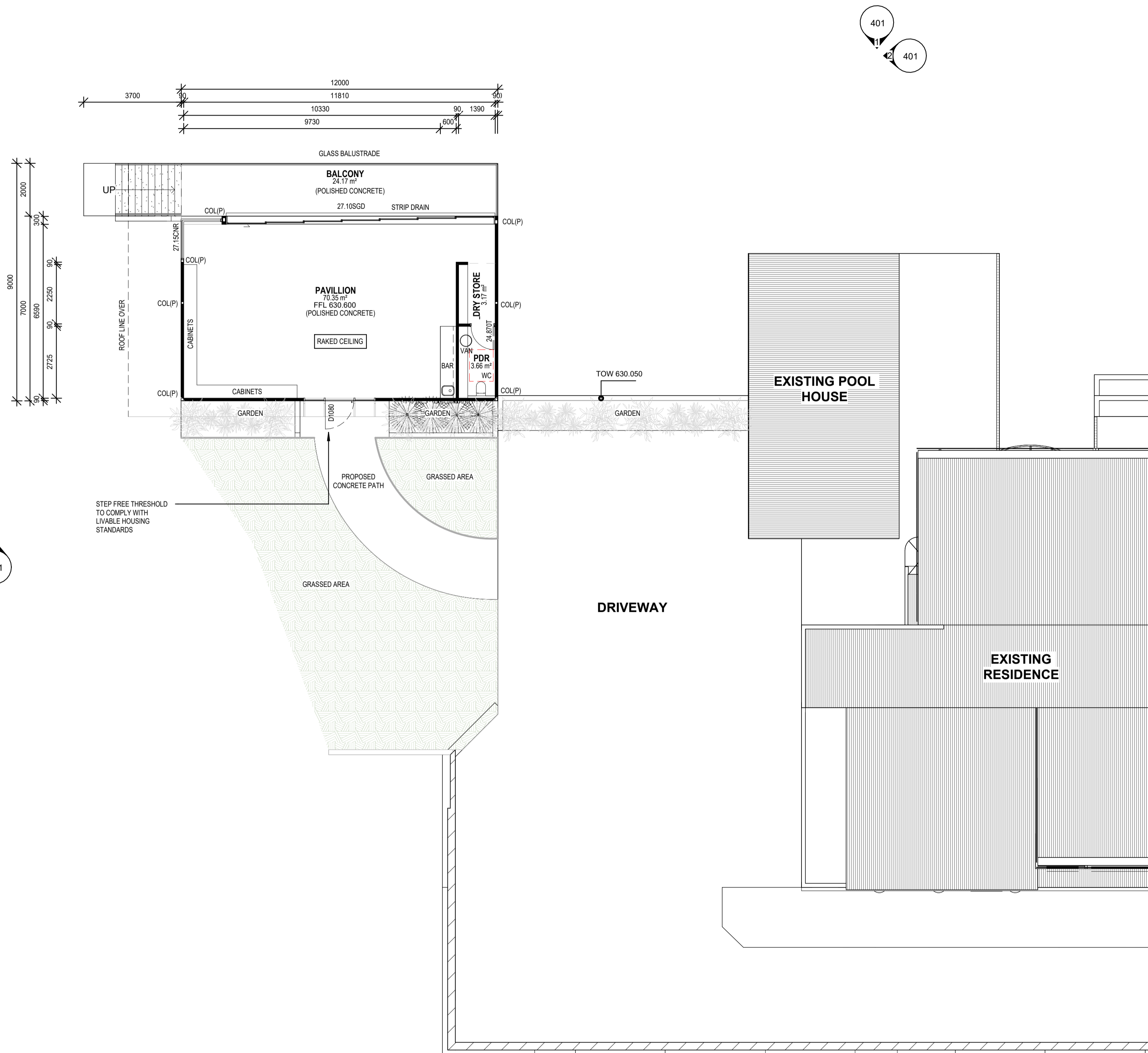
- T TIMBER DOOR (REFER TO PLAN FOR OPERATION)
- C/S TIMBER CAVITY SLIDING DOOR (REFER TO PLAN FOR OPERATION)
- GD GLASS DOOR (REFER TO PLAN FOR OPERATION)
- SDG SLIDING GLASS DOOR (REFER TO PLAN FOR OPERATION)
- SGW SLIDING GLASS WINDOW (REFER TO PLAN FOR OPERATION)
- DH DOUBLE HUNG WINDOW
- L LOUVRE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

PROPOSED PAVILION
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 BRYANT BUILDING CONTRACTORS

www.ikaidesign.com.au | 0478 121 926 | hello@ikaidesign.com.au | ABN: 57 682 316 061 | QBCC: 15493361

PRELIMINARY ←
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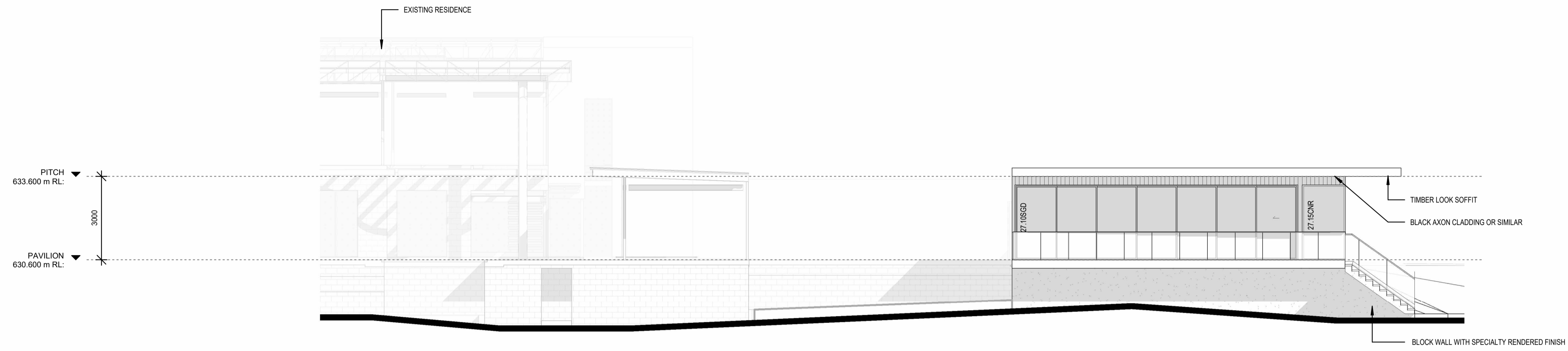
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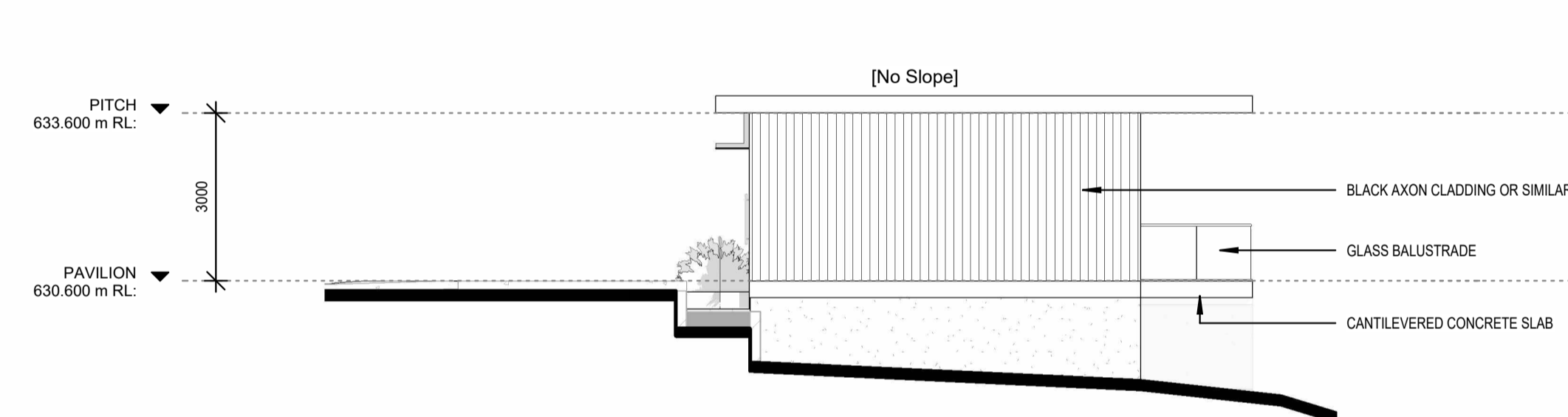
No.	Description	Date	PRINT IN COLOUR		
A	CONCEPT DESIGN	11/05/26			

FLOOR PLAN		260019-101		A
Print Date	11/05/2026 12:27:55 PM	Project No.	260019-101	Issue
Checked	AM	Drawn	AM	Scale 1:100 @A1

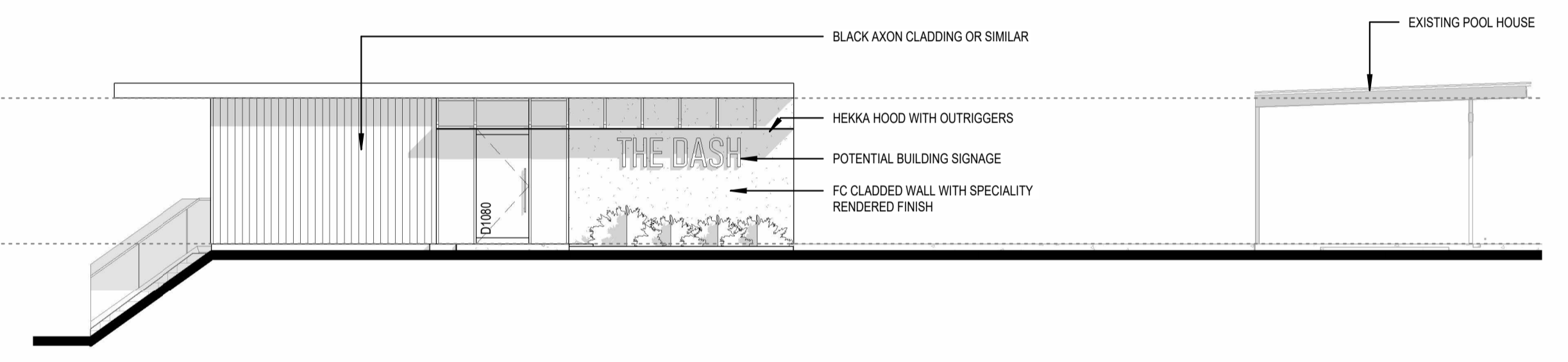
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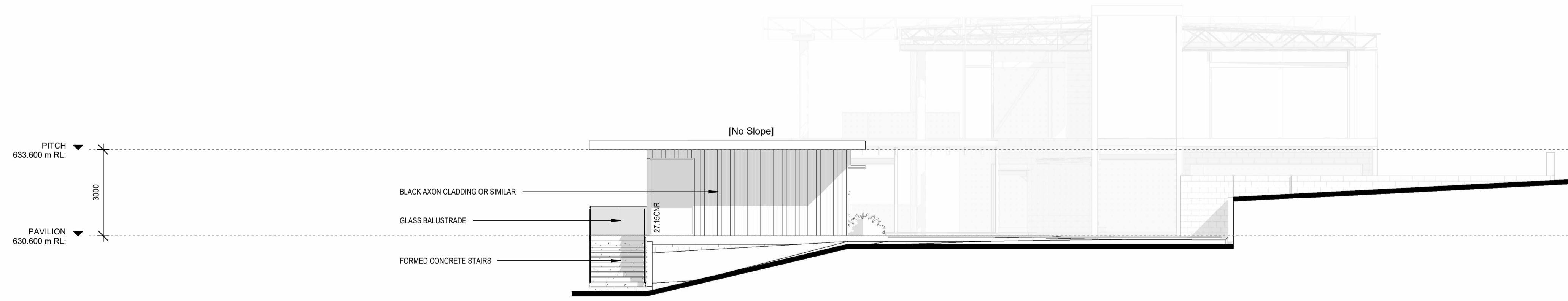
1 EAST ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100



4 NORTH ELEVATION
1 : 100



PROPOSED PAVILION
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BRYANT BUILDING CONTRACTORS

PRELIMINARY

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

PRINT IN COLOUR			
ELEVATIONS			
Print Date	11/05/2026 12:27:58 PM	Project No.	260019-401
Checked	AM	Drawn	AM
Scale	1:100	Issue	A