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GENERAL NOTES

This drawing has been prepared in accordance with all relevant building codes and no amendment shall be made with the approval from the relevant local authorities.

The designer shall not be responsible for the construction works relative to this project.

The builder shall be responsible for checking all levels, dimensions and existing site conditions prior to commencement of construction.

These plans are supplied on the condition that, in the event of any discrepancy, Alisco Designs Pty. Ltd. responsibility is limited to the cost of amending the drawings.

All written dimensions shall take precedence to scale.

All construction to be in strict accordance with the relevant Australian standards & the National Construction Code of Australia.

Architectural drawings to be read in conjunction with associated consultants details.

Termite prevention to be installed in accordance with AS3660.1.2000

Floor finishes to be installed in accordance with AS/NZ 3661

Slip-Resistance Treatments to all Stair Treads, Ramps, & Landings are to Comply with Clause 3.9.1.4 of the NCC

All Perspective Views are for Representation Purpose Only. Not to be Use for Construction.

REVISION SCHEDULE

No.	Date	Revision Description	By
1	07/05/2025	Issue for Comment	S.R.B
2	18/07/2025	Issue for Comment	S.R.B
3	23/07/2025	Issue for Comment	S.R.B
4	14/08/2025	Issue for Comment	S.R.B
5	02/09/2025	Issue for Comment	S.R.B
6	15/09/2025	Issue for Comment	S.R.B
7	19/11/2025	Issue for Comment	S.R.B

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Proposed Dual Occupancy for: Samuel & Nicole Marsden 4 Dutton Street, South Toowoomba



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• Building Design • Town Planning • Developments

PROJECT No.
250401

CLIMATE ZONE
5

WIND CATEGORY ZONE
N2

DRAWN
S.R.Bonell

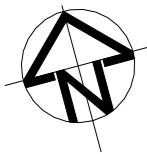
DESIGNED
S.I.Keane

CHECKED
S. I. Keane



Real Property Description

Lot 1 SP 225607
 Toowoomba Regional Council
 Parish of Drayton
 County of Aubigny
 TOTAL SITE AREA - 601m²

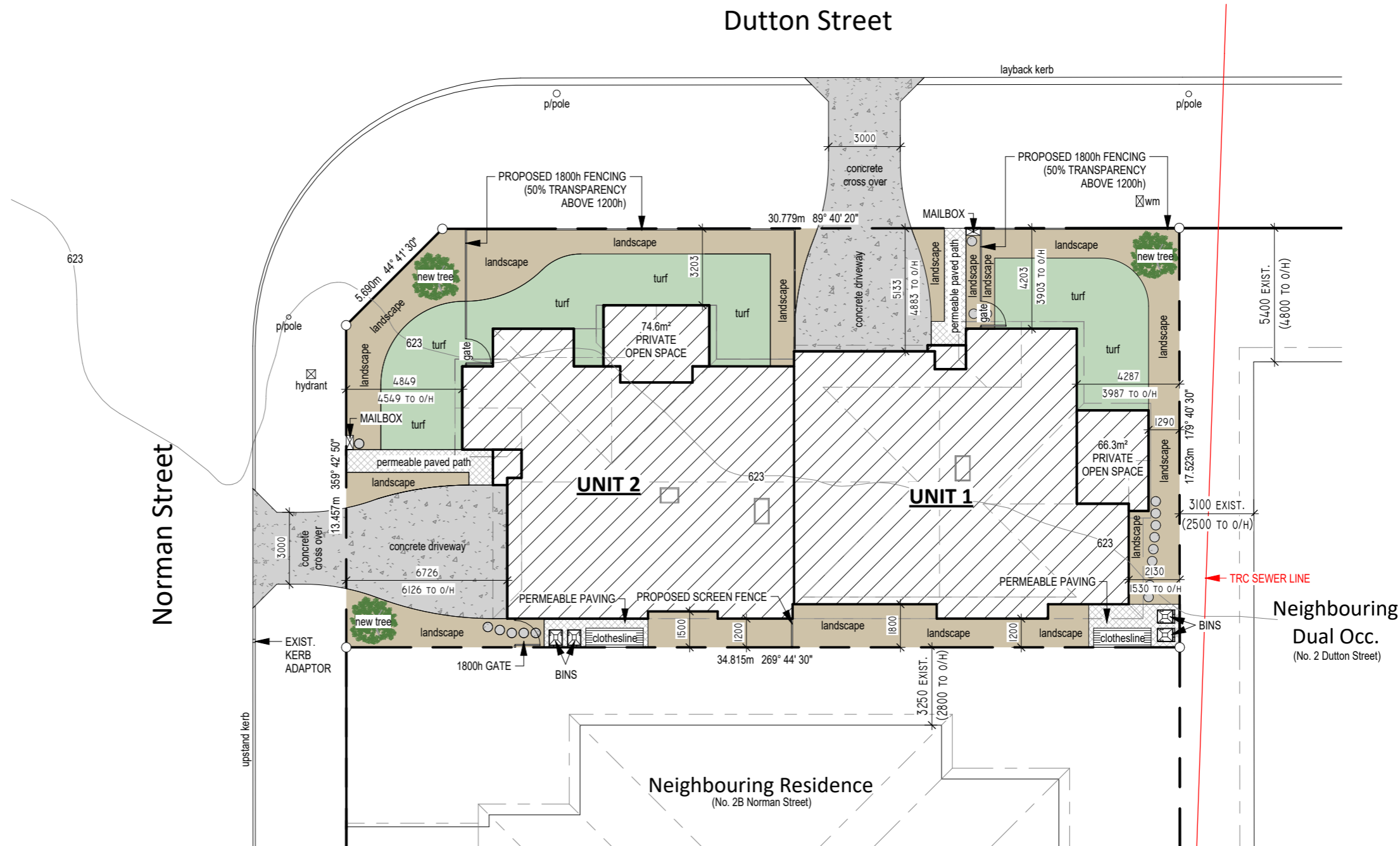


Notes!

- Site Area - 601m²
- Unit Footprint Area - 300.5m²
 (Incl. Garages, O/Living & Porches)
- Site Coverage - 50.1% (50% Max.)
 (Incl. Garages, O/Living & Porches)
- Impervious Area - 361.5m²
 (Incl. Building Footprint, Paths, Driveways & O/Living)
- Site Coverage - 60.1% (70% Max.)
 (Incl. Building Footprint, Paths, Driveways & O/Living)
- Landscape Area - 239.5m²
 Site Coverage - 39.9% (15% Min.)
 (>80% of Front Setback)
- Private Open Space - 66.3m² Unit 1
 74.6m² Unit 2
 (16m² Min. Required/Unit, 4m Min. Width)
- Carparking - 2 Covered Spaces Per Unit
 - 4 Total Provided

Colour Plan Note!

This Plan Includes Colour Lines, Hatches, and Shading and **MUST** be Printed in Full Colour.

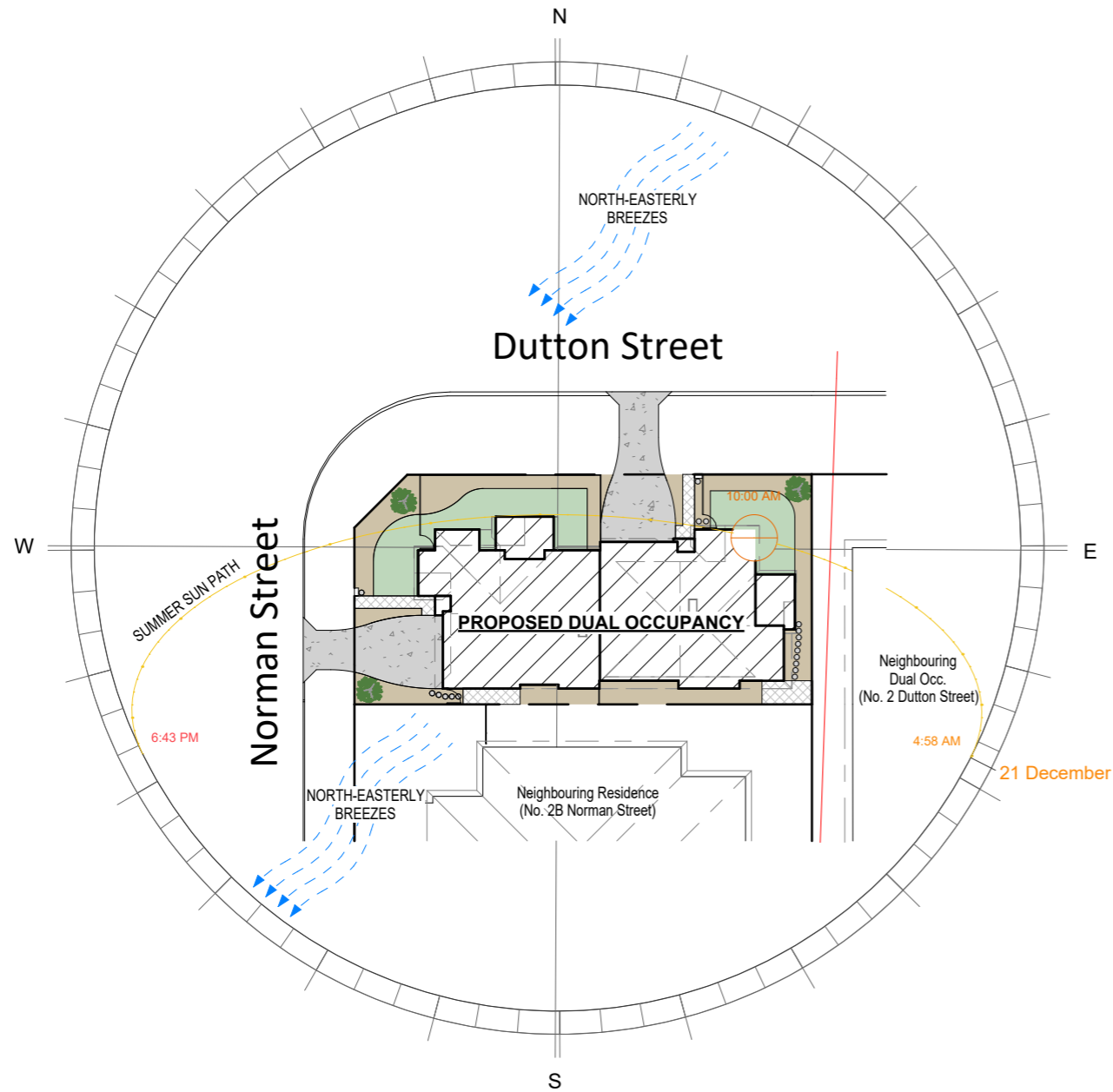


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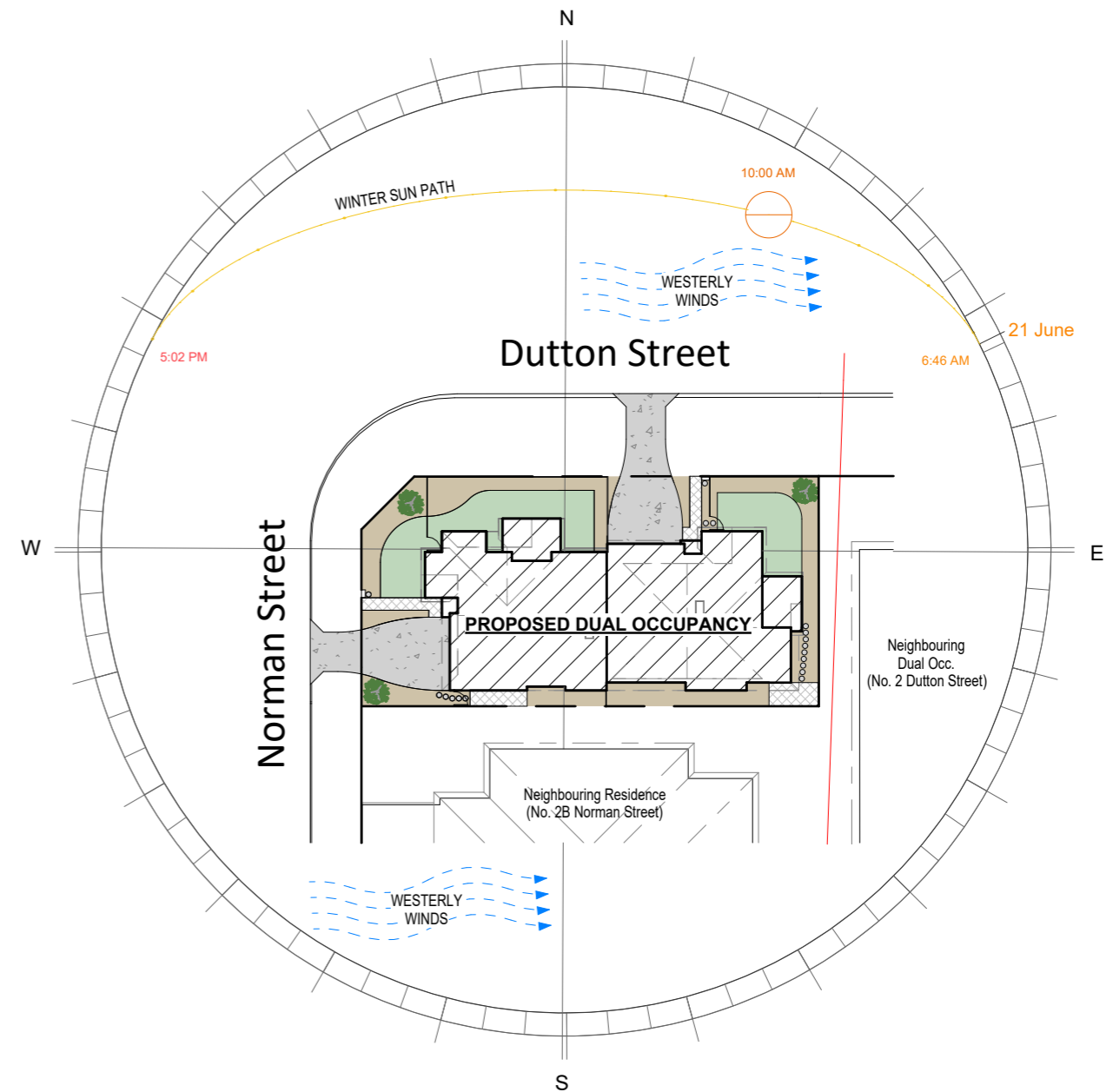
Site Plan

alisco ARCHITECTURE
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CLIENT	PROJECT	ADDRESS	PROJECT No.	REVISION	DATE	BY
Samuel & Nicole Marsden	Proposed Dual Occupancy	4 Dutton Street, South Toowoomba	250401 .01	7	19/11/2025	S.R.B
DRAWING TITLE	SCALE	DRAWN	DESIGNED	CHECKED	REVISION DESCRIPTION	
Site Plan	1 : 200 @ A3	S.R.Bonell	S.I.Keane	S. I. Keane	Issue for Comment	



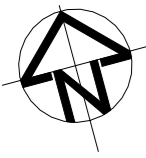
Site Analysis Plan - Summer



Site Analysis Plan - Winter

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CLIENT	PROJECT	ADDRESS	PROJECT No.	REVISION	DATE	BY
Samuel & Nicole Marsden	Proposed Dual Occupancy	4 Dutton Street, South Toowoomba	250401 .02	7	19/11/2025	S.R.B
DRAWING TITLE	SCALE	DRAWN	DESIGNED	CHECKED	REVISION DESCRIPTION	
Site Analysis Plan	1 : 500 @ A3	S.R.Bonell	S.I.Keane	S. I. Keane	Issue for Comment	



Unit 1 Floor Area

Living Area	139.9m ²
Outdoor Area	12.0m ²
Porch Area	1.4m ²
Total Floor Area	153.3m²

Unit 2 Floor Area

Living Area	134m ²
Outdoor Area	12.0m ²
Porch Area	1.2m ²
Total Floor Area	147.2m²

Legend

- Denotes Location of Exhaust Fan(s) to be Discharged to Outside Air in Accordance with Clause 3.8.8. of the NCC - to be Confirmed on Site
- Denotes Location of Ceiling Fan(s). 1200mm Ø Min. Internally 900mm Ø Min. Externally - to be Confirmed on Site
- Denotes Location of Electrical Distribution Board(s) - to be Confirmed on Site
- Denotes Location of Gas Hot Water System(s) - to be Confirmed Prior to Construction
- Denotes Location of Towel Rack(s) - to be Confirmed on Site
- Denotes Location of Toilet Roll Holder(s) - to be Confirmed on Site

Wall Legend

- 240mm 'Siniat Shaftliner' Fire Rated Wall System:
 - 70mm Timber Stud
 - 25mm Cavity
 - 50mm Siniat Shaftliner Fire Wall Panel
 - 25mm Cavity
 - 70mm Timber Stud
 Refer to Manufacturers Details
- 70mm Timber Frame:
 - 70mm Timber Stud
- 90mm Timber Frame:
 - 90mm Timber Stud

Note!
Wall Sheeting Not Shown on Plans

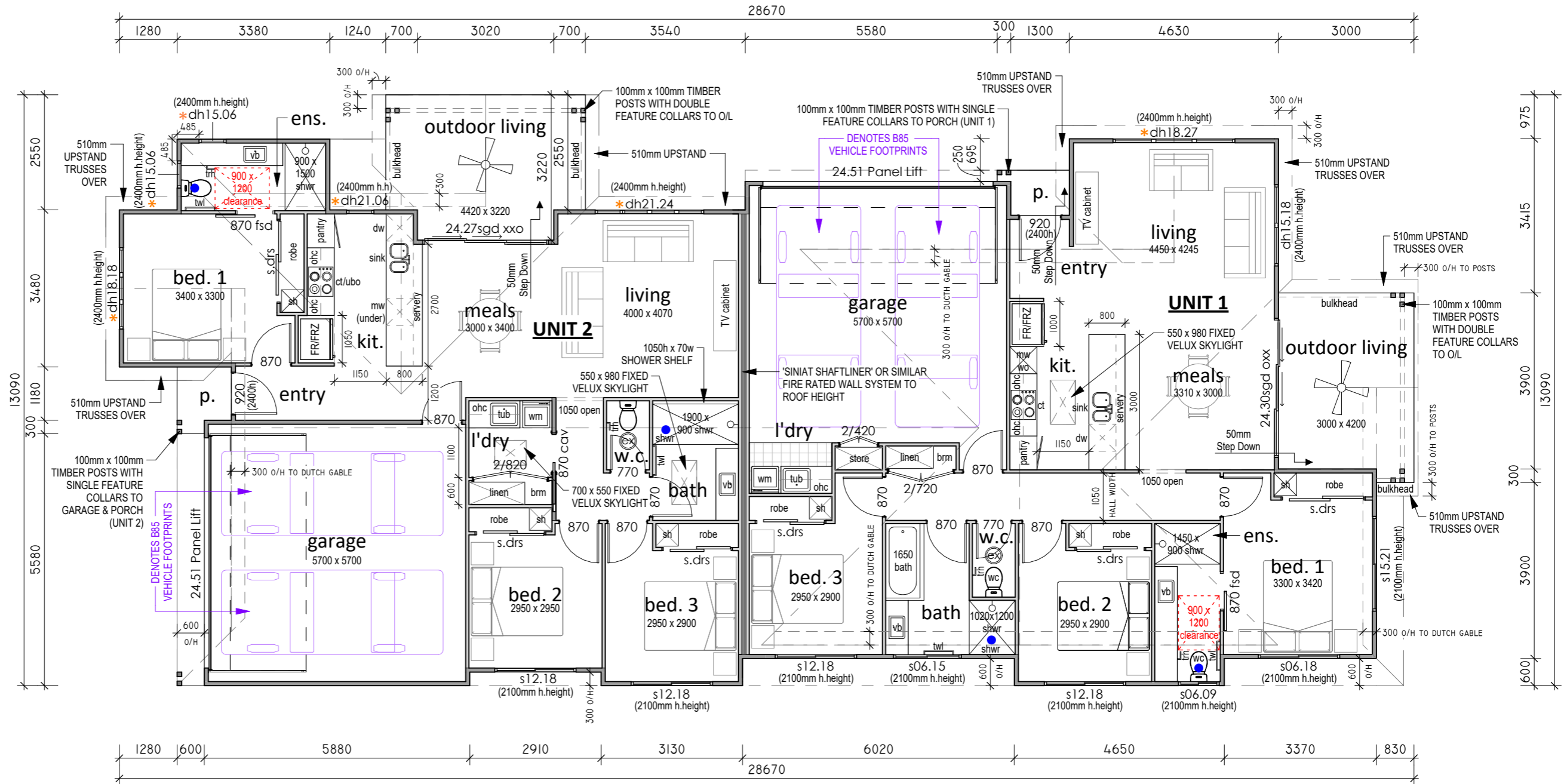
Wet Area Notes!

Waterproofing to Part H4D2 of the NCC 2022.

1. Floor Waste to be Installed to Bathroom Floor is to be Graded Between 1:80 to 1:100 to the Waste.
2. Provide Flood Stop Safety Valves to All Flexible Hose Assemblies & All Vessels to Have In-built Overflow Protection for Ensuite.
3. Falls, Step Downs, Materials, Penetrations & Drainage to Wet Areas to Either AS3740-21 & Clause 10.2.12 of the ABCB Housing Provisions. or To Part 10.2.7 to 10.2.32 of the ABCB Housing Provisions.

Livable Housing Design Note!

- Denotes Sanitary Compartment to Comply with Part 4 & Part 6 of the ABCB Standard for Livable Housing Design.
- Denotes Shower to Comply with Part 5 & Part 6 of the ABCB Standard for Livable Housing Design.



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Floor Plan

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CLIENT Samuel & Nicole Marsden	PROJECT Proposed Dual Occupancy	ADDRESS 4 Dutton Street, South Toowoomba	PROJECT No. 250401 .03	REVISION 7	DATE 19/11/2025	BY S.R.B
DRAWING TITLE Floor Plan	SCALE 1 : 100 @ A3	DRAWN S.R.Bonell	DESIGNED S.I.Keane	CHECKED S. I. Keane	REVISION DESCRIPTION Issue for Comment	

Note!

* Denotes Windows With Glazing Treatments - Refer to Elevations for Style and Location.

Colour Plan Note!

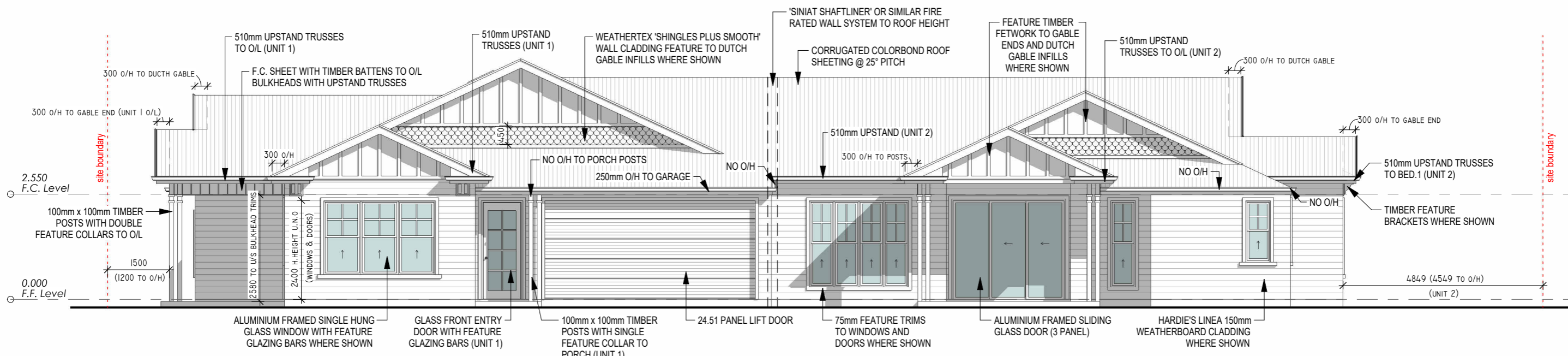
This Plan Includes Colour Lines, Hatches, and Shading and **MUST** be Printed in Full Colour.

Firewall Note!

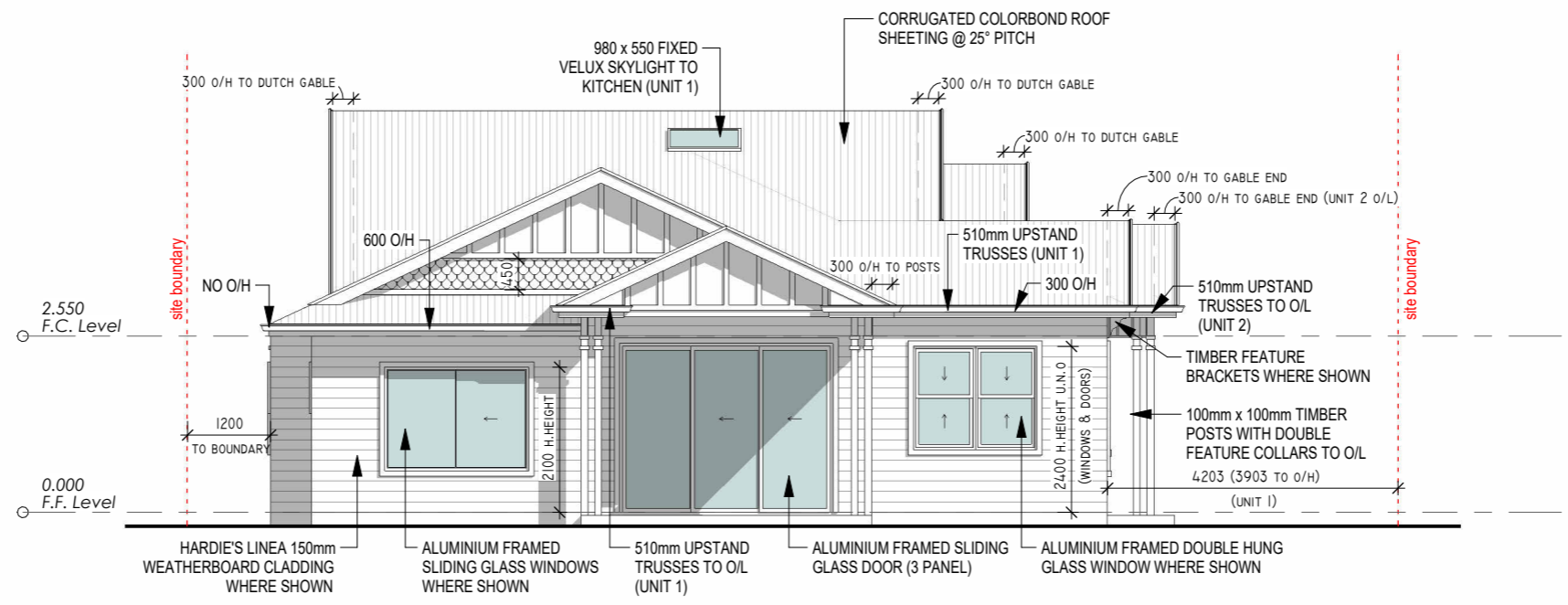
Under No Circumstances Shall any Penetrations be Made to the Firewalls Either During or After Construction

Slip-Resistance Note!

Slip-Resistance Treatments to all Stair Treads, Ramps, & Landings are to Comply with Clause 3.9.1.4 of the NCC



North (Front) U1 & U2 Elevation - Dutton Street



East Elevation

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Colour Plan Note!

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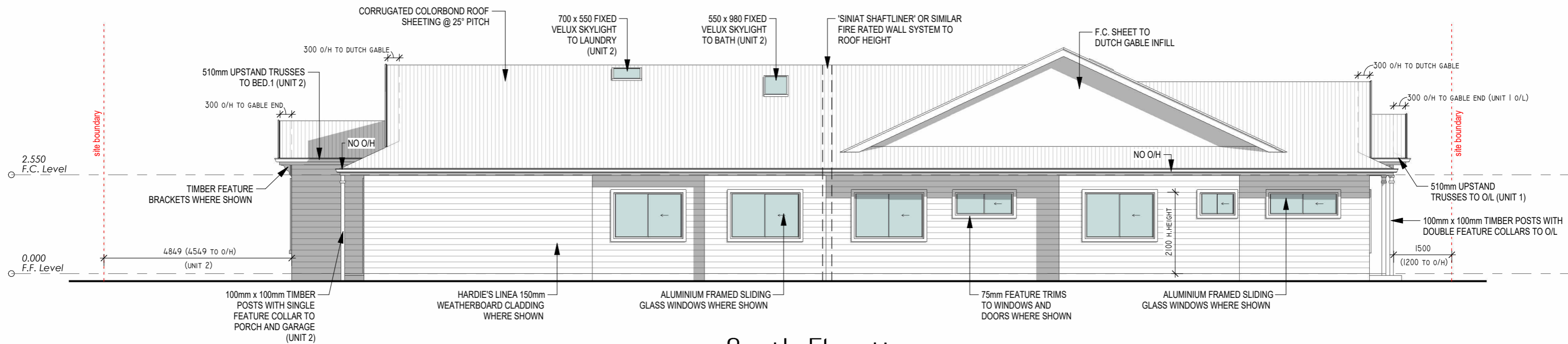
Firewall Note!

Under No Circumstances Shall any Penetrations be Made to the Firewalls Either During or After Construction

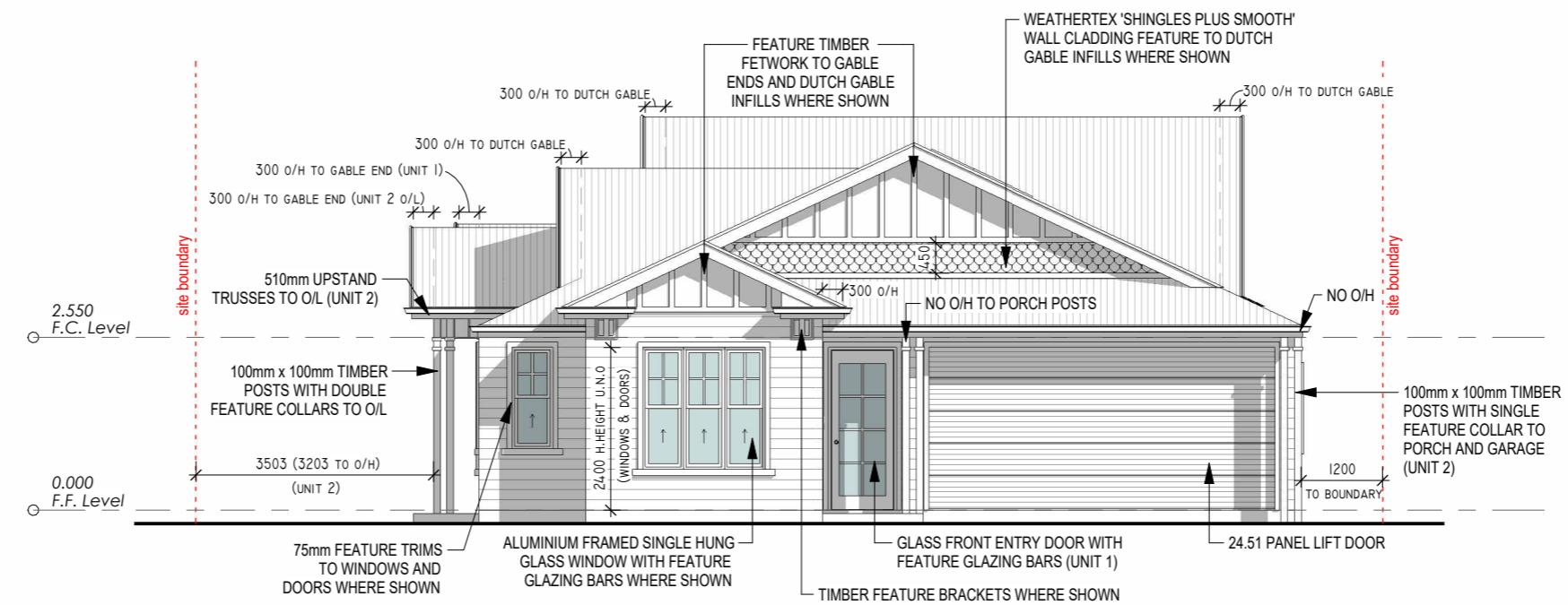
Slip-Resistance Note!

Slip-Resistance Treatments to all Stair Treads, Ramps, & Landings are to Comply with Clause 3.9.1.4 of the NCC

CLIENT Samuel & Nicole Marsden	PROJECT Proposed Dual Occupancy	ADDRESS 4 Dutton Street, South Toowoomba	PROJECT No. 250401 .04	REVISION 7	DATE 19/11/2025	BY S.R.B
DRAWING TITLE Elevations	SCALE 1 : 100 @ A3	DRAWN S.R.Bonell	DESIGNED S.I.Keane	CHECKED S. I. Keane	REVISION DESCRIPTION Issue for Comment	



South Elevation



West (Front) U2 Elevation - Norman Street

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Not for Construction

Colour Plan Note!
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Firewall Note!
Under No Circumstances Shall any Penetrations be Made to the Firewalls Either During or After Construction

Slip-Resistance Note!
Slip-Resistance Treatments to all Stair Treads, Ramps, & Landings are to Comply with Clause 3.9.1.4 of the NCC

CLIENT Samuel & Nicole Marsden	PROJECT Proposed Dual Occupancy	ADDRESS 4 Dutton Street, South Toowoomba	PROJECT No. 250401 .05	REVISION 7	DATE 19/11/2025	BY S.R.B
DRAWING TITLE Elevations	SCALE 1 : 100 @ A3	DRAWN S.R.Bonell	DESIGNED S.I.Keane	CHECKED S. I. Keane	REVISION DESCRIPTION Issue for Comment	



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Perspective Views

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CLIENT Samuel & Nicole Marsden	PROJECT Proposed Dual Occupancy	ADDRESS 4 Dutton Street, South Toowoomba	PROJECT No. 250401 .06	REVISION 7	DATE 19/11/2025	BY S.R.B
DRAWING TITLE Perspective Views	SCALE N.T.S. @ A3	DRAWN S.R.Bonell	DESIGNED S.I.Keane	CHECKED S. I. Keane	REVISION DESCRIPTION Issue for Comment	



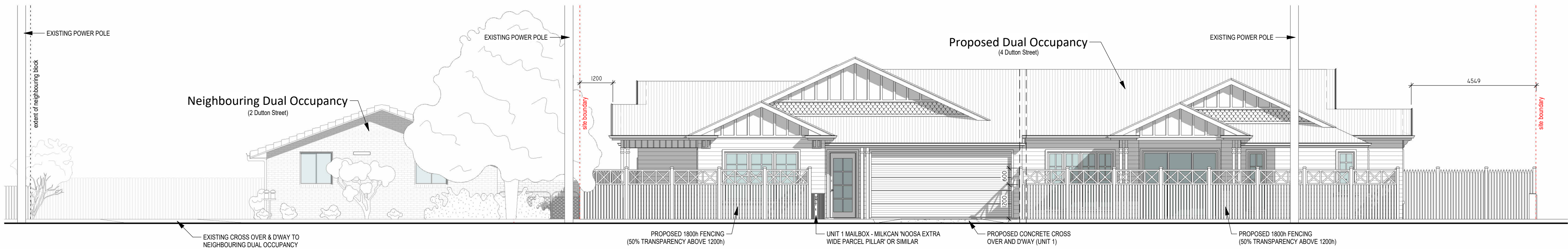
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Perspective Views

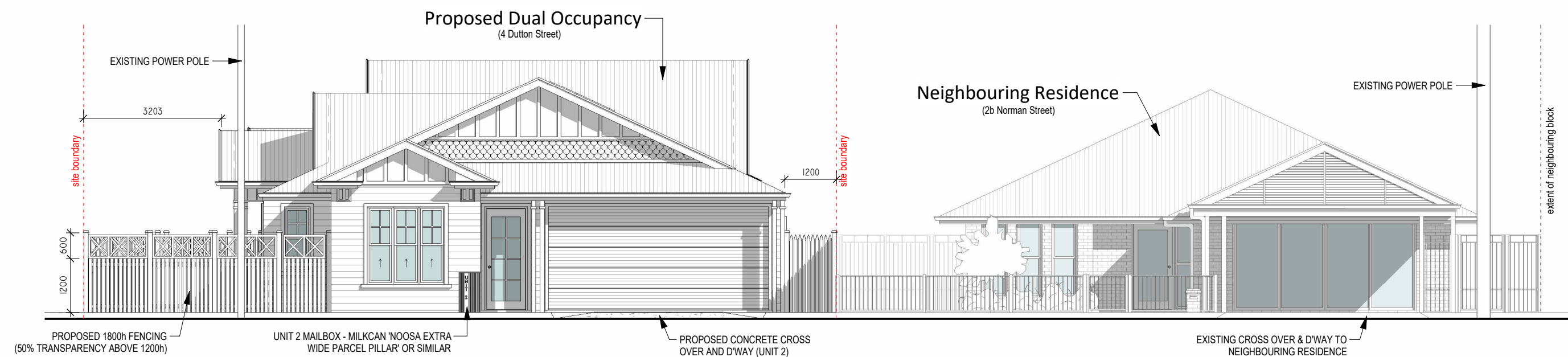


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Samuel & Nicole Marsden	Proposed Dual Occupancy	4 Dutton Street, South Toowoomba	250401 .07	7	19/11/2025	S.R.B
DRAWING TITLE	SCALE	DRAWN	DESIGNED	CHECKED	REVISION DESCRIPTION	
Perspective Views	N.T.S. @ A3	S.R.Bonell	S.I.Keane	S. I. Keane	Issue for Comment	



Streetscape Elevation - Dutton Street (North)



Streetscape Elevation - Norman Street (West)

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Notes!

Dutton Street Setbacks (within 100m of site)

- to be within 10% of average

To East

- No. 2 Dutton Street (Dual Occupancy) - 4.8m
- No. 171 Geddes Street (Residence) - 2.3m

Total = 7.1m
 Average (Dutton Street) = 3.55m less 10% = 3.195m
 Proposed Dutton Street Setback = 3.203m (roofed) > 10% of Average Setback of Street

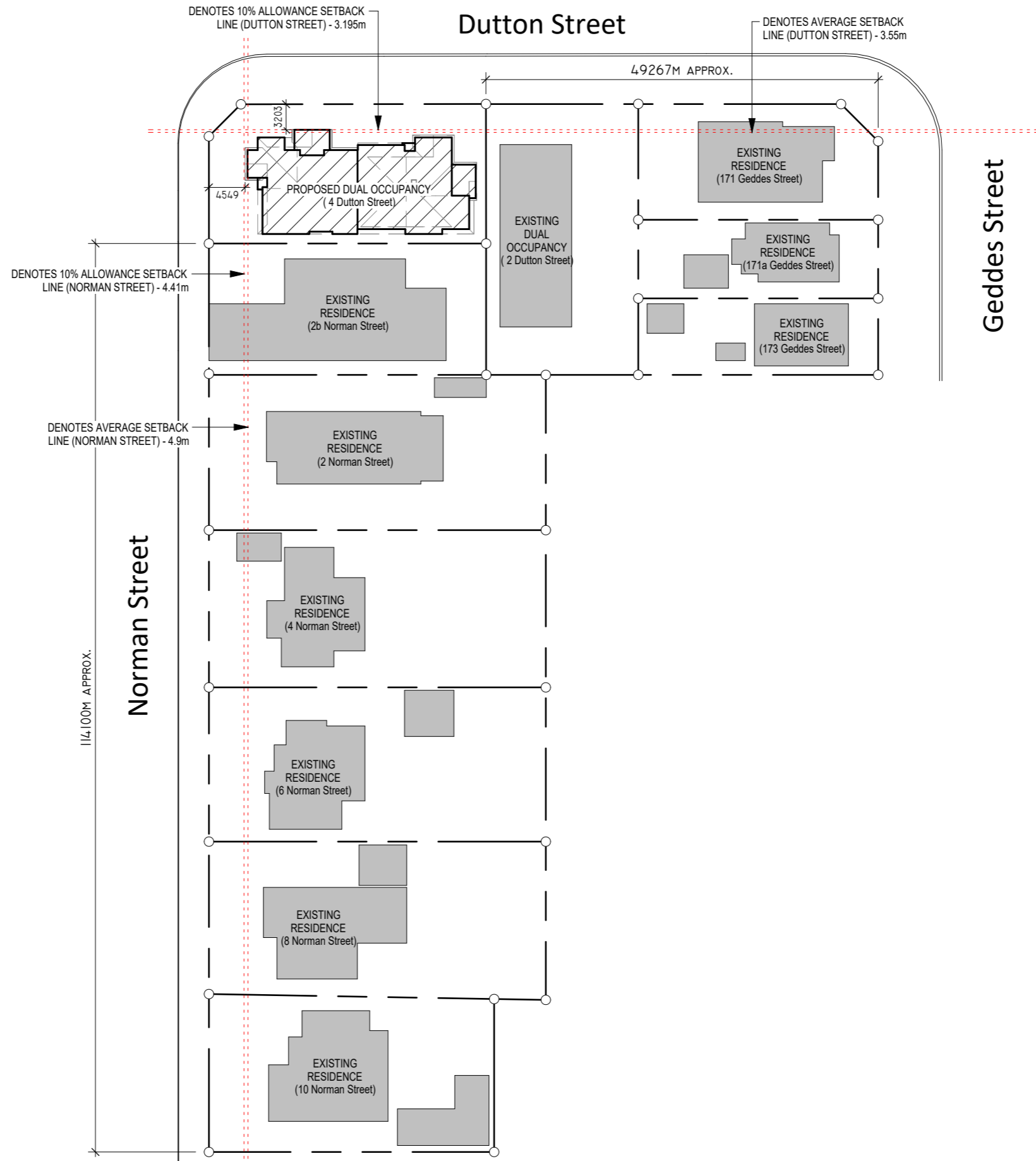
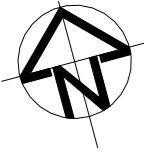
Norman Street Setbacks (within 100m of site)

- to be within 10% of average

To South

- No. 2b Norman Street (Residence) - 0.0m
- No. 2 Norman Street (Residence) - 6.5m
- No. 4 Norman Street (Residence) - 3.2m
- No. 6 Norman Street (Residence) - 6.5m
- No. 8 Norman Street (Residence) - 6.2m
- No. 10 Norman Street (Residence) - 7.0m

Total = 29.4m
 Average (Norman Street) = 4.9m less 10% = 4.41m
 Proposed Norman Street Setback = 4.549m (roofed) > 10% of Average Setback of Street



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Street Setback Plan

CLIENT	PROJECT	ADDRESS	PROJECT No.	REVISION	DATE	BY
Samuel & Nicole Marsden	Proposed Dual Occupancy	4 Dutton Street, South Toowoomba	250401 .09	7	19/11/2025	S.R.B
DRAWING TITLE	SCALE	DRAWN	DESIGNED	CHECKED	REVISION DESCRIPTION	
Street Setback Plan	1 : 600 @ A3	S.R.Bonell	S.I.Keane	S. I. Keane	Issue for Comment	