

ATTACHMENT 3

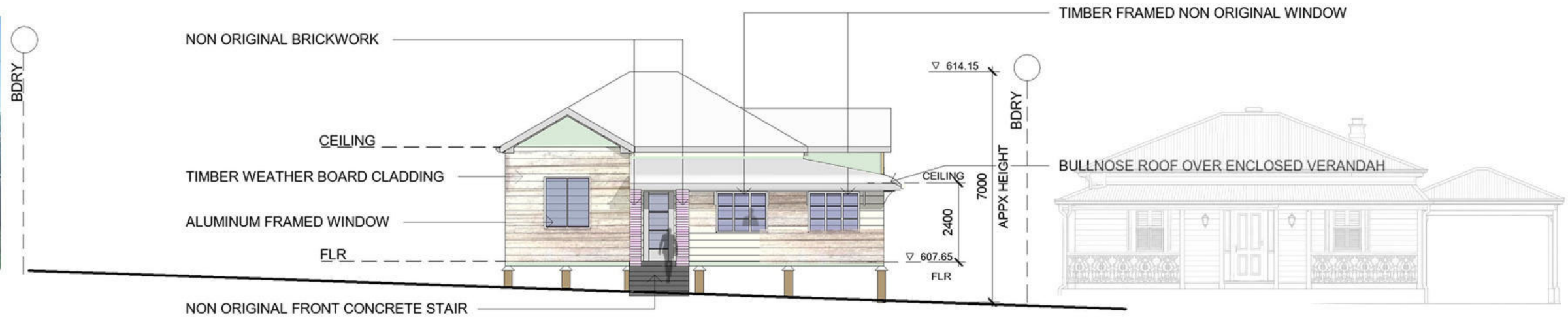
Amended Proposal Plan

Prepared by:

Elia Architecture

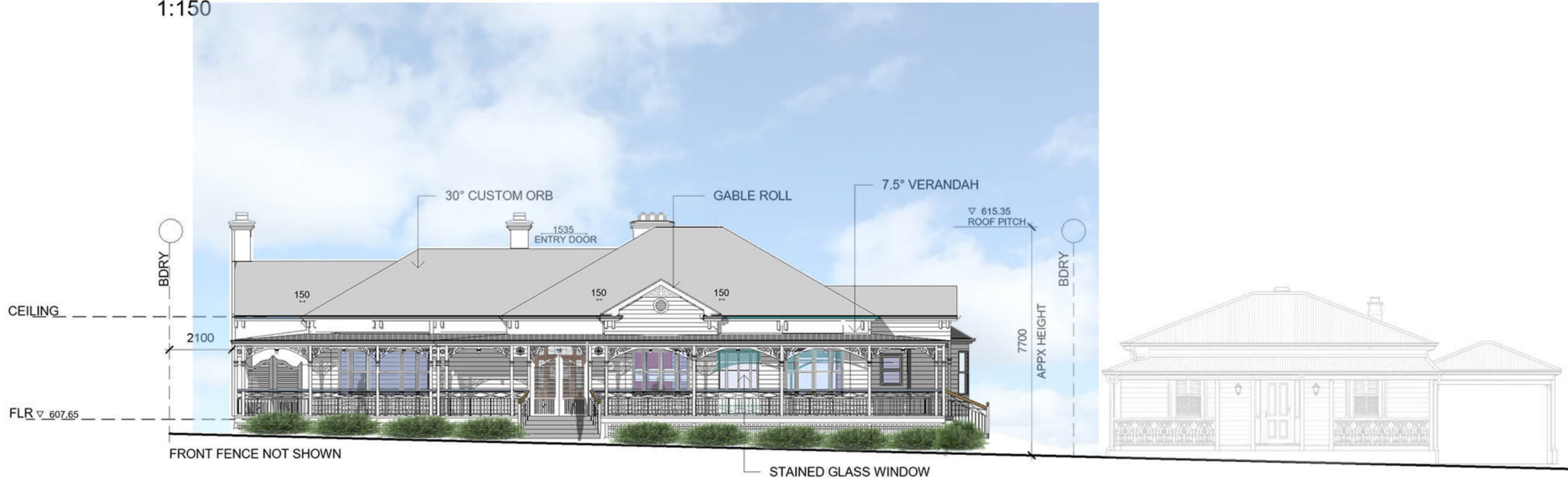


EXISTING BUILDING



EXISTING STREET SCAPE

1:150

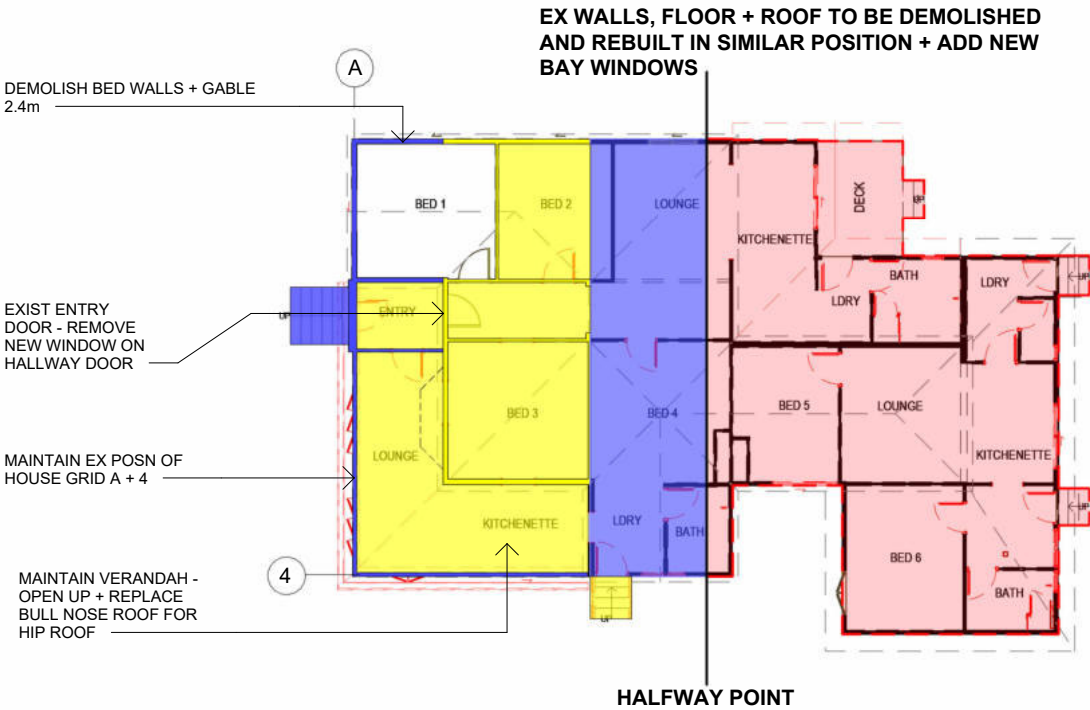
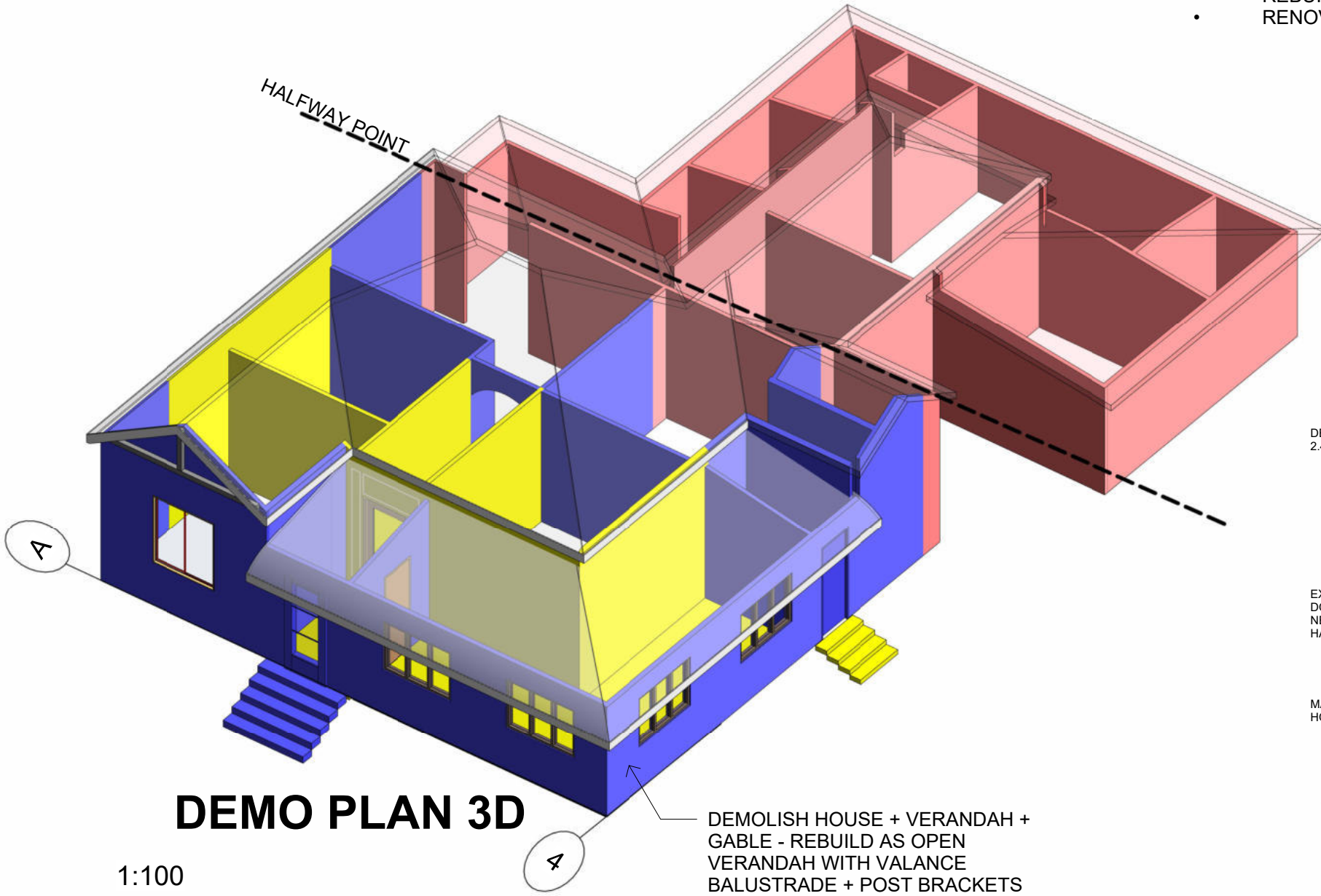


PROPOSED STREET SCAPE

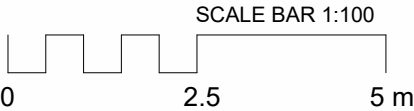
1:150

RED: NOT ASSESSABLE (NO TOWN PLANNING APPROVAL REQUIRED) - DEMOLISHED
BLUE: EXEMPTION CERTIFICATE (APPROVED DEMOLITION) + REBUILT
YELLOW: PROPOSED DEMOLITION (RETROSPECTIVE APPLICATION) + REBUILD NEW

- 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 AS FEATURE WINDOW



PROPOSED DEMOLITION EXTENTS
1 : 200





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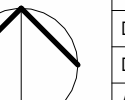
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Revision	Description	Date
A	PLANNING APPROVAL	14/05/26
B	INTERNAL WALL ADJUSTED TO YELLOW BEYOND 2.4m + PLAN ADJUSTED TO MATCH 3D	28/05/26
C	DEMOLITION EXTENTS REVISED	06/07/26
D	PLANNING APPROVAL	13/07/26

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Client	Project	Sheet
LJM CONSTRUCTIONS	RESIDENCE ALTERATIONS	DEMO PLAN



North

Scale @ A3: 1 : 200

Designed: LE

Drawn: JM

Approved: LE

Project number 240404

Sheet number SD10-02

Revision D



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



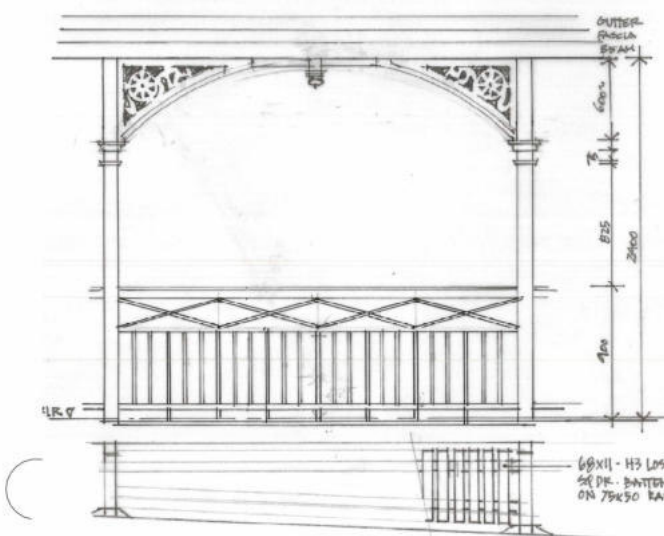
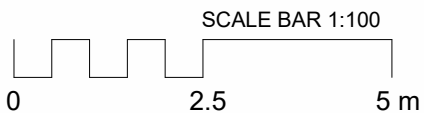
UPPER ROOF CAPPING DETAIL
VERANDAH VALANCE DETAIL
VERANDAH POST DETAIL



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

Finlayson's Product Catalogue or Equal Specified.

- 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



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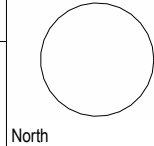
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Revision	Description	Date
A	PLANNING APPROVAL	14/05/26
B	PLANNING APPROVAL	13/07/26
C	DA	08/09/26

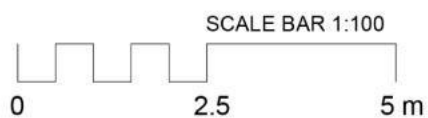
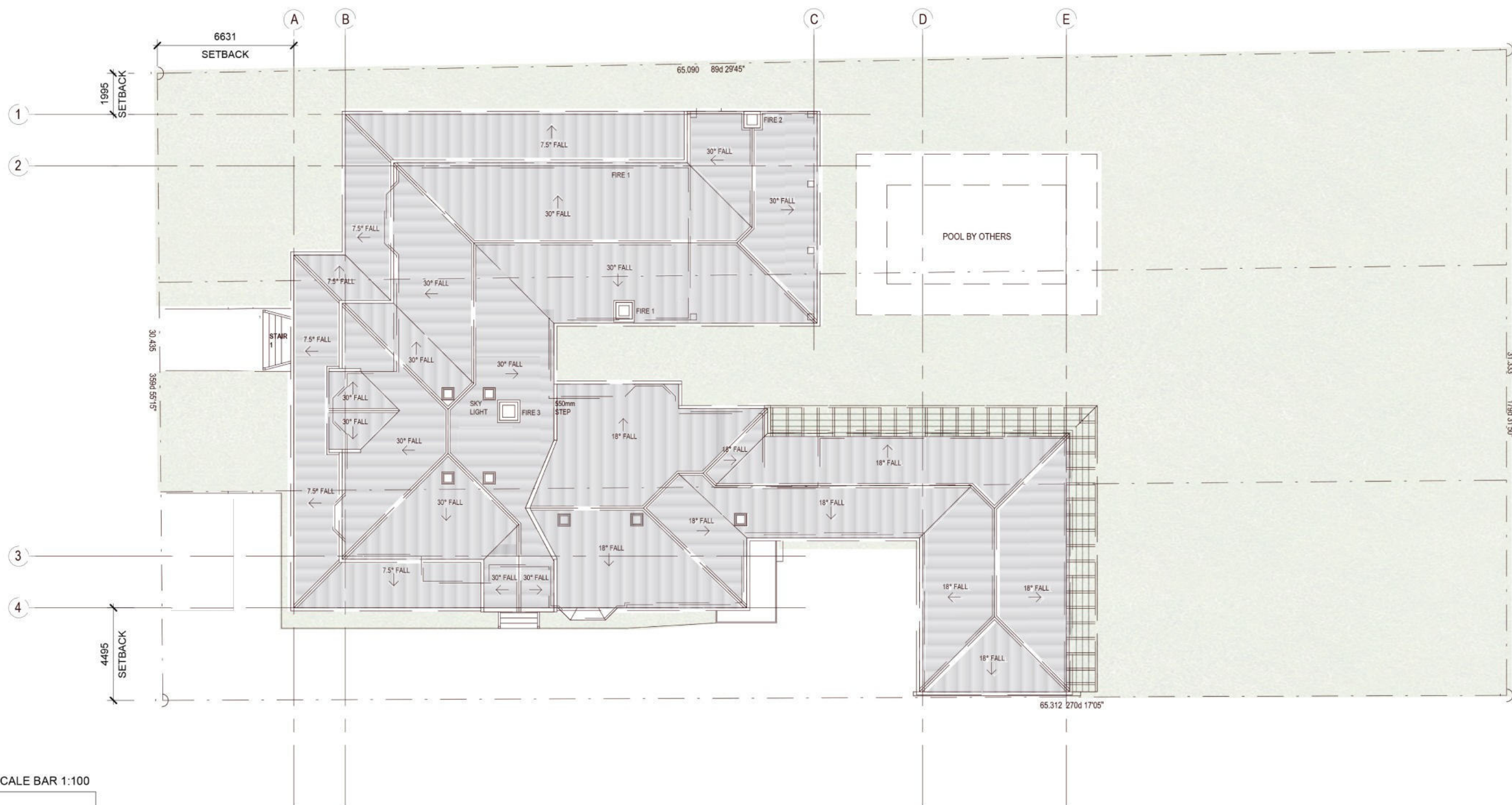
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Client	LJM CONSTRUCTIONS
Project	RESIDENCE ALTERATIONS 2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350
Sheet	PROPOSED FACADE DETAILS + FINISHES



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

SD



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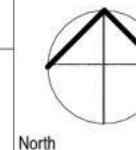
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Revision	Description	Date
A	PLANNING APPROVAL	14/05/26
B	PLANNING APPROVAL	13/07/26
C	PLANNING APPROVAL + PAGES ADDED	22/07/26

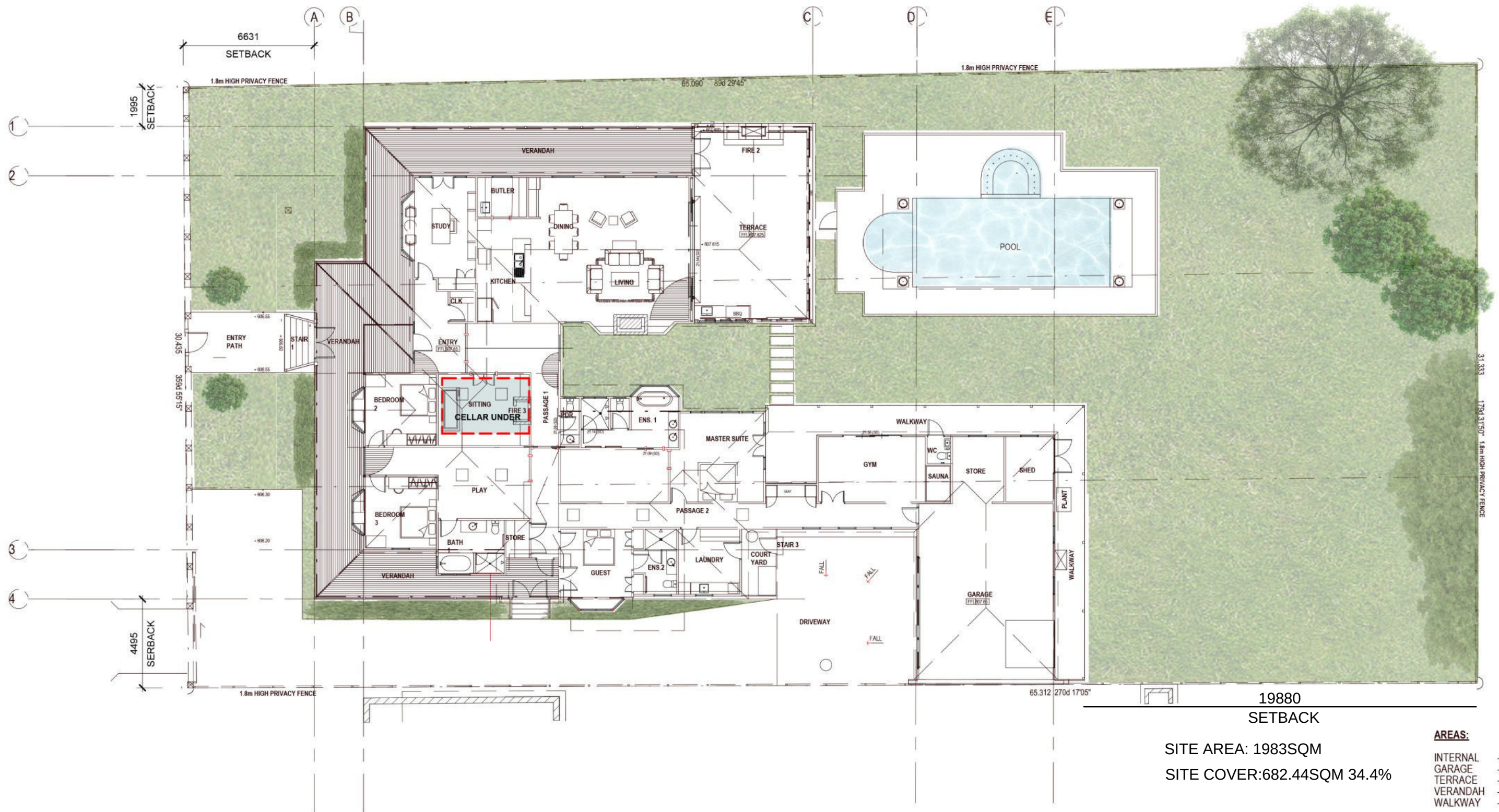
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Project	RESIDENCE ALTERATIONS 2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350
Sheet	PROPOSED ROOFPLAN



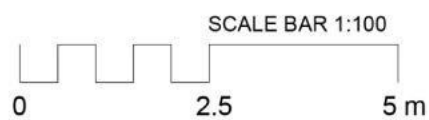
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Designed:	LE
Drawn:	JM
Approved:	LE
Project number	240404
Sheet number	SD10-04
Revision	C

SD



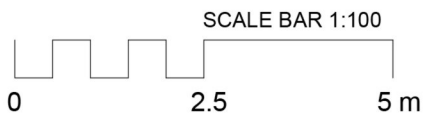
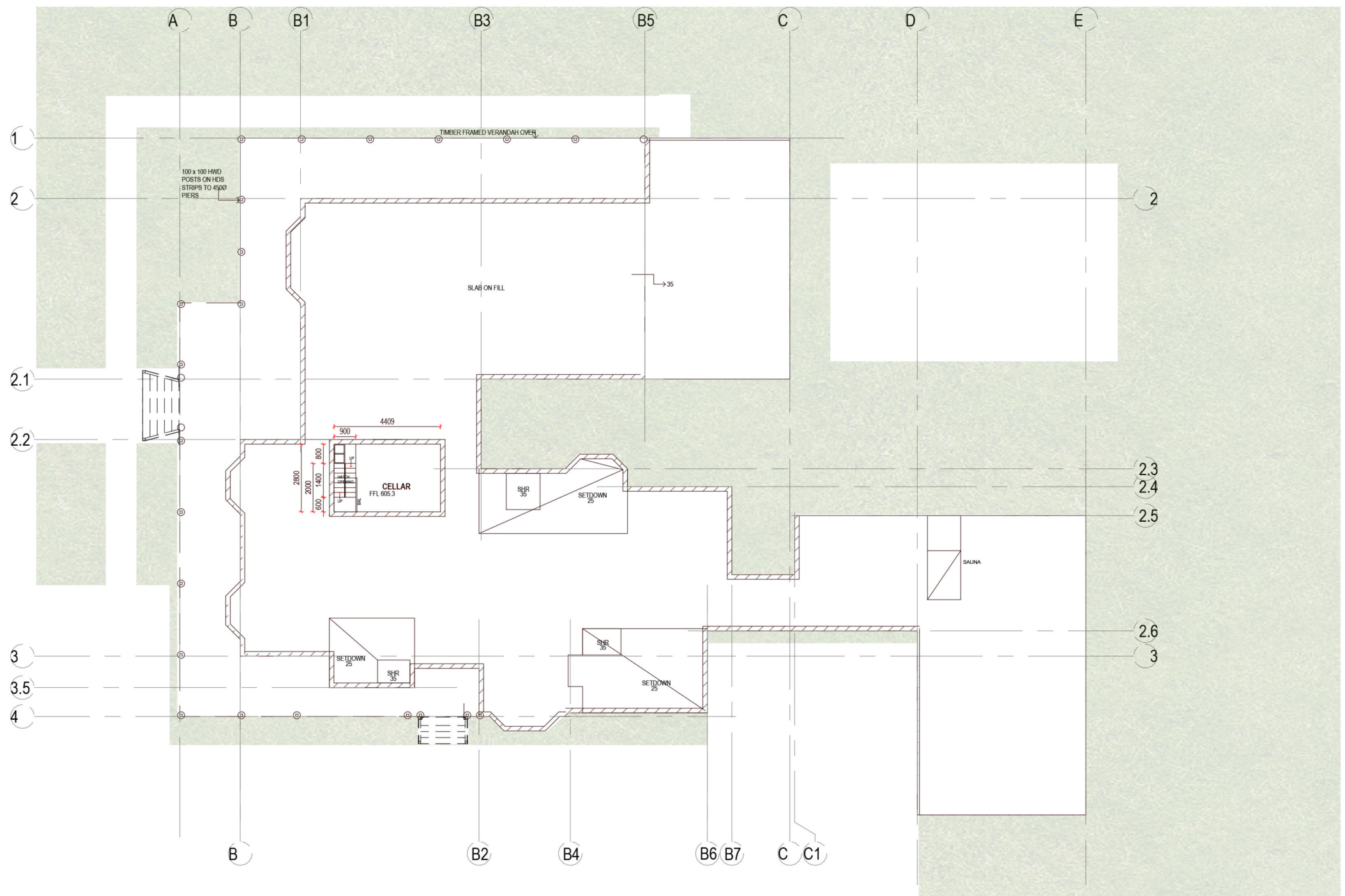
SITE AREA: 1983SQM
SITE COVER: 682.44SQM 34.4%

AREAS:	
INTERNAL	- 363.15 SQM
GARAGE	- 82.37 SQM
TERRACE	- 59.88 SQM
VERANDAH	- 127.78 SQM
WALKWAY	- 49.26 SQM



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						Project RESIDENCE ALTERATIONS 2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350		Designed: LE
						Sheet PROPOSED FLOOR PLAN		Drawn: JM
								Approved: LE
			Exported: 22/07/2026 11:09:12 AM					Project number 240404
								Sheet number SD10-05
								Revision B

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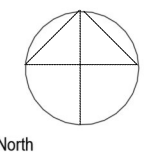
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A	PLANNING APPROVAL	14/05/26
B	PLANNING APPROVAL	13/07/26

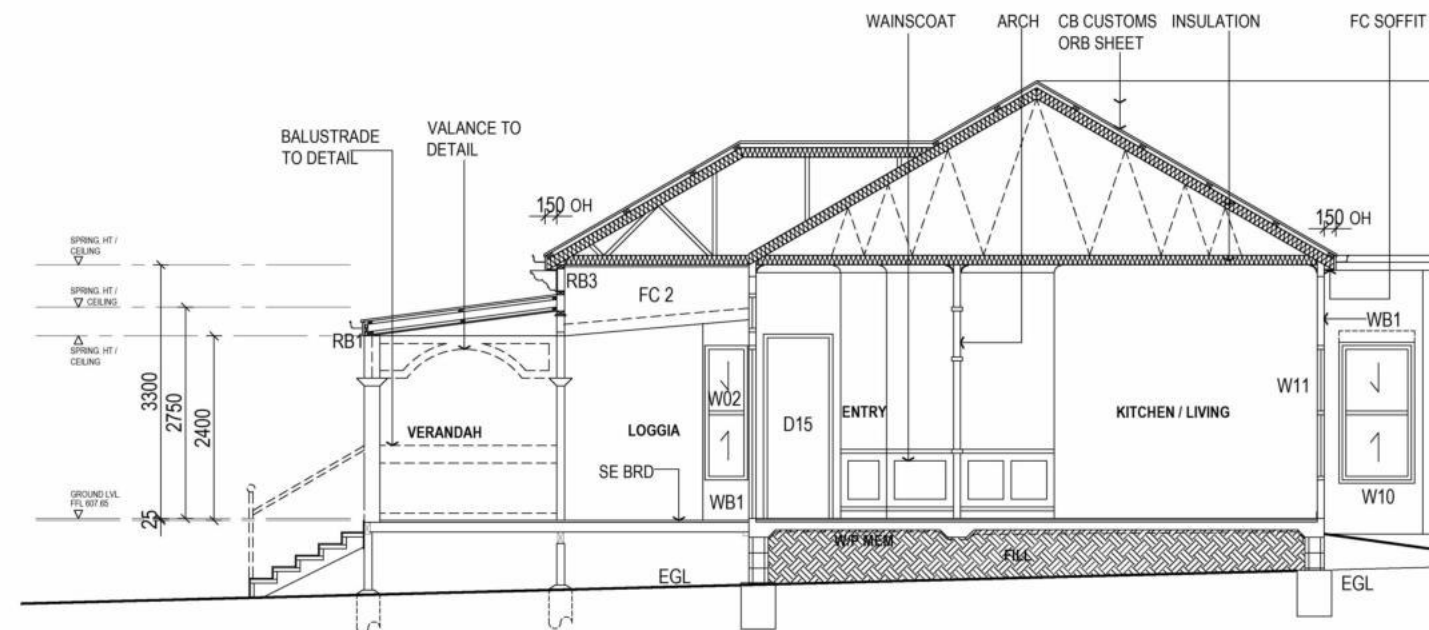
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Client	LJM CONSTRUCTIONS
Project	RESIDENCE ALTERATIONS 2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350
Sheet	PROPOSED CELLAR

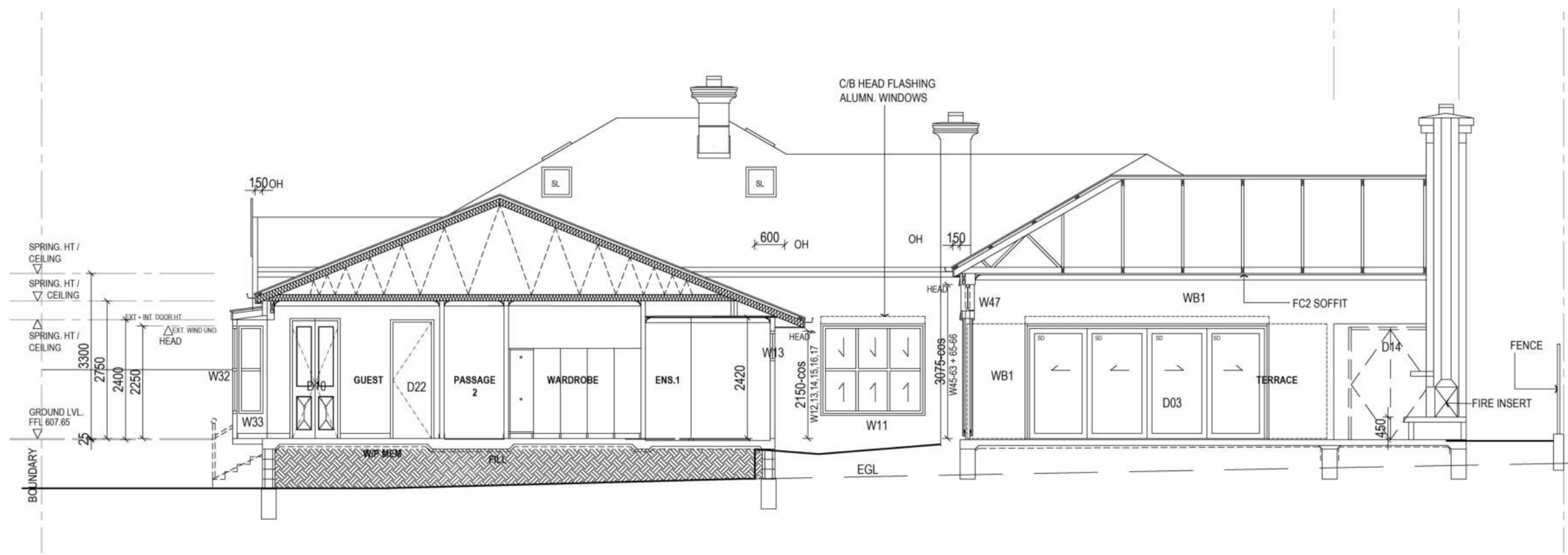


Scale @ A3:	1 : 200
Designed:	LE
Drawn:	JM
Approved:	LE
Project number	240404
Sheet number	SD10-06
Revision	B

SD

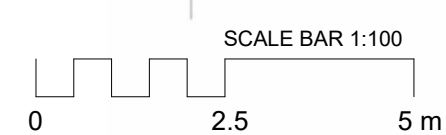


SECTION A-A
SCALE 1 : 50 @ A1



- EXTERNAL FINISHES SCHEDULE**
- ROOF - CUSTOM ORB- COLORBOND
 - GUTTERS - COLORBOND QUAD
 - FASCIA - COLORBOND
 - VALANCE + GABLE DETAIL - DETAIL TIMBER PAINTED
 - FINALS - DR TIMBER PAINTED
 - GABLE ROLLS - COLORBOND
 - WB1 WALLS - DR TIMBER WATERBORDS-PAINTED
 - BALUSTRADE - DR TIMBER TOP AND TIMBER DOWELS
 - BALUSTERS AND SQ TIMBER CROSSES
 - STAIRS - TIMBER PAINTED
 - SUBFLOOR INFILL - DR TIMBER BATTENS-PAINTED
 - CHIMNEY - SELECT FACE BRICK AND CONC CAP
 - ARBORS - DRESSED TIMBER
 - FIRE WALL - CONCRETE BLOCK

SECTION B-B
SCALE 1 : 50 @ A1





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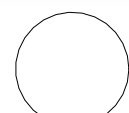
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A	PLANNING APPROVAL	14/05/26
B	PLANNING APPROVAL	13/07/26
C	PLANNING APPROVAL + PAGES ADDED	22/07/26

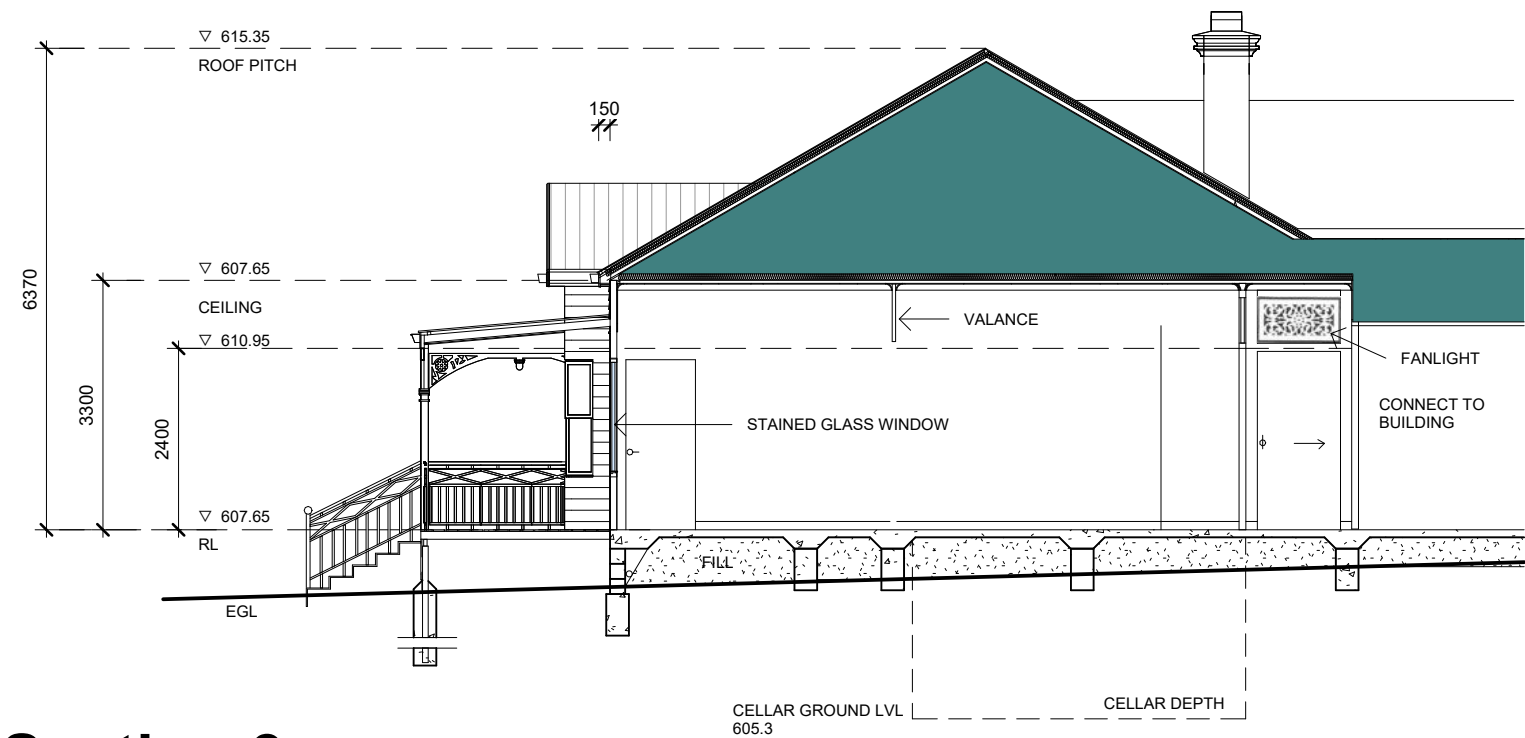
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Client	LJM CONSTRUCTIONS
Project	RESIDENCE ALTERATIONS 2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350
Sheet	PROPOSED SECTION

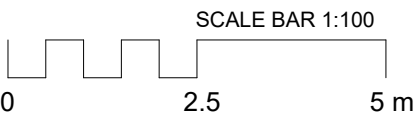


North

Scale @ A3:	1 : 100
Designed:	LE
Drawn:	JM
Approved:	LE
Project number	240404
Sheet number	SD10-09
Revision	C



Section 3
1 : 100



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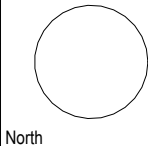
Revision	Description	Date
A	PLANNING APPROVAL	03/09/26

LJM CONSTRUCTIONS

RESIDENCE ALTERATIONS

2 FOGARTY STREET, EAST TOOWOOMBA, QLD 4350

PROPOSED SECTION B



North

Scale @ A3:	1 : 100
Designed:	LE
Drawn:	BZ
Approved:	LE
Project number	240404
Sheet number	SD10-09b
Revision	A

SD

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FUGAKI ISIKI



EXISTING SITE PLAN
SCALE 1 : 700 @ A3
RPD LOT 12,13,14 ON RP16707



ORIGINAL SHEET SIZE: A3 - 420 x 297

dien

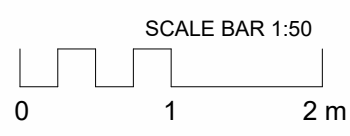
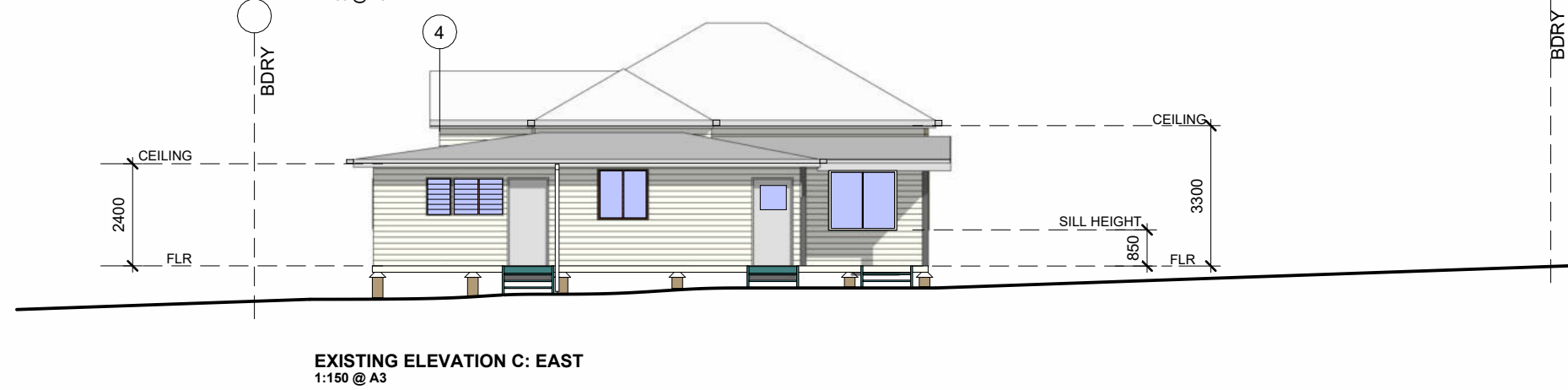
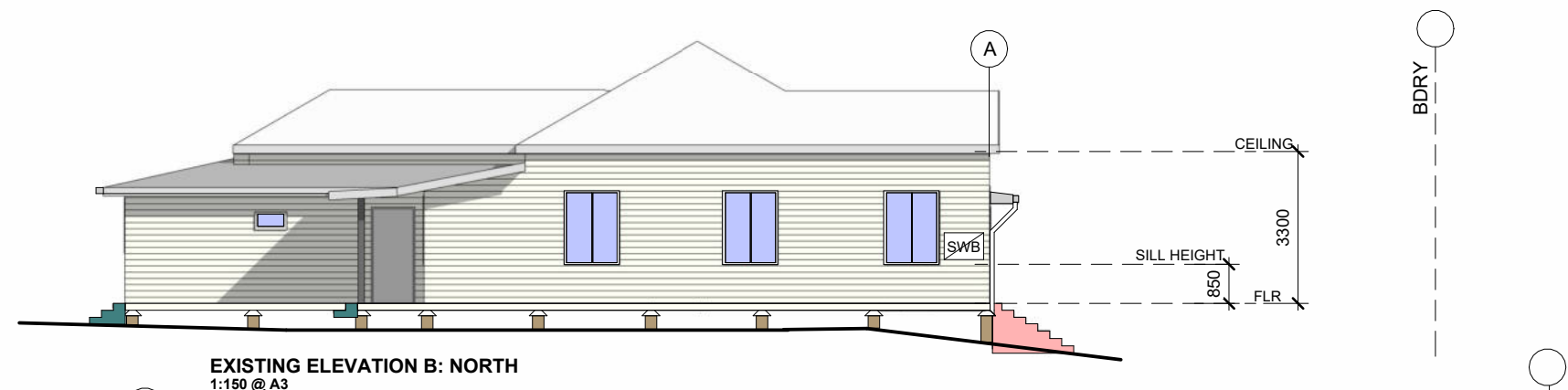
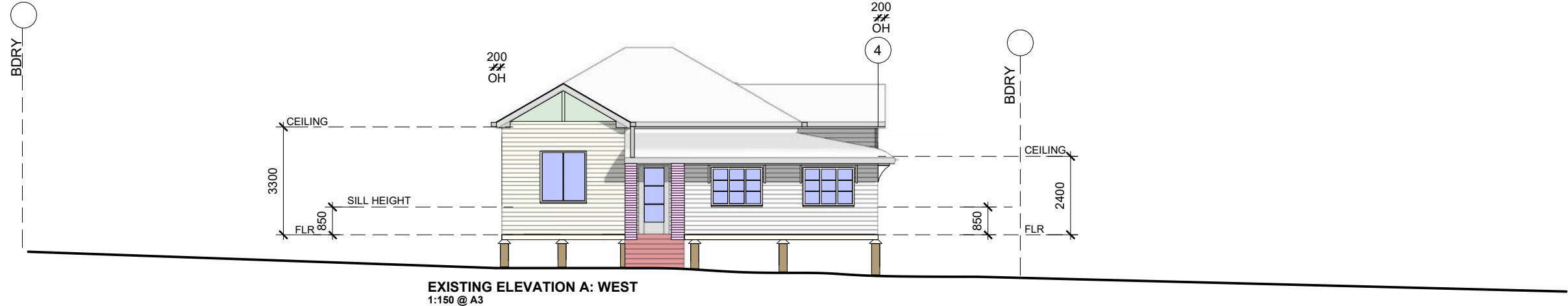


2 FOGARTY STREET, EAST
TOOWOOMBA, QLD 4350
project:

EXISTING FLOOR PLAN
this sheet:



scale:	1:100
project:	240404
date:	30/06/2026
issue:	SD
sheet:	SD11-01
revision:	C



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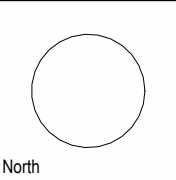
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A	PLANNING APPROVAL	14/05/26
B	PLANNING APPROVAL	13/07/26
C	PLANNING APPROVAL + PAGES ADDED	22/07/26

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



Scale @ A3:	1 : 150
Designed:	LE
Drawn:	JM
Approved:	LE
Project number	240404
Sheet number	SD11-03
Revision	C

SD