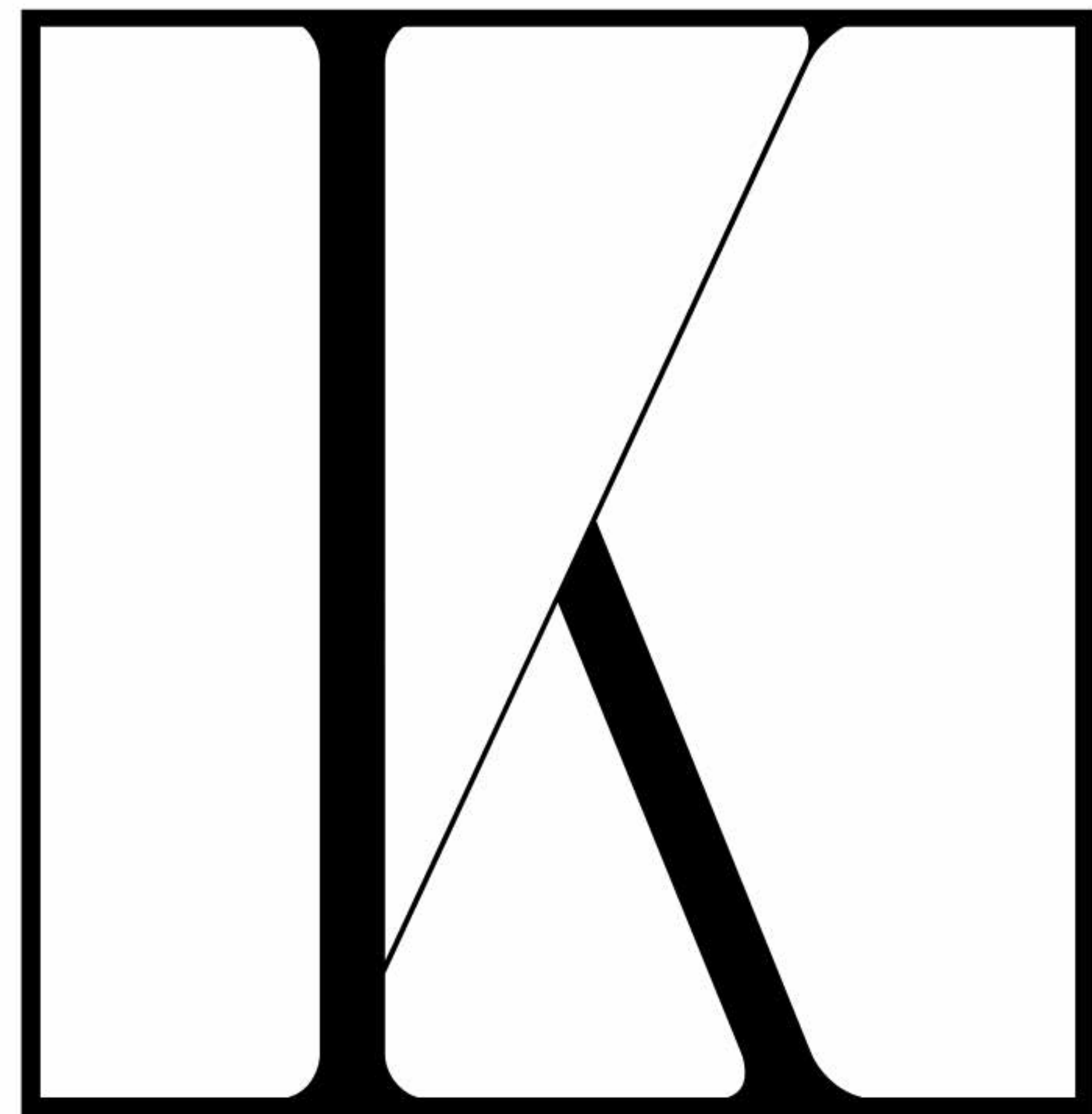


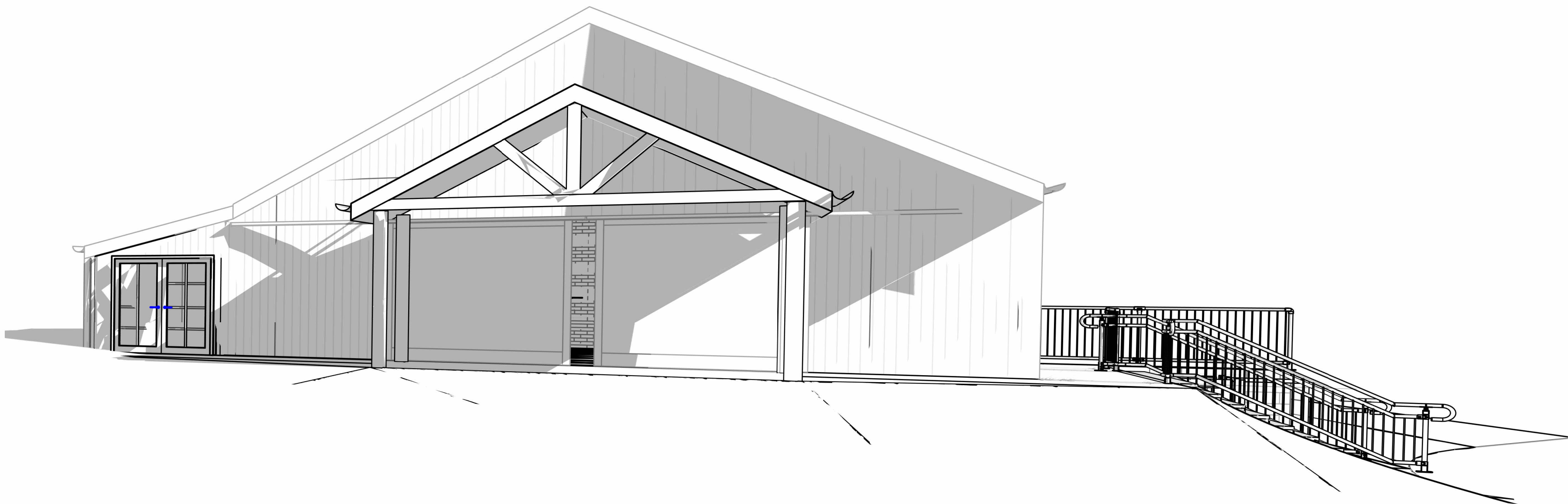


IKAI DESIGN

Design Drawings

RECEIVED
31/03/2026
TOOWOOMBA
REGIONAL COUNCIL

SHEET LIST	
Sheet Number	Sheet Name
000	COVER SHEET
001	SITE PLAN
101	FLOOR PLANS
401	ELEVATIONS
900	ILLUSTRATION



PROJECT ADDRESS:

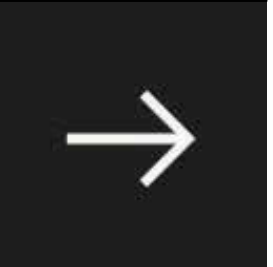
286 Swain Rd, Plainby QLD
4355

PREPARED FOR:

BUNNYCONNELLEN

PROJECT NUMBER:

250041



RP DESCRIPTION LOT DES: SP2177702 SITE AREA: 400100m²		NOTE: DOCUMENTATION IS PRELIMINARY ONLY IN NATURE FOR PRELIMINARY BUDGET PURPOSES ONLY													
TOWN PLANNING REQ LOCAL AUTHORITY: TOOWOOMBA REGIONAL COUNCIL ZONES: 100 HA MINIMUM PRECINCT DESIGNATION: RURAL OVERLAYS: ENVIRONMENTAL SIGNIFICANCE BUSHFIRE HAZARD- HIGH FIRE RISK AGRICULTURAL LAND LANDSLIDE HAZARD FLOOD HAZARD WATER RESOURCE CATCHMENT		EXISTING BUILDING FLOOR AREAS EXISTING SHED: 255m² EXISTING CEREMONY BLDG: 135m² EXISTING DWELLING: 79m² EXISTING MAIN RESIDENCE: 259m² EXISTING COMMERCIAL KITCHEN: 150m² EXISTING SHED (SUBJECT BLDG): 150m² TOTAL AREA: 1028m²													
EXISTING USE: STORAGE SHED (CLASS 10A) PROPOSED USE: CEREMONY AND RECEPTION SPACE															
GROSS FLOOR AREA: - EXISTING BUILDING -150m² - PROPOSED BUILDING -150m² - TOTAL -150m²															
EXISTING CARPARKS		18 + PWD													
<table><tr><td colspan="2">EXISTING AREA</td></tr><tr><td>Name</td><td>Area</td></tr><tr><td colspan="2"><table><tr><td>EXISTING SHED</td><td>150.0 m²</td></tr><tr><td></td><td>150.0 m²</td></tr></table></td></tr><tr><td colspan="2">NO INCREASE TO GFA IS PROPOSED</td></tr></table>				EXISTING AREA		Name	Area	<table><tr><td>EXISTING SHED</td><td>150.0 m²</td></tr><tr><td></td><td>150.0 m²</td></tr></table>		EXISTING SHED	150.0 m²		150.0 m²	NO INCREASE TO GFA IS PROPOSED	
EXISTING AREA															
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<table><tr><td>EXISTING SHED</td><td>150.0 m²</td></tr><tr><td></td><td>150.0 m²</td></tr></table>		EXISTING SHED	150.0 m²		150.0 m²										
EXISTING SHED	150.0 m²														
	150.0 m²														
NO INCREASE TO GFA IS PROPOSED															

BUILDING CODE COMPLIANCE EXISTING CLASSIFICATION: 10A PROPOSED CLASSIFICATION: 9B CONSTRUCTION TYPE: C SUBJECT BUILDING FLOOR AREA: 150m² EXISTING BUILDING FLOOR AREA: 150m² FIRE COMPARTMENTS: 1 MAX COMP SIZE: MAX TYPE C = 3000m² STOREYS: 1 WIND CATEGORY: REFER ENGINEER	
AMENITY CALCULATION	
FEMALE PATRONS (60)	
EXISTING	PROPOSED
WC: 1 (Uni-Sex PWD)	1 (Female Ambulant)
BASIN: 1	0
MALE PATRONS (60)	
EX. REMAINING	PROPOSED
WC: 1 (Uni-Sex PWD)	0
URINAL: 1 (Male Ambulant)	0
BASIN: 2	0

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 BCA 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 2.5
- BULK AND REFLECTIVE FOIL BASED INSULATION TO COMPLY WITH AS/NZS 4859 : 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

BUILDER TO PROVIDE RAINWATER TANK TO COMPLY WITH LOCAL COUNCIL REQUIREMENTS. EXACT POSITIONING TO BE CONFIRMED WITH CLIENT PRIOR TO CONSTRUCTION.

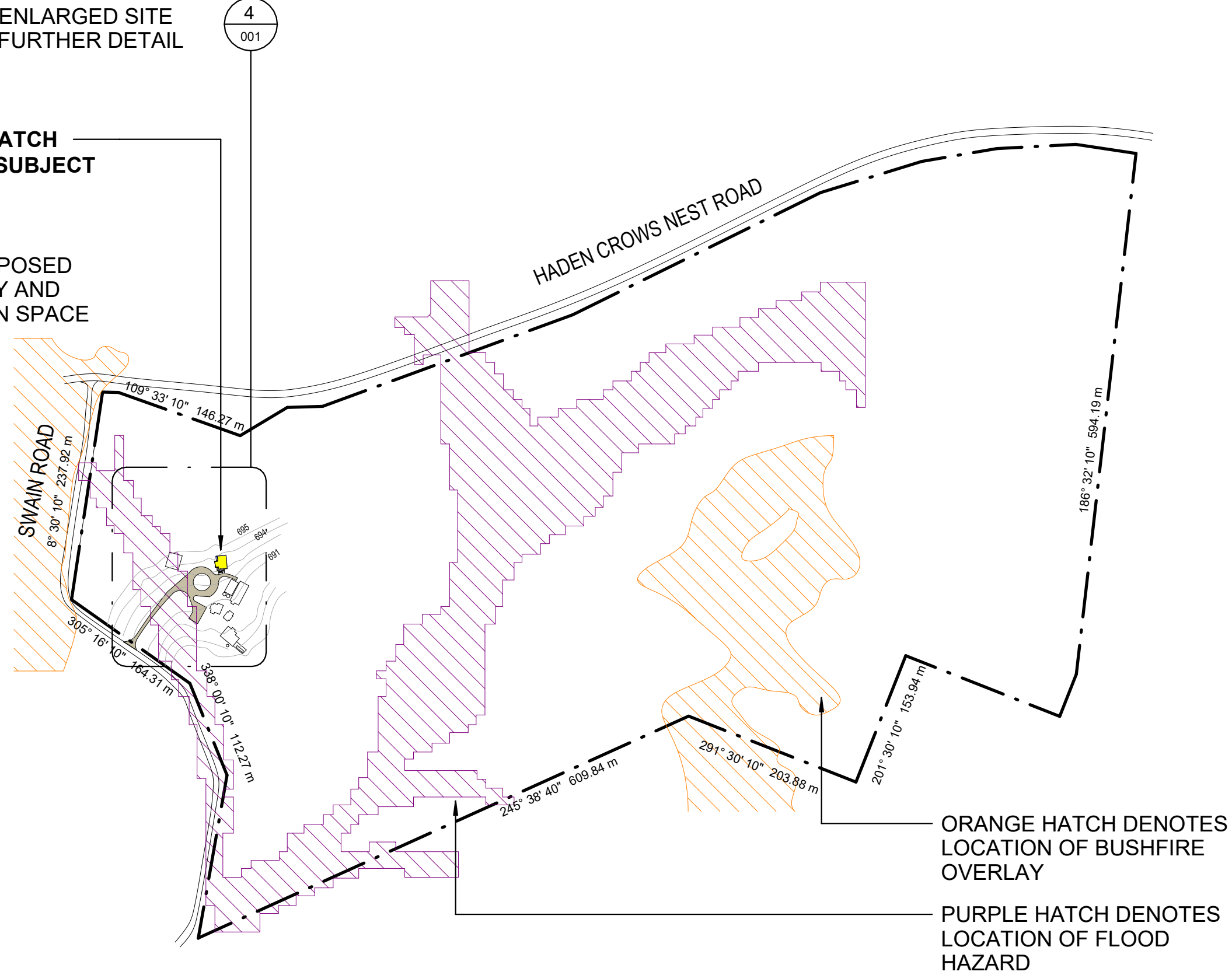
ADDITIONAL RAIN WATER TO BE DISPERSED ON SITE VIA IN GROUND BUBBLERS LOCATED MINIMUM 3m FROM FOOTINGS AND PROPERTY BOUNDARY OR DISCHARGED TO KERB AND CHANNEL AS PER COUNCIL REGULATIONS.

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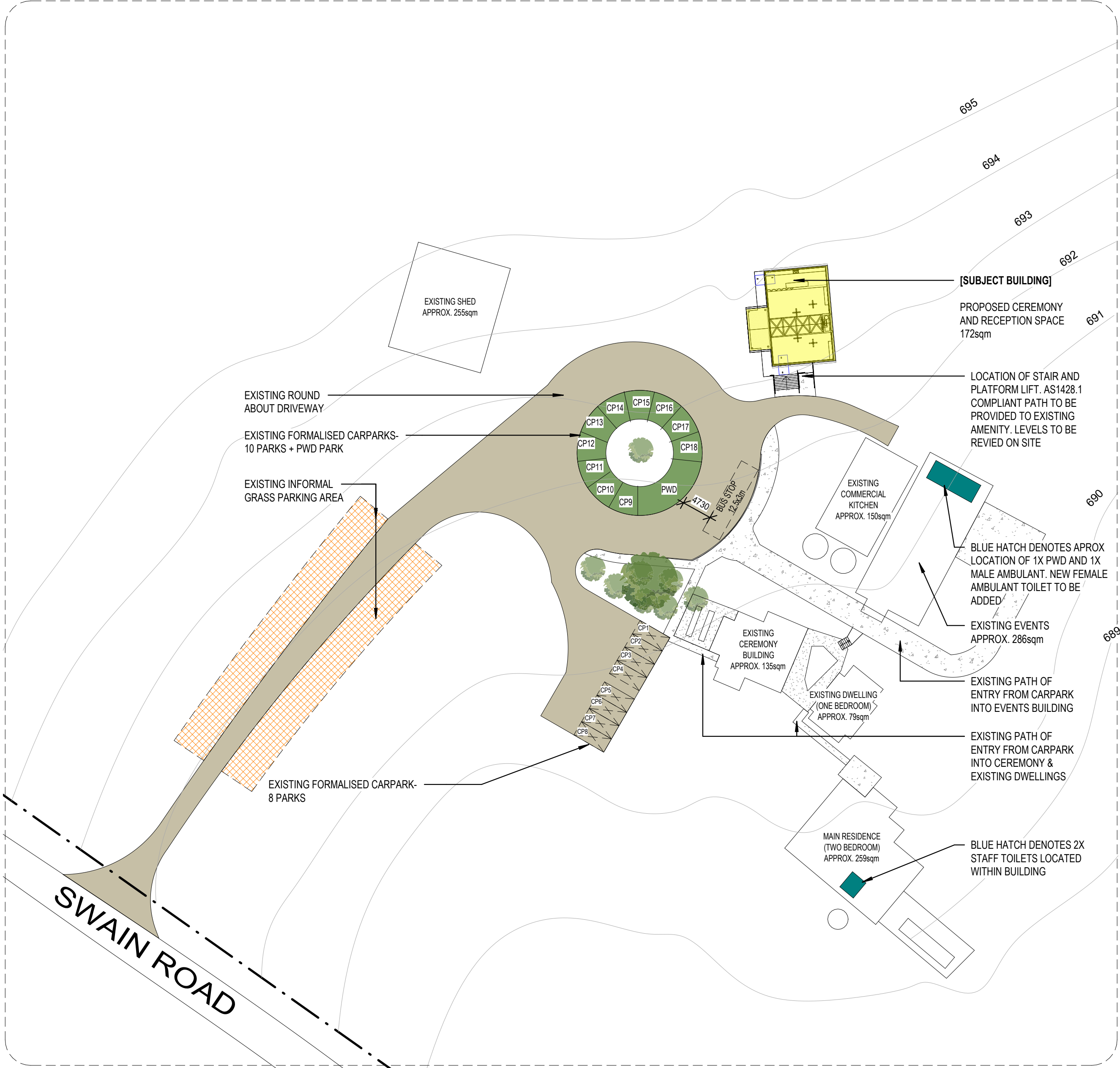
REFER TO ENLARGED SITE PLAN FOR FURTHER DETAIL

YELLOW HATCH DENOTES SUBJECT BUILDING

EXISTING SHED/PROPOSED CEREMONY AND RECEPTION SPACE



1 SITE PLAN
1 : 5000



4 ENLARGED SITE PLAN
1 : 500

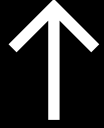


PROJECT DESCRIPTION

286 Swain Rd, Plainby QLD 4355

BUNNYCONNELLEN

PRELIMINARY



NORTH POINT

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PROJECT STATUS DEFINITIONS:

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No.	Description	Date
A	CONCEPT DESIGN	06/11/25
B	REVISED CONCEPT	06/11/25
C	REVISED CONCEPT	26/02/26
D	REVISED CONCEPT	31/03/26

PRINT IN COLOUR			
SITE PLAN			
Print Date	31/03/2026 9:06:37 AM	Project No.	250041-001
Checked	AM	Drawn	AM
Scale	As indicated	Issue	D

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

Keynote Legend	
Key Value	Keynote Text
CM	COFFEE MACHINE, CLIENT SUPPLIED
COL(E)	EXISTING COLUMN
COL(P)	PROPOSED COLUMN TO ENGINEERS DETAIL
ED	EXISTING DOOR
PL-01	PENDANT LIGHT TYPE 1
SK	SINK

GENERAL DOOR AND WINDOW NOTES

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

CODING LEGEND:

EXAMPLE

21.06T → 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)

GD → GLASS DOOR (REFER TO PLAN FOR OPERATION)

SDG → SLIDING GLASS DOOR (REFER TO PLAN FOR OPERATION)

SWD → SLIDING WARDROBE DOOR (REFER TO PLAN FOR OPERATION)

PAN → PANEL LIFT GARAGE DOOR

SGW → SLIDING GLASS WINDOW (REFER TO PLAN FOR OPERATION)

L → LOUVRE

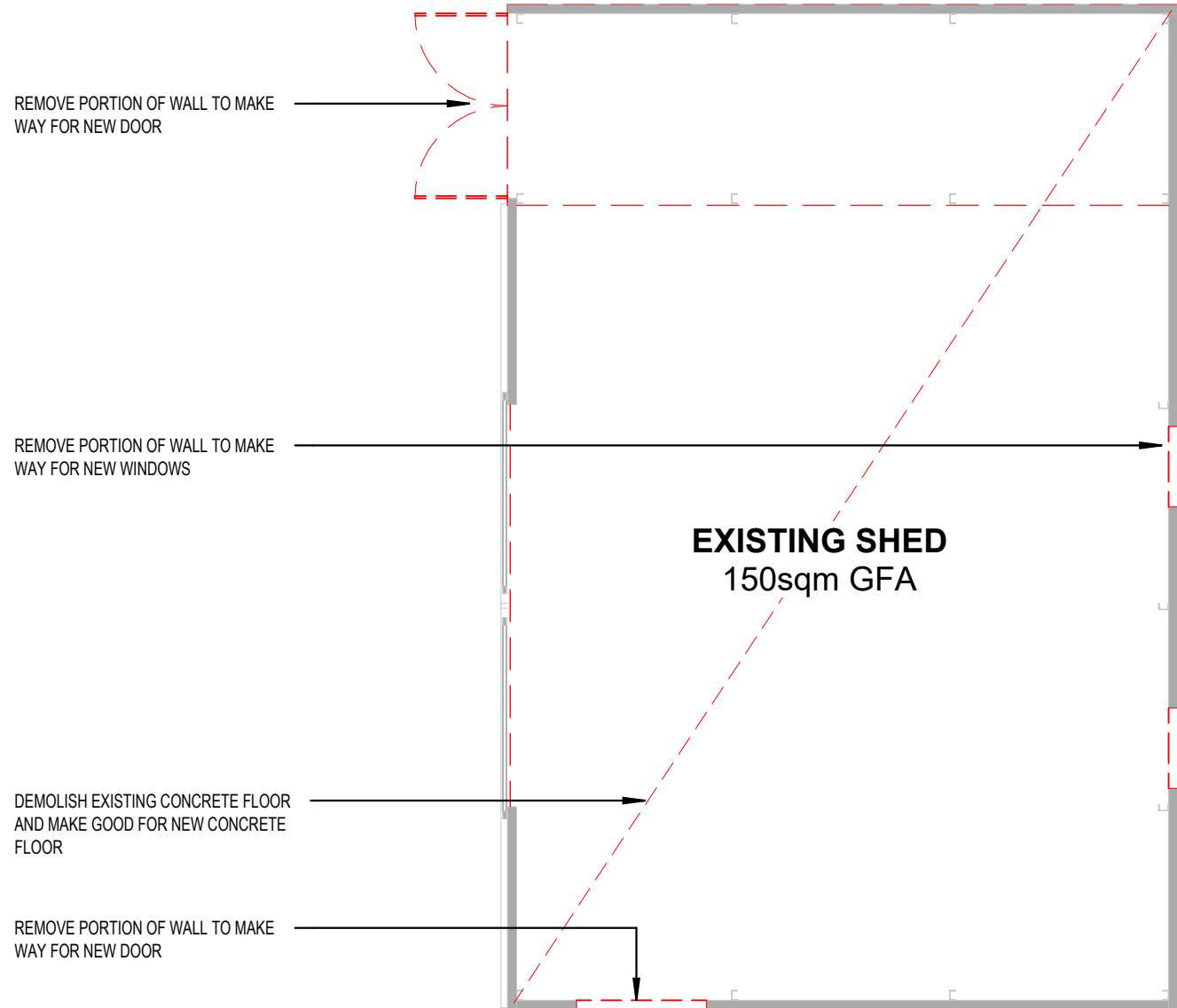
FG → FIXED GLASS

DIOR NOTES:

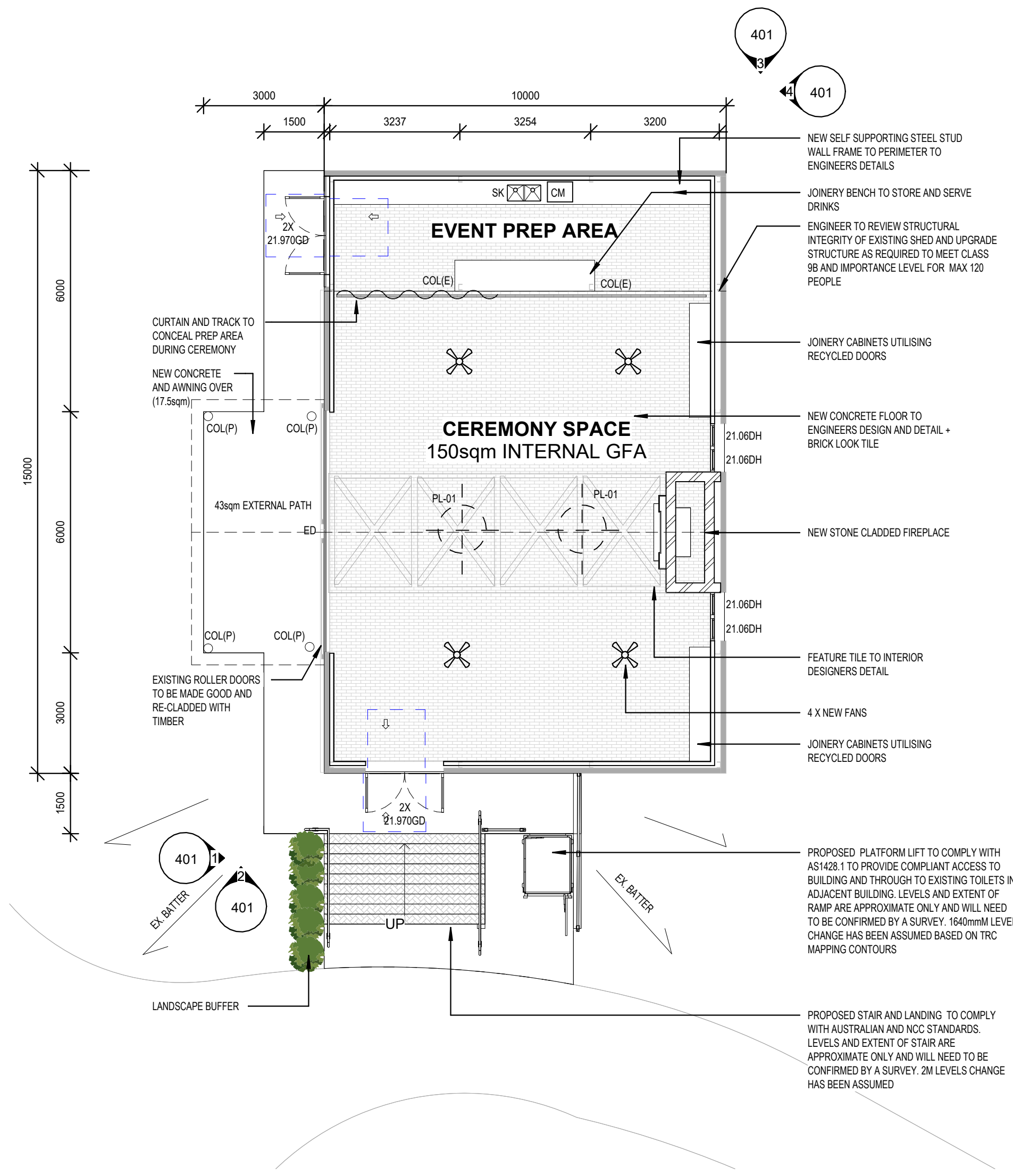
- EXTERNAL GLASS DOORS TO BE POWDERCOATED ALUMINIUM UNLESS OTHERWISE NOTED, REFER TO ENERGY EFFICIENCY REPORT FOR FURTHER INFORMATION
- ALL EXTERNAL DOORS TO BE WEATHER SEALED, VERMIN PROOFED & MASTER KEYED UNLESS OTHERWISE SPECIFIED BY CLIENT
- ALL DOORS TO BE FITTED WITH REVEALS & ARCHITRAVES TO BOTH 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 KEYED LOCKS OUTSIDE & SNIB 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 "CRIMSAFE" 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 DRECTLY 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 "CRIMSAFE" SCREENING TO ALL OPERABLE WINDOWS AND **TO COMPLY WITH BAL REPORT**



3 EXISTING & DEMO FLOOR PLAN
1:100

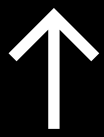


1 PROPOSED FLOOR PLAN
1:100



PROJECT DESCRIPTION
286 Swain Rd, Plainby QLD 4355
BUNNYCONNELLEN

PRELIMINARY



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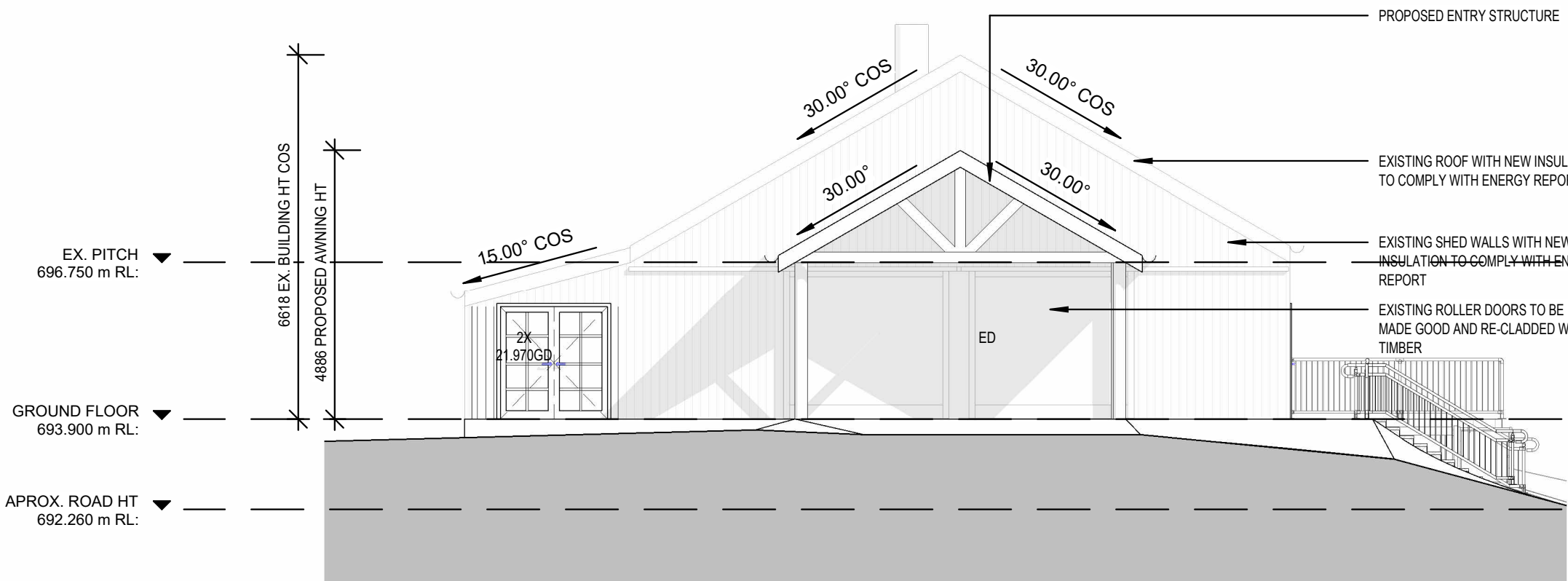
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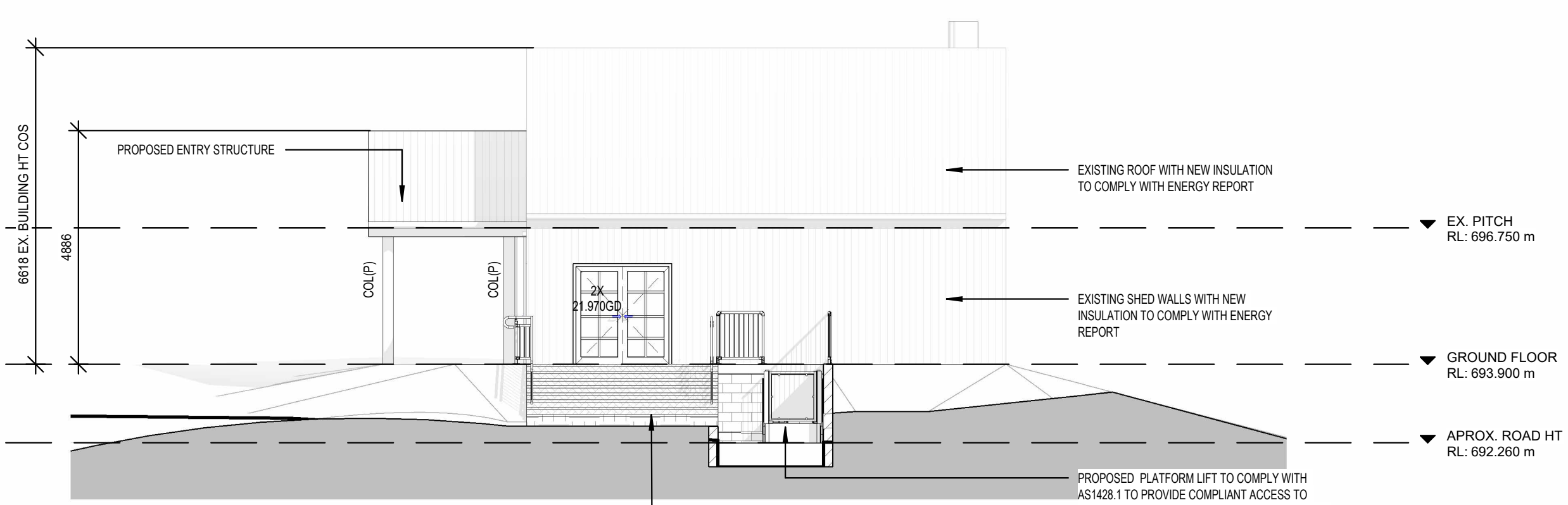
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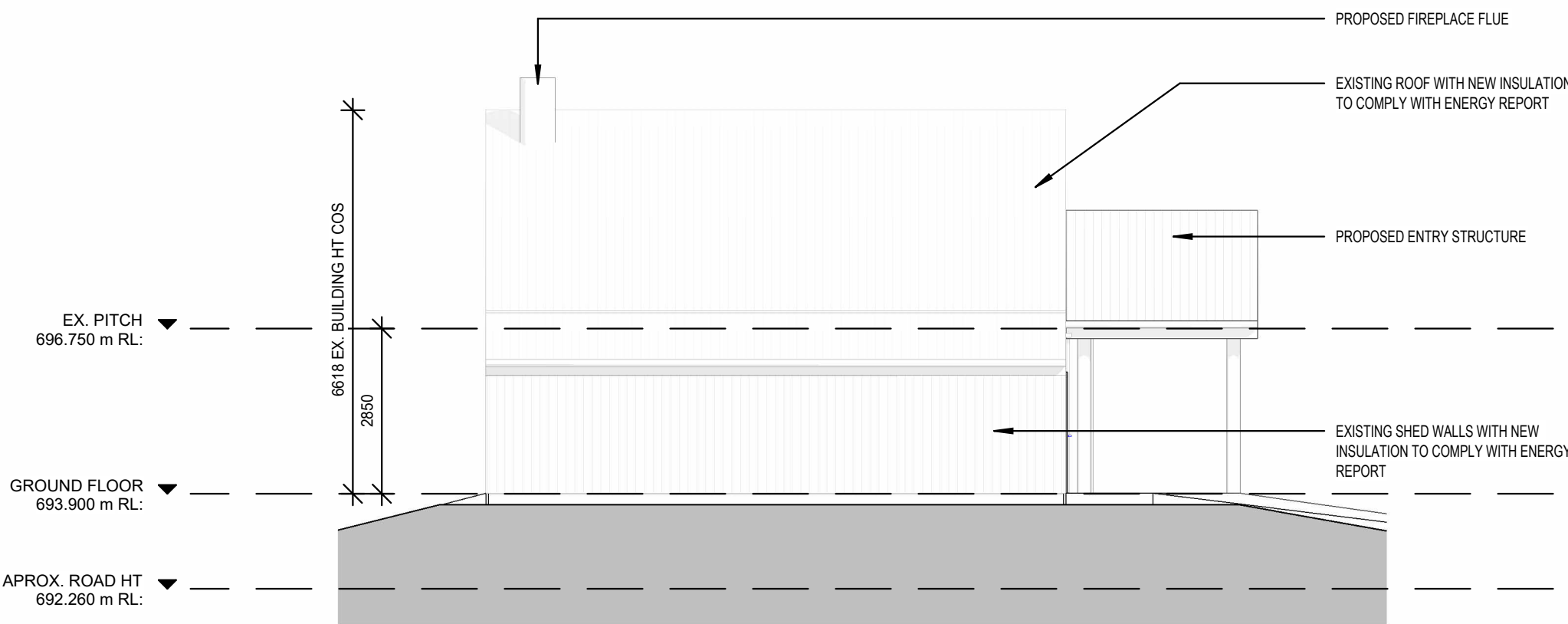
Keynote Legend	
Key Value	Keynote Text
COL(P)	PROPOSED COLUMN TO ENGINEERS DETAIL
COM_GL	COMMERCIAL GLASS, GLASS TO EE REPORT
ED	EXISTING DOOR



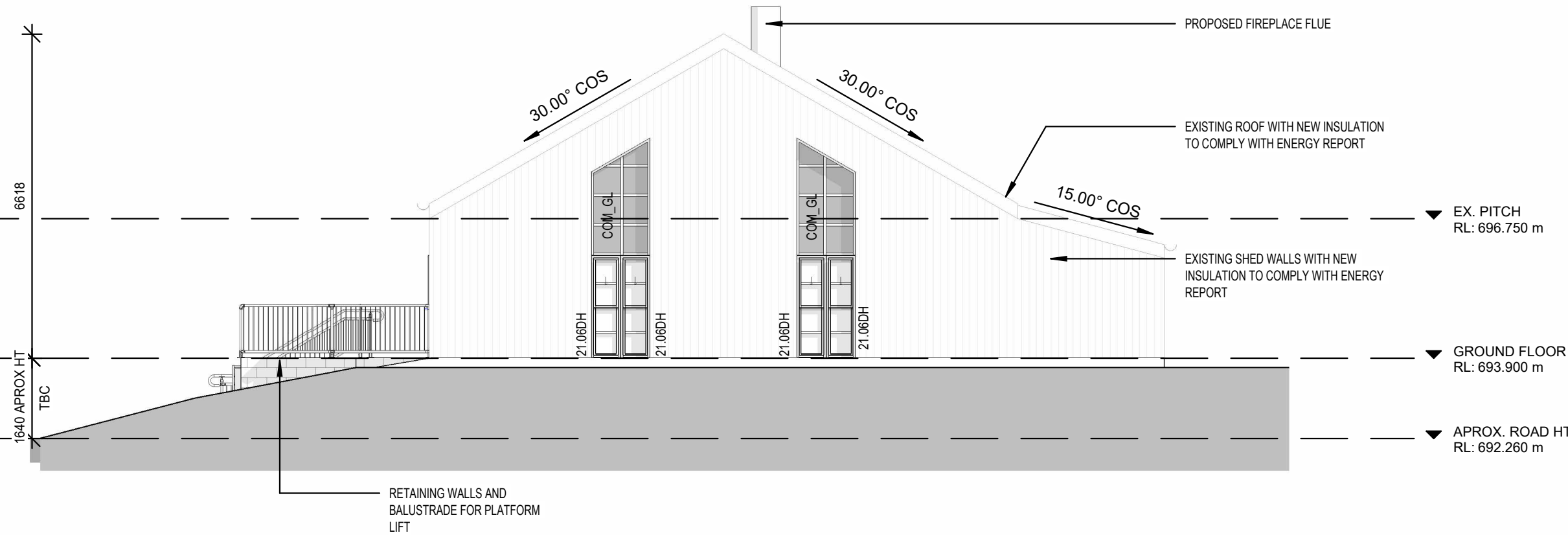
1 WEST ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



3 NORTH ELEVATION
1 : 100



4 EAST ELEVATION
1 : 100



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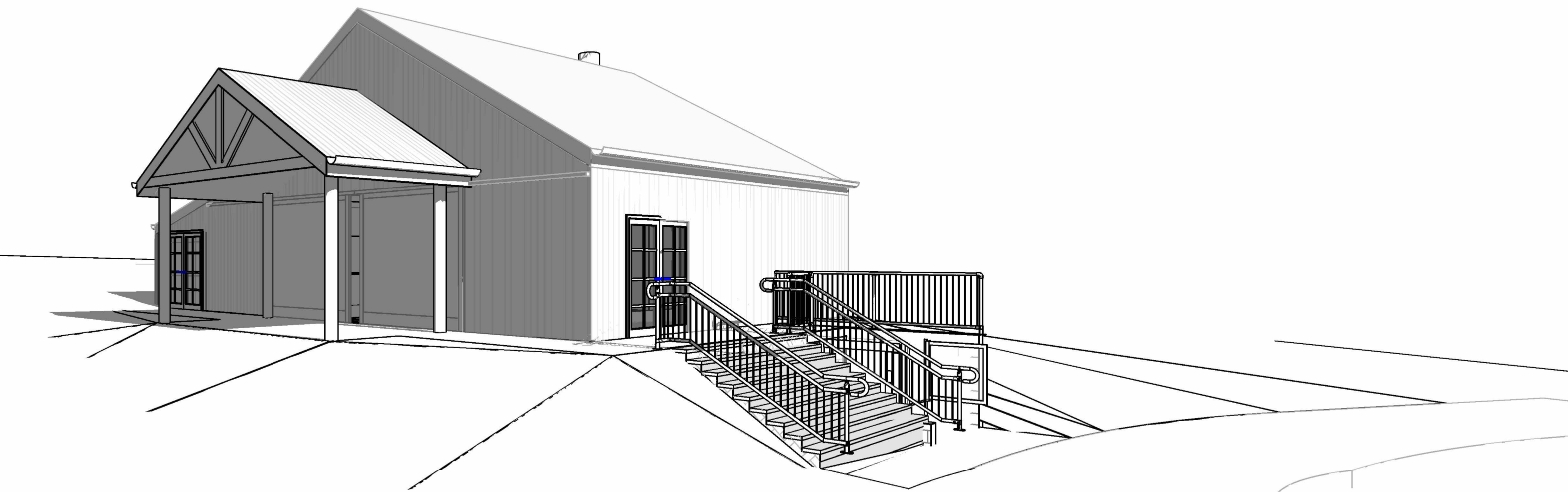
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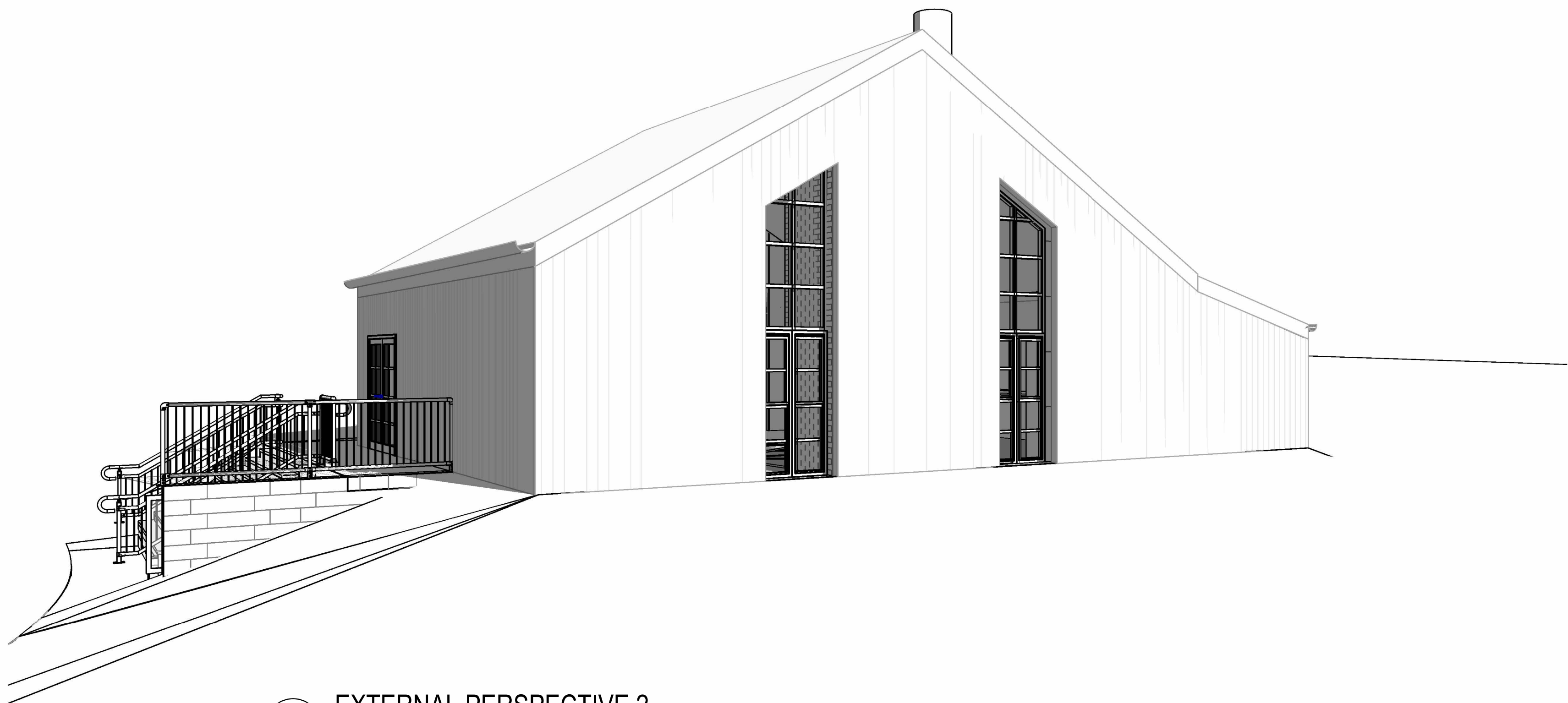
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ELEVATIONS

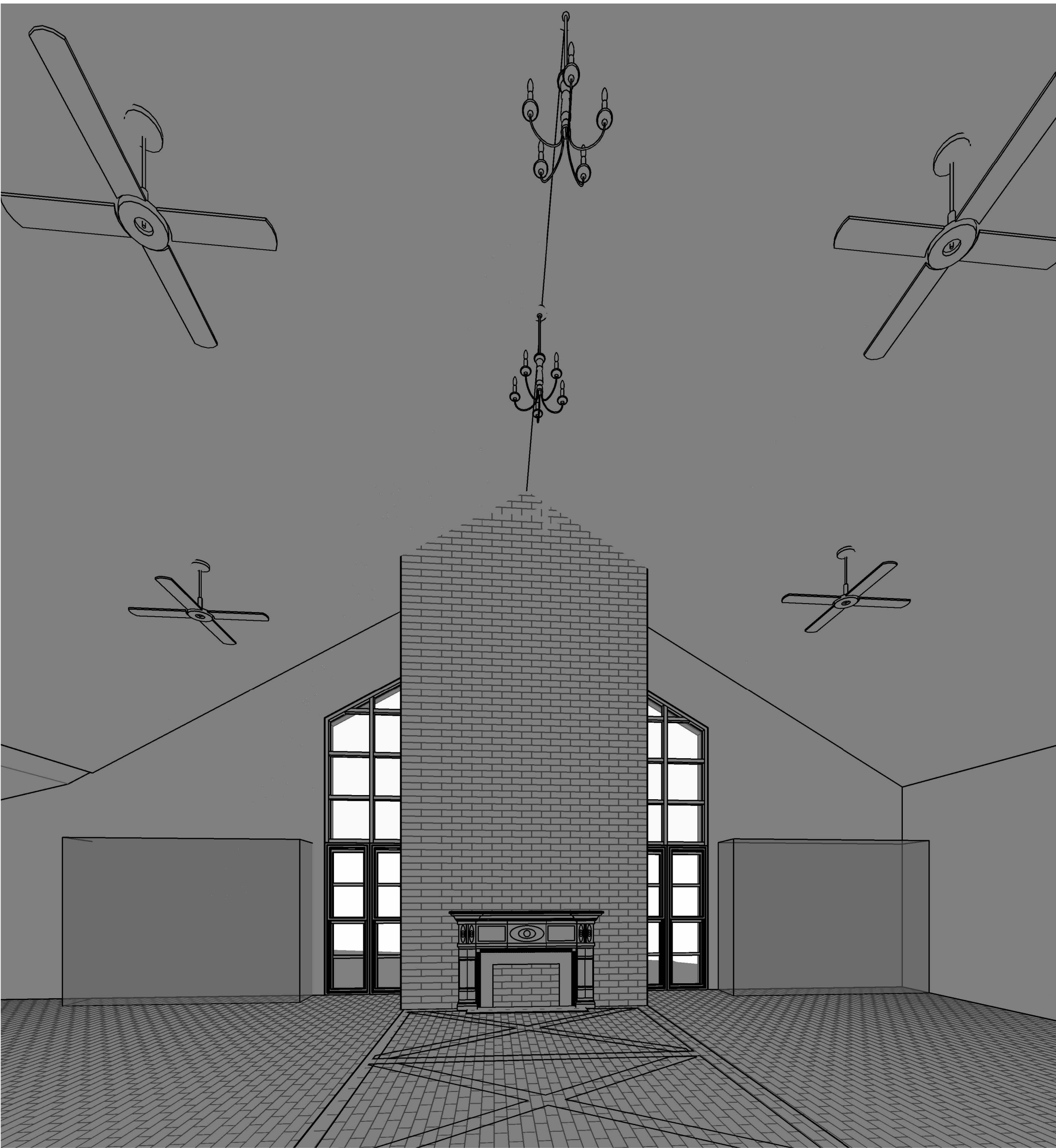
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2 EXTERNAL PERSPECTIVE 1



3 EXTERNAL PERSPECTIVE 2



1 INTERNAL PERSPECTIVE



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BUNNYCONNELLEN

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