

IKAI DESIGN

Design Drawings

RECEIVED
01/05/2026
TOOWOOMBA
REGIONAL COUNCIL

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



PROJECT ADDRESS:

4 ENDEAVOUR WAY,
TORRINGTON QLD 4350

PREPARED FOR:

CLEARSPAN

PROJECT NUMBER:

250051



RP DESCRIPTION	
LOT DES:	TBC
SITE AREA:	APPROX 7384.6m ² (INCLUDING EASEMENT)
TOWN PLANNING REQ	
LOCAL AUTHORITY:	TOOWOOMBA REGIONAL COUNCIL
ZONING:	TBC
PRECINCT:	TBC
DEFINED USE:	TBC
GROSS FLOOR AREA:	- PROPOSED BUILDING - 2042.73m ²
CARPARKS PROVIDED BASED ON THE FOLLOWING PLANNING ADVICE BY OTHERS:	
Industry use - 2 spaces per tenancy + 1 space per 100m ² for GFA (excluding awnings)	2 PARKS
1X TENANCY = 2045m ² OF GFA =	21 PARKS
TOTAL PARKS	24 PARKS

BUILDING CODE COMPLIANCE	
BUILDING CLASSIFICATION:	8 (OFFICE COMPONENT TBC BY CERTIFIER/CLIENT)
CONSTRUCTION TYPE:	TYPE B
SUBJECT BUILDING FLOOR AREA:	APPROX 2070m ²
FIRE COMPARTMENTS:	1
MAX COMP SIZE:	MAX TYPE B = 3500m ² MAX VOL = 21000m ³
STOREYS:	1

SITE COVERAGE	
SHED INTERNAL GFA	1800.00 m ² 24.38%
OFFICE INTERNAL GFA	242.73 m ² 3.29%
COVERED EXTERNAL LUNCH AREA	36.27 m ² 0.49%
SHED AWNING	104.99 m ² 1.42%
OFFICE AWNING	21.73 m ² 0.29%
DRIVEWAY	2933.91 m ² 39.73%
GRAVEL	1563.12 m ² 21.17%
GARDENS	351.86 m ² 4.76%
LANDSCAPE / TURF	329.99 m ² 4.47%
Grand total	7384.60 m ² 100.00%

COVERAGE BREAKDOWN	
BUILDING FOOTPRINT (INC. AWNINGS):	2205.72m ² 29.87%
GROSS FLOOR AREA (EXC. AWNINGS):	2042.73m ² 27.67%
TOTAL IMPERVIOUS AREAS:	5158.63m ² 69.81%
TOTAL LANDSCAPING AREAS:	2244.97m ² 30.39%

GENERAL NOTES

SITE DETAILS
 - PROPERTY BOUNDARIES AND LEVELS ARE BASED FROM EITHER TRC CONTOUR MAPPING AND OR SURVEY 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 OR PURCHASING OF LAND.
 - 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.

RAINFALL:
 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.

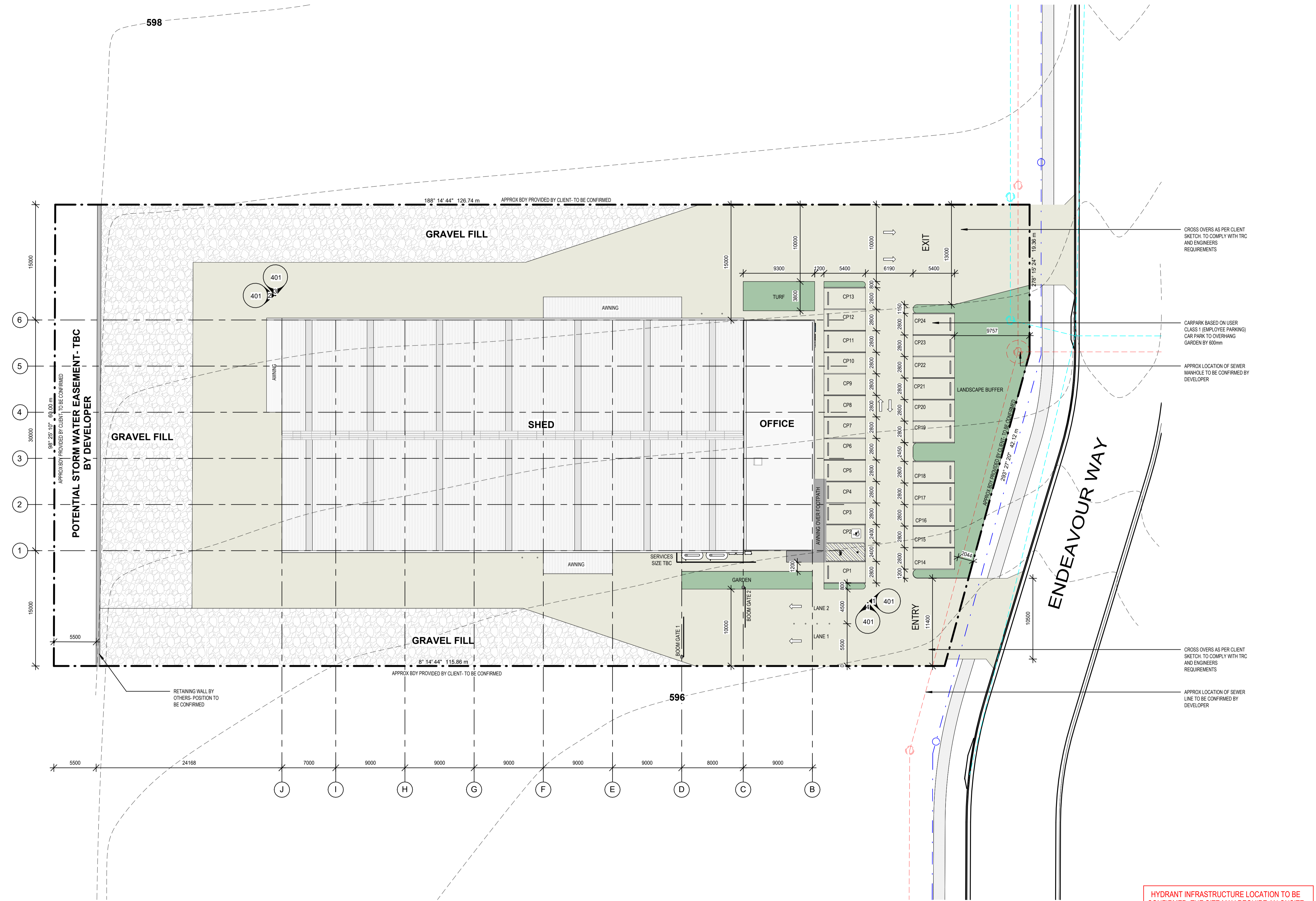
CONTRACTOR NOTES:
 - BUILDER IS TO REMOVE EVERYTHING ON OR ABOVE THE SITE SURFACE, INCLUDING RUBBISH, SCRAP, GRASS, VEGETABLE MATTER AND ORGANIC DEBRIS, SCRUB, TREES, TIMBER, STUMPS, BOULDERS AND RUBBLE.
 - REMOVE GRASS TO A DEPTH JUST SUFFICIENT TO INCLUDE THE ROOT ZONE.
 - REMOVE THE TOPSOIL LAYER 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 2.9.
 - 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 3889.
 - 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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1 SITE PLAN
1 : 250

HYDRANT INFRASTRUCTURE LOCATION TO BE CONFIRMED. THE SITE MAY REQUIRE AN ONSITE HYDRANT TO COMPLY WITH COVERAGE REQUIREMENTS

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PRELIMINARY ←

NORTH POINT

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No.	Description	Date
E	UPDATED CONCEPT	11/03/26
F	UPDATED CONCEPT	13/03/26
G	UPDATED CONCEPT	26/03/26
H	UPDATED CONCEPT	26/03/26
J	UPDATED CONCEPT	16/04/26
K	UPDATED CONCEPT	30/04/26

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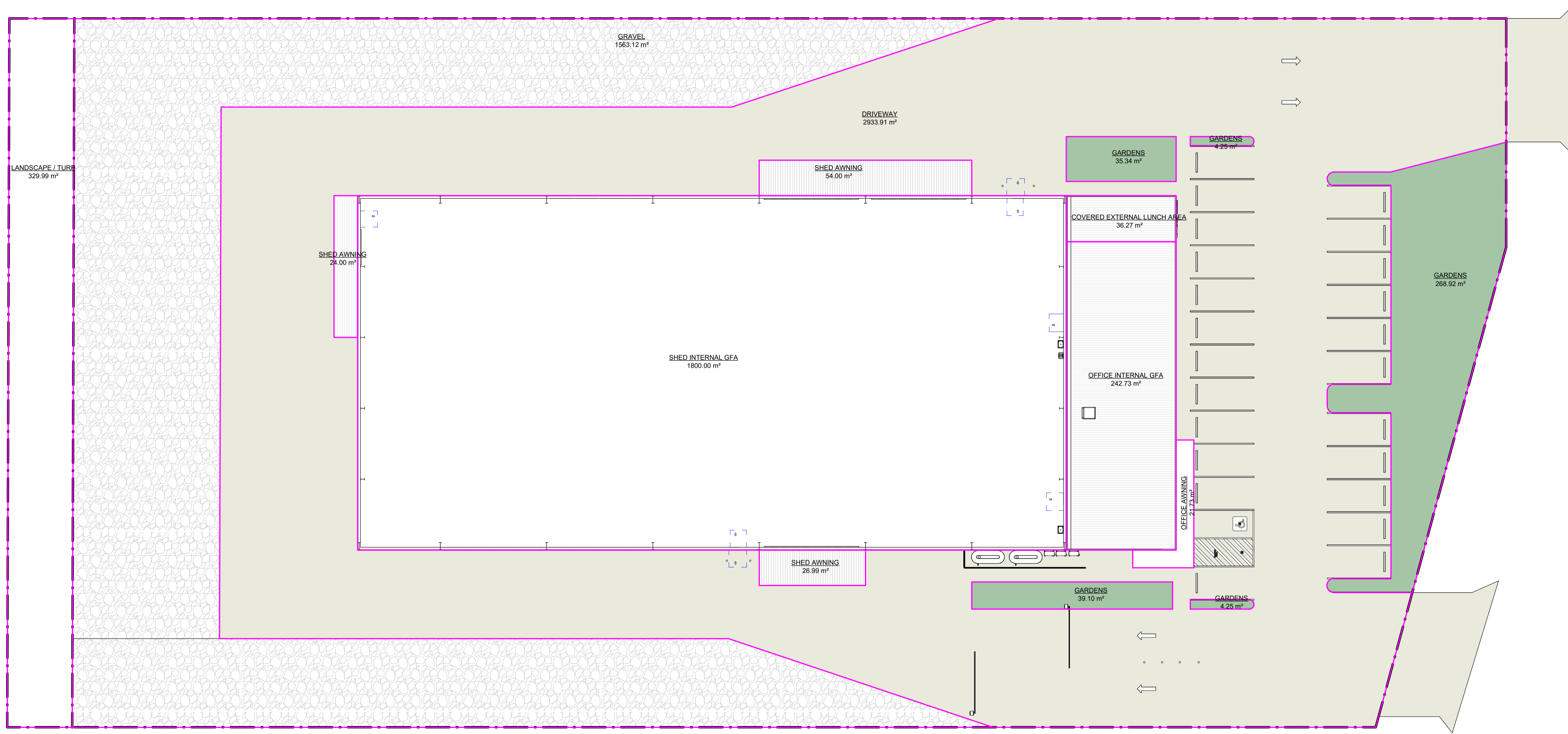
SITE PLAN

Print Date: 30/04/2026 4:13:22 PM
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 Issue: K

Checked: AM Draw: AM Scale: As indicated Issue: @A1

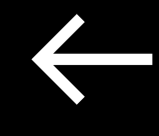
SITE COVERAGE

SHED INTERNAL GFA	1800.00 m ²	24.38%
OFFICE INTERNAL GFA	242.73 m ²	3.25%
COVERED EXTERNAL LUNCH AREA	36.27 m ²	0.49%
SHED AWNING	104.99 m ²	1.42%
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No.	Description	Date
A	UPDATED CONCEPT	26/03/26
B	UPDATED CONCEPT	16/04/26

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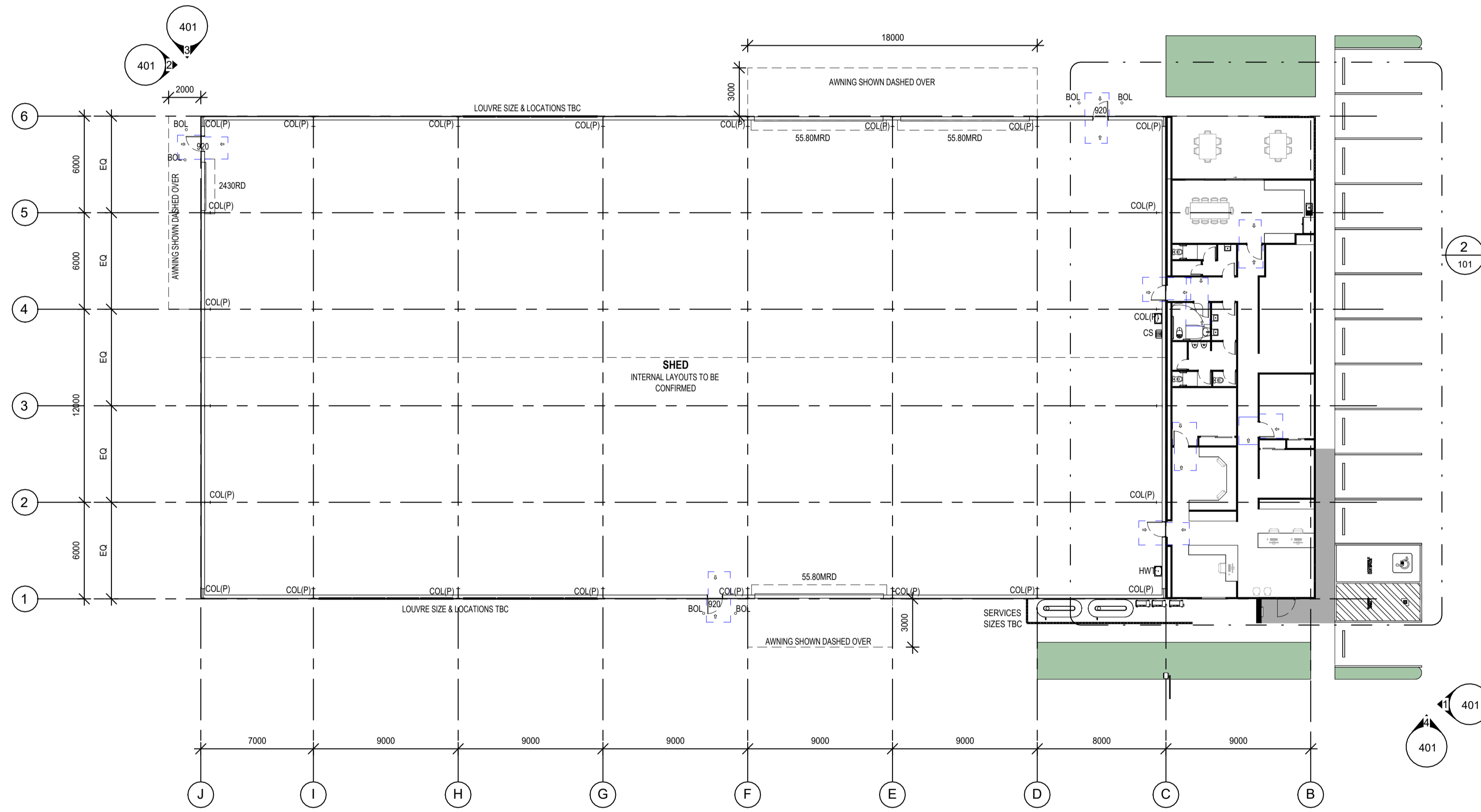
SITE COVERAGE PLAN

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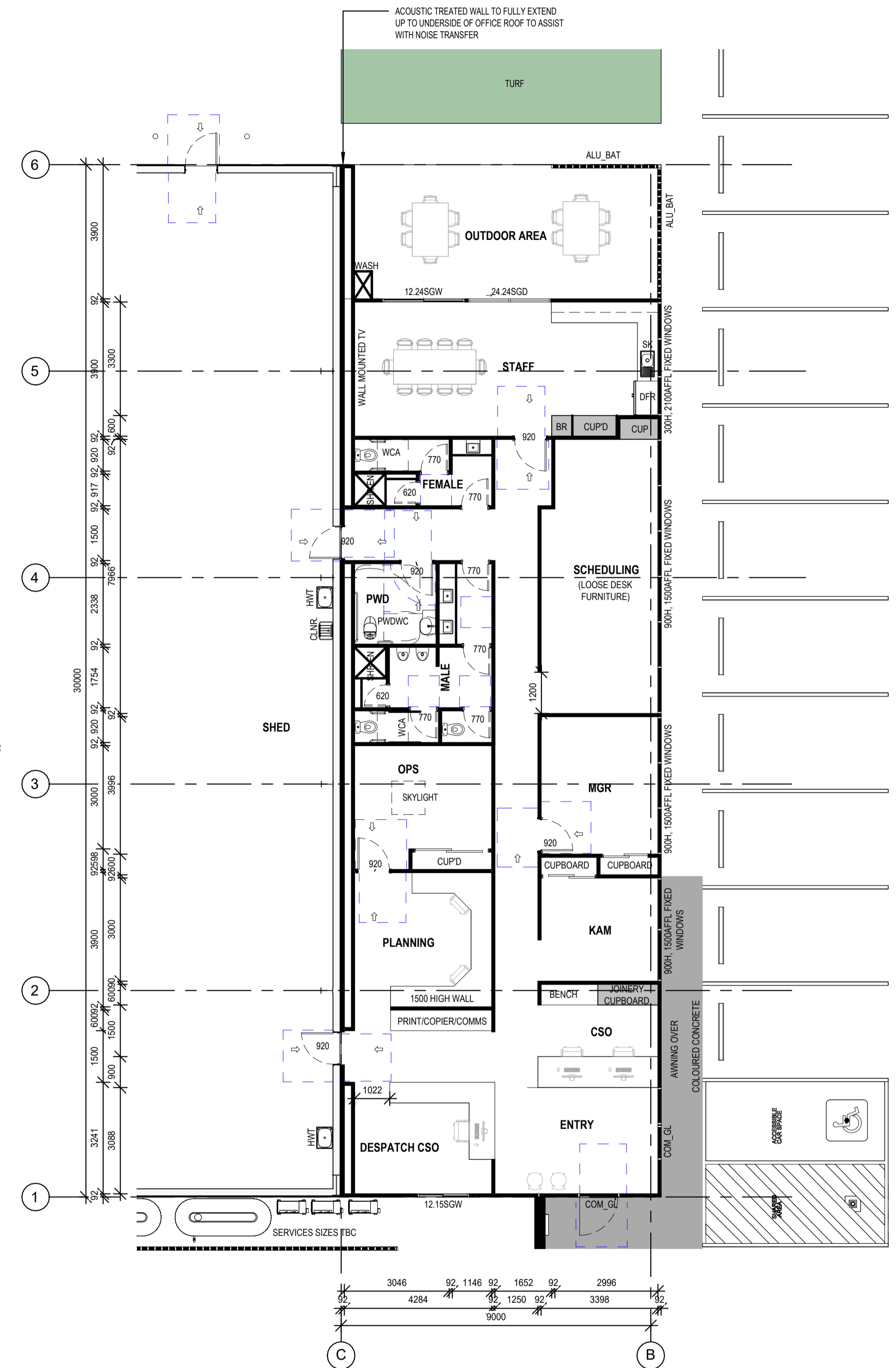
NOTE: DOCUMENTATION IS PRELIMINARY ONLY IN NATURE FOR PRELIMINARY BUDGET PURPOSES ONLY

Keynote Legend	
Key Value	Keynote Text
ALU_BAT	ALUMINIUM BATTEN SCREEN
BOL	BOLLARD
COL(P)	PROPOSED COLUMN TO ENGINEERS DETAIL
COM_GL	COMMERCIAL GLASS
CS	CLEANERS SINK
DFR	DOUBLE FRIDGE
HWT	HAND WASH TROUGH
PWDWC	AS1428.1 COMPLIANT TOILET SUITE AND GRAB RAILS
SHR-EN	SHOWER - ENCLOSED
SK	SINK
WCA	AMBULANT COMPLIANT TOILET

NOTE: AMENITIES ARE BASED ON CLIENT SUPPLIED QTY (20 PERSONS). A CONCESSION WILL NEED TO BE SOUGHT FROM THE CERTIFIER TO JUSTIFY THE MALE TO FEMALE RATIO OF AMENITY.



1 GROUND FLOOR
1:200



2 ENLARGED OFFICE
1:100

PROPOSED GFA	
Name	Area
SHED INTERNAL GFA	1800.0 m ²
OFFICE INTERNAL GFA	242.7 m ²
	2042.7 m ²

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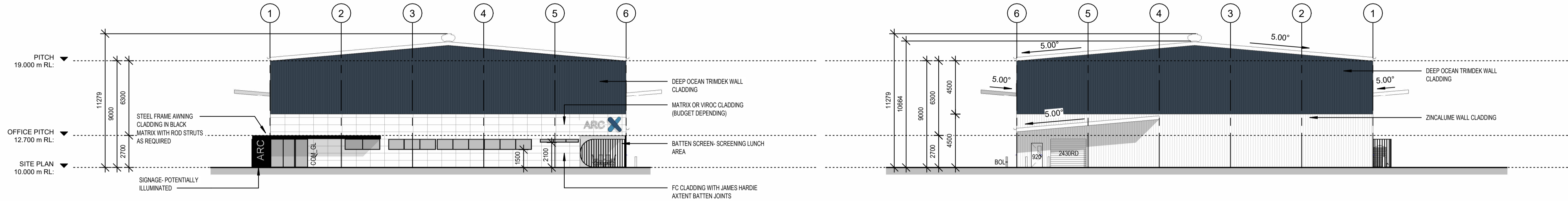
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C	UPDATED CONCEPT	11/03/26
D	UPDATED CONCEPT	13/03/26
E	UPDATED CONCEPT	28/03/26
F	UPDATED CONCEPT	16/04/26

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FLOOR PLAN			
Print Date	30/04/2026 4:13:25 PM	Project No.	250051-101
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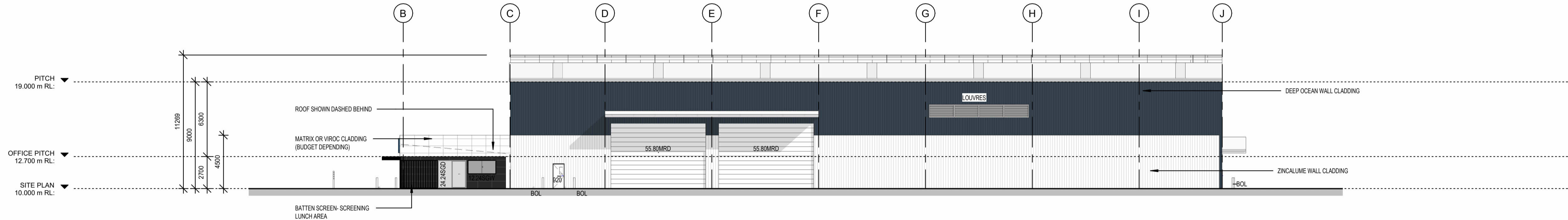
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Keynote Legend	
Key Value	Keynote Text
BOL	BOLLARD
COM_GL	COMMERCIAL GLASS

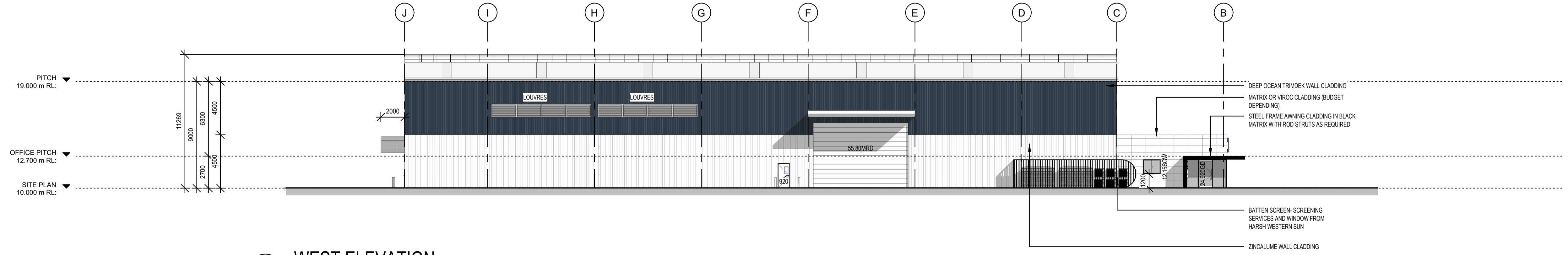


1 SOUTH ELEVATION
1 : 200

2 NORTH ELEVATION
1 : 200



3 EAST ELEVATION
1 : 200



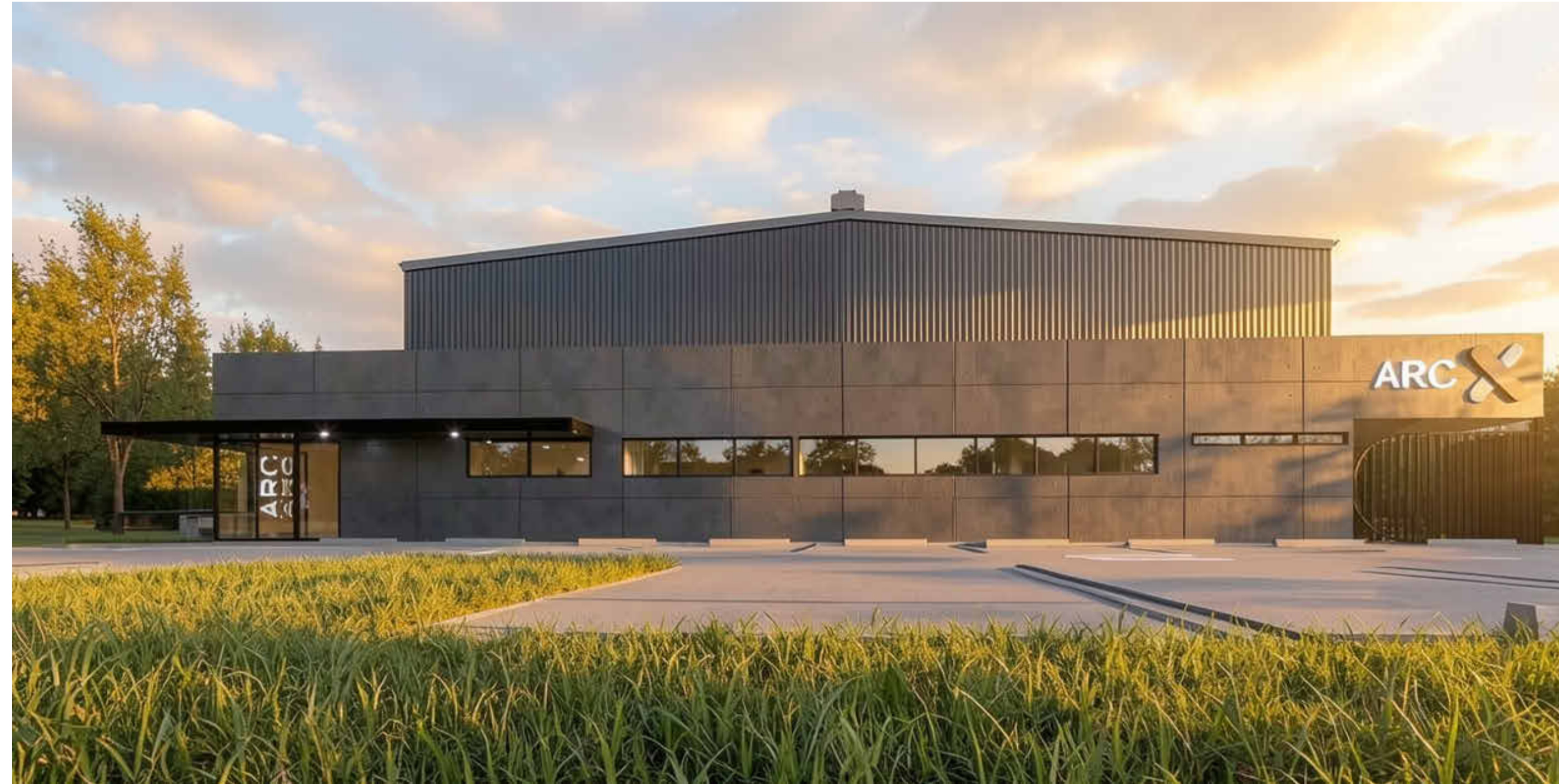
4 WEST ELEVATION
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D	UPDATED CONCEPT	16/04/26
E	UPDATED CONCEPT	30/04/26

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ELEVATIONS		
Print Date 30/04/2026 4:13:29 PM	Project No. 250051-401	Issue E
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ILLUSTRATION			
Print Date	30/04/2026 4:13:30 PM	Project No.	250051-900
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		Scale	@A1
		Issue	D