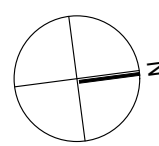


1 GROUND FLOOR
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	25/07/17	COUNCIL IR



**TOOWOOMBA SPORTS CLUB
METROPOLE ADAPTIVE REUSE**
350 Ruthven St
Toowoomba, QLD



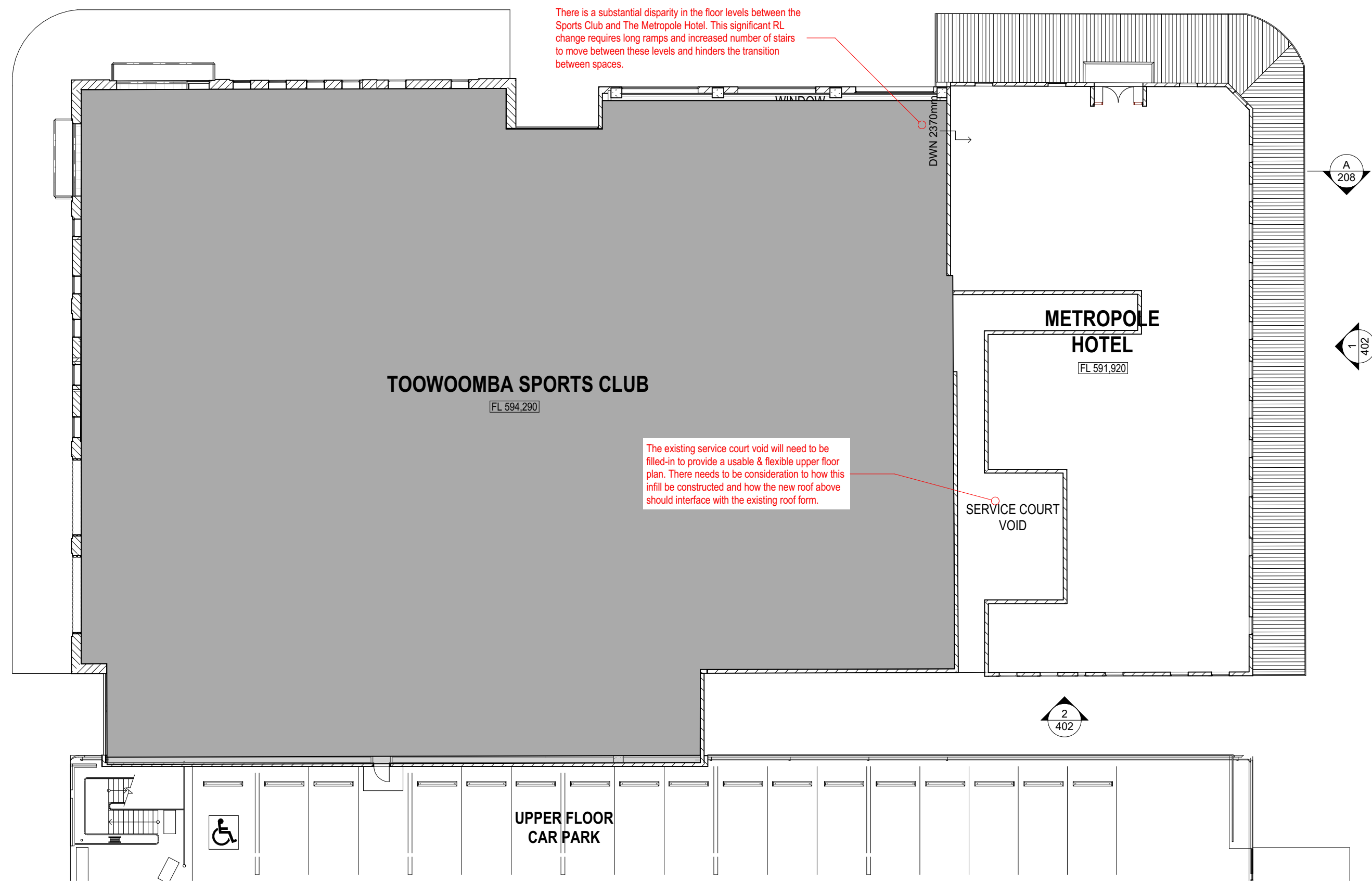
PO BOX 1491
NEW FARM
QLD 4005
P: 07 3172 0150
www.ultralinea.com.au

Drawing:
**PLANS
GROUND FLOOR EXISTING**
Date:
25/07/2017
Proj. No:
1633
Dwg. No:
DA 201
Rev:
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LEGEND
 ■ EXISTING ELEMENTS
 ■ DEMOLISHED ELEMENTS

401
1

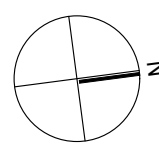
There is a substantial disparity in the floor levels between the Sports Club and The Metropole Hotel. This significant RL change requires long ramps and increased number of stairs to move between these levels and hinders the transition between spaces.



The existing service court void will need to be filled-in to provide a usable & flexible upper floor plan. There needs to be consideration to how this infill be constructed and how the new roof above should interface with the existing roof form.

1 UPPER FLOOR
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	25/07/17	COUNCIL IR



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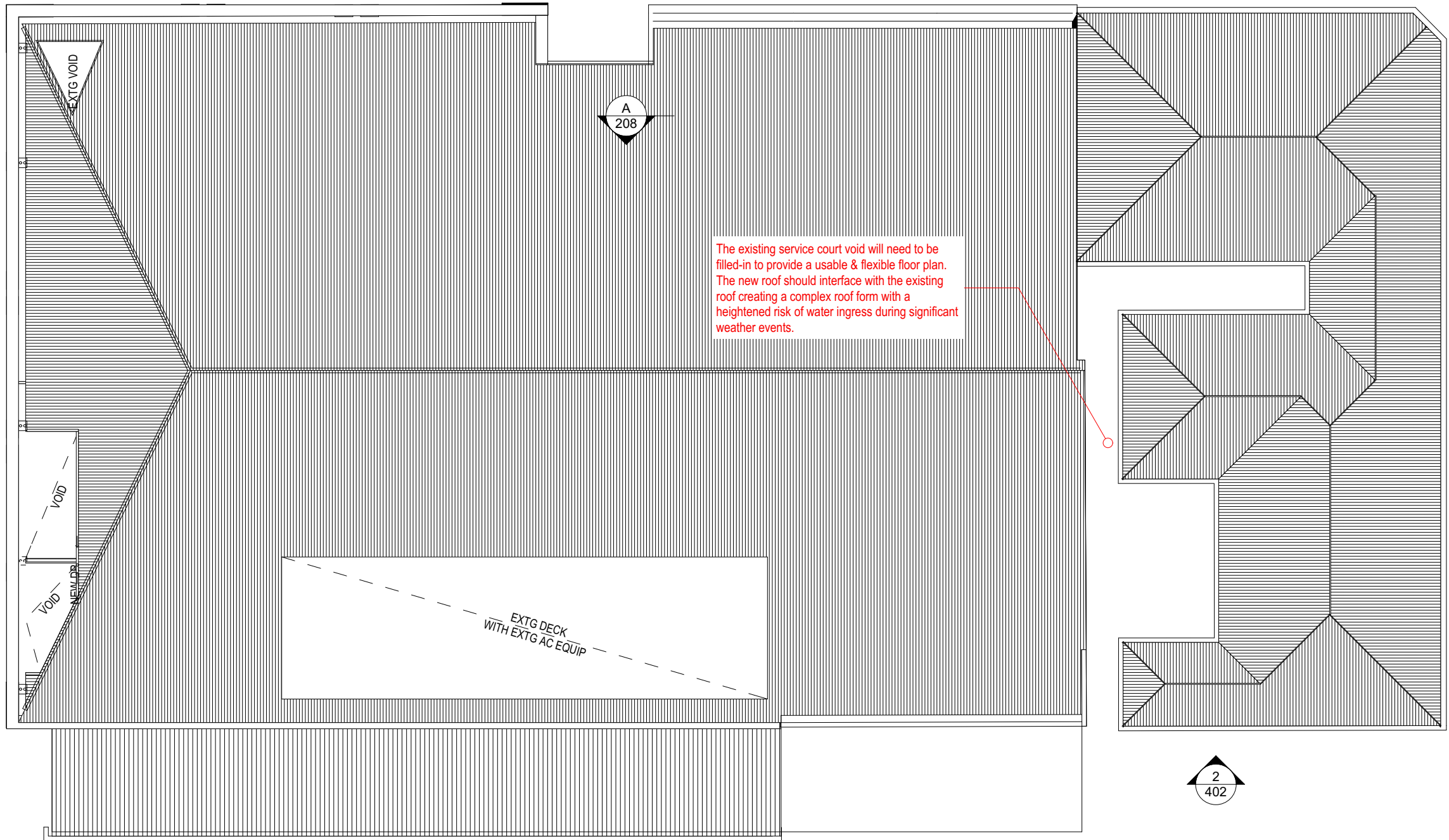


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 Dwg. No:
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 Rev:
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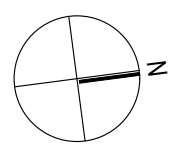
LEGEND
 ■ EXISTING ELEMENTS
 ■ DEMOLISHED ELEMENTS

401
1



1 ROOF
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	25/07/17	COUNCIL IR



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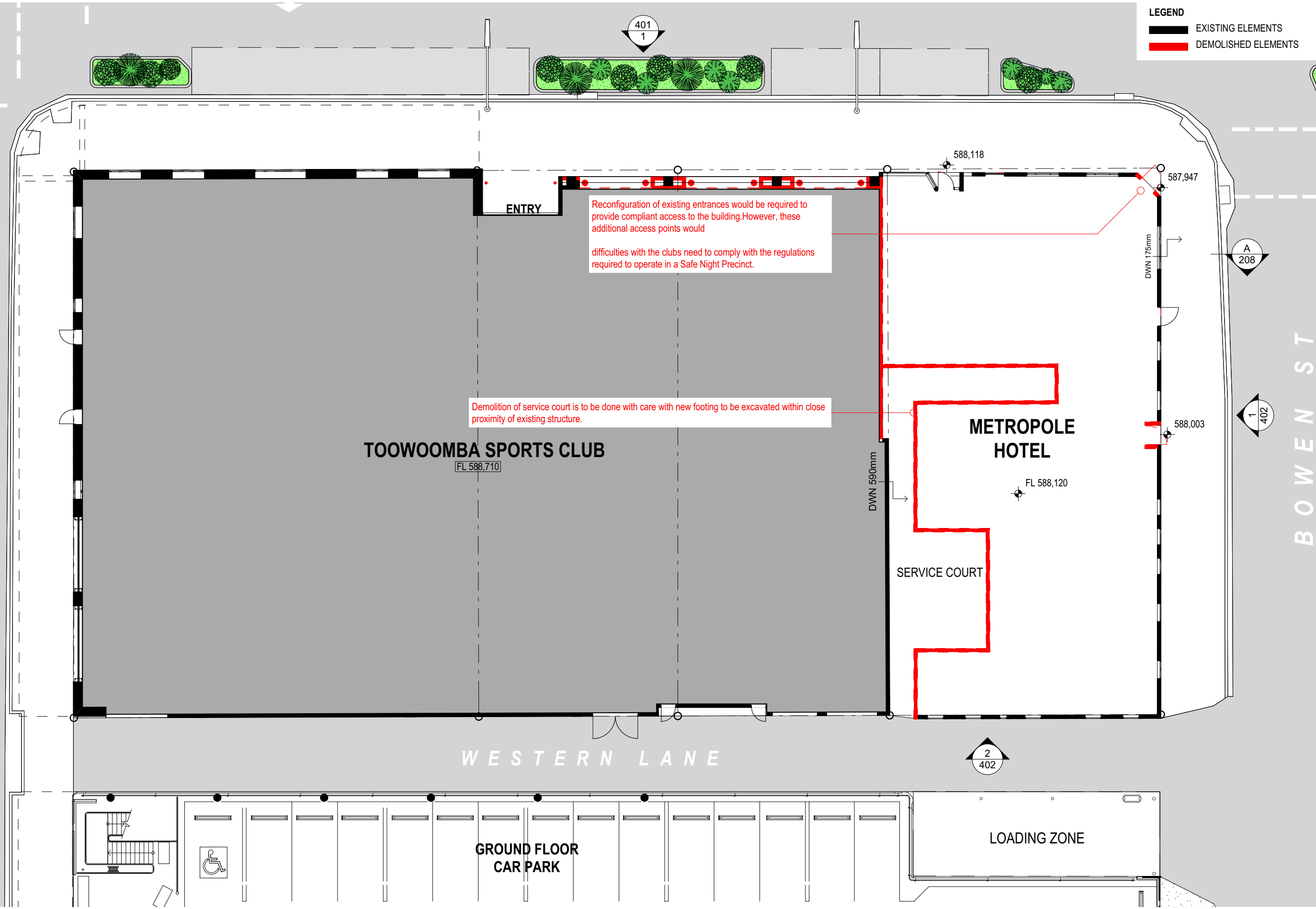
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ROOF EXISTING
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 Proj. No:
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Dwg. No:
 DA 203

Rev:
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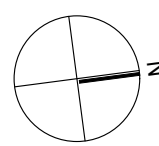


Reconfiguration of existing entrances would be required to provide compliant access to the building. However, these additional access points would
 difficulties with the clubs need to comply with the regulations required to operate in a Safe Night Precinct.

Demolition of service court is to be done with care with new footing to be excavated within close proximity of existing structure.

1 GROUND FLOOR
 1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	25/07/17	COUNCIL IR



TOOWOOMBA SPORTS CLUB
 METROPOLE ADAPTIVE REUSE
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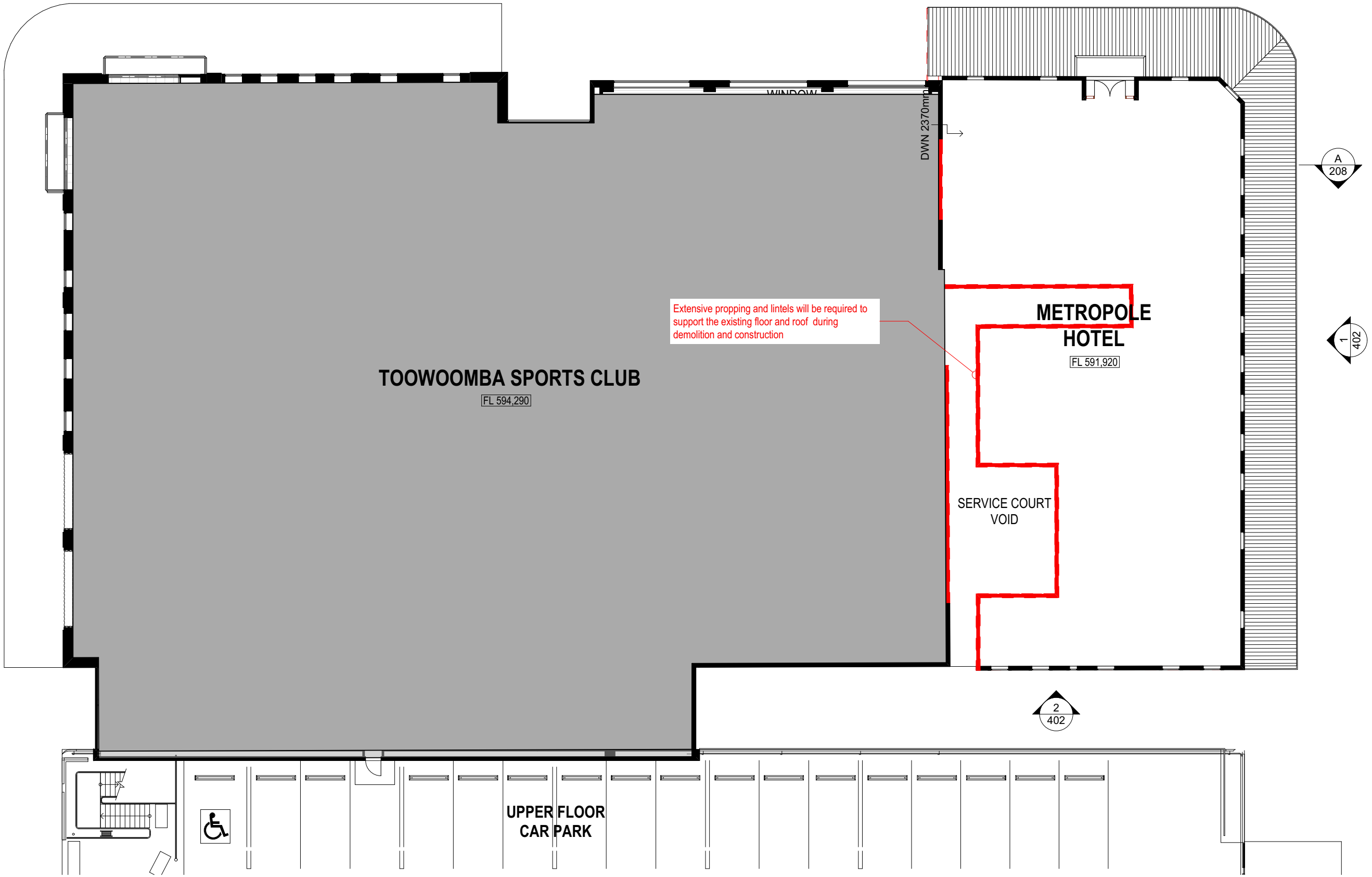


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Drawing: **PLANS**
GROUND FLOOR DEMO
 Date: 25/07/2017
 Proj. No: 1633
 Dwg. No: DA 204
 Rev: **A**

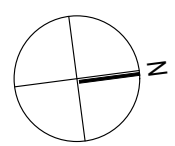
LEGEND
 — EXISTING ELEMENTS
 — DEMOLISHED ELEMENTS

401
1



1 UPPER FLOOR
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	25/07/17	COUNCIL IR

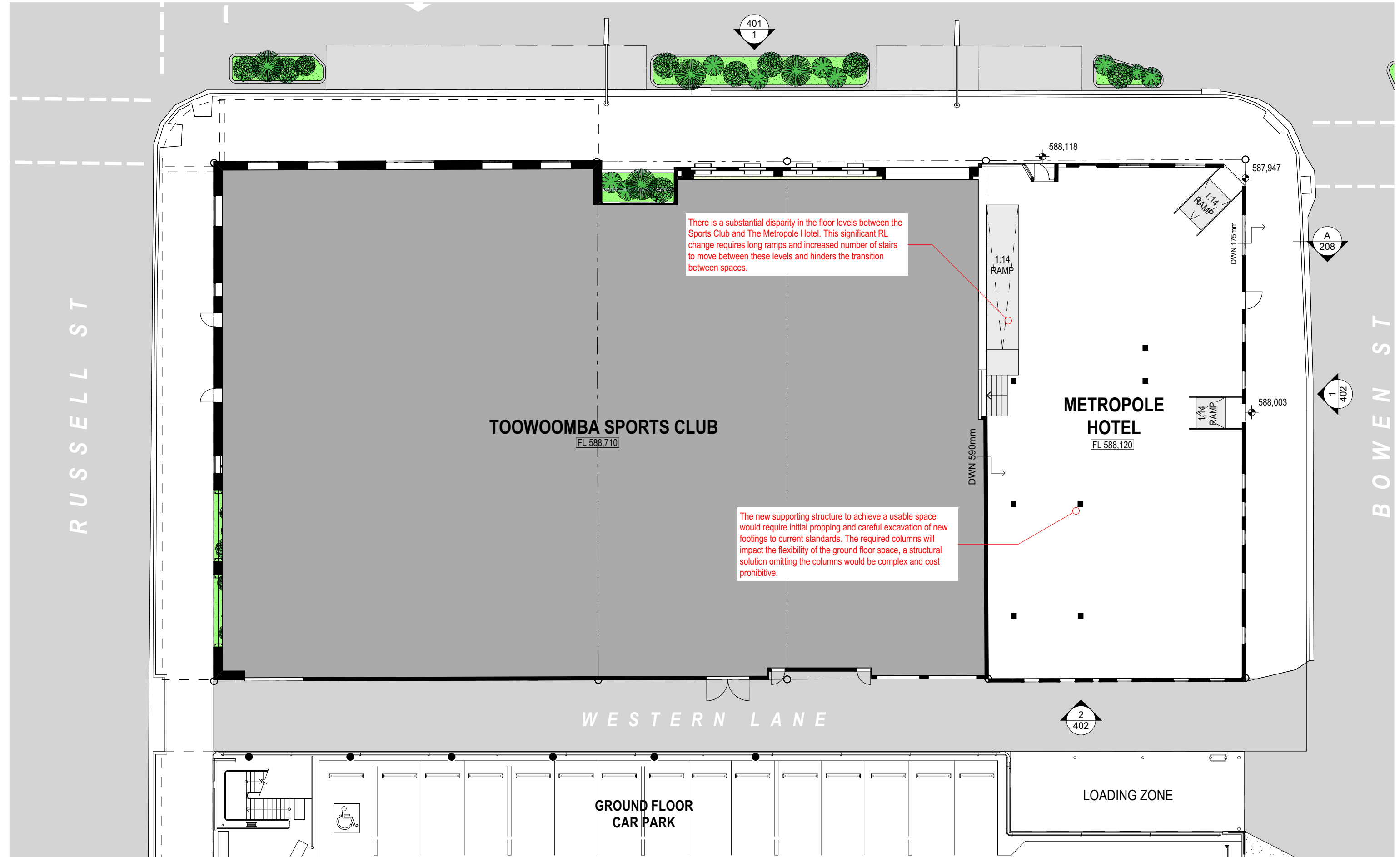


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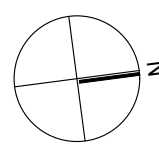
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UPPER FLOOR DEMO
 Date:
 25/07/2017
 Proj. No:
 1633
 Dwg. No:
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 Rev:
A



1 GROUND FLOOR
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	25/07/17	COUNCIL IR



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PLANS
GROUND FLOOR PROPOSED

Date:
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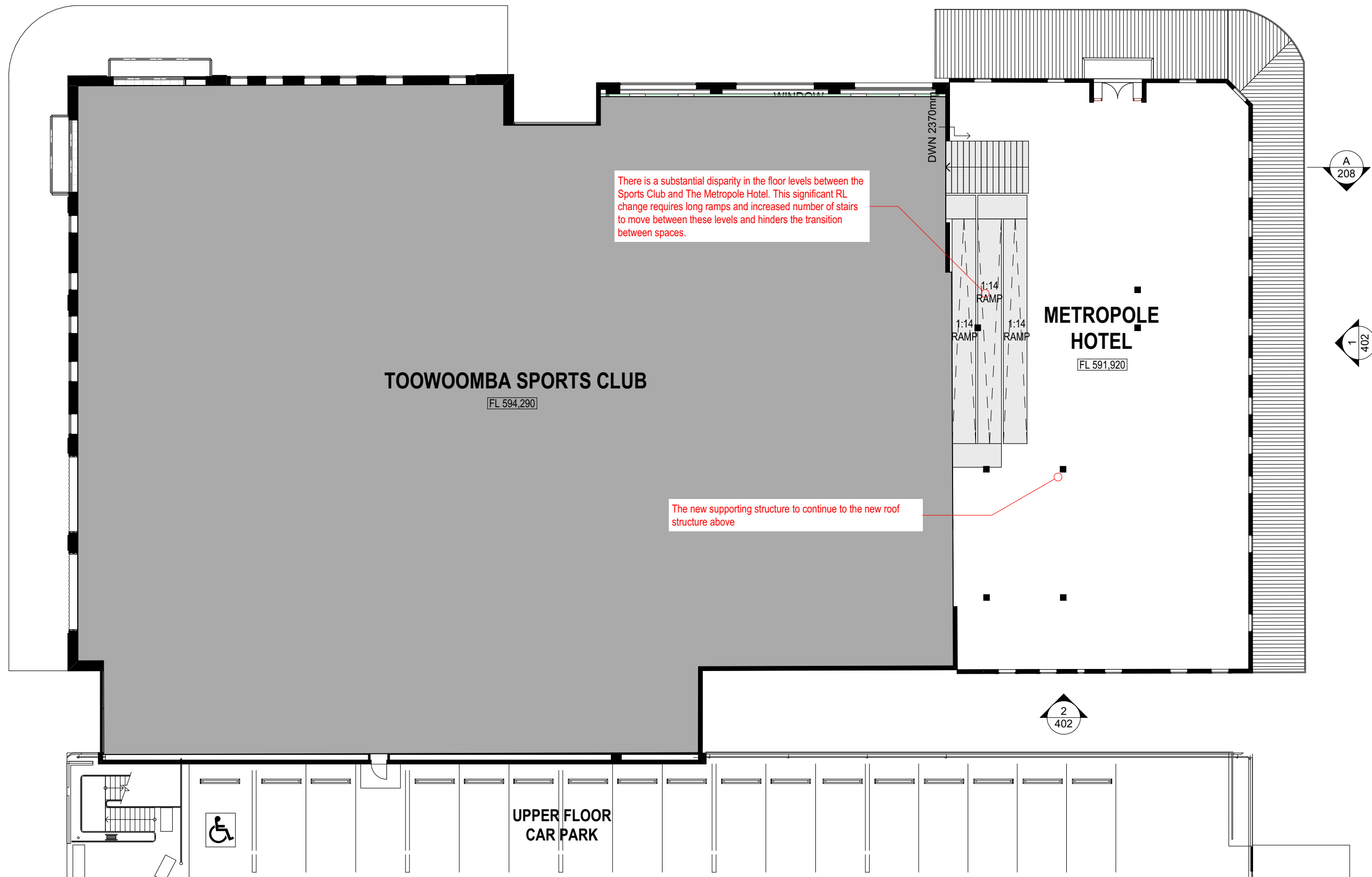
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DA 206

Rev:
A

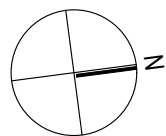
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1 UPPER FLOOR
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	25/07/17	COUNCIL IR



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Proj. No:
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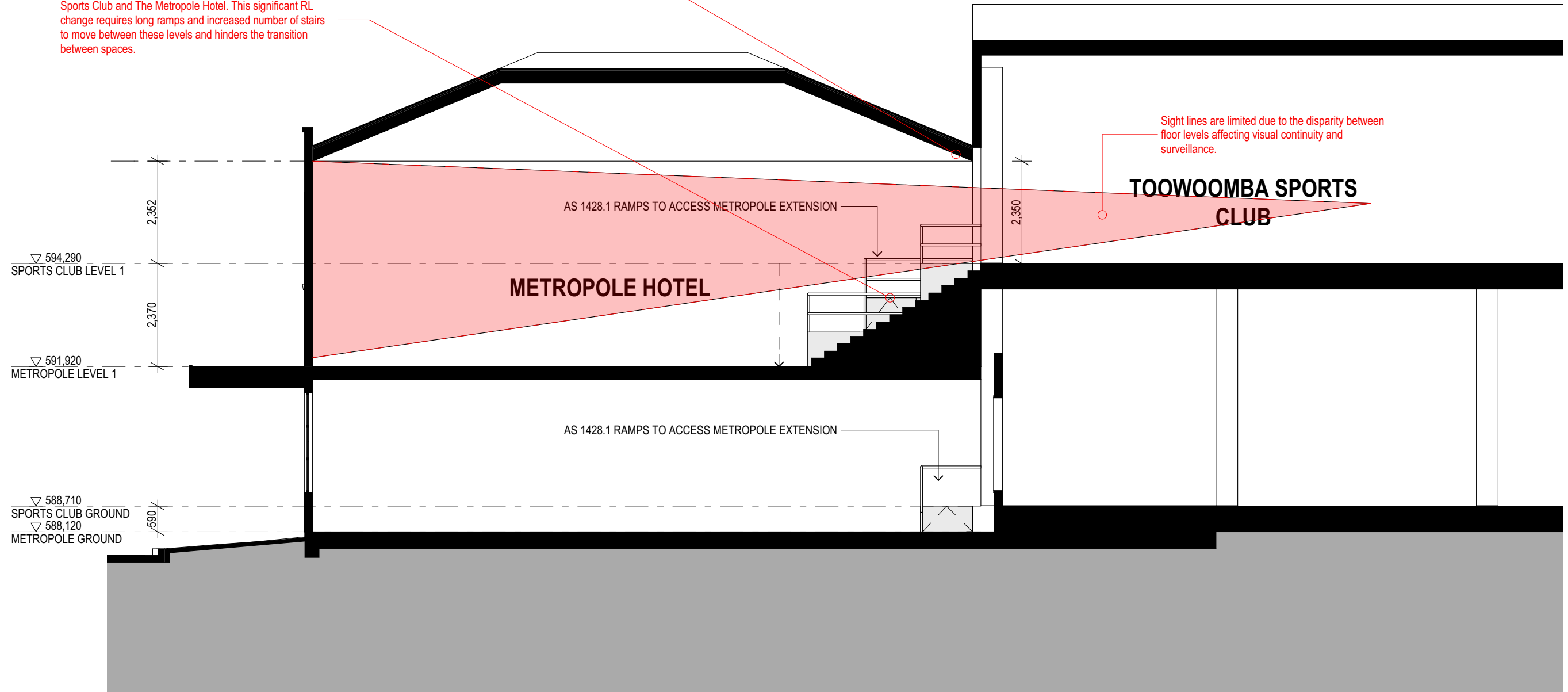
Dwg. No:
DA 207

Rev:
A

The transition between the upper floors of both buildings results in a very low ceiling height at best the solution would be low height doorways resulting in reduced flexibility and visual connection. this clearance may be non-compliant once services and storm water drainage is installed.

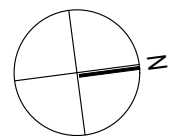
There is a substantial disparity in the floor levels between the Sports Club and The Metropole Hotel. This significant RL change requires long ramps and increased number of stairs to move between these levels and hinders the transition between spaces.

Sight lines are limited due to the disparity between floor levels affecting visual continuity and surveillance.



1 SECTION A-A
1:100

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	25/07/17	COUNCIL IR



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Drawing:
PLANS
SECTION A-A

Date:
25/07/2017

Proj. No:
1633

Dwg. No:
DA 208

Rev:
A

PROPOSED EXTENSION TO THE TOOWOOMBA SPORTS CLUB



DEVELOPMENT SUMMARY

SITE INFORMATION

Lot 1 RP49868	TOOWOOMBA SPORTS CLUB
Lot 4 RP93677	
Lot 6 RP93677	
Lot 5 SP191223	CARPARK
Lot 8 RP5232	METROPOLE HOTEL

SITE AREAS

EXISTING: 2,954m²

- Lot 1 = 695m²
- Lot 4 = 328m²
- Lot 6 = 351m²
- Lot 5 = 1580m²

PROPOSED: 3,421m²

- Lot 1 = 695m²
- Lot 4 = 328m²
- Lot 6 = 351m²
- Lot 5 = 1580m²
- Lot 8 = 467m²

CAR PARKING

PROVIDED: 98 Spaces



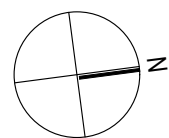
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COVER
1633 27/07/2017
DA 001 **B**



1 CONTEXT PLAN
1:1000

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	24/07/17	COUNCIL IR
B	27/07/17	AMENDED COUNCIL IR



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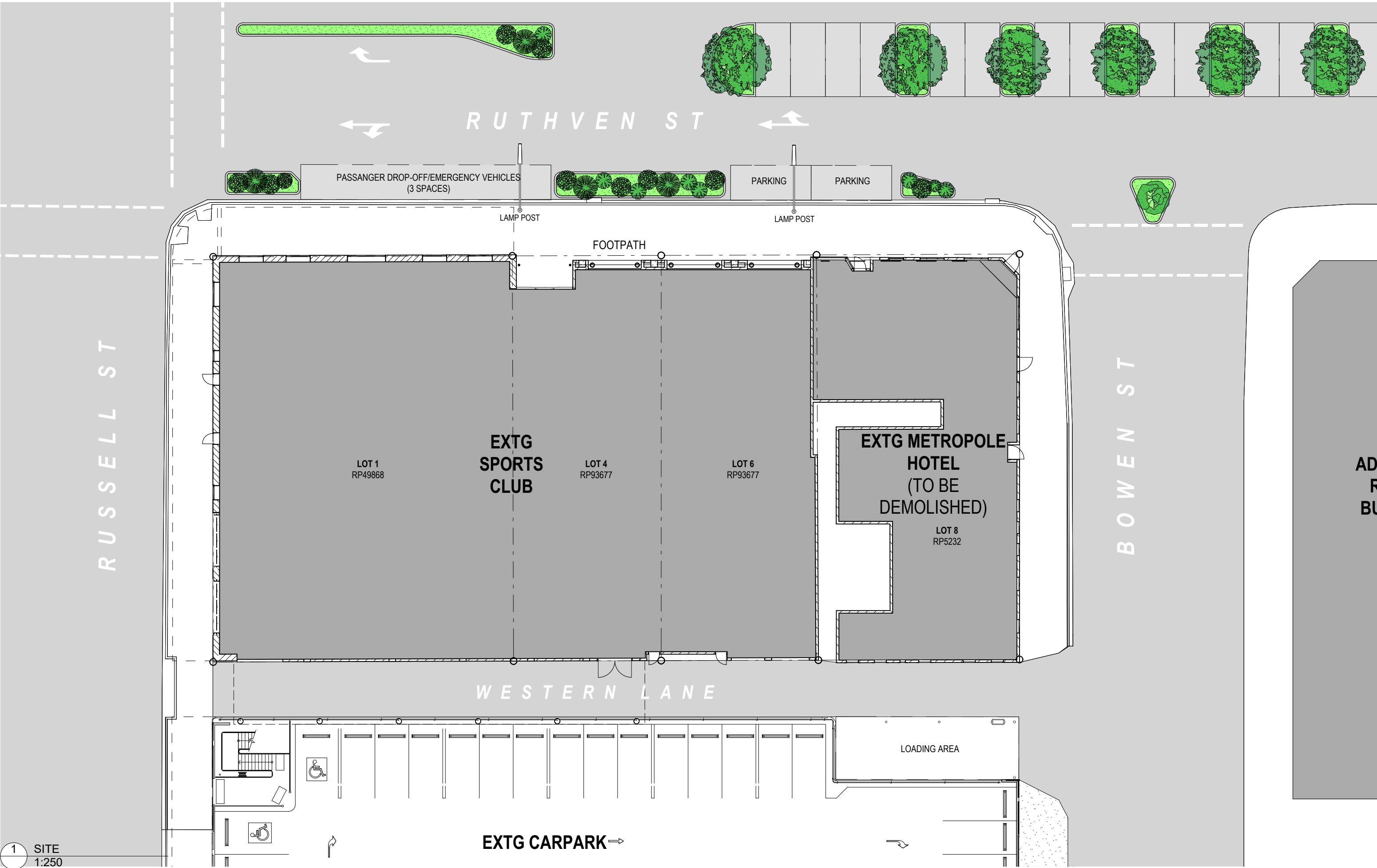
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Date:
27/07/2017

Proj. No:
1633

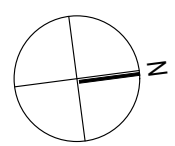
Dwg. No:
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Rev:
B



1 SITE
1:250

REV	DATE	DESCRIPTION
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P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	24/07/17	COUNCIL IR
B	27/07/17	AMENDED COUNCIL IR



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Drawing:
**SITE
SITE PLAN**

Date:
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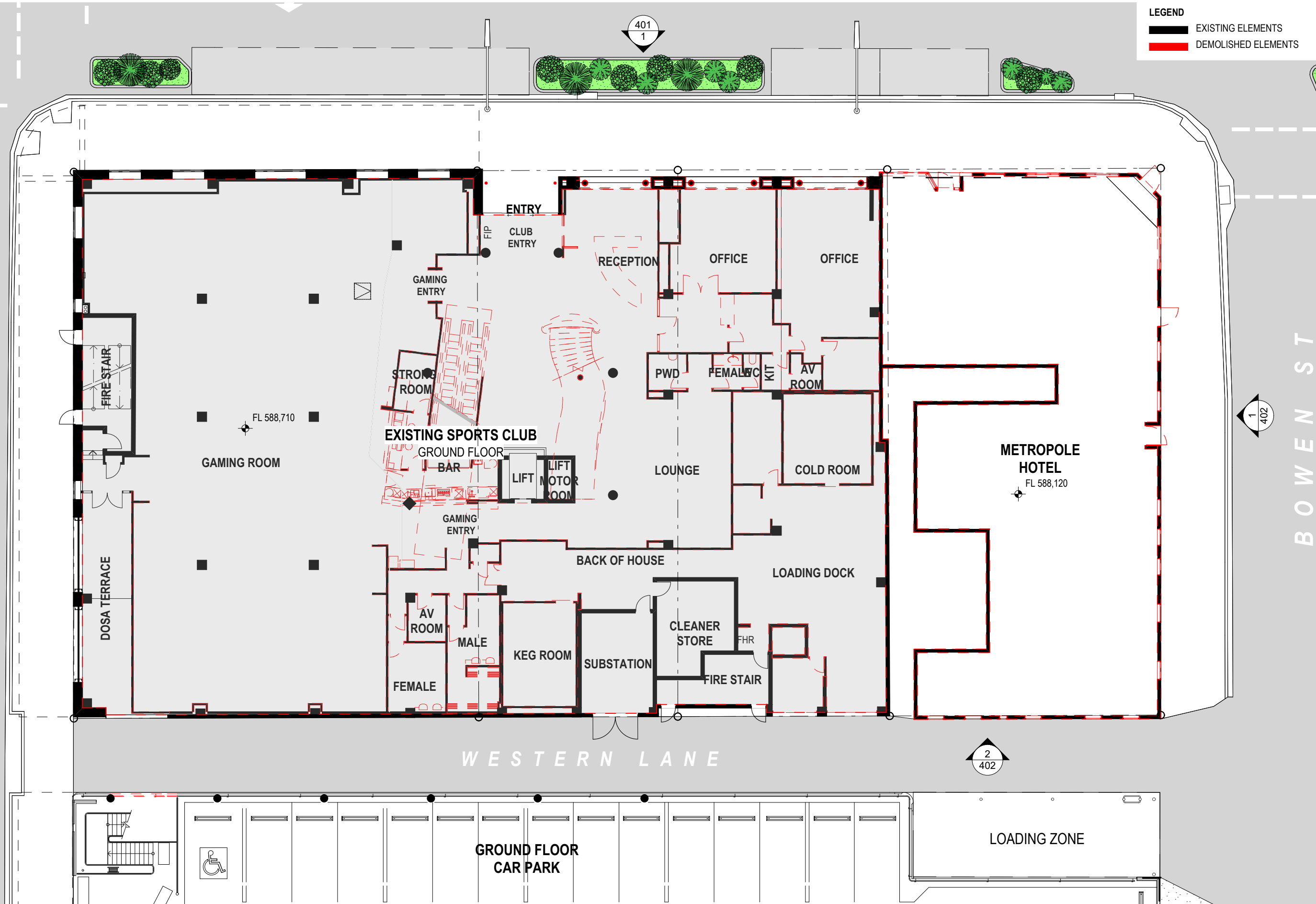
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Rev:
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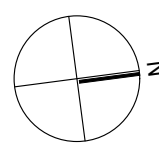
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LEGEND
 ■ EXISTING ELEMENTS
 ■ DEMOLISHED ELEMENTS



1 GROUND FLOOR
 1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	24/07/17	COUNCIL IR
B	27/07/17	AMENDED COUNCIL IR



**TOOWOOMBA SPORTS CLUB
 SPORTS CLUB REFURBISHMENT**
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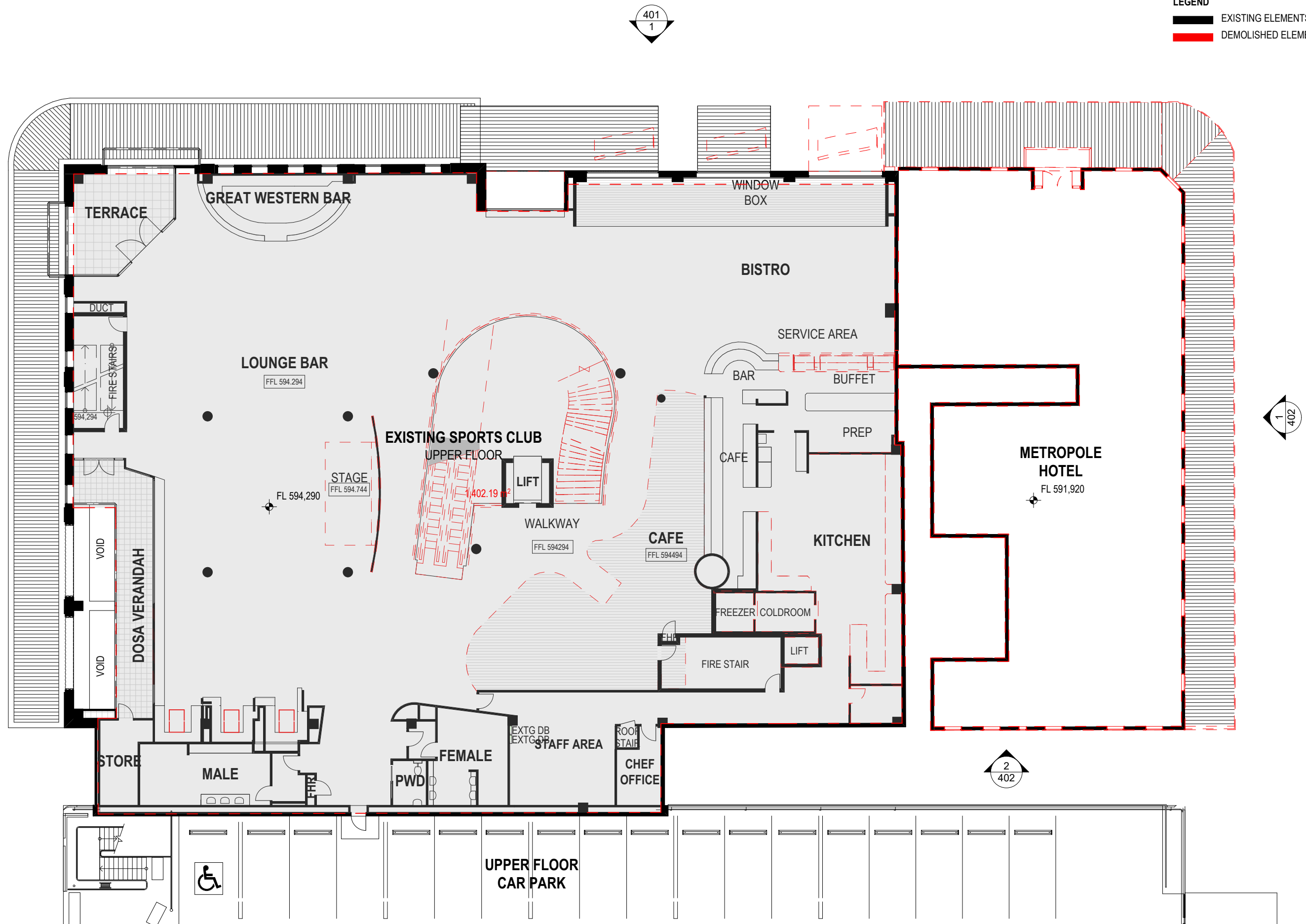
PO BOX 1491
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 Date:
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 DA 201
 Rev:
B

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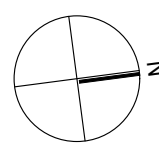
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LEGEND
 ■ EXISTING ELEMENTS
 ■ DEMOLISHED ELEMENTS



1 UPPER FLOOR
 1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
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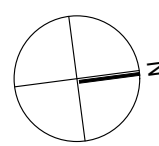
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1 GROUND FLOOR
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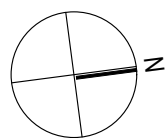
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1 UPPER FLOOR
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
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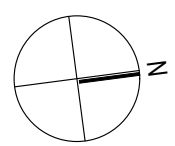
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DA 204

Rev:
B



1 RUTHVEN STREET ELEVATION
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	24/07/17	COUNCIL IR
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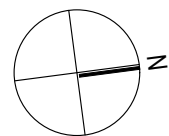


1 BOWEN STREET ELEVATION
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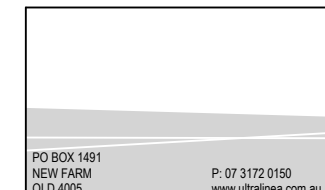


2 WESTERN LANE ELEVATION
1:200

REV	DATE	DESCRIPTION
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P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	24/07/17	COUNCIL IR
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Dwg. No:
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Rev:
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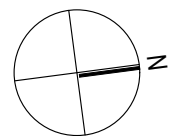
LEGEND

- CT CERAMIC TILE
- FB FACE BRICK
- FS1 FEATURE SCREEN 1
- FS2 FEATURE SCREEN 2
- GL CLEAR GLAZING
- MC METAL CLADDING



1 RUTHVEN STREET ELEVATION
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
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P3	22/03/17	UPDATED AREAS
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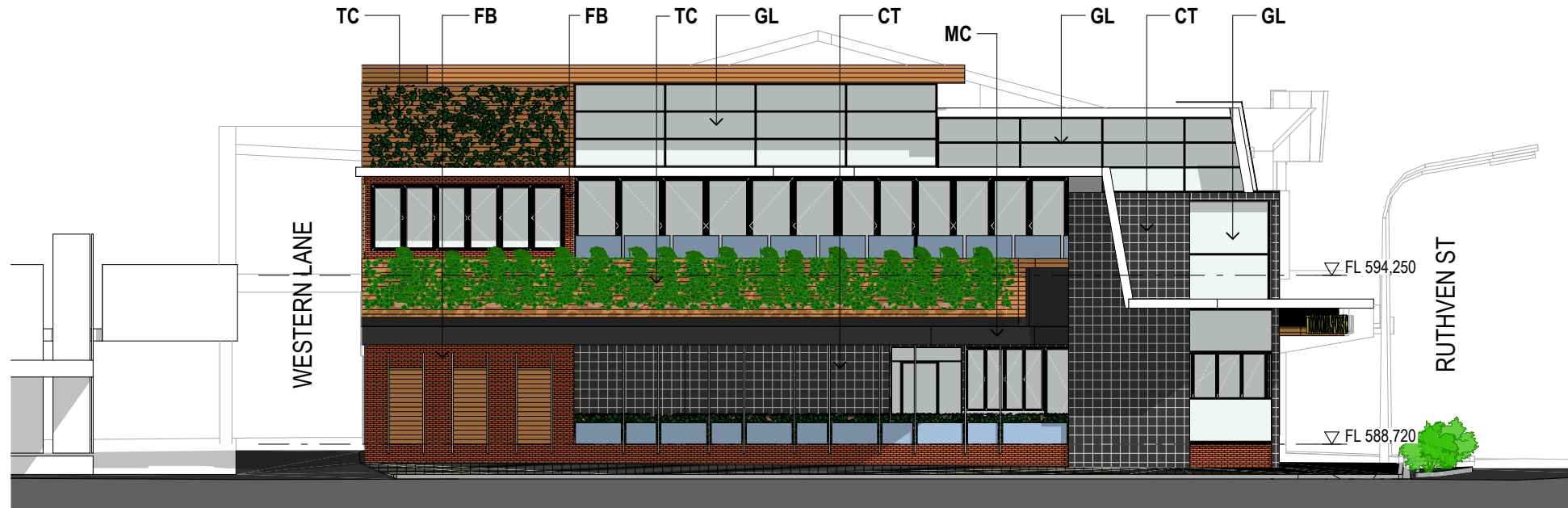


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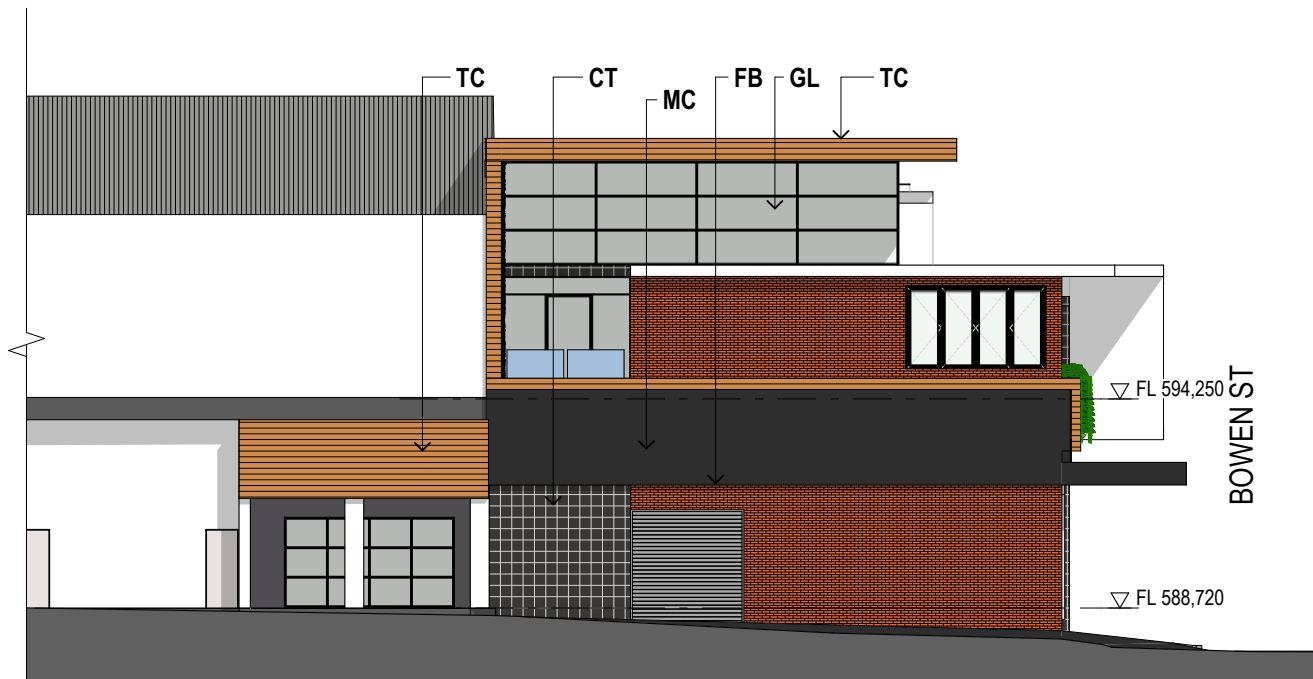
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ELEVATIONS - PROPOSED**
Date:
27/07/2017
Proj. No:
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Dwg. No:
DA 403
Rev:
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LEGEND

- CT CERAMIC TILE
- FB FACE BRICK
- FS1 FEATURE SCREEN 1
- FS2 FEATURE SCREEN 2
- GL CLEAR GLAZING
- MC METAL CLADDING

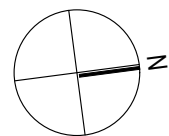


1 BOWEN STREET ELEVATION
1:200



2 WESTERN LANE ELEVATION
1:200

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
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Drawing:
**ELEVATIONS
ELEVATIONS - PROPOSED**

Date:
27/07/2017

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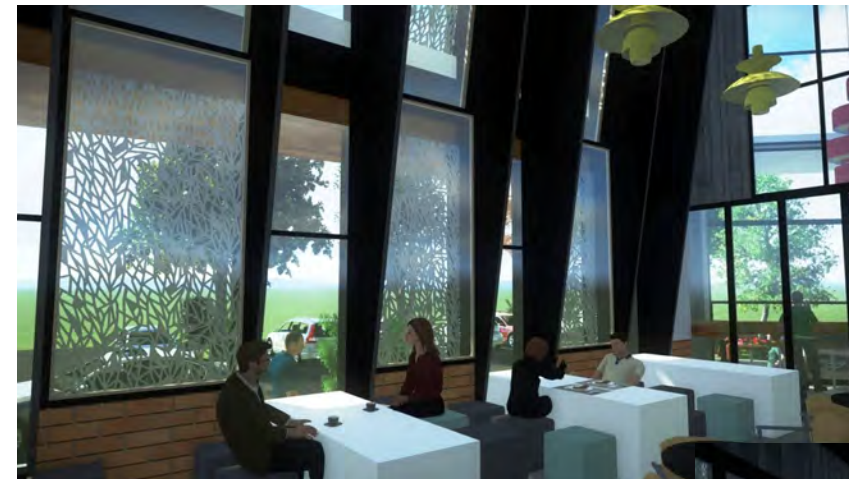
1 PROPOSED SPORTS CLUB EXTENSION



3 RUTHVEN STREET ASPECT



2 BOWEN STREET ASPECT

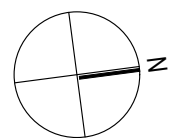


4 RUTHVEN ST INTERFACE



5 BOWEN ST OUTDOOR DINING

REV	DATE	DESCRIPTION
P1	14/02/17	PRELIM 1
P2	28/02/17	PRELIM 2
P3	22/03/17	UPDATED AREAS
A	24/07/17	COUNCIL IR
B	27/07/17	AMENDED COUNCIL IR



TOOWOOMBA SPORTS CLUB
SPORTS CLUB REFURBISHMENT
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Drawing:
**PERSPECTIVES
STREET VIEWS 1**
Date:
27/07/2017
Proj. No:
1633
Dwg. No:
DA 501
Rev: **B**

Attachment 2 - Amended Architectural Plans

Prepared by Ultra Linea Architecture