PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

RECEIVED
09/11/2026
TOOWOOMBA
REGIONAL COUNCIL

DRAWING SET CONTENTS

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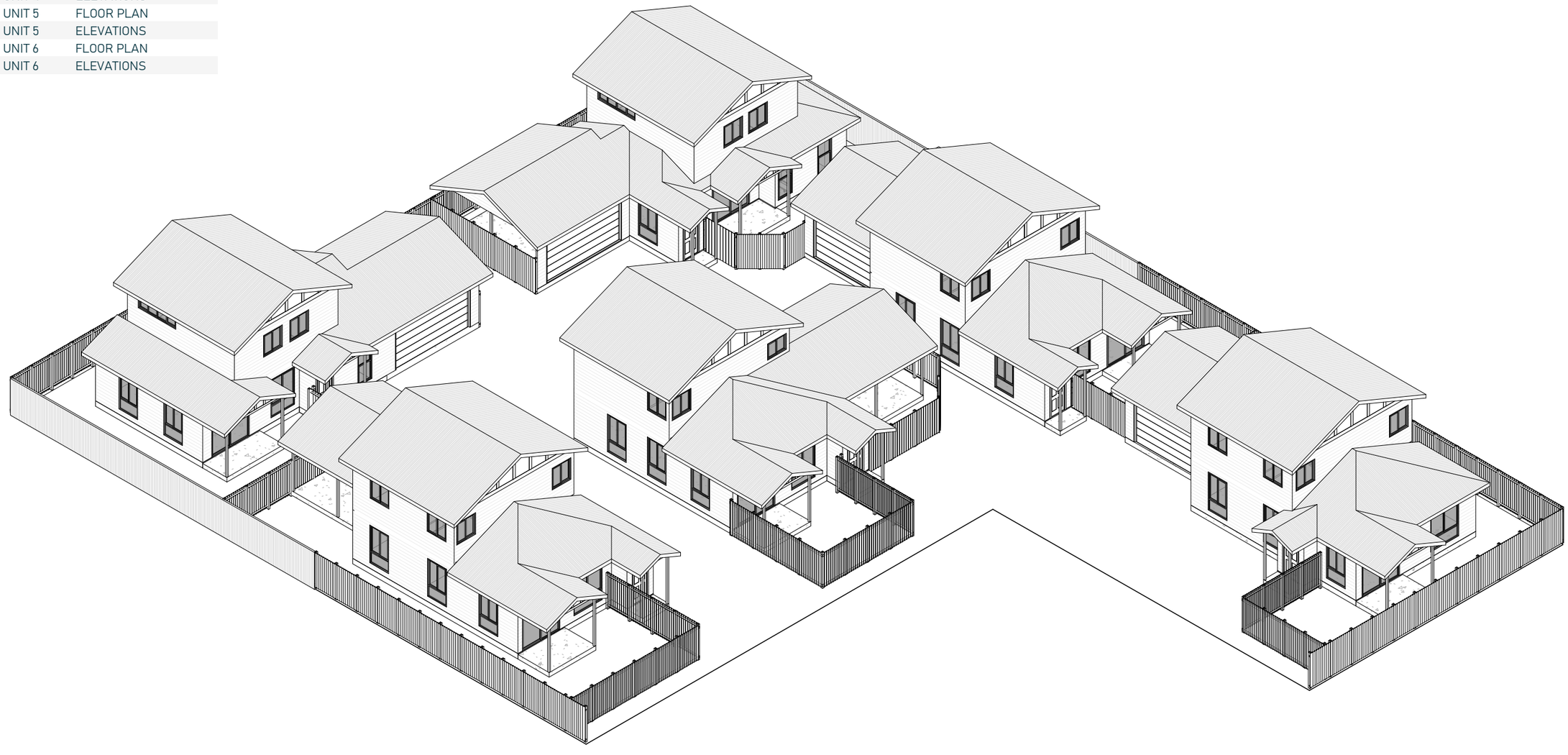


CONCEPT DESIGN

QBCC Licence #15028233
ABN #29 754 793 261
HIA MEMBER #119 482

Lockhart DRAFTING & DESIGN

PROPOSED UNITS

Revisions

21/10/25	4A - Final Review
13/11/25	5A - Planning Application
12/06/26	5B - MCUI/2026/2909
15/06/26	5C - MCUI/2026/2909
14/10/26	6A - Landscaping

Project No:	**250104**
Client Name:	**JIM GLEESON**
Project Address:	**18-20 JENKINS STREET, NEWTOWN**

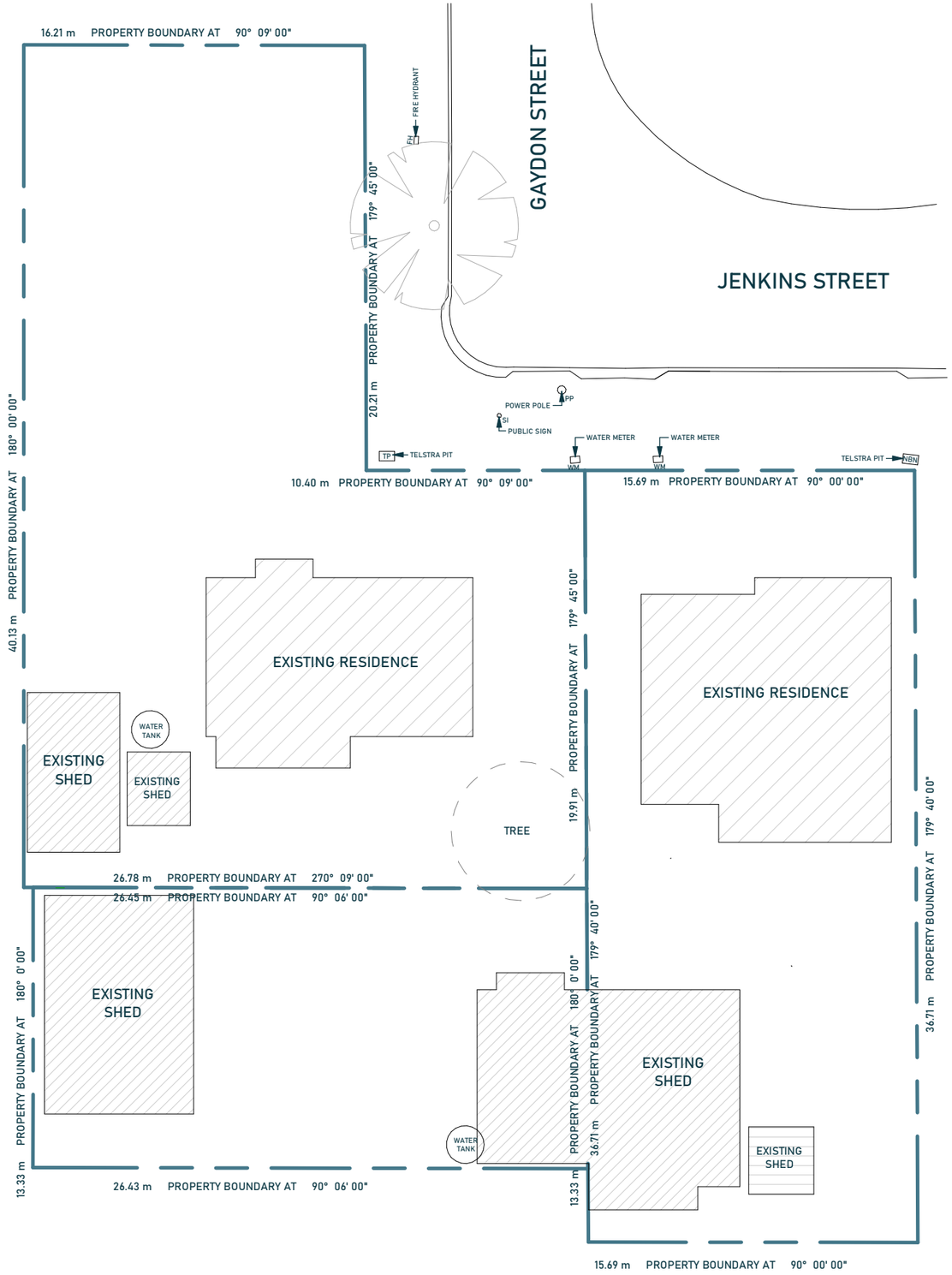
00

TITLE SHEET

PROPERTY DESCRIPTION

EXISTING LOTS

LOT ON PLAN:	LOT 3 RP63099
ADDRESS:	20 JENKINS STREET
LOT AREA:	860 m²
LOT ON PLAN:	LOT 2 RP78188
ADDRESS:	18 JENKINS STREET
LOT AREA:	349 m²
LOT ON PLAN:	LOT 19 RP17023
ADDRESS:	18 JENKINS STREET
LOT AREA:	577 m²
TOTAL AREA OF 3 LOTS:	**1,786 m²**



GENERAL SITE NOTES:

REAL PROPERTY INFORMATION TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION.

LOCATION OF BUILDING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

LOCATION OF ALL SERVICES TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

SITE LEVELS, DRIVEWAY DESIGN & SITE WORKS TO DETAIL BY OTHERS.

SOP DENOTES SET OUT POINTS FOR BUILDING SETOUT.

HOUSE TREATMENT PLANT TO DESIGN & DETAIL BY OTHERS.

RAINWATER TANK/S WITH A MINIMUM CAPACITY OF 5000 LITRES, TO BE PROVIDED IN ACCORDANCE WITH LOCAL GOVERNMENT PLANNING REQUIREMENTS. A MINIMUM OF 50% OF ROOF AREA TO BE COLLECTED AND DISCHARGED TO TANK. SEE DWG 12 FOR CALCULATIONS. RAINWATER TANK/S TO BE CONNECTED FOR INTERNAL AND EXTERNAL USE AS SPECIFIED IN PART MP 4.2 OF THE QUEENSLAND DEVELOPMENT CODE

DOWNPIPES CONNECTED TO RAINWATER TANKS VIA UNDERGROUND SURFACE DRAIN TO BE FITTED WITH VERMIN PROOF RAINWATER HEADS.

ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVAL. TANK/S OVERFLOW AND DOWNPIPES NOT CONNECTED TO RAINWATER TANK/S TO DISCHARGE TO NOMINATED DISCHARGE POINTS VIA BLUBBER SYSTEM.

NOTE:

LANDSCAPE PLAN PROVIDED BY
EVAN PRENTICE DESIGN.
REF. NO 2642
DATE 31/08/2026

CONCEPT DESIGN

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QBCC Licence #15028233
ABN #29 754 793 261
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JIM GLEESON

Project No:	250104
Project Type:	PROPOSED UNITS
Project Address:	18-20 JENKINS STREET, NEWTOWN

Revisions

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15/06/26	5C - MCUI/2026/2909
14/10/26	6A - Landscaping

Designer:	S. SCHULZ
Drawn By:	S. SCHULZ
Checked By:	S. SCHULZ

Project North

Scale (@A3): As indicated

01
EXISTING SITE PLAN

PROPERTY DESCRIPTION

EXISTING LOTS

LOT ON PLAN:	LOT 3 RP63099
ADDRESS:	20 JENKINS STREET
LOT AREA:	860 m²
LOT ON PLAN:	LOT 2 RP78188
ADDRESS:	18 JENKINS STREET
LOT AREA:	349 m²
LOT ON PLAN:	LOT 19 RP17023
ADDRESS:	18 JENKINS STREET
LOT AREA:	577 m²
TOTAL AREA OF 3 LOTS:	**1,786 m²**

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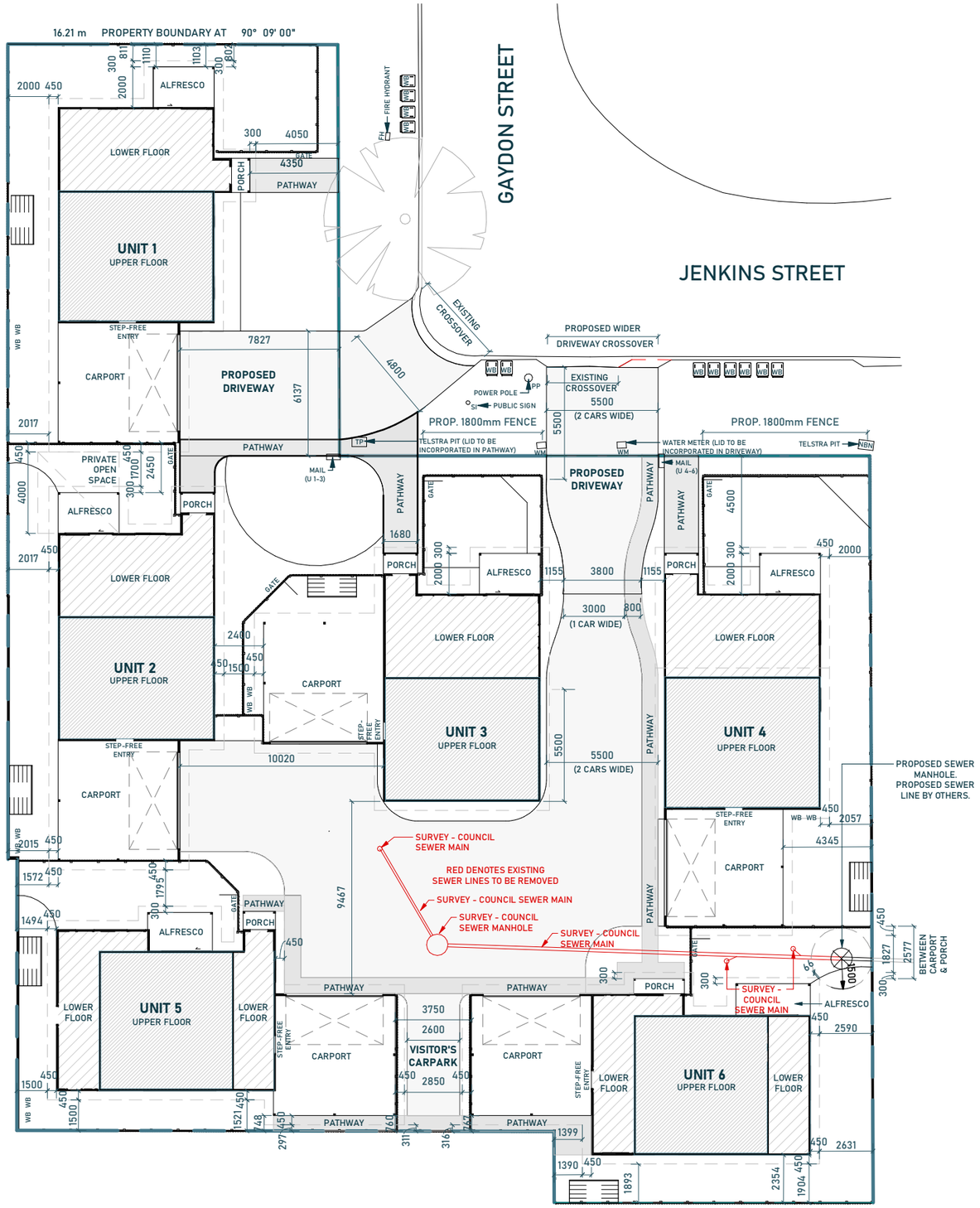

1 **PROPOSED SITE PLAN**
1 : 250

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14/10/26	6A - Landscaping

Designer:	S. SCHULZ
Drawn By:	J. JAMES
Checked By:	S. SCHULZ

Project North

Scale (@A3): As indicated

02
PROPOSED SITE PLAN

BUILDING FOOTPRINT

(LOWER STOREY ONLY)

UNIT 1	
PORCH	1.5 m²
RESIDENCE	82.8 m²
ALFRESCO	6.0 m²
CARPORT	35.3 m²
UNIT 1 TOTAL:	**125.6 m²**
UNIT 2	
PORCH	1.7 m²
RESIDENCE	80.3 m²
ALFRESCO	6.0 m²
CARPORT	35.3 m²
UNIT 2 TOTAL:	**123.3 m²**
UNIT 3	
PORCH	1.7 m²
RESIDENCE	80.3 m²
ALFRESCO	6.0 m²
CARPORT	35.3 m²
UNIT 3 TOTAL:	**123.3 m²**
UNIT 4	
PORCH	1.7 m²
RESIDENCE	83.0 m²
ALFRESCO	6.0 m²
CARPORT	33.6 m²
UNIT 4 TOTAL:	**124.3 m²**
UNIT 5	
PORCH	1.4 m²
RESIDENCE	80.5 m²
ALFRESCO	6.0 m²
CARPORT	35.5 m²
UNIT 5 TOTAL:	**123.4 m²**
UNIT 6	
PORCH	1.9 m²
RESIDENCE	78.8 m²
ALFRESCO	5.7 m²
CARPORT	35.3 m²
UNIT 6 TOTAL:	**121.7 m²**
TOTAL BUILDING F.P:	**741.6 m²**

TOTAL BUILDING FOOTPRINT: 41.5 %

TOTAL SEALED AREAS

(DRIVEWAYS, PATHS WITHIN BOUNDARIES)

TOTAL SEALED AREAS: 454.1 m²

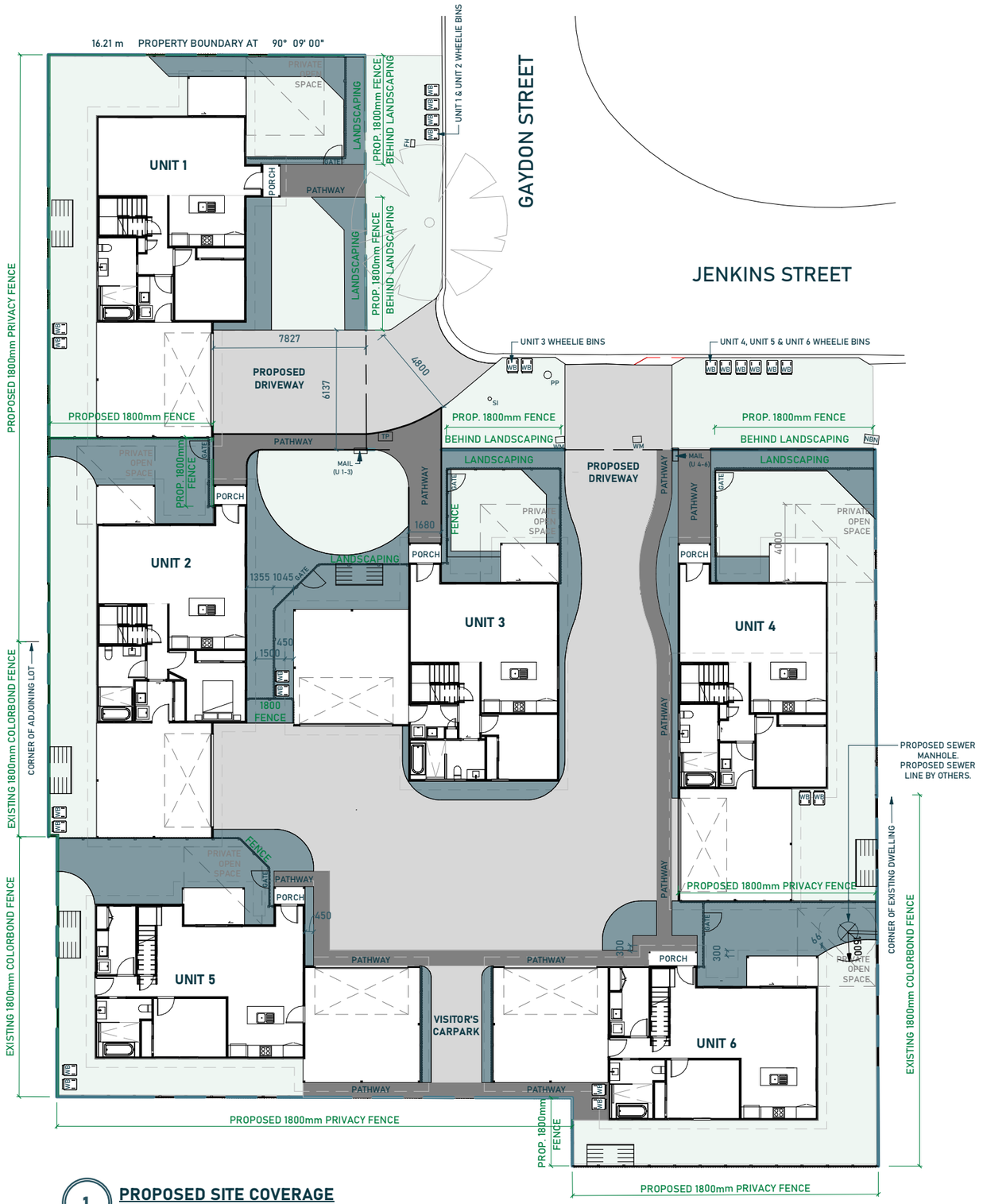
TOTAL SEALED AREAS: 25.4 %

TOTAL IMPERVIOUS AREAS

TOTAL BUILDINGS: 741.6 m²
TOTAL DRIVEWAYS/PATHS: 454.1 m²

TOTAL IMPERVIOUS AREA: 1,195.7 m²

TOTAL IMPERVIOUS AREAS: 66.9 %



1 **PROPOSED SITE COVERAGE**
1 : 250

LEGEND

- PROPOSED DRIVEWAYS MATERIAL 1: EXPOSED AGGREGATE
- PROPOSED WALKING PATH. MATERIAL 2
- TURFED AREAS
- LANDSCAPED AREAS
- 1800mm HIGH FENCING
- WHEELIE BIN STORAGE
- CLOTHESLINE
- DENOTES FRONT SETBACK *

PRINT IN COLOUR FOR CLEAR INTERPRETATION OF PLAN

LANDSCAPING (TOTAL)

(ALL PERMEABLE AREAS)

UNIT 1 - ALL LANDSCAPING	142.8 m²
UNIT 2 - ALL LANDSCAPING	103.9 m²
UNIT 3 - ALL LANDSCAPING	100.2 m²
UNIT 4 - ALL LANDSCAPING	104.0 m²
UNIT 5 - ALL LANDSCAPING	87.2 m²
UNIT 6 - ALL LANDSCAPING	102.3 m²
LANDSCAPING TOTAL AREA:	**640.4 m²**

TOTAL LANDSCAPING: 35.9%

LANDSCAPING (FRONT SETBACK* ONLY)

(PERMEABLE AREAS IN FRONT SETBACK)*

UNIT 1 - FRONT SETBACK	92.5 m²
UNIT 2 - FRONT SETBACK	44.7 m²
UNIT 3 - FRONT SETBACK	74.3 m²
UNIT 4 - FRONT SETBACK	71.7 m²
LANDSCAPING - FRONT SETBACK ONLY:	**283.2 m²**

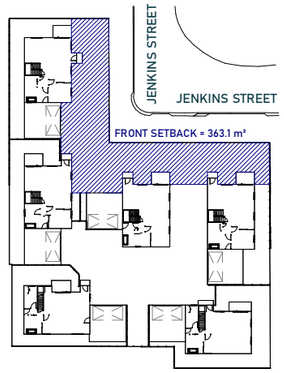
LANDSCAPING: 77.7 % OF FRONT SETBACK*

SEALED AREAS (FRONT SETBACK* ONLY)

(EXCLUDING ALFRESCO & PORCHES)

SEALED AREAS - FRONT SETBACK ONLY: 128.9 m²

SEALED AREAS: 35.4 % OF FRONT SETBACK*



2 *** FRONT SETBACK AREA**
1 : 1000

NOTE:
LANDSCAPE PLAN PROVIDED BY EVAN PRENTICE DESIGN.
REF. NO 2642
DATE 31/08/2026

CONCEPT DESIGN

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QBCC Licence #15028233
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JIM GLEESON

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Project Address: 18-20 JENKINS STREET, NEWTOWN

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14/10/26	6A - Landscaping

Designer: S. SCHULZ
Drawn By: J. JAMES
Checked By: S. SCHULZ

Project North

Scale (@A3): As indicated

03
PROPOSED SITE COVERAGE

GENERAL FLOOR PLAN NOTES:

FLOOR PLAN DIMENSIONS DO NOT INCLUDE INTERNAL WALL SHEETING UNLESS NOTED OTHERWISE.

ALL PLANT, AIR CONDITIONING EQUIPMENT MUST BE CONTAINED WITHIN THE BUILDING OR VISUALLY SCREENED TO ALL STREET FRONTAGES, PUBLIC VIEWING LOCATIONS AND ADJOINING PREMISES.

WALL CLADDING MATERIALS, FIXINGS & FLASHING DETAILS REFER TO NCC 2022 VOLUME TWO PART 7.5 TIMBER AND COMPOSITE WALL CLADDING.

GLAZING SIZES, SAFETY & VISIBILITY REFER TO NCC 2022 VOLUME TWO PART 8.3 GLASS. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 8.3.2 OF NCC 2022.

ALL WET AREAS & EXTERNAL WATERPROOFING TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2022 VOLUME TWO PART 10.2 WET AREA WATERPROOFING.

ALL DIMENSIONS AND DESIGN INFORMATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.

ALL PLUMBING FIXTURES AND INSTALLATIONS INCLUDING PRESSURE LIMITING DEVICES, HOT WATER SYSTEMS AND DUAL FLUSH TOILET SUITES TO BE WELS RATED IN ACCORDANCE WITH AS/NZ 6400 - 2005 & AS 3500.

BATH AND SHOWERS TO COMPLY WITH NCC 2022.

UNIT 1 BUILDING AREAS

LOWER FLOOR	
RESIDENCE:	82.8 m²
PORCH:	1.5 m²
ALFRESCO:	6.0 m²
CARPORT:	35.3 m²
UPPER FLOOR	
RESIDENCE:	49.9 m²
TOTAL AREA:	**175.5 m²**

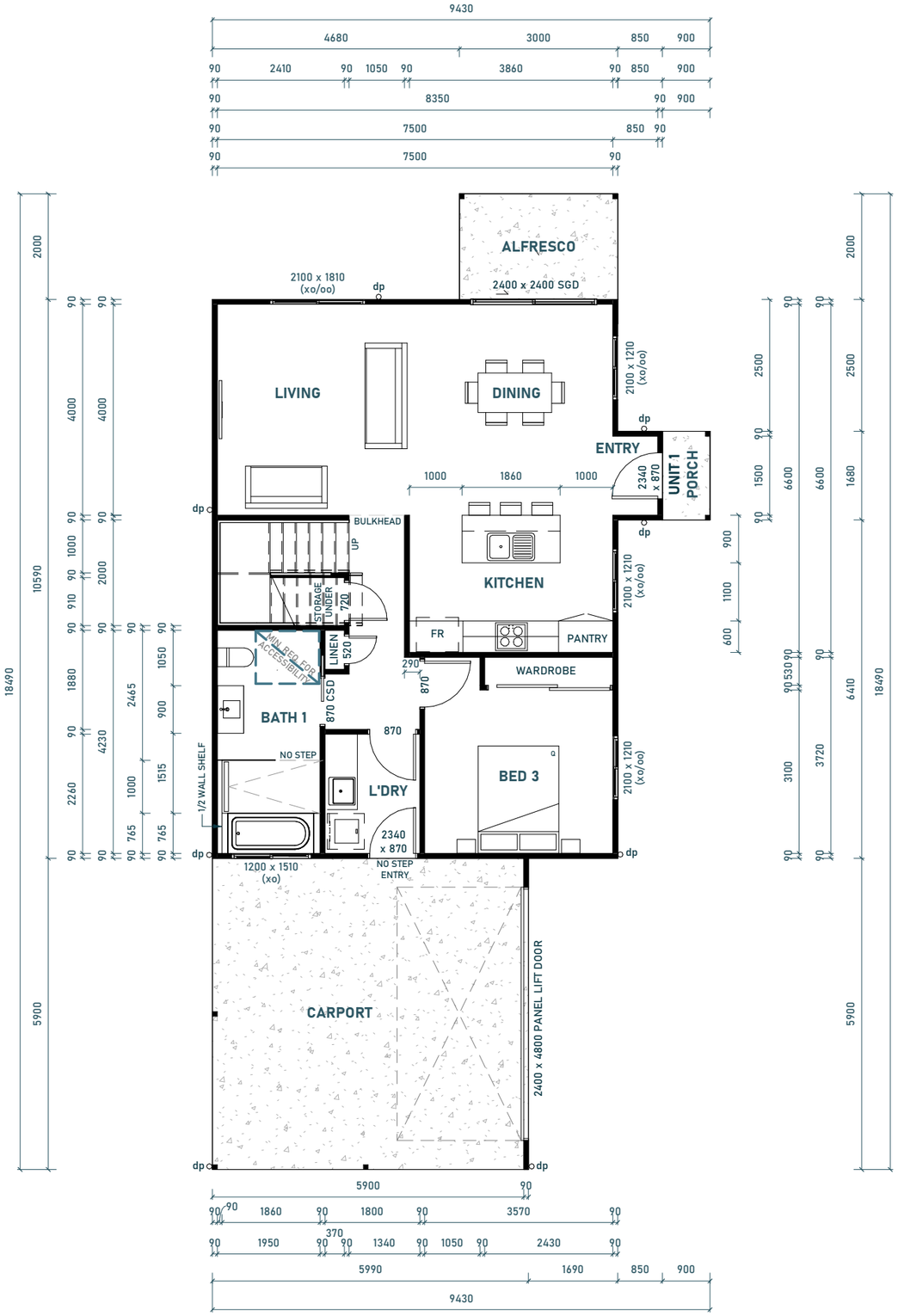
BUILDING INFORMATION

LOWER CEILING HT: 2700mm
LOWER WINDOW HEIGHT: 2400mm
LOWER ROOF PITCH: 22.5°
LOWER SOFFIT WIDTH: 450mm & 300mm

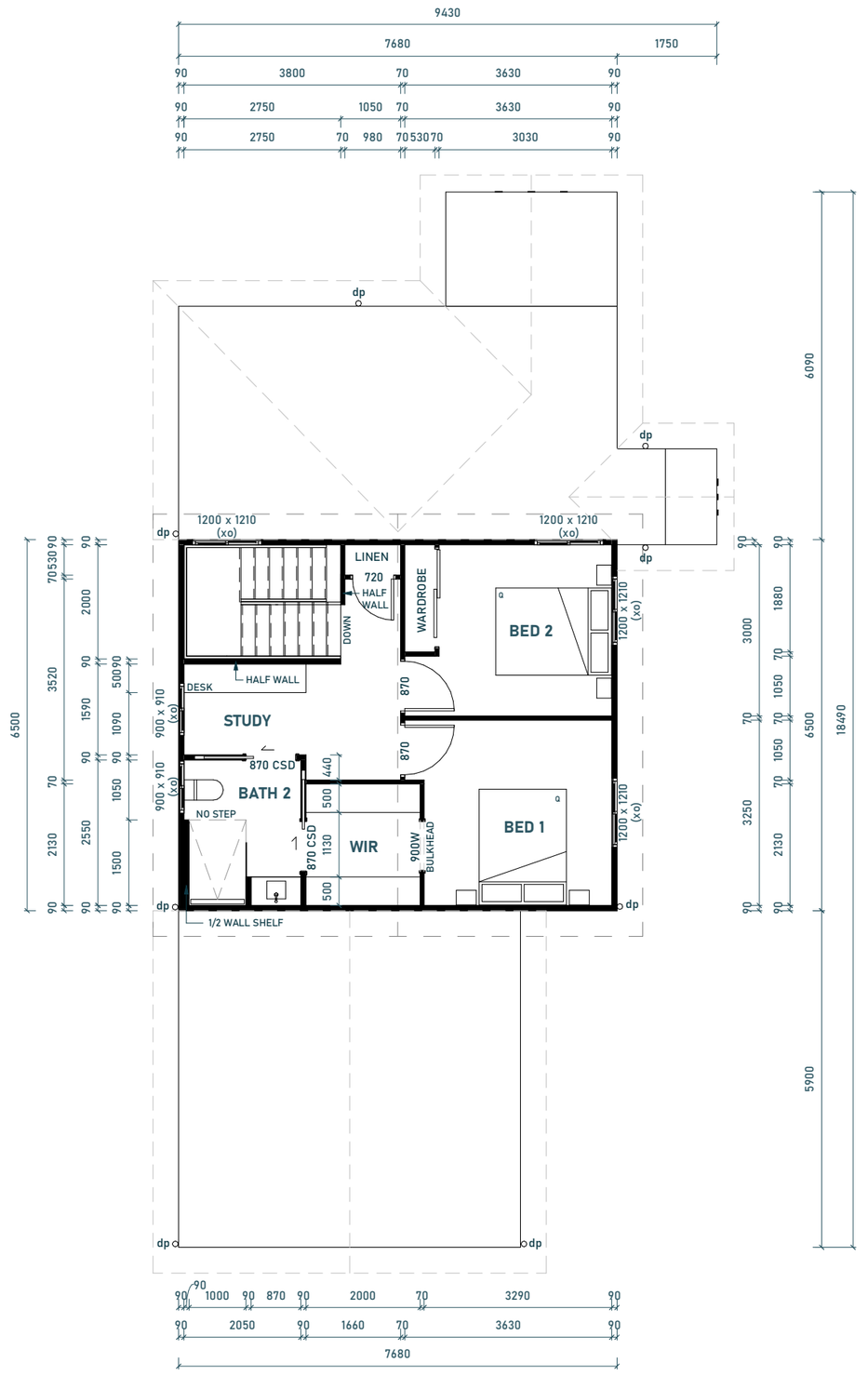
UPPER CEILING HT: 2550mm
UPPER WINDOW HEIGHT: 2100mm
UPPER ROOF PITCH: 22.5°
UPPER SOFFIT WIDTH: 450mm

LEGEND

- SA — DENOTES LOCATION OF SMOKE ALARM TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 9.5, AND THE AS3786-2014 BUILDING REGULATION.
- INDICATES 3 in 1 BATHROOM HEATER/LIGHT/FAN
- EX — INDICATES EXHAUST FAN
- dp — INDICATES LOCATION OF DOWNPIPES. TO BE CONFIRMED ON SITE. SEE ROOF DRAINAGE PLAN FOR ROOF DRAINAGE CALCULATIONS
- tap — INDICATES POSSIBLE LOCATION OF EXTERNAL TAP. CONFIRM LOCATION ON SITE
- INDICATES LOCATION OF CEILING FAN BY OTHERS - Min 1200mm BLADE WIDTH
- HWS — INDICATES SUGGESTED LOCATION OF HOT WATER STORAGE TANK. CONFIRM ON SITE
- INDICATES HALF / NIB WALLS
- INDICATES FULL HEIGHT WALLS



1 **Unit 1 - Lower Floor**
1 : 100



2 **Unit 1 - Upper Floor**
1 : 100

CONCEPT DESIGN

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QBCC Licence #15028233
ABN #29 754 793 241
HIA MEMBER #119 482

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14/10/26	6A - Landscaping

Designer:	S. SCHULZ
Drawn By:	S. SCHULZ
Checked By:	S. SCHULZ

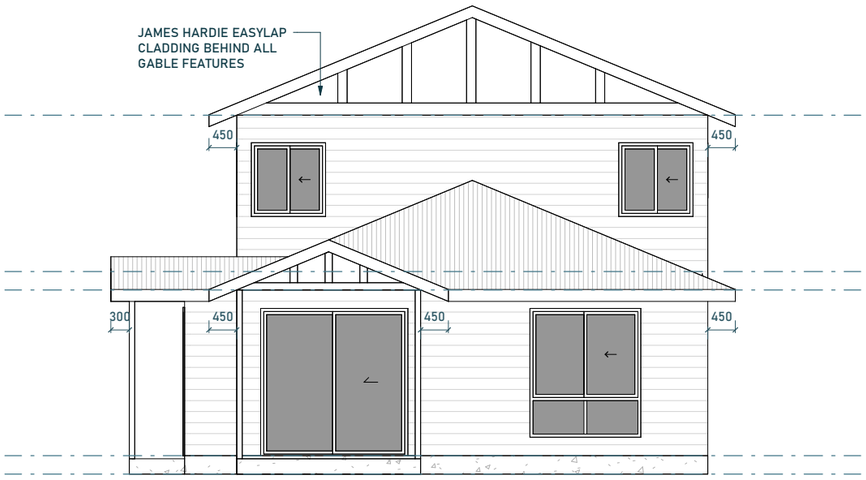
Project North

0 0.5m 1.5m 3.0m 5.0m

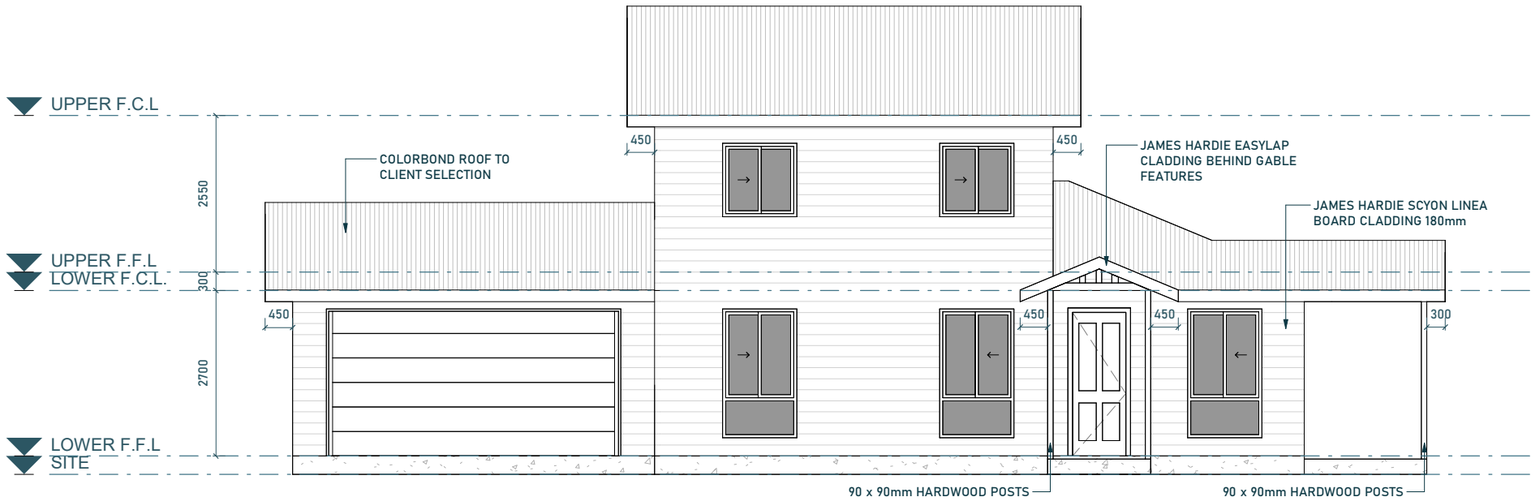
Scale (@A3): 1 : 100

04

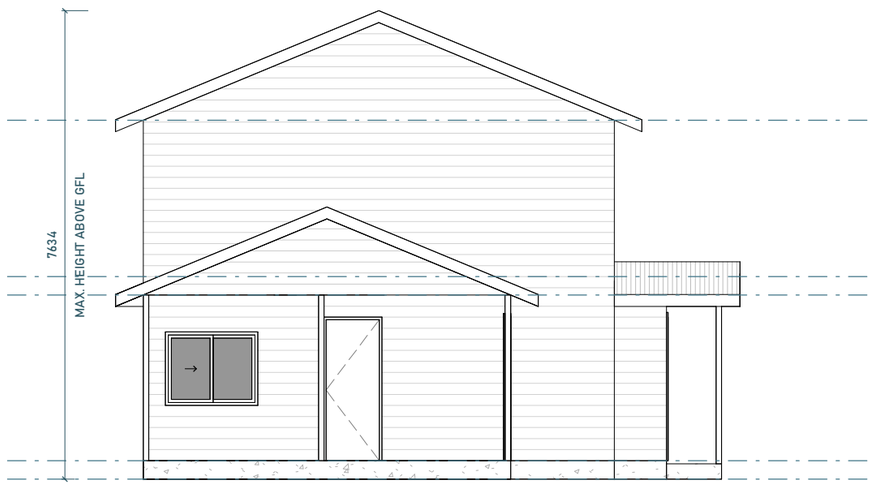
UNIT 1 FLOOR PLAN



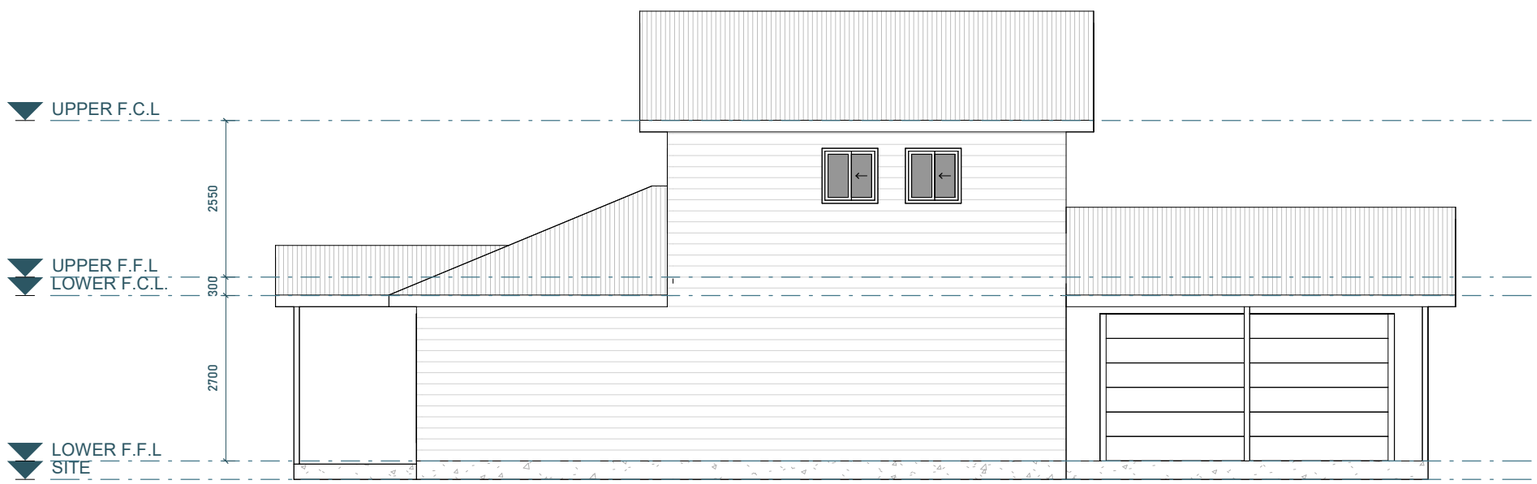
1 UNIT 1 - NORTHERN ELEVATION
1 : 100



2 UNIT 1 - EASTERN ELEVATION
1 : 100



3 UNIT 1 - SOUTHERN ELEVATION
1 : 100



4 UNIT 1 - WESTERN ELEVATION
1 : 100

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Designer:	S. SCHULZ
Drawn By:	S. SCHULZ
Checked By:	S. SCHULZ

0 0.5m 1.5m 3.0m 5.0m

Scale (@A3): 1 : 100

05

UNIT 1
ELEVATIONS

GENERAL FLOOR PLAN NOTES:

FLOOR PLAN DIMENSIONS DO NOT INCLUDE INTERNAL WALL SHEETING UNLESS NOTED OTHERWISE.

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BATH AND SHOWERS TO COMPLY WITH NCC 2022.

UNIT 2 BUILDING AREAS

LOWER FLOOR
RESIDENCE: 80.3 m²
PORCH: 1.7 m²
ALFRESCO: 6.0 m²
CARPORT: 35.3 m²

UPPER FLOOR
RESIDENCE: 47.1 m²

TOTAL AREA: **170.4 m²**

BUILDING INFORMATION

LOWER CEILING HT: 2700mm
LOWER WINDOW HEIGHT: 2400mm
LOWER ROOF PITCH: 22.5°
LOWER SOFFIT WIDTH: 450mm & 300mm

UPPER CEILING HT: 2550mm
UPPER WINDOW HEIGHT: 2100mm
UPPER ROOF PITCH: 22.5°
UPPER SOFFIT WIDTH: 450mm

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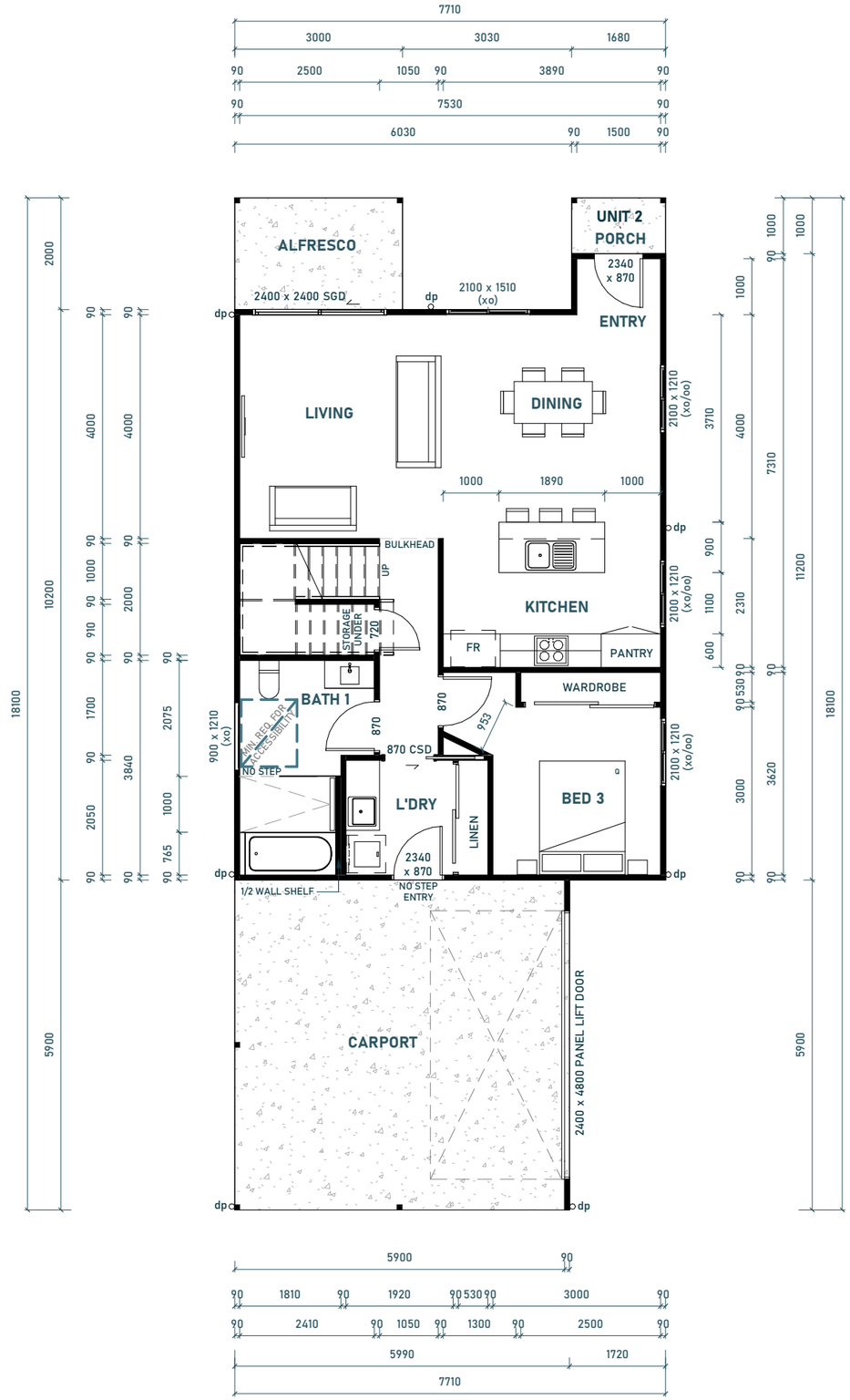
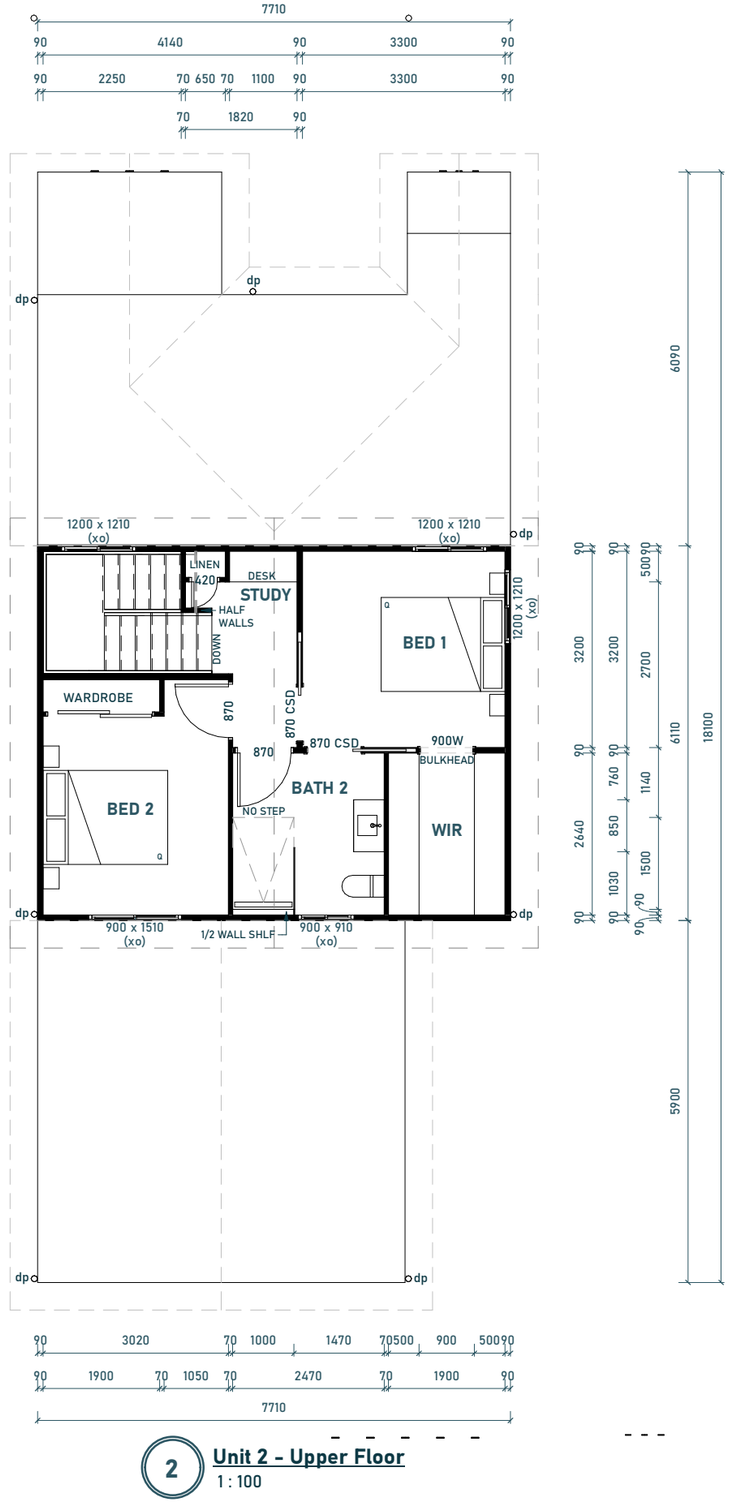
- INDICATES HALF / NIB WALLS
- INDICATES FULL HEIGHT WALLS



1 **Unit 2 - Lower Floor**
1 : 100



2 **Unit 2 - Upper Floor**
1 : 100

CONCEPT DESIGN

QBCC Licence #15028233
ABN #29 754 793 261
HIA MEMBER #119 482

Lockhart DRAFTING & DESIGN

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JIM GLEESON

Project No: 250104
Project Type: PROPOSED UNITS
Project Address: 18-20 JENKINS STREET, NEWTOWN

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13/11/25 5A - Planning Application
12/06/26 5B - MCUI/2026/2909
15/06/26 5C - MCUI/2026/2909
14/10/26 6A - Landscaping

Designer: S. SCHULZ
Drawn By: S. SCHULZ
Checked By: S. SCHULZ

Project North

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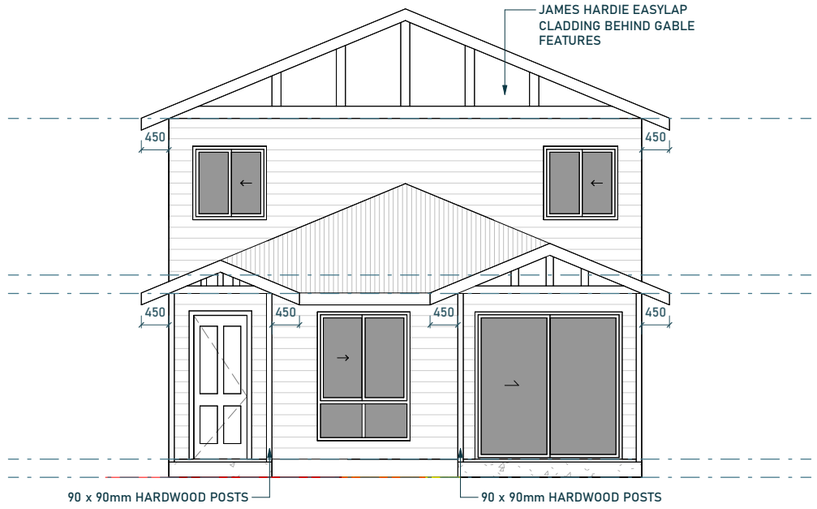
Scale (@A3): 1 : 100

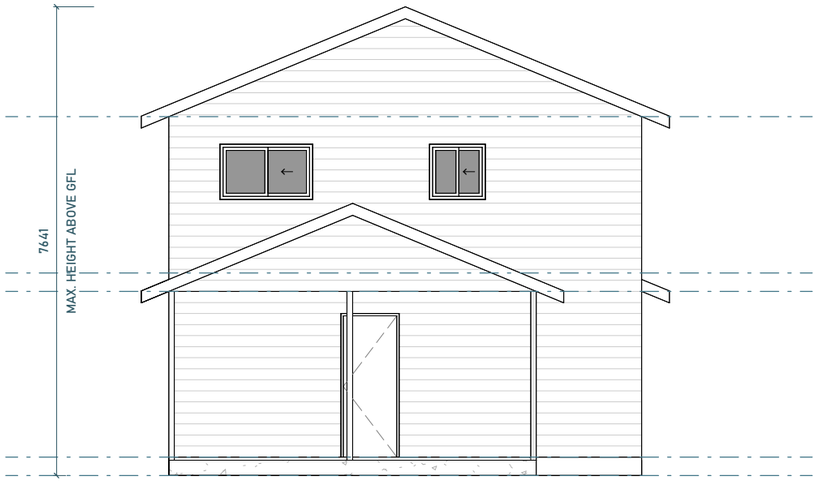
06
UNIT 2 FLOOR PLAN



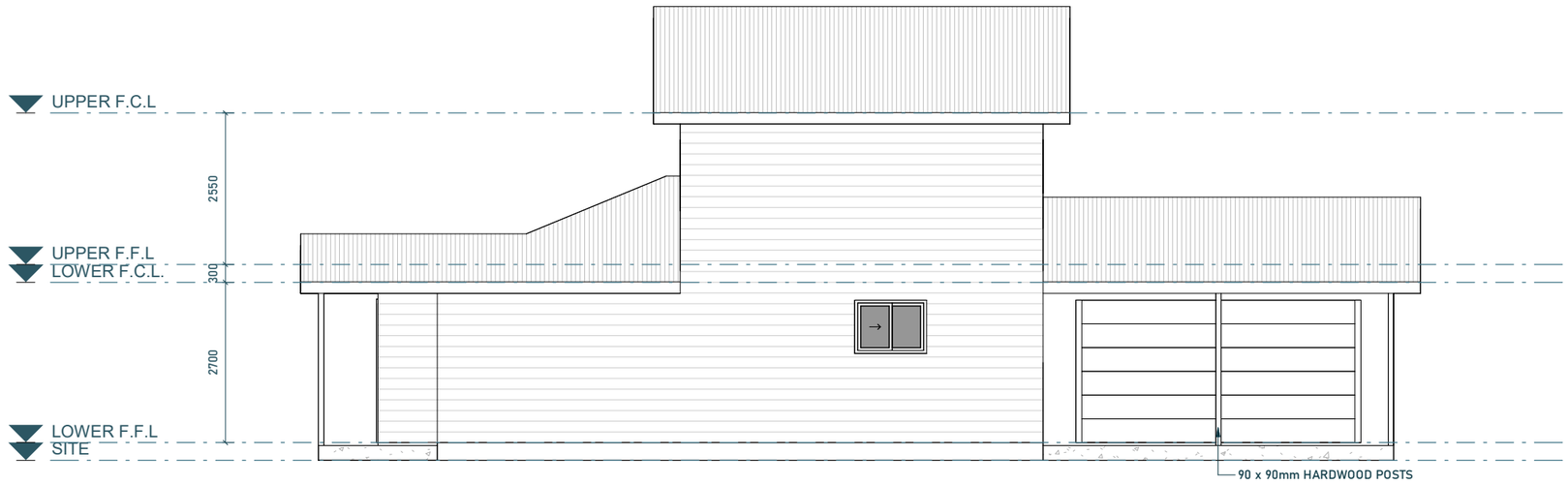
1 UNIT 2 – NORTHERN ELEVATION
1 : 100



2 UNIT 2 – EASTERN ELEVATION
1 : 100



3 UNIT 2 – SOUTHERN ELEVATION
1 : 100



4 UNIT 2 – WESTERN ELEVATION
1 : 100

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14/10/26	6A - Landscaping

Designer: S. SCHULZ
Drawn By: S. SCHULZ
Checked By: S. SCHULZ

0 0.5m 1.5m 3.0m 5.0m
Scale (@A3): 1 : 100

07
UNIT 2
ELEVATIONS

GENERAL FLOOR PLAN NOTES:

FLOOR PLAN DIMENSIONS DO NOT INCLUDE INTERNAL WALL SHEETING UNLESS NOTED OTHERWISE.

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BATH AND SHOWERS TO COMPLY WITH NCC 2022.

UNIT 3 BUILDING AREAS

LOWER FLOOR
RESIDENCE: 80.3 m²
PORCH: 1.7 m²
ALFRESCO: 6.0 m²
CARPORT: 35.3 m²

UPPER FLOOR
RESIDENCE: 47.1 m²

TOTAL AREA: 170.4 m²

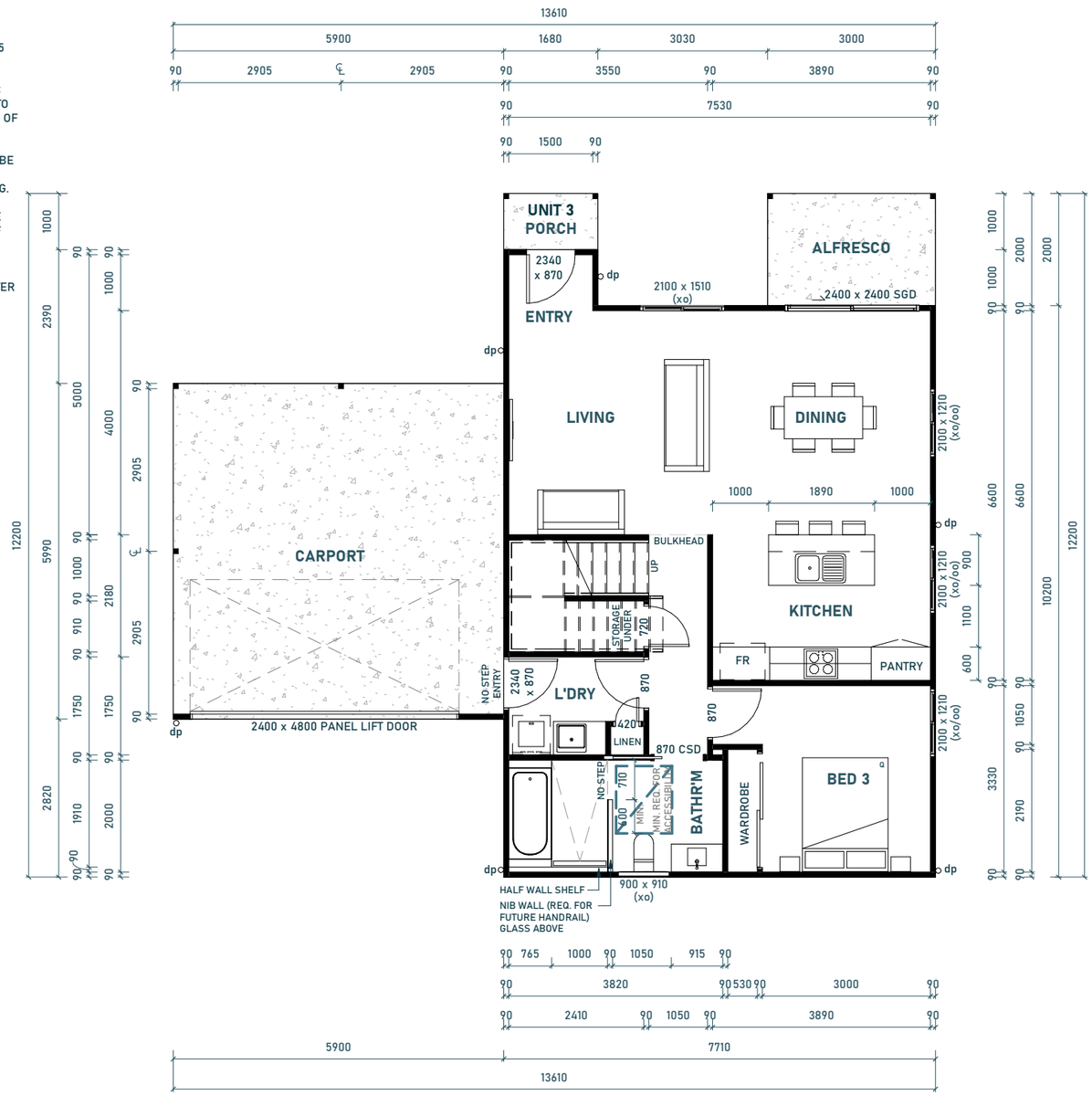
BUILDING INFORMATION

LOWER CEILING HT: 2700mm
LOWER WINDOW HEIGHT: 2400mm
LOWER ROOF PITCH: 22.5°
LOWER SOFFIT WIDTH: 450mm & 300mm

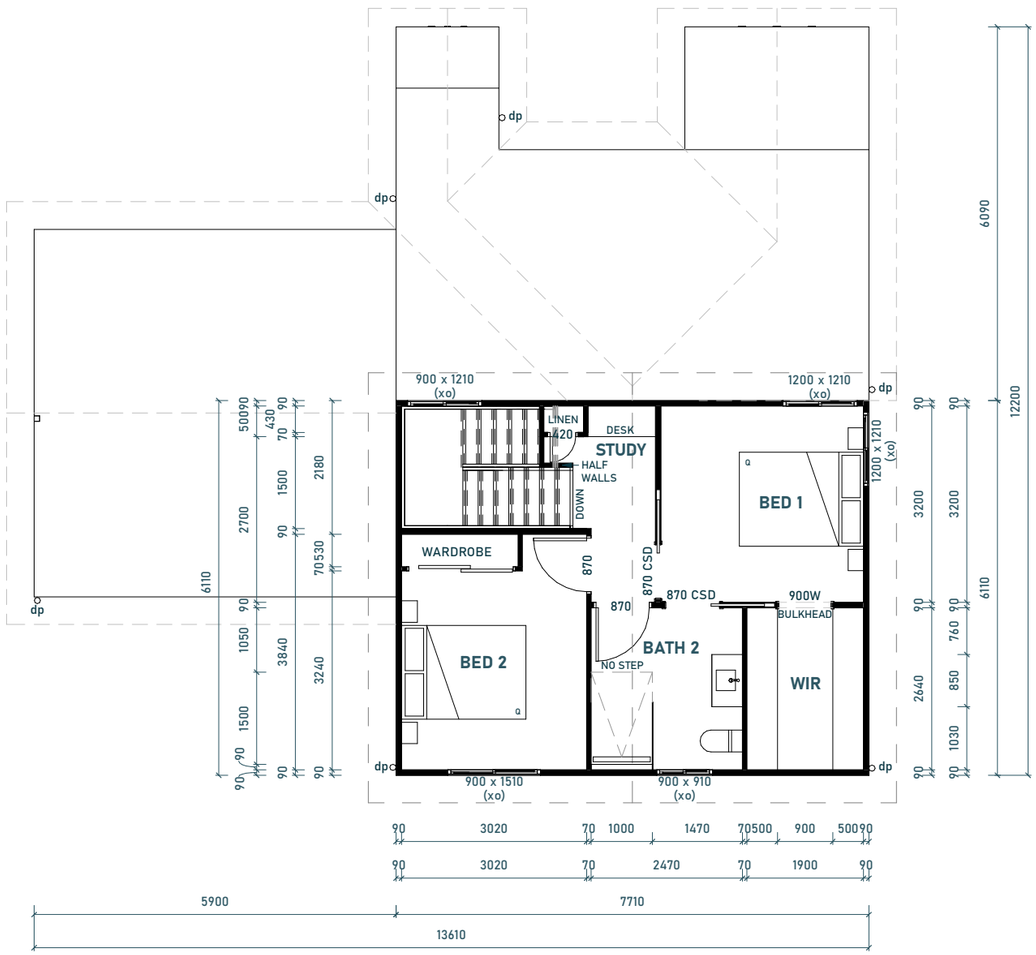
UPPER CEILING HT: 2550mm
UPPER WINDOW HEIGHT: 2100mm
UPPER ROOF PITCH: 22.5°
UPPER SOFFIT WIDTH: 450mm

LEGEND

- SA — DENOTES LOCATION OF SMOKE ALARM TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 9.5, AND THE AS3786-2014 BUILDING REGULATION.
- INDICATES 3 in 1 BATHROOM HEATER/LIGHT/FAN
- EX — INDICATES EXHAUST FAN
- dp — INDICATES LOCATION OF DOWNPIPES. TO BE CONFIRMED ON SITE. SEE ROOF DRAINAGE PLAN FOR ROOF DRAINAGE CALCULATIONS
- tap — INDICATES POSSIBLE LOCATION OF EXTERNAL TAP. CONFIRM LOCATION ON SITE
- INDICATES LOCATION OF CEILING FAN BY OTHERS - Min 1200mm BLADE WIDTH
- HWS — INDICATES SUGGESTED LOCATION OF HOT WATER STORAGE TANK. CONFIRM ON SITE
- INDICATES HALF / NIB WALLS
- INDICATES FULL HEIGHT WALLS



2 **Unit 3 - Lower Floor**
1 : 100



3 **Unit 3 - Upper Floor**
1 : 100

CONCEPT DESIGN

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HIA MEMBER #119 482

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14/10/26 6A - Landscaping

Designer: S. SCHULZ
Drawn By: J. JAMES
Checked By: S. SCHULZ

Project North

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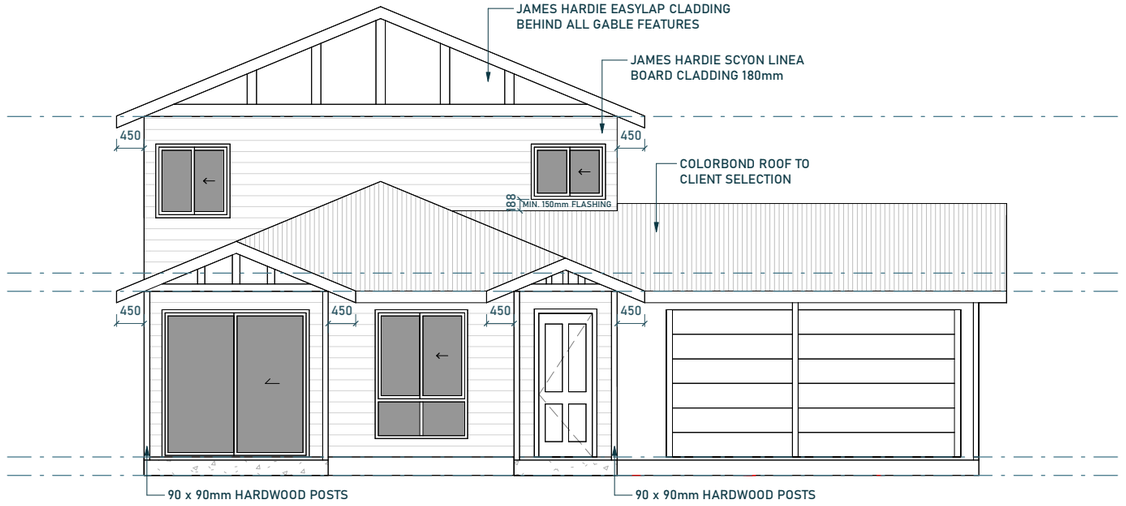
Scale (@A3): 1 : 100

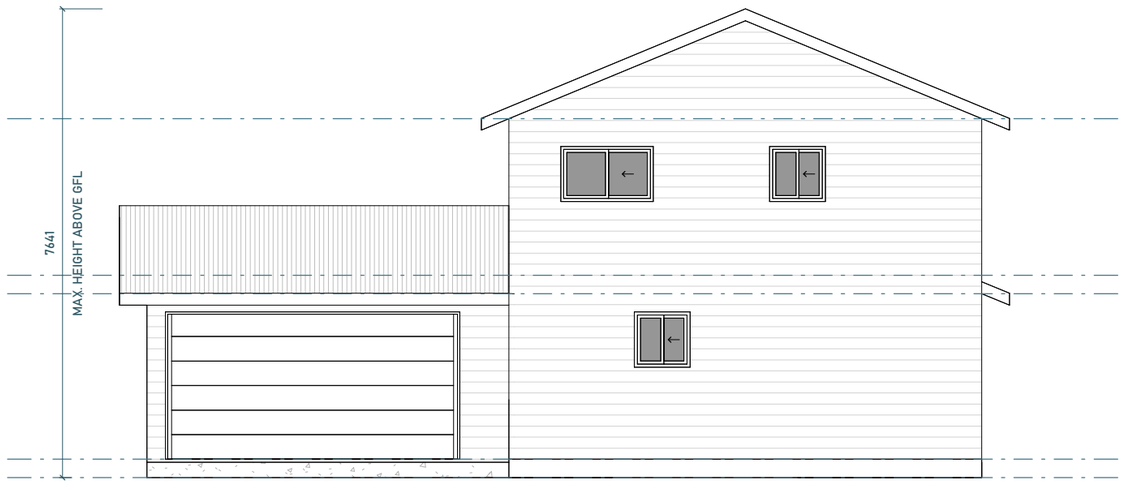
08
UNIT 3 FLOOR PLAN



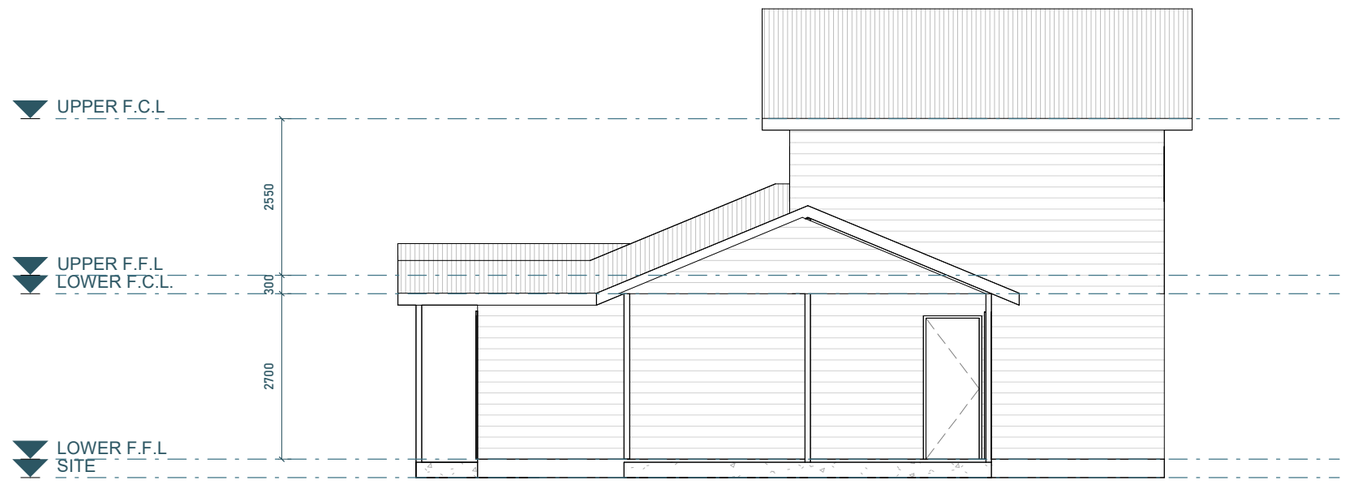
1 UNIT 3 - NORTHERN ELEVATION
1 : 100



3 UNIT 3 - EASTERN ELEVATION
1 : 100



2 UNIT 3 - SOUTHERN ELEVATION
1 : 100



4 UNIT 3 - WESTERN ELEVATION
1 : 100

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Designer: S. SCHULZ
Drawn By: J. JAMES
Checked By: S. SCHULZ

0 0.5m 1.5m 3.0m 5.0m
Scale (@A3): 1 : 100

09
UNIT 3
ELEVATIONS

GENERAL FLOOR PLAN NOTES:

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BATH AND SHOWERS TO COMPLY WITH NCC 2022.

UNIT 4 BUILDING AREAS

LOWER FLOOR	
RESIDENCE:	83.0 m²
PORCH:	1.7 m²
ALFRESCO:	6.0 m²
CARPORT:	33.6 m²
UPPER FLOOR	
RESIDENCE:	49.9 m²
TOTAL AREA:	174.2 m²

BUILDING INFORMATION

LOWER CEILING HT: 2700mm
LOWER WINDOW HEIGHT: 2400mm
LOWER ROOF PITCH: 22.5°
LOWER SOFFIT WIDTH: 450mm & 300mm

UPPER CEILING HT: 2550mm
UPPER WINDOW HEIGHT: 2100mm
UPPER ROOF PITCH: 22.5°
UPPER SOFFIT WIDTH: 450mm

LEGEND

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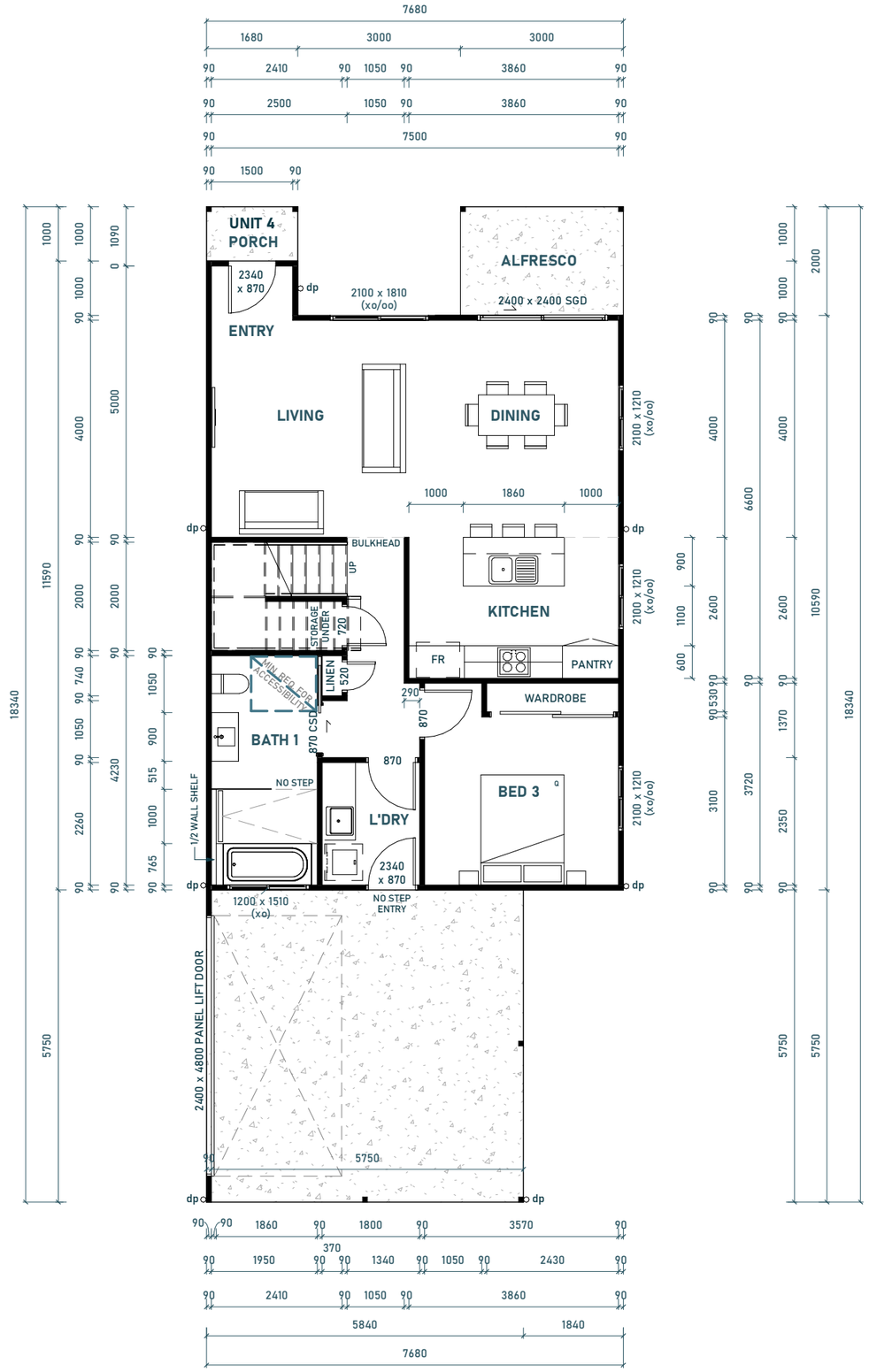
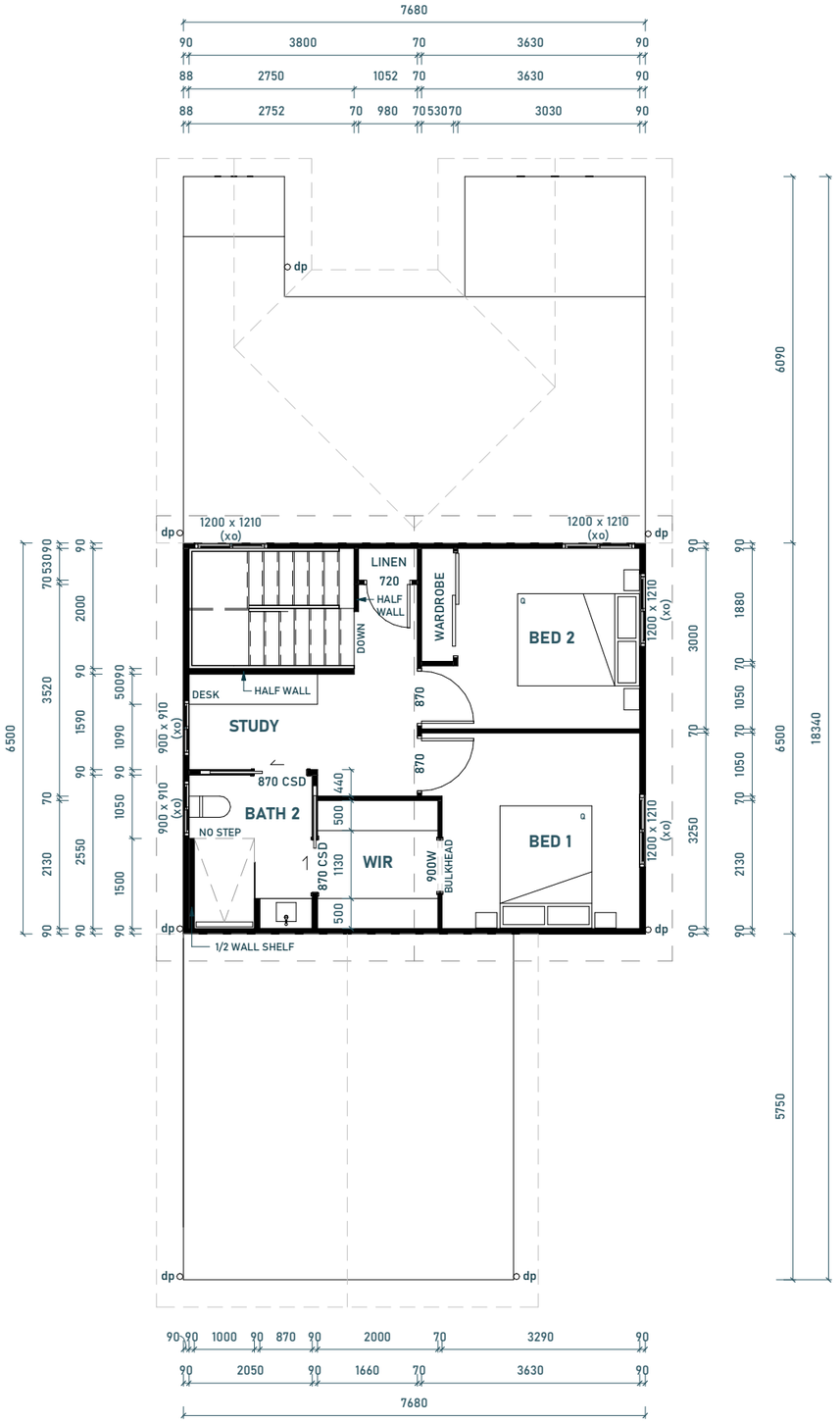


1 **Unit 4 - Lower Floor**
1 : 100



2 **Unit 4 - Upper Floor**
1 : 100

CONCEPT DESIGN

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HIA MEMBER #119 482

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14/10/26	6A - Landscaping

Designer: S. SCHULZ
Drawn By: S. SCHULZ
Checked By: S. SCHULZ

Project North

0 0.5m 1.5m 3.0m 5.0m
Scale (@A3): 1 : 100

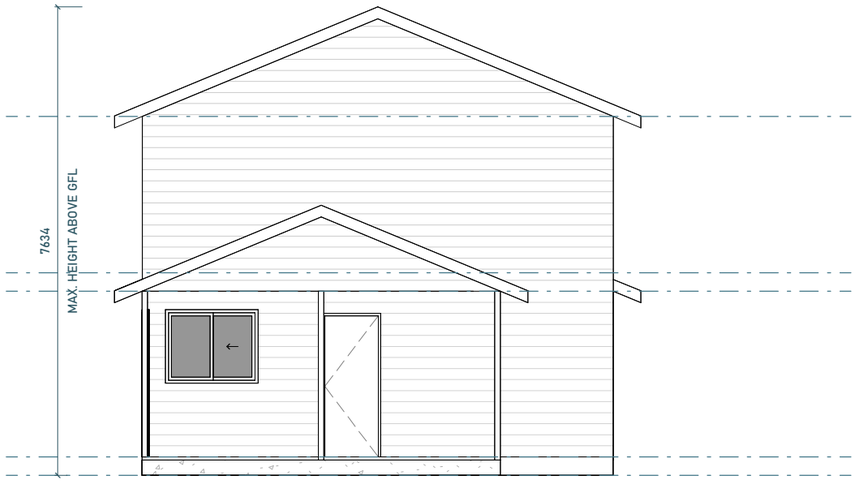
10
UNIT 4
FLOOR PLAN



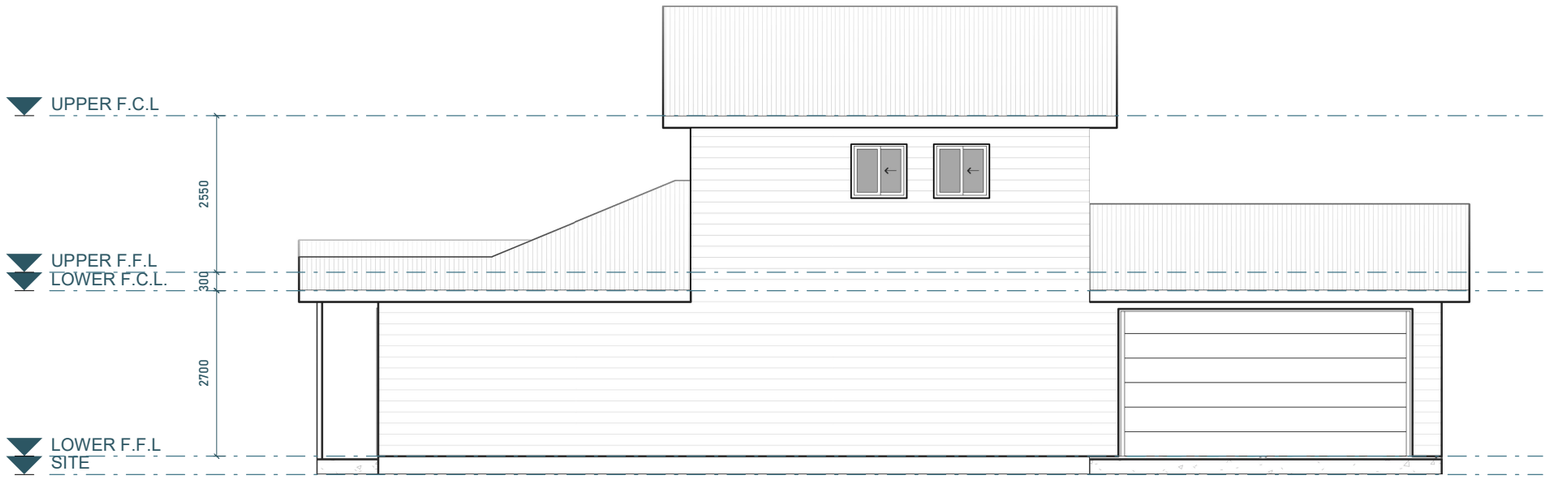
1 UNIT 4 - NORTHERN ELEVATION
1 : 100



2 UNIT 4 - EASTERN ELEVATION
1 : 100



3 UNIT 4 - SOUTHERN ELEVATION
1 : 100



4 UNIT 4 - WESTERN ELEVATION
1 : 100

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Designer: S. SCHULZ
Drawn By: S. SCHULZ
Checked By: S. SCHULZ

0 0.5m 1.5m 3.0m 5.0m
Scale (@A3): 1 : 100

11
UNIT 4
ELEVATIONS

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BATH AND SHOWERS TO COMPLY WITH NCC 2022.

UNIT 5 BUILDING AREAS

LOWER FLOOR	
RESIDENCE:	80.5 m²
PORCH:	1.4 m²
ALFRESCO:	6.0 m²
CARPORT:	35.5 m²
UPPER FLOOR	
RESIDENCE:	45.6 m²
TOTAL AREA:	169.0 m²

BUILDING INFORMATION

LOWER CEILING HT: 2700mm
LOWER WINDOW HEIGHT: 2400mm
LOWER ROOF PITCH: 22.5°
LOWER SOFFIT WIDTH: 450mm & 300mm

UPPER CEILING HT: 2550mm
UPPER WINDOW HEIGHT: 2100mm
UPPER ROOF PITCH: 22.5°
UPPER SOFFIT WIDTH: 450mm

LEGEND

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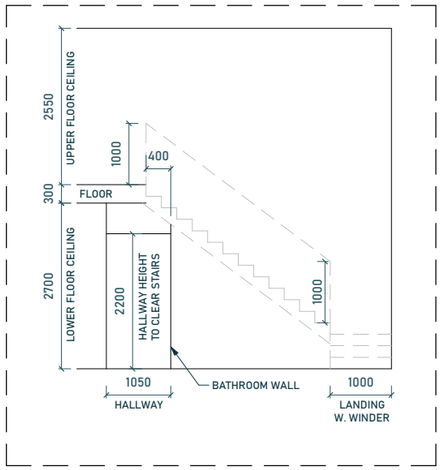
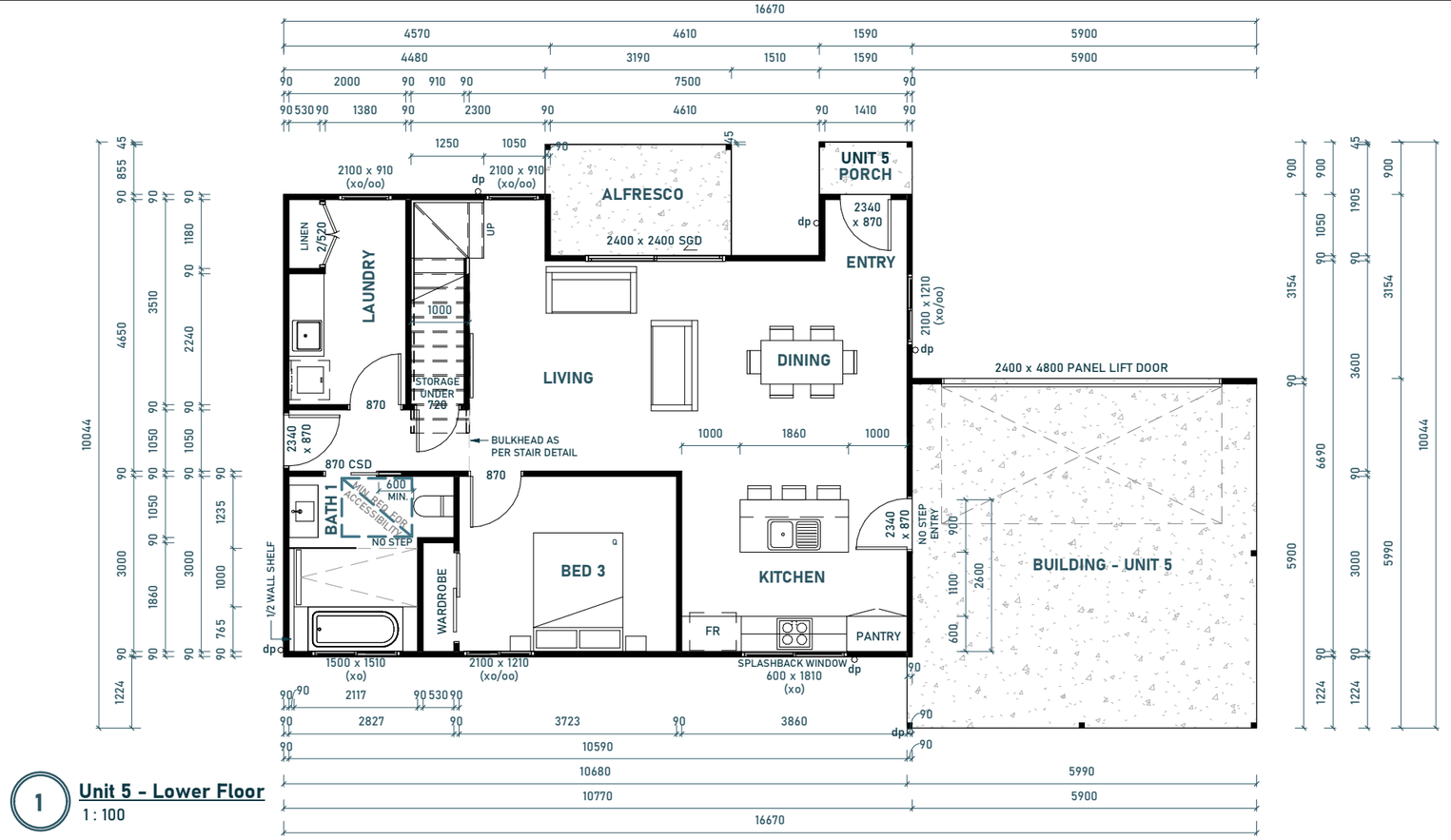
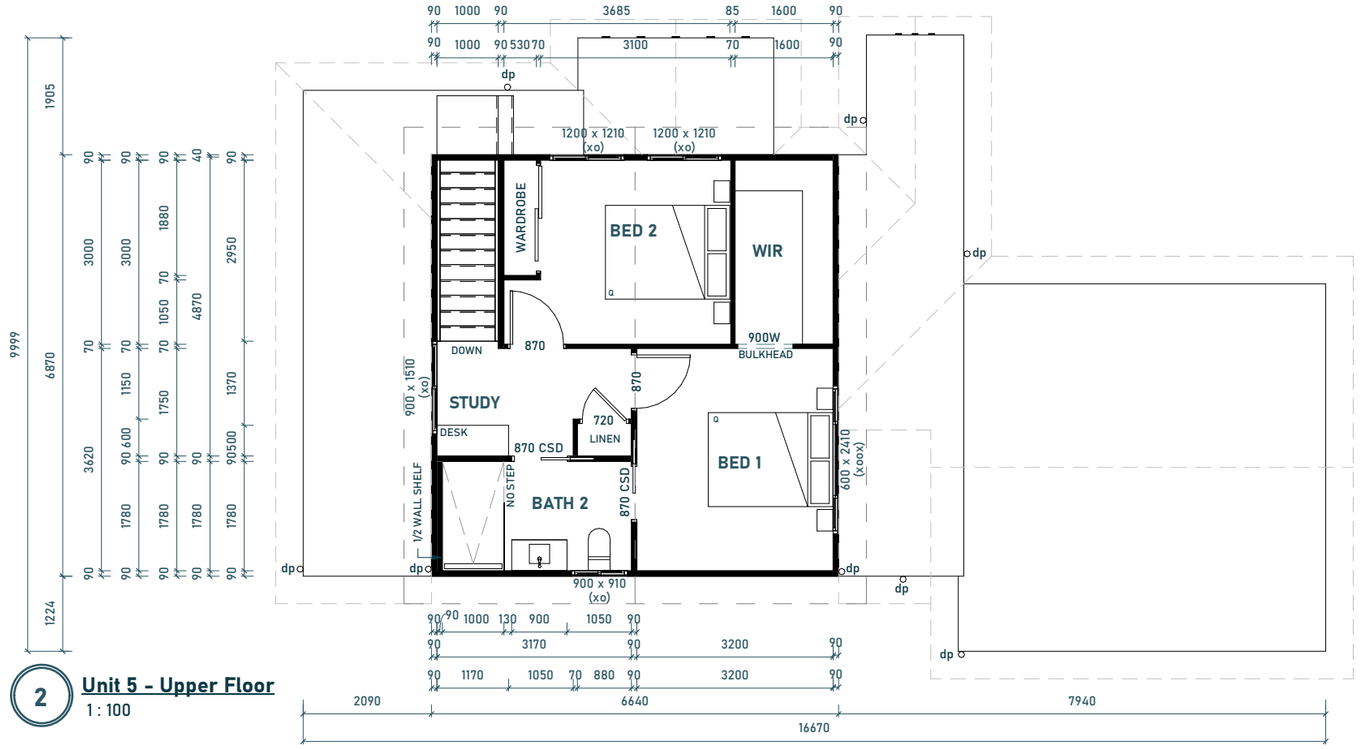
- INDICATES HALF / NIB WALLS
- INDICATES FULL HEIGHT WALLS



Unit 5 - Staircase Detail
1 : 100



1 Unit 5 - Lower Floor
1 : 100



2 Unit 5 - Upper Floor
1 : 100

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Designer: S. SCHULZ
Drawn By: S. SCHULZ
Checked By: S. SCHULZ

Project North

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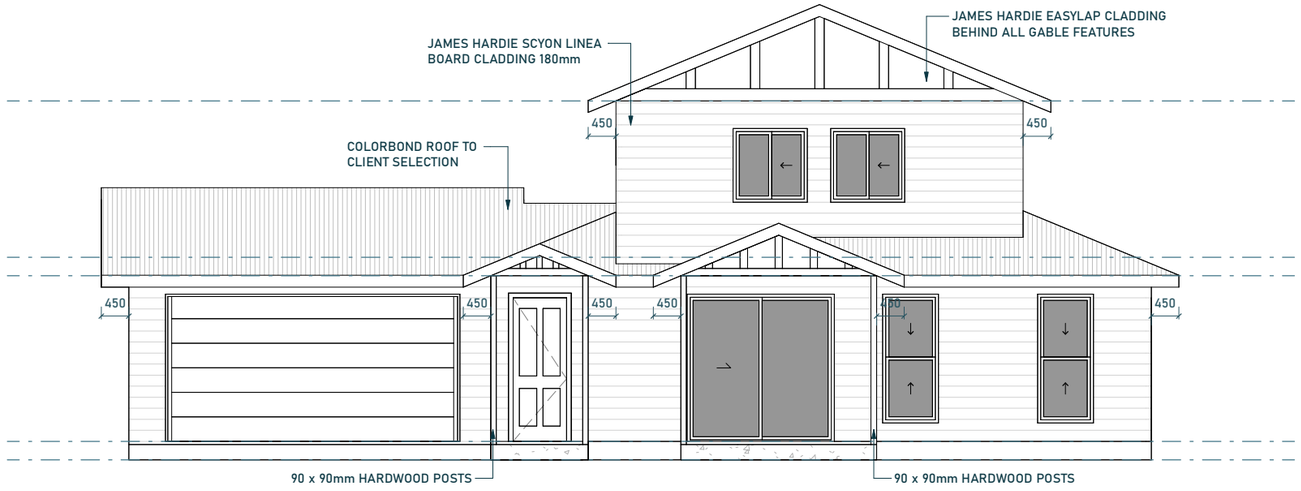
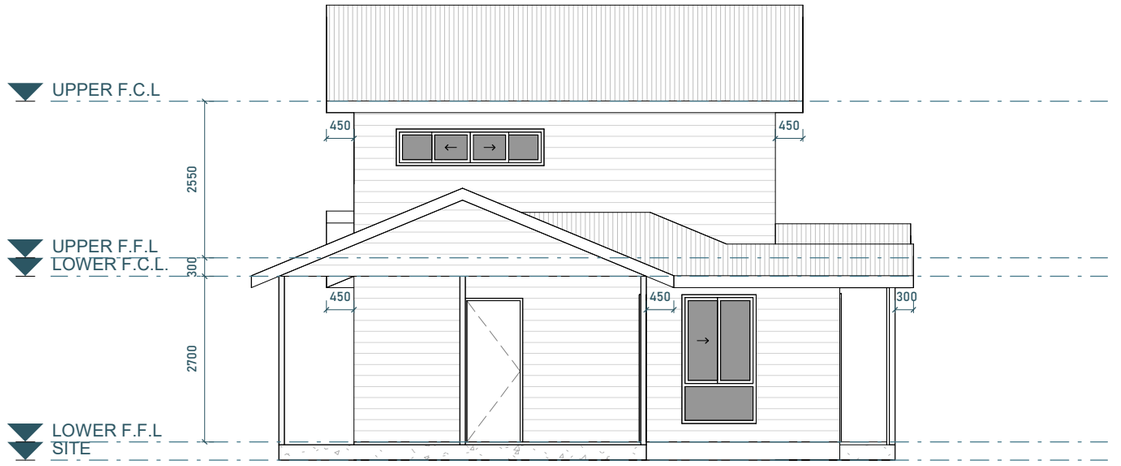
Scale (@A3): 1 : 100

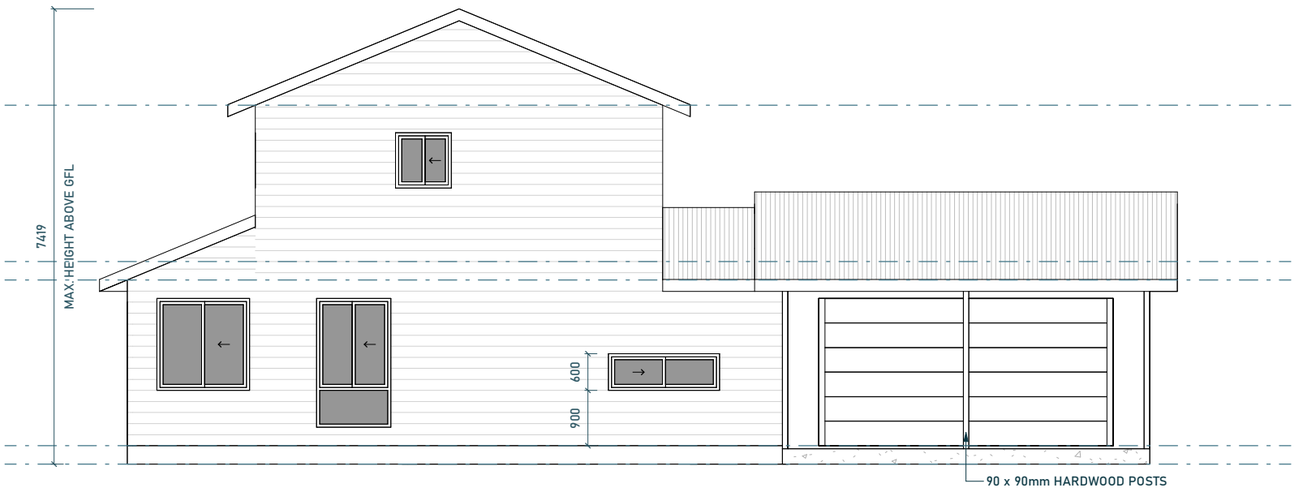
12
UNIT 5 FLOOR PLAN



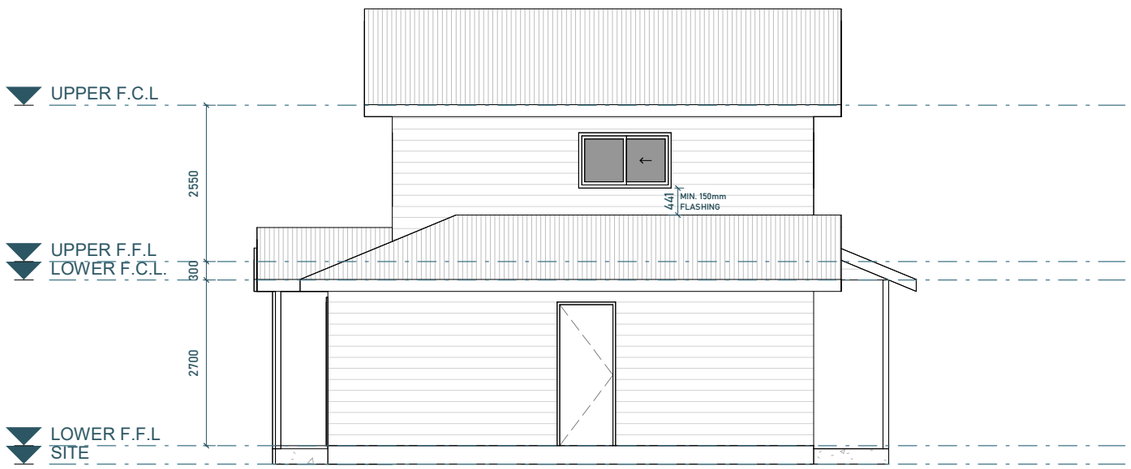
1 UNIT 5 - NORTHERN ELEVATION
1 : 100



2 UNIT 5 - EASTERN ELEVATION
1 : 100



3 UNIT 5 - SOUTHERN ELEVATION
1 : 100



4 UNIT 5 - WESTERN ELEVATION
1 : 100

CONCEPT DESIGN

Lockhart DRAFTING & DESIGN
QBCC Licence #15028233
ABN #29 754 793 261
HIA MEMBER #119 482

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JIM GLEESON

Project No: 250104
Project Type: PROPOSED UNITS
Project Address: 18-20 JENKINS STREET, NEWTOWN

Revisions

21/10/25	4A - Final Review
13/11/25	5A - Planning Application
12/06/26	5B - MCUI/2026/2909
15/06/26	5C - MCUI/2026/2909
14/10/26	6A - Landscaping

Designer: S. SCHULZ
Drawn By: S. SCHULZ
Checked By: S. SCHULZ

0 0.5m 1.5m 3.0m 5.0m
Scale (@A3): 1 : 100

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UNIT 5 ELEVATIONS

GENERAL FLOOR PLAN NOTES:

FLOOR PLAN DIMENSIONS DO NOT INCLUDE INTERNAL WALL SHEETING UNLESS NOTED OTHERWISE.

ALL PLANT, AIR CONDITIONING EQUIPMENT MUST BE CONTAINED WITHIN THE BUILDING OR VISUALLY SCREENED TO ALL STREET FRONTAGES, PUBLIC VIEWING LOCATIONS AND ADJOINING PREMISES.

WALL CLADDING MATERIALS, FIXINGS & FLASHING DETAILS REFER TO NCC 2022 VOLUME TWO PART 7.5 TIMBER AND COMPOSITE WALL CLADDING.

GLAZING SIZES, SAFETY & VISIBILITY REFER TO NCC 2022 VOLUME TWO PART 8.3 GLASS. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 8.3.2 OF NCC 2022.

ALL WET AREAS & EXTERNAL WATERPROOFING TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2022 VOLUME TWO PART 10.2 WET AREA WATERPROOFING.

ALL DIMENSIONS AND DESIGN INFORMATION TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF WORK.

ALL PLUMBING FIXTURES AND INSTALLATIONS INCLUDING PRESSURE LIMITING DEVICES, HOT WATER SYSTEMS AND DUAL FLUSH TOILET SUITES TO BE WELS RATED IN ACCORDANCE WITH AS/NZ 6400 - 2005 & AS 3500.

BATH AND SHOWERS TO COMPLY WITH NCC 2022.

UNIT 6 BUILDING AREAS

LOWER FLOOR	
RESIDENCE:	78.8 m²
PORCH:	1.9 m²
ALFRESCO:	5.7 m²
CARPORT:	35.3 m²
UPPER FLOOR	
RESIDENCE:	45.6 m²
TOTAL AREA:	**167.3 m²**

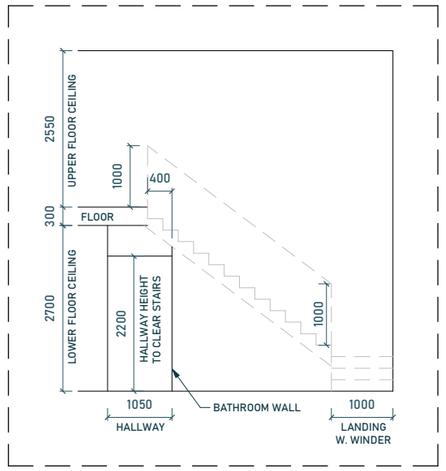
BUILDING INFORMATION

LOWER CEILING HT: 2700mm
LOWER WINDOW HEIGHT: 2400mm
LOWER ROOF PITCH: 22.5°
LOWER SOFFIT WIDTH: 450mm & 300mm

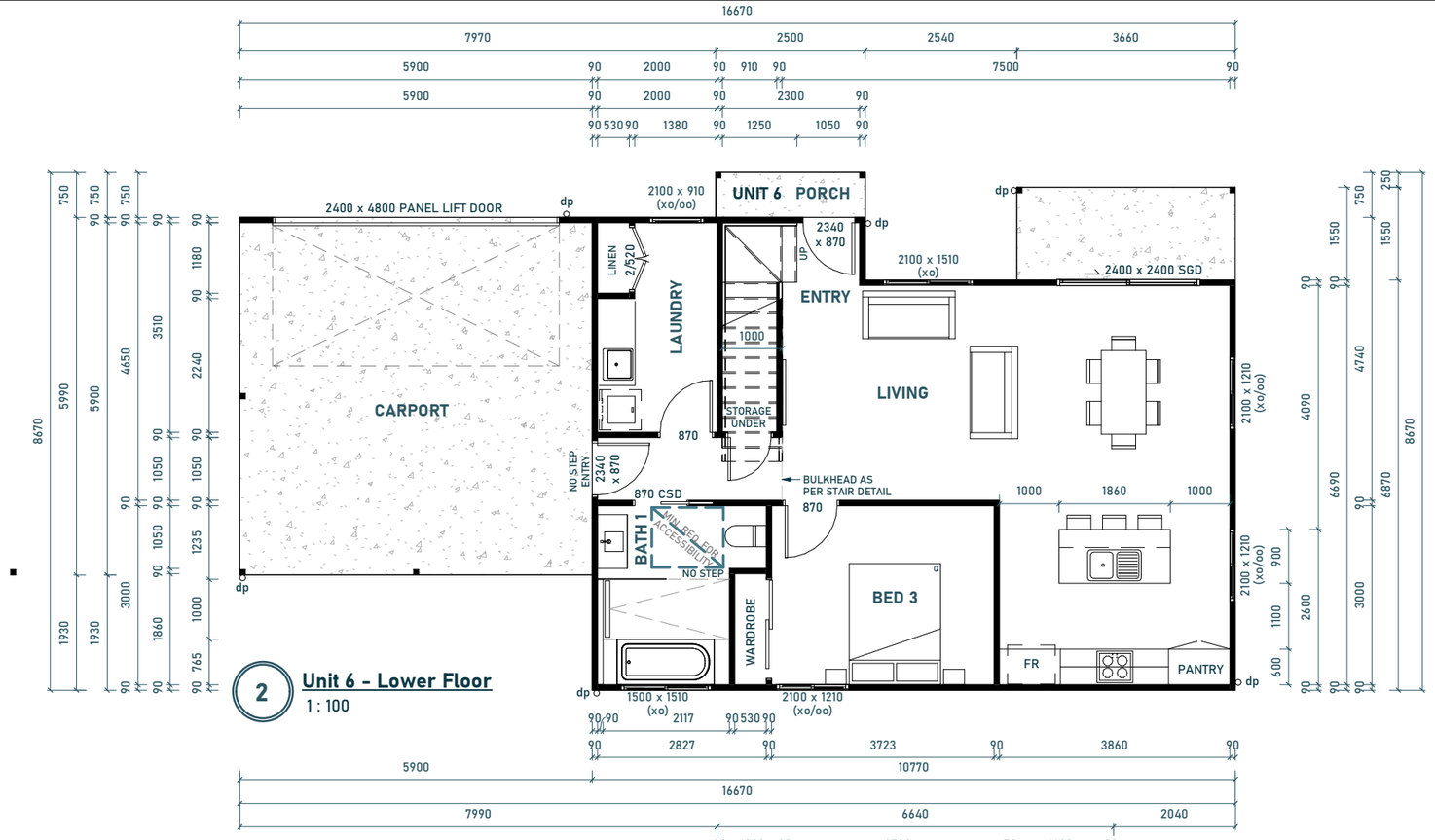
UPPER CEILING HT: 2550mm
UPPER WINDOW HEIGHT: 2100mm
UPPER ROOF PITCH: 22.5°
UPPER SOFFIT WIDTH: 450mm

LEGEND

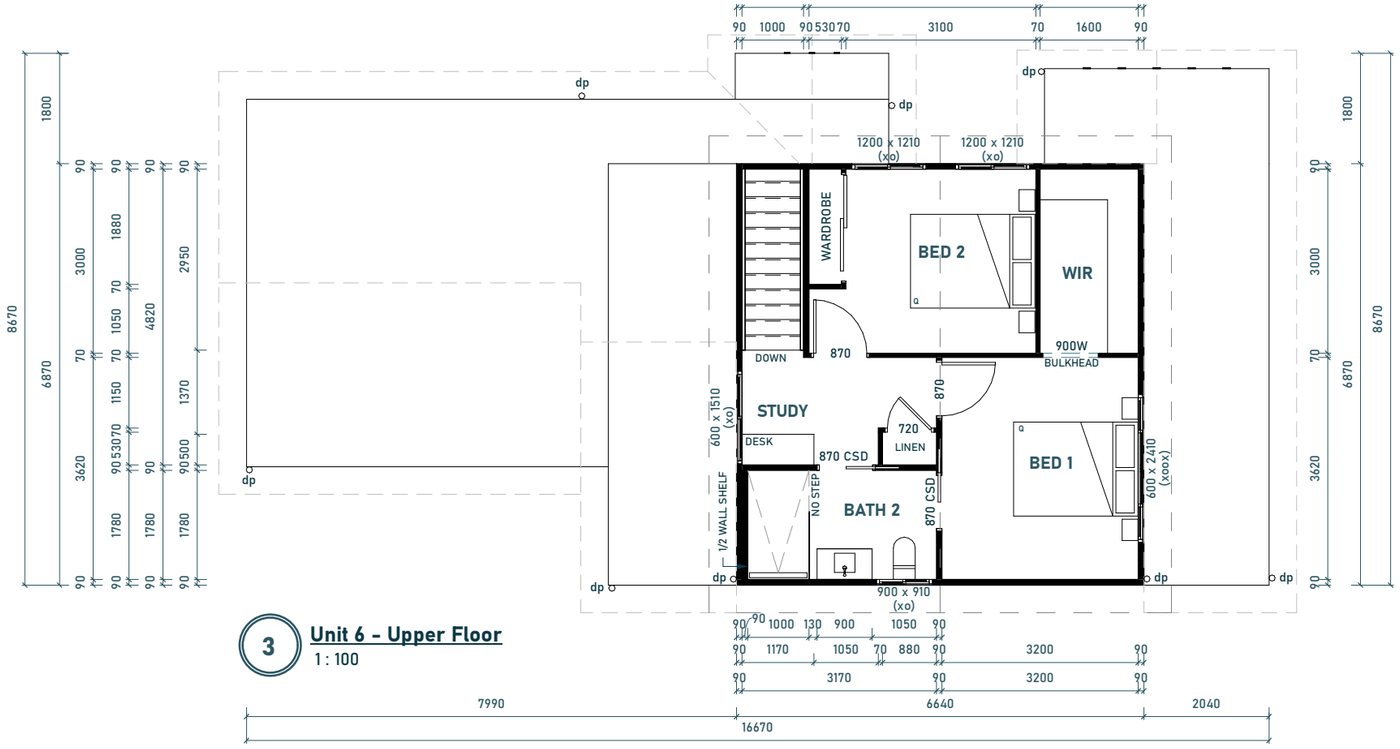
- SA — DENOTES LOCATION OF SMOKE ALARM TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 PART 9.5, AND THE AS3786-2014 BUILDING REGULATION.
- INDICATES 3 in 1 BATHROOM HEATER/LIGHT/FAN
- EX — INDICATES EXHAUST FAN
- dp — INDICATES LOCATION OF DOWNPIPES. TO BE CONFIRMED ON SITE. SEE ROOF DRAINAGE PLAN FOR ROOF DRAINAGE CALCULATIONS
- tap — INDICATES POSSIBLE LOCATION OF EXTERNAL TAP. CONFIRM LOCATION ON SITE
- INDICATES LOCATION OF CEILING FAN BY OTHERS - Min 1200mm BLADE WIDTH
- HWS — INDICATES SUGGESTED LOCATION OF HOT WATER STORAGE TANK. CONFIRM ON SITE
- INDICATES HALF / NIB WALLS
- INDICATES FULL HEIGHT WALLS



Unit 6 - Staircase Detail
1 : 100



2 **Unit 6 - Lower Floor**
1 : 100



3 **Unit 6 - Upper Floor**
1 : 100

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14/10/26	6A - Landscaping

Designer:	S. SCHULZ
Drawn By:	S. SCHULZ
Checked By:	S. SCHULZ

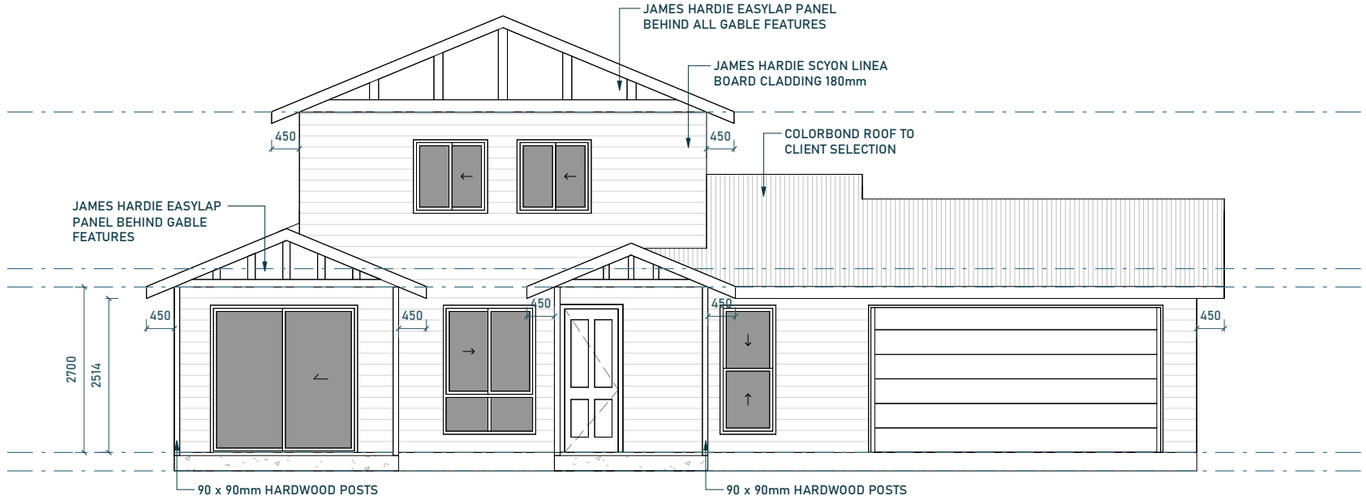
Project North

0 0.5m 1.5m 3.0m 5.0m

Scale (@A3): 1 : 100

14

UNIT 6 FLOOR PLAN



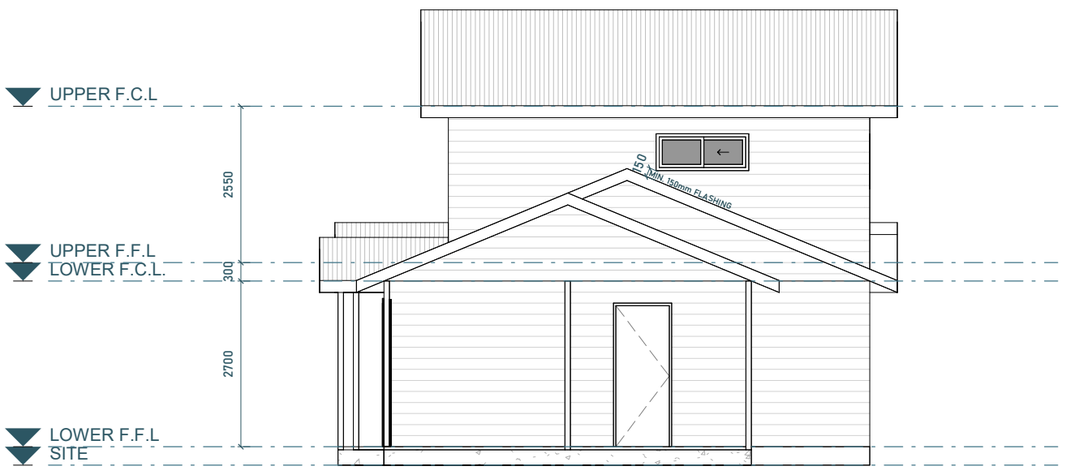
1 UNIT 6 - NORTHERN ELEVATION
1 : 100



2 UNIT 6 - EASTERN ELEVATION
1 : 100



3 UNIT 6 - SOUTHERN ELEVATION
1 : 100



4 UNIT 6 - WESTERN ELEVATION
1 : 100

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0 0.5m 1.5m 3.0m 5.0m
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15
UNIT 6
ELEVATIONS