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RECEIVED
 26/06/2026
TOOWOOMBA
REGIONAL COUNCIL

NOT FOR CONSTRUCTION

SP

BUILDING DESIGN

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0473 352 716

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ABN 70 650 433 757

Designers shall not be responsible for the structural design of the building. Do not scale this drawing. Verify all dimensions, details and notations prior to construction.

DESIGNER :

A. Cooper

REVISION SCHEDULE

A	CONCEPT DWGS	08.09.25
B	DA ISSUE	23.06.26
C	DA ISSUE	26.06.26



NEW RESIDENCE

**9 BENJAMIN ST,
MT LOFTY**

JUSTIN BOWE BUILDING
 New Home | Design | Build
 0458 340 064
 QBCC: 15230179

PROJECT DETAILS

NEW RESIDENCE

9 BENJAMIN ST,
MT LOFTY

LOT 0 ON BUP101164

PROJECT NUMBER : 250902

SHEET SIZE : A3
WIND CATEGORY :

0.00 - C

REAL PROPERTY DESCRIPTION

- LOCAL GOVERNMENT - TOOWOOMBA REGIONAL COUNCIL
- LOT 0 ON BUP101164
- LOCALITY - MT LOFTY
- SITE AREA - 1023m²

PLANNING DESCRIPTION

- ZONE - LOW DENSITY RESIDENTIAL
- PRECINCT - GENERAL PRECINCT
- OVERLAYS - AIRPORT ENVIRONS
(8km WILDLIFE HAZARD BUFFER ZONE)
(LIGHTING AREA BUFFER (6km))

GROSS FLOOR AREAS*

EXISTING	PROPOSED
- EXISTING UNIT 1 & 2 204.3 m ²	
- PROPOSED UNIT 3 154.9 m ²	
TOTAL	359.2 m²

BUILDING & LANDSCAPING SITE COVERAGE

- BUILDING COVERAGE	395.0m ² (38.6%)
- SEALED COVERAGE	367.8m ² (36.0%)
- LANDSCAPING/OPEN SPACE COVERAGE	260.2m ² (25.4%)

BUILDING HEIGHT

- HEIGHT: 7.5 m MAX

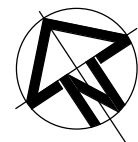
CARPARKING

- CAR PARKING SPACES PROVIDED 5 (3 EXISTING + 2 NEW)

REFUSE

- GENERAL WASTE PROVIDED (EACH UNIT) 1 x WHEELIE BIN 240L
- RECYCLABLE WASTE PROVIDED (EACH UNIT) 1 x WHEELIE BIN 240L

* GFA AS DEFINED IN PLANNING SCHEME DEFINITIONS.



NOT FOR CONSTRUCTION

SEWER MAIN POSITION IS BASED ON MAPPING/HISTORICAL INFORMATION BY OTHERS & IS INDICATIVE ONLY. THE BUILDER/OWNER MUST HAVE THE SEWER MAIN ACCURATELY LOCATED & MARKED ON THE GROUND SURFACE AND THE SEWER POSITION VERIFIED IN RELATION TO THE BUILDING PRIOR TO COMMENCING WORK.

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LEGEND

AG	ABOVE GROUND
CL	CLOTHES LINE
CPC	COMMUNICATIONS PIT COVER
DD	DRAINAGE DROPPER FRAMED OUT
DP	DOWNPIPE
ES	ELECTRICAL SERVICE LINE
EP	ELECTRICAL SERVICE PILLAR
EPC	ELECTRICAL PIT
HSTP	HOME SEWAGE TREATMENT PLANT
OH	OVERHEAD
PP	POWER POLE
RB	REFUSE BIN
RTW	RETAINING WALL
RWT	RAINWATER TANK
SOP	SETOUT POINT
SMH	SEWER MANHOLE COVER
SWMH	STORMWATER MANHOLE COVER
UG	UNDERGROUND
WM	WATER METER
■	BEARER AND JOIST CONSTRUCTION
■	SLAB ON GROUND CONSTRUCTION
AT	ARTIFICIAL TURF
BFC	BROOM FINISHED CONCRETE
GR	DECORATIVE GRAVEL
PL	IN GROUND PLANTING
—	ELECTRICAL
—	SEWER
—	STORMWATER
—	WATER

PROJECT DETAILS

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LOT 0 ON BUP101164

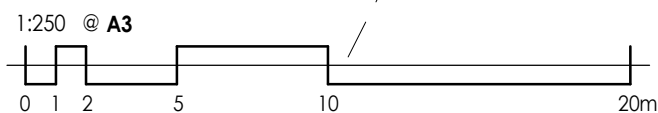
PROJECT NUMBER : 250902

SCALE : As indicated

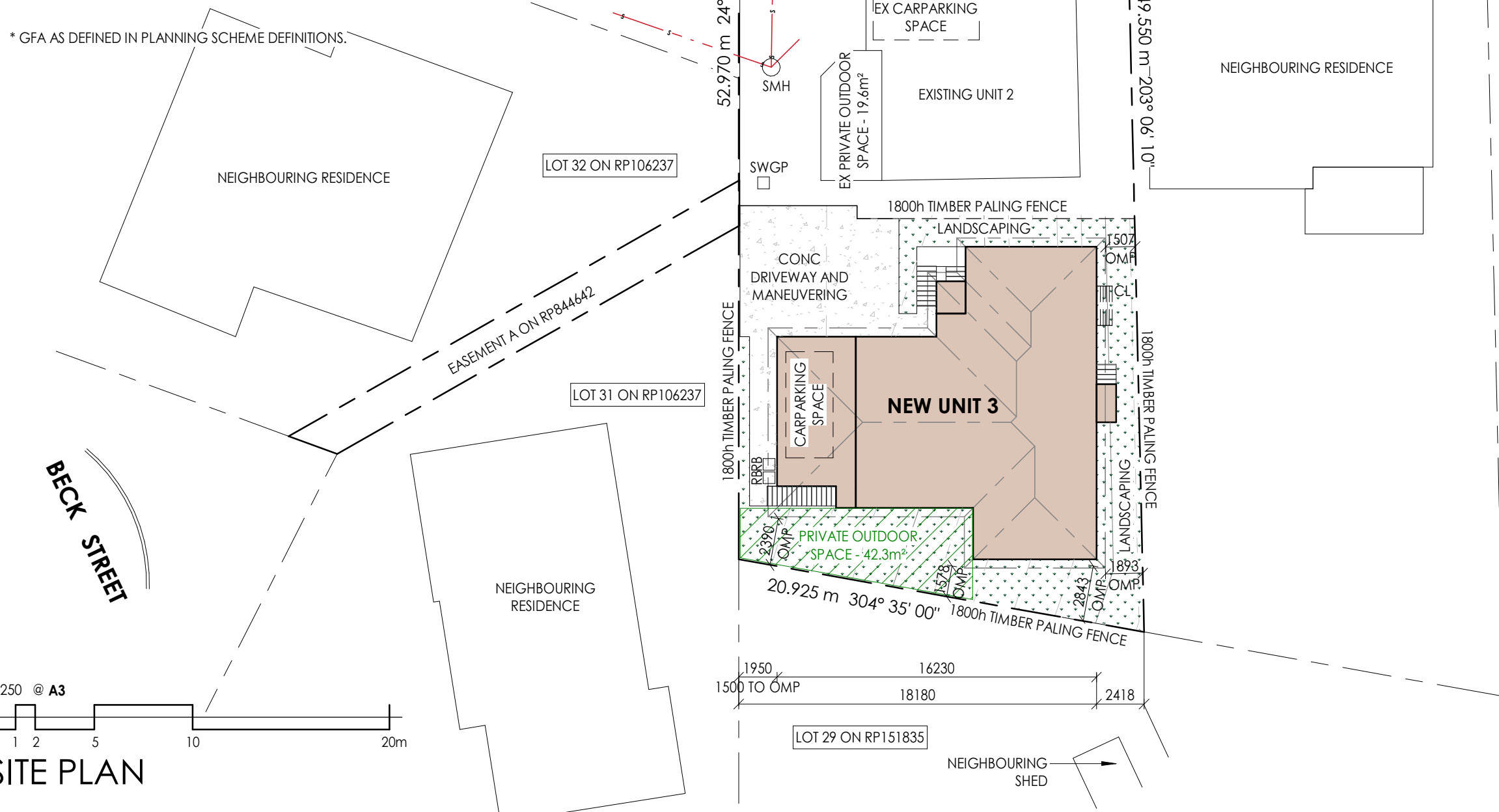
SHEET SIZE : A3

WIND CATEGORY :

1.01 - C



SITE PLAN





JUSTIN BOWE BUILDING
New Home | Design | Build
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SIGNATURES	
OWNER/S	_____
BUILDER	_____

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LEGEND

AC	AIR CONDITIONER
B	BATHTUB
CA	CEILING ACCESS
CL	CLOTHES LINE
CT	COOK TOP
CU	AC CONDENSER UNIT
DP	DOWNPIPE
DPS	DOWNPIPE SPITTER
DRY	DRYER
DW	DISH WASHER SPACE
FR	FRIDGE SPACE
FRZ	FREEZER SPACE
FSB	FREE STANDING BATH
FW	FLOOR WASTE
GC	GAS CYLINDERS
HC	HOSE COCK
HW	HOT WATER STORAGE UNIT
LT	LAUNDRY TUB
MB	METER BOX
MW	MICROWAVE SPACE
MV	MECHANICAL EXHAUST FAN
OHC	OVERHEAD CUPBOARDS
PTY	PANTRY
RH	RANGE HOOD
SA	INTERCONNECTED SMOKE ALARM
SC	SCREEN
SF	SHELF
SHR	SHOWER
SK	SINK
SKL	SKY LIGHT
UBO	UNDER BENCH OVEN
WC	WATER CLOSET
WM	WASHING MACHINE
WO	WALL OVEN
VB	VANITY BASIN

PROJECT DETAILS

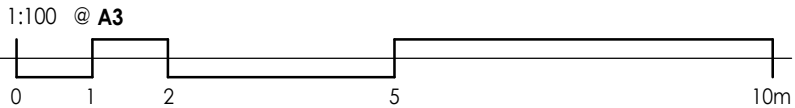
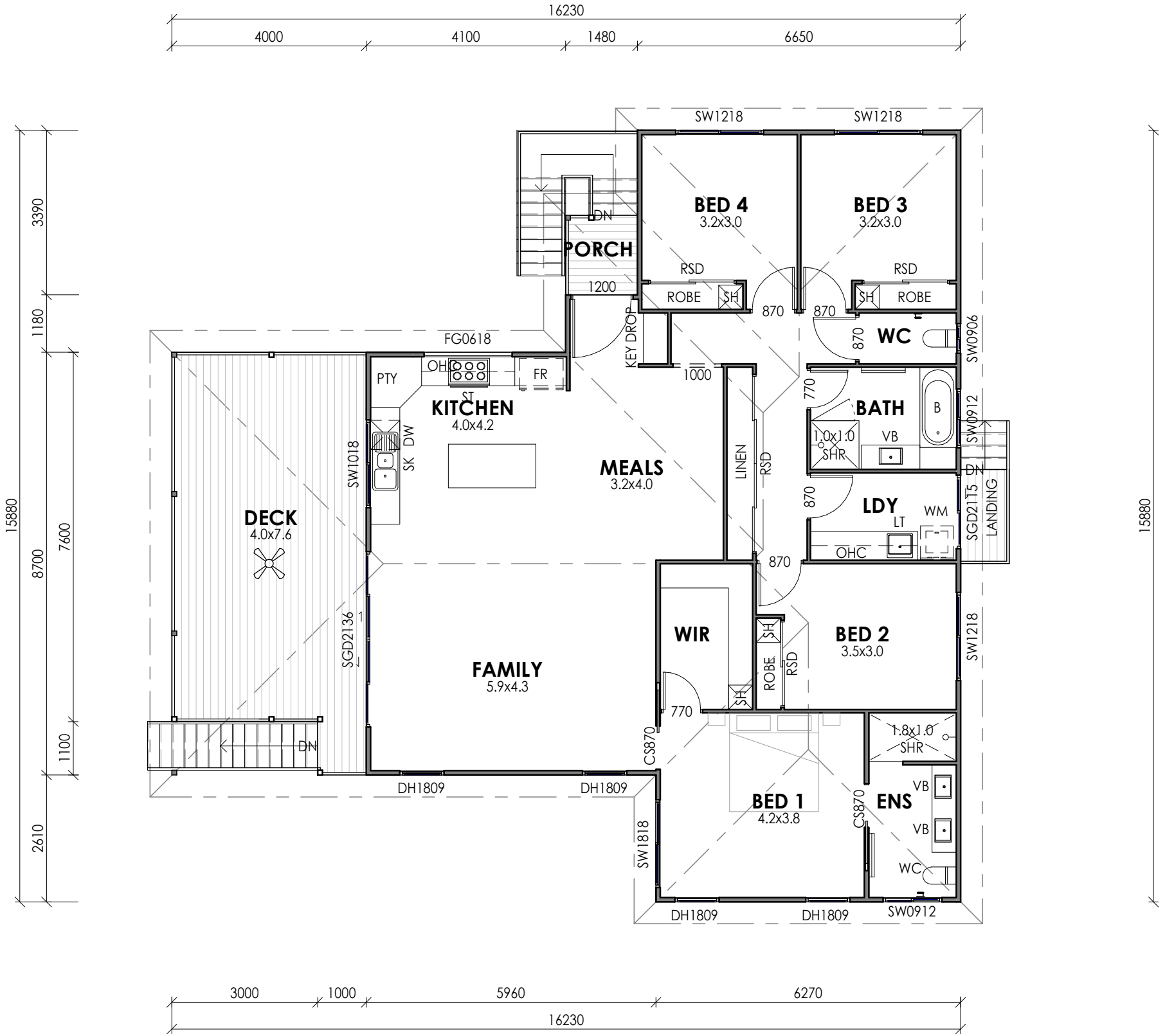
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LOT 0 ON BUP101164

PROJECT NUMBER : 250902

SCALE : 1 : 100
SHEET SIZE : A3
WIND CATEGORY :

2.02 - C



PROPOSED FLOOR PLAN

AREA SCHEDULE	
LIVING AREA	154.9 m ²
DECK AREA	31.5 m ²
PORCH AREA	2.4 m ²
LANDING AREA	1.9 m ²
TOTAL	190.8 m²

SIGNATURES	
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BUILDER	_____

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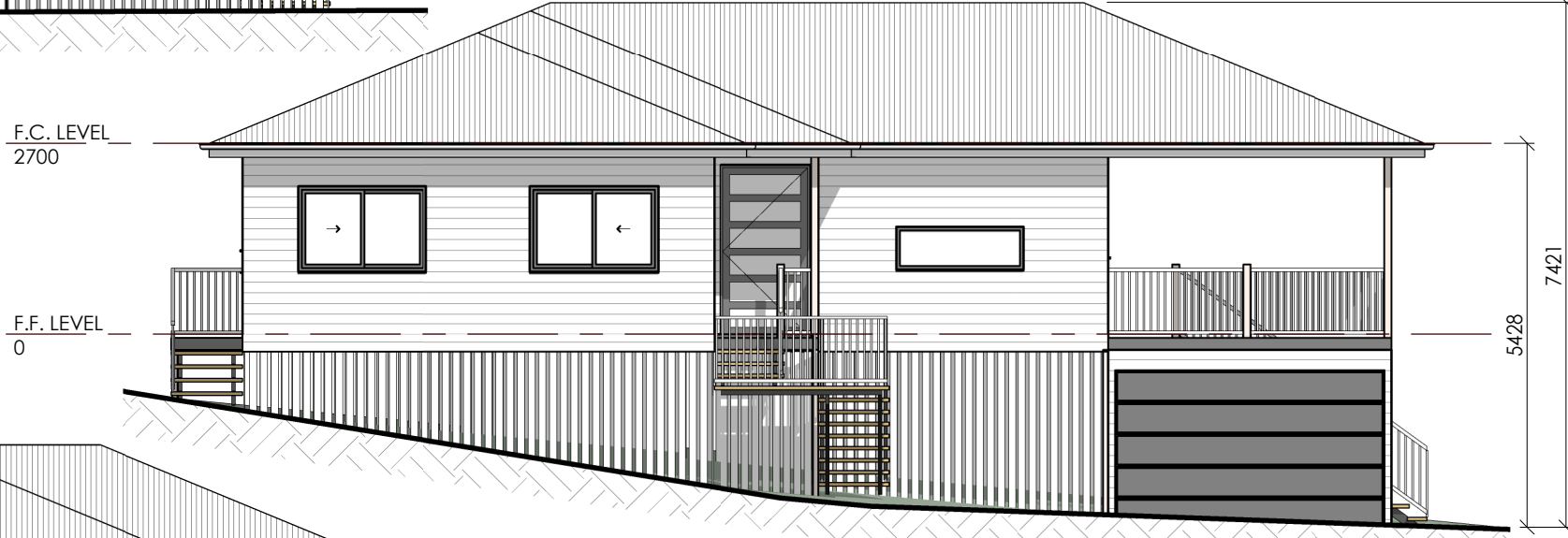
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EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



WEST ELEVATION

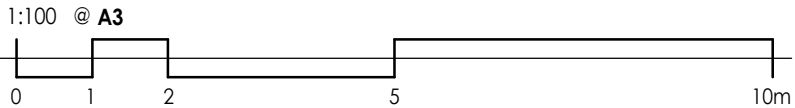
1 : 100



SOUTH ELEVATION

1 : 100

NOTES
F.F.L. DENOTES FINISHED FLOOR LEVEL
F.C.L. DENOTES FINISHED CEILING LEVEL



ELEVATIONS

LEGEND

- AJ ARTICULATION JOINT
- RTW RETAINING WALL
- WH WINDOW HOOD
- OBS OBSCURE GLASS
- x SLIDING PANEL
- o FIXED PANEL

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3.01 - C



SIGNATURES	
OWNER/S	_____
BUILDER	_____

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3D VIEWS

PROJECT DETAILS

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LOT 0 ON BUP101164

PROJECT NUMBER : 250902

SHEET SIZE : A3
WIND CATEGORY :

4.01 - C



SIGNATURES	
OWNER/S	_____
BUILDER	_____