Flood Report

415 Milton Road, Auchenflower

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Revision:	A

PITCH BLACK GROUP

Flood Report

415 Milton Road, Auchenflower

Prepared by:

Pitch Black Group Pty Ltd

ABN: 20 638 023 480

Level 8, 230 Brunswick Street
Fortitude Valley, QLD, 4006
Australia

pitchblackgroup.com.au

As Part of Project:

26033 - 415 Milton Road, Auchenflower

For Use by Client:

Chapcon Pty Ltd

Document Revision History

Rev	Description	Date	Author	Reviewed	RPEQ
A	For Approval	01/05/2026	J. Blyth	N. Green	

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1 Introduction

Pitch Black Group has been commissioned by Chapcon Pty Ltd to prepare a Flood Report for the proposed development at 415 Milton Road, Auchenflower.

The principal objective of the flood study is to assess the development against the Flood .

The report also addresses the performance and acceptable outcomes of Brisbane City Council's Flood overlay code. Responses to this code can be found in Appendix D.

This report has been prepared in accordance with the Queensland Urban Drainage Manual Fourth Edition 2016 (IPWEAQ, 2016) and Brisbane City Council's City Plan 2014.

Throughout this report, the developable area is referred to as the 'subject site' which is Lot 28 on RP120251.

1.1 RFI Response

Revision A of this report was prepared to respond to the following information request associated with the development application:

- Brisbane City Council IR dated 4th September 2025 (Council Ref: A00682070)

The information request items related to the flooding design have been tabulated below with responses to each individual item provided.

Table 1-1: Information Request Responses

IR Item		PBG Response
Brisbane City Council Information Request		
Flooding		
Item 7	It is noted the new extension is designed to match the floor levels of the pre-1947 building on both levels. Whilst the ground level use under the new addition has been labelled as 'storeroom' (drawing 3 of 8), however the elevations show extensive glass window treatment indicating that this area could suit the current Office use. Council has concerns that the excavated area under the new addition could be impacted by stormwater runoff that converges within the sag point in Munro Street and fails to comply with the Flood overlay code. a) Provide advice from a suitably qualified RPEQ to establish the height of perimeter wall required to prevent stormwater ingress, in accordance with the Flood overlay code. Note: The ground level layout may need to be re-designed.	A new architectural design has been provided and a flood assessment undertaken to assess the flooding characteristics in the area. Refer to the rest of this report as to how the new design complies with the Flood overlay code.

2 Site Details

2.1 Location

The subject site is located at 415 Milton Road, Auchenflower (Lot 28 on RP120251), approximately 4km west of Brisbane's CBD. The 496m^2 site is bounded by Milton Road to the south, Munro St to the East, Rossmore Ln to the north and a residential dwelling to the west, as shown below in Figure 2-1. Vehicular access to the site is from Munro St.

Figure 2-1: Locality Plan

2.2 Existing Use

The existing site consists of a double-storey building being used as a commercial premises, with an existing carpark and backyard.

2.3 Topography

The subject site grades from a high point of approximately 12.20m AHD on the south-western boundary of the site to a low point of approximately 10.0m AHD on the north-eastern boundary of the site.

3 Proposed Development

The proposed development consists of a Material Change of Use and Building Work for extensions to an existing Business Premises and extensions and partial demolition to an existing pre-1947 building.

The upper floor extensions consist of a lobby, meeting room, kitchen and balcony. The ground floor consists of a foyer, stairwell and lift of which are required to providing DDA compliant access to the upper floor. The remaining portion of the ground floor is retained as a building undercroft.

The development also involves a new feature brickwork fence with planter beds at the frontage of Munro Street to compliment the façade, as shown below in Figure 3-1.

Refer to Appendix A for the proposed site layout and elevations by Petrie Architects.

Figure 3-1: Munro Street Elevation

4 Flood Data

4.1 Planning Scheme

Brisbane City Council's City Plan 2014 planning scheme mapping indicates that the subject site is not affected by any of the coastal or flood overlay mapping extents.

4.2 Floodwise Property Report

Brisbane City Council's Floodwise Property Report indicates that the subject site is not susceptible to flooding from any flooding sources.

4.3 Flood Awareness Mapping

Brisbane City Council's Flood Awareness Mapping indicates that the subject site is affected by overland flow flooding and Brisbane River flooding sources.

The extent of the floodplains from the Flood Awareness Mapping are shown below in Figure 4-1 and Figure 4-2.

Figure 4-1: Flood Awareness Mapping – Brisbane River Flooding

Flood Awareness Mapping suggests that the site is only affected by extreme Brisbane River flood events, with a 0.05% annual chance of the site being inundated.

Figure 4-2: Flood Awareness Mapping – Overland Flow Flooding

Flood Awareness Mapping suggests that approximately 50% of the subject site is affected by an overland flow flood event. The annual chance is not provided as part of the mapping and so a site specific flood study has been undertaken.

4.4 Site Specific Flood Study

An overland flow flood assessment was carried out by Water Technology to investigate the extent and impacts of overland flow flooding on the subject site. The modelling approach used in the assessment included a WBNM hydrologic model and a TUFLOW hydraulic model to analyse the site specific flooding characteristics for both the existing and developed case under the 1% and 2% AEP events.

The results show that flooding is caused from the excess runoff generated in the localised catchment ponding at the sag in Munro Street until it can overtop the crown of Milton Road and the shops on the southern side of Milton Road. This results in flooding characteristics in the area that are initially shallow and higher velocity as runoff flows through the kerb and channel in Munro Street before becoming deeper with very little velocity when flood levels peak in the area.

The overland flow flood levels for the site, as determined by Water Technology's assessment are:

- 2% AEP event – 11.0m AHD
- 1% AEP event – 11.1m AHD

As part of Water Technology's assessment, they undertook a hydraulic impact assessment of the previous architectural design which involved a larger building footprint than what is currently proposed. Their model assumed the works as an obstruction on site, resulting in a complete loss of floodplain storage in the area. The model results showed that the previous design would result in an increase of approximately 6mm, which is a negligible difference that is within the tolerances (+/- 10mm) of a hydraulic model.

Refer to Appendix C for a copy of the full Water Technology report.

5 Council Guidelines

5.1 Land Use Compatibility

The proposal involves extensions to an existing Business Premises, which is a superseded land use definition. Under the current planning scheme, the use would fall under a “commercial” land use category.

In accordance with BCC’s City Plan 2014 Flood Overlay Code Tables 8.2.11.3.C, all commercial land use types are classified as being compatible with overland flow flooding.

Therefore, no formal flood risk assessment is deemed to be required to support the development application.

5.2 Minimum Design Levels for Flood Immunity

The minimum design levels required for flood immunity for a building class 5 of are required to be set in accordance with the BCC’s Flood Overlay Code Table 8.2.11.3.D and Table 8.2.11.3.L, which have been reproduced below in Table 5-1 and Table 5-2.

Table 5-1: BCC flood categories

BCA Building Classification	Development types and design levels, assigned design floor or pavement levels	Flood category
Class 5, 6 or 8	Building floor level	Category C
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Basement parking entry	Category C
	Essential electrical services	Class 8 - Category C
		Class 5 & 6 - Category A

Table 5-2: Categories of flood planning levels

Flooding source	Minimum design floor or pavement levels (m AHD)				
	Category A	Category B	Category C	Category D	Category E
Brisbane River	1% AEP level + 500mm	1% AEP level + 500mm	DFL	5% AEP level	5% AEP level
Creek/ waterway	1% AEP level + 500mm	1% AEP level + 300mm	1% AEP level	1% AEP level	5% AEP level
Overland flow	2% AEP level + 500mm	2% AEP level + 300mm	2% AEP level	2% AEP level	5% AEP level
Storm tide	3.6m AHD 1% AEP level in 2100 + 500mm	3.4m AHD 1% AEP level in 2100 + 300mm	3.1m AHD 1% AEP level in 2100	2% AEP level	2% AEP level

The minimum required building floor level for flood immunity is 11.0m AHD (2% AEP overland flow flood event).

Based on the drawings by Petrie Architects, the upper floor level (level 1) is nominated at 12.95m AHD, easily achieving the minimum flood immunity requirements.

It is noted that on the ground floor there is a new foyer, stairwell and lift is proposed at 10.04m AHD, which has the potential to be impacted by overland flow flooding. However, the foyer and lift well are

critical requirements for DDA compliance and as such the ground floor design needs to tie into the existing ground levels of the verge to respect the access requirements of AS1428.1.

The design of the foyer incorporates flood resilient materials and new doors to minimise the potential for floodwater ingress. All critical components of the lift are located at the top, ensuring it will not be critically damaged by a flood event. Any floodwater ingress into the lift shaft would be pumped out by the sump pump.

Considering the critical nature of providing DDA compliant access to the upper floor, it is considered that the foyer has been appropriately designed to ensure minimal disruption to the business and does not pose any additional flood risk to staff/ customers, nor placed any additional burden on Council or emergency services.

5.3 Minimum Undercroft Clearances

The building undercroft clearance should be set in accordance with BCC's City Plan 2014 Flood Overlay Code (BCC, 2014), Table 8.2.11.3.E. The required minimum clearances are re-produced in Table 5-3 below.

Table 5-3: Minimum undercroft clearances

Flooding source	Minimum clearance requirements
Overland flow– Hydraulic Hazard (DV <0.6 m^2/s and depth <600mm in 2% AEP flood event)	Lowest floor level is to be 1.5m above the highest ground elevation in undercroft area
Overland flow– Hydraulic Hazard (DV >0.6 m^2/s or depth >600mm in 2% AEP flood event)	Lowest floor level is to be 2.5m above the highest ground elevation in undercroft area

The building undercroft area underneath the upper floor extension is intended to be left at existing ground levels, which based on site survey sit around 10.9-11.0m AHD. Under existing flooding conditions, floodwaters on Munro Street could back up into the existing carpark underneath the building. In a 2% AEP overland flow flood event, floodwaters would only marginally inundate the undercroft area (up to 100mm deep) after backing up in the carpark.

Based on these flooding conditions, to achieve an acceptable outcome for the undercroft requirements in the Flood overlay code, the lowest floor level would be required to be 1.5m above the highest ground elevation in the undercroft area.

With the upper floor at 12.95m AHD, the undercroft clearance will be in the order of 1.95-2.05m, easily achieving this outcome.

5.4 Building Undercroft Treatments

The new building undercroft is intended to be left at existing ground levels with no ground surface treatments proposed. This design intent is appropriate based on the expected flooding conditions in the 2% AEP event (up to 100mm of flooding and slow moving).

It is recommended that during constriction that existing ground levels are reviewed and where required, minor reshaping of the ground profile is undertaken to ensure that a 1% fall is achieved in the undercroft back towards the carpark. This is to ensure that any floodwaters do not get trapped against the wall of the new foyer.

5.5 Structural Design

In accordance with *Queensland Development Code MP 3.5 – Construction of building in a flood hazard area*, a structural engineer will be required to certify that the building/s have been designed and constructed to consider the hydrostatic and hydrodynamic forces associated with all flood events up to the Defined Flood Level.

The following flooding characteristics should be considered by the structural engineer in their design of the building extension for this site:

- Overland flow flooding
    - Defined flood event (DFE) – 2% AEP event
    - Defined flood level (DFL) – 11.0 m AHD
    - Peak flooding depths – Up to 1.0 m deep
    - Maximum flood water velocity – Up to 0.4 m/s

5.6 No Adverse Impacts

In accordance with BCC's Flood overlay code PO7/AO7.1-7.3, the works proposed as part of the development are required to not create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.

The proposed works within the 2% AEP overland flow flood plain consist of the ground floor foyer, stairwell and lift of which are required to providing DDA compliant access to the upper floor. The development also involves a new feature brickwork fence with planter beds at the frontage of Munro Street to compliment the façade.

The foyer area is approximately a 25m^2 obstruction in the floodplain once accounting for walls. However, as shown in Figure 5-1 below, the majority of the existing ground levels (survey levels in red) in the foyer location were already built up to 10.7m AHD or higher. Therefore, the loss of flood storage in the 2% AEP event (11.0m AHD) is very minimal.

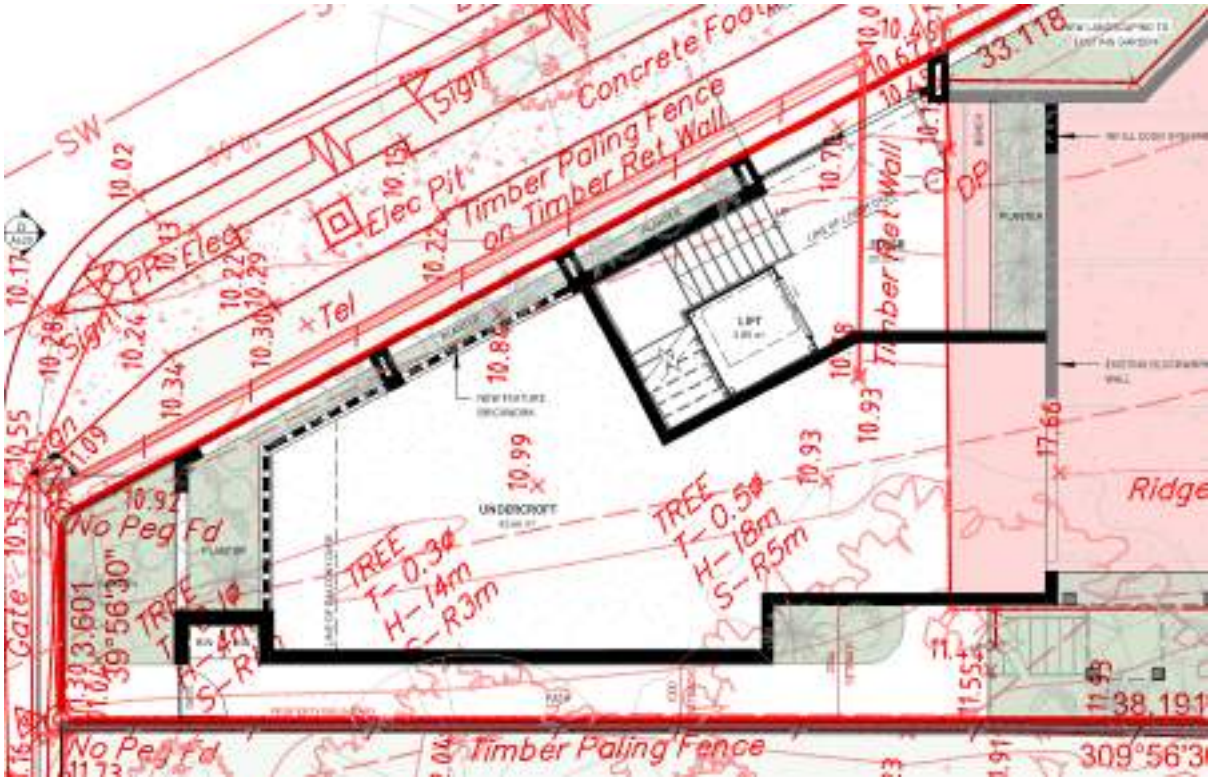


Figure 5-1: Existing ground levels near the proposed foyer

As part of Water Technology's assessment, they undertook a hydraulic impact assessment of the previous architectural design which involved a larger building footprint than what is currently proposed. Their model assumed the works as an obstruction on site, resulting in a complete loss of floodplain storage in the area. The model results showed that the previous design would result in an increase of approximately 6mm, which is a negligible difference that is within the tolerances (+/- 10mm) of a hydraulic model.

Based on the new architectural design, the loss of flood storage is less than what was previously modelled by Water Technology and so the resulting impacts of this design would be even less than what was reported by the Water Technology model.

5.7 Access/Egress

No changes are proposed to the existing access and egress arrangements, which involves vehicle access from Munro St into the existing carpark. As the site already consists of an existing lawful use and there is no increase in the number of carparks, there should be no issues with maintaining the existing access and egress arrangement for the proposed development.

6 Conclusions

Pitch Black Group has been commissioned by Chapcon Pty Ltd to prepare a Flood Report for the proposed development at 415 Milton Road, Auchenflower.

Brisbane City Council's Flood Awareness Mapping flagged the site to be susceptible to Brisbane River and overland flow flooding. No flood level data was available for the site through council's Floodwise Property Report.

An overland flow flood assessment was carried out by Water Technology to investigate the extent and impacts of overland flow flooding on the subject site. The modelling approach used in the assessment included a WBNM hydrologic model and a TUFLOW hydraulic model to analyse the site specific flooding characteristics for both the existing and developed case under the 1% and 2% AEP events.

The overland flow flood levels for the site, as determined by Water Technology's assessment are:

- 2% AEP event – 11.0m AHD
- 1% AEP event – 11.1m AHD

For a building class 5, the minimum required building floor level for flood immunity is 11.0m AHD (2% AEP overland flow flood event).

Based on the drawings by Petrie Architects, the upper floor level (level 1) is nominated at 12.95m AHD, easily achieving the minimum flood immunity requirements and building undercroft requirements of the Flood overlay code.

It is noted that on the ground floor there is a new foyer, stairwell and lift is proposed at 10.04m AHD, which has the potential to be impacted by overland flow flooding. However, the foyer and lift well are critical requirements for DDA compliance and as such the ground floor design needs to tie into the existing ground levels of the verge to respect the access requirements of AS1428.1.

The design of the foyer incorporates flood resilient materials and new doors to minimise the potential for floodwater ingress. All critical components of the lift are located at the top, ensuring it will not be critically damaged by a flood event. Any floodwater ingress into the lift shaft would be pumped out by the sump pump.

Considering the critical nature of providing DDA compliant access to the upper floor, it is considered that the foyer has been appropriately designed to ensure minimal disruption to the business and does not pose any additional flood risk to staff/ customers, nor placed any additional burden on Council or emergency services.

As part of Water Technology's assessment, they undertook a hydraulic impact assessment of the previous architectural design which involved a larger building footprint than what is currently proposed. Their model assumed the works as an obstruction on site, resulting in a complete loss of floodplain storage in the area. The model results showed that the previous design would result in an increase of approximately 6mm, which is a negligible difference that is within the tolerances (+/- 10mm) of a hydraulic model.

Based on the new architectural design, the loss of flood storage is less than what was previously modelled by Water Technology and so the resulting impacts of this design would be even less than what was reported by the Water Technology model.

Provided the design is in accordance with the proposed Petrie Architects drawings, the design will be suitably in accordance with Brisbane City Council's Flood overlay code.

7 References

BCC (2014) – Brisbane City Plan 2014, Brisbane City Council

Appendix A Proposed Development Plans

415 MILTON ROAD, AUCHENFLOWER

EXTENSION TO BUSINESS PREMISES

ARTIST'S IMPRESSION OF PROPOSED WORKS

DRAWING REGISTER

SHEET NO.	SHEET NAME	CURRENT REV.	CURRENT REV DATE
A001	COVER PAGE	H	01.04.26
A100	EXISTING SITE PLAN	F	01.04.26
A110	EXISTING FLOOR PLAN GROUND LEVEL	F	27.03.26
A111	EXISTING FLOOR PLAN LEVEL 1	F	27.03.26
A120	EXISTING ROOF PLAN	E	27.03.26
A130	EXISTING ELEVATIONS	D	12.03.26
A131	EXISTING ELEVATIONS	D	12.03.26
A132	EXISTING ELEVATIONS	C	12.03.26
A200	DEMOLITION SITE PLAN	E	27.03.26
A210	DEMOLITION FLOOR PLAN GROUND LEVEL	G	01.04.26
A211	DEMOLITION FLOOR PLAN LEVEL 1	F	01.04.26
A220	DEMOLITION ROOF PLAN	F	01.04.26
A230	DEMOLITION ELEVATIONS	E	27.03.26
A231	DEMOLITION ELEVATIONS	E	27.03.26
A232	DEMOLITION ELEVATIONS	D	27.03.26
A301	PROPOSED SITE PLAN	F	01.04.26
A304	AREA DIAGRAMS - GFA	D	01.04.26
A305	AREA DIAGRAMS - SITE COVER	C	27.03.26
A310	PROPOSED FLOOR PLAN GROUND LEVEL	J	01.04.26
A311	PROPOSED FLOOR PLAN LEVEL 1	H	01.04.26
A320	PROPOSED ROOF PLAN	G	01.04.26
A400	PROPOSED ELEVATIONS	F	01.04.26
A410	PROPOSED ELEVATIONS	E	01.04.26
A420	PROPOSED ELEVATIONS	E	01.04.26
A500	PROPOSED BUILDING SECTIONS	G	01.04.26
A510	PROPOSED BUILDING SECTIONS	F	01.04.26
A511	PROPOSED BUILDING SECTIONS	G	01.04.26
A900	3D VIEWS	C	18.03.26
A910	3D VIEWS	C	18.03.26

GENERAL NOTES

APPLICABLE TO ALL WORKS

1. REFER SPECIFICATION OR SCHEDULES FOR DESCRIPTION OF CODES FOR FINISHES AND MATERIALS.
2. REFER ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE & AUSTRALIAN STANDARDS.
4. ALL STORMWATER DISCHARGE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.
5. ALL SEWER CONNECTIONS TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.
6. FOOTPATHS, KERBS AND CHANNEL AND ROAD PAVEMENT TO BE RECTIFIED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
7. ALL FLOOR AND WALL LININGS CONTINUE UNDER AND BEHIND JOINERY ITEMS.
8. CONTRACTOR RESPONSIBLE FOR STRUCTURAL ADEQUACY OF FRAMING TO BULKHEADS.
9. CONTRACTOR TO LOCATE EXISTING SEWER. ALL COSTS ASSOCIATED WITH REMOVAL, UPGRADE, ANY AUTHORITY FEES AND COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DEVELOPMENT SUMMARY

LOT 28 ON RP120251

TOTAL SITE AREA	496 m^2

SITE COVER

EXISTING SITE COVER	257.4m^2 (51.8%)
PROPOSED SITE COVER	349.46m^2 (70.4%)

GROSS FLOOR AREA

EXISTING LOWER FLOOR LEVEL GFA	9.87m^2
EXISTING UPPER FLOOR LEVEL GFA	246.45m^2
TOTAL EXISTING GFA	**256.32m^2**
PROPOSED LOWER FLOOR LEVEL GFA	20.02m^2
PROPOSED UPPER FLOOR LEVEL GFA	305.69m^2
TOTAL PROPOSED GFA	**325.71m^2**

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	18.03.26
F	PRELIMINARY ISSUE	DAF	20.03.26
G	PRELIMINARY ISSUE	DAF	27.03.26
H	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

DRAWING TITLE
COVER PAGE

SCALE
1 : 1
@ A3

DWG DATE
JAN 26

DRAWN
NJS

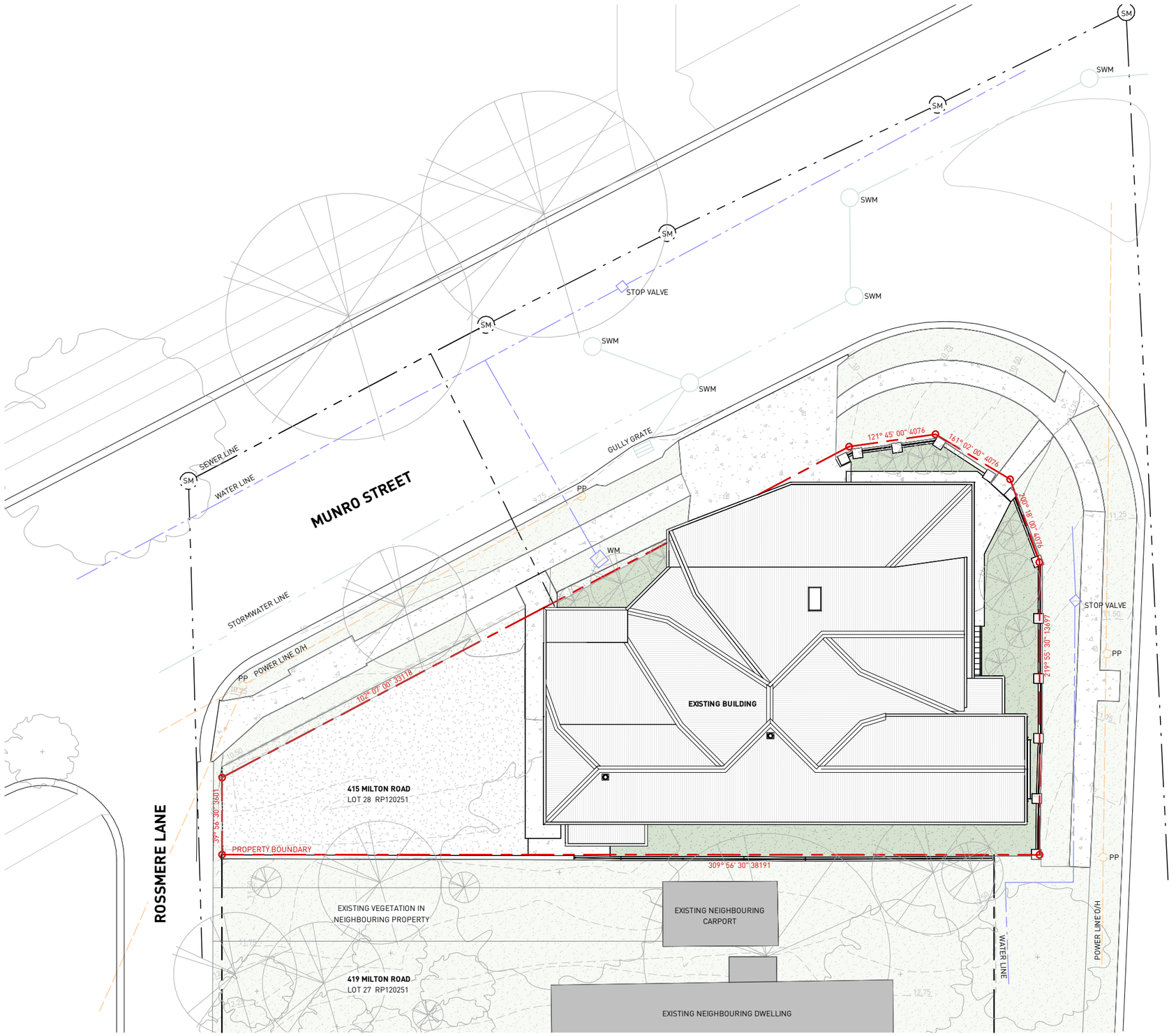
PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

PROJECT NO
PP0133

DRAWING NO
A001

REVISION
H



DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

FLOOR PLAN LAYOUTS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY.

ARCHITECTURAL DRAWINGS ARE CONCEPTUAL. THE DRAWINGS ARE SUBJECT TO STRUCTURAL AND SERVICE ENGINEERING INPUT, NCC COMPLIANCE AND COMPLIANCE WITH ANY OTHER AUTHORITY REQUIREMENTS.

PROPERTY DESCRIPTION

LOT 28 ON RP120251
SITE AREA = 496 m^2
TOTAL SITE COVER = 252 m^2
TOTAL SITE COVER = 51 %
LOCALITY: AUCHENFLOWER
LOCAL AUTHORITY: BRISBANE CITY COUNCIL

SITE LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- SEWER LINE
- WATER LINE
- STORMWATER LINE
- GAS LINE
- TELSTRA LINE
- POWER LINE O/H

SM	SEWER MANHOLE
SWM	STORMWATER MANHOLE
SIO	SEWER INSPECTION OPENING
W	WATER METER
C	FIBRE OPTIC CABLE PIT
PP	POWER POLE
	TREE

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
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PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING SITE PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 200 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A100	F

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MUNRO STREET

EXISTING FOOTPATH

DRIVEWAY

A
A130

GARDEN BED

UP

GATE

TIMBER RETAINING WALL

GARDEN BED

1

2

GARDEN BED

UP

A
A131

STORE
7.29 m²

8

CARPARK
200.85 m²
8 EXISTING CARPARKS

3

7

4

6

5

CONCRETE PATH

TIMBER RETAINING WALL

C
A132

D
A132

TIMBER FENCE ON
TIMBER RETAINING WALL

ENCLOSED STORAGE YARD

GATE

LINE OF BUILDING OVER

B
A131

PROPERTY BOUNDARY

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
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F	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING FLOOR PLAN GROUND LEVEL

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
As indicated @ A3

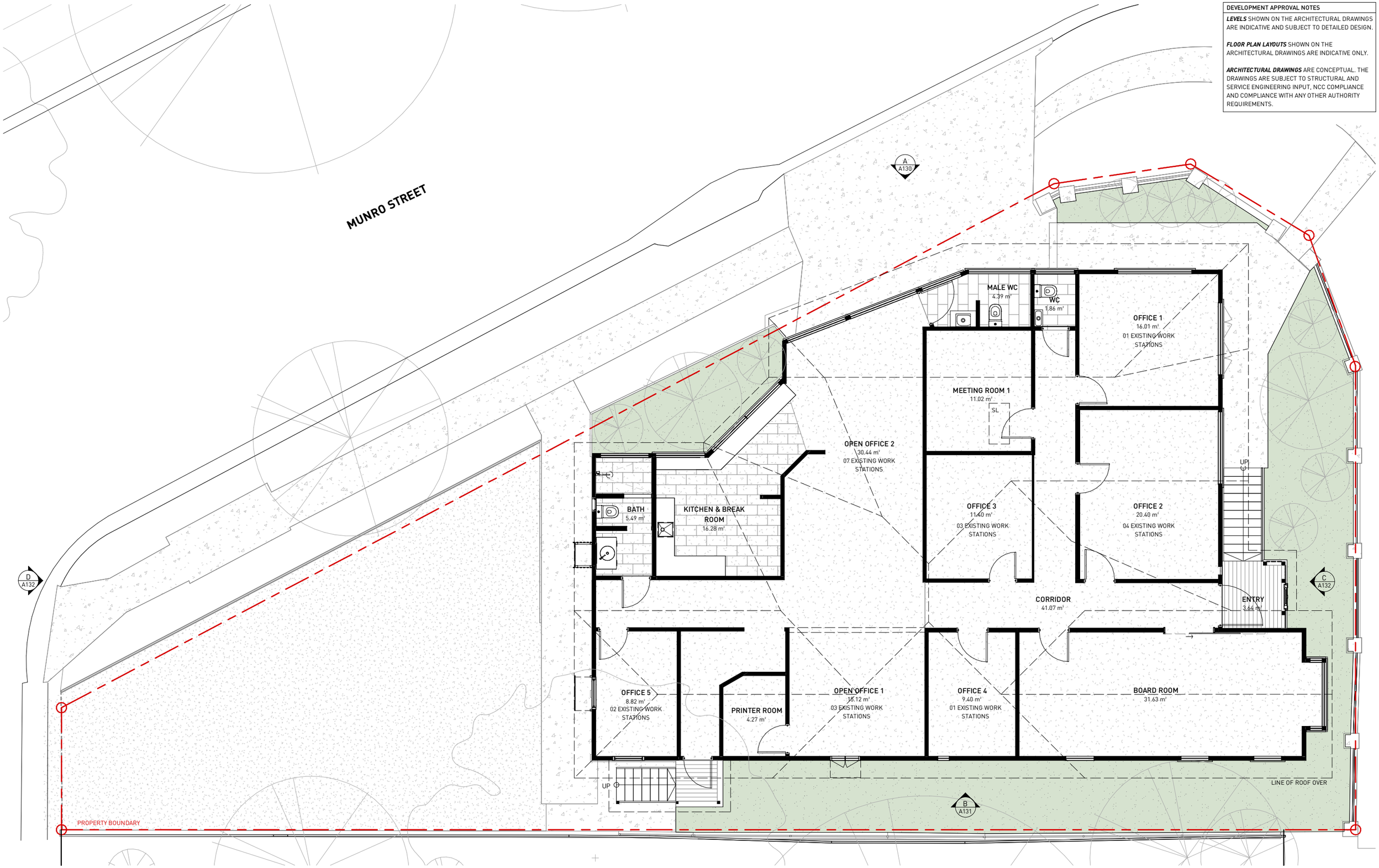
DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A110

REVISION
F



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PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
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DRAWING TITLE
EXISTING FLOOR PLAN LEVEL 1

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
As indicated @ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A111

REVISION
F

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

FLOOR PLAN LAYOUTS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY.

ARCHITECTURAL DRAWINGS ARE CONCEPTUAL. THE DRAWINGS ARE SUBJECT TO STRUCTURAL AND SERVICE ENGINEERING INPUT, NCC COMPLIANCE AND COMPLIANCE WITH ANY OTHER AUTHORITY REQUIREMENTS.

MUNRO STREET

E4 E5 E6 E7 E9

5585 4133 4520 4210

A A130

EA EB EC ED

5435 5090 3800

D A132

C A132

B A131

EX. FALL

SKY LIGHT

WHIRLYBIRD

PROPERTY BOUNDARY

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING ROOF PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
As indicated @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A120	E

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

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A / A110 EXISTING NORTH ELEVATION - MUNRO STREET
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A130

REVISION
D

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

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B A110 EXISTING SOUTH ELEVATION
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A131

REVISION
D

DEVELOPMENT APPROVAL NOTES

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C A110 EXISTING EAST ELEVATION - MILTON ROAD
1 : 100

D A110 EXISTING WEST ELEVATION - ROSSMERE LANE
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	GAM	21.01.26
C	PRELIMINARY ISSUE	DAF	12.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

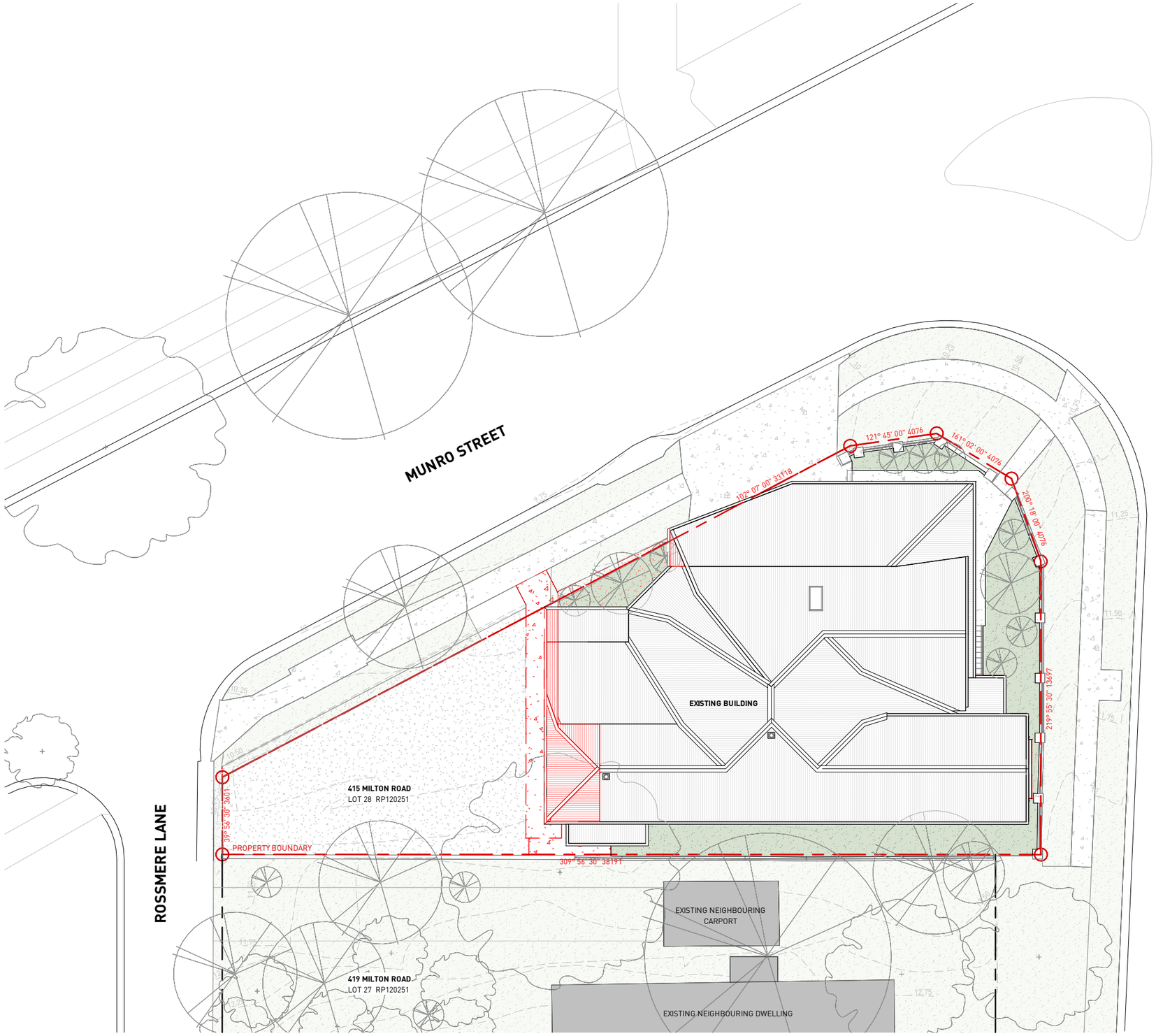
DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A132

REVISION
C



DEVELOPMENT APPROVAL NOTES

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PROPERTY DESCRIPTION

LOT 28 ON RP120251
SITE AREA = 496 m^2
TOTAL SITE COVER = 252 m^2
TOTAL SITE COVER = 51 %
LOCALITY: AUCHENFLOWER
LOCAL AUTHORITY: BRISBANE CITY COUNCIL

DEMOLITION LEGEND

SITE BOUNDARY
ADJOINING BOUNDARY
DEMOLISH
TREE TO BE DEMOLISHED

PETRIE ARCHITECTS
P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
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C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION SITE PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 200 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A200	E

DEVELOPMENT APPROVAL NOTES

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DEMOLITION LEGEND

SITE BOUNDARY
ADJOINING BOUNDARY
DEMOLISH

MUNRO STREET
EXISTING FOOTPATH
EXISTING RETAINING WALL TO BE DEMOLISHED
GARDEN BED
DRIVEWAY
A A230
GATE
1
2
UP
DEMOLISH EXISTING DOOR OPENING
C A232
EXISTING RETAINING WALL TO BE DEMOLISHED
STORE
8
CARPARK
3
EXISTING BLOCKWORK WALL TO BE DEMOLISHED
7
4
D A232
ENCLOSED STORAGE YARD
EXISTING TIMBER FENCE AND RETAINING WALL TO BE DEMOLISHED
EXISTING CONCRETE PATHWAY TO BE DEMOLISHED
EXISTING FENCE AND GATE TO BE DEMOLISHED
EXISTING CONCRETE COLUMNS TO BE DEMOLISHED
6
5
GATE
LINE OF BUILDING OVER
UP
EXISTING CONCRETE PATHWAY TO BE DEMOLISHED
B A231
PROPERTY BOUNDARY

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

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D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	18.03.26
F	PRELIMINARY ISSUE	DAF	27.03.26
G	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION FLOOR PLAN GROUND LEVEL

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
As indicated @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A210	G

DEVELOPMENT APPROVAL NOTES

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DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH

MUNRO STREET

A A230

C A232

D A232

B A231

MALE WC

WC

OFFICE 1

MEETING ROOM 1

OPEN OFFICE 2

OFFICE 3

OFFICE 2

UP

BATH

KITCHEN & BREAK ROOM

EXISTING KITCHEN, FIXTURES AND FITTINGS TO BE DEMOLISHED

EXISTING WINDOW TO BE DEMOLISHED AND INFILLED

EXTENT OF EXTERNAL WALL TO BE DEMOLISHED

CORRIDOR

OFFICE 5

OPEN OFFICE 1

OFFICE 4

BOARD ROOM

PRINTER ROOM

EXISTING WINDOW TO BE DEMOLISHED AND INFILLED

UP

LINE OF ROOF OVER

PROPERTY BOUNDARY

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

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D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION FLOOR PLAN LEVEL 1

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
As indicated @ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A211

REVISION
F

DEVELOPMENT APPROVAL NOTES

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DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH

MUNRO STREET

A
A230

EX. FALL

SKY LIGHT

C
A232

D
A232

EXISTING EAVE TO BE DEMOLISHED AND ROOF CUT BACK TO EXTERNAL WALL

EXISTING HIP ROOF TO BE CUT BACK TO RIDGE BOARD

WHIRLYBIRD

B
A231

PROPERTY BOUNDARY

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
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C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION ROOF PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
As indicated @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A220	F

DEVELOPMENT APPROVAL NOTES

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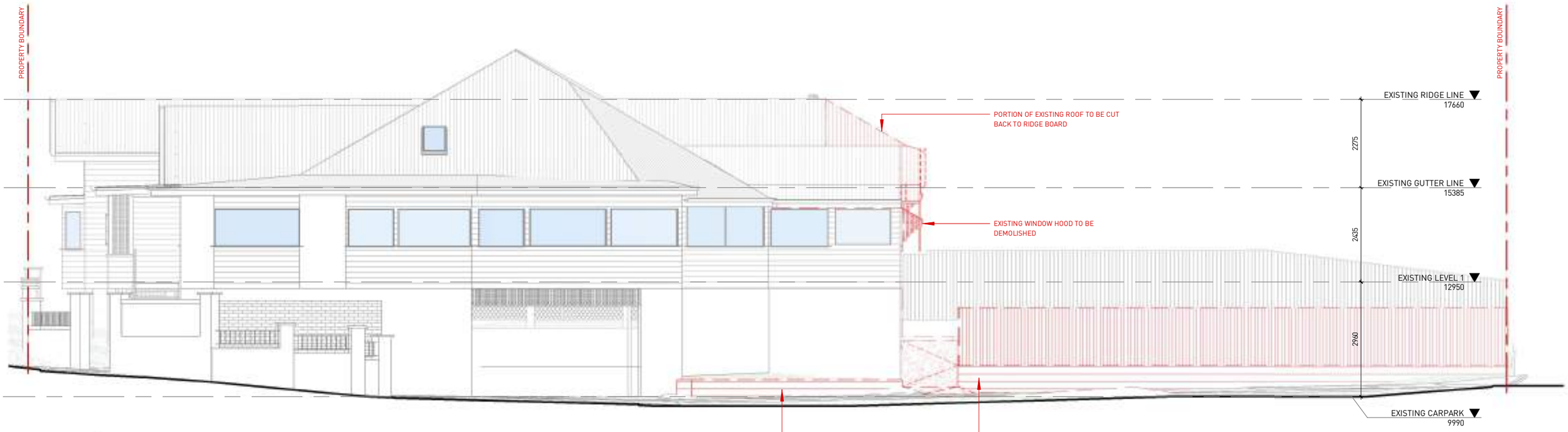
DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH



A / A210 DEMOLITION NORTH ELEVATION - MUNRO STREET
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A230

REVISION
E

DEVELOPMENT APPROVAL NOTES

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DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH

B / A210 DEMOLITION SOUTH ELEVATION
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
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C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A231

REVISION
E

DEVELOPMENT APPROVAL NOTES

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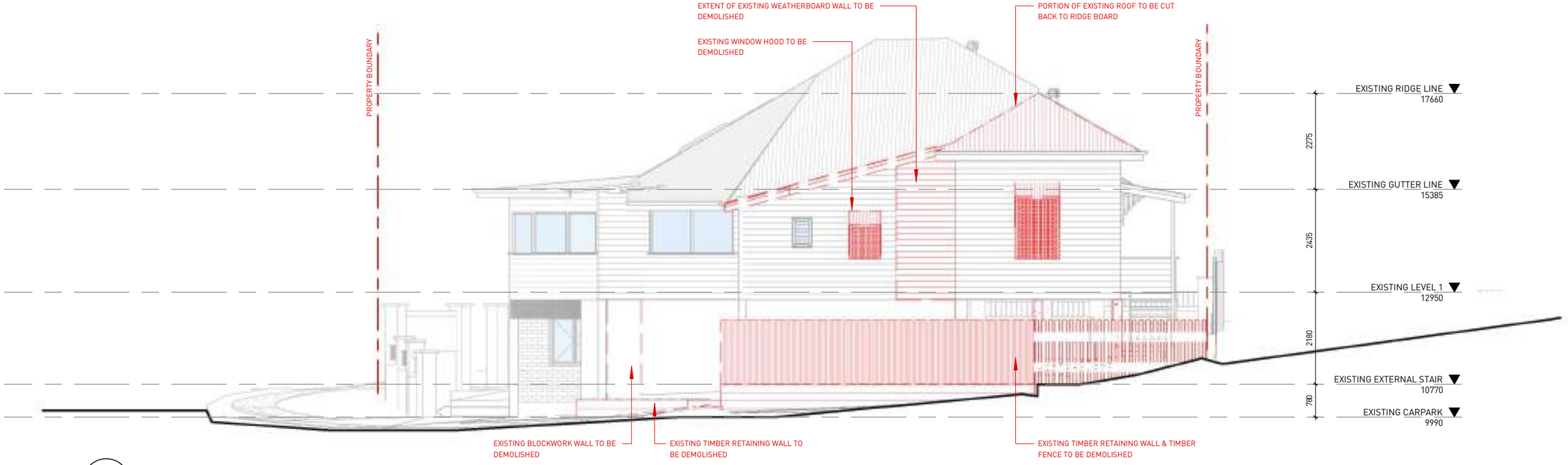
DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH

C / A210 DEMOLITION EAST ELEVATION - MILTON ROAD
1 : 100



D / A210 DEMOLITION WEST ELEVATION - ROSSMERE LANE
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
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C	PRELIMINARY ISSUE	DAF	12.03.26
D	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

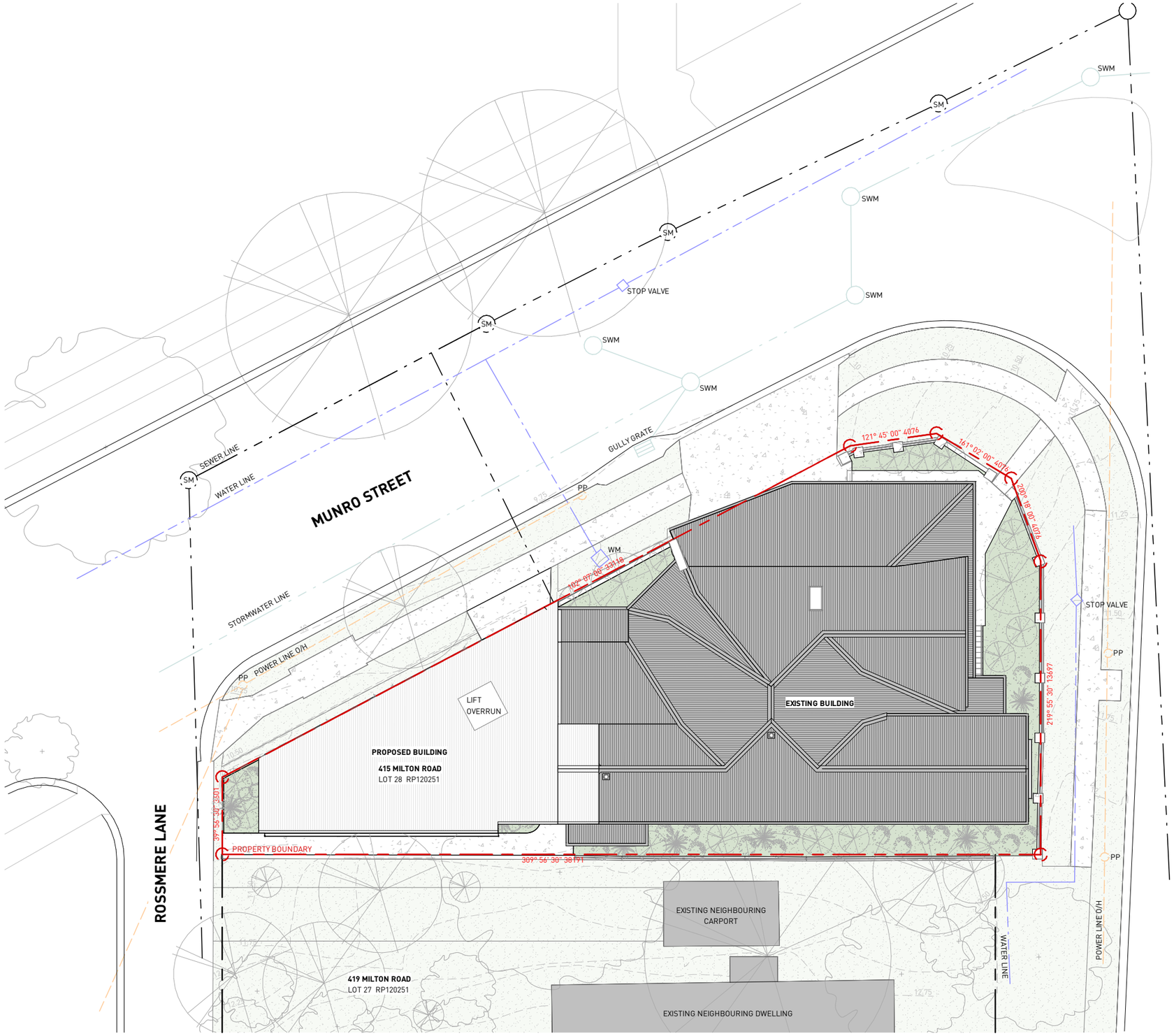
DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A232

REVISION
D



DEVELOPMENT APPROVAL NOTES

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PROPERTY DESCRIPTION

LOT 28 ON RP120251
SITE AREA = 496 m^2
TOTAL SITE COVER = 357 m^2
TOTAL SITE COVER = 72 %
LOCALITY: AUCHENFLOWER
LOCAL AUTHORITY: BRISBANE CITY COUNCIL

SITE LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- SEWER LINE
- WATER LINE
- STORMWATER LINE
- GAS LINE
- TELSTRA LINE
- POWER LINE O/H

SM	SEWER MANHOLE
SWM	STORMWATER MANHOLE
SIO	SEWER INSPECTION OPENING
W	WATER METER
C	FIBRE OPTIC CABLE PIT
PP	POWER POLE
	TREE

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
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D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

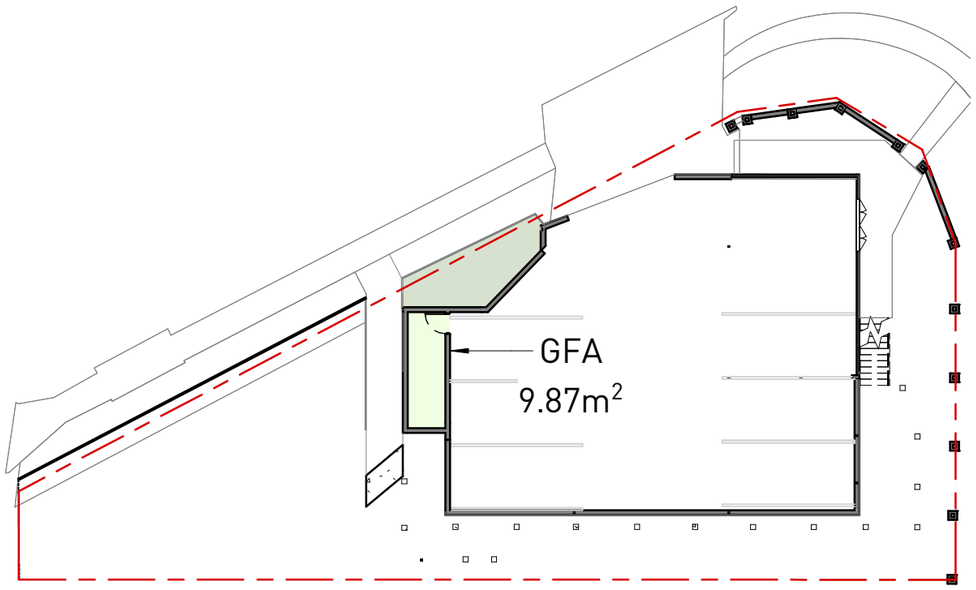
PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED SITE PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

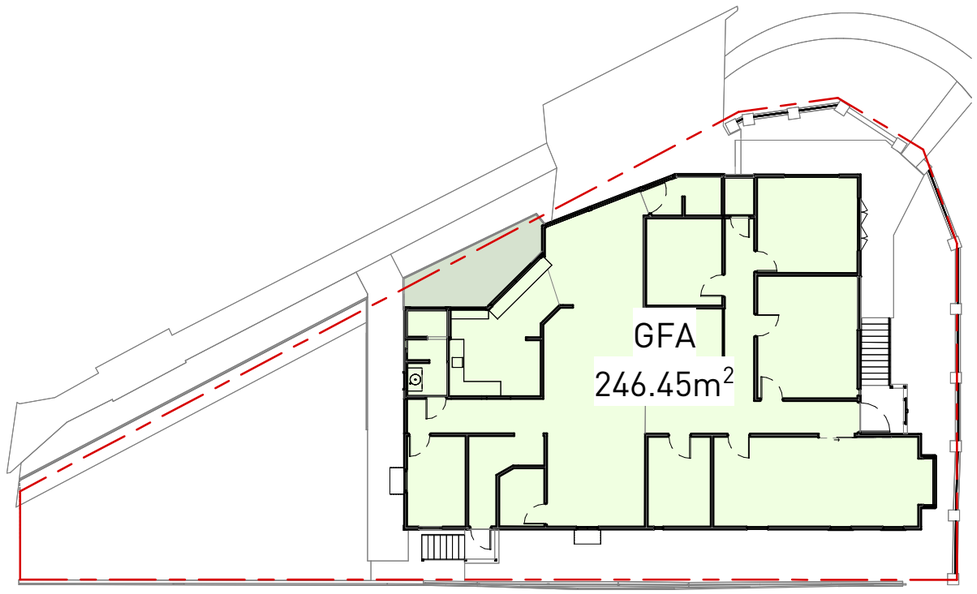
SCALE	DWG DATE	DRAWN
1 : 200 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A301	F



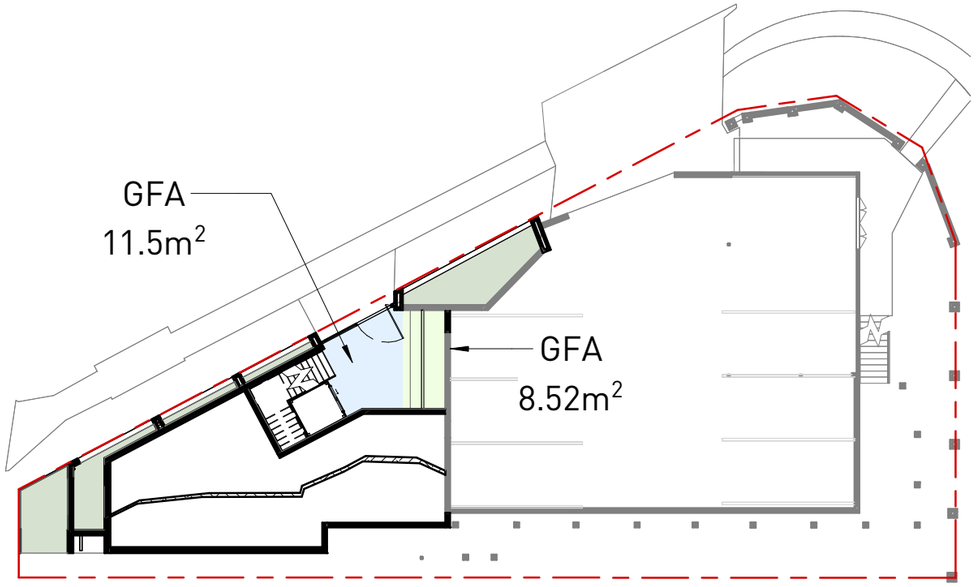
EXISTING LOWER FLOOR LEVEL GFA: 9.87m²

1 EXISTING LOWER FLOOR LEVEL - GFA
1 : 250



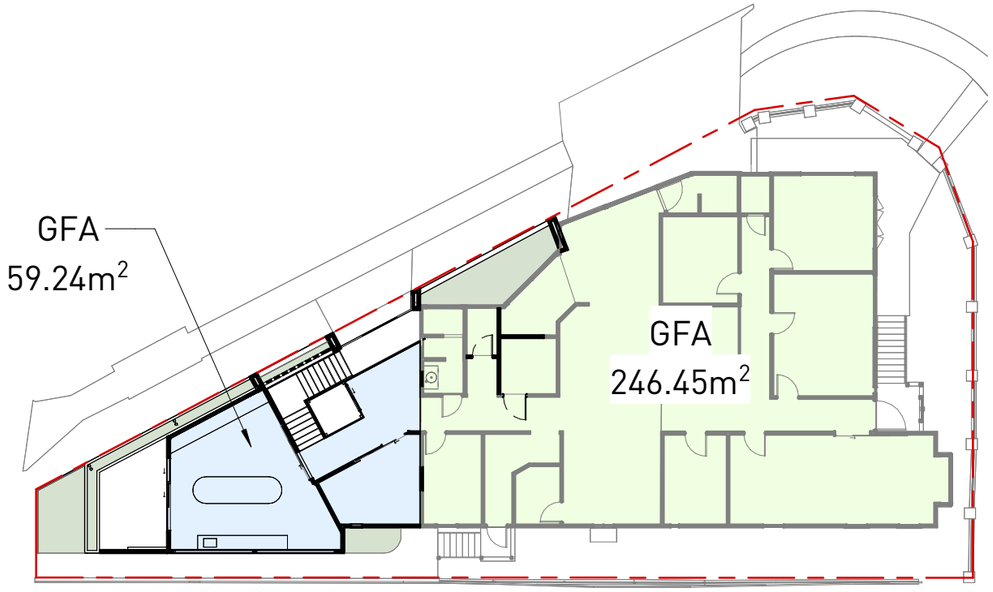
EXISTING UPPER FLOOR LEVEL GFA: 246.45m²

2 EXISTING UPPER FLOOR LEVEL - GFA
1 : 250



TOTAL PROPOSED LOWER FLOOR LEVEL GFA: 20.02m²

3 PROPOSED LOWER FLOOR LEVEL - GFA
1 : 250



TOTAL PROPOSED UPPER FLOOR LEVEL GFA: 305.69m²

4 PROPOSED UPPER FLOOR LEVEL - GFA
1 : 250

DEVELOPMENT APPROVAL NOTES

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LEGEND

- EXISTING GROSS FLOOR AREA
- PROPOSED GROSS FLOOR AREA

GROSS FLOOR AREA SUMMARY

EXISTING LOWER FLOOR LEVEL GFA:	9.87m²
EXISTING UPPER FLOOR LEVEL GFA:	246.45m²
TOTAL EXISTING GFA:	**256.32m²**
PROPOSED LOWER FLOOR LEVEL GFA:	20.02m²
PROPOSED UPPER FLOOR LEVEL GFA:	305.69m²
TOTAL PROPOSED GFA:	**325.71m²**

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	DAF	18.03.26
C	PRELIMINARY ISSUE	DAF	27.03.26
D	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
AREA DIAGRAMS - GFA

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1:250 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	**A304**	**D**

DEVELOPMENT APPROVAL NOTES

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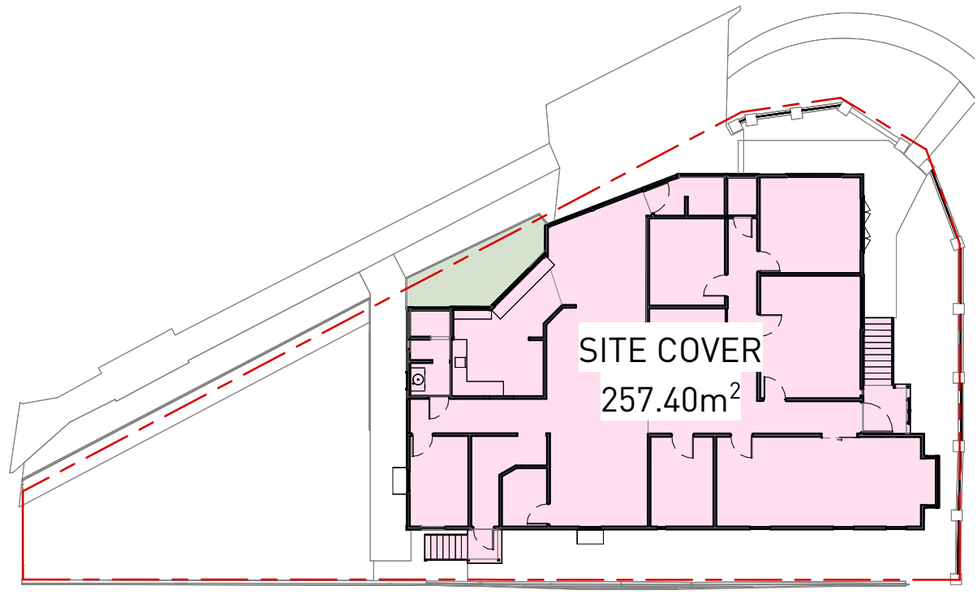
LEGEND

- EXISTING GROSS FLOOR AREA
- PROPOSED GROSS FLOOR AREA

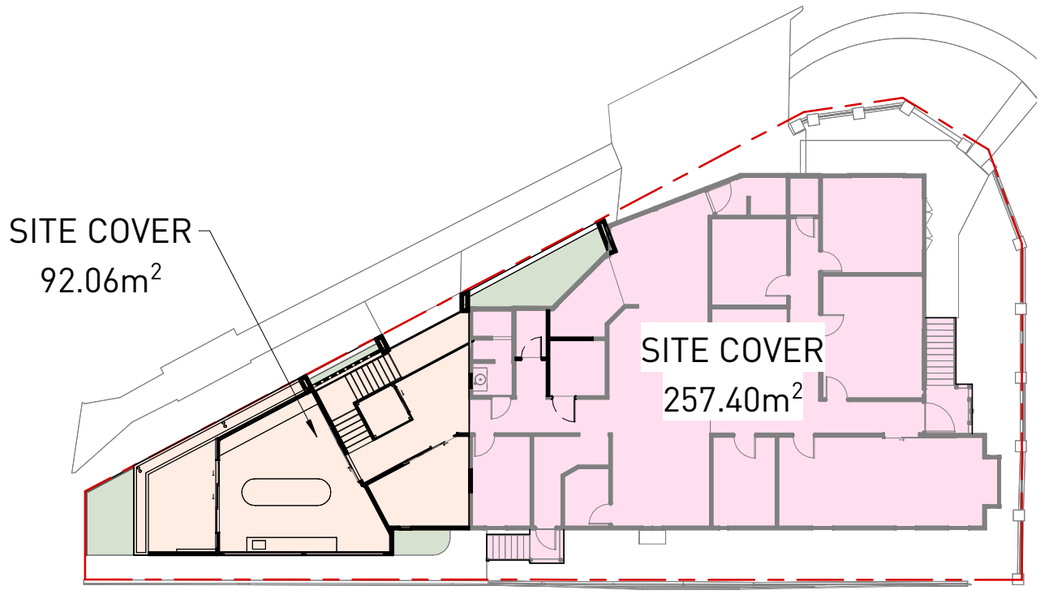
SITE COVER AREA SUMMARY

TOTAL SITE AREA:	496m²
EXISTING SITE COVER:	257.4m² (51.8%)
PROPOSED SITE COVER:	349.46m² (70.4%)



EXISTING SITE COVER: 257.40m²

1 EXISTING SITE COVER
1 : 250



TOTAL PROPOSED SITE COVER: 349.46m²

2 PROPOSED SITE COVER
1 : 250

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

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REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	DAF	18.03.26
C	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
AREA DIAGRAMS - SITE COVER

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1:250
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A305

REVISION
C

DEVELOPMENT APPROVAL NOTES

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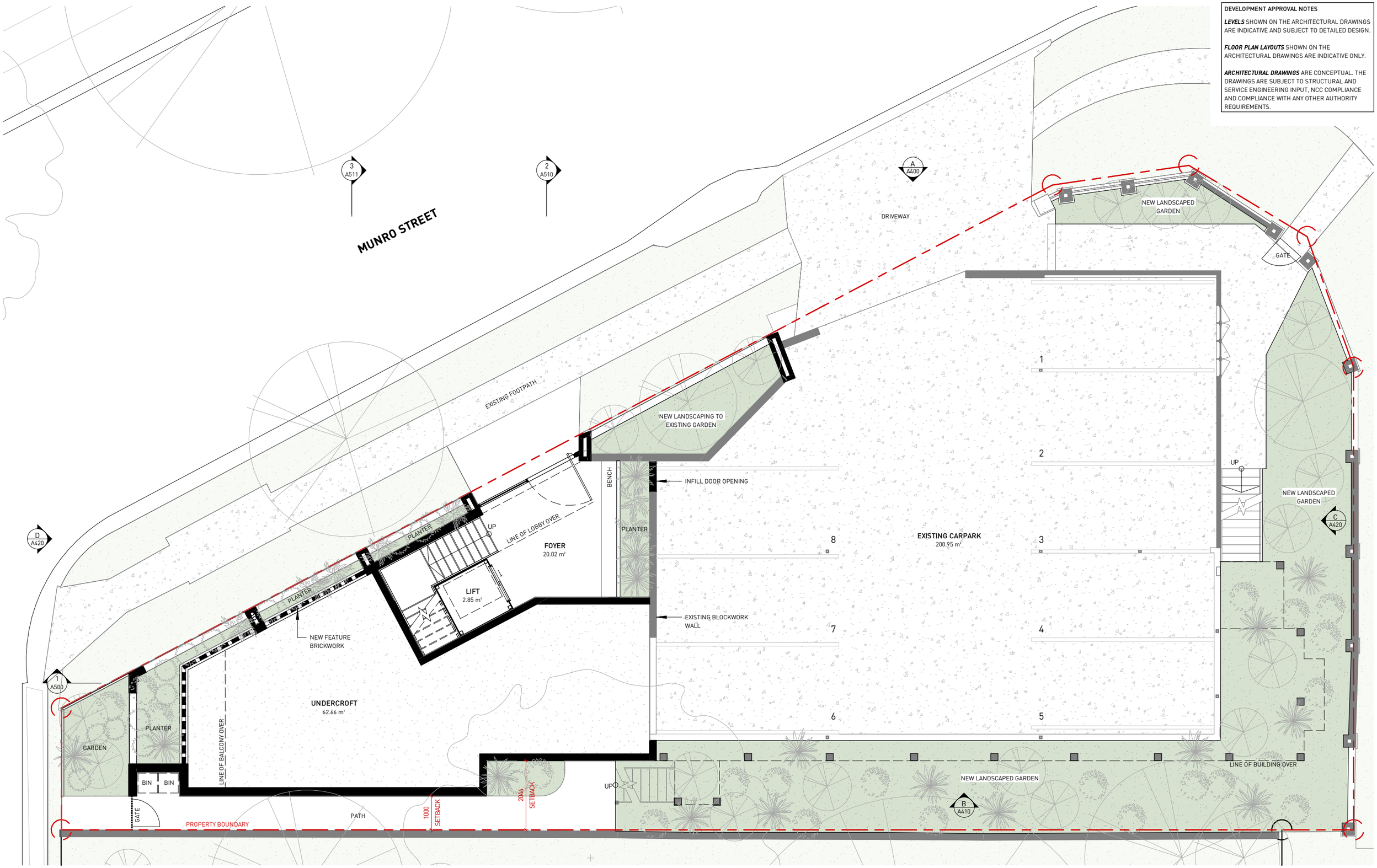

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

C	CONCEPT DESIGN	NJS	15.01.26
D	PRELIMINARY ISSUE	NJS	16.01.26
E	PRELIMINARY ISSUE	GAM	21.01.26
F	PRELIMINARY ISSUE	DAF	12.03.26
G	PRELIMINARY ISSUE	DAF	18.03.26
H	PRELIMINARY ISSUE	DAF	20.03.26
I	PRELIMINARY ISSUE	DAF	27.03.26
J	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED FLOOR PLAN GROUND LEVEL

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A310	J

DEVELOPMENT APPROVAL NOTES

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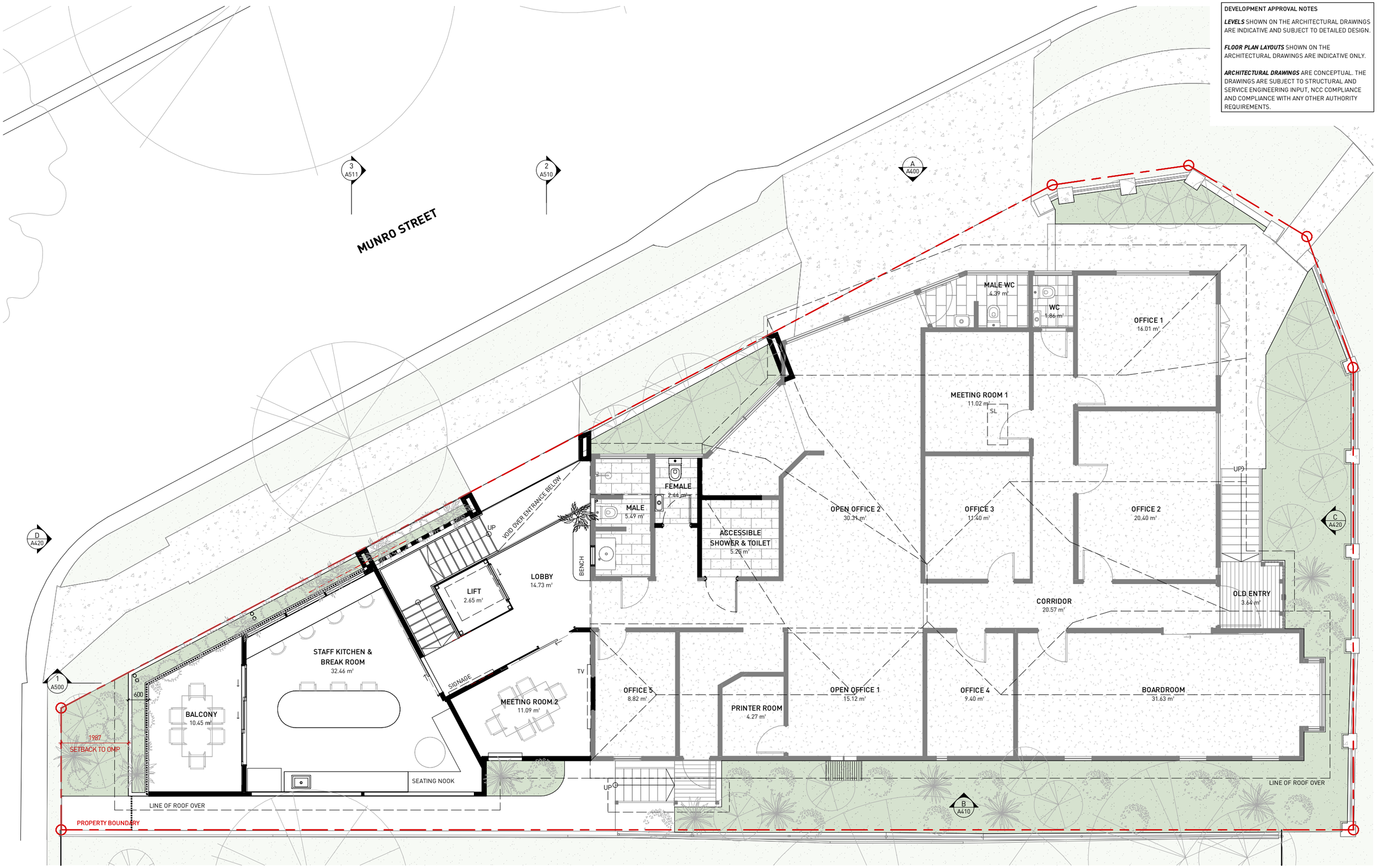

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	CONCEPT DESIGN	NJS	09.01.26
B	PRELIMINARY ISSUE	NJS	12.01.26
C	CONCEPT DESIGN	NJS	15.01.26
D	PRELIMINARY ISSUE	NJS	16.01.26
E	PRELIMINARY ISSUE	GAM	21.01.26
F	PRELIMINARY ISSUE	DAF	12.03.26
G	PRELIMINARY ISSUE	DAF	27.03.26
H	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED FLOOR PLAN LEVEL 1

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A311	H

DEVELOPMENT APPROVAL NOTES

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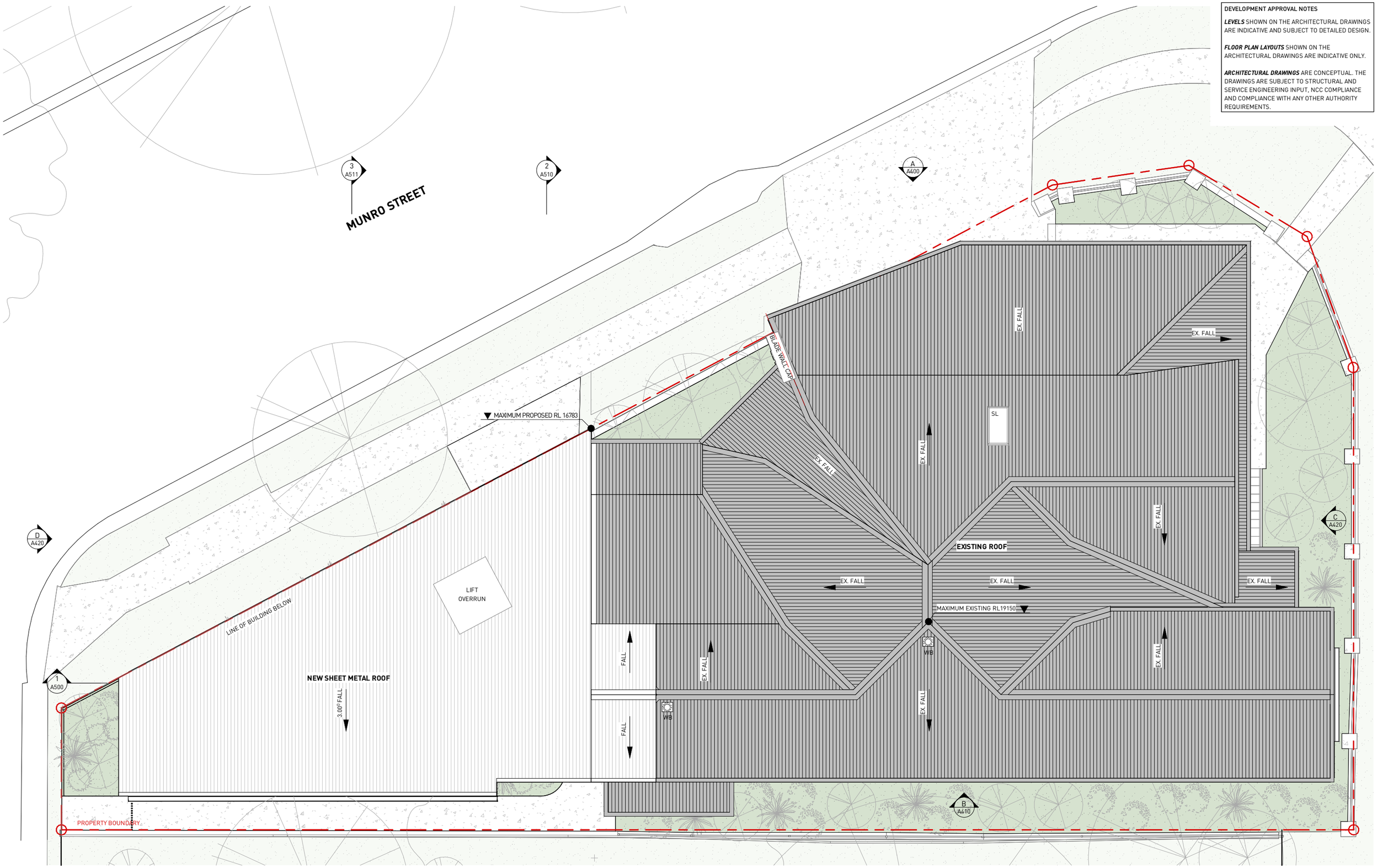

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
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PRELIMINARY ISSUE
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REVISIONS

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F	PRELIMINARY ISSUE	DAF	27.03.26
G	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED ROOF PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A320	G

DEVELOPMENT APPROVAL NOTES

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A / A310 PROPOSED NORTH ELEVATION - MUNRO STREET
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
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BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
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C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	18.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	**A400**	**F**

DEVELOPMENT APPROVAL NOTES

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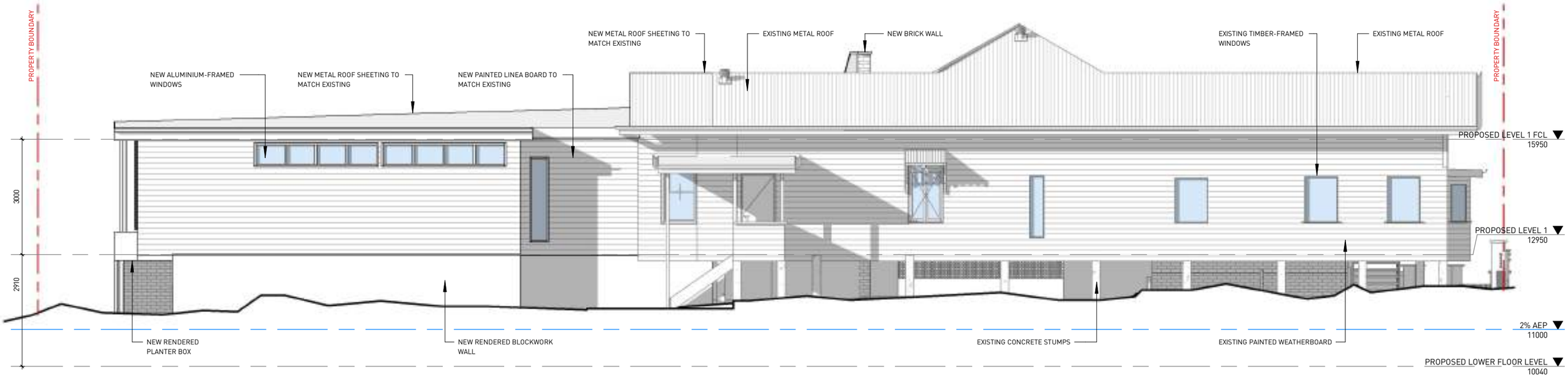

B / A310 PROPOSED SOUTH ELEVATION
1 : 100

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
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BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
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C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A410

REVISION
E

DEVELOPMENT APPROVAL NOTES

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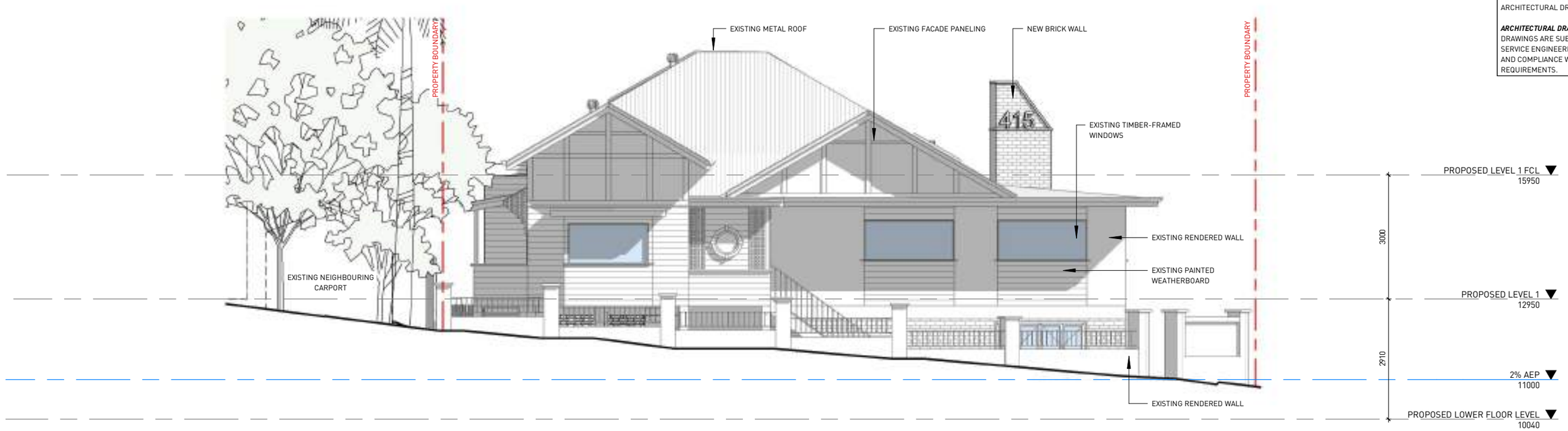
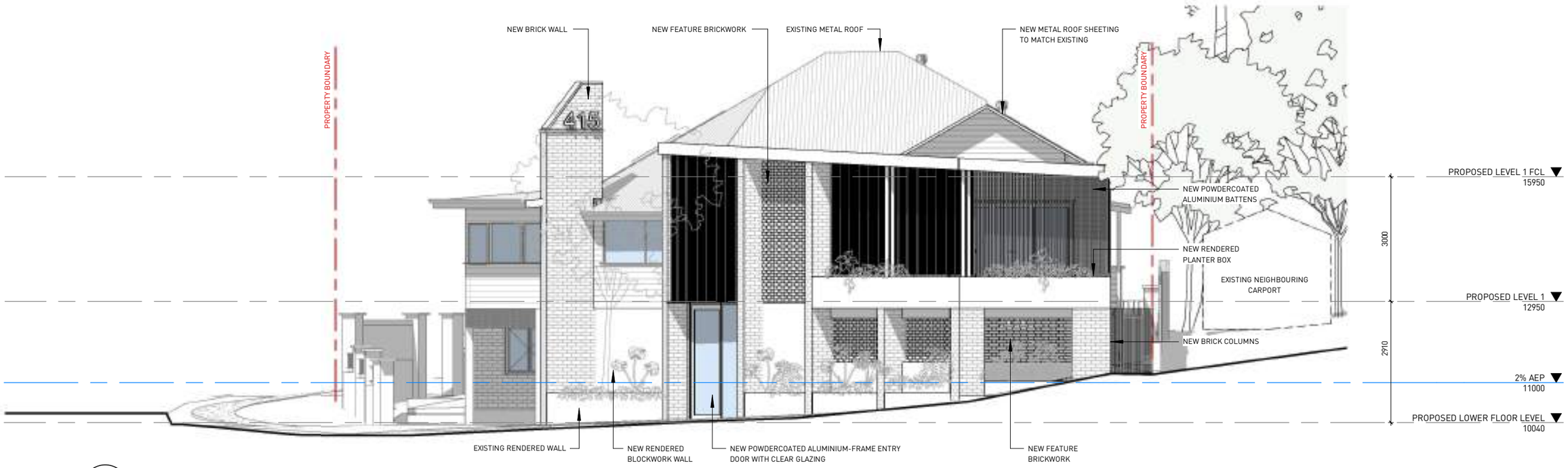


C A310 PROPOSED EAST ELEVATION - MILTON ROAD

1 : 100



D A310 PROPOSED WEST ELEVATION - ROSSMERE LANE

1 : 100

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
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A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	GAM	21.01.26
C	PRELIMINARY ISSUE	DAF	12.03.26
D	PRELIMINARY ISSUE	DAF	18.03.26
E	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	**A420**	**E**

DEVELOPMENT APPROVAL NOTES

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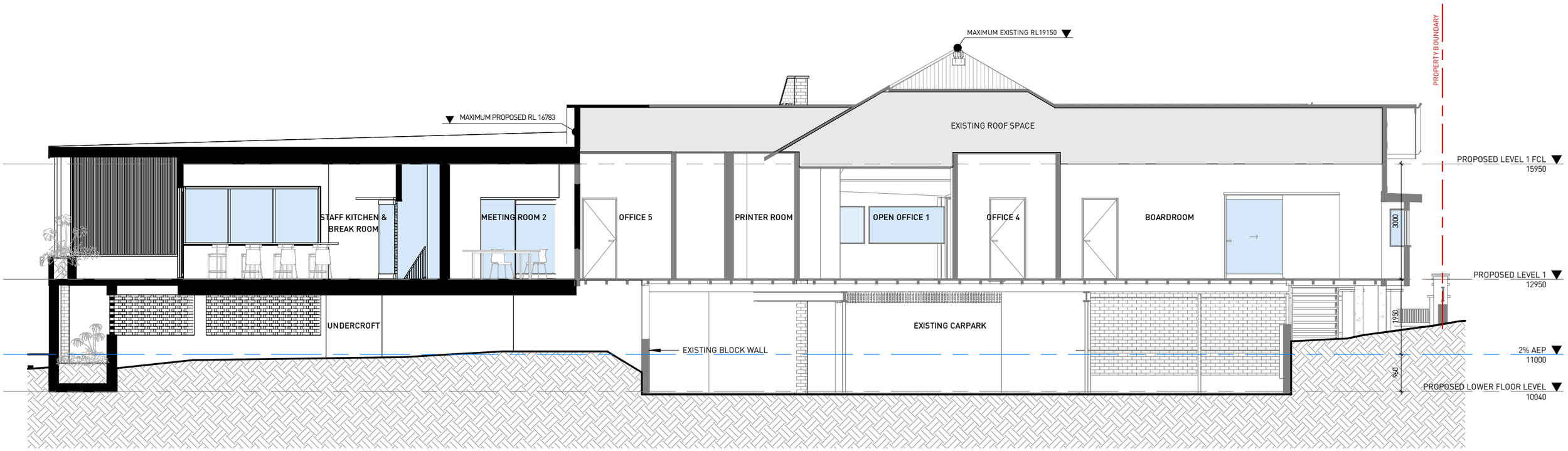

1 / A310 PROPOSED BUILDING SECTION 1
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
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BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
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F	PRELIMINARY ISSUE	DAF	27.03.26
G	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED BUILDING SECTIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	**A500**	**G**

DEVELOPMENT APPROVAL NOTES

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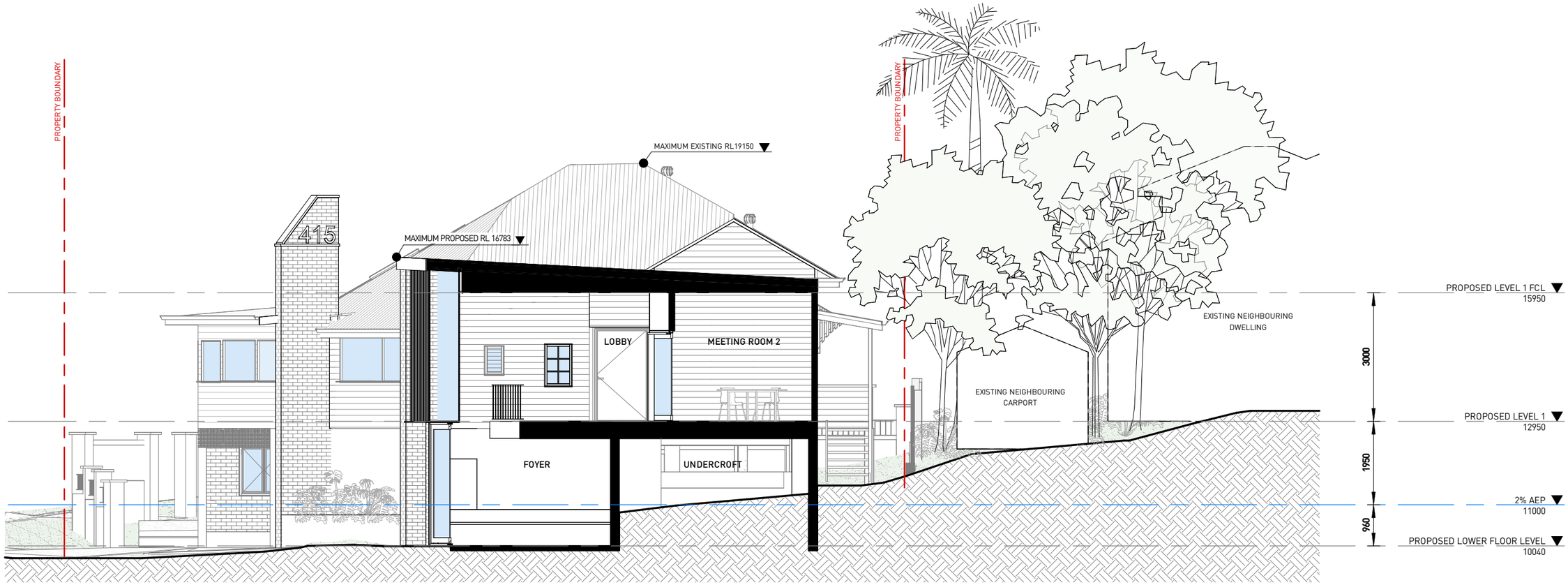

2 / A310 PROPOSED BUILDING SECTION 2

1 : 100

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
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PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

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E	PRELIMINARY ISSUE	DAF	27.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED BUILDING SECTIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A510

REVISION
F

DEVELOPMENT APPROVAL NOTES

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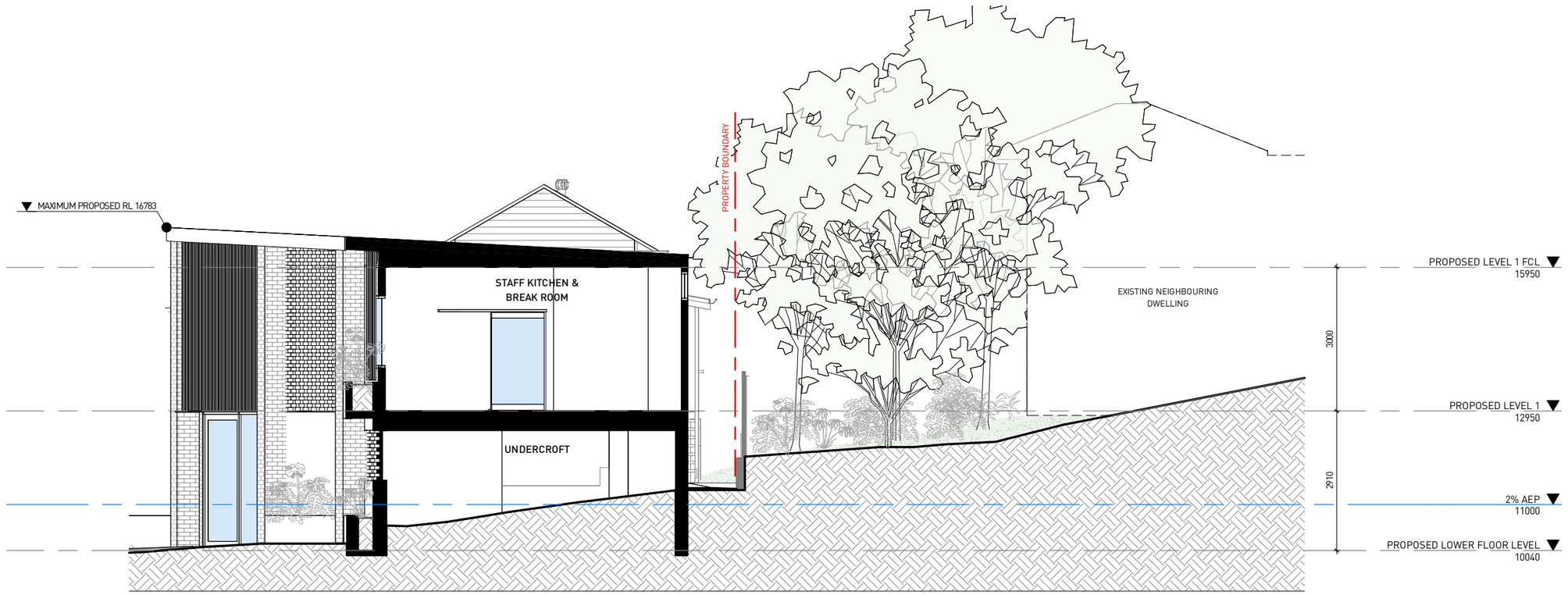

3 / A310 PROPOSED BUILDING SECTION 3
1 : 100

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
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BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	GAM	21.01.26
C	PRELIMINARY ISSUE	DAF	12.03.26
D	PRELIMINARY ISSUE	DAF	18.03.26
E	PRELIMINARY ISSUE	DAF	20.03.26
F	PRELIMINARY ISSUE	DAF	27.03.26
G	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED BUILDING SECTIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

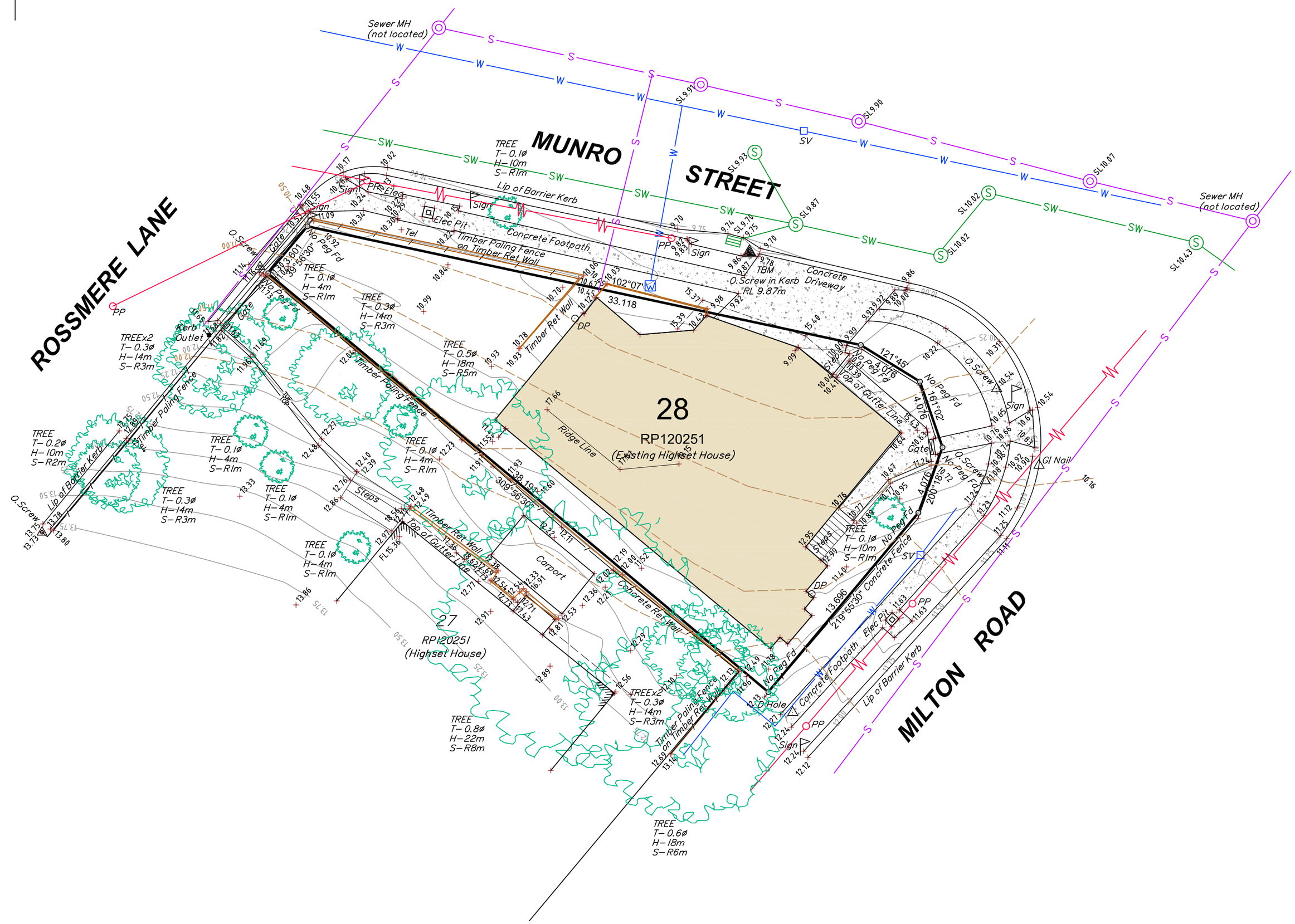
DRAWING NO
A511

REVISION
G

Appendix B Site Survey

NOTE: Identification Survey is *required* prior to Construction.
Please contact brisbane@kevinholtconsulting.com for a fee proposal.
(Estimated Timeframe: 30 Business Days)

Warning: Heights are derived from GNSS observations based on AUSGEOID 2020 and adjusted to local AHD by interpolation. They should not be used to determine minimum or maximum floor levels if the site is or maybe subject to flooding, subject to a noise covenant or any other condition that nominates a specific AHD related floor level. Please contact the surveyor for more site specific level information if an exact floor level is required. This warning forms an integral part of this plan.



DETAIL SURVEY PLAN

CLIENT:
Newstart Homes

SITE ADDRESS:
No. 415 Milton Road
Auchenflower

REAL PROPERTY DESCRIPTION

Lot:	28	on:	RP120251
Area:			496 m²
Local Authority:			Brisbane C. C.
Contour Interval:			0.25m
Datum:			AHDD (GPS 3DCQ=0.016m)

LEGEND

☼	LIGHT POLE	⊕	LOCATOR POTHOLE
PP	POWER POLE	F	FIRE HYDRANT
	POWER BOX	A	AIR VALVE
	POWER LINE	S	STOP VALVE
UE	UNDERGROUND ELEC	W	WATER METER
	TELSTRA PIT	W	WATER LINE
T	TELSTRA LINE	S	STORMWATER M/HOLE
G	GAS MARKER		GULLY GRATE
G	GAS LINE	R	ROOFWATER PIT
	SEWER MANHOLE	SW	STORMWATER LINE
S	SEWER LINE		ROCK RETAINING WALL
	SIGN		RETAINING WALL
	TEMPORARY BENCH MARK	TOP	TOP OF BANK
	PERMANENT SURVEY MARK	TOE	TOE OF BANK
OP	ORIGINAL PEG		FENCE

Disclaimer: The position of Fence Lines, Retaining Walls and other detail is indicative only and should not be relied upon as depicting the Boundary Lines. This is a plan of VISIBLE SERVICES ONLY. The location of pegs found have NOT BEEN CHECKED and as such should not be relied on as marking the corners of the lot. An Identification Survey should be carried out prior to any construction works.

KEVIN HOLT CONSULTING
SURVEYORS AND TOWN PLANNERS

BRISBANE
Phone: 07 3219 0400
Email: brisbane@kevinholtconsulting.com

COFFS HARBOUR
Phone: 02 6652 5090
Email: coffs@kevinholtconsulting.com

Website: www.kevinholtconsulting.com

REV	DATE	DESCRIPTION	DRW
A	30/10/2025	Original Issue	SG
B	10/12/2025	Additional Survey	SG

A2 | Date Surveyed: 29/10/2025 | by: EP

Scale: 1:200 | J2511567 (JOB NUMBER) | 01 (DWG NO.) | B (REV.)

Appendix C Water Technology Flood Report

Overland Flow Assessment

Flood Assessment - 415 Milton Road, Auchenflower

Chapcon Pty Ltd

28 April 2026

Document Status

Version	Doc type	Reviewed by	Approved by	Date issued
V01	Report	AMD	AMD	27 November 2025
V02	Report	AMD	AMD	28 April 2026

Project Details

Project Name	Flood Assessment - 415 Milton Road, Auchenflower
Client	Chapcon Pty Ltd
Client Project Manager	Georgina McNee c/- Plan A Town Planning P/L
Water Technology Project Manager	Xavier Smith
Water Technology Project Director	Alister Daly
Authors	Xavier Smith / Alister Daly
Document Number	26020090_R01_V02

RPEQ 07118

Level 5, 43 Peel Street
South Brisbane QLD 4101
Telephone (07) 3105 1460
ACN 093 377 283
ABN 60 093 377 283

ACKNOWLEDGEMENT OF COUNTRY

The Board and employees of Water Technology acknowledge and respect the Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of Country throughout Australia. We specifically acknowledge the Traditional Custodians of the land on which our offices reside and where we undertake our work.

We respect the knowledge, skills and lived experiences of Aboriginal and Torres Strait Islander Peoples, who we continue to learn from and collaborate with. We also extend our respect to all First Nations Peoples, their cultures and to their Elders, past and present.

Artwork by Maurice Goolagong 2023. This piece was commissioned by Water Technology and visualises the important connections we have to water, and the cultural significance of journeys taken by traditional custodians of our land to meeting places, where communities connect with each other around waterways.

The symbolism in the artwork includes:

- *Seven circles representing each of the States and Territories in Australia where we do our work*
- *Blue dots between each circle representing the waterways that connect us*
- *The animals that rely on healthy waterways for their home*
- *Black and white dots representing all the different communities that we visit in our work*
- *Hands that are for the people we help on our journey*

CONTENTS

APPENDICES

LIST OF FIGURES

LIST OF TABLES

1 INTRODUCTION

Water Technology Pty Ltd (WT) has been commissioned by Chapcon Pty Ltd (Chapcon) to undertake a hydraulic assessment for the property located at 415 Milton Road Auchenflower (Lot 28 on RP120251) (the Site) which is located within the Brisbane City Council (BCC) Local Government Area, the location of which is illustrated in Figure 1-1.

The proposed development consists of a Material Change of Use and Building Work for extensions to an existing Business Premises and extensions and partial demolition to an existing pre-1947 building. A copy of the proposed plans of development are included in **Appendix A.**

On the 4 September 2025, BCC issued an Information Request (IR) which Item 7 of the IR seeks a flood assessment to establish the minimum height of the perimeter building wall so as to prevent stormwater ingress. As such, this report has been prepared to document the flood assessment prepared to address the BCC IR. The details and results of the flood assessment, which includes hydrologic and hydraulic modelling, are outlined in the following sections of this report.

Figure 1-1 Site Locality (Source – Metro Map 2025)

2 BACKGROUND

2.1 Existing Topography and Council Flood Mapping

The site at 415 Milton Road is located at the intersection of Munro Street and Milton Road, and is adjacent to an existing natural gully, the general topography of which is as illustrated in Figure 2-1. This gully concentrates stormwater from an existing upslope urbanised catchment area, with stormwater flooding as overland flow mapped in BCC's Flood Information portal as "Likely" to experience flooding as is illustrated in Figure 2-2.

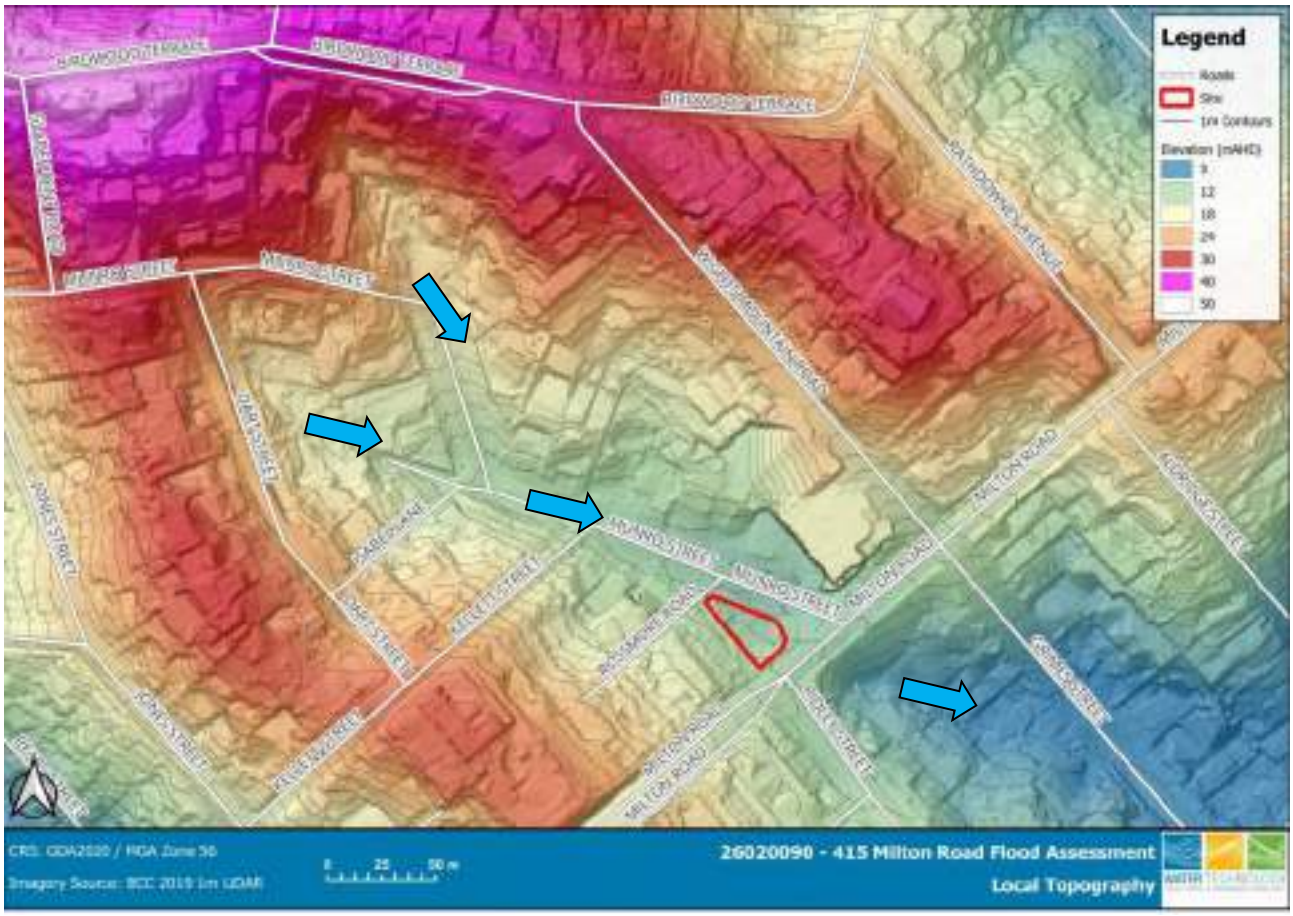


Figure 2-1 Local Topography

Figure 2-2 BCC's Mapped Overland Flow Impact the Site (BCC Flood Information Portal)

2.2 Catchment Characteristics and Modelling Approach

As noted previously, the site has an upstream urban catchment area draining to the site which is approximately 10 hectares (ha) in area. Runoff from the catchment is conveyed primarily along the series of roads traversing the catchment which includes particularly Munro Street and is supported by existing stormwater drainage infrastructure. Runoff continues beyond the site and across Milton Road and through the existing buildings fronting Milton Road before continuing down steep topography to the southeast.

In order to assess the local runoff characteristics and to appropriately model the upstream catchment, site specific models have been prepared. The modelling includes a WBNM hydrologic model and TUFLOW hydraulic model, the details for which are outlined separately below.

3 HYDROLOGIC MODELLING

3.1 Hydrologic Model Overview

A WBNM hydrologic model has been developed for the upstream catchment to provide inflow hydrographs to the local catchment. The upstream catchment was delineated and broken down into a series of sub-catchments for the WBNM model as illustrated in Figure 3-1. A summary of the catchment details is outlined in Table 3-1. A fraction impervious of between 50% and 80% was applied to the residential catchments, with 90% impervious area applied to roads. WBNM parameters included a lag parameter of 1.6 and a stream lag factor of 0.33 for roads, otherwise a stream lag factor of 1 was adopted.

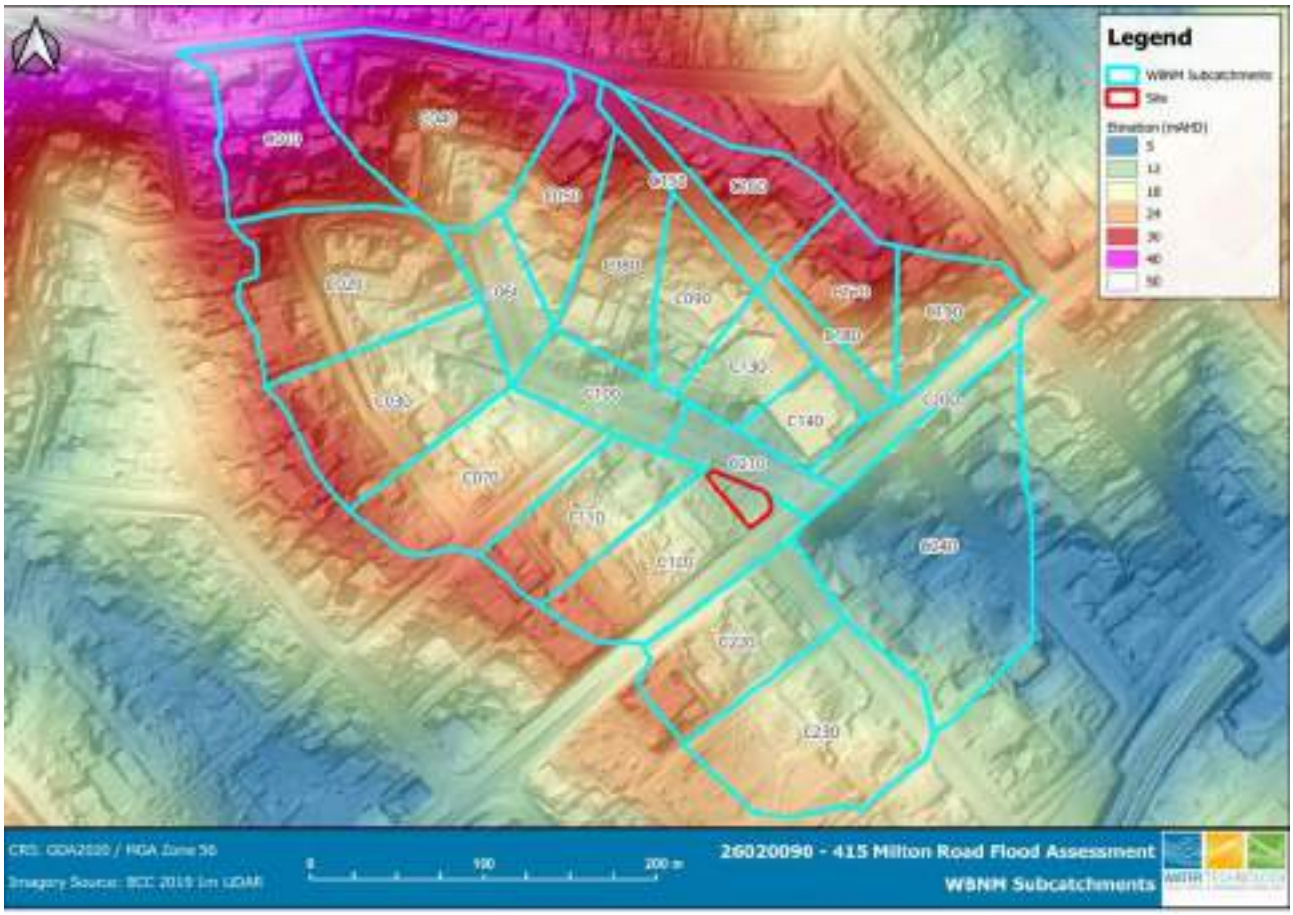


Figure 3-1 WBNM Sub-Catchment Delineation

Table 3-1 WBNM Sub-Catchment Details

Subcatchment	Area (ha)	Fraction Impervious (%)	Stream Lag Factor	Downstream Subcatchment
C010	0.72	60	1	C020
C020	0.964	70	1	C060
C030	0.861	70	1	C060
C040	1.168	60	1	C060
C050	0.475	70	1	C060
C060	0.286	90	0.33	C100
C070	0.757	70	1	C100
C080	0.54	60	1	C100
C090	0.377	70	1	C100
C100	0.352	90	0.33	C210
C110	0.535	60	1	C210
C120	0.759	60	1	C210
C130	0.322	90	1	C210
C140	0.237	90	1	C210
C150	0.219	90	0.33	C180
C160	0.419	60	1	C180
C170	0.417	60	1	C180
C180	0.171	90	0.33	C200
C190	0.391	70	1	C200
C200	0.289	90	0.33	C210
C210	0.254	90	0.33	C240
C220	0.68	60	1	C240
C230	0.993	50	1	C240
C240	1.725	70	1	SINK

3.2 Rainfall Data and Losses

The Australian Rainfall and Runoff 2019 (ARR19) intensity, frequency and duration climate data for the catchment was sourced from the ARR Data Hub (2016). The rainfall intensities for each design storm event and duration have been adopted for the hydrologic modelling of the catchment. Catchment loss parameters were adopted as per the ARR Data Hub service, featuring an initial loss of 18mm and a continuing loss of 1.4mm per hour.

3.3 WBNM Hydrologic Model Validation (Rational Method)

The WBNM model was simulated for a range of standard design events, durations, and temporal patterns (TPs) for the purpose of identifying the appropriate durations and TPs for use in hydraulic modelling and validation.

For hydrologic model validation purposes, the downstream extent of the WBNM model was selected as the model reporting and validation location for the upstream catchment. The peak discharge estimates for the catchment are summarised in Table 3-2. The peak discharges represent the median peak flow for the critical duration for each design event.

Table 3-2 WBNM Modelled AEP Peak Flows, Duration and Temporal Patterns

Event AEP	Median Peak Flow (m^3/s)	Duration – Temporal Pattern
1% AEP	7.2	15 minute – TP9
2% AEP	6.4	15 minute – TP9

The WBNM method was then validated against a Rational Method analysis, which is a discharge estimation technique suitable for local developed catchments of this size. The validation was conducted to sub-catchment C240 at the downstream end of the model. The validation therefore assessed a catchment size of 13.9ha. The equation used to estimate the time of concentration (t_c) of roughly 12 minutes has been adopted in accordance with Queensland Urban Drainage Manual (QUDM, 2017) Table 4.6.2 and Section 4.6.9. Utilising this method, an 8-minute inlet time was combined with a pipe flow of 2m/s through some 500m of stormwater piping, yielding a time of concentration estimate of approximately 4 minutes. Further, a C10 value of 0.81 was adopted, informed by an I10 value of 63.3mm/hour, and a fraction impervious of 70%.

The catchment parameters adopted for the Rational Method are outlined in Table 3-3. A comparison of the WBNM and Rational Method results is shown in Table 3-4. The results indicate that peak discharges varied in magnitude between 4% and 7% across the modelled events. Given this, the WBNM model is considered suitably validated and appropriate for the purposes of this assessment and has been adopted to generate the required hydrographs for inclusion in the hydraulic model.

Table 3-3 Rational Method Parameters

Event AEP	F_y	C_y	Rainfall Intensity (mm/hr)
1%	1.2	0.97	228.2
2%	1.15	0.93	216.2

Table 3-4 Validation of WBNM Model and Rational Method Flows

Event AEP	Rational Method (m^3/s)	WBNM (m^3/s)	Difference (%)
1%	8.6	7.2	-7
2%	7.4	6.4	-4

4 HYDRAULIC MODELLING

4.1 TUFLOW Model Setup

A TUFLOW hydraulic model was developed to ascertain flooding behaviour at the site. The model was simulated using TUFLOW Version 2025.1.2-iSP-w64, the latest available software version at the time of project commencement. The model domain extends approximately 190m upstream and 180m downstream of the site, and uses a fine scale 1m grid cell size. The TUFLOW model incorporates inflow hydrographs from the validated WBNM model discussed previously in Section 3. The hydraulic model extents and the adopted topography are illustrated below in Figure 4-1Figure 4-2. Figure 4-1 also outlines the WBNM inflow locations to the model as well as the location of the downstream boundary which was set to a HQ line with a slope of 0.0267m/m.

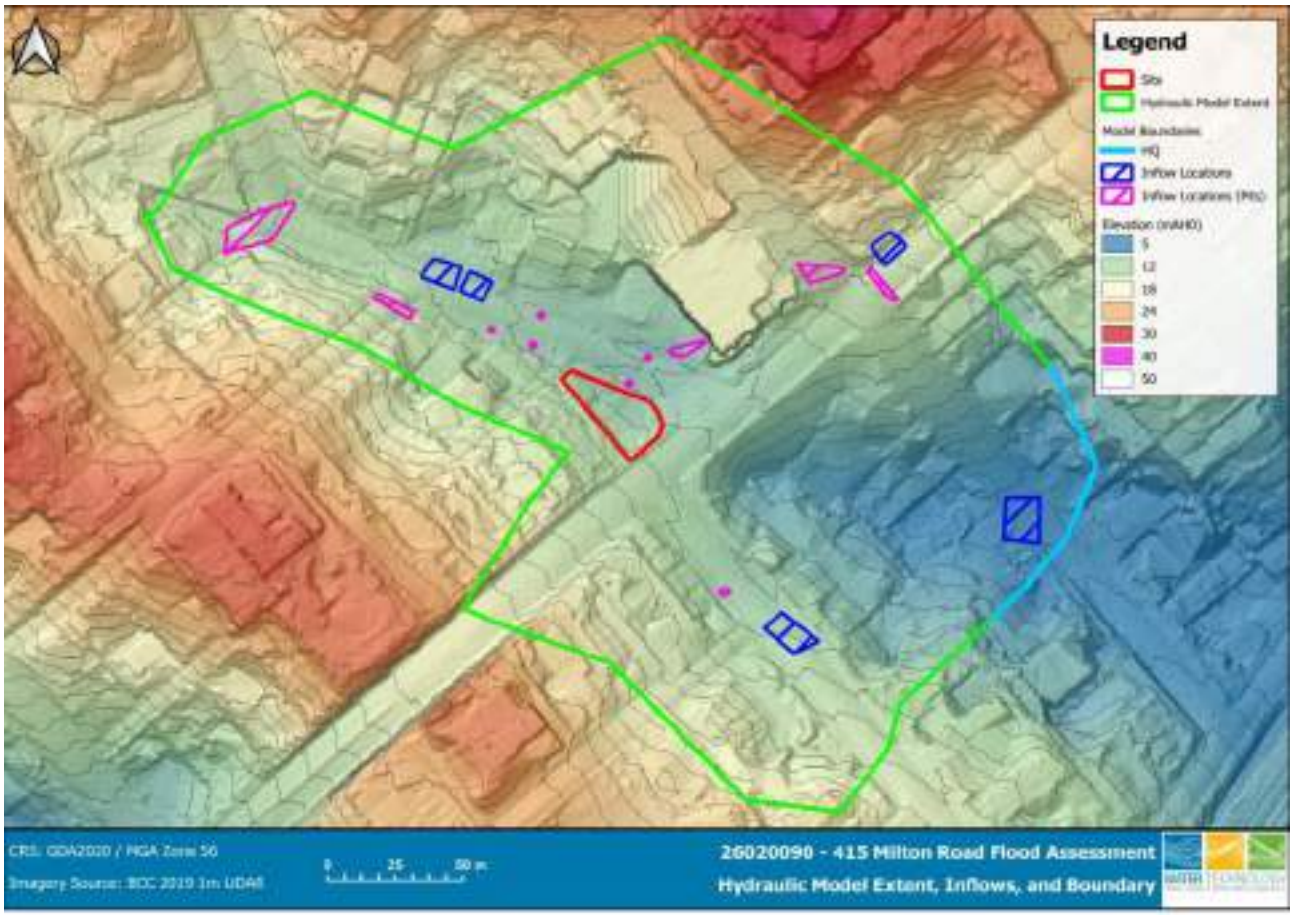


Figure 4-1 Hydraulic Model Extent and Adopted Topography

4.2 Topographical Data and Alterations

The TUFLOW model employs a Digital Elevation Model (DEM) developed by BCC in 2019 with 1m resolution. As the LiDAR did not appropriately represent buildings as raised elements, building footprint areas were raised above local flood levels to represent a loss of volume and an obstruction to flow. Due to the gully adjacent to the site, particular investigation was required for the buildings at the southeastern side of Milton Road from the site.

4.2.1 Modelling of Milton Road Frontage

A site visit was undertaken by WT on the 27 October 2025. The site visit examined hydraulic characteristics around the site. Specifically, two gaps between buildings along the Milton Road frontage that could convey flow were identified. There are various technical ways in which the building arrangements can be included within the TUFLOW model. For this study, two (2) different model scenarios were employed based on the following characteristics (and as illustrated in Figure 4-2):

- Buildings topographically raised. The observed gaps between the buildings were left unchanged, with a width of approximately 1m (minimum given model resolution). Manning's 'n' Roughness of 0.025 remained throughout the area (apart from the raised buildings). This scenario is termed "Build"; and
- Buildings excluded and modelled as a high roughness scenario. In this case a Manning's 'n' Roughness of 0.2 was applied across all buildings. This scenario is termed "Mats".

The analysis results indicated that the water levels in the 2% AEP event (design event) for the Mats Scenario exceeded the Build scenario water levels by 20mm. As a consequence, the more conservative Mats scenario was adopted for design modelling for this assessment.

Figure 4-2 Sensitivity Analysis Comparison - Topography

4.3 TUFLOW Model Roughness

The Manning's 'n' roughness value for each of the various land use roughness categories is summarised in Table 4-1. The spatial mapping of these roughness values within the hydraulic model domain in illustrated in Figure 4-3.

Table 4-1 TUFLOW Model Manning's 'n' Roughness Values

Material	Roughness
Roads	0.025
Trees	0.1
Buildings	1
Buildings – Milton Road Frontage (MATS)	0.2
Bare Ground	0.05

Figure 4-3 TUFLOW Model Materials Roughness

4.4 Stormwater Drainage

A central stormwater drainage system is present along Munro Street adjacent to the site. The local stormwater network, including pit locations was sourced from BCC, with the majority of the trunk drainage represented prescriptively within the TUFLOW model. Figure 4-4 illustrates the extent of the stormwater network included in the model and also shows the locations of existing inlet pits. Structure details were informed from BCC's database, and where missing data was identified these were infilled based on assumptions made on diameter and invert levels that were informed from the adjacent stormwater system.

Figure 4-4 Hydraulic Model Stormwater Network

4.5 Developed Case Model

The proposed building extension works have been represented in the developed case model as raised earthworks within the model so as to preclude flooding of the lot as would naturally occur as a consequence of the building form. An excerpt of the proposed plan of development showing the existing and proposed building extension areas is illustrated in Figure 4-5. The topographic representation applied in the TUFLOW model for the developed case is illustrated in Figure 4-6 and includes raising the topography to above flood level.

Figure 4-5 Proposed Development (Source: Petrie Architects 2026)

Figure 4-6 Topographic Representation of Developed Case

5 HYDRAULIC MODEL RESULTS AND DISCUSSION

5.1 Existing Case Model Results

The TUFLOW model was used to establish base case flooding behaviour and to provide a basis for comparison. As previously discussed, the "Mats" model approach was adopted, permitting minor flows into the buildings along the Milton Road frontage. The model's critical events and resulting water surface results are detailed in Table 5-1. These results were processed in accordance with Australian Rainfall and Runoff 2019 (ARR19) procedures, selecting for the median event across temporal patterns, and the maximum result of these across event durations. The processed water surface level, depth, and velocity are attached in **Appendix B**.

Table 5-1 Existing Model Water Surface Level's Adjacent to Site (m AHD)

AEP Event	Water Surface Level (m AHD)	Critical Events (Median-Max)
1%	11.1	20-minute TP09
2%	10.9	15-minute TP08

5.2 Developed Case Model Results

The developed case model was simulated for the same 1% AEP and 2% AEP events. The resulting water surface levels and the variance from the existing results are outlined in Table 5-2. Afflux mapping for the 1% AEP and 2% AEP events is shown respectively in Figure 5-1 and Figure 5-2 below. Result grids for the developed water surface level, depth, and velocity as well as flood impacts are attached in **Appendix C**.

Table 5-2 Developed Model Water Surface Level's Adjacent to Site (m AHD)

AEP Event	Water Surface Level (m AHD)	Difference from Existing Results (mm)
1%	11.1	+5
2%	11.0	+6

Flood impacts as a consequence of the development are shown to be limited to approximately 6mm based on that documented in Table 5-2 and contained to the immediate areas of Munro Street adjacent to the site and are of no fundamental significance. Munro Street in this location was found to have depths exceeding 1m in both the 2% AEP and 1% AEP events.

Figure 5-1 1% AEP Critical Event Afflux

Figure 5-2 2% AEP Critical Event Afflux

6 SUMMARY

Water Technology Pty Ltd (WT) has been commissioned by Chapcon Pty Ltd (Chapcon) to undertake a hydraulic assessment for the property located at 415 Milton Road Auchenflower (Lot 28 on RP120251) (the Site) which is located within the Brisbane City Council (BCC) Local Government Area.

The proposed development consists of a Material Change of Use and Building Work for extensions to an existing Business Premises and extensions and partial demolition to an existing pre-1947 building.

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In order to assess the local runoff characteristics and to appropriately model the upstream catchment, site specific models have been prepared. The modelling includes a WBNM hydrologic model and TUFLOW hydraulic model, the details for which are outlined herein.

The overland flow flood levels for the site, as determined by this assessment are;

- 2% AEP event – 11.0m AHD
- 1% AEP event – 11.1m AHD

Flood impacts as a consequence of the development are shown to be limited to approximately 6mm and are contained to immediate areas of Munro Street adjacent to the site and are of no fundamental significance.

APPENDIX A
Plan Of Development

415 MILTON ROAD, AUCHENFLOWER

EXTENSION TO BUSINESS PREMISES

ARTIST'S IMPRESSION OF PROPOSED WORKS

DRAWING REGISTER

SHEET NO.	SHEET NAME	CURRENT REV.	CURRENT REV DATE
A001	COVER PAGE	H	01.04.26
A100	EXISTING SITE PLAN	F	01.04.26
A110	EXISTING FLOOR PLAN GROUND LEVEL	F	27.03.26
A111	EXISTING FLOOR PLAN LEVEL 1	F	27.03.26
A120	EXISTING ROOF PLAN	E	27.03.26
A130	EXISTING ELEVATIONS	D	12.03.26
A131	EXISTING ELEVATIONS	D	12.03.26
A132	EXISTING ELEVATIONS	C	12.03.26
A200	DEMOLITION SITE PLAN	E	27.03.26
A210	DEMOLITION FLOOR PLAN GROUND LEVEL	G	01.04.26
A211	DEMOLITION FLOOR PLAN LEVEL 1	F	01.04.26
A220	DEMOLITION ROOF PLAN	F	01.04.26
A230	DEMOLITION ELEVATIONS	E	27.03.26
A231	DEMOLITION ELEVATIONS	E	27.03.26
A232	DEMOLITION ELEVATIONS	D	27.03.26
A301	PROPOSED SITE PLAN	F	01.04.26
A304	AREA DIAGRAMS - GFA	D	01.04.26
A305	AREA DIAGRAMS - SITE COVER	C	27.03.26
A310	PROPOSED FLOOR PLAN GROUND LEVEL	J	01.04.26
A311	PROPOSED FLOOR PLAN LEVEL 1	H	01.04.26
A320	PROPOSED ROOF PLAN	G	01.04.26
A400	PROPOSED ELEVATIONS	F	01.04.26
A410	PROPOSED ELEVATIONS	E	01.04.26
A420	PROPOSED ELEVATIONS	E	01.04.26
A500	PROPOSED BUILDING SECTIONS	G	01.04.26
A510	PROPOSED BUILDING SECTIONS	F	01.04.26
A511	PROPOSED BUILDING SECTIONS	G	01.04.26
A900	3D VIEWS	C	18.03.26
A910	3D VIEWS	C	18.03.26

GENERAL NOTES

APPLICABLE TO ALL WORKS

1. REFER SPECIFICATION OR SCHEDULES FOR DESCRIPTION OF CODES FOR FINISHES AND MATERIALS.
2. REFER ANY DISCREPANCIES TO THE ARCHITECT.
3. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE & AUSTRALIAN STANDARDS.
4. ALL STORMWATER DISCHARGE TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.
5. ALL SEWER CONNECTIONS TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.
6. FOOTPATHS, KERBS AND CHANNEL AND ROAD PAVEMENT TO BE RECTIFIED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
7. ALL FLOOR AND WALL LININGS CONTINUE UNDER AND BEHIND JOINERY ITEMS.
8. CONTRACTOR RESPONSIBLE FOR STRUCTURAL ADEQUACY OF FRAMING TO BULKHEADS.
9. CONTRACTOR TO LOCATE EXISTING SEWER. ALL COSTS ASSOCIATED WITH REMOVAL, UPGRADE, ANY AUTHORITY FEES AND COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

DEVELOPMENT SUMMARY

LOT 28 ON RP120251

TOTAL SITE AREA	496 m^2

SITE COVER

EXISTING SITE COVER	257.4m^2 (51.8%)
PROPOSED SITE COVER	349.46m^2 (70.4%)

GROSS FLOOR AREA

EXISTING LOWER FLOOR LEVEL GFA	9.87m^2
EXISTING UPPER FLOOR LEVEL GFA	246.45m^2
TOTAL EXISTING GFA	**256.32m^2**
PROPOSED LOWER FLOOR LEVEL GFA	20.02m^2
PROPOSED UPPER FLOOR LEVEL GFA	305.69m^2
TOTAL PROPOSED GFA	**325.71m^2**

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	18.03.26
F	PRELIMINARY ISSUE	DAF	20.03.26
G	PRELIMINARY ISSUE	DAF	27.03.26
H	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

DRAWING TITLE
COVER PAGE

SCALE
1 : 1
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

PROJECT NO
PP0133

DRAWING NO
A001

REVISION
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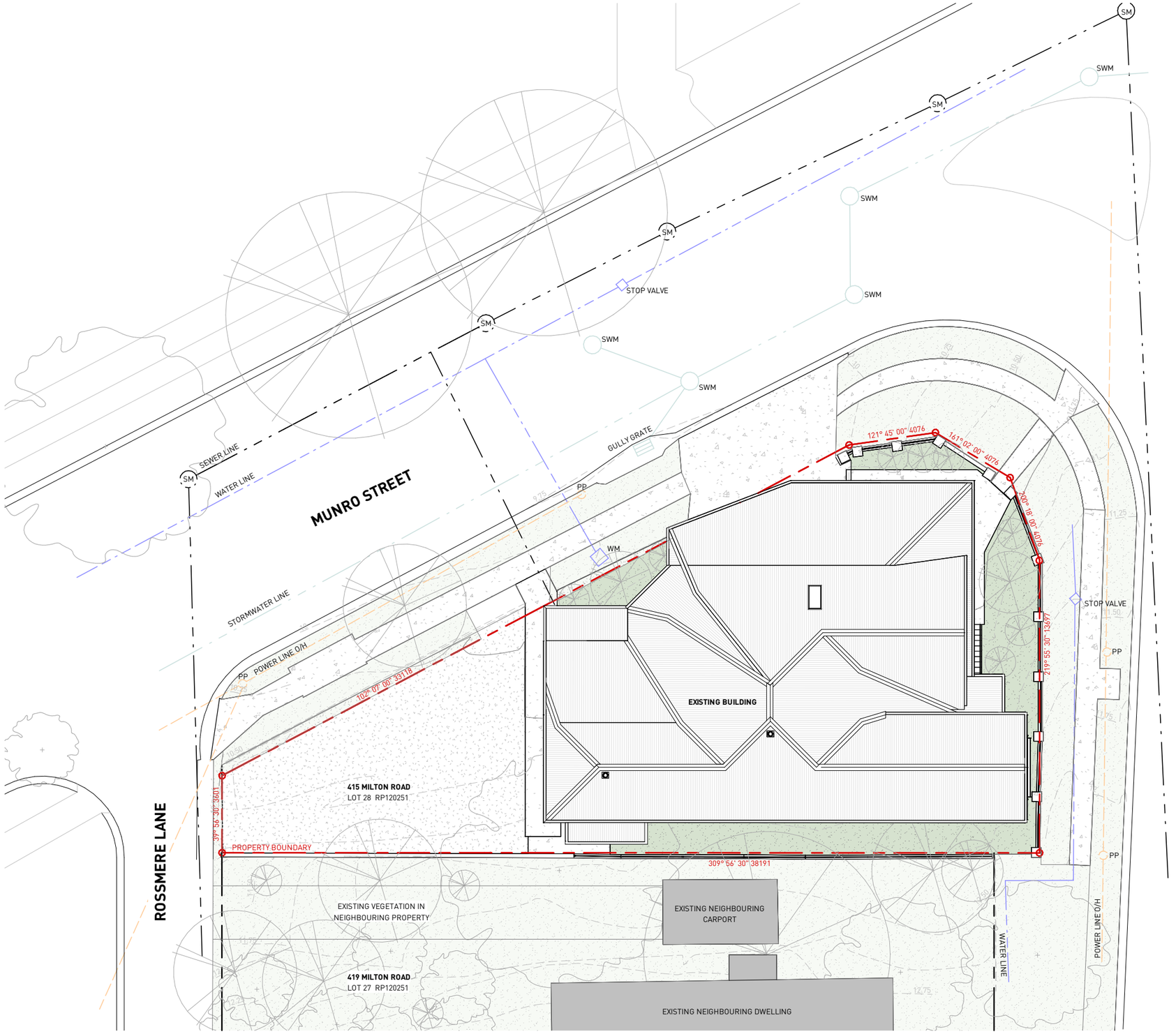

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

FLOOR PLAN LAYOUTS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY.

ARCHITECTURAL DRAWINGS ARE CONCEPTUAL. THE DRAWINGS ARE SUBJECT TO STRUCTURAL AND SERVICE ENGINEERING INPUT, NCC COMPLIANCE AND COMPLIANCE WITH ANY OTHER AUTHORITY REQUIREMENTS.

PROPERTY DESCRIPTION

LOT 28 ON RP120251
SITE AREA = 496 m^2
TOTAL SITE COVER = 252 m^2
TOTAL SITE COVER = 51 %
LOCALITY: AUCHENFLOWER
LOCAL AUTHORITY: BRISBANE CITY COUNCIL

SITE LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- SEWER LINE
- WATER LINE
- STORMWATER LINE
- GAS LINE
- TELSTRA LINE
- POWER LINE O/H

SM	SEWER MANHOLE
SWM	STORMWATER MANHOLE
SIO	SEWER INSPECTION OPENING
W	WATER METER
C	FIBRE OPTIC CABLE PIT
PP	POWER POLE
	TREE

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
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EXTENSION TO BUSINESS PREMISES

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415 MILTON ROAD
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DRAWING TITLE
EXISTING SITE PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 200 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A100	F

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MUNRO STREET

EXISTING FOOTPATH

DRIVEWAY

A A130

GARDEN BED

UP

GATE

TIMBER RETAINING WALL

GARDEN BED

1

2

UP

GARDEN BED

STORE
7.29 m²

8

CARPARK
200.85 m²
8 EXISTING CARPARKS

3

7

4

6

5

A

C A132

D A132

TIMBER FENCE ON
TIMBER RETAINING WALL

TIMBER RETAINING WALL

CONCRETE PATH

ENCLOSED STORAGE YARD

GATE

LINE OF BUILDING OVER

UP

B A131

PROPERTY BOUNDARY

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
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PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING FLOOR PLAN GROUND LEVEL

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
As indicated @ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A110

REVISION
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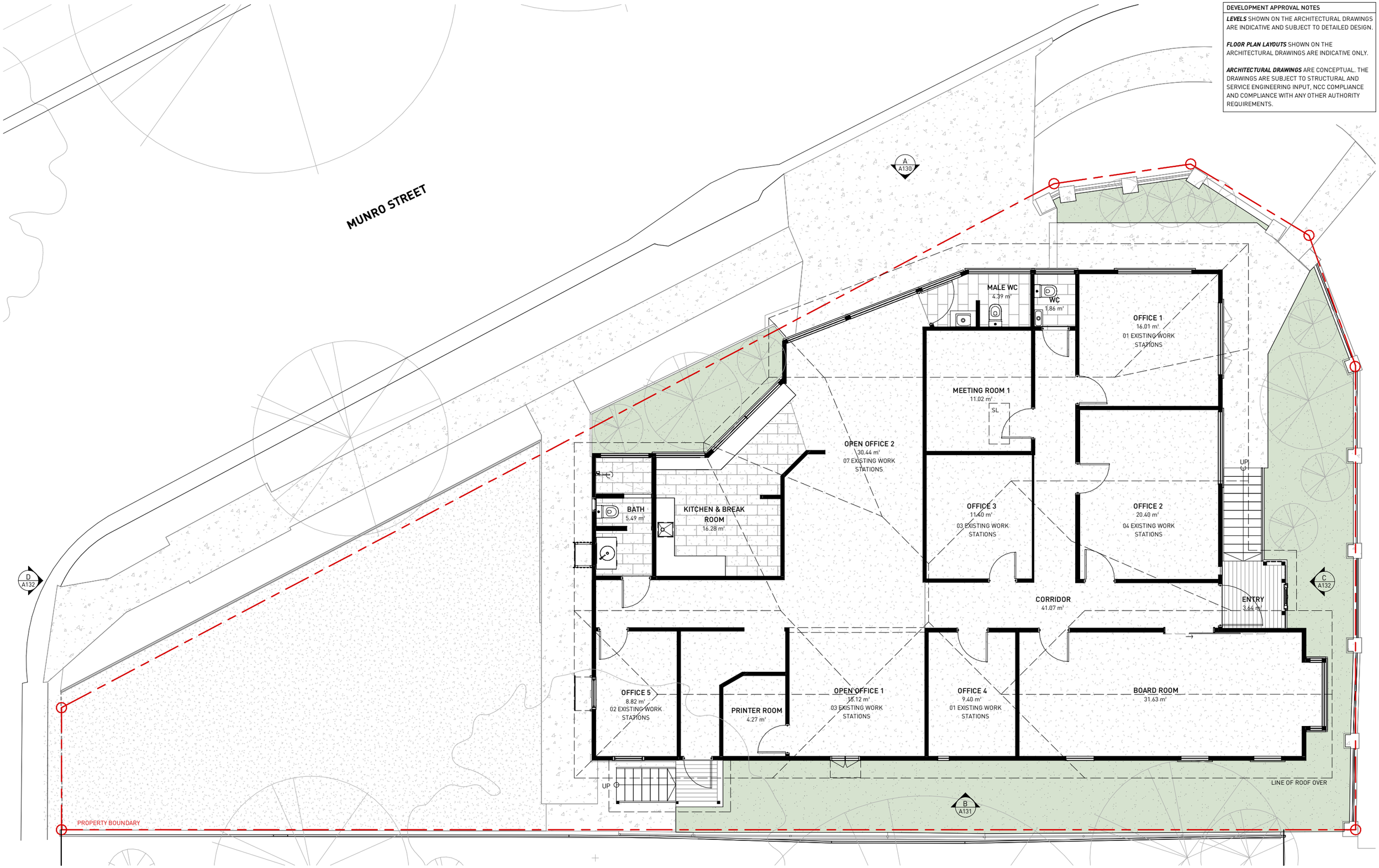

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DRAWING TITLE
EXISTING FLOOR PLAN LEVEL 1

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
As indicated @ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A111

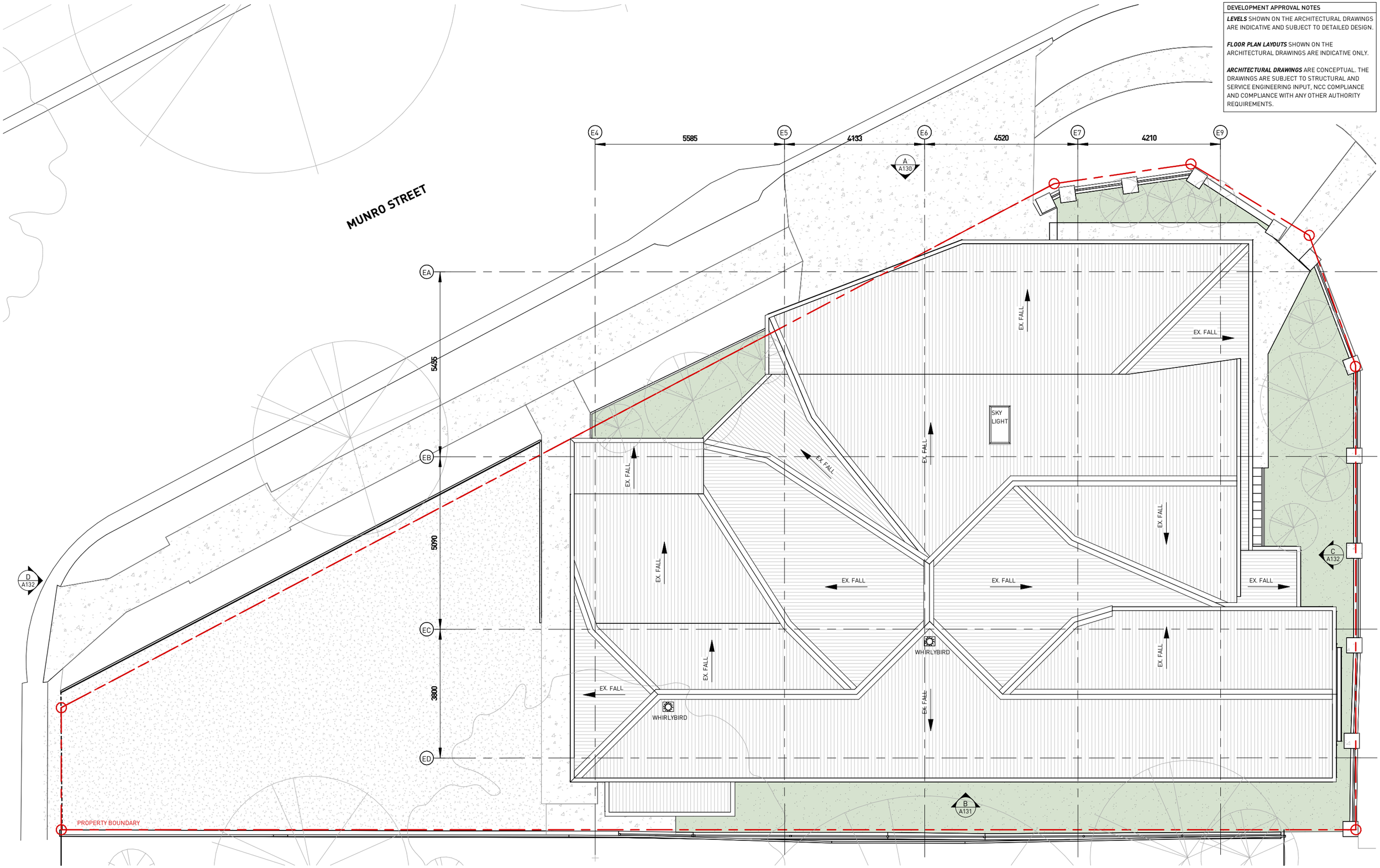
REVISION
F

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

FLOOR PLAN LAYOUTS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY.

ARCHITECTURAL DRAWINGS ARE CONCEPTUAL. THE DRAWINGS ARE SUBJECT TO STRUCTURAL AND SERVICE ENGINEERING INPUT, NCC COMPLIANCE AND COMPLIANCE WITH ANY OTHER AUTHORITY REQUIREMENTS.



PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING ROOF PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
As indicated @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A120	E

DEVELOPMENT APPROVAL NOTES

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A
A110
EXISTING NORTH ELEVATION - MUNRO STREET
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	**A130**	**D**

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

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B A110 EXISTING SOUTH ELEVATION
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A131

REVISION
D

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

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C A110 EXISTING EAST ELEVATION - MILTON ROAD
1 : 100

D A110 EXISTING WEST ELEVATION - ROSSMERE LANE
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	GAM	21.01.26
C	PRELIMINARY ISSUE	DAF	12.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
EXISTING ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

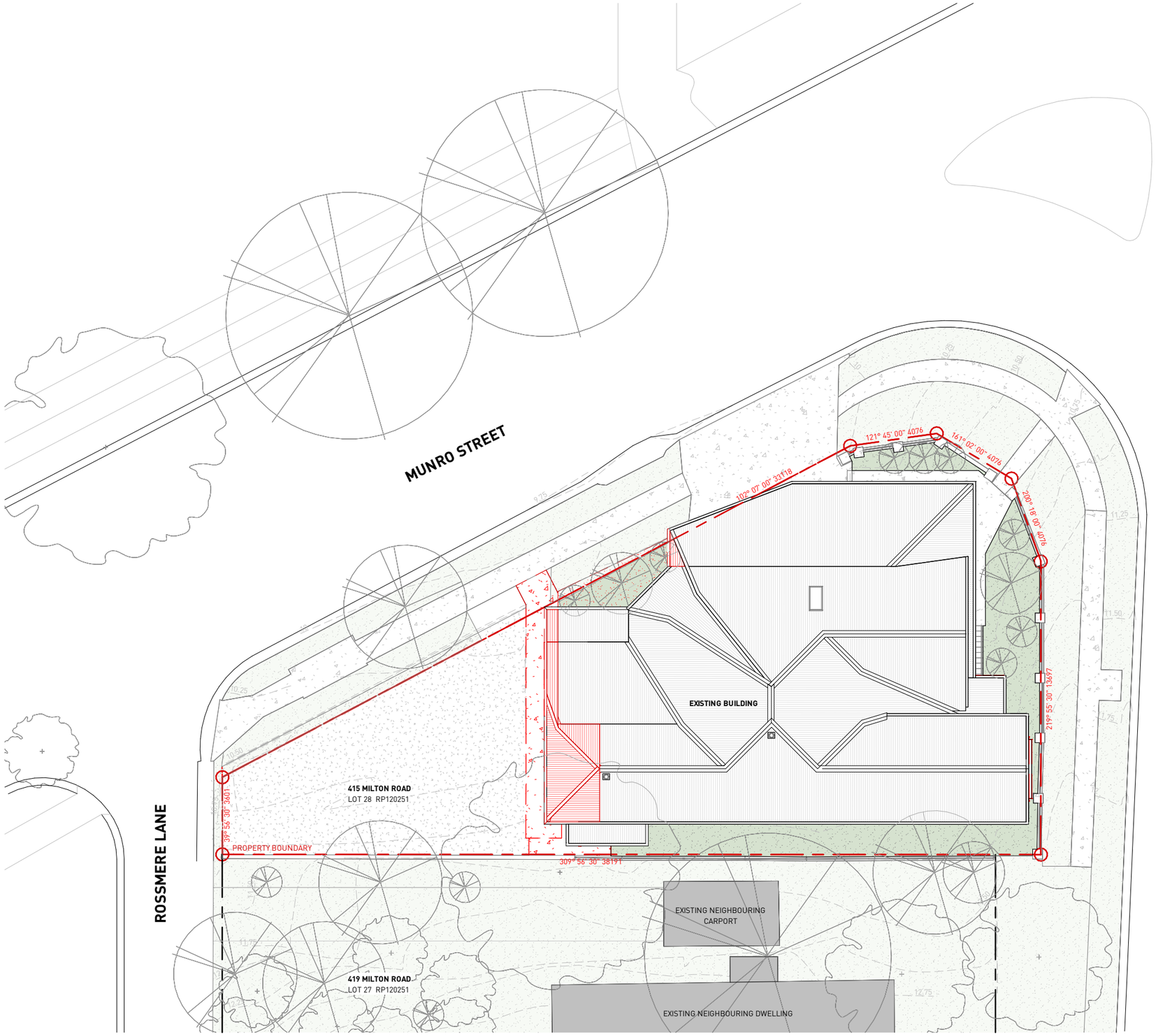
DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A132

REVISION
C



DEVELOPMENT APPROVAL NOTES

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PROPERTY DESCRIPTION

LOT 28 ON RP120251
SITE AREA = 496 m^2
TOTAL SITE COVER = 252 m^2
TOTAL SITE COVER = 51 %
LOCALITY: AUCHENFLOWER
LOCAL AUTHORITY: BRISBANE CITY COUNCIL

DEMOLITION LEGEND

SITE BOUNDARY
ADJOINING BOUNDARY
DEMOLISH
TREE TO BE DEMOLISHED

PETRIE ARCHITECTS
P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
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PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
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C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION SITE PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 200 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A200	E

DEVELOPMENT APPROVAL NOTES

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DEMOLITION LEGEND

SITE BOUNDARY
ADJOINING BOUNDARY
DEMOLISH

MUNRO STREET
DRIVEWAY
A A230
GATE
EXISTING RETAINING WALL TO BE DEMOLISHED
EXISTING FOOTPATH
GARDEN BED
1
2
UP
DEMOLISH EXISTING DOOR OPENING
C A232
EXISTING RETAINING WALL TO BE DEMOLISHED
STORE
8
CARPARK
3
EXISTING BLOCKWORK WALL TO BE DEMOLISHED
D A232
7
4
ENCLOSED STORAGE YARD
EXISTING CONCRETE PATHWAY TO BE DEMOLISHED
EXISTING TIMBER FENCE AND RETAINING WALL TO BE DEMOLISHED
EXISTING CONCRETE COLUMNS TO BE DEMOLISHED
EXISTING FENCE AND GATE TO BE DEMOLISHED
6
5
GATE
LINE OF BUILDING OVER
UP
B A231
EXISTING CONCRETE PATHWAY TO BE DEMOLISHED
PROPERTY BOUNDARY

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

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E	PRELIMINARY ISSUE	DAF	18.03.26
F	PRELIMINARY ISSUE	DAF	27.03.26
G	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION FLOOR PLAN GROUND LEVEL

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
As indicated @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A210	G

DEVELOPMENT APPROVAL NOTES

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DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH

MUNRO STREET

A A230

C A232

D A232

B A231

MALE WC

WC

OFFICE 1

MEETING ROOM 1

OPEN OFFICE 2

UP

BATH

KITCHEN & BREAK ROOM

EXISTING KITCHEN, FIXTURES AND FITTINGS TO BE DEMOLISHED

OFFICE 3

OFFICE 2

EXISTING WINDOW TO BE DEMOLISHED AND INFILLED

EXTENT OF EXTERNAL WALL TO BE DEMOLISHED

CORRIDOR

OFFICE 5

OPEN OFFICE 1

OFFICE 4

BOARD ROOM

EXISTING WINDOW TO BE DEMOLISHED AND INFILLED

PRINTER ROOM

UP

LINE OF ROOF OVER

PROPERTY BOUNDARY

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
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PRELIMINARY ISSUE
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D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION FLOOR PLAN LEVEL 1

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
As indicated @ A3

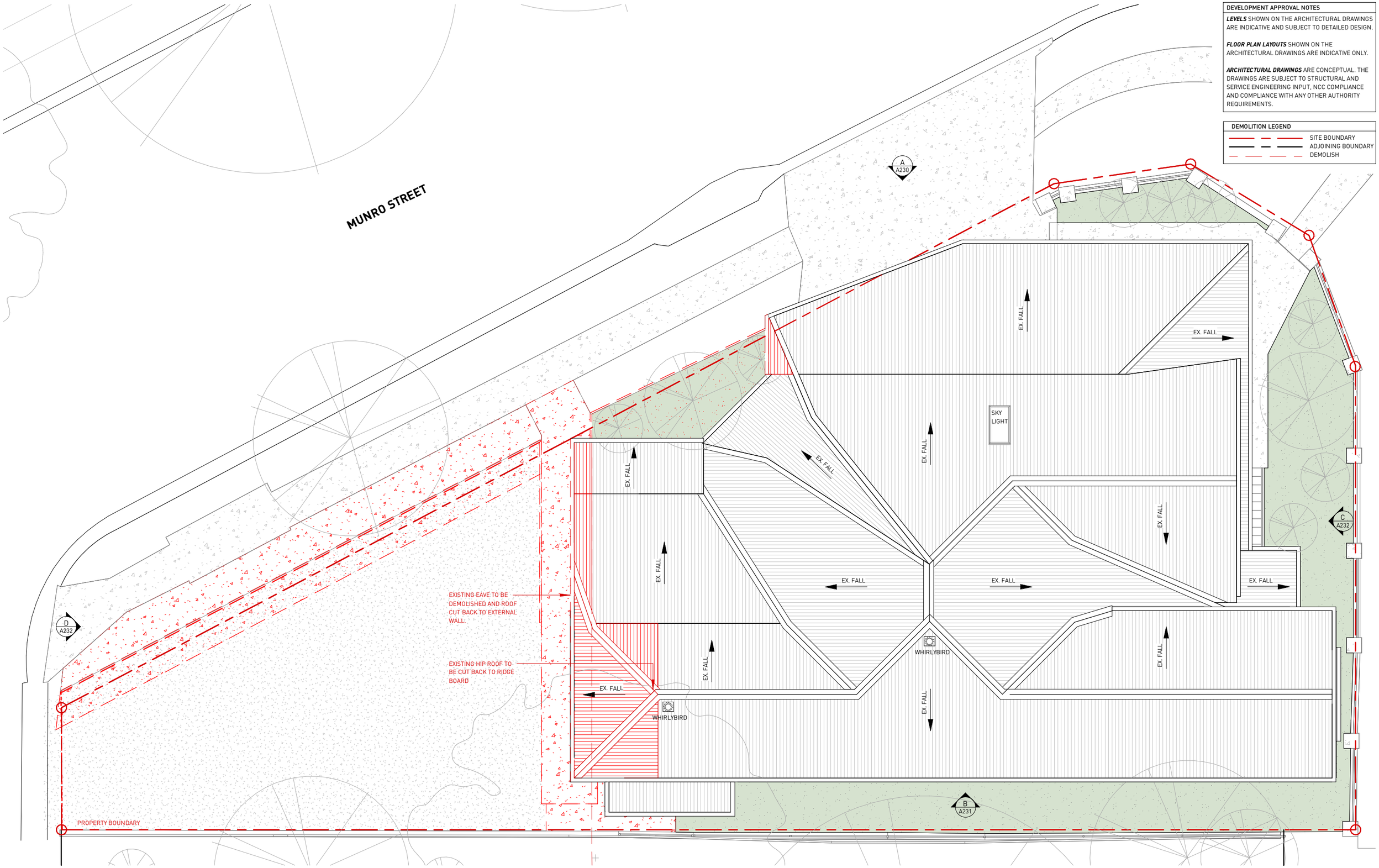
DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A211

REVISION
F



DEVELOPMENT APPROVAL NOTES

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DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
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C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION ROOF PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
As indicated @ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A220

REVISION
F

DEVELOPMENT APPROVAL NOTES

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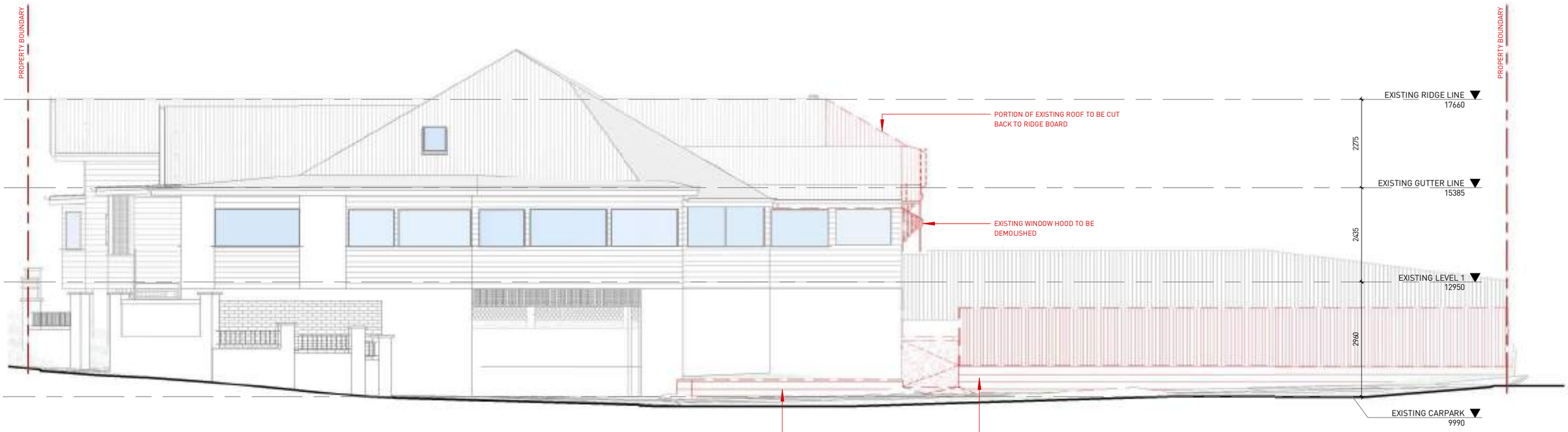
DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH



A / A210 DEMOLITION NORTH ELEVATION - MUNRO STREET
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
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C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A230

REVISION
E

DEVELOPMENT APPROVAL NOTES

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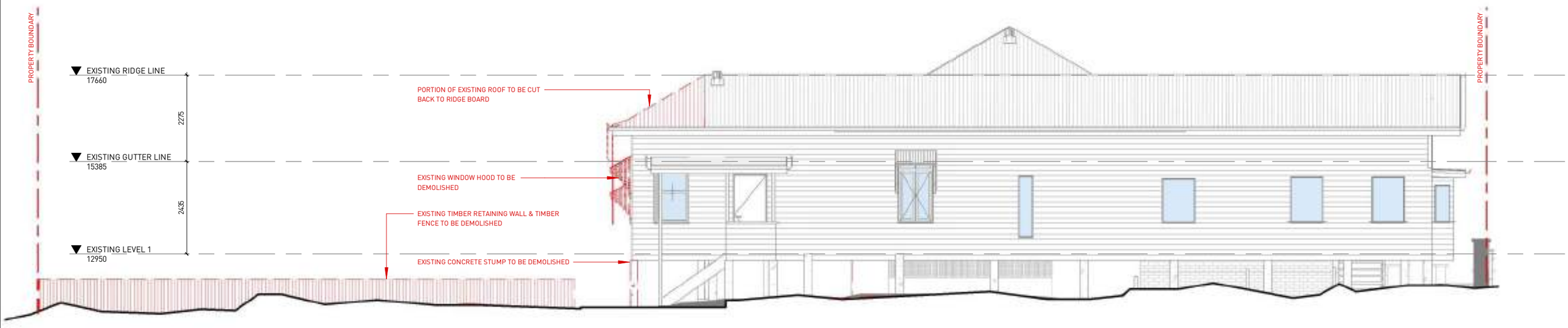
DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH



B / A210 DEMOLITION SOUTH ELEVATION
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A231

REVISION
E

DEVELOPMENT APPROVAL NOTES

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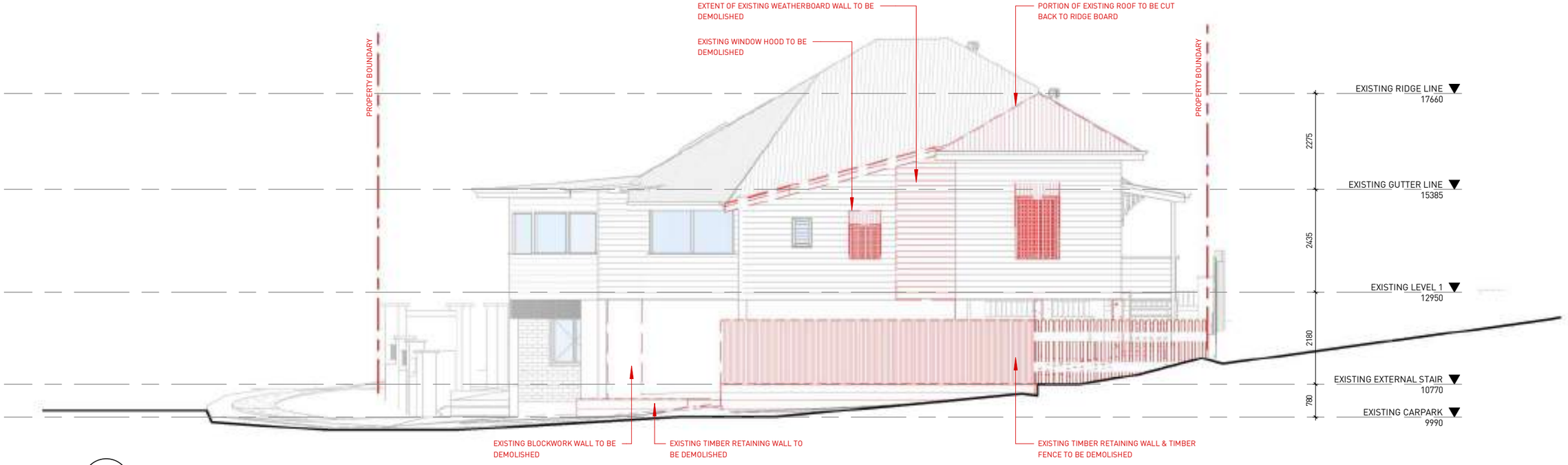
DEMOLITION LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- DEMOLISH

C / A210 DEMOLITION EAST ELEVATION - MILTON ROAD
1 : 100



D / A210 DEMOLITION WEST ELEVATION - ROSSMERE LANE
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
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PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
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C	PRELIMINARY ISSUE	DAF	12.03.26
D	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
DEMOLITION ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

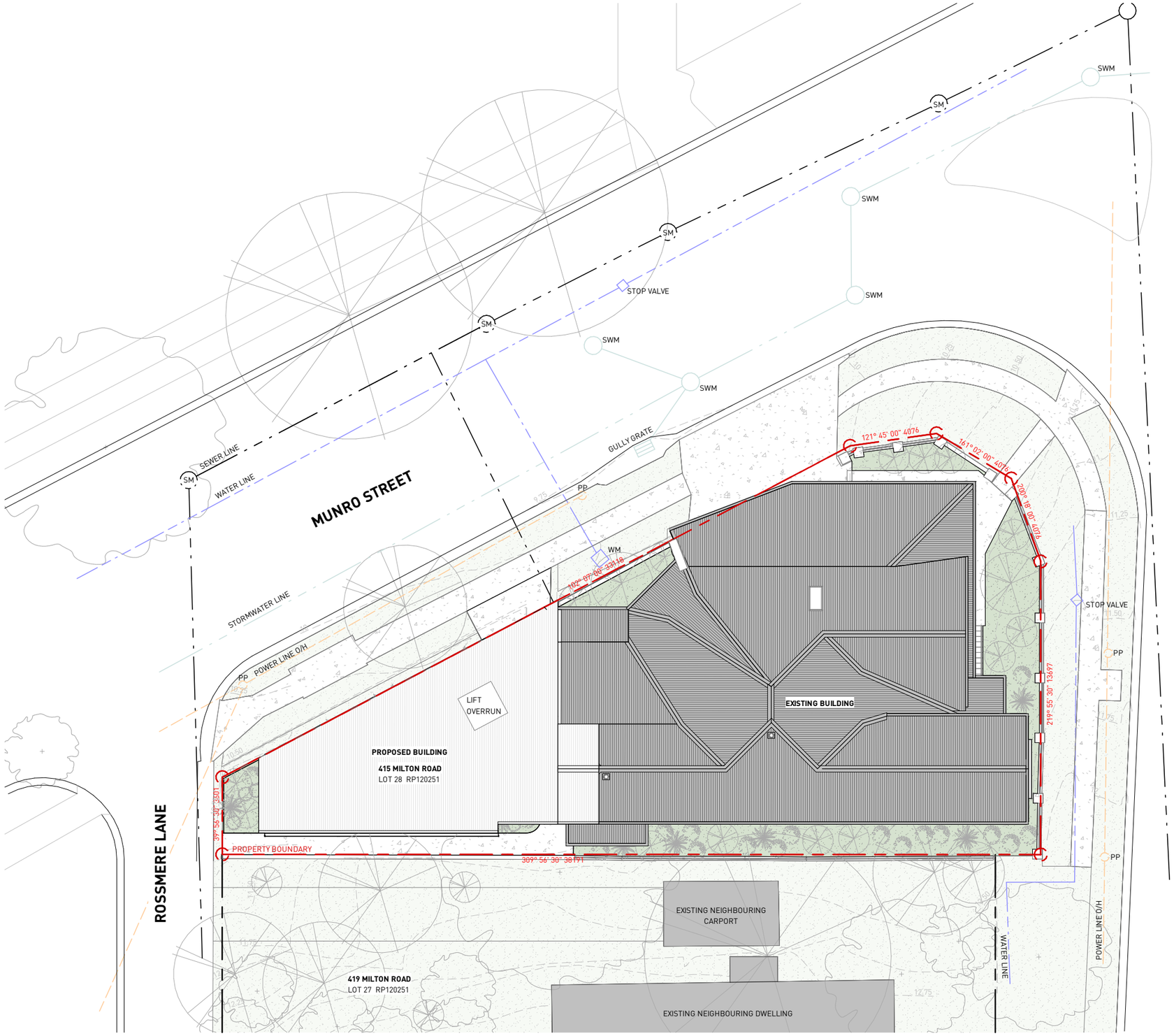
DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A232

REVISION
D



DEVELOPMENT APPROVAL NOTES

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PROPERTY DESCRIPTION

LOT 28 ON RP120251
SITE AREA = 496 m^2
TOTAL SITE COVER = 357 m^2
TOTAL SITE COVER = 72 %
LOCALITY: AUCHENFLOWER
LOCAL AUTHORITY: BRISBANE CITY COUNCIL

SITE LEGEND

- SITE BOUNDARY
- ADJOINING BOUNDARY
- SEWER LINE
- WATER LINE
- STORMWATER LINE
- GAS LINE
- TELSTRA LINE
- POWER LINE O/H

SM	SEWER MANHOLE
SWM	STORMWATER MANHOLE
SIO	SEWER INSPECTION OPENING
W	WATER METER
C	FIBRE OPTIC CABLE PIT
PP	POWER POLE
	TREE

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
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E	PRELIMINARY ISSUE	DAF	27.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

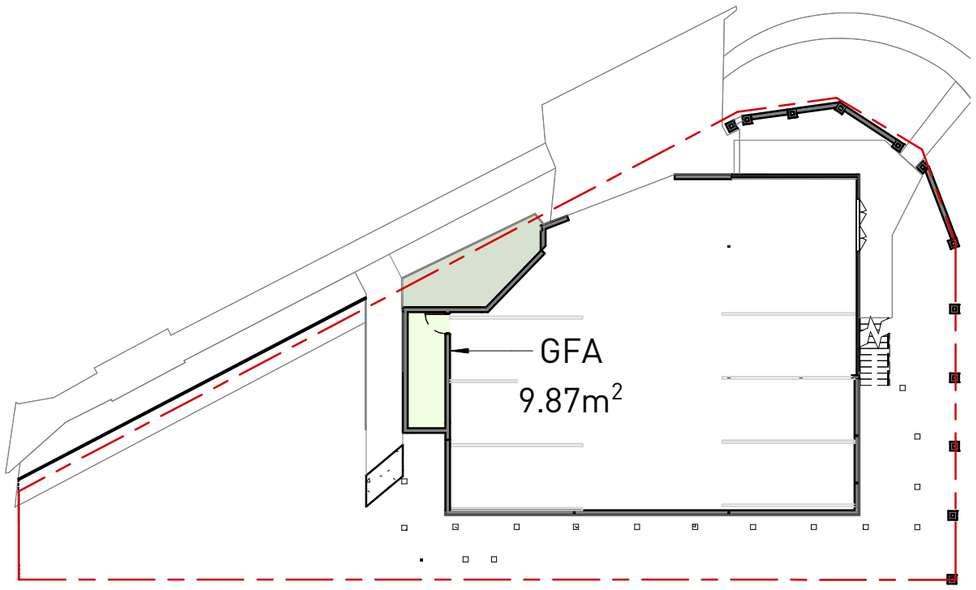
PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED SITE PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

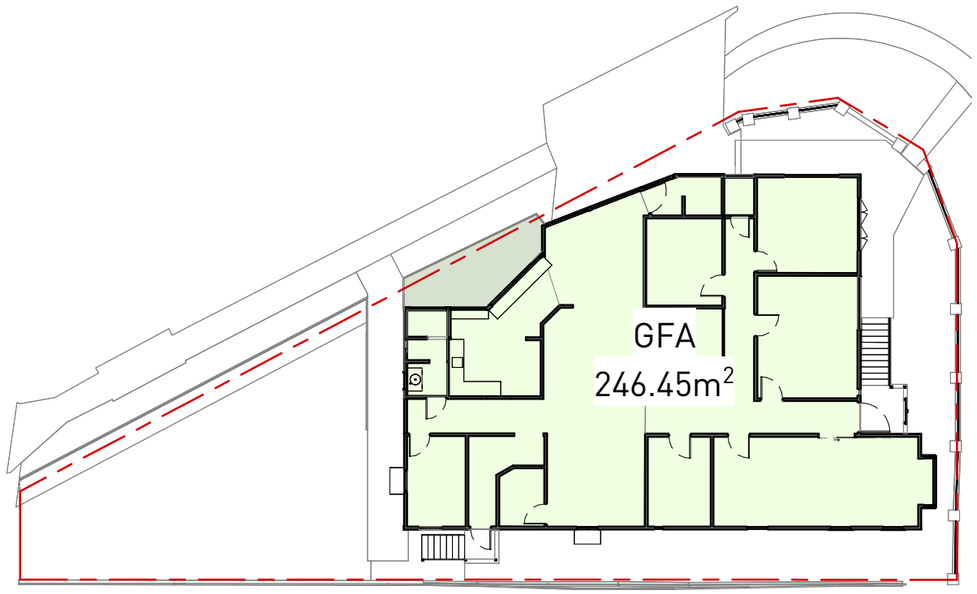
SCALE	DWG DATE	DRAWN
1 : 200 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A301	F



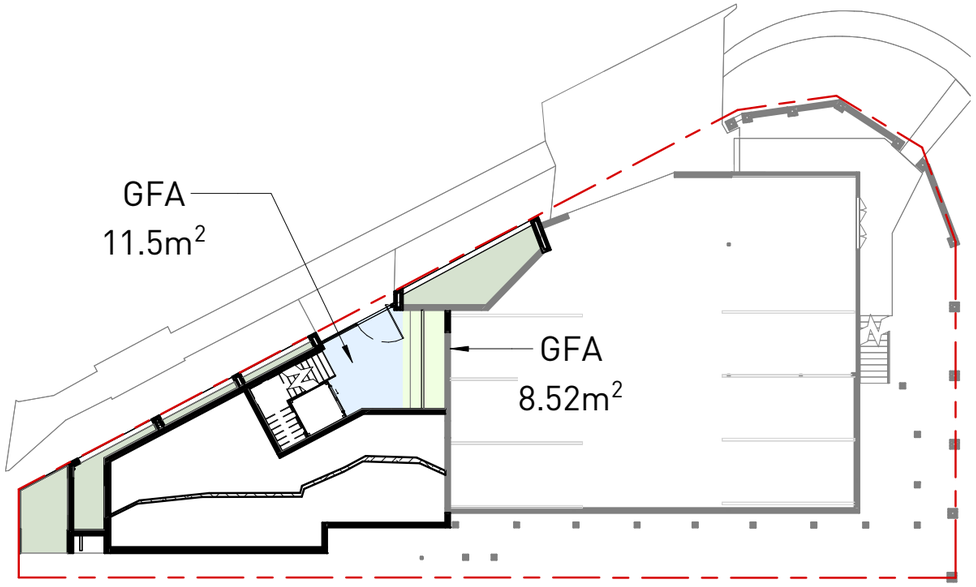
EXISTING LOWER FLOOR LEVEL GFA: 9.87m²

1 EXISTING LOWER FLOOR LEVEL - GFA
1 : 250



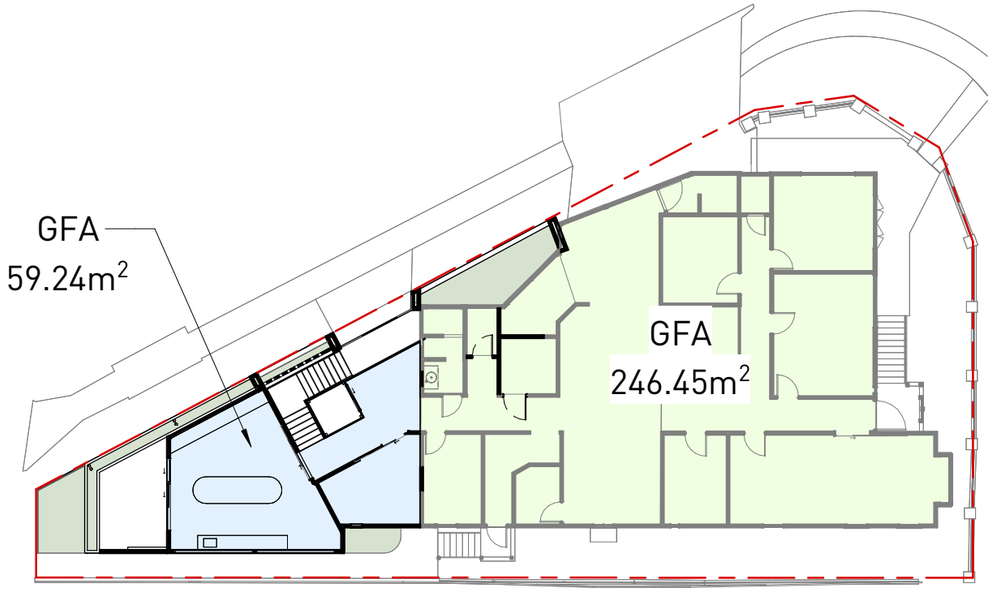
EXISTING UPPER FLOOR LEVEL GFA: 246.45m²

2 EXISTING UPPER FLOOR LEVEL - GFA
1 : 250



TOTAL PROPOSED LOWER FLOOR LEVEL GFA: 20.02m²

3 PROPOSED LOWER FLOOR LEVEL - GFA
1 : 250



TOTAL PROPOSED UPPER FLOOR LEVEL GFA: 305.69m²

4 PROPOSED UPPER FLOOR LEVEL - GFA
1 : 250

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

FLOOR PLAN LAYOUTS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE ONLY.

ARCHITECTURAL DRAWINGS ARE CONCEPTUAL. THE DRAWINGS ARE SUBJECT TO STRUCTURAL AND SERVICE ENGINEERING INPUT, NCC COMPLIANCE AND COMPLIANCE WITH ANY OTHER AUTHORITY REQUIREMENTS.

LEGEND

- EXISTING GROSS FLOOR AREA
- PROPOSED GROSS FLOOR AREA

GROSS FLOOR AREA SUMMARY

EXISTING LOWER FLOOR LEVEL GFA:	9.87m²
EXISTING UPPER FLOOR LEVEL GFA:	246.45m²
TOTAL EXISTING GFA:	**256.32m²**
PROPOSED LOWER FLOOR LEVEL GFA:	20.02m²
PROPOSED UPPER FLOOR LEVEL GFA:	305.69m²
TOTAL PROPOSED GFA:	**325.71m²**

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	DAF	18.03.26
C	PRELIMINARY ISSUE	DAF	27.03.26
D	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
AREA DIAGRAMS - GFA

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1:250
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A304

REVISION
D

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

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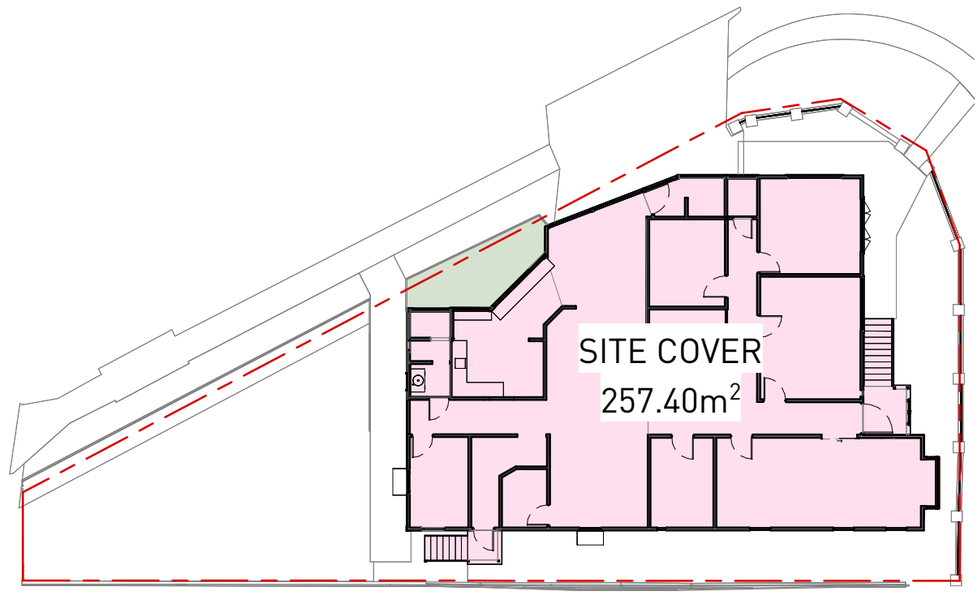
LEGEND

- EXISTING GROSS FLOOR AREA
- PROPOSED GROSS FLOOR AREA

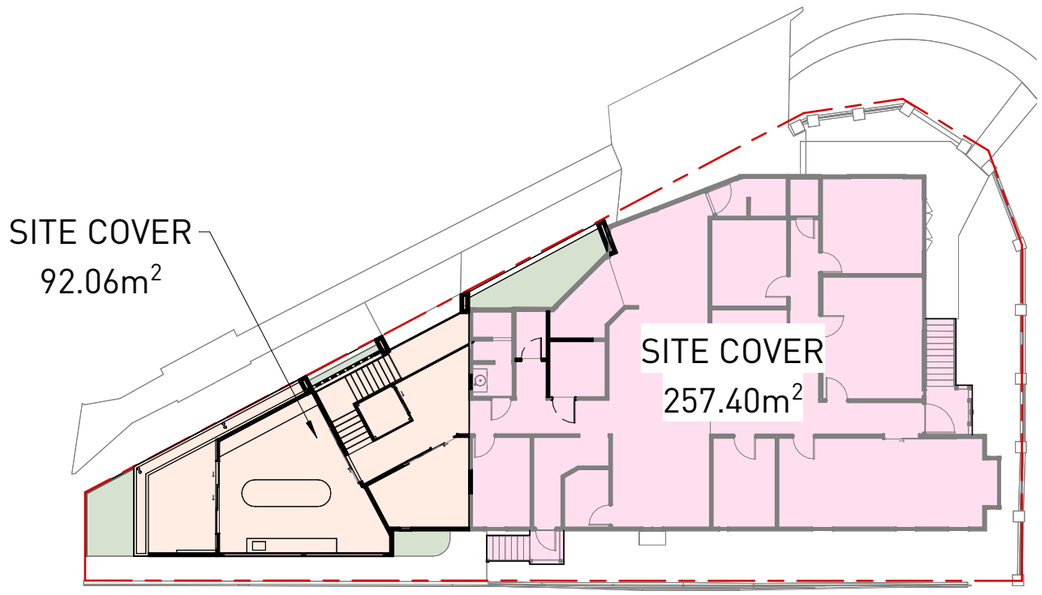
SITE COVER AREA SUMMARY

TOTAL SITE AREA:	496m²
EXISTING SITE COVER:	257.4m² (51.8%)
PROPOSED SITE COVER:	349.46m² (70.4%)



EXISTING SITE COVER: 257.40m²

1 EXISTING SITE COVER
1 : 250



TOTAL PROPOSED SITE COVER: 349.46m²

2 PROPOSED SITE COVER
1 : 250

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

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REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	DAF	18.03.26
C	PRELIMINARY ISSUE	DAF	27.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
AREA DIAGRAMS - SITE COVER

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1:250
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A305

REVISION
C

DEVELOPMENT APPROVAL NOTES

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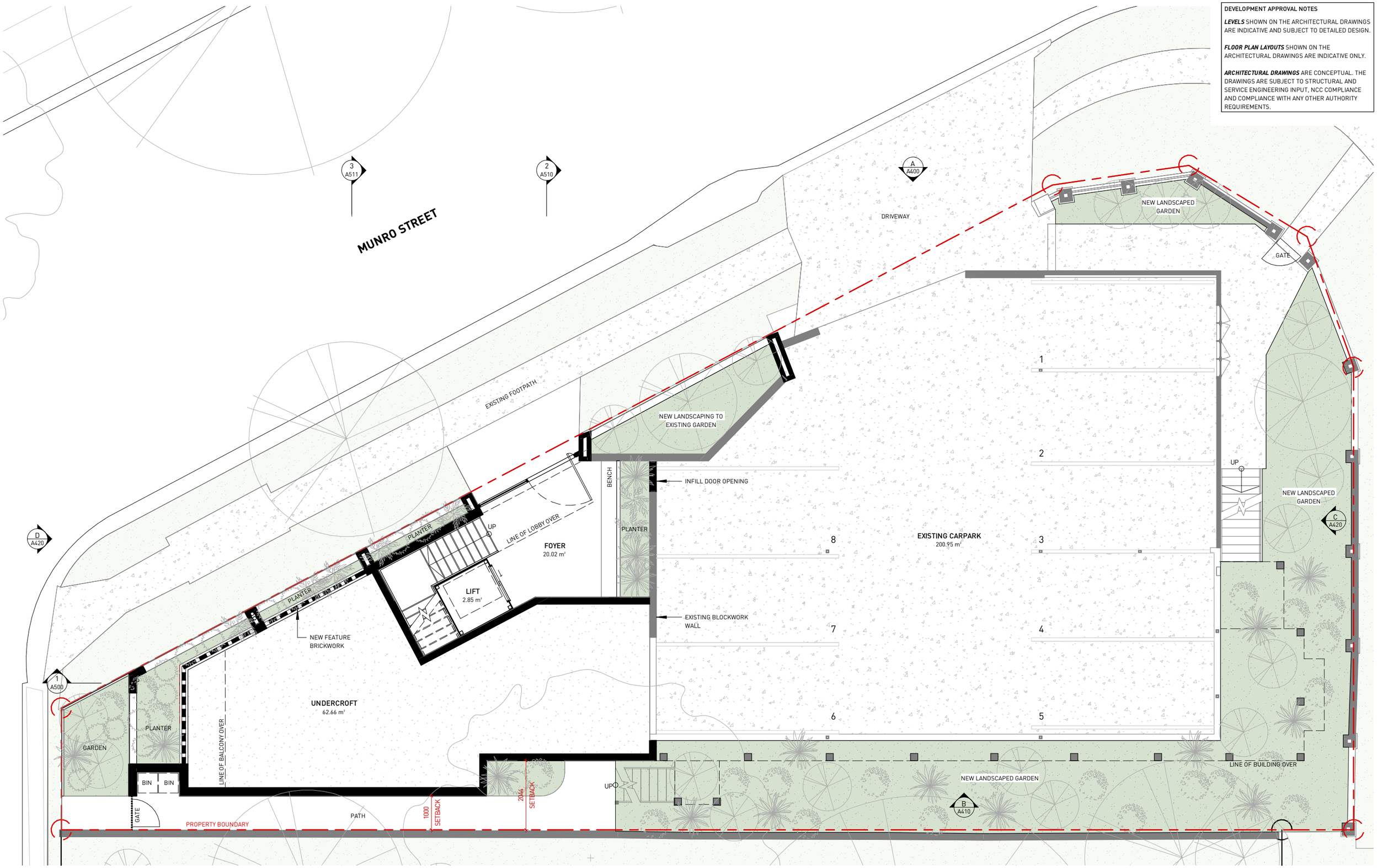

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

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REVISIONS

C	CONCEPT DESIGN	NJS	15.01.26
D	PRELIMINARY ISSUE	NJS	16.01.26
E	PRELIMINARY ISSUE	GAM	21.01.26
F	PRELIMINARY ISSUE	DAF	12.03.26
G	PRELIMINARY ISSUE	DAF	18.03.26
H	PRELIMINARY ISSUE	DAF	20.03.26
I	PRELIMINARY ISSUE	DAF	27.03.26
J	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED FLOOR PLAN GROUND LEVEL

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A310	J

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

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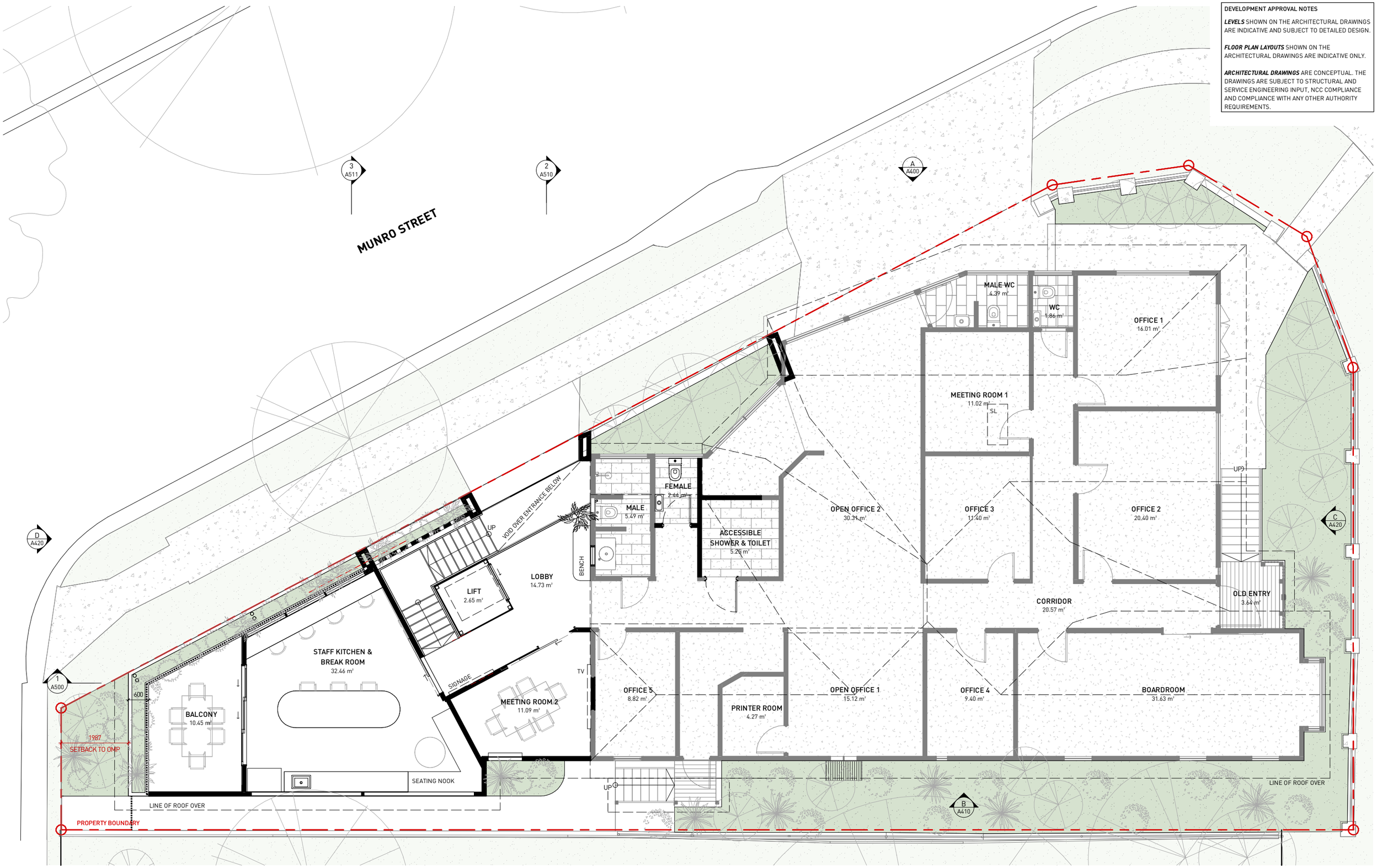

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

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REVISIONS

A	CONCEPT DESIGN	NJS	09.01.26
B	PRELIMINARY ISSUE	NJS	12.01.26
C	CONCEPT DESIGN	NJS	15.01.26
D	PRELIMINARY ISSUE	NJS	16.01.26
E	PRELIMINARY ISSUE	GAM	21.01.26
F	PRELIMINARY ISSUE	DAF	12.03.26
G	PRELIMINARY ISSUE	DAF	27.03.26
H	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED FLOOR PLAN LEVEL 1

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A311

REVISION
H

DEVELOPMENT APPROVAL NOTES

LEVELS SHOWN ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE AND SUBJECT TO DETAILED DESIGN.

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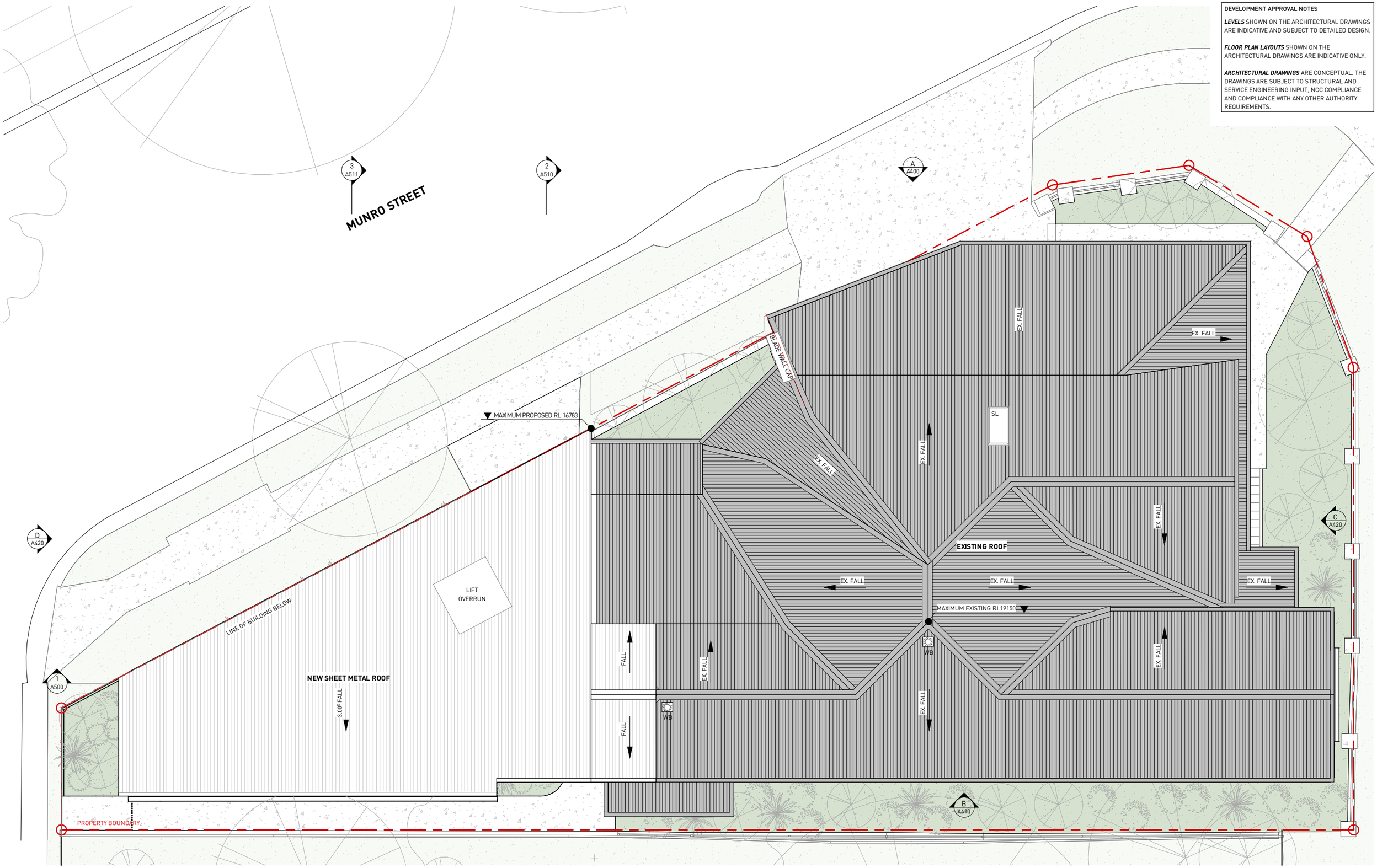

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
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REVISIONS

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F	PRELIMINARY ISSUE	DAF	27.03.26
G	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED ROOF PLAN

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	A320	G

DEVELOPMENT APPROVAL NOTES

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A / A310 PROPOSED NORTH ELEVATION - MUNRO STREET
1 : 100

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
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D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	DAF	18.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A400

REVISION
F

DEVELOPMENT APPROVAL NOTES

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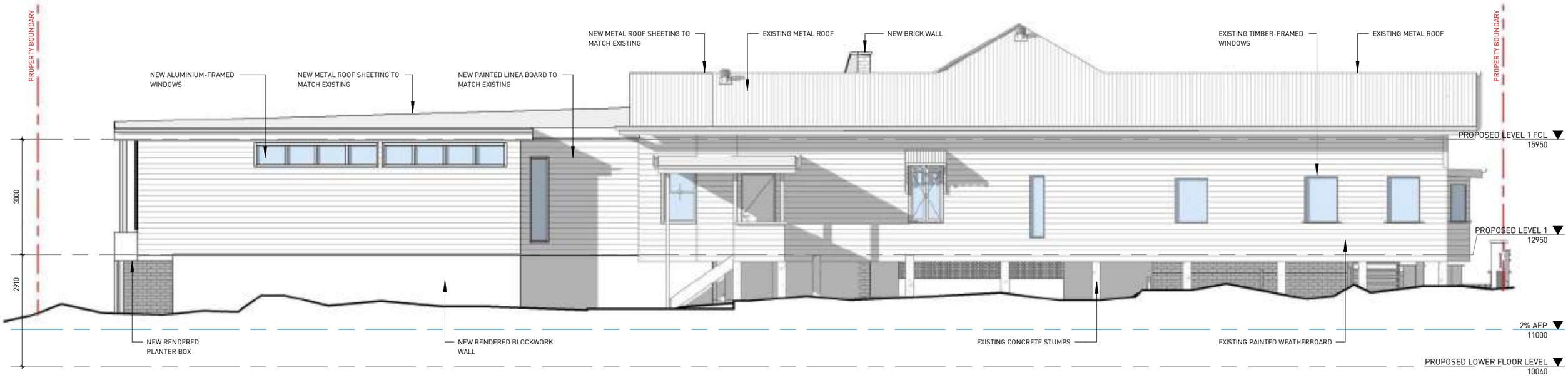

B / A310 PROPOSED SOUTH ELEVATION
1 : 100

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
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PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	NJS	12.01.26
B	PRELIMINARY ISSUE	NJS	16.01.26
C	PRELIMINARY ISSUE	GAM	21.01.26
D	PRELIMINARY ISSUE	DAF	12.03.26
E	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A410

REVISION
E

DEVELOPMENT APPROVAL NOTES

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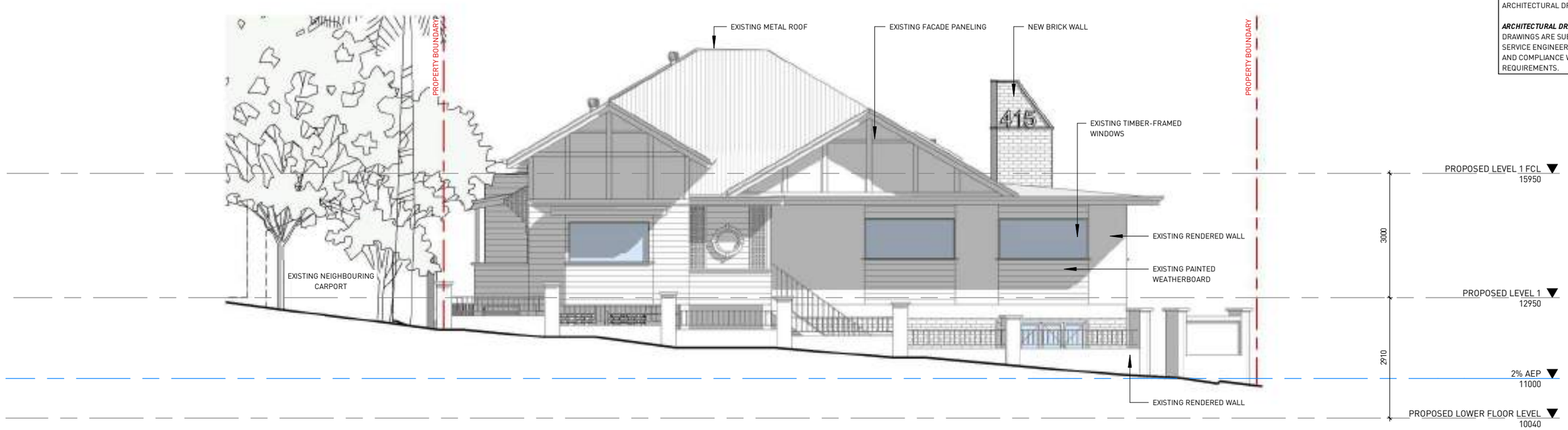
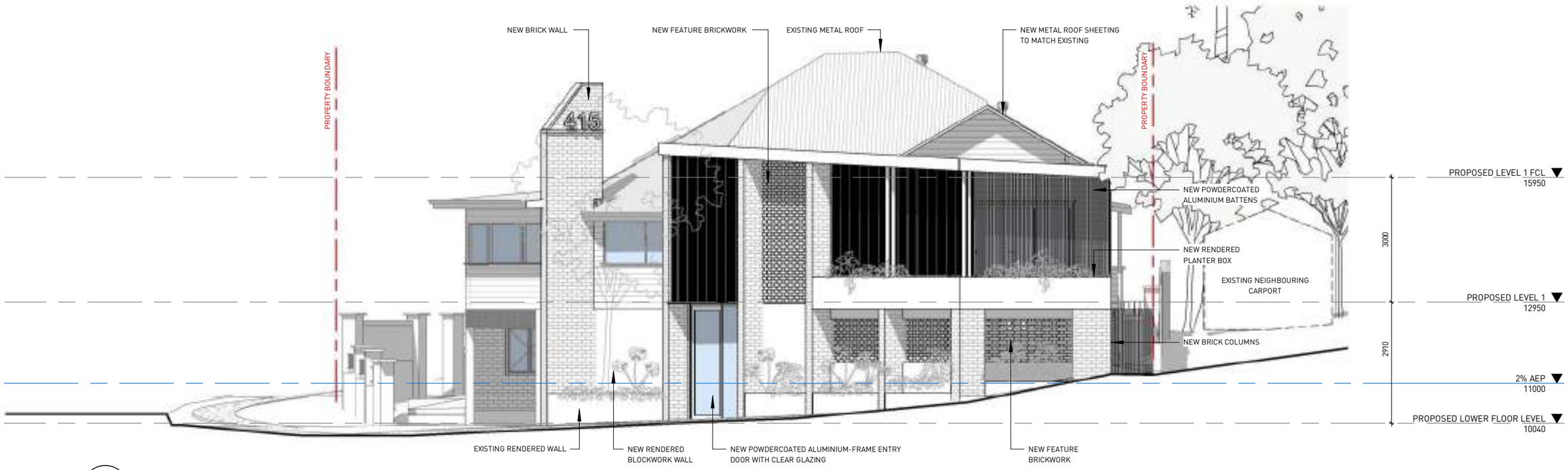


C / A310 PROPOSED EAST ELEVATION - MILTON ROAD

1 : 100



D / A310 PROPOSED WEST ELEVATION - ROSSMERE LANE

1 : 100

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
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PRELIMINARY ISSUE

NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	GAM	21.01.26
C	PRELIMINARY ISSUE	DAF	12.03.26
D	PRELIMINARY ISSUE	DAF	18.03.26
E	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED ELEVATIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A420

REVISION
E

DEVELOPMENT APPROVAL NOTES

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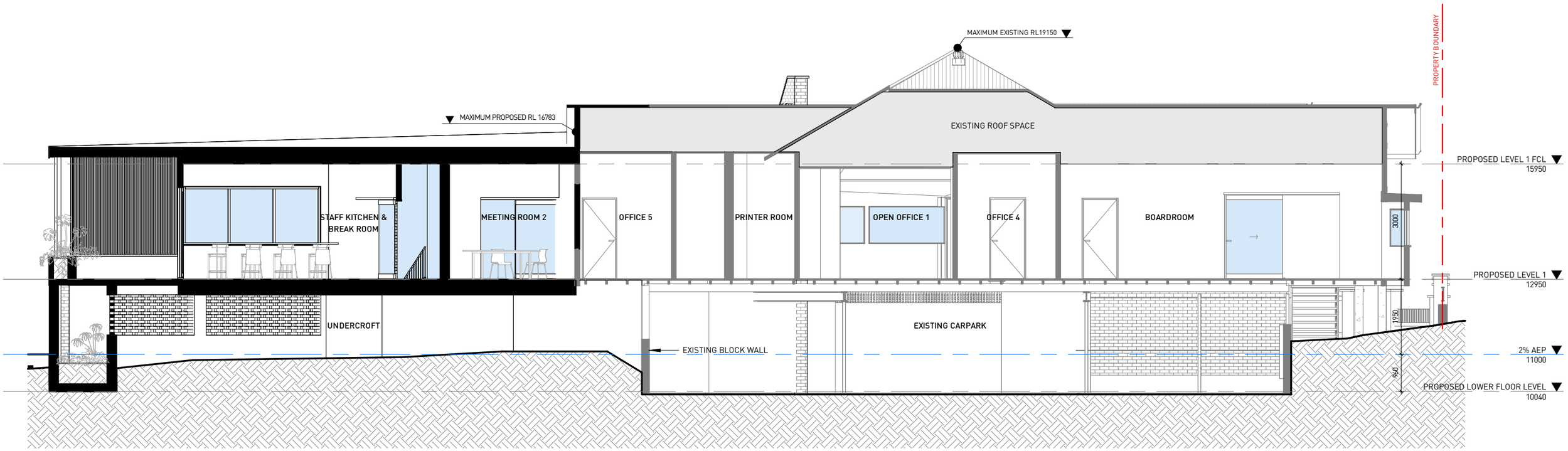

1 / A310 PROPOSED BUILDING SECTION 1

1 : 100

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
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PRELIMINARY ISSUE
NOT FOR CONSTRUCTION

REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	GAM	21.01.26
C	PRELIMINARY ISSUE	DAF	12.03.26
D	PRELIMINARY ISSUE	DAF	18.03.26
E	PRELIMINARY ISSUE	DAF	20.03.26
F	PRELIMINARY ISSUE	DAF	27.03.26
G	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED BUILDING SECTIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE	DWG DATE	DRAWN
1 : 100 @ A3	JAN 26	NJS

PROJECT NO	DRAWING NO	REVISION
PP0133	**A500**	**G**

DEVELOPMENT APPROVAL NOTES

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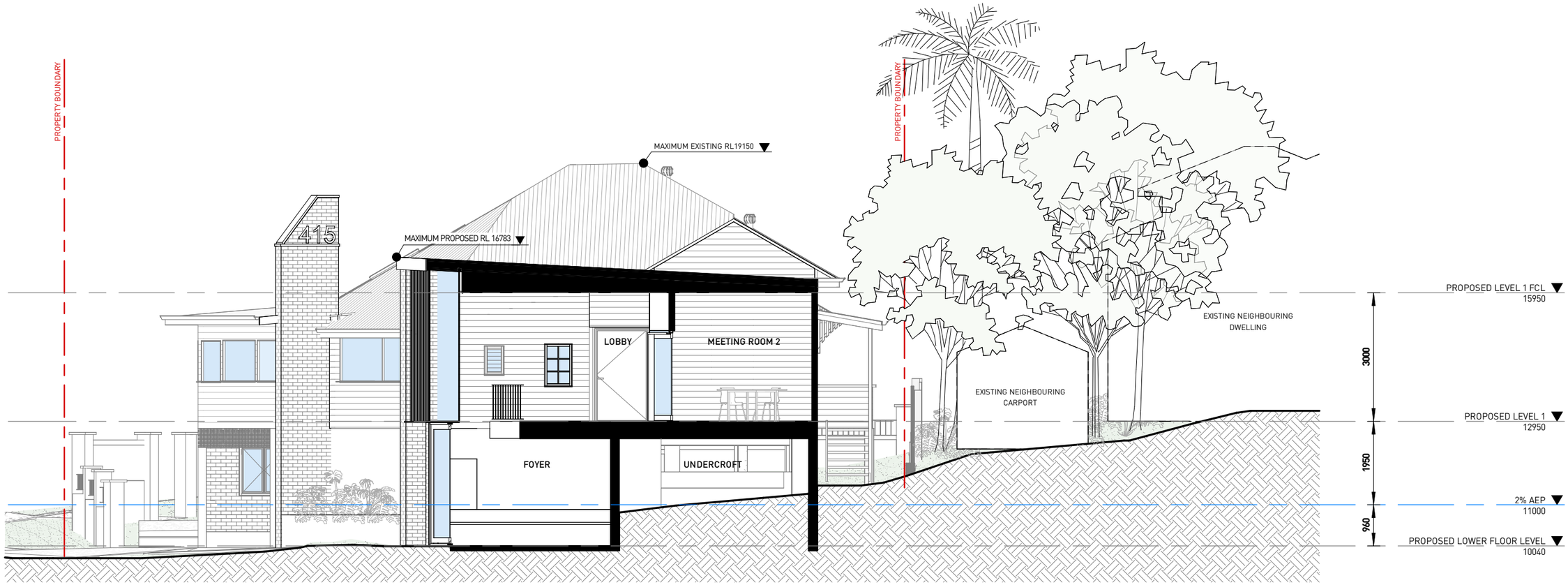

2 / A310 PROPOSED BUILDING SECTION 2

1 : 100

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
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PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
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D	PRELIMINARY ISSUE	DAF	20.03.26
E	PRELIMINARY ISSUE	DAF	27.03.26
F	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED BUILDING SECTIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A510

REVISION
F

DEVELOPMENT APPROVAL NOTES

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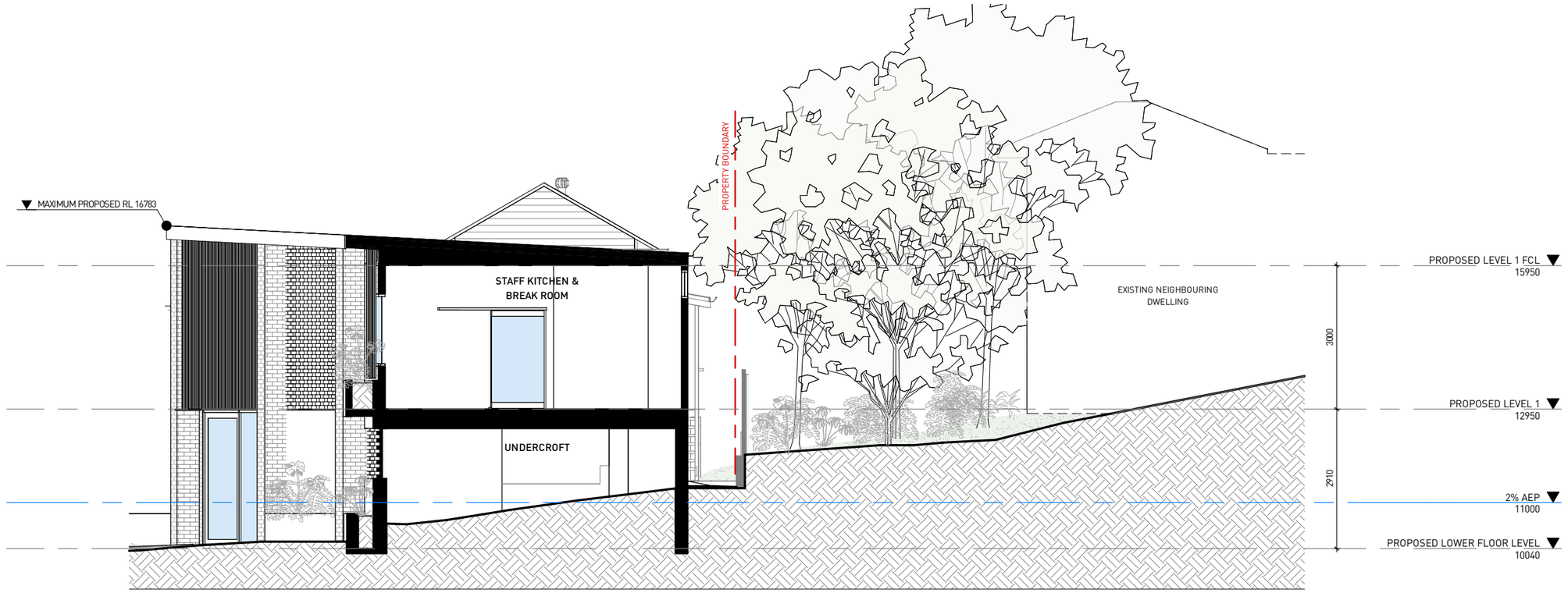

3 / A310 PROPOSED BUILDING SECTION 3
1 : 100

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P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
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REVISIONS

A	PRELIMINARY ISSUE	NJS	16.01.26
B	PRELIMINARY ISSUE	GAM	21.01.26
C	PRELIMINARY ISSUE	DAF	12.03.26
D	PRELIMINARY ISSUE	DAF	18.03.26
E	PRELIMINARY ISSUE	DAF	20.03.26
F	PRELIMINARY ISSUE	DAF	27.03.26
G	PRELIMINARY ISSUE	CEM	01.04.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
PROPOSED BUILDING SECTIONS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
1 : 100
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A511

REVISION
G

3D VIEW 1

3D VIEW 2

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

PRELIMINARY ISSUE
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REVISIONS

A	PRELIMINARY ISSUE	GAM	21.01.26
B	PRELIMINARY ISSUE	DAF	12.03.26
C	PRELIMINARY ISSUE	DAF	18.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
3D VIEWS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
@ A3

DWG DATE
JAN 26

DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A900

REVISION
C

3D VIEW 3

3D VIEW 4

PETRIE ARCHITECTS

P 1800 PETRIE
E HELLO@PETRIEARCHITECTS.COM.AU
W WWW.PETRIEARCHITECTS.COM.AU
A 332 WATERWORKS RD, ASHGROVE QLD 4060
BOAQ REGISTRATION 4398

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REVISIONS

A	PRELIMINARY ISSUE	GAM	21.01.26
B	PRELIMINARY ISSUE	DAF	12.03.26
C	PRELIMINARY ISSUE	DAF	18.03.26

PROJECT
EXTENSION TO BUSINESS PREMISES

PROJECT ADDRESS
415 MILTON ROAD
AUCHENFLOWER QLD, 4066

DRAWING TITLE
3D VIEWS

CLIENT
ALPHA INVESTMENTS COMPANY PTY LTD

SCALE
@ A3

DWG DATE
JAN 26

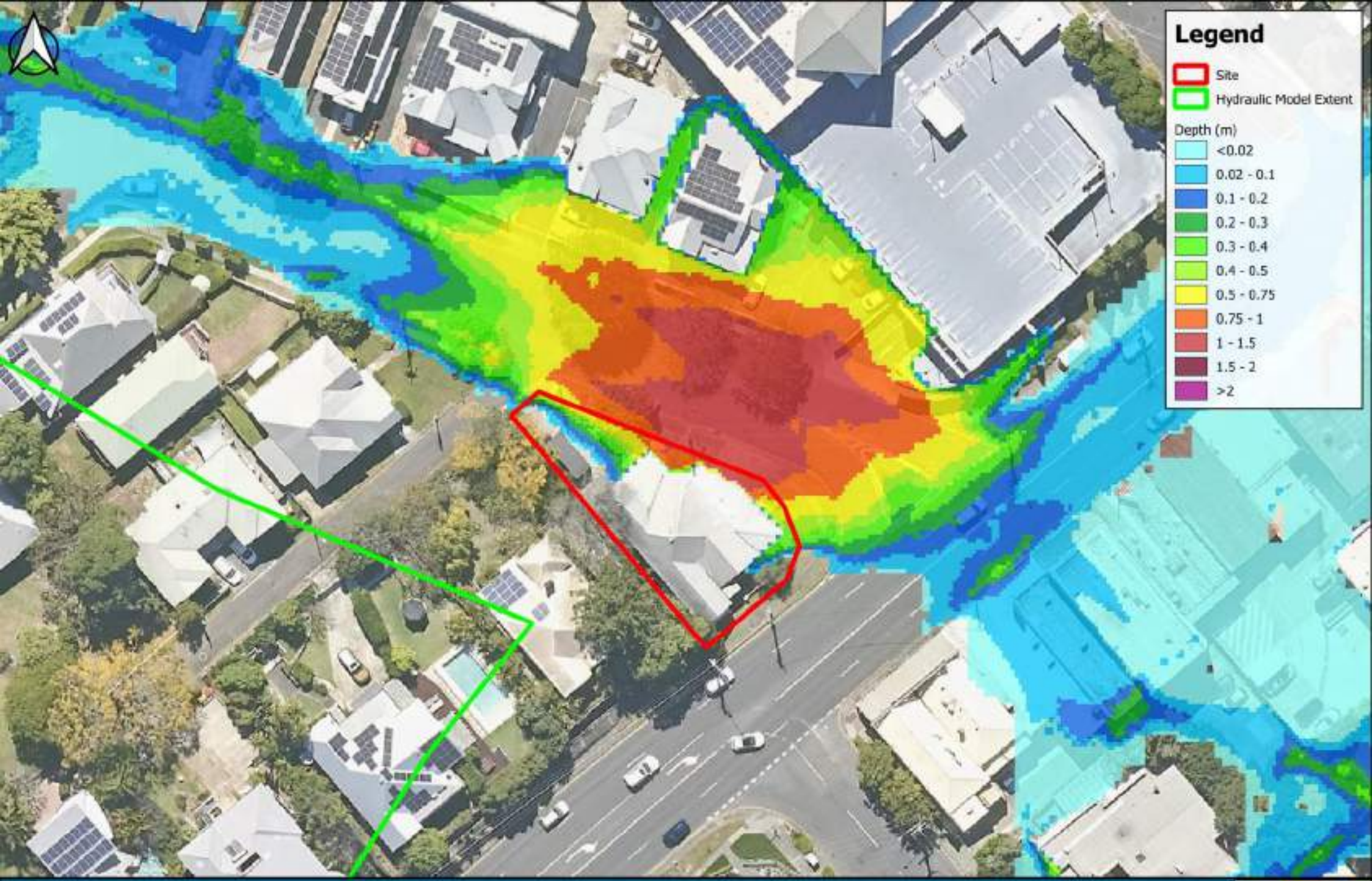
DRAWN
NJS

PROJECT NO
PP0133

DRAWING NO
A910

REVISION
C

APPENDIX B
Existing Case Flood Results



CRS: GDA2020 / MGA Zone 56

Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

1% AEP Peak Water Depth - Existing Conditions

WATER TECHNOLOGY

CRS: GDA2020 / MGA Zone 56

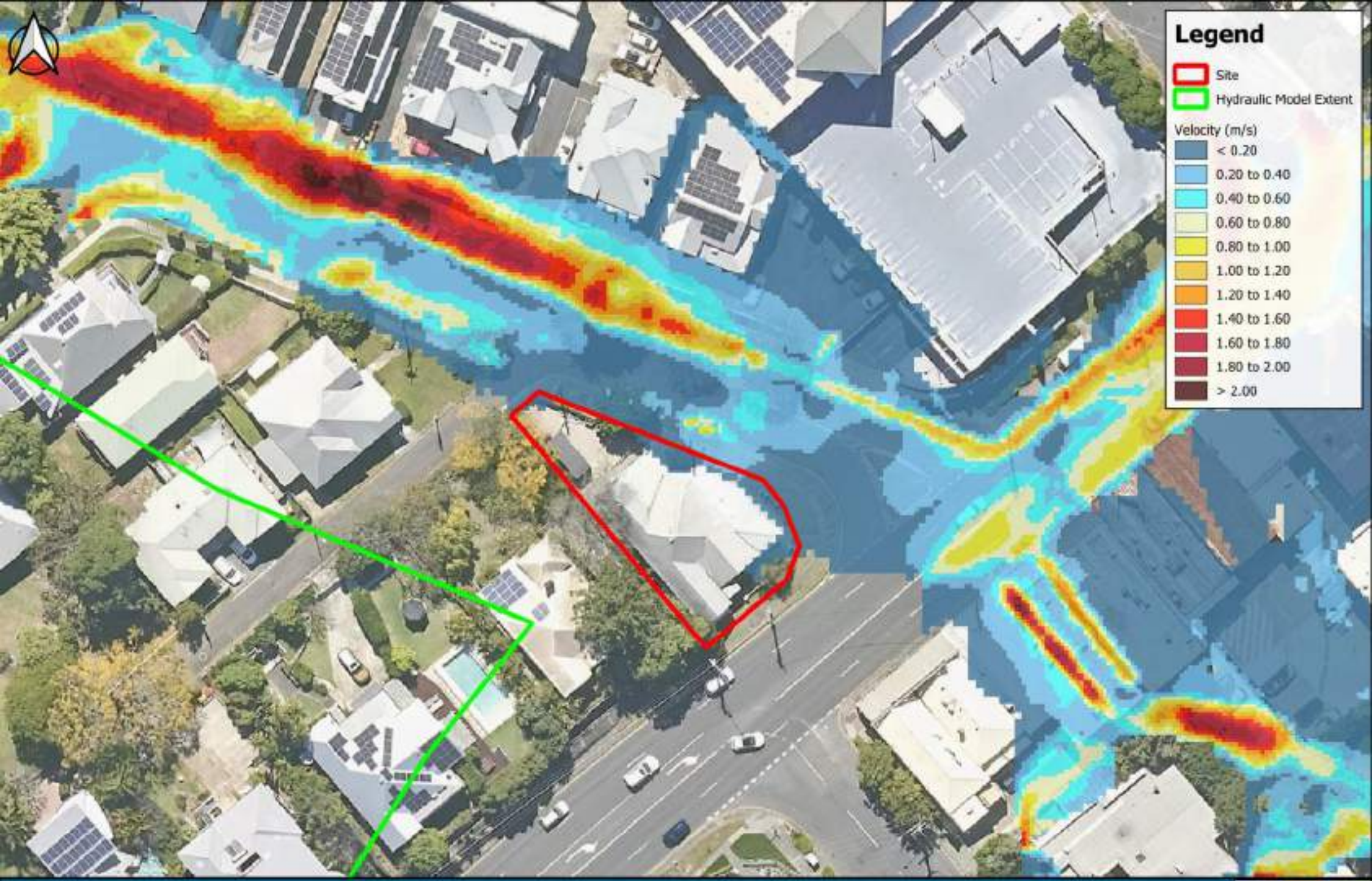
Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

1% AEP Peak Water Surface Level - Existing Conditions

WATER TECHNOLOGY



CRS: GDA2020 / MGA Zone 56

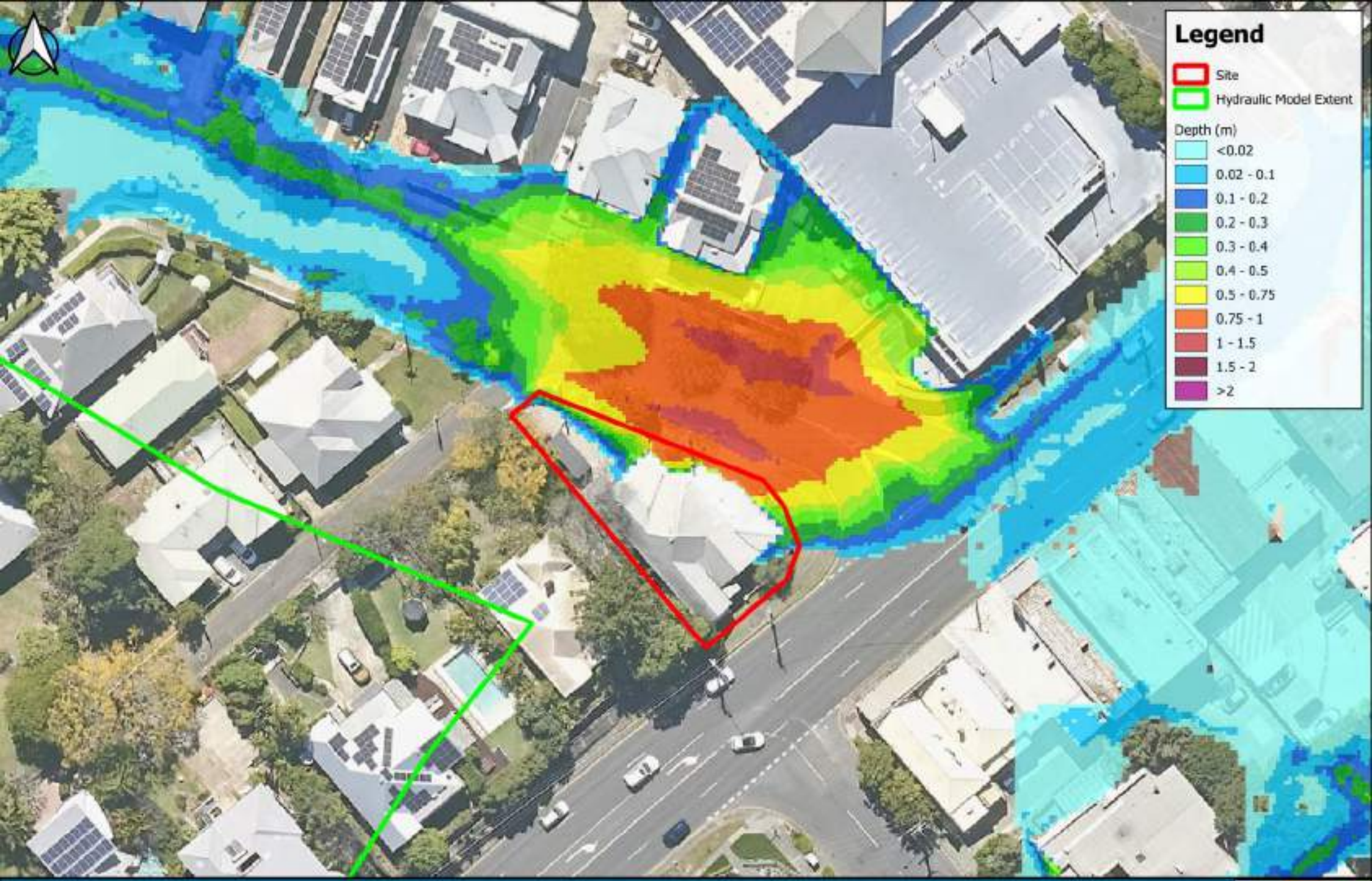
Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

1% AEP Peak Water Velocity - Existing Conditions

WATER TECHNOLOGY



CRS: GDA2020 / MGA Zone 56

Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

2% AEP Peak Water Depth - Existing Conditions

WATER TECHNOLOGY

CRS: GDA2020 / MGA Zone 56

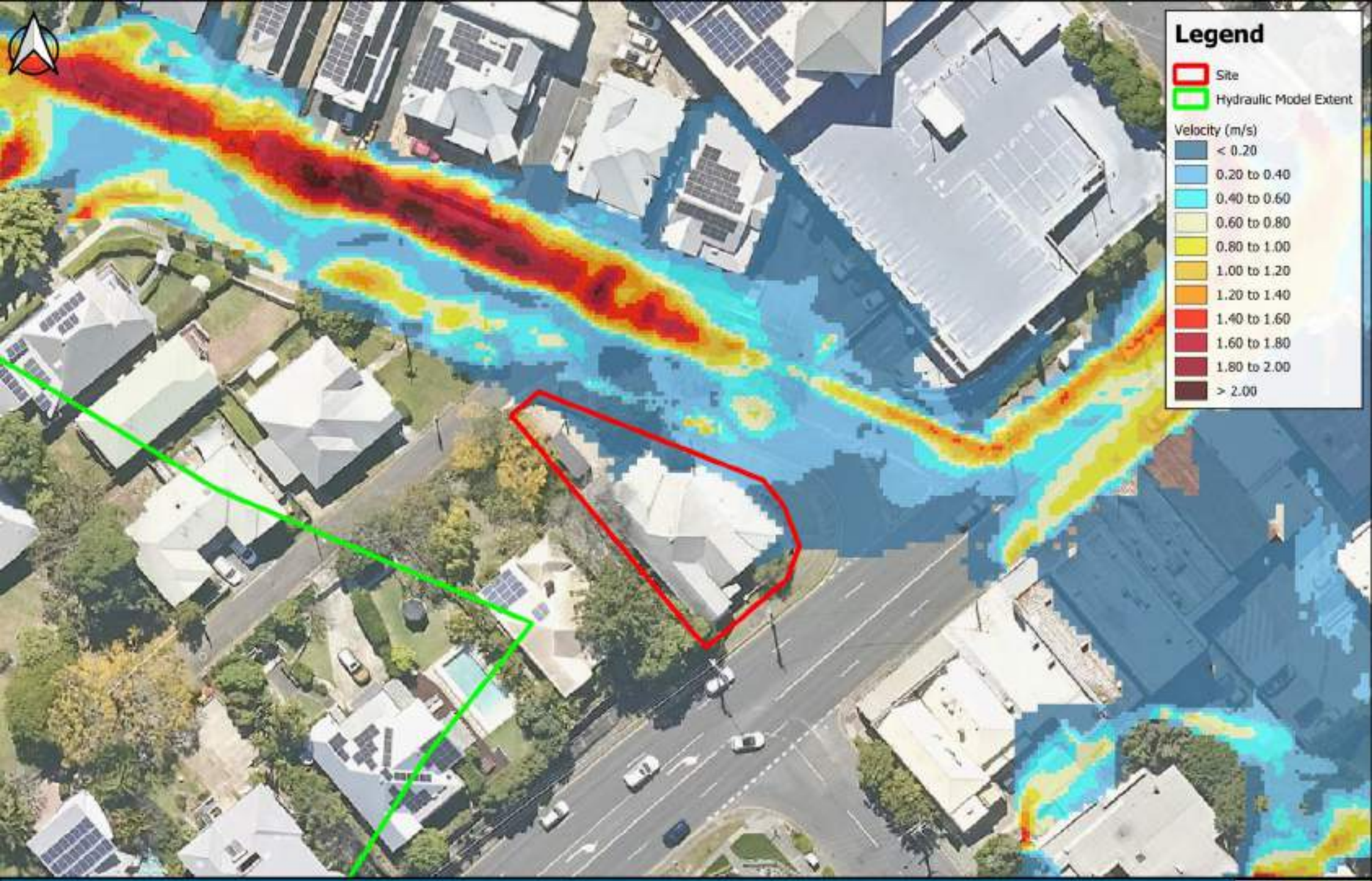
Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

2% AEP Peak Water Surface Level - Existing Conditions

WATER TECHNOLOGY



CRS: GDA2020 / MGA Zone 56

Imagery Source: Metro Map

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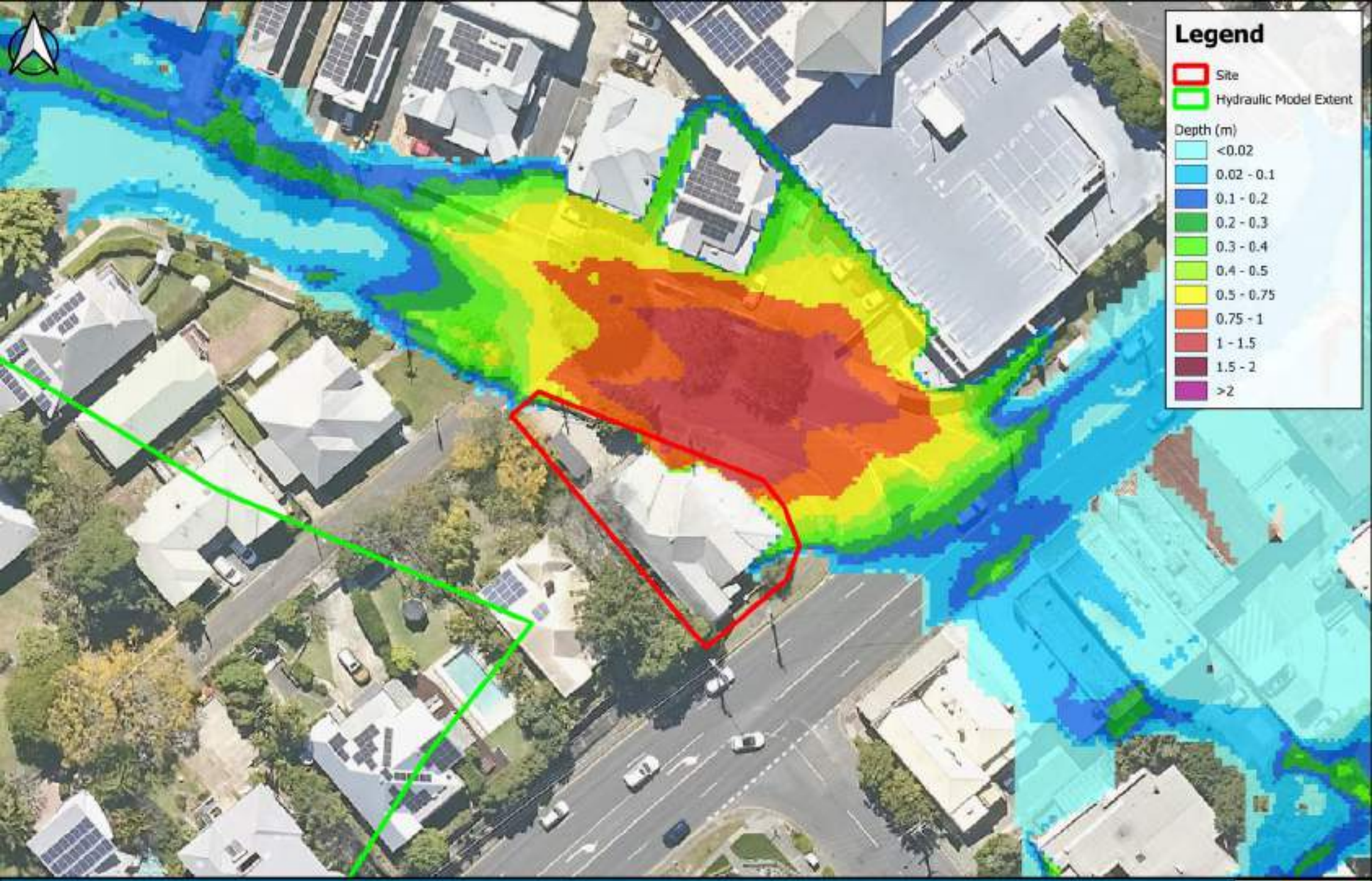
26020090 - 415 Milton Road Flood Assessment

2% AEP Peak Water Velocity - Existing Conditions

WATER TECHNOLOGY

APPENDIX C
Developed Case Flood Results



CRS: GDA2020 / MGA Zone 56

Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

1% AEP Peak Water Depth - Developed Conditions

WATER TECHNOLOGY

CRS: GDA2020 / MGA Zone 56

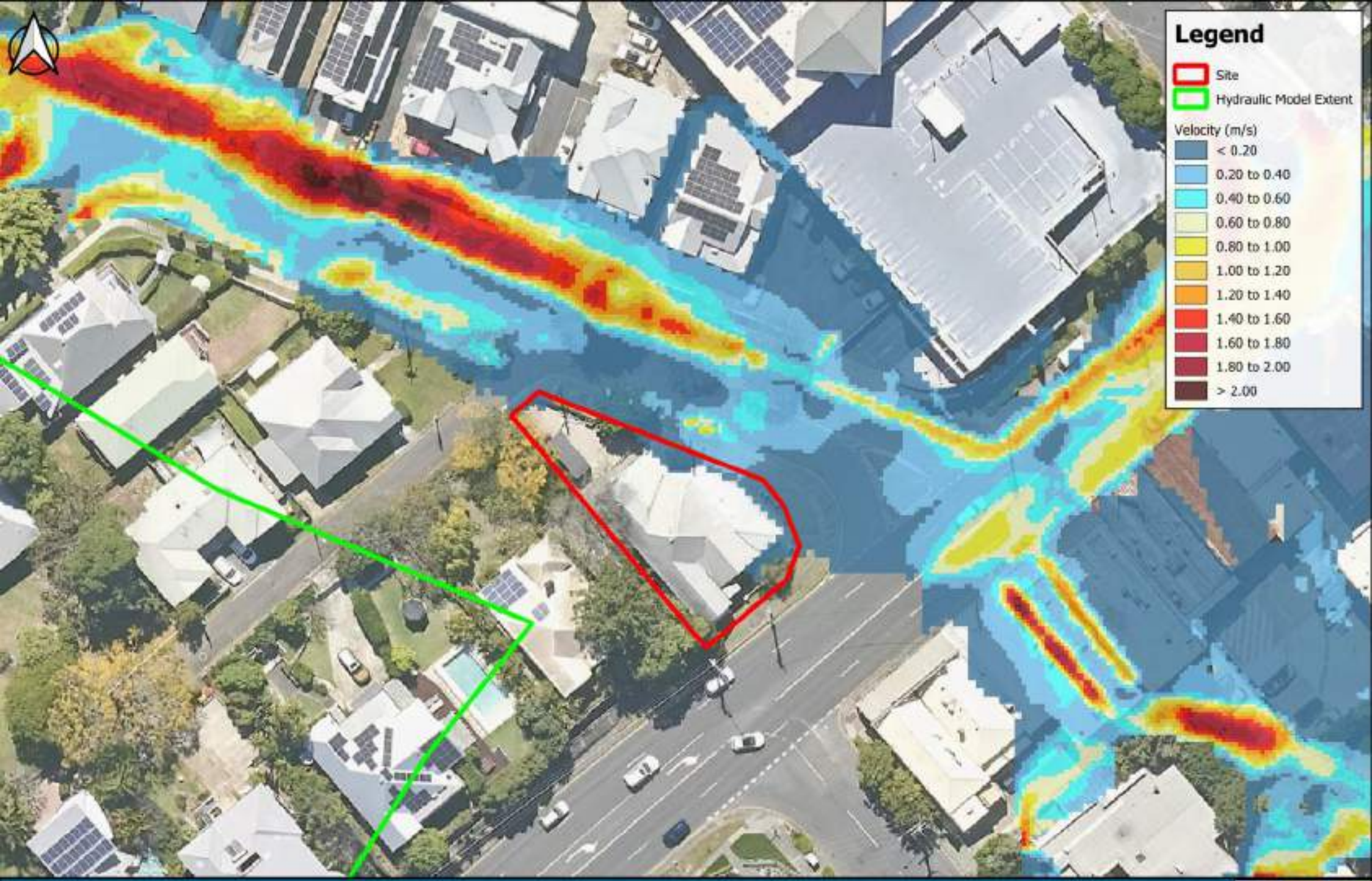
Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

1% AEP Peak Water Surface Level - Developed Conditions

WATER TECHNOLOGY



CRS: GDA2020 / MGA Zone 56

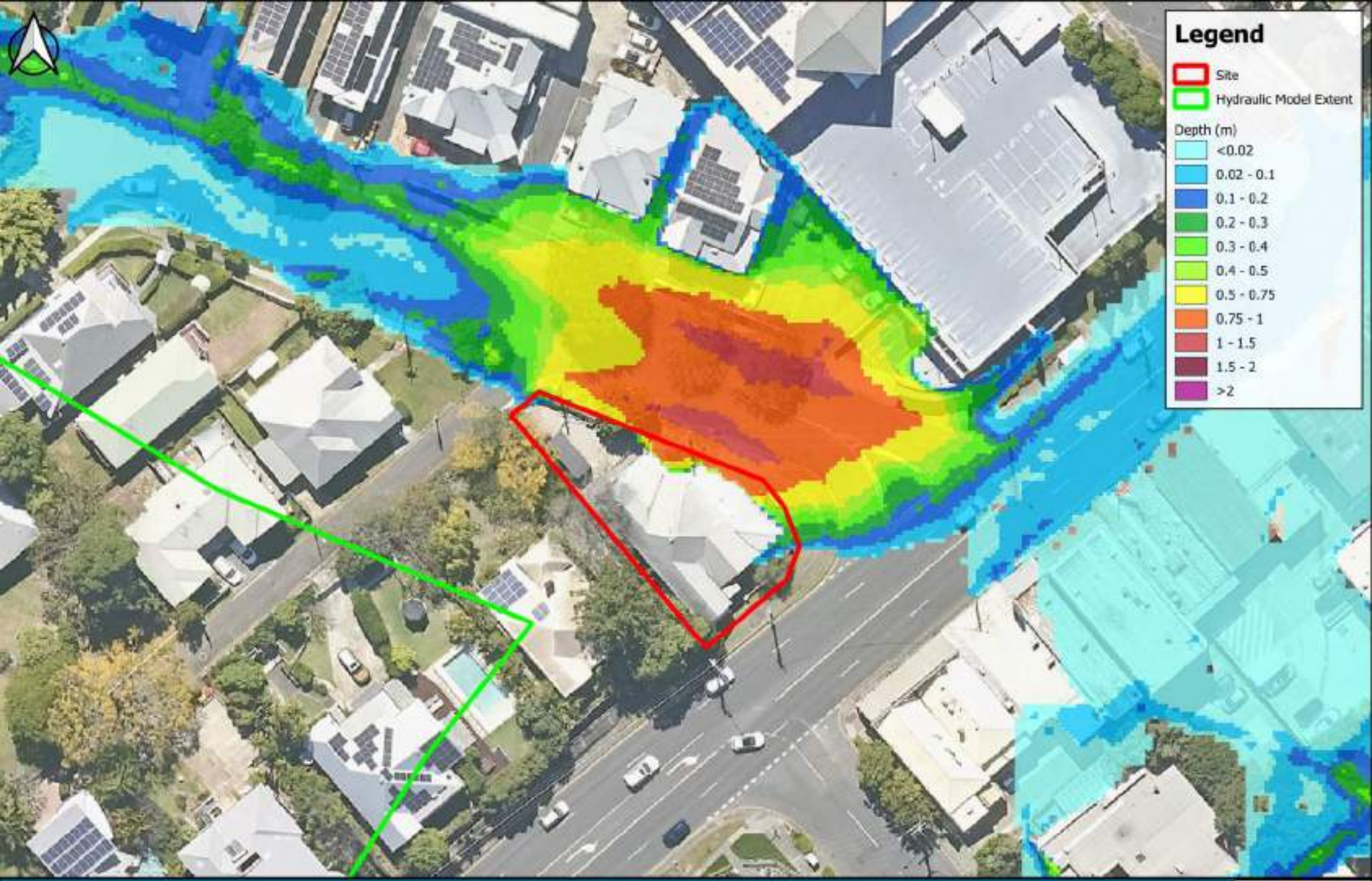
Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

2% AEP Peak Water Velocity - Developed Conditions

WATER TECHNOLOGY



CRS: GDA2020 / MGA Zone 56

Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

2% AEP Peak Water Depth - Developed Conditions

WATER TECHNOLOGY

CRS: GDA2020 / MGA Zone 56

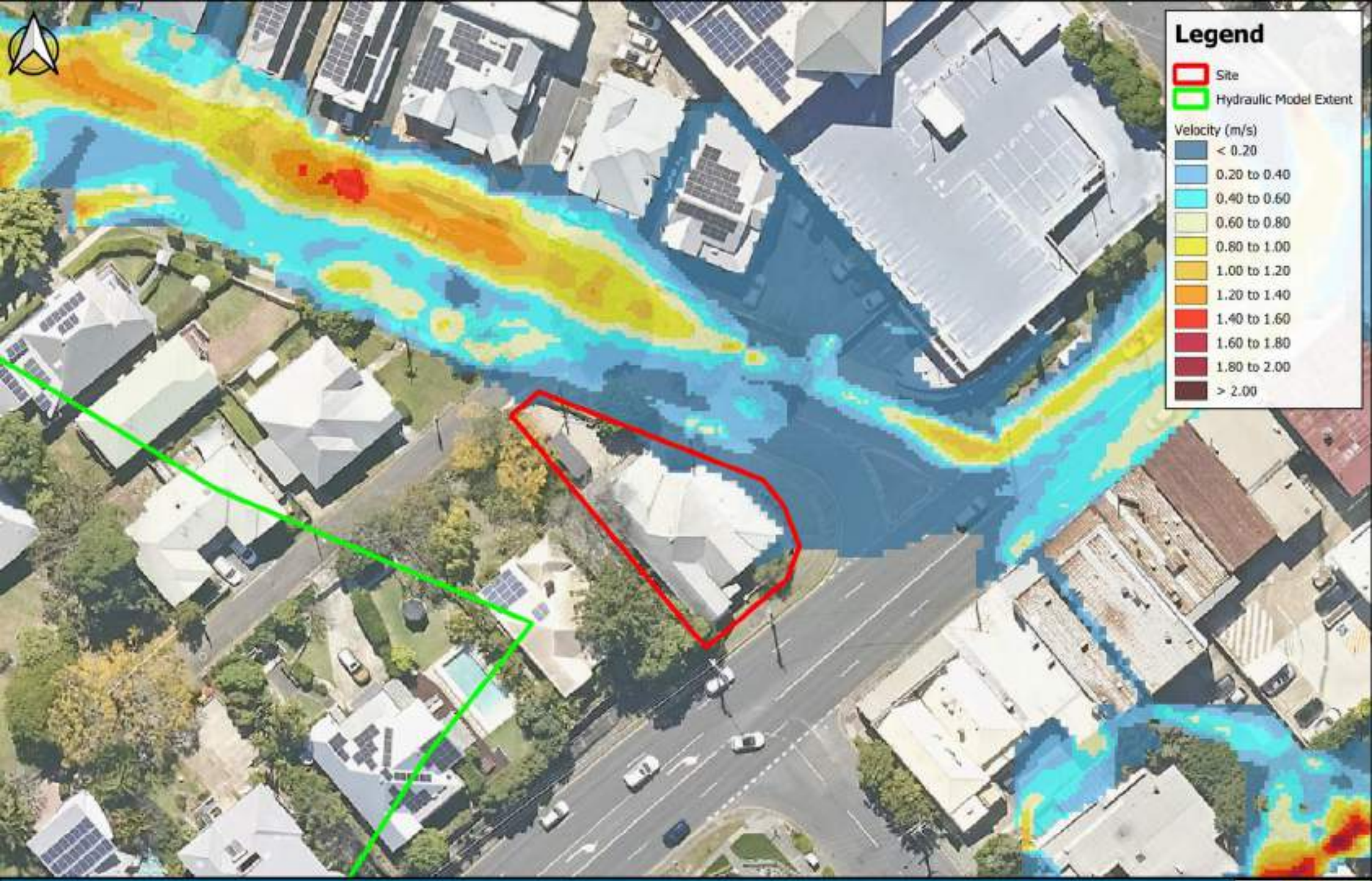
Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

2% AEP Peak Water Surface Level - Developed Conditions

WATER TECHNOLOGY



CRS: GDA2020 / MGA Zone 56

Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

2% AEP Peak Water Velocity - Developed Conditions

WATER TECHNOLOGY

CRS: GDA2020 / MGA Zone 56

Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

1% AEP Change in Peak Water Surface Level

WATER TECHNOLOGY

CRS: GDA2020 / MGA Zone 56

Imagery Source: Metro Map

0 10 20 m

26020090 - 415 Milton Road Flood Assessment

2% AEP Change in Peak Water Surface Level

WATER TECHNOLOGY

WATER TECHNOLOGY
WATER, COASTAL & ENVIRONMENTAL CONSULTANTS

Melbourne
15 Business Park Drive
Notting Hill VIC 3168

Brisbane
Level 5, 43 Peel Street
South Brisbane QLD 4101

Perth
Level 1, 21 Adelaide Street
Fremantle WA 6160

Wangaratta
First Floor, 40 Rowan Street
Wangaratta VIC 3677

Wimmera
597 Joel South Road
Stawell VIC 3380

Darwin
5/5 Goyder Road
Parap NT 0820

Sydney
Suite 3, Level 1, 20 Wentworth Street
Parramatta NSW 2150

Adelaide
1/198 Greenhill Road
Eastwood SA 5063

New Zealand
7/3 Empire Street
Cambridge New Zealand 3434

Geelong
51 Little Fyans Street
Geelong VIC 3220

Gold Coast
Suite 37, Level 4, 194 Varsity Parade
Varsity Lakes QLD 4227

Sunshine Coast
Office #4 of the Regatta 1 Business Centre
2 Innovation Parkway
Birtinya QLD 4575

1300 198 413

watertech.com.au

Appendix D Council Code Compliance Responses

PITCH BLACK GROUP

Project Location: 415 Milton Rd Auchenflower Job Number: 26033

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including any secondary dwelling				
PO1 Development involving any habitable or non-habitable part of a dwelling house, including any secondary dwelling, is located and designed to: a) minimise the risk to people from flood hazard; b) achieve acceptable flood immunity; c) minimise property impacts from a flood event up to and including the defined flood event; d) minimise disruption to residents, recovery time and rebuilding or restoration costs after a flood event up to and including the defined flood event.	**AO1.1** Development for a dwelling house including any secondary dwelling: a) is not located in the Brisbane River flood planning area 1, 2a or 2b sub-categories or the Creek/waterway flood planning area 1 or 2 sub-categories; or b) is only located in these sub-categories, if a Registered Professional Engineer Queensland certifies that the dwelling house and any secondary dwelling are structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the defined flood event.	**N/A**	Not applicable to the development.	
	AO1.2 Development for a dwelling house and any secondary dwelling complies with the minimum flood planning levels in Table 8.2.11.3.B.	**N/A**	Not applicable to the development.	
	AO1.3 Development involving a building undercroft complies with the minimum clearance requirements in Table 8.2.11.3.E.	**N/A**	Not applicable to the development.	
PO2 Development within the Creek/waterway flood planning area sub-categories or Overland	**AO2** Development: a) is not located within the Creek/waterway flood planning area 1, 2 or 3 sub-categories or the Overland	**N/A**	Not applicable to the development.	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
flow flood planning area sub-category: c) maintains the conveyance of flood waters to allow flow and debris to pass predominantly unimpeded through the site; d) does not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; e) will not result in a material increase in flood levels or flood hazard on upstream, downstream or adjacent properties.	flow flood planning area sub-category; or b) provides an open undercroft area from natural ground level to habitable floor level for any area inundated by the defined flood event; or c) a flood study from a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that the development in the Creek/waterway flood planning area or Overland flow flood planning area sub-categories will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.			
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house or reconfiguring a lot				
PO3 Development: a) is compatible with flood hazard in a defined flood event; b) minimises the risk to people from flood hazard; c) does not reduce the ability of evacuation resources including emergency services to access and evacuate the site in a flood emergency, with consideration to the scale of the development; d) minimises impacts on property from flooding;	**AO3** Development for a material change of use is identified in Table 8.2.11.3.C as compatible with the flood hazard in the relevant flood planning area.	**AO**	The proposal involves extensions to an existing Business Premises, which is a superseded land use definition. Under the current planning scheme, the use would fall under a “commercial” land use category. In accordance with BCC’s City Plan 2014 Flood Overlay Code Tables 8.2.11.3.C, all commercial land use types are classified as being compatible with overland flow flooding.	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
e) minimises disruption to residents, business or site operations and recovery time due to flooding; f) minimises the need to rebuild structures after a flood event greater than the defined flood event.				
PO4 Development for a park ensures that the design of a park and location of structures and facilities responds to the flood hazard and balances the safety of intended users with: a) maintaining continuity of operations; b) impacts of flooding on asset life and ongoing maintenance costs; c) efficient recovery after flood events; d) recreational benefits to the city; e) availability of suitable land within the park.	**AO4.1** Development involving a building or structure in a park complies with the flood planning levels specified in Table 8.2.11.3.D.	**N/A**	Not applicable to the development.	
	AO4.2 Development involving a building or structure in a park where Table 8.2.11.3.D does not apply: a) is not located within the 20% AEP flood extent of any creek/waterway or overland flow path; or b) is located above the 20% AEP flood level of any creek/waterway or overland flow path.	**N/A**	Not applicable to the development.	
Section C—If for assessable development other than for a dwelling house				
PO5 Development is located and designed to: a) minimise the risk to people from flood hazard on the site;	**AO5.1** Development complies with the flood planning levels specified in Table 8.2.11.3.D. Note—If located in an area with no Council-derived flood levels such as an overland flow path, a Registered	**PO**	The minimum required building floor level for flood immunity is 11.0m AHD (2% AEP overland flow flood event). Based on the drawings by Petrie Architects, the upper floor level (level 1) is nominated at 12.95m	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
b) minimise flood damage to the development and contents of buildings up to the defined flood event; c) provide suitable amenity; d) minimise disruption to residents, recovery time and the need to rebuild structures after a flood event up to and including the defined flood event.	Professional Engineer Queensland with expertise in undertaking flood studies is to derive the applicable flood level and certify that the development meets the required flood planning levels in Table 8.2.11.3.D. The study is to demonstrate that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.		AHD, easily achieving the minimum flood immunity requirements. It is noted that on the ground floor there is a new foyer, stairwell and lift is proposed at 10.04m AHD, which has the potential to be impacted by overland flow flooding. However, the foyer and lift well are critical requirements for DDA compliance and as such the ground floor design needs to tie into the existing ground levels of the verge to respect the access requirements of AS1428.1. The design of the foyer incorporates flood resilient materials and new doors to minimise the potential for floodwater ingress. All critical components of the lift are located at the top, ensuring it will not be critically damaged by a flood event. Any floodwater ingress into the lift shaft would be pumped out by the sump pump. Considering the critical nature of providing DDA compliant access to the upper floor, it is considered that the foyer has been appropriately designed to ensure minimal disruption to the business and does not pose any additional flood risk to staff/ customers, nor placed any additional burden on Council or emergency services.	
	AO5.2 Development is: a) not located in the: (i) Brisbane River flood planning area 1, 2a, or 2b sub-categories; (ii) Creek/waterway flood planning area 1 or 2 sub-categories; (iii) Overland flow flood planning area sub-category; or b) only located in these sub-categories if a Registered Professional Engineer Queensland with expertise in undertaking flood studies certifies that: (i) the development design, siting and any mitigation measures will ensure the development is structurally adequate to resist hydrostatic, hydrodynamic and debris impact loads associated with flooding up to the defined flood event; and (ii) the risk to people is managed to an acceptable level.			

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
PO6 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise flood recovery and economic consequences of damage during a flood.	**AO6.1** Development ensures that: a) all areas containing essential electrical services comply with the flood planning levels in Table 8.2.11.3.D; or b) if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above the relevant flood planning level in Table 8.2.11.3.D. Note—A basement storage area does not include a bike storage room, change room, building maintenance storage and non-critical electrical services.	**N/A**	Not applicable to this development	
	AO6.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	**N/A**	Not applicable to this development	
PO7 Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development.	**AO7.1** Development: a) does not block, or divert floodwaters for any area affected by creek/waterway or overland flow flooding, excluding storm-tide flooding and Brisbane River flooding sources; or b) does not result in a material increase in flood level or hydraulic hazard on	**PO**	As part of Water Technology's assessment, they undertook a hydraulic impact assessment of the previous architectural design which involved a larger building footprint than what is currently proposed. Their model assumed the works as an obstruction on site, resulting in a complete loss of floodplain storage in the area. The model results showed that the previous design would result in an increase of approximately 6mm,	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
	upstream, downstream or adjacent properties. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and the Infrastructure design planning scheme policy.		which is a negligible difference that is within the tolerances (+/-10mm) of a hydraulic model. Based on the new architectural design, the loss of flood storage is less than what was previously modelled by Water Technology and so the resulting impacts of this design would be even less than what was reported by the Water Technology model.	
	AO7.2 Development retains existing overland flow paths and does not rely wholly on piped solutions to manage major flows.	**AO**	Existing flow paths have been retained as part of the proposed development.	
	AO7.3 Development which creates a new overland flow path or significantly modifies an existing overland flow path via earthworks does not materially worsen hydraulic hazard on the site from existing conditions. Note—Compliance with this acceptable solution can be demonstrated by the submission of a flood study by a Registered Professional Engineer of Queensland with expertise in undertaking flood studies demonstrating that the development and engineering design methods conform to the principles within the Flood planning scheme policy and	**AO**	The development does not involve creation of new overland flow paths, nor significant modifications of an existing overland flow path. The attached Water Technology report in Appendix C demonstrates that the development will not result in a material adverse impact on overland flow flood levels in surrounding properties.	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
	the Infrastructure design planning scheme policy.			
PO8 Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy. Note—This part of the code applies to all development other than a dwelling house and any secondary dwelling which involves filling or excavation, whether or not the development application comprises a separate development application for operational work involving filling or excavation.	**AO8** Development ensures that no filling or excavation greater than 100mm is located in the Creek/waterway flood planning area 1, 2 or 3 sub-categories if contained in the 5% AEP flood extent of any Creek/waterway flood planning area sub-category for which no waterway corridor has been mapped in the Waterway corridors overlay.	**N/A**	Not applicable to this development	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
PO9 Development ensures that the building and site design: a) maintains the conveyance capacity of existing overland flow paths and creek/waterways; b) ensures floodwaters and flood debris can pass predominantly unimpeded under a structure or building to minimise property or building damage, including for a flood larger than the defined flood event; c) mitigates flood impacts by ensuring that filling, excavation and location of services are designed to allow for the conveyance of floodwater across the site. Note—The Flood planning scheme policy provides guidance on relevant considerations in determining minimum undercroft clearances and treatment of ground level in undercroft areas where floodwater conveyance is required underneath development.	**AO9.1** Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub-category: a) complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E; b) not located directly above any part of a waterway corridor as mapped in the Waterway corridors overlay.	**AO**	Proposed undercroft area complies with the minimum building undercroft clearance requirements in Table 8.2.11.3.E and is not located above a waterway corridor.	
	AO9.2 Development involving a building undercroft in the Creek/waterway flood planning area sub-categories or the Overland flow flood planning area sub category: (a) has a ground level within the undercroft area that is free draining; (b) does not involve excavation below ground level of more than 300mm within the undercroft area.	**AO**	The new building undercroft is intended to be left at existing ground levels with no ground surface treatments proposed. This design intent is appropriate based on the expected flooding conditions in the 2% AEP event (up to 100mm of flooding and slow moving). It is recommended that during constriction that existing ground levels are reviewed and where required, minor reshaping of the ground profile is undertaken to ensure that a 1% fall is achieved in the undercroft back towards the carpark. This is to ensure that any floodwaters do not get trapped against the wall of the new foyer.	
PO10 Development for vulnerable uses, difficult to evacuate	**AO10** Development for vulnerable uses, difficult to evacuate uses or assembly uses:	**N/A**	Not applicable to this development.	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
uses or assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by flood hazard, in order to: a) protect safety of users and emergency services personnel; b) support efficient emergency services access and site evacuation with consideration to the scale of development. Note—A flood risk assessment may be required to address the performance outcomes or acceptable solutions which deal with evacuation and isolation arrangements, and the ability to take refuge. The Flood planning scheme policy provides information for undertaking flood risk assessments.	a) is not isolated in any event up to the relevant flood planning level specified in Table 8.2.11.3.L; or b) has direct vehicle access to a critical route or interim critical route in the Critical infrastructure and movement network overlay for evacuation in a flood; or c) can achieve vehicular evacuation to a suitable flood-free location. Note—A suitable flood-free location is of a size and nature sufficient to provide for the size and characteristics of the population likely to need evacuation to that area.			
PO11 Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads.	**AO11.1** Development provides an access or driveway into the site which is: a) trafficable during the defined flood event; b) not located in the Creek/waterway flood planning area 1 sub-category; c) not located in the Overland flow flood planning area sub-category if the hydraulic hazard is unsafe in the defined flood event;	**PO**	No changes are proposed to the existing access and egress arrangements, which involves vehicle access from Munro St into the existing carpark. As the site already consists of an existing lawful use and there is no increase in the number of carparks, there should be no issues with maintaining the existing access and egress arrangement for the proposed development.	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
	d) the access or driveway is not inundated by a 10% AEP flood.			
	AO11.2 Development located in the Creek/waterway flood planning area 1, 2, 3 or 4 sub-categories locates any disabled access in the highest part of the site. Note—explanation of hydraulic hazard provided in the Flood planning scheme policy.	**N/A**	Not applicable to this development	
PO12 Development involving a new road, a bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during a flood and allow for emergency access.	**AO12** Development involving a new road complies with the flood planning levels in Table 8.2.11.3.F.	**N/A**	Not applicable to this development	
PO13 Development for pedestrian and cyclist paths: a) provides a suitable level of trafficability; b) manages the impacts of flooding on asset life and ongoing maintenance costs; c) balances route availability with recreational and transport connectivity benefits to the city.	**AO13.1** Development for cyclist and pedestrian facilities other than on public roads, including those traversing through a park and adjacent to a watercourse and overland flow path, are located above the 39% AEP (2 year ARI) flood immunity from all flooding sources. Note—If the site is subject to more than one type of flooding, the requirement that affords the greatest level of protection will apply.	**N/A**	Not applicable to this development	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
	AO13.2 All new on-road cyclist and pedestrian facilities comply with the flood planning levels and trafficability standards for the applicable category of road in Table 8.2.11.3.F or Table 8.2.11.3.K.	**N/A**	Not applicable to this development	
PO14 Development which increases the residential population within the Brisbane River flood planning area sub-categories minimises the risk to people in all flood events with consideration to flood hazard, including warning time.	**AO14** Development in the Brisbane River flood planning area sub-categories in areas where the residential flood level is greater than 12.8m AHD involving: a) an increase in the number of residential dwellings; or b) additional residential lots is not subject to an unsafe hydraulic hazard in the 0.2% AEP flood event. Note—Explanation of a hydraulic hazard is provided in the Flood planning scheme policy.	**N/A**	Not applicable to this development	
Additional performance outcomes and acceptable outcomes for essential community infrastructure				
PO15 Development involving essential community infrastructure: a) remains functional to serve community need during and immediately after a flood event, or is part of a network that is able to maintain the function of the essential community infrastructure when parts of the	**AO15** Development involving essential community infrastructure: a) is ancillary to and not relied upon for the provision of the essential service during a flood; or b) is located above the flood planning levels in Table 8.2.11.3.G; c) has access to or provides the necessary back-up emergency electricity and communications supply in times of flood;	**N/A**	Not applicable to this development	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
development are unable to function during or after a flood; b) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes; c) is able to remain functional or is part of a network which is able to remain functional even when other infrastructure or services (such as electricity supply) may be compromised in a flood event; d) contains mitigation measures which are not entirely dependent on human activation to respond to a flood event. Note—Protection of function is required up to and including the flood event in Table 8.2.11.3.G.	d) is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the flood event listed for the development type in Table 8.2.11.3.G; e) that services a local area: (i) is able to be accessed in times of flood to service local community needs up to the event listed for that development type in Table 8.2.11.3.G; or (ii) has a service continuity plan that demonstrates the continued provision of service during the relevant flood event.			
Additional performance outcomes and acceptable outcomes if development involves the processes in Table 8.2.11.3.H				
PO16 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by:	**AO16** a) Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.11.3.M.	**N/A**	Not applicable to this development	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
a) protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; b) securing above-ground tanks for hazardous materials against flotation and lateral movement; c) preventing damage to hazardous materials pipework or entry of floodwater into hazardous materials pipework; d) preventing damage to or off-site release of packages, drums or containers storing hazardous materials. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	b) Development involving the processes listed in Table 8.2.11.3.H: (i) where located in the Flood overlay area, occurs only in the Creek/waterway flood planning area 5 sub-category or the Brisbane River flood planning area 5 sub-category; or (ii) is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a flood event. Note—The Management of hazardous chemicals in flood prone areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in flood planning areas.			
Additional performance outcomes and acceptable outcomes for reconfiguring a lot				
PO17	**AO17.1**	**N/A**	Not applicable to this development	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
Development locates and designs all lots resulting from reconfiguring a lot to: a) minimise the risk to people from flood hazard; b) minimise damage to property from flood hazard; c) facilitate safe and efficient evacuation. Note— • Consideration of all floods up to the probable maximum flood is relevant to minimising the risk to people. • Flood warning time is not considered sufficient in the Creek/waterway planning area sub-categories or the Overland flow flood planning area sub-category. • Filling above the flood planning level for a flood event greater than the defined flood event cannot be assumed to mitigate the flood hazard.	Development creating new lots is identified in Table 8.2.11.3.I as suitable within the relevant flood planning area.			
	AO17.2 Development provides for reconfiguring a lot design that achieves a road and lot layout which: a) provides trafficable vehicular egress for evacuation during a defined flood event; b) optimises hazard-free movement away from sources of flood hazard within the development. Note—Further advice on road and lot layout is contained in the Flood planning scheme policy.	**N/A**	Not applicable to this development	
	AO17.3 Development which creates a new residential lot in an area subject to Brisbane River flooding, if the residential flood level is greater than 12.8m AHD is not subject to a hydraulic hazard greater than $0.6m^2/s$ DV or 0.6m deep in a 0.2% AEP flood. Note—Refer to the Flood planning scheme policy for further explanation on the 0.2% AEP flood.	**N/A**	Not applicable to this development	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
PO18 Development involving reconfiguring a lot: a) minimises the risk to people from flood hazard; b) creates safe evacuation routes or avoids isolation of the development during a flood greater than the defined flood event; c) minimises damage to property and services; d) provides lots and roads that are not frequently flooded or subject to nuisance ponding or seepage; e) ensures lots created for park or private open space minimise the risk to people from flood hazard and are fit for purpose; f) provides a lot that is not substantially burdened by flood mitigation infrastructure.	**AO18.1** Development involving reconfiguring a lot ensures: (a) all lots comply with the flood planning levels in Table 8.2.11.3.J; (b) a new road complies with the flood planning levels in Table 8.2.11.3.F.	**N/A**	Not applicable to this development	
	AO18.2 Development involving reconfiguring a lot creating more than 6 residential lots or a lot for industry ensures the flood planning levels of a dedicated road fronting the development or providing primary access within 200m of the development: a) complies with Table 8.2.11.3.K; or b) has acceptable trafficability in accordance with the requirements in the Flood planning scheme policy and the Queensland Urban Drainage Manual. Note—The Flood planning scheme policy contains supporting information about trafficability on existing roads and serviceability during floods.	**N/A**	Not applicable to this development	

Performance outcomes	Acceptable outcomes	Outcome	Comments	Council Use
	AO18.3 Development protects the conveyance of flood hazard area by providing an easement over the: a) 2% AEP flood extent for overland flow flooding; b) (b) 1% AEP flood extent for creek/waterway flooding.	**N/A**	Not applicable to this development	