



PROPOSED DEVELOPMENT

LOT 143, #24 HIPWOOD AVE, COORPAROO

PROJECT INFORMATION

SITE COVER

SITE AREA 847 m²
 TOTAL SITE COVER 42.62% (361 m²)

LANDSCAPING

FRONT DEEP LANDSCAPING 21.13 m²
 REAR DEEP LANDSCAPING 63.42 m²
 TOTAL LANDSCAPING 160 m² (18.90%)

CAR PARKING

RESIDENT 6 spaces
 VISITOR 1 space
 TOTAL CAR PARKING 7 spaces

BIKE PARKING

RESIDENT 3 spaces
 VISITOR 1 space
 TOTAL CAR PARKING 4 spaces

PRIVATE OPEN SPACE (POS)

TH 1 91.14 m² (EXCLUDING DEEP LANDSCAPING)
 TH 2 56.04 m² (INCLUDING DEEP LANDSCAPING)
 TH 3 40.96 m² (INCLUDING DEEP LANDSCAPING)

UNITS BREAKDOWN

OF 3-BEDROOM UNITS 2 UNITS
 # OF 4-BEDROOM UNITS 1 UNITS
 TOTAL # OF UNITS 3 UNITS

BCC DS
RECEIVED
 30/06/2026
 APPLICATION REF
 A007059343

SCHEDULE OF DRAWINGS

DRAWING #	DRAWING TITLE
01	COVER
02	NOTES & LEGEND
03	SITE PLAN
04	EXISTING FLOOR PLANS
05	PROPOSED GROUND FLOOR
06	PROPOSED FIRST FLOOR
07	ROOF PLAN
08	ELEVATION 1
09	ELEVATION 2
10	ELEVATION 3
11	ELEVATION 4
12	ELEVATIONS 5 & 6



STANDARD ABBREVIATIONS

A	ACCESS DOOR	F&B	FOOD AND BEVERAGE	N	N	NORTH
AB	ABOVE BENCH	FAB	FABRIC	N.I.C.	NOT IN CONTRACT	N
AC	AIR CONDITIONING UNIT / SYSTEM	FB	FACE BRICK	NBN	NATIONAL BROADBAND NETWORK	NBN
ACP#	ACOUSTIC PANELS	FB#	FREESTANDING BASIN	NC	NON COMBUSTIBLE	NC
ACPB	ACOUSTIC RATED PLASTERBOARD	FC	FIBRE CONTROL UNIT	NCL	NATURAL GROUND LINE	NCL
ACT#	ACOUSTIC CEILING TILE	FC#	FLILING CABINET	NOM	NOMINAL	NOM
ADJ	ADJUSTABLE	FCE	FENCE	NP	NICKEL PLATED	NP
AF#	APPLIED FINISH	FCL	FINISHED CEILING LINE	NOS	NOSING	NOS
AFFL	ABOVE FINISHED FLOOR LEVEL	FCL#	FIRE CONTROL UNIT	NTS	NOT TO SCALE	NTS
AGG	AGGREGATE	FD	FIRE DOOR	O	OVERALL	O
AHD	AUSTRALIAN HEIGHT DATUM	FFL	FINISHED FLOOR LEVEL	O.A	OBSCURE	O.A
AL	ALUMINIUM	FG	FIXED GLASS	OB	OPEN DRAIN	OB
ALY	ALLOY	FH	FIRE HYDRANT	OD	OUTSIDE FACE	OD
ALW	ALUMINIUM WINDOW	FHR	FIRE HOSE REEL	OFW	OVERFLOW	OFW
AN#	ANODISED	FIP	FIRE INDICATOR PANEL	OH	OVERHEAD	OH
ANT	ANTENNA	FL	FLASHING	OH#	OVERHEAD CUPBOARD	OH#
APT#	APARTMENT	FL#	FLOORING	OH#P	OVERHEAD PROJECTOR	OH#P
AS	ADJUSTABLE SHELF	FM#	FLOOR MAT	OP	OPAQUE	OP
ALS	ALUMINIUM SLATS	FOAM	POLYSTYRENE	OPP	OPPOSITE	OPP
ASH	ASPHALT	FR	FIRE RATED	OSD	OPEN SITE DRAIN	OSD
AW	AWNING WINDOW	FRD	FIRE RATED DOOR	OV	OVEN	OV
AX	AXON CLADDING OR SIMILAR	FRF	FIRE RATED FRAME	P	PRIMARY WALL	P
B	BASIN	FRG	FRAMELESS GLASS DOOR	P#	PLASTERBOARD	P#
BA	BALUSTRADE	FRL	FIRE RESISTANCE LEVEL	PB	PLASTERBOARD ACOUSTIC RATED	PB
BALC#	BALCONY	FRPB	FIRE RATED PLASTERBOARD	PBC	PARTICLE BOARD	PBC
BB	BATHROOM	FS	FIXED SHELF	PBD	PINBOARD	PBD
BB#	BELOW BENCH	FSL	FINISHED SURFACE LEVEL	PC	PRECAST CONCRETE	PC
BBQ#	BARBEQUE	FX	FLOW WASTE	PC#	POLISHED CONCRETE	PC#
BC#	BOOKCASE	FW	FIXED	PCL	PORCELAIN	PCL
BCUF	BOILER/CHILLER UNIT	G	GRILLE	PCT	POWDERCOAT	PCT
BD	BIFOLD DOOR	GALV	GALVANISED	PP	PANELLED DOOR	PP
BD#	BOARD	GBD	GARAGE DISPOSAL	PPF	PAINT FINISH	PPF
BDY	BOUNDARY	GD#	GLASS DOOR	PH	PULL HANDLE	PH
BED#	BEDROOM / BED	GEJ	GUTTER EXPANSION LEVEL	PJ	PANEL JOINT	PJ
BELOW	BELOW	GLS	GLASS/GLAZING	PL	PLASTIC LAMINATE	PL
BFC	BROOM FINISHED CONCRETE	GL	GRINDING LEVEL	PLA	PLASTIC	PLA
BG#	BOX GUTTER	GND	GROUND	PLD	PANEL LIFT DOOR	PLD
BH	BULKHEAD	GPO	GENERAL POWER OUTLET	PLS	PLASTER	PLS
BH#	BUILT-IN LAUNDRY HAMPER	GR	GRAB RAIL	PLT	PLOTTER	PLT
BID#	BIDET	GRV	GRAVEL	PLU	POLYCARBONATE	PLU
BIN#	BIN	GSC	GLAZED SHOWER CURTAIN	PR	PRINTER	PR
BJ	BUTT JOINT	GT	GROUT	PRJ	PROJECTOR	PRJ
BKT	BRACKET	GW	GLASS WASHER	PS	PLUMBING STACK	PS
BLDG	BUILDING	H	HARDWARE JOINERY	PS#	PARTITION SYSTEM	PS#
BL	BLOCK WALL	HBL	HEBEL BLOCK	PS	PRIVACY SCREEN	PS
BLK	BLOCKWORK	HBL#	HEBEL BLOCK	PSC	PROJECTOR SCREEN	PSC
BOLL#	BOLLARD	HC	HORIZONTAL CLADDING	PT#	PAINT	PT#
BR#	BICYCLE RACK	HDF	HIGH DENSITY FIBRE BOARD	VC	VERTICAL CLADDING	VC
BRK	BRICKWORK	HDFM	HIGH DENSITY FOAM	VEG	VEGETATION	VEG
BR	BROOM CUPBOARD	HK	COAT HOOK	VG	V GROOVE	VG
BTH	BATH TUB	HMR	HIGH MOISTURE RESISTANT	VIN	VINYL	VIN
BTM	BOTTOM	HR	HANDRAIL	VNR	VENEER	VNR
BWU#	BOLING WATER UNIT	HTR	HEATER	VP	VENT PIPE	VP
C	CHECK ON SITE	HWD	HARDWOOD	VRM	VERMICULITE	VRM
C.O.S	CENTRE TO CENTRE	HWS	HOT WATER SYSTEM	W	WINDOW	W
C/C	CABINET	HWU	HOT WATER UNIT	WF	W/O WITHOUT	WF
CAB#	CALL BUTTON	I	INTERGRATED BIN	WB	WEATHERBOARD	WB
CB#	CONCRETE BATH	IFC	ISSUED FOR CONSTRUCTION	WB#	WHITEBOARD	WB#
CC	COLOURED CONCRETE DRIVEWAY	IFD	INTERNAL DOOR	WBS	WASH BASIN SHROUD	WBS
CCTV#	CLOSED CIRCUIT TELEVISION CAMERA	IGU	INSULATED GLASS UNIT	WC	WATER CLOSET	WC
CD	CONSTRUCTION DOCUMENTATION	IGU#	INSULATED GLASS UNIT	WIL	WALK IN LINEN	WIL
CER	CERAMIC	IND	INDUSTRIAL SPACE	WIR	WALK IN ROBE	WIR
CF#	CEILING FAN	INS	INSULATION	WKS	WORKSTATION	WKS
CPC	COMPRESSED FIBRE CEMENT	INT	INTERIOR	WMT	WASHING MACHINE	WMT
CP#	CHAMFER	INT#	INTERIOR	WPC	WATER METER	WPC
CHS	CIRCULAR HOLLOW SECTION	INV	INVERT LEVEL	WP	WEATHERPROOF	WP
CI	CAST IRON	IO	INSPECTION POINT	WPF	WALL PAPER	WPF
CL	CONTROL/CONSTRUCTION JOINT	IOS	INSPECTION OPENING TO SURFACE	WPM	WATERPROOF MEMBRANE	WPM
CL#	CENTRELINE	IRN	IRON	WS	WHEELSTOP	WS
CL	CLOTHESLINE	IRPB	IMPACT RESISTANT PLASTERBOARD	WT	WINDOW TREATMENT	WT
CLG	CEILING	J	JOIST	WTF	WALL TEXTURE / WALL TOP COAT	WTF
CLR	CLEAR	J#	JOINERY	X	CROSSING IN "X" DIRECTION	X
CLR#	INSPECTION OPENING TO SURFACE	J#F	JOINERY	Y#	BRACING IN "Y" DIRECTION	Y#
COL	COLUMN	JOF	JOINT	Y#F	BRACING IN "Y" DIRECTION	Y#F
COMM	COMMERCIAL SPACE	K	KITCHEN APPLIANCE	Z	ZINC	Z
COMM#	COMMUNICATION	KAF	KITCHEN APPLIANCE	S	SINK	S
CONC	CONCRETE	KB	KICKBOARD	S#	SECONDARY WALL	S#
COP	COPPER	KB#	KITCHEN BENCHTOP	SA	SUPPLY AIR	SA
CPD#	CUPBOARD	KC	KERB AND CHANNEL	SB	SOAP BOTTLE HOLDER	SB
CP#	CARPET	KDHW	KILN DRIED HARDWOOD	SB#	SILICONE BUTT JOINT	SB#
CR	CLOTHES HANGING RAIL	KTR	KITCHEN	SC	SOLID CORE	SC
CRD#	CREDENZA	L	LAMINATE	SC#	STONE CLADDING	SC#
CSF#	CONCRETE SURFACE FINISH	LA	LAUNDRY APPLIANCE	SCR	SCREEN	SCR
COOK TOP	COOK TOP	LAB	LABORATORY	SD	SLIDING DOOR (ARCHITECTURAL PLANS)	SD
CT#	CEILING TILE	LAC	LINEA CLADDING OR SIMILAR	SD#	SMOKE DETECTOR (ELECTRICAL PLANS)	SD#
CTB	COMPOSITE TIMBER	LDC	LANDING	SERV	SERVICE	SERV
CTR	CENTRE	LDG	LANDING	SFL	STRUCTURAL FLOOR FINISH	SFL
CTS	CLADDING WITH TIMBER STRIPS	LDY	LAUNDRY	SGN	SIGN	SGN
CAVITY WALL	CAVITY WALL	LF	LIGHT FITTING	SH	SHINGLES	SH
CW#	CHAIN WIRE MESH	LH	LEFT HAND	SH#	SHIELD	SH#
D	DOOR	LIB	LIBRARY	SHC	SHOWER CURTAIN	SHC
D#	DEGREES	LIN	LINEAL	SHD	SHREDDER	SHD
DF#	DOOR FURNITURE	LKR	LOCKER	SHR	SHOWER	SHR
DC	DRIP GROOVE	LM	LINE MARKING	SHS	SQUARE HOLLOW SECTION	SHS
DGO#	DOUBLE GENERAL POWER OUTLET	LN	LINE	SHT	SHEET	SHT
DGU	DOUBLE GLAZED UNIT	LMP	LAMP	SJS	SILICONE JOINT SEALANT	SJS
DH	DOUBLE HUNG	LPG	LIQUEFIED PETROLEUM GAS BOTTLES	SK#	SKIRTING	SK#
DH#	DOOR HARDWARE	LS	LIFE SAFETY DOOR	SL	SLAB LEVEL	SL
DIM	DIMENSION	LTF	LIGHT	SL#	SLATE	SL#
DJ#	DOOR JAMB	LTD#	LAUNDRY TUB	SM	SINK MIXER	SM
DK#	DESK	LTH#	LEATHER	SN	STAIR NOSING	SN
DL#	DOWN LIGHT	LV#	LOUVRE	SNDU	SANITARY NAPKIN DISPOSAL UNIT	SNDU
DN#	DOWN PIPE	LVL	LAMNATED VENEER LUMBER	SPK	SPLITTER	SPK
DPS	DOWNPIPE WITH SPREADER	LW	LIGHT WEIGHT	SPR	SPEAKER	SPR
DR	DRYER - CLOTHES	M	METER	SPLR	SPRINKLER	SPLR
DTR	DOUBLE TOWEL RAIL	m	METER	SQR	SQUARE	SQR
DW	DISHWASHER	m#	MODULE	SR	SHOWER RECESS	SR
DWR	DRAWERS	MAR	MARBLE	SS	STAINLESS STEEL	SS
E	EQUAL ANGLE	MAS	MASONRY	SSH	SHOWER SHELF	SSH
EA	EQUAL ANGLE	MAX	MAXIMUM	ST	STONE	ST
EP#	EAVES GUTTER	MC	METAL CLADDING	ST#	SHOWER TILE INSERT	ST#
EG	EXISTING GROUND LINE	MCP	METAL COMPOSITE PANEL	STC	SOUND TRANSMISSION CLASS	STC
EJ	EXPANSION JOINT	MD#	METAL DECK ROOFING	STD	STACKER DOOR	STD
EM	ENTRY MAT	MDB	MAIN DISTRIBUTION BOARD	STG	SEATING	STG
ENS	ENSUITE	MDR#	MEDIUM DENSITY FIBRE BOARD	STL	STEEL	STL
ENT	ENTRANCE	MEZ	MEZZANINE	STN	STAINED FINISH	STN
EPS	EXPANDED POLYSTYRENE SYSTEM	MEZ#	MEZZANINE	ST	STORAGE	ST
EQ	EQUAL	MI	MINIUM	STW	STORMWATER	STW
EQ#	ELECTRONIC WHITEBOARD	MIR	MIRROR	STW#	SLIDING WINDOW	STW#
EX	EXISTING	MISC	MISCELLANEOUS	SWP	SEWER PIT	SWP
EXH	EXHAUST	MIX	MIXING			
EXT	EXTERIOR/EXTERNAL	MLD	MOLDING			
EXT#	EXTINGUISHER	MM	MELAMINE			

NOTES

NOTES

- THE BUILDING NATIONAL CONSTRUCTION CODE OF AUSTRALIA (B.C.A.) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUSTRALIA (S.A.) NATIONAL CONSTRUCTION CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.
- CHECK ALL DIMENSIONS OF SITE AND BUILDING(S) SETOUT PLANS AND CHECK AGAINST SURVEYORS SITE SETOUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT COMPLIED VIDE TITLE.
- NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.
- CHECK HYDRAULIC AND MECHANICAL PLANS FOR SETOUT AND SIZING OF SERVICE DUCT(S) WHERE APPLICABLE.
- CO-ORDINATE ALL CONSULTANTS DOCUMENTS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE RELEVANT CONSULTANT(S) PRIOR TO THE CONSTRUCTION OF THAT PART OF THE WORKS.
- CHECK ON SITE - OPENINGS BEFORE FABRICATION OF DOORS, WINDOWS & ANY OTHER FIXTURES. GIVEN SIZES ARE FOR QUOTATION PURPOSES ONLY AND MUST BE CONFIRMED ON SITE.
- CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT CONFIRM WITH THE RELEVANT CONSULTANT.
- REFER SPECIFIC CONDITIONS OF BUILDING APPROVAL FOR ANY ADDITIONAL REQUIREMENTS.

- ENSURE DOORS TO SANITARY COMPARTMENTS COMPLY WITH THE BUILDING NATIONAL CONSTRUCTION CODE OF AUSTRALIA F2.5 AND HAVE EITHER:
 - LIFT OFF HINGES FOR INWARD SWINGING DOORS or
 - OUTWARD SWINGING DOORS.

- ALL AREAS UNDER BUILDING WORK TO BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH AN APPROVED METHOD UNDER AS 3660.1

- STEEL FRAMING SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

SAFETY

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMIZE THE RISK OF WORKERS FALLING MORE THAN TWO METERS. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

DURING OPERATION OR MAINTENANCE

FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE, CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT NATIONAL CONSTRUCTION CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

FOR BUILDINGS WHERE SCAFFOLD, LADDERS, TRESTLES ARE NOT APPROPRIATE, CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT NATIONAL CONSTRUCTION CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMIZE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

FLOOR FINISHES By Owner

IF DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZS 4586:2004.

GENERAL SITE NOTES

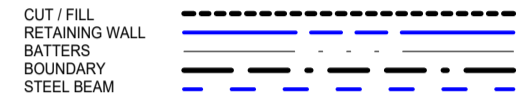
- SEWERAGE AND/OR SEPTIC TO BE IN ACCORDANCE WITH LOCAL BY-LAWS AND WATER & SEWERAGE ACT AMENDMENT ACT.
- POSITION OF STORMWATER LINES, DOWNPIPES, RETAINING WALLS, CUT/FILL EMBANKMENTS ARE APPROXIMATE ONLY AND MAY VARY TO SUIT SITE CONDITIONS AND THE BUILDER IS TO VERIFY AND ADJUST AS REQUIRED.
- ALL CUT/FILL EMBANKMENTS, RETAINING WALLS SHOWN AND CONSTRUCTED ARE TO COMPLY WITH COUNCIL POLICY & BCA HOUSING PROVISIONS.
- STORMWATER PIPES TO BE 90 mm CLASS 6 UPVC & LAID IN ACCORDANCE WITH BCA HOUSING PROVISIONS UNLESS SPECIFIED ELSEWHERE. ONE 90 mm UPVC PIPE PER 100 SQM OF ROOF AREA LAID TO 1:100 MIN GRADE.
- PAD CUT TO ALLOW GROUND WATER TO DRAIN AWAY FROM DWELLING ALL ROUND AT 1:20 FALL.
- ALL BOUNDARY CLEARANCES AND SET OUT DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
- THE BUILDER IS TO VERIFY ALL DIMENSIONS AND LEVELS ON PLAN PRIOR TO COMMENCEMENT OF THE JOB AS NO RESPONSIBILITY IS TAKEN AFTER WORK HAS COMMENCED.

TO BE POSITIONED BY BUILDER

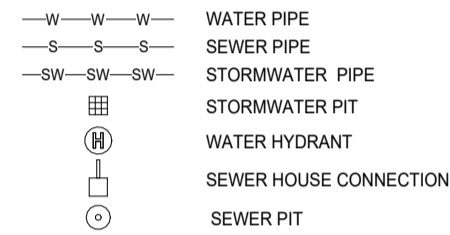
IF APPLICABLE (IF INCLUDED IN SPEC.)

- METER BOX
- WATER TANK
- HOTWATER SYSTEM
- RETAINING WALLS
- CLOTHES LINE
- FENCES - GATES
- DRIVEWAY - PATH
- LETTERBOX

LINE TYPES



LEGEND

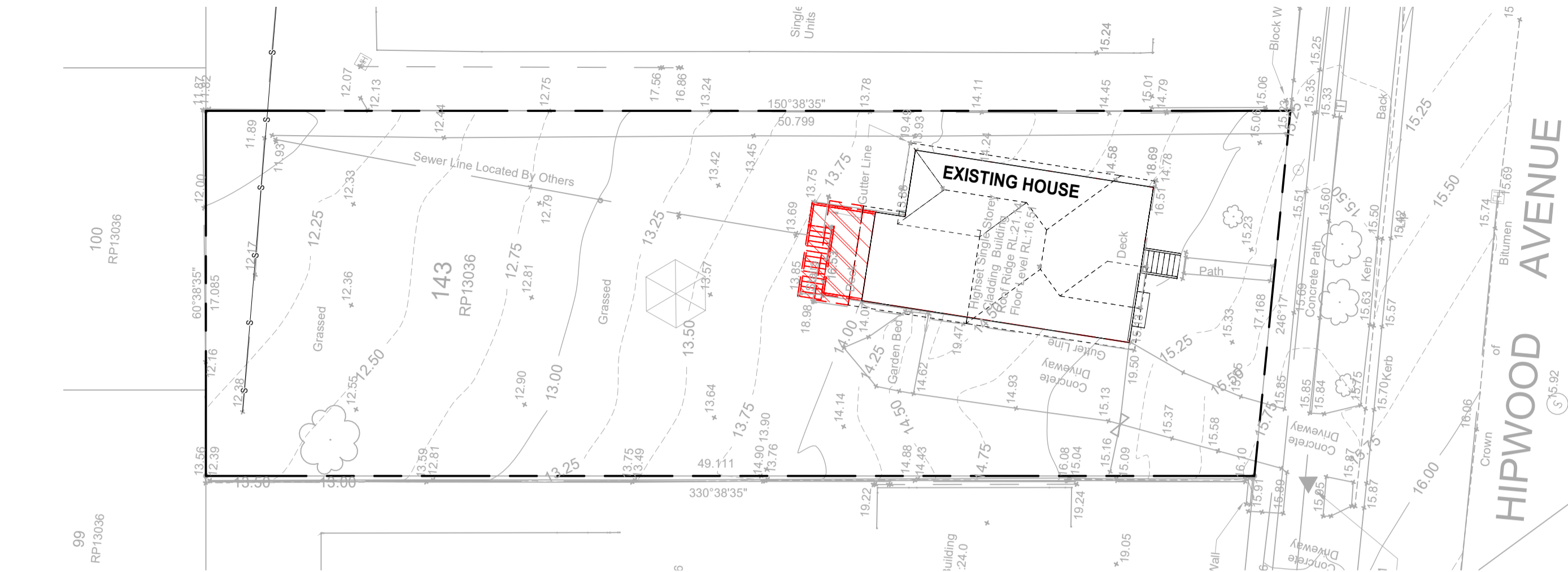


AREA SCHEDULE (BY UNITS)

LEVEL	NAME	AREA
GROUND FLOOR	LIVING	121.03
GROUND FLOOR	PATIO	12.16
FIRST FLOOR	LIVING	88.28
FIRST FLOOR	PORCH	7.67
TH1		229.15
GROUND FLOOR	PATIO	11.24
GROUND FLOOR	LIVING	88.38
FIRST FLOOR	LIVING	85.24
TH2		184.86
GROUND FLOOR	PATIO	14.36
GROUND FLOOR	LIVING	104.80
FIRST FLOOR	LIVING	80.32
TH3		199.48
Grand total		613.49

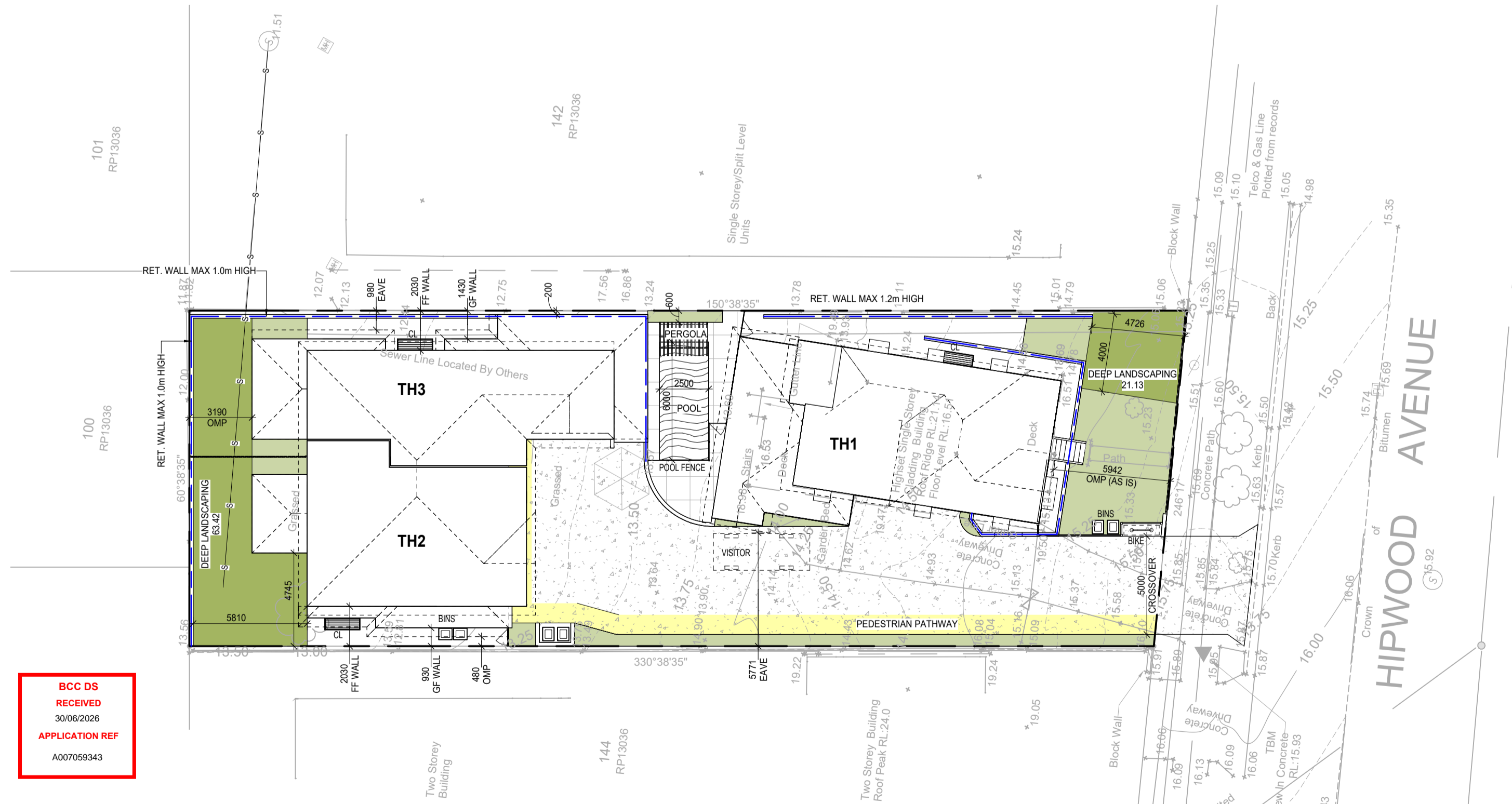
SITE PLAN - EXISTING

1 : 200



SITE PLAN - PROPOSED

1 : 200



BCC DS
RECEIVED
 30/06/2026
APPLICATION REF
 A007059343

REV	DATE	REVISION DESCRIPTION	BY
1	19/02/26	CONCEPT FLOOR PLANS	AE
2	07/03/26	REVISED CONCEPT FLOOR PLANS	AE
3	13/04/26	DA DRAWINGS	AE
4	20/04/26	REVISED DA DRAWINGS	AE
5	02/06/26	REVISED DA DRAWINGS	AE
6	08/06/26	REVISED DA DRAWINGS	AE
7			

DRAWING NAME
SITE PLAN

© COPYRIGHT 2016 - 2026

ALL DIMENSIONS AND LEVELS FORMER THE PROPERTY OF PACIFIK AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT.

WHILE DUE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, SHOULD CONSTRUCTION OF THE DWELLING DIFFER FROM THE DETAILS SHOWN ON THESE PLANS, THE BUILDER MUST BE CONTACTED IMMEDIATELY AND WORKS CEASE UNTIL A SOLUTION IS REACHED. WE WILL NOT ACCEPT ANY RESPONSIBILITY OR BACK CHARGES WITHOUT OUR WRITTEN AGREEMENT TO DO SO.

CLIENT
 C. PATCH & S. CRENNAN

SITE ADDRESS
 24 HIPWOOD AVE, COORPAROO

REAL PROPERTY DESCRIPTION
 LOT 143 ON RP13036

SCALE
 As indicated @ A2

WIND
 TBA

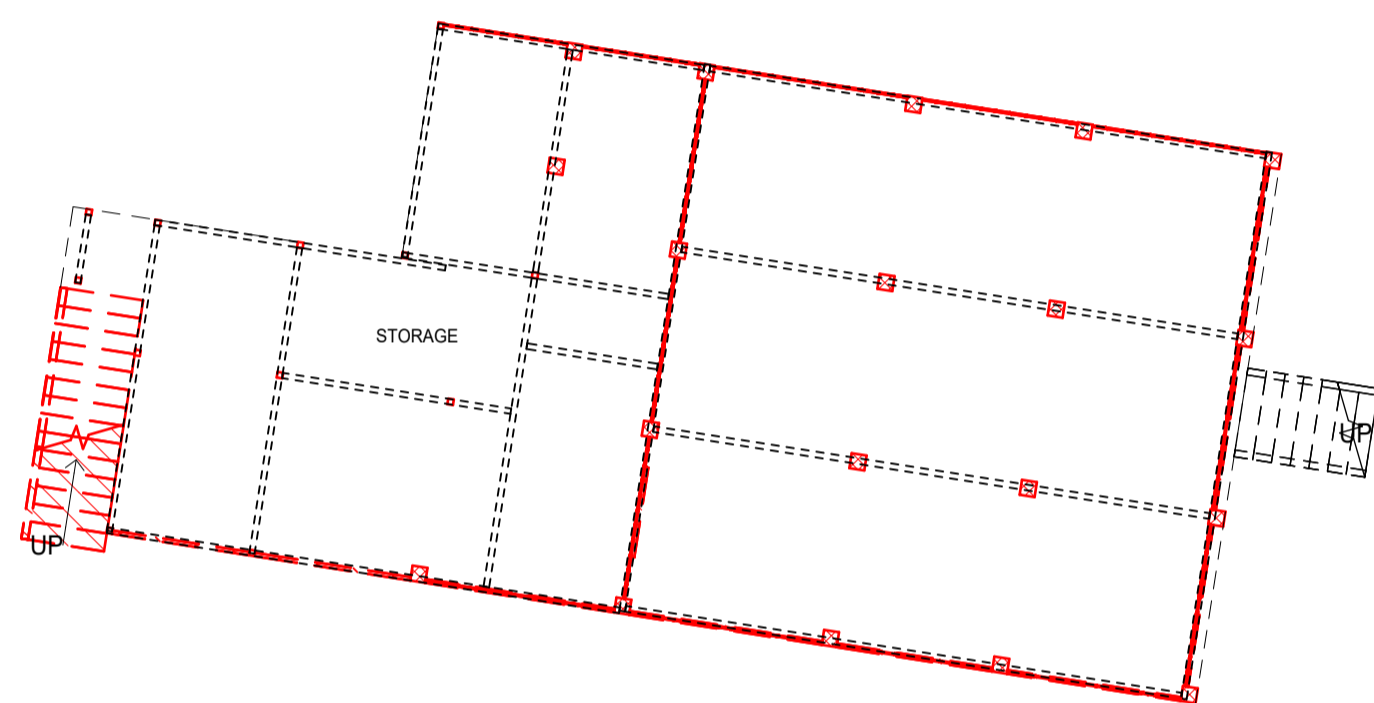
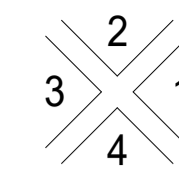
JOB #
 25763

NORTH

DATE
 08/06/26

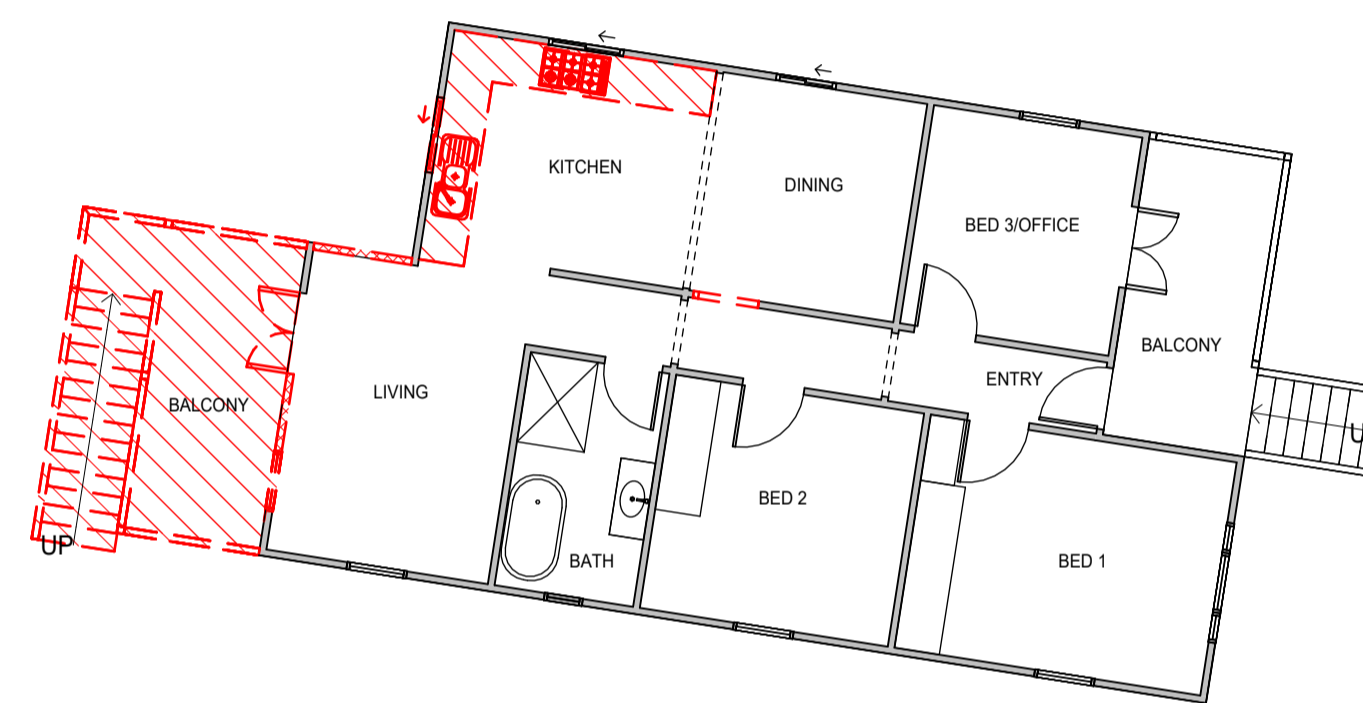
SHEET #
 03

DEMOLITION LEGEND	
TO BE DEMOLISHED	
EXISTING TO REMAIN	



GROUND FLOOR EXISTING

1: 100



FIRST FLOOR EXISTING

1: 100

BCC DS
RECEIVED
 30/06/2026
APPLICATION REF
 A007059343

REV	DATE	REVISION DESCRIPTION	BY	DRAWING NAME
1	19/02/26	CONCEPT FLOOR PLANS	AE	EXISTING FLOOR PLANS
2	07/03/26	REVISED CONCEPT FLOOR PLANS	AE	
3	13/04/26	DA DRAWINGS	AE	
4	20/04/26	REVISED DA DRAWINGS	AE	
5	02/06/26	REVISED DA DRAWINGS	AE	
6	08/06/26	REVISED DA DRAWINGS	AE	
7				

©_COPYRIGHT 2016 - 2026
 ALL DIMENSIONS AND DESIGN REMAIN THE PROPERTY OF PACIFIK AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT

WHILEST OUR CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, SHOULD CONSTRUCTION OF THIS DWELLING DIFFER FROM THE DETAILS SHOWN ON THESE PLANS PACIFIK MUST BE CONTACTED IMMEDIATELY AND WORKS CEASE UNTIL A SOLUTION IS REACHED WE WILL NOT ACCEPT ANY RESPONSIBILITY OR BACK CHARGES WITHOUT OUR WRITTEN AGREEMENT TO DO SO.

CLIENT
C. PATCH & S. CRENNAN

SITE ADDRESS
24 HIPWOOD AVE, COORPAROO

REAL PROPERTY DESCRIPTION
LOT 143 ON RP13036

SCALE
1: 100 @ A2

WIND
TBA

JOB #
25763

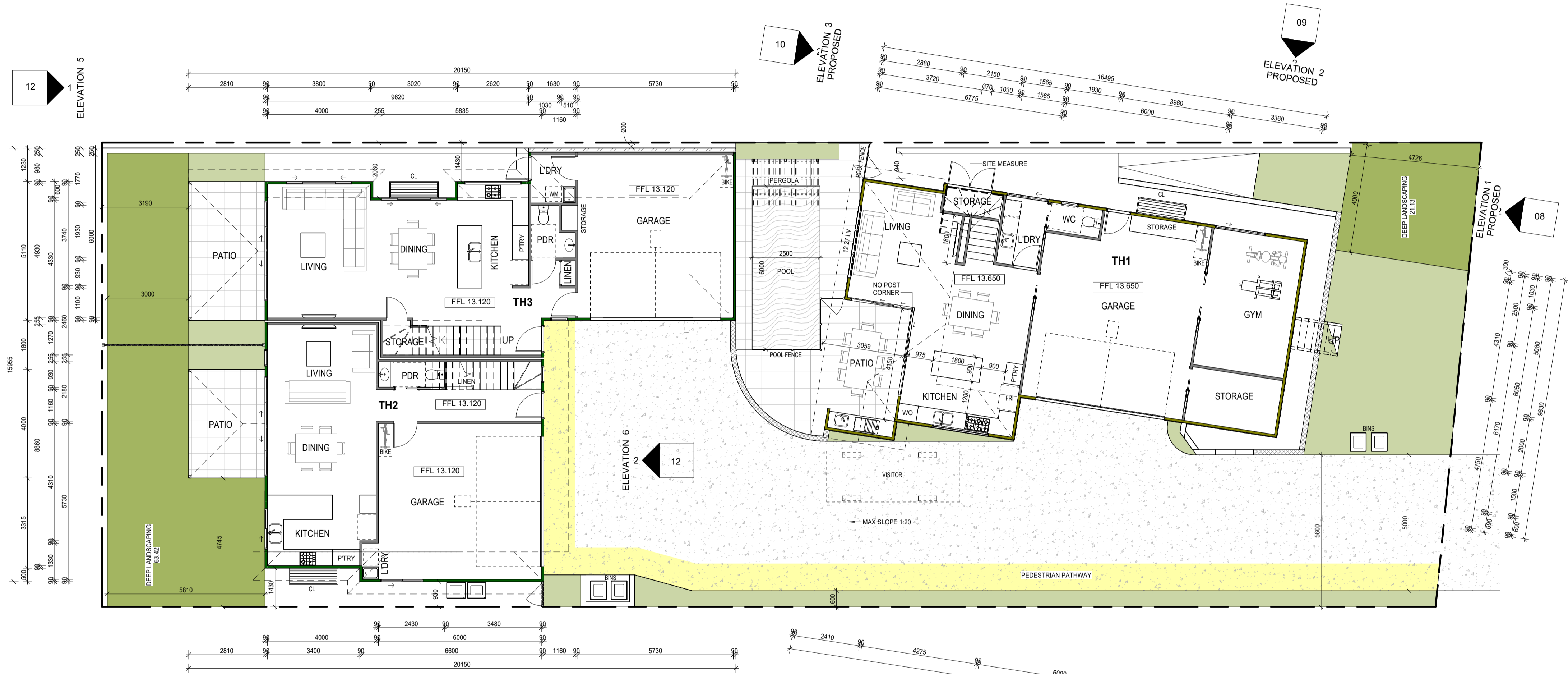
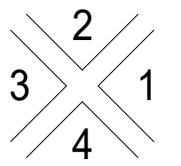
NORTH

DATE
08/06/26

SHEET #
04

TABLE A: STEP DOWNS

WIND RATING	STEP DOWN
N2	50 mm
N3	70 mm
N4	100 mm



BCC DS
RECEIVED
 30/06/2026
 APPLICATION REF
 A007059343

GROUND FLOOR PROPOSED

1 : 100

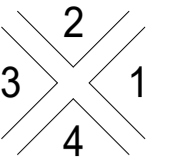
REV	DATE	REVISION DESCRIPTION	BY	DRAWING NAME	CLIENT	SCALE	NORTH
1	19/02/26	CONCEPT FLOOR PLANS	AE	PROPOSED GROUND FLOOR	C. PATCH & S. CRENNAN	1 : 100 @ A2	
2	07/03/26	REVISED CONCEPT FLOOR PLANS	AE				
3	13/04/26	DA DRAWINGS	AE				
4	20/04/26	REVISED DA DRAWINGS	AE				
5	02/06/26	REVISED DA DRAWINGS	AE				
6	08/06/26	REVISED DA DRAWINGS	AE				
7							

PACIFIK
 PACIFIK DESIGN STUDIO

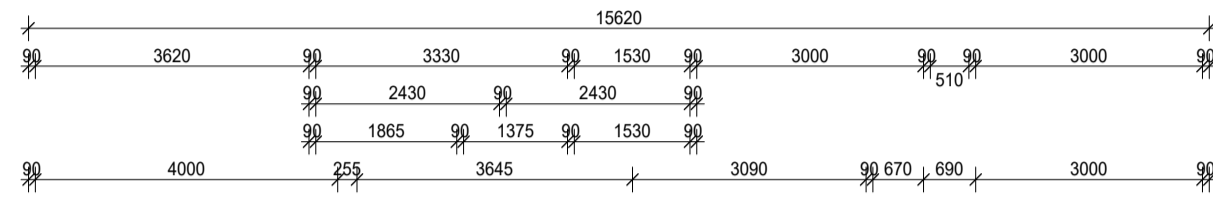
E: INFO@PACIFIK.COM.AU
 T: 0730 763 859
 M: 0434 265 004
 W: WWW.PACIFIK.COM.AU
 A: 42 MANILLA ST, EAST BRISBANE
 QBCC LIC #: 15064535

DATE	JOB #	SHEET #
08/06/26	25763	05

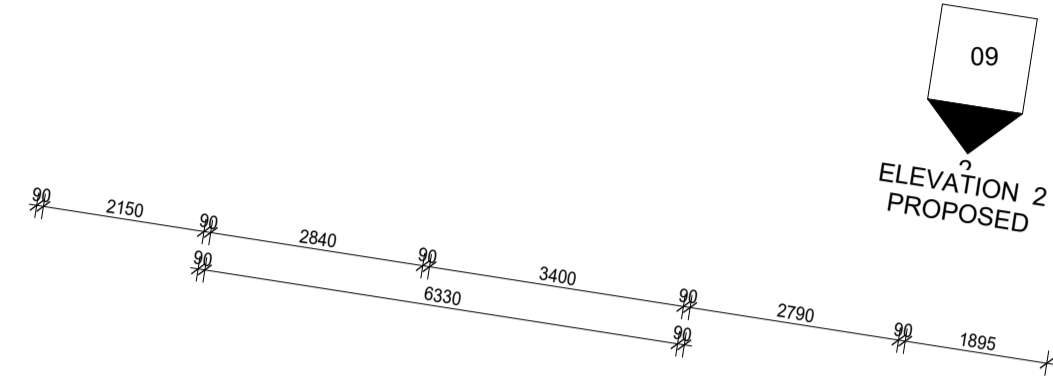
TABLE A: STEP DOWNS	
WIND RATING	STEP DOWN
N2	50 mm
N3	70 mm
N4	100 mm



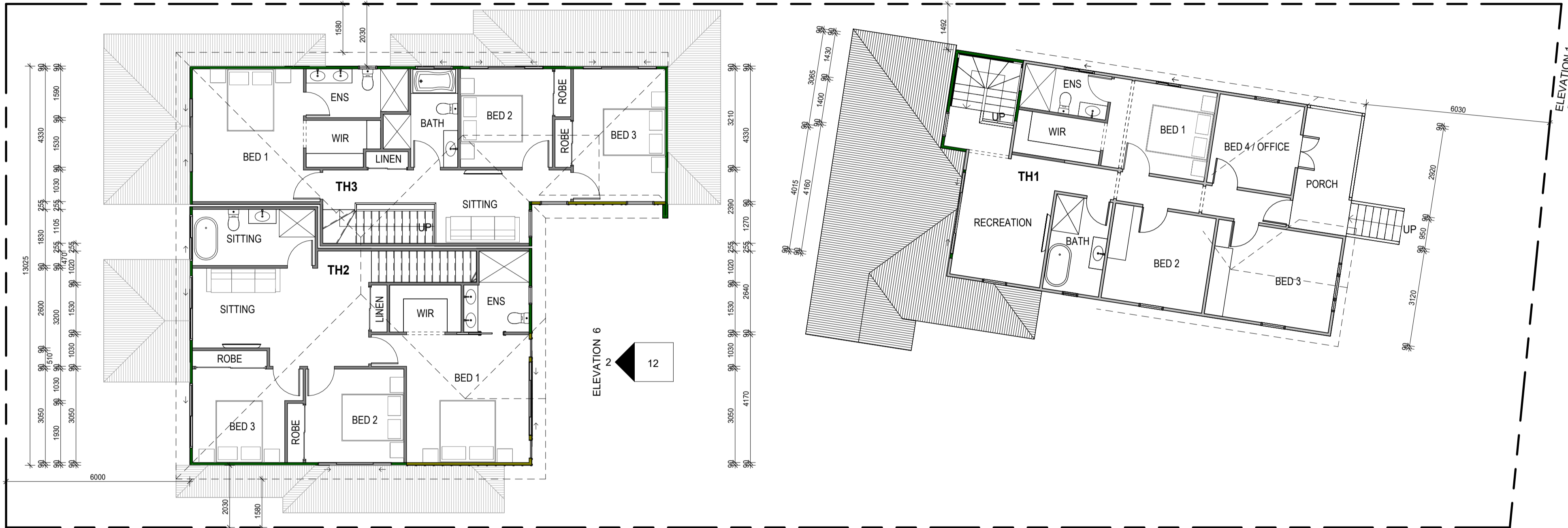
12
ELEVATION 5



10
ELEVATION 3 PROPOSED

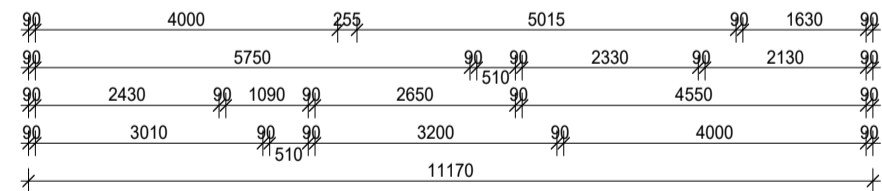


09
ELEVATION 2 PROPOSED

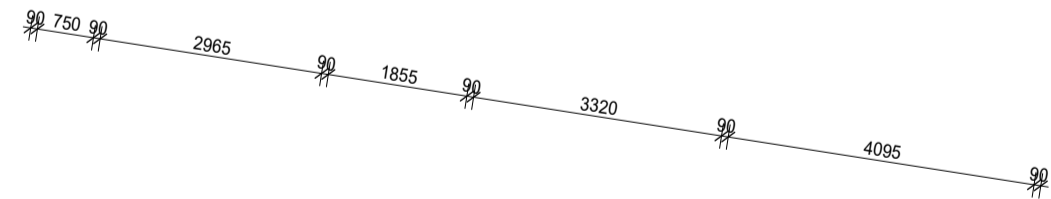


08
ELEVATION 1 PROPOSED

12
ELEVATION 6



11
ELEVATION 4 PROPOSED



BCC DS
RECEIVED
30/06/2026
APPLICATION REF
A007059343

FIRST FLOOR PROPOSED

1:100

PACIFIK
PACIFIK DESIGN STUDIO

E: INFO@PACIFIK.COM.AU
T: 0730 763 859
M: 0434 265 004
W: WWW.PACIFIK.COM.AU
A: 42 MANILLA ST, EAST BRISBANE
QBCC LIC #: 15064535

REV	DATE	REVISION DESCRIPTION	BY	DRAWING NAME	CLIENT	SCALE	NORTH
1	19/02/26	CONCEPT FLOOR PLANS	AE	PROPOSED FIRST FLOOR	C. PATCH & S. CRENNAN	1:100 @ A2	
2	07/03/26	REVISED CONCEPT FLOOR PLANS	AE				
3	13/04/26	DA DRAWINGS	AE				
4	20/04/26	REVISED DA DRAWINGS	AE				
5	02/06/26	REVISED DA DRAWINGS	AE				
6	08/06/26	REVISED DA DRAWINGS	AE				
7							

ALL DIMENSIONS AND RESOURCES REMAIN THE PROPERTY OF PACIFIK AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT.

WHILE DUE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, SHOULD CONSTRUCTION OF THE DWELLING DIFFER FROM THE DETAILS SHOWN ON THESE PLANS, PACIFIK MUST BE CONTACTED IMMEDIATELY AND WORKS CEASE UNTIL A SOLUTION IS REACHED. WE WILL NOT ACCEPT ANY RESPONSIBILITY OR BACK CHARGES WITHOUT OUR WRITTEN AGREEMENT TO DO SO.

SITE ADDRESS	WIND	DATE
24 HIPWOOD AVE, COORPAROO	TBA	08/06/26

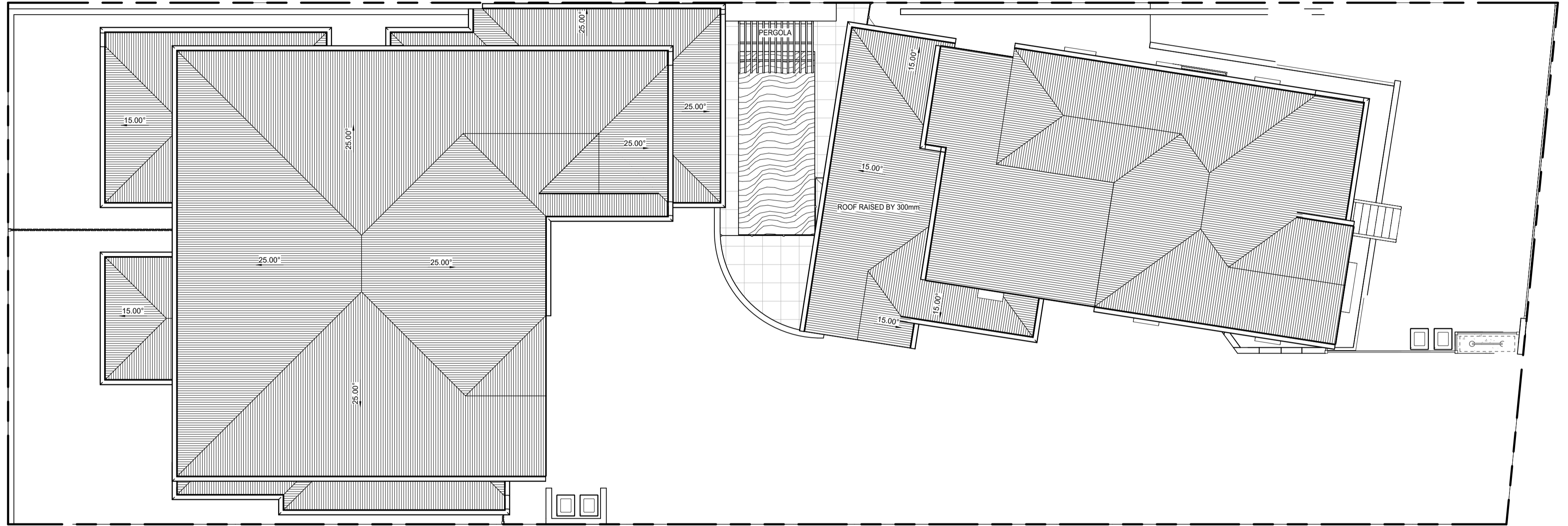
REAL PROPERTY DESCRIPTION	JOB #	SHEET #
LOT 143 ON RP13036	25763	06



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

NOTES

- THE ROOF DRAINAGE DESIGN REQUIRES:
- GUTTER FALL IN THE DIRECTION OF FLOW, 1:500 OR STEEPER
- GUTTERS TO HAVE MINIMUM 6200 SQMM EFFECTIVE CROSS-SECTION
- DOWNPIPES TO BE CIRCULAR 90MM INTERNAL DIAMETER
- PROVIDING FOR OVERFLOW OF EXTERNAL EAVES AND GUTTERS BY 20MM (ALTERNATELY BY PLACING SPACER BETWEEN THE GUTTER AND FASCIA)



BCC DS
RECEIVED
 30/06/2026
APPLICATION REF
 A007059343

ROOF PLAN

1 : 100


PACIFIK
 PACIFIK DESIGN STUDIO
 E: INFO@PACIFIK.COM.AU
 T: 0730 763 859
 M: 0434 265 004
 W: WWW.PACIFIK.COM.AU
 A: 42 MANILLA ST, EAST BRISBANE
 QBCC LIC #: 15064535

0 mm 50 mm 100 mm

REV	DATE	REVISION DESCRIPTION	BY
1	19/02/26	CONCEPT FLOOR PLANS	AE
2	07/03/26	REVISED CONCEPT FLOOR PLANS	AE
3	13/04/26	DA DRAWINGS	AE
4	20/04/26	REVISED DA DRAWINGS	AE
5	02/06/26	REVISED DA DRAWINGS	AE
6	08/06/26	REVISED DA DRAWINGS	AE
7			

DRAWING NAME
ROOF PLAN
© COPYRIGHT 2016 - 2026
 ALL DIMENSIONS AND DETAILS REMAIN THE PROPERTY OF PACIFIK AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT

CLIENT
 C. PATCH & S. CRENNAN
 SITE ADDRESS
 24 HIPWOOD AVE, COORPAROO
 REAL PROPERTY DESCRIPTION
 LOT 143 ON RP13036

SCALE
 1 : 100 @ A2
 WIND
 TBA
 JOB #
 25763
 NORTH

 DATE
 08/06/26
 SHEET #
 07

WHILE OUR CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, SHOULD CONSTRUCTION OF THE DWELLING DIFFER FROM THE DETAILS SHOWN ON THESE PLANS PACIFIK MUST BE CONTACTED IMMEDIATELY AND WORKS CEASE UNTIL A SOLUTION IS REACHED WE WILL NOT ACCEPT ANY RESPONSIBILITY OR BACK CHARGES WITHOUT OUR WRITTEN AGREEMENT TO DO SO.

NOTE:

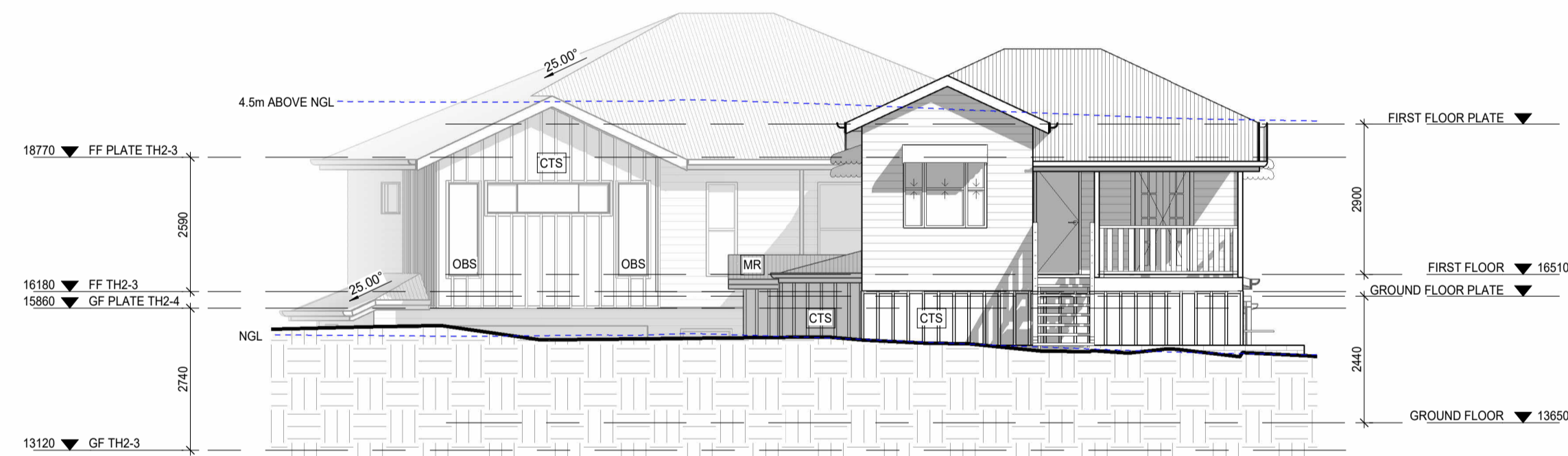
ALL WINDOWS ON FIRST AND SECOND FLOORS THAT HAVE OPENINGS BELOW 1700MM MUST BE PROTECTED WITH A FALL PREVENTION DEVICE OR RESTRICTED TO A MAXIMUM OPENING OF 125MM AS PER BCA REQUIREMENTS.



ELEVATION 1 EXISTING

1 : 100

7.5m ABOVE NGL



ELEVATION 1 PROPOSED

1 : 100

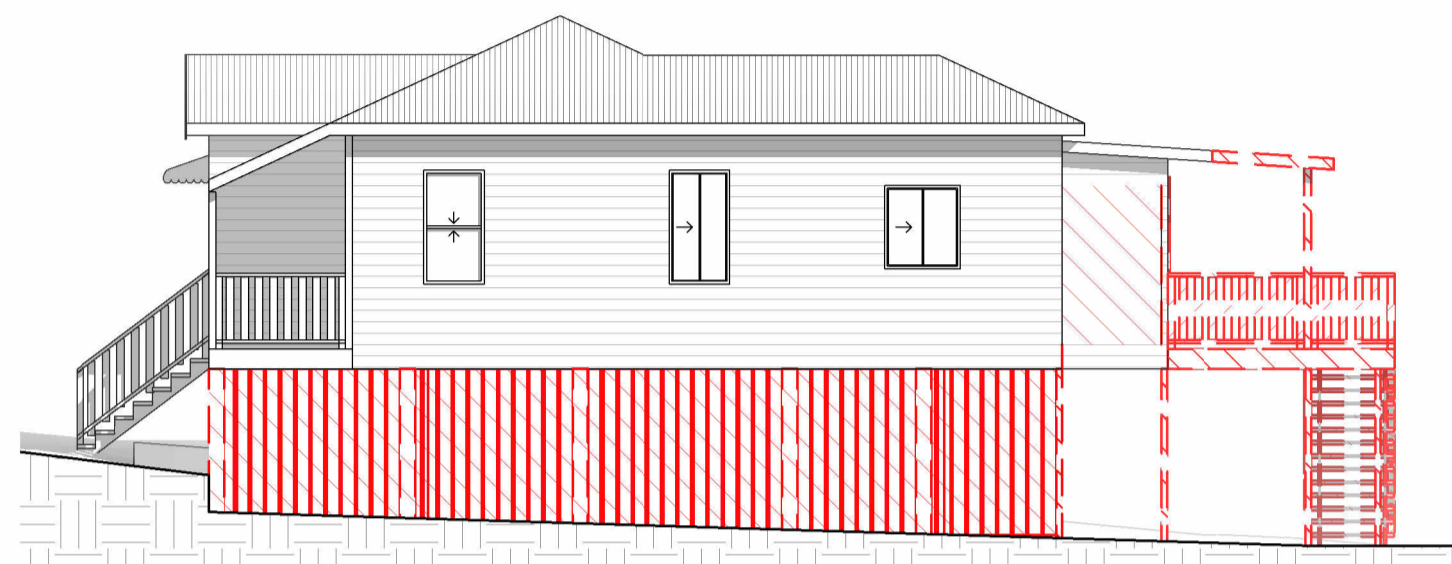
BCC DS
RECEIVED
 30/06/2026
APPLICATION REF
 A007059343

REV	DATE	REVISION DESCRIPTION	BY
1	19/02/26	CONCEPT FLOOR PLANS	AE
2	07/03/26	REVISED CONCEPT FLOOR PLANS	AE
3	13/04/26	DA DRAWINGS	AE
4	20/04/26	REVISED DA DRAWINGS	AE
5	02/06/26	REVISED DA DRAWINGS	AE
6	08/06/26	REVISED DA DRAWINGS	AE
7			

DRAWING NAME	CLIENT	SCALE	NORTH
ELEVATION 1	C. PATCH & S. CRENNAN	1 : 100 @ A2	
©_COPYRIGHT 2016 - 2026	SITE ADDRESS	WIND	DATE
ALL DIMENSIONS AND LEVELS REMAIN THE PROPERTY OF PACIFIK AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT	24 HIPWOOD AVE, COORPAROO	TBA	08/06/26
WHILST DUE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, SHOULD CONSTRUCTION OF THE DWELLING DIFFER FROM THE DETAILS SHOWN ON THESE PLANS PACIFIK MUST BE CONTACTED IMMEDIATELY AND WORKS CEASE UNTIL A SOLUTION IS REACHED WE WILL NOT ACCEPT ANY RESPONSIBILITY OR BACK CHARGES WITHOUT OUR WRITTEN AGREEMENT TO DO SO.	REAL PROPERTY DESCRIPTION	JOB #	SHEET #
	LOT 143 ON RP13036	25763	08

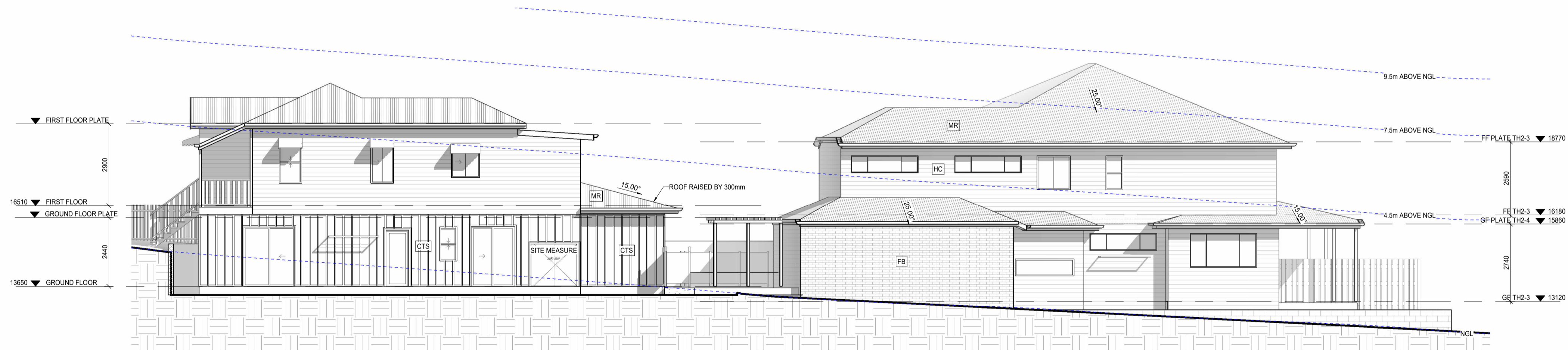
NOTE:

ALL WINDOWS ON FIRST AND SECOND FLOORS THAT HAVE OPENINGS BELOW 1700MM MUST BE PROTECTED WITH A FALL PREVENTION DEVICE OR RESTRICTED TO A MAXIMUM OPENING OF 125MM AS PER BCA REQUIREMENTS.



ELEVATION 2 EXISTING

1 : 100



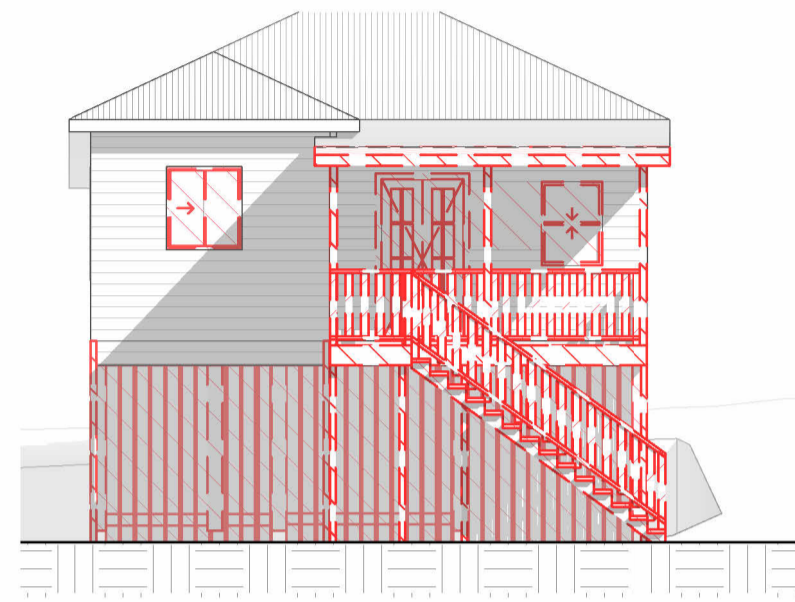
ELEVATION 2 PROPOSED

1 : 100

BCC DS
RECEIVED
 30/06/2026
APPLICATION REF
 A007059343

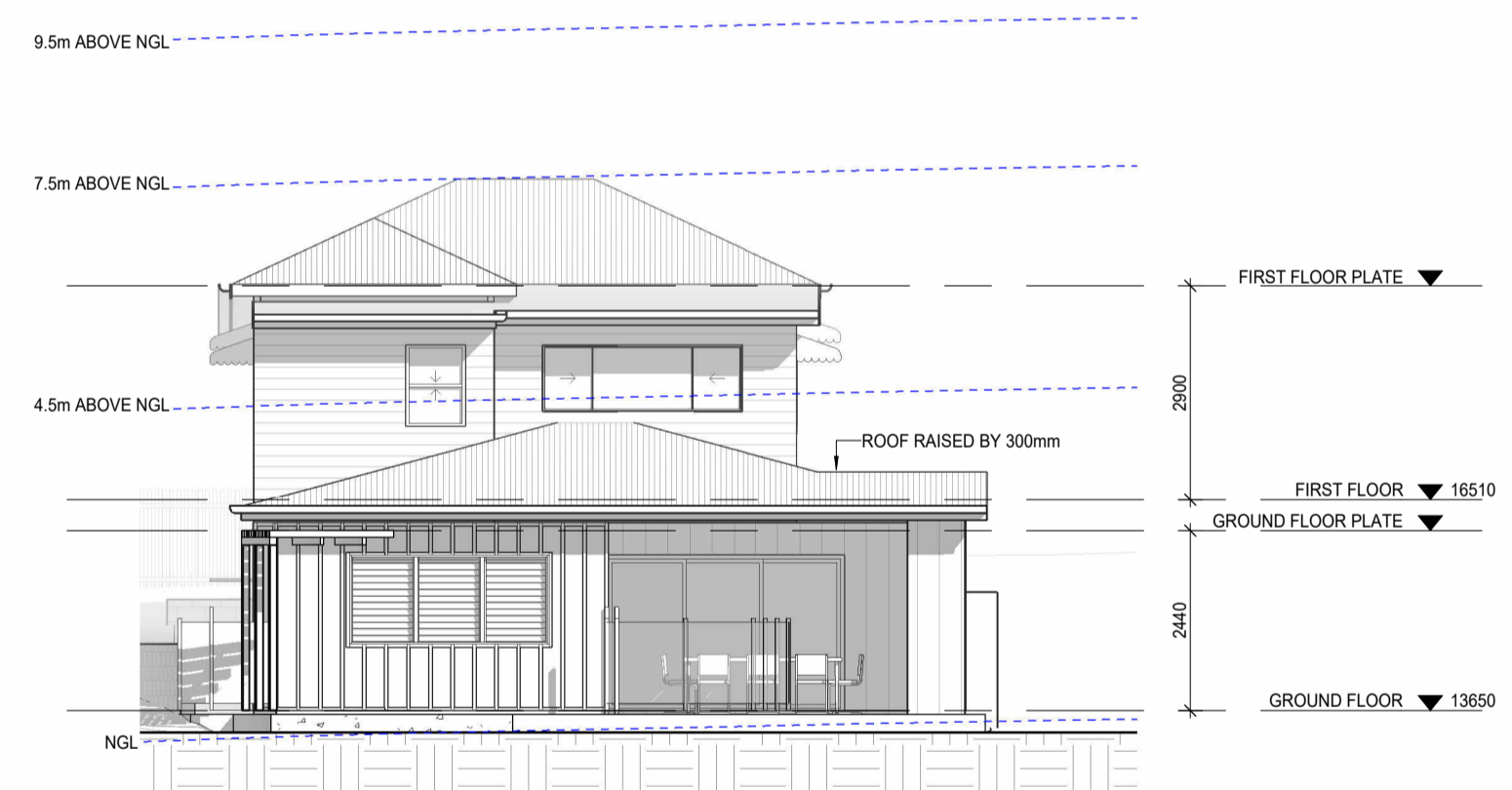
NOTE:

ALL WINDOWS ON FIRST AND SECOND FLOORS THAT HAVE OPENINGS BELOW 1700MM MUST BE PROTECTED WITH A FALL PREVENTION DEVICE OR RESTRICTED TO A MAXIMUM OPENING OF 125MM AS PER BCA REQUIREMENTS.



ELEVATION 3 EXISTING

1 : 100



ELEVATION 3 PROPOSED

1 : 100

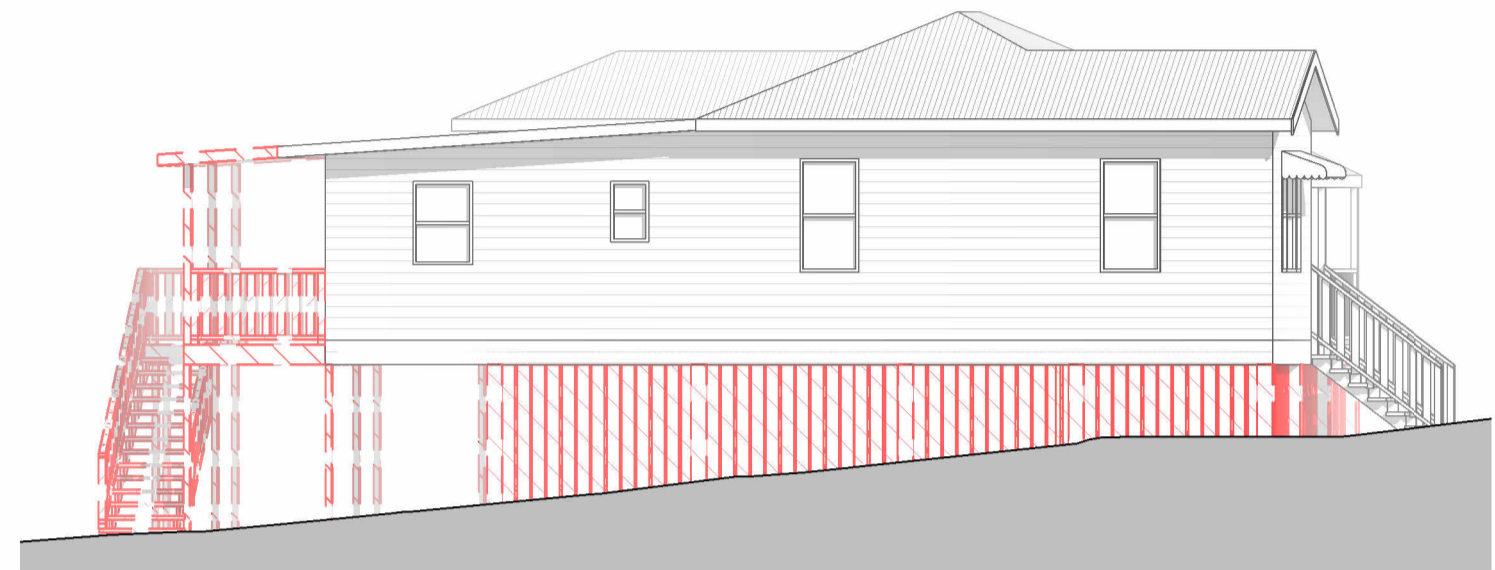
BCC DS
RECEIVED
 30/06/2026
APPLICATION REF
 A007059343

REV	DATE	REVISION DESCRIPTION	BY
1	19/02/26	CONCEPT FLOOR PLANS	AE
2	07/03/26	REVISED CONCEPT FLOOR PLANS	AE
3	13/04/26	DA DRAWINGS	AE
4	20/04/26	REVISED DA DRAWINGS	AE
5	02/06/26	REVISED DA DRAWINGS	AE
6	08/06/26	REVISED DA DRAWINGS	AE
7			

DRAWING NAME	CLIENT	SCALE	NORTH
ELEVATION 3	C. PATCH & S. CRENNAN	1 : 100 @ A2	
©_COPYRIGHT 2016 - 2026	SITE ADDRESS	WIND	DATE
ALL DIMENSIONS AND LEVELS REMAIN THE PROPERTY OF PACIFIK AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT	24 HIPWOOD AVE, COORPAROO	TBA	08/06/26
WHILEST OUR CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, SHOULD CONSTRUCTION OF THIS DWELLING DIFFER FROM THE DETAILS SHOWN ON THESE PLANS, PACIFIK MUST BE CONTACTED IMMEDIATELY AND WORKS CEASE UNTIL A SOLUTION IS REACHED. WE WILL NOT ACCEPT ANY RESPONSIBILITY OR BACK CHARGES WITHOUT OUR WRITTEN AGREEMENT TO DO SO.	REAL PROPERTY DESCRIPTION	JOB #	SHEET #
	LOT 143 ON RP13036	25763	10

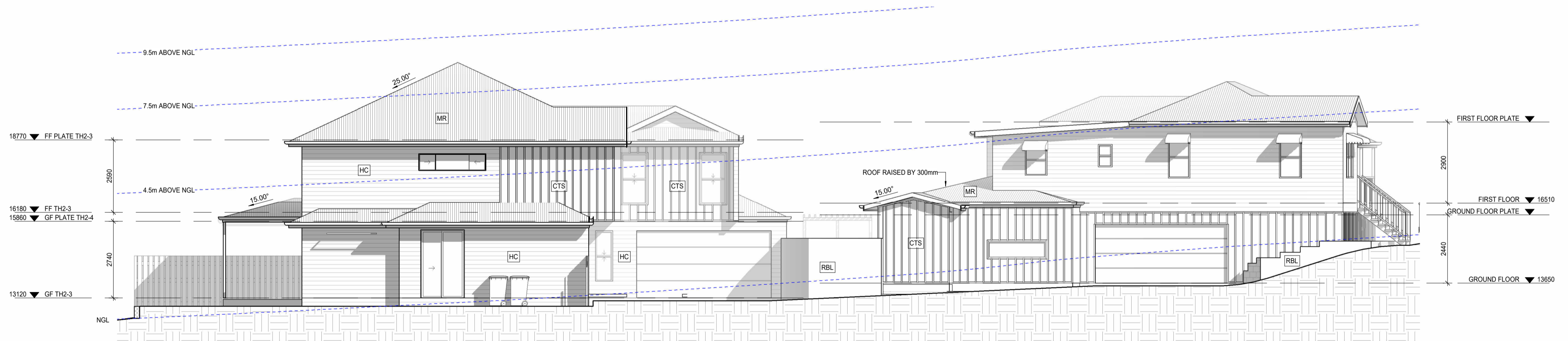
NOTE:

ALL WINDOWS ON FIRST AND SECOND FLOORS THAT HAVE OPENINGS BELOW 1700MM MUST BE PROTECTED WITH A FALL PREVENTION DEVICE OR RESTRICTED TO A MAXIMUM OPENING OF 125MM AS PER BCA REQUIREMENTS.



ELEVATION 4 EXISTING

1 : 100



ELEVATION 4 PROPOSED

1 : 100

BCC DS
RECEIVED
 30/06/2026
APPLICATION REF
 A007059343

REV	DATE	REVISION DESCRIPTION	BY
1	19/02/26	CONCEPT FLOOR PLANS	AE
2	07/03/26	REVISED CONCEPT FLOOR PLANS	AE
3	13/04/26	DA DRAWINGS	AE
4	20/04/26	REVISED DA DRAWINGS	AE
5	02/06/26	REVISED DA DRAWINGS	AE
6	08/06/26	REVISED DA DRAWINGS	AE
7			

DRAWING NAME
ELEVATION 4

© COPYRIGHT 2016 - 2026
ALL DIMENSIONS AND LEVELS REMAIN THE PROPERTY OF PACIFIK AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT

WHILST DUE CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, SHOULD CONSTRUCTION OF THIS DWELLING DIFFER FROM THE DETAILS SHOWN ON THESE PLANS, PACIFIK MUST BE CONTACTED IMMEDIATELY AND WORKS CEASE UNTIL A SOLUTION IS REACHED. WE WILL NOT ACCEPT ANY RESPONSIBILITY OR BACK CHARGES WITHOUT OUR WRITTEN AGREEMENT TO DO SO.

CLIENT
C. PATCH & S. CRENNAN

SITE ADDRESS
24 HIPWOOD AVE, COORPAROO

REAL PROPERTY DESCRIPTION
LOT 143 ON RP13036

SCALE
1 : 100 @ A2

WIND
TBA

JOB #
25763

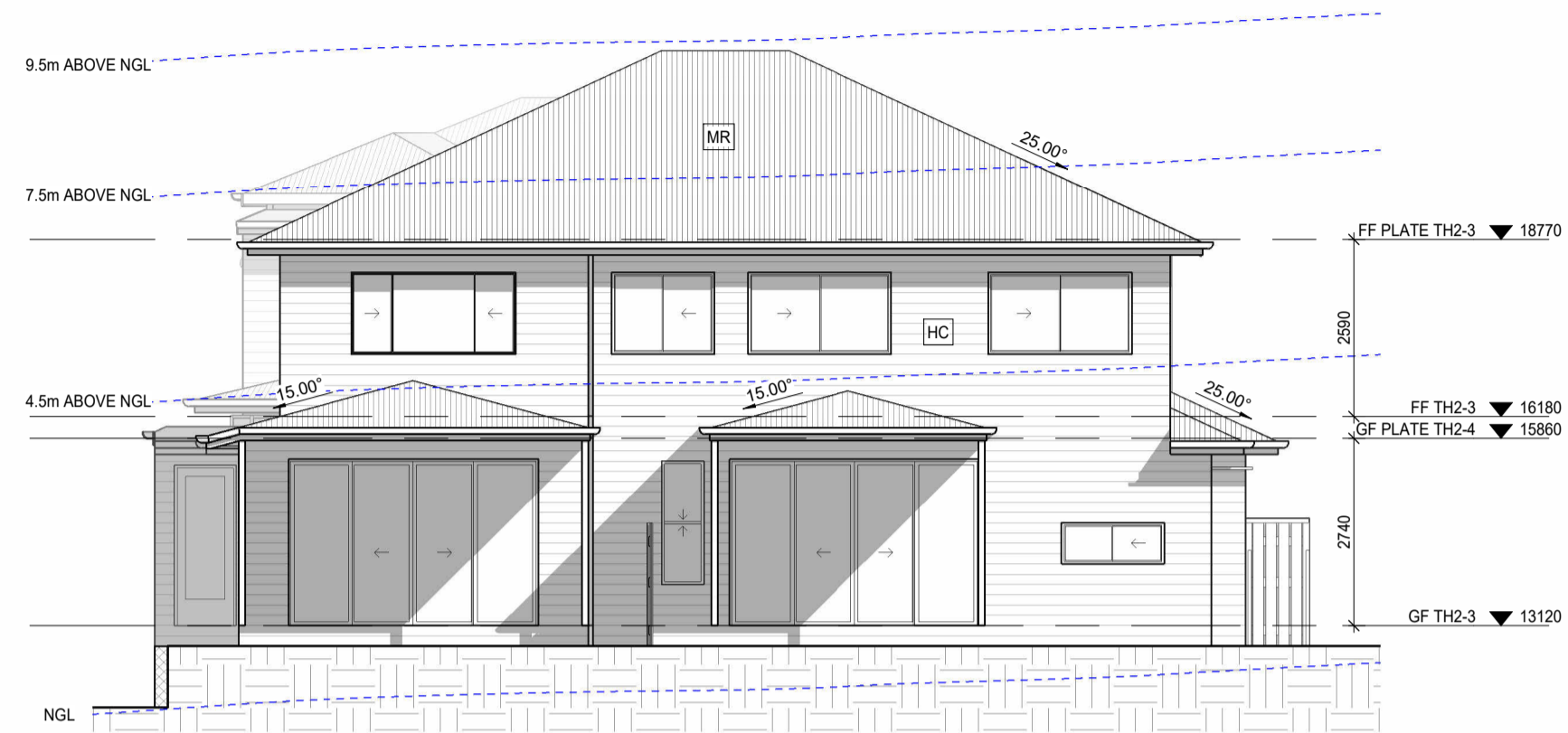
NORTH

DATE
08/06/26

SHEET #
11

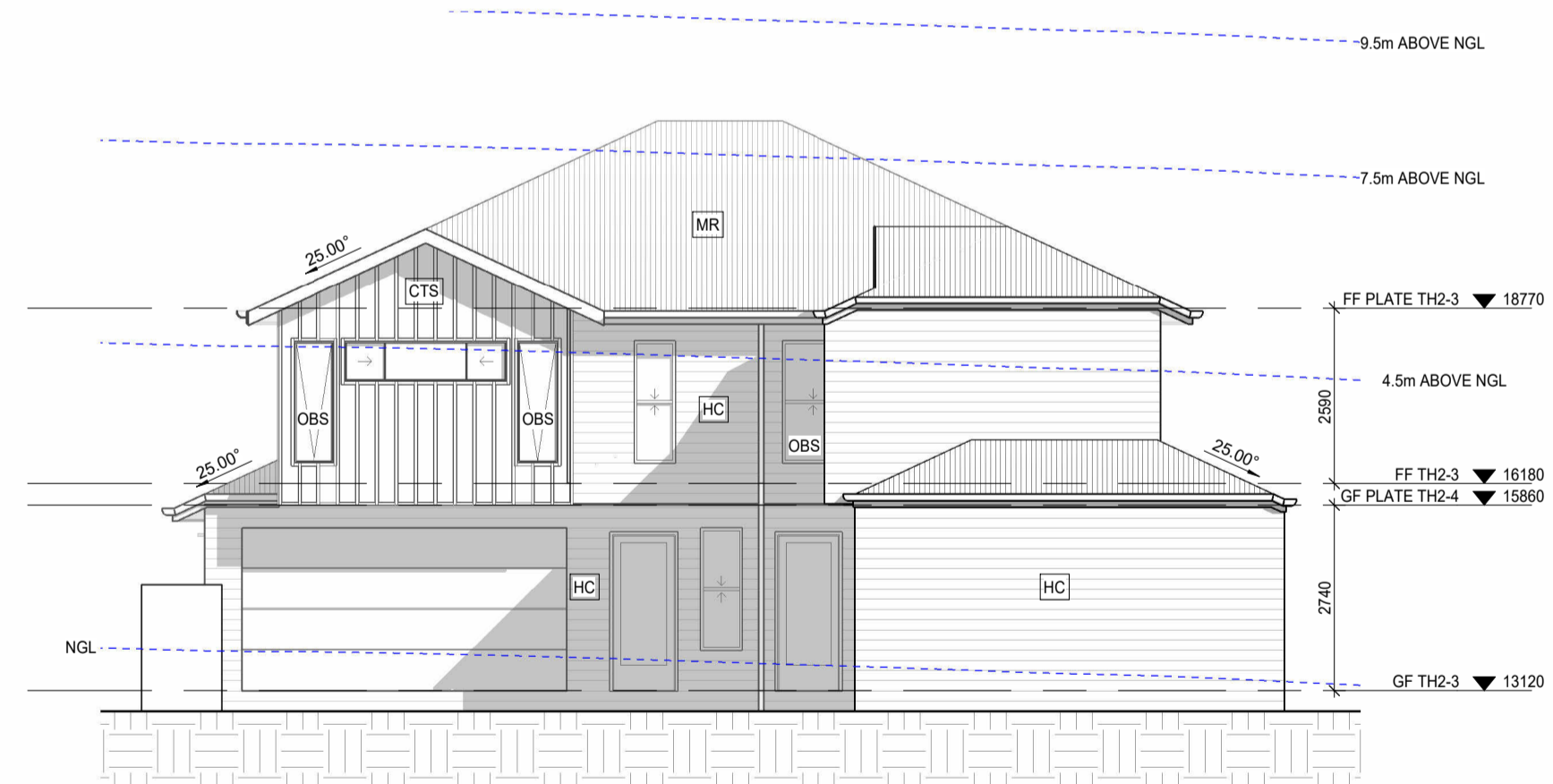
NOTE:

ALL WINDOWS ON FIRST AND SECOND FLOORS THAT HAVE OPENINGS BELOW 1700MM MUST BE PROTECTED WITH A FALL PREVENTION DEVICE OR RESTRICTED TO A MAXIMUM OPENING OF 125MM AS PER BCA REQUIREMENTS.



ELEVATION 5

1:100



ELEVATION 6

1:100

BCC DS
RECEIVED
 30/06/2026
APPLICATION REF
 A007059343