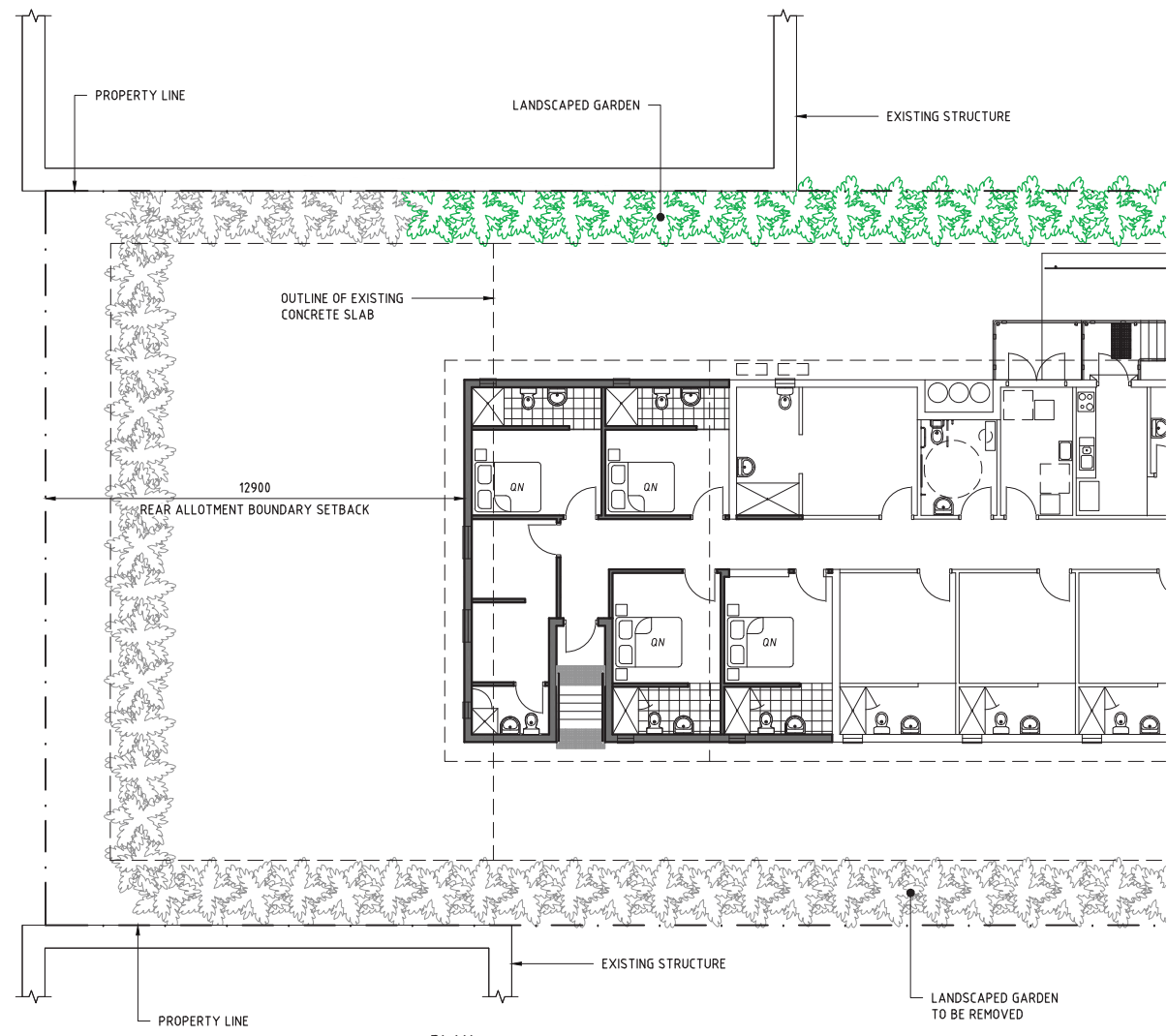




PLAN
EXTERNAL WALL SETBACKS
1:150 A3

- NOTES:
1. FOR GENERAL NOTES REFER DRG No A101.
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BCC DS
RECEIVED
05/08/2026
APPLICATION REF
A006780825

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DENOTES EXTERNAL WALLS SET BACK AS SHOWN FROM ALLOTMENT BOUNDARIES ARE GENERATED BASED ON SITE MEASUREMENTS AND EXISTING BUILDING PLANS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. (MINIMUM CLEARANCE TO AVOID FIRE-RATED CONSTRUCTION FOR TYPE C BUILDINGS IS 1.5m IN ACCORDANCE WITH NCC VOLUME 1 CLAUSE C2D4)

PROJECT
**BUILDING EXTENSION
AND LAYOUT
MODIFICATION**

FOR APPROVAL

REV	DATE	DESCRIPTION
0	14/05/2025	FOR APPROVAL
1	.../.../2026	FOR APPROVAL - REISSUE AS SET, BLOCK UPDATED

NOT FOR CONSTRUCTION

GB
DRAFTER *

FIRE-RATED
CONSTRUCTION
SETBACKS SHEET 1

TITLE	DATE
1	.../.../2026
REV	DATE ISSUE
PROJECT No	24010

A103



PROJECT

BUILDING EXTENSION AND LAYOUT MODIFICATION

FOR APPROVAL

REV	DATE	DESCRIPTION
0	14/05/2023	FOR APPROVAL
1	11/06/2026	FOR APPROVAL - GROSS FLOOR AREA REVISED

NOT FOR CONSTRUCTION

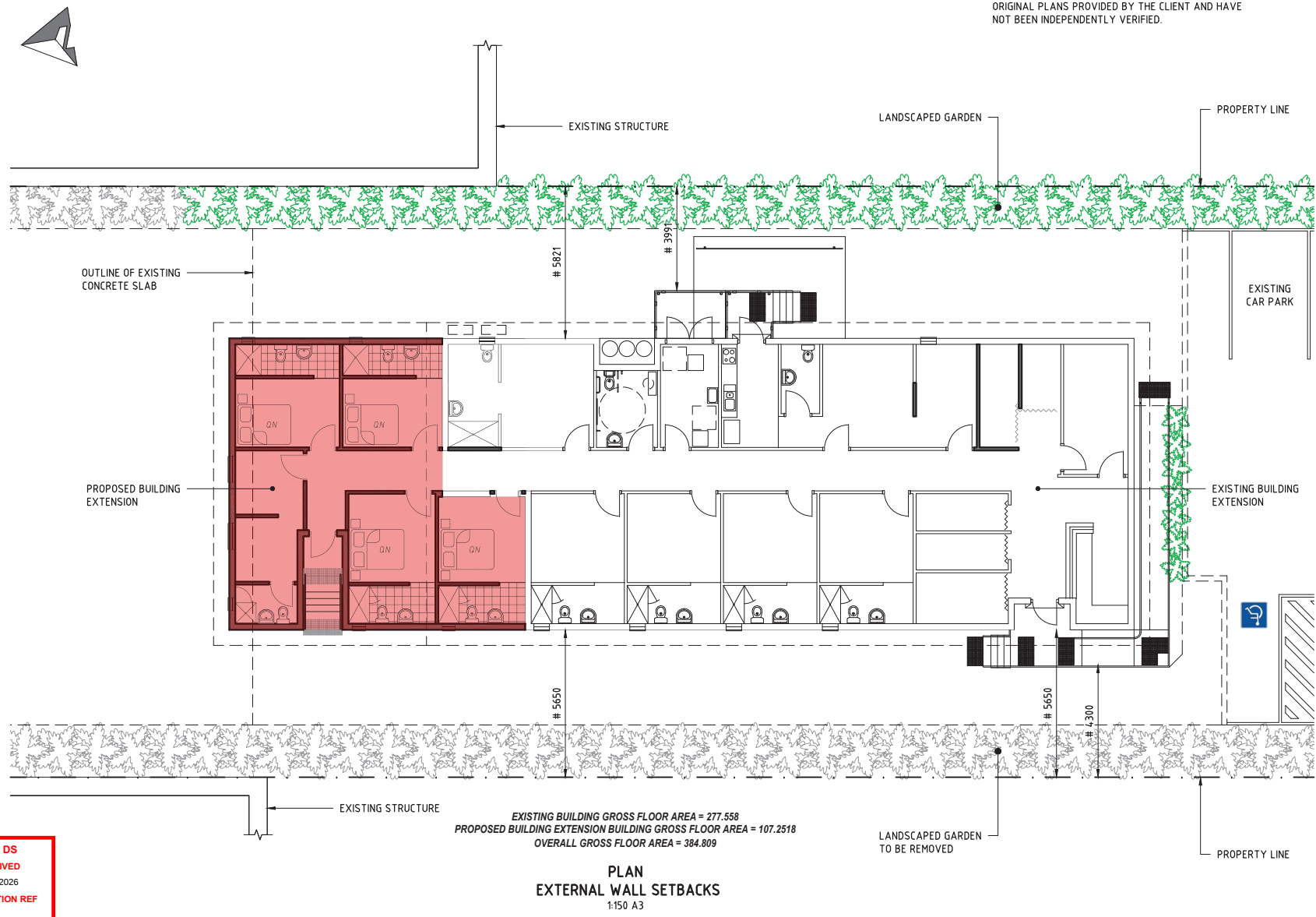
GB
DRAFTER *

FIRE-RATED
CONSTRUCTION
SETBACKS SHEET 2

TITLE	DATE
1	11/06/2026
REV	DATE
1	11/06/2026
PROJECT No	24010

NOTES:

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FOR APPROVAL

NOT FOR CONSTRUCTION

**FIRE-RATED
CONSTRUCTION
SETBACKS SHEET 3**

1 __/__/2026
REV DATE ISSUE
PROJECT No 24010

SHEET

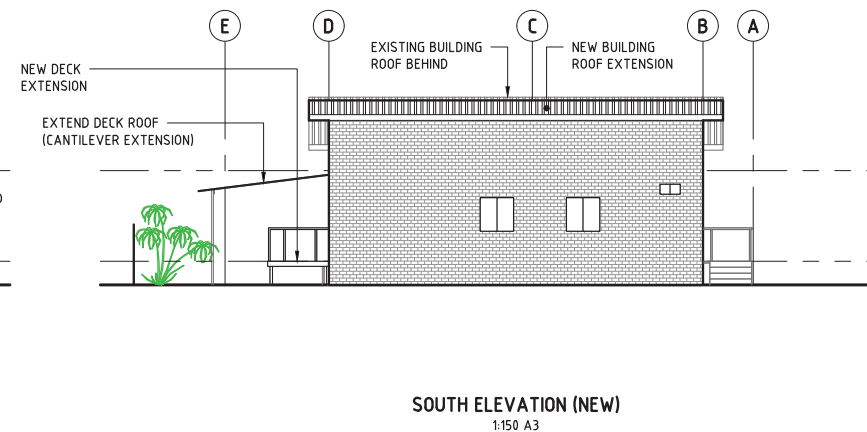
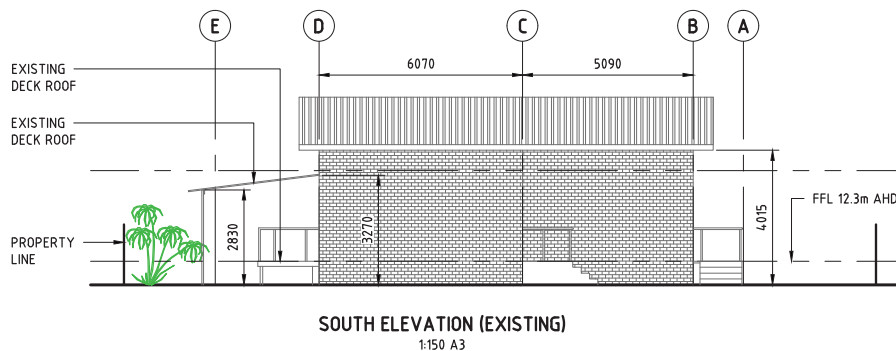
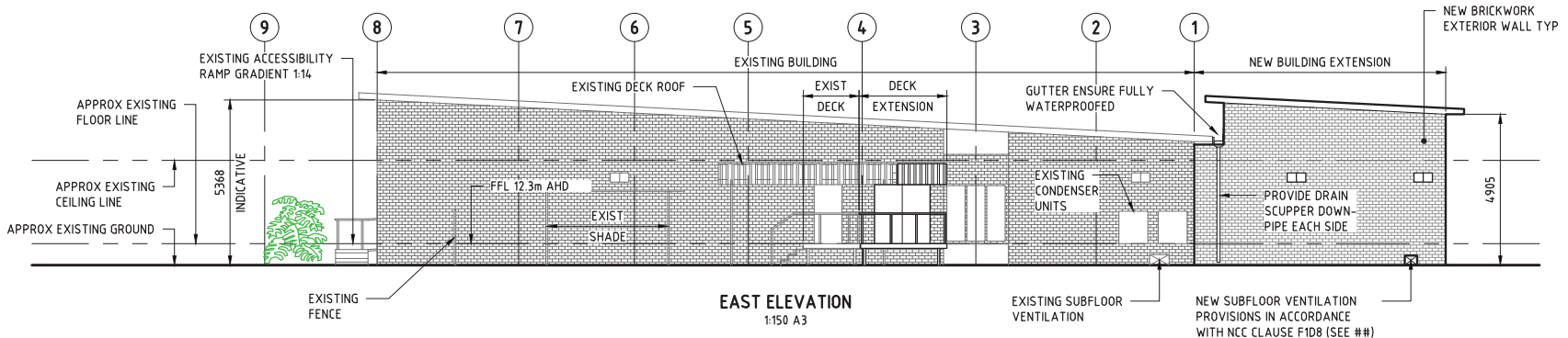
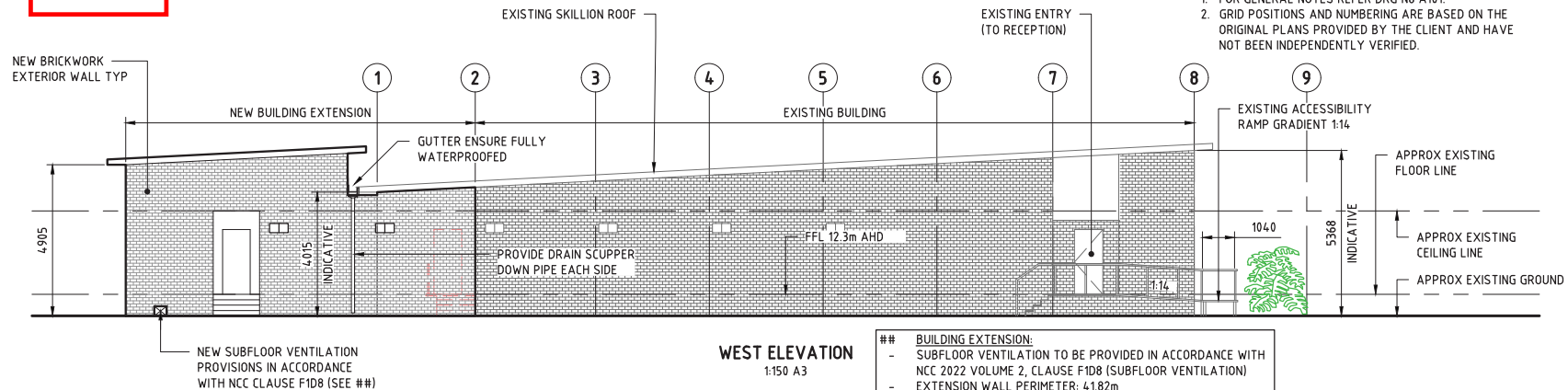
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**BUILDING EXTENSION
AND LAYOUT
MODIFICATION**

FOR APPROVAL

REV	DATE	DESCRIPTION
0	14/05/2023	FOR APPROVAL
1	11/07/2026	FOR APPROVAL - REISSUE AS SET, BLOCK UPDATED

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GB
DRAFTER *

**GENERAL
ARRANGEMENT
ELEVATION AND
SECTIONS**

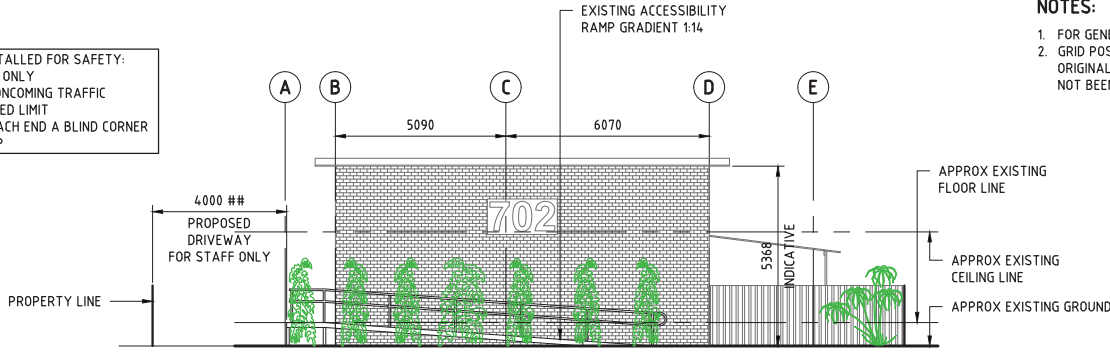
TITLE	DATE
1	11/07/2026
REV	DATE ISSUE
PROJECT No	24010

A113

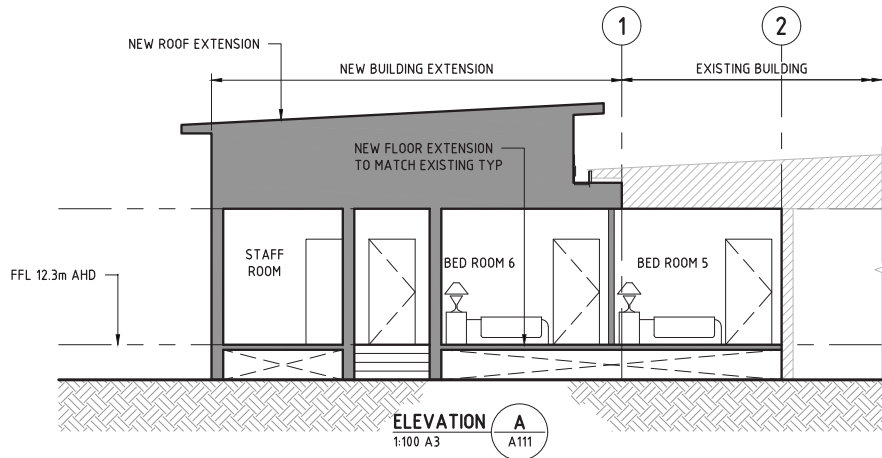
SHEET



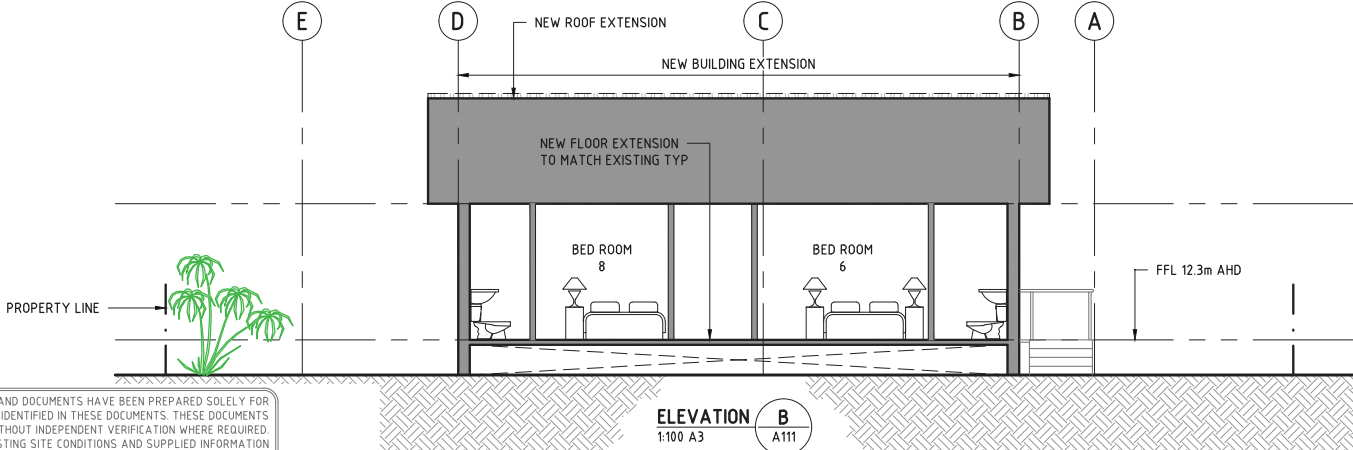
- ## THE FOLLOWING SHALL BE INSTALLED FOR SAFETY:
- SIGN - STAFF ACCESS ONLY
 - SIGN - GIVE WAY TO ONCOMING TRAFFIC
 - SIGN - 5KM/HOUR SPEED LIMIT
 - CONVEX MIRROR AT EACH END A BLIND CORNER
 - CONSIDER SPEED HUMP



NOTH ELEVATION (EXISTING)
1:150 A3



ELEVATION A
1:100 A3



ELEVATION B
1:100 A3

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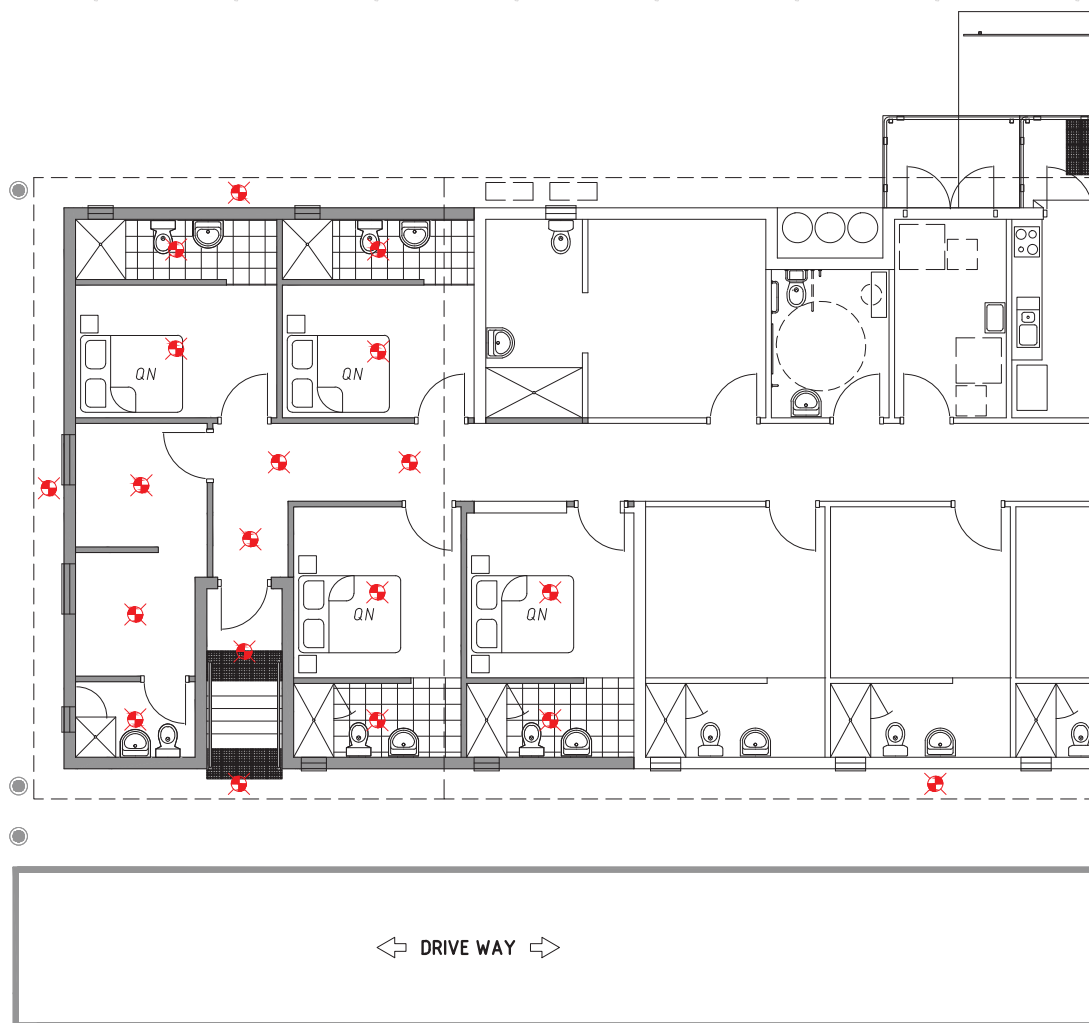


NOTES:

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PARKING BAY LIGHTING

- LIGHTING REQUIREMENTS:
- GUEST ROOMS
1. LIGHTING POWER DENSITY (LPD): MAX 5 W/M² (PER NCC J6)
 2. CONTROLS: MASTER SWITCH AT ROOM ENTRY
 3. FITTINGS: LED DOWNLIGHTS OR SURFACE-MOUNTED LUMINAIRES, MINIMUM CRI 80, CCT 2700K-3000K FOR WARM AMBIENCE
- ISLE/CORRIDORS CIRCULATION SPACES
4. LPD: MAX 4.5 W/M²
 5. EMERGENCY LIGHTING: TO AS/NZS 2293.3 REQUIREMENTS
- KITCHENS/LAUNDRY
6. LPD: MAX 7 W/M²
 7. FITTINGS: IP-RATED LED BATTENS, >4000K CCT FOR TASK LIGHTING
- EXTERNAL
8. AMBIENT LIGHTING
- PARKING BAY
9. LIGHTING MEETS NCC 2022 PART J7 AND AS/NZS 1680.2.1 STANDARDS. DESIGN PROVIDES SAFE ILLUMINATION WITH ENERGY-EFFICIENT CONTROLS AND COMPLIES WITH MAXIMUM POWER DENSITY LIMITS.



← DRIVE WAY →

PLAN
PROPOSED LIGHTING FEATURES
1:100 A3

PROJECT
BUILDING EXTENSION
AND LAYOUT
MODIFICATION

FOR APPROVAL

REV	DATE	DESCRIPTION
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DRAFTER *

PROPOSED
LIGHTING FEATURES
PLAN SHEET 1

TITLE	REV	DATE ISSUE
1	11/07/2026	DATE ISSUE
PROJECT No	24010	

A114

SHEET



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 3. FOR LIGHTING NOTES REFER DRG No A114.

ISLA BARAKO
Visualization | Animation | 3D Modelling
Structural Drafting | Graphics Design | ABN 44 660 221 595

This drawing has been prepared by an experienced structural draftsman. The draftsman does not hold a QBCC Building Designer licence. Where required by legislation or the relevant approval authority, these documents shall be reviewed, certified and endorsed by an appropriately qualified professional before being relied upon for statutory submission or construction.

This documentation is limited to drafting services. Responsibility for design, certification and statutory approvals remains with the appropriately qualified professional where required by legislation.

CLIENT
KOSSIE SERVICES PTY LTD
702 Boundary Road Coopers Plains QLD 4108

PROJECT
**BUILDING EXTENSION
AND LAYOUT
MODIFICATION**

FOR APPROVAL

REV	DATE	DESCRIPTION
0	14/05/2025	FOR APPROVAL
1	10/08/2025	FOR APPROVAL - BIN STORE ADDED
2	11/08/2026	FOR APPROVAL - BIN STORE REVISED

NOT FOR CONSTRUCTION

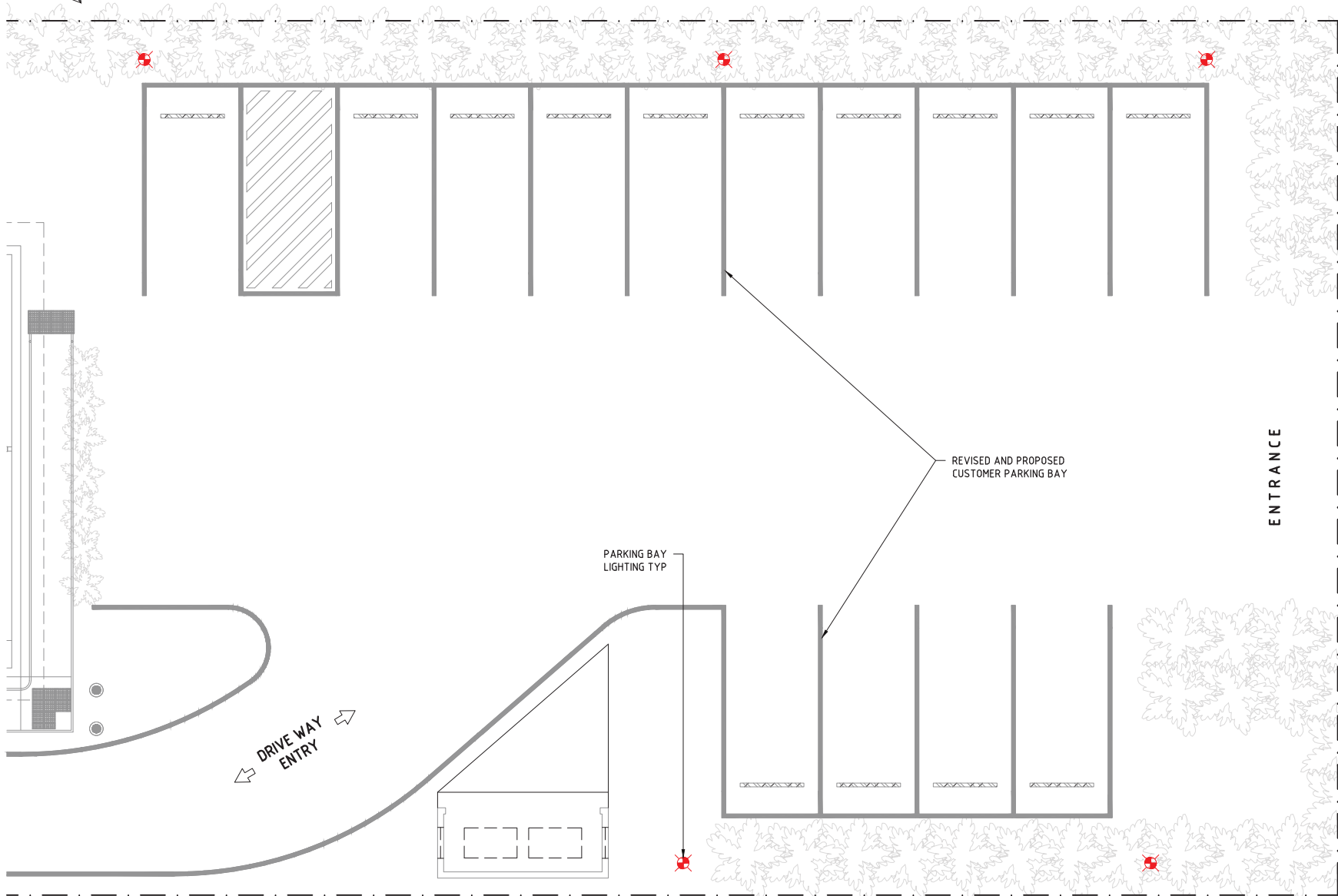
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PROPOSED
LIGHTING FEATURES
PLAN SHEET 2

TITLE
2
REV
PROJECT No
DATE ISSUE
24010

A115

SHEET



PLAN
PROPOSED LIGHTING FEATURES
1:100 A3

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NOTES:

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PROJECT
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DRAFTER *

**PROPOSED REAR
STAFF PARKING
LAYOUT**

TITLE

1
REV
PROJECT No

11/07/2026
DATE ISSUE
24010

A116

SHEET

- BAY PARKING NOTE:**
1. PARKING BAYS TO HAVE DURABLE WHITE LINE MARKING (100MM WIDE) IN ACCORDANCE WITH AS 2890.1.
 2. SURFACE TO BE NON-SLIP, HARD-WEARING, ALL-WEATHER MATERIAL (E.G. CONCRETE OR ASPHALT).
 3. FINISH TO BE EVEN AND GRADED FOR DRAINAGE, WITH NO TRIP HAZARDS OR PONDING.
 4. ACCESSIBLE BAYS TO INCLUDE COMPLIANT SYMBOLS, SIGNAGE, AND SHARED ZONES AS PER AS 2890.6.

SURFACE MOUNT
SAFETY BOLLARD
GALVANISED TYP

- ## THE FOLLOWING SHALL BE INSTALLED FOR SAFETY:
- SIGN - STAFF ACCESS ONLY
 - SIGN - GIVE WAY TO ONCOMING TRAFFIC
 - SIGN - 5KM/HOUR SPEED LIMIT
 - CONVEX MIRROR AT EACH END A BLIND CORNER
 - CONSIDER SPEED HUMP

PLAN
PROPOSED STAFF PARKING BAY
1:100 A3

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KOSSIE SERVICES PTY LTD
702 Boundary Road Coopers Plains QLD 4108

PROJECT

BUILDING EXTENSION AND LAYOUT MODIFICATION

FOR APPROVAL

REV	DATE	DESCRIPTION
0	14/05/2025	FOR APPROVAL
1	10/08/2025	FOR APPROVAL - BIN STORE ADDED
2	__/__/2026	FOR APPROVAL - BIN STORE REVISED

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REVISED FRONT CUSTOMER PARKING LAYOUT

TITLE

2

REV
PROJECT No

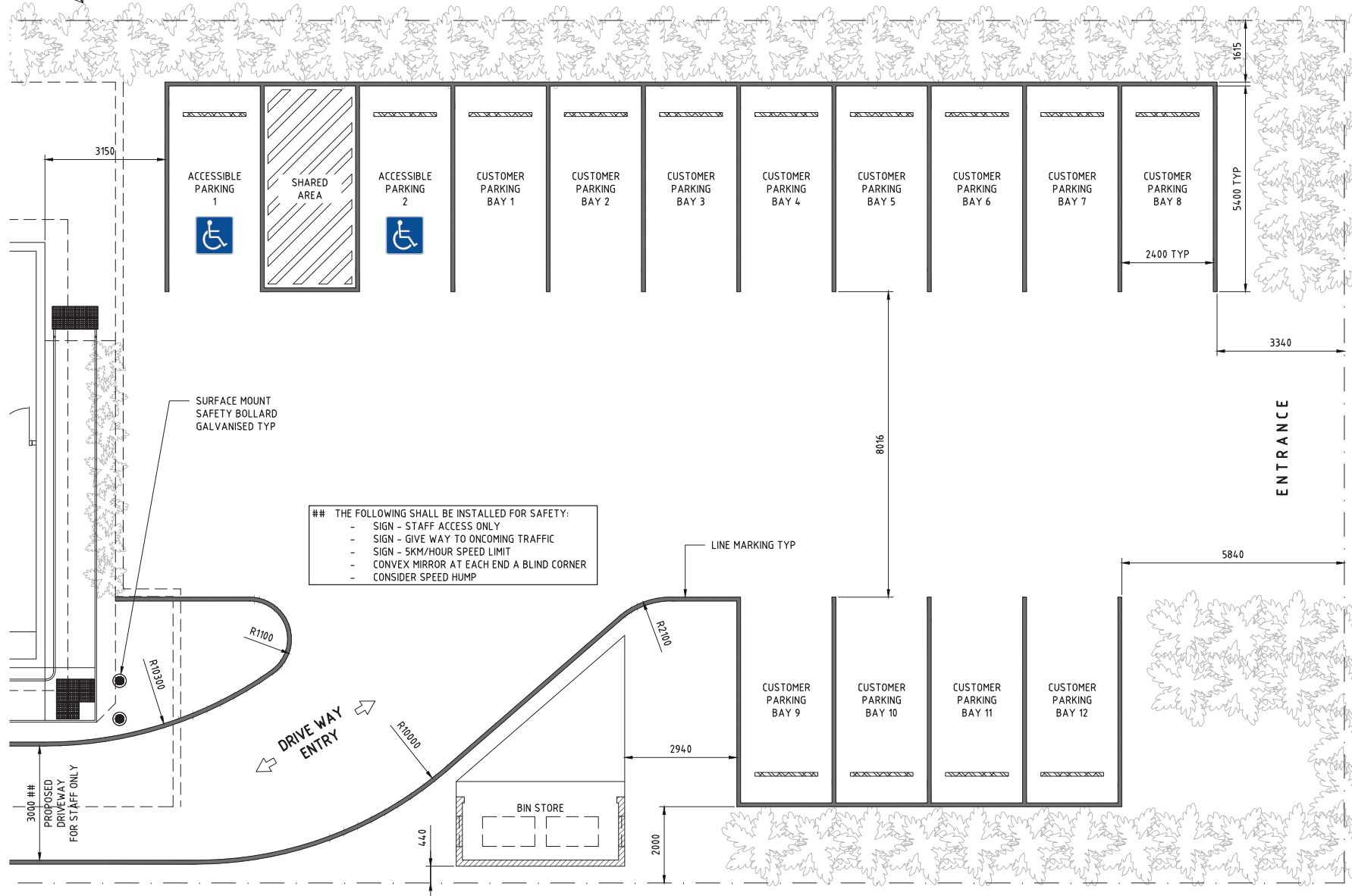
/ /2026

DATE ISSUE
24010

A117

SHEET

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PLAN
REVISED AND PROPOSED CUSTOMER PARKING BAY
1:100 A3

PROJECT
**BUILDING EXTENSION
AND LAYOUT
MODIFICATION**

FOR APPROVAL

REV	DATE	DESCRIPTION
0	14/05/2023	FOR APPROVAL
1	11/06/2023	FOR APPROVAL - RESSUE AS SET, BLOCK UPDATED

GB
DRAFTER *

TYPICAL DETAILS
SHEET 1

TITLE
1 11/06/2023
REV DATE ISSUE
PROJECT No 24010

A121

SHEET



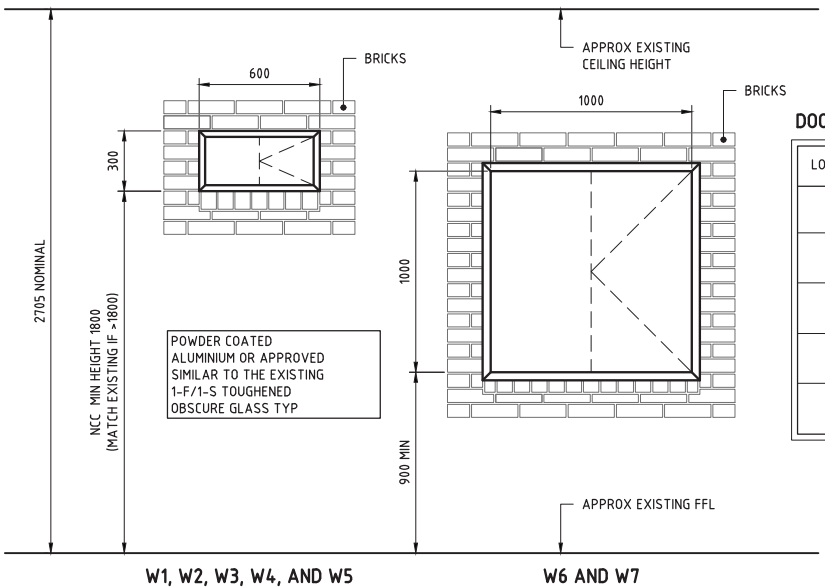
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05/08/2026
APPLICATION REF
A006780825

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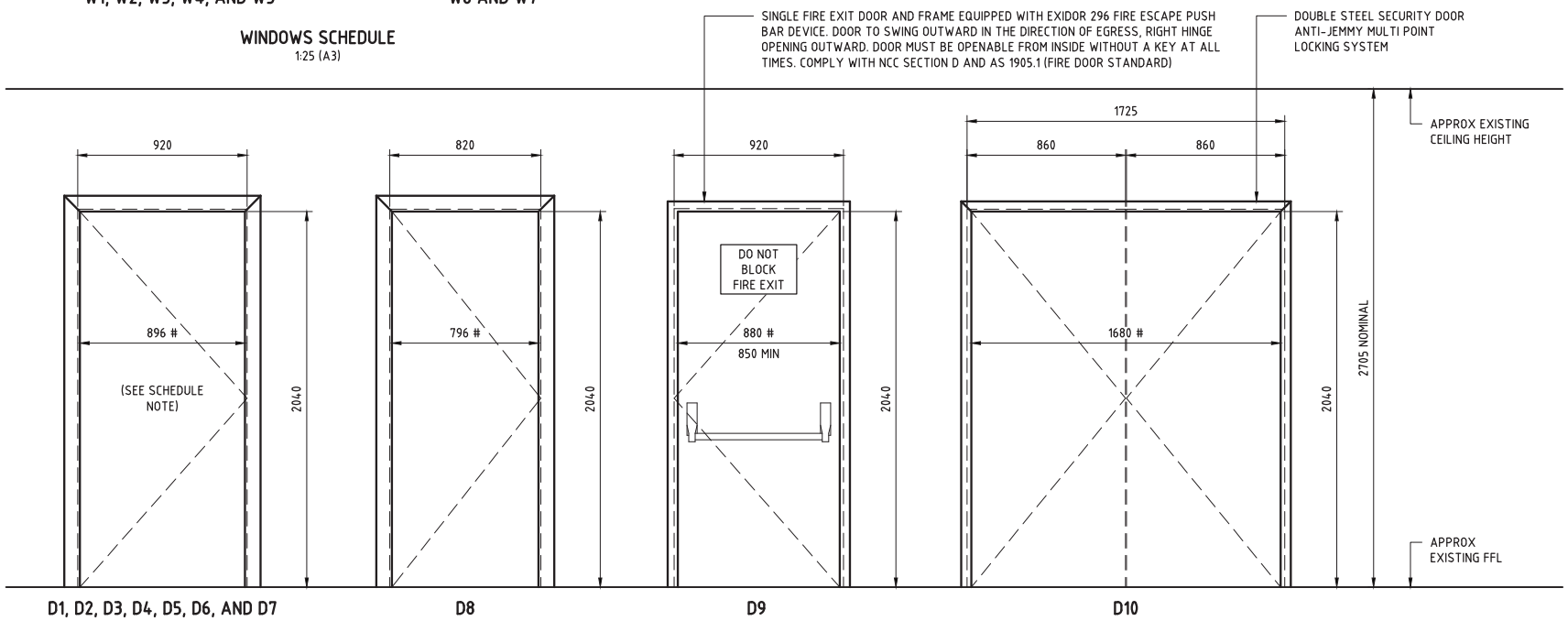
- FOR GENERAL NOTES REFER DRG No A101.
- GRID POSITIONS AND NUMBERING ARE BASED ON THE ORIGINAL PLANS PROVIDED BY THE CLIENT AND HAVE NOT BEEN INDEPENDENTLY VERIFIED.
- FIRE RESISTANCE LEVELS (FRLs)
- FRLs MUST COMPLY WITH THE NCC (VOLUME 1), QUEENSLAND DEVELOPMENT CODE, AND AS 1530.4.
- FRLs ARE SPECIFIED AS STRUCTURAL ADEQUACY/INTEGRITY/INSULATION (IN MINUTES) AND APPLY TO WALLS, FLOORS, CEILINGS, DOORS, AND SHAFTS AS NOTED.
- FIRE-RATED CONSTRUCTION AND PENETRATIONS MUST USE CERTIFIED SYSTEMS AND PRODUCTS TESTED TO AS 1530.4.
- FIRE DOORS MUST MEET REQUIRED FRLs, INCLUDE COMPLIANT HARDWARE, AND MAINTAIN CLEAR OPENING WIDTHS PER AS 1428.1 WHERE ACCESSIBILITY APPLIES.
- ANY SUBSTITUTIONS OR PERFORMANCE SOLUTIONS AFFECTING FRLs MUST BE APPROVED BY THE BUILDING CERTIFIER OR FIRE ENGINEER.
- ALL FIRE-RATED WORKS MUST BE CERTIFIED UPON COMPLETION.

DOORS SCHEDULE

LOCATION	SIZE	MATERIAL	NOTE
D1	920 x 2050	TIMBER	LH/IN-SWING
D2	920 x 2050	TIMBER	RH/IN-SWING
D3	920 x 2050	TIMBER	RH/IN-SWING
D4	920 x 2050	TIMBER	LH/IN-SWING
D5	920 x 2050	TIMBER	LH/IN-SWING
D6	920 x 2050	TIMBER	LH/IN-SWING
D7	920 x 2050	TIMBER	LH/IN-SWING
D8	820 x 2050	TIMBER	RH/IN-SWING
D9	920 x 2050	STEEL	LH/OUT-SWING
D10	2 x 860 x 2050	STEEL	RH/LH/OUT-SWING



WINDOWS SCHEDULE
1:25 (A3)



DOORS SCHEDULE
1:25 (A3)

DENOTES CLEAR OPENING WIDTH (FRAME TO FRAME)

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**BUILDING EXTENSION
AND LAYOUT
MODIFICATION**

FOR APPROVAL

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DRAFTER *

**TYPICAL DETAILS
SHEET 2**

TITLE
1 11/07/2026
REV DATE ISSUE
PROJECT No 24010

A122

SHEET

NOTES:

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WALL NOTES

EXTERNAL WALLS

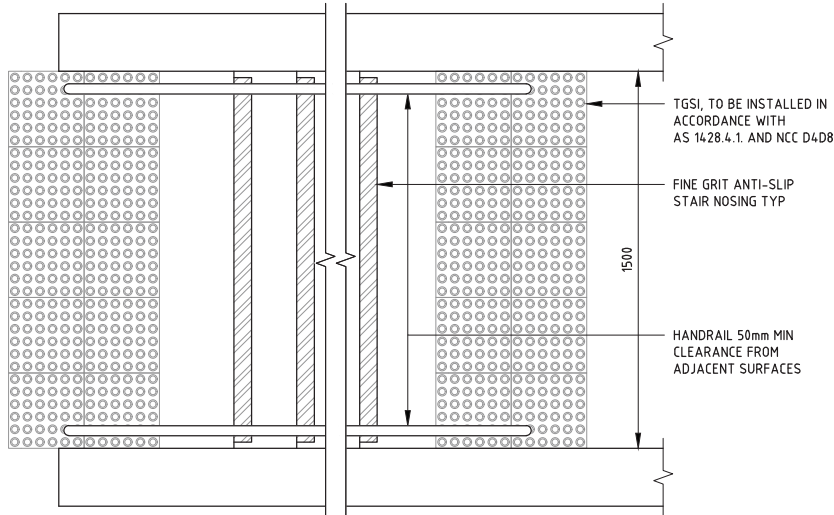
- TO BE 230MM SOLID DOUBLE BRICK CONSTRUCTION WITH LIGHT-COLOURED FACE BRICK TO MATCH EXISTING IN TYPE, BOND PATTERN, AND MORTAR FINISH.
- INTERNAL INSULATION SYSTEM TO ACHIEVE NCC VOLUME TWO - PART H6 THERMAL REQUIREMENTS (E.G. R2.0 BATTS BETWEEN BATTENS WITH PLASTERBOARD LINING).
- PROVIDE DAMP-PROOF COURSE MIN. 150MM ABOVE FINISHED GROUND LEVEL AND UNDER ALL OPENINGS.
- INSTALL FLASHINGS TO ALL OPENINGS AND JUNCTIONS; PROVIDE WEEP HOLES AT MAX 1200MM CENTRES ABOVE ALL FLASHING POINTS.
- ALL MATERIALS AND DETAILING TO MATCH EXISTING CONSTRUCTION WHERE APPLICABLE.

INTERNAL WALLS

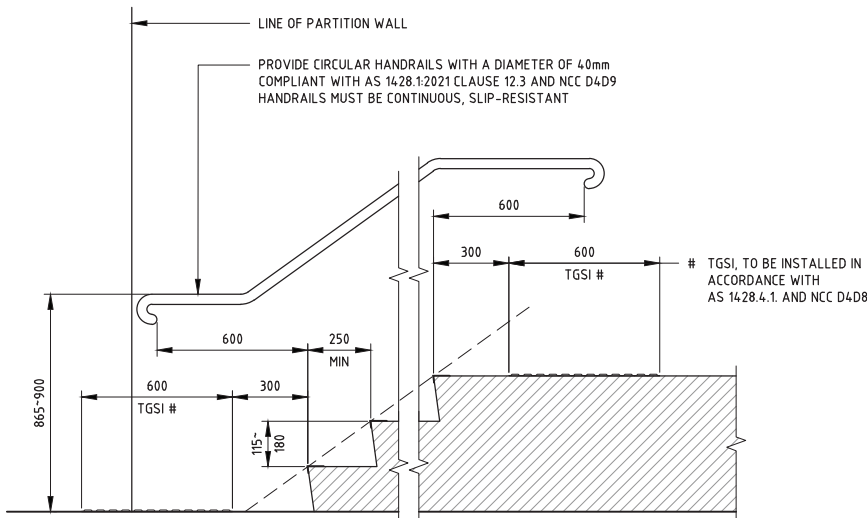
- TO BE 90MM TIMBER OR STEEL FRAMING WITH 10MM PLASTERBOARD LINING EACH SIDE, ACHIEVING 110MM TOTAL THICKNESS.
- FRAMING AND LINING TO COMPLY WITH AS 1684 / AS/NZS 4600 AND AS/NZS 2589.
- USE MOISTURE-RESISTANT LININGS TO WET AREAS PER NCC PART F1P2 / 3.8.1.2.
- PROVIDE ACOUSTIC INSULATION WHERE SPECIFIED. FIRE-RATED AND BRACING WALLS TO BE BUILT IN ACCORDANCE WITH CERTIFIED SYSTEMS OR ENGINEER'S DETAILS.
- ALL WALL CONSTRUCTION TO COMPLY WITH RELEVANT SECTIONS OF THE NATIONAL CONSTRUCTION CODE (NCC) AND APPLICABLE AUSTRALIAN STANDARDS.

FLOORING NOTES

- FLOORING GENERAL NOTES
- FLOORING TO BE SOLID RED IRONBARK TIMBER BOARDS TO MATCH EXISTING IN SPECIES, BOARD WIDTH, AND FINISH.
- USE APPROVED SIMILAR IF EXACT MATCH IS UNAVAILABLE, SUBJECT TO CLIENT APPROVAL.
- SUBFLOOR FRAMING TO CONSIST OF TIMBER JOISTS AND BEARERS SUPPORTED ON BRICK PIERS OR BRICK PERIMETER FOUNDATION WALLS, CONSISTENT WITH EXISTING CONSTRUCTION.
- ALL FRAMING TO COMPLY WITH AS 1684 RESIDENTIAL TIMBER FRAMING AND NCC VOLUME TWO PART B1 (STRUCTURE).
- PROVIDE ADDITIONAL ADEQUATE SUBFLOOR VENTILATION IN ACCORDANCE WITH NCC PART 3.4.1, ENSURING PROPER CROSS-VENTILATION TO PREVENT MOISTURE BUILDUP.
- INSTALL TERMITE PROTECTION TO ALL NEW WORK AS REQUIRED UNDER NCC PART 3.1.4, SUITED TO LOCAL TERMITE RISK ZONE.
- DAMP-PROOF COURSE (DPC) OR MOISTURE BARRIER TO BE PLACED BETWEEN BRICK SUPPORTS AND ALL TIMBER MEMBERS.
- FLOOR LEVELS, THICKNESS, AND FINISH TO BE ALIGNED WITH EXISTING TO ENSURE SMOOTH AND LEVEL TRANSITIONS BETWEEN NEW AND OLD AREAS.



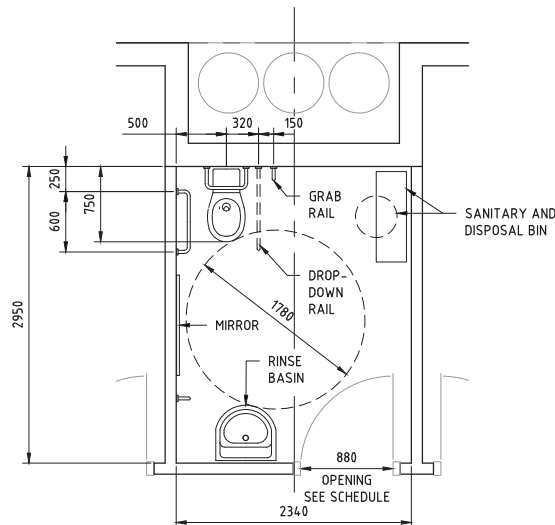
PLAN
1:20 A3



**SECTION
STAIRS DETAILS**
1:20 A3

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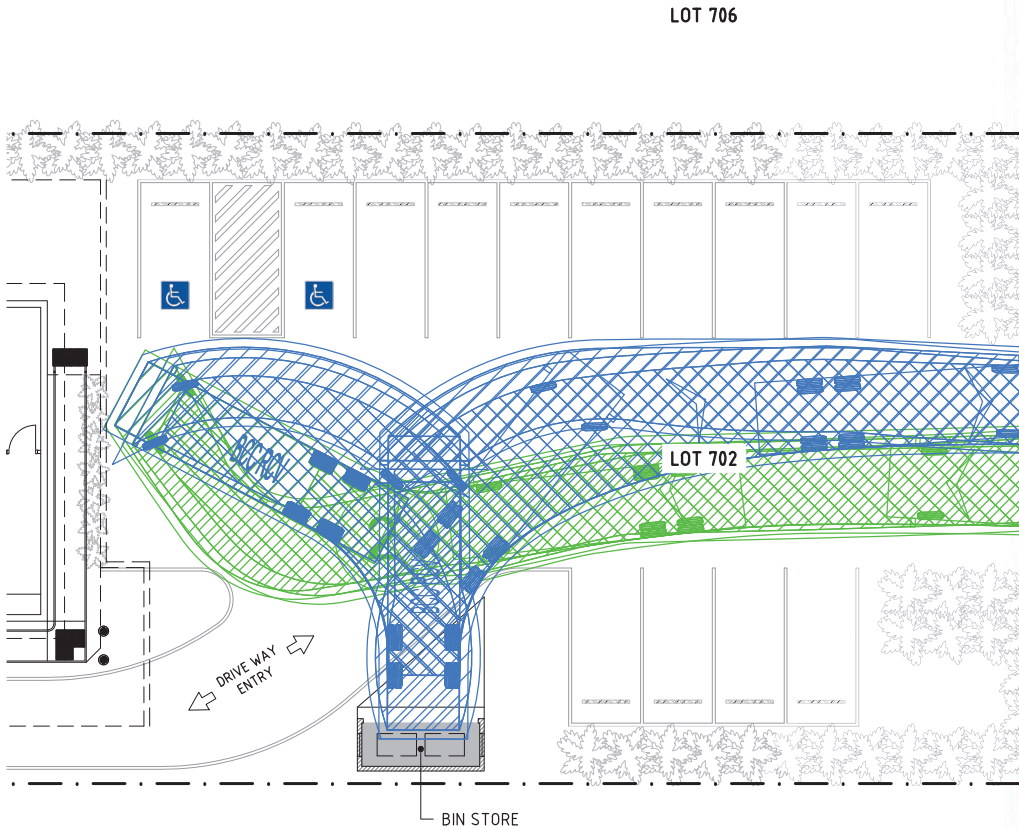
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EXISTING UNISEX PWD
1:50 A3

ACCESSIBLE TOILET NOTE

- EXISTING ACCESSIBLE TOILET TO BE RETAINED.
- TO REMAIN COMPLIANT WITH NCC VOLUME ONE, F2.4 AND AS 1428.1.
- CLEARANCES, FIXTURES, GRAB RAILS, SIGNAGE, AND FITTINGS TO BE VERIFIED AND UPGRADED IF REQUIRED TO MEET CURRENT STANDARDS.

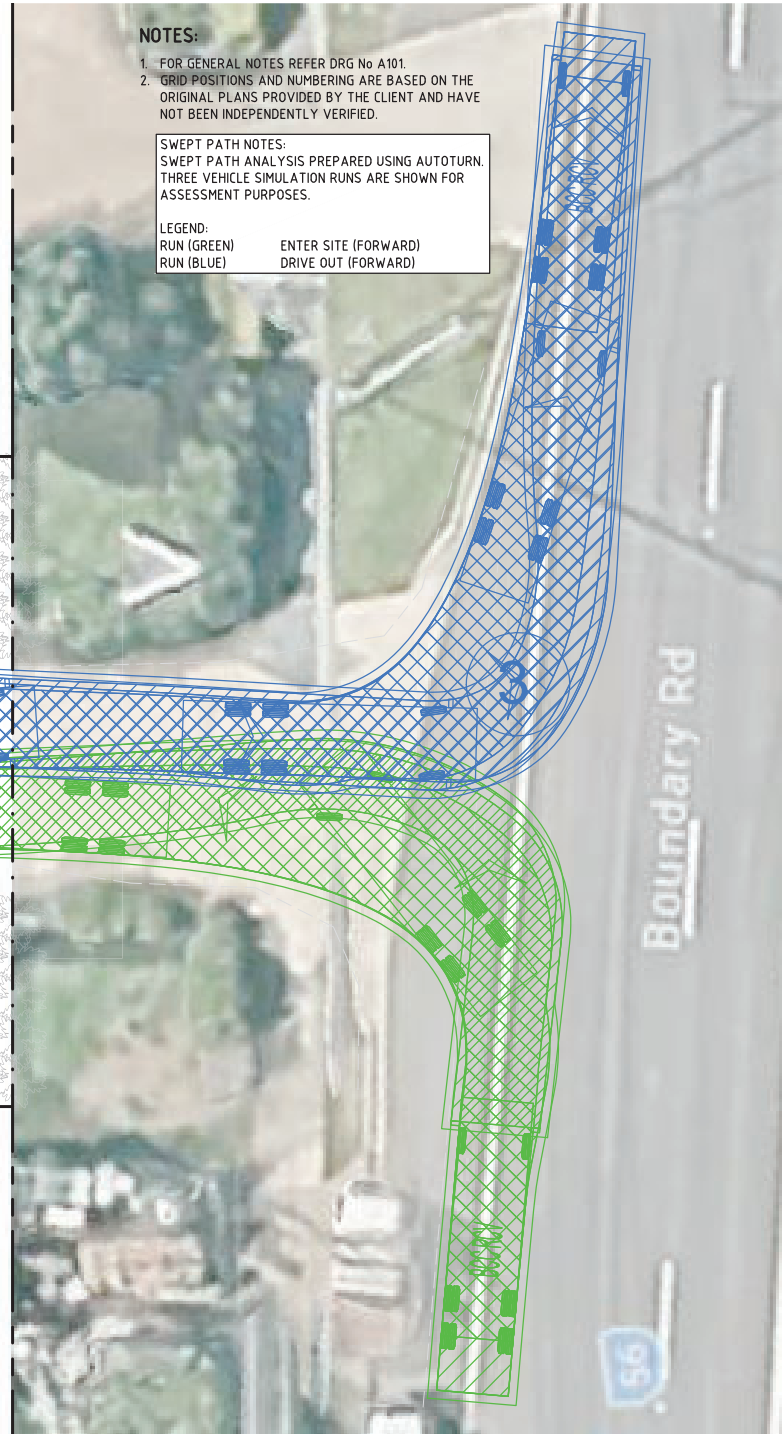


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PLAN
BIN STORE LOCATION AND REFUSE COLLECTION VEHICLE ACCESS
1:175 A3

- NOTES:
- FOR GENERAL NOTES REFER DRG No A101.
 - GRID POSITIONS AND NUMBERING ARE BASED ON THE ORIGINAL PLANS PROVIDED BY THE CLIENT AND HAVE NOT BEEN INDEPENDENTLY VERIFIED.
- SWEPT PATH NOTES:
SWEPT PATH ANALYSIS PREPARED USING AUTOTURN.
THREE VEHICLE SIMULATION RUNS ARE SHOWN FOR ASSESSMENT PURPOSES.
- LEGEND:
RUN (GREEN) ENTER SITE (FORWARD)
RUN (BLUE) DRIVE OUT (FORWARD)



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This documentation is limited to drafting services. Responsibility for design, certification and statutory approvals remains with the appropriately qualified professional where required by legislation.

CLIENT
KOSSIE SERVICES PTY LTD
702 Boundary Road Coopers Plains QLD 4108

PROJECT
**BUILDING EXTENSION
AND LAYOUT
MODIFICATION**

FOR APPROVAL

REV	DATE	DESCRIPTION
0	10/08/2025	FOR APPROVAL
1	11/08/2026	FOR APPROVAL - BIN STORE AND SWEPT PATH REVISED

NOT FOR CONSTRUCTION

GB
DRAFTER *

BIN STORE AND
REFUSE COLLECTION
SWEPT PATH

TITLE	DATE
1	11/08/2026
REV	DATE ISSUE
PROJECT No	24010

A131

SHEET

**BUILDING EXTENSION
AND LAYOUT
MODIFICATION**

FOR APPROVAL

REV DATE DESCRIPTION
0 J.J. 2026 FOR APPROVAL

GB
DRAFTER *

**BIN STORE DETAILS
SHEET 1**

TITLE

1 J.J. /2026
REV DATE ISSUE
PROJECT No 24010

A132

SHEET

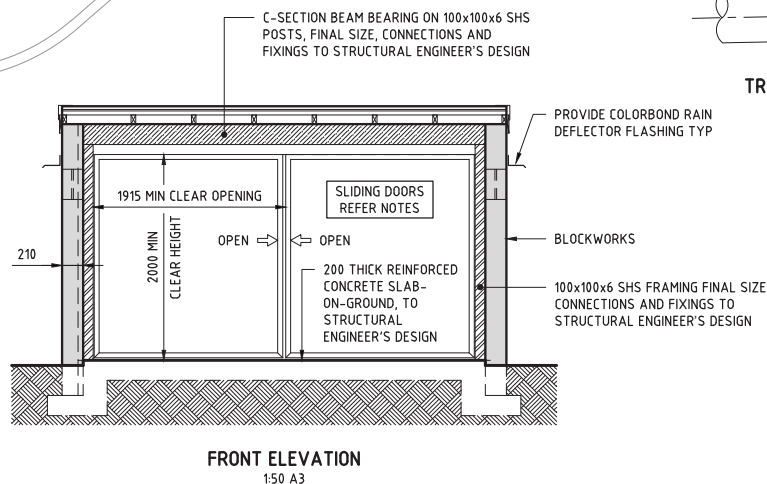
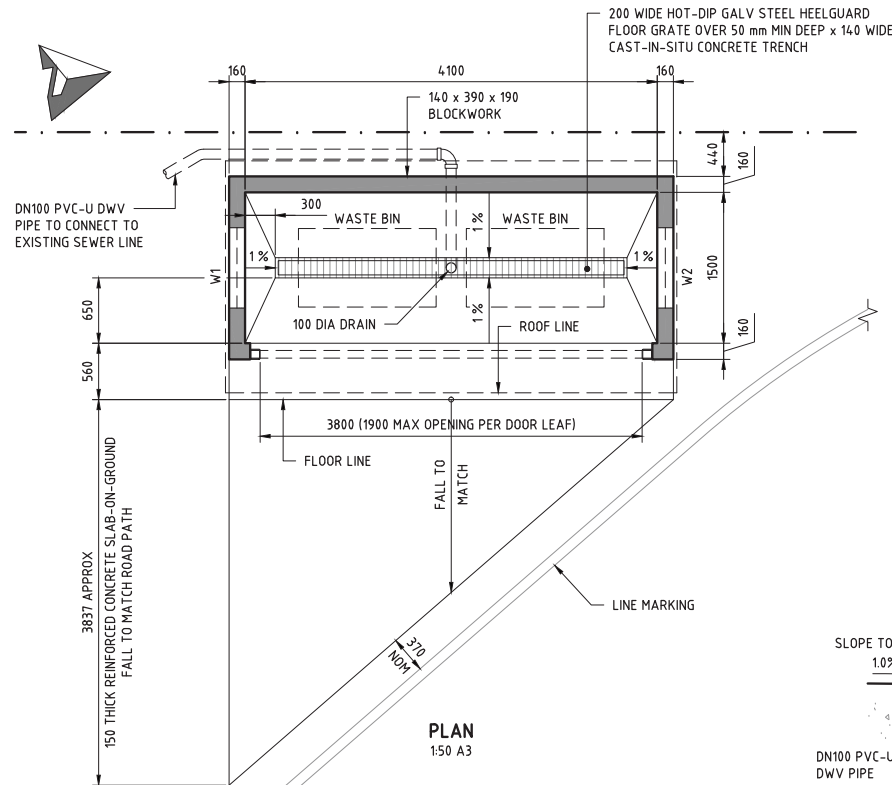
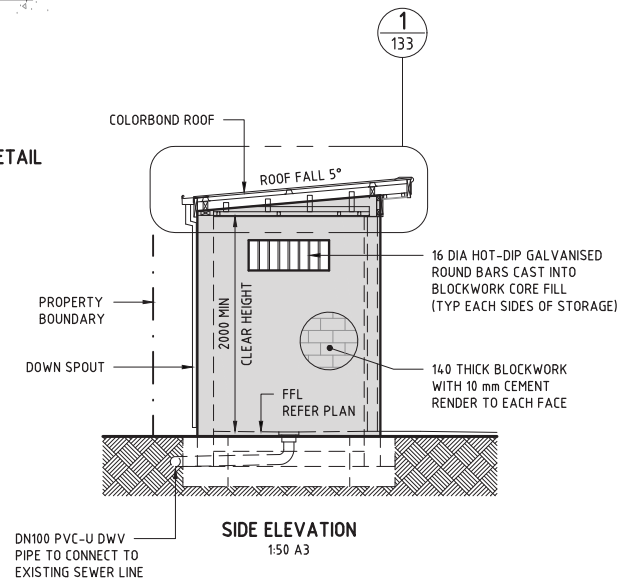
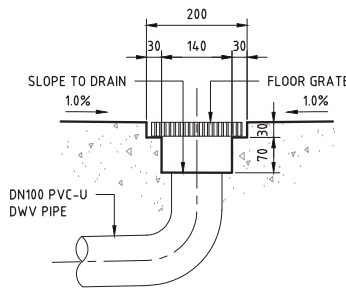
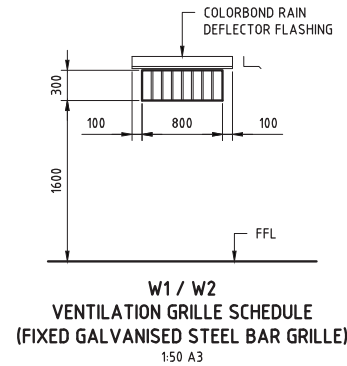
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GALVANISED STEEL SLIDING DOOR'S NOTES

- PROVIDE 2 No. HOT-DIP GALVANISED STEEL SLIDING DOORS TO SUIT MINIMUM CLEAR OPENING.
- EACH DOOR TO OPERATE ON AN INDEPENDENT FULL-LENGTH HEAVY-DUTY TOP-HUNG TRACK.
- PROVIDE HEAVY-DUTY ROLLERS, FLOOR GUIDES, ANTI-JUMP DEVICES, TRACK END STOPS WITH RUBBER BUFFERS AND ALL NECESSARY FIXINGS.
- PROVIDE A LOCKABLE CENTRE MEETING STILE WITH HEAVY-DUTY HASP AND STAPLE OR APPROVED LOCKING DEVICE.
- PROVIDE MINIMUM 30 mm CLEARANCE BETWEEN MOVING DOOR EDGES AND ADJACENT FIXED ELEMENTS TO REDUCE FINGER ENTRAPMENT RISK.
- ENSURE DOORS OPERATE SMOOTHLY WITHOUT BINDING AND CAN BE SECURED IN THE CLOSED POSITION.
- ALL STEEL COMPONENTS, TRACKS, BRACKETS, FIXINGS AND HARDWARE TO BE HOT-DIP GALVANISED.
- DOOR SYSTEM TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

BIN STORE AREA	6.15 m ²
CAPACITY	4 WHEELED BIN 2 x 660 L
DIMENSIONS	1370 x 780 x 1246



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