Project: Proposed Material Change of Use, Office

Client: S. Singh

Address: 8 Brinawa Street
Camp Hill 4152



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A007147198

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l: qbsa #1176871
abn: 24 900 932 682

General Notes:

VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK ON SITE OR COMMENCING ANY TRADE OR SERVICES.

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES OF PRACTICE AND MANUALS, EXCEPT WHERE VARIED BY THIS DRAWING.

AS 1720 TIMBER STRUCTURE CODE
AS 2870 RESIDENTIAL SLABS AND FOOTINGS
AS 3600 CONCRETE STRUCTURES
AS 3700 SAA MASONRY CODE
AS 4100 STEEL STRUCTURES
BUILDING CODE OF AUSTRALIA (AS AMENDED)
AS 1684-1999. RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.

DO NOT SCALE DRAWINGS - FIGURED DIMENSION TAKE PRECEDENCE.

Existing GFA Area

UPPER OFFICE	- 128.7m2
LOWER OFFICE	- 46.5m2
TOTAL	- 175.2m2

Existing Parking

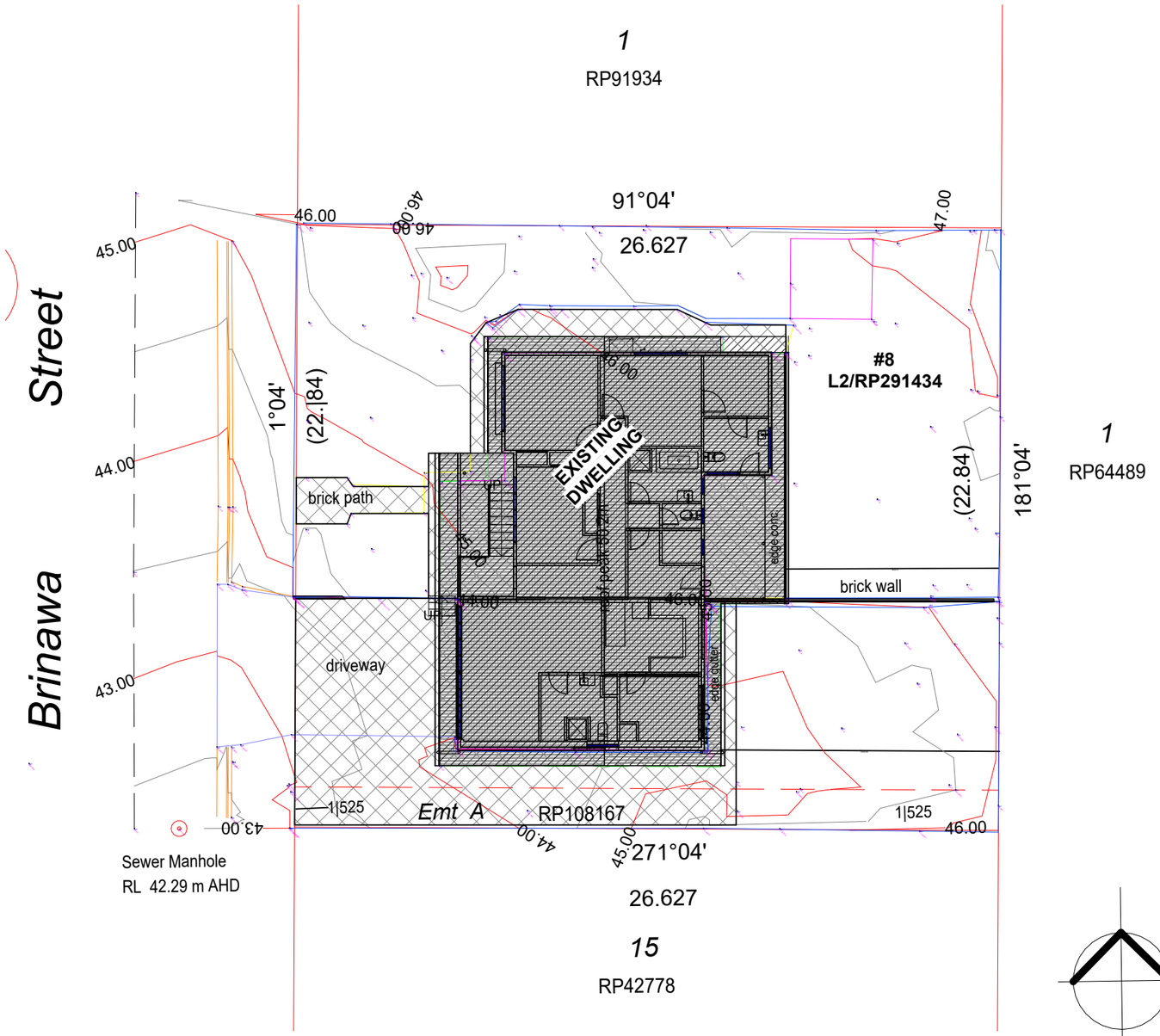
3 CAR SPACES

Existing Impervious Area

EXISTING IMPERVIOUS AREA - 151.20m2

Real Property Description

Lot:	- Lot 2
On:	- RP 291434
Parish:	- Bulimba
County:	- Stanley
Area:	- 609m²
Local Authority:	- Brisbane City Council



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Existing Site

1 : 200

Proposed Material Change of Use, Office		Amendments	
S. Singh		Issue / Date / Description	
8 Brinawa Street Camp Hill 4152	Scale: As indicated	01 / 14/09/26 / PRELIMINARY ISSUE 02 / 16/09/26 / ISSUE TO COUNCIL 03 / 16/10/26 / REVISED ISSUE TO COUNCIL	

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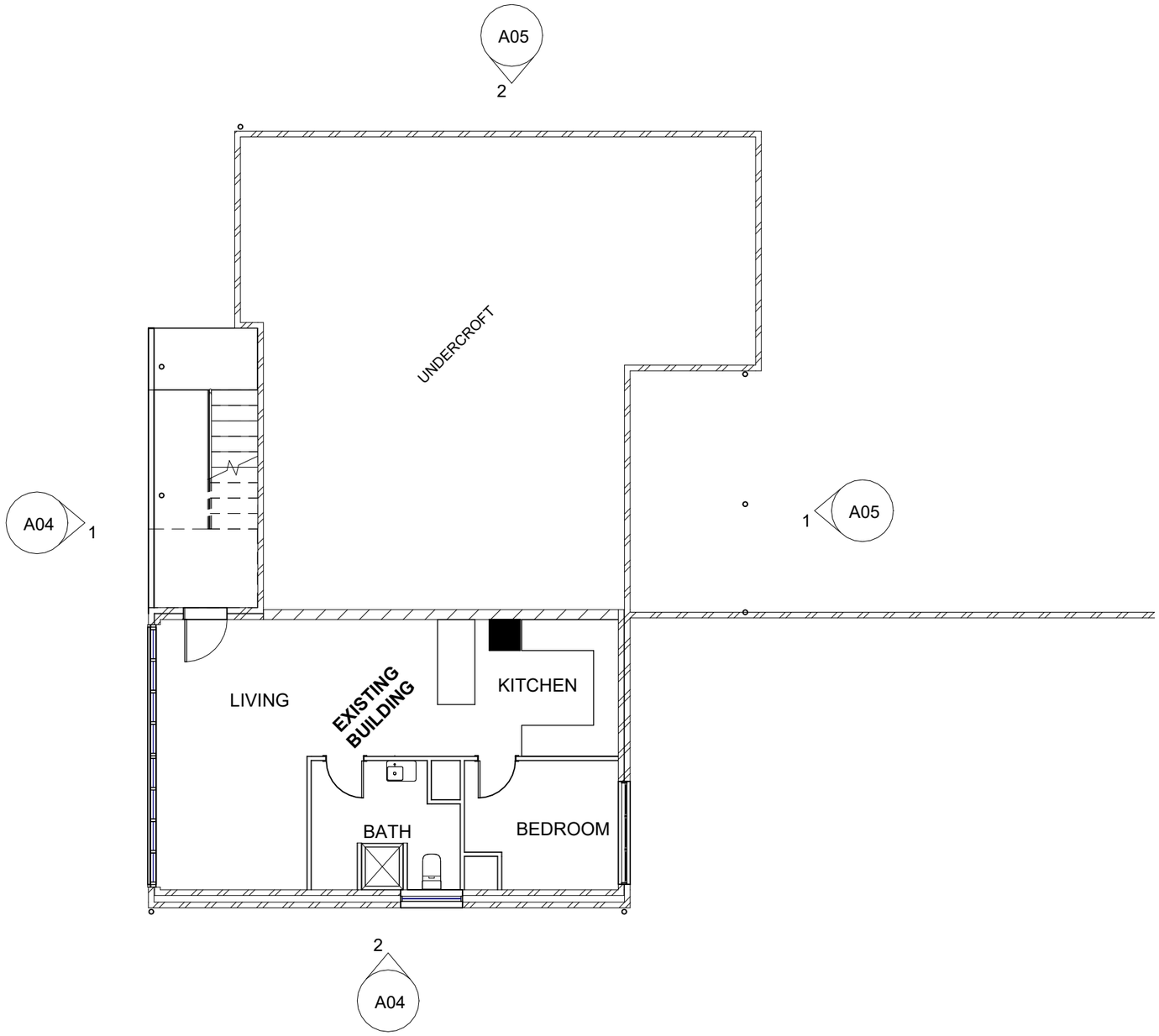
Existing Site	
Sheet No:	A01
Drawn by: SH	Job #: 02226
Status:	Design Development

Legend

- Downpipe
- fw — Floor Waste
- Hardwired smoke alarm with battery backup as per B.C.A. req.
- 560 MH — Manhole to ceiling access



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LOWER FLOOR PLAN

1 : 100

Proposed Material Change of Use, Office

S. Singh

8 Brinawa Street
Camp Hill 4152

Scale: As indicated

Amendments

Issue	Date	Description
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02	16/09/26	ISSUE TO COUNCIL
03	16/10/26	REVISED ISSUE TO COUNCIL

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Existing Lower Floor

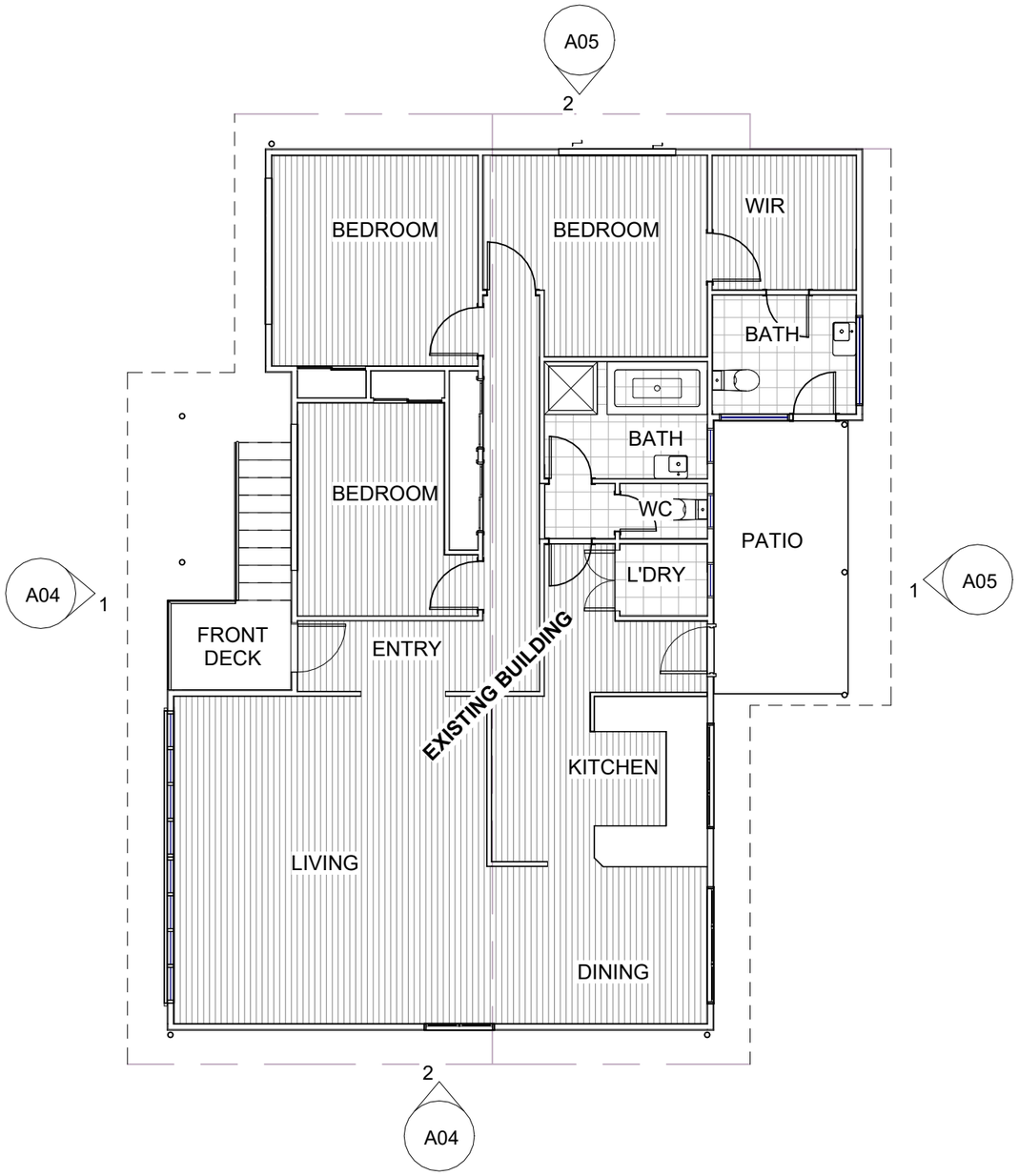
Sheet No: A02

Drawn by: SH Job #: 02226

Status: Design Development

Legend

- Downpipe
- fw — Floor Waste
- Hardwired smoke alarm with battery backup as per B.C.A. req.
- 560 MH — Manhole to ceiling access



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UPPER FLOOR PLAN

1 : 100

Proposed Material Change of Use, Office	
S. Singh	
8 Brinawa Street Camp Hill 4152	Scale: As indicated

Amendments

Issue	Date	Description
01	14/09/26	PRELIMINARY ISSUE
02	16/09/26	ISSUE TO COUNCIL
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Existing Upper Floor

Sheet No: A03

Drawn by: SH Job #: 02226

Status: Design Development



EXISTING ELEVATION - A

1 : 100

Finishes Schedule

WALL FINISHES

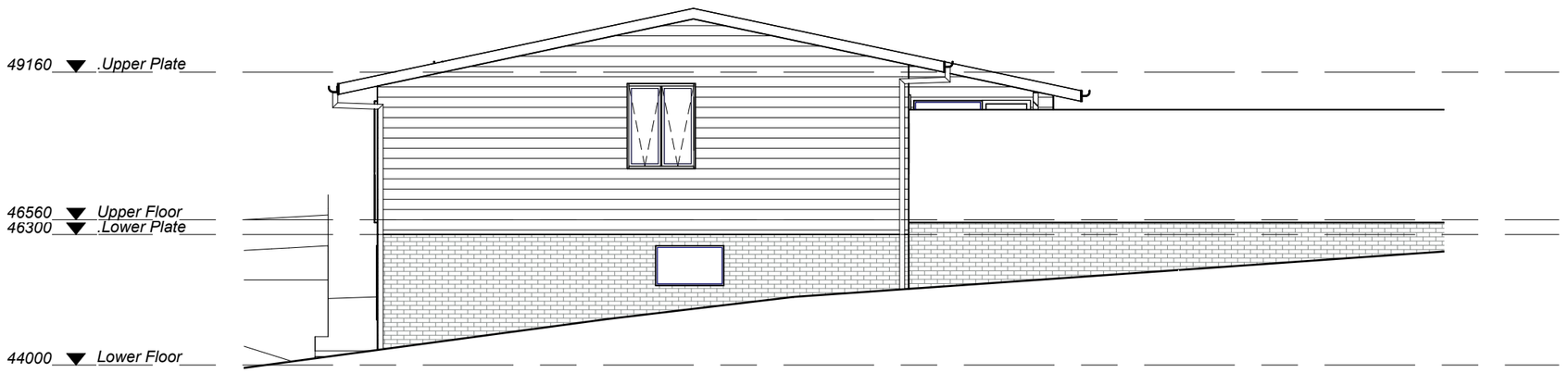
Acp	Vitrabond Aluminium Composite Panel
Cb	Common Brick
Cbr	Common Brick - Render Finish
Cbp	Common Brick - Bagged + Painted
Cm	Concrete Masonry
Cmr	Concrete Masonry - Render Finish
Eps	NRG Greenboard EPS Cladding System - Render Finish
Fb	Face Brick
Fc	Fibre Cement Sheet - Paint Finish
Fcr	Fibre Cement Sheet - Render Finish
Fcx	Scyon Matrix Cladding
Fca	Scyon Axon Cladding
Fcb	Fibre Cement Sheet - Battened Joints
Sv	Feature Stone Veneer
Wb	Scyon Linea Cladding

ROOF FINISHES

Cs	Colorbond Steel Roofing
Cfg	Colorbond Fascia & Gutter
Ct	Concrete Tile Roofing
Td	Trimdeck Roofing

FIXTURES

Al	Aluminium Louvre Screen
As	Aluminium Batten Screen
Ts	Timber Batten Screen
Gb	Glass Balustrade - (BCA compliant)
Tb	Timber Balustrade - (BCA compliant)
Sb	Stainless Steel Wire Balustrade - (BCA compliant)
Fa	NRG Greenboard EPS Awning
Sa	Steel Framed Awning



EXISTING ELEVATION - B

1 : 100

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Proposed Material Change of Use, Office

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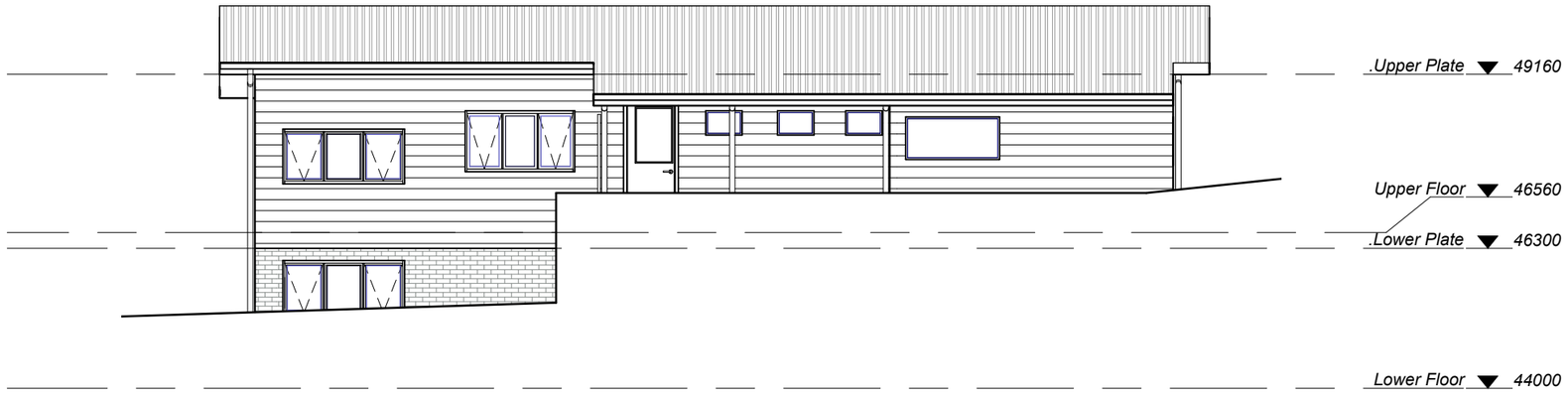
Existing Elevations 01

Sheet No: A04

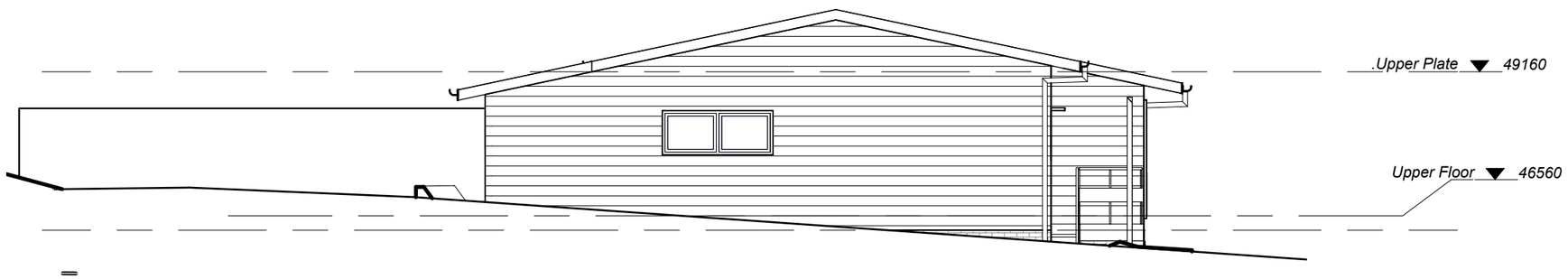
Drawn by: SH Job #: 02226

Status: Design Development



EXISTING ELEVATION - C

1 : 100



EXISTING ELEVATION - D

1 : 100

Finishes Schedule

WALL FINISHES

Acp	Vitrabond Aluminium Composite Panel
Cb	Common Brick
Cbr	Common Brick - Render Finish
Cbp	Common Brick - Bagged + Painted
Cm	Concrete Masonry
Cmr	Concrete Masonry - Render Finish
Eps	NRG Greenboard EPS Cladding System - Render Finish
Fb	Face Brick
Fc	Fibre Cement Sheet - Paint Finish
Fcr	Fibre Cement Sheet - Render Finish
Fcx	Scyon Matrix Cladding
Fca	Scyon Axon Cladding
Fcb	Fibre Cement Sheet - Battened Joints
Sv	Feature Stone Veneer
Wb	Scyon Linea Cladding

ROOF FINISHES

Cs	Colorbond Steel Roofing
Cfg	Colorbond Fascia & Gutter
Ct	Concrete Tile Roofing
Td	Trimdeck Roofing

FIXTURES

Al	Aluminium Louvre Screen
As	Aluminium Batten Screen
Ts	Timber Batten Screen
Gb	Glass Balustrade - (BCA compliant)
Tb	Timber Balustrade - (BCA compliant)
Sb	Stainless Steel Wire Balustrade - (BCA compliant)
Fa	NRG Greenboard EPS Awning
Sa	Steel Framed Awning

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Proposed Material Change of Use, Office

S. Singh

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Scale: As indicated

Amendments

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Existing Elevations 02

Sheet No: A05

Drawn by: SH Job #: 02226

Status: Design Development

General Notes:

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BUILDING CODE OF AUSTRALIA (AS AMENDED)
AS 1684-1999. RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.

DO NOT SCALE DRAWINGS - FIGURED DIMENSION TAKE PRECEDENCE.

Proposed GFA Area

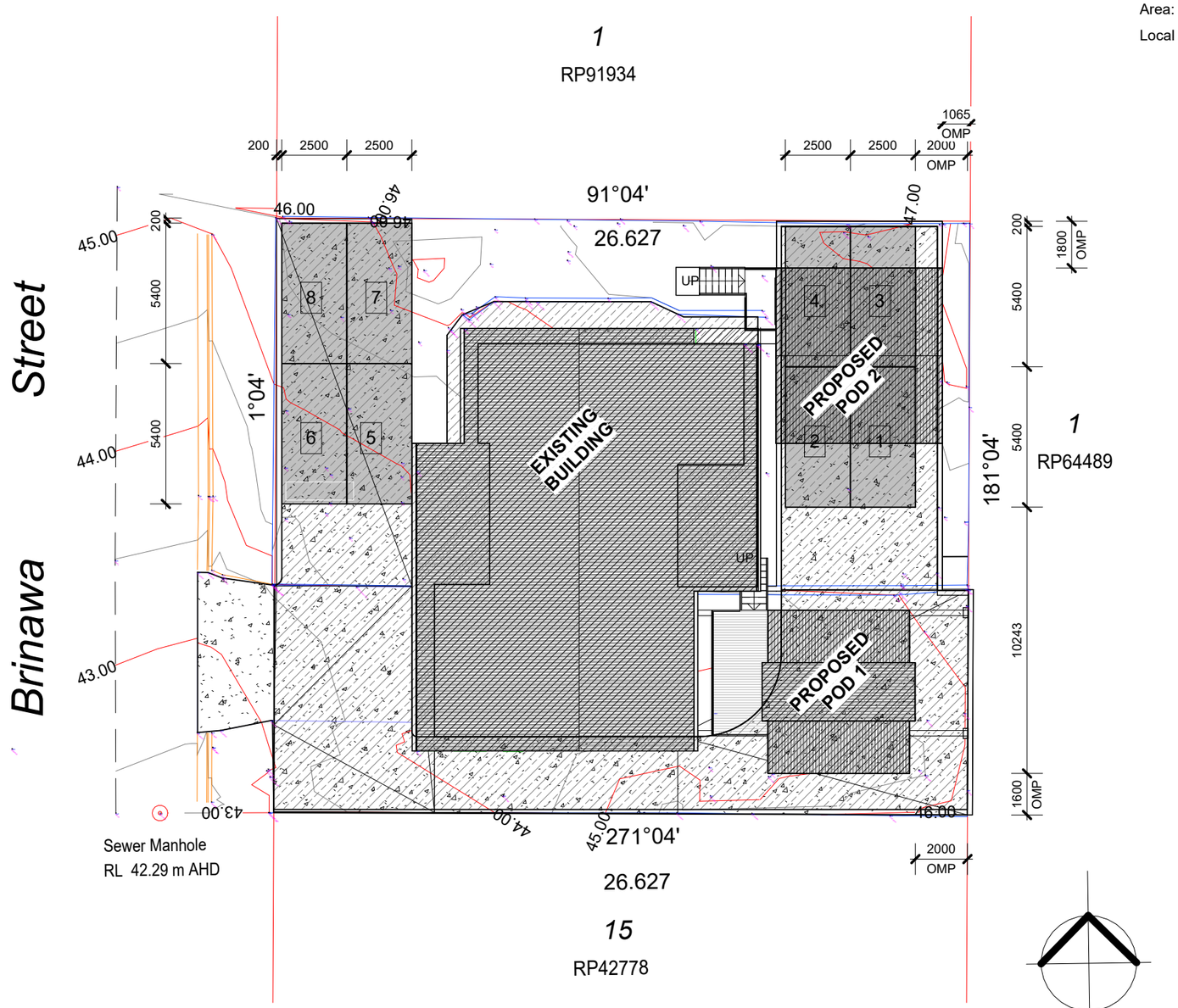
UPPER OFFICE	- 128.7m2
LOWER OFFICE	- 46.5m2
POD 1 OFFICE	- 33.2m2
POD 2 OFFICE	- 41.3m2
TOTAL	- 249.7m2

Proposed Parking

8 CAR SPACES

Proposed Impervious Area

PROPOSED IMPERVIOUS - 361.13m2



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Proposed Site

1 : 200

Real Property Description

Lot:	- Lot 2
On:	- RP 291434
Parish:	- Bulimba
County:	- Stanley
Area:	- 609m²
Local Authority:	- Brisbane City Council

Proposed Material Change of Use, Office	
S. Singh	
8 Brinawa Street Camp Hill 4152	Scale: As indicated

Amendments

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Proposed Site	
Sheet No:	A06
Drawn by: SH	Job #: 02226
Status:	Design Development

Legend

- Downpipe
- fw — Floor Waste
- Hardwired smoke alarm with battery backup as per B.C.A. req.
- 560 MH — Manhole to ceiling access

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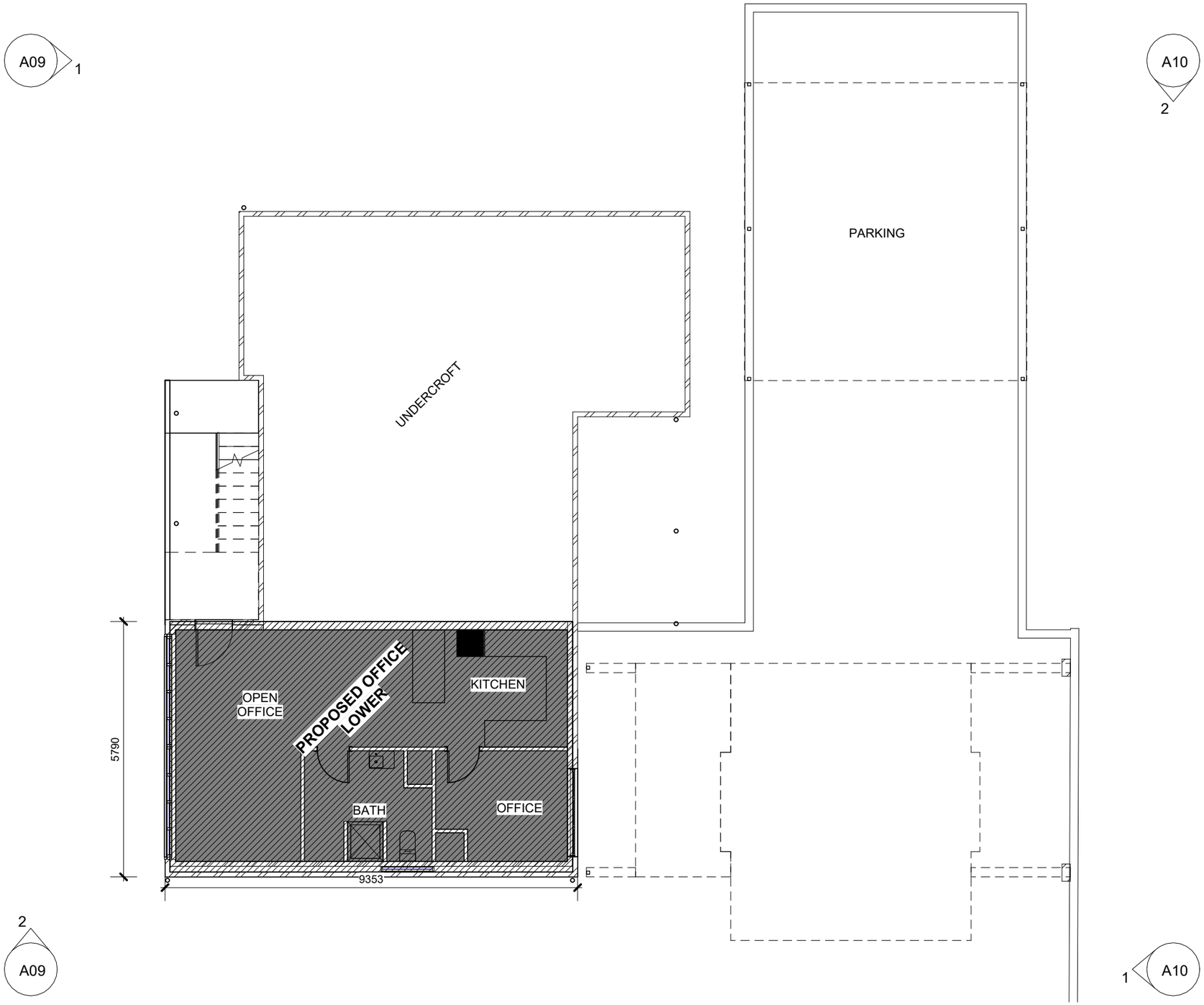

Proposed Lower

1 : 100

Proposed Material Change of Use, Office	Amendments	
S. Singh	Issue / Date / Description	
8 Brinawa Street Camp Hill 4152 — Scale: As indicated	01 / 14/09/26 / PRELIMINARY ISSUE	
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Proposed Lower Floor	
Sheet No: A07	
Drawn by: SH	Job #: 02226
Status: Design Development	

Legend

- Downpipe
- fw Floor Waste
- Hardwired smoke alarm with battery backup as per B.C.A. req.
- 560 MH Manhole to ceiling access

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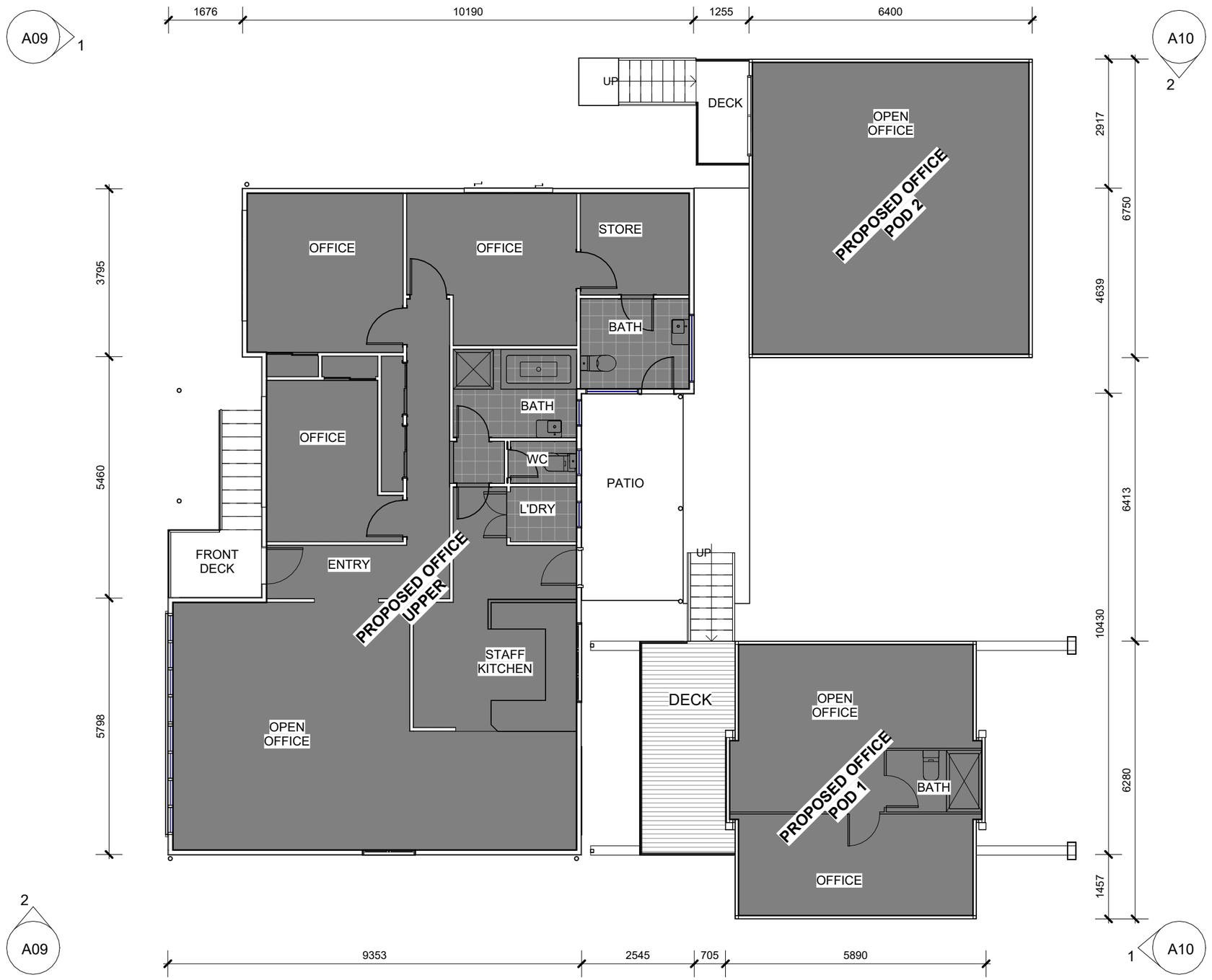

Proposed Upper

1 : 100

Proposed Material Change of Use, Office	Amendments	
S. Singh	Issue / Date / Description	
8 Brinawa Street Camp Hill 4152	01 / 14/09/26 / PRELIMINARY ISSUE	
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Proposed Upper Floor	
Sheet No: A08	
Drawn by: SH	Job #: 02226
Status: Design Development	

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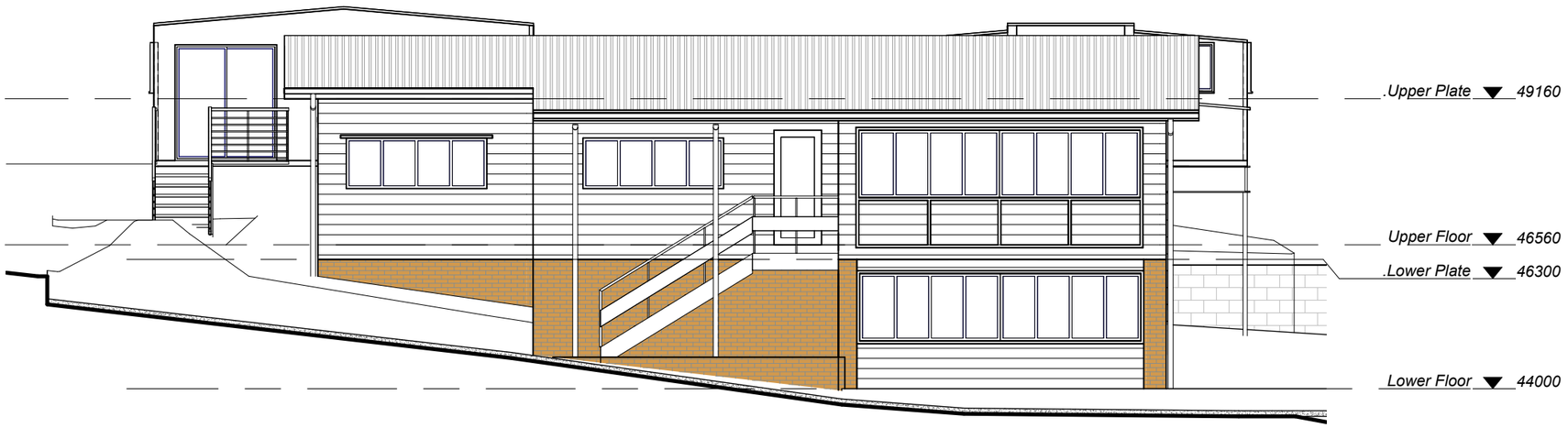

Proposed Elevation A

1 : 100

Finishes Schedule

WALL FINISHES

Acp	Vitrabond Aluminium Composite Panel
Cb	Common Brick
Cbr	Common Brick - Render Finish
Cbp	Common Brick - Bagged + Painted
Cm	Concrete Masonry
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Fb	Face Brick
Fc	Fibre Cement Sheet - Paint Finish
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Fca	Scyon Axon Cladding
Fcb	Fibre Cement Sheet - Battened Joints
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Wb	Scyon Linea Cladding

ROOF FINISHES

Cs	Colorbond Steel Roofing
Cfg	Colorbond Fascia & Gutter
Ct	Concrete Tile Roofing
Td	Trimdeck Roofing

FIXTURES

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As	Aluminium Batten Screen
Ts	Timber Batten Screen
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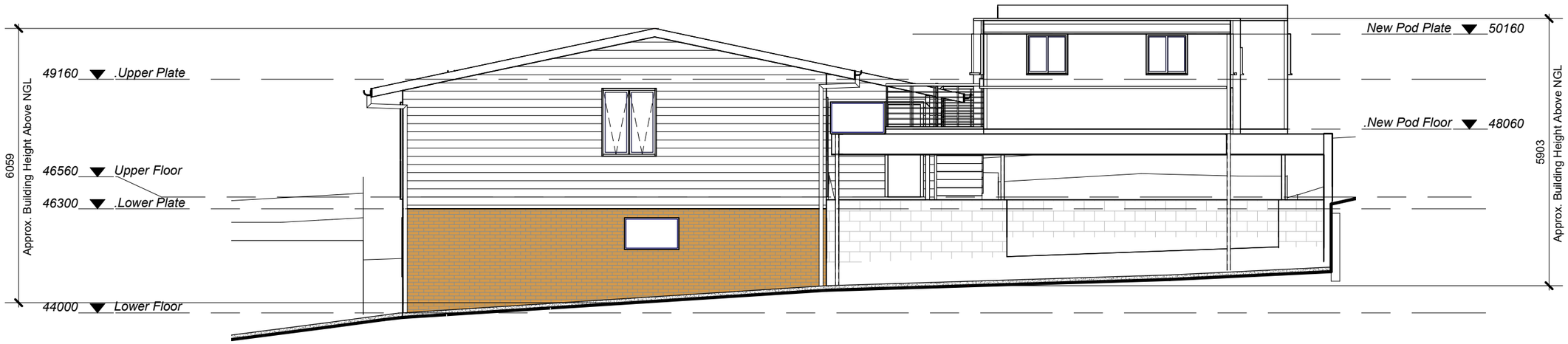

Proposed Elevation B

1 : 100

Proposed Material Change of Use, Office

S. Singh

8 Brinawa Street
Camp Hill 4152

Scale: As indicated

Amendments

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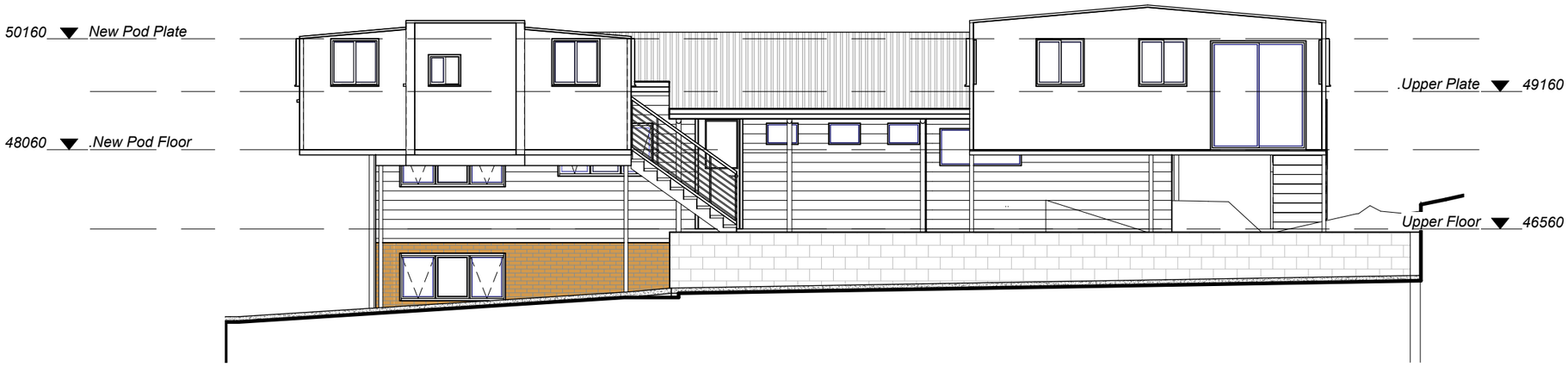
Proposed Elevations 01

Sheet No: A09

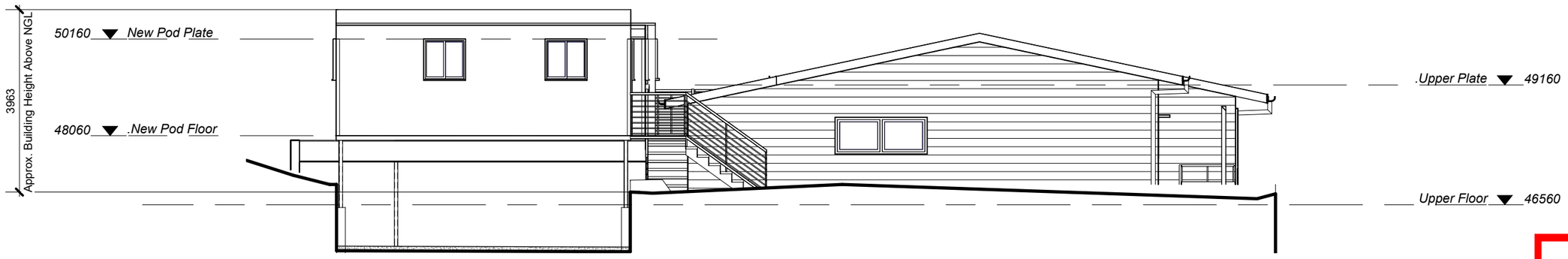
Drawn by: SH Job #: 02226

Status: Design Development



Proposed Elevation C

1 : 100



Proposed Elevation D

1 : 100

Finishes Schedule

WALL FINISHES

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ROOF FINISHES

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FIXTURES

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Proposed Elevations 02
Sheet No: A10
Drawn by: SH Job #: 02226
Status: Design Development

General Notes:

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PARKING

8 CAR SPACES

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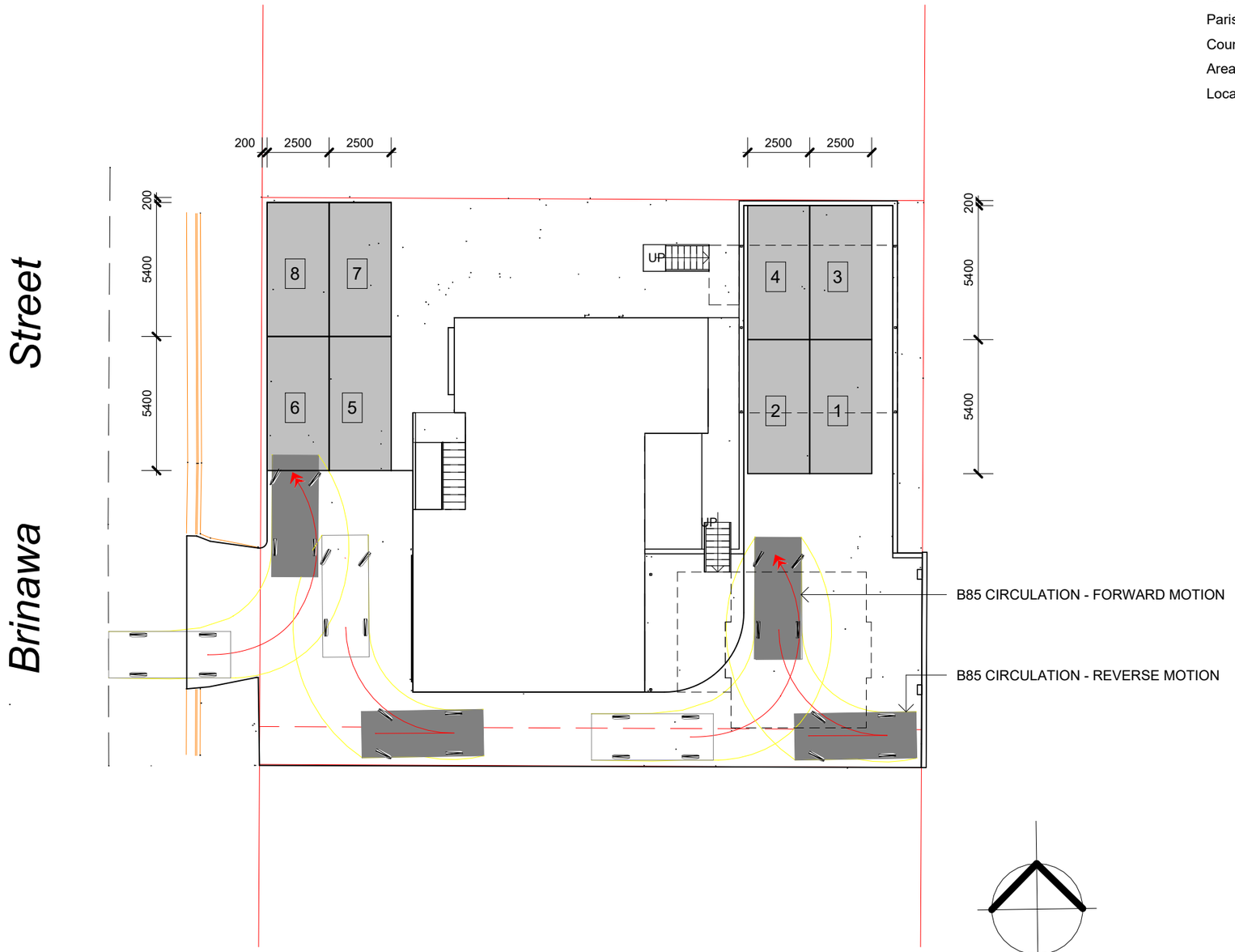

NORTH

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05-NOV-2026
APPLICATION REF
A007147198

Proposed Circulation

1 : 200

Proposed Material Change of Use, Office	
S. Singh	
8 Brinawa Street Camp Hill 4152	Scale: As indicated

Amendments

Issue	Date	Description
01	14/09/26	PRELIMINARY ISSUE
02	16/09/26	ISSUE TO COUNCIL
03	16/10/26	REVISED ISSUE TO COUNCIL

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Proposed Circulation	
Sheet No: A11	
Drawn by: SH	Job #: 02226
Status: Design Development	