

PROPOSED RENOVATION

163 PARK ROAD,
WOOLLOONGABBA 4102, QLD



1 3D PERSPECTIVE 1 - PHASE 2
SCALE @ A3

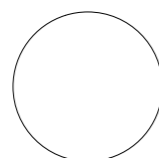


2 3D PERSPECTIVE 2 - PHASE 2
SCALE @ A3

BCC DS
RECEIVED
24/03/2026
APPLICATION REF
A006989408

No.	DRAWING NAME	ISSUE
2BA001	TITLE SHEET	0
2BA101	SITE PLANS - EXISTING	F
2BA102	SITE PLANS - PROPOSED	J
2BA201	GROUND FLOOR PLAN - EXISTING / DEMOLITION	J
2BA202	FIRST FLOOR PLAN - EXISTING / DEMOLITION	F
2BA301	ELEVATIONS - EXISTING / DEMOLITION	i
2BA302	ELEVATIONS - EXISTING / DEMOLITION	H
2BA401	GROUND FLOOR PLAN - PROPOSED	0
2BA402	FIRST FLOOR PLAN - PROPOSED	H
2BA403	ROOF FLOOR PLAN - PROPOSED	B
2BA501	ELEVATIONS - PROPOSED	i
2BA502	ELEVATIONS - PROPOSED	i
2BA601	SECTIONS - PROPOSED	F
2BA701	DOOR & WINDOW SCHEDULE	E
2BA802	3D - FLOOR PLANS	J

EMPIRE
DESIGN & DRAFTING
www.empiredesigns.com.au
A : 297 RIDING ROAD, BALMORAL QLD 4171
P : 3899 1856 MB : 0414 277 560
E : mail@empiredesigns.com.au
QBCC : 1312117 VBA : DP-AD 46238



ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

Amendment		

PROJECT. PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD		DRAWING TITLE. TITLE SHEET	
DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE. @ A3	DRAWING NUMBER. 2BA001
DATE. DECEMBER 2025	PROJECT No. 200306	ISSUE. 0	

REAL PROPERTY DESCRIPTION

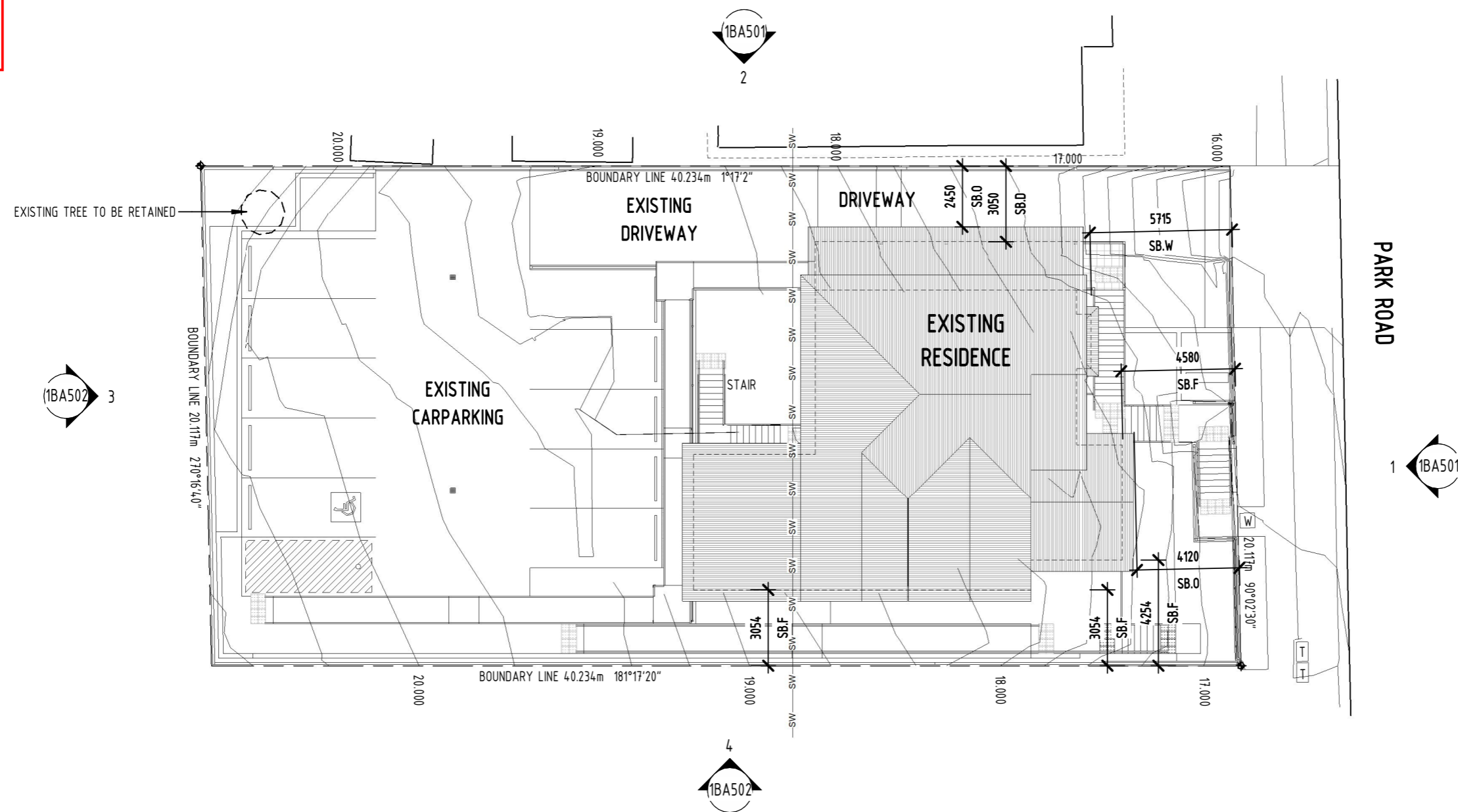
LOT 63, R.P. 158123
 LOCAL AUTHORITY: B.C.C.
 AREA : 809m²

BCC DS
 RECEIVED

24/03/2026

APPLICATION REF

A006989408



DESIGNED IN ACCORDANCE WITH BCA

- STAIRS TO COMPLY WITH PART 3.9.1 & 3.9.2
- STAIRS TO HAVE A NON-SLIP RESISTANCE & COMPLY WITH PART 3.9.1.3
- STAIR HANDRAILS REQUIRED AS PER PART 3.9.2.4
- BALUSTRADES TO COMPLY WITH PART 3.9.2
- GLASS BALUSTRADES TO COMPLY WITH AS1288:2006. TO HAVE INTERLINKING HANDRAIL
- TERMITE PROTECTION TO COMPLY WITH AS3660.1
- WC DOORS TO COMPLY WITH PART 3.8.3.3
- ALL WET AREAS TO COMPLY WITH 3.8.1
- LIGHTING TO COMPLY WITH 3.8.4
- VENTILATION TO COMPLY WITH 3.8.5
- FLASHING TO WALL OPENINGS 3.5.3.6
- GLAZING & WINDOW ASSEMBLIES - 3.6.0
- AUTO SMOKE DETECTION & ALARM SYSTEM - 3.7.2.2
- ENERGY EFFICIENCY - 3.12, 2011
- WINDOW PROTECTION TO COMPLY WITH 3.9.2.5.

NOTES

- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FABRICATION
- BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.
- REFER STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL REINFORCED CONC. SLABS, FOOTINGS, RETAINING WALLS, TIMBER FRAMING, TIE-DOWN & BRACING.
- DOWNPIPES TO CONNECT TO EXISTING STORMWATER LINE OR RAINWATER TANKS
- ALL WORK TO MATCH EXISTING
- ALL EXTERNAL STEEL WORK INCLUDING FIXINGS TO BE HOT DIPPED GALVANISED
- ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD
- OWNERS TO SELECT FINISHES, FIXTURES & LIGHTING
- WHILE GREAT CARE HAS BEEN TAKEN TO BE AS ACCURATE AS POSSIBLE, BUILDER IS TO CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION
- BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS
- ALL TIMBER USED IS TO BE FSC APPROVED

LEGEND - EXISTING SERVICES

- G-G-G- GAS
- PA-PA-PA- POWER (ABOVE GROUND)
- PB-PB-PB- POWER (BELOW GROUND)
- S-S-S- SEWER
- SW-SW-SW- STORMWATER
- TA-TA-TA- TELEPHONE (ABOVE GROUND)
- TB-TB-TB- TELEPHONE (BELOW GROUND)
- W-W-W- WATER

LEGEND - SETBACKS

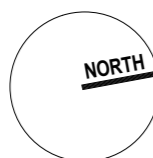
- SB.D SETBACK TO DECK
- SB.F SETBACK TO FIRST FLOOR WALL
- SB.G SETBACK TO GROUND FLOOR WALL
- SB.O SETBACK TO OUT MOST PROJECTION
- SB.S SETBACK TO STAIR

NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY DIAL BEFORE YOU DIG AND SURVEY. BUILDER TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION

MH MAN HOLE
 PP POWER POLE
 T TELSTRA
 W WATER METER

1 PHASE 2 - SITE PLAN - EXISTING
 SCALE 1: 200 @ A3

EMPIRE
 DESIGN & DRAFTING
 www.empiredesigns.com.au
 A : 297 RIDING ROAD, BALMORAL QLD 4171
 P : 3899 1856 MB : 0414 277 560
 E : mail@empiredesigns.com.au
 QBCC : 1312117 VBA : DP-AD 46238



ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

Amendment		PROJECT. PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD		DRAWING TITLE. SITE PLANS - EXISTING	
		DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE.	DRAWING NUMBER.
		DATE. DECEMBER 2025	PROJECT No. 200306	1 : 200 @ A3	2BA101
					F

REAL PROPERTY DESCRIPTION
 LOT 63, R.P. 158123
 LOCAL AUTHORITY: B.C.C.
 AREA : 809m²

BCC DS RECEIVED
 24/03/2026
APPLICATION REF
 A006989408

DESIGNED IN ACCORDANCE WITH BCA

- STAIRS TO COMPLY WITH PART 3.9.1 & 3.9.2
- STAIRS TO HAVE A NON-SLIP RESISTANCE & COMPLY WITH PART 3.9.1.3
- STAIR HANDRAILS REQUIRED AS PER PART 3.9.2.4
- BALUSTRADES TO COMPLY WITH PART 3.9.2
- GLASS BALUSTRADES TO COMPLY WITH AS1288:2006. TO HAVE INTERLINKING HANDRAIL
- TERMITE PROTECTION TO COMPLY WITH AS3660.1
- WC DOORS TO COMPLY WITH PART 3.8.3.3
- ALL WET AREAS TO COMPLY WITH 3.8.1
- LIGHTING TO COMPLY WITH 3.8.4
- VENTILATION TO COMPLY WITH 3.8.5
- FLASHING TO WALL OPENINGS 3.5.3.6
- GLAZING & WINDOW ASSEMBLIES - 3.6.0
- AUTO SMOKE DETECTION & ALARM SYSTEM - 3.7.2.2
- ENERGY EFFICIENCY - 3.12, 2011
- WINDOW PROTECTION TO COMPLY WITH 3.9.2.5.

NOTES

- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FABRICATION
- BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.
- REFER STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL REINFORCED CONC. SLABS, FOOTINGS, RETAINING WALLS, TIMBER FRAMING, TIE-DOWN & BRACING.
- DOWNPIPES TO CONNECT TO EXISTING STORMWATER LINE OR RAINWATER TANKS
- ALL WORK TO MATCH EXISTING
- ALL EXTERNAL STEEL WORK INCLUDING FIXINGS TO BE HOT DIPPED GALVANISED
- ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD
- OWNERS TO SELECT FINISHES, FIXTURES & LIGHTING
- WHILE GREAT CARE HAS BEEN TAKEN TO BE AS ACCURATE AS POSSIBLE, BUILDER IS TO CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION
- BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS
- ALL TIMBER USED IS TO BE FSC APPROVED

LEGEND - EXISTING SERVICES

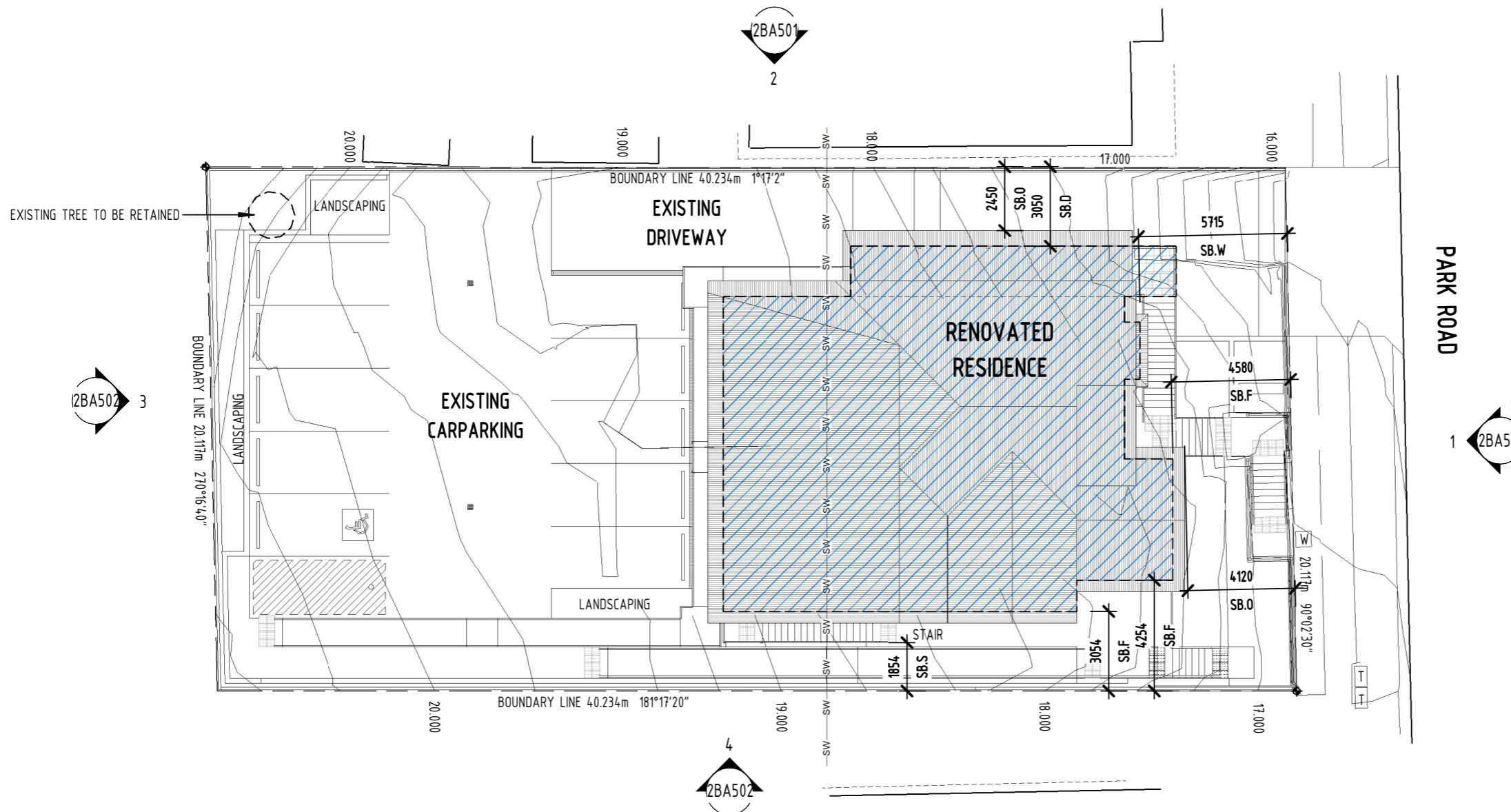
- G-G-G- GAS
- PA-PA-PA- POWER (ABOVE GROUND)
- PB-PB-PB- POWER (BELOW GROUND)
- S-S-S- SEWER
- SW-SW-SW- STORMWATER
- TA-TA-TA- TELEPHONE (ABOVE GROUND)
- TB-TB-TB- TELEPHONE (BELOW GROUND)
- W-W-W- WATER

NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY DIAL BEFORE YOU DIG AND SURVEY. BUILDER TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION

MH MAN HOLE
 PP POWER POLE
 T TELSTRA
 W WATER METER

LEGEND - SETBACKS

- SB.D SETBACK TO DECK
- SB.F SETBACK TO FIRST FLOOR WALL
- SB.G SETBACK TO GROUND FLOOR WALL
- SB.O SETBACK TO OUT MOST PROJECTION
- SB.S SETBACK TO STAIR



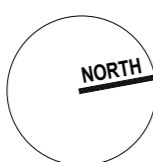
2 PHASE 2 - SITE PLAN - PROPOSED
 SCALE 1: 200 @ A3

SITE COVERAGE 217.8m² = 26.9%
 (MAX SITE COVERAGE = 50%)

SITE COVER, OF DEVELOPMENT, MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS-

- IN A LANDSCAPED OR OPEN SPACE AREA, INCLUDING, FOR EXAMPLE, A GAZEBO OR SHADE STRUCTURE;
- A BASEMENT THAT IS COMPLETELY BELOW GROUND LEVEL AND USED FOR CAR PARKING; OR
- THE EAVES OF A BUILDING; OR
- A SUN SHADE.








EMPIRE DESIGN & DRAFTING
 www.empiredesigns.com.au
 A : 297 RIDING ROAD, BALMORAL QLD 4171
 P : 3899 1856 MB : 0414 277 560
 E : mail@empiredesigns.com.au
 QBCC : 1312117 VBA : DP-AD 46238



ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

Amendment		PROJECT. PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD		DRAWING TITLE. SITE PLANS - PROPOSED	
		DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE.	
		DATE. DECEMBER 2025	PROJECT No. 200306	DRAWING NUMBER.	
				1 : 200 @ A3	ISSUE.
				2BA102	J

DEMOLITION LEGEND

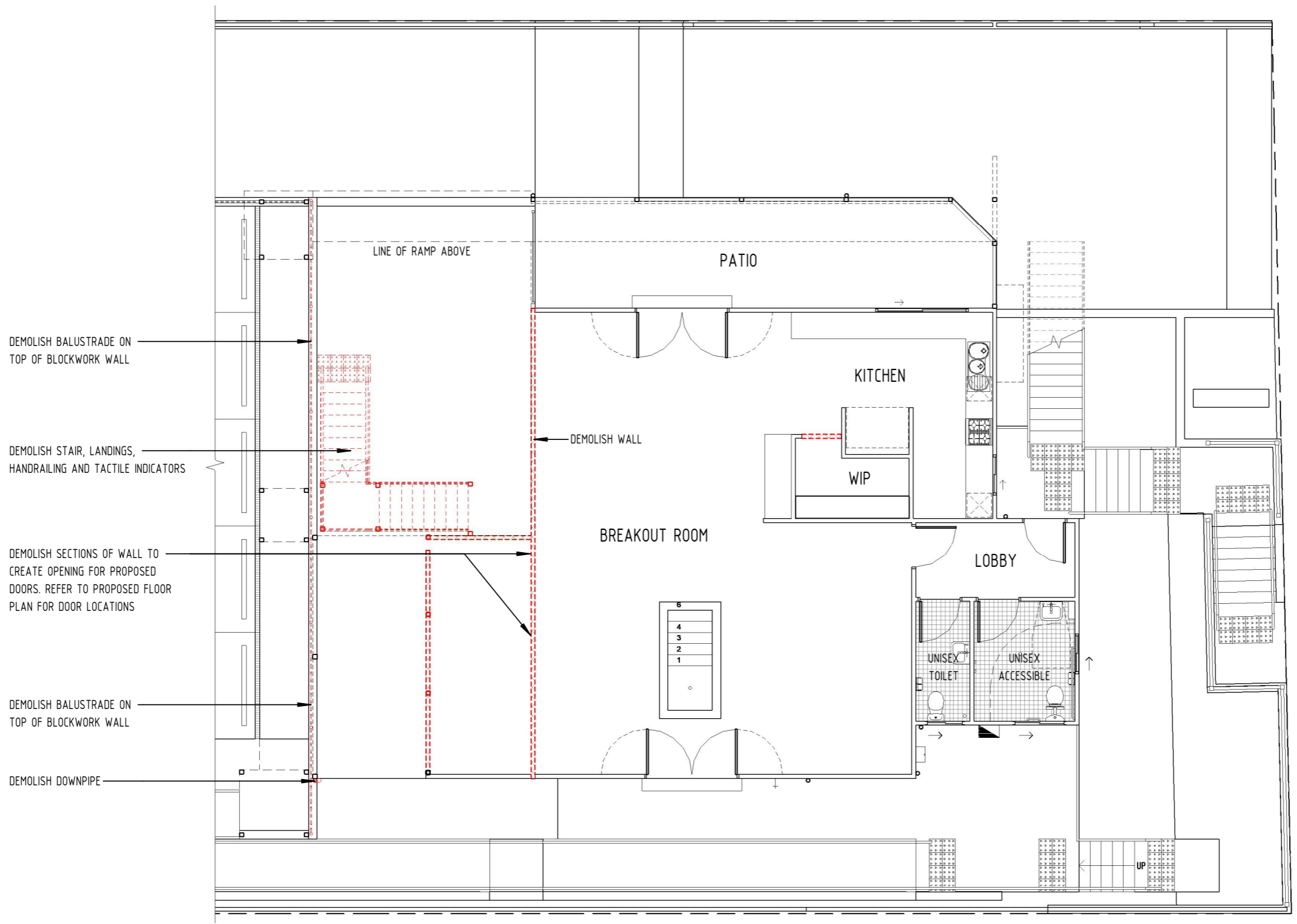
-  TO BE DEMOLISHED
-  TIMBER STUD WALL TO BE RETAINED
-  TIMBER STUD WALL TO BE DEMOLISHED
-  DOOR TO REMAIN
-  DOOR TO BE DEMOLISHED
-  WINDOW TO REMAIN
-  WINDOW TO BE DEMOLISHED

BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.

ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD

ASBESTOS REMOVAL TO COMPLY WITH NATIONAL OCCUPATIONAL HEALTH & SAFETY COMMISSION (NOHSC 2002)

BCC DS
RECEIVED
24/03/2026
APPLICATION REF
A006989408



1 PHASE 2 - GROUND FLOOR PLAN - EXISTING / DEMOLITION
SCALE 1 : 100 @ A3

 www.empiredesigns.com.au A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238		ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.			Amendment			PROJECT: PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD			DRAWING TITLE: GROUND FLOOR PLAN - EXISTING / DEMOLITION											
								DESIGNED BY: DP DRAWN BY: DP			DRAWING SCALE:			DRAWING NUMBER:			ISSUE:					
								DATE: DECEMBER 2025			PROJECT No. 200306			1 : 100 @ A3			2BA201			J		

DEMOLITION LEGEND

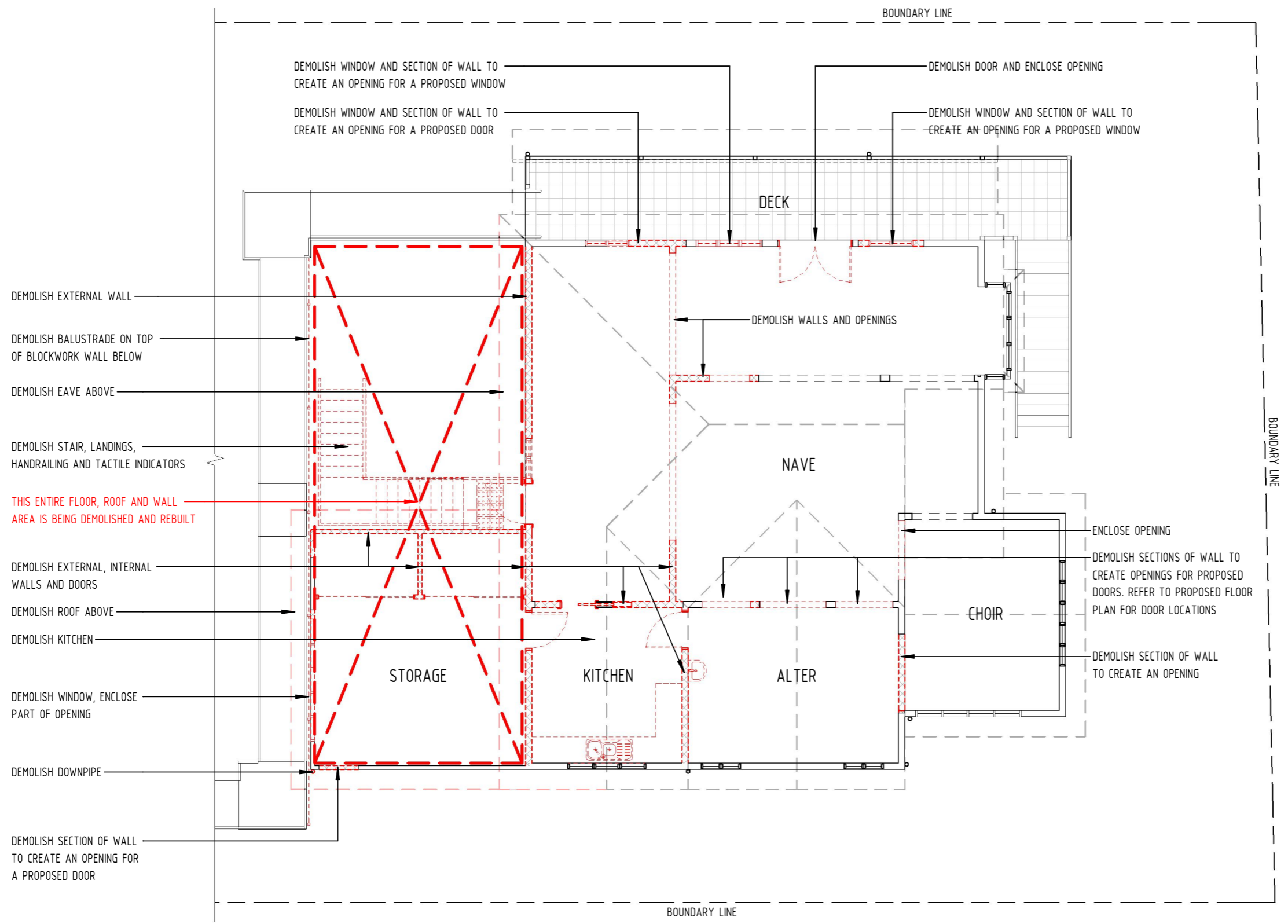
- TO BE DEMOLISHED
- TIMBER STUD WALL TO BE RETAINED
- TIMBER STUD WALL TO BE DEMOLISHED
- DOOR TO REMAIN
- DOOR TO BE DEMOLISHED
- WINDOW TO REMAIN
- WINDOW TO BE DEMOLISHED

BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.

ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD

ASBESTOS REMOVAL TO COMPLY WITH NATIONAL OCCUPATIONAL HEALTH & SAFETY COMMISSION (NOHSC 2002)

BCC DS
 RECEIVED
 24/03/2026
 APPLICATION REF
 A006989408



2 PHASE 2 - FIRST FLOOR PLAN - EXISTING / DEMOLITION
 SCALE 1 : 100 @ A3

<p style="font-size: 8px;">www.empiredesigns.com.au</p> <p style="font-size: 8px;">A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238</p>	<p>NORTH</p>	ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.	Amendment		PROJECT: PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD		DRAWING TITLE: FIRST FLOOR PLAN - EXISTING / DEMOLITION				
			DESIGNED BY: DP		DRAWN BY: DP		DRAWING SCALE: 1 : 100 @ A3		DRAWING NUMBER: 2BA202		ISSUE: F
			DATE: DECEMBER 2025		PROJECT No. 200306						

DEMOLITION LEGEND

- - - - - TO BE DEMOLISHED
- TIMBER STUD WALL TO BE RETAINED
- TIMBER STUD WALL TO BE DEMOLISHED
- DOOR TO REMAIN
- DOOR TO BE DEMOLISHED
- WINDOW TO REMAIN
- WINDOW TO BE DEMOLISHED

BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.

ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD

ASBESTOS REMOVAL TO COMPLY WITH NATIONAL OCCUPATIONAL HEALTH & SAFETY COMMISSION (NOHSC 2002)

BCC DS
 RECEIVED
 24/03/2026
 APPLICATION REF
 A006989408

FIRST FLOOR TOP PLATE
RL 24.550

CEILING HEIGHT
3170

FIRST FLOOR LEVEL
RL 21.380

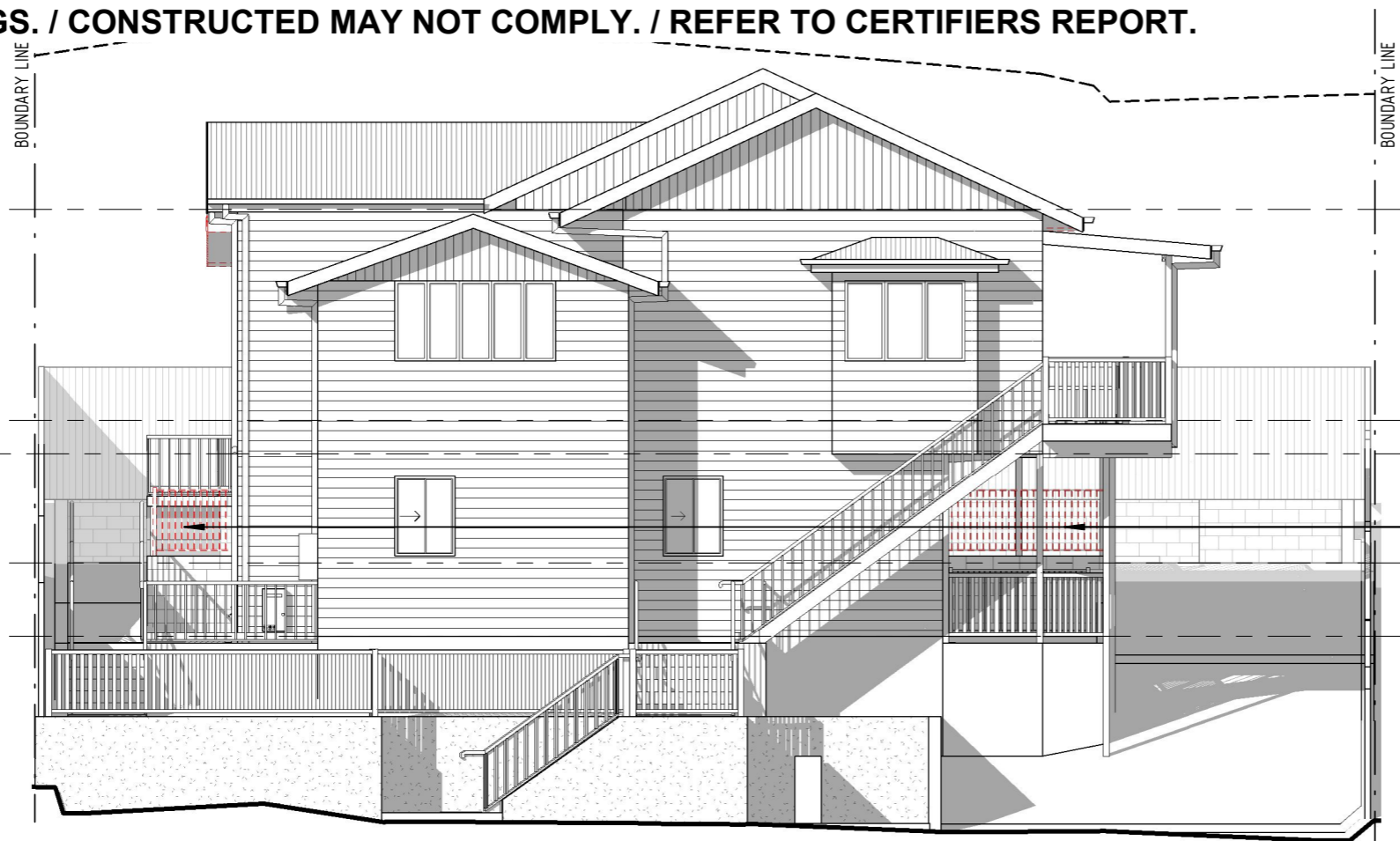
GRD FLOOR CEILING
RL 20.880

REAR CARPARKING
RL 19.240

CEILING HEIGHT
1500

GRD FLOOR - PROPOSED
RL 18.140

CEILING HEIGHT
2740



DEMOLISH BALUSTRADE ON TOP OF BLOCKWORK WALL

1 PHASE 2 - FRONT ELEVATION - EXISTING / DEMOLITION

SCALE 1: 100 @ A3

FIRST FLOOR TOP PLATE
RL 24.550

CEILING HEIGHT
3170

FIRST FLOOR LEVEL
RL 21.380

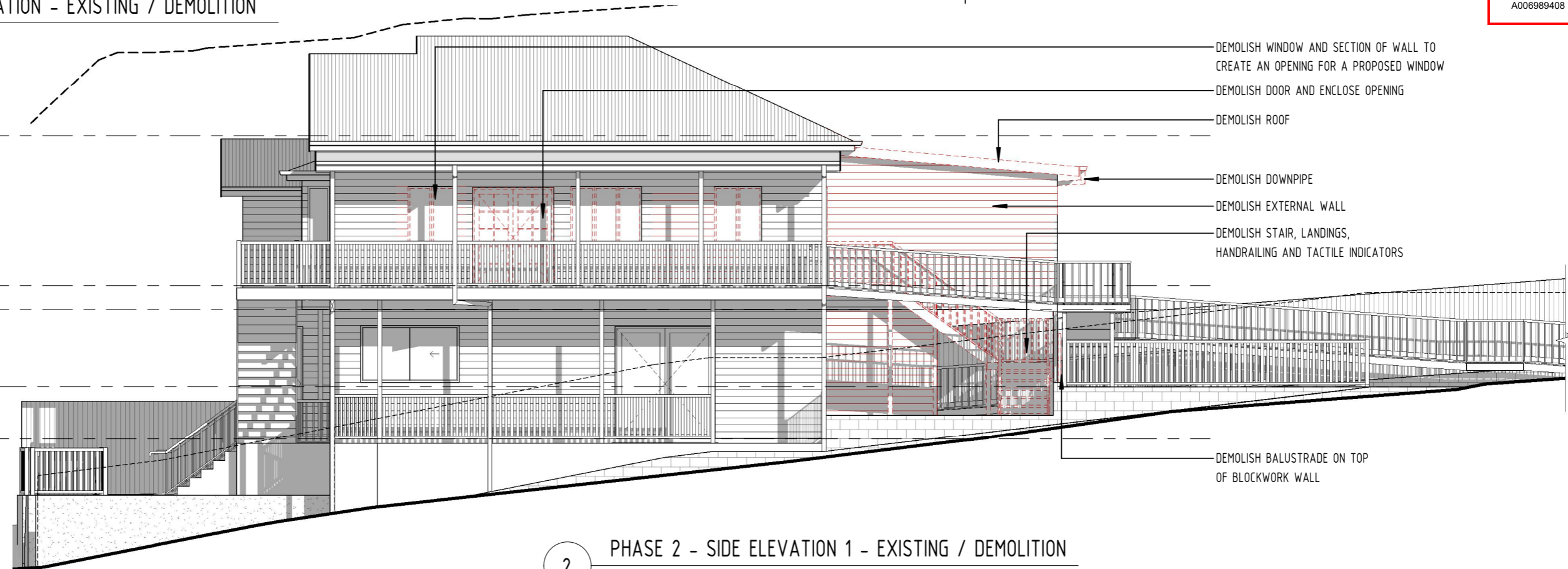
GRD FLOOR CEILING
RL 20.880

REAR CARPARKING
RL 19.240

CEILING HEIGHT
1500

GRD FLOOR - PROPOSED
RL 18.140

CEILING HEIGHT
2740



DEMOLISH WINDOW AND SECTION OF WALL TO CREATE AN OPENING FOR A PROPOSED WINDOW

DEMOLISH DOOR AND ENCLOSE OPENING

DEMOLISH ROOF

DEMOLISH DOWNPIPE

DEMOLISH EXTERNAL WALL

DEMOLISH STAIR, LANDINGS, HANDRAILING AND TACTILE INDICATORS

DEMOLISH BALUSTRADE ON TOP OF BLOCKWORK WALL

2 PHASE 2 - SIDE ELEVATION 1 - EXISTING / DEMOLITION

SCALE 1: 100 @ A3

EMPIRE
DESIGN & DRAFTING

www.empiredesigns.com.au

A : 297 RIDING ROAD, BALMORAL QLD 4171
P : 3899 1856 MB : 0414 277 560
E : mail@empiredesigns.com.au
QBCC : 1312117 VBA : DP-AD 46238

ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

Amendment	

PROJECT. PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD		DRAWING TITLE. ELEVATIONS - EXISTING / DEMOLITION	
DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE. 1: 100 @ A3	DRAWING NUMBER. 2BA301
DATE. DECEMBER 2025	PROJECT No. 200306	ISSUE. i	

DRAWING SCALE. 1: 100 @ A3	DRAWING NUMBER. 2BA301	ISSUE. i
-------------------------------	----------------------------------	--------------------

DEMOLITION LEGEND

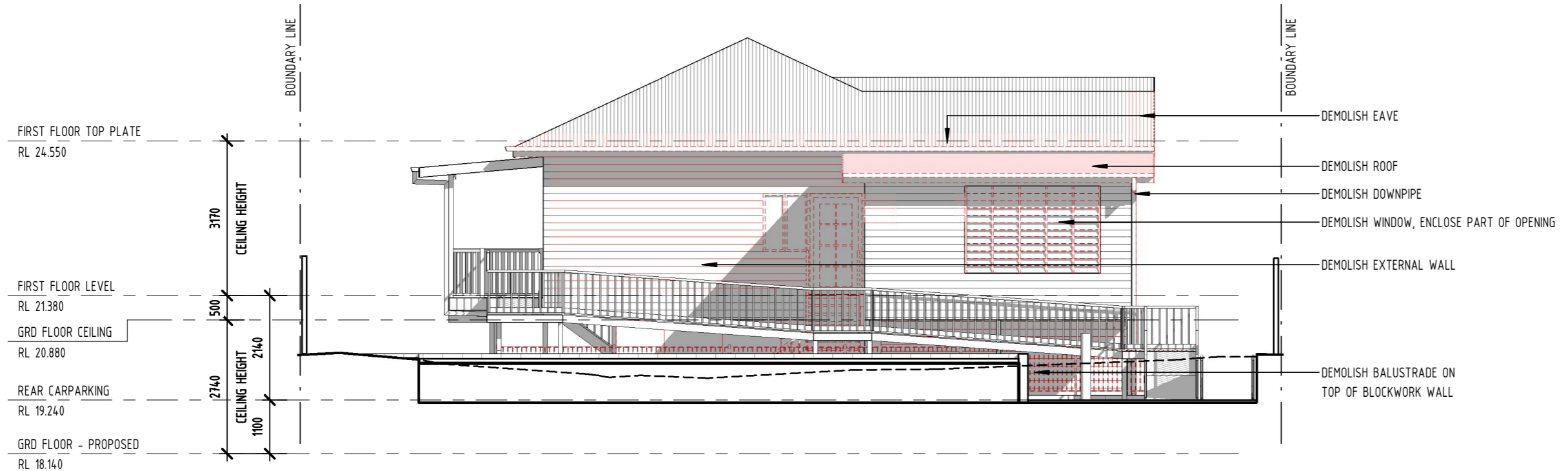
- - - - - TO BE DEMOLISHED
- TIMBER STUD WALL TO BE RETAINED
- TIMBER STUD WALL TO BE DEMOLISHED
- DOOR TO REMAIN
- DOOR TO BE DEMOLISHED
- WINDOW TO REMAIN
- WINDOW TO BE DEMOLISHED

BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.

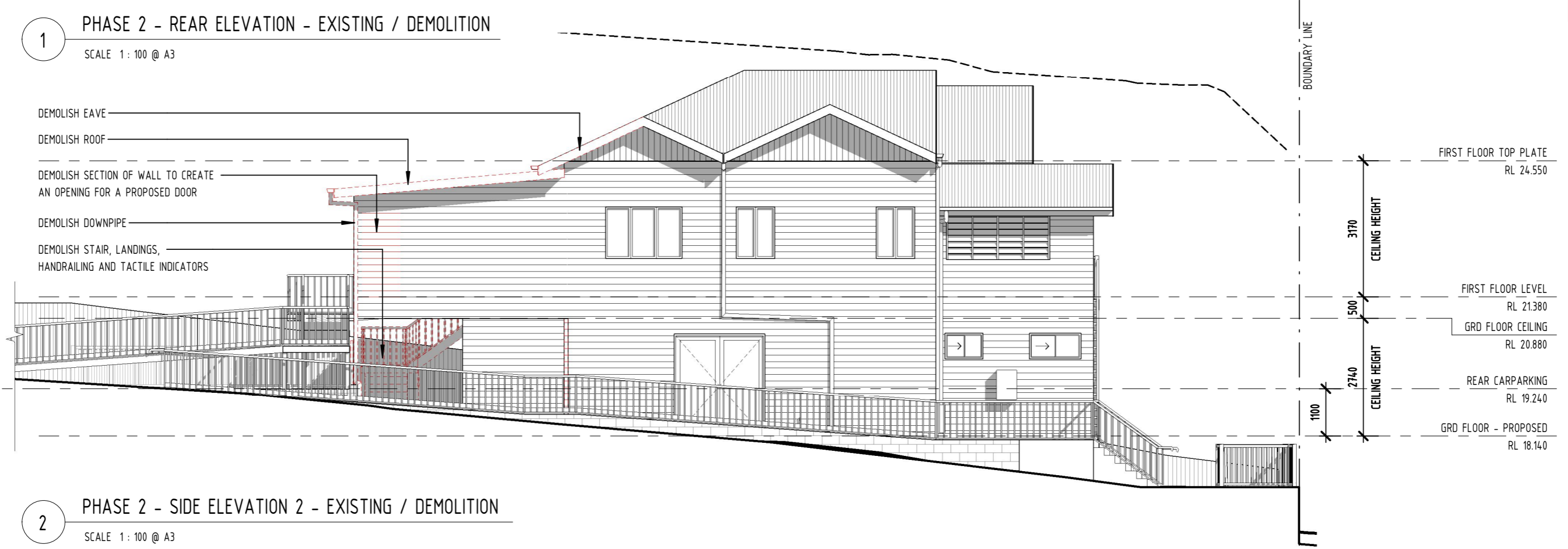
ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD

ASBESTOS REMOVAL TO COMPLY WITH NATIONAL OCCUPATIONAL HEALTH & SAFETY COMMISSION (NOHSC 2002)

BCC DS
 RECEIVED
 24/03/2026
 APPLICATION REF
 A006989408

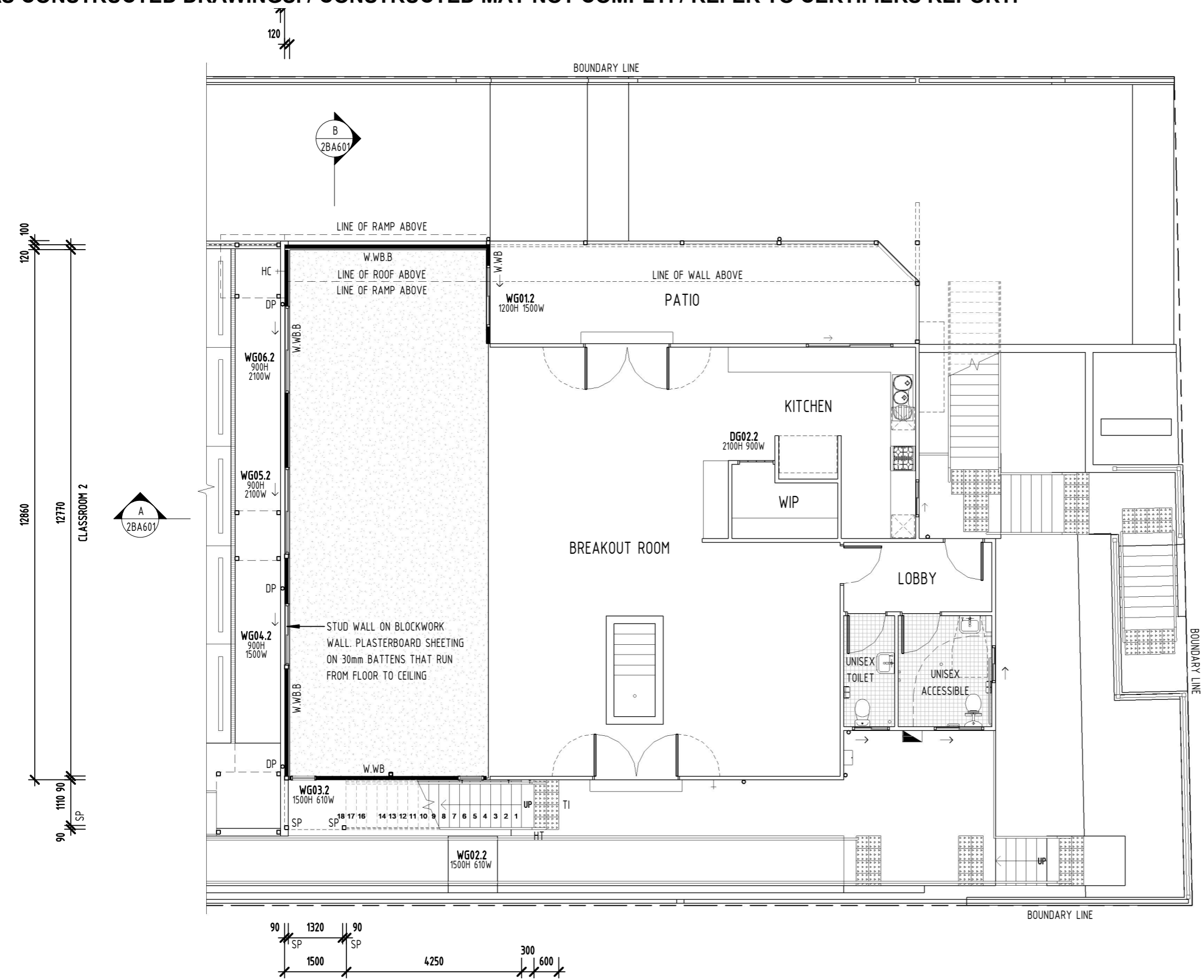


1 PHASE 2 - REAR ELEVATION - EXISTING / DEMOLITION
 SCALE 1: 100 @ A3



2 PHASE 2 - SIDE ELEVATION 2 - EXISTING / DEMOLITION
 SCALE 1: 100 @ A3

<p>EMPIRE DESIGN & DRAFTING</p> <p>www.empiredesigns.com.au</p> <p style="font-size: x-small;">A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238</p>	<p>ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</p>	Amendment		PROJECT. PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD		DRAWING TITLE. ELEVATIONS - EXISTING / DEMOLITION			
				DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE.		DRAWING NUMBER.	
				DATE. DECEMBER 2025	PROJECT No. 200306	1 : 100 @ A3		2BA302	



WALL LEGEND

- W.BL** CORE FILLED BLOCKWORK WALL
- W.BL.R** CORE FILLED BLOCKWORK WALL, RENDERED FINISH TO EXTERIOR
- W.F.C** STUD WALL WITH HARDIES "EASYLAP" SHEETING TO EXTERIOR. PLASTERBOARD TO INTERIOR.
- W.HP** STUD WALL WITH HARDIEPLANK CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR
- W.PB** STUD WALL WITH PLASTERBOARD
- W.WB** STUD WALL WITH FC WEATHERBOARD CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR
- W.WB.B** STUD WALL WITH FC WEATHERBOARD CLADDING TO EXTERIOR, PLASTERBOARD TO INTERIOR. STUD WALL ON BLOCKWORK WALL. PLASTERBOARD SHEETING ON 30mm BATTENS THAT RUN FROM FLOOR TO CEILING
- NOTE** AQUACHEK TO WET AREAS. WALL INSULATION AS REQUIRED

FLOOR PLAN LEGEND

- BAL** BALUSTRADE TO CLIENTS SELECTION, 1000mm HIGH MIN
- BE** BENCH, WITH JOINERY CUPBOARDS BELOW
- BR.A** BEARER ABOVE TO ENG'S DETAILS
- CK/O** COOKTOP / OVEN
- CPD** CUPBOARD
- DE** DESK - BUILT IN
- DP** DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
- DW** DISHWASHER
- FN** 2.0m HIGH ACOUSTIC TIMBER FENCE
- FT** FOOTING TO ENG'S DETAILS
- FW** FLOOR WASTE
- GD** GRATED DRAIN
- HC** HOSE COCK
- HR*** HANDRAIL, TYPE*, REFER TO DETAIL
- HT** HANDRAIL TERMINATIONS (AS1428.1, SECTION 11, FIG 26(C))
- HW** HOT WATER, HEAT PUMP
- MB** METER BOX, ELECTRICAL
- MI** MIRROR
- MW** MICROWAVE LOCATION
- OHC** OVER HEAD CUPBOARD
- OP** OPENING IN WALL
- RB.A** ROOF BEAM ABOVE TO ENG'S DETAILS
- REF** REFRIGERATOR LOCATION - TO HAVE TAP FOR PLUMBING
- RG** TOWEL RING
- RH** RANGEHOOD
- SE** SEAT - BUILT IN
- SH** SHELVES (SHx1 = 1 SHELF)
- SK** SINK
- SP** STEEL POST TO ENG'S DETAILS
- ST.C** CONCRETE STAIR WITH STAIR NOSING, AS PER AS1428.1 FIG 27(B)
- ST.S** STEEL STAIR WITH STAIR NOSING, AS PER AS1428.1 FIG 27(B)
- TI** TACTILE INDICATORS, (AS1428.4.1)
- TP** TIMBER POST TO ENG'S DETAILS
- TR** THRESHOLD RAMP, AS1428.1, FIG 21
- TRH** TOILET ROLL HOLDER
- VB** VANITY BASIN
- WC** WATER CLOSET
- WIP** WALK IN PANTRY

- NO ST** NO STEP IN FLOOR LEVEL
- ST DN** STEP DOWN IN FLOOR LEVEL
- ☉** SMOKE ALARM, TO COMPLY WITH LOCAL GOVERNMENT REQUIREMENTS
- D**** DOOR NUMBER, REFER TO SCHEDULE
- W**** WINDOW NUMBER, REFER TO SCHEDULE

FLOOR FINISH LEGEND

- CON** CONCRETE
- CPT** CARPET
- CT** CERAMIC TILES
- PT** POLISHED TIMBER FLOOR BOARDS
- VT** VITRIFIED TILES - NON SLIP
- VL** VINYL

1 PHASE 2 - GROUND FLOOR PLAN - PROPOSED
SCALE 1 : 100 @ A3

<p>www.empiredesigns.com.au</p> <p>A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238</p>	<p>NORTH</p>	<p>ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</p>	<p>Amendment</p>	<p style="color: red; border: 1px solid red; padding: 2px;">BCC DS RECEIVED</p> <p>24/03/2026</p> <p style="color: red; border: 1px solid red; padding: 2px;">APPLICATION REF</p> <p>A006989408</p>	<p>PROJECT: PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD</p>		<p>DRAWING TITLE: GROUND FLOOR PLAN - PROPOSED</p>	
					<p>DESIGNED BY: DP</p>	<p>DRAWN BY: DP</p>	<p>DRAWING SCALE: 1 : 100 @ A3</p>	<p>DRAWING NUMBER: 2BA401</p>
					<p>DATE: DECEMBER 2025</p>	<p>PROJECT No. 200306</p>		

WALL LEGEND

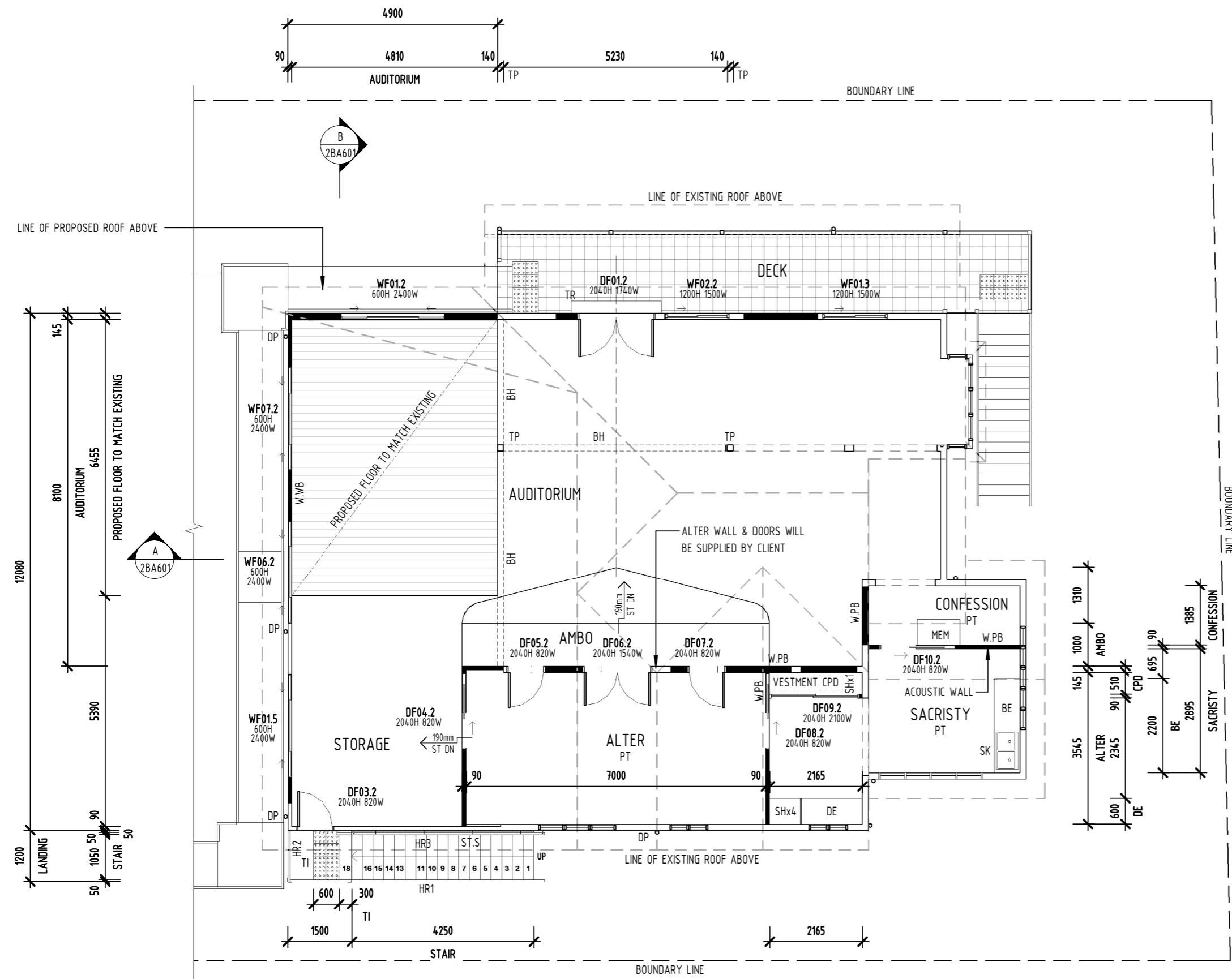
- W.BL** CORE FILLED BLOCKWORK WALL
- W.BL.R** CORE FILLED BLOCKWORK WALL, RENDERED FINISH TO EXTERIOR
- W.FC** STUD WALL WITH HARDIES "EASYLAP" SHEETING TO EXTERIOR. PLASTERBOARD TO INTERIOR.
- W.HP** STUD WALL WITH HARDIEPLANK CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR
- W.PB** STUD WALL WITH PLASTERBOARD
- W.WB** STUD WALL WITH FC WEATHERBOARD CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR
- W.WB.B** STUD WALL WITH FC WEATHERBOARD CLADDING TO EXTERIOR, PLASTERBOARD TO INTERIOR. STUD WALL ON BLOCKWORK WALL. PLASTERBOARD SHEETING ON 30mm BATTENS THAT RUN FROM FLOOR TO CEILING
- NOTE** AQUACHEK TO WET AREAS. WALL INSULATION AS REQUIRED

FLOOR PLAN LEGEND

- BAL** BALUSTRADE TO CLIENTS SELECTION, 1000mm HIGH MIN
- BE** BENCH, WITH JOINERY CUPBOARDS BELOW
- BR.A** BEARER ABOVE TO ENG'S DETAILS
- CK/O** COOKTOP / OVEN
- CPD** CUPBOARD
- DE** DESK - BUILT IN
- DP** DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
- DW** DISHWASHER
- FN** 2.0m HIGH ACOUSTIC TIMBER FENCE
- FT** FOOTING TO ENG'S DETAILS
- FW** FLOOR WASTE
- GD** GRATED DRAIN
- HC** HOSE COCK
- HR*** HANDRAIL, TYPE*, REFER TO DETAIL
- HT** HANDRAIL TERMINATIONS (AS1428.1, SECTION 11, FIG 26(C))
- HW** HOT WATER, HEAT PUMP
- MB** METER BOX, ELECTRICAL
- MI** MIRROR
- MW** MICROWAVE LOCATION
- OHC** OVER HEAD CUPBOARD
- OP** OPENING IN WALL
- RB.A** ROOF BEAM ABOVE TO ENG'S DETAILS
- REF** REFRIGERATOR LOCATION - TO HAVE TAP FOR PLUMBING
- RG** TOWEL RING
- RH** RANGEHOOD
- SE** SEAT - BUILT IN
- SH** SHELVES (SHx1 = 1 SHELF)
- SK** SINK
- SP** STEEL POST TO ENG'S DETAILS
- ST.C** CONCRETE STAIR WITH STAIR NOSING, AS PER AS1428.1 FIG 27(B)
- ST.S** STEEL STAIR WITH STAIR NOSING, AS PER AS1428.1 FIG 27(B)
- TI** TACTILE INDICATORS, (AS1428.4.1)
- TP** TIMBER POST TO ENG'S DETAILS
- TR** THRESHOLD RAMP, AS1428.1, FIG 21
- TRH** TOILET ROLL HOLDER
- VB** VANITY BASIN
- WC** WATER CLOSET
- WIP** WALK IN PANTRY
- NO ST** NO STEP IN FLOOR LEVEL
- ST DN** STEP DOWN IN FLOOR LEVEL
- ☉** SMOKE ALARM, TO COMPLY WITH LOCAL GOVERNMENT REQUIREMENTS
- D**** DOOR NUMBER, REFER TO SCHEDULE
- W**** WINDOW NUMBER, REFER TO SCHEDULE

FLOOR FINISH LEGEND

- CON** CONCRETE
- CPT** CARPET
- CT** CERAMIC TILES
- PT** POLISHED TIMBER FLOOR BOARDS
- VT** VITRIFIED TILES - NON SLIP
- VL** VINYL



PHASE 2 - FIRST FLOOR PLAN - PROPOSED

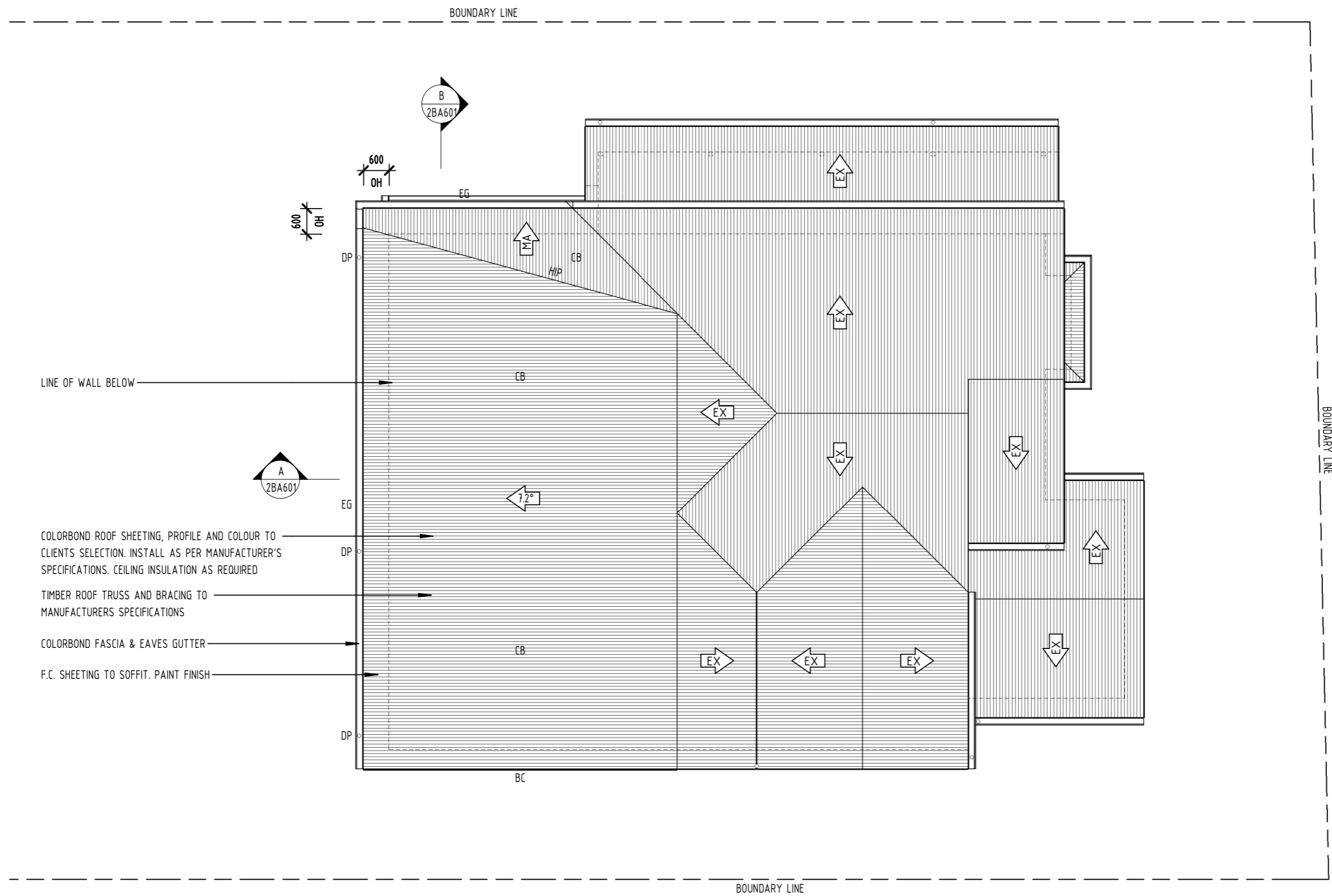
2

SCALE 1: 100 @ A3

<p>www.empiredesigns.com.au</p> <p>A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238</p>	<p>ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</p>	<p>Amendment</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> </table>					<div style="border: 2px solid red; padding: 5px; text-align: center;"> <p>BCC DS RECEIVED</p> <p>24/03/2026</p> <p>APPLICATION REF</p> <p>A006989408</p> </div>	<p>PROJECT: PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD</p>	<p>DRAWING TITLE: FIRST FLOOR PLAN - PROPOSED</p>
<p>DESIGNED BY: DP</p> <p>DATE: DECEMBER 2025</p>	<p>DRAWN BY: DP</p> <p>PROJECT No. 200306</p>	<p>DRAWING SCALE: 1: 100 @ A3</p>	<p>DRAWING NUMBER: 2BA402</p>	<p>ISSUE: H</p>					

ROOF LEGEND

- BC COLORBOND BARGE CAPPING
- CB COLORBOND ROOF SHEETING
- DP COLORBOND DOWNPIPE, CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
- EG COLORBOND EAVES GUTTER
- OH OVERHANG
- 0° PROPOSED ROOF PITCH
- EX EXISTING ROOF PITCH
- MA NEW ROOF TO MATCH EXISTING ROOF PITCH

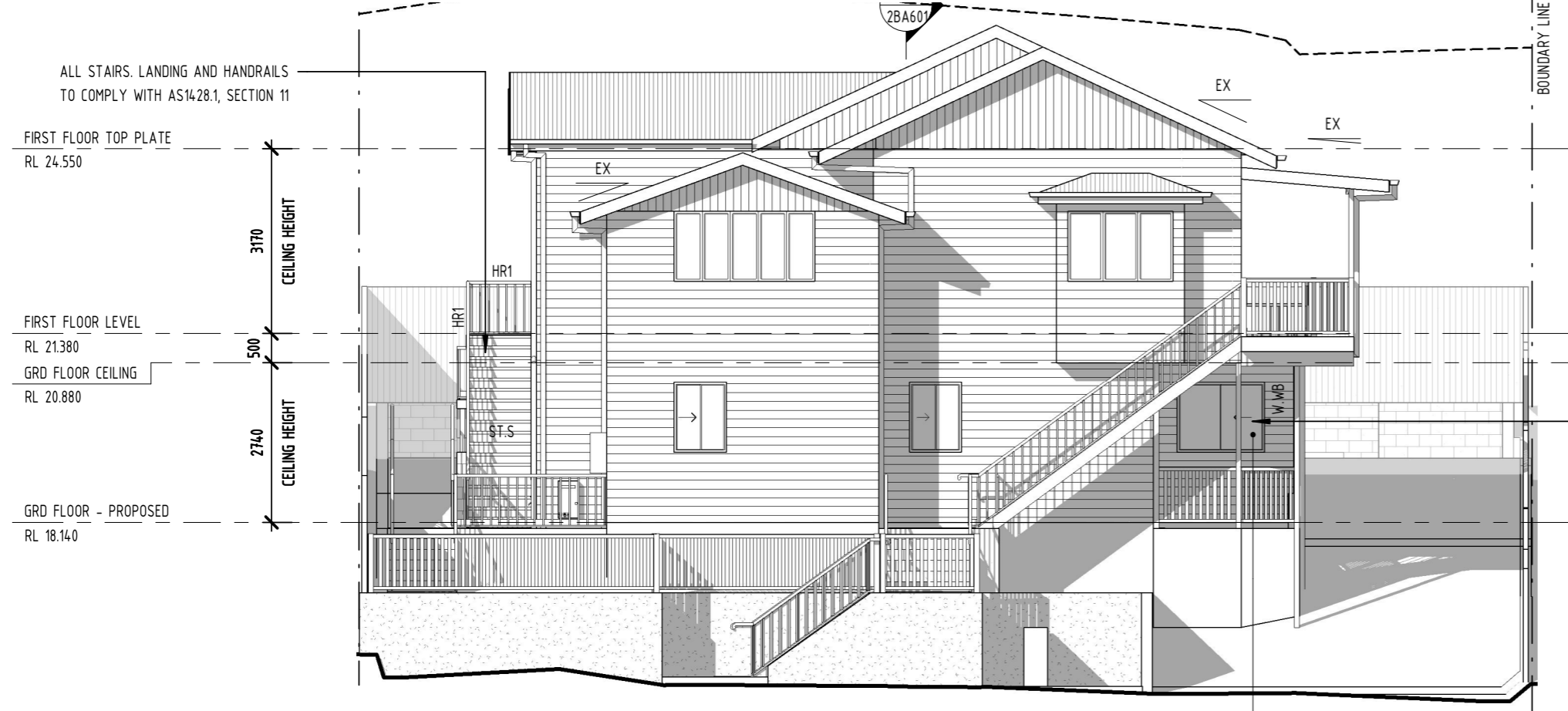


LINE OF WALL BELOW

- COLORBOND ROOF SHEETING, PROFILE AND COLOUR TO CLIENTS SELECTION. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. CEILING INSULATION AS REQUIRED
- TIMBER ROOF TRUSS AND BRACING TO MANUFACTURERS SPECIFICATIONS
- COLORBOND FASCIA & EAVES GUTTER
- F.C. SHEETING TO SOFFIT. PAINT FINISH

3 PHASE 2 - ROOF PLAN - PROPOSED
SCALE 1 : 100 @ A3

 www.empiredesigns.com.au A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238		ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.	Amendment <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>										<div style="border: 2px solid red; padding: 5px; color: red; font-weight: bold;"> BCC DS RECEIVED 24/03/2026 APPLICATION REF A006989408 </div>	PROJECT: PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD	DRAWING TITLE: ROOF FLOOR PLAN - PROPOSED
DESIGNED BY: DP DATE: DECEMBER 2025	DRAWN BY: DP PROJECT No. 200306	DRAWING SCALE: 1 : 100 @ A3	DRAWING NUMBER: 2BA403	ISSUE: B											



WALL LEGEND

- W.BL** CORE FILLED BLOCKWORK WALL
 - W.BL.R** CORE FILLED BLOCKWORK WALL, RENDERED FINISH TO EXTERIOR
 - W.FC** STUD WALL WITH HARDIES "EASYLAP" SHEETING TO EXTERIOR. PLASTERBOARD TO INTERIOR.
 - W.HP** STUD WALL WITH HARDIEPLANK CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR
 - W.PB** STUD WALL WITH PLASTERBOARD
 - W.WB** STUD WALL WITH FC WEATHERBOARD CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR
 - W.WB.B** STUD WALL WITH FC WEATHERBOARD CLADDING TO EXTERIOR, PLASTERBOARD TO INTERIOR. STUD WALL ON BLOCKWORK WALL. PLASTERBOARD SHEETING ON 30mm BATTENS THAT RUN FROM FLOOR TO CEILING
- NOTE** AQUACHEK TO WET AREAS. WALL INSULATION AS REQUIRED

LEGEND

- BAL** BALUSTRADE TO CLIENTS SELECTION 1000mm HIGH MIN.
- BR** BEARER TO ENG'S DETAILS
- CB** COLORBOND ROOF SHEETING
- DP** COLORBOND DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
- HC** HOSE COCK
- RB** ROOF BEAM TO ENG'S DETAILS
- SP** STEEL POST TO ENG'S DETAILS
- FN** 2.0m HIGH ACOUSTIC TIMBER FENCE
- TP** TIMBER POST TO ENG'S DETAILS
- D**** DOOR NUMBER, REFER TO SCHEDULE
- W**** WINDOW NUMBER, REFER TO SCHEDULE

1 PHASE 2 - FRONT ELEVATION - PROPOSED
SCALE 1: 100 @ A3



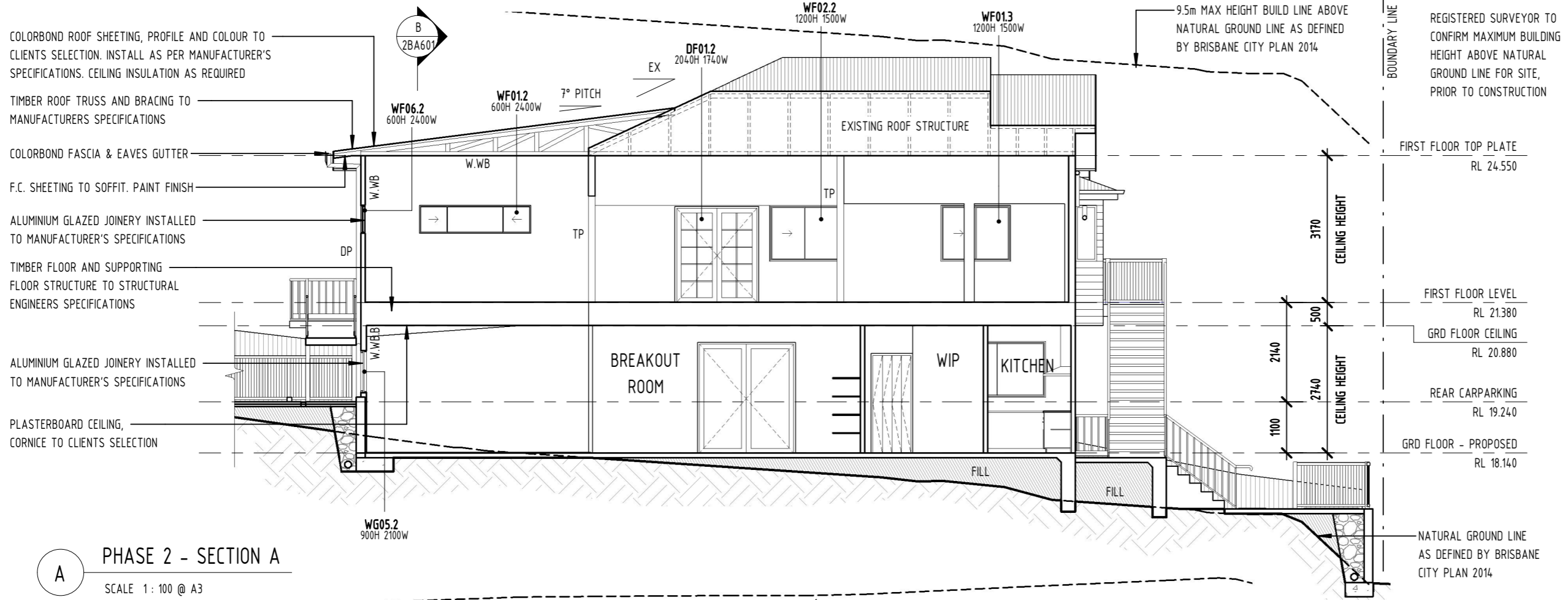
2 PHASE 2 - SIDE ELEVATION 1 - PROPOSED
SCALE 1: 100 @ A3

<p>EMPIRE DESIGN & DRAFTING</p> <p>www.empiredesigns.com.au</p> <p>A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238</p>	<p>ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</p>	<p>Amendment</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>					<p style="border: 2px solid red; padding: 2px; text-align: center;">BCC DS RECEIVED</p> <p style="text-align: center;">24/03/2026</p> <p style="border: 2px solid red; padding: 2px; text-align: center;">APPLICATION REF</p> <p style="text-align: center;">A006989408</p>	<p>PROJECT: PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD</p>	<p>DRAWING TITLE: ELEVATIONS - PROPOSED</p>		
<p>DESIGNED BY: DP</p> <p>DATE: DECEMBER 2025</p>	<p>DRAWN BY: DP</p> <p>PROJECT No. 200306</p>	<p>DRAWING SCALE: 1: 100 @ A3</p>	<p>DRAWING NUMBER: 2BA501</p>	<p>ISSUE: i</p>							

AS CONSTRUCTED DRAWINGS. / CONSTRUCTED MAY NOT COMPLY. / REFER TO CERTIFIERS REPORT.

MAX BUILD HEIGHT

LEGEND



PHASE 2 - SECTION A

SCALE 1: 100 @ A3

- BAL BALUSTRADE TO CLIENTS SELECTION 1000mm HIGH MIN.
- BR BEARER TO ENG'S DETAILS
- CB COLORBOND ROOF SHEETING
- DP COLORBOND DOWNPIPE. CONNECT TO RAINWATER TANK OR EXISTING STORMWATER LINE
- HC HOSE COCK
- RB ROOF BEAM TO ENG'S DETAILS
- SP STEEL POST TO ENG'S DETAILS
- FN 2.0m HIGH ACOUSTIC TIMBER FENCE
- TP TIMBER POST TO ENG'S DETAILS
- D** DOOR NUMBER, REFER TO SCHEDULE
- W** WINDOW NUMBER, REFER TO SCHEDULE

WALL LEGEND

- W.BL CORE FILLED BLOCKWORK WALL
- W.BL.R CORE FILLED BLOCKWORK WALL, RENDERED FINISH TO EXTERIOR
- W.FC STUD WALL WITH HARDIES "EASYLAP" SHEETING TO EXTERIOR. PLASTERBOARD TO INTERIOR.
- W.HP STUD WALL WITH HARDIEPLANK CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR
- W.PB STUD WALL WITH PLASTERBOARD
- W.WB STUD WALL WITH FC WEATHERBOARD CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR
- W.WB.B STUD WALL WITH FC WEATHERBOARD CLADDING TO EXTERIOR, PLASTERBOARD TO INTERIOR. STUD WALL ON BLOCKWORK WALL. PLASTERBOARD SHEETING ON 30mm BATTENS THAT RUN FROM FLOOR TO CEILING

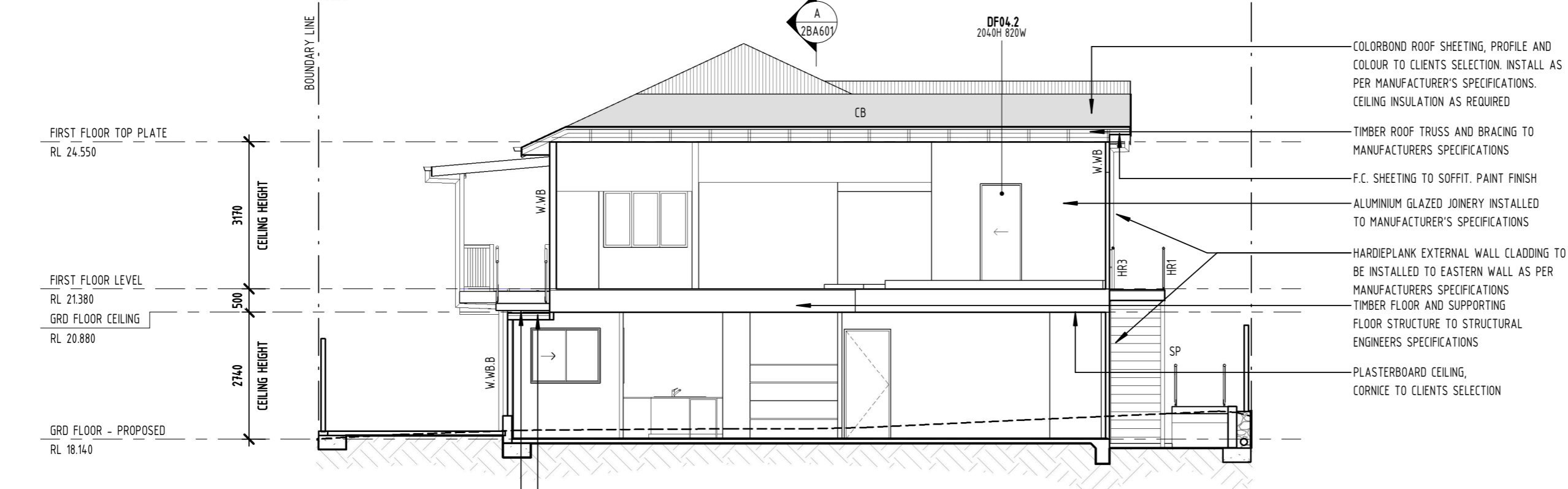
NOTE AQUACHEK TO WET AREAS. WALL INSULATION AS REQUIRED

GENERAL NOTES

PLANS ATTACHED ARE TO BE READ INCONJUNCTION WITH CODE & MANUFACTURERS INFORMATION TO OBTAIN ADDITIONAL INFORMATION TO CORRECTLY CONSTRUCT THIS PROJECT TO COMPLY WITH ALL CURRENT CODES & BUILDING REQUIREMENTS & IT WILL BE ASSUMED THE BUILDER WILL HAVE THESE DOCUMENTS AS REFERENCE MATERIALS.

ALL CONSTRUCTION WORK, MATERIALS, AND FIXING METHODS FOR EACH TRADE/PRODUCT IS TO COMPLY WITH THE RELEVANT "AUSTRALIAN STANDARD" AS PUBLISHED BY THE "STANDARDS ASSOCIATION OF AUSTRALIA" & MATERIALS SUPPLIED TO HAVE MANUFACTURER'S DATA APPROVAL "PRODUCT REGISTRATION" PURSUANT TO SECTION 13 OF THE STANDARD BUILDING BY-LAWS.

ALL CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH - "THE BUILDING CODE OF AUSTRALIA" AND ALL OTHER RELEVANT DOCUMENTS.



PHASE 2 - SECTION B

SCALE 1: 100 @ A3

EMPIRE
DESIGN & DRAFTING
www.empiredesigns.com.au
A: 297 RIDING ROAD, BALMORAL QLD 4171
P: 3899 1856 MB: 0414 277 560
E: mail@empiredesigns.com.au
QBCC: 1312117 VBA: DP-AD 46238

ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.

Amendment	

BCC DS RECEIVED
24/03/2026
APPLICATION REF
A006989408

PROJECT. PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD	DRAWING TITLE. SECTIONS - PROPOSED
DESIGNED BY. DP	DRAWN BY. DP
DATE. DECEMBER 2025	PROJECT No. 200306

DRAWING SCALE. 1: 100 @ A3	DRAWING NUMBER. 2BA601	ISSUE. F
-------------------------------	----------------------------------	--------------------

DOOR - SCHEDULE - PHASE 2						
NUMBER	FLOOR LEVEL	HEIGHT	WIDTH	FINISH	FRAME MATERIAL	DOOR TYPE
DG02.2	GRD FLOOR - PROPOSED	2100	900	-	ALUMINIUM	CONCERTINA DOOR
GRD FLOOR - PROPOSED: 1						
DF01.2	FIRST FLOOR LEVEL	2040	1740	PAINT	TIMBER	2 x 870, SOLID-CORE, GLAZED, EXTERNAL GRADE, FRENCH DOORS
DF03.2	FIRST FLOOR LEVEL	2040	820	PAINT	TIMBER	SOLID-CORE, EXTERNAL GRADE, GLAZED, HINGED DOOR
DF04.2	FIRST FLOOR LEVEL	2040	820	PAINT	TIMBER	HOLLOW-CORE, FLUSH PANEL, CAVITY SLIDER DOOR
DF05.2	FIRST FLOOR LEVEL	2040	820			SUPPLIED BY CLIENT
DF06.2	FIRST FLOOR LEVEL	2040	1540			SUPPLIED BY CLIENT
DF07.2	FIRST FLOOR LEVEL	2040	820			SUPPLIED BY CLIENT
DF08.2	FIRST FLOOR LEVEL	2040	820	PAINT	TIMBER	HOLLOW-CORE, FLUSH PANEL, CAVITY SLIDER DOOR
DF09.2	FIRST FLOOR LEVEL	2040	2100	MIRROR / VINYL	ALUMINIUM	WARDROBE SLIDING DOORS
DF10.2	FIRST FLOOR LEVEL	2040	820	PAINT	TIMBER	ACOUSTIC, FLUSH PANEL, CAVITY SLIDER DOOR

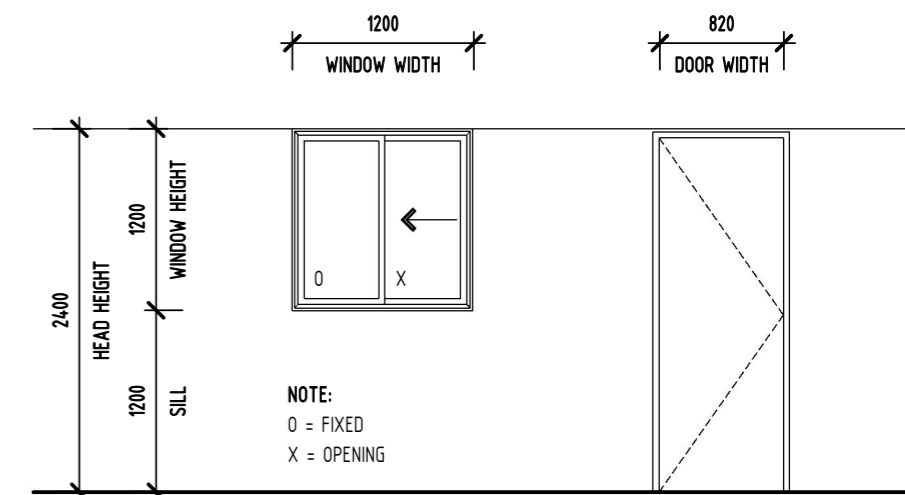
FIRST FLOOR LEVEL: 9

TOTAL: 10

WINDOW - SCHEDULE - PHASE 2							
NUMBER	FLOOR LEVEL	HEIGHT	WIDTH	FRAMING MATERIAL	GLAZING	SILL HEIGHT	WINDOW TYPE
WG01.2	GRD FLOOR - PROPOSED	1200	1500	ALUMINIUM	CLEAR	1200	SLIDING (OX)
WG02.2	GRD FLOOR - PROPOSED	1500	610	ALUMINIUM	CLEAR	900	DOUBLE HUNG
WG03.2	GRD FLOOR - PROPOSED	1500	610	ALUMINIUM	CLEAR	900	DOUBLE HUNG
WG04.2	GRD FLOOR - PROPOSED	900	1500	ALUMINIUM	OPAQUE	1300	SLIDING (XO)
WG05.2	GRD FLOOR - PROPOSED	900	2100	ALUMINIUM	OPAQUE	1300	SLIDING (XO)
WG06.2	GRD FLOOR - PROPOSED	900	2100	ALUMINIUM	OPAQUE	1300	SLIDING (XO)
GRD FLOOR - PROPOSED: 6							
WF01.2	FIRST FLOOR LEVEL	600	2400	ALUMINIUM	CLEAR	1500	SLIDING (XOX)
WF01.3	FIRST FLOOR LEVEL	1200	1500	ALUMINIUM	CLEAR	900	SLIDING (OX)
WF01.5	FIRST FLOOR LEVEL	600	2400	ALUMINIUM	CLEAR	1519	SLIDING (XOX)
WF02.2	FIRST FLOOR LEVEL	1200	1500	ALUMINIUM	CLEAR	900	SLIDING (OX)
WF06.2	FIRST FLOOR LEVEL	600	2400	ALUMINIUM	CLEAR	1500	SLIDING (XOX)
WF07.2	FIRST FLOOR LEVEL	600	2400	ALUMINIUM	CLEAR	1500	SLIDING (XOX)

FIRST FLOOR LEVEL: 6

TOTAL: 12



(VIEWED FROM EXTERIOR OF DWELLING)

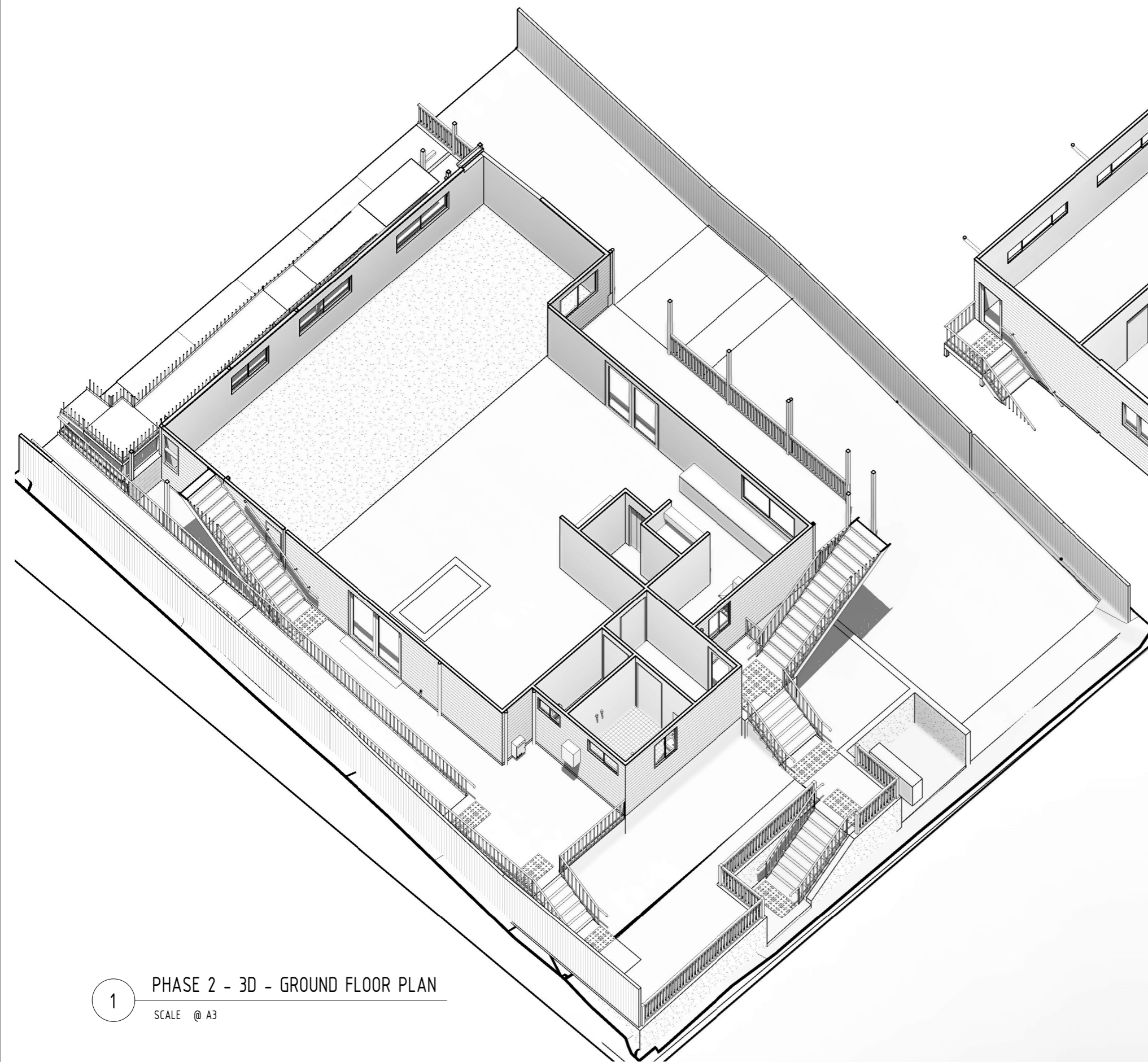
DOOR AND WINDOW LEGEND

DESIGNED IN ACCORDANCE WITH BCA
 - FLASHING TO WALL OPENINGS 3.5.3.6
 - GLAZING & WINDOW ASSEMBLIES - 3.6.0

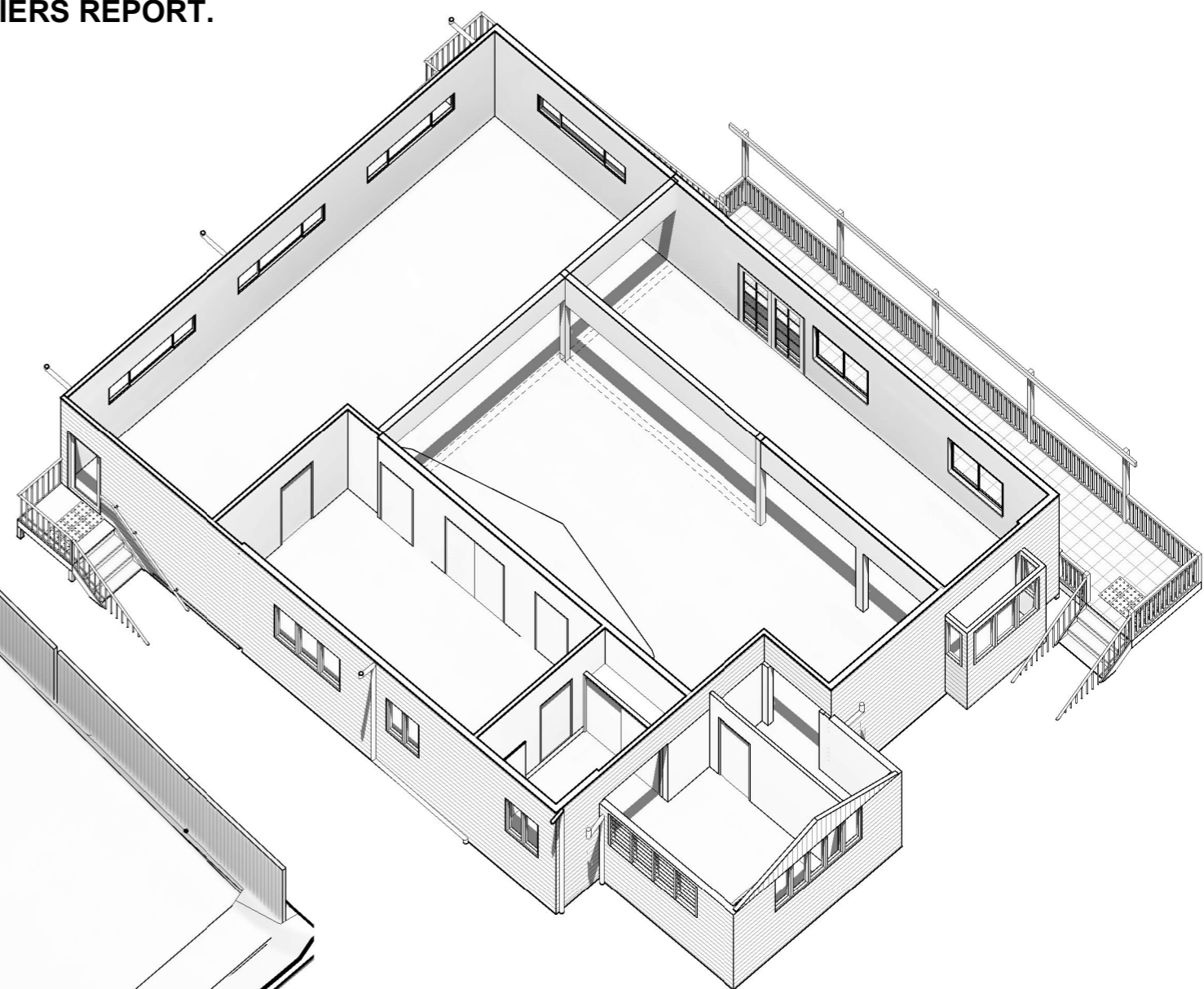
BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS

ALL WINDOWS AROUND KITCHEN AREA TO BE COORDINATED WITH KITCHEN JOINERY MANUFACTURE BEFORE ORDERING


<p>www.empiredesigns.com.au</p> <p>A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238</p>	<p>ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</p>	<p>Amendment</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>																<p>BCC DS RECEIVED</p> <p>24/03/2026</p> <p>APPLICATION REF</p> <p>A006989408</p>	<p>PROJECT. PROPOSED RENOVATION</p> <p>163 PARK ROAD, WOOLLOONGABBA 4102, QLD</p>	<p>DRAWING TITLE. DOOR & WINDOW SCHEDULE</p>		
<p>DESIGNED BY. DP</p> <p>DATE. DECEMBER 2025</p>	<p>DRAWN BY. DP</p> <p>PROJECT No. 200306</p>	<p>DRAWING SCALE. 1 : 50 @ A3</p>	<p>DRAWING NUMBER. 2BA701</p>	<p>ISSUE. E</p>																		



1 PHASE 2 - 3D - GROUND FLOOR PLAN
SCALE @ A3



2 PHASE 2 - 3D - FIRST FLOOR PLAN
SCALE @ A3

 www.empiredesigns.com.au A : 297 RIDING ROAD, BALMORAL QLD 4171 P : 3899 1856 MB : 0414 277 560 E : mail@empiredesigns.com.au QBCC : 1312117 VBA : DP-AD 46238	ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.	Amendment		BCC DS RECEIVED 24/03/2026 APPLICATION REF A006989408	PROJECT: PROPOSED RENOVATION 163 PARK ROAD, WOOLLOONGABBA 4102, QLD		DRAWING TITLE: 3D - FLOOR PLANS	
		DESIGNED BY: DP	DRAWN BY: DP		DATE: DECEMBER 2025	PROJECT No. 200306	DRAWING SCALE: @ A3	DRAWING NUMBER: 2BA802