

PROPOSED RENOVATION FOR C&S ROBILLIARD

116 ISAAC STREET,
SPRING HILL QLD 4000

REAL PROPERTY DESCRIPTION

LOT 2, R.P. 10519
LOCAL AUTHORITY: B.C.C.
AREA : 102m²

BCC DS
RECEIVED
23/06/2026
APPLICATION REF
A007011208



1 3D PERSPECTIVE 1
SCALE @ A3

No	DRAWING NAME	ISSUE
DA000	TITLE SHEET	i
DA101	SURVEY - BY OTHERS	A
DA102	SITE PLANS - EXISTING / PROPOSED	G
DA201	GROUND / FIRST FLOOR PLAN - EXISTING / DEMOLITION	E
DA301	ELEVATIONS - EXISTING / DEMOLITION	C
DA302	ELEVATIONS - EXISTING / DEMOLITION	D
DA401	GROUND / FIRST FLOOR PLAN - PROPOSED	i
DA411	REFLECTED CEILING PLANS - PROPOSED	B
DA501	ELEVATIONS - PROPOSED	G
DA502	ELEVATIONS - PROPOSED	H
DA601	SECTIONS - PROPOSED	D
DA611	HERITAGE MATERIALS	B
DA701	3D PERSPECTIVES	H
DA702	3D - GROUND FLOOR PLAN	F
DA703	3D - FIRST FLOOR PLAN	G

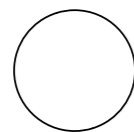


2 3D PERSPECTIVE 2
SCALE @ A3

EMPIRE
DESIGN & DRAFTING

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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



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Amendment

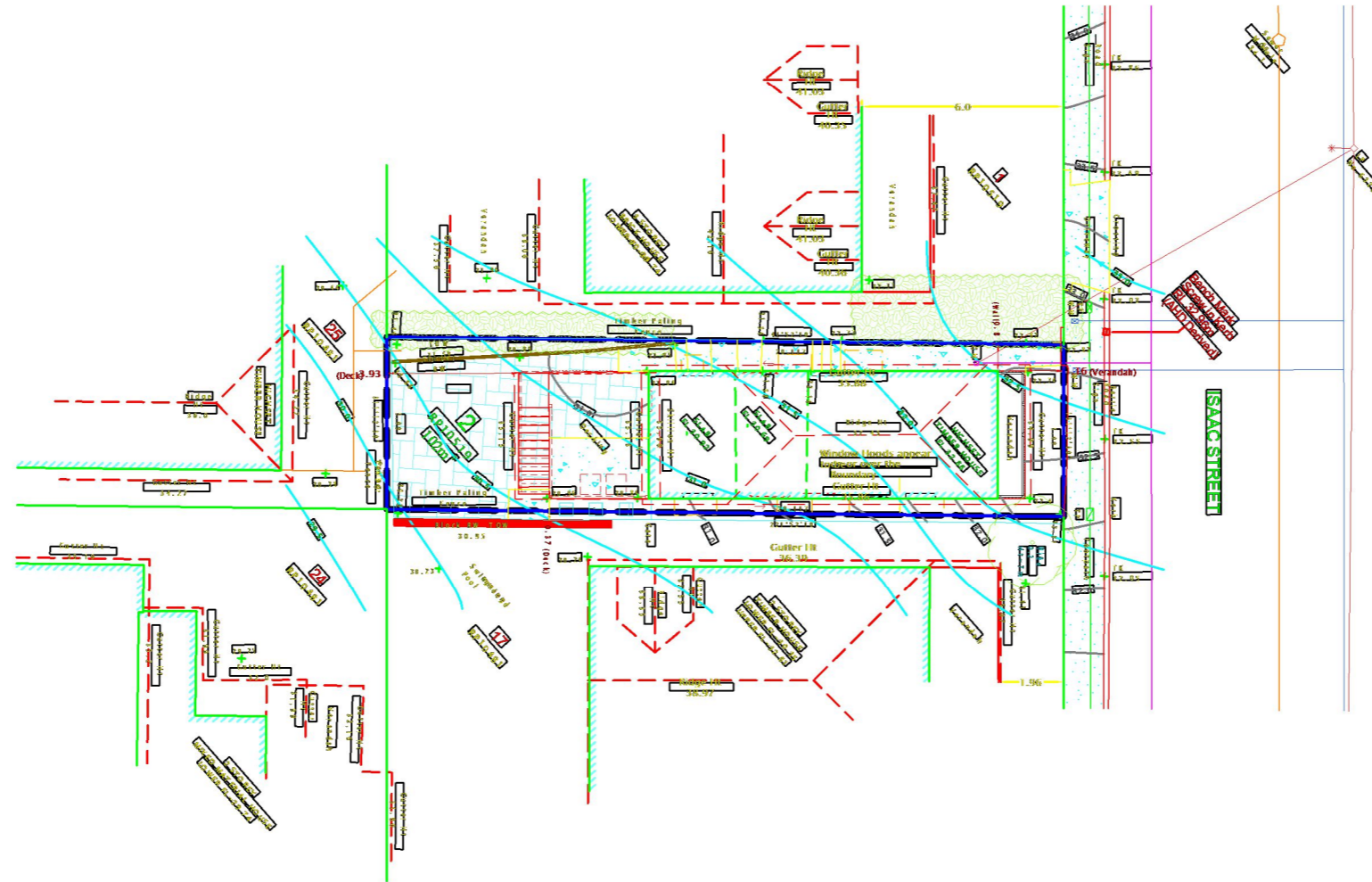
No.	Description	Date

PROJECT. PROPOSED RESIDENCE FOR C&S ROBILLIARD 116 ISAAC STREET, SPRING HILL QLD 4000		DRAWING TITLE. TITLE SHEET	
DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE. 1 : 200 @ A3	DRAWING NUMBER. DA000
DATE. JUNE 2026	PROJECT No. 250917	ISSUE. i	


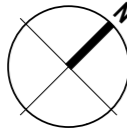
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1 SURVEY - BY OTHERS
 SCALE 1: 200 @ A3

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					DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE.	DRAWING NUMBER.	ISSUE.
					DATE. JUNE 2026	PROJECT No. 250917	1 : 200 @ A3	DA101	A

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 AREA : 102m²

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DESIGNED IN ACCORDANCE WITH NCC 2022 AND AUSTRALIAN STANDARDS

- | | |
|-------------------------------|---|
| H1P2 BUILDINGS IN FLOOD AREAS | H3D6 SMOKE ALARMS AND EVACUATION LIGHTING |
| H1D4 FOOTINGS AND SLABS | H4F1 WET AREAS |
| H1D5 MASONRY | H4D2 WET AREAS |
| H1D6 FRAMING | H5V1 WIRE BARRIERS |
| H1D7 ROOF AND WALL CLADDING | H5D3 BARRIERS AND HANDRAILS |
| H1D8 GLAZING | H7F1 SWIMMING POOL ACCESS |
| H2P2 WEATHERPROOFING | H7F4 BUSHFIRE AREAS |
| H2D2 DRAINAGE | H7P5 BUILDINGS IN BUSHFIRE PRONE AREAS |
| H2D3 FOOTINGS AND SLABS | H7D2 SWIMMING POOLS |
| H2D4 MASONRY | AS 3660.1 TERMITE MANAGEMENT |
| H2D5 SUBFLOOR VENTILATION | |
| H2D7 GLAZING | |

GENERAL 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

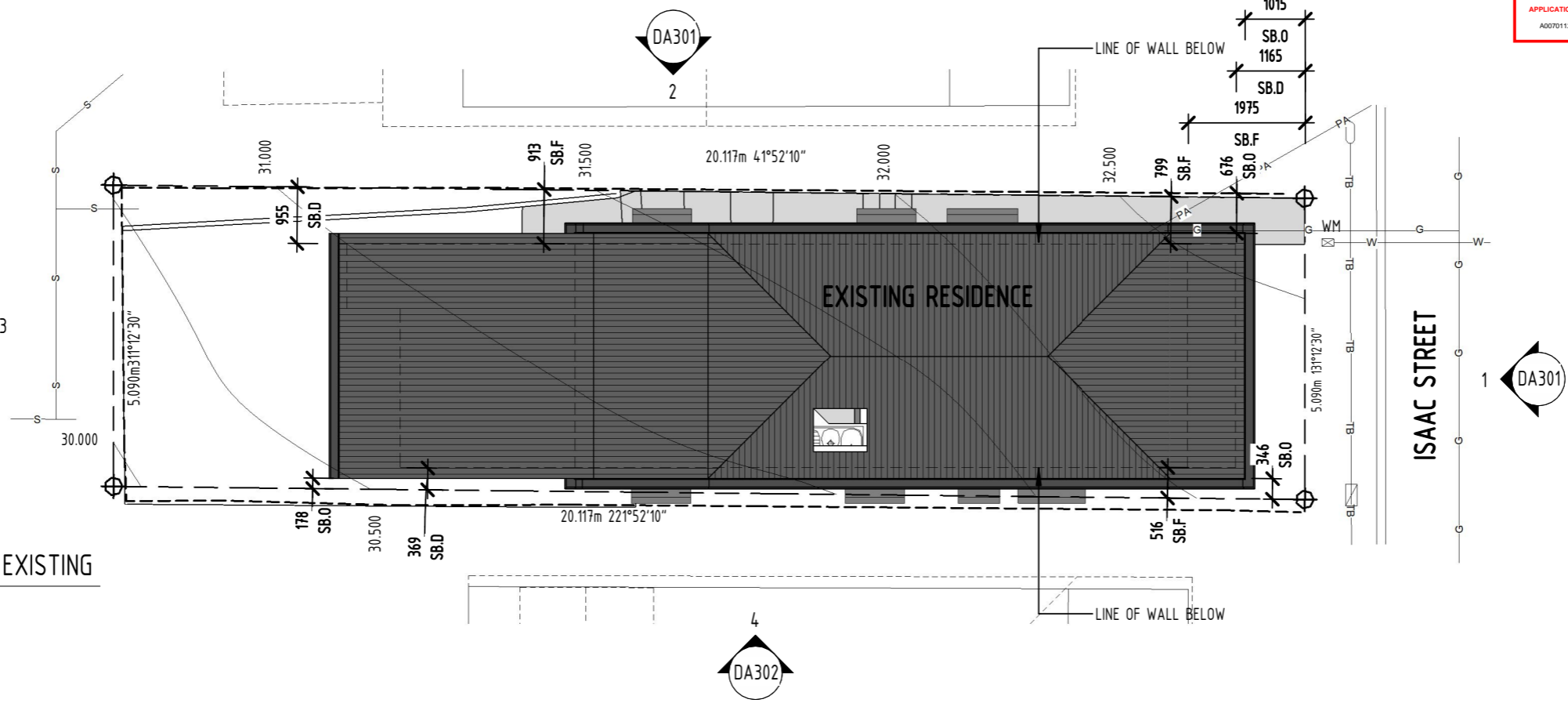
NOTE: ALL SERVICES SHOWN ARE FROM INFORMATION SUPPLIED BY DIAL BEFORE YOU DIG AND SURVEY. BUILDER TO CONFIRM LOCATIONS PRIOR TO CONSTRUCTION

MH. MAN HOLE. PP. POWER POLE. WM. WATER METER

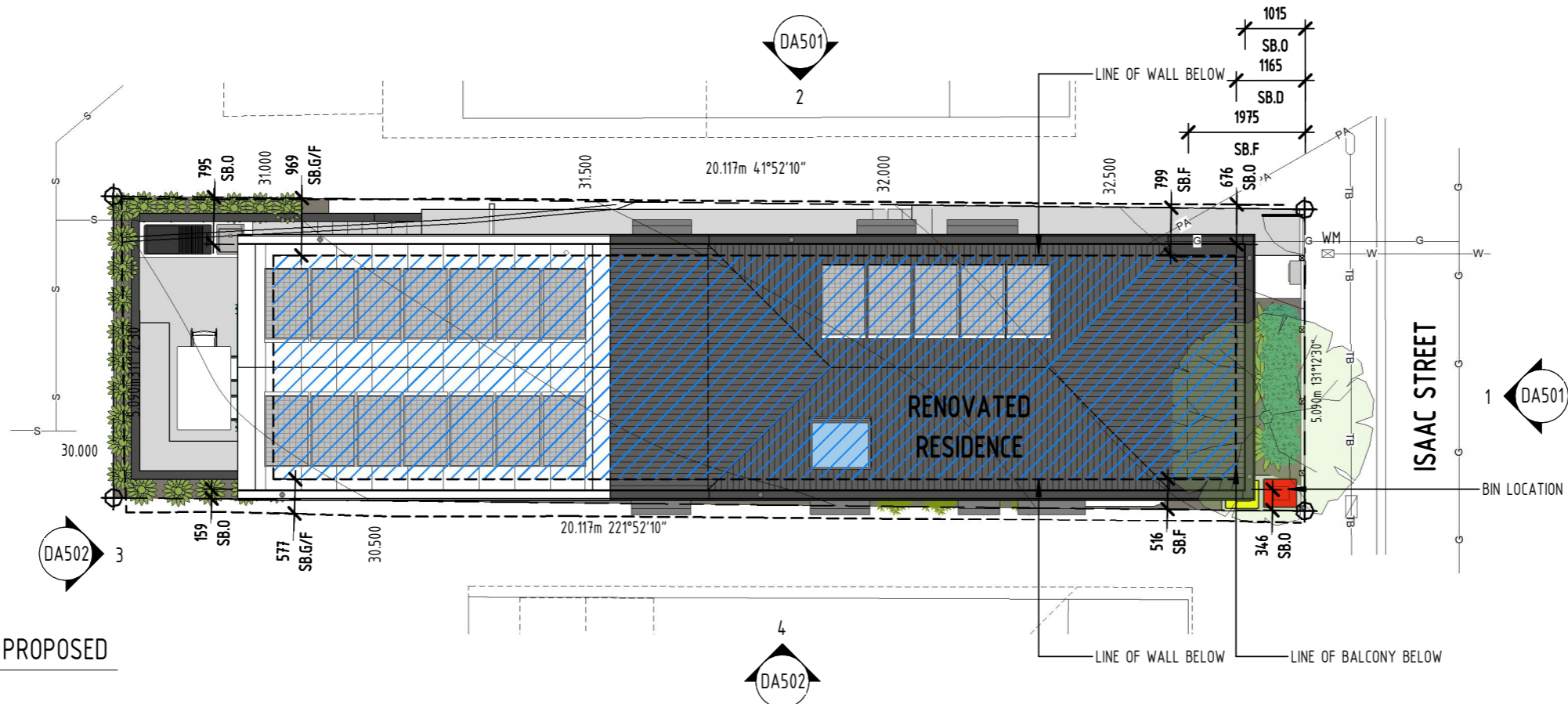
LEGEND - SETBACKS

- SB.B SETBACK TO BALCONY
- 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

1 SITE PLAN - EXISTING
 SCALE 1: 100 @ A3



2 SITE PLAN - PROPOSED
 SCALE 1: 100 @ A3



SITE COVERAGE

61.3m² = 60.0%

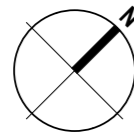
SITE COVER, OF DEVELOPMENT, MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT, OTHER THAN A BUILDING OR STRUCTURE, OR PART OF A BUILDING OR STRUCTURE, THAT IS-

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

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DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE. As indicated @ A3	DRAWING NUMBER. DA102
DATE. JUNE 2026	PROJECT No. 250917	ISSUE. G	

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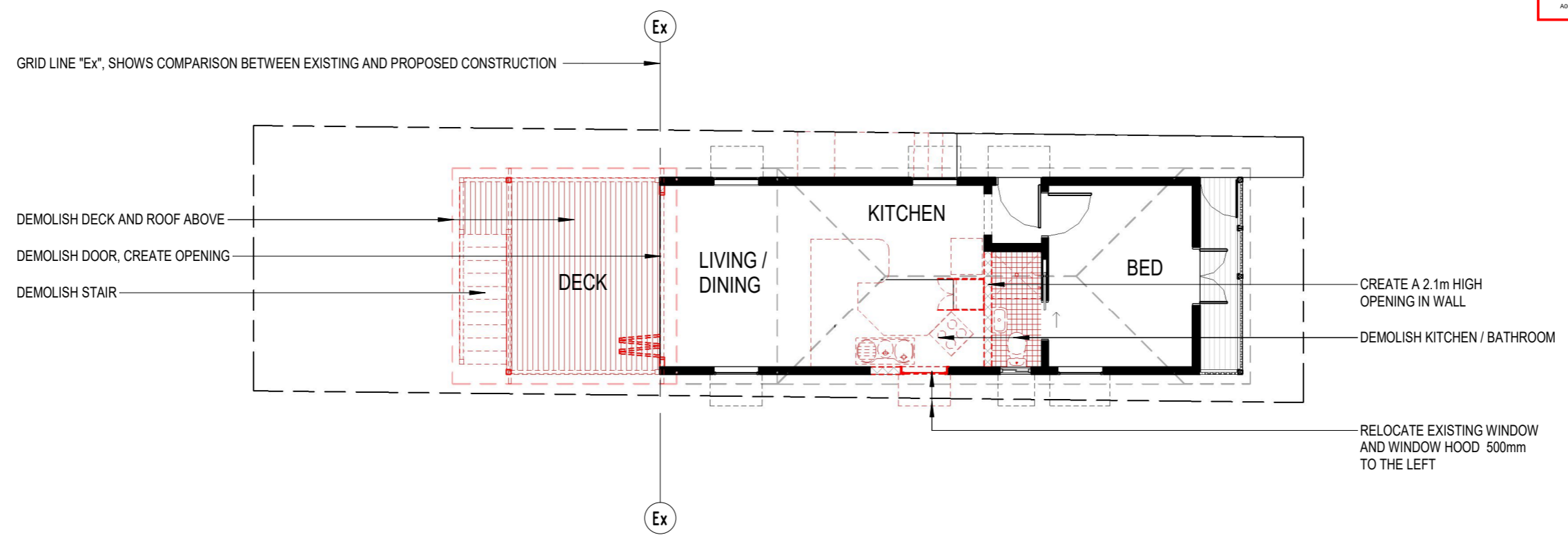
DEMOLITION LEGEND

- 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

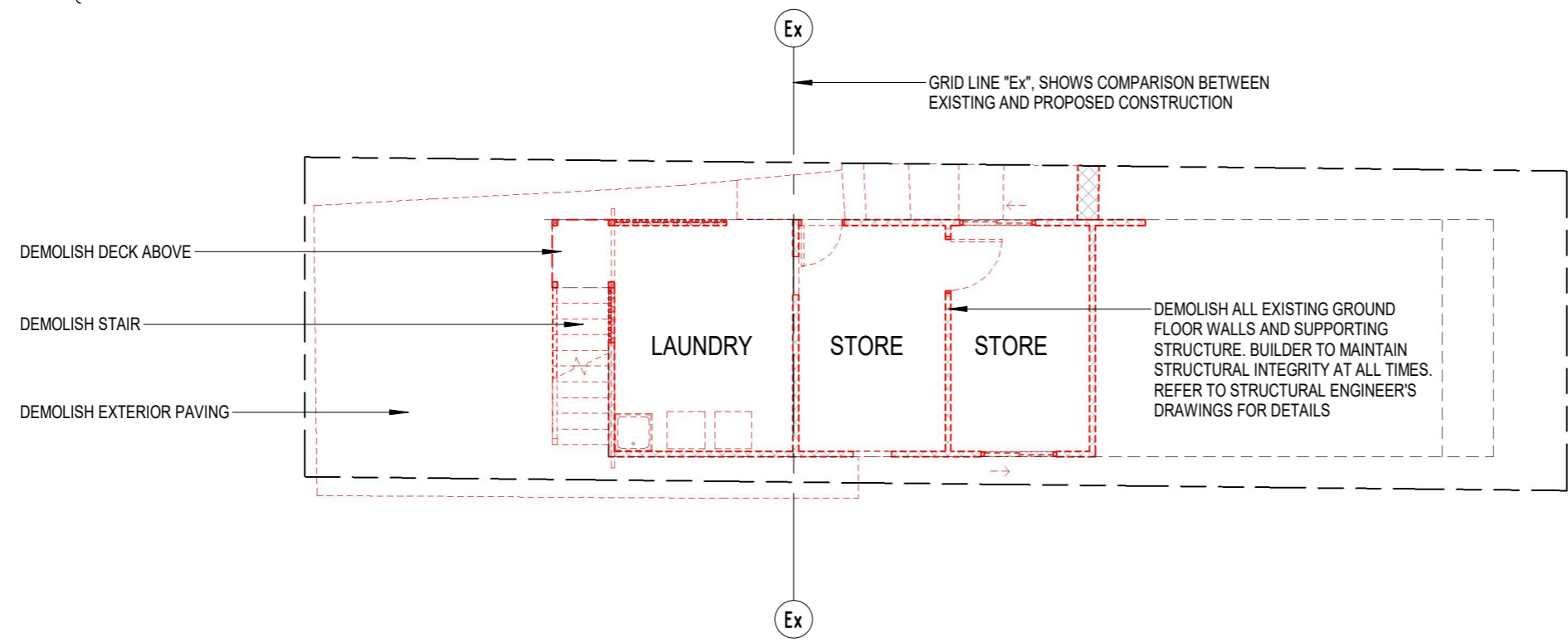
BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.

ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD

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



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



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

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					DESIGNED BY.	DP	DRAWN BY.	DP	DRAWING SCALE. 1 : 100 @ A3	DRAWING NUMBER. DA201	ISSUE. E
					DATE.	JUNE 2026	PROJECT No.	250917			

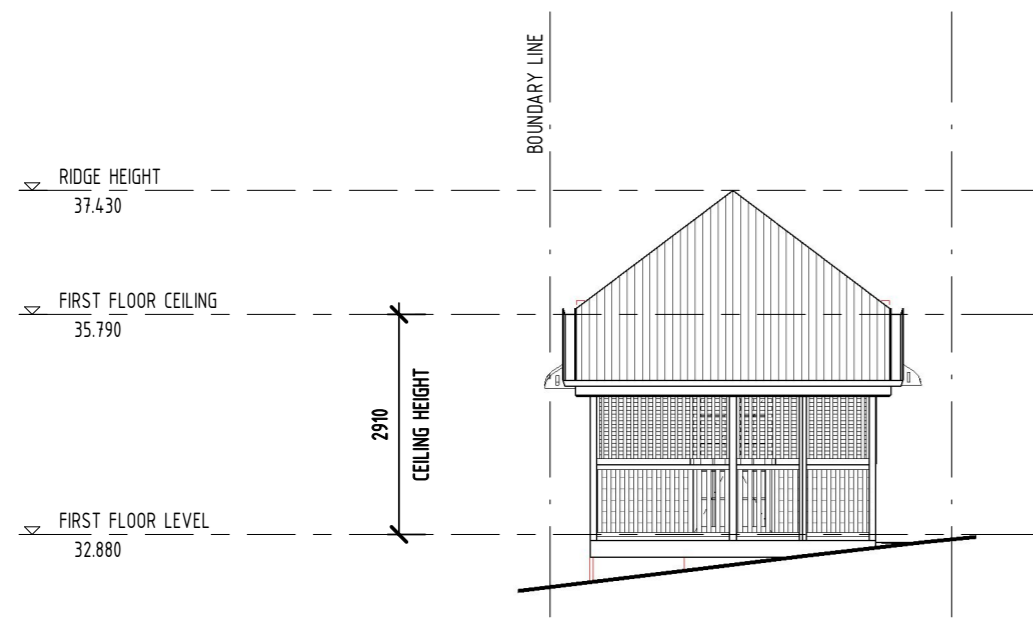
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- TIMBER STUD WALL TO BE DEMOLISHED
- ⌋ DOOR TO REMAIN
- ⌋ DOOR TO BE DEMOLISHED
- ===== WINDOW TO REMAIN
- WINDOW TO BE DEMOLISHED

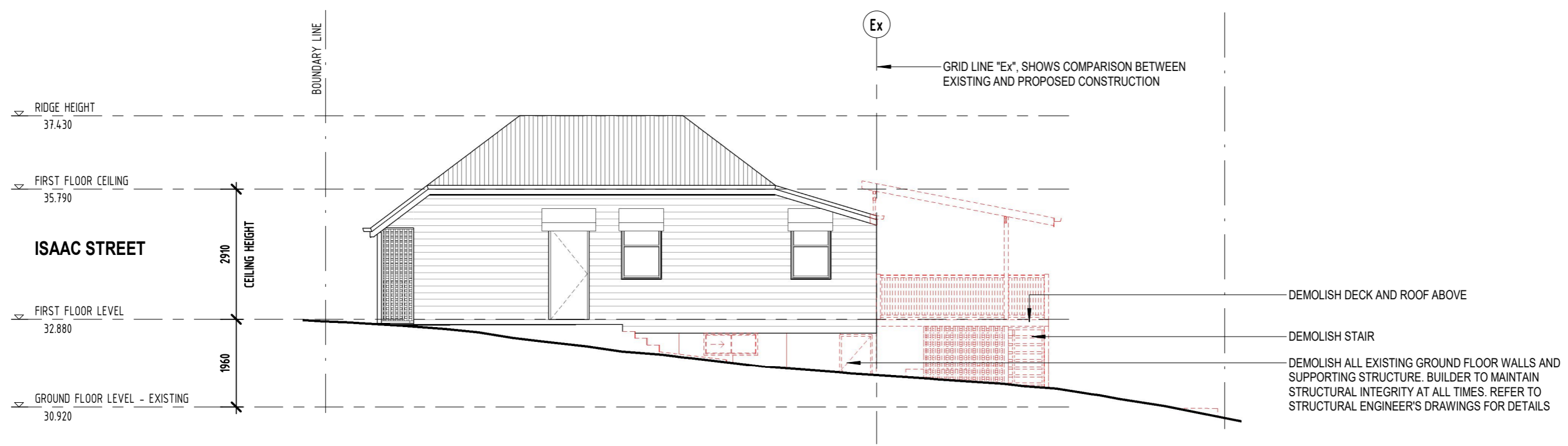
BUILDER TO MAINTAIN
STRUCTURAL INTEGRITY AT
ALL TIMES.

ANY DAMAGE CAUSED BY
DEMOLITION TO BE MADE GOOD

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



1 FRONT ELEVATION - EXISTING / DEMOLITION
SCALE 1 : 100 @ A3



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

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DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE. 1 : 100 @ A3	DRAWING NUMBER. DA301
DATE. JUNE 2026	PROJECT No. 250917	ISSUE. C	

GENERAL NOTES

1. ORIGINAL TIMBER FLOORING IN THE COTTAGE RETAINED
2. VJ WALLS RETAINED
3. TIMBER ARCHWAYS AND BREEZEWAYS IN ENTRY HALL AND FRONT BEDROOM RETAINED
4. VJ CEILINGS RETAINED
5. FRENCH DOORS IN THE FRONT BEDROOM RETAINED
6. ARCHITRAVES AND SKIRTING BOARDS RETAINED.
7. FRONT DOOR AND ENTRANCE LOCATION RETAINED.
8. EXISTING LATTICE & FRONT PORCH RETAINED
9. ALL WINDOWS IN THE ORIGINAL COTTAGE WILL BE TIMBER DOUBLE HUNG AND ANY CHANGES TO EXISTING WINDOWS WILL MATCH THE ORIGINAL SIZE

SMOKE ALARM, TO COMPLY WITH LOCAL GOVERNMENT REQUIREMENTS

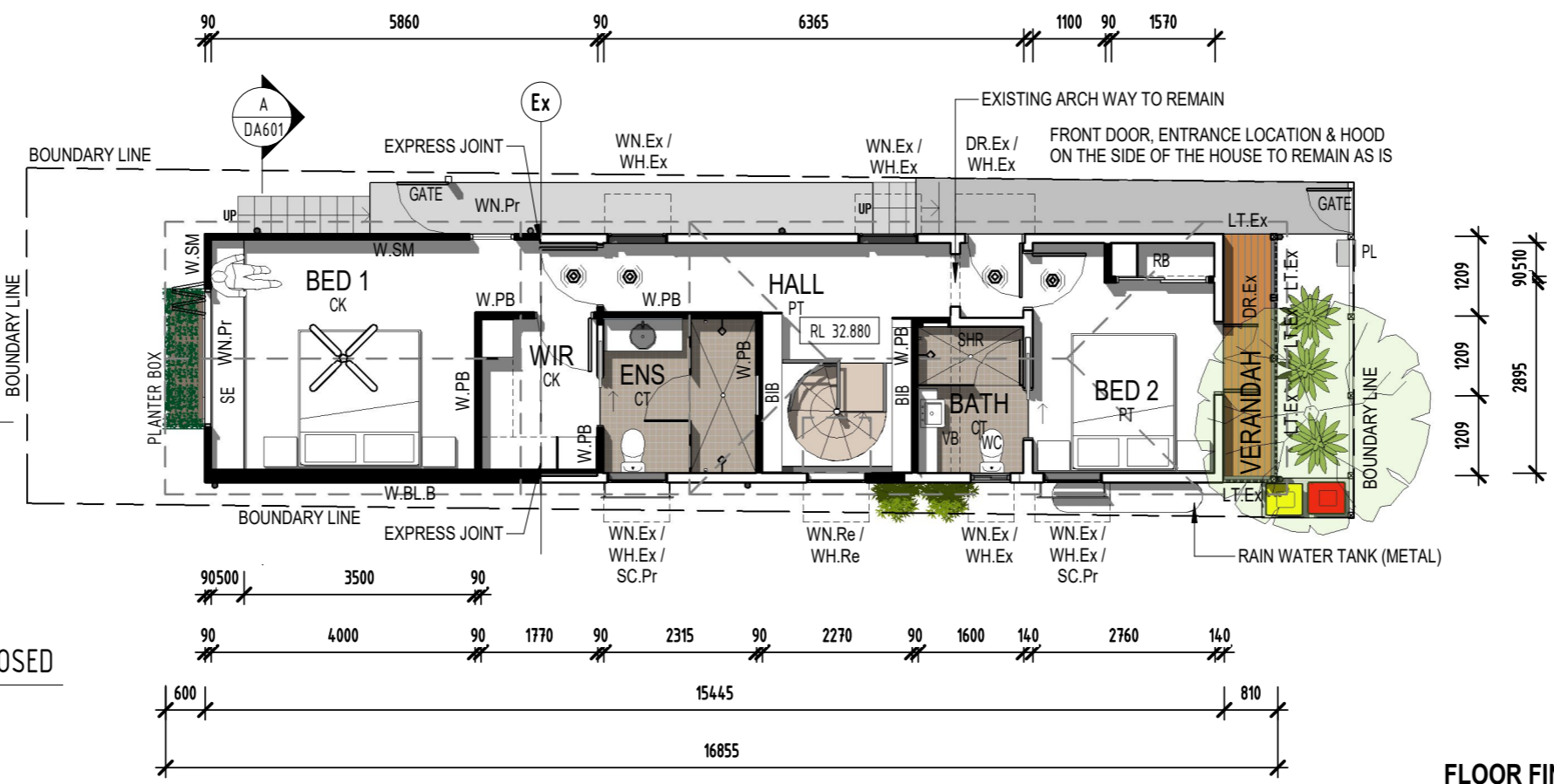
BCC DS RECEIVED 23/06/2026 APPLICATION REF A007011208

LEGEND

- AL ALUMINIUM GLAZED JOINERY
- BAL BALUSTRADE 1.0m HIGH
- BE BENCH, WITH JOINERY
- BG BOX GUTTER
- BIB BUILT IN BOOKSHELF
- CB COLORBOND ROOF SHEETING
- CK/O COOKTOP / OVEN
- CPD CUPBOARD
- DR DOOR
- DRY CLOTHES DRYER LOCATION
- DW DISHWASHER
- LT LATTICE
- LIN LINEN CUPBOARD
- OF OVERFLOW FOR BOX GUTTER
- OHC OVER HEAD CUPBOARD
- OP OPAQUE GLAZING
- PL PARCEL LETTERBOX
- PTY PANTRY
- REF REFRIGERATOR
- RWH RAIN WATER HEAD, WITH OVERFLOW
- RW RETAINING WALL
- SC SCREENING ALUMINIUM DULUX "SURFMIST" FINISH
- SE SEAT WITH STORAGE UNDER
- SH SHELVING
- SHR SHOWER
- SK SINK
- SL SKYLIGHT
- SLP SOLAR PANEL
- SP STEEL POST TO ENG'S DETAILS
- T LAUNDRY TUB
- TP TIMBER POST TO ENG'S DETAILS
- VB VANITY BASIN
- WC WATER CLOSET
- WH WINDOW HOOD
- WM WASHING MACHINE
- WN WINDOW

2 FIRST FLOOR LEVEL - PROPOSED

SCALE 1 : 100 @ A3



FLOOR FINISH LEGEND

- CON CONCRETE
- CK CORK
- CT CERAMIC TILES
- PC POLISHED CONCRETE
- PT POLISHED TIMBER FLOOR
- TIM TIMBER DECKING

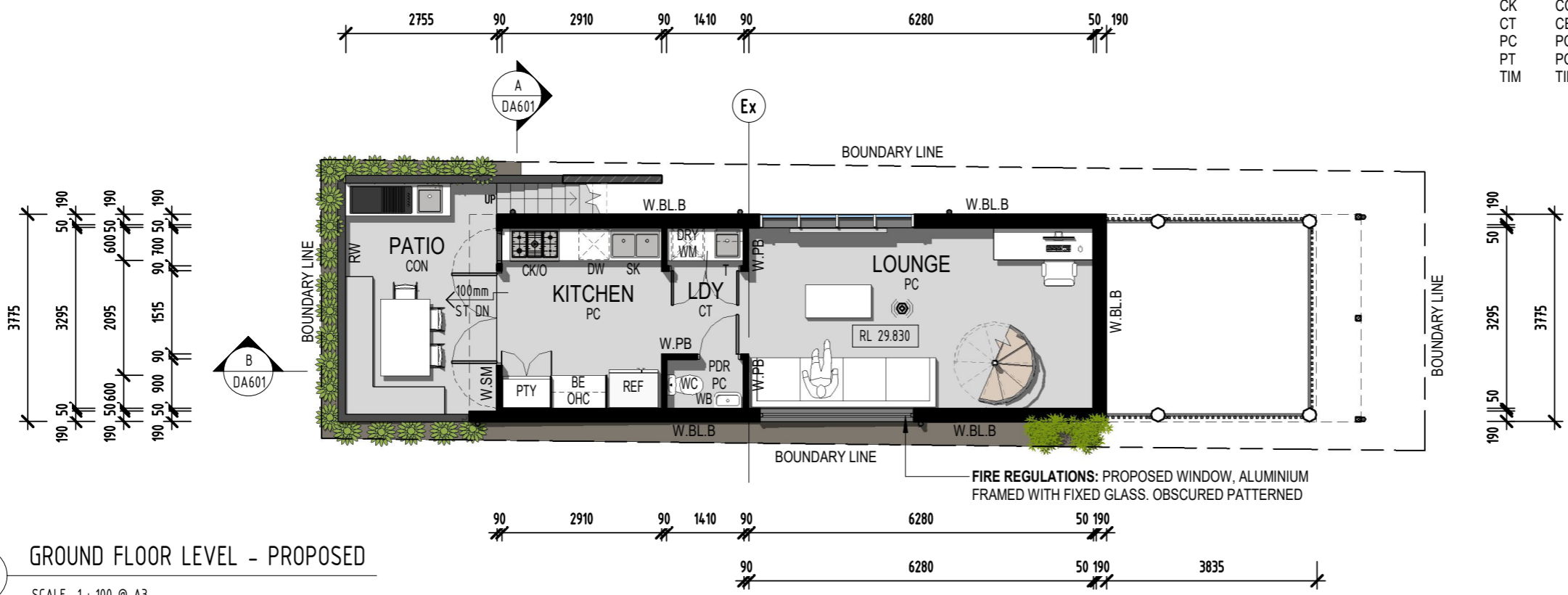
EXISTING / PROPOSED / RELOCATED
 *.Ex EXISTING / TO BE RETAINED
 *.Pr PROPOSED
 *.Re RELOCATED

WALL LEGEND

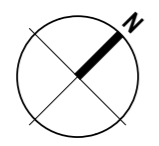
- EXISTING WALL TO REMAIN
- PROPOSED WALL
- W.BL CORE FILLED BLOCKWORK WALL (SMOOTH FACE)
- W.BL.B CORE FILLED BLOCKWORK WALL, RENDERED FINISH TO EXTERIOR, PLASTERBOARD ON BATTENS TO INTERIOR
- W.PB STUD WALL WITH PLASTERBOARD
- W.SM STUD WALL WITH SEAM METAL CLADDING TO EXTERIOR. PLASTERBOARD TO INTERIOR
- W.WB STUD WALL WITH WEATHERBOARD CLADDING TO EXTERIOR TO MATCH EXISTING. PLASTERBOARD TO INTERIOR
- NOTE AQUACHEK TO WET AREAS. WALL INSULATION AS REQUIRED

1 GROUND FLOOR LEVEL - PROPOSED

SCALE 1 : 100 @ A3



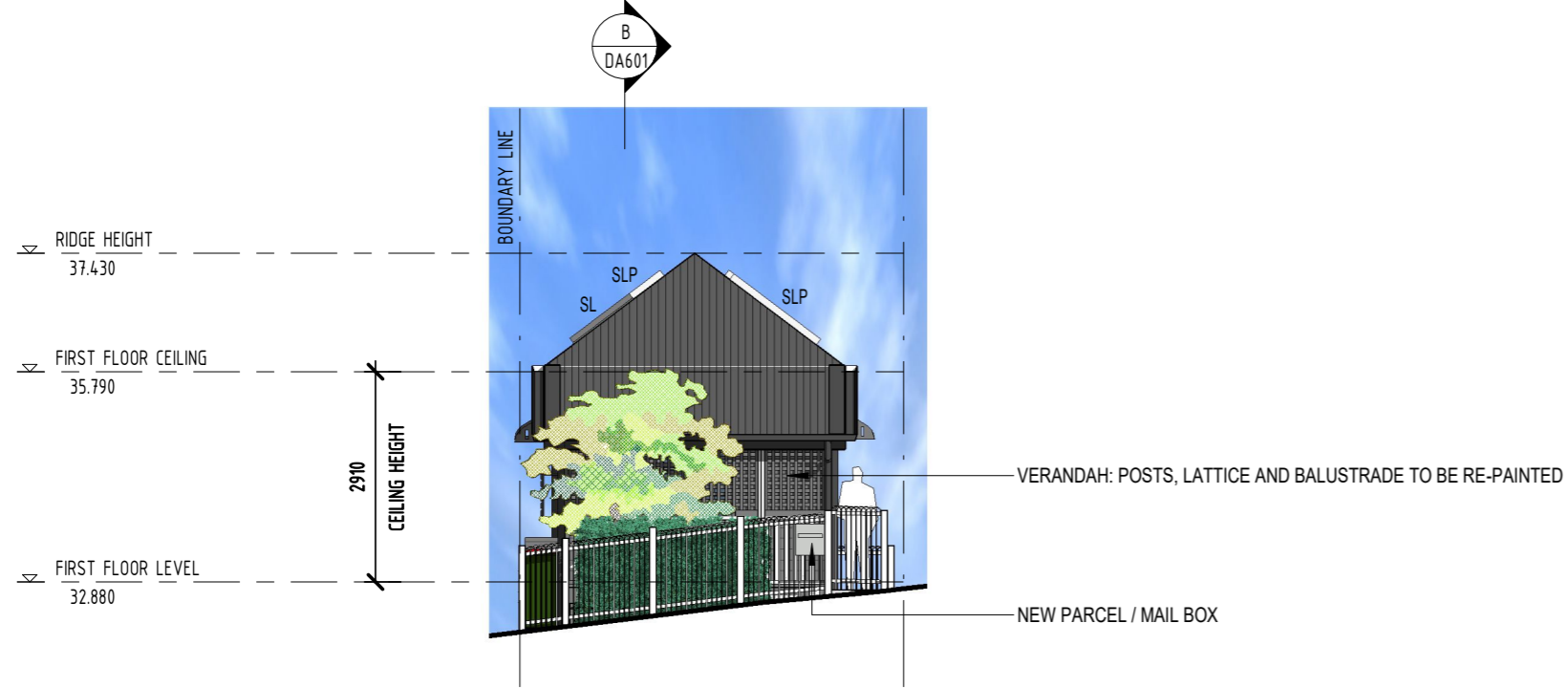
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DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE. 1 : 100 @ A3	DRAWING NUMBER. DA401
DATE. JUNE 2026	PROJECT No. 250917	ISSUE. i	



EXTERIOR COLOURS

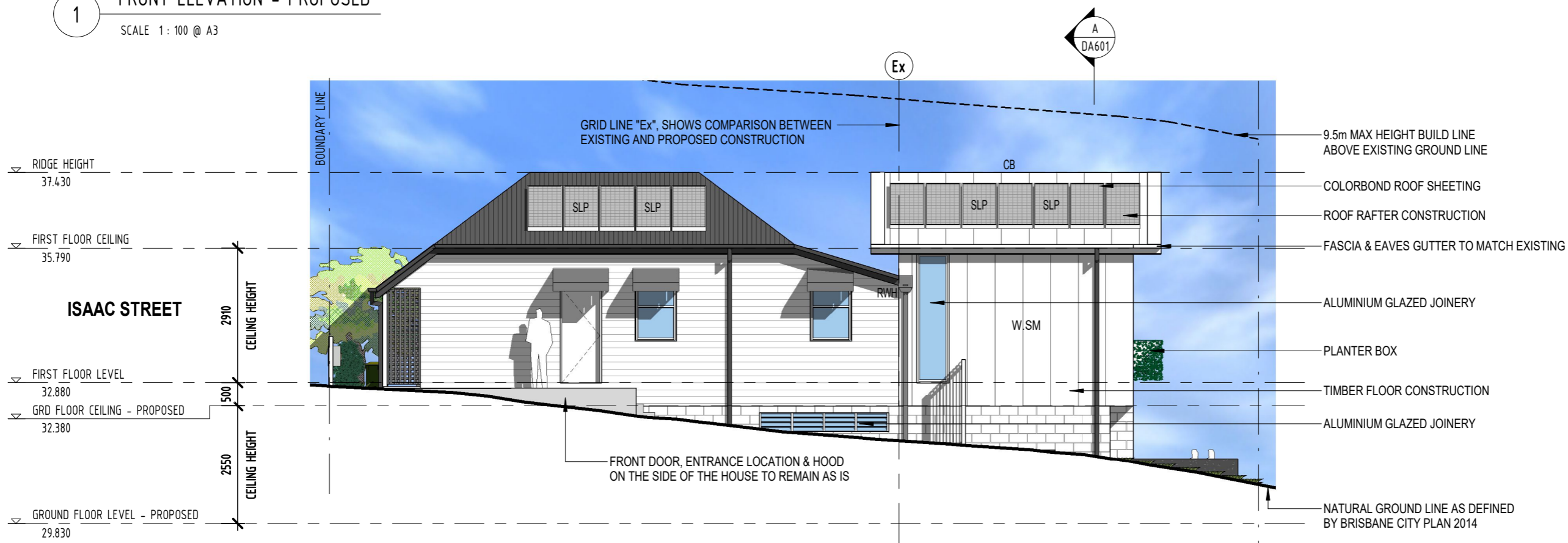
WEATHERBOARDS PAINTED DULUX "PALE SAGE"
 TRIMS DULUX "ANTIQUÉ WHITE"
 MASONRY BLOCK BASALITE "GLACIER WHITE"
 STANDING SEAM METAL CLADDING COLORBOND "SURFMIST".
 FASCIAS AND GUTTERS - PALE SAGE
 HOODS, SILLS, WINDOWS - ANTIQUÉ WHITE

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- WH WINDOW HOOD
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1 FRONT ELEVATION - PROPOSED
 SCALE 1 : 100 @ A3



EXISTING / PROPOSED / RELOCATED
 *.Ex EXISTING / TO BE RETAINED
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- NOTE** AQUACHEK TO WET AREAS. WALL INSULATION AS REQUIRED

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

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<p>DESIGNED BY. DP</p>		<p>DRAWN BY. DP</p>		<p>DRAWING SCALE.</p>		<p>DRAWING NUMBER.</p>													
<p>DATE. JUNE 2026</p>		<p>PROJECT No. 250917</p>		<p>1 : 100 @ A3</p>		<p>DA501</p>													
<p> </p>		<p> </p>		<p> </p>		<p>G</p>													

EXTERIOR COLOURS

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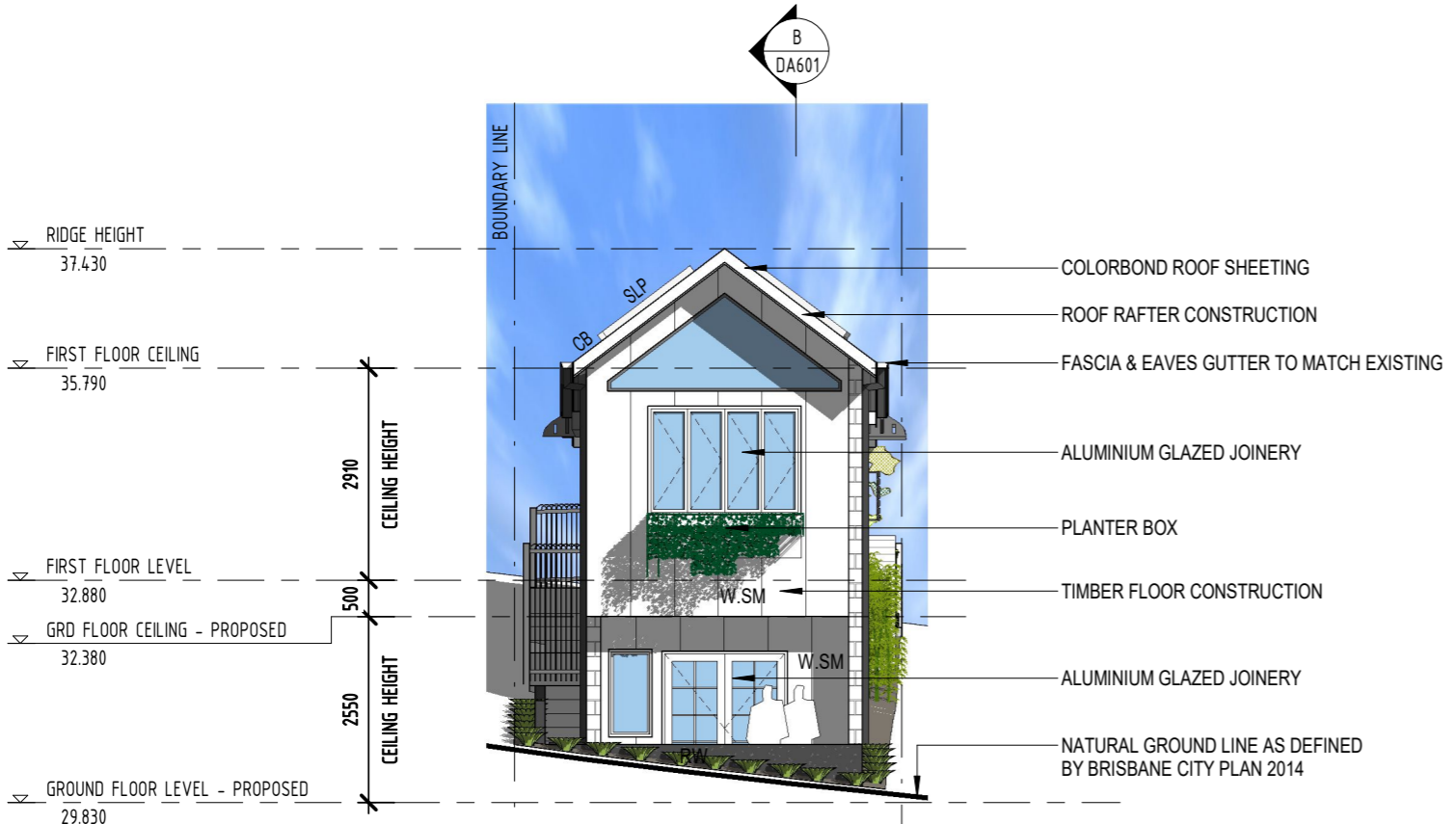
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- DR DOOR
- DRY CLOTHES DRYER LOCATION
- DW DISHWASHER
- LT LATTICE
- LIN LINEN CUPBOARD
- OF OVERFLOW FOR BOX GUTTER
- OHC OVER HEAD CUPBOARD
- OP OPAQUE GLAZING
- PL PARCEL LETTERBOX
- PTY PANTRY
- REF REFRIGERATOR
- RWH RAIN WATER HEAD, WITH OVERFLOW
- RW RETAINING WALL
- SC SCREENING ALUMINIUM DULUX "SURFMIST" FINISH
- SE SEAT WITH STORAGE UNDER
- SH SHELVING
- SHR SHOWER
- SK SINK
- SL SKYLIGHT
- SLP SOLAR PANEL
- SP STEEL POST TO ENG'S DETAILS
- T LAUNDRY TUB
- TP TIMBER POST TO ENG'S DETAILS
- VB VANITY BASIN
- WC WATER CLOSET
- WH WINDOW HOOD
- WM WASHING MACHINE
- WN WINDOW

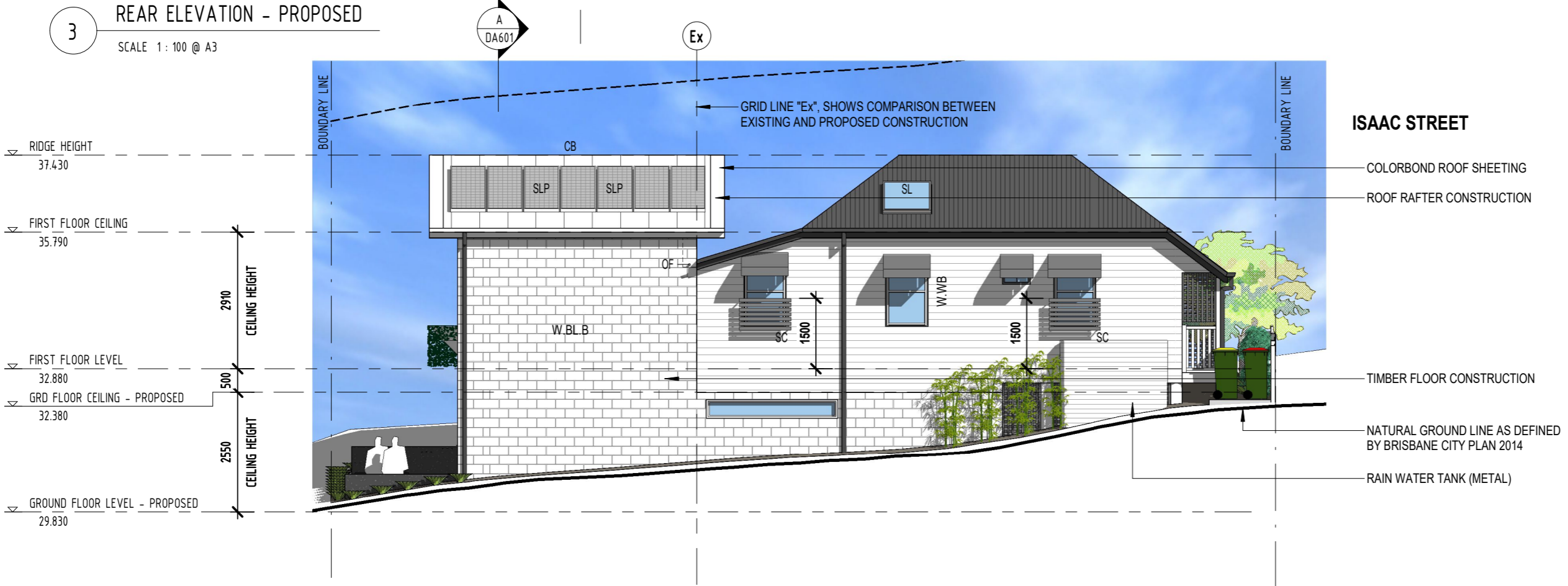
EXISTING / PROPOSED / RELOCATED
 *.Ex EXISTING / TO BE RETAINED
 *.Pr PROPOSED
 *.Re RELOCATED

WALL LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED WALL
- W.BL** CORE FILLED BLOCKWORK WALL (SMOOTH FACE)
- W.BL.B** CORE FILLED BLOCKWORK WALL, RENDERED FINISH TO EXTERIOR, PLASTERBOARD ON BATTENS TO INTERIOR
- W.PB** STUD WALL WITH PLASTERBOARD
- W.SM** STUD WALL WITH SEAM METAL CLADDING TO EXTERIOR, PLASTERBOARD TO INTERIOR
- W.WB** STUD WALL WITH WEATHERBOARD CLADDING TO EXTERIOR TO MATCH EXISTING, PLASTERBOARD TO INTERIOR
- NOTE** AQUACHEK TO WET AREAS, WALL INSULATION AS REQUIRED



3 REAR ELEVATION - PROPOSED
 SCALE 1 : 100 @ A3



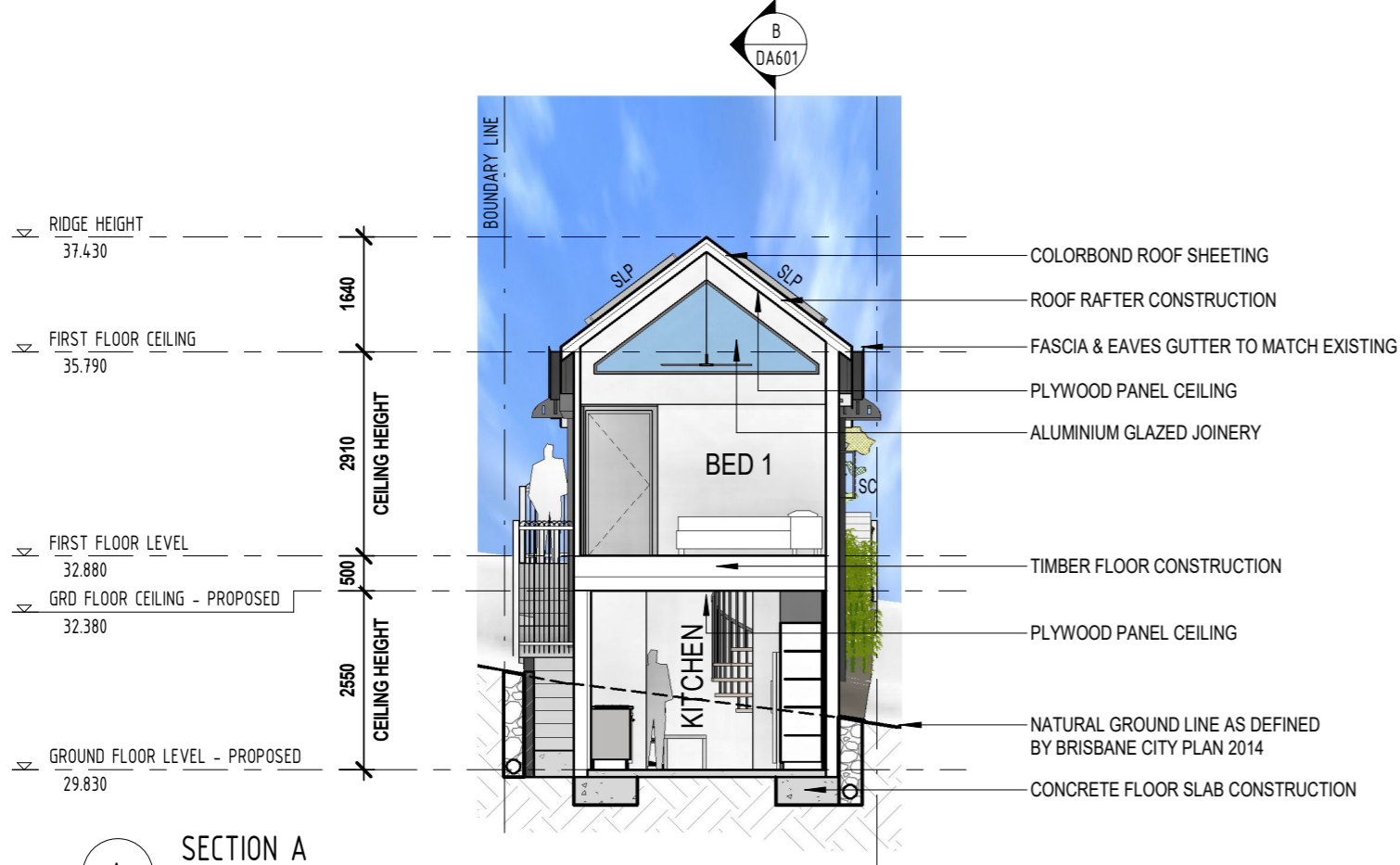
4 SIDE ELEVATION 2 - PROPOSED
 SCALE 1 : 100 @ A3

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Amendment	

PROJECT. PROPOSED RESIDENCE FOR C&S ROBILLIARD 116 ISAAC STREET, SPRING HILL QLD 4000		DRAWING TITLE. ELEVATIONS - PROPOSED	
DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE. 1 : 100 @ A3	DRAWING NUMBER. DA502
DATE. JUNE 2026	PROJECT No. 250917	ISSUE. H	



SECTION A
SCALE 1: 100 @ A3

BOX GUTTER.
CLIENT TO REGULARLY MAINTAIN BOX GUTTER TO PREVENT FOLIAGE AND OTHER MATERIAL FROM BLOCKING GUTTER, OVERFLOWS AND SUMP

9.5m MAX HEIGHT BUILD LINE ABOVE EXISTING GROUND LINE

COLORBOND ROOF SHEETING

ROOF RAFTER CONSTRUCTION

FASCIA & EAVES GUTTER TO MATCH EXISTING

PLYWOOD PANEL CEILING

ALUMINIUM GLAZED JOINERY

PLANTER BOX

TIMBER FLOOR CONSTRUCTION

PLYWOOD PANEL CEILING

NATURAL GROUND LINE AS DEFINED BY BRISBANE CITY PLAN 2014

CONCRETE FLOOR SLAB CONSTRUCTION

EXTERIOR COLOURS

WEATHERBOARDS PAINTED DULUX "PALE SAGE"
TRIMS DULUX "ANTIQUE WHITE"
MASONRY BLOCK BASALITE "GLACIER WHITE"
STANDING SEAM METAL CLADDING COLORBOND "SURFMIST".
FASCIAS AND GUTTERS - PALE SAGE
HOODS, SILLS, WINDOWS - ANTIQUE WHITE

LEGEND

- AL ALUMINIUM GLAZED JOINERY
- BAL BALUSTRADE 1.0m HIGH
- BE BENCH, WITH JOINERY
- BG BOX GUTTER
- BIB BUILT IN BOOKSHELF
- CB COLORBOND ROOF SHEETING
- CK/O COOKTOP / OVEN
- CPD CUPBOARD
- DR DOOR
- DRY CLOTHES DRYER LOCATION
- DW DISHWASHER
- LT LATTICE
- LIN LINEN CUPBOARD
- OF OVERFLOW FOR BOX GUTTER
- OHC OVER HEAD CUPBOARD
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- TP TIMBER POST TO ENG'S DETAILS
- VB VANITY BASIN
- WC WATER CLOSET
- WH WINDOW HOOD
- WM WASHING MACHINE
- WN WINDOW

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.

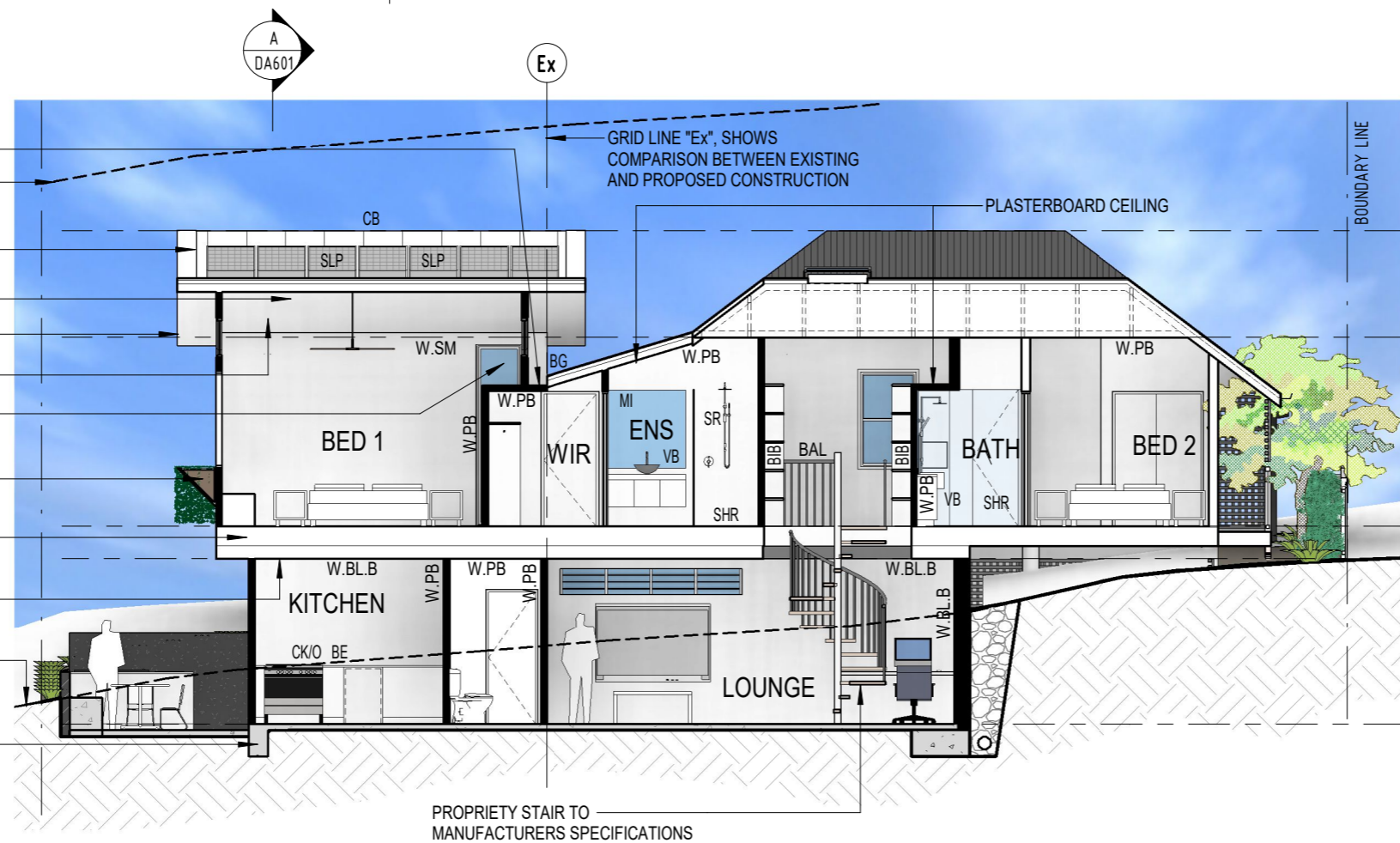
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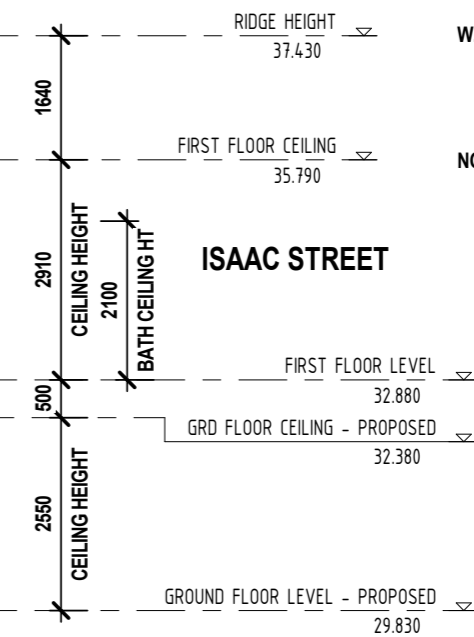
NOTE AQUACHEK TO WET AREAS. WALL INSULATION AS REQUIRED

EXISTING / PROPOSED / RELOCATED

- *.Ex EXISTING / TO BE RETAINED
- *.Pr PROPOSED
- *.Re RELOCATED



SECTION B
SCALE 1: 100 @ A3



PROPRIETY STAIR TO MANUFACTURERS SPECIFICATIONS

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Amendment

NO.	DESCRIPTION	DATE

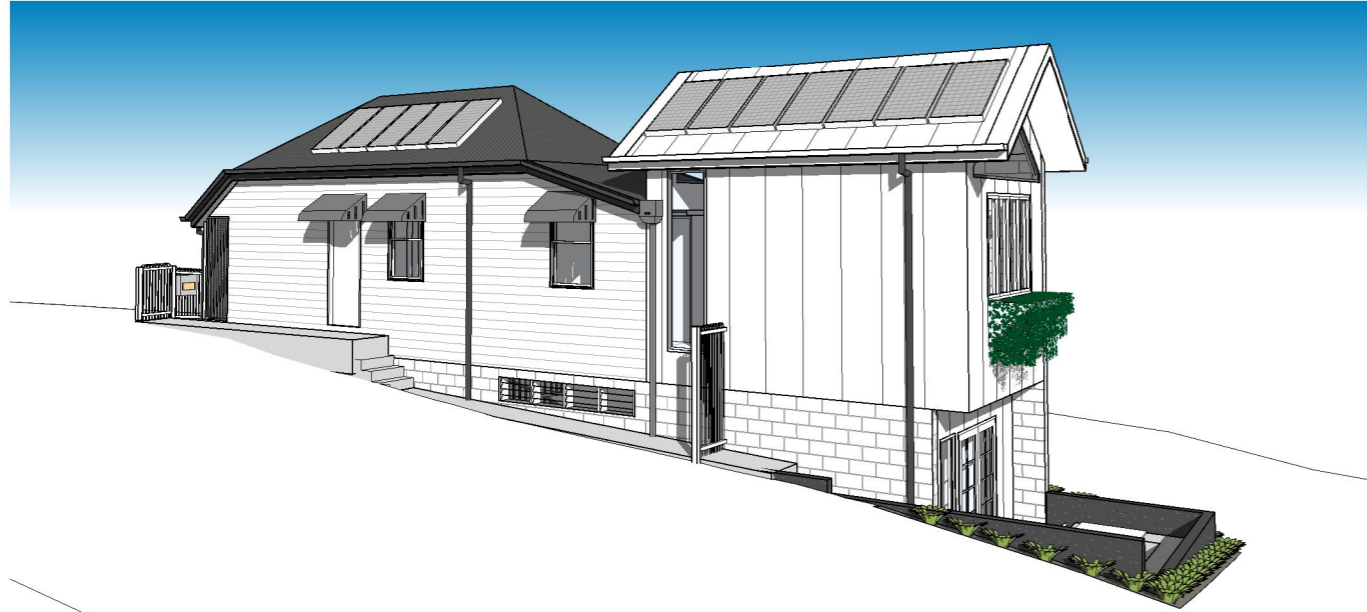
PROJECT. PROPOSED RESIDENCE FOR C&S ROBILLIARD 116 ISAAC STREET, SPRING HILL QLD 4000		DRAWING TITLE. SECTIONS - PROPOSED	
DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE. 1: 100 @ A3	DRAWING NUMBER. DA601
DATE. JUNE 2026	PROJECT No. 250917	ISSUE. D	



3 3D PERSPECTIVE 3
 SCALE @ A3




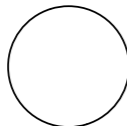
4 3D PERSPECTIVE 4
 SCALE @ A3

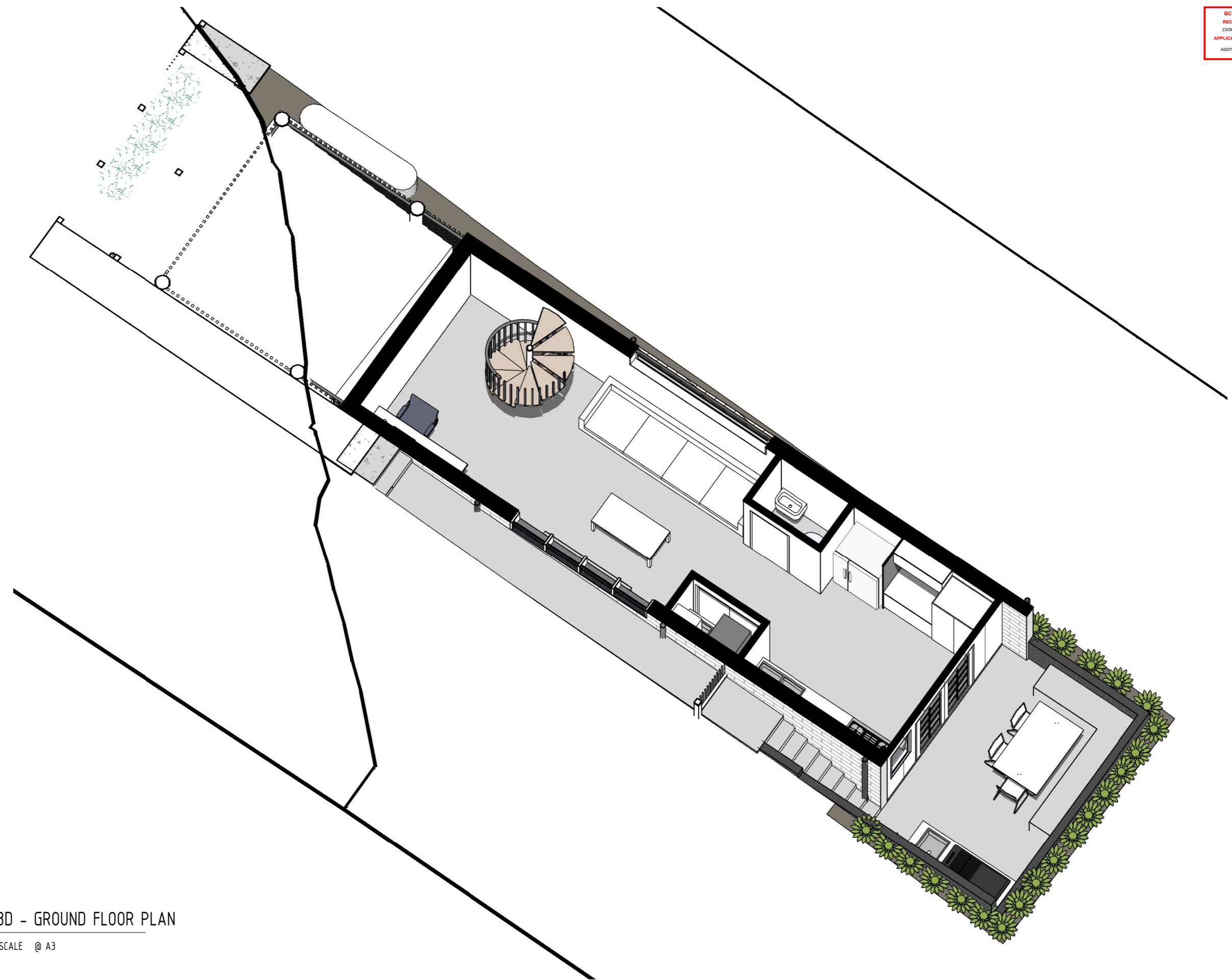


5 3D PERSPECTIVE 5
 SCALE @ A3



6 3D PERSPECTIVE 6
 SCALE @ A3

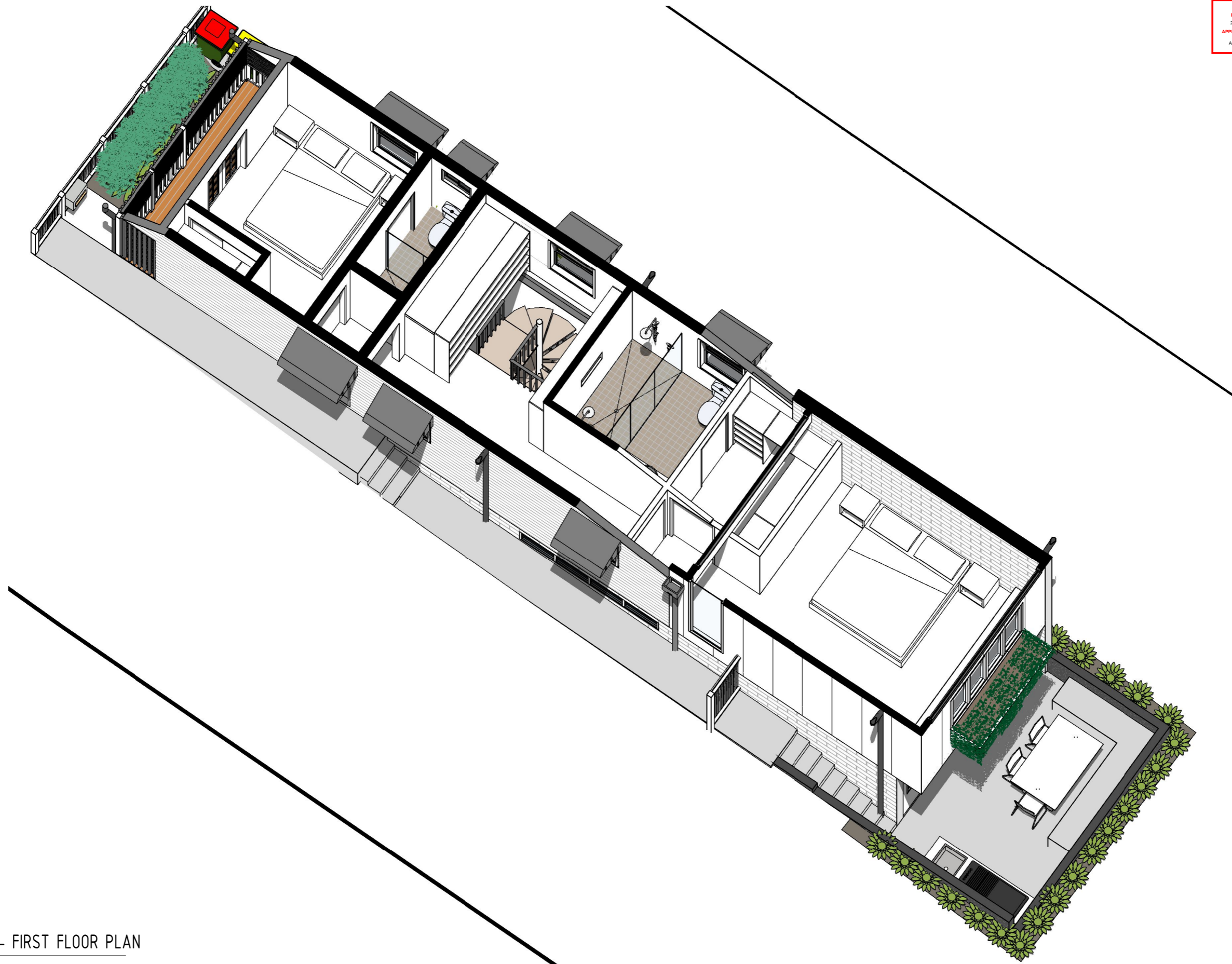
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DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE. @ A3	DRAWING NUMBER. DA701	ISSUE. H																
DATE. JUNE 2026	PROJECT No. 250917																			



1 3D - GROUND FLOOR PLAN
SCALE @ A3

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				DESIGNED BY. DP	DRAWN BY. DP	DRAWING SCALE.	DRAWING NUMBER.	ISSUE.
				DATE. JUNE 2026	PROJECT No. 250917	@ A3	DA702	F

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1 3D - FIRST FLOOR PLAN
SCALE @ A3

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