

D.A SHEET LIST	
NO.	SHEET NAME
A00	COVER PAGE
A01	EXISTING SITE PLAN
A02	PROPOSED SITE PLAN
A03	EXISTING LOWER FLOOR PLAN
A04	EXISTING UPPER FLOOR PLAN
A05	PROPOSED LOWER FLOOR PLAN
A06	PROPOSED UPPER FLOOR PLAN
A07	PROPOSED ELEVATIONS
A08	PROPOSED ELEVATIONS
A09	PERSPECTIVE DRAWING VIEWS

PROPOSED EXTENSION TO MIXED USE BUILDING
FOR
HIWA ZANDI
AT
65 ABBOTSFORD ROAD, BOWEN HILLS, QLD, 4006



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1062

Date: 13 December 2019



King
Architectural
Engineering

81 Chermide Road,
East Ipswich, 4305
Ph: (07) 3812 3443
Fax: (07) 3389 5914

PROJECT: PROPOSED EXTENSION TO MIXED USE BUILDING
65 ABBOTSFORD ROAD, BOWEN HILLS, QLD, 4006

CLIENT:
HIWA ZANDI

DRAWING: COVER PAGE

DATE: AUGUST 2019 DRAWN BY: R.S

JOB NO: 19-2330 PAGE: A00

SCALE: AS INDICATED

B	BUILDING APPROVAL	19/08/2019
A	DEVELOPMENT APPROVAL	13/08/2019
ISSUE	COMMENT	DATE

EXISTING LOCATION AND ORIENTATION OF
CAFE/DWELLING

FOLKESTONE STREET

SITE AREAS

SITE AREA

313m²

EXISTING SITE COVER

150m² (48%)

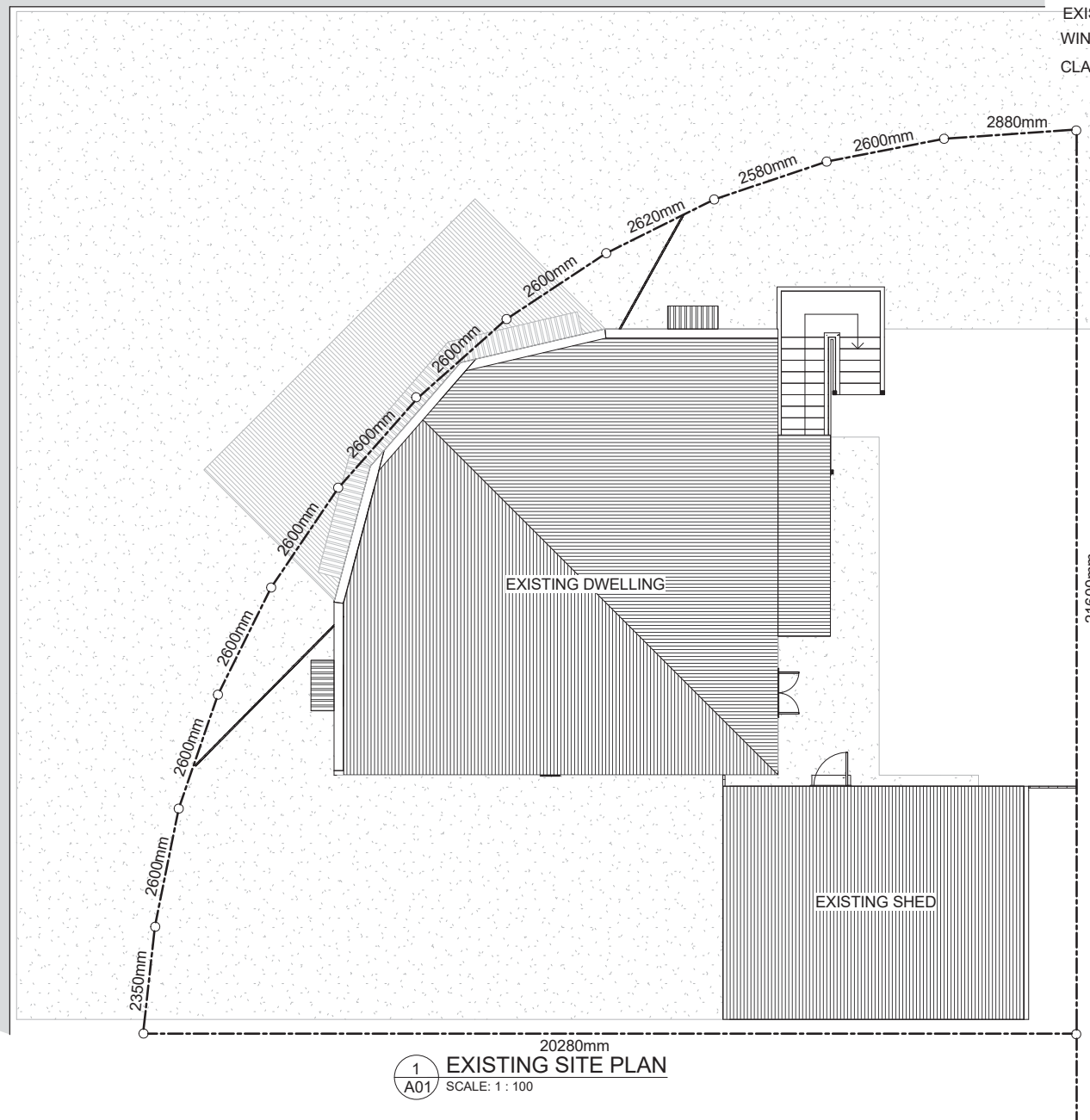
WIND CLASSIFICATION

N2 (W33)

CLASS

1A

ABBOTSFORD ROAD



1
A01 EXISTING SITE PLAN
SCALE: 1 : 100

NOTES:
ALL DIMENSIONS APPROXIMATE,
WHEELED TO
ESTIMATED FENCE LINE.

ALL DIMENSIONS ROUNDED TO
NEAREST 100MM.

BUILDING COMPLIANCE BY OTHERS.
ZONING
REQUIREMENTS, BOUNDARY
CLEARANCES,
LOCATION OF SERVICES ETC MAY
NOT BEEN
INVESTIGATED. DESIGN INDICATIVE
PROPOSAL
ONLY.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2019/1062

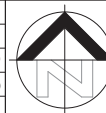
Date: 13 December 2019

RPD:

LOT 1 ON RP50667

SITE AREA: 313m²

BRISBANE CITY COUNCIL



PROPOSED LOCATION AND ORIENTATION OF BUILDING EXTENSION

KING ARCHITECTURAL ENGINEERING FOLKESTONE STREET

ABBOTSFORD ROAD

SITE AREAS

SITE AREA	313m ²
PROPOSED SITE COVER	181m ² (57.8%)
WIND CLASSIFICATION	N2 (W33)
CLASS	1A / 10A

PROPOSED ROOF STRUCTURES TO CONNECT TO STORM WATER SYSTEM AS PER COUNCIL REQUIREMENTS.

LEGEND
~~CAR PARKS: 1 RESIDENTIAL CAR PARKS
 2 CAPE CAR PARKS
 1 SERVICE VEHICLE CAR PARKS~~

○ DP DOWN PIPE

AMENDED IN RED

By: Sarah Hampstead
 Date: 10 December 2019



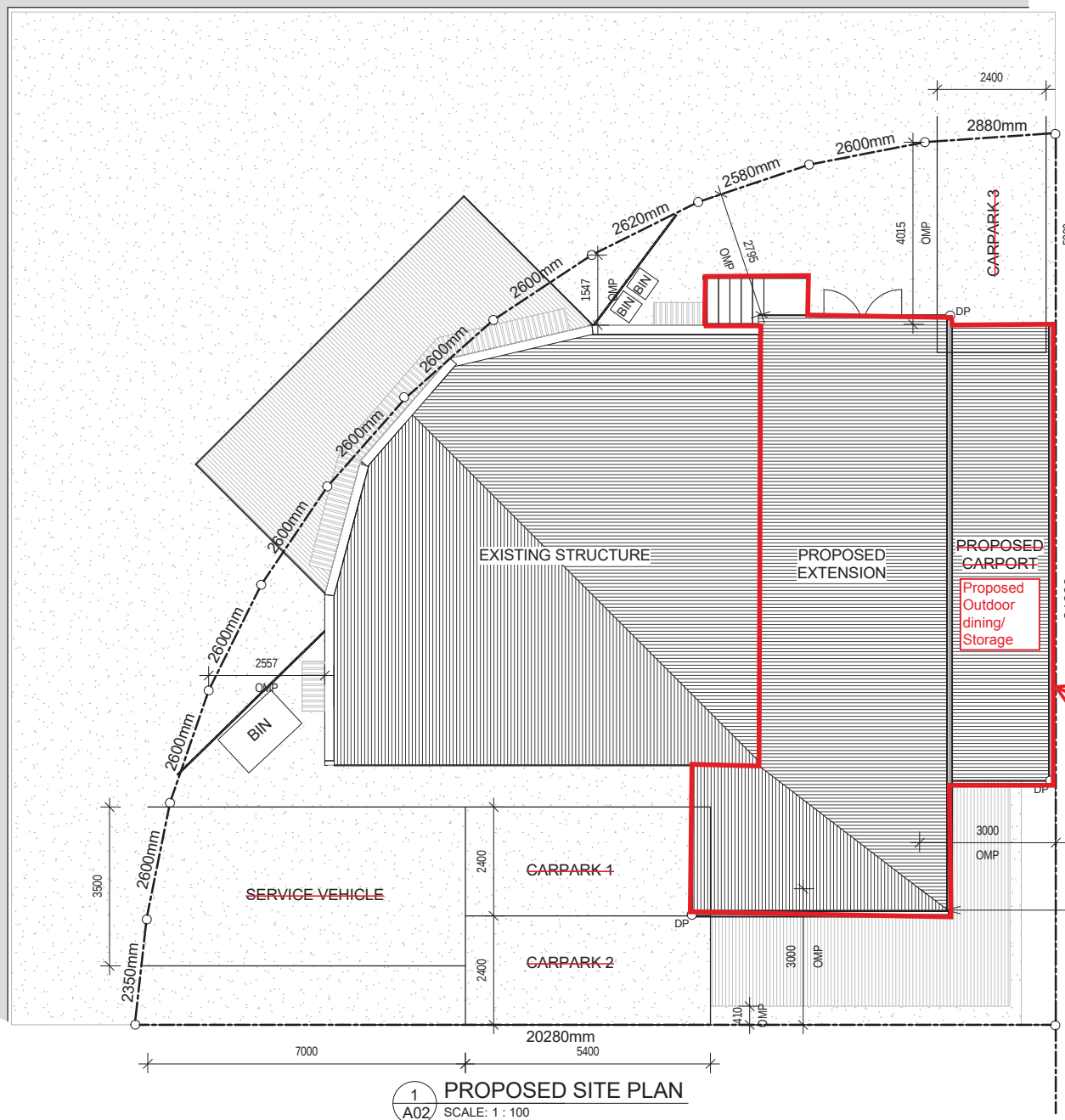
KING ARCHITECTURAL ENGINEERING

PLANS AND DOCUMENTS referred to in the PDA
 DEVELOPMENT APPROVAL



Approval no: DEV2019/1062
 Date: 13 December 2019

RPD:
 LOT 1 ON RP50667
 SITE AREA: 313m²
 BRISBANE CITY COUNCIL



NOTES:
 ALL DIMENSIONS APPROXIMATE, WHEELED TO ESTIMATED FENCE LINE.

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

BUILDING COMPLIANCE BY OTHERS. ZONING REQUIREMENTS, BOUNDARY CLEARANCES, LOCATION OF SERVICES ETC MAY NOT BEEN INVESTIGATED. DESIGN INDICATIVE PROPOSAL ONLY.



81 Chermide Road,
 East Ipswich, 4305
 Ph: (07) 3812 3443
 Fax: (07) 3389 5914

PROJECT: PROPOSED EXTENSION TO MIXED USE BUILDING
 65 ABBOTSFORD ROAD, BOWEN HILLS, QLD, 4006

CLIENT:
 HIWA ZANDI

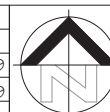
DRAWING: PROPOSED SITE PLAN

DATE: AUGUST 2019 DRAWN BY: R.S

JOB NO: 19-2330 PAGE: A02

SCALE: AS INDICATED

B	BUILDING APPROVAL	19/08/2019
A	DEVELOPMENT APPROVAL	13/08/2019
ISSUE	COMMENT	DATE



SEAL FLOORS IN WET AREAS,
AND PROVIDE SPLASH BACKS
TO AS3740.

KING ARCHITECTURAL ENGINEERING

AMENDED IN RED

By: Sarah Hampstead
Date: 10 December 2019



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1062
Date: 13 December 2019



MP 4.1 - 4.2 SUSTAINABLE BUILDING UPGRADE

WHERE APPLICABLE PLUMBING, ELECTRICAL
ITEMS ARE BEING REPLACED, THESE ITEMS
SHOULD BE REPLACED WITH FOLLOWING:

TAPS

LAUNDRY & KITCHEN SINK TAPS 3 STAR
SHOWER ROSE
AAA RATED - AS/NZ 6400:2004 OR A 3 STAR
RATING.

WATER SUPPLY

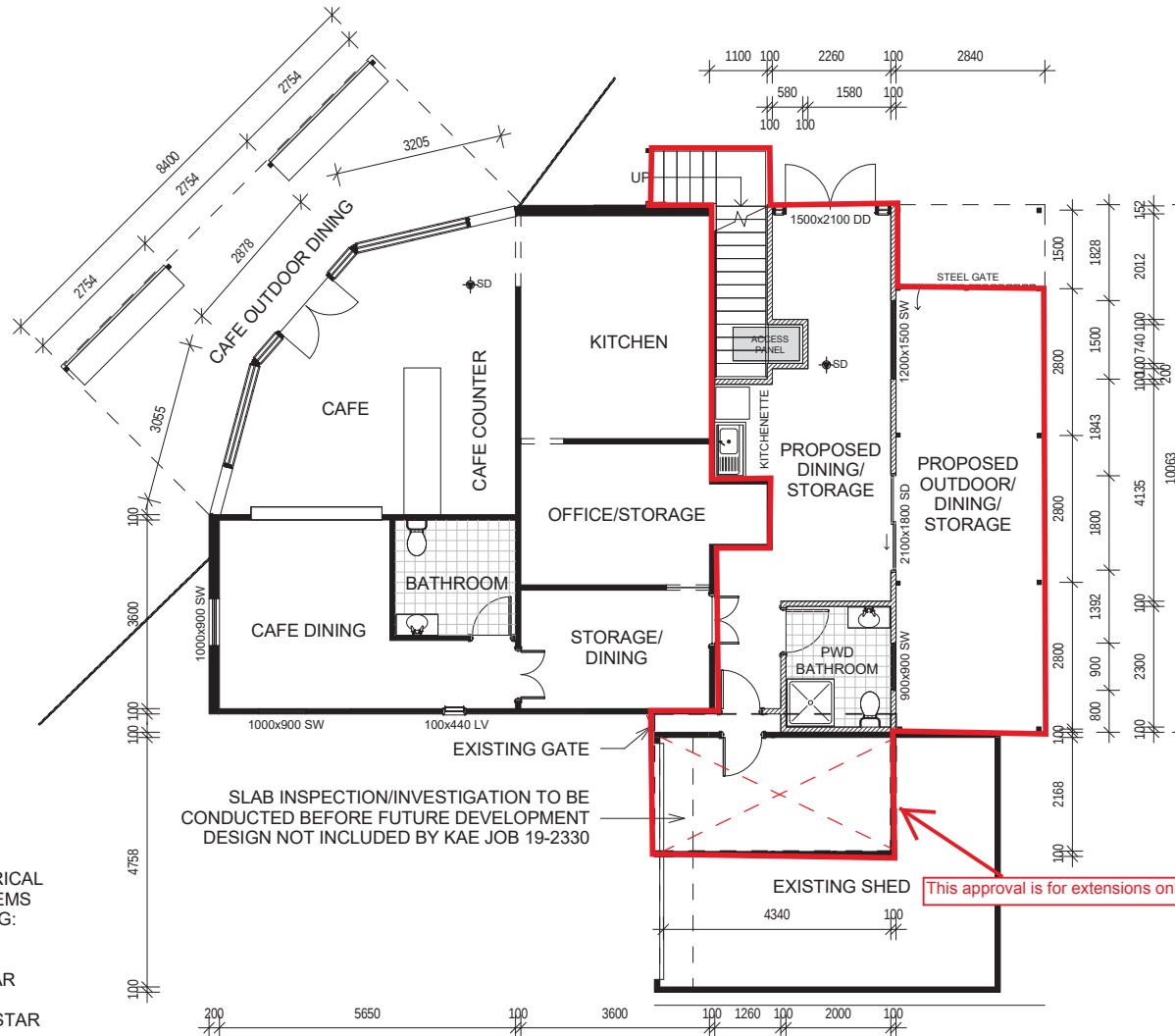
IF WATER SUPPLY EXCEEDS 500 KPA A WATER
PRESSURE LIMITING DEVICE IS REQUIRED AS
PER AS3550.1.2003.

RAINWATER TANKS/STANDS

TANK SIZE TO COUNCIL REQUIREMENTS, INSTALLED
TO MANUFACTURERS SPECIFICATIONS IN ACCORDANCE
WITH PART 25 OF DEVELOPMENT CODE.

TOILETS

PROVIDE DUAL FLUSH 6/3 LITRE 4 STAR RATING.
SEE ENERGY EFFICIENCY REPORT FOR ENERGY
EFFICIENCY RATING AND REQUIREMENTS.



1
A05 PROPOSED LOWER FLOOR PLAN
SCALE: 1 : 100

LEGEND

NEW STUD WALLS.
90x35 MGP10 STUDS @ 450 CTS
35x90 MGP10 TOP PLATES
35x90 MGP10 BOTTOM PLATES
INTERNAL LINING: PLASTERBOARD. USE
VILLABOARD OR
EQUIVALENT IN WET AREAS.
MATCH EXISTING EXTERNAL.
TIE DOWN @1800 CTRS AND BESIDE
OPENINGS.

PROPOSED NEW OUTDOOR DINING
AREA/VERANDAH QUALIFIES FOR
CONCESSION AS PER FOLLOWING NCC
SPEC C1.1 EXTRACT

A BALCONY, VERANDAH OR THE LIKE AND ANY INCORPORATED
SUPPORTING PART, WHICH IS ATTACHED TO FORM PART OF A
BUILDING, NEED NOT COMPLY WITH TABLE 3, 4 AND 5 IF
- IT DOES NOT FORM PART OF THE ONLY PATH OF
TRAVEL TO A REQUIRED EXIT FROM THE BUILDING

ACCESSIBLE UNISEX SANITARY
COMPARTMENT TO PROVIDED IN
ACCORDANCE WITH AS 1428.1 -2009

SD INSTALL HARD WIRED SMOKE DETECTORS IN
ACCORDANCE WITH AUSTRALIAN STANDARD A.S.
3786 AS PER BCA. 3.7.2

CEILINGS: 2800 PLASTERBOARD
FLOORING: 85 X 19 HWD.
WALLS: PLASTERBOARD

FLOOR AREA

EXISTING AREA 139m²
PROPOSED
AREA (INTERNAL) 27.5m²
PROPOSED AREA
(EXTERNAL) 27.9m²

TOTAL AREA 194.4m²

NOTES:

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

ALL DIMENSIONS APPROXIMATE, AS PROVIDED
BY OWNER.

ALL DIMENSIONS APPROXIMATE, WHEELED TO
ESTIMATED FENCE LINE.

BUILDING COMPLIANCE BY OTHERS. ZONING
REQUIREMENTS, BOUNDARY CLEARANCES,
LOCATION OF SERVICES ETC MAY NOT BEEN
INVESTIGATED. DESIGN INDICATIVE PROPOSAL
ONLY.



81 Chermide Road,
East Ipswich, 4305
Ph: (07) 3812 3443
Fax: (07) 3389 5914

PROJECT: PROPOSED EXTENSION TO MIXED USE BUILDING
65 ABBOTSFORD ROAD, BOWEN HILLS, QLD, 4006

CLIENT: HIWA ZANDI
DRAWING: PROPOSED LOWER FLOOR
PLAN

DATE: AUGUST 2019 DRAWN BY: R.S

JOB NO: 19-2330 PAGE: A05

SCALE: AS INDICATED

B

BUILDING APPROVAL

19/08/2019

A

DEVELOPMENT APPROVAL

13/08/2019

ISSUE

COMMENT

DATE

SEAL FLOORS IN WET AREAS,
AND PROVIDE SPLASH BACKS
TO AS3740.

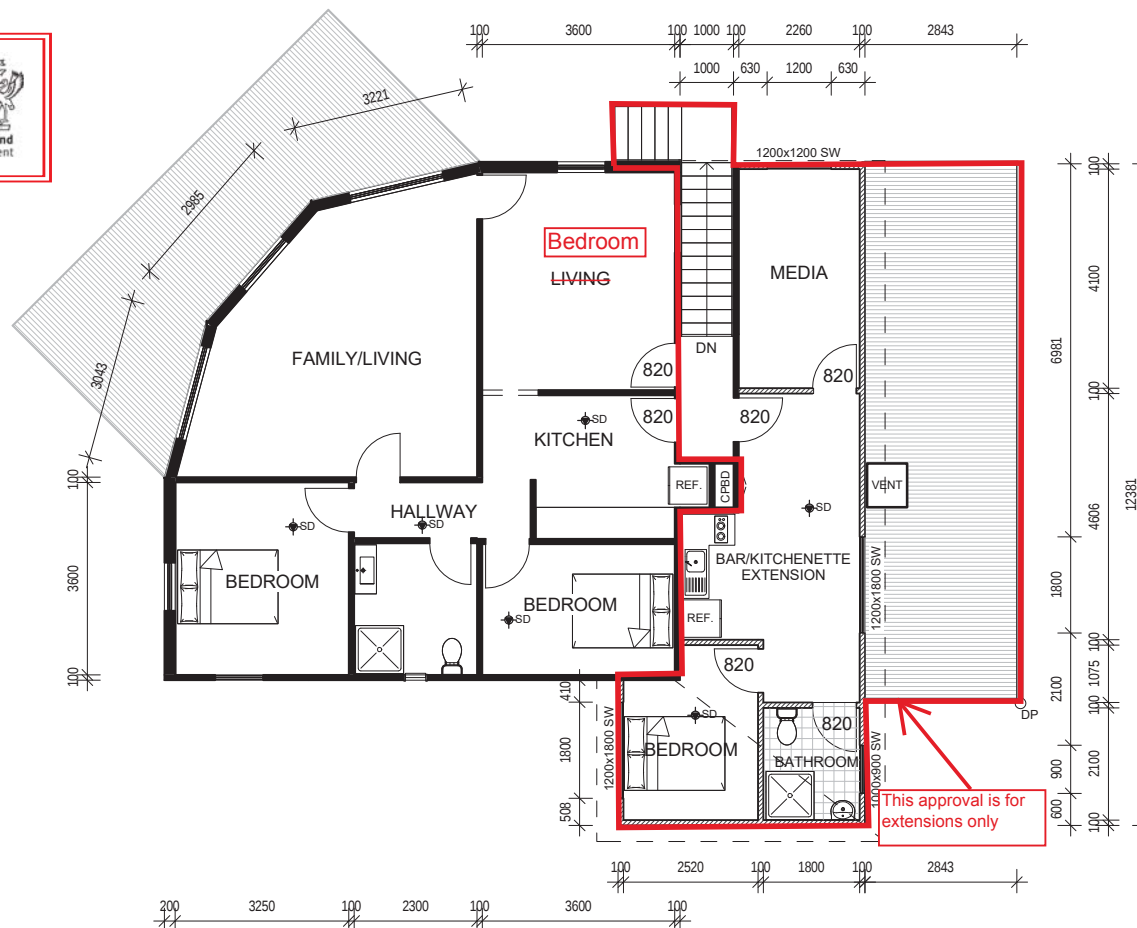
AMENDED IN RED

By: Sarah Hampstead
Date: 10 December 2019



**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2019/1062
Date: 13 December 2019

**LEGEND**

NEW STUD WALLS.
90x45 MGP10 STUDS @ 450 CTS
45x90 MGP10 TOP PLATES
45x90 MGP10 BOTTOM PLATES
INTERNAL LINING: PLASTERBOARD.
USE VILLABOARD OR
EQUIVALENT IN WET AREAS.
MATCH EXISTING EXTERNAL.
TIE DOWN @1800 CTRS AND BESIDE
OPENINGS.

◆SD INSTALL HARD WIRED SMOKE DETECTORS IN
ACCORDANCE WITH AUSTRALIAN STANDARD A.S.
3786 AS PER BCA. 3.7.2

CEILINGS: 2800 PLASTERBOARD
FLOORING: 85 X 19 HWD.
WALLS: PLASTERBOARD

FLOOR AREA

EXISTING AREA	82.7m ²
PROPOSED AREA	37.0m ²
TOTAL AREA	119.7m²

**MP 4.1 - 4.2 SUSTAINABLE
BUILDING UPGRADE**

WHERE APPLICABLE PLUMBING, ELECTRICAL
ITEMS ARE BEING REPLACED, THESE ITEMS
SHOULD BE REPLACED WITH FOLLOWING:

TAPS

LAUNDRY & KITCHEN SINK TAPS 3 STAR

SHOWER ROSE

AAA RATED - AS/NZ 6400:2004 OR A 3 STAR
RATING.

WATER SUPPLY

IF WATER SUPPLY EXCEEDS 500 kPA A WATER
PRESSURE LIMITING DEVICE IS REQUIRED AS
PER AS3550.1.2003.

RAINWATER TANKS/STANDS

TANK SIZE TO COUNCIL REQUIREMENTS, INSTALLED
TO MANUFACTURERS SPECIFICATIONS IN ACCORDANCE
WITH PART 25 OF DEVELOPMENT CODE.

TOILETS

PROVIDE DUAL FLUSH 6/3 LITRE 4 STAR RATING.
SEE ENERGY EFFICIENCY REPORT FOR ENERGY
EFFICIENCY RATING AND REQUIREMENTS.

1 PROPOSED UPPER FLOOR PLAN
A06 SCALE: 1 : 100

NOTES:

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

ALL DIMENSIONS APPROXIMATE, AS PROVIDED
BY OWNER.

ALL DIMENSIONS APPROXIMATE, WHEELED TO
ESTIMATED FENCE LINE.

BUILDING COMPLIANCE BY OTHERS. ZONING
REQUIREMENTS, BOUNDARY CLEARANCES,
LOCATION OF SERVICES ETC MAY NOT BEEN
INVESTIGATED. DESIGN INDICATIVE PROPOSAL
ONLY.

NEW LOWER WALL STRUCTURE:

TOP PLATE: 90x35 MGP10
 BOTTOM PLATE: 90x35 MGP10
 STUDS: 90x35 MGP10 @ 450 CTS
 COLUMNS: 75 X 75 X 4 STEEL
 INTERNAL LINING: MDF SHEETING
 WET AREAS: VERSILUX
 EXTERNAL CLADDING: WEATHERBOARDS
 INSULATION: ADD R0.93 IN ALL UNSHADED
 EXTERNAL WALLS



1 RIGHT SIDE ELEVATION
 A07 SCALE: 1 : 100



2 FRONT ELEVATION
 A07 SCALE: 1 : 100

NOTES:
 ALL DIMENSIONS ROUNDED TO NEAREST
 100MM.

ALL DIMENSIONS APPROXIMATE, AS PROVIDED
 BY OWNER.

ALL DIMENSIONS APPROXIMATE, WHEELED TO
 ESTIMATED FENCE LINE.

BUILDING COMPLIANCE BY OTHERS. ZONING
 REQUIREMENTS, BOUNDARY CLEARANCES,
 LOCATION OF SERVICES ETC MAY NOT BEEN
 INVESTIGATED. DESIGN INDICATIVE PROPOSAL
 ONLY.

PLANS AND DOCUMENTS
 referred to in the PDA
 DEVELOPMENT APPROVAL



Approval no: DEV2019/1062
 Date: 13 December 2019

King
Architectural
Engineering

81 Cherside Road,
 East Ipswich, 4305
 Ph: (07) 3812 3443
 Fax: (07) 3389 5914

PROJECT: PROPOSED EXTENSION TO MIXED USE BUILDING
 65 ABBOTSFORD ROAD, BOWEN HILLS, QLD, 4006

CLIENT:
 HIWA ZANDI

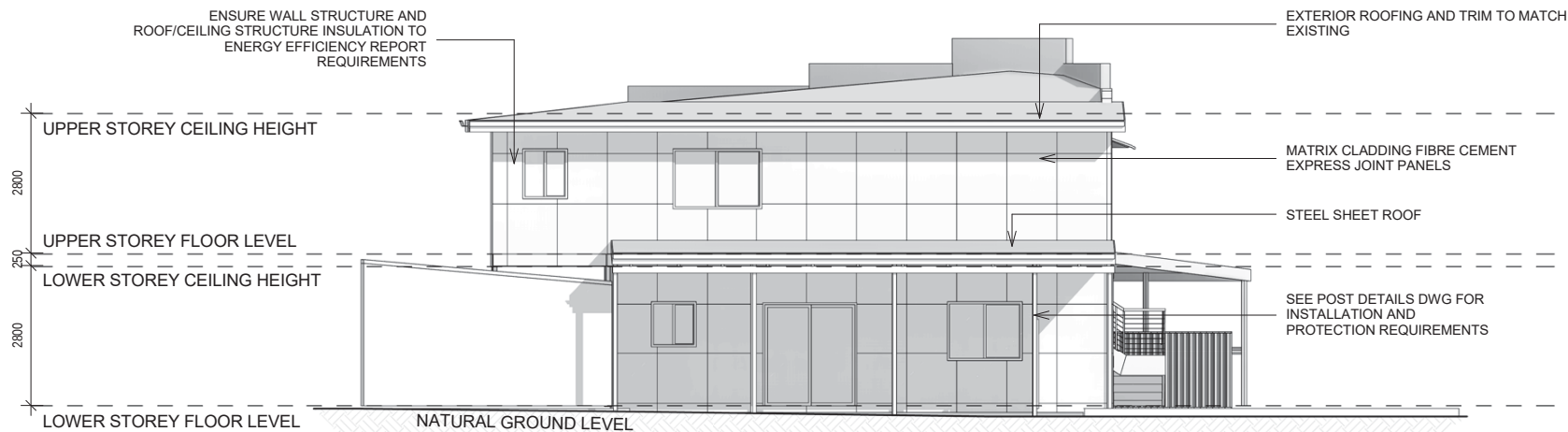
DRAWING: PROPOSED ELEVATIONS

DATE: AUGUST 2019 DRAWN BY: R.S

JOB NO: 19-2330 PAGE: A07

SCALE: AS INDICATED

B	BUILDING APPROVAL	19/08/2019
A	DEVELOPMENT APPROVAL	13/08/2019
ISSUE	COMMENT	DATE



NOTES:
ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

ALL DIMENSIONS APPROXIMATE, AS PROVIDED BY OWNER.

ALL DIMENSIONS APPROXIMATE, WHEELED TO ESTIMATED FENCE LINE.

BUILDING COMPLIANCE BY OTHERS. ZONING REQUIREMENTS, BOUNDARY CLEARANCES, LOCATION OF SERVICES ETC MAY NOT BEEN INVESTIGATED. DESIGN INDICATIVE PROPOSAL ONLY.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1062

Date: 13 December 2019



King Architectural Engineering

81 Chermide Road,
East Ipswich, 4305
Ph: (07) 3812 3443
Fax: (07) 3389 5914

PROJECT: PROPOSED EXTENSION TO MIXED USE BUILDING
65 ABBOTSFORD ROAD, BOWEN HILLS, QLD, 4006

CLIENT:
HIWA ZANDI

DRAWING: PROPOSED ELEVATIONS

DATE: AUGUST 2019 DRAWN BY: R.S

JOB NO: 19-2330 PAGE: A08

SCALE: AS INDICATED

B	BUILDING APPROVAL	19/08/2019
A	DEVELOPMENT APPROVAL	13/08/2019
ISSUE	COMMENT	DATE



FRONT PERSPECTIVE VIEW



LEFT PERSPECTIVE VIEW



REAR PERSPECTIVE VIEW



RIGHT PERSPECTIVE VIEW

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2019/1062
Date: 13 December 2019

King
Architectural
Engineering

81 Chermide Road,
East Ipswich, 4305
Ph: (07) 3812 3443
Fax: (07) 3389 5914

PROJECT: PROPOSED EXTENSION TO MIXED USE BUILDING
65 ABBOTSFORD ROAD, BOWEN HILLS, QLD, 4006

CLIENT:
HIWA ZANDI

DRAWING: PERSPECTIVE DRAWING VIEWS

DATE: AUGUST 2019 DRAWN BY: R.S

JOB NO: 19-2330 PAGE: A09

SCALE: AS INDICATED

B	BUILDING APPROVAL	19/08/2019
A	DEVELOPMENT APPROVAL	13/08/2019
ISSUE	COMMENT	DATE