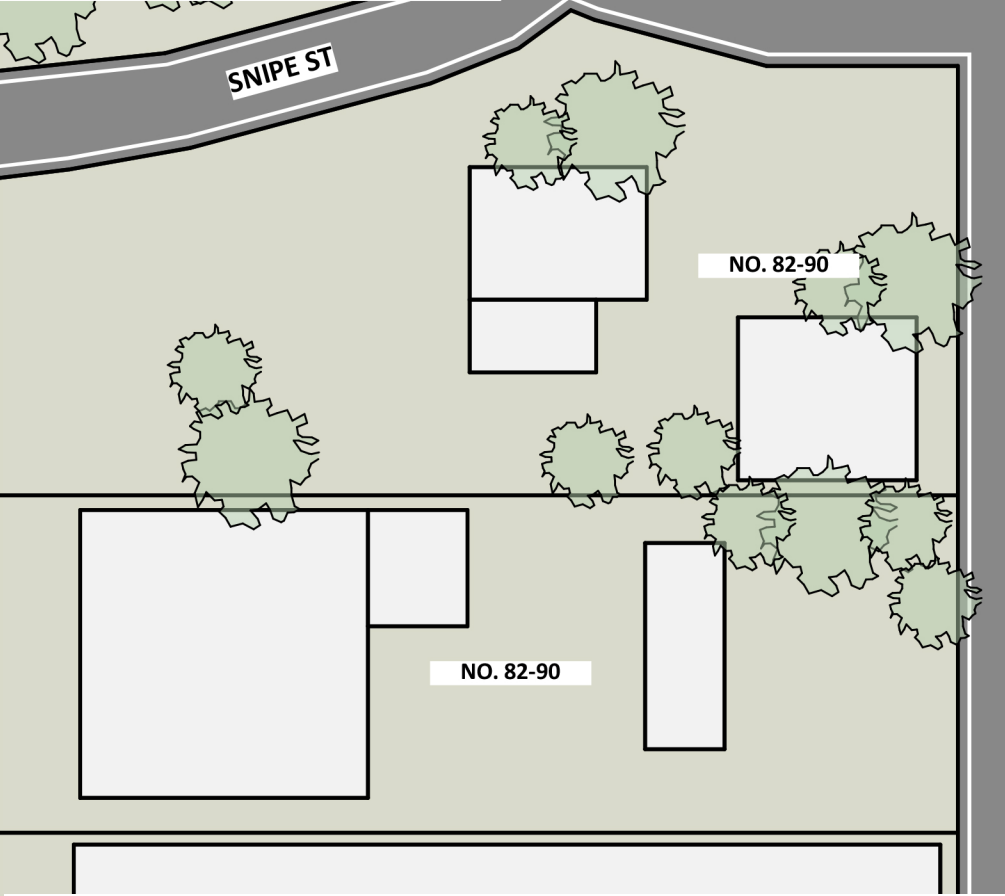


DEVELOPMENT DATA:
SITE AREA: 1207.20m²
EXISTING BUILT UP AREA: 273.94m²
PROPOSED BUILT UP AREA: 221.58m²
TOTAL BUILT UP AREA: 495.52m²

PERMEABLE AREA TOTAL: 711.68
PERMEABLE AREA (%): 58.95%



LONGREACH REGIONAL COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

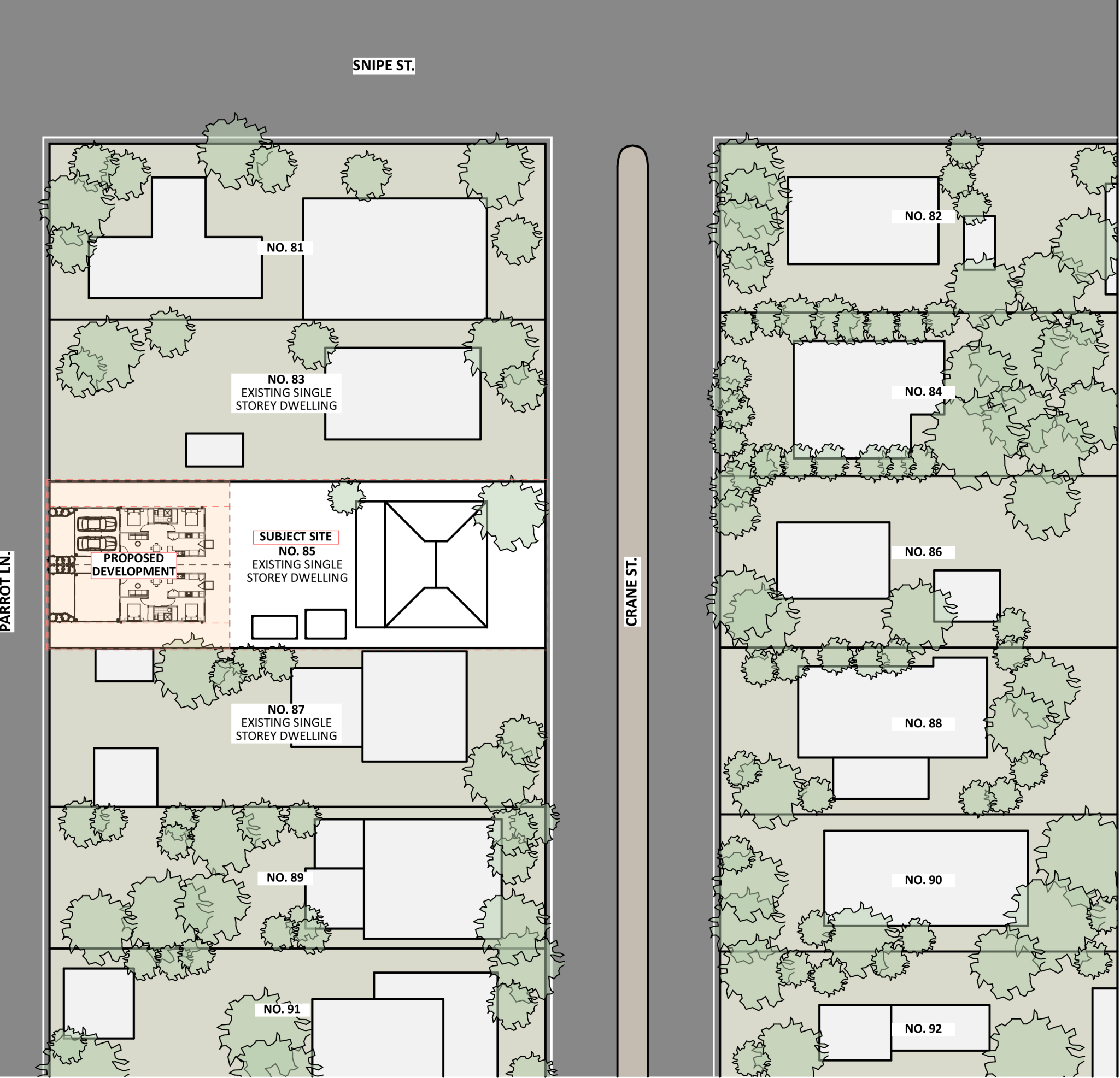
Development Application: Development Permit for Material Change of Use for a Multiple dwelling (3 units)

Address and RP Description: 85 Crane Street, Longreach (Lot 16 on L3573)

Referred to in Council's Decision Notice

Approval Date: 21 November 2024

Application Number: DA 24/25-006



PROPOSED SITE PLAN
SCALE 1:500

MA

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TOWN PLANNING DRAWINGS
SINGLE STOREY DWELLING(S)
85 CRANE STREET,
LONGREACH, 4730, QLD

NOTES:
Do not scale:
Contractors must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the superintendant before manufacture.
Any extra entailed in work shown on this drawing must be claimed and approved before proceeding

REVISIONS:	DATE:	SCALE:	SHEET SIZE:
ADDED BEDROOM (2 TOTAL)	01/09/24	A/S	A3
		DATE: 01/09/24	TEAM LEADER: -
		JOB.NO: MA11	REVISION NO: A
		DRAWN: LM	DRAWING NO: TP1

GENERAL LEGEND	
	LIFT OFF / REMOVABLE HINGES: REQUIRED IF CLOSET PAN ENCROACHES WITHIN 1.2M OF DOOR HINGE RADIUS, MEASURED IN ACCORDANCE WITH FIGURE 3.8.3.3
sd	DENOTE SMOKE ALARM HARD WIRED & INTERCONNECTED TO MAINS WITH BACKUP BATTERY AS PER B.C.A REQUIREMENTS
ef	DENOTE EXHAUST FAN, MECHANICAL VENTILATION FROM ENS, POWDER ROOM AND L'DRY TO BE DUCTED TO OUTSIDE AIR
AJ	DENOTE ARTICULATION JOINT IN BRICKWORK @ 5000 MAX. SPACING & AS PER SOIL REPORT
C/S	CAVITY SLIDING DOOR
SL	SLIDING DOOR
BF	BI-FOLD DOOR
DP	DENOTE LOCATION OF DOWNPIPE TO BE CONNECTED TO SWD SYSTEM
DPS	DENOTE LOCATION OF DOWNPIPE WITH SPREADER
GH	DENOTE LOCATION OF GAS HEATER
FP	DENOTE LOCATION OF FIRE PLACE
FFL	DENOTE FINISHED FLOOR LEVEL (AHD)
FGL	DENOTE FINISHED GROUND LEVEL (AHD)
REF	REFRIGERATOR
DW	DISHWASHER
OV	WALL OVEN
OHC	OVERHEAD CUPBOARDS
PAN	PANTRY
WM	WASHING MACHINE
DRY	DRYER
TR	45L TROUGH
LOH	LIFT OFF HINGE
	DENOTE 100mm UPVC SWD TO BE CONNECTED TO LEGAL POINT OF DISCHARGE (LPD) AND TO THE APPROVAL OF THE RELEVANT LOCAL AUTHORITY

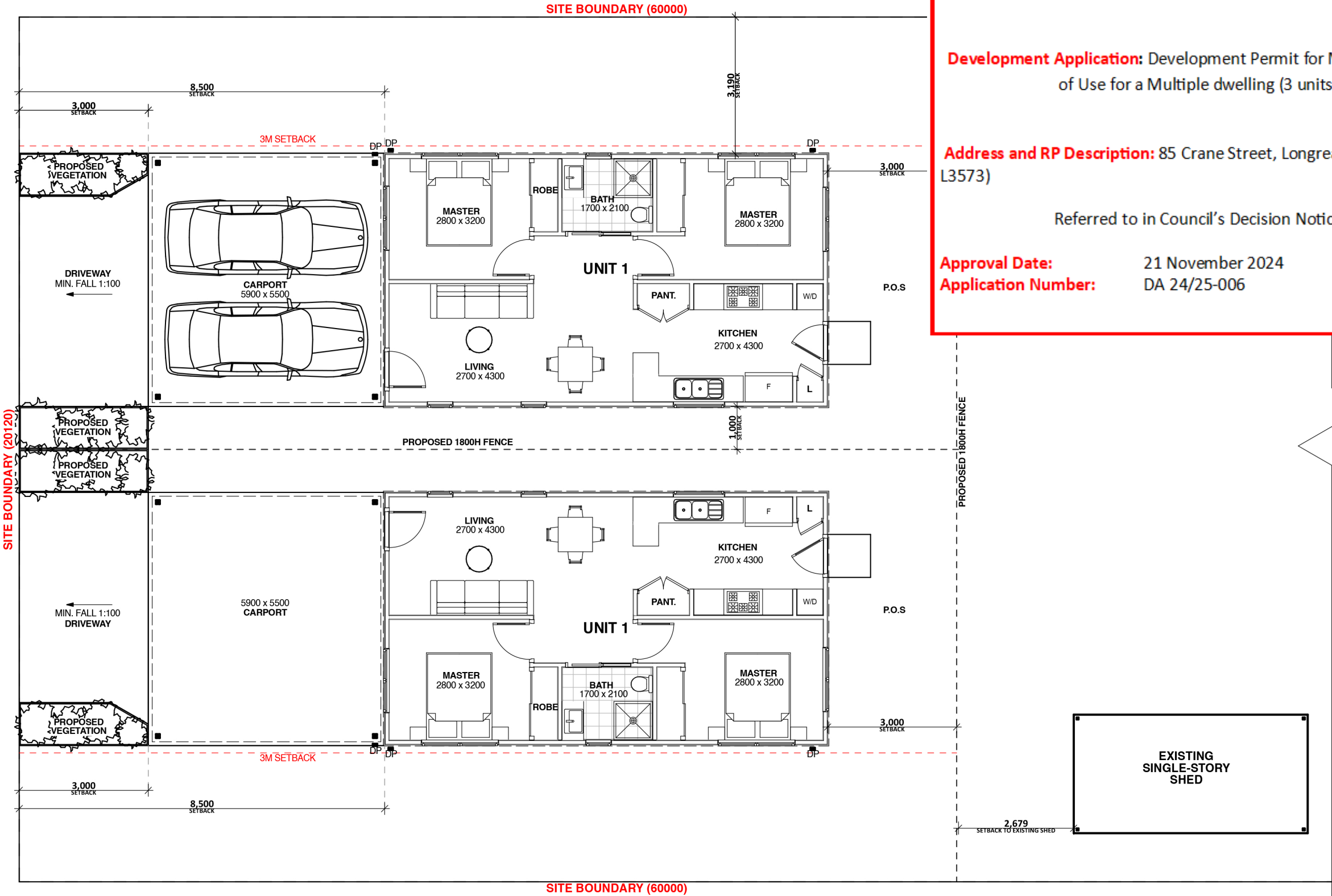
NOTE:
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL, GEOTECHNICAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

NOTE:
GLAZING, INCLUDING MIRRORS, WITHIN 2000MM ABOVE FINISHED FLOOR LEVEL IN BATHROOM AND ENSUITES SHALL BE GRADE A SAFETY GLASS.

NOTE:
WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3740-2010

PROPOSED GROUND FLOOR

SCALE 1:100



LONGREACH REGIONAL COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

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Referred to in Council's Decision Notice

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<div>MA</div> <div>Email mckernarchitecture@gmail.com ph +61 455 429 436</div>	TOWN PLANNING DRAWINGS SINGLE STOREY DWELLING(S) 85 CRANE STREET, LONGREACH, 4730, QLD	NOTES: Do not scale: Contractors must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the superintendent before manufacture. Any extra entailed in work shown on this drawing must be claimed and approved before proceeding	REVISIONS: ADDED BEDROOM (2 TOTAL)	DATE: 01/09/24	SCALE: A/S	SHEET SIZE: A3	
					DATE: 01/09/24	TEAM LEADER: -	
					JOB.NO: MA11	REVISION NO: A	
					DRAWN: LM	DRAWING NO: TP2	

GENERAL LEGEND	
	LIFT OFF / REMOVABLE HINGES: REQUIRED IF CLOSET PAN ENCROACHES WITHIN 1.2M OF DOOR HINGE RADIUS, MEASURED IN ACCORDANCE WITH FIGURE 3.8.3.3
sd	DENOTE SMOKE ALARM HARD WIRED & INTERCONNECTED TO MAINS WITH BACKUP BATTERY AS PER B.C.A REQUIREMENTS
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DRY	DRYER
TR	45L TROUGH
LOH	LIFT OFF HINGE
	DENOTE 100mm UPVC SWD TO BE CONNECTED TO LEGAL POINT OF DISCHARGE (LPD) AND TO THE APPROVAL OF THE RELEVANT LOCAL AUTHORITY

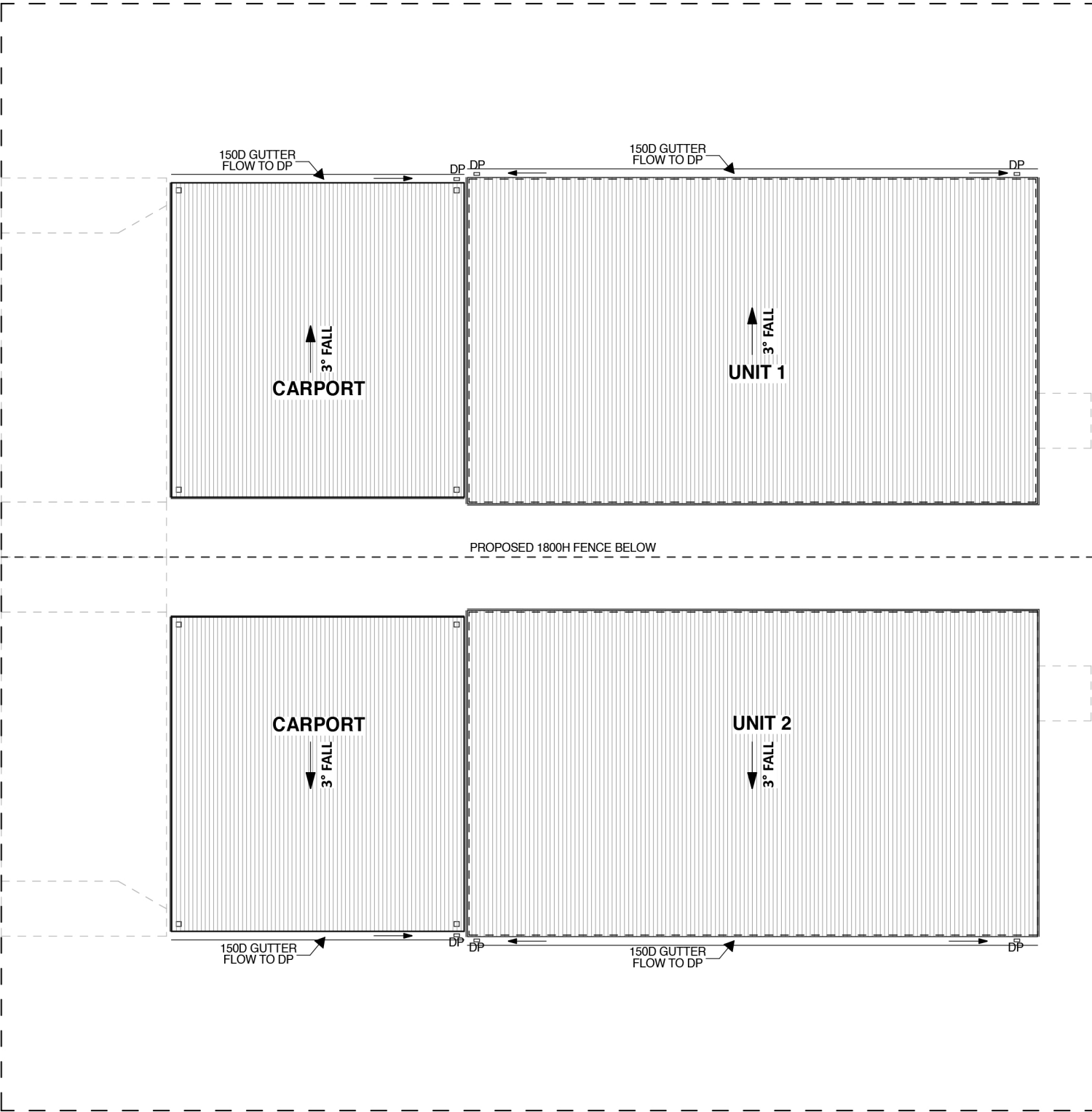
NOTE:
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NOTE:
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NOTE:
WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3740-2010

PROPOSED ROOF PLAN

SCALE 1:100



LONGREACH REGIONAL COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

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Address and RP Description: 85 Crane Street, Longreach (Lot 16 on L3573)

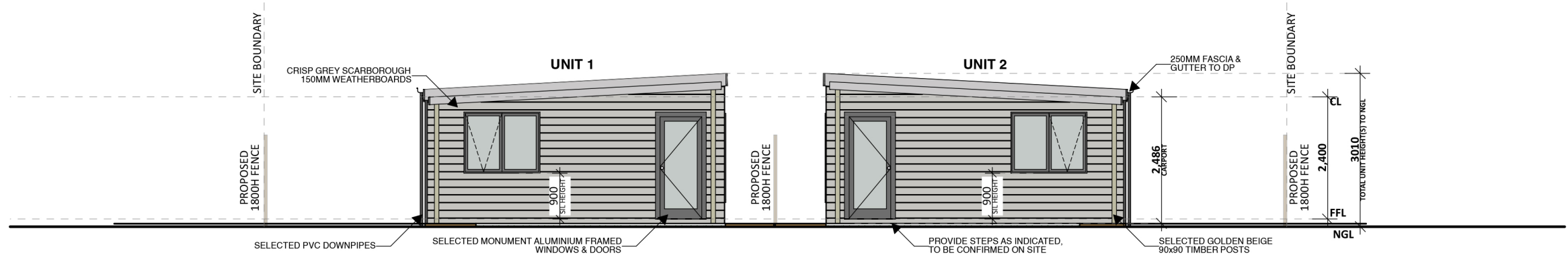
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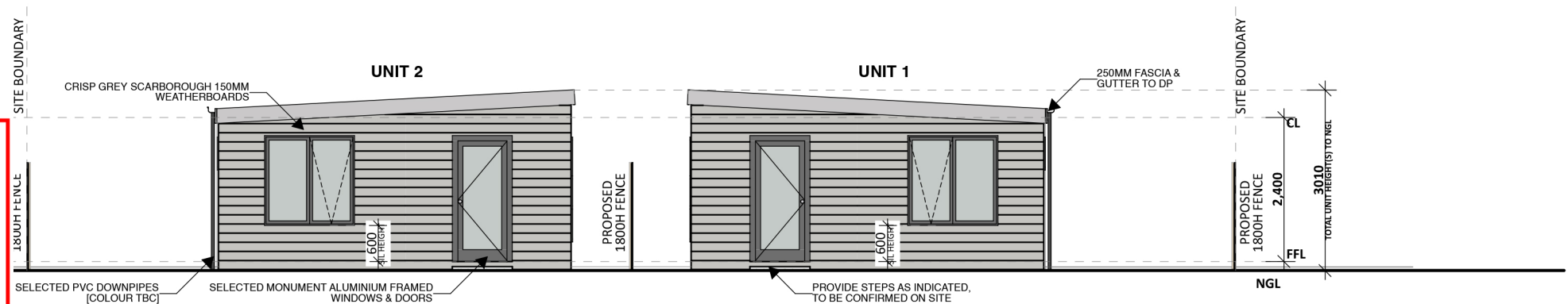
Application Number: DA 24/25-006

EXISTING
SINGLE-STORY
SHED BELOW

<div>MA</div> <div>Email mckernarchitecture@gmail.com</div> <div>ph +61 455 429 436</div>	<div>TOWN PLANNING DRAWINGS</div> <div>SINGLE STOREY DWELLING(S)</div> <div>85 CRANE STREET,</div> <div>LONGREACH, 4730, QLD</div>	<div>NOTES:</div> <div>Do not scale:</div> <div>Contractors must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the superintendent before manufacture.</div> <div>Any extra entailed in work shown on this drawing must be claimed and approved before proceeding</div>	REVISIONS:		DATE:	SCALE:	A/S	SHEET SIZE:	A3	
			ADDED BEDROOM (2 TOTAL)		01/09/24	DATE:	01/09/24	TEAM LEADER:	-	
						JOB.NO:	MA11	REVISION NO:	A	
						DRAWN:	LM	DRAWING NO:	TP3	



NORTH-WEST ELEVATION
SCALE 1:100



-EAST ELEVATION

LONGREACH REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

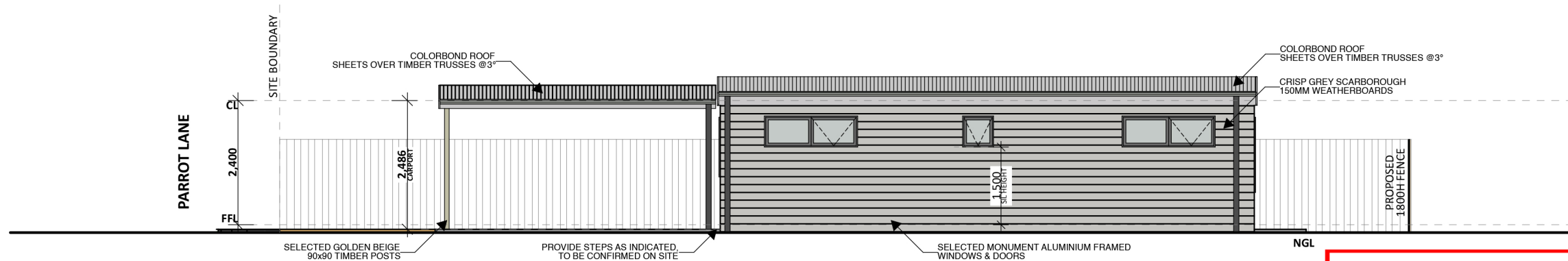
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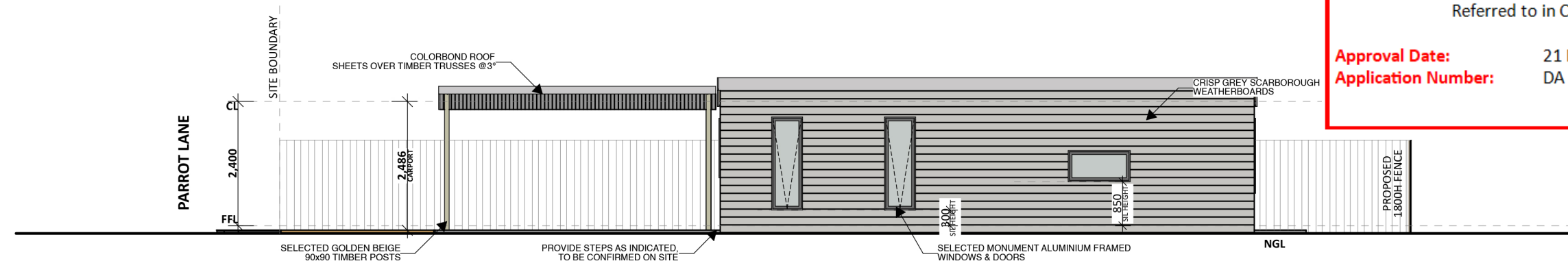
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				01/09/24	DATE:	01/09/24	TEAM LEADER:	-
					JOB.NO:	MA11	REVISION NO:	A
					DRAWN:	LM	DRAWING NO:	TP4



SOUTH-WEST ELEVATION
SCALE 1:100



[B] SOUTH-WEST ELEVATION
SCALE 1:100

LONGREACH REGIONAL COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**


Development Application: Development Permit for Material Change of Use for a Multiple dwelling (3 units)

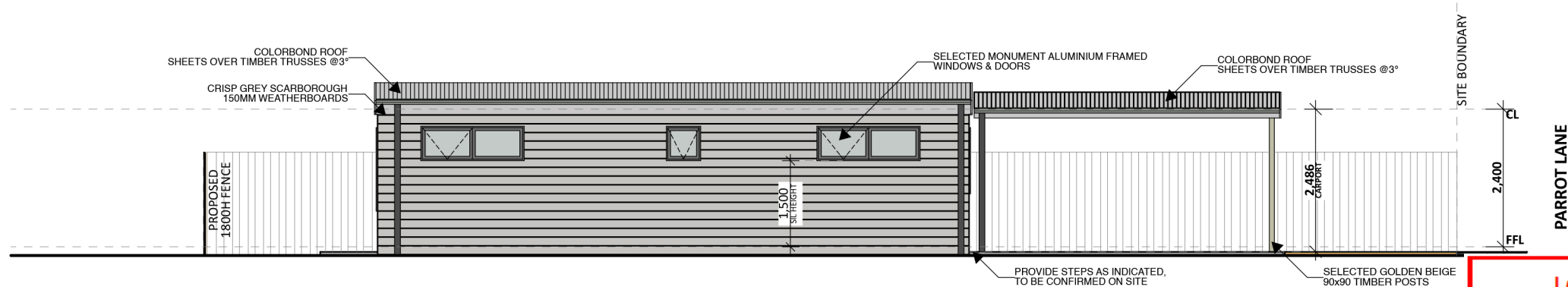
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 <div>Email mckernarchitecture@gmail.com ph +61 455 429 436</div>	TOWN PLANNING DRAWINGS SINGLE STOREY DWELLING(S) 85 CRANE STREET, LONGREACH, 4730, QLD	NOTES: Do not scale: Contractors must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the superintendant before manufacture. Any extra entailed in work shown on this drawing must be claimed and approved before proceeding	REVISIONS: ADDED BEDROOM (2 TOTAL)	DATE:	SCALE:	A/S	SHEET SIZE:	A3	
				01/09/24	DATE:	01/09/24	TEAM LEADER:	-	
					JOB.NO:	MA11	REVISION NO:	A	
					DRAWN:	LM	DRAWING NO:	TP5	



NORTH-EAST ELEVATION
SCALE 1:100

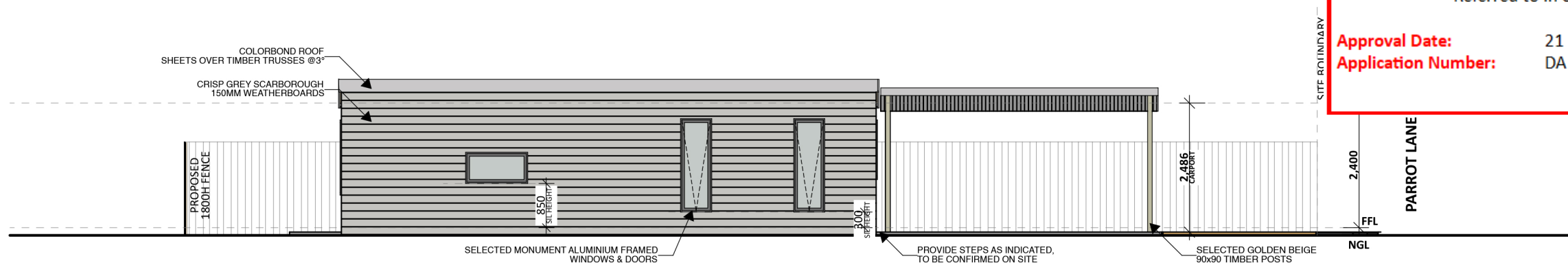
LONGREACH REGIONAL COUNCIL
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[B] NORTH-EAST ELEVATION
SCALE 1:100

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TOWN PLANNING DRAWINGS
SINGLE STOREY DWELLING(S)
85 CRANE STREET,
LONGREACH, 4730, QLD

NOTES:
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ADDED BEDROOM (2 TOTAL)		01/09/24	DATE:	01/09/24	TEAM LEADER:	-
			JOB.NO:	MA11	REVISION NO:	A
			DRAWN:	LM	DRAWING NO:	TP6