ALTERATIONS & ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENTS

AT

81-87 RIVER RD, KINGAROY

FOR

[redacted]

PROPERTY DESCRIPTION

LOT 27 SP367384

STREET ADDRESS

81-87 RIVER ROAD
KINGAROY
QUEENSLAND 4610

LOCAL GOVERNMENT & ZONING

LOCAL GOVERNMENT:
SOUTH BURNETT REGIONAL COUNCIL

LOCALITY: KINGAROY

PLANNING SCHEME:
SOUTH BURNETT REGIONAL COUNCIL PLANNING SCHEME

ZONE: MEDIUM IMPACT INDUSTRY

DEVELOPMENT OVERVIEW

SITE AREA (EXISTING)	1.717ha
	17,170sqm
PROPOSED REALIGNMENT - SITE AREA (SEPARATE APPLICATION)	1.6ha
	16,610sqm

FLOOR AREAS - EXISTING

SHOWROOM	467sqm
PRE-DELIVERY SHED	765sqm
STORAGE SHEDS	1,008sqm
MAINTENANCE SHED	100sqm
TOTAL AREA	2,340sqm

FLOOR AREAS - PROPOSED

SHOWROOM - MAZDA	132sqm
DEMO OF STORAGE SHEDS	720sqm
EXISTING AREA	2,340sqm
PROPOSED AREAS	132sqm
GRAND TOTAL FLOOR AREA	2,472sqm

VEHICLE PARKING

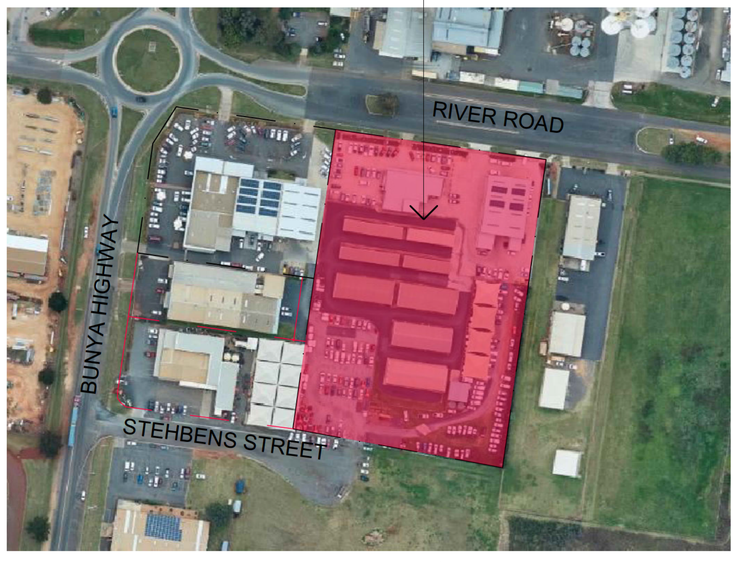
VISITOR CAR PARKING- EXISTING	8
PWD PARKING SPACE	1
TOTAL	9
NEW VISITOR PARKING	7
NEW TOTAL	16

NOTE:
ARTICULATED VEHICLE PARKING - EXISTING TO BE UTILISED

SCHEDULE OF DRAWINGS

2150 SD01	COVER SHEET
2150 SD02	EXISTING CONDITIONS / DEMOLITION PLAN
2150 SD03	SITE PLAN
2150 SD04	FLOOR PLAN & ROOF PLAN
2150 SD05	ELEVATIONS

PROJECT SITE
81-87 RIVER RD



LOCALITY PLAN
NOT TO SCALE

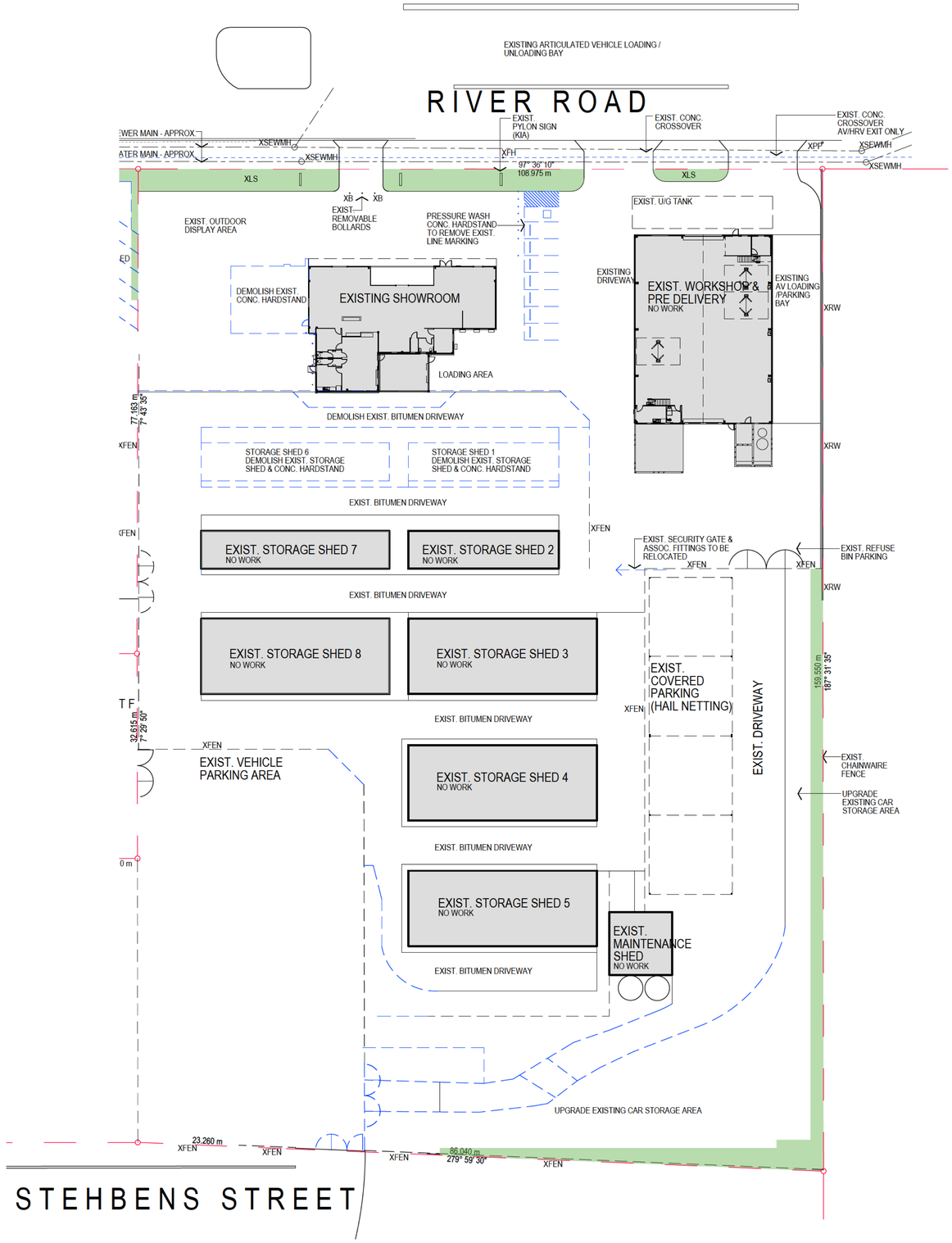
NORTH

PRELIMINARY
FOR REVIEW & COMMENT
24/08/2026

[redacted]

ALTERATIONS & ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENTS
81 - 87 RIVER RD, KINGAROY
FOR [redacted]

Drawing
COVER PAGE
Scale
NOT TO SCALE
Drawn
[redacted]
Date
AUG 2026
Drawing No.
2150 SD01
Issue
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EXIST. CONDITIONS / DEMOLITION SITE PLAN

1:400@A1

DEMOLITION LEGEND

▬	EXISTING WALL - TO BE RETAINED
═ ═	WALL / FIXTURE TO BE DEMOLISHED
DP	DOWNPIPE
FEN	FENCE
FH	FIRE HYDRANT
PP	POWER POLE
SEWMH	SEWER MANHOLE
SWMH	STORMWATER MANHOLE
WM	WATER METER
X*	EXISTING

DEMOLITION NOTES

- CONFIRM ALL CONDITIONS ON SITE
- LOCATION OF EXISTING SERVICES TO BE CONFIRMED ON SITE.
- TERMINATE EXISTING SERVICES IN ACCORDANCE WITH SERVICE PROVIDERS REQUIREMENTS PRIOR TO THE COMMENCEMENT OF DEMOLITION WORKS.
- DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH STATUTORY REQUIREMENTS
- DEMOLITION WORKS SHALL NOT COMMENCE UNTIL DEMOLITION APPROVAL RECEIVED FROM LOCAL COUNCIL

PRELIMINARY
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24/08/2026

[redacted]

PROJECT
ALTERATIONS & ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT

LOCATION
81-87 RIVER RD
KINGAROY

[redacted]

Drawing
EXIST. COND./DEMO PLAN

Scale
1:400@A1 1:800@A3

Drawn
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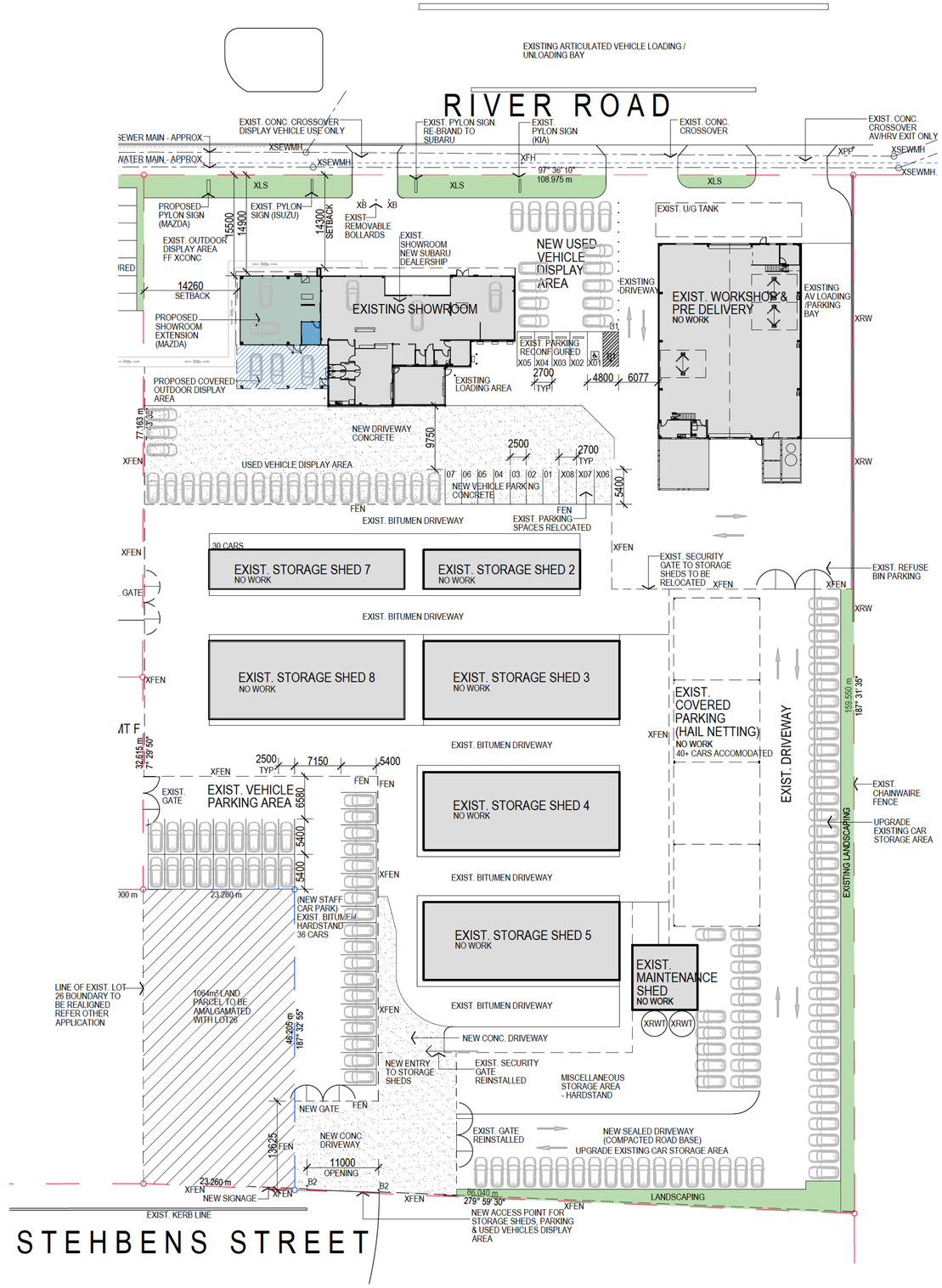
Date
AUG 2026

Drawing No.
2150 SD02

Issue
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0 2 4 6 8 10m
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NORTH



SITE PLAN - 81-87 RIVER RD

1:400@A1

EXT. WORKS / PLAN LEGEND

AV	ARTICULATED VEHICLE
B	BOLLARD
BIN	REFUSE BIN
CONC	CONCRETE
EMT	EASEMENT
FEN	FENCE
FH	FIRE HYDRANT
GD	GRATED DRAIN
HRV	HEAVY RIGID VEHICLE
LP	LIGHT POLE
LS	LANDSCAPING
MH	MANHOLE
MRV	MEDIUM RIGID VEHICLE
PWD	PERSONS WITH DISABILITY
RW	RETAINING WALL
RWT	RAIN WATER TANK
SMH	SEWER MANHOLE
TEL	TELSTRA / COMMS PIT
TR	TREE
WM	WATER METER
WS	WHEEL STOP
X*	EXISTING

PROJECT SCOPE

- DEMOLISH STORAGE SHEDS 1 & 6
- RELOCATE VEHICLE ENTRY TO EXISTING STORAGE SHEDS. NEW CONCRETE DRIVEWAY TO STORAGE SHED ENTRY
- CONSTRUCT NEW MAZDA SHOWROOM & ASSOCIATED COVERED PARKING BAYS
- MODIFY EXISTING HARDSTAND AREAS SURROUNDING NEW MAZDA SHOWROOM
- MINOR FITOUT WORKS TO SUBARU SHOWROOM
- MINOR CAR PARKING WORKS - NEW LINE MARKINGS ASSOCIATED WITH MAZDA SHOWROOM.
- REALIGN FENCING TO SUIT NEW SITE CONFIGURATION
- MODIFY EXISTING FENCING TO CREATE NEW STAFF PARKING AREA
- UPGRADE EXISTING OUTDOOR VEHICLE STORAGE AREAS

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[redacted]

PROJECT
ALTERATIONS & ADDITIONS TO EXISTING COMMERCIAL DEVELOPMENT

LOCATION
81-87 RIVER RD
KINGAROY

[redacted]

Drawing
SITE PLAN

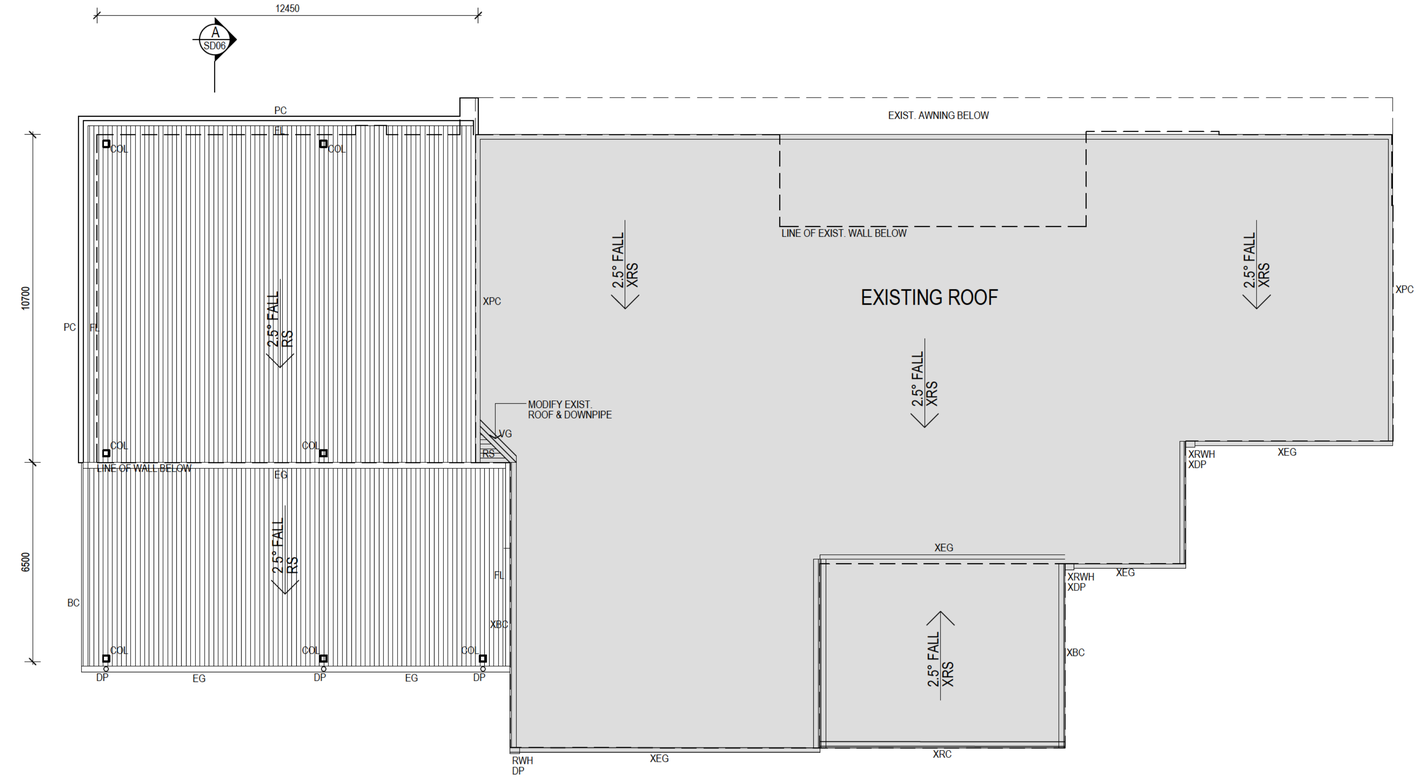
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Drawing No.	Issue
2150 SD03	~

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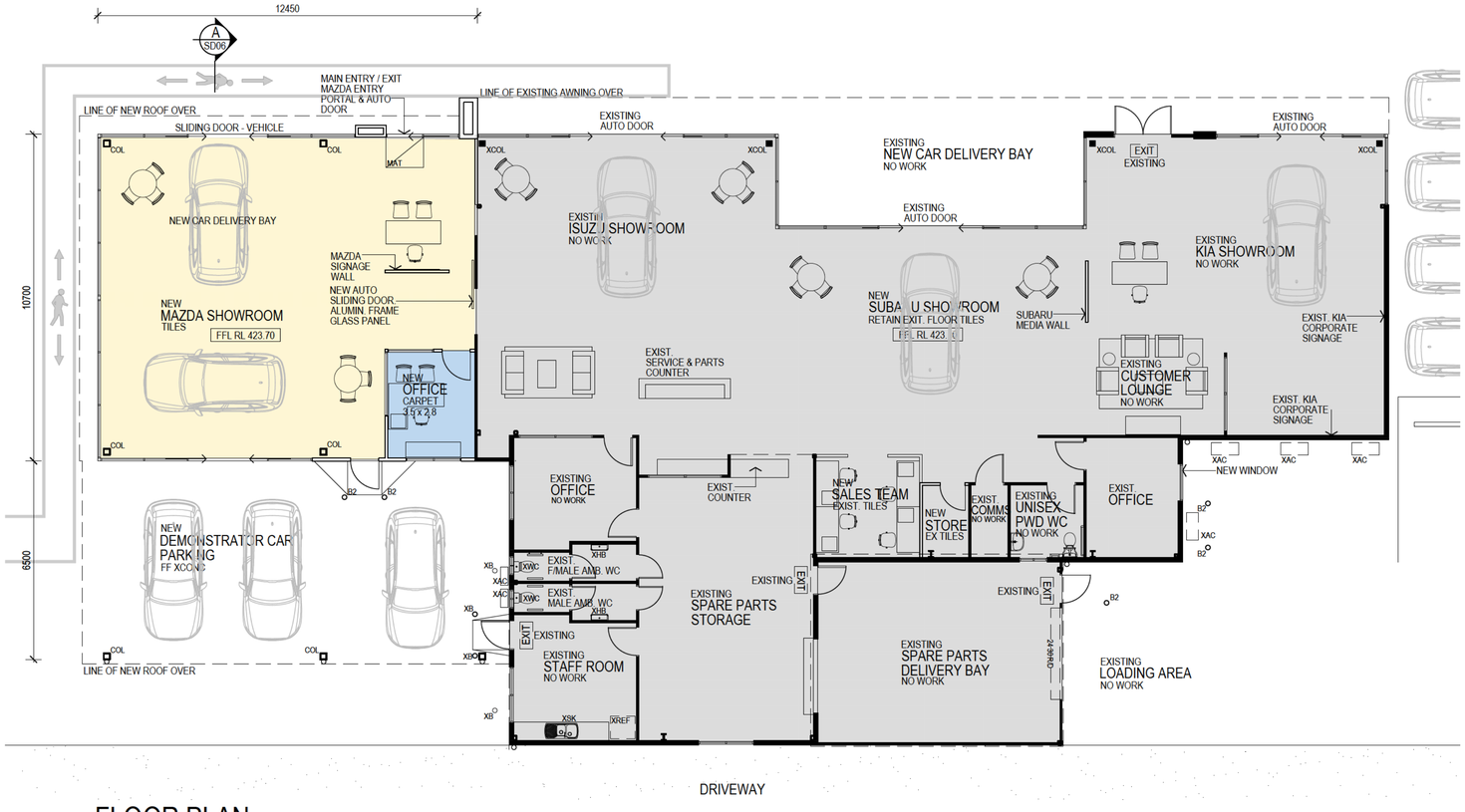
NORTH

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ROOF PLAN

1:100 @A1



FLOOR PLAN

1:100 @A1

ROOF PLAN LEGEND

AWN	AWNING
BC	BARGE CAPPING
DP	DOWNPIPE
EG	EAVES GUTTER
FL	FLASHING
PC	PARAPET CAPPING
RWH	RAINWATER HEAD
RS	ROOF SHEET
X*	EXISTING

FLOOR PLAN LEGEND

B	BOLLARD
COL	COLUMN
CONC	CONCRETE
DP	DOWNPIPE
FF	FLOOR FINISH
FRL	FIRE RESISTANCE LEVEL
HB	HAND BASIN
MSB	MAIN SWITCHBOARD
MAT	FLOOR MAT - RECESSED
PWD	PERSONS WITH DISABILITY
SK	SINK
WC	TOILET SUITE
X*	EXISTING

FLOOR PLAN NOTES

- SITE / FLOOR PLAN TO BE READ IN CONJUNCTION WITH CIVIL AND LANDSCAPING DRAWINGS.
- REFER TO CIVIL ENGINEERS DRAWINGS FOR SITE DESIGN LEVELS
- REFER TO REGISTERED SITE PLAN FOR ALL BOUNDARY AND EASEMENT BEARINGS AND DIMENSIONS.
- FALL EXTERNAL HARDSTANDS AND GROUNDS AWAY FROM THE BUILDING
- ALL PUBLICALLY ACCESSIBLE AREAS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH NCC AND AS1428.1 REQUIREMENTS

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[redacted]

PROJECT
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KINGAROY

[redacted]

Drawing
FLOOR & ROOF PLAN

Scale
1:100@A1 1:200@A3

Drawn
[redacted]

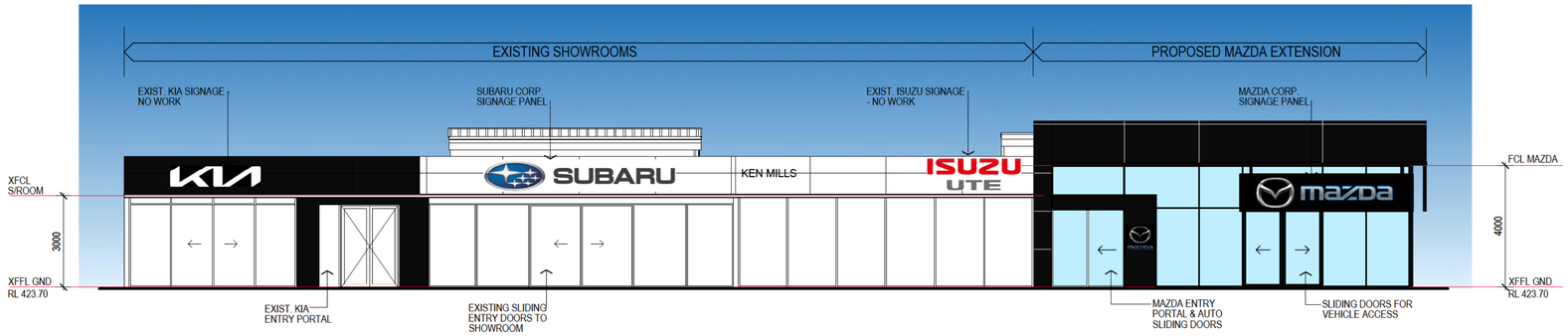
Date
AUG 2026

Drawing No.
2150 SD04

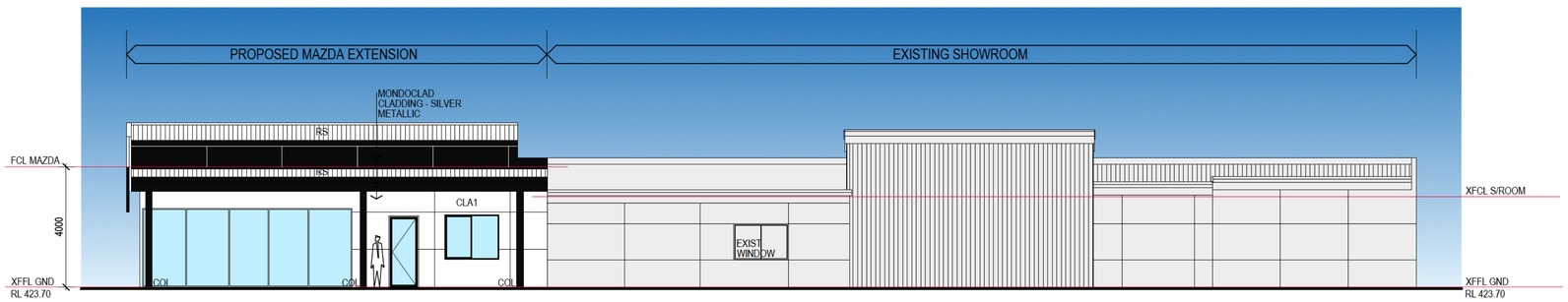
Issue
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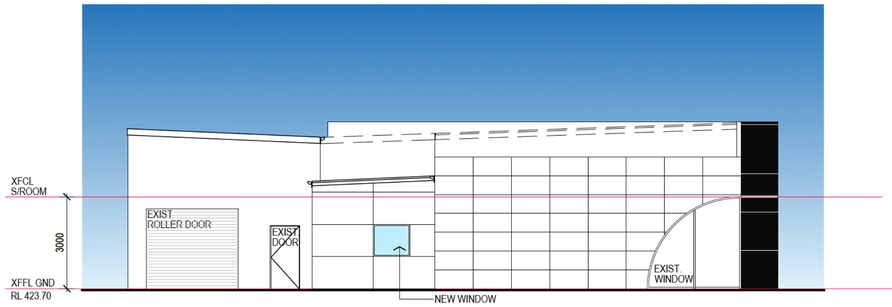
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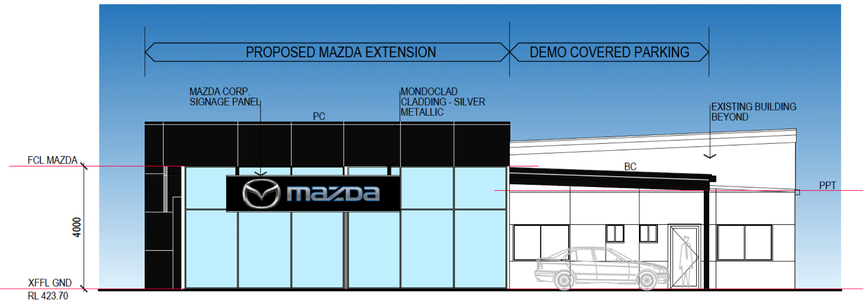
NORTH ELEVATION
1:100 @A1



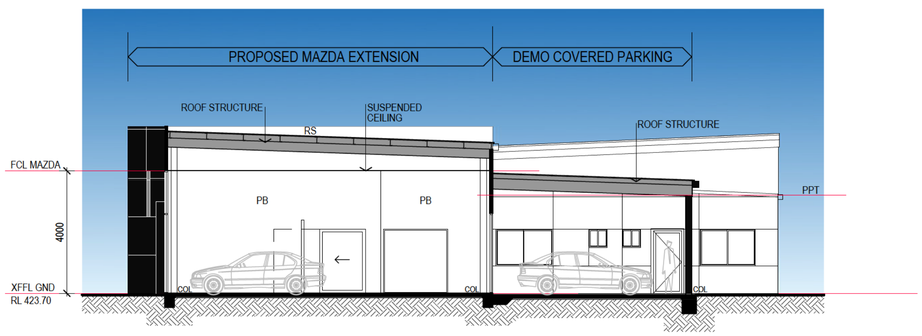
SOUTH ELEVATION
1:100 @A1



EAST ELEVATION
1:100 @A1



WEST ELEVATION
1:100 @A1



SECTION A-A
1:100 @A1

ELEVATION LEGEND

B	BOLLARD
AWN	AWNING
BC	BARGE CAPPING
CLA	CLADDING
DP	DOWNPIPE
EG	EAVES GUTTER
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FL	FLASHING
HR	HANDRAIL
PC	PARAPET COPING
PPT	PITCHING POINT
RC	RIDGE CAPPING
RD	ROLLER DOOR
RS	ROOF SHEET
RWH	RAIN WATER HEAD
X*	EXISTING

ELEVATION NOTES

- SIGNAGE AS PER MAZDA DESIGN STANDARDS.
- CONFIRM ALL MEASUREMENTS ON SITE
- REFER TO CIVIL ENGINEERS DRAWINGS FOR HARDSTAND, DETAILS.

0 1 2 3 4 5m
1:100@A1

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LOCATION
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KINGAROY

[redacted]

Drawing
ELEVATIONS

Scale
1:200@A1 1:400@A3

Drawn
[redacted]

Date
AUG 2026

Drawing No.
2150 SD05

Issue
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