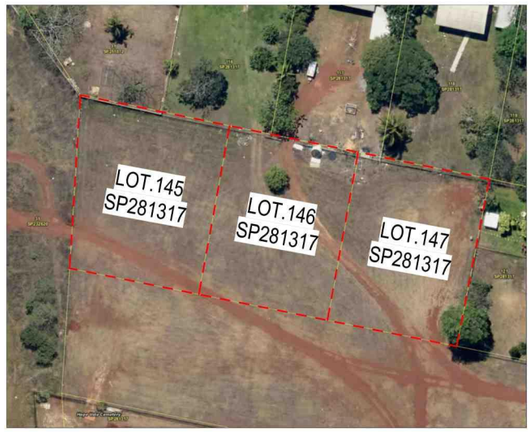
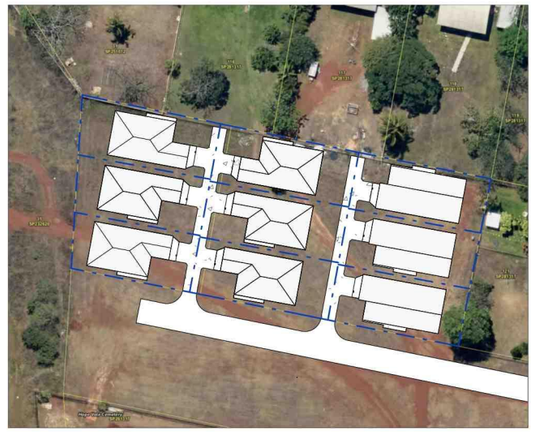
SOCIAL HOUSING PROGRAM

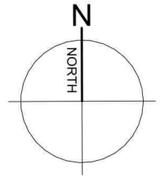
HOPEVALE



1 SITE LOCATION PLAN (EXISTING)
1 : 1500 @ A3



2 SITE LOCATION PLAN (PROPOSED)
1 : 1500 @ A3



TOWN PLANNING

SHIRE COUNCIL: HOPEVALE ASC
SITE ADDRESS:
RPD: Lot. 145, 146,147 on SP281317
ZONE: TOWNSHIP

SITE AREA= 4252 m2

BUILDING AREA= 939m2

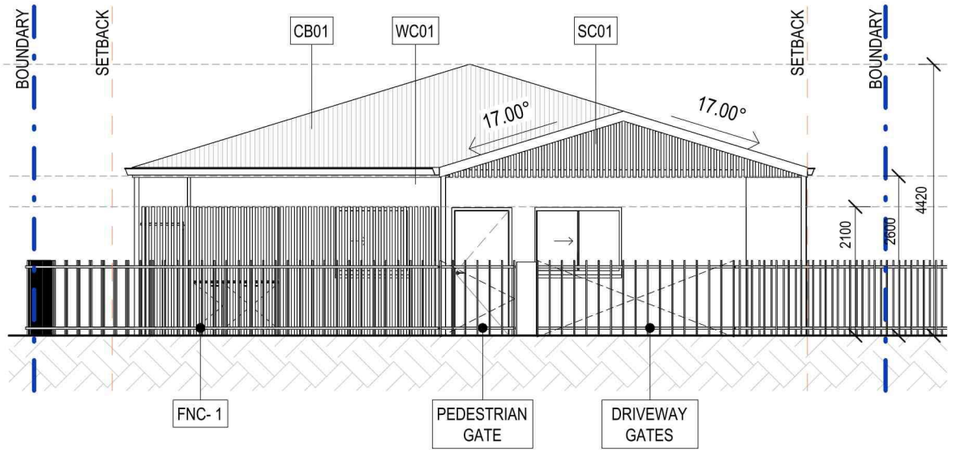
MAXIMUM SITE COVER= 50%
ACTUAL SITE COVER= 21.7m2

MAXIMUM BUILDING HEIGHT= 4.5m

SETBACKS:
PROVIDED REAR SETBACK 1.275m
PROVIDED SIDE SETBACK 1.275m
PROVIDED FRONT SETBACK 2.00m

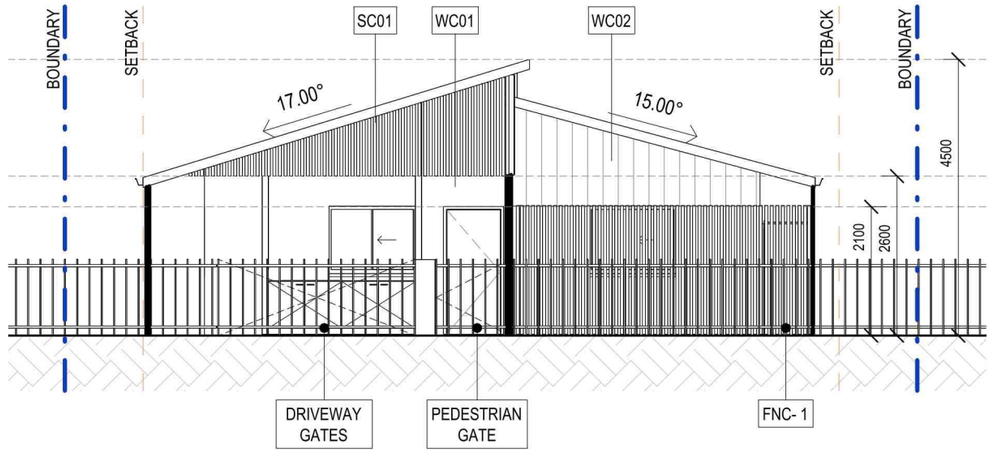
CARPARKING:
DOUBLE CARPORT: 18

TYPE 1 ROOF OPTION



3 ELEVATION TYPE 1
1 : 100 @ A3

TYPE 2 ROOF OPTION



4 ELEVATION TYPE 2
1 : 100 @ A3

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
1	Date 1	Revision 1	

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

Hopevale Aboriginal Shire Council

HOPE VALE ABORIGINAL SHIRE COUNCIL

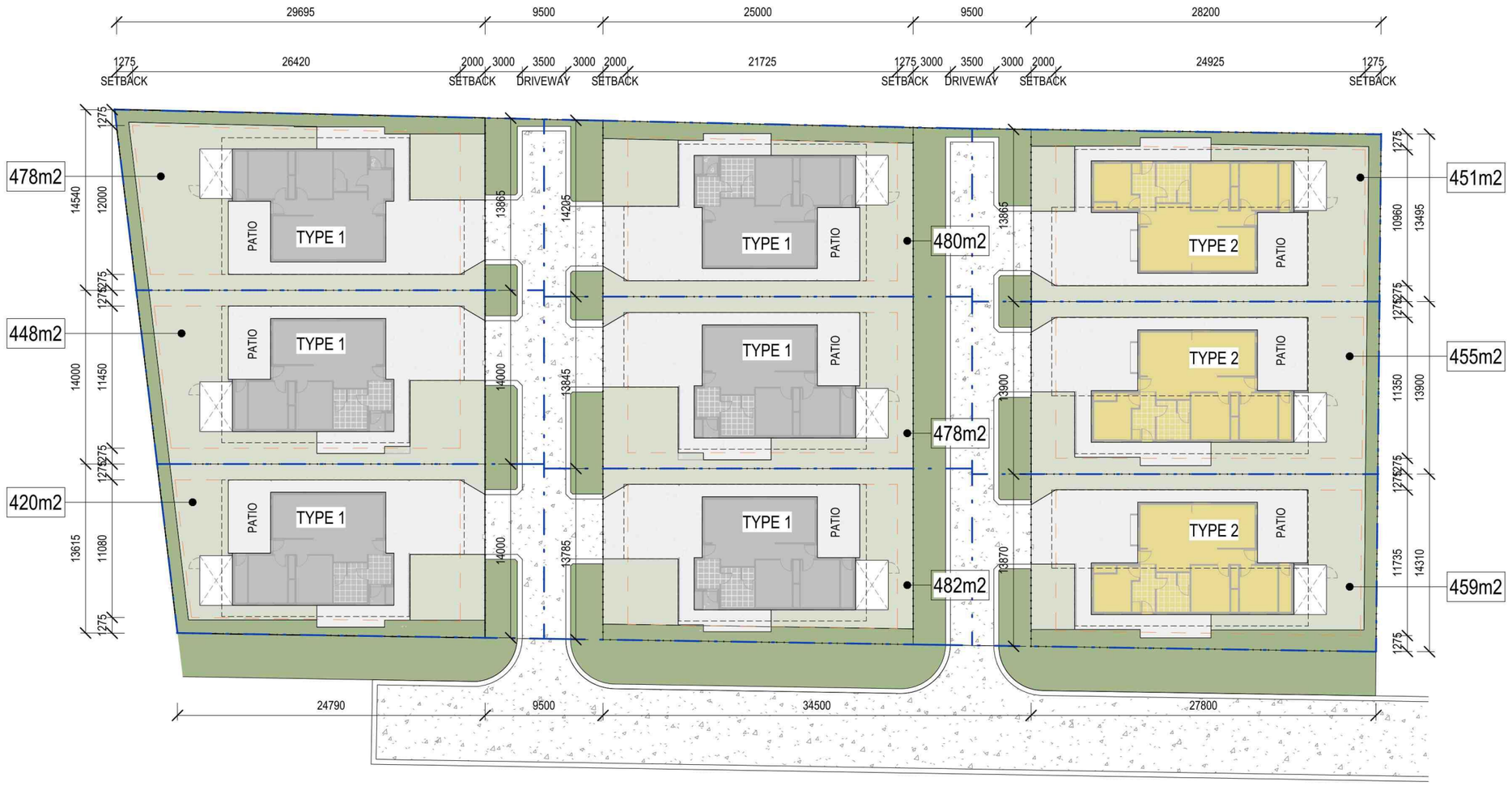
MF — DRAWN — 02/09/2026 DATE
MS — DISCIPLINE TEAM LEADER — DATE
MS — AUTHORISED FOR ISSUE — RPEQ No. if Engineer — DATE

jmc architects
JULIANNE McALLOON ARCHITECTS

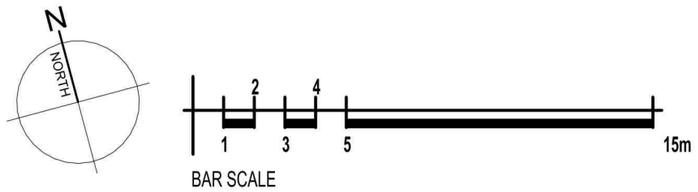
STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS
Lot. 145, 146,147 on SP281317

COVER SHEET

SCALE: As indicated
AT: A3 SIZE
MASTER SITE NUMBER:
CLIENT REFERENCE NUMBER:
DRAWING NUMBER: 8323 /SD/A00.00
ISSUE: 1
SHEET NO:



1 MASTER PLAN
1 : 400 @ A3

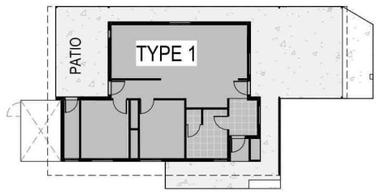


BAR SCALE

LEGEND

- TURF
- GARDEN BED
- PROPERTY SETBACK
- 9x LOTS BOUNDARY RECONFIGURATION
- FNC-1
- FNC- 2

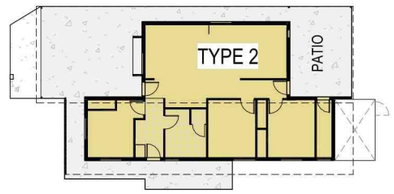
PROPOSED
6x 2 BEDROOM
3x 3 BEDROOM



TYPE 1 HOUSE
2x BEDROOM
DOUBLE CARPORT

BUILDING AREAS
ENCLOSED AREA: 87m2
UNENCLOSED AREA: 24m2

NUMBER OF BUILDINGS - 6



TYPE 2 HOUSE
3x BEDROOM
DOUBLE CARPORT

BUILDING AREAS
ENCLOSED AREA: 107m2
UNENCLOSED AREA: 27m2

NUMBER OF BUILDINGS - 3

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
1	Date 1	Revision 1	

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

Hopevale Aboriginal Shire Council

HOPE VALE ABORIGINAL SHIRE COUNCIL

MF	02/09/2026
DRAWN	DATE
MS	
DISCIPLINE TEAM LEADER	DATE
MS	RPEQ No. if Engineer
AUTHORISED FOR ISSUE	DATE

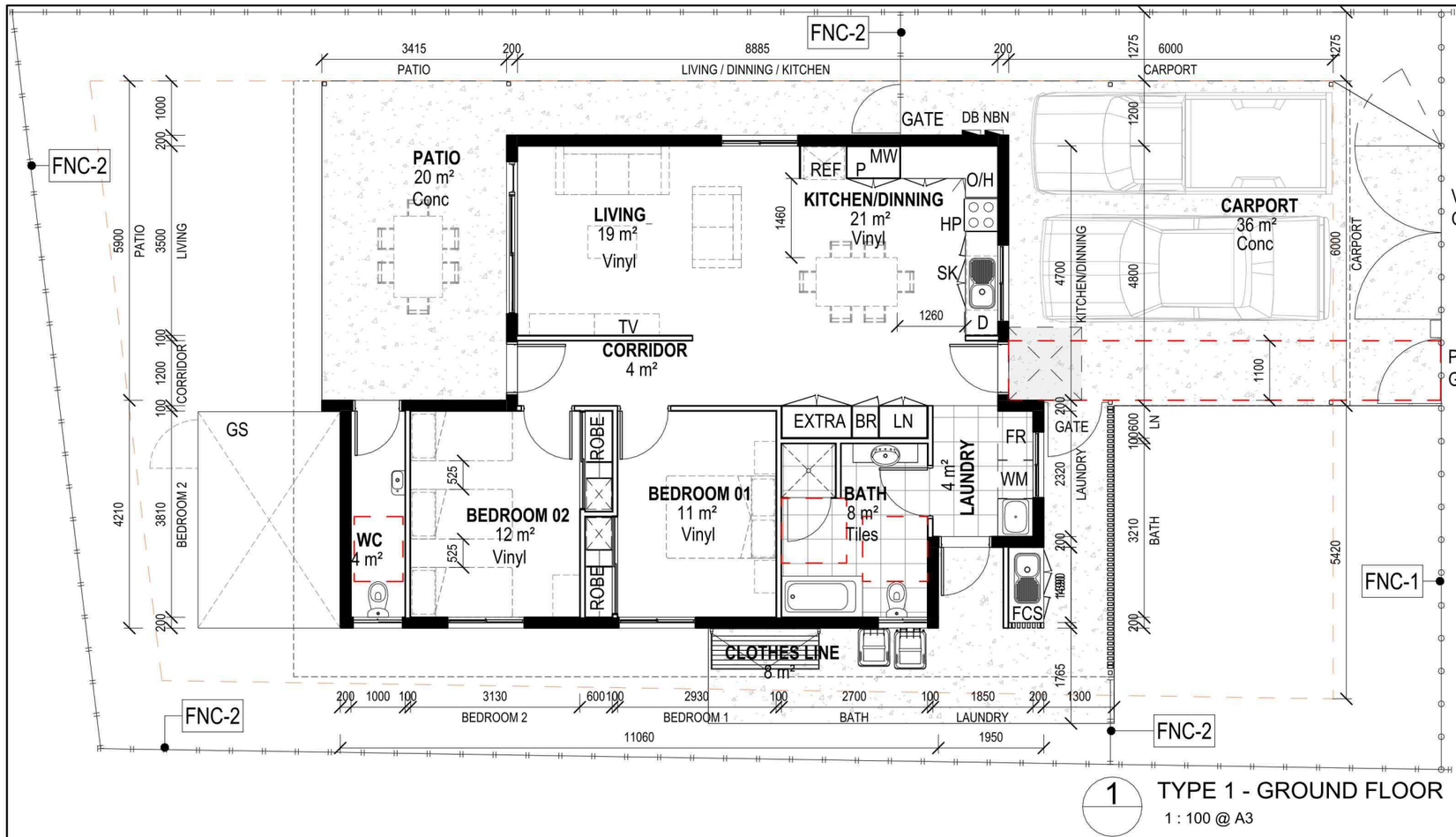
jmc architects
JULIANNE McALLOON ARCHITECTS

STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS

Lot. 145, 146,147 on SP281317

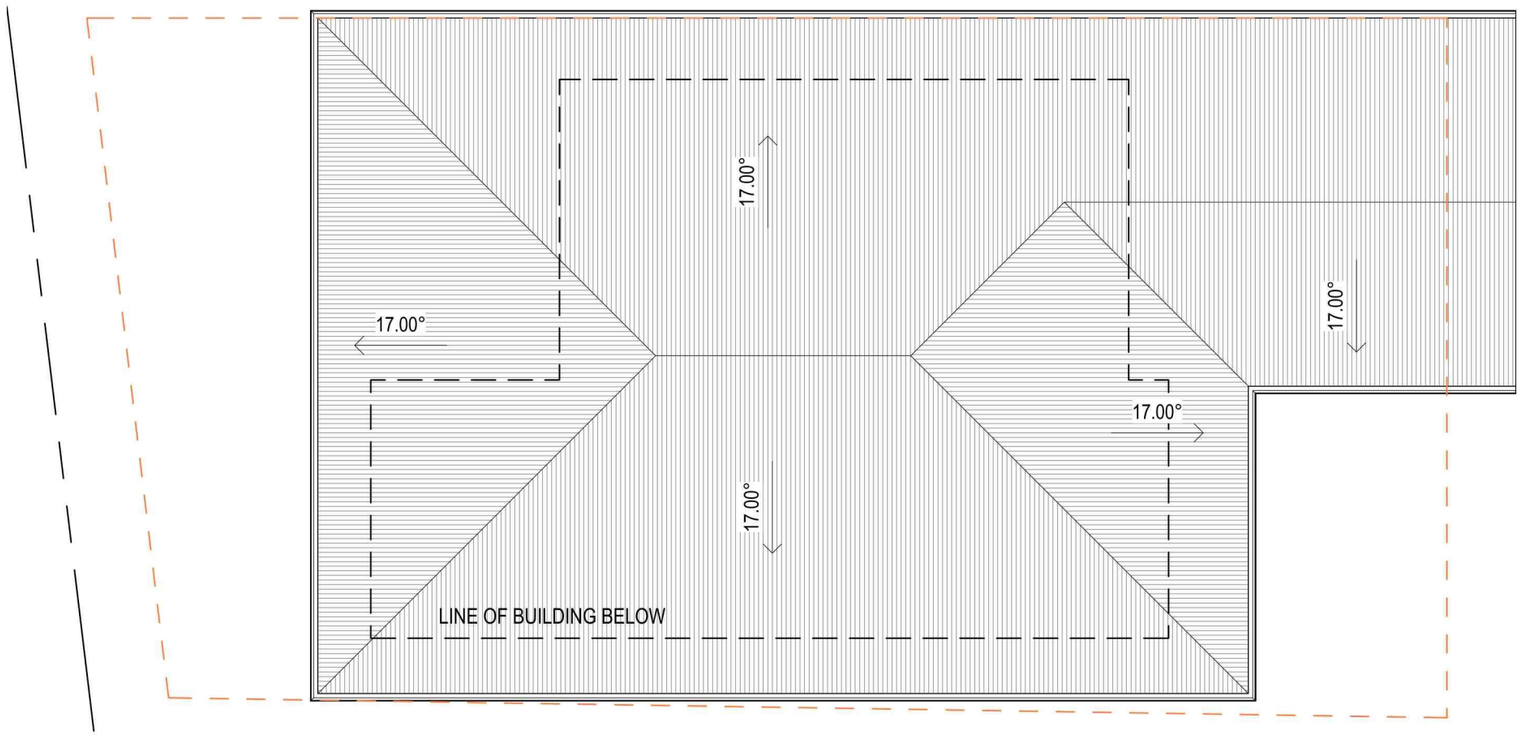
9 LOT SUBDISION MASTER PLAN

SCALE	AT
As indicated	A3 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
DRAWING NUMBER	ISSUE / SHEET NO
8323 /SD/A00.01	1



1 TYPE 1 - GROUND FLOOR

1 : 100 @ A3



2 TYPE 1- ROOF OPTION

1 : 100 @ A3

ABBREVIATIONS

BR	BROOM CLOSET
BATH	BATHTUB
CL	CLOTHESLINE
D	DRAWER
DB	DISTRIBUTION BOARD IN PROPRIETARY CABINET RECESSED INTO WALL FRAMING
FCS	FISH CLEANING SINK
FR	FREEZER
GSS	GLASS SHOWER SCREEN,
GD	LINEAR GRATE TO PATIO/BALCONY
GR	GRABRAIL
GS	GARDEN SHED (4m x 2.63m)
DW	DISHWASHER
HB	HANDBASIN
HP	COOKTOP
LN	LINEN
LT	LAUNDRY TUB
MW	MICROWAVE SHELF
NBN	NATIONAL BROADBAND NETWORK CONTROL BOX
O/H	OVERHEAD CUPBOARD
P	PANTRY
REF	REFRIGERATOR
SK	SINK
SHR	SHOWER
VB	VANITY BASIN
WC	WATER CLOSET
WM	WASHING MACHINE
	CLEARANCE ZONE
	CLEAR ENTRY AREA - 1350mm x 1350mm
FNC-1	VERTICAL POWDERCOAT METAL BAR FENCE + DOUBLE GATES – 1200mm H
FNC-2	TIMBER PALING FIXED TO HARDWOOD RAILS + TREATED POSTS

2 BEDROOM HOUSE - OPTION

Allotment Area = 375.5m2
Plot Ratio = 153.3m2 / 375.5= 0.41
Allow 900mm roof overhangs typical

FECA = 88m2
PATIO + CL= 28m2

N NORTH

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISE
1	Date 1	Revision 1	

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISC DETAILS
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS/OTHER

Queensland Government
Department of Housing and Public Works

Hopevale Aboriginal Shire Council

jmc architects
JULIANNE McALLOON ARCHITECTS

MF DRAWN	02/09/2026 DATE
MS DISCIPLINE TEAM LEADER	02/09/2026 DATE
MS AUTHORISED FOR ISSUE	RPEQ No. if Engineer DATE

STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS

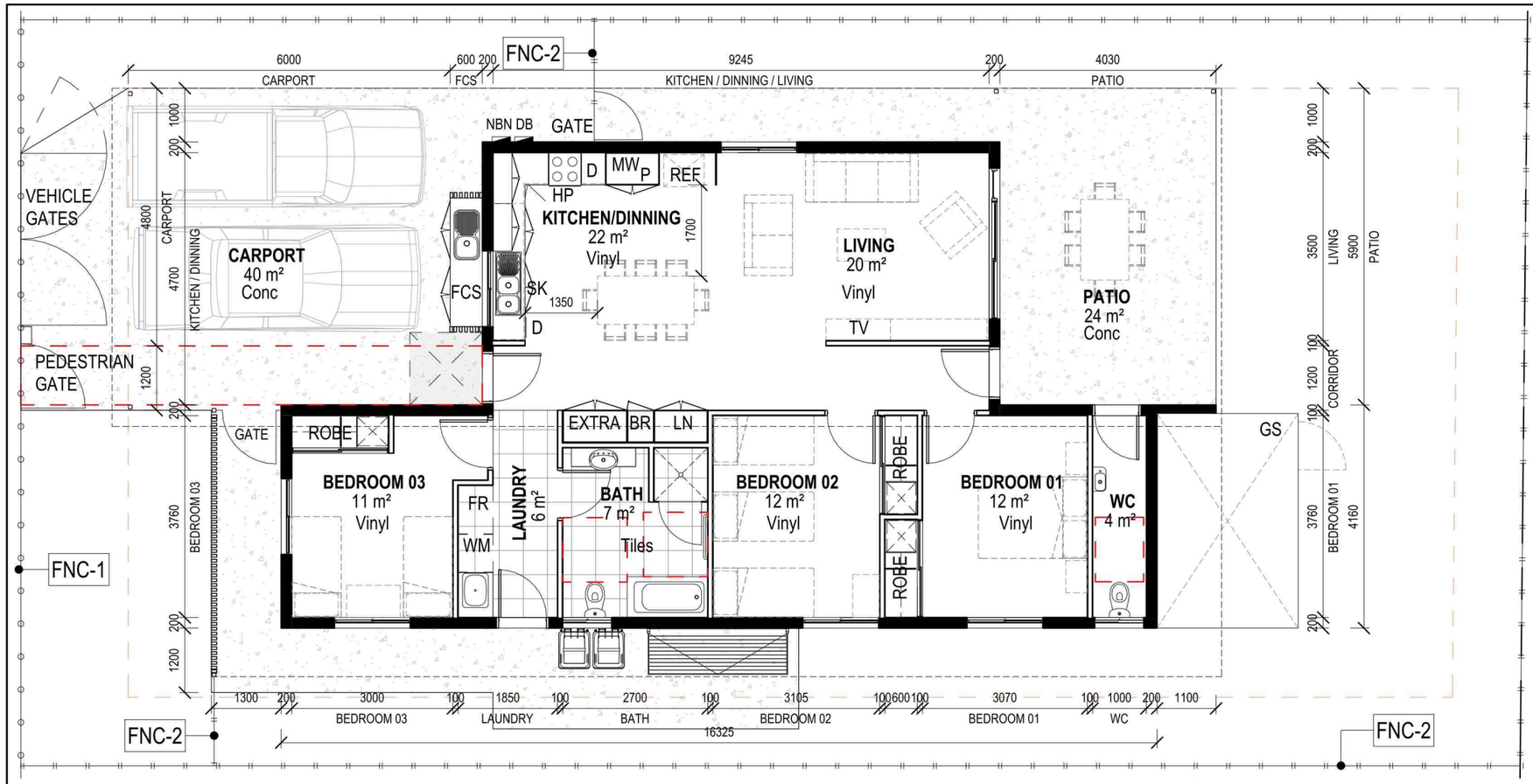
Lot. 145, 146,147 on SP281317

PLAN HOUSE 2 BEDROOMS

SCALE	AT
As indicated	A3 SIZE

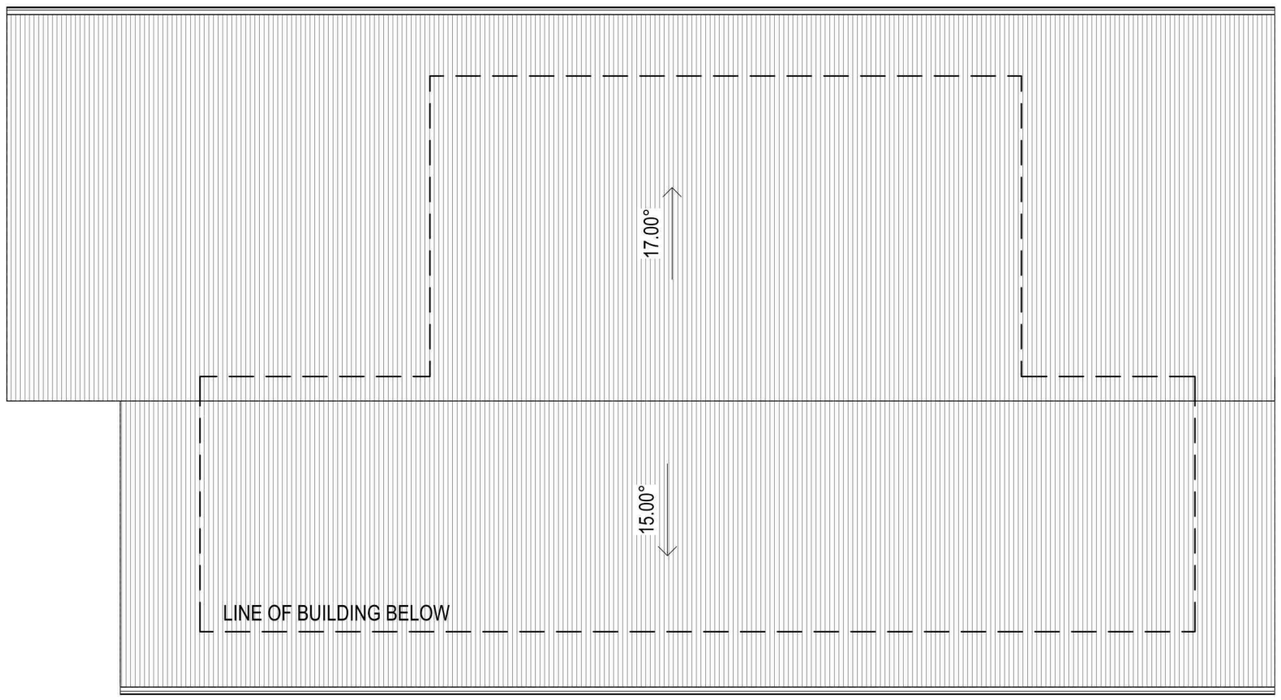
MASTER SITE NUMBER | CLIENT REFERENCE NUMBER

DRAWING NUMBER	ISSUE	SHEET NO
8323 /SD/A01.00	1	



1 TYPE 2- GROUND FLOOR

1 : 100 @ A3



2 TYPE 2- ROOF OPTION

1 : 100 @ A3

ABBREVIATIONS

BR	BROOM CLOSET
BATH	BATHTUB
CL	CLOTHESLINE
D	DRAWER
DB	DISTRIBUTION BOARD IN PROPRIETARY CABINET RECESSED INTO WALL FRAMING
FCS	FISH CLEANING SINK
FR	FREEZER
GSS	GLASS SHOWER SCREEN,
GD	LINEAR GRATE TO PATIO/BALCONY
GR	GRABRAIL
GS	GARDEN SHED (4m x 2.63m)
DW	DISHWASHER
HB	HANDBASIN
HP	COOKTOP
LN	LINEN
LT	LAUNDRY TUB
MW	MICROWAVE SHELF
NBN	NATIONAL BROADBAND NETWORK CONTROL BOX
O/H	OVERHEAD CUPBOARD
P	PANTRY
REF	REFRIGERATOR
SK	SINK
SHR	SHOWER
VB	VANITY BASIN
WC	WATER CLOSET
WM	WASHING MACHINE
	CLEARANCE ZONE
	CLEAR ENTRY AREA - 1350mm x 1350mm
FNC-1	VERTICAL POWDERCOAT METAL BAR FENCE + DOUBLE GATES – 1200mm H
FNC-2	TIMBER PALING FIXED TO HARDWOOD RAILS + TREATED POSTS

3 BEDROOM HOUSE - OPTION

Allotment Area = 385m2
Plot Ratio = 172m2 / 385= 0.45
Allow 900mm roof overhangs typical

FECA = 105m2
PATIO + CL= 32m2

N NORTH

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISE
1	Date 1	Revision 1	

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISC DETAILS
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS/OTHER

Queensland Government
Department of Housing and Public Works

Hopevale Aboriginal Shire Council

jmc architects
JULIANNE McALLOON ARCHITECTS

MF	02/09/2026
DRAWN	DATE
MS	02/09/2026
DISCIPLINE TEAM LEADER	DATE
MS	RPEQ No. if Engineer
AUTHORISED FOR ISSUE	DATE

STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS

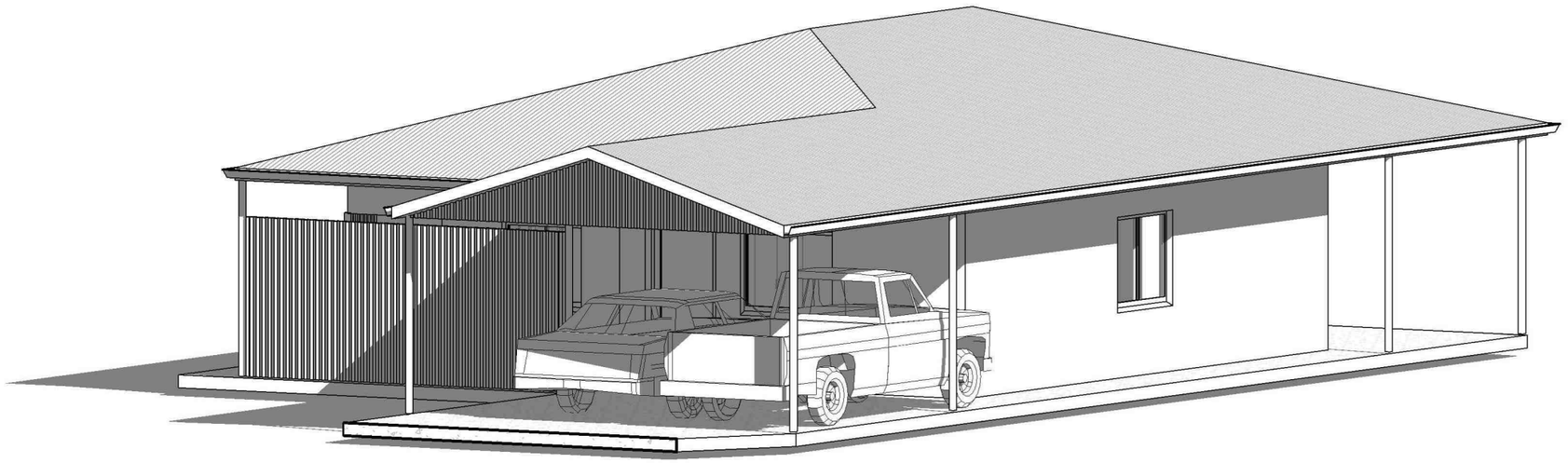
Lot. 145, 146,147 on SP281317

PLAN HOUSE 3 BEDROOMS

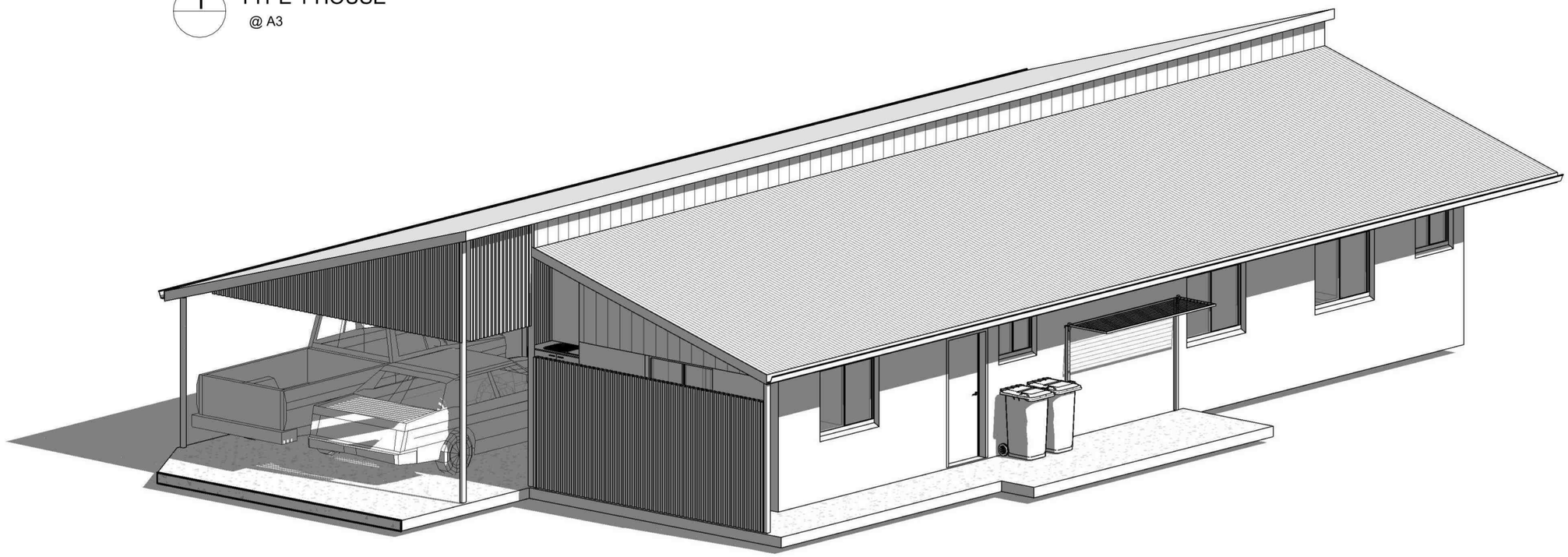
SCALE	AT
As indicated	A3 SIZE

MASTER SITE NUMBER | CLIENT REFERENCE NUMBER

DRAWING NUMBER	ISSUE	SHEET NO
8323 /SD/A01.01	1	



1 TYPE 1 HOUSE
@ A3



2 TYPE 2 HOUSE
@ A3

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
1	Date 1	Revision 1	

DRAWING INDEX SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLANS
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

Hopevale Aboriginal Shire Council

HOPE VALE
ABORIGINAL SHIRE COUNCIL

MF — DRAWN — 02/09/2026 DATE

MS — DISCIPLINE TEAM LEADER — DATE

MS — AUTHORISED FOR ISSUE — RPEQ No. if Engineer — DATE

jmc architects
JULIANNE McALLOON ARCHITECTS

STAGE 1: 9 x 2-3 BED SOCIAL HOUSING DWELLINGS
Lot. 145, 146,147 on SP281317

VIEWS

SCALE — AT — A3 SIZE

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER

DRAWING NUMBER: 8323 /SD/A02.00

ISSUE: 1

SHEET NO