GARNOCK

38 MORETON STREET, NEW FARM

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ARCHITECTURE

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17/11/2026
APPLICATION REF
A007129284

GARNOCK

38 MORETON STREET, NEW FARM

DRAWING LIST

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301	SECTIONS - SHEET 02	D	DA IR ISSUE	13.11.26
820	SHADOW DIAGRAMS	D	DA IR ISSUE	13.11.26

DEVELOPMENT SUMMARY

38 MORETON STREET, NEW FARM, 4005

LOT 2 on RP8672

BUILDING CLASS	CLASS 1 & 10B
SITE AREA	812m²

SITE COVER

1. 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 IT'S OUTERMOST PROJECTION, AFTER THE DEVELOPMENT IS CARRIED OUT.
2. SITE COVER CALCULATIONS EXCLUDE ROOF EAVES, AWNINGS, SUNHOODS.
3. SITE COVER CALCULATIONS EXCLUDE BASEMENT AREAS THAT ARE COMPLETELY BELOW GROUND LEVEL AND USED FOR CARPARKING.
4. SITE COVER CALCULATIONS EXCLUDE BUILT AREAS IN LANDSCAPED OR OPEN SPACE (EG. A GAZEBO OR SHADE STRUCTURE).
5. ALWAYS REFER TO LOCAL AUTHORITY DEFINITIONS.

AREA NAME	COVERED AREA	LOT AREA	PERCENTAGE
SITE COVER	261 m²	812 m²	32.18%

GROSS FLOOR AREA

NOTE:
1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (ie. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING
2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS
3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m²)
GROUND FLOOR	GROUND	231 m²
FIRST FLOOR	LEVEL 1	253 m² 483 m²

GENERAL LEGEND

SPOT LEVEL — RL 15.000

SECTION / ELE TAG — 1 / 100 — VIEW NUMBER / SHEET NUMBER

INTERNAL ELE. TAG — 100 / 1 — VIEW NUMBER / SHEET NUMBER

CEILING TAG — 2700 / PBD — CEILING HEIGHT / CEILING FINISH

GENERIC DOOR TAGS — 820HD — LEAF SIZE / DOOR TYPE

GENERIC WINDOW TAGS — 15-12-DH — HEIGHT / WIDTH / WINDOW TYPE

GLAZING TAGS — GLZ / L1-01 — GLAZING / LEVEL / GLAZING NUMBER

FINISH TAGS — REN — FINISH (REFER TO SOF)

GENERAL ABBREVIATIONS

A	
ADJ	ADJUSTABLE
AFFL	ABOVE FINISHED FLOOR LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
AW	AWNING WINDOW
B	
BCA	BUILDING CODE OF AUSTRALIA
BH	BULKHEAD
C	
CFC	COMPRESSED FIBRE CEMENT
COMMS	COMMUNICATIONS
COS	CHECK/CONFIRM ON SITE
CRS	CENTRES
CW	CASEMENT WINDOW
D	
(D)	DEEP / DEPTH
DH	DOUBLE HUNG WINDOW
DIA	DIAMETER
DPC	DAMP PROOF COURSE
DRG	DRAWING
DRW	DRAWER
E	
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
F	
FG	FIXED GLASS
FFL	FINISH FLOOR LEVEL
FRL	FIRE RESISTANCE LEVEL
FSP	FIRE SERVICE PENETRATION
FSL	FINISH STRUCTURAL LEVEL
FTD	FIRE TEST DRAIN
FEN	FENCE
G	
GALV	GALVANISED
GT	GATE
H	
(H)	HIGH / HEIGHT
HD	HINGED DOOR
HDG	HOT DIP GALVANISED
HMR	HIGH MOISTURE RESISTANT
HWD	HARDWOOD
HYD	HYDRAULICS
I	
ID	INSIDE DIAMETER
IO	INSPECTION OPENING
K	
-	
L	
LV	LOUVRE WINDOW
M	
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBREBOARD
MECH	MECHANICAL
MIN	MINIMUM
N	
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OD	OUTSIDE DIAMETER
OMP	OUTER MOST PROJECTION
OP	OVERPLATES
P	
PENO	PENETRATION
PFC	PARALLEL FLANGE CHANNEL
PLT	PLANTER
PLY	PLYWOOD
PMT	PAD MOUNT TRANSFORMER
R	
RA	RETURN AIR
RAK	RAKE / RAKING
RAD	RADIUS
RBC	REFUSE BIN CHUTE
RES	RESIDENT
RL	REDUCED LEVEL
S	
SBJ	SILICONE BUTT JOINT
SCR	SCREEN
SHS	SQUARE HOLLOW SECTION
SIM	SIMILAR
SL	SURFACE LEVEL
STR	STORE
SW	SLIDING WINDOW
T	
(T)	THICK / THICKNESS
TOW	TOP OF WALL
TBA	TO BE ADVISED
TBC	TO BE CONFIRMED
TGSI	TACTILE INDICATOR
TV	TELEVISION
TYP	TYPICAL
U	
U	UNIT NUMBER
U/C	UNDERCUT
UCS	UNFINISHED CONCRETE SOFFIT
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
V	
VIS	VISITOR
W	
(W)	WIDE / WIDTH
WIR	WALK IN ROBE
WPM	WATERPROOF MEMBRANE
X	
-	
Y	
-	
Z	

KEYNOTE LEGEND

CODE	DESCRIPTION
ACD	AIR CONDITIONING DUCTING VOID
BAL-G	GLASS BALUSTRADE TO COMPLY WITH NCC VOL 2 ITEM 3.9.2.2 & 3.9.2.3
BLK-R	BLOCKWORK WITH RENDERED FINISH
BRK	BRICK
EG	EAVES GUTTER
FAC	FACSIA BOARD
GD	GULLY/GARDEN DRAIN
HR	HANDRAIL TO COMPLY WITH NCC VOL 2 ITEM 3.9.2.4
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
PS	PLUMBING STACK VOID
REN	RENDER
SHR	SHOWER HEAD
SK	SINK
VB	VANITY BASIN
WC	TOILET

MATERIALS

NOTES:
1. REFER TO SCHEDULE OF FINISH FOR ALL SPECIFICATIONS, FINISHES & COLOURS. THIS SCHEDULE IS A GUIDE ONLY.
2. SCHEDULE OF FINISHES & MANUFACTURER'S GUIDELINES TAKES PRECEDENCE.

CODE	MATERIAL	DESCRIPTION
	<varies>	
	INV - METAL TRIMDEK WHITE	METAL ROOF SHEETING
	INV - PRESSED METAL CEILING	PAINT WHITE
	INV - TILE MOSAIC - KIT KAT	TILE
BLK	INV - BLOCKWORK	BLOCKWORK
BRK	<varies>	BRICK
CLAD	INV - CLADDING STRIA	SCYON 'STRIA' WEATHERBOARD CLADDING
CON-E	INV - CONCRETE EXPOSED AGGREGATE DARK	CONCRETE - EXPOSED AGGREGATE
CON-I	INV - CONCRETE INSITU	CONCRETE - INSITU
CONC	INV - CONCRETE SLEEPERS	CONCRETE - OFF FORM
CPT	INV - CARPET BIEGE	CARPET
EPX-T	<varies>	EPOXY - 2 PACK
EXP	<varies>	EXPRESSED JOINT CLADDING
FAB	<varies>	FABRIC
FC	<varies>	FIBRE CEMENT SHEETING
GEN	Herman Miller - Wood OU Walnut	Generic
GLS-C	INV - GLASS CLEAR	GLASS - CLEAR
GLS-CB	INV - GLASS COLOURBACK	GLASS - COLOURBACK
GLS-O	INV - GLASS OPAQUE	GLASS - OPAQUE
LAM	INV - LAMINATE WHITE	LAMINATE
MIR	INV - MIRROR	MIRROR
MRS	<varies>	METAL ROOF SHEETING
MTL-NK	INV - METAL NICKEL BRUSHED	METAL - NICKEL
MTL-S	INV - METAL STAINLESS STEEL	METAL - STAINLESS STEEL
MTL-Z	INV - METAL ZINCALUME	METAL - ZINCALUME
PBD	INV - PLASTERBOARD	PLASTERBOARD
PDC	<varies>	POWDERCOAT
PNT	INV - PAINT DARK GREY	PAINT
PNT	INV - PAINT WHITE	PAINT WHITE
REN	<varies>	RENDER
RUB	INV - RUBBER FLOOR	RUBBER FLOORING
SITE	INV - SITE HEIGHT LIMIT	GLASS - TINTED
STN-F	INV - STONE COBBLESTONE	STONE - FLOORING
STN-N	INV - STONE NATURAL LIGHT	STONE - SLAB NATURAL
STN-P	INV - STONE PORCELAIN LIGHT	STONE - SLAB PORCELIAN
TIL	<varies>	TILE
TM-F	INV - TIMBER FLOOR LIGHT	TIMBER - FLOORING
TM-S	<varies>	TIMBER - SOLID
TMB	INV - TIMBER LIGHT OAK (H)	TIMBER - SOLID
VEN	INV - VENEER LIGHT OAK (V)	VENEER
WBD	INV - WEATHERBOARD WHITE	WEATHERBOARD CLADDING

NOT FOR CONSTRUCTION

PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

LOCAL GOVT:
BRISBANE CITY COUNCIL

INVILLA

BCC DS
RECEIVED
17/11/2026
APPLICATION REF
A007129284

SHEET TITLE:
PROJECT INFORMATION

SHEET NO: **001** REV: **D** DWN: **CL** CHK: **MJ**

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SCALE: **As indicated** SHEET SIZE: **841 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL
A	SKETCH DESIGN	18.06.26	MJ/CL

NORTH

Nominated Practicing Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

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38 MORETON STREET, NEW FARM

GENERAL NOTES

1. THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH ALL DESIGN DOCUMENTS, SCHEDULES & SPECIFICATIONS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS AND SPECIFICATIONS, AND ANY PRINCIPAL'S PROJECT REQUIREMENTS DOCUMENTS RELATING TO THIS PROJECT.
2. COPYRIGHT DRAWINGS REMAIN THE COPYRIGHT OF INVILLA ARCHITECTURE PTY LTD
3. ALL DOCUMENTS TO BE READ IN CONJUNCTION WITH & COMPLY WITH ALL REPORTS INCLUDING BUT NOT LIMITED TO BLDG SURVEYOR, ACOUSTICS, FIRE & ESD REPORTS.
4. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, LOCAL COUNCIL REQUIREMENTS, QDC GUIDELINES AND ALL OTHER RELEVANT BY LAWS AND AUTHORITIES. IN PARTICULAR REFER AUSTRALIAN STANDARDS: · SITE PREPARATION A.S. 3798 · CONCRETE CONSTRUCTION A.S. 2870 · TIMBER CONSTRUCTION AND DETAILS A.S. 1684.2 · STEELWORK AS 4100, AS 1111 AND A.S. 1112. TERMITE PROTECTION BCA AND A.S. 3660.1 . ARTIFICIAL LIGHTING & VENTILATION BCA PARTS 3.8.4/3.8.5 AND A.S. 1680 . FIRE SAFETY BCA PART 3.7 . SMOKE ALARMS BCA PART 3.7.2 AND A.S. 3786 . GLAZING BCA PART 3.6 AND A.S. 1288 AND A.S. 2047
5. DOCUMENTATION: THE CONTRACTOR SHALL CARRY OUT WORKS IN ACCORDANCE WITH THE SIGNED DRAWINGS AND SCHEDULES AND ANY THING REASONABLE INFERRED, AND WITH THE CONDITIONS OF CONTRACT, AND IN ACCORDANCE WITH THE DIRECTIONS AND TO THE SATISFACTION OF THE ARCHITECT, WHOSE INTERPRETATION OF THE CONTRACT DOCUMENTS SHALL BE FINAL. THE DRAWINGS AND SPECIFICATIONS/SCHEDULES SHALL BE CONSIDERED COMPLEMENTARY, AND ANY WORK AND/OR MATERIALS ABSENT FROM ONE BUT PRESENT OR IMPLIED IN THE OTHER SHALL BE FURNISHED AS IF THEY WERE PRESENT IN BOTH.
6. FINAL CERTIFICATE: AT COMPLETION OF WORK, BUILDER TO OBTAIN AND SUPPLY A CERTIFICATE OF CLASSIFICATION FROM A BUILDING CERTIFIER.
7. NO BUILDING WORK SHALL BE UNDERTAKEN PRIOR TO BUILDING APPROVAL BY A REGISTERED CERTIFIER.
8. CONTRACTOR TO CONFIRM EXACT SITING AND ORIENTATION PRIOR TO CONSTRUCTION SETOUT. ALL BUILDING SETOUT AND CONFIRMATION OF SETBACKS AND HEIGHT TO BE CARRIED OUT BY A LICENSED SURVEYOR. NO FOOTING, OR WALL TO ENCROACH THE TITLE BOUNDARY.
9. THE NORTH POINT SHOWN RELATES TO THE SUBJECT PLANS & SURVEY PLANS. PLEASE REFER TO SITE PLAN & SURVEY PLANS FOR NORTH POINT LOCATION.
10. DO NOT SCALE OFF THIS DRAWING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCY IN THE DOCUMENTS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE AFFECTED WORK PROCEEDING.
11. CONTRACTOR TO CONFIRM SETOUT WITH ARCHITECT PRIOR TO CONSTRUCTION.
12. ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) U.N.O.
13. ALL MATERIALS AND FITTINGS TO BE FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURERS CURRENT SPECIFICATION AND RECOMMENDATION.
14. EXPANSION, CONTROL OR CONSTRUCTION JOINTS FOR ALL MATERIALS/SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. LOCATIONS OF JOINTS TO BE CONFIRMED ON SITE WITH ARCHITECT PRIOR TO INSTALLATION.
15. REFER TO SURVEYORS DRAWINGS CHECK SURVEY AND DETAIL DRAWING TO LOCATE AND CONFIRM ALL EXISTING SERVICES, PIPES POLES, EMBANKMENTS, PITS AND LIKE PRIOR TO COMMENCING ANY WORK.
16. REFER TO CIVIL ENG DWGS FOR EXISTING AND NEW WATER, DRAINAGE DESIGN AND ASSOCIATED SITE WORKS DESIGN AND DETAIL. REFER TO CIVIL ENG AND LANDSCAPE DWGS FOR ALL ROADWAY, PAVING, SURFACE, SURFACED FINISHED SURFACE LEVELS.
17. REFER TO THE ACOUSTIC REPORT FOR REQUIRED ACOUSTIC SPECIFICATION & DETAILS. ALL ACOUSTIC REQUIREMENTS TO MEET MINIMUM NCC 2022 U.N.O.
18. REFER WINDOW SCHEDULE AND/OR FACADE ENG DETAILS FOR ALL GLASS, FRAME TYPES AND FINISHES ETC.
19. ALL DIMENSIONS TO BE VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS AND COMMENCEMENT OF CONSTRUCTION.
20. REFER TO ELEVATIONS AND/OR FACADE ENGINEER DRAWINGS FOR FURTHER FINISHES AND PANEL SETOUT INFORMATION - CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE AND/OR INSTALLATION.
21. ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED, REFER FINISHES SCHEDULE FOR ANY PAINTING REQUIREMENTS.
22. ALL SILICON SEALANT TO BE COLOUR MATCHED TO ADJACENT SURFACE U.N.O.
23. ALL DOOR HARDWARE TO BE FIXED AT 1050MM A.F.F.L. U.N.O.
24. REFER DOOR SCHEDULE FOR DOOR/FRAME DETAILS AND SIZE. ALL GLAZING TO COMPLY WITH CURRENT VERSIONS OF AS 1288 AND AS 2047.
25. ENSURE FLUSH TRANSITION BETWEEN DIFFERENT INTERNAL FLOOR FINISHES, PROVIDE FLUSH ALUMINIUM ANGLE BETWEEN DIFFERENT FLOOR SURFACES.
26. ANY SERVICES PENETRATING A FIRE RATED/ ACOUSTIC WALL OR SLAB ARE TO BE APPROPRIATELY SEALED TO NCC 2022/AUTHORITY APPROVED METHOD/MATERIALS IN ACCORDANCE WITH MINIMUM FRL/ACOUSTIC/ FIRE ENGINEERING REQUIREMENTS U.N.O.
27. CEILING FRAMING SYSTEMS DOCUMENTED ARE INDICATIVE ONLY. FRAMING INSTALLATION TO COMPLY WITH MANUFACTURERS RECOMMENDATIONS & SET OUT ACCORDINGLY FOR DESIGN/DOCUMENTATION INTENT.
28. FIRE INDEXES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH NCC 2022.
29. ALL WALL TYPES INCLUDING BUT NOT LIMITED TO LININGS AND INSULATION IS TO BE FULL HEIGHT TO UNDERSIDE OF SLAB U.N.O. ENSURE STUD GAUGE/CENTRES IS SUITABLE FOR PROPOSED INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTALLATION REQUIREMENTS.
30. EROSION CONTROLS: ALL BUILDING WORKS TO COMPLY WITH LOCAL AUTHORITIES EROSION AND SEDIMENT CONTROL STANDARDS.
31. TERMITE PROTECTION: TERMITE PROTECTION BY MEANS OF TERMIMESH S.S. MESH PHYSICAL BARRIER IN ACCORDANCE WITH A.S. 3660.1/2000 AND INSTALLED IN STRICT ACCORDANCE WITH CURRENT MANUFACTURERS SPECIFICATIONS.
32. WATERPROOFING: ALL WET AREAS AND WALLS TO BE WATERPROOFED IN ACCORDANCE WITH THE APPLICABLE NCC 2022 STANDARDS & AS 3740. BUILDER TO PROVIDE CERTIFICATE OF INSTALLATION AND COMPLIANCE.
33. PROPRIETARY ITEMS IDENTIFICATION OF A PROPRIETARY ITEM DOES NOT NECESSARILY IMPLY EXCLUSIVE PREFERENCE FOR THE ITEM SO IDENTIFIED, BUT INDICATES THE NECESSARY PROPERTIES OF THE ITEM. IF ALTERNATIVES ARE PROPOSED, SUBMIT PROPOSED ALTERNATIVES AND INCLUDE SAMPLES, AVAILABLE TECHNICAL INFORMATION, REASONS FOR PROPOSED SUBSTITUTIONS AND COST.
34. POOL CONTRACTOR TO CONFIRM HEIGHTS/DEPTHS/STEPS AND PLUMBING/ELECTRICAL REQUIREMENTS AND LOCATIONS PRIOR TO CONSTRUCTION
35. THESE DRAWINGS MAY HAVE BEEN PRODUCED IN COLOUR AND MAY BE INCOMPLETE IF NOT PRODUCED IN COLOUR.

ENGINEERING

1. BUILDER TO CHECK ALL ENGINEERING DETAILS AND DOCUMENTATION, BEAM AND POST LOCATIONS, PRIOR TO ORDERING MATERIALS OR STARTING ON SITE.
2. SETOUT OF STEELWORK AND STRUCTURE, INCLUDING POST, BEAM & EXISTING BEARER LOCATIONS (WHERE APPLICABLE) ARE THE RESPONSIBILITY OF THE BUILDER. ALL POST
3. LOCATIONS TO BE CHECK MEASURE AND CONFIRMED ON SITE, PRIOR TO CONCRETE SLAB CONSTRUCTION.
4. LEVELS (RL, FFL), SETOUTS & ASSOCIATED DETAILS ARE TO CONFIRMED ON SITE BY THE BUILDER PRIOR TO CONSTRUCTION TAKING PLACE.
5. THE ENGINEER (STRUCTURAL, HYDRAULIC, TRAFFIC, CIVIL ETC) & INVILLA PTY LTD TAKE NO RESPONSIBILITY FOR ALTERATIONS TO THE PLANS &/OR DETAILS BY THE BUILDER DURING OR AFTER 'STAGE C' OF INVILLA PTY LTD DESIGN AGREEMENT WITH THE CLIENTS
6. STRUCTURAL STEEL: UNLESS NOTED OTHERWISE ALL EXPOSED STRUCTURAL STEEL, ANCHOR BOLTS AND OTHER ATTACHMENTS SHALL BE HOT DIP GALVANISED. A COLD GAL PAINTED FINISH SHALL BE APPLIED TO ANY FIELD WELDING TO EXISTING OR NEW STEELWORK. ALL STEEL WORK CAST IN CONCRETE FOOTINGS OR SLAB SHALL HAVE A BITUMEN FINISH APPLIED TO FULL EXTENT OF CAST IN CONCRETE STEEL. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STEELWORK.
7. RETAINING WALLS: ALL RETAINING WALLS TO STRUCTURAL ENGINEERS DETAILS. PROVIDE RUBBLE BACKFILL AND AGG DRAINAGE TO ALL RETAINING WALLS. BUILDER TO PROVIDE TANKING WHERE REQUIRED.
8. SLAB & FOOTINGS: ALL SLABS AND FOOTINGS TO STRUCTURAL ENGINEERS DETAILS. A POLYETHYLENE MOISTURE BARRIER SHALL BE LAPPED 200MM AND FULLY TAPED UNDER ANY HABITABLE CONCRETE SLAB AND SHALL EXTEND 100MM ONTO THE PERIMETER FOOTING.
9. SIZE AND LOCATIONS OF PENETRATIONS TO BE CONFIRMED ON SITE BY SERVICES CONTRACTORS

SERVICES (MECHANICAL, HYDRAULIC, ELEC)

1. CONCEALMENT OF SERVICES: ALL SERVICES SHALL BE CONCEALED IN WALLS OR DUCTS. WHERE SERVICES ARE EXPOSED THEY MUST BE CONFIRMED BY THE DESIGNER ON SITE PRIOR TO INSTALLATION UNLESS NOTED OTHERWISE.
2. MECHANICAL VENTILATION: PROVIDE MECHANICAL VENTILATION TO COMPLY WITH AS1668 TO ALL WET AREAS AND ROOM NOT NATURALLY VENTILATED.
3. LICENSED TRADESPERSONS: ALL SERVICES TO BE INSTALLED BY LICENSED TRADESPERSONS IN ACCORDANCE WITH LOCAL AUTHORITY AND WITH CURRENT MANUFACTURERS SPECIFICATIONS.
4. ROOF DRAINAGE: ALL DOWNPIPES TO BE LOCATED AS NOTED ON THE DRAWINGS AND SIZES AS SCHEDULED. ALLOW TO CONNECT TO IN-GROUND STORM WATER DRAINS WITH 90MMØ UPVC AT 1:100 MINIMUM GRADE. ALLOW FOR I.O.'S AT EACH CHANGE OF DIRECTION AND AT 6000MM CENTRES.
5. SITE DISCHARGE: ALL STORMWATER AND SANITARY PLUMBING TO BE CONNECTED TO EXISTING COUNCIL SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
6. WATER LINES: ALL HOT WATER LINES SHALL BE FULLY INSULATED. ALL DOMESTIC HOT WATER TO BASINS, SHOWERS AND BATHS TO HAVE MAXIMUM TEMPERATURE OF 50°C. ALLOW TO SUPPLY AND INSTALL TEMPERING VALVES WHERE REQUIRED, AS NOMINATED IN THE BCA AND RELEVANT STANDARDS.
7. ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, BCA & A.S. 3500

WINDOWS & DOORS

1. WINDOW HEAD HEIGHT DIMENSION GENERALLY TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE (WHERE BRICKS ARE IN USE).
2. WIN. SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
3. ALL GLAZING TO COMPLY WITH A.S. 1288 GLASS IN BUILDINGS, & WITH A.S. 4055 FOR WIND LOADING

PROTECTION OF OPENABLE WINDOWS - BEDROOMS (REFER NCC 2022)

(A) A WINDOW OPENING IN A BEDROOM MUST BE PROVIDED WITH PROTECTION, WHERE THE FLOOR BELOW THE WINDOW IS 2 M OR MORE ABOVE THE SURFACE BENEATH.
(B) WHERE THE LOWEST LEVEL OF THE WINDOW OPENING COVERED BY (A) IS LESS THAN 1.7 M ABOVE THE FLOOR, THE WINDOW OPENING MUST COMPLY WITH THE FOLLOWING:
(i) THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH—
(a) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
(b) A SCREEN WITH SECURE FITTINGS.
(ii) A DEVICE OR SCREEN REQUIRED BY (I) MUST—
(a) NOT PERMIT A 125 MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
(b) RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AGAINST THE—
(aa)WINDOW RESTRAINED BY A DEVICE; OR
(bb)SCREEN PROTECTING THE OPENING; AND
(c) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.
(C) WHERE A DEVICE OR SCREEN PROVIDED IN ACCORDANCE WITH (B)(I) IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, A BARRIER WITH A HEIGHT NOT LESS THAN 865 MM ABOVE THE FLOOR IS REQUIRED TO AN OPENABLE WINDOW IN ADDITION TO WINDOW PROTECTION.
(D) A BARRIER COVERED BY (C) MUST NOT—
(I) PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND
(II) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING

PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS (REFER NCC 2022)

(A) A WINDOW OPENING IN A ROOM OTHER THAN A BEDROOM MUST BE PROVIDED WITH PROTECTION WHERE THE FLOOR BELOW THE WINDOW IS 4M OR MORE ABOVE THE SURFACE BENEATH.
(B) THE OPENABLE PART OF THE WINDOW COVERED BY (A) MUST BE PROTECTED WITH A BARRIER WITH A HEIGHT OF NOT LESS THAN 865 MM ABOVE THE FLOOR.
(C) A BARRIER REQUIRED BY (B) MUST NOT—
(I) PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND
(II) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING.

EXISTING & DEMOLITION

RENOVATIONS
1. OVER PLATES AND EXISTING STRUCTURE HEIGHT TO BE CONFIRMED ON SITE. ALL DOORS AND WINDOWS ARE TO BE CHECK MEASURED ON SITE, BY THE BUILDER, PRIOR TO ORDERING.
2. WHILST ALL CARE HAS BEEN TAKEN TO ENSURE ACCURATE ROOM, CEILING, & EXISTING STRUCTURE MEASUREMENTS ARE PROVIDED OF THE EXISTING DWELLING, INVILLA PTY LTD TAKE NO RESPONSIBILITY FOR INACCURACIES DUE TO UNFORESEEN OR UNAVOIDABLE CIRCUMSTANCES. IT IS THE BUILDER'S RESPONSIBILITY TO CHECK AND CONFIRM ALL EXISTING STRUCTURE, BEAM LOCATION AND DIMENSIONS ON SITE PRIOR TO SITE START AND ORDERING MATERIALS.
3. ANY ALTERATIONS OR CHANGES TO THE ARCHITECTURAL PLANS, ENGINEERING OR STRUCTURE, WHETHER EXISTING OR NEW CONSTRUCTION, ARE THE RESPONSIBILITY OF THE BUILDER AND INVILLA PTY LTD TAKES NO RESPONSIBILITY FOR INACCURACIES OR ERRORS THAT ARISE DUE TO ON SITE CHANGES.

ASBESTOS
1. TO BE IDENTIFIED AND TESTED PRIOR TO DEMOLITION WORKS. CLIENT / BUILDER TO ADEQUATELY ALLOW TIME AND COSTS FOR THE REMOVAL AND RESPONSIBLE DISPOSAL OF ALL ASBESTOS BY QUALIFIED/LICENSED CONTRACTOR AS REQUIRED. NOTE: ASBESTOS CAN BE PRESENT IN CONCRETE, FLOORING, WALLS, WALL LINING, ROOFS, EAVES, GUTTERS ETC. REFER TO GOVERNMENT ISSUED LEGISLATION AND CODES OF PRACTICE.

INTERIOR & FINISHES NOTES

1. REFER TO LINE OF HEIGHTS DRAWING FOR MOUNTING HEIGHT OF GPO'S.
2. ENSURE ADEQUATE CLEARANCE BEHIND DRAWERS FOR GPO'S, INCLUDING CONNECTIONS FOR PLUGS & CABLES.
3. REFER TO TYPICAL DETAILS FOR DIMENSIONS AND SETOUT OF ARCHITRAVES, SKIRTINGS AND DETAILS OF ARCHITECTURAL TRIM AND COMPONENTS.
4. ALL INTERIOR DIMENSIONS ARE TO FINISH WALL. CONTRACTOR TO ALLOW FO ADEQUATE ALLOWANCE FOR FINISHES TO ACHIEVE FINAL DESIRED DIMENSIONS.
5. ALL LIGHT SWITCHES TO BE 1300 AFFL AND 160MM CTR LINE FROM OUTSIDE EDGE OF ARCHITRAVE OR CENTRED ON NIB WALL SPACE UNLESS NOTED OTHERWISE.
6. FIRE INDEXES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH NCC 2022.
7. ALL FIXINGS TO FIXED OPEN SHELVES TO BE FULLY CONCEALED.
8. UPON INSTALLATION ALL JOINERY UNITS TO BE SCRIBED AND FIXED TO FLOOR AS PER SPECIFICATION.
9. INTERNAL SURFACES AND EDGES SHALL HAVE APPROPRIATE APPLIED FINISH. NO INTERNAL SURFACES ARE TO BE LEFT BARE.
10. ALL MDF EMPLOYED IN WET AREAS SHALL BE MOISTURE RESISTANT.
11. ALL WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 2022.
12. ALL BOARD SHALL BE FINISHED ON BOTH FACES WITH BALANCING LAMINATE, VENEER ETC. TO PREVENT BOWING.
13. WHERE JOINERY UNITS ARE TO BE CONSTRUCTED IN MULTIPLE SECTIONS, CHECK INDIVIDUAL SECTION AND OVERALL UNIT DIMENSIONS COLLATE.
14. LOCATE JOINT LINES AS INDICATED ON DRAWINGS, AND CONCEAL FIXINGS AT UNIT JOINTS.
15. ALL JOINERY UNITS TO BE SCRIBED AND FIXED TO FLOOR TO ENSURE LEVEL AND PLUMB INSTALLATION.
16. INTERNAL PAINTING: UNLESS NOTED OTHERWISE PAINT SYSTEM TO BE DULUX APPROVED 3 COAT SYSTEM - LOW SHEEN FINISH. COLOURS TO BE SUPPLIED BY ARCHITECT DURING CONTRACT AND APPLIED AS PER DULUX'S RECOMMENDATIONS AND GUIDELINES.
17. APPLIANCES & EQUIPMENT: BUILDER TO CO-ORDINATE ALL APPLIANCE AND EQUIPMENT LOCATIONS ON SITE AND WITH JOINER. INSTALLATION AND FINAL CONNECTION BY THE CONTRACTOR.
18. JOINERY ITEMS SHALL INCLUDE MANUFACTURED CASEWORK ITEMS, INCLUDING: KITCHEN CABINETS AND CUPBOARDS; BATHROOM CABINETS; ROBES.
19. SANITARY COMPARTMENTS PROVIDE REMOVABLE HINGES TO DOORS OF SANITARY COMPARTMENTS TO COMPLY WITH NCC 2022 AND BE READILY REMOVABLE FROM OUTSIDE UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200MM B/W CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.
20. STAIR AND BALUSTRADES ALL STAIR AND BALUSTRADES SHALL COMPLY WITH NCC 2022. STEPS TO BE PROVIDED WHERE FALL FROM DWELLING EXCEEDS 190MM.
21. ALL PRODUCTS TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS AND TO BE IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS FOR SUITABLE EXPOSURE LEVELS.
22. TILES EXPANSION JOINTS, WALLS: 5MM. FLOORS: 8MM. FILL BOTH WITH SILICONE RUBBER. GROUT FOR WALL: EPOXY BASED MILDEW RESISTANT. GROUT FOR FLOORS: PREPARED GROUT TO BE ACID RESISTANT. ALL WALL TILES TO HAVE FC SUBSTRATE.
23. ALL STEPS MUST COMPLY WITH B.C.A. 3.9.1.
24. BARRIERS & HANDRAILS MUST COMPLY WITH B.C.A. 3.9.2.
25. ALL INTERNAL STAIR AND EXTERNAL STEPS/RAMPS TO COMPLY WITH SLIP-RESISTANCE RATINGS AS PER NCC 2022

CEILINGS

1. ALL CEILING HEIGHTS ARE MEASURED FROM FSL (FINISHED STRUCTURAL LEVEL) TO FINISHED CEILING LEVEL UNLESS NOTED OTHERWISE.
2. ALL CEILINGS TO HABITABLE ROOMS TO HAVE MINIMUM 2400MM FROM FFL TO FCL.
3. REFER TO EXTERIOR & INTERIOR FINISHES SCHEDULE FOR FINISHES SPECIFICATION.
4. ALL SERVICES CUPBOARDS CEILINGS TO BE EXPOSED SOFFIT TO CONCRETE SLAB UNLESS NOTED OTHERWISE.
5. MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREAS.
6. ALL SUB CONTRACTORS TO COLLABORATED & COORDINATE TO ENURE 2300 CLEARANCE TO ALL PARKING BAYS IN ACCORDANCE WITH A2890.1 CLEAR OVER PWD PARKING.
7. REFER TO SERVCES ENGINEERING DRAWINGS FOR SERVICES REQUIREMENT AND DETAILS.

CLADDING & LININGS

ROOF CLADDING/PLUMBING
• CLADDING AS SPECIFIED ON ELEVATIONS
• SELECT COLORBOND FASCIA & GUTTER
• SELECT COLORBOND (RAINHEADS WHERE NOTED)/ DOWNPIPES TO BE CONNECTED TO U/G DRAINAGE
• BOX GUTTERS AS PER HYDRAULIC ENGINEERS DETAILS.

INTERNAL CEILING/WALL - GENERAL.
• CEILING 'DIRECT FIX' 10MM UNISPAN PLASTERBOARD (OR APPROVED EQUIVALENT) U.N.O.
• WALLS TO BE 10MM PLASTERBOARD U.N.O (EXCL. FIRE RATED WALLS).

EXTERNAL CEILING/WALL - GENERAL.
• CEILINGS 'DIRECT FIX' 10MM UNISPAN (OR APPROVED EQUIVALENT) PLASTERBOARD U.N.O.
• BRICK COURSING TO BE SET OUT TO ACHIEVE 2120 ABOVE F.F.L. FOR ALL WINDOW HEADS U.N.O.
• PROVIDE FC. SHEET INFILL ABOVE SIDE & REAR ELEVATION WINDOWS & DOORS WHERE INDICATED BY HATCHING, TO WALLS WITH SELECTED FACE BRICK. USE BLUEBOARD INFILL WHEN SELECTED RENDERED FINISH
• USE F.F.L. FOR DATUM OF WALL BRICK COURSES
• A.J. DENOTES BRICKWORK ARTICULATION JOINTS. EFER TO ENGS.SLAB DESIGN &/OR BCA 3.3.1.8 FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS.
• ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50MM MIN LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 30MM MIN. VERTICAL OVERHANG.)
• PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPEN.
• RENDERER IS TO ENSURE WINDOW & DOOR OVERFLOW DRAINAGE HOLES ARE KEPT FREE OF RENDER & ARE NOT BLOCKED, IF RENDERED.

SOFFIT DETAIL
• 4.5MM FC SHEET (U.N.O.)
• SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK OR STUD.
• ADD 160 TO EAVE WIDTH IN LIGHTWEIGHT CLAD AREA. DISREGARD (PACKING/ CLADDING)

FRAMING

FRAMING
1. • ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
2. • FLOOR TO BE PREFABRICATED TO MANUFACTURERS SPEC. & ALLOW 360MM MIN' DEPTH TO ALLOW FOR SERVICES
3. • SPACED & FIXED TO PROVIDE SUPPORT @ 450MM CTRS OR TO ENGINEERS/FLOOR MANUFACTURERS DETAILS.

ROOF FRAMING
1. ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS. PITCH AS SHOWN ON ELEVATIONS / ROOF PLAN.
2. • SPACED & FIXED AT 900MM MAX. CTRS.
3. • SKILLION ROOF SPACED & FIXED AT 900MM MAX.; CTRS.
4. • GIRDER TRUSSES TO BE PLACED DIRECTLY OVER EXTERNAL WALL STUDS OR APPROVED LINTEL.

WALL FRAMING
1. • EXTERNAL STUD WALLS 90MM TH, U.N.O. @ 600 MAX. CTRS
2. • INTERNAL STUD WALLS 90MM TH U.N.O. @ 600 MAX. CTRS
3. • ALL WINDOWS HEADS TO FINISH FLUSH WITH SOFFIT LINING U.N.O.
4. • LINTEL SIZES TO ENGINEERS DESIGN
5. • WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):
1. • 70MM STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN -
2. FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
3. • STEEL FRAMES AND TRUSSES TO COMPLY WITH:
4. • AS/NZS 1170.0 STRUCTURAL DESIGN ACTIONS: PART 0:GENERAL PRINCIPLES
5. • AS/NZS1170.1 STRUCTURAL DESIGN ACTIONS: PART1: PERMANENT, IMPOSED AND OTHER ACTIONS
6. • AS/NZS 4600 COLD-FORMED STEEL STRUCTURES
7. • AS4055 WIND LOADS FOR HOUSING
8. • AS4100 STEEL STRUCTURES CODE
9. • AS 3623 DOMESTIC METAL FRAMING
10. • AS 3566.1 SELF-DRILLING SCREWS.

BRICK PIERS/ COLUMNS/ POSTS
• PROVIDE BALCONY/ PORTICO &/OR ROOF SUPPORT WITH ENCASED SLIP JOINT SHS POSTS (FULL LENGTH U.N.O.) CHEM-SET TO CONCRETE FOOTING TO ENGINEERS DETAIL
• HEADER COURSE TO TOP OF ALL BRICK PIERS LOWER THAN SOFFIT LINE.
• USE 330MM BELOW FFL FOR DATUM OF PIER BRICK COURSES

WET AREAS
• WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3740 &/OR B.C.A. 3.8.1.
• WALL LINING TO WET AREAS TO BE 6MM VILLABOARD U.N.O..
• ALL WALL TILING HEIGHTS ARE NOMINAL, AND TO BE ADJUSTED ON SITE TO SUIT. SHOWER TILING TO EXTEND MIN. 20MM ABOVE SCREEN.

ENERGY EFFICIENCY NOTES
• PROVIDE BULK CEILING INSULATION AS PER STD SPECIFICATIONS (U.N.O.).
• PROVIDE EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (U.N.O.)
• PROVIDE WEATHER STRIPPING TO ENTRY & LAUNDRY DOORS.

NOT FOR CONSTRUCTION

PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

LOCAL GOVT:
BRISBANE CITY COUNCIL

INVILLA

BCC DS
RECEIVED
17/11/2026
APPLICATION REF
A007129284

SHEET TITLE:
GENERAL NOTES

SHEET NO: **002** REV: **D** DWN: **CL** CHK: **MJ**

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SCALE:

SHEET SIZE:
A1 (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL
A	SKETCH DESIGN	18.06.26	MJ/CL

NORTH

Nominated Practicing Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

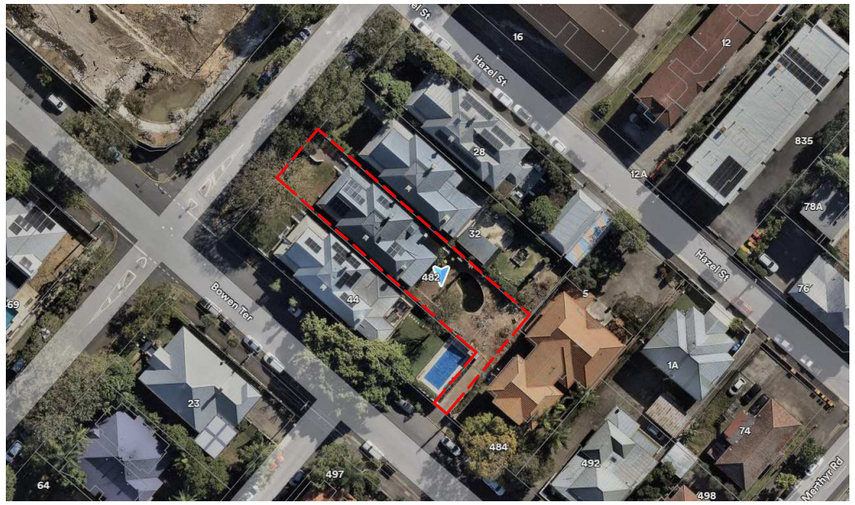
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GARNOCK

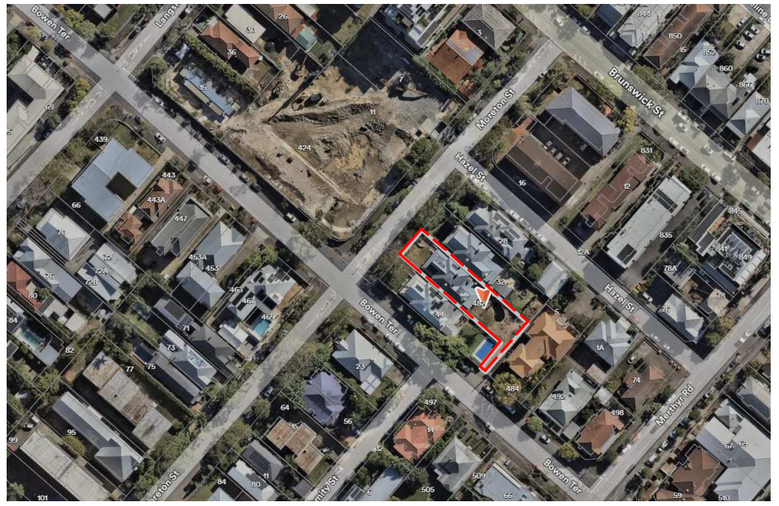
38 MORETON STREET, NEW FARM



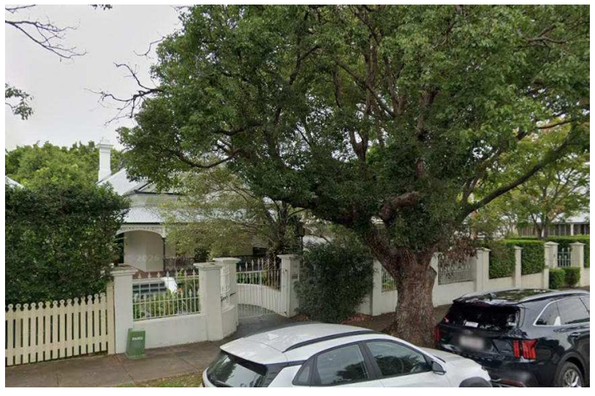
SURROUNDING LOTS CONTEXT PLAN



MACRO CONTEXT PLAN



GREATER CONTEXT PLAN



38 MORETON STREET, STREET PERSPECTIVE



38 MORETON STREET, STREET PERSPECTIVE



STREET PERSPECTIVE FROM BOWEN TERRACE



VIEW FROM FRONT COURTYARD

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PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

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CONTEXT PLAN

SHEET NO: **003**
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DEVELOPMENT APPLICATION

SCALE:

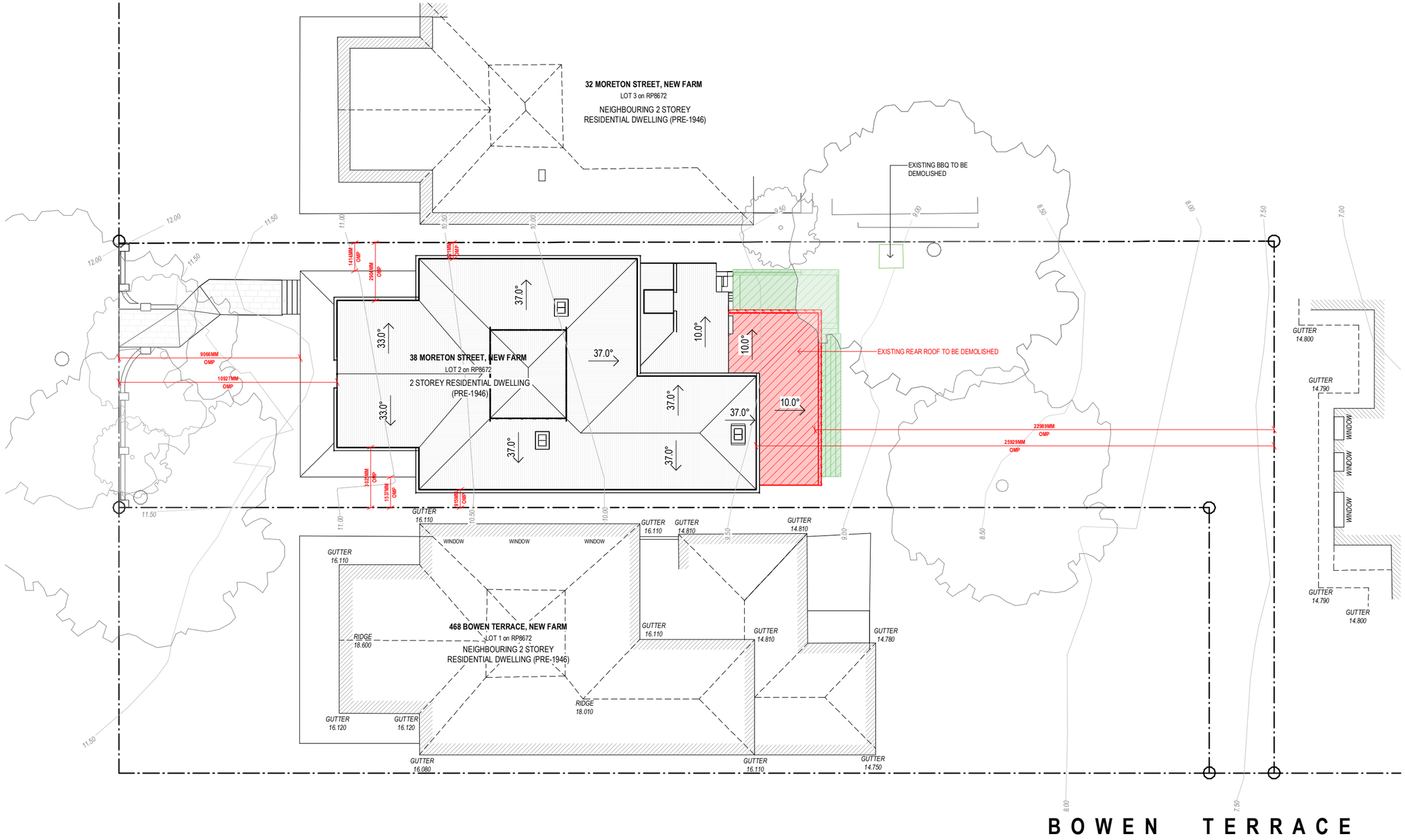
SHEET SIZE:
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REV:	DESCRIPTION:	DATE:	ISSUE BY
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C	DA ISSUE	06.10.26	CL

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PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- SIGNIFICANT
- NON - SIGNIFICANT

EXEMPT DEMOLITION

1. RAISING OF DWELLING & DEMOLITION OF LOWER LEVEL INFILL / UNDERCROFT MATERIAL
2. DEMOLITION OF INTERAL MATERIALS (EG. WALLS, DOORS, FIXTURES, ETC)
3. DEMOLITION OF POST 1946 ALTERATIONS, ADDITIONS, EXTENSIONS OR FREE-STANDING OUTBUILDINGS
4. DEMOLITION OF EXTERNAL FEATURES TO ENABLE REPLACEMENT OF NEW FEATURES OF THE SAME STYLE & APPEARANCE (I.E. LIKE-FOR-LIKE)
5. WHILE BEST EFFORTS HAVE BEEN MADE TO DETERMINE THE EXTENT OF DEMOLITION OF EXTERNAL FEATURES RAISED IN *NOTE 4* - ADDITIONAL DEMOLITION MAY BE REQUIRED THAN ALREADY SHOWN ON THE EXISTING DRAWINGS IN ORDER TO MAKE GOOD THE EXISTING BUILDING. (EG. ROTTEN TIMBERS, FAULTY ROOF SHEETING, ETC). THESE ARE TO BE DETERMINED ONSITE AT THE TIME OF DEMOLITION.
6. DEMOLITION OF AN EXTERNAL OR INTERNALL STAIR, LIFT OR RAMP

GENERAL DEMOLITION NOTES

1. EXTENTS OF DEMOLITION NOMINAL ONLY, THE CONTRACTOR IS TO UNDERTAKE ALL NECESSARY DEMOLITION TO FACILITATE NEW WORKS.
2. CONTRACTOR TO VERIFY EXTENTS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
3. CONTRACTOR TO SEEK ADVISE PRIOR TO ANY/ALL EXCAVATIONS / DEMOLITION WORKS IN CLOSE PROXIMITY TO EXISTING STRUCTURES.
4. ENSURE REMOVAL OF ANY/ALL STRUCTURAL BUILDING ELEMENTS HAVE BEEN VERIFIED BY THE CONSULTING STRUCTURAL ENGINEER PRIOR TO ANY/ALL WORKS.
5. REFER TO CONSULTING CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS, ROADWORKS, ON/GRADE CARPARK AND/OR FOOTPATH DEMOLITION WORKS.
6. PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ITEMS TO BE RETAINED, INCLUDING EXISTING SERVICES TO BE RETAINED IN NEW WORKS.
7. FOR PARTIAL DEMOLITION OR ITEM/AREA(S) AFFECTED BY DEMOLITION WORKS, CONTRACTOR TO ALLOW FOR MODIFICATION, REPAIR AND/OR MAKING GOOD THE WHOLE OF THAT ITEM/AREA(S) TO SUIT TO NEW WORK.
8. EXTENTS OF EXISTING SERVICES INDICATIVE ONLY, CONTRACTOR TO VERIFY ON SITE PRIOR TO ANY/ALL WORKS.
9. ALL REDUNDANT SERVICES TO BE TERMINATED, CAPPED AND MADE SAFE PRIOR TO REMOVAL. REFER TO CONSULTING SERVICES ENGINEERS DOCUMENTATION FOR EXTENTS OF SERVICES DEMOLITION.

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PROJECT: **GARNOCK**	PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**	INVILLA	BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284	SHEET TITLE: **DEMOLITION - SITE PLAN**	SHEET NO: **020**	REV: **D**
SITE DESCRIPTION: **LOT 02 on RP8672**	LOCAL GOVT: **BRISBANE CITY COUNCIL**			DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**	SCALE: **1 : 100**	SHEET SIZE: **A1 (50% @ A3)**

DWN: CL CHK: MJ

NORTH

REV:	DESCRIPTION:	DATE:	ISSUE BY
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C	DA ISSUE	06.10.26	CL

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1 DEMOLITION - GROUND
1 : 50

DEMOLITION NOTES

1. EXISTING CONCRETE / TILED FLOORING TO BE DEMOLISHED
2. EXISTING BRICK/BLOCK WORK TO BE DEMOLISHED
3. EXISTING SCREENING/ BALUSTRADE TO BE DEMOLISHED
4. EXISTING REAR STAIRS TO BE DEMOLISHED
5. EXISTING DOOR TO BE REMOVED AND KEPT ON SITE. FRAME, SIDELIGHTS, FANLIGHT TO REMAIN
6. REMOVE DOOR, FRAME AND FANLIGHT AND KEEP FOR RELOCATION
7. EXISTING PLUMBING FIXTURES & FITTINGS TO BE REMOVED. REFER TO PROPOSED PLAN
8. EXISTING WINDOW / DOOR TO BE REMOVED
9. PORTION OF EXISTING METAL ROOF, GUTTER & FASCIA TO BE DEMOLISHED TO SUIT PROPOSED EXTENSION
10. OPEN UP WALL AND REMOVE UPPER SECTION OF ARCH FOR INCREASED HEAD HEIGHT
11. RETAIN EXTERNAL BRICK ARCH DETAIL
12. CREATE NEW OPENINGS IN WALL FOR NEW DOOR/WINDOW OR MAINTAIN OPENING AS PROPOSED
13. INCREASE OPENINGS IN WALLS

PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- SIGNIFICANT
- NON - SIGNIFICANT

EXEMPT DEMOLITION

1. RAISING OF DWELLING & DEMOLITION OF LOWER LEVEL INFILL / UNDERCROFT MATERIAL
2. DEMOLITION OF INTERAL MATERIALS (EG. WALLS, DOORS, FIXTURES, ETC)
3. DEMOLITION OF POST 1946 ALTERATIONS, ADDITIONS, EXTENSIONS OR FREE-STANDING OUTBUILDINGS
4. DEMOLITION OF EXTERNAL FEATURES TO ENABLE REPLACEMENT OF NEW FEATURES OF THE SAME STYLE & APPEARANCE (I.E. LIKE-FOR-LIKE)
5. WHILE BEST EFFORTS HAVE BEEN MADE TO DETERMINE THE EXTENT OF DEMOLITION OF EXTERNAL FEATURES RAISED IN *NOTE 4* - ADDITIONAL DEMOLITION MAY BE REQUIRED THAN ALREADY SHOWN ON THE EXISTING DRAWINGS IN ORDER TO MAKE GOOD THE EXISTING BUILDING. (EG ROTTEN TIMBERS, FAULTY ROOF SHEETING, ETC). THESE ARE TO BE DETERMINED ONSITE AT THE TIME OF DEMOLITION.
6. DEMOLITION OF AN EXTERNAL OR INTERNALL STAIR, LIFT OR RAMP

GENERAL DEMOLITION NOTES

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3. CONTRACTOR TO SEEK ADVISE PRIOR TO ANY/ALL EXCAVATIONS / DEMOLITION WORKS IN CLOSE PROXIMITY TO EXISTING STRUCTURES.
4. ENSURE REMOVAL OF ANY/ALL STRUCTURAL BUILDING ELEMENTS HAVE BEEN VERIFIED BY THE CONSULTING STRUCTURAL ENGINEER PRIOR TO ANY/ALL WORKS.
5. REFER TO CONSULTING CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS, ROADWORKS, ON/GRADE CARPARK AND/OR FOOTPATH DEMOLITION WORKS.
6. PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ITEMS TO BE RETAINED, INCLUDING EXISTING SERVICES TO BE RETAINED IN NEW WORKS.
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9. ALL REDUNDANT SERVICES TO BE TERMINATED, CAPPED AND MADE SAFE PRIOR TO REMOVAL. REFER TO CONSULTING SERVICES ENGINEERS DOCUMENTATION FOR EXTENTS OF SERVICES DEMOLITION.

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PROJECT: **GARNOCK**

SITE DESCRIPTION: **LOT 02 on RP8672**

PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**

LOCAL GOVT: **BRISBANE CITY COUNCIL**

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A007129284

SHEET TITLE: **DEMOLITION - GROUND**

SHEET NO: **021** REV: **D** DWN: **CL** CHK: **MJ**

DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**

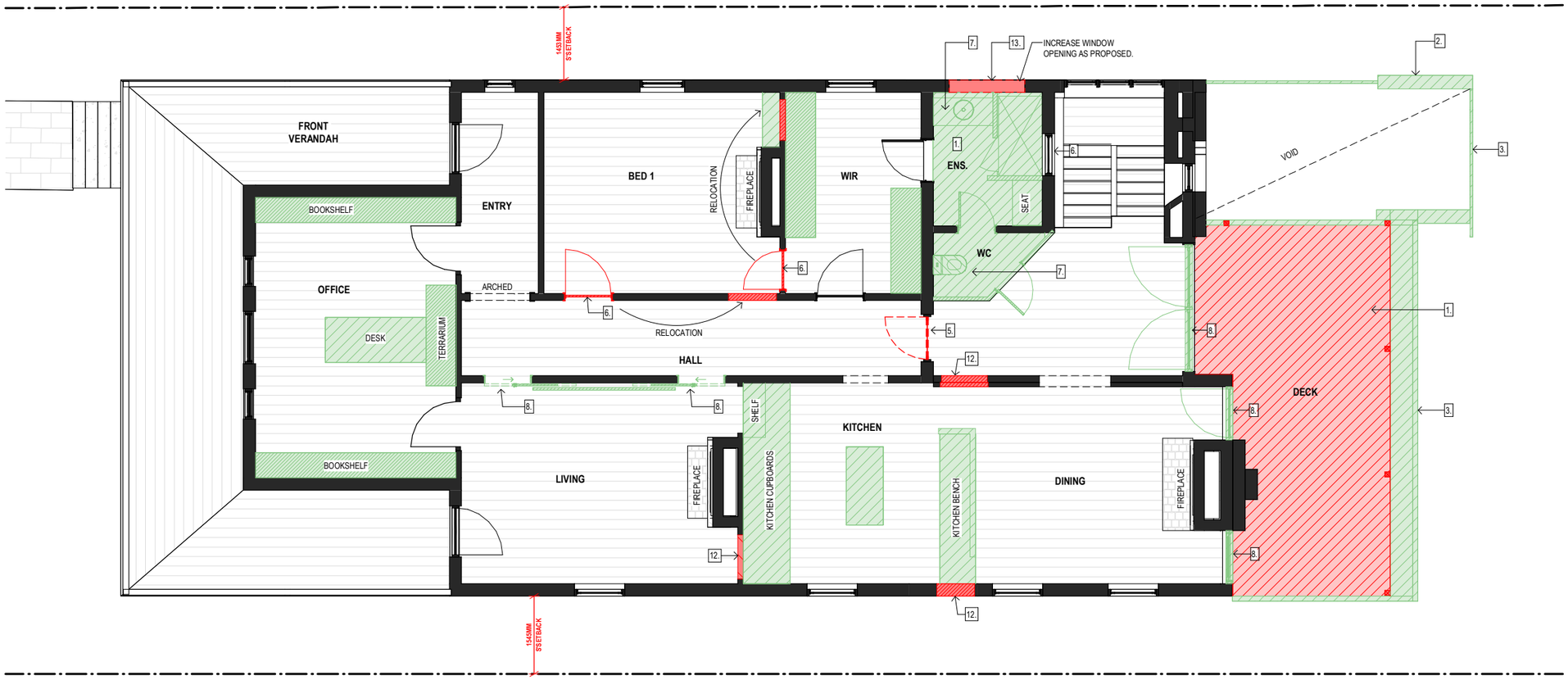
SCALE: **1 : 50** SHEET SIZE: **A1 (50% @ A3)**

NORTH

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL
A	SKETCH DESIGN	18.06.26	MJ/CL

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1 DEMOLITION - LEVEL 1
1 : 50

DEMOLITION NOTES

1. EXISTING CONCRETE / TILED FLOORING TO BE DEMOLISHED
2. EXISTING BRICK/BLOCK WORK TO BE DEMOLISHED
3. EXISTING SCREENING/ BALUSTRADE TO BE DEMOLISHED
4. EXISTING REAR STAIRS TO BE DEMOLISHED
5. EXISTING DOOR TO BE REMOVED AND KEPT ON SITE. FRAME, SIDELIGHTS, FANLIGHT TO REMAIN
6. REMOVE DOOR, FRAME AND FANLIGHT AND KEEP FOR RELOCATION
7. EXISTING PLUMBING FIXTURES & FITTINGS TO BE REMOVED. REFER TO PROPOSED PLAN
8. EXISTING WINDOW / DOOR TO BE REMOVED
9. PORTION OF EXISTING METAL ROOF, GUTTER & FASCIA TO BE DEMOLISHED TO SUIT PROPOSED EXTENSION
10. OPEN UP WALL AND REMOVE UPPER SECTION OF ARCH FOR INCREASED HEAD HEIGHT
11. RETAIN EXTERNAL BRICK ARCH DETAIL
12. CREATE NEW OPENINGS IN WALL FOR NEW DOOR/WINDOW OR MAINTAIN OPENING AS PROPOSED
13. INCREASE OPENINGS IN WALLS

PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- SIGNIFICANT
- NON - SIGNIFICANT

EXEMPT DEMOLITION

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6. DEMOLITION OF AN EXTERNAL OR INTERNALL STAIR, LIFT OR RAMP

GENERAL DEMOLITION NOTES

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3. CONTRACTOR TO SEEK ADVISE PRIOR TO ANY/ALL EXCAVATIONS / DEMOLITION WORKS IN CLOSE PROXIMITY TO EXISTING STRUCTURES.
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NOT FOR CONSTRUCTION

PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

LOCAL GOVT:
BRISBANE CITY COUNCIL

INVILLA

BCC DS
RECEIVED
17/11/2026
APPLICATION REF
A007129284

SHEET TITLE:
DEMOLITION - FIRST

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO:	REV:	DWN:	CHK:
022	D	CL	MJ

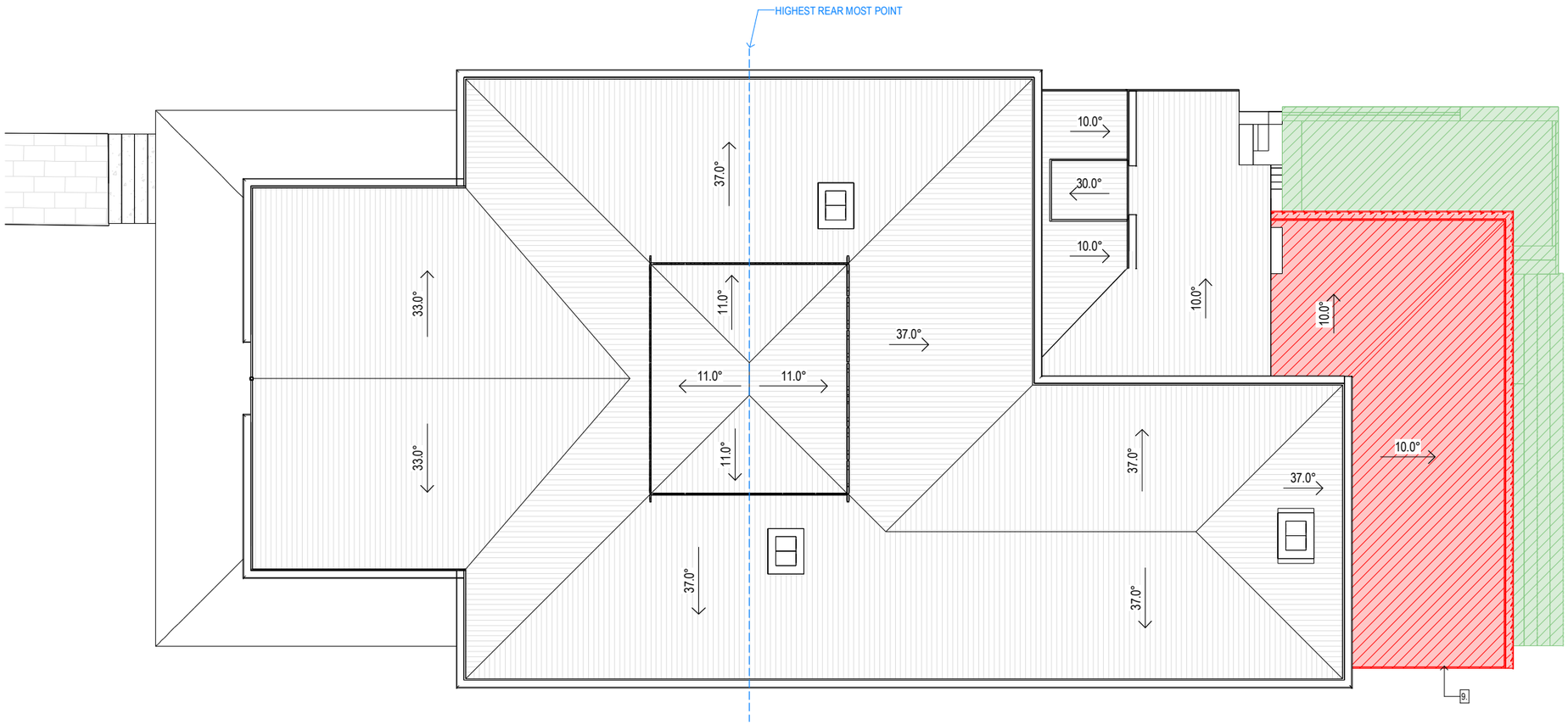
SCALE: **1 : 50**
SHEET SIZE: **A1 (50% @ A3)**

Nominated Practicing Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

NORTH

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL

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1 DEMOLITION - ROOF
1 : 50

DEMOLITION NOTES

1. EXISTING CONCRETE / TILED FLOORING TO BE DEMOLISHED
2. EXISTING BRICK/BLOCK WORK TO BE DEMOLISHED
3. EXISTING SCREENING/ BALUSTRADE TO BE DEMOLISHED
4. EXISTING REAR STAIRS TO BE DEMOLISHED
5. EXISTING DOOR TO BE REMOVED AND KEPT ON SITE. FRAME, SIDELIGHTS, FANLIGHT TO REMAIN
6. REMOVE DOOR, FRAME AND FANLIGHT AND KEEP FOR RELOCATION
7. EXISTING PLUMBING FIXTURES & FITTINGS TO BE REMOVED. REFER TO PROPOSED PLAN
8. EXISTING WINDOW / DOOR TO BE REMOVED
9. PORTION OF EXISTING METAL ROOF, GUTTER & FASCIA TO BE DEMOLISHED TO SUIT PROPOSED EXTENSION
10. OPEN UP WALL AND REMOVE UPPER SECTION OF ARCH FOR INCREASED HEAD HEIGHT
11. RETAIN EXTERNAL BRICK ARCH DETAIL
12. CREATE NEW OPENINGS IN WALL FOR NEW DOOR/WINDOW OR MAINTAIN OPENING AS PROPOSED
13. INCREASE OPENINGS IN WALLS

PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- SIGNIFICANT
- NON - SIGNIFICANT

EXEMPT DEMOLITION

1. RAISING OF DWELLING & DEMOLITION OF LOWER LEVEL INFILL / UNDERCROFT MATERIAL
2. DEMOLITION OF INTERAL MATERIALS (EG. WALLS, DOORS, FIXTURES, ETC)
3. DEMOLITION OF POST 1946 ALTERATIONS, ADDITIONS, EXTENSIONS OR FREE-STANDING OUTBUILDINGS
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6. DEMOLITION OF AN EXTERNAL OR INTERNALL STAIR, LIFT OR RAMP

GENERAL DEMOLITION NOTES

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NOT FOR CONSTRUCTION

PROJECT: **GARNOCK**

SITE DESCRIPTION: **LOT 02 on RP8672**

PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**

LOCAL GOVT: **BRISBANE CITY COUNCIL**

INVILLA

BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284

SHEET TITLE: **DEMOLITION - ROOF**

SHEET NO: **023** REV: **D** DWN: **CL** CHK: **MJ**

DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**

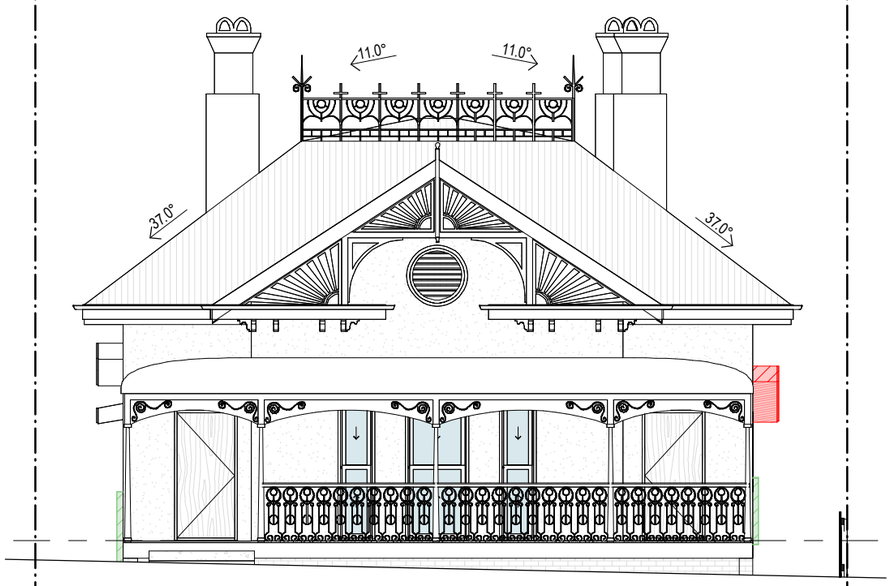
SCALE: **1 : 50** SHEET SIZE: **A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL

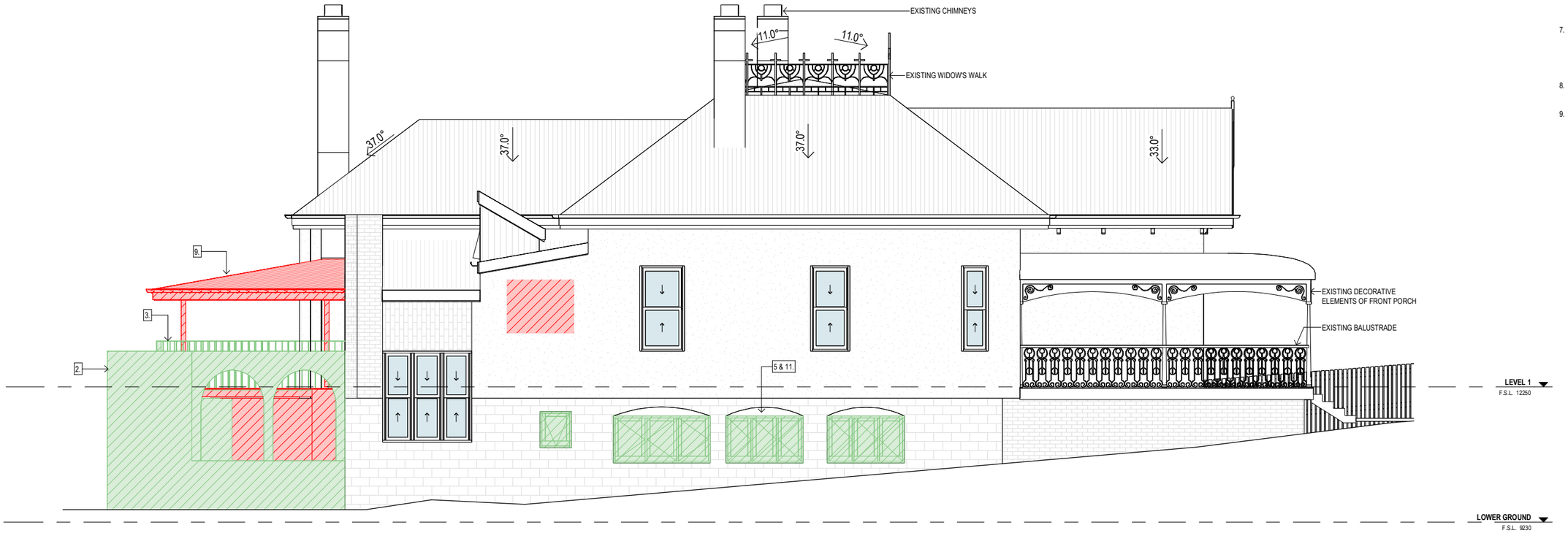
NORTH

Nominated Practicing Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

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1 DEMOLITION - ELEVATION - NORTH-WEST
1 : 50



2 DEMOLITION - ELEVATION - NORTH-EAST
1 : 50

DEMOLITION NOTES

1. EXISTING CONCRETE / TILED FLOORING TO BE DEMOLISHED
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13. INCREASE OPENINGS IN WALLS

PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- SIGNIFICANT
- NON - SIGNIFICANT

EXEMPT DEMOLITION

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NOT FOR CONSTRUCTION

PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

LOCAL GOVT:
BRISBANE CITY COUNCIL

INVILLA

BCC DS
RECEIVED
17/11/2026
APPLICATION REF
A007129284

SHEET TITLE:
DEMOLITION - ELEVATIONS (SHEET 01)

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO:	REV:	DWN:	CHK:
024	D	CL	MJ

SCALE: **1 : 50**

SHEET SIZE: **A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL

NORTH

Nominated Practicing Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

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1 DEMOLITION - ELEVATION - SOUTH-EAST
1 : 50



2 DEMOLITION - ELEVATION - SOUTH-WEST
1 : 50

DEMOLITION NOTES

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NOT FOR CONSTRUCTION

PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

LOCAL GOVT:
BRISBANE CITY COUNCIL

INVILLA

BCC DS
RECEIVED
17/11/2026
APPLICATION REF
A007129284

SHEET TITLE:
DEMOLITION - ELEVATIONS (SHEET 02)

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO:	REV:	DWN:	CHK:
025	D	CL	MJ

SCALE: **1 : 50**

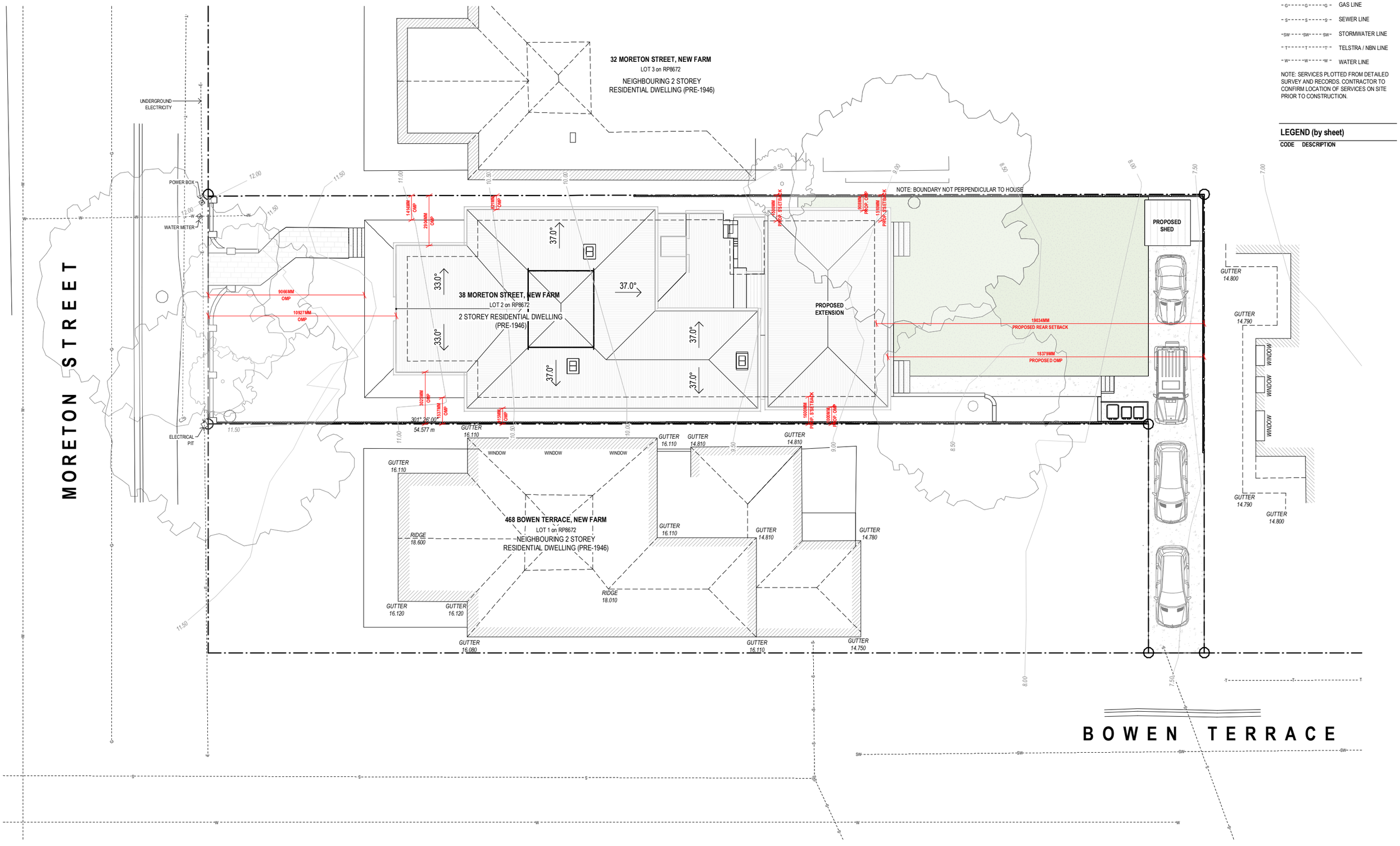
SHEET SIZE: **A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL

NORTH

Nominated Practicing Architect - Michael Johnston QLD 5113, NSW 12237, NZ 6511

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1 **SITE PLAN**
1 : 100

SITE PLAN LEGEND

-E-----E-----E-	ELECTRICAL LINE
-G-----G-----G-	GAS LINE
-S-----S-----S-	SEWER LINE
-SW---SW---SW-	STORMWATER LINE
-T-----T-----T-	TELSTRA / NBN LINE
-W-----W-----W-	WATER LINE

NOTE: SERVICES PLOTTED FROM DETAILED SURVEY AND RECORDS. CONTRACTOR TO CONFIRM LOCATION OF SERVICES ON SITE PRIOR TO CONSTRUCTION.

LEGEND (by sheet)

CODE	DESCRIPTION

NOT FOR CONSTRUCTION

PROJECT: **GARNOCK**	PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**	INVILLA	BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284	SHEET TITLE: **SITE PLAN**	SHEET NO: **090** REV: **D** DWN: **CL** CHK: **MJ**	
SITE DESCRIPTION: **LOT 02 on RP8672**	LOCAL GOVT: **BRISBANE CITY COUNCIL**			DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**	SCALE: **1 : 100** SHEET SIZE: **A1 (50% @ A3)**	

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL
A	SKETCH DESIGN	18.06.26	MJ/CL

NORTH

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GROSS FLOOR AREA

NOTE:
1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (ie. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING.
2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS
3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m²)
GROUND FLOOR	GROUND	231 m²
FIRST FLOOR	LEVEL 1	253 m²
		483 m²

LEGEND (by sheet)

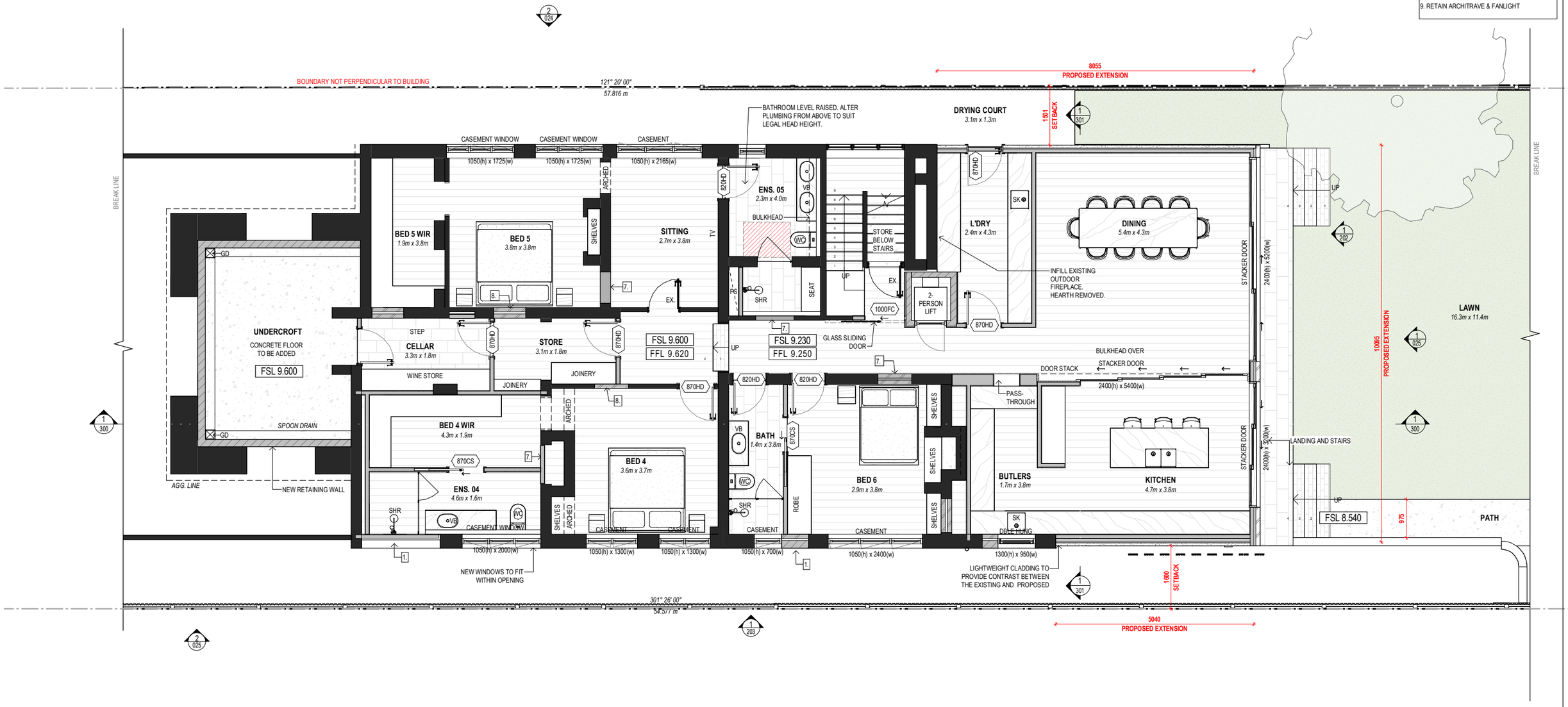
CODE	DESCRIPTION
GD	GULLY/GARDEN DRAIN
PS	PLUMBING STACK VOID
SHR	SHOWER HEAD
SK	SINK
VB	VANITY BASIN
WC	TOILET

PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING (NEW)

RENOVATION NOTES

1. INFILL OPENING, RETAIN ARCH OUTLINE
2. RECONSTRUCTED (NEW) DOOR, FRAME AND FANLIGHT TO MATCH EXISTING IN EXISTING OPENING
3. RECONSTRUCTED DOOR, FRAME, FANLIGHT TO MATCH EXISTING
4. RETAIN ARCHITRAVE, SIDELIGHT, FANLIGHT AND FLOOR THRESHOLD
5. CLOSE DOOR, SHEET INTERNALLY
6. CLOSE WINDOW, SHEET INTERNALLY
7. INFILL OPENING
8. REMOVE & INFILL
9. RETAIN ARCHITRAVE & FANLIGHT



1 FLOOR PLAN - GROUND

1 : 50

NOT FOR CONSTRUCTION

PROJECT: **GARNOCK**	PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**	INVILLA	BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284	SHEET TITLE: **FLOOR PLAN - GROUND**	SHEET NO: **100**	REV: **D**	DWN: **CL** CHK: **MJ**
SITE DESCRIPTION: **LOT 02 on RP8672**	LOCAL GOVT: **BRISBANE CITY COUNCIL**			DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**	SCALE: **1 : 50**	SHEET SIZE: **A1 (50% @ A3)**	

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REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
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B	SKETCH DESIGN	23.06.26	MJ
A	SKETCH DESIGN	18.06.26	MJ/CL

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LEGEND (by sheet)

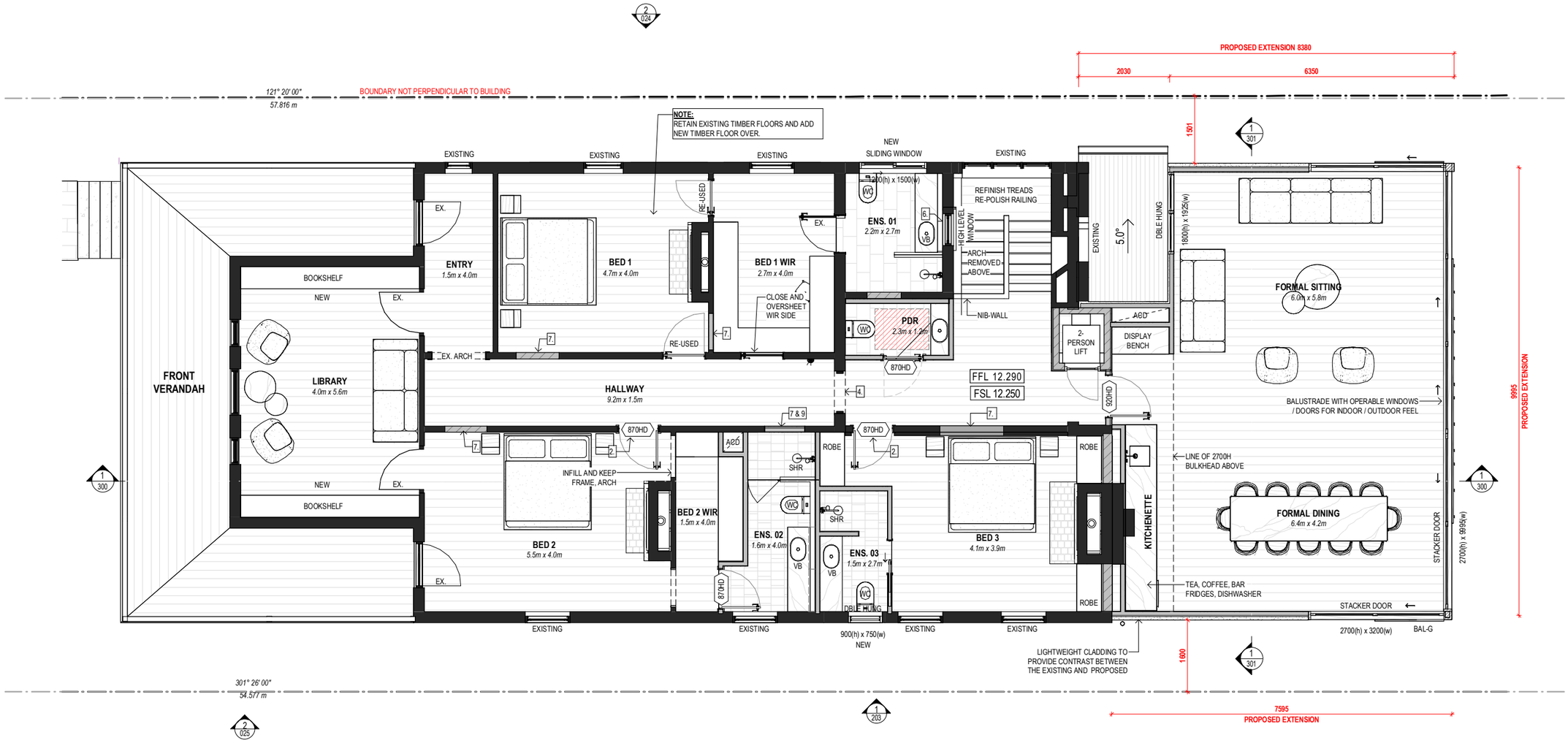
CODE	DESCRIPTION
ACD	AIR CONDITIONING DUCTING VOID
BAL-G	GLASS BALUSTRADE TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.2 & 3.9.2.3
SHR	SHOWER HEAD
VB	VANITY BASIN
WC	TOILET

PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING (NEW)

RENOVATION NOTES

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3. RECONSTRUCTED DOOR, FRAME, FANLIGHT TO MATCH EXISTING
4. RETAIN ARCHITRAVE, SIDELIGHT, FANLIGHT AND FLOOR THRESHOLD
5. CLOSE DOOR, SHEET INTERNALLY
6. CLOSE WINDOW, SHEET INTERNALLY
7. INFILL OPENING
8. REMOVE & INFILL
9. RETAIN ARCHITRAVE & FANLIGHT



1 FLOOR PLAN - LEVEL 1

1 : 50

NOT FOR CONSTRUCTION

PROJECT: **GARNOCK**	PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**	INVILLA	BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284	SHEET TITLE: **FLOOR PLAN - LEVEL 1**	SHEET NO: **101**	REV: **D**	DWN: **CL** CHK: **MJ**
SITE DESCRIPTION: **LOT 02 on RP8672**	LOCAL GOVT: **BRISBANE CITY COUNCIL**			DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**	SCALE: **1 : 50**	SHEET SIZE: **A1 (50% @ A3)**	

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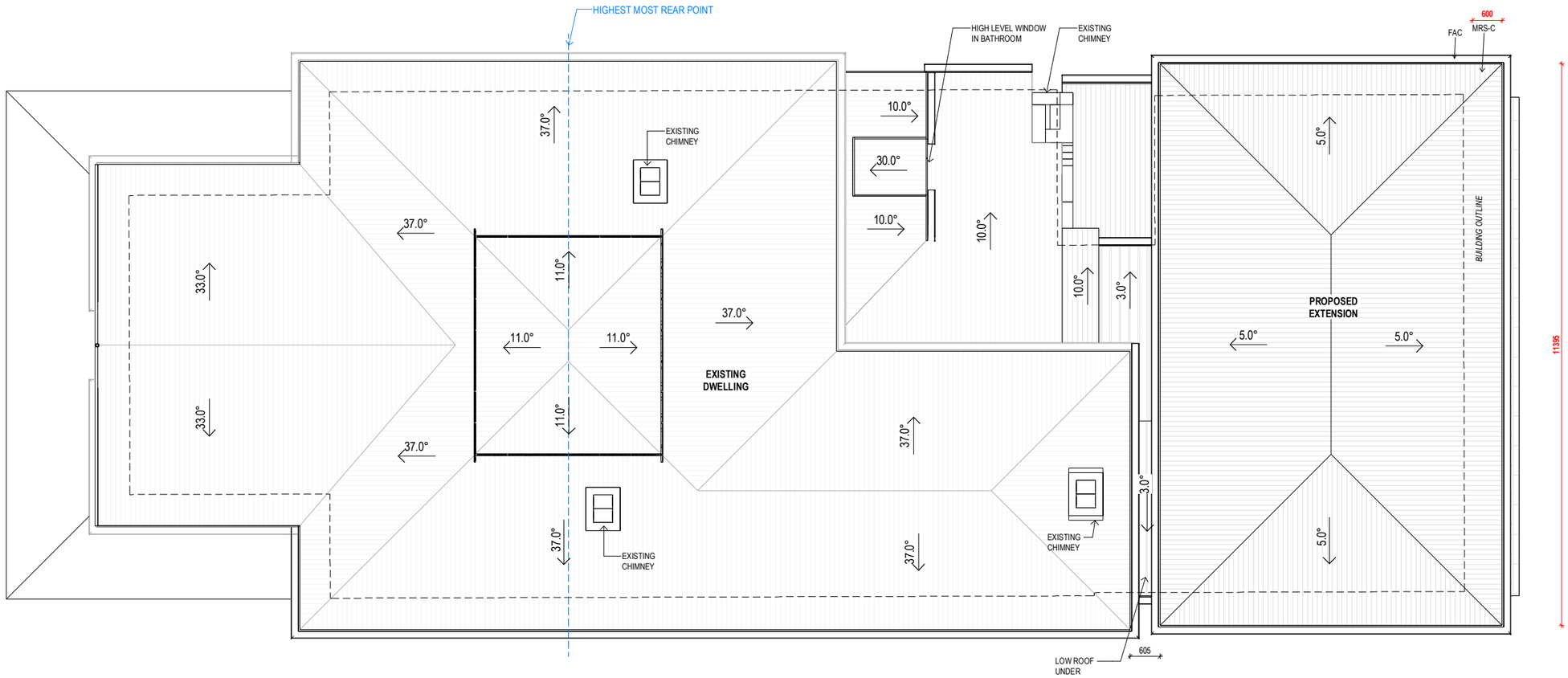
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LEGEND (by sheet)

CODE	DESCRIPTION
FAC	FACSIA BOARD
MRS-C	METAL ROOF SHEETING - CUSTOM ORB



NOT FOR CONSTRUCTION

PROJECT: **GARNOCK**	PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**	INVILLA	BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284	SHEET TITLE: **FLOOR PLAN - ROOF**	SHEET NO: **110** REV: **D** DWN: **CL** CHK: **MJ**	
SITE DESCRIPTION: **LOT 02 on RP8672**	LOCAL GOVT: **BRISBANE CITY COUNCIL**			DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**	SCALE: **1 : 50** SHEET SIZE: **A1 (50% @ A3)**	

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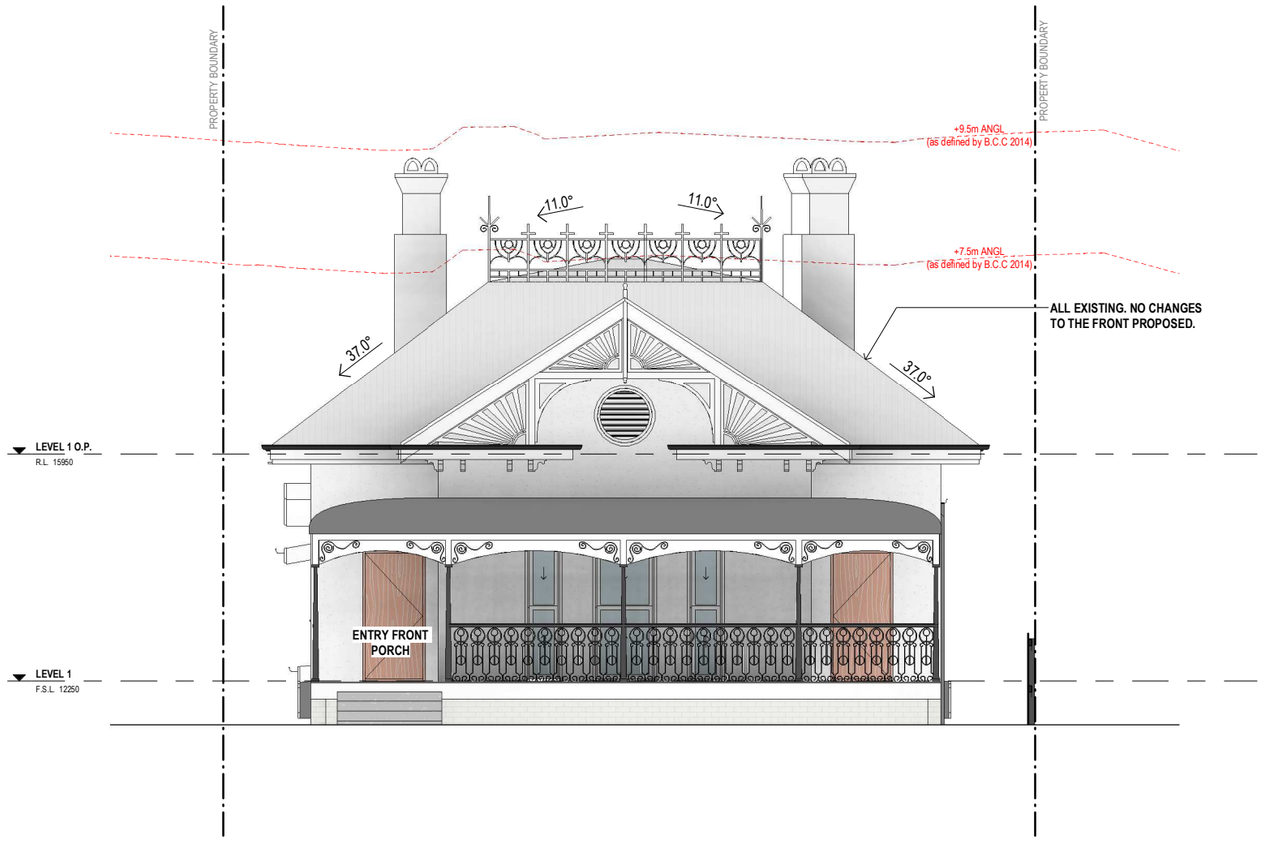
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C	DA ISSUE	06.10.26	CL
B	SKETCH DESIGN	23.06.26	MJ

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LEGEND (by sheet)

CODE	DESCRIPTION



1 ELEVATION - NORTH-WEST
1 : 50

NOT FOR CONSTRUCTION

PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

LOCAL GOVT:
BRISBANE CITY COUNCIL

INVILLA

BCC DS
RECEIVED
17/11/2026
APPLICATION REF
A007129284

SHEET TITLE:
ELEVATIONS - SHEET 01

SHEET NO: **200** REV: **D** DWN: **CL** CHK: **MJ**

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SCALE: **1 : 50**

SHEET SIZE: **A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL
A	SKETCH DESIGN	18.06.26	MJ/CL

NORTH

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LEGEND (by sheet)

CODE	DESCRIPTION
BAL-G	GLASS BALUSTRADE TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.2 & 3.9.2.3
EG	EAVES GUTTER
FAC	FACSIA BOARD
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
REN	RENDER



2 ELEVATION - NORTH-EAST
1 : 50

NOT FOR CONSTRUCTION

PROJECT: **GARNOCK**	PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**	INVILLA	BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284	SHEET TITLE: **ELEVATIONS - SHEET 02**	SHEET NO: **201** REV: **D** DWN: **CL** CHK: **MJ**	
SITE DESCRIPTION: **LOT 02 on RP8672**	LOCAL GOVT: **BRISBANE CITY COUNCIL**			DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**	SCALE: **1 : 50** SHEET SIZE: **A1 (50% @ A3)**	

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL
A	SKETCH DESIGN	18.06.26	MJ/CL

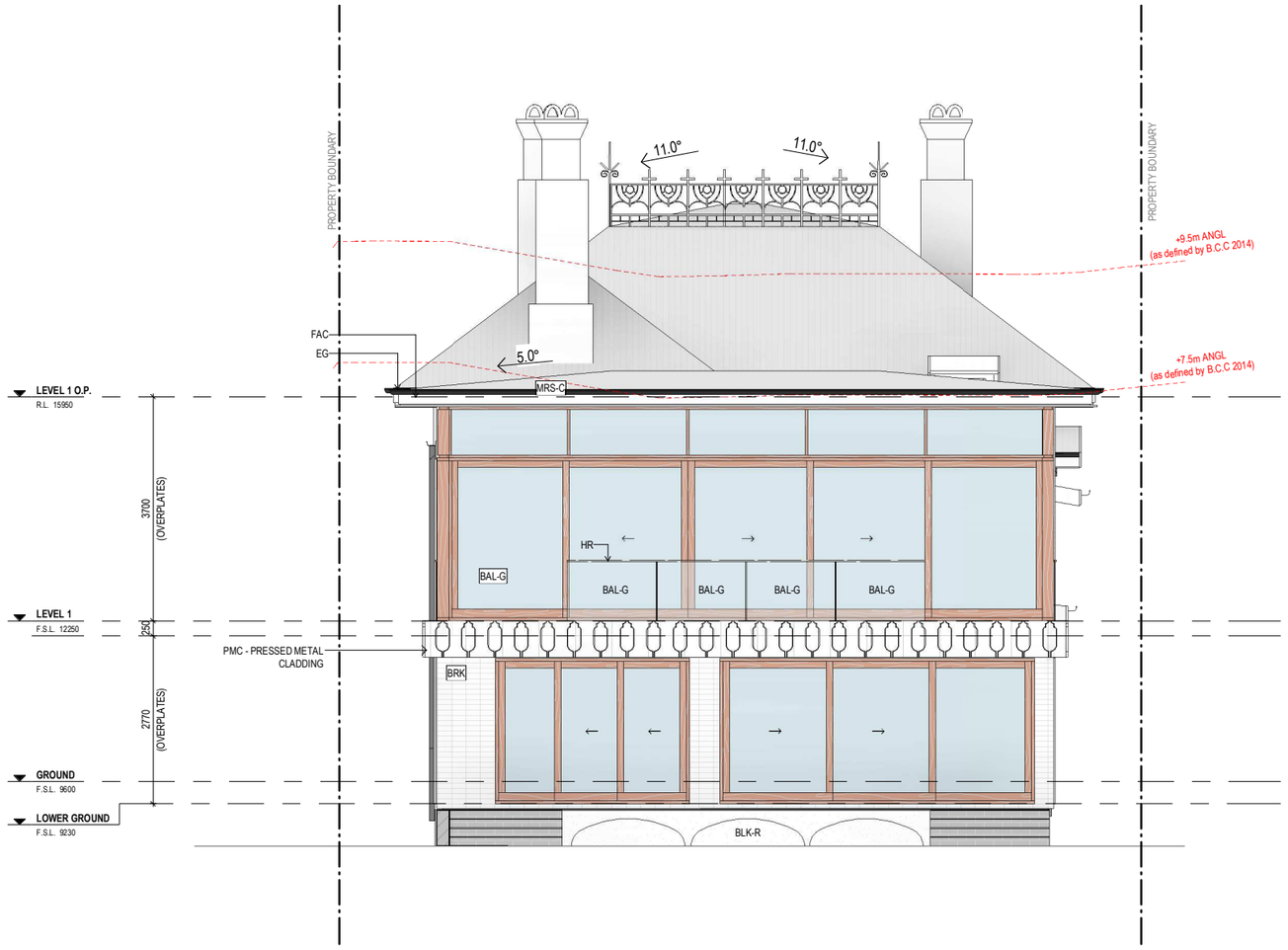
NORTH

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LEGEND (by sheet)

CODE	DESCRIPTION
BAL-G	GLASS BALUSTRADE TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.2 & 3.9.2.3
BLK-R	BLOCKWORK WITH RENDERED FINISH
BRK	BRICK
EG	EAVES GUTTER
FAC	FACSIA BOARD
HR	HANDRAIL TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.4
MRS-C	METAL ROOF SHEETING - CUSTOM ORB



1 ELEVATION - SOUTH-EAST
1 : 50

NOT FOR CONSTRUCTION

PROJECT: **GARNOCK**	PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**	INVILLA	BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284	SHEET TITLE: **ELEVATIONS - SHEET 03**	SHEET NO: **202**	REV: **D**	DWN: **CL**	CHK: **MJ**
SITE DESCRIPTION: **LOT 02 on RP8672**	LOCAL GOVT: **BRISBANE CITY COUNCIL**			DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**	SCALE: **1 : 50**	SHEET SIZE: **A1 (50% @ A3)**		

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL

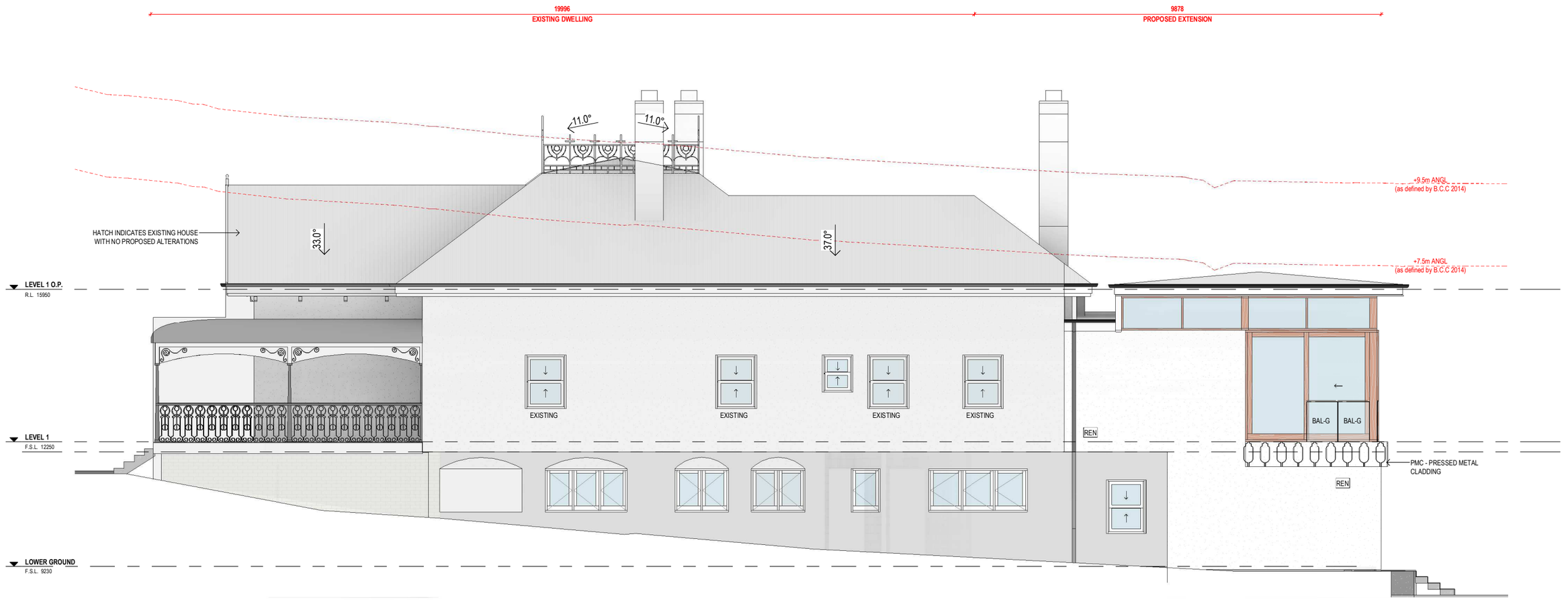
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LEGEND (by sheet)

CODE	DESCRIPTION
BAL-G	GLASS BALUSTRADE TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.2 & 3.9.2.3
REN	RENDER



1 ELEVATION - SOUTH-WEST
1 : 50

NOT FOR CONSTRUCTION

PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

LOCAL GOVT:
BRISBANE CITY COUNCIL

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APPLICATION REF
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SHEET TITLE:
ELEVATIONS - SHEET 04

SHEET NO: **203** REV: **D** DWN: **CL** CHK: **MJ**

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SCALE: **1 : 50**

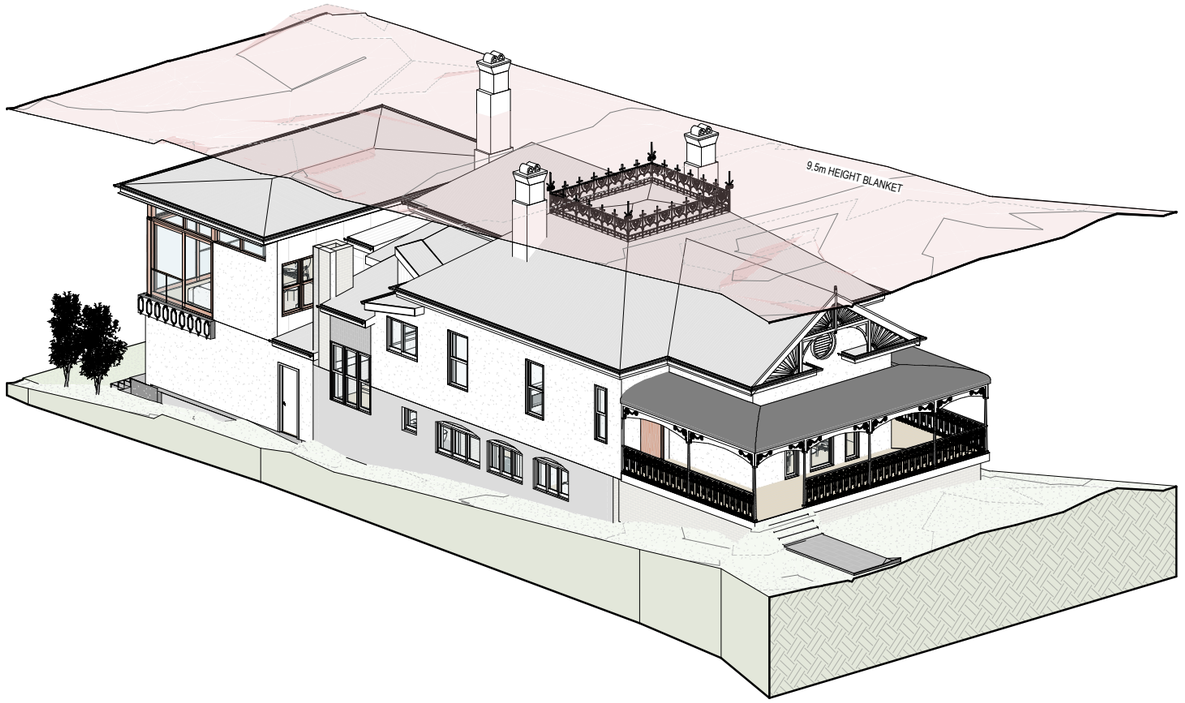
SHEET SIZE: **A1 (50% @ A3)**

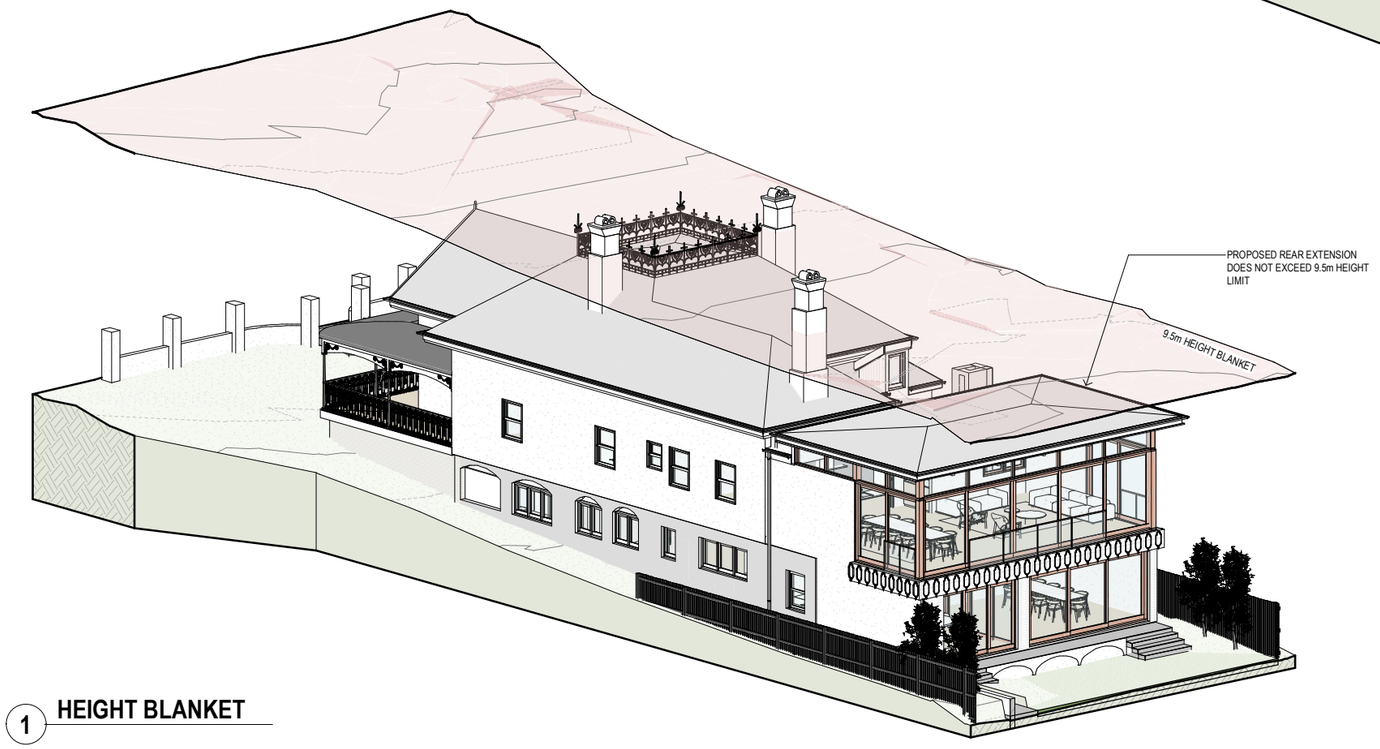
REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL

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1 HEIGHT BLANKET

NOT FOR CONSTRUCTION

PROJECT: **GARNOCK** SITE DESCRIPTION: **LOT 02 on RP8672**	PROJECT ADDRESS: **38 MORETON STREET, NEW FARM** LOCAL GOVT: **BRISBANE CITY COUNCIL**	INVILLA	BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284

SHEET TITLE: **HEIGHT BLANKET**

SHEET NO:	REV:	DWN:	CHK:
204	**D**	**CL**	**MJ**

DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**

SCALE:

SHEET SIZE: **A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL

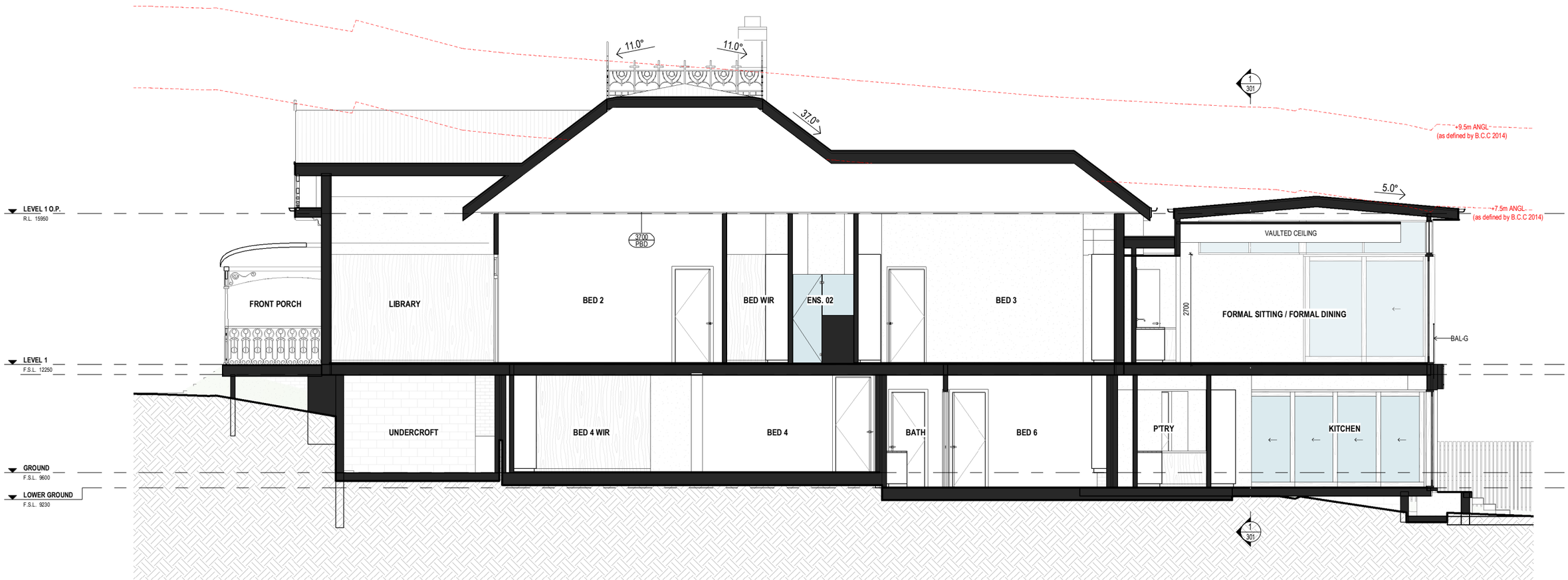
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LEGEND (by sheet)

CODE	DESCRIPTION
BAL-G	GLASS BALUSTRADE TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.2 & 3.9.2.3



1 SECTION A-A
1 : 50

NOT FOR CONSTRUCTION

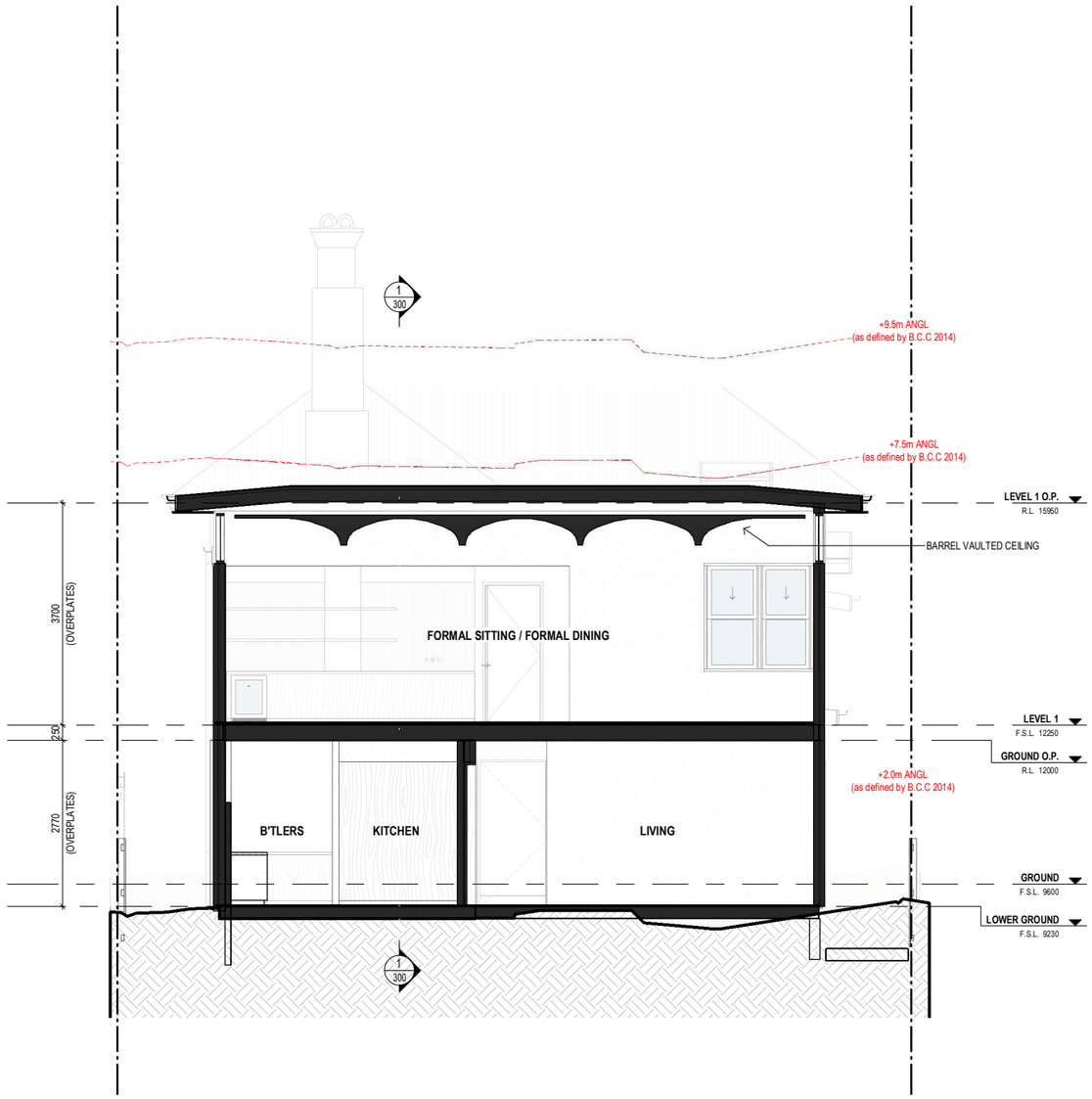
PROJECT: **GARNOCK**	PROJECT ADDRESS: **38 MORETON STREET, NEW FARM**	INVILLA	BCC DS RECEIVED 17/11/2026 APPLICATION REF A007129284	SHEET TITLE: **SECTIONS - SHEET 01**	SHEET NO: **300** REV: **D** DWN: **CL** CHK: **MJ**	REV: DESCRIPTION: DATE: ISSUE BY D DA IR ISSUE 13.11.26 CL C DA ISSUE 06.10.26 CL
SITE DESCRIPTION: **LOT 02 on RP8672**	LOCAL GOVT: **BRISBANE CITY COUNCIL**			DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**	SCALE: **1 : 50** SHEET SIZE: **A1 (50% @ A3)**	NORTH

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LEGEND (by sheet)

CODE	DESCRIPTION



1 SECTION B-B
1 : 50

NOT FOR CONSTRUCTION

PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

LOCAL GOVT:
BRISBANE CITY COUNCIL

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A007129284

SHEET TITLE:
SECTIONS - SHEET 02

SHEET NO: **301** REV: **D** DWN: **CL** CHK: **MJ**

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SCALE: **1 : 50**

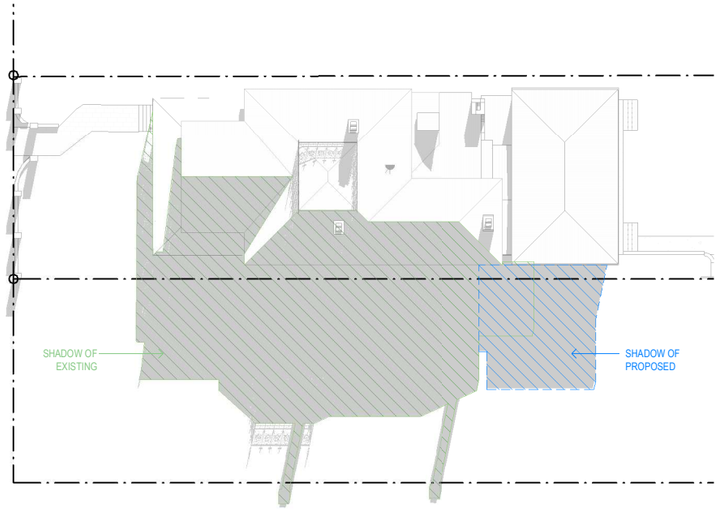
SHEET SIZE: **A1 (50% @ A3)**

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL

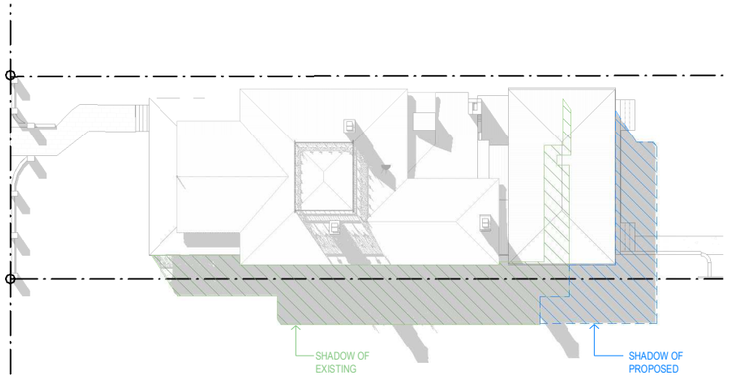
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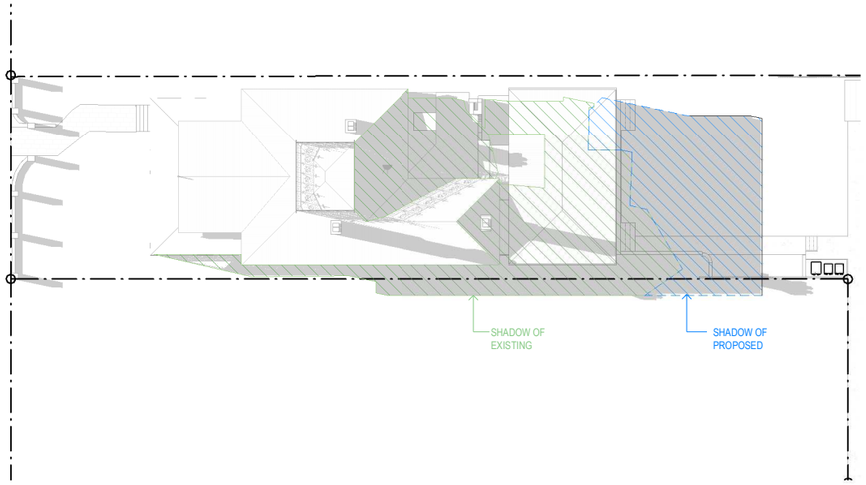
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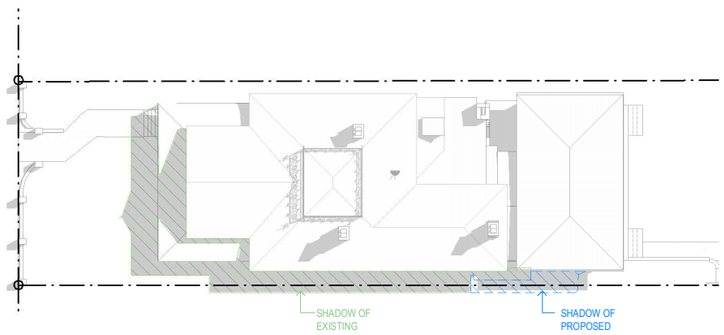
1 **SHADOW DIAGRAM - WINTER 9AM**
1 : 200



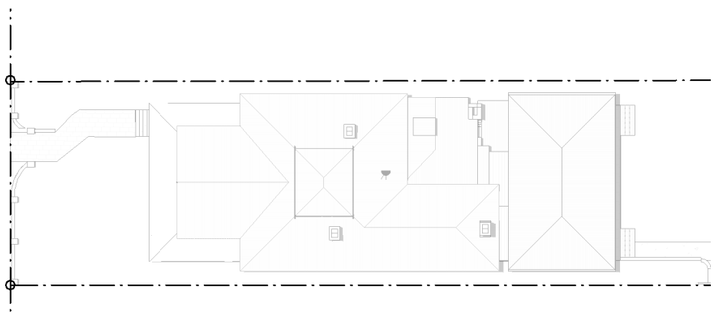
2 **SHADOW DIAGRAM - WINTER 12PM**
1 : 200



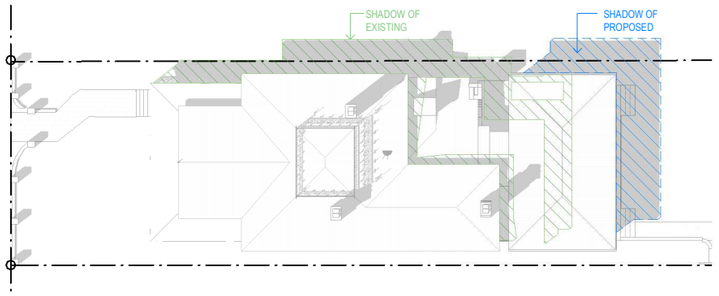
3 **SHADOW DIAGRAM - WINTER 3PM**
1 : 200



4 **SHADOW DIAGRAM - SUMMER 9AM**
1 : 200



5 **SHADOW DIAGRAM - SUMMER 12PM**
1 : 200



6 **SHADOW DIAGRAM - SUMMER 3PM**
1 : 200

NOT FOR CONSTRUCTION

PROJECT:
GARNOCK

SITE DESCRIPTION:
LOT 02 on RP8672

PROJECT ADDRESS:
38 MORETON STREET, NEW FARM

LOCAL GOVT:
BRISBANE CITY COUNCIL

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SHEET TITLE:
SHADOW DIAGRAMS

SHEET NO: **820** REV: **D** DWN: **CL** CHK: **MJ**

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SCALE: **1 : 200** SHEET SIZE: **A1 (50% @ A3)**

NORTH

REV:	DESCRIPTION:	DATE:	ISSUE BY
D	DA IR ISSUE	13.11.26	CL
C	DA ISSUE	06.10.26	CL

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