

# ADDITIONS & ALTERATIONS MICHELLE & SCOTT CROSS



## DESIGN DRAWINGS 56 BANYA STREET, BULIMBA

PRELIMINARY - NOT FOR CONSTRUCTION

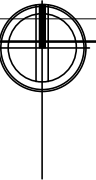
All new work to be carried out in accordance with workplace health & safety act, regulations, advisory standards and with the relevant Australian standards as a minimum level of amenity - these will include but are not limited to:

- PLUMBING - AS3500 (2021)
- WATER PROOFING - AS3740 (2021)
- ELECTRICAL - AS3000 (2018)
- TIMBER - AS 1684 (2021), AS 1720 (2019) & AS 4440 (2004)
- TERMITE MANAGEMENT - AS 3660 (2014)
- STEEL STRUCTURES - AS 4100 (2020) & AS 4600 (2018)
- CONCRETE & MASONRY - AS 3600 (2018) & AS3700 (2018)
- DEMOLITION - AS 2601 (2001) & AS 2870 (2011)
- STRUCTURAL DESIGN - AS 1170 (2021)
- ACCESS & MOBILITY - AS 1428 (2021) & AS 1735 (2022)
- WINDOWS & GLASS - AS 2047 (2014) & AS 1288 (2021)
- AIR CONDITIONING - AS 1668 (2015)
- FIRE DETECTION - AS 1670 (2018 Amd 2021)
- ROOF SAFETY - AS 4994 (2009)
- PARKING - AS 2890 (2023)
- BUILDING INSPECTIONS - AS 4349 (2007)
- QUALITY MANAGEMENT - AS HB 90.3 (2006)

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ISSUE SCHEDULE			
No.	DATE	DESCRIPTION	BY
1	16.02.2026	SK	
2	16.04.2026	DA	



DRAWING LIST	
01	COVER SHEET
02	PROJECT INFORMATION
03	EXISTING SITE PLAN
04	EXISTING GROUND FLOOR PLAN
05	EXISTING FIRST FLOOR PLAN
06	EXISTING ROOF PLAN
07	EXISTING ELEVATIONS
08	EXISTING ELEVATIONS
09	GROUND DEMOLITION PLAN
10	FIRST FLOOR DEMOLITION PLAN
11	DEMOLITION ELEVATIONS
12	DEMOLITION ELEVATIONS
13	PROPOSED SITE PLAN
14	GROUND FLOOR PLAN
15	FIRST FLOOR PLAN
16	ROOF PLAN
17	ELEVATIONS
18	ELEVATIONS
19	SECTIONS
P01	3D PERSPECTIVE
P02	3D PERSPECTIVE
P03	3D PERSPECTIVE - RENDER
P04	3D PERSPECTIVE - RENDER

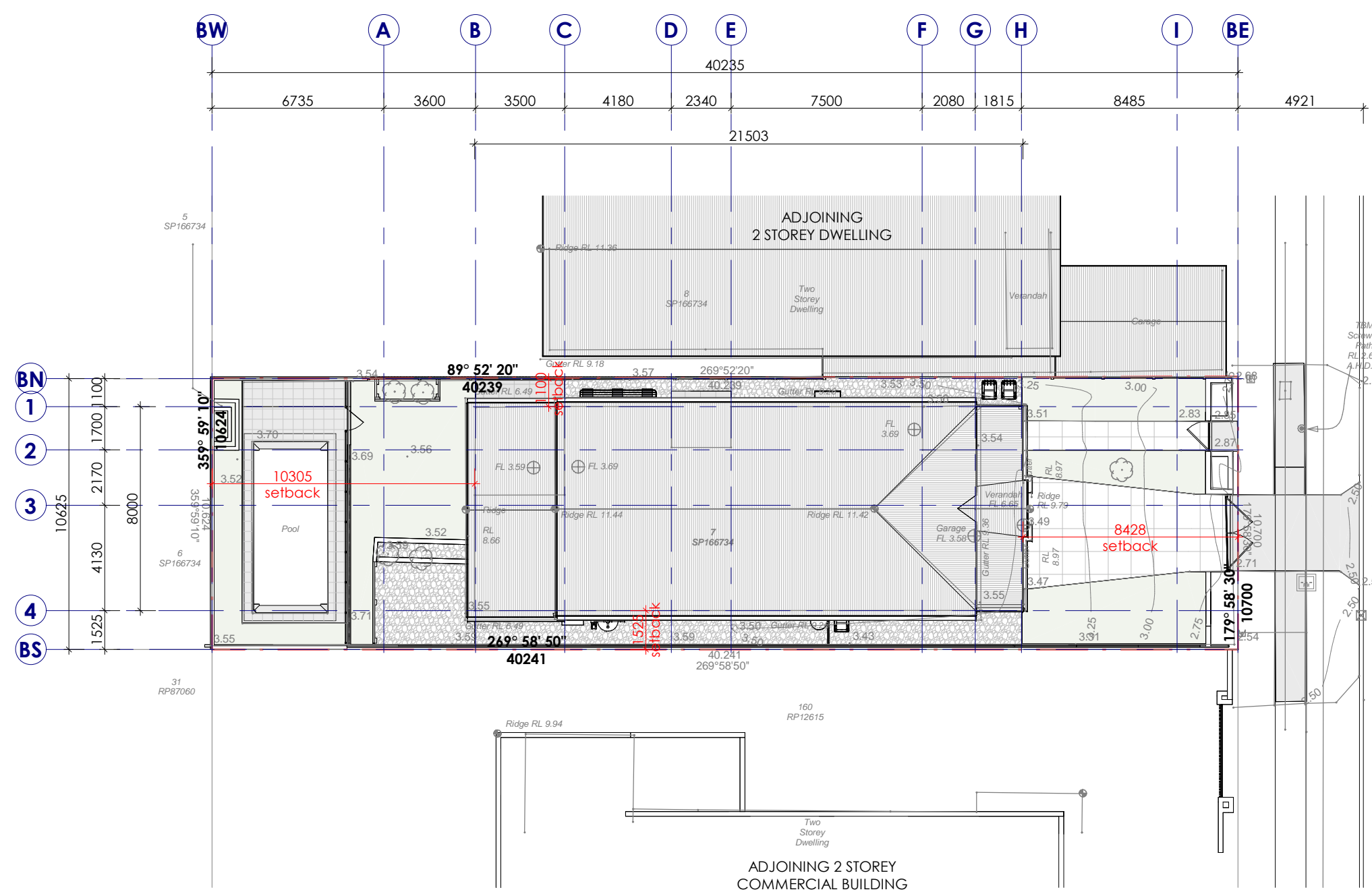


<b>56 BANYA STREET, BULIMBA</b>	
<b>ADDITIONS &amp; ALTERATIONS</b>	
<b>MICHELLE &amp; SCOTT CROSS</b>	
<b>PROJECT INFORMATION</b>	
DESIGNED <b>BDH</b>	SCALE <b>1 : 2000</b>
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
PROJECT No. <b>25050</b>	PAGE No. <b>02 OF 23</b>

1

**LOCATION PLAN**  
Scale: 1 : 2000

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**BANYA STREET**

**SITE INFORMATION:**

**R.P.D.:**  
 Lot No.: 7  
 Plan No.: SP166734  
 Parish: BULIMBA  
 County: STANLEY  
 Area: 429m<sup>2</sup>

**STORMWATER:**  
 Roof water to flow to street to join existing council system via 90 dia U.P.V.C. stormwater lines at 1:100 minimum fall.

**RETAINING WALLS:**  
 If required all retaining walls shall be provided in strict accordance with engineers detailed design and local authority requirements.

**Wind Classification:** N2  
 [Refer Soil Report]

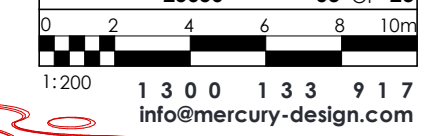
**Soil Classification:** TBA  
 [Refer Soil Report]

**Climate Zone:** 2  
 [Refer Energy Efficiency Report]

**Site Cover:**  
 Exist Site Cover: 170.9 m<sup>2</sup> or 39.8 %

**1 EXISTING SITE PLAN**  
 Scale: 1 : 200

<b>56 BANYA STREET, BULIMBA</b>	
PROJECT	
<b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT	
<b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE	
<b>EXISTING SITE PLAN</b>	
DESIGNED	SCALE
<b>BDH</b>	<b>1 : 200</b>
CHECKED	STAGE - ISSUE
<b>BDH</b>	<b>DA - 2</b>
DRAWN	DATE
<b>KW</b>	<b>16.04.2026</b>
PROJECT No.	PAGE No.
<b>25050</b>	<b>03 OF 23</b>

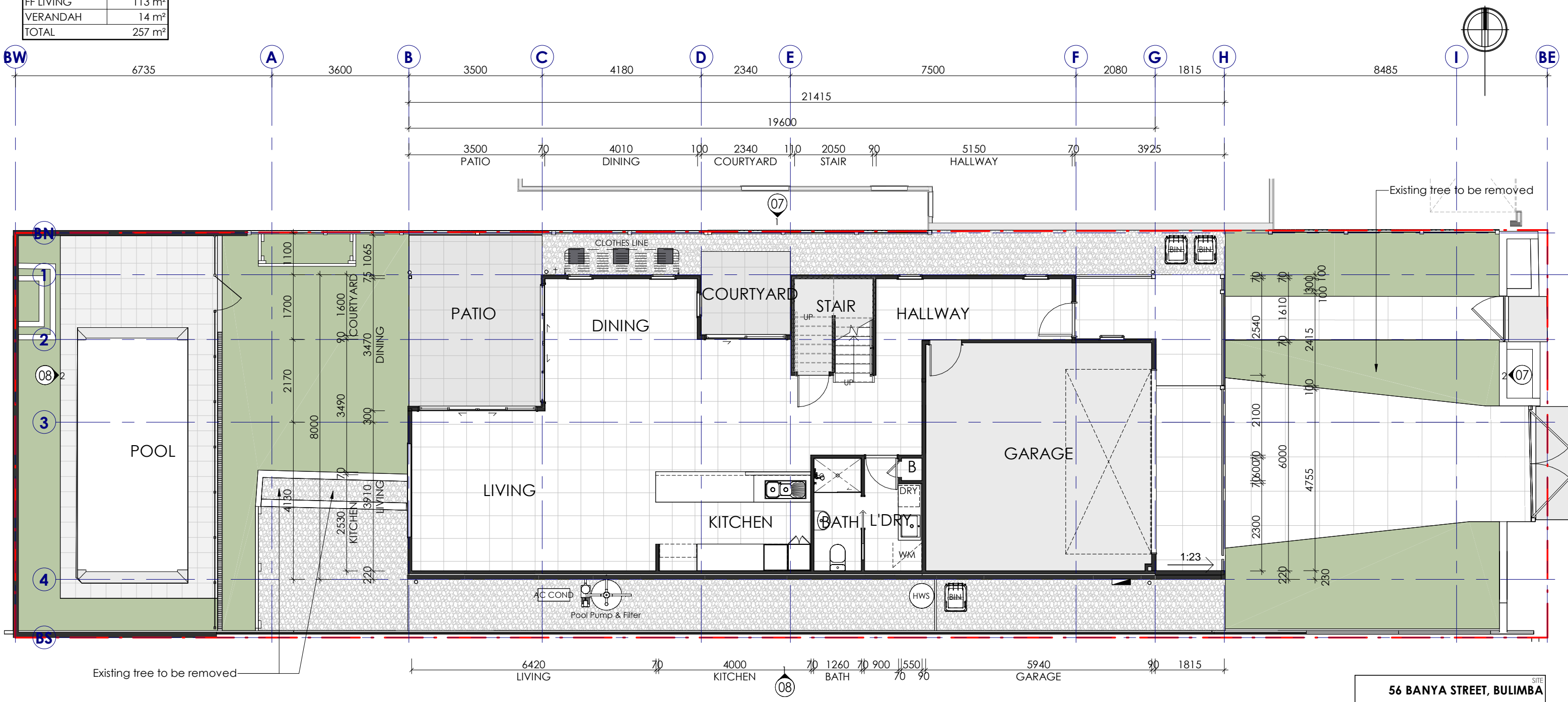


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EXISTING FLOOR AREA	
GARAGE	36 m <sup>2</sup>
GF LIVING	88 m <sup>2</sup>
STAIR	5 m <sup>2</sup>
FF LIVING	113 m <sup>2</sup>
VERANDAH	14 m <sup>2</sup>
TOTAL	257 m <sup>2</sup>

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**1** EXISTING GROUND FLOOR PLAN  
 Scale: 1 : 100

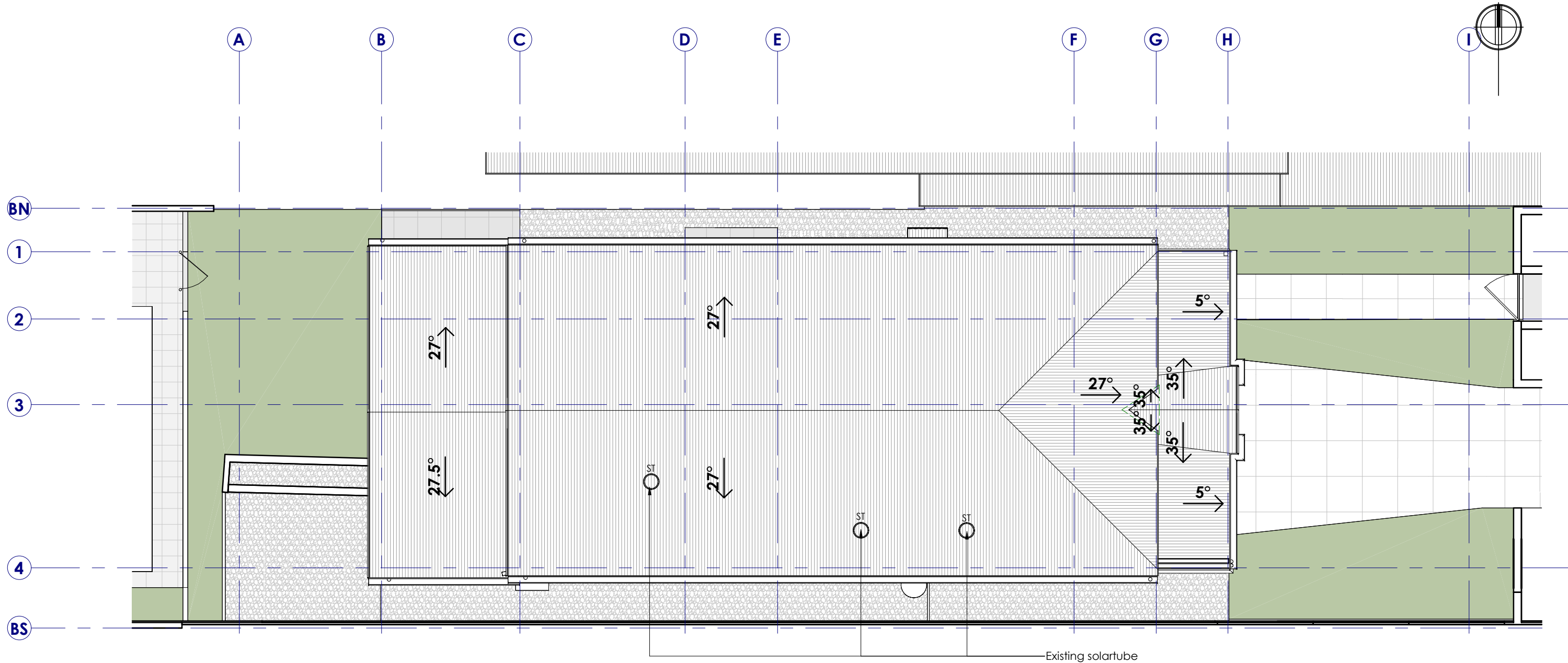
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**ADDITIONS & ALTERATIONS** PROJECT  
**MICHELLE & SCOTT CROSS** CLIENT  
**EXISTING GROUND FLOOR PLAN** DRAWING TITLE  
 DESIGNED **BDH** SCALE **1 : 100**  
 CHECKED **BDH** STAGE - ISSUE **DA - 2**  
 DRAWN **KW** DATE **16.04.2026**  
 PROJECT No. **25050** PAGE No. **04** OF **23**

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**1** **EXISTING ROOF PLAN**  
 Scale: 1 : 100

SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>EXISTING ROOF PLAN</b>	
DESIGNED <b>BDH</b>	SCALE <b>1 : 100</b>
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
PROJECT No. <b>25050</b>	PAGE No. <b>06 OF 23</b>



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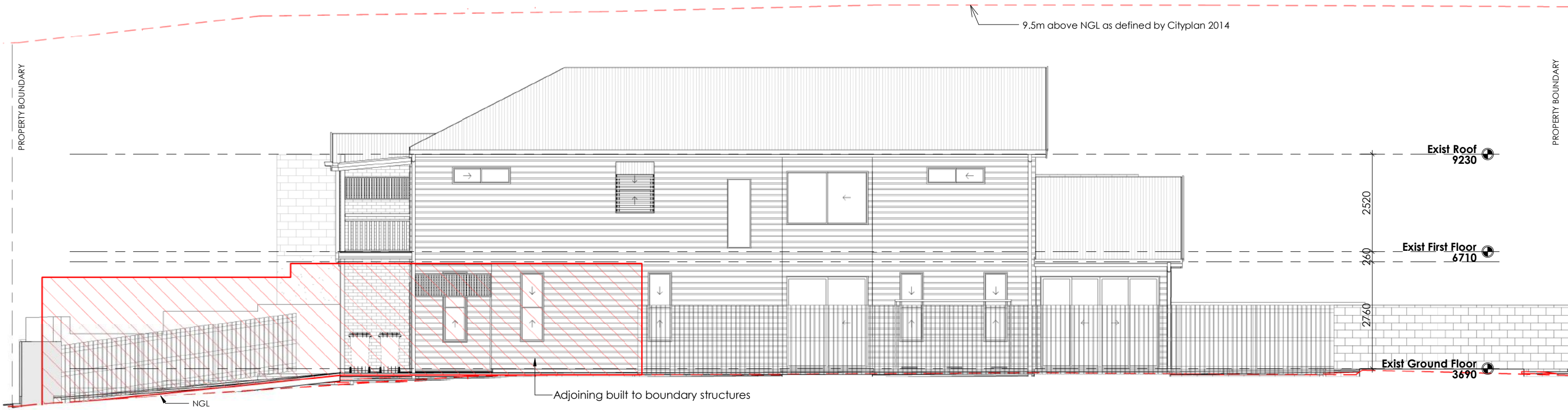
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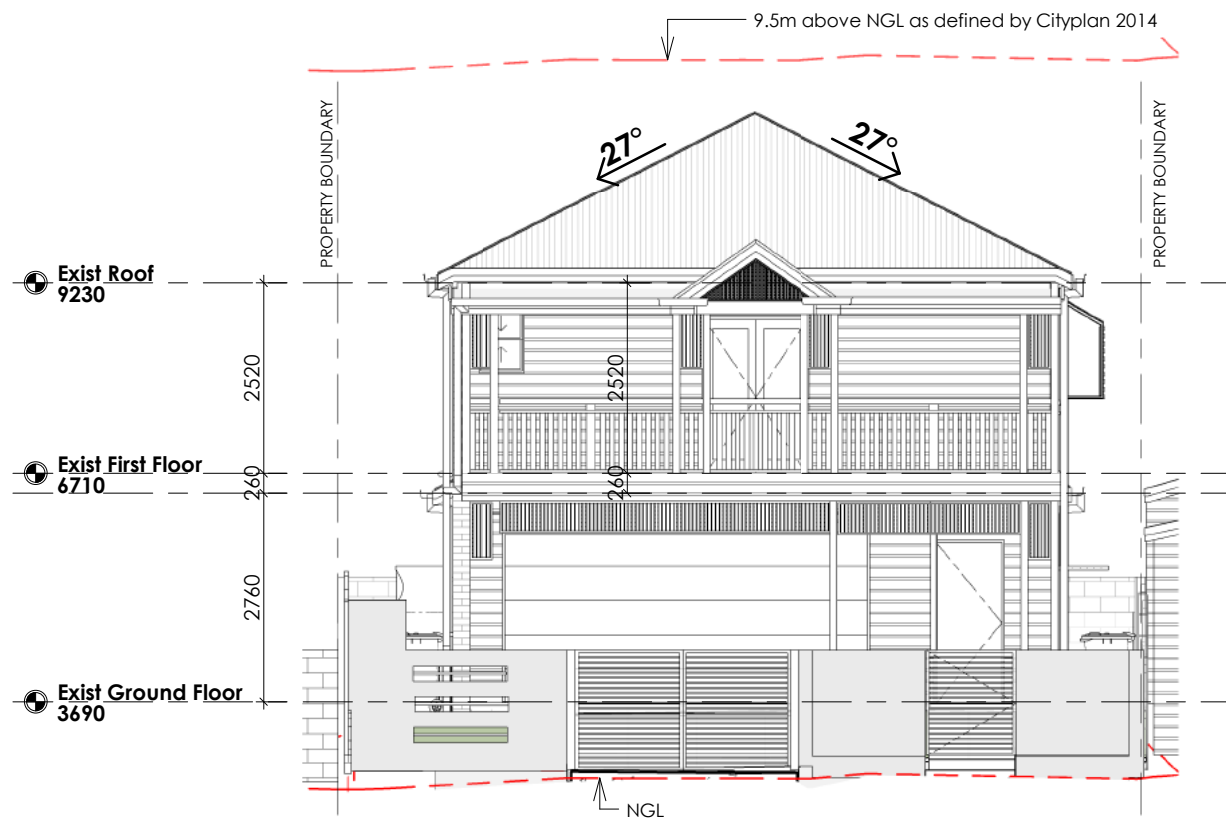
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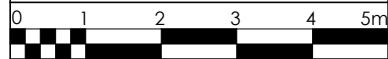


**1** **EXISTING NORTH ELEVATION**  
 Scale: 1 : 100



**2** **EXISTING EAST ELEVATION**  
 Scale: 1 : 100

<b>56 BANYA STREET, BULIMBA</b>	
PROJECT	
<b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT	
<b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE	
<b>EXISTING ELEVATIONS</b>	
DESIGNED	SCALE
<b>BDH</b>	<b>1 : 100</b>
CHECKED	STAGE - ISSUE
<b>BDH</b>	<b>DA - 2</b>
DRAWN	DATE
<b>KW</b>	<b>16.04.2026</b>
PROJECT No.	PAGE No.
<b>25050</b>	<b>07 OF 23</b>



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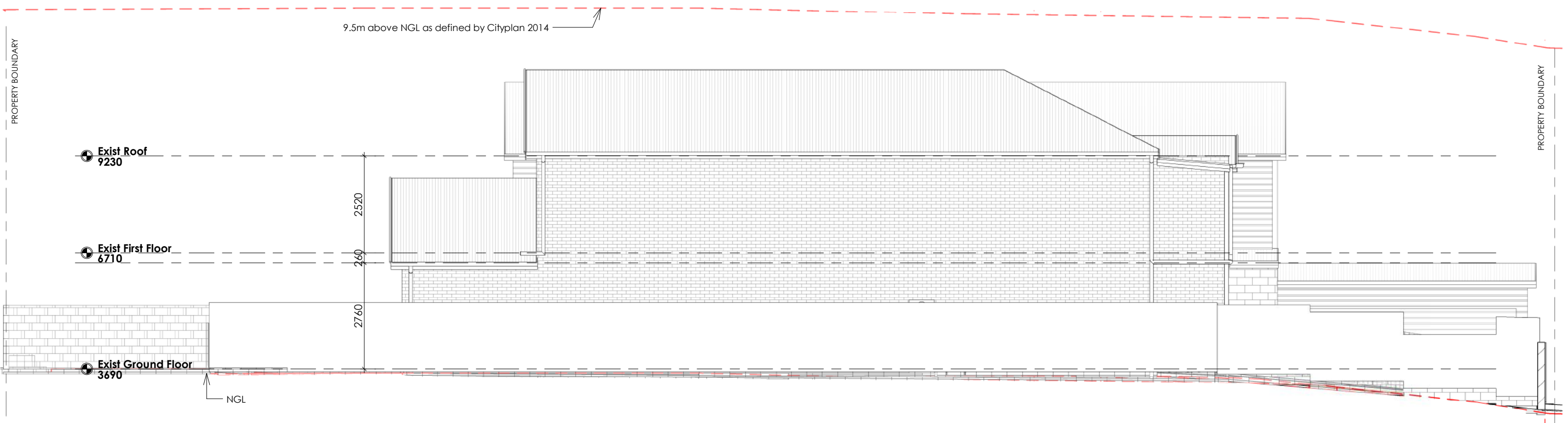
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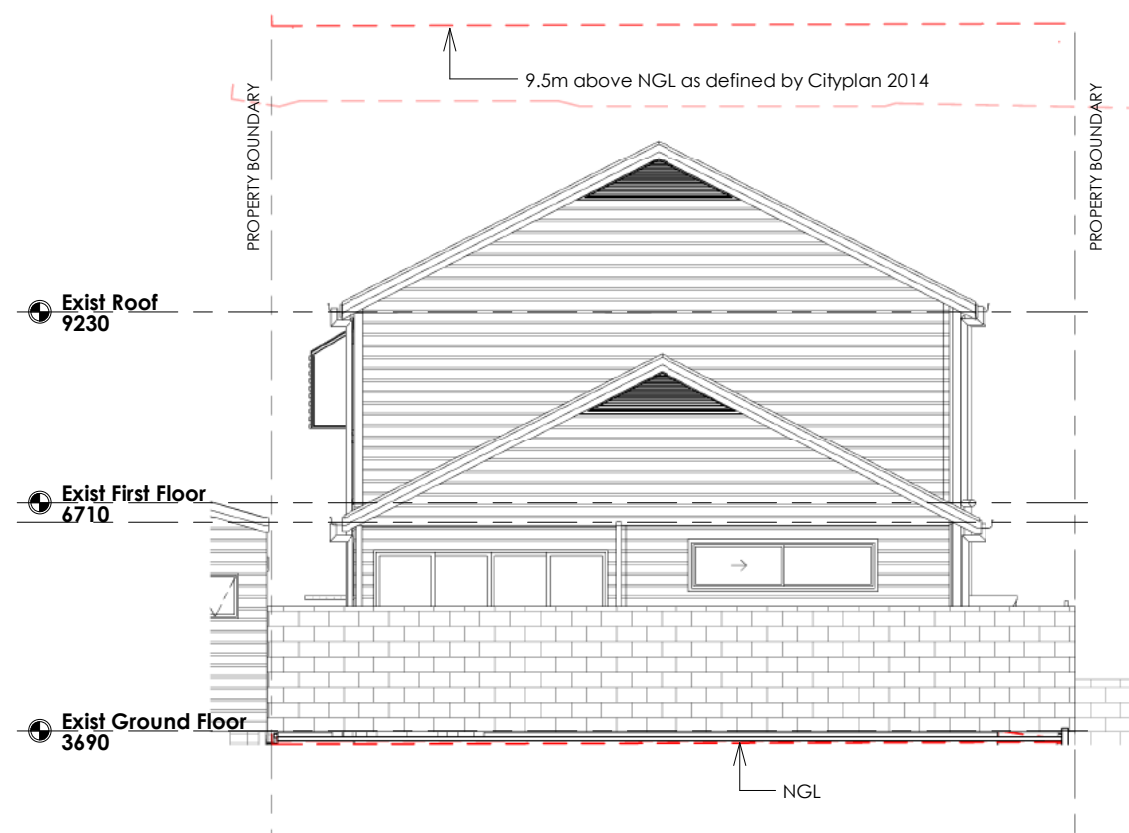
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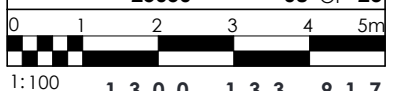


**1** **EXISTING SOUTH ELEVATION**  
 Scale: 1 : 100



**2** **EXISTING WEST ELEVATION**  
 Scale: 1 : 100

SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>EXISTING ELEVATIONS</b>	
DESIGNED <b>BDH</b>	SCALE <b>1 : 100</b>
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
PROJECT No. <b>25050</b>	PAGE No. <b>08 OF 23</b>



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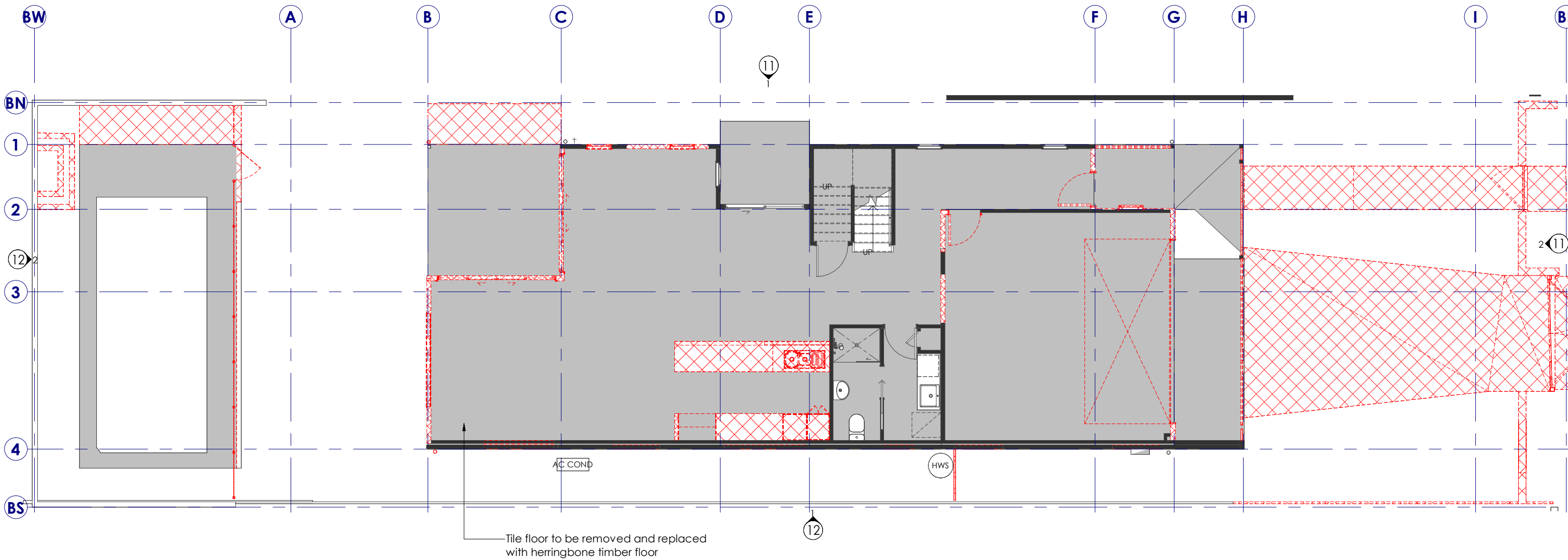
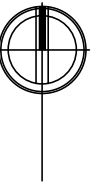
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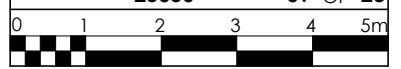
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**1 GROUND FLOOR DEMOLITION PLAN**  
 Scale: 1 : 100

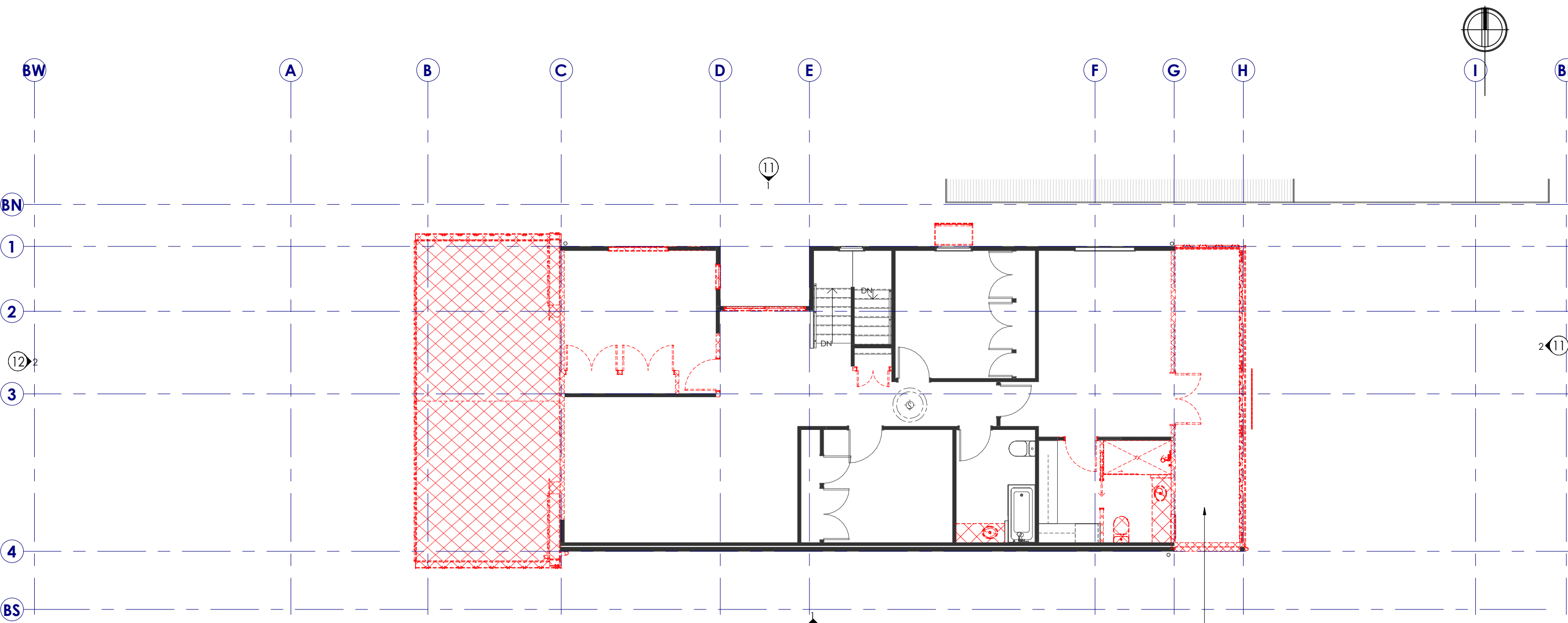
SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>GROUND DEMOLITION PLAN</b>	
DESIGNED <b>BDH</b>	SCALE <b>1 : 100</b>
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
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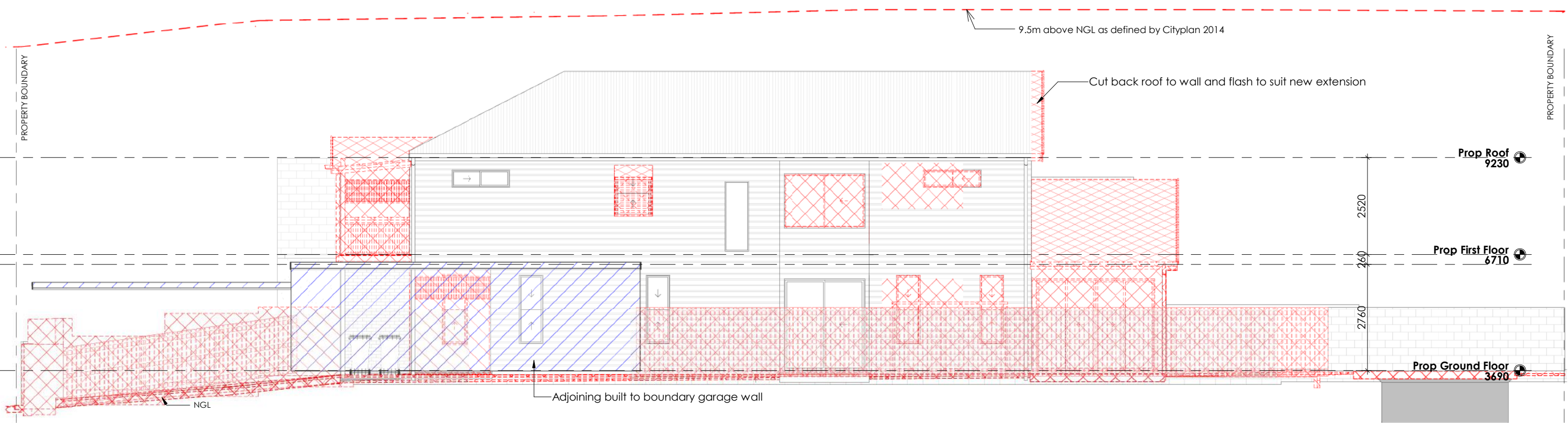




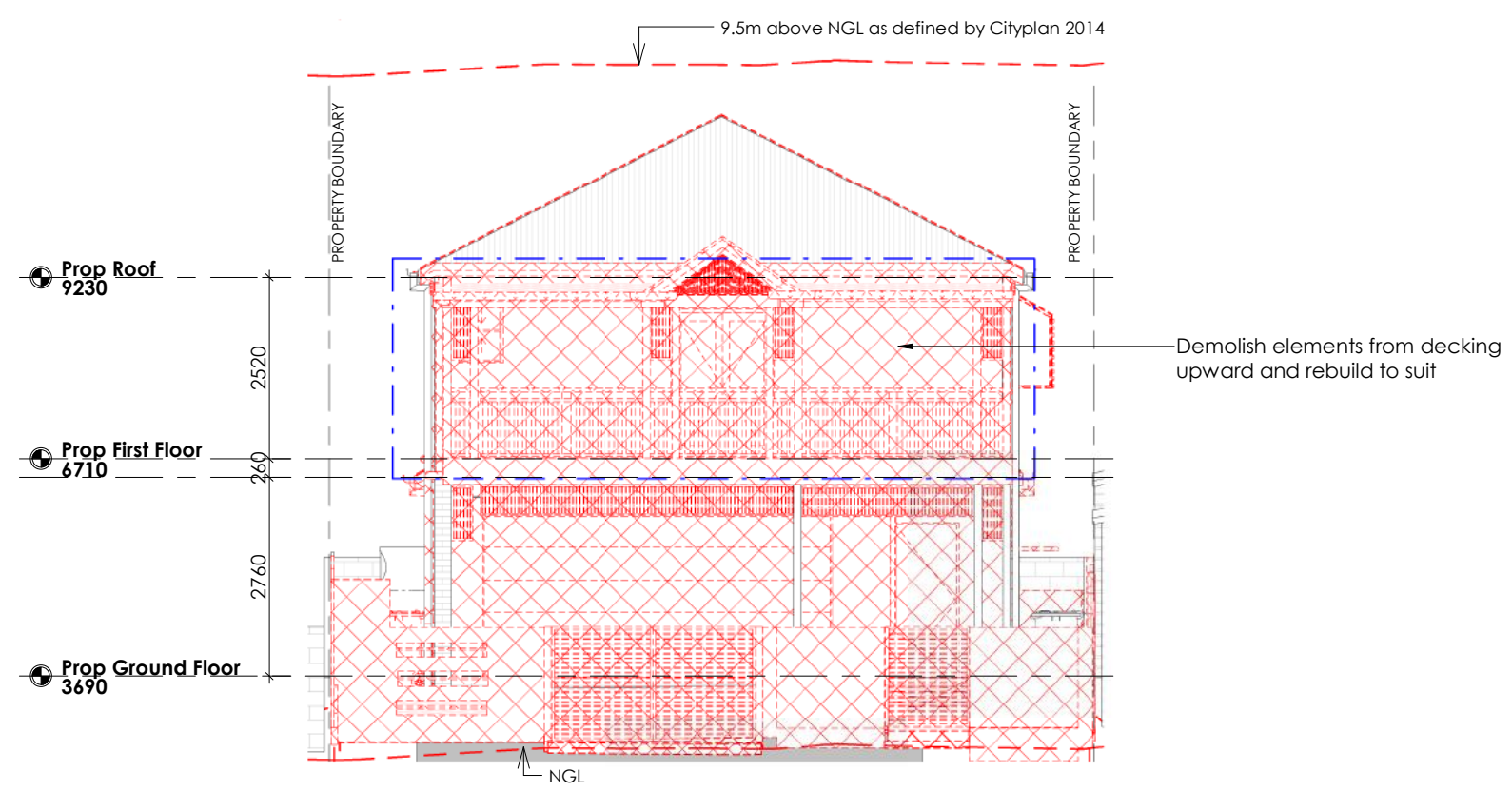
**1** PROPOSED FIRST FLOOR PLAN  
Scale: 1 : 100

SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>FIRST FLOOR DEMOLITION PLAN</b>	
DESIGNED <b>BDH</b>	SCALE <b>1 : 100</b>
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
PROJECT No. <b>25050</b>	PAGE No. <b>10 OF 23</b>

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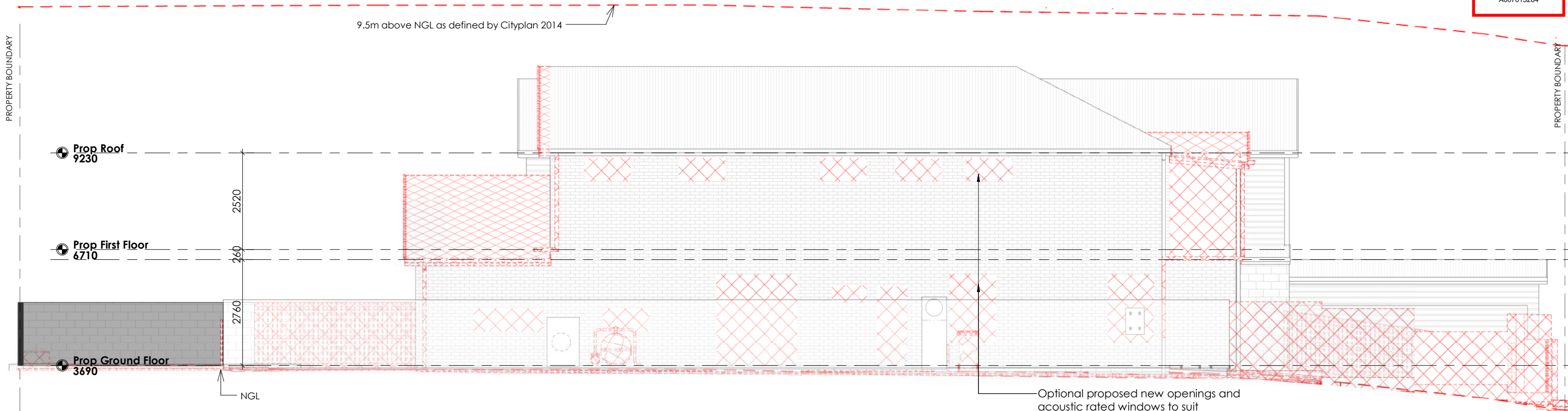


**1 DEMO NORTH ELEVATION**  
 Scale: 1 : 100

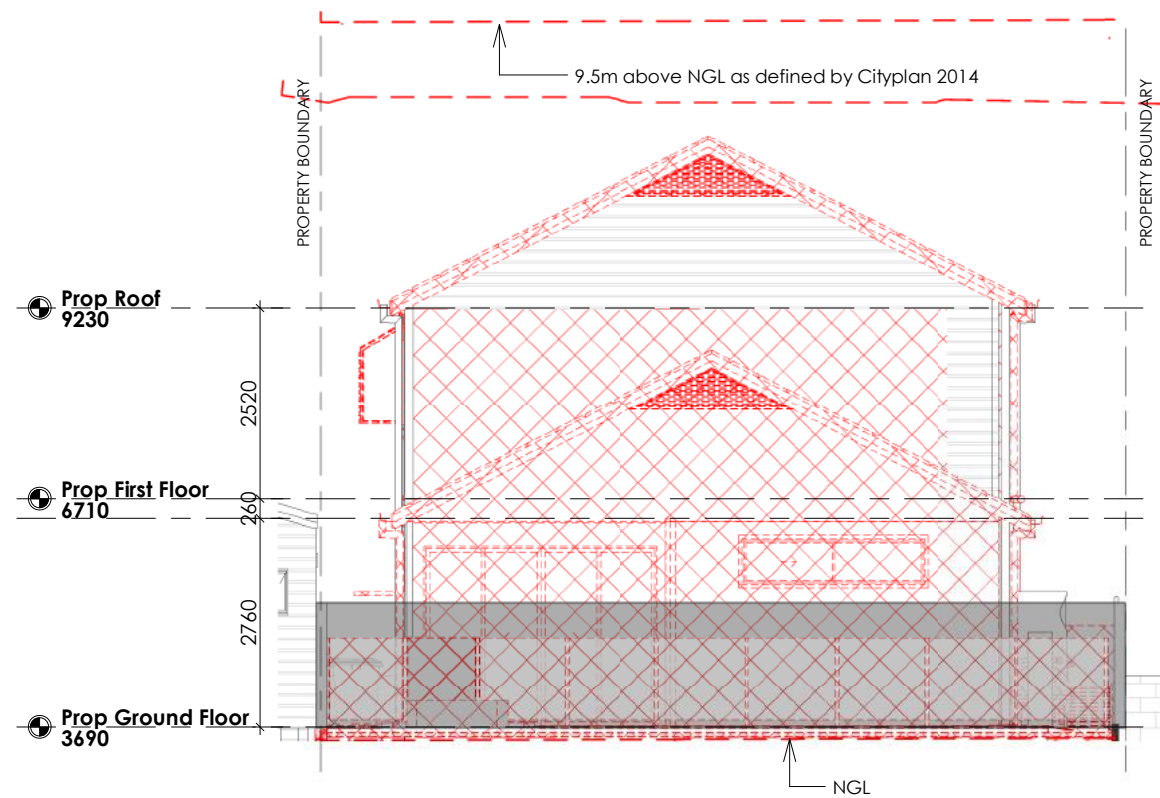


**2 DEMO EAST ELEVATION**  
 Scale: 1 : 100

<b>56 BANYA STREET, BULIMBA</b>	
PROJECT	
<b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT	
<b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE	
<b>DEMOLITION ELEVATIONS</b>	
DESIGNED	SCALE
<b>BDH</b>	<b>1 : 100</b>
CHECKED	STAGE - ISSUE
<b>BDH</b>	<b>DA - 2</b>
DRAWN	DATE
<b>KW</b>	<b>16.04.2026</b>
PROJECT No.	PAGE No.
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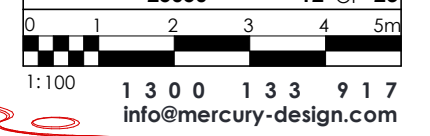


**1 DEMO SOUTH ELEVATION**  
Scale: 1 : 100

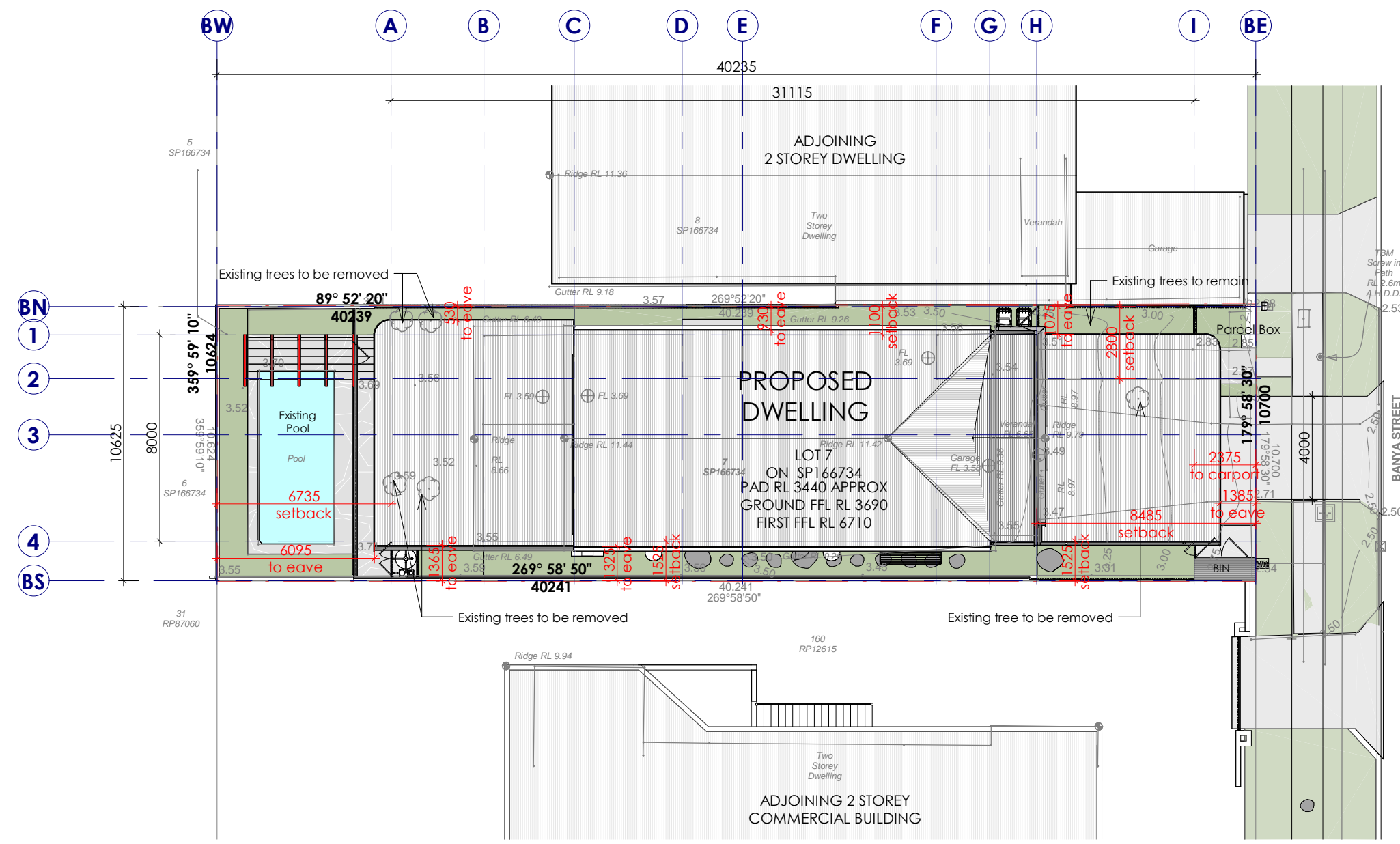
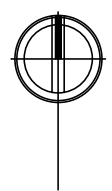


**2 DEMO WEST ELEVATION**  
Scale: 1 : 100

SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>DEMOLITION ELEVATIONS</b>	
DESIGNED <b>BDH</b>	SCALE <b>1 : 100</b>
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DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
PROJECT No. <b>25050</b>	PAGE No. <b>12 OF 23</b>



**PRELIMINARY - NOT FOR CONSTRUCTION**



**BANYA STREET**

**SITE INFORMATION:**

**R.P.D.:**  
 Lot No.: 7  
 Plan No.: SP166734  
 Parish: BULIMBA  
 County: STANLEY  
 Area: 429m<sup>2</sup>

**STORMWATER:**  
 Roof water to flow to street to join existing council system via 90 dia U.P.V.C. stormwater lines at 1:100 minimum fall.

**RETAINING WALLS:**  
 If required all retaining walls shall be provided in strict accordance with engineers detailed design and local authority requirements.

**Wind Classification:** N2  
 [Refer Soil Report]

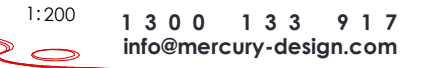
**Soil Classification:** TBA  
 [Refer Soil Report]

**Climate Zone:** 2  
 [Refer Energy Efficiency Report]

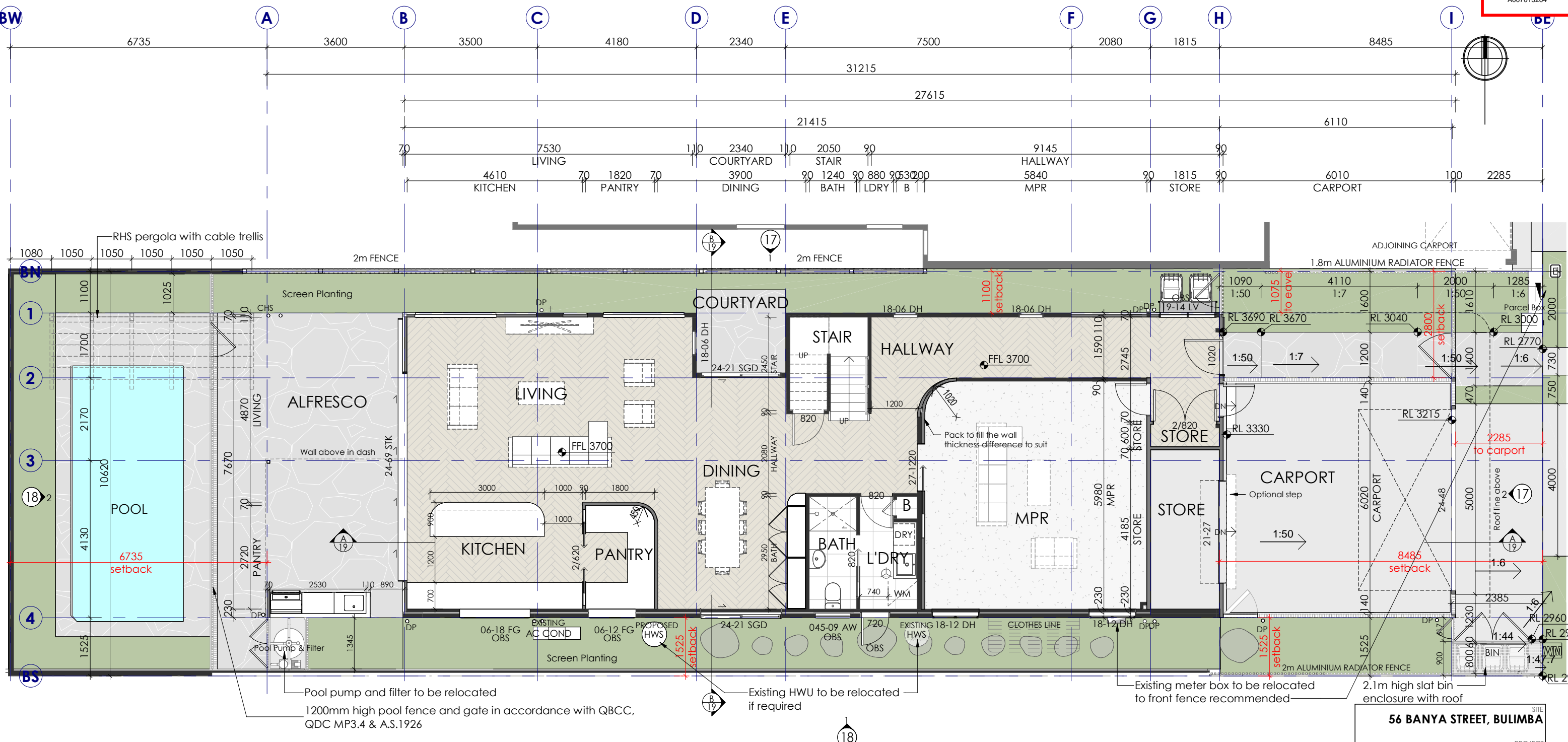
**Site Cover:**  
 Prop Site Cover: 239.4 m<sup>2</sup> or 55.8%

**1 SITE PLAN**  
 Scale: 1 : 200

SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>PROPOSED SITE PLAN</b>	
DESIGNED <b>BDH</b>	SCALE <b>1 : 200</b>
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
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**PRELIMINARY - NOT FOR CONSTRUCTION**



**1 PROPOSED GROUND FLOOR PLAN**  
Scale: 1 : 100

NOTE: Smoke Alarms to be photoelectric to AS3786-2023 and hardwired and interconnected. Provide Smoke Alarms to all bedrooms, halls and each floor as per QFES & QLD building regulations.

NOTE: Mechanical Ventilation to NCC 2022, ABCB HP PART 10.6.2 Duct externally.

NOTE: Wet area waterproofing to NCC 2022, ABCB HP PART 10.2, QDC MP Part 4.5

FLOOR AREA	
GF LIVING	159.0 m <sup>2</sup>
CARPORT	36.4 m <sup>2</sup>
FF LIVING	168.7 m <sup>2</sup>
STAIR	5.0 m <sup>2</sup>
<b>TOTAL</b>	<b>369.0 m<sup>2</sup></b>

**56 BANYA STREET, BULIMBA**

PROJECT  
**ADDITIONS & ALTERATIONS**

CLIENT  
**MICHELLE & SCOTT CROSS**

DRAWING TITLE  
**GROUND FLOOR PLAN**

DESIGNED  
**BDH** SCALE  
**1 : 100**

CHECKED  
**BDH** STAGE - ISSUE  
**DA - 2**

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**16.04.2026**

PROJECT No.  
**25050** PAGE No.  
**14 OF 23**

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NOTE: Smoke Alarms to be photoelectric to AS3786-2023 and hardwired and interconnected. Provide Smoke Alarms to all bedrooms, halls and each floor as per QFES & QLD building regulations.

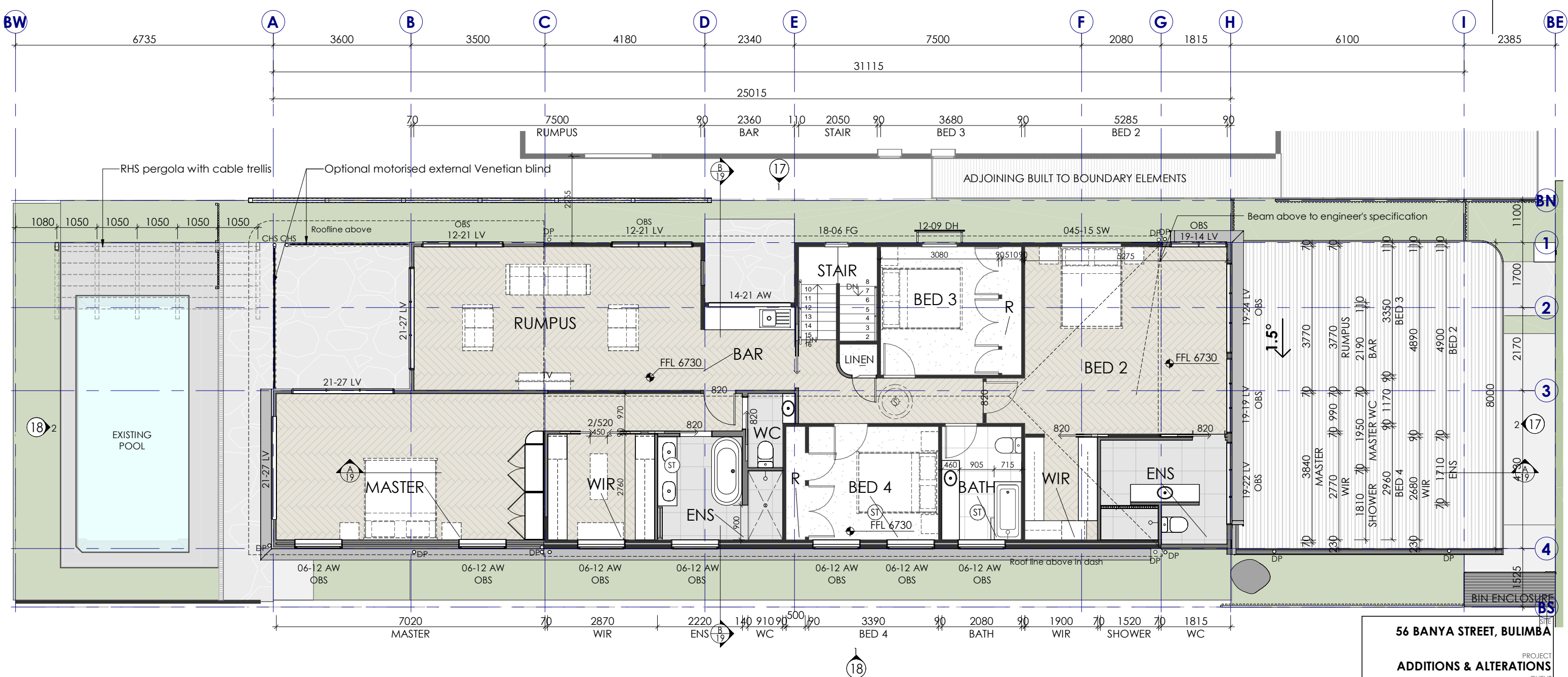
NOTE: Wet area waterproofing to NCC 2022, ABCB HP PART 10.2, QDC MP Part 4.5

NOTE: Mechanical Ventilation to NCC 2022, ABCB HP PART 10.6.2 Duct externally.

FLOOR AREA	
GF LIVING	159.0 m <sup>2</sup>
CARPORIT	36.4 m <sup>2</sup>
FF LIVING	168.7 m <sup>2</sup>
STAIR	5.0 m <sup>2</sup>
TOTAL	369.0 m <sup>2</sup>

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**1 PROPOSED FIRST FLOOR PLAN**  
 Scale: 1 : 100

**56 BANYA STREET, BULIMBA**

PROJECT  
**ADDITIONS & ALTERATIONS**

CLIENT  
**MICHELLE & SCOTT CROSS**

DRAWING TITLE  
**FIRST FLOOR PLAN**

DESIGNED **BDH** SCALE **1 : 100**

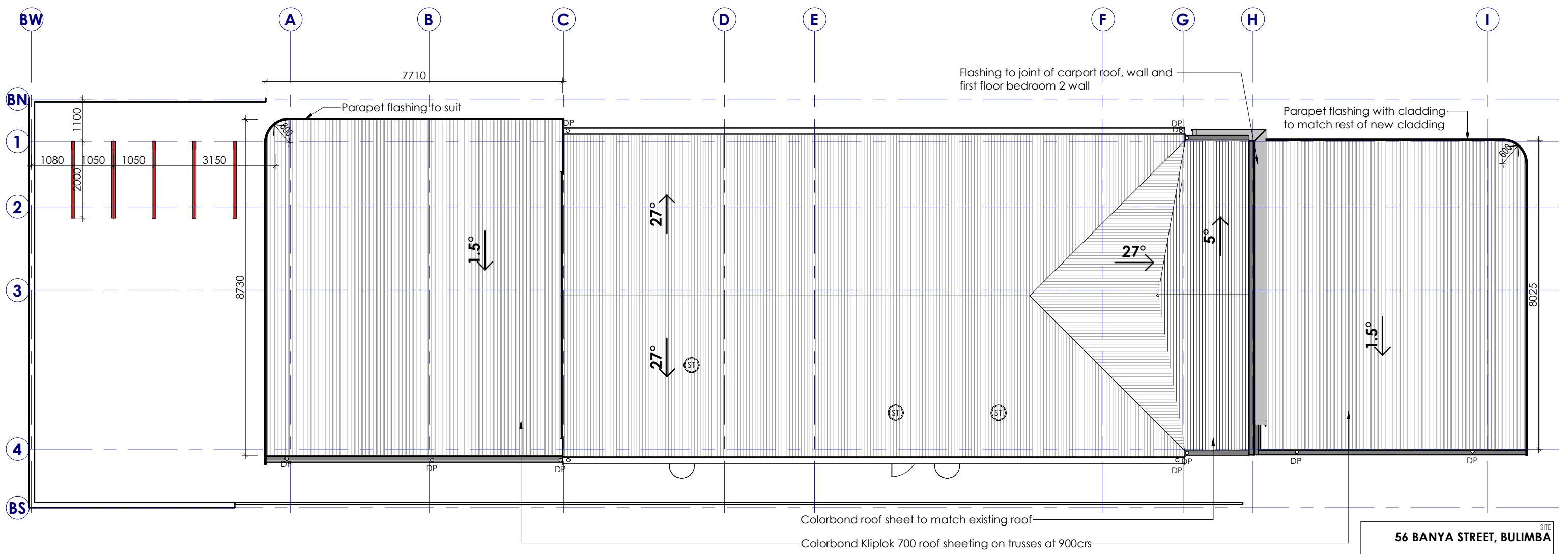
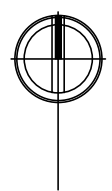
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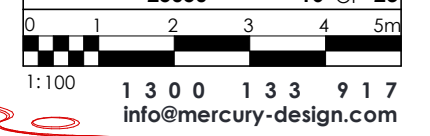
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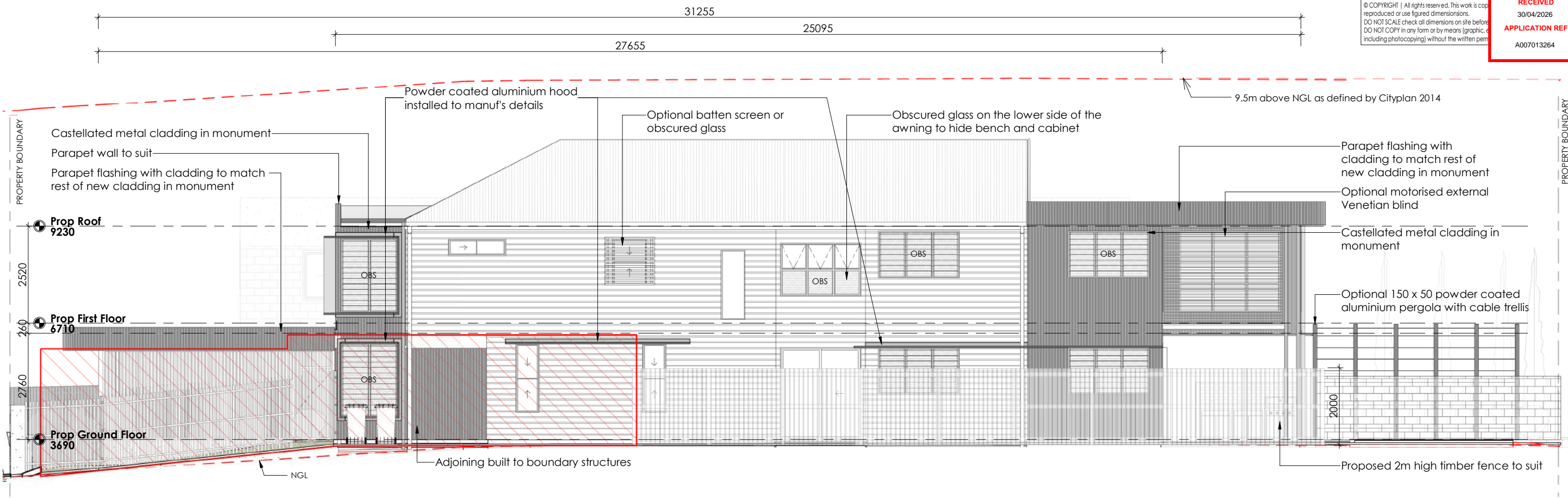
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 info@mercury-design.com



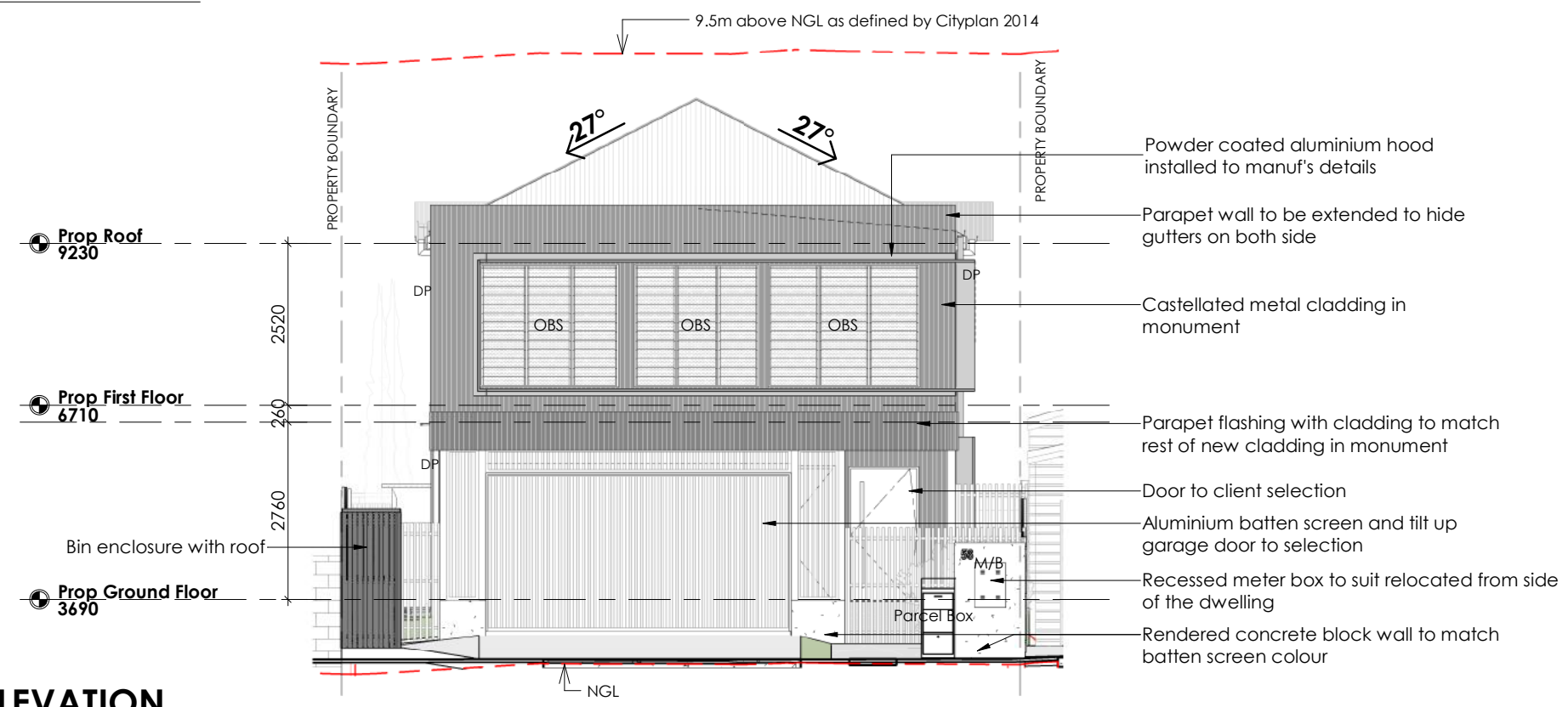
**1 PROPOSED ROOF PLAN**  
Scale: 1 : 100

<b>56 BANYA STREET, BULIMBA</b>	
PROJECT	
<b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT	
<b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE	
<b>ROOF PLAN</b>	
DESIGNED	SCALE
<b>BDH</b>	<b>1 : 100</b>
CHECKED	STAGE - ISSUE
<b>BDH</b>	<b>DA - 2</b>
DRAWN	DATE
<b>KW</b>	<b>16.04.2026</b>
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**1 PROPOSED NORTH ELEVATION**  
Scale: 1 : 100



**2 PROPOSED EAST ELEVATION**  
Scale: 1 : 100

**56 BANYA STREET, BULIMBA** SITE

**ADDITIONS & ALTERATIONS** PROJECT

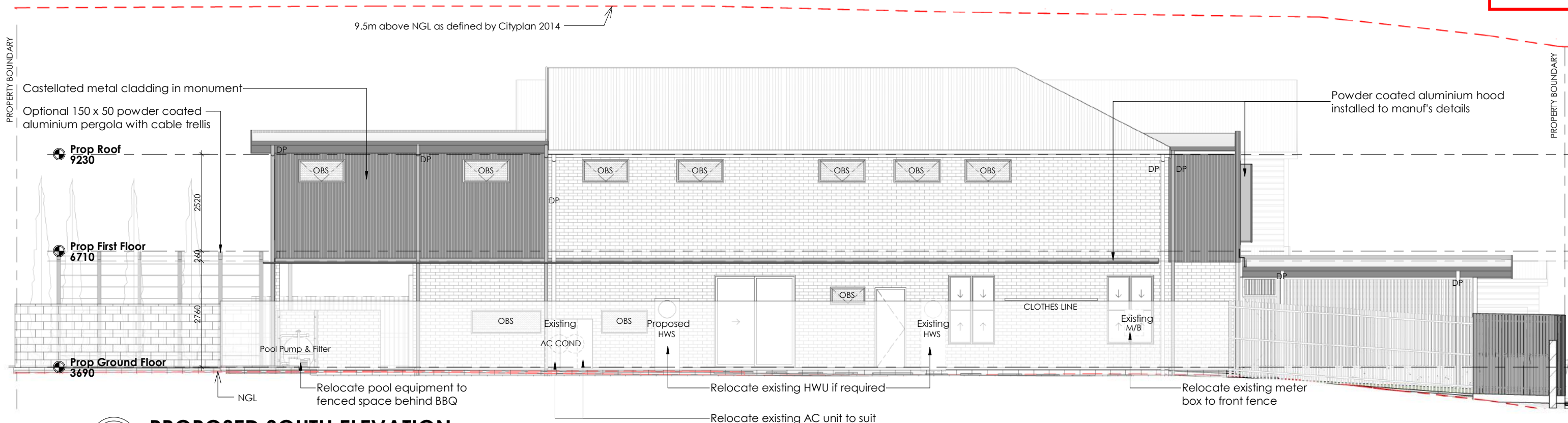
**MICHELLE & SCOTT CROSS** CLIENT

**ELEVATIONS** DRAWING TITLE

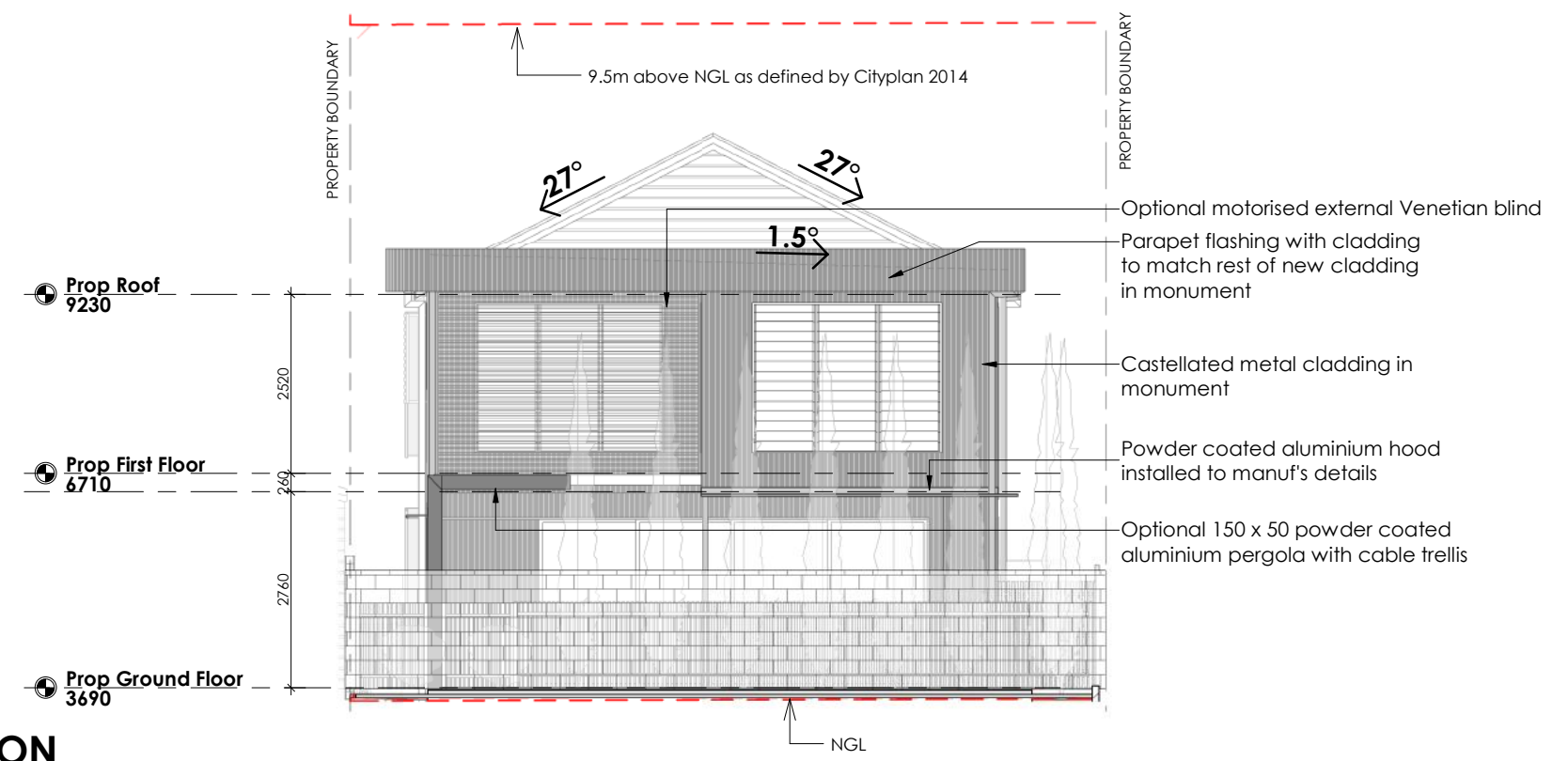
DESIGNED	SCALE
<b>BDH</b>	<b>1 : 100</b>
CHECKED	STAGE - ISSUE
<b>BDH</b>	<b>DA - 2</b>
DRAWN	DATE
<b>KW</b>	<b>16.04.2026</b>
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0 1 2 3 4 5m

1:100 1300 133 917  
info@mercury-design.com



**1 PROPOSED SOUTH ELEVATION**  
Scale: 1 : 100

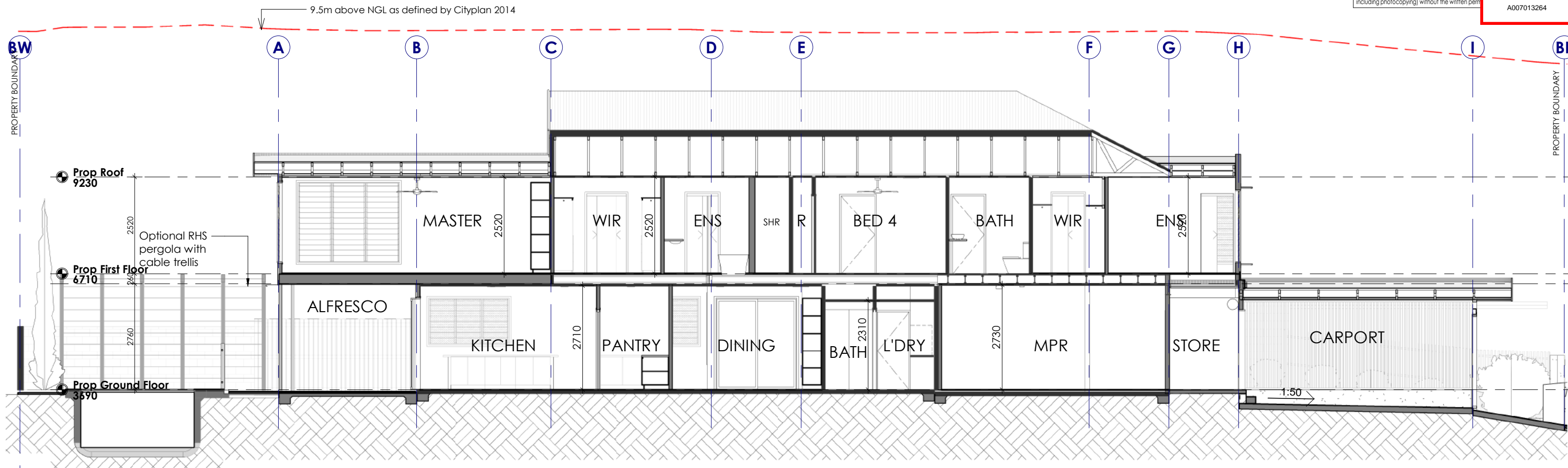


**2 PROPOSED WEST ELEVATION**  
Scale: 1 : 100

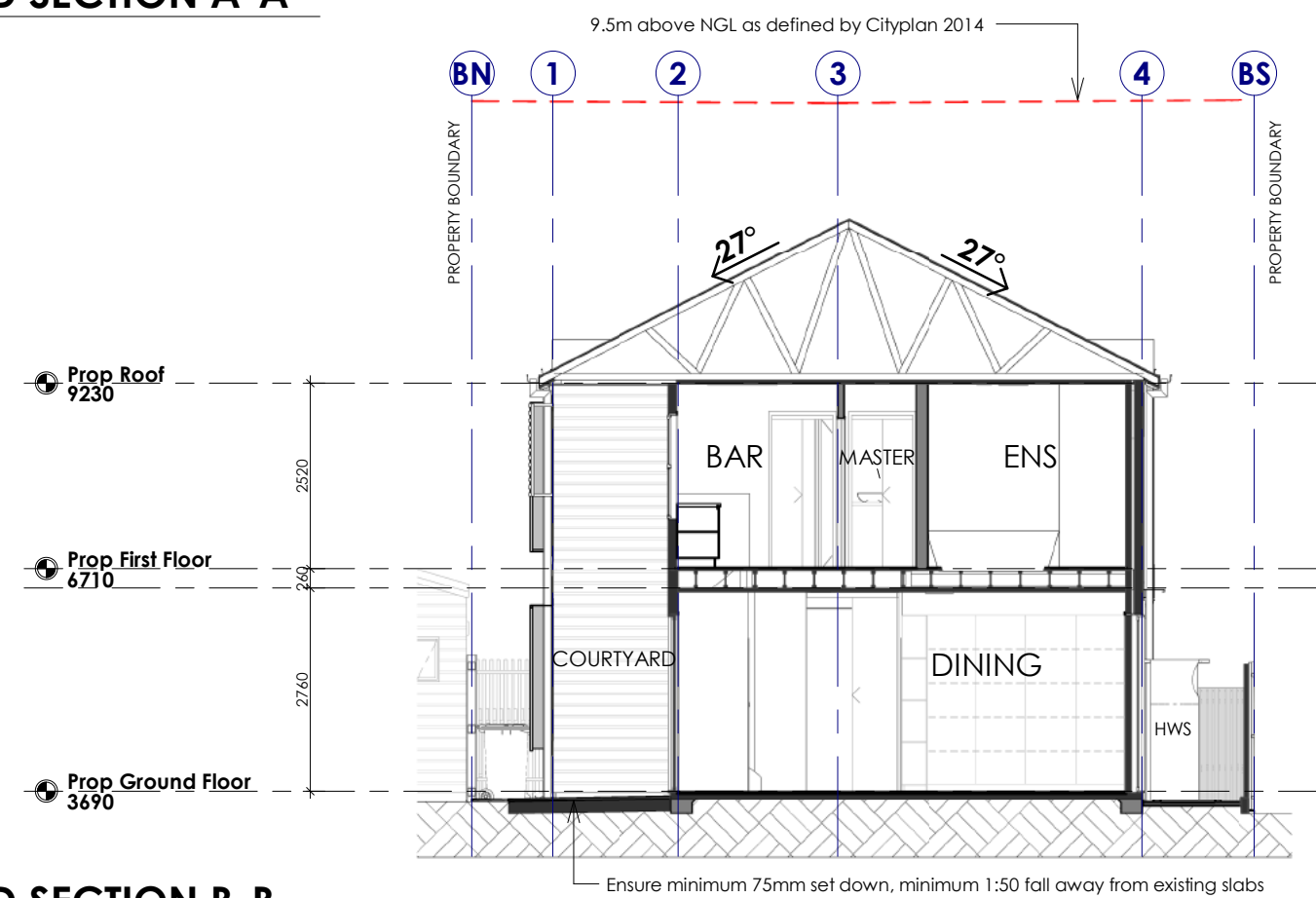
SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>ELEVATIONS</b>	
DESIGNED <b>BDH</b>	SCALE <b>1 : 100</b>
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
PROJECT No. <b>25050</b>	PAGE No. <b>18 OF 23</b>

0 1 2 3 4 5m

1:100 1 3 0 0 1 3 3 9 1 7  
info@mercury-design.com

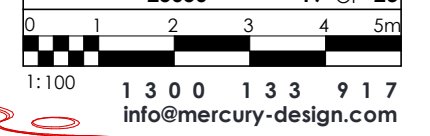


**A** PROPOSED SECTION A-A  
Scale: 1 : 100



**B** PROPOSED SECTION B-B  
Scale: 1 : 100

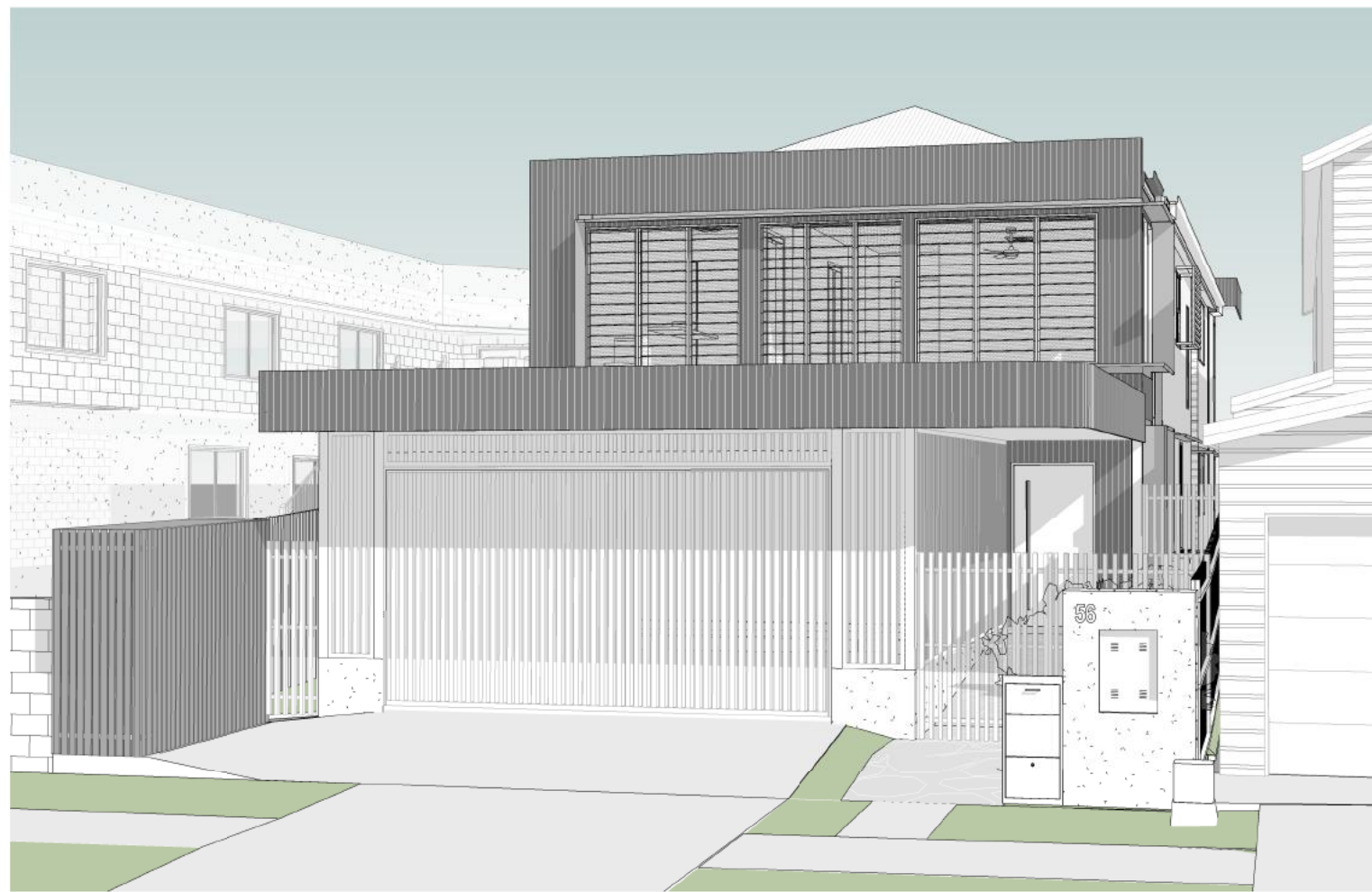
SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>SECTIONS</b>	
DESIGNED <b>BDH</b>	SCALE <b>1 : 100</b>
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
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**1 FRONT 3D PERSPECTIVE**  
 Scale:

**2 FRONT 3D PERSPECTIVE**  
 Scale:

SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>3D PERSPECTIVE</b>	
DESIGNED <b>BDH</b>	SCALE
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
PROJECT No. <b>25050</b>	PAGE No. <b>P01 OF 23</b>

1: 1 3 0 0 1 3 3 9 1 7  
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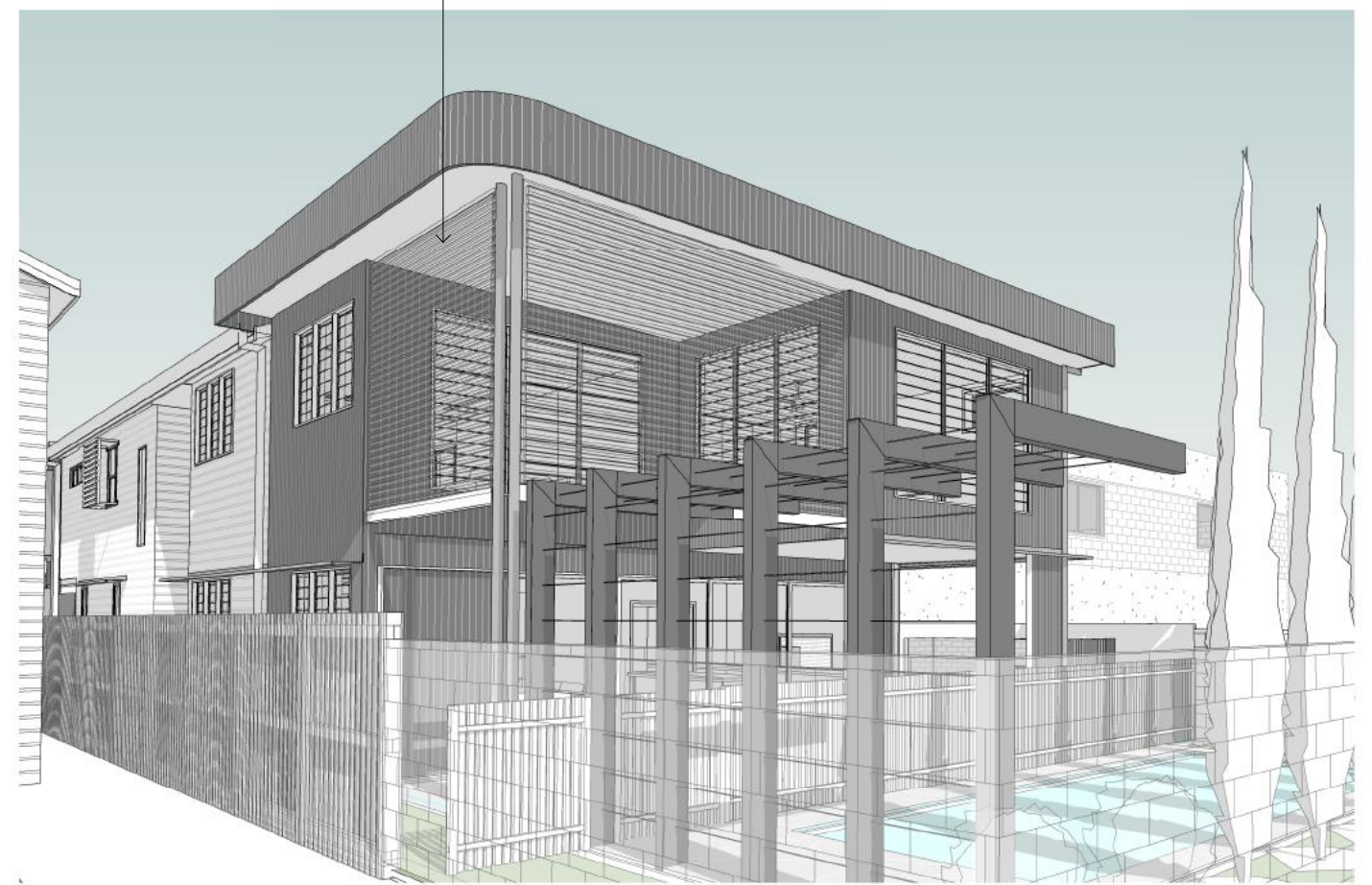
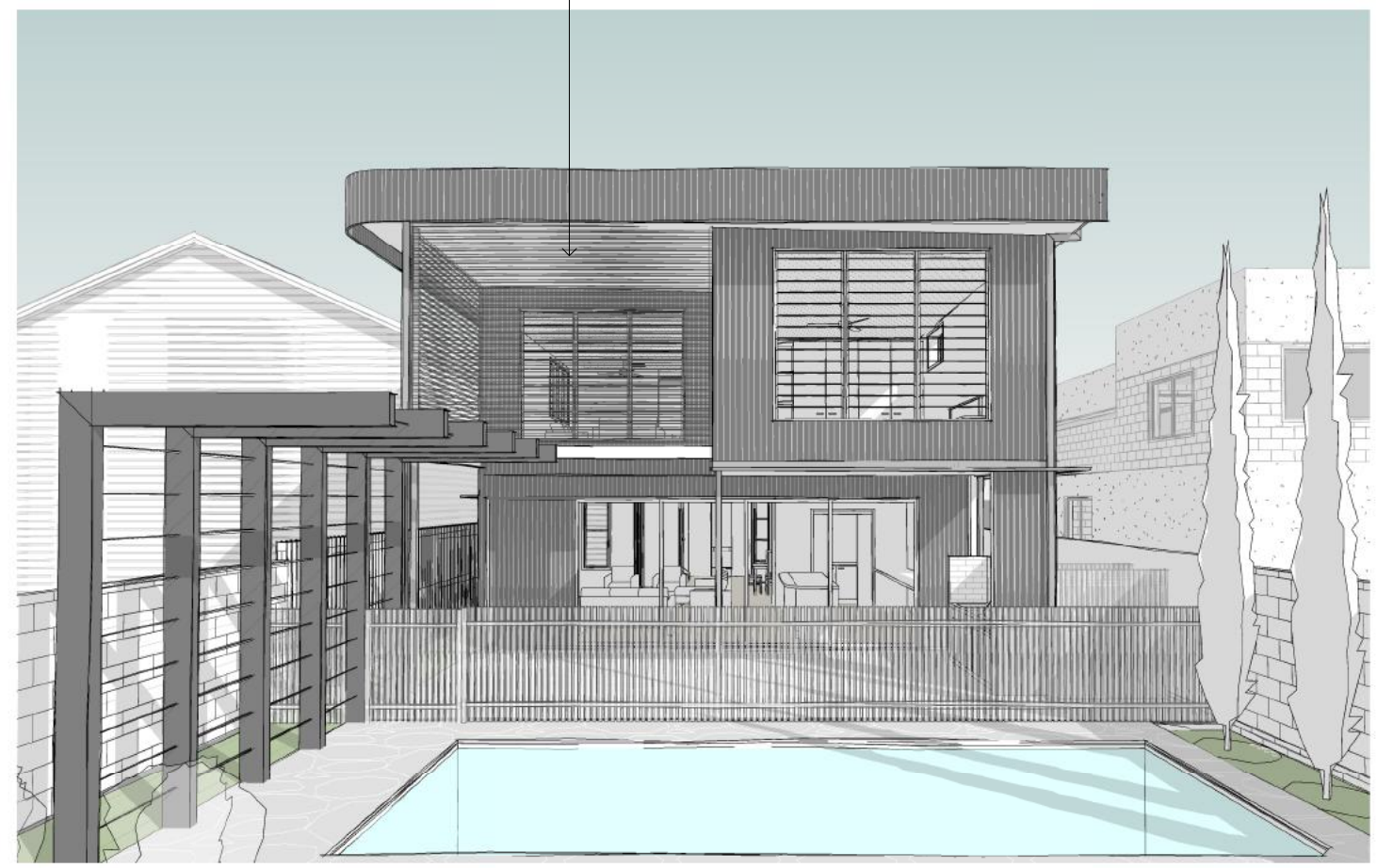
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Optional external blind to client selection



**1 REAR 3D PERSPECTIVE**  
 Scale:

**2 REAR 3D PERSPECTIVE**  
 Scale:

SITE <b>56 BANYA STREET, BULIMBA</b>	
PROJECT <b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT <b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE <b>3D PERSPECTIVE</b>	
DESIGNED <b>BDH</b>	SCALE
CHECKED <b>BDH</b>	STAGE - ISSUE <b>DA - 2</b>
DRAWN <b>KW</b>	DATE <b>16.04.2026</b>
PROJECT No. <b>25050</b>	PAGE No. <b>P02 OF 23</b>

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PROJECT	
<b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT	
<b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE	
<b>3D PERSPECTIVE - RENDER</b>	
DESIGNED	SCALE
<b>BDH</b>	
CHECKED	STAGE - ISSUE
<b>BDH</b>	<b>DA - 2</b>
DRAWN	DATE
<b>KW</b>	<b>16.04.2026</b>
PROJECT No.	PAGE No.
<b>25050</b>	<b>P03 OF 23</b>

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PROJECT	
<b>ADDITIONS &amp; ALTERATIONS</b>	
CLIENT	
<b>MICHELLE &amp; SCOTT CROSS</b>	
DRAWING TITLE	
<b>3D PERSPECTIVE - RENDER</b>	
DESIGNED	SCALE
<b>BDH</b>	
CHECKED	STAGE - ISSUE
<b>BDH</b>	<b>DA - 2</b>
DRAWN	DATE
<b>KW</b>	<b>16.04.2026</b>
PROJECT No.	PAGE No.
<b>25050</b>	<b>P04 OF 23</b>

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