



BCC DS
LODGED
20/07/2026
APPLICATION REF
A007072084

PROJECT NUMBER: B6007

DATE: JUL'26

PROJECT STATUS: TP3.3

PROJECT: PROPOSED DEVELOPMENT

ADDRESS: 51 THOAMAS ST,
KANGAROO POINT, QLD

CLIENT: Mr F CARNIEL

DRAWING LIST:

No	Sheet Name	Issue
DA-00	COVER SHEET	0
DA-01	EXISTING SITE PLAN	0
DA-02	PROPOSED SITE & PLAN	0
DA-03	EXISTING RESIDENCE AS CONSTRUCTED FLOOR PLANS	0
DA-04	EXSITING RESIDENCE AS CONSTRUCTED ELEVATIONS	0
DA-05	DA-EXISTING RESIDENCE PROPOSED GROUND & FIRST FLOOR PLAN	0
DA-06	DA-NEW RESIDENCE GROUND & FIRST FLOOR PLAN	0
DA-07	PROPOSED RESIDENCE ROOF SHEETING PLAN	0
DA-08	ELEVATIONS 1 of 2	0
DA-09	ELEVATIONS 2 of 2	0
DA-10	AREA PLANS - SITE COVER & FLOOR AREA	0
DA-11	PRIVATE OPEN SPACES	0

R.P.D.:	Lot 32 on RP 53632 Par - XXXXXX
Local Authority:	BRISBANE CITY COUNCIL
Area:	642 m²
Zoning/ Overlays:	- CR2 - Traditional Building Character: YES
Flood Level:	NIL
Deep Planting :	65 SQ.M. (10%)
No. Of Resident Cars:	4 OFF

NOTES:

: CONTOURS AS SUPPLIED BY CLIENT FROM SURVEY PLAN BY 'LEVEL UP SURVEYING' DRAWING No.1940 REV.P1.

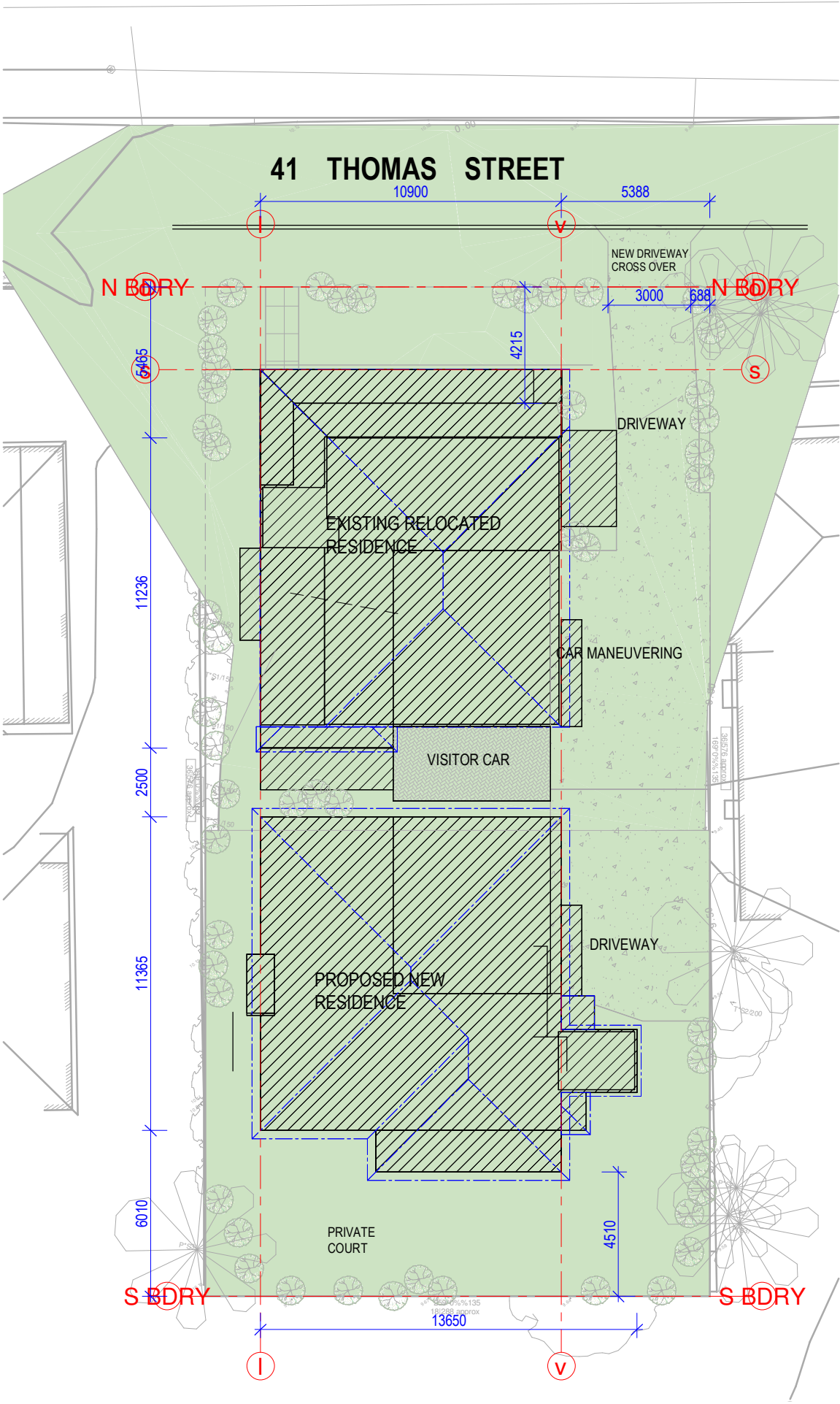
: FINISHED FLOOR LEVELS (F.F.L.) ARE APPROX. ONLY AND ARE TO BE BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT

: EXISTING DWELLING, CONCRETE SLABS, CONCRETE PATHS, DRIVEWAY, VEGETATION & TREES WITHIN THE SITE TO BE REMOVED.

DIMENSIONS ARE APPROXIMATE ONLY AND TO BE VERIFIED BY SURVEYOR

BCC DS
LODGED

20/07/2026
APPLICATION REF
A007072084



PROPOSED SITE PLAN
1 : 200

PLANNING REVIEW

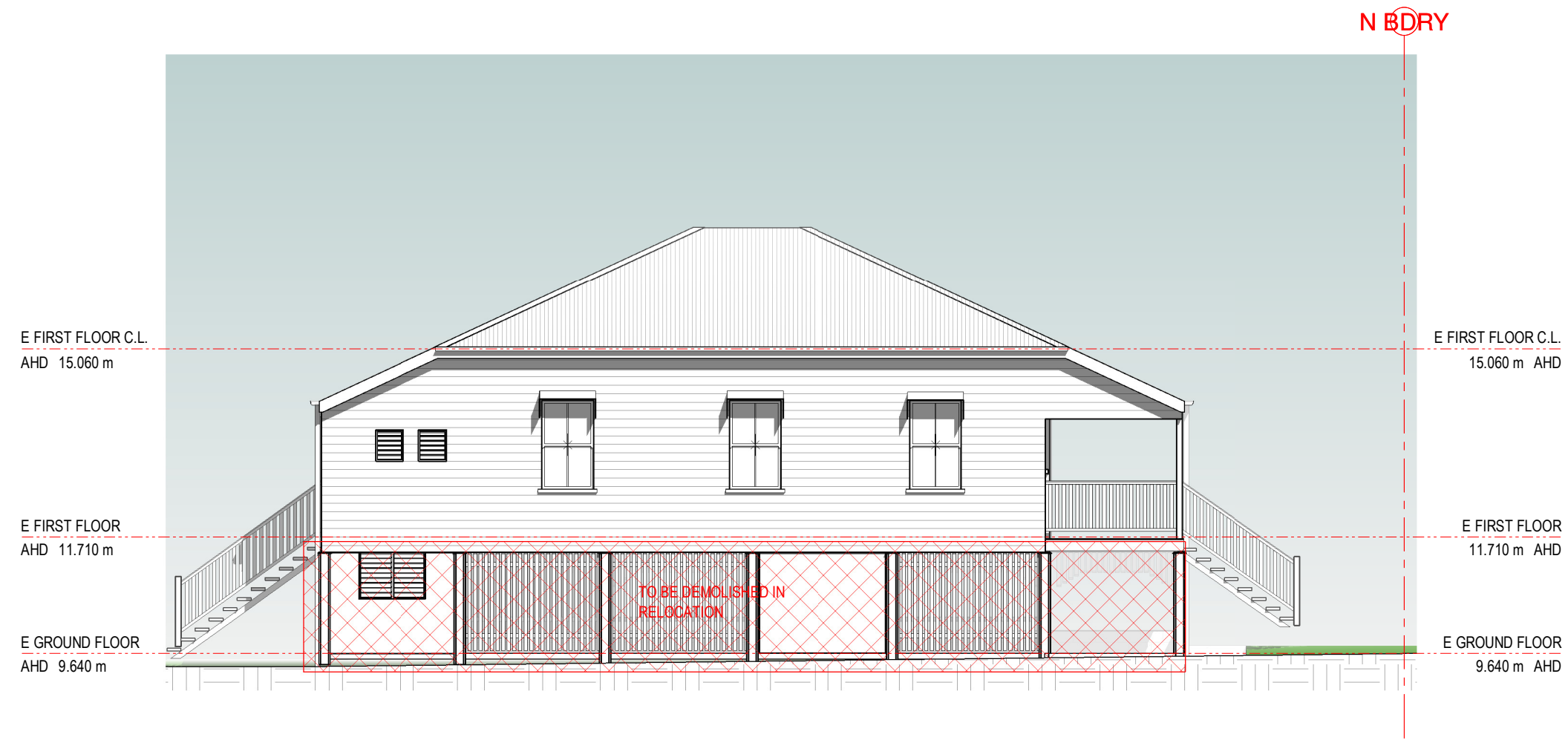
Use figured dimensions. Use unfigured dimensions on site before fabrication or set out.								PLANS IN NAME OF Mr F CARNIEL		SITE 51 THOAMAS ST, KANGAROO POINT, QLD	SCALE @ A2	PROJECT STATUS	PROJECT NO		
	1 : 200	TP3.3	B6007												
			JUI'26												
Issue	Date	Issue Description	Rev	Date	Revision Description			AUTHOR	Author	PROJECT	SHEET TITLE				
								DESIGN	Designer	PROPOSED DEVELOPMENT	PROPOSED SITE & PLAN				
										CHECKER	Checker		DA-02		
													12		
													O		

The site plan illustrates a proposed building layout on a green field. The building consists of a main rectangular structure with an internal 'UNDERCROFT' area and an attached 'LAUNDRY' room on the right side. Two staircases are shown, one at the top and one at the bottom of the main structure. The site is bounded by 'W BDRY' (West Boundary), 'E BDRY' (East Boundary), 'N BDRY' (North Boundary), and 'S BDRY' (South Boundary). Key features include:

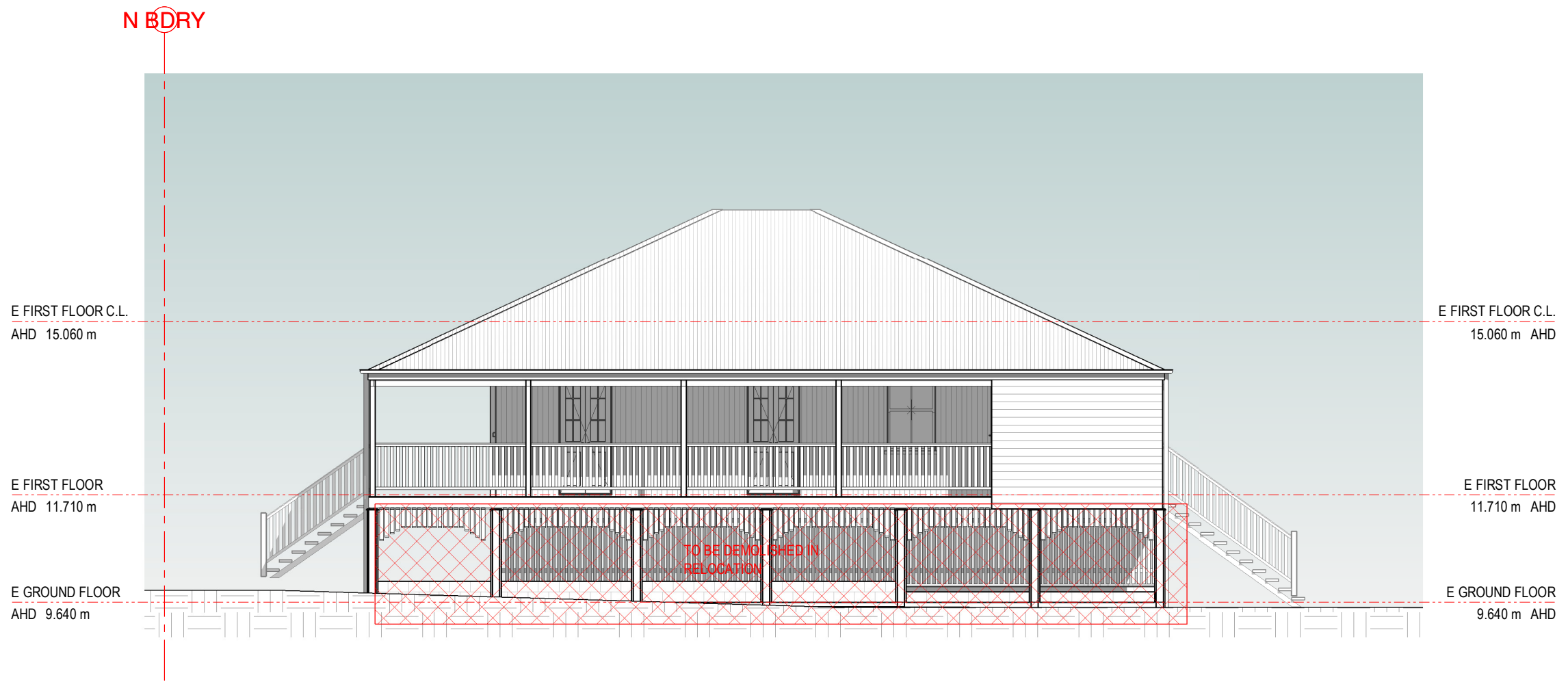
- Setbacks:** A 150-foot setback is indicated on the left side, with a note '36157.6 approx'.
- Landscaping:** A large tree is shown in the upper right corner, and a smaller tree is in the lower right corner.
- Utilities:** A utility line is shown running along the right boundary, with a note '36157.6 approx 169.0% 1.35'.
- Orientation:** A north arrow is located in the upper right corner, pointing towards the top right.
- Dimensions:** The building's overall dimensions are approximately 150 feet by 150 feet.

[illegible]

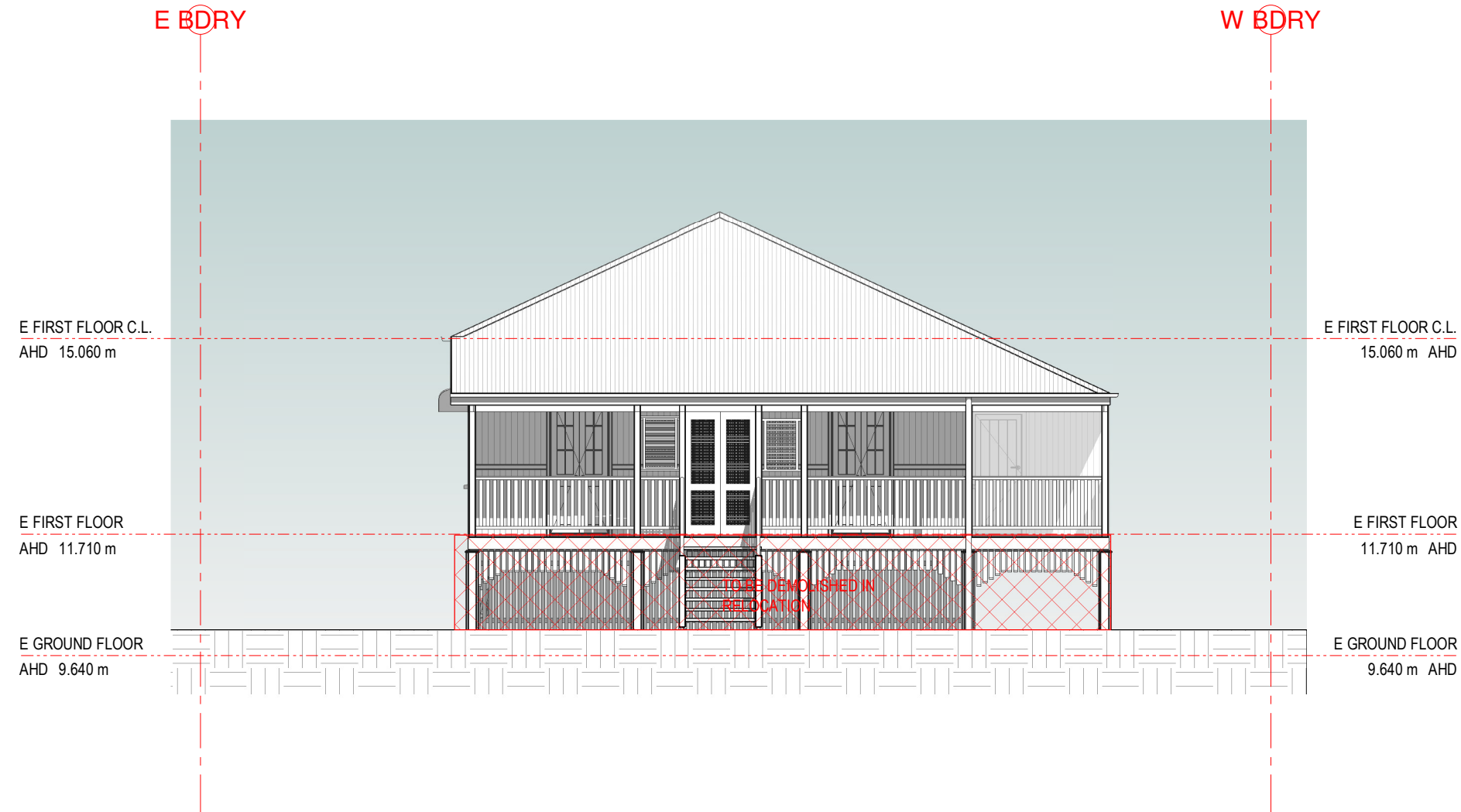
BCC DS
LODGED
20/07/2026
APPLICATION REF
A007072084



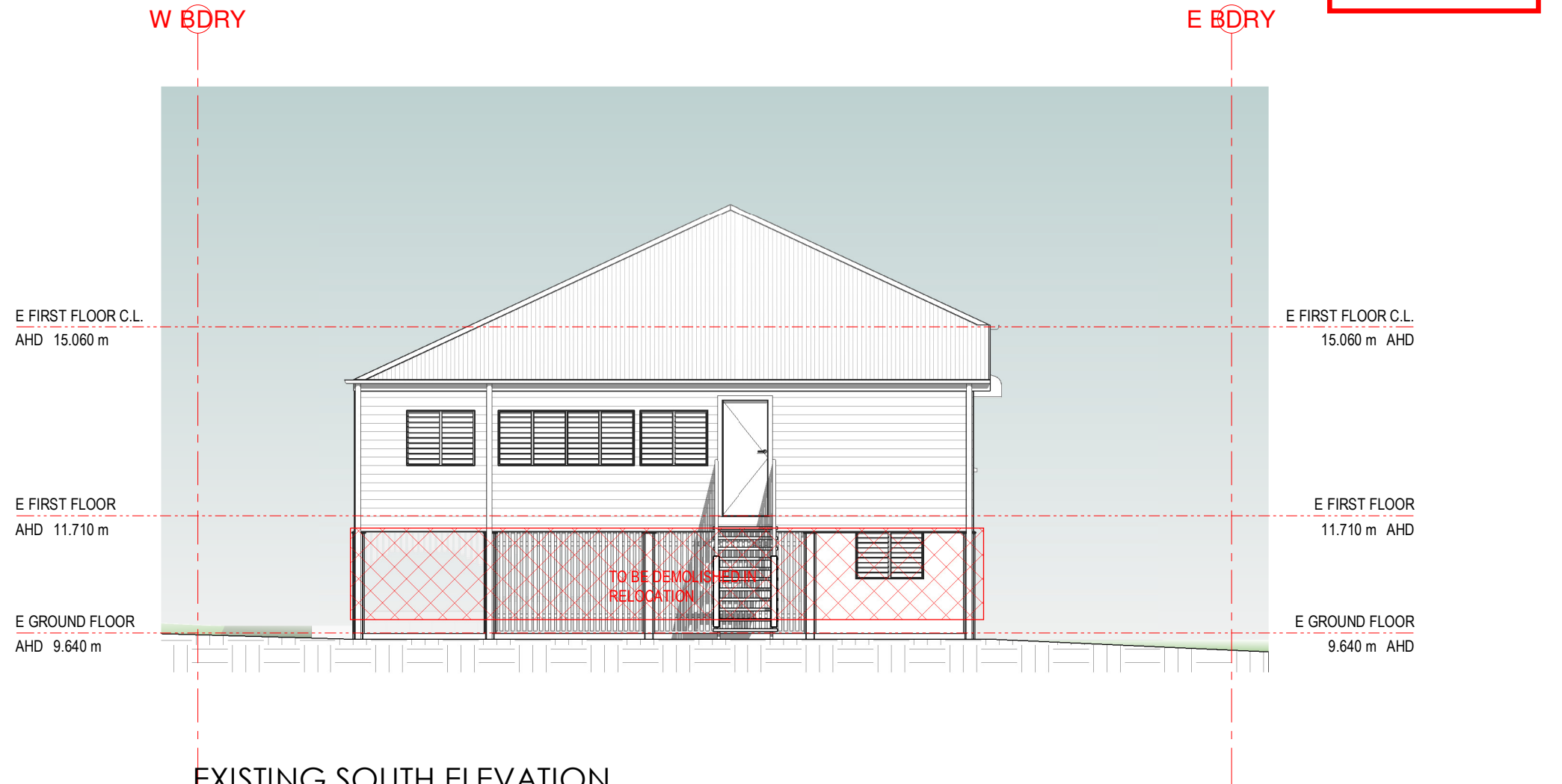
EXISTING EAST ELEVATION
1 : 100



EXISTING WEST ELEVATION
1 : 100



EXISTING NORTH ELEVATION
1 : 100



EXISTING SOUTH ELEVATION
1 : 100

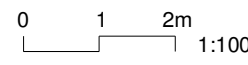
BCC DS
LODGED

20/07/2026

APPLICATION REF

A007072084

All dimensions are in metres unless otherwise stated. Dimensions on site before fabrication or set out.					
Issue	Date	Issue Description	Rev	Date	Revision Description





Level 1 Tenancy 5
16 Blackwood Street
Mitchelton Q 4053
07 3855 8822



ENDORSED
Sustainable Building Designer

PLANS IN NAME OF
Mr F CARNIEL

AUTHOR **Author**
DESIGNER **Designer**
CHECKER **Checker**

SITE
**51 THOMAS ST,
KANGAROO POINT, QLD**

PROJECT
PROPOSED DEVELOPMENT

SCALE @ A2
1 : 100

PROJECT STATUS
TP3.3

SHEET TITLE
**EXISTING RESIDENCE AS
CONSTRUCTED ELEVATIONS**

PROJECT NO.
B6007

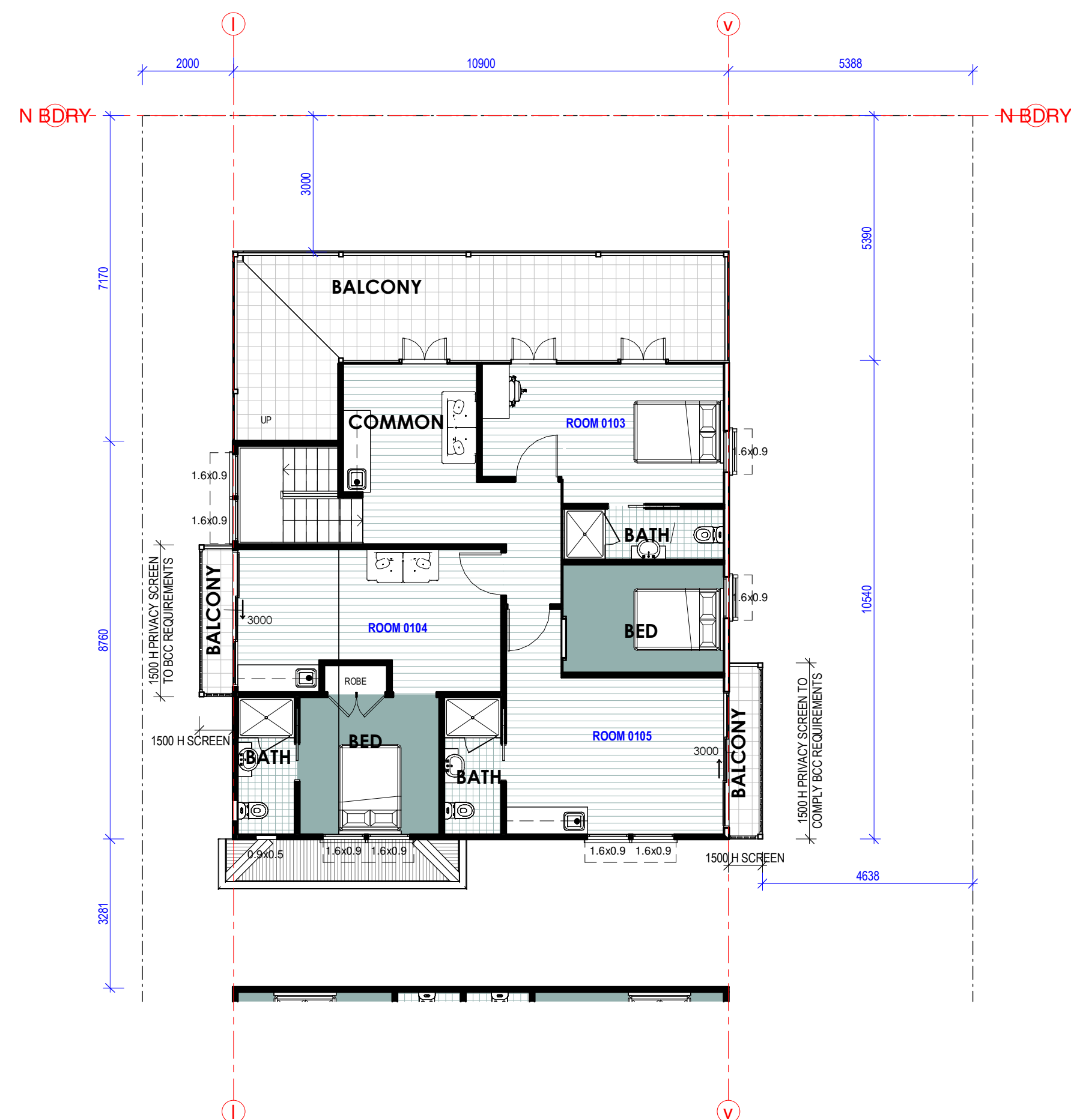
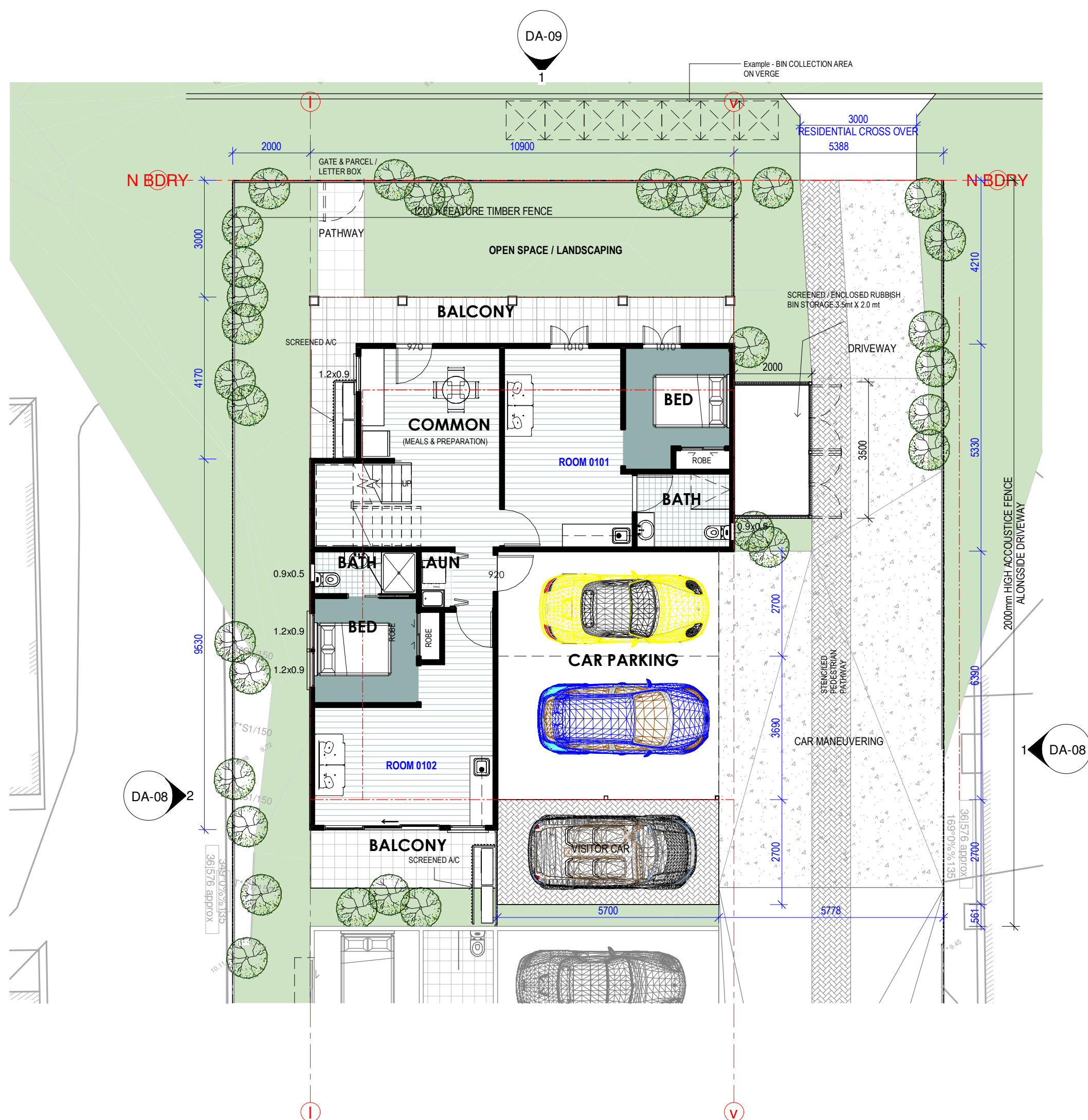
DATE
JUL'26

SHEET NO.
DA-04

OF
12

ISSUE
O

KEYNOTES SCHEDULE	
ITEM	DESCRIPTION



EH PROPOSED GROUND FLOOR PLAN
1 : 100

EH PROPOSED FIRST FLOOR PLAN
1 : 100

PLANNING REVIEW

Use: Please Dimensions DO NOT SCALE. Check all dimensions on site before fabrication or set out.								PLANS IN NAME OF		SITE	SCALE @ A2	PROJECT STATUS	PROJECT NO.
	Issue	Date	Issue Description	Rev				Date	Revision Description				
									AUTHOR	DESIGNER			
									Author	Designer			
									DESIGNER	PROPOSED DEVELOPMENT			
									CHECKED				
									copyright	Checker			
												SHEET TITLE	
												DA-EXISTING RESIDENCE PROPOSED GROUND & FIRST FLOOR PLAN	
													SHEET NO.
													DA-05
													12
													0

BCC DS
LODGED
20/07/2026
APPLICATION REF
A007072084

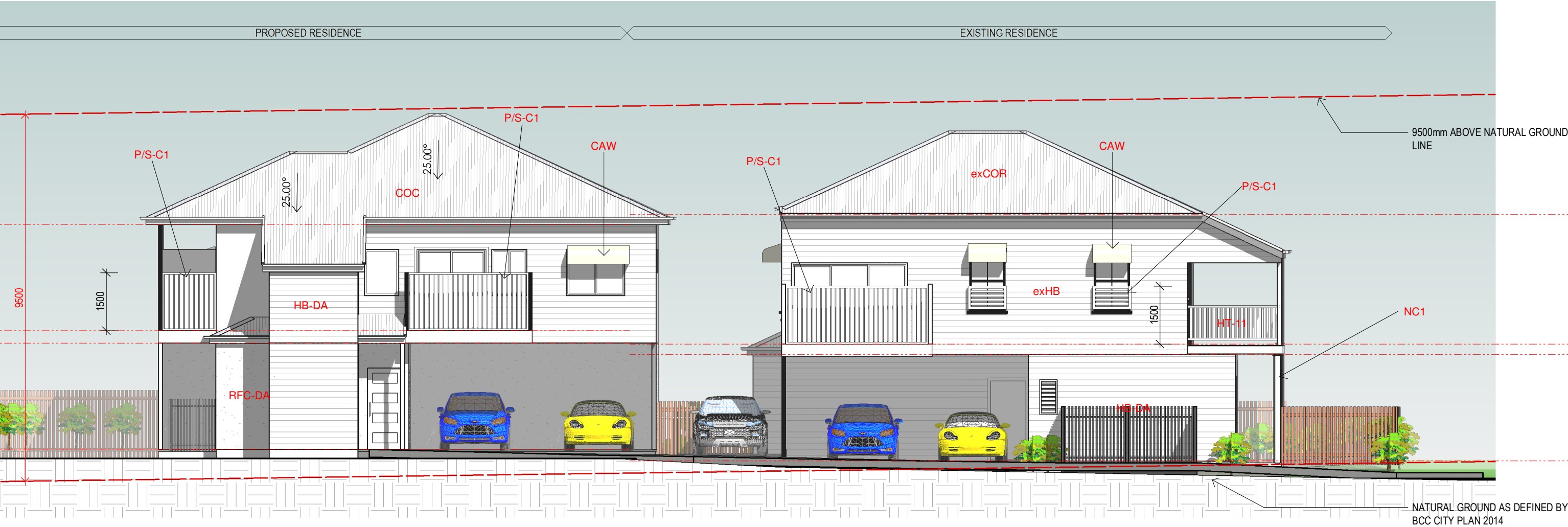
PROPOSED FIRST FLOOR PLAN
1 : 100

Use figured dimensions. Check all dimensions for accuracy before finalisation or set out. DON'T SCALE															PROJECT NO. Mr F CARNIEL			SITE 51 THOAMAS ST, KANGAROO POINT, QLD			SCALE @ A2 1 : 100			PROJECT STATUS TP3.3			SHEET NO. B6007 OF JUI'26		
Issue Date Issue Description			Rev Date Revision Description						Level 1 Tenancy 5 16 Blackwood Street Mitchelton Q 4053 07 3855 8822			AUTHOR Author DESIGNER Designer			PROJECT PROPOSED DEVELOPMENT			SHEET TITLE DA-NEW RESIDENCE GROUND & FIRST FLOOR PLAN			DA-06 12 OF 12 O								

KEYNOTES SCHEDULE	
ITEM	DESCRIPTION
CAW	COLONIAL AWNING
COC	CUSTOMORB - COLORBOND
exCOR	EXISTING CUSTOMORB ROOFING TO REMAIN (BUILDER TO CONFIRM TO OWNER PRIOR TO CONSTRUCTION IF EXISTING ROOFING IS SUFFICIENT TO REUSE)
exHB	EXISTING WEATHERBOARD CLADDING.
HB-DA	SELECTED HORIZONTAL BOARD CLADDING
HT-11	HANDRAILS TIMBER 1000 HIGH BREADLOAF TOP RAIL DOWEL BALUSTERS
JHA-133	'NON-COMBUSTIBLE' JAMES HARDIE 'SCYON AXON' 133mm VERTICAL GROOVE CLADDING FIXED OVER DOUBLE SIDED ANTI-GLARE SISALATION WITH 50mm EPDM FOAM BACK SEALING TAPE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. REFER 'END NOTE'.
NC1	NEW CONCRETE STUMP 200SQ
P/S-C1	PRIVACY SCREENS, P/S - SELECTED POWDER COATED PRIVACY SCREENS OVER WINDOWS TO A MIN. 1500mm HIGH ABOVE F.F.L. TO COMPLY WITH COUNCIL DA CONDITION REQUIREMENTS.
RFC-DA	RENDERED & PAINTED FINISH TO F.C BLUEBOARD SHEET CLADDING.

FIRST FLOOR LEVEL
AHD -13.370 m
GROUND FLOOR C.L. (TOP PLATE)

GROUND FLOOR LEVEL
AHD 10.300 m



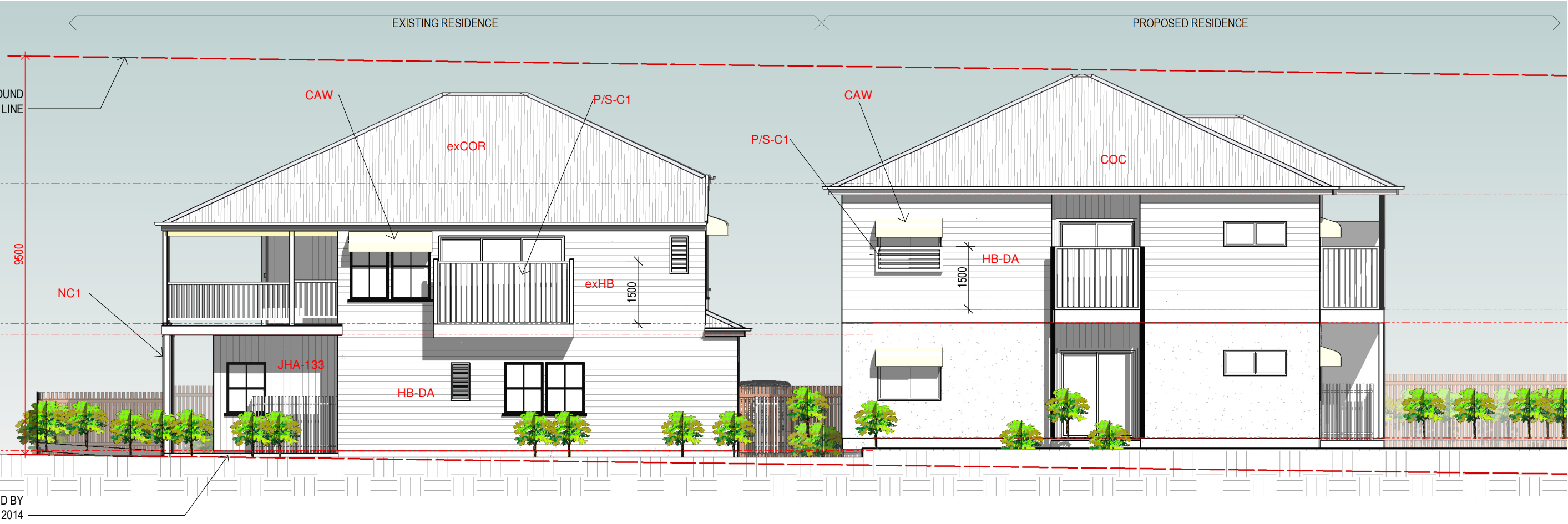
DA-PROPOSED EAST ELEVATION
1 : 100

BCC DS
LODGED

20/07/2026

APPLICATION REF

A007072084



DA-PROPOSED WEST ELEVATION
1 : 100

All dimensions are in millimetres unless otherwise stated. Dimensions on site before fabrication or set out.	
Issue	Date
Issue Description	Rev
Revision Description	Date

0 1 2m
1:100



www.mrdstudio.com.au

Level 1 Tenancy 5
16 Blackwood Street
Mitchelton Q 4053
07 3855 8822



ENDORSED
Sustainable Building Designer



Building Design
Queensland

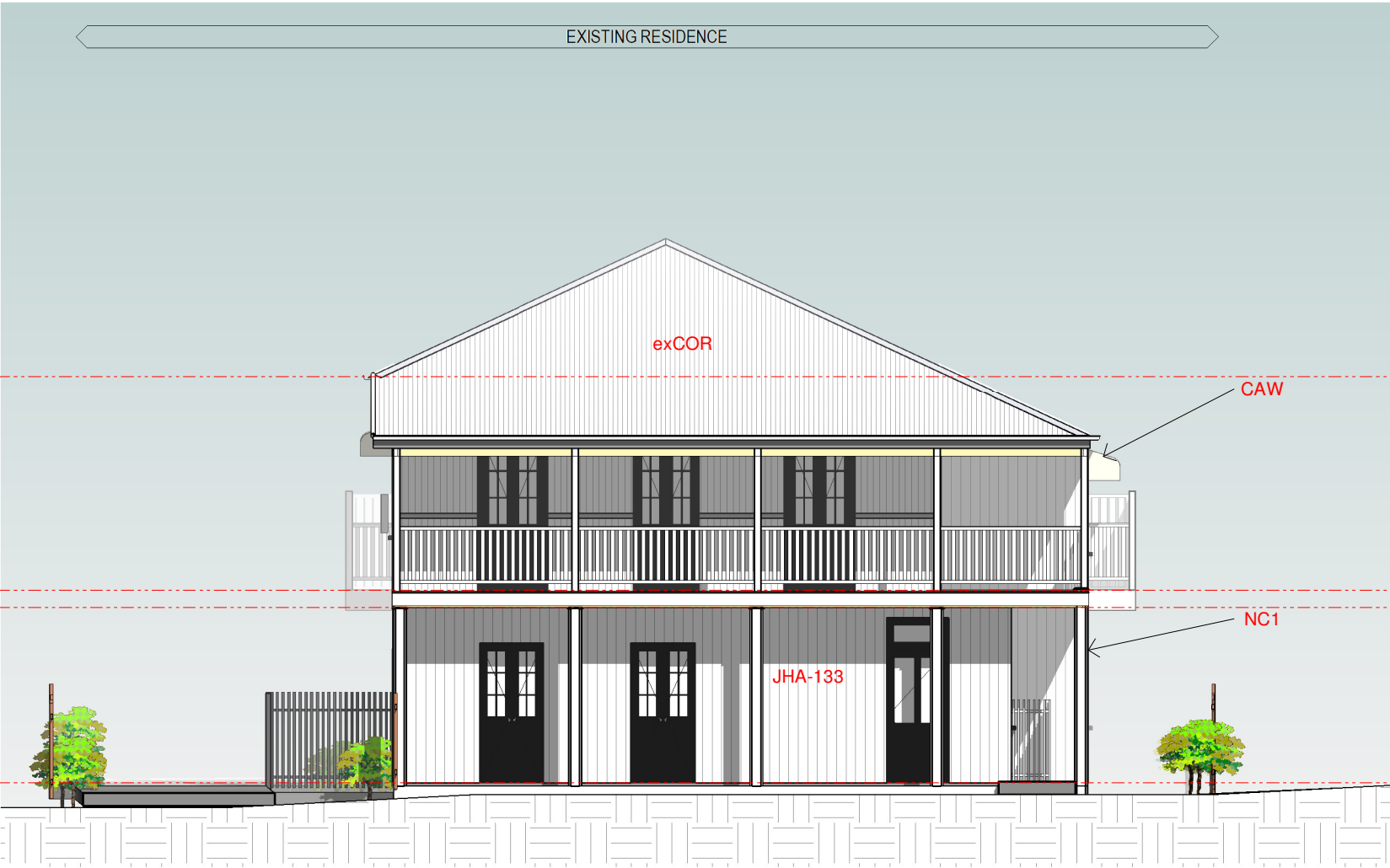
copyright ©

PLANS IN NAME OF Mr F CARNIEL		SITE 51 THOAMAS ST, KANGAROO POINT, QLD	
AUTHOR Author		PROJECT PROPOSED DEVELOPMENT	
DESIGNER Designer		SHEET TITLE ELEVATIONS 1 of 2	
CHECKER Checker		PROJECT NO. B6007	

SCALE @ A3 1 : 100		PROJECT STATUS TP3.3	
SHEET NO. DA-08		SHEET NO. 12	
ISSUE O		DATE JUL'26	

PLANNING REVIEW

KEYNOTES SCHEDULE	
ITEM	DESCRIPTION
CAW	COLONIAL AWNING
COC	CUSTOMORB - COLORBOND
exCOR	EXISTING CUSTOMORB ROOFING TO REMAIN (BUILDER TO CONFIRM TO OWNER PRIOR TO CONSTRUCTION IF EXISTING ROOFING IS SUFFICIENT TO REUSE)
HB-DA	SELECTED HORIZONTAL BOARD CLADDING
JHA-133	'NON-COMBUSTIBLE' JAMES HARDIE 'SCYON AXON' 133mm VERTICAL GROOVE CLADDING FIXED OVER DOUBLE SIDED ANTI-GLARE SISALATION WITH 50mm EPDM FOAM BACK SEALING TAPE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. REFER 'END NOTE'.
NC1	NEW CONCRETE STUMP 200SQ
P/S-C1	PRIVACY SCREENS, P/S - SELECTED POWDER COATED PRIVACY SCREENS OVER WINDOWS TO A MIN. 1500mm HIGH ABOVE F.F.L. TO OWNERS' SPECIFICATIONS & TO COMPLY WITH COUNCIL DA CONDITION REQUIREMENTS.
RFC-DA	RENDERED & PAINTED FINISH TO F.C BLUEBOARD SHEET CLADDING.



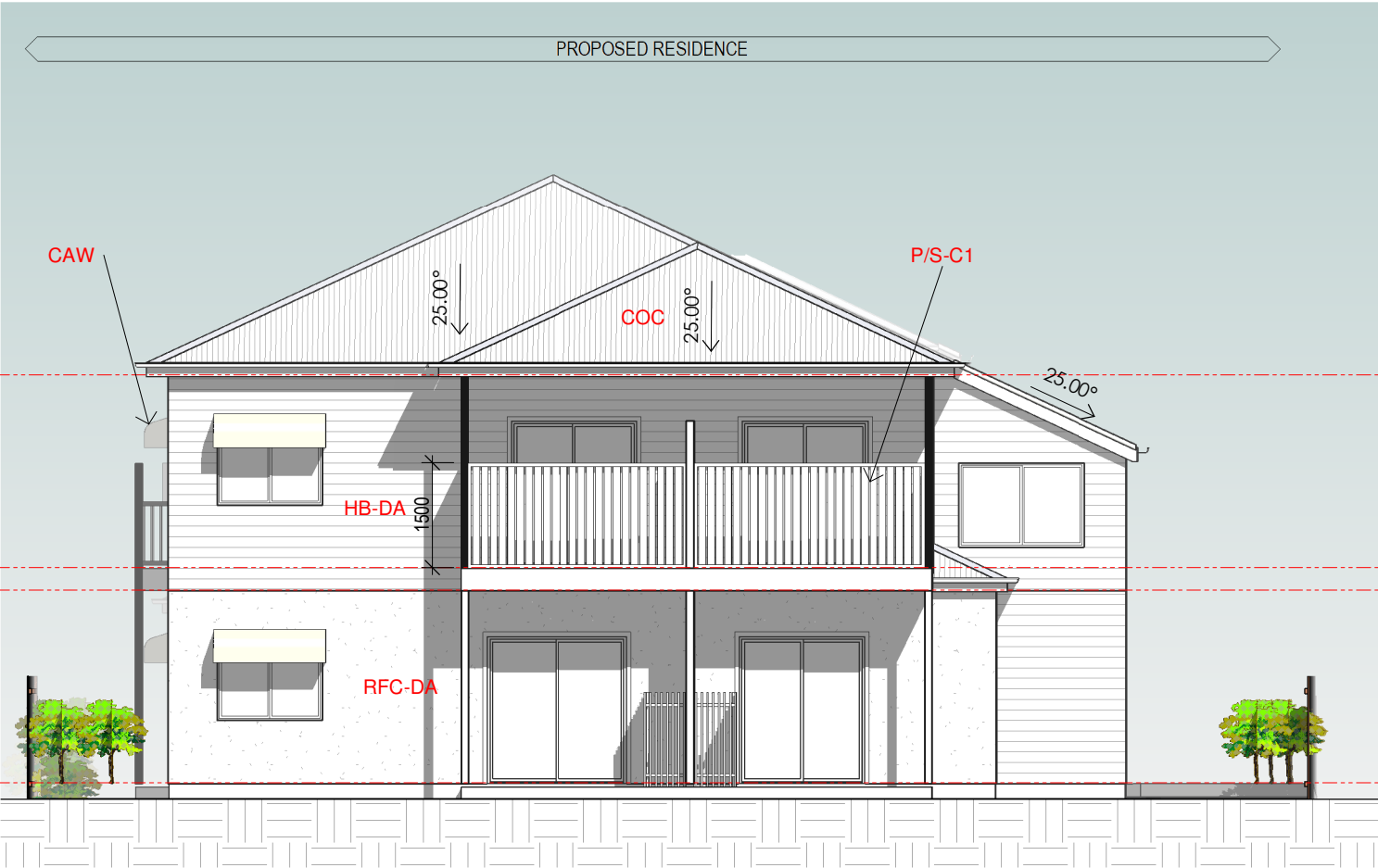
DA-PROPOSED NORTH ELEVATION
1 : 100

BCC DS
LODGED

20/07/2026

APPLICATION REF

A007072084



DA-PROPOSED SOUTH ELEVATION
1 : 100

All dimensions are in millimetres unless otherwise stated. Dimensions are to the face of the work unless otherwise stated. Dimensions are to the face of the work unless otherwise stated.	Issue		Date	Issue Description		Rev	Date	Revision Description	



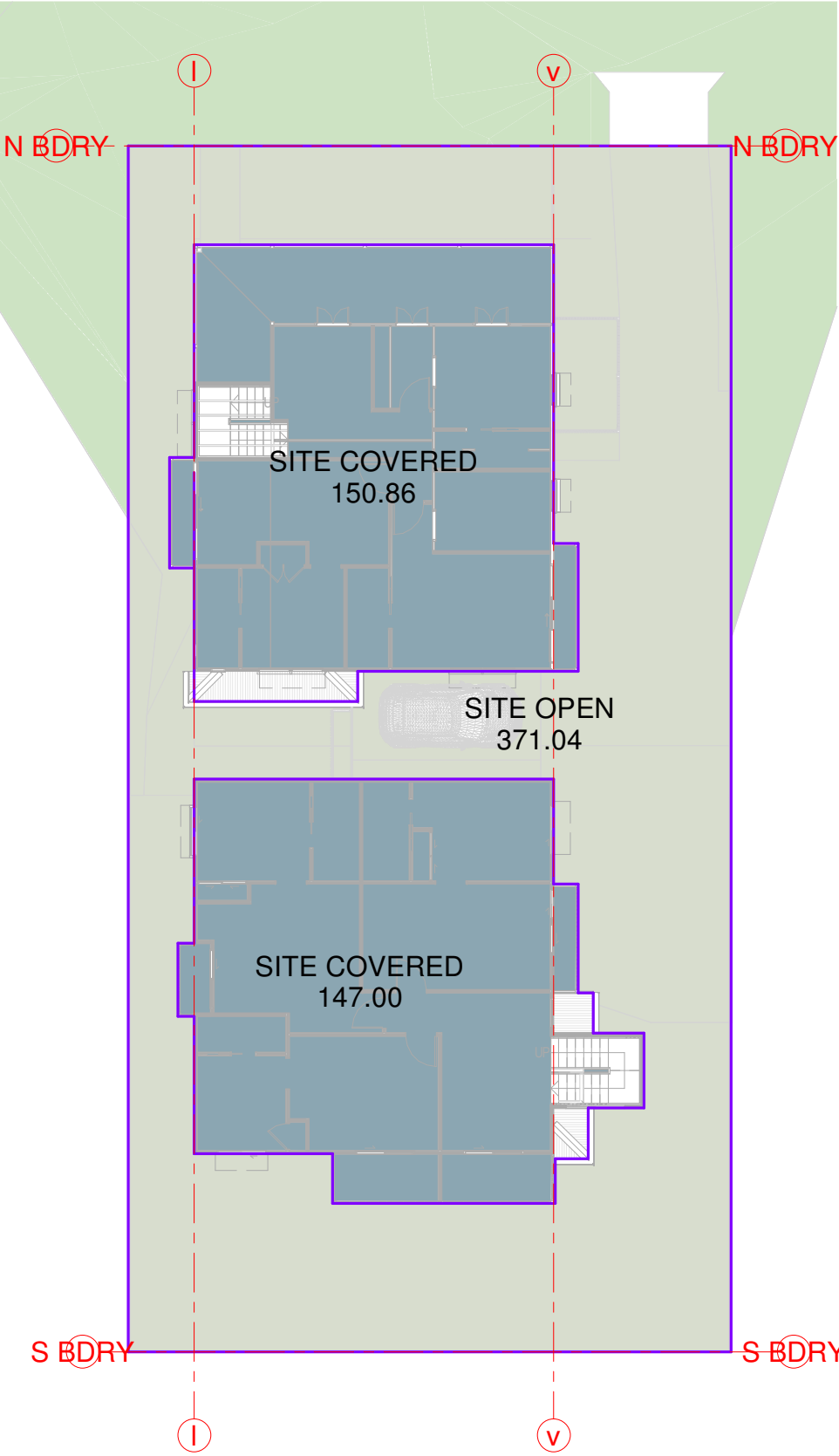


www.mrdstudio.com.au

Level 1 Tenancy 5
16 Blackwood Street
Mitchelton Q 4053
07 3855 8822

 Building Design Queensland copyright ©	PLANS IN NAME OF Mr F CARNIEL	SITE 51 THOMAS ST, KANGAROO POINT, QLD	SCALE @ A2 1 : 100	PROJECT STATUS TP3.3	PROJECT NO B6007 JUL'26
	AUTHOR Author DESIGNER Designer CHECKER Checker	PROJECT PROPOSED DEVELOPMENT	SHEET TITLE ELEVATIONS 2 of 2		SHEET NO. DA-09 OF 12 ISSUE O

Area Schedule (Site Cover)		
Name	Area	Area %
SITE COVERED	297.86	45%
SITE OPEN	371.04	55%
	668.90	100%



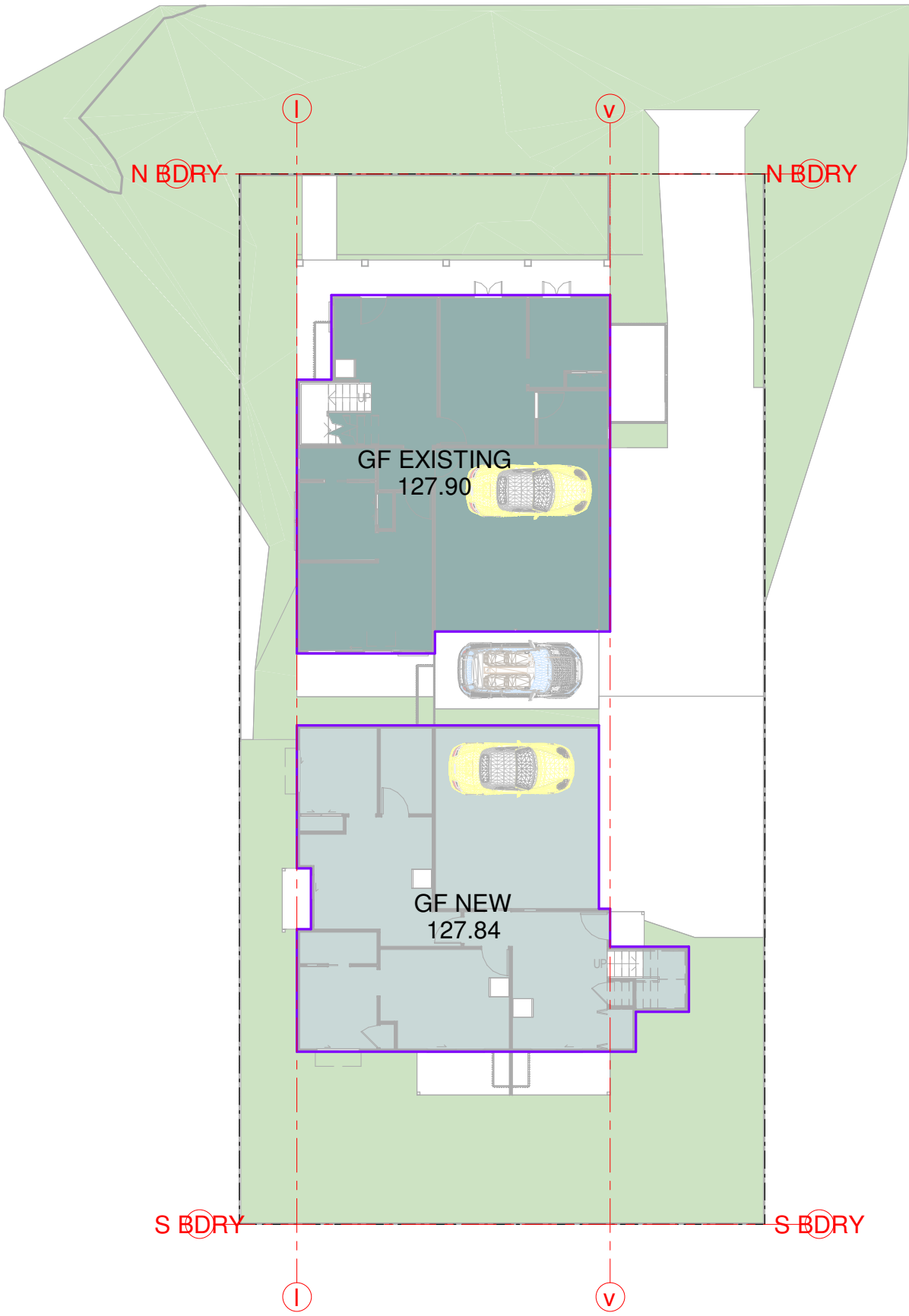
BCC DS
LODGED

20/07/2026

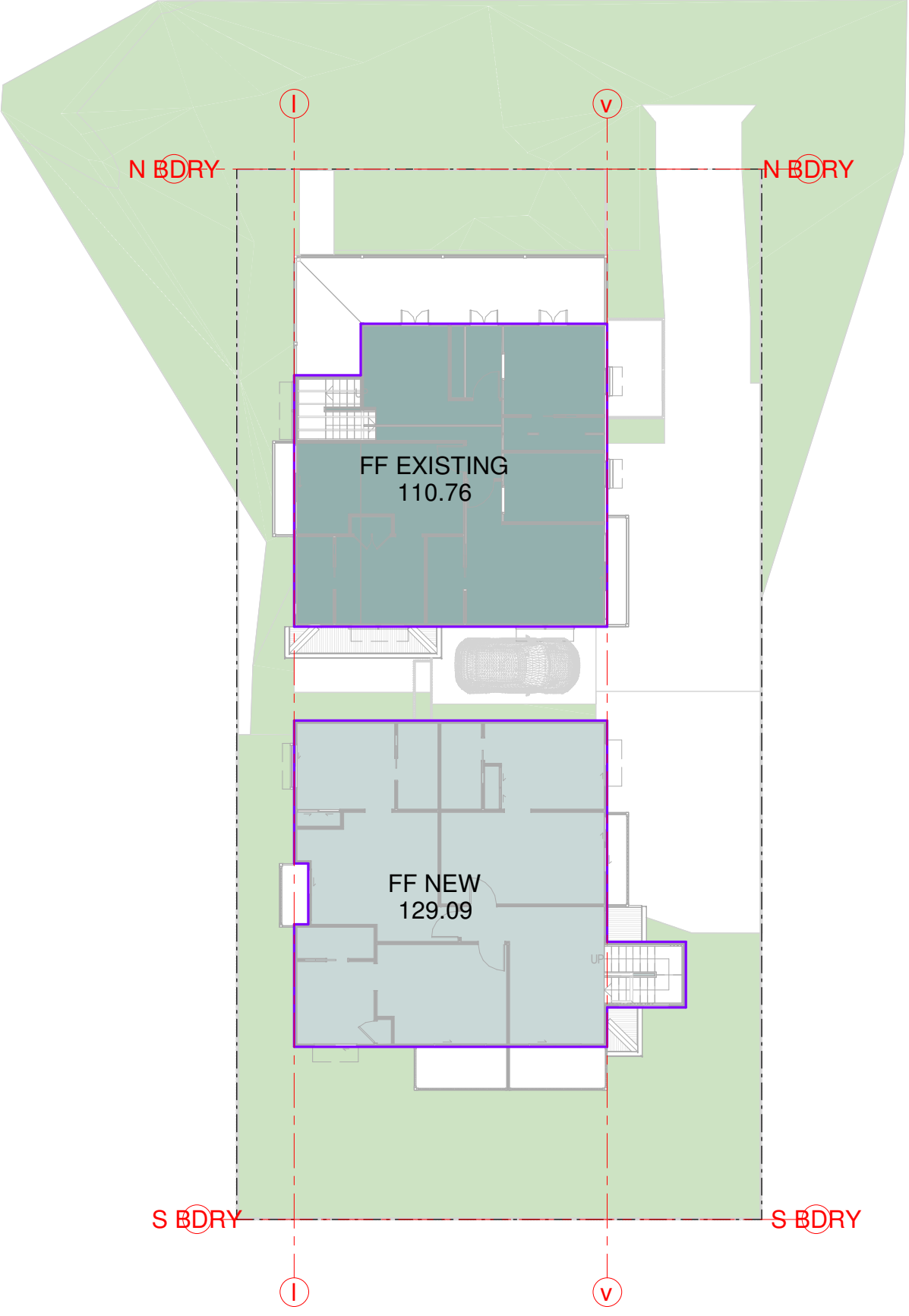
APPLICATION REF

A007072084

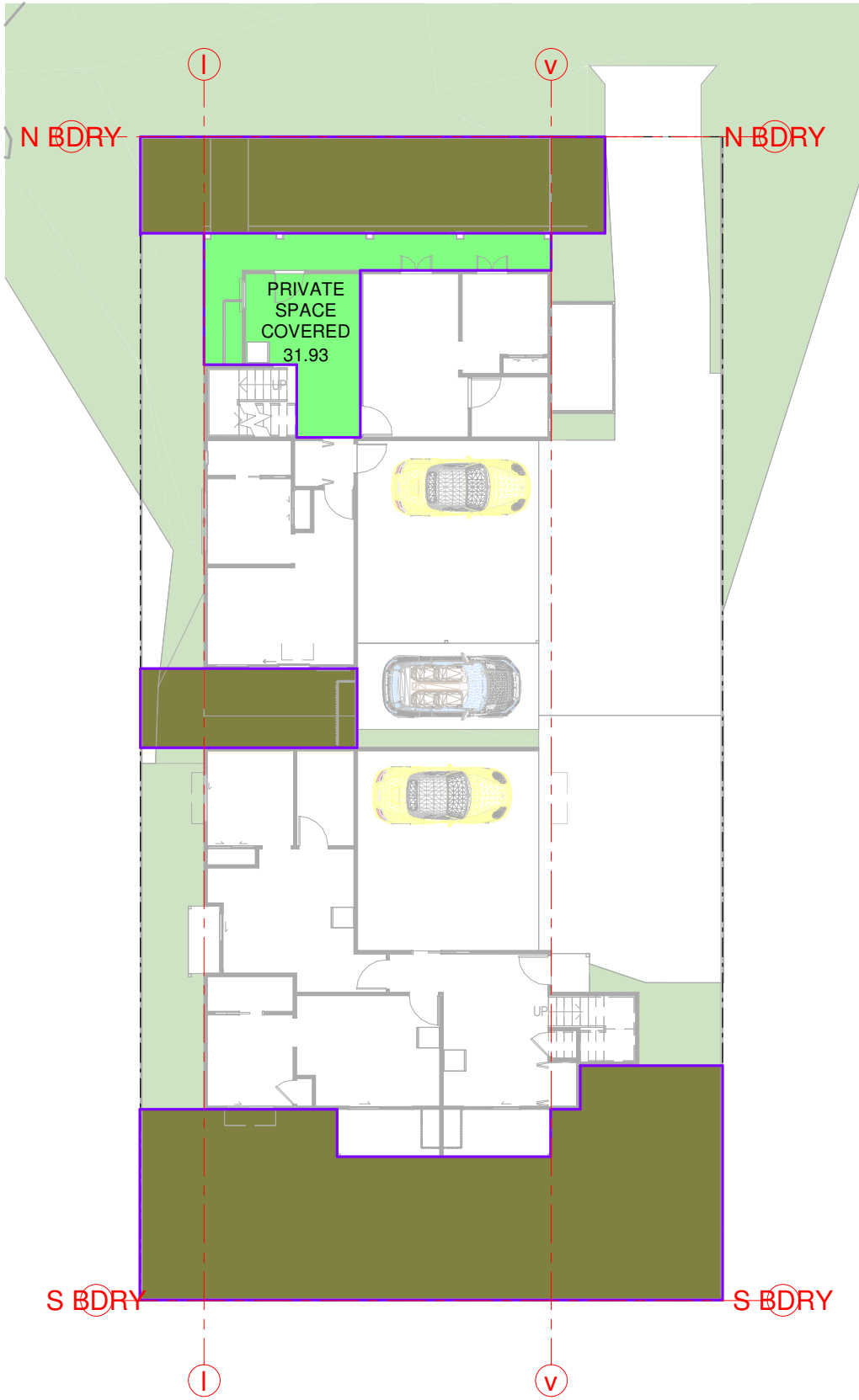
site cover plan
1 : 200



GROUND FLOOR- Areas New
1 : 200



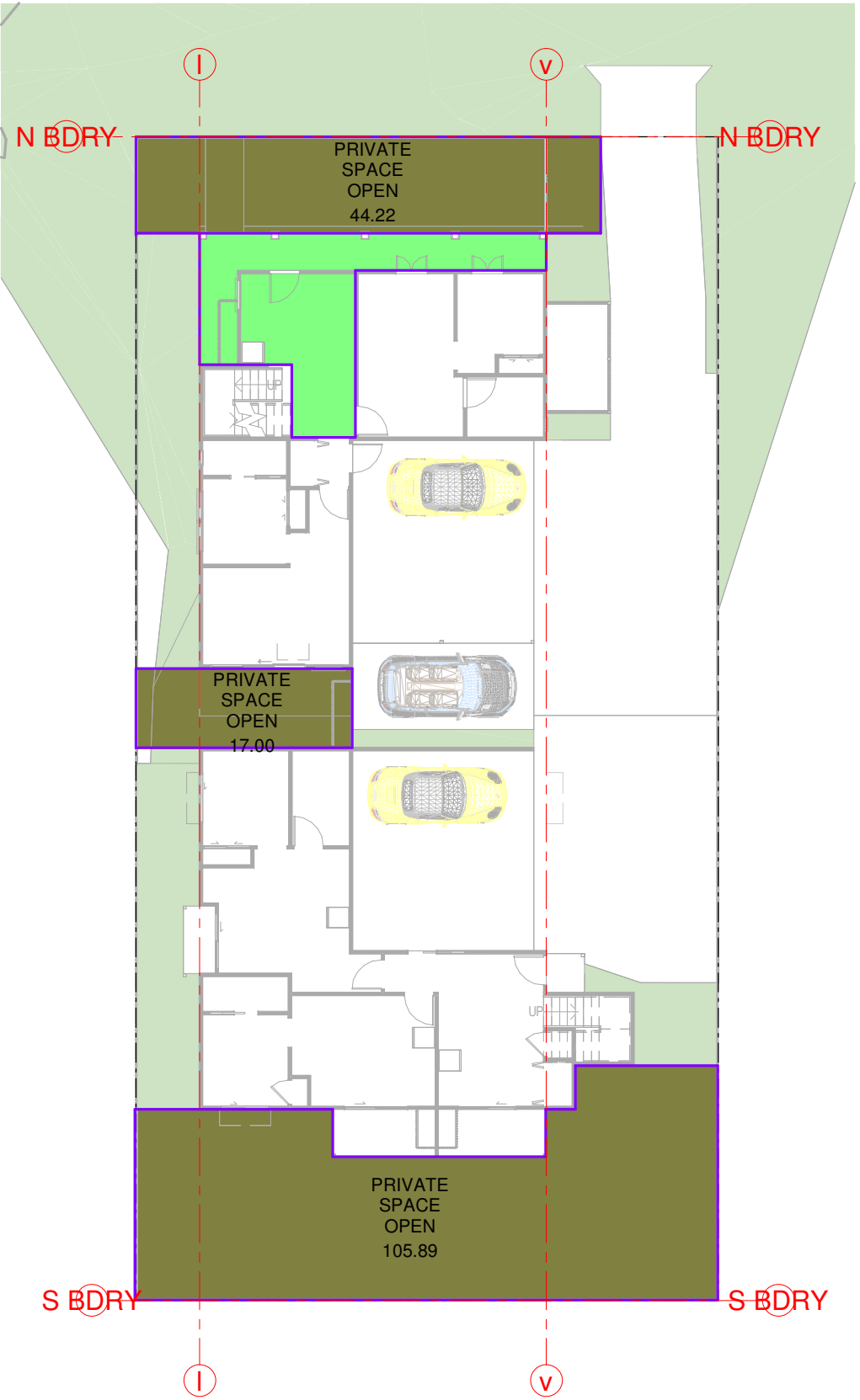
FIRST FLOOR- Areas New
1 : 200



GROUND FLOOR PRIVATE AREA COVERED AREA
1 : 200



FIRST FLOOR PRIVATE AREA COVERED AREA
1 : 200



PRIVATE AREA UNCOVERED
1 : 200

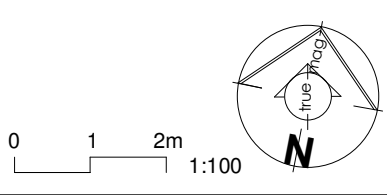
BCC DS
LODGED

20/07/2026

APPLICATION REF

A007072084

All dimensions are in metres unless otherwise stated. Dimensions on site before fabrication or set out.					
Issue	Date	Issue Description	Rev	Date	Revision Description





www.mrdstudio.com.au

Level 1 Tenancy 5
16 Blackwood Street
Mitchelton Q 4053
07 3855 8822



Building Design
Queensland

copyright ©

PLANS IN NAME OF
Mr F CARNIEL

AUTHOR **Author**
DESIGNER **Designer**
CHECKER **Checker**

PROJECT
PROPOSED DEVELOPMENT

SITE
**51 THOMAS ST,
KANGAROO POINT, QLD**

SCALE @ A2
1 : 200

PROJECT STATUS
TP3.3

SHEET TITLE
PRIVATE OPEN SPACES

PROJECT NO
B6007

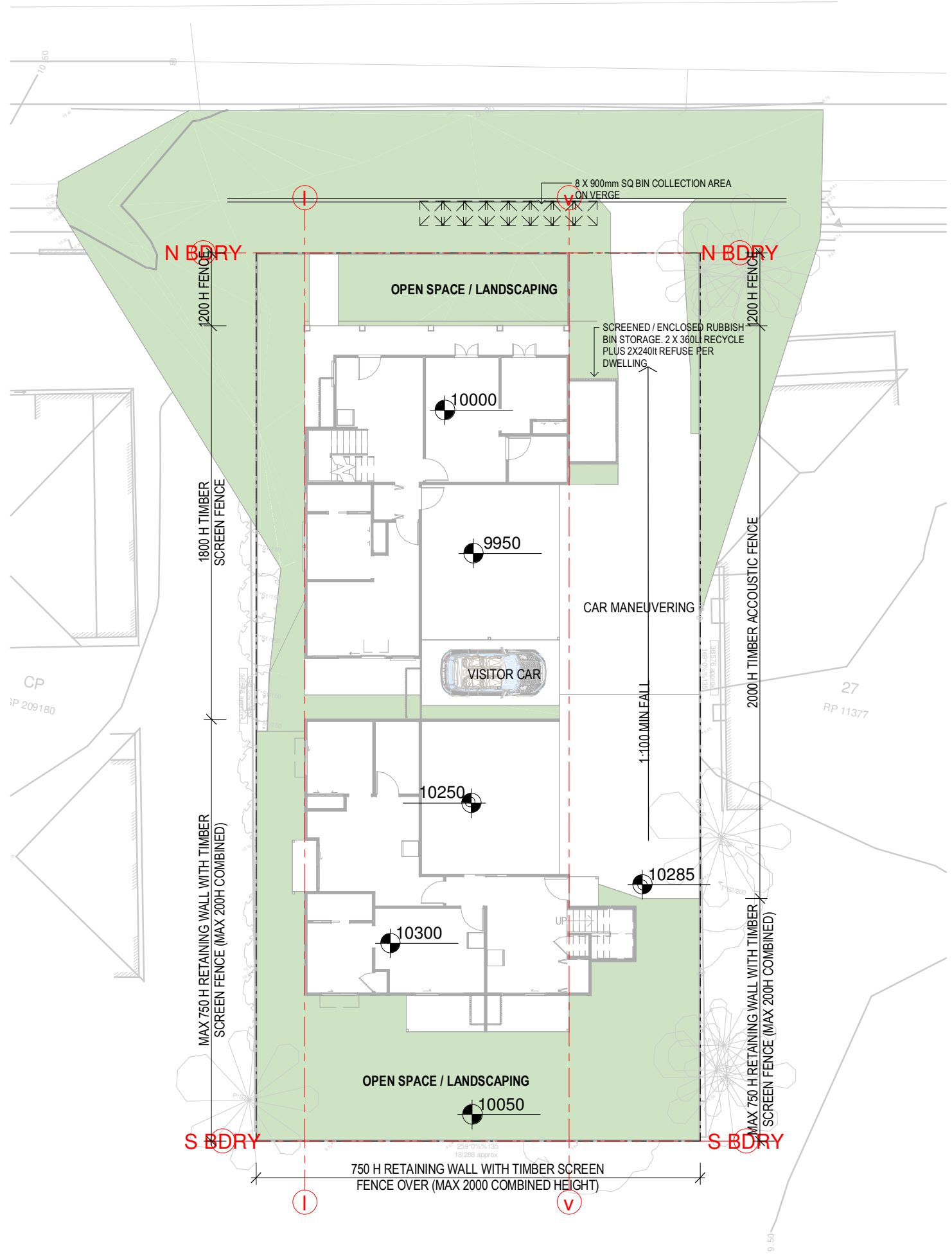
DATE
JUL'26

SHEET NO
DA-11

OF
12

ISSUE
O

PLANNING REVIEW



FENCES AND RETAINING WALL PLAN
1 : 200

BCC DS
LODGED
20/07/2026
APPLICATION REF
A007072084

PLANNING REVIEW

Use stated dimensions. DO NOT SCALE Check all dimensions on site before fabrication or set out.					 1:100	 www.mrdstudio.com.au	 Level 1 Tenancy 5 16 Blackwood Street Mitchelton Q 4053 07 3855 8822	 copyright ©	PLANS IN NAME OF Mr F CARNIEL		SITE 51 THOAMAS ST, KANGAROO POINT, QLD	SCALE @ A2 1 : 200	PROJECT STATUS TP3.3	PROJECT NO B6007				
	AUTHOR Author		PROJECT PROPOSED DEVELOPMENT						SHEET TITLE DRIVEWAY, FENCES AND RETAINING WALL PLAN		SHEET NO. DA-12	OF 12	O					
	DESIGNER Designer		CHECKER Checker															
	Issue		Date						Revision Description									