BCC DS
RECEIVED
13/10/2026
APPLICATION REF
A007053798

SCALE 1: 100 1 0 1 2 3 4 5 m

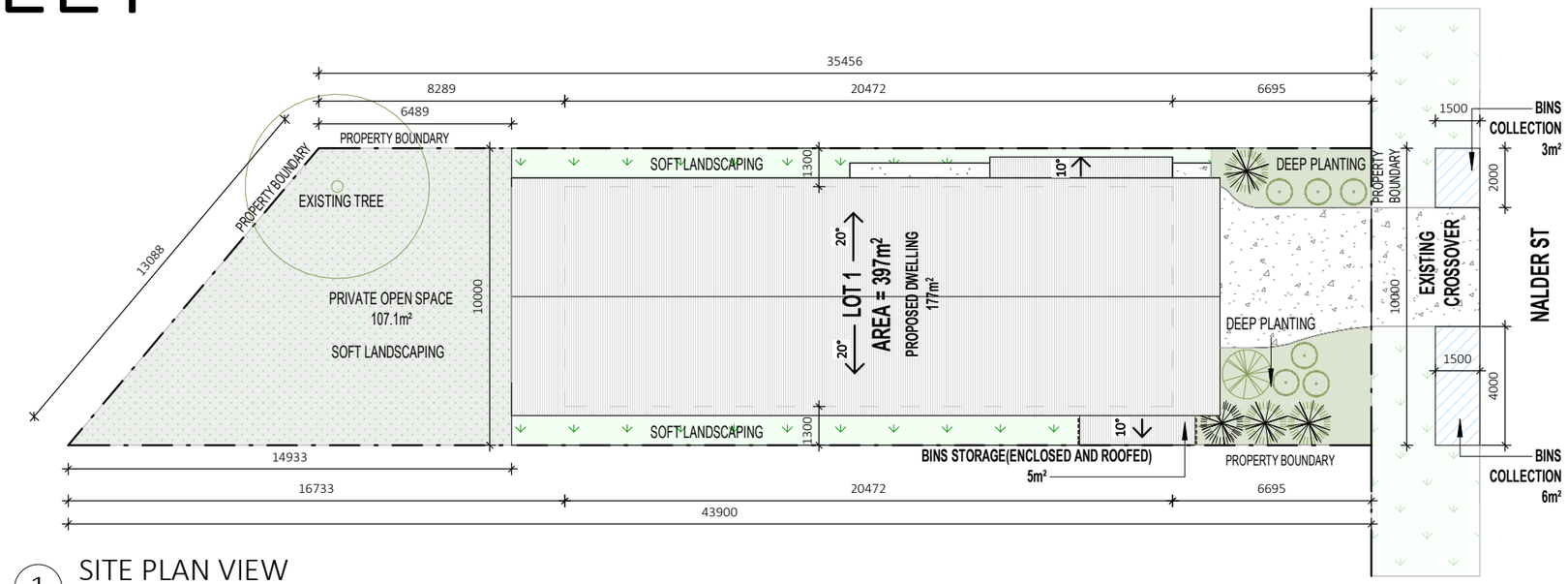
10 NALDER STREET

ANNERLEY, QLD 4103

Lot 1 on SP297797

SITE AREAS

TOTAL SITE AREA:	397m²
SITE COVER:	177m²
TOTAL COVERAGE:	44.6%



1 SITE PLAN VIEW
1 : 200

DRAINAGE
- Soil & Sullage Drainage to Sewerage system in accordance with Water Supplu & Sewerage Act & Amendments
- Stormwater Drainage to be in accordance with A.S.3500 & Local Authority guidelines

NOTES:
- All levels, heights and dimensions to be confirmed prior to the start of any works.
- All services to be located on site prior to the start of works.
- Builder to establish site boundaries & corner pegs plus confirm all building setback dimensions prior to start of any work
- All Drainage to comply with B.C.A. Part 3,2,1 Drainage.
- Fall finished ground @ 1:20 for min 1m around perimeter of Foundations.
- Alternative methods of surface water control to be approved by private Certifier prior to installation
- All Earthworks to be in accordance with B.C.A PArt 3.1.1 OR Engineers Specification.
- Driveways to be constructed in accordance with QDC NMP 1.1, A.S. 2890 and local authority req's.

YSH PROPERTY

Revison	Description	Date	By

SHEET: SITE PLAN	CLIENT:		CP-2
DESIGN: YSH	ADDRESS: 10 NALDER STREET, ANNERLEY, QLD 4103		N
DATE: 10.09.2026	PROJECT NUMBER: GAM	DRAWING STAGE:	CONCEPT
COUNCIL: BRISBANE CITY	DRAWN BY: LF	REVISION:	

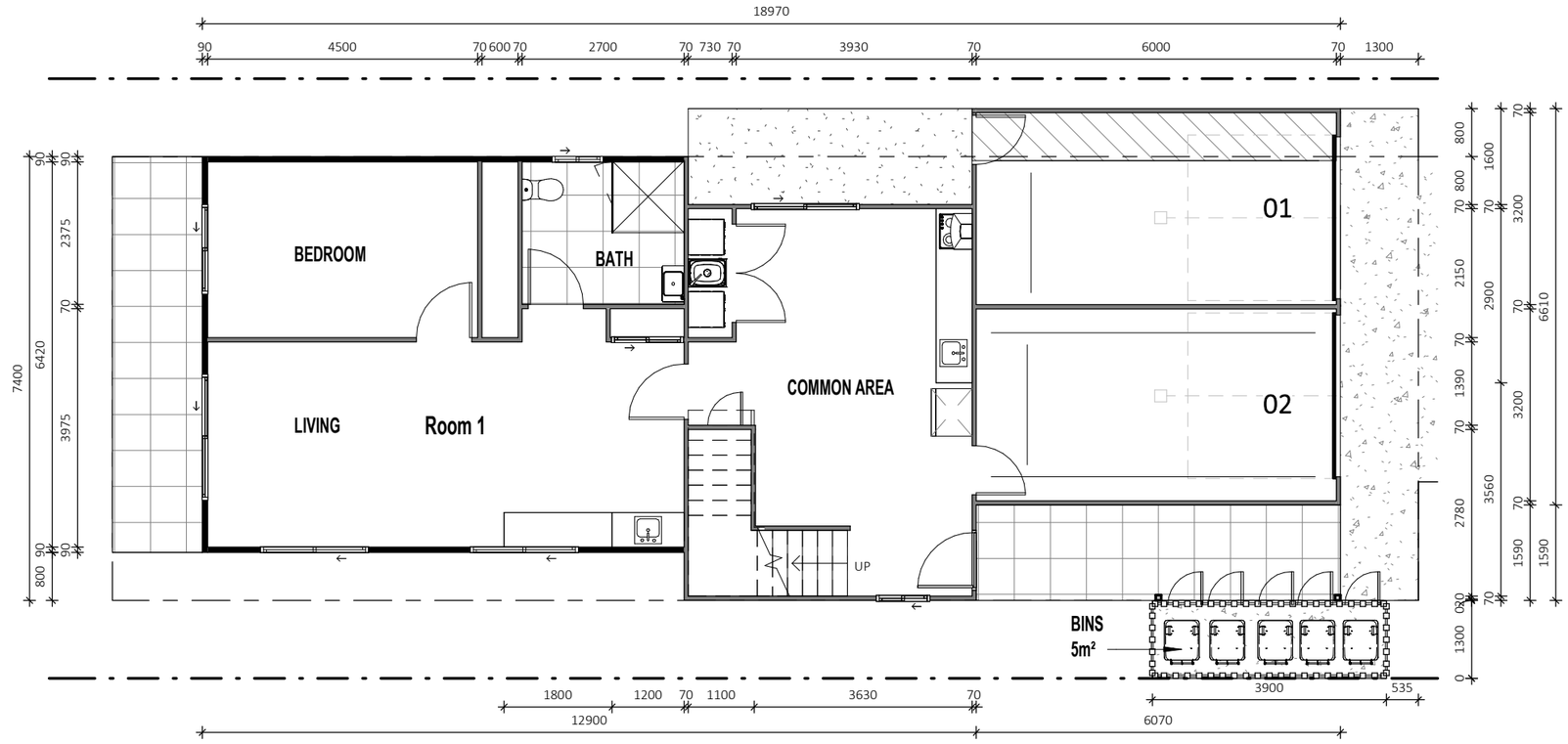
THIS DRAWING IS COPYRIGHT AND REMAINS THE EXCLUSIVE PROPERTY OF YSH PROPERTY. REPRODUCTION OF THE DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM YSH PROPERTY. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT OF THESE LAWS.

X:\2. Casetta\@Properties\01. 10 Nalder St, Annerley (Parco)\06. Consultants & Services\5205 - Architecture\2. Building\REVIT\10 Nalder St_DA approval 02.rvt

10/09/2026 2:53:15 PM

SCALE 1: 100 1 0 1 2 3 4 5 m

BCC DS
RECEIVED
13/10/2026
APPLICATION REF
A007053798



1 GROUND FLOOR PLAN
1 : 100

CLASS 1A BUILDINGS
MECHANICAL VENTILATION TO BE PROVIDED TO ALL INTERNAL WC'S & BATHROOMS IN ACCORDANCE WITH BCA V2 AND BE;
1. EXHAUSTED EXTERNALLY BY THE WAY OF DUCTS, OR
2. BE EXHAUSTED DIRECTLY INTO THE ROOF SPACE PROVIDED THE ROOF SPACE IS ADEQUATELY VENTILATED BY OPEN EAVES AND/OR ROOF VENTS.
ANY FLEXIBLE DUCTWORK IS TO COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254-1995 (AMDT 1&2). ROOF VENTS MUST NOT BE POSITIONED WITHIN 900mm OF FIRE WALLS

YSH PROPERTY

Revison	Description	Date	By
A	CONCEPT A	08.06.2021	YSH

SHEET: GROUND FLOOR PLAN	CLIENT:		CP-3
DESIGN: YSH	ADDRESS: 10 NALDER STREET, ANNERLEY, QLD 4103		N
DATE: 10.09.2026	PROJECT NUMBER: GAM	DRAWING STAGE:	CONCEPT
COUNCIL: BRISBANE CITY	DRAWN BY: LF	REVISION:	A

THIS DRAWING IS COPYRIGHT AND REMAINS THE EXCLUSIVE PROPERTY OF YSH PROPERTY. REPRODUCTION OF THE DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM YSH PROPERTY. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT OF THESE LAWS.

X:\2. Casetta\@Properties\01. 10 Nalder St, Annerley (Parco)\06. Consultants & Services\5205 - Architecture\2. Building\REVIT\10 Nalder St_DA approval 02.rvt

10/09/2026 2:53:16 PM

SCALE 1: 100 1 0 1 2 3 4 5 m

BCC DS
RECEIVED
13/10/2026
APPLICATION REF
A007053798



1 FIRST FLOOR PLAN
1 : 100

CLASS 1A BUILDINGS
MECHANICAL VENTILATION TO BE PROVIDED TO ALL INTERNAL WC'S & BATHROOMS IN ACCORDANCE WITH BCA V2 AND BE;
1. EXHAUSTED EXTERNALLY BY THE WAY OF DUCTS, OR
2. BE EXHAUSTED DIRECTLY INTO THE ROOF SPACE PROVIDED THE ROOF SPACE IS ADEQUATELY VENTILATED BY OPEN EAVES AND/OR ROOF VENTS.
ANY FLEXIBLE DUCTWORK IS TO COMPLY WITH THE FIRE HAZARD PROPERTIES SET OUT IN AS4254-1995 (AMDT 1&2). ROOF VENTS MUST NOT BE POSITIONED WITHIN 900mm OF FIRE WALLS

YSH PROPERTY

Revison	Description	Date	By

SHEET: FIRST FLOOR PLAN		CLIENT:	CP-4
DESIGN: YSH		ADDRESS: 10 NALDER STREET, ANNERLEY, QLD 4103	N
DATE: 10.09.2026	PROJECT NUMBER: GAM		DRAWING STAGE: CONCEPT
COUNCIL: BRISBANE CITY	DRAWN BY: LF		REVISION:

THIS DRAWING IS COPYRIGHT AND REMAINS THE EXCLUSIVE PROPERTY OF YSH PROPERTY. REPRODUCTION OF THE DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM YSH PROPERTY. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT OF THESE LAWS.

X:\2. Casetta\@Properties\01. 10 Nalder St, Annerley (Parcel)\06. Consultants & Services\5205 - Architecture\2. Building\REVIT\10 Nalder St_DA approval 02.rvt

10/09/2026 2:53:16 PM

SCALE 1: 100 1 0 1 2 3 4 5 m

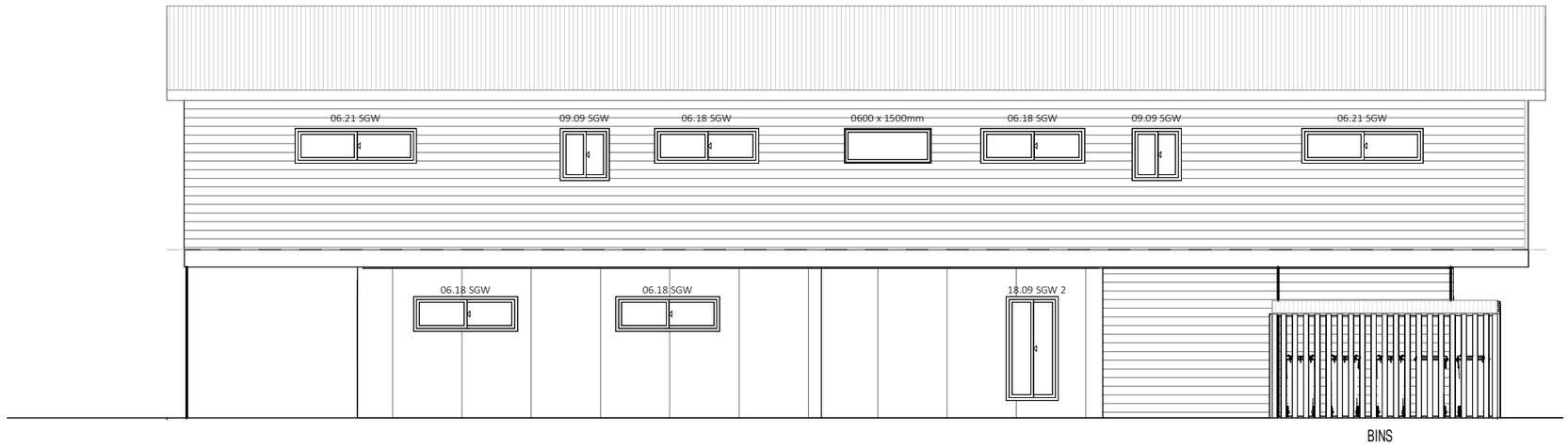
BCC DS
RECEIVED
13/10/2026
APPLICATION REF
A007053798



1 EAST ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100

Revison	Description	Date	By
B	CONCEPT B	08.06.2021	YSH

YSH PROPERTY

SHEET: ELEVATIONS	CLIENT:		CP-5
DESIGN: YSH	ADDRESS: 10 NALDER STREET, ANNERLEY, QLD 4103		N
DATE: 10.09.2026	PROJECT NUMBER: GAM	DRAWING STAGE:	CONCEPT
COUNCIL: BRISBANE CITY	DRAWN BY: LF	REVISION:	B

THIS DRAWING IS COPYRIGHT AND REMAINS THE EXCLUSIVE PROPERTY OF YSH PROPERTY. REPRODUCTION OF THE DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM YSH PROPERTY. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT OF THESE LAWS.

X:\2. Casetta\@Properties\01. 10 Nalder St, Annerley (Parco)\06. Consultants & Services\5205 - Architecture\2. Building\REVIT\10 Nalder St_DA approval 02.rvt

10/09/2026 2:53:18 PM

SCALE 1: 100 1 0 1 2 3 4 5 m

BCC DS
RECEIVED
13/10/2026
APPLICATION REF
A007053798



1 NORTH ELEVATION
1 : 100

Revison	Description	Date	By
B	CONCEPT B	08.06.2021	YSH

YSH PROPERTY

SHEET: ELEVATIONS
DESIGN: YSH
CLIENT:
ADDRESS: 10 NALDER STREET, ANNERLEY, QLD 4103
CP-6
N

DATE:	10.09.2026	PROJECT NUMBER: GAM	DRAWING STAGE: CONCEPT
COUNCIL:	BRISBANE CITY	DRAWN BY: LF	REVISION: B

THIS DRAWING IS COPYRIGHT AND REMAINS THE EXCLUSIVE PROPERTY OF YSH PROPERTY. REPRODUCTION OF THE DRAWING IN WHOLE OR PART IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM YSH PROPERTY. LEGAL ACTION WILL BE TAKEN AGAINST ANY INFRINGEMENT OF THESE LAWS.

X:\2. Casetta\@Properties\01. 10 Nalder St, Annerley (Parcel)\06. Consultants & Services\5205 - Architecture\2. Building\REVIT\10 Nalder St_DA approval 02.rvt

10/09/2026 2:53:18 PM