



DRAWING REGISTER			
SHEET NO.	SHEET NAME	REV.	DATE
0.00	COVER SHEET	B	29.04.26
1.01	SITE PLAN	B	29.04.26
1.02	AREA PLAN	B	29.04.26
1.03	DEEP PLANTING & POS	B	29.04.26
2.00	BASEMENT FLOOR PLAN	B	29.04.26
2.01	GROUND FLOOR PLAN	B	29.04.26
2.02	FIRST FLOOR PLAN	B	29.04.26
3.01	ELEVATIONS	B	29.04.26
3.02	ELEVATIONS	B	29.04.26
3.11	BUILDING SECTIONS	B	29.04.26
3.12	BUILDING SECTIONS	B	29.04.26

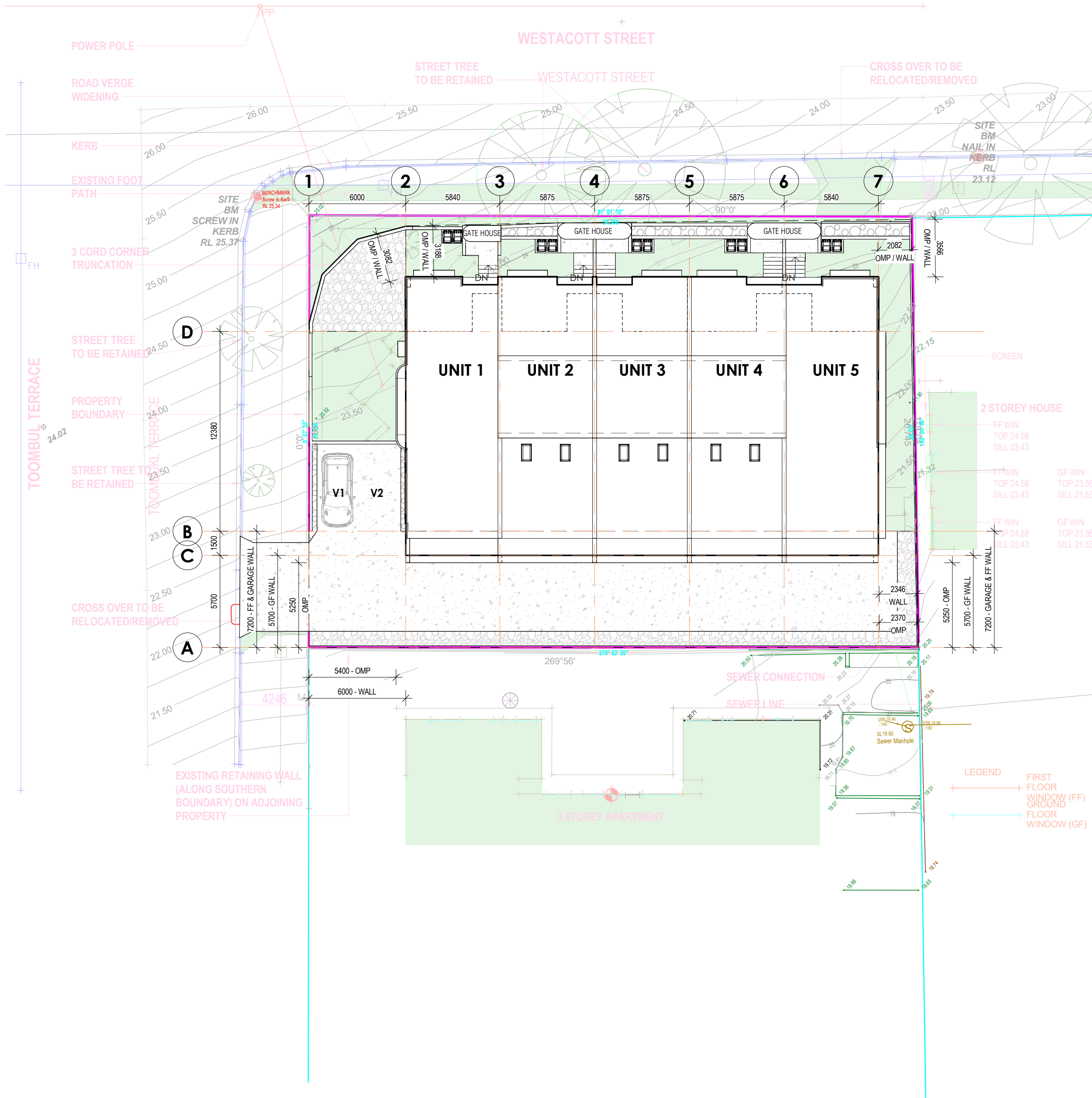
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APPLICATION REF

A007122514



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GENERAL NOTES

/SITEWORKS HAS BEEN BASED ON CONTOUR INFORMATION AVAILABLE AT TIME OF SURVEY. NO ALLOWANCE HAS BEEN MADE FOR CHANGE IN LEVELS DUE TO ACTUAL CONDITIONS ON SITE.
/DISCREPANCIES WITH THE PLANS SHOULD BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCING SITEWORKS
/CONTOURS AND LEVELS SHOWN ARE PROVIDED BY A LICENSED SURVEYOR.
/ALL SURVEY PEGS ARE TO BE LOCATED PRIOR TO EARTHWORKS.
/SURFACE WATER TO BE DRAINED AWAY FROM DWELLING. 120 MIN. FALL.
/UNLESS NOTED OTHERWISE, REMOVAL OF EXISTING TREES, ON SITE DRAINAGE REQUIREMENTS, AND CONSTRUCTION OF RETAINING WALLS, ARE TO BE PROVIDED BY OWNER.
/BUILDING PLATFORM APPROX. 1500 FROM BUILDING /MAXIMUM BATTERS ARE TO BE - CUT 1:2 - FILL 1:3 /PAD LEVEL NOTED ON SITE CAN HAVE A TOLERANCE OF UP TO 100MM.
/BUILDER TAKES NO RESPONSIBILITY FOR RETAINING OR DRAINAGE REQUIREMENTS CAUSED BY CONDITIONS FROM ADJOINING PROPERTIES.
/DRIVEWAY CONSTRUCTION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS.
/THE LOCATIONS OF ALL STORMWATER LINES AND FIELD GULLIES (FG) AS SHOWN ON THESE PLANS ARE APPROXIMATE ONLY AND ARE SUBJECT TO CHANGE ON SITE AT THE DISCRETION OF THE BUILDER.

NOTE: ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

NOTE: EXISTING SERVICES TO BE LOCATED ON SITE PRIOR TO CONSTRUCTION

DEVELOPMENT SUMMARY

PROPERTY ADDRESS: 54 TOMMBUL TERRACE, LOT 3 ON RP129567

SITE AREA: 979.0 m²

YIELD: 5 UNITS (4 BEDROOM)

HEIGHT: 2 STOREY + BASEMENT

SITE COVER: 501m² - 51%

DEEP PLANTING: 103.5m² - 10.5%

PARKING PROVIDED: RESIDENTS - 3 CAR PARKS/U VISITORS - 2 CAR PARK TOTAL - 17 CAR PARKS

POS	GF	TOTAL
UNIT 1	34.0m ²	34.0m ²
UNIT 2-4	35.0m ²	35.0m ²
UNIT 5	35.8m ²	35.8m ²

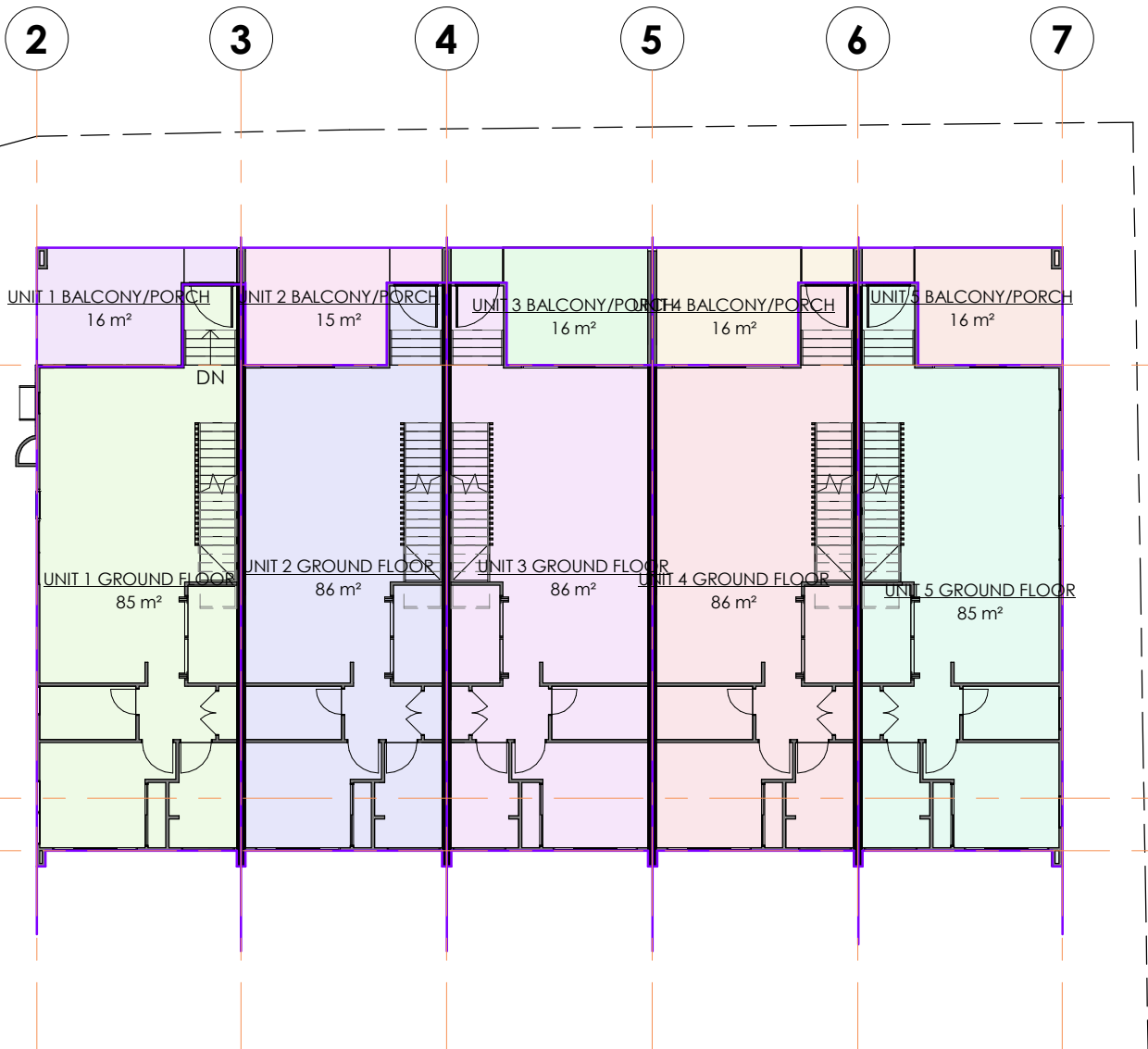
AREA PLAN

AREA SCHEDULE

UNIT 1	
UNIT 1 BASEMENT	86.0 m²
UNIT 1 GROUND FLOOR	84.9 m²
UNIT 1 BALCONY/PORCH	15.9 m²
UNIT 1 FIRST FLOOR	90.8 m²
277.7 m²	
UNIT 2	
UNIT 2 BASEMENT	86.6 m²
UNIT 2 GROUND FLOOR	86.1 m²
UNIT 2 BALCONY/PORCH	15.4 m²
UNIT 2 FIRST FLOOR	91.6 m²
279.7 m²	
UNIT 3	
UNIT 3 BASEMENT	86.6 m²
UNIT 3 GROUND FLOOR	85.8 m²
UNIT 3 BALCONY/PORCH	15.7 m²
UNIT 3 FIRST FLOOR	91.6 m²
279.7 m²	
UNIT 4	
UNIT 4 BASEMENT	86.6 m²
UNIT 4 GROUND FLOOR	85.8 m²
UNIT 4 BALCONY/PORCH	15.7 m²
UNIT 4 FIRST FLOOR	91.6 m²
279.7 m²	
UNIT 5	
UNIT 5 BASEMENT	86.0 m²
UNIT 5 GROUND FLOOR	85.3 m²
UNIT 5 BALCONY/PORCH	15.5 m²
UNIT 5 FIRST FLOOR	91.1 m²
277.9 m²	
AREA TOTAL	1394.5 m²

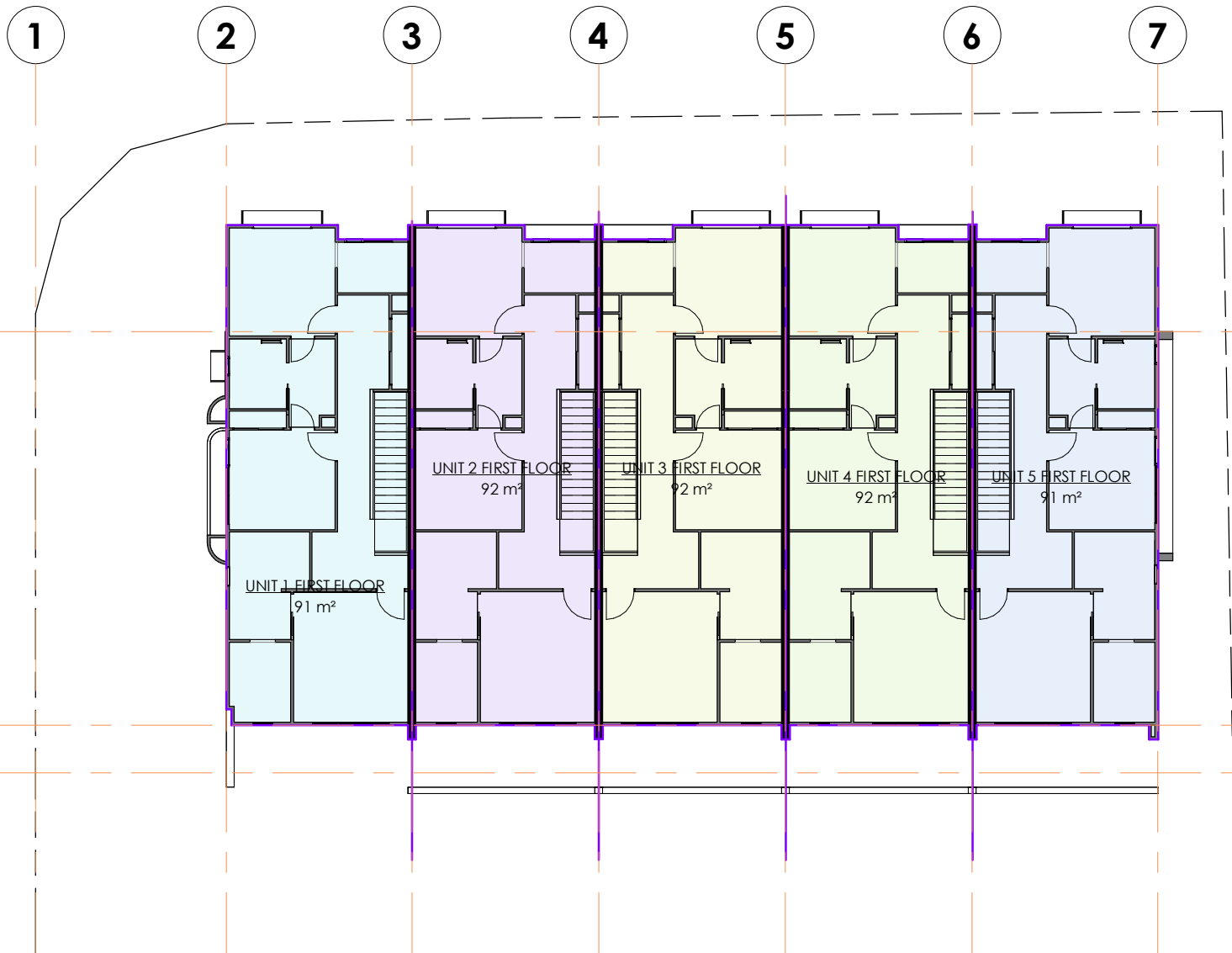
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2 L00 - BASEMENT FLOOR
1:200

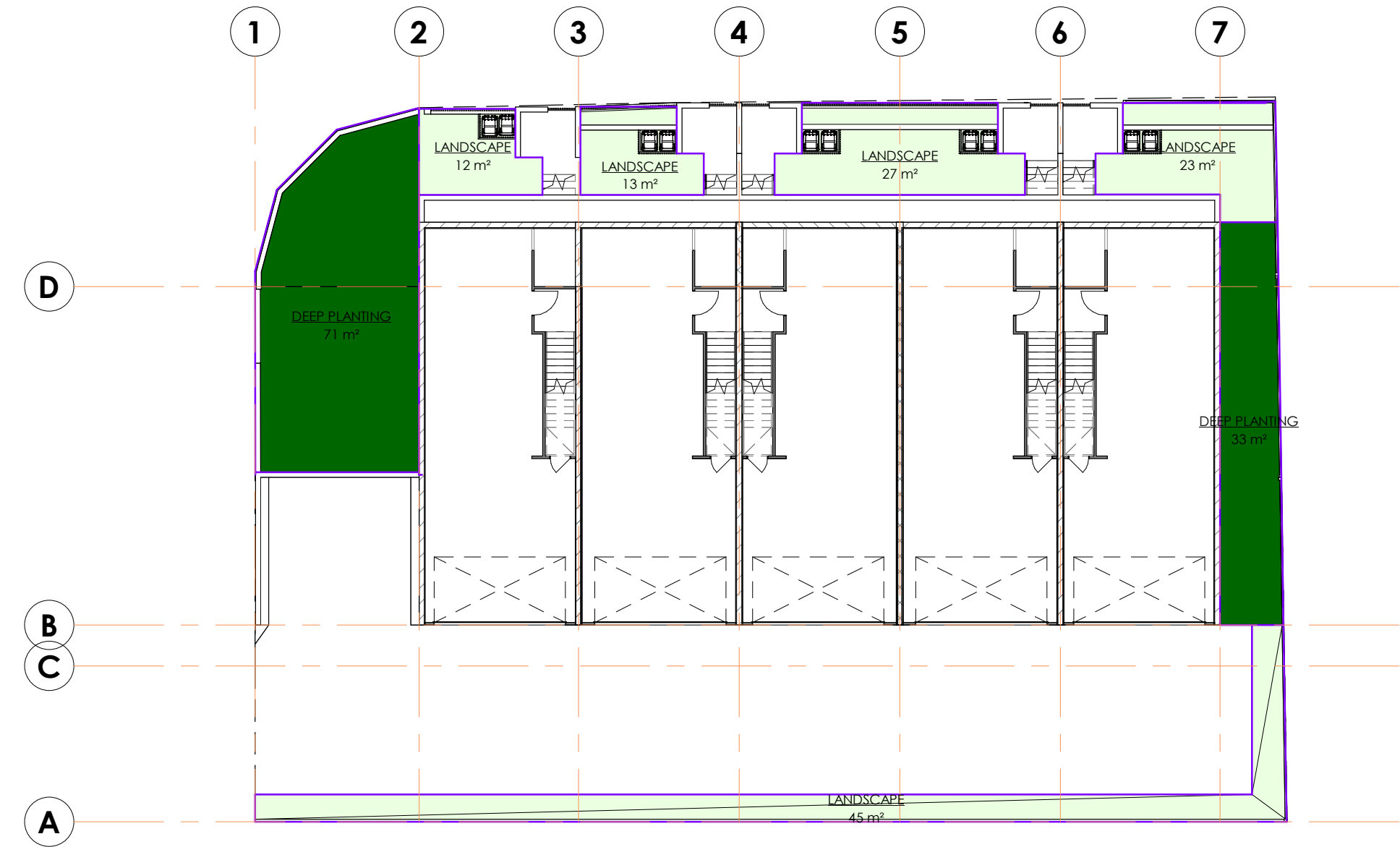


1 AREA PLAN - GROUND FLOOR
1:200

3 L02 - FIRST FLOOR
1:200

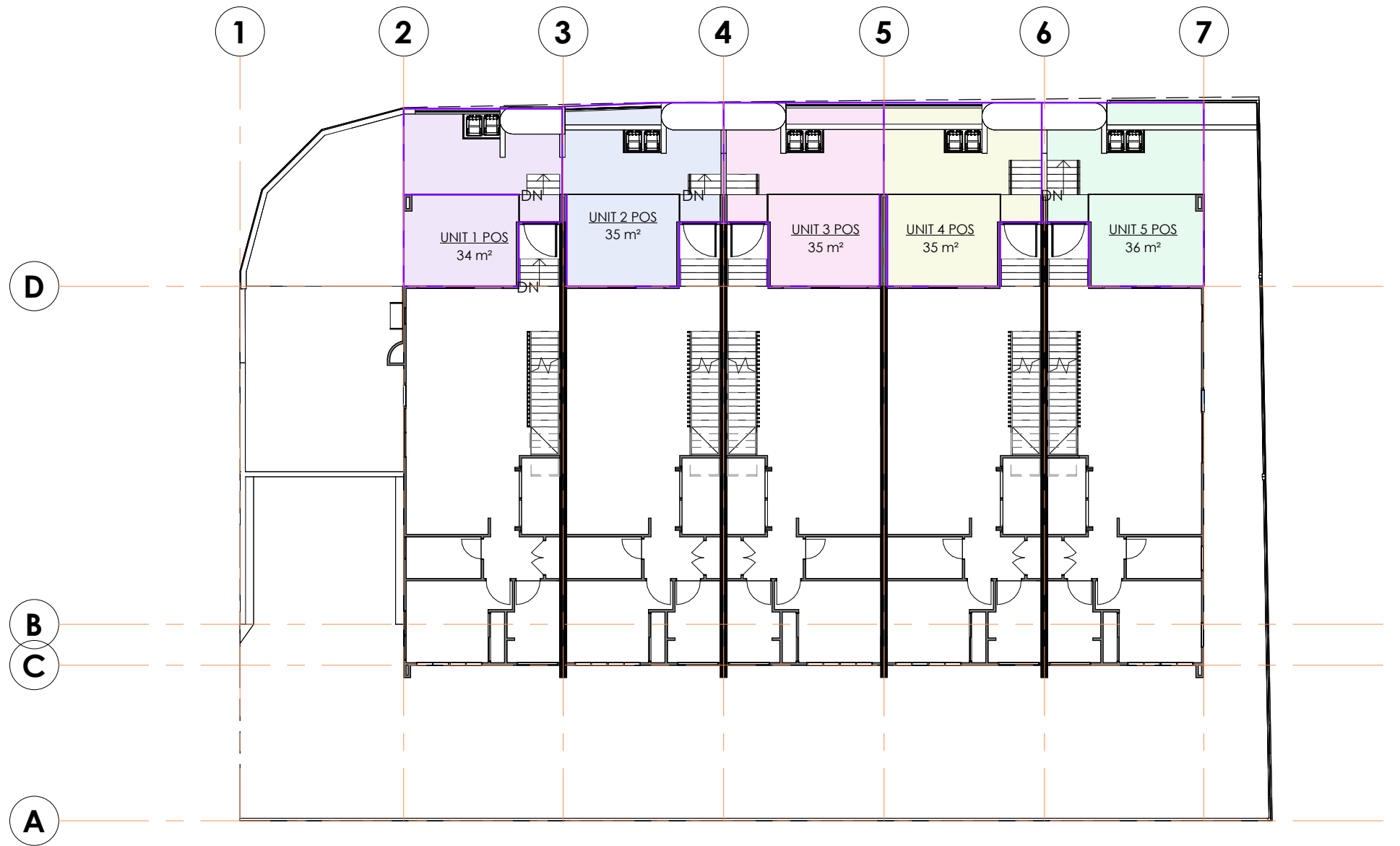


POS / LANDSCAPE AREAS	
DEEP PLANTING	103.5 m²
LANDSCAPE	120.2 m²
UNIT 1 POS	34.0 m²
UNIT 2 POS	35.1 m²
UNIT 3 POS	35.1 m²
UNIT 4 POS	34.8 m²
UNIT 5 POS	35.8 m²
	398.6 m²



1 BASEMENT FLOOR - POS & DEEP PLANTING

1:200

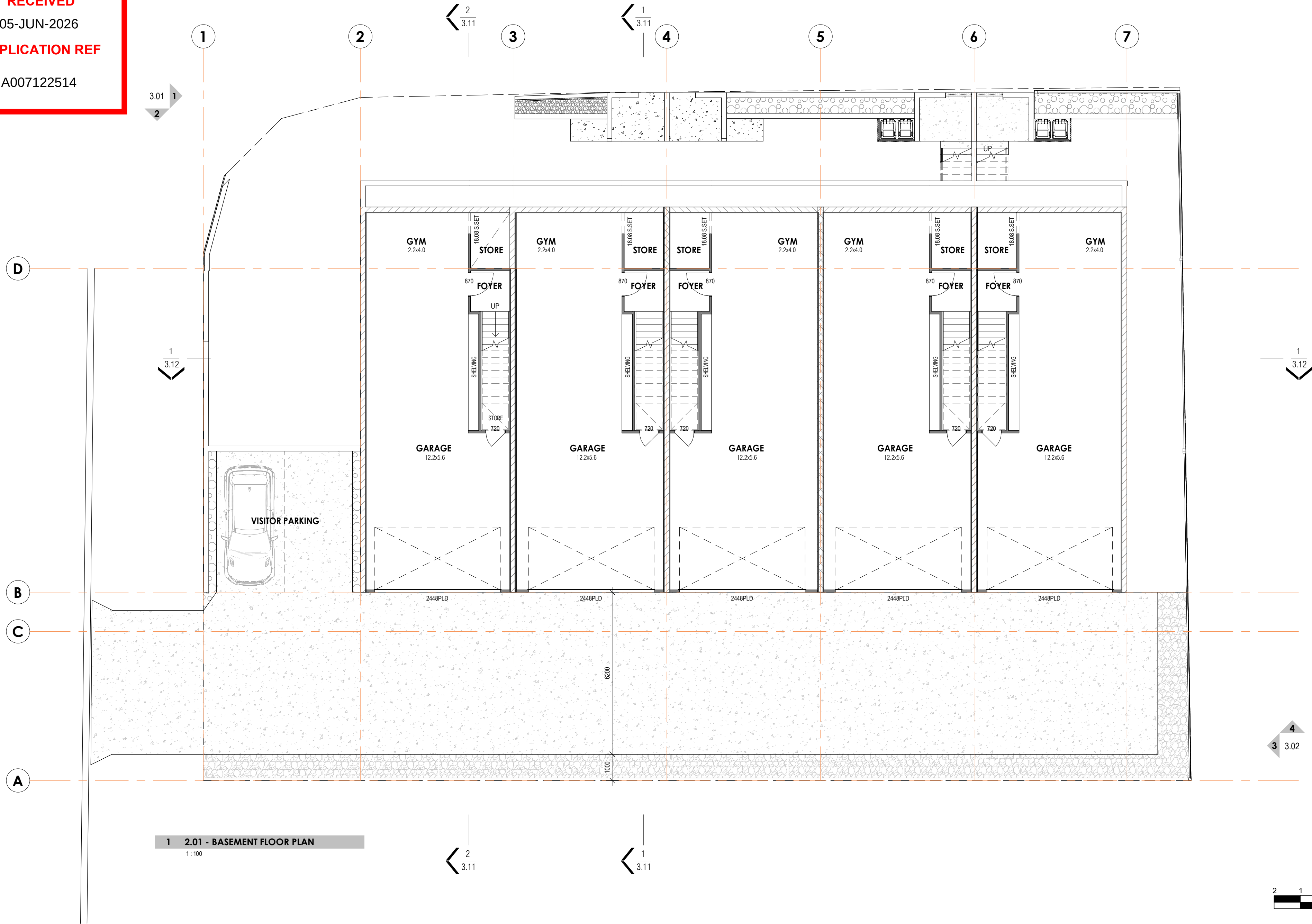


2 GROUND FLOOR - POS & DEEP PLANTING

1:200

BASEMENT FLOOR PLAN

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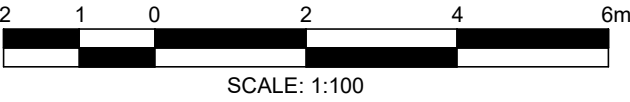


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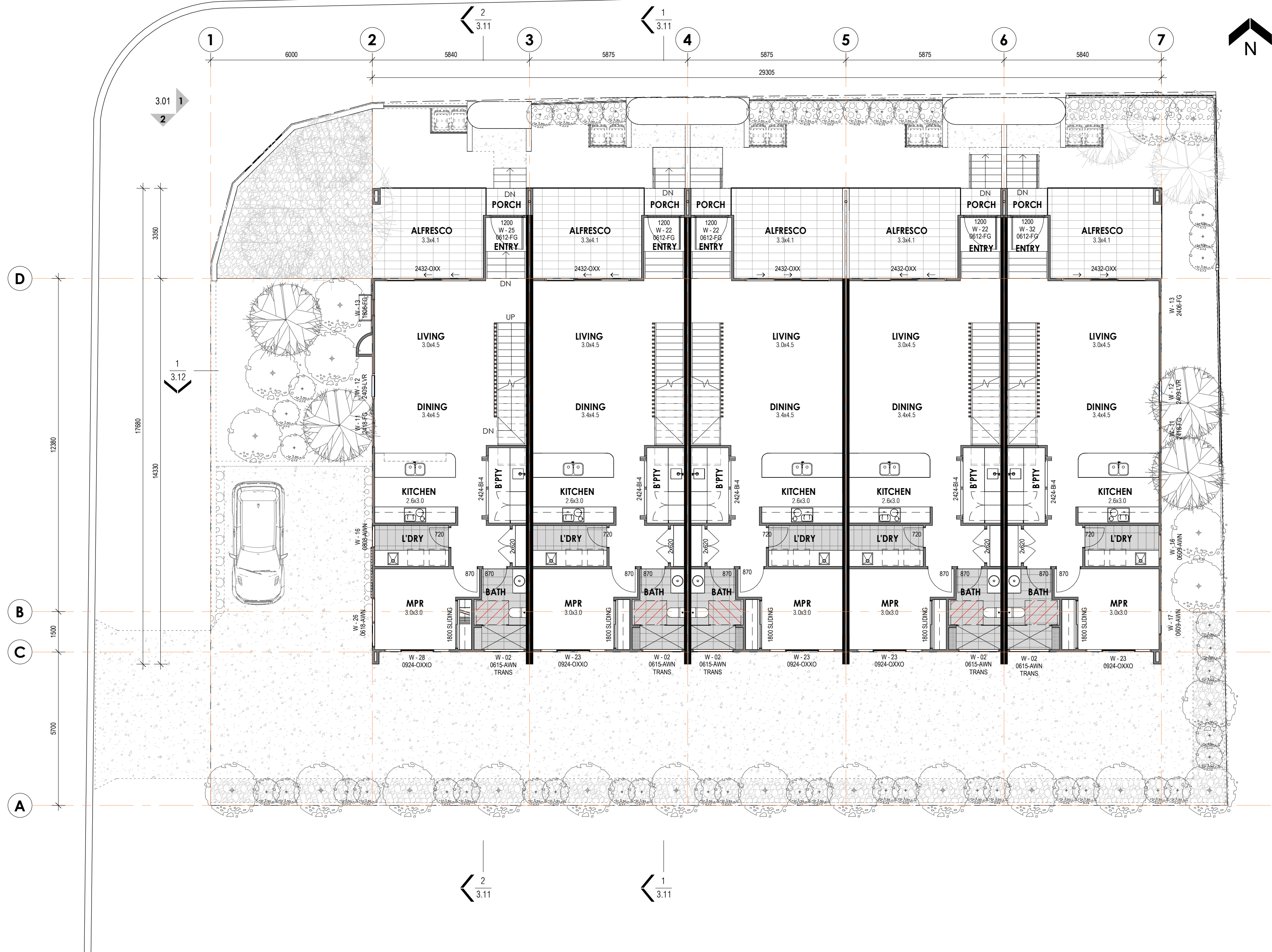
GENERAL NOTES

/ DIMENSIONS NOTED ARE FRAME TO FRAME
/ THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ENGINEER'S DWGS.
/ FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
/ UPPER FLOOR OPENINGS TO COMPLY WITH ALL RELEVANT BUILDING CODES & REGULATIONS.
/ ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL LOCATIONS TO OWNERS REQUIREMENTS.
/ ALL FULL HEIGHT WINDOWS TO HAVE NO TIMBER REVEAL TO SILL.
/ SMOKE ALARM CEILING MOUNTED
/ WATER CLOSET DOORS TO BE READILY REMOVABLE WHEN REQUIRED IN ACCORDANCE WITH PART HP10.4.2
/ REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5.6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.

LEGEND



GROUND FLOOR PLAN



AREA SCHEDULE	
UNIT 1	
UNIT 1 BASEMENT	86.0 m²
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Project Address
LOT 3 #52 CNR TOOMBUL TCE &
WESTACOTT STREET
NUNDAH QLD 4012

Project Name
PROPOSED NEW MULTI UNIT
DEVELOPMENT

Client Name Herrigan Enterprises PTY LTD ATF Herrigan Investment Trust

Rev	Date	Description
A	24.02.26	CONCEPT
B	16.03.26	DA
	29.04.26	Alteration

Drawn	Checked
B/C	JAZZ
TP	JAZZ
TP	JAZZ

Job Number
250010

Staged Plans
CONCEPT

Drawn by TP
Checked by JAZZ

Sheet 2.01

Revision B

Date

29.04.26

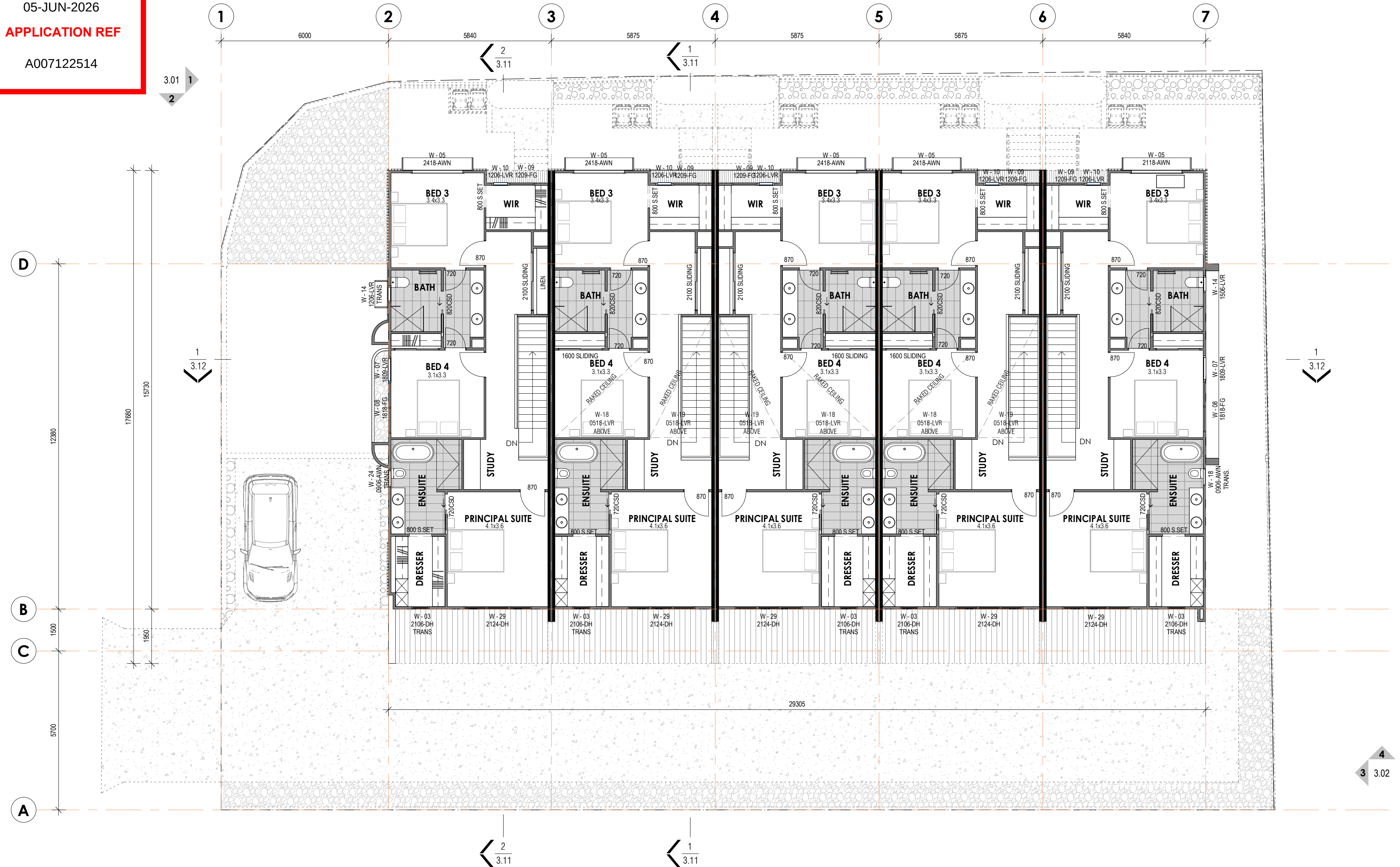
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SCALE: 1:100

FIRST FLOOR PLAN

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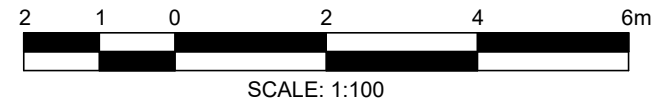


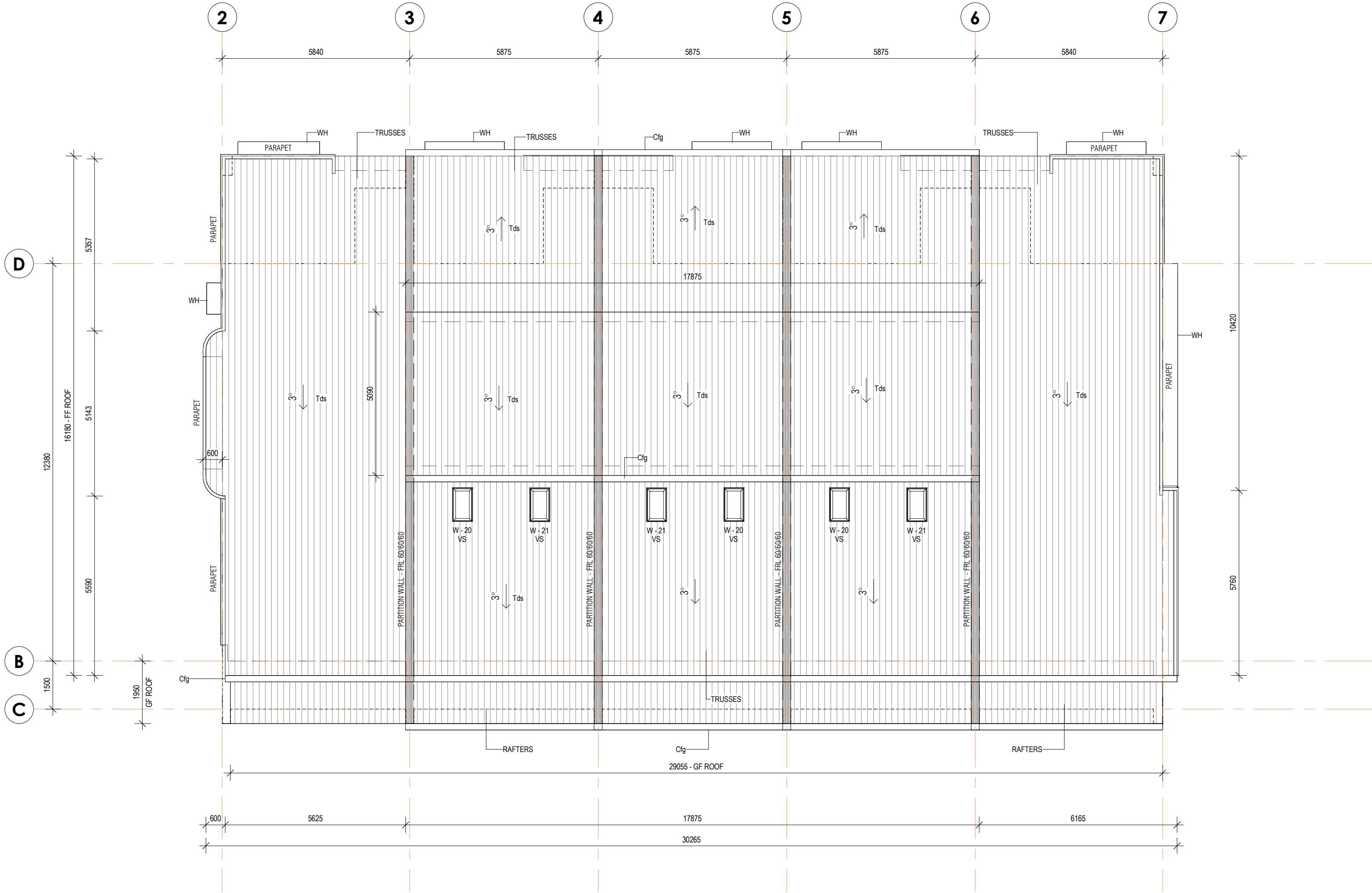
AREA SCHEDULE	
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GENERAL NOTES

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/ SMOKE ALARM CEILING MOUNTED
/ WATER CLOSET DOORS TO BE READILY REMOVABLE WHEN REQUIRED IN ACCORDANCE WITH PART HP10.4.2
/ REFER TO ENGINEERS DRAWINGS AND/OR BCA HPS 6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.

LEGEND





GENERAL NOTES

/ DOWNPIPES ARE TO SERVICE 12m MAXIMUM GUTTER LENGTH & BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS AND BE SELECTED IN ACCORDANCE WITH THE APPROPRIATE EAVES GUTTER SELECTION AS SHOWN IN HP7.4
/ GUTTERS, DOWNPIPES & FLASHINGS FABRICATED WITH METAL ARE TO MEET AS/NZS2179 REQUIREMENTS WHILE UPVC COMPONENTS ARE TO COMPLY WITH AS1273
/ ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS & AS/NZS4200 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY (NCC VOL 2, HP7.3.4) & HAVE A MAXIMUM 5 FLAMMABILITY INDEX (NCC VOL 2, H302)
/ ANY FLEXIBLE DUCTING THAT HAS A SOURCE FROM A FLAME HAZARD MUST MEET AS4254 HAZARD PROPERTIES
/ DOWNPIPES ARE TO BE PROTECTED FROM POTENTIAL MECHANICAL DAMAGE, BE INSTALLED NO LESS THAN 100mm FROM ELECTRICAL CABLES & GAS PIPES & NO LESS THAN 50mm FROM OTHER SERVICES (AS/NZS3500.3.2 54.11)
/ CONNECT STORMWATER DRAINAGE TO LEGAL POINT OF DISCHARGE TO THE SATISFACTION OF THE RESPONSIBLE LOCAL AUTHORITY
/ CALCULATED ROOF CATCHMENTS & ROOFING TO BE INSTALLED AS PER AS/NZS3500.3
/ OVERFLOW MEASURES IN ACCORDANCE WITH HP3.3.5
/ ROOF PLAN PROVIDED IS A GUIDE ONLY
TO BE READ IN CONJUNCTION WITH ENGINEER'S STORMWATER DRAINAGE PLAN.

NOTE:

BARGE CAPPING AND FLASHINGS COLOUR MAY DIFFER FROM ROOF SHEETING - REFER TO COLOUR SELECTION SCHEDULES FOR SELECTION

LEGEND

Clg	COLORBOND FASCIA & GUTTER
RAFTERS	RAFTERS TO MANUFACTURERS SPECIFICATIONS
Tds	TRIMDEK COLORBOND ROOF SHEETING
TRUSSES	TRUSSES TO MANUFACTURER'S SPECIFICATIONS
WH	WINDOW HOOD - Refer to specifications

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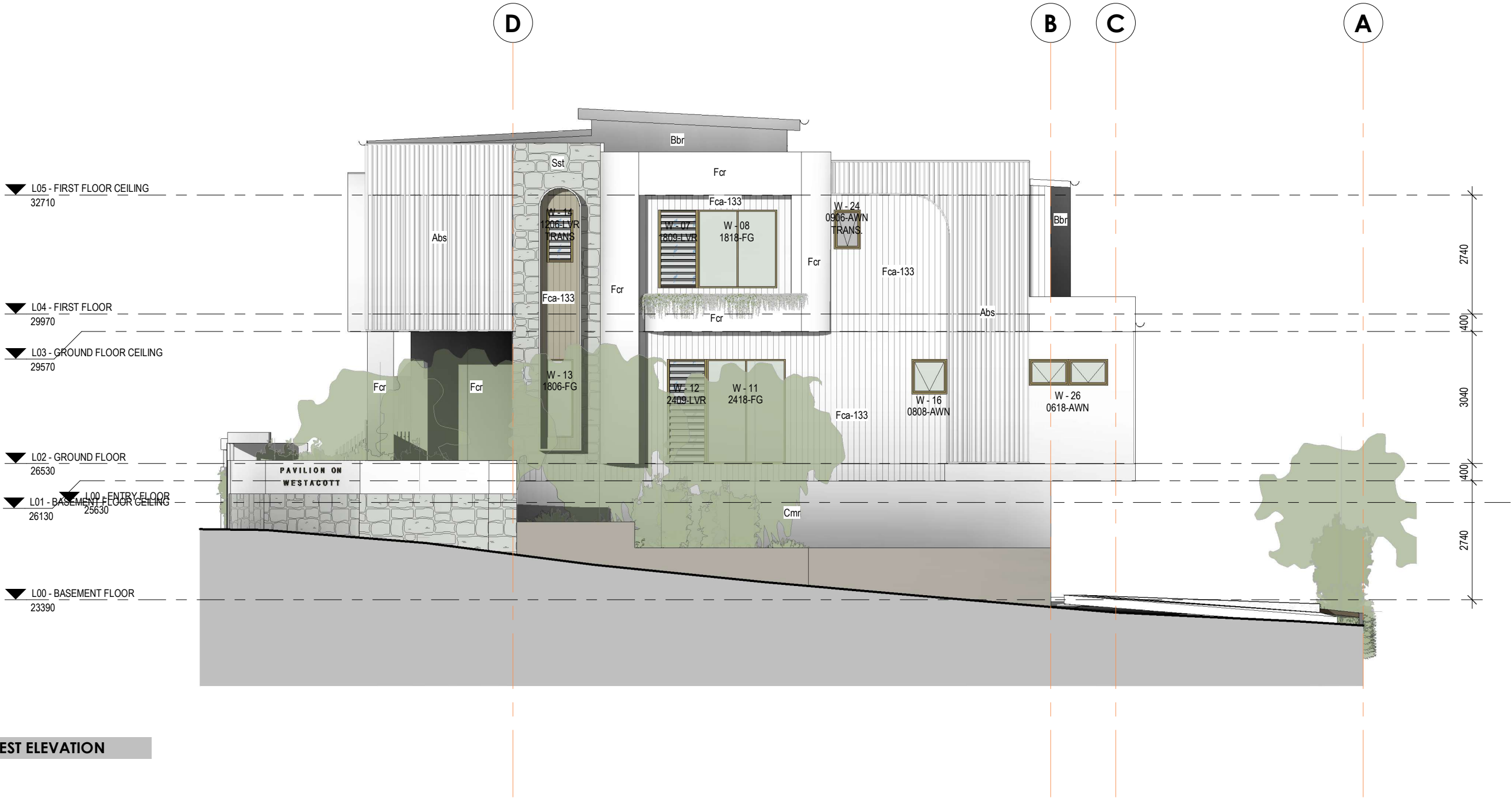
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ELEVATIONS

GENERAL NOTES

ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS. / ONLY A TYPICAL DESCRIPTION OF FINISHES ARE SHOWN. REFER TO BUILDING SPECIFICATION FOR FURTHER INFORMATION.
/ POWDERCOATED ALUMINIUM JOINERY THROUGHOUT UNLESS NOTED OTHERWISE.
/ 600mm EAVES UNLESS NOMINATED OTHERWISE
/ REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5 6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.
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LEGEND	
Abs	ALUMINIUM BATTEN SCREEN
Bbr	Hardiex Blue Board lining, Render Finish
Cmr	Concrete Masonry - Render Finish
Fca-133	Axon 133mm Vertical Cladding
Fcr	Fibre-Cement, Render & Paint Finish
Sst	Feature Stone Tile



1 3.01 - WEST ELEVATION
1 : 100



2 3.02 - NORTH ELEVATION
1 : 100

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B/C	JAZZ
TP	JAZZ
TP	JAZZ

Job Number
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Staged Plans
CONCEPT

Drawn by TP
Checked by JAZZ

Sheet 3.01

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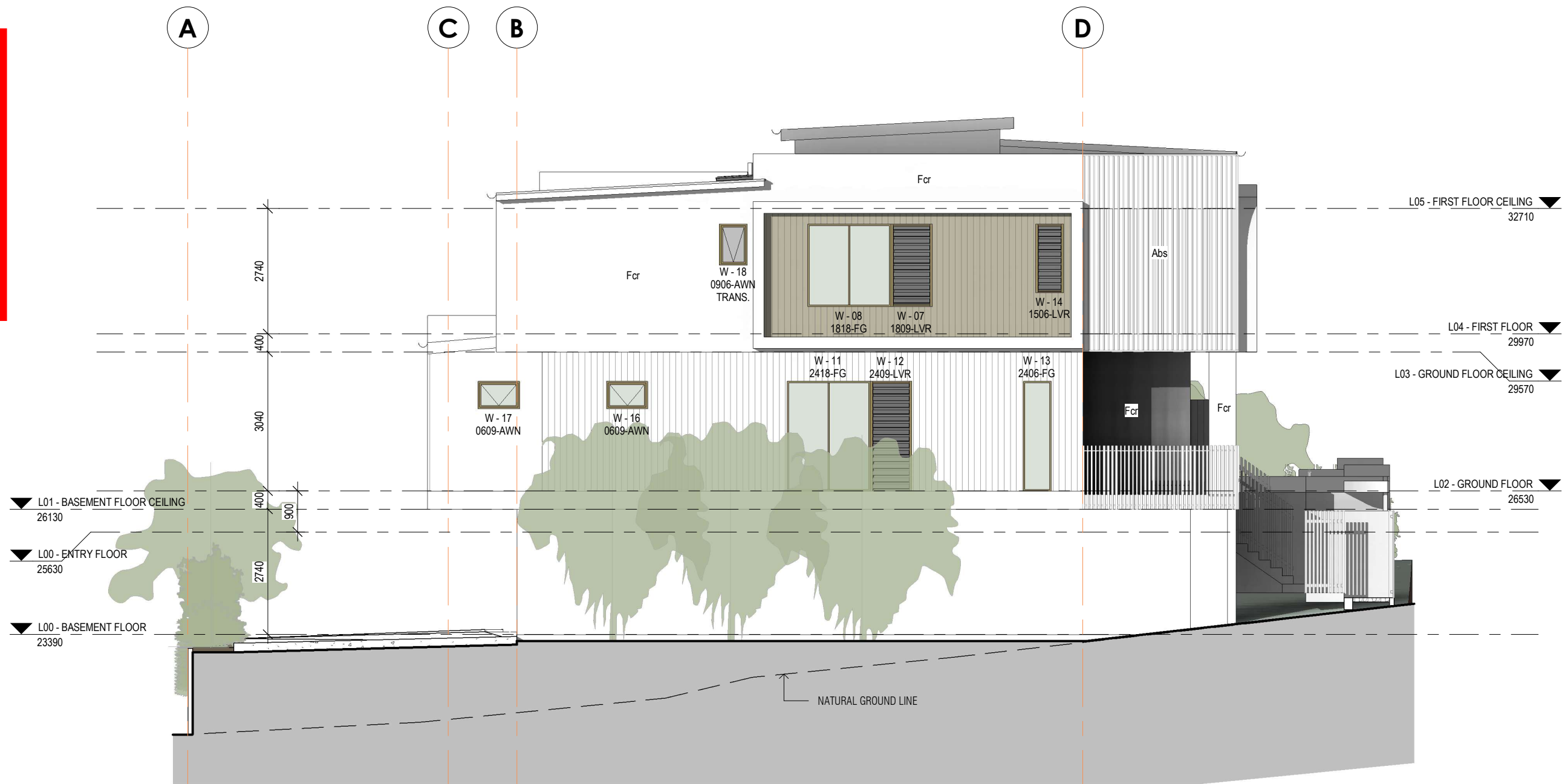
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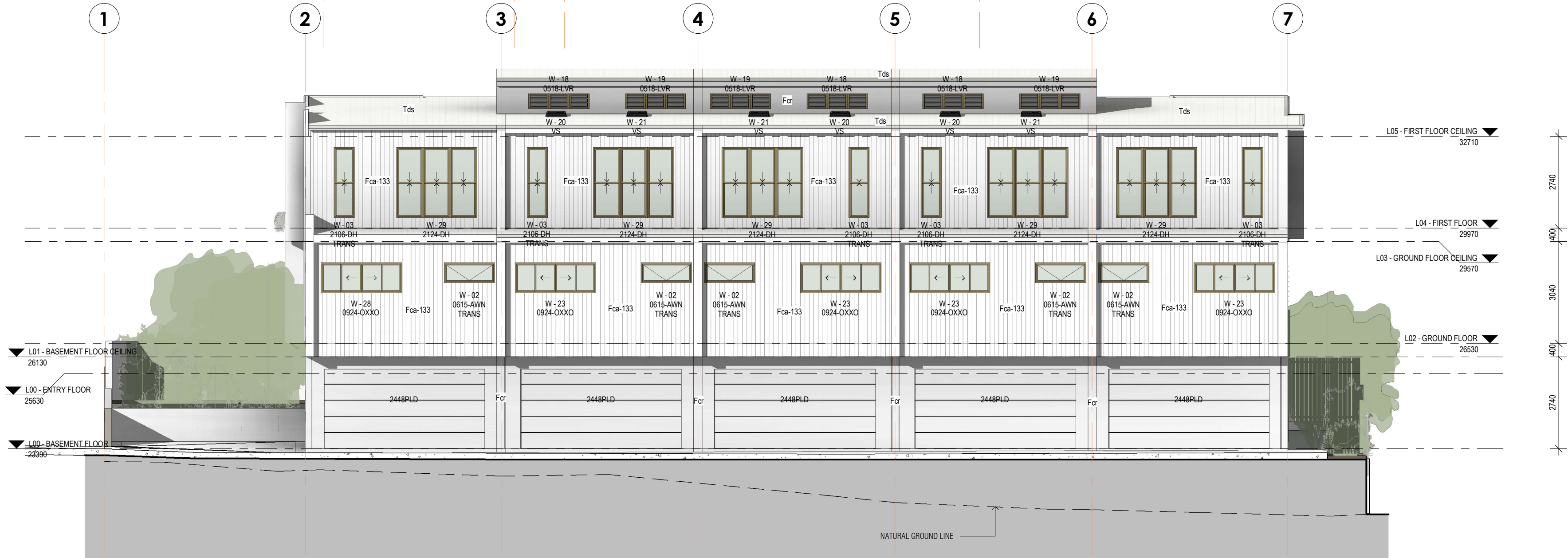
LEGEND

Abs	ALUMINIUM BATTEN SCREEN
Fca-133	Axon 133mm Vertical Cladding
Fcr	Fibre-Cement, Render & Paint Finish
Tds	TRIMDEK COLORBOND ROOF SHEETING



3 3.03 - EAST ELEVATION

1:100



4 3.04 - SOUTH ELEVATION

1:100

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TP	JAZZ
TP	JAZZ

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Staged Plans
CONCEPT

Drawn by TP
Checked by JAZZ

Sheet 3.02

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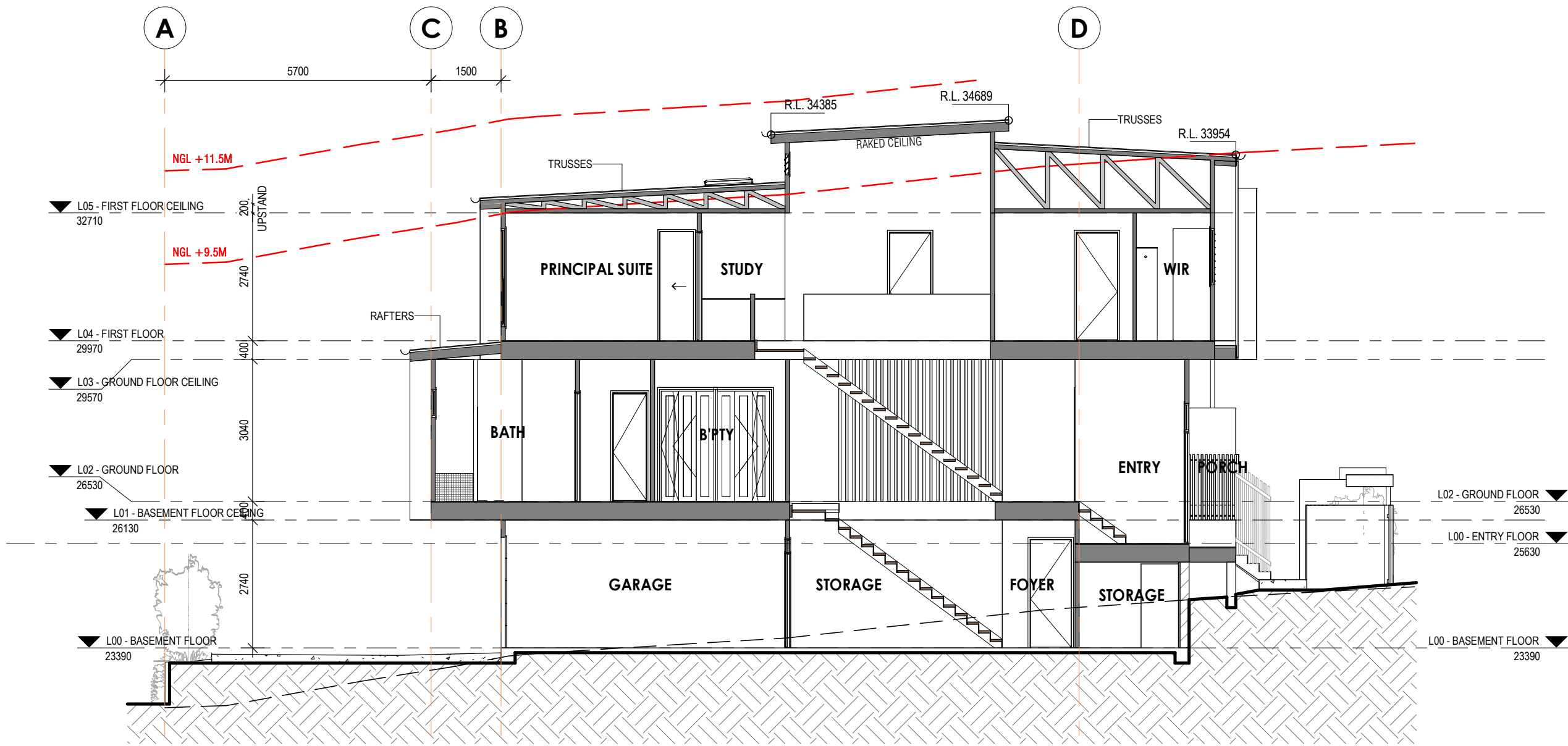
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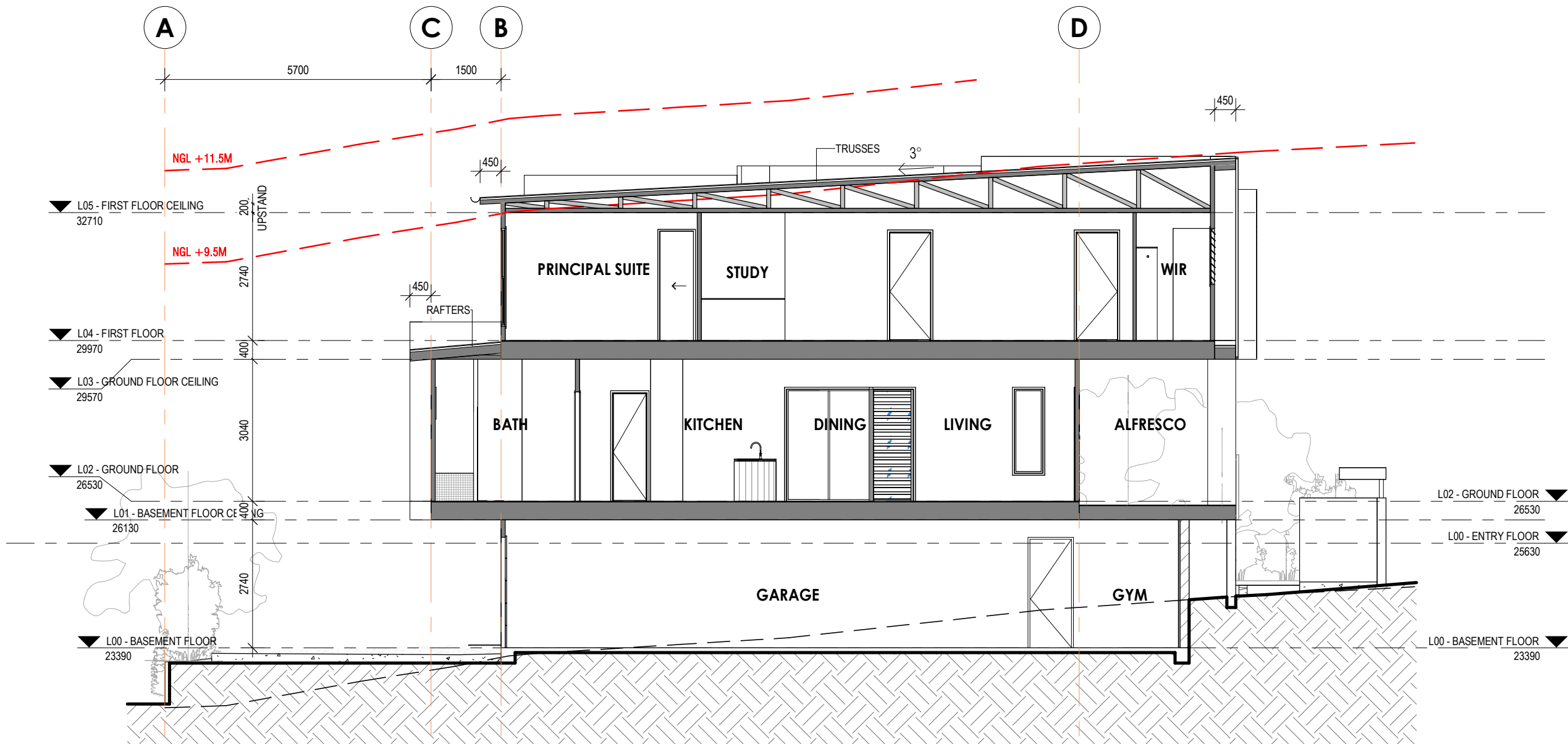
BUILDING SECTIONS

- GENERAL NOTES
- / ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS.
 - / ONLY A TYPICAL DESCRIPTION OF FINISHES ARE SHOWN. REFER TO BUILDING SPECIFICATION FOR FURTHER INFORMATION.
 - / POWDERCOATED ALUMINUM JOINERY THROUGHOUT UNLESS NOTED OTHERWISE.
 - / PROVIDE TERMITE BARRIER AS PER AS3660.1:2000
 - / INTERNAL AND EXTERNAL TIMBER STUD WALLS TO BE 70mm THICK UNLESS NOTED OTHERWISE AND AT 600mm CTRS.
 - / REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5.6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.
 - / ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATIONS, TAKING PRECEDENCE OVER THESE PLANS.
 - / FINISHED LEVELS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.
 - / 10mm PLASTERBOARD INTERNAL WALL LININGS
 - / 10mm PLASTERBOARD CEILING LININGS
 - / 6mm VILLABOARD INTERNAL WET AREA WALL LININGS
 - / REFER TO ELEVATIONS FOR EXTENT OF EXTERNAL FINISHES
 - / 450mm EAVES UNLESS NOMINATED OTHERWISE



1 3.11 - SECTION A-A
1 : 100

LEGEND	
RAFTERS	RAFTERS TO MANUFACTURERS SPECIFICATIONS
TRUSSES	TRUSSES TO MANUFACTURER'S SPECIFICATIONS



2 3.11 - SECTION B-B
1 : 100

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B/JC	JAZZ
TP	JAZZ
TP	JAZZ

Job Number
250010

Staged Plans
CONCEPT

Drawn by
TP

Checked by
JAZZ

Sheet 3.11

Revision B

Date

29.04.26

Scale 1 : 100

GENERAL NOTES

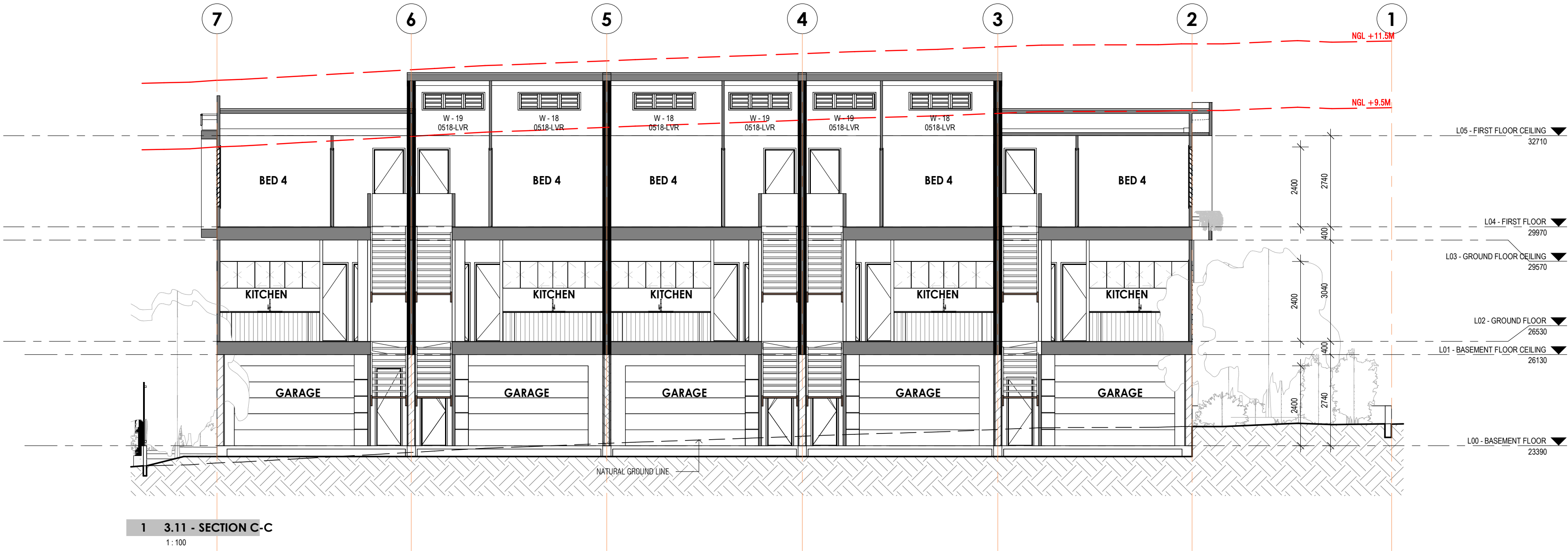
- / ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION DETAILS.
- / ONLY A TYPICAL DESCRIPTION OF FINISHES ARE SHOWN. REFER TO BUILDING SPECIFICATION FOR FURTHER INFORMATION.
- / POWDERCOATED ALUMINUM JOINERY THROUGHOUT UNLESS NOTED OTHERWISE.
- / PROVIDE TERMITE BARRIER AS PER AS3660.1:2000
- / INTERNAL AND EXTERNAL TIMBER STUD WALLS TO BE 70mm THICK UNLESS NOTED OTHERWISE AND AT 600mm CTRS.
- / REFER TO ENGINEERS DRAWINGS AND/OR BCA HP5.6.8, FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS AS REQUIRED.
- / ALL STRUCTURAL DETAILS TO ENGINEER'S SPECIFICATIONS, TAKING PRECEDENCE OVER THESE PLANS.
- / FINISHED LEVELS ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED ON SITE.
- / 10mm PLASTERBOARD INTERNAL WALL LININGS
- / 10mm PLASTERBOARD CEILING LININGS
- / 6mm VILLABOARD INTERNAL WET AREA WALL LININGS
- / REFER TO ELEVATIONS FOR EXTENT OF EXTERNAL FINISHES
- / 450mm EAVES UNLESS NOMINATED OTHERWISE

BCC DS
RECEIVED

05-JUN-2026

APPLICATION REF

A007122514



LEGEND