

BCC DS
RECEIVED
 04/06/2026
APPLICATION REF
 A006973028

REFERENCE CODES:

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC) 2022 AND ALL CODES REFERRED TO THEREIN.

GENERAL SPECIFICATIONS: PRELIMINARIES:

ALL CONSTRUCTION METHODS, MATERIALS & WORKMANSHIP MUST COMPLY WITH THE BUILDING ACT AND SUBSEQUENT AMMENDMENTS AND ALL AUST. STD'S. REFERRED THEREIN. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE CONTENTS OF THIS DOCUMENT BEFORE CONSTRUCTION IS COMMENCED. WRITTEN MEASUREMENTS ARE TO THE FACE OF TIMBER FRAMING OR THE BLOCKWORK AND ARE TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. ALL LEVELS ARE TO BE VERIFIED ON SITE.

CONCRETOR:

ALL CONCRETE SHALL COMPLY WITH AS3600:2018. FOOTINGS AND SLABS SHALL COMPLY WITH AS2870 -2011 WHERE LOCAL AUTHORITIES REQUIRE SOIL TESTS AND ENGINEERED FOOTING AND SLAB DETAILS, THESE ENGINEERED DETAILS TAKE PREFERENCE OVER DRAWN DETAILS.

CARPENTER:

ALL TIMBER SIZES ARE THE MINIMUM REQUIRED UNDER THE CODES WALLS ARE 2400mm UNLESS NOTED. W.C. DOORS ARE TO BE SWUNG TO OPEN OUTSIDE OR TO BE FITTED WITH LIFT OF HINGES. TIMBER SIZES AS SHOWN ON PLAN. BEAMS AS PER ENGINEERS DESIGN AND SPECIFICATIONS. ROOF TRUSSES TO BE AS PER ENGINEERED DESIGN BY AUTHORISED MANUFACTURERS. FIXING TO BE AS PER MANUFACTURERS SPECIFICATIONS. TRUSSES TO BE BRACED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

OTHER TRADES:

UNLESS OTHERWISE SPECIFIED: THE WALLS SHALL BE SHEETED WITH 10mm GYPROCK AND 6mm VILLA BOARD TO THE WET AREA'S. CEILINGS TO BE 13mm GYPROCK WHERE CEILING JOISTS ARE AT 600mm CENTRES OR 10mm THICK GYPROCK. ROOF SHEETING TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. ROOF TO BE FIXED AS REQUIRED BY THE MANUFACTURER IN RELATION TO THE SPECIFIED WIND RATING. BLOCKWORK SHALL BE STRAIGHT PLUMB AND LEVEL (WITHIN THE TOLERANCES AS ALLOWED IN THE AUSTRALIAN STD'S CODE FOR BLOCKWORK) AND HAVE VENEER TIES AT MAX. 600mm CENTRES BOTH HORIZONTALLY AND VERTICALLY.

ENERGY EFFICIENCY LIGHTING, AAA SHOWER ROSES, HOT WATER SYSTEMS, DUAL FLUSH TOILETS, PRESURE REDUCING DEVICES TO BE PROVIDED TO COMPLY WITH QDC PART 4.1 SUSTAINABILITY REQUIREMENTS.

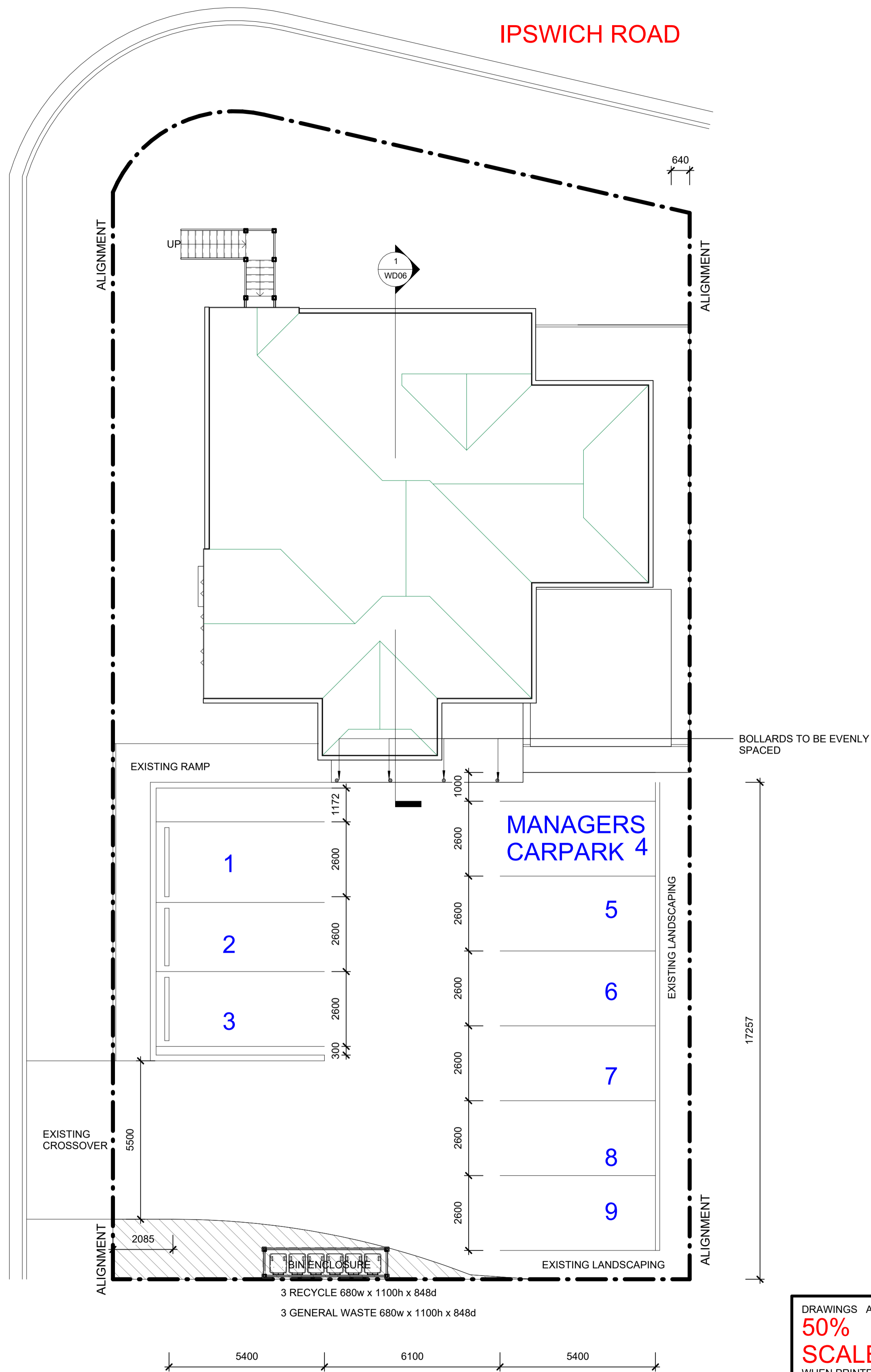
AREA UNDER ROOF - 226sqm
SITE COVERAGE - 27%

BRACING:

TO BE AS PER ENGINEERS DESIGN REFER ENGINEERS DRAWINGS

LOT - 10
RP - 902779
AREA- 811sqm

1 SITE PLAN
 1 : 100



DRAWINGS A1
50% SCALE
 WHEN PRINTED AT A3

NOTE ALL LEVELS AND MEASUREMENTS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION
 SCALE: 1:100

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BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

QBCC LICENCE - 1151414
22 BLUEGUM BOULEVARD
BANORA POINT NSW 2486

No.	Description	Date	No.	Description	Date
A	REVIEW AND COMMENT	10/02/2026			
B	BA ISSUE	19/02/2026			
C	REVISED BA ISSUE	02/06/2026			

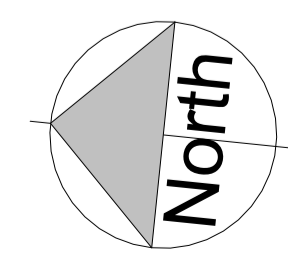
Client
 MR. JUZAR ALI

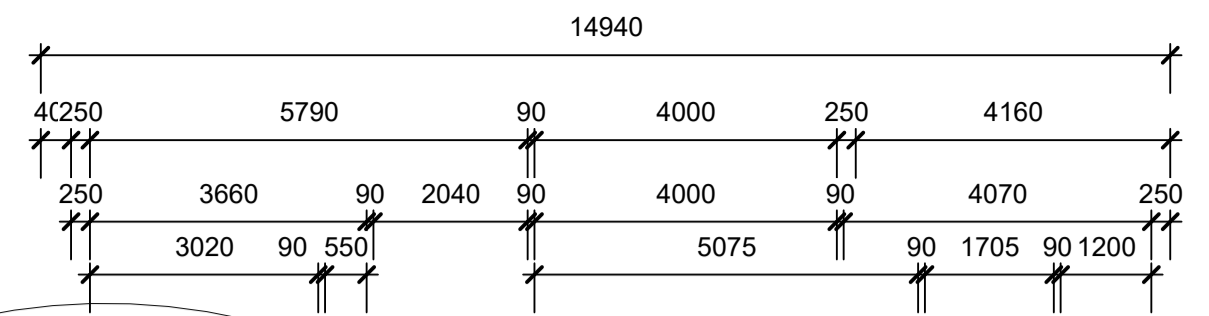
Address
 387 IPSWICH ROAD
 ANNERLEY QLD

Project
 PROPOSED DEVELOPMENT

Drawing name
 SITE PLAN

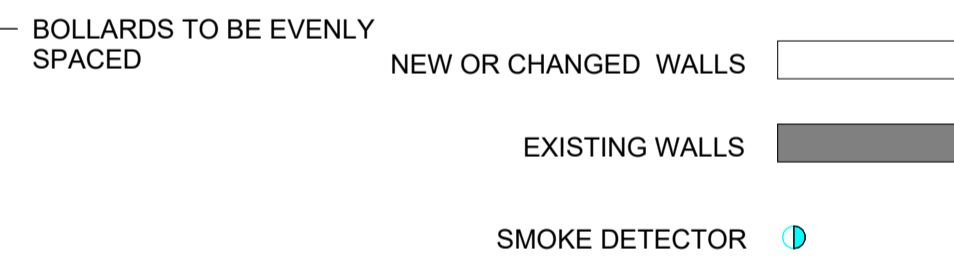
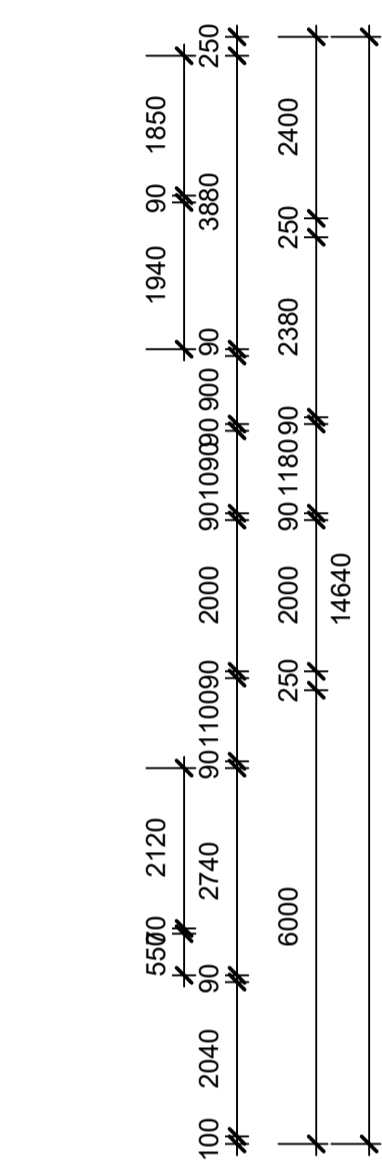
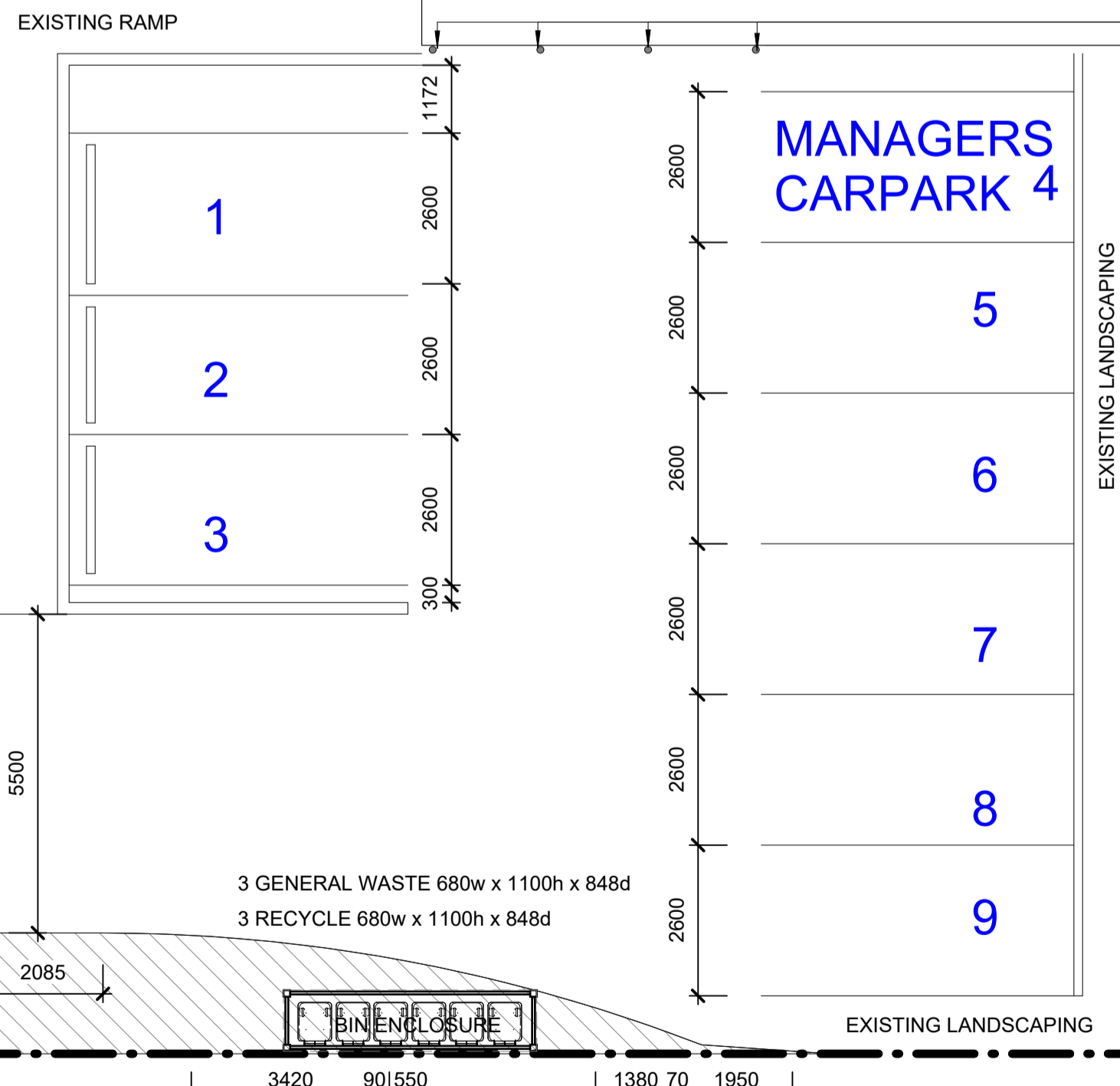
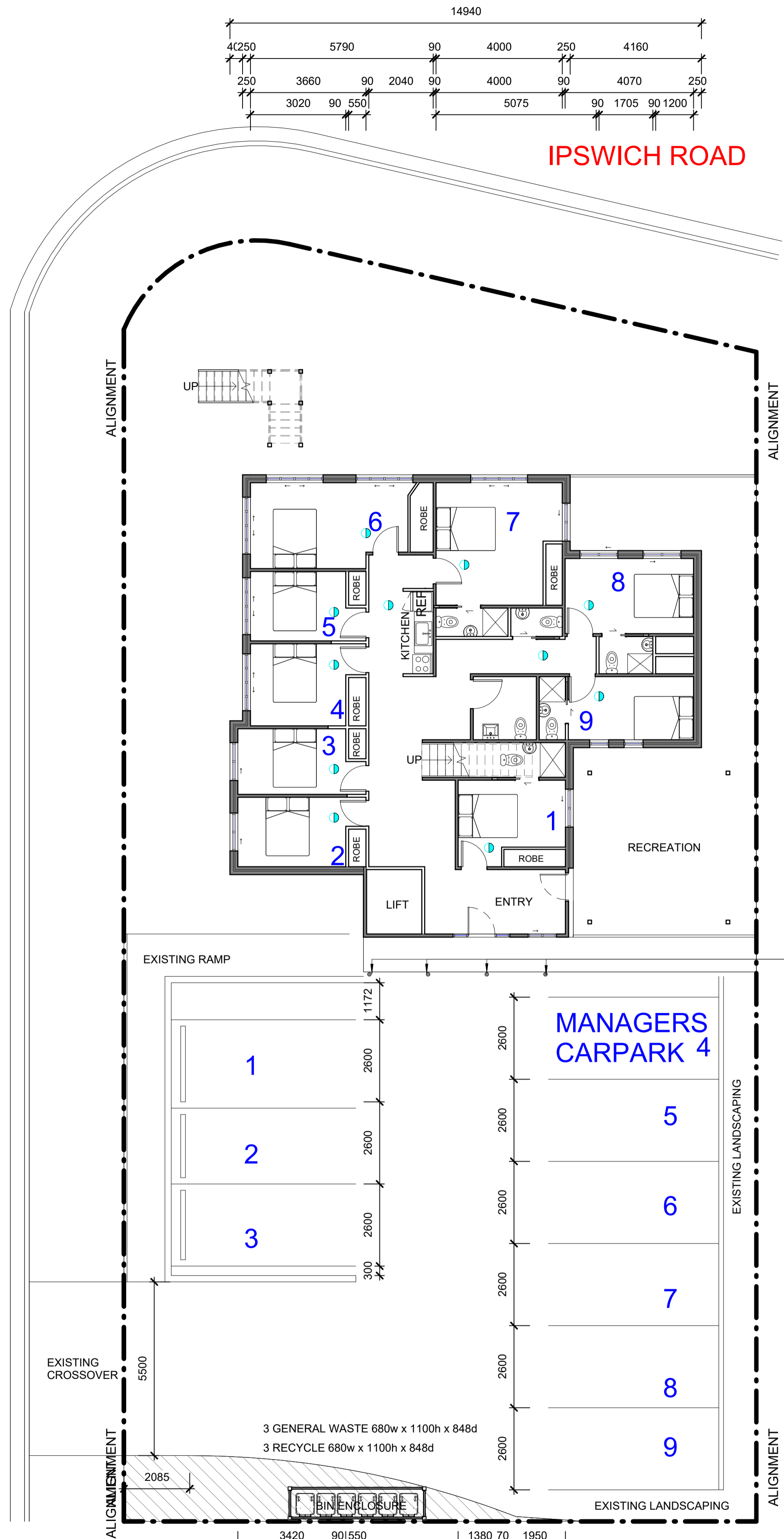
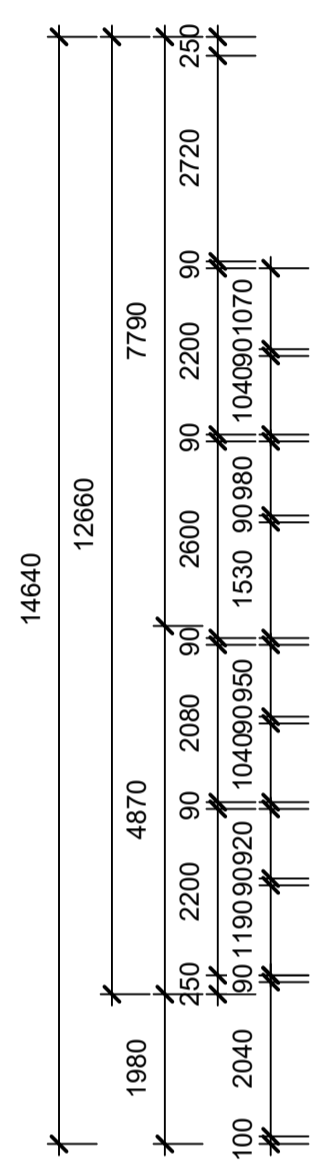
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Drawn by		RGT	
Checked by		RGT	
WD01	Issue	Scale	
	C	1 : 100	



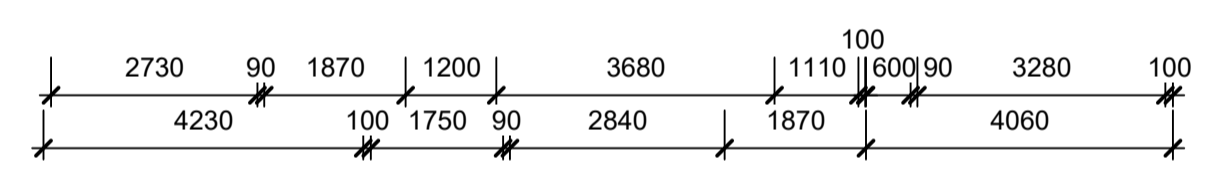
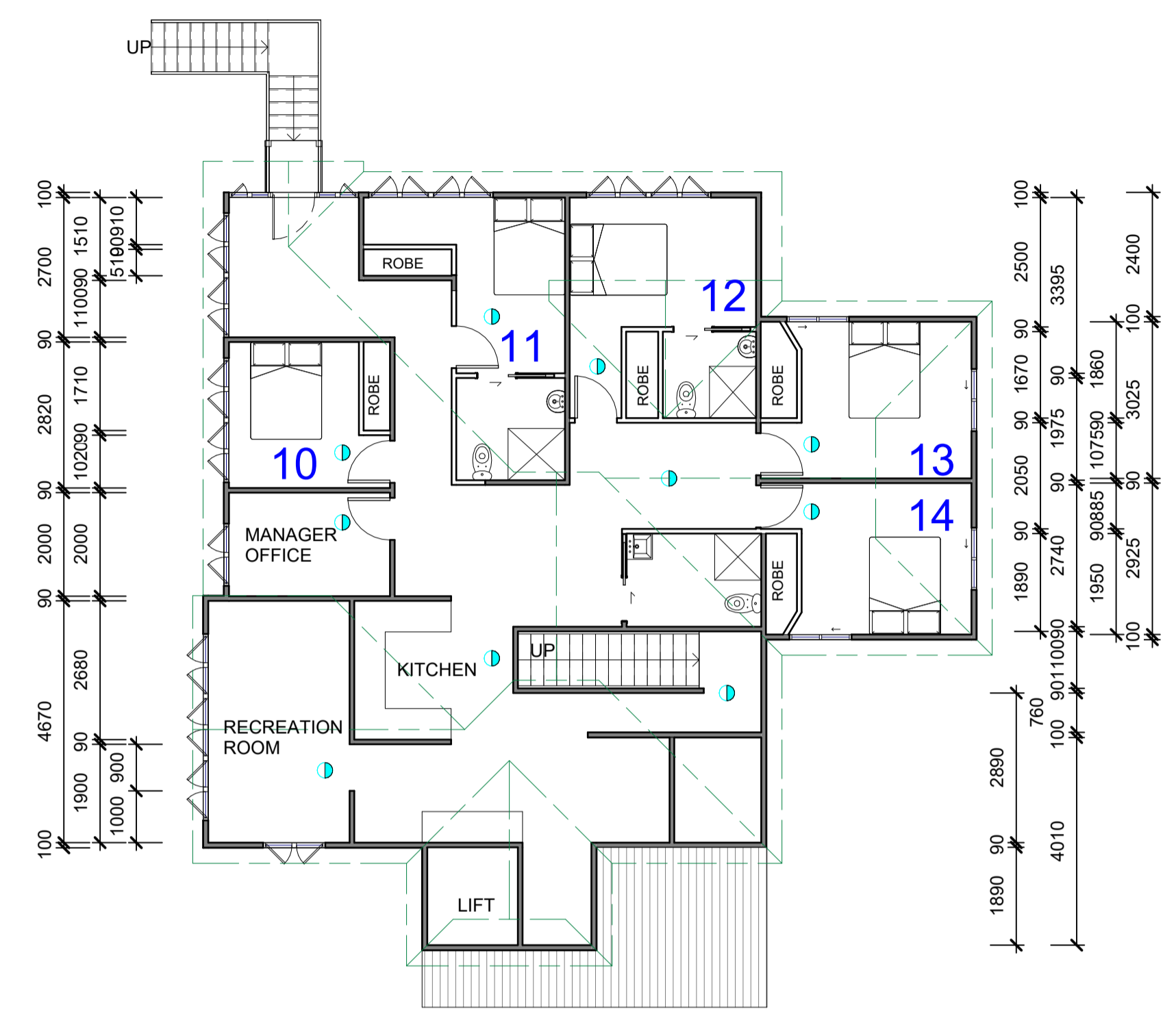
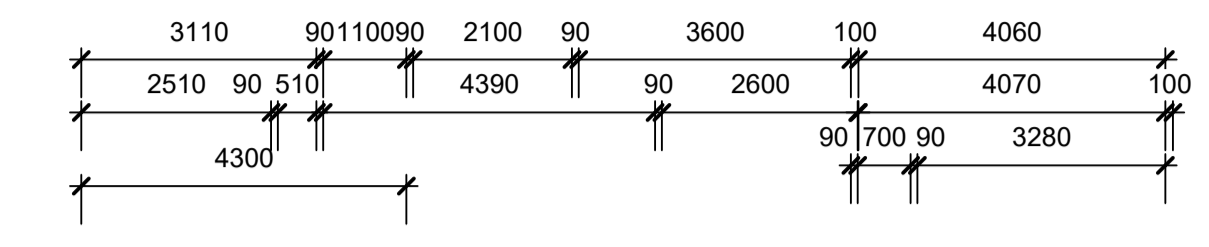


IPSWICH ROAD

PONSONBY STREET



2 LEVEL 1
1:100



1 GROUND LEVEL
1:100

DRAWINGS A1
50%
SCALE
WHEN PRINTED
AT A3

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Rtd.
robert totten designs

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bdaa
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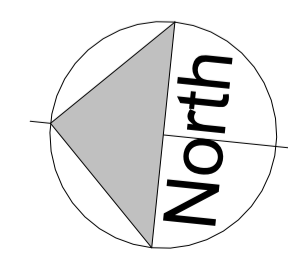
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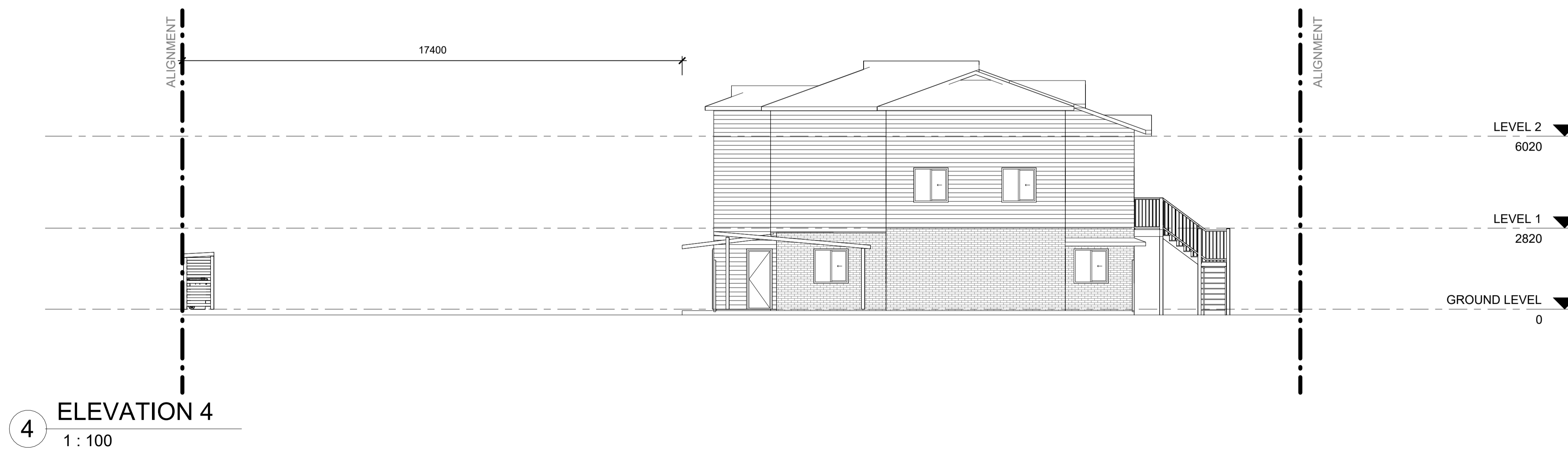
Address
**387 IPSWICH ROAD
ANNERLEY QLD**

Project
PROPOSED DEVELOPMENT

Drawing name
**PROPOSED BOARDING
ACCOMODATION**



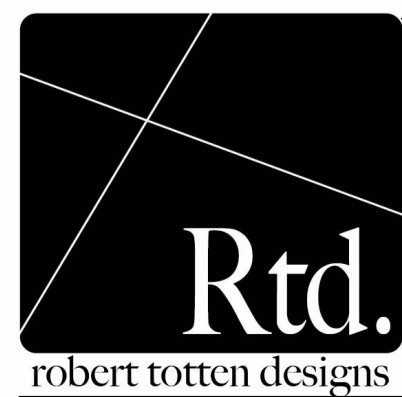
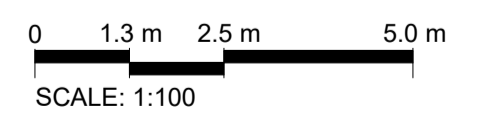
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Drawn by	RGT	
Checked by	RGT	
WD04	Issue C	Scale 1:100



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 AT A3

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5/32-34 MARTINELLI AVENUE
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Drawing name
PROPOSED ELEVATIONS

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Checked by	RGT
WD05	Issue C Scale 1 : 100