

Note: These drawings are diagrammatic only

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A3

Project.
Proposed Addition for Doull
56 Pring Street
TARRAGINDI Q 4121

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A006886246

Drawn. Date.
P.McPhee 30.01.26

Project No. Issue. Sheet..
1567-24 WD-E A-001

CONTOURS / SERVICES NOTE:

Location and extent of underground services may have not been provided or are unknown at time of drafting (sewer and storm water lines, manholes and house connection points etc). Builder is to establish extent of these services before commencing construction and make any necessary adjustments.

Contours & Services may have been plotted from as constructed or disclosure plans which have varying accuracies.

Vegetation, spot levels and other existing features and information may have been omitted from this site plan for clarity. Refer to Surveyor's original drawings for more detail.

It is the BUILDERS responsibility to locate boundaries and any services before construction commences

Sheet List	
Sheet Number	Sheet Name
A-001	3D Views
A-100	Site Plan
A-101	Survey Plan
A-200	Ground Floor
A-300	Elevations
A-301	Elevations
A-400	Sectional Views
A-700	Electrical Ground Floor
A-900	General Notes

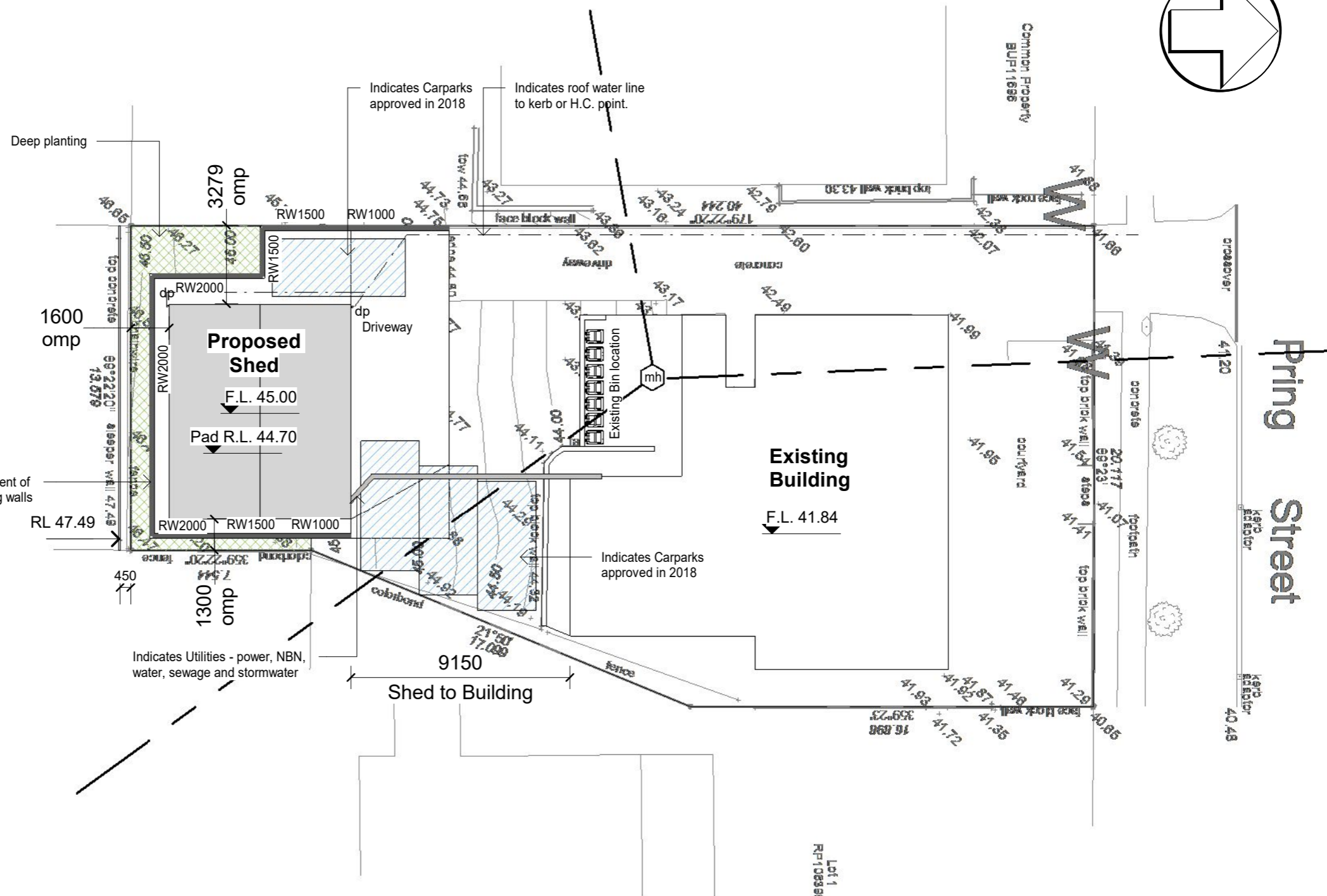
Site Information	
Lot No.	1
Description.	RP 102361
Ward	Holland Park
Local Authority	Brisbane City Council
Site Area	708m ²
Footprint Area	257m ²
Site Coverage %	36%

Rev	Description	Date	By
E	Working drawings - minor amendment	30.01.26	pmc
D	Working drawings - minor amendment	28.02.25	pmc
C	Working drawings - amendments	28.02.25	pmc
B	Working drawings - amendments	13.08.24	pmc
A	Working drawings	13.05.24	pmc

Amendments

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Site Plan

1 : 200

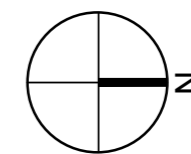


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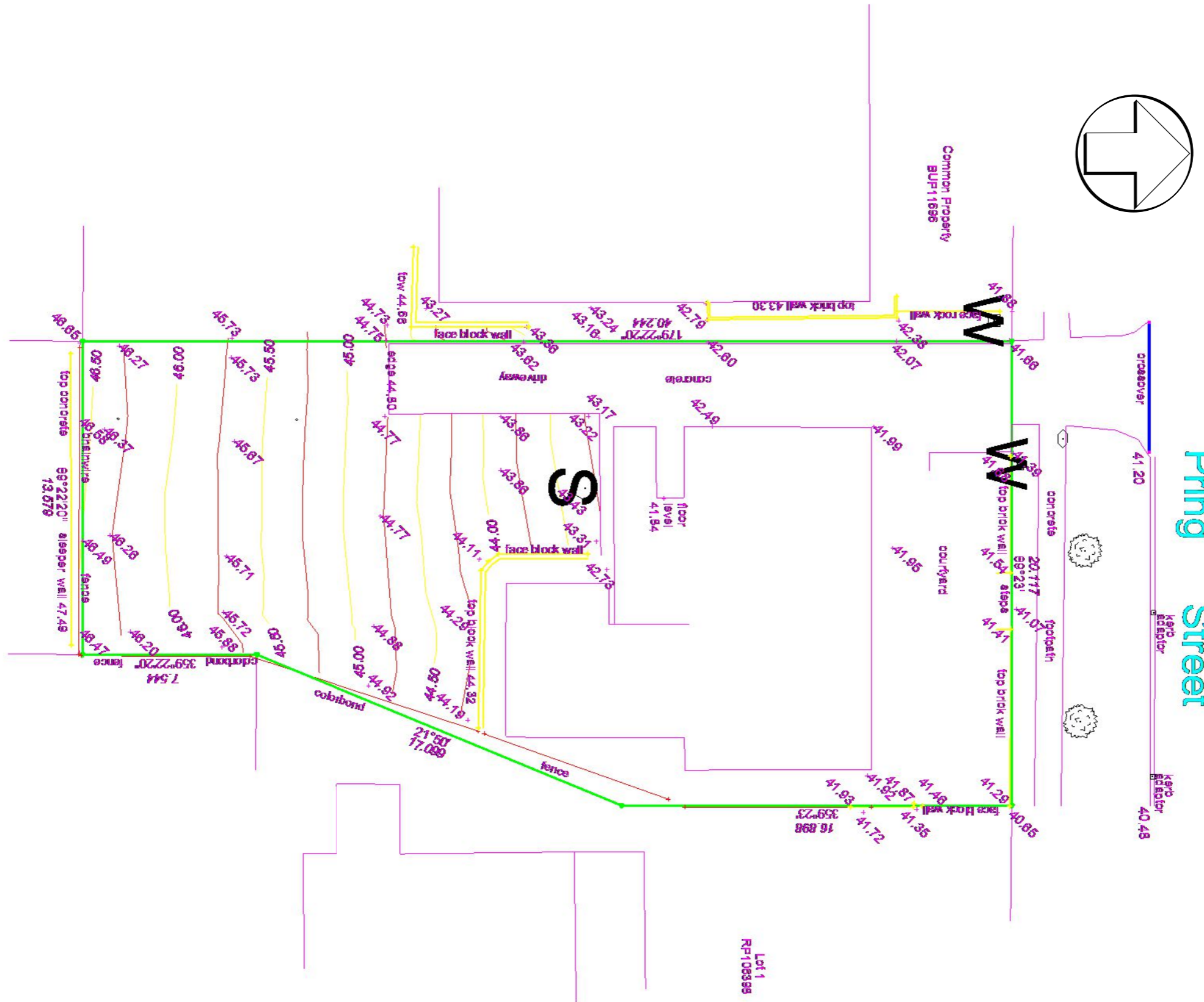
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Project No. 1567-24 Issue. WD-E Sheet.. A-100

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Survey by other.

1 : 200

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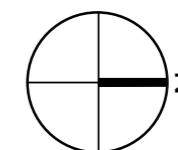


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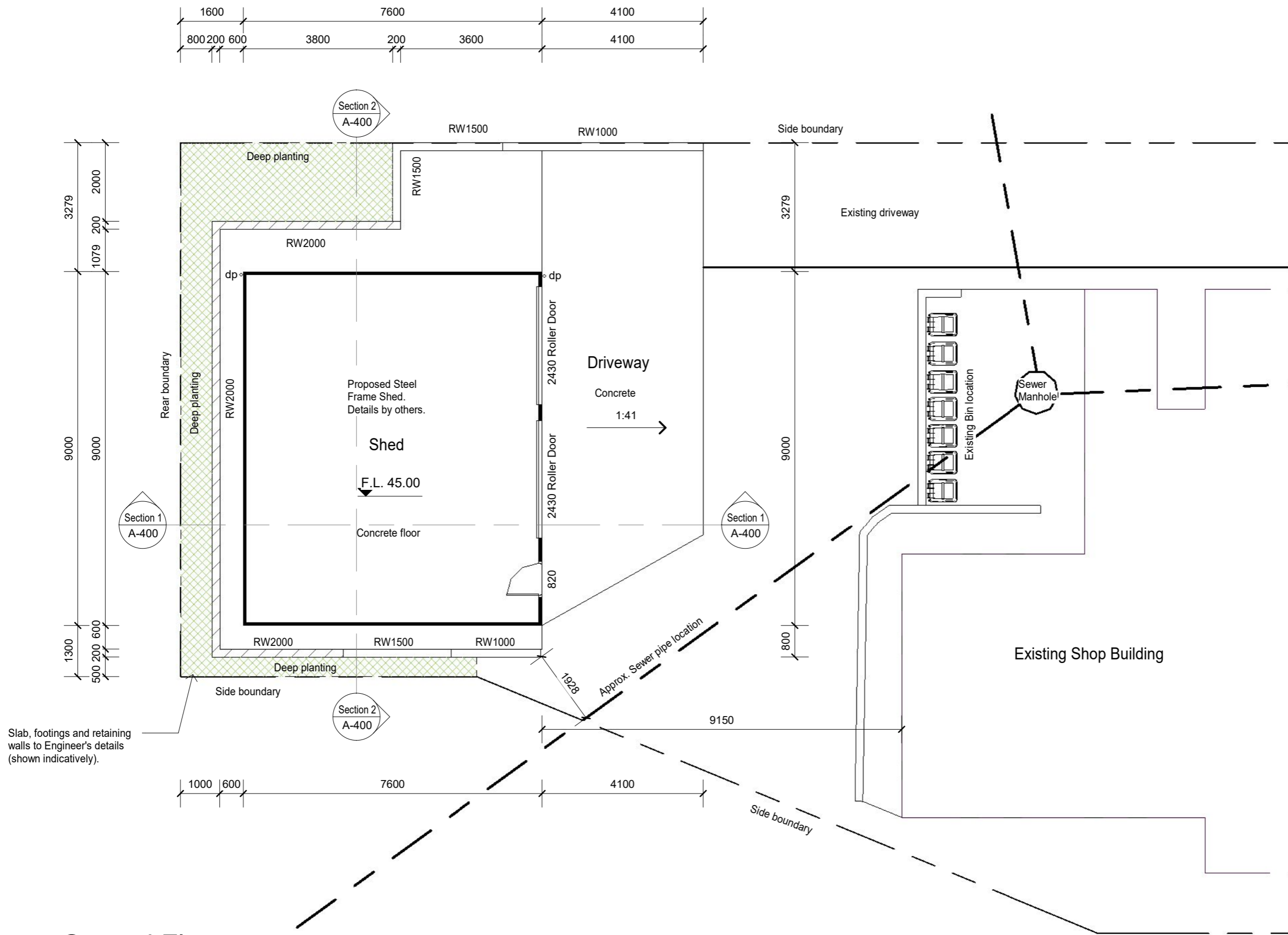
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Area Schedule	
Ground Floor	
Existing Shops	188.88
Proposed Shed	68.40
Ground Floor	257.28
Grand total	257.28

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.Ground Floor

1 : 100

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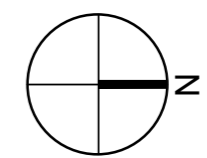
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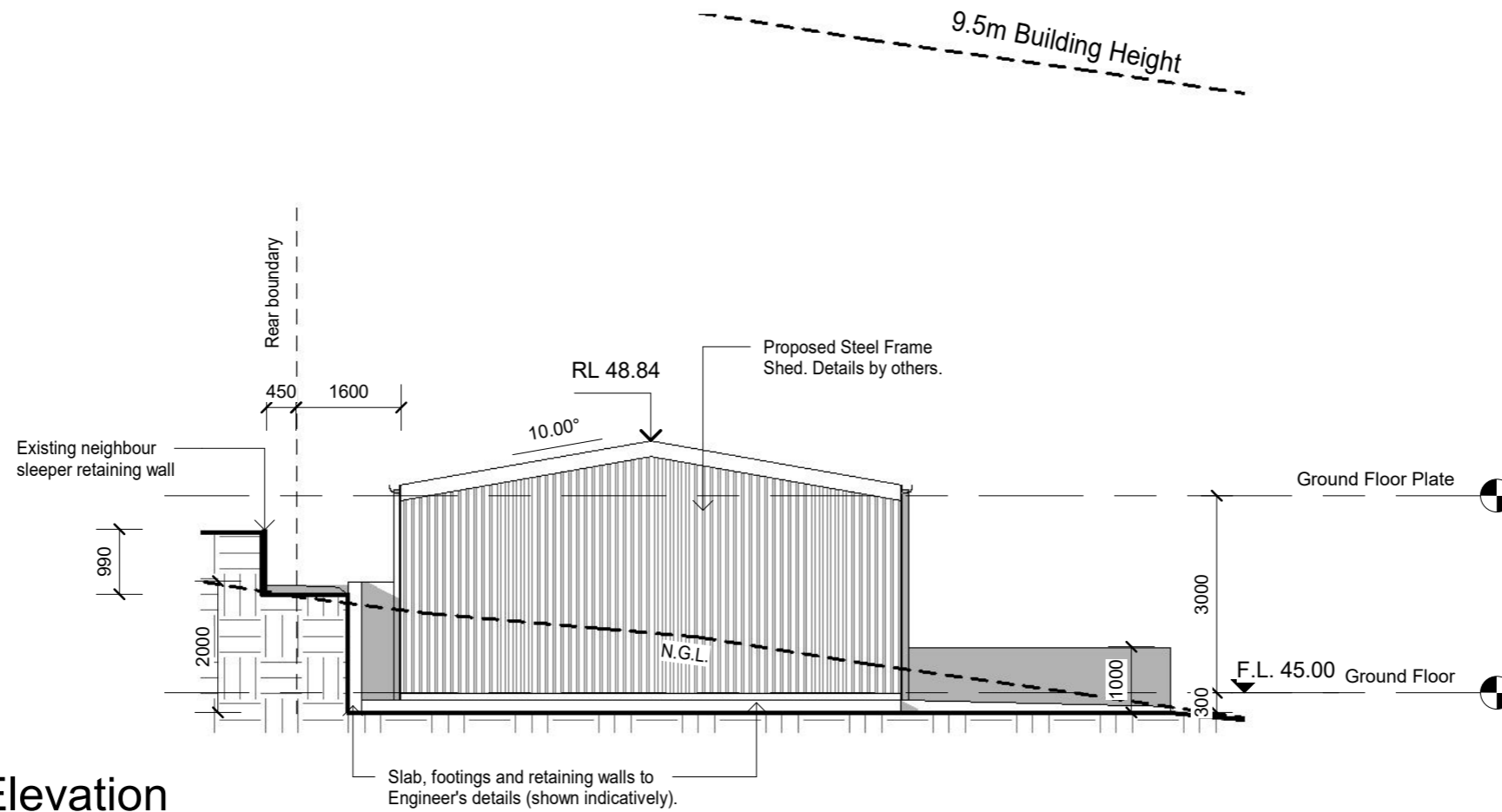
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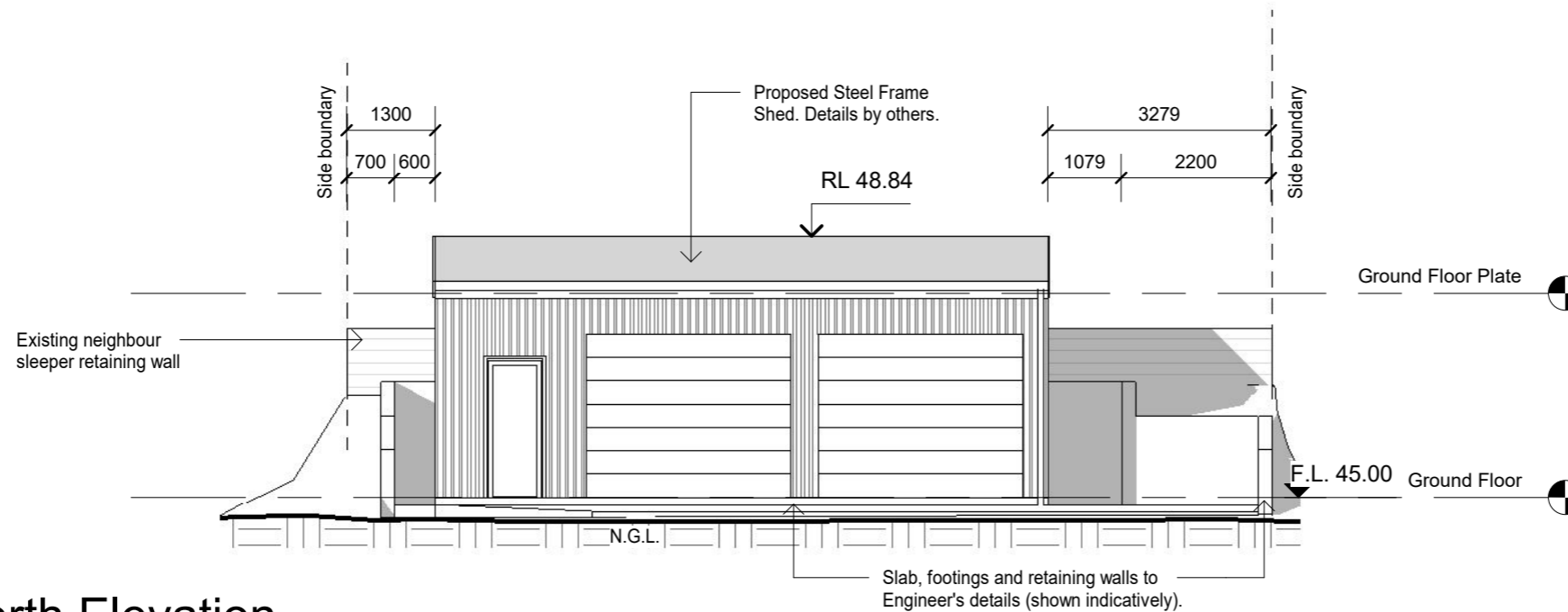
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East Elevation
1 : 100



North Elevation
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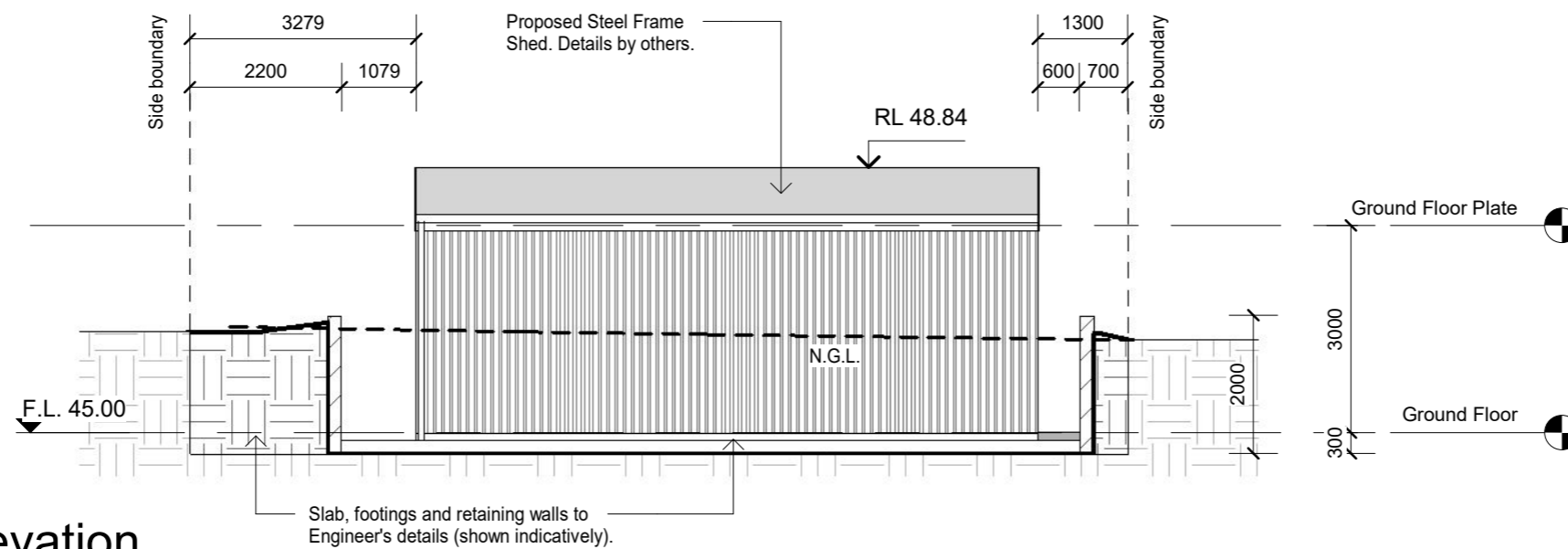
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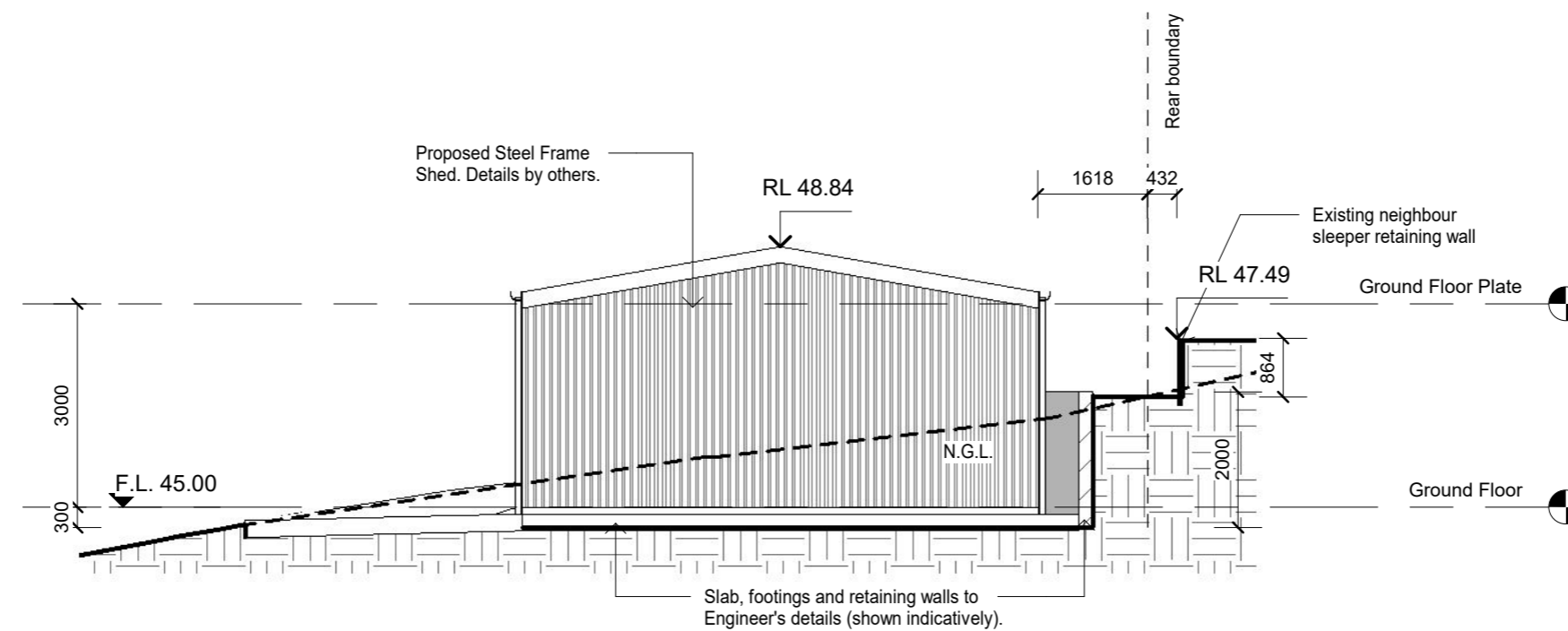
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South Elevation

1 : 100



West Elevation

1 : 100

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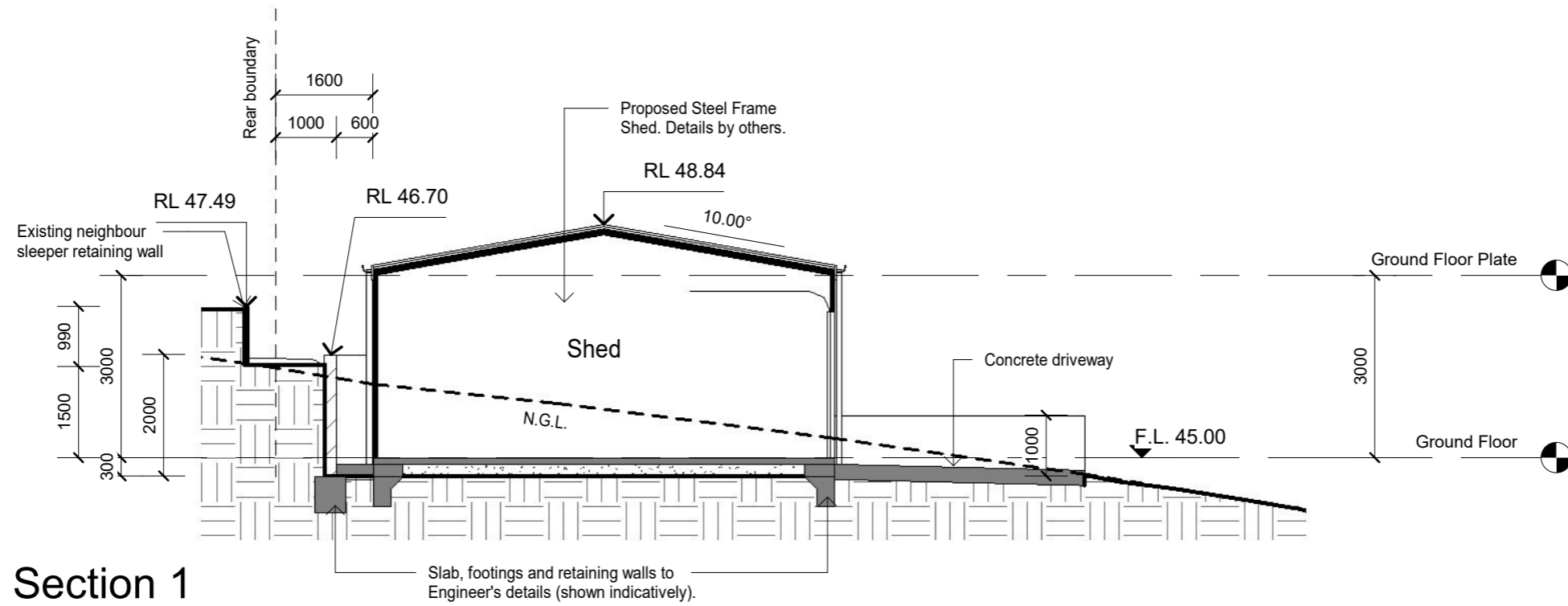
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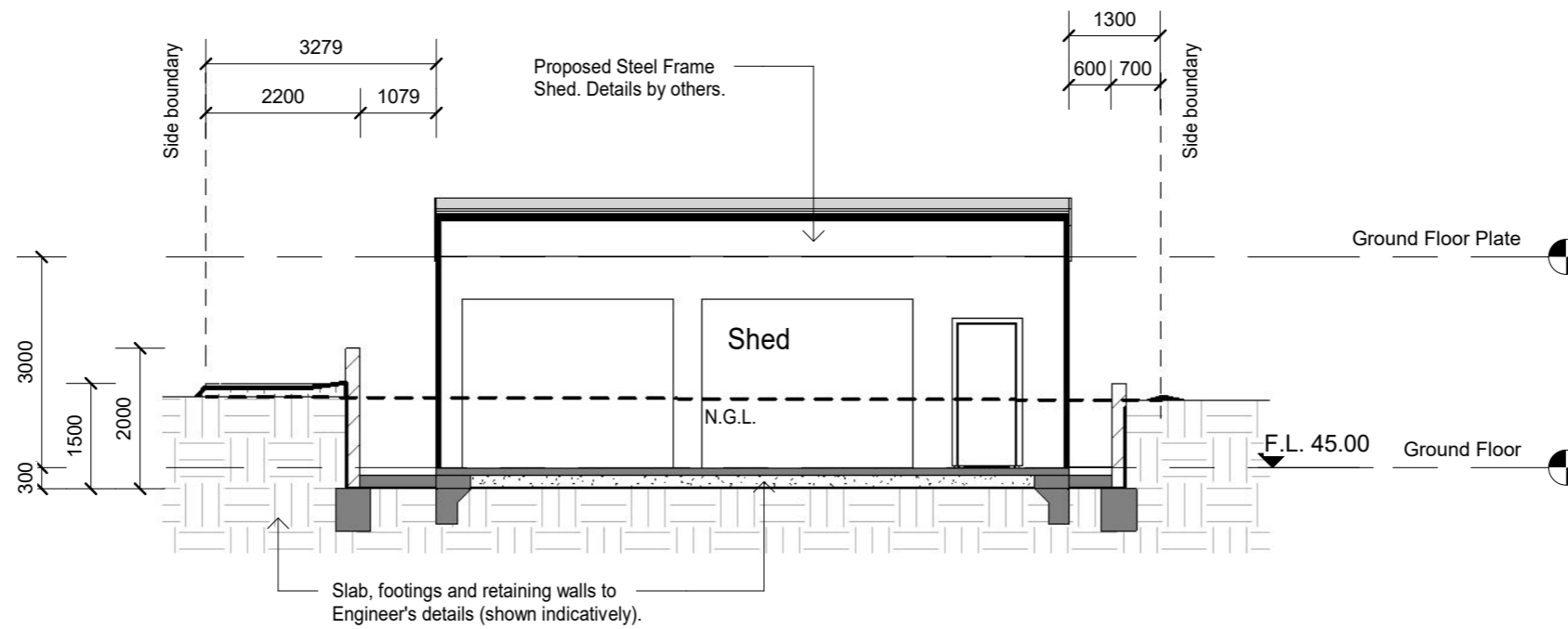
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Section 1

1 : 100



Section 2

1 : 100

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ENERGY EFFICIENT LIGHTING TO BE SUPPLIED AT 80% OF FLOOR AREA (REFER GENERAL NOTES SHEET.)

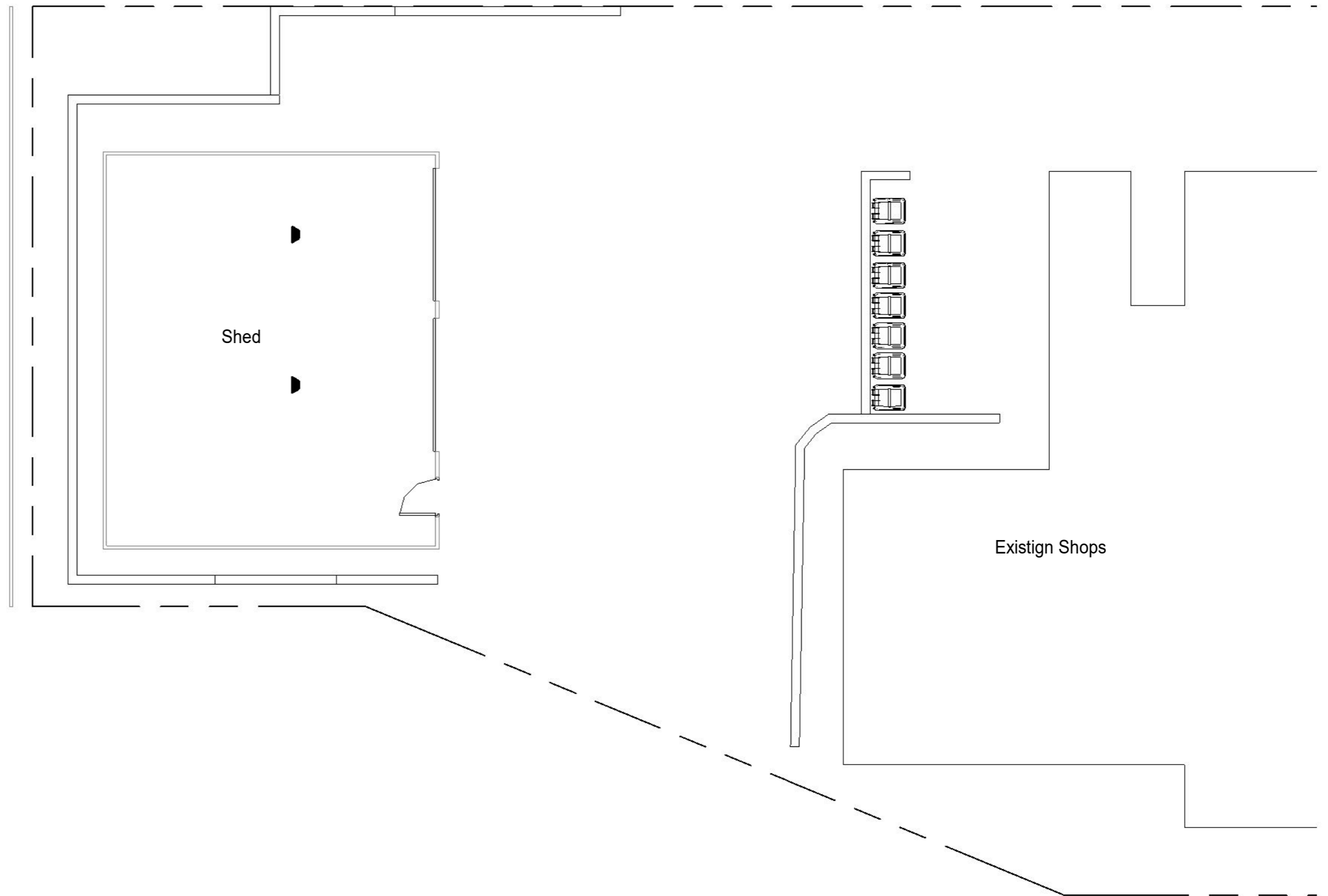
Electrical Legend

Light switches to be 1000 above FFL
Underside of meterbox to 910 above FFL

	Ceiling Light Outlet (with batten holders & shades)
	Wall Light Outlet
	Downlight
	Pendant Light
	Fluorescent Light
	Sensor
	Paraflood Light
	IXL Tastic
	Exhaust Fan
	Exhaust Fan/Light
	Ceiling Fan/Light
	Ceiling Fan
	Smoke Alarm
	Phone Point
	Data Point
	TV Outlet
	NBN system
	GPO Double
	GPO Single
	Ext. GPO Double
	Ext. GPO Single
	A/C Diffuser

Electrical Equipment Schedule (Total)

Description	Count	Comments
GPO Single	2	



Electrical Ground Floor

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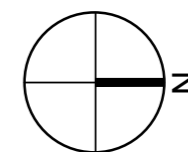


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**Class 1 & 10a Buildings to comply with -
NCC Vol 2 and ABCB - Housing Provision**

NCC Volume Two

contains the requirements for - Class 1 and 10a buildings (other than access requirements for people with a disability in Class 1b and 10a buildings); and certain Class 10b structures (other than access requirements for people with a disability in Class 10b swimming pools); and Class 10c private bushfire shelters.
Components of NCC Volume Two
NCC Volume Two contains the following Sections:

Section A – Governing Requirements
Section H – Housing:
Part H1 – Structure
Part H2 – Damp and weatherproofing
Part H3 – Fire safety
Part H4 – Health and amenity
Part H5 – Safe movement and access
Part H6 – Energy efficiency
Part H7 – Ancillary provisions and additional construction requirements
Part H8 – Livable housing design

ABCB - Housing Provision

Part 3.2 - Earthworks

3.2.1 Un-retained bulk earthworks – site cut and fill 2019: 3.1.1.1, 3.1.1.2 (1)
(1) A site cut using an un-retained embankment must be - within the allotment; and not within the zone of influence of any existing structure on the property, or the allotment boundary as defined in Table 3.2.1 and Figure 3.2.1a; and not deeper than 2 m from the natural ground level at any point.
(2) Fill, using an un-retained embankment must—be placed within the allotment; and be placed at a gradient which complies with Table 3.2.1 and Figure 3.2.1b; and be placed and mechanically compacted in layers not more than 150 mm; and be not more than 2 m in height from the natural ground level at any point; and where used to support footings or slabs, be placed and compacted in accordance with Part 4.2; and have surface water diverted away from any existing structure on the property or adjoining allotment in accordance with 3.3.3.

Part 3.3 - Drainage

3.3.2 Drainage requirements 2019: 3.1.3.2
Drainage systems must be installed as follows:
Areas adjoining and under buildings — surface water drainage in accordance with 3.3.3; and
Where site conditions exist that create a need for subsoil water to be diverted away from footings, basements, retaining walls etc — sub-soil drainage in accordance with 3.3.4; and
Where underground drainage from roof areas is required or permitted — underground stormwater drainage in accordance with 3.3.5; and
Excavation for drains adjacent to existing footings must be within the area described in Figure 3.3.2 as being safe for excavation.

Part 3.4 - Termite risk management

3.4.1 Requirements for termite management systems 2019: 3.1.4.2
(1)The requirements of this Part apply where:
a Class 1 or 10 building is constructed in an area where subterranean termites are known to present a potential risk of attack; and
a primary building element of a Class 1 or 10 building is considered susceptible to termite attack.
(2)For the purposes of (1), a primary building element consisting entirely of, or a combination of, any of the following materials is considered not subject to termite attack:
Steel, aluminium or other metals.
Concrete.
Masonry.
Fibre-reinforced cement.
Timber — naturally termite resistant in accordance with Appendix C of AS 3660.1.
Timber — preservative treated in accordance with Appendix D of AS 3660.1.
(3) A termite management system installed in a Class 1 or 10 building minimise the risk of termite attack to primary building elements shall be in accordance with clause 3.4.2.
(4) The termite management system required by (3) must have—
for a non-temporary Class 1 building, a design life of at least 50 years; or
for other than a non-temporary Class 1 building, a design life of at least 50 years or the specified design life of the building, whichever is the lesser.
(5) A termite management system need not comply with (4) if it is easily and readily accessible for replenishment or replacement and is capable of being replenished or replaced.
(6) Where a chemical is used as an external perimeter termite management system, it must be—
installed by excavating trenches, treating the exposed trench and backfilling the trench with treated material; and
covered by a concrete cover strip not less than 50 mm thick and 300 mm wide measured from the external wall of the building.

3.4.2 Termite management systems 2019: 3.1.4.3
Where a termite management system is required it must—
be selected appropriate to Table 3.4.2; and
comply with—AS 3660.1; or
have been tested and passed the tests required by Section 5 of AS 3660.3; and
have a durable notice installed in accordance with 3.4.3; and
where a chemical termite management system is used, the chemical must be included on the appropriate authority's pesticides register.

Part 4.2 Footings, Slabs and Associated elements

4.2.2 Site classification 2019: 3.2.4.1
The foundations where footings and slabs are to be located must be classified in accordance with AS 2870.

4.2.5 Foundations for footings and slabs 2019: 3.2.2.3
Footings and slabs, including internal and edge beams, must be founded on soil with an allowable bearing pressure as follows:
Slab panels, load support panels and internal beams — natural soil with an allowable bearing pressure of not less than 50 kPa or controlled fill or rolled fill compacted in accordance with 4.2.4.
Edge beams connected to the slab — natural soil with an allowable bearing pressure of not less than 50 kPa or controlled fill compacted in accordance with 4.2.4(a)(iii) and extending past the perimeter of the building 1 m with a slope ratio not steeper than 2 horizontal to 1 vertical (see Figure 4.2.5).
Pad footings, strip footings and edge beams not connected to the slab, must be - founded in natural soil with an allowable bearing pressure of not less than 100 kPa; or for Class A and S sites they may be founded on controlled sand fill in accordance with 4.2.4(a).

4.2.12 Footing and slab construction 2019: 3.2.5.1
Footing and slab construction, including size and placement of reinforcement, must be in accordance with the relevant provisions of -
4.2.13 for footings for stumps; and
4.2.14 for stiffened rafts on Class A, S and M sites; and
4.2.15 for strip footing systems on Class A, S and M sites; and
4.2.16 for footing slabs on Class A sites; and
4.2.17 for footings for single leaf masonry, mixed construction and earth retaining walls; and
4.2.18 for footings for fireplaces on Class A and S sites; and
4.2.19 for shrinkage control; and 4.2.20 for concentrated loads; and
4.2.21 for minimum edge beam dimensions; and
4.2.22 for recessed areas of slabs.

Part 5 - Masonry

5.1.1 Scope
(1)This Section sets out the Deemed-to-Satisfy Provisions for—
masonry veneer — see Part 5.2; and
cavity masonry — see Part 5.3; and
single leaf unreinforced masonry — see Part 5.4; and
isolated masonry piers — see Part 5.5; and
masonry components and accessories — see Part 5.6; and
weatherproofing of masonry — see Part 5.7.
(2)For other masonry provisions not included in this Section, refer to NCC Volume Two: H1D5(4) Reinforced masonry.

5.1.2 Application
The application of this Section is subject to the following:
The Governing Requirements of NCC 2022 Volume Two.
Any conditions set out within the following Deemed-to-Satisfy Provisions of NCC Volume Two:
H1D5(1), for masonry veneer.
H1D5(2), for cavity masonry.
H1D5(3), for unreinforced masonry.
H1D5(5), for isolated masonry piers.
H1D5(6), for masonry accessories.
H2D4(2)(c), for weatherproofing of masonry.
The State and Territory variations, additions and deletions contained in the Schedules to the ABCB Housing Provisions and NCC Volume Two.

Part 6 Framing

Part 6.1 Scope and application of Section 6
6.1.1 Scope
(1)This Section sets out the Deemed-to-Satisfy Provisions for -
subfloor ventilation (see Part 6.2); and
structural steel members (see Part 6.3).
(2)For other framing provisions not included in this Section, refer to the following Deemed-to-Satisfy Provisions in NCC Volume Two:
Steel framing (see H1D6(3)).
Timber framing (see H1D6(4)).
Use of structural software (see H1D6(7)).

6.1.2 Application
The application of this Section is subject to the following:
The Governing Requirements of NCC Volume Two.
The State and Territory variations, additions and deletions contained in the Schedules to the ABCB Housing Provisions and NCC Volume Two.

6.2.1 Subfloor ventilation
(1)Subfloor spaces must—
be provided with openings in external walls and internal subfloor walls in accordance with Table 6.2.1a for the climatic zones given in Figure 6.2.1a; and
have clearance between the ground surface and the underside of the lowest horizontal member in the subfloor in accordance with Table 6.2.1b (see Figure 6.2.1b and Figure 6.2.1c).
(2)In addition to (1), a subfloor space must—
be cleared of all building debris and vegetation; and
have the ground beneath the suspended floor graded in accordance with 3.3.3; and
contain no dead air spaces; and
have openings evenly spaced as far as practicable (see Figure 6.2.1d); and
have openings placed not more than 600 mm in from corners.
(3)In double leaf masonry walls, openings specified in (1) must be provided in both leaves of the masonry, with openings being aligned to allow an unobstructed flow of air (see Figure 6.2.1d).
(4)Openings in internal subfloor walls specified in (1) must have an unobstructed area equivalent to that required for the adjacent external openings (see Figure 6.2.1d).
(5)Where the ground or subfloor space is excessively damp or subject to frequent flooding, in addition to the requirements of (1) to (4)—
the subfloor ventilation required in (1) must be increased by 50%; or
the ground within the subfloor space must be sealed with an impervious membrane; or
subfloor framing must be—
where above ground — above ground durability Class 1 or 2 timbers or H3 preservative treated timbers in accordance with AS 1684.2, AS 1684.3 or AS 1684.4; or
where in-ground — in-ground durability Class 1 or 2 timbers or H5 preservative treated timbers in accordance with AS 1684.2, AS 1684.3 or AS 1684.4; or
steel in accordance with NASH Standard 'Residential and Low-Rise Steel Framing' Part 2.

Part 7 Roofing

7.1.1 Scope
(1)This Section sets out the Deemed-to-Satisfy Provisions for—
metal sheet roofing (see Part 7.2); and
roof tiles (see Part 7.3); and
gutters and downpipes (see Part 7.4); and
timber and composite wall cladding (see Part 7.5).
(2)For other roof and wall cladding provisions not included in this Section, refer to NCC Volume Two H1D7(5) Metal wall cladding.

7.1.2 Application
The application of this Section is subject to the following:
The Governing Requirements of NCC Volume Two.
The State and Territory variations, additions and deletions contained in the Schedules to the ABCB Housing Provisions and NCC Volume Two.

Part 8 Glazing

8.2.2 Installation of windows
Windows must be installed in accordance with the following:
Structural building loads must not be transferred to the window assembly.
A minimum 10 mm gap must be provided between the top of the window assembly and any loadbearing framing or masonry wall element.
The requirements of (b) may be increased where necessary to allow for frame settlement over wide openings.
Packing, if provided between each window assembly and the frame, must be -
located along each side and bottom; and
fixed to ensure the sides and bottom of the window assembly remain straight; and
clear of any flashing material.

8.3.2 Glazing sizes and installation
Glazing used in buildings must comply with the following:
Glazing used in the perimeter of buildings and supported on all sides must comply with the appropriate provisions listed in 8.3.3.
Glazing used in areas where the potential for human impact could occur must comply with the appropriate provisions listed in Part 8.4.
For 3 mm monolithic annealed glass, the maximum area must not be more than 0.85 m2.

Part 9 Fire Safety

9.1.1 Scope
(1)This Section sets out the Deemed-to-Satisfy Provisions for—
fire separation of external walls (see Part 9.2); and
fire protection of separating walls (see Part 9.3); and
fire separation of garage top dwellings (see Part 9.4); and
smoke alarms and evacuation lighting (see Part 9.5).
(2)For other fire safety provisions not included in this Section, refer to NCC Volume Two H3D2(1) and (2): Fire hazard properties.

Part 10 Health and Amenity

10.1.1 Scope
This Section sets out the Deemed-to-Satisfy Provisions for -
wet areas and external waterproofing (see Part 10.2); and
room heights (see Part 10.3); and
facilities (see Part 10.4); and
light (see Part 10.5); and
ventilation (see Part 10.6); and
sound insulation (see Part 10.7); and
condensation management (see Part 10.8).

Part 11 Safe Movement and Access

11.1.1 Scope
This Section sets out the Deemed-to-Satisfy Provisions for -
stairway and ramp construction (see Part 11.2); and
barriers and handrails (see Part 11.3).

Part 12 Ancillary Provisions

12.1.1 Scope
(1)This Section sets out the Deemed-to-Satisfy Provisions for -
construction in alpine areas (see Part 12.2); and
attachment of decks and balconies to external walls (see Part 12.3); and
heating appliances, fire places, chimneys and flues (see Part 12.4).
(2)For other ancillary provisions and additional construction requirements not included in this Section of the ABCB Housing Provisions, refer to the following Deemed-to-Satisfy Provisions in NCC Volume Two:
swimming pools (see H7D2).
earthquake areas (see H1D9).
flood hazard areas (see H1D10).
construction in designated bushfire prone areas (see H7D4).

Part 13 Energy Efficiency

13.1.1 Scope
This Section sets out the following Deemed-to-Satisfy Provisions for energy efficiency:
Building fabric (see Part 13.2).
External glazing (see Part 13.3).
Building sealing (see Part 13.4).
Ceiling fans (see Part 13.5).
Whole-of-home energy usage (see Part 13.6).
Services (see Part 13.7).



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This building shall be constructed in accordance with the relevant state Building Act, the BCA, all relevant Australian Standards and the manufactures instructions for relevant elements. Any substitution of any structural members or variations of any part of the design will void any responsibilities of the draftsman for structural integrity and performance of the building/structure.



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Project.
Proposed Addition for Doull
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