BCC DS
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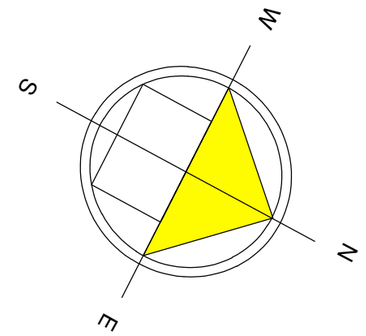
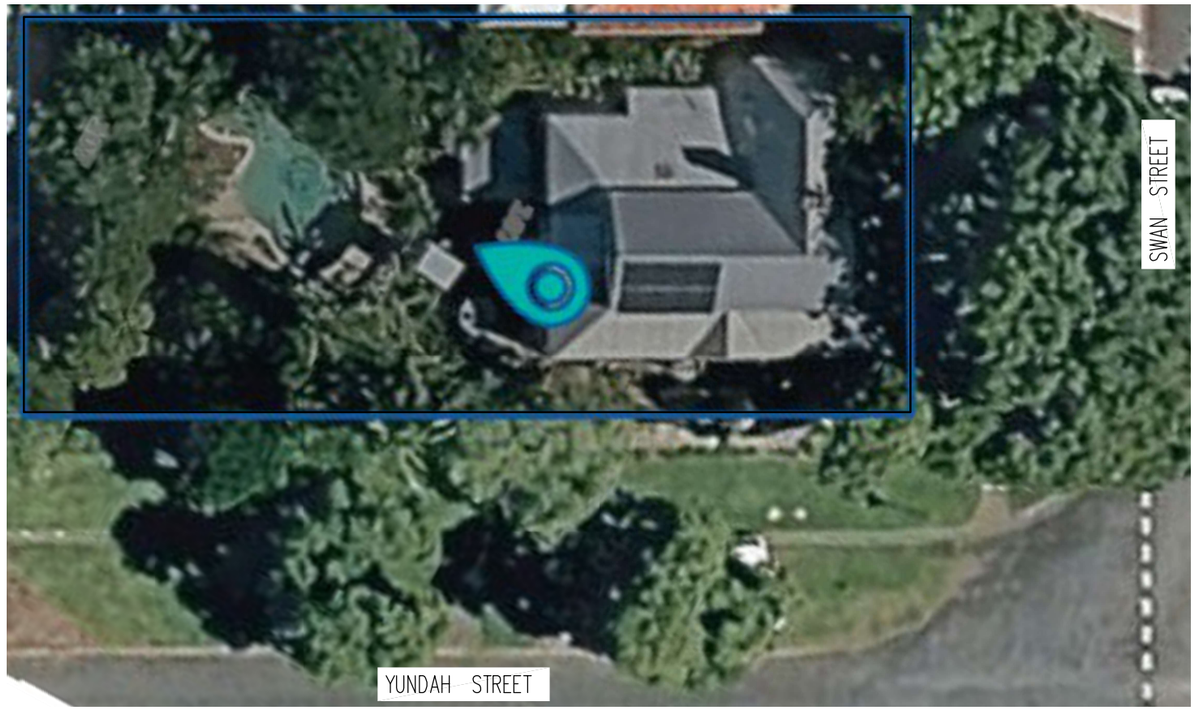
20-10-2026
APPLICATION REF
A007135053

DEVELOPMENT APPLICATION AT:
11 SWAN STREET,
SHORNCLIFFE, QLD 4017



SHEET INDEX				
SHEET No.	TITLE	REV	DRAWING ISSUE	DATE
1	COVER SHEET	G	D.A APPROVAL ISSUE	26.08.2026
2	EXISTING SITE PLAN	G	D.A APPROVAL ISSUE	26.08.2026
3	PROPOSED SITE PLAN	G	D.A APPROVAL ISSUE	26.08.2026
4	EXISTING FLOOR PLANS	G	D.A APPROVAL ISSUE	26.08.2026
5	PROPOSED LOWER FLOOR PLAN	G	D.A APPROVAL ISSUE	26.08.2026
6	PROPOSED UPPER FLOOR PLAN	G	D.A APPROVAL ISSUE	26.08.2026
7	EXISTING ELEVATIONS	G	D.A APPROVAL ISSUE	26.08.2026
8	EXISTING ELEVATIONS	G	D.A APPROVAL ISSUE	26.08.2026
9	PROPOSED ELEVATIONS	G	D.A APPROVAL ISSUE	26.08.2026
10	PROPOSED ELEVATIONS	G	D.A APPROVAL ISSUE	26.08.2026
11	PROPOSED POOL HOUSE FLOOR PLANS	G	D.A APPROVAL ISSUE	26.08.2026
12	PROPOSED POOL HOUSE ELEVATIONS	G	D.A APPROVAL ISSUE	26.08.2026
13	PROPOSED POOL HOUSE ELEVATIONS	G	D.A APPROVAL ISSUE	26.08.2026



DRAWN BY:
SHAYNE CALLAGHAN DESIGN & DRAFTING
ABN: 22 926 673 280
QBCC LICENCE NO: 1167907
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Telephone: 0409 394 641
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PROJECT
ANNA & CHRIS PORCH
11 SWAN STREET
SHORNCLIFFE

DRAWING
COVER SHEET

ISSUE	AMENDMENT	DATE
D	REVISED PRELIM ISSUE	26.03.2026
E	DA ISSUE DRAWINGS	30.05.2026
F	POOLHOUSE ADDED TO DA SET	04.08.2026
G	REVISED DA APPROVAL PLANS	26.08.2026

ISSUE No: DA ISSUE
JOB No:
SCALE: N.T.S
DRAWN: SC
SHEET No: 1 OF 13

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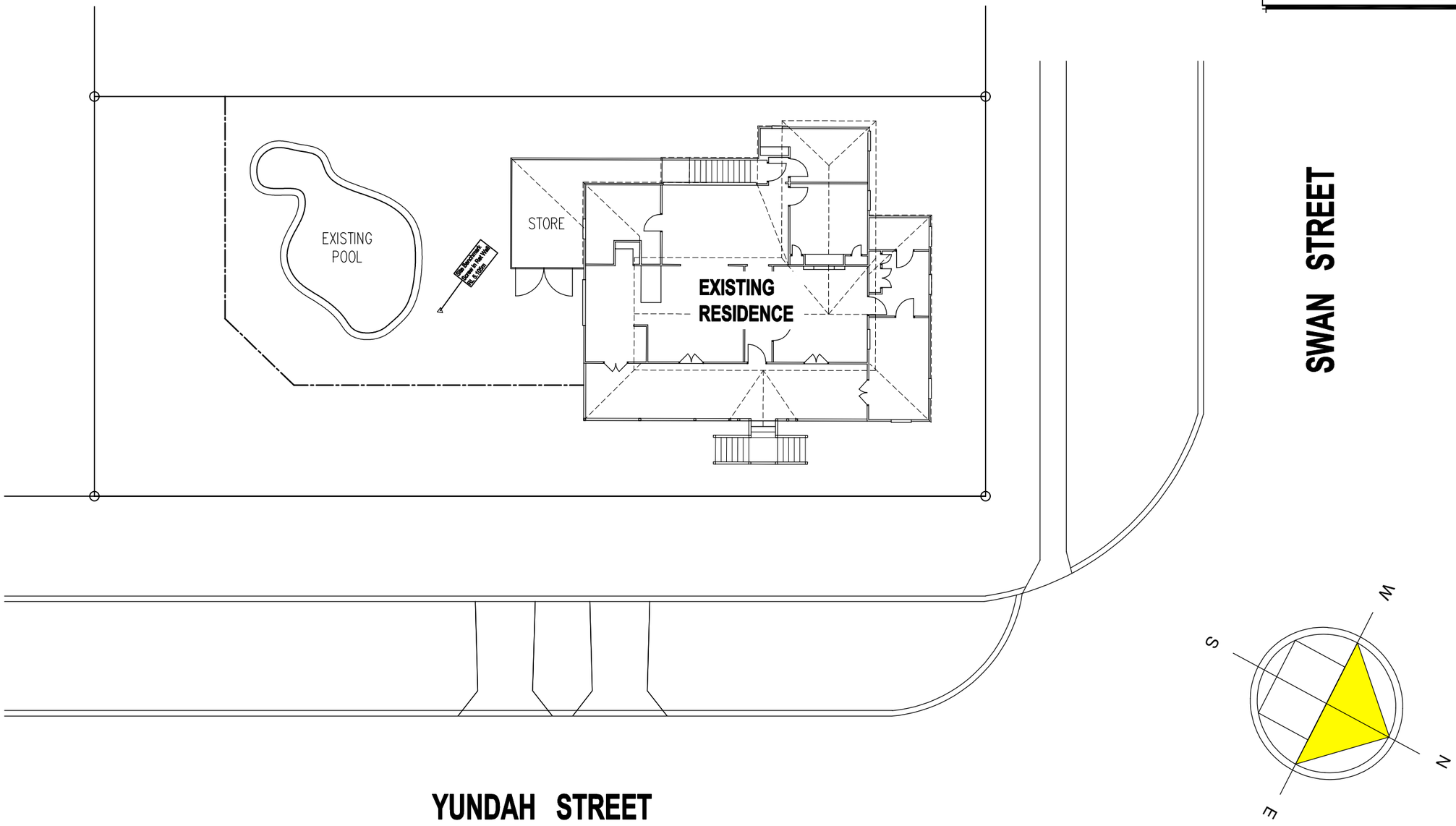
PROPERTY DESCRIPTION	
LOT 6 ON 11 SWAN STREET	RP4584
SUBURB:	SHORNCLIFFE
LOCAL AUTH:	BRISBANE C.C
AREA:	683m²
SITE COVER:	31.2%
ZONE:	LOW DENSITY RESIDENTIAL



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CLIENT
ANNA & CHRIS PORCH
11 SWAN STREET
SHORNCLIFFE

DRAWING
EXISTING SITE PLAN

ISSUE	AMENDMENT	DATE
D	REVISED PRELIM ISSUE	26.03.2026
E	DA ISSUE DRAWINGS	30.05.2026
F	POOLHOUSE ADDED TO DA SET	04.08.2026
G	REVISED DA APPROVAL PLANS	26.08.2026

ISSUE: DA ISSUE
JOB No:
SCALE: 1:200 @ A3
DRAWN: SC
SHEET No: 2 OF 13

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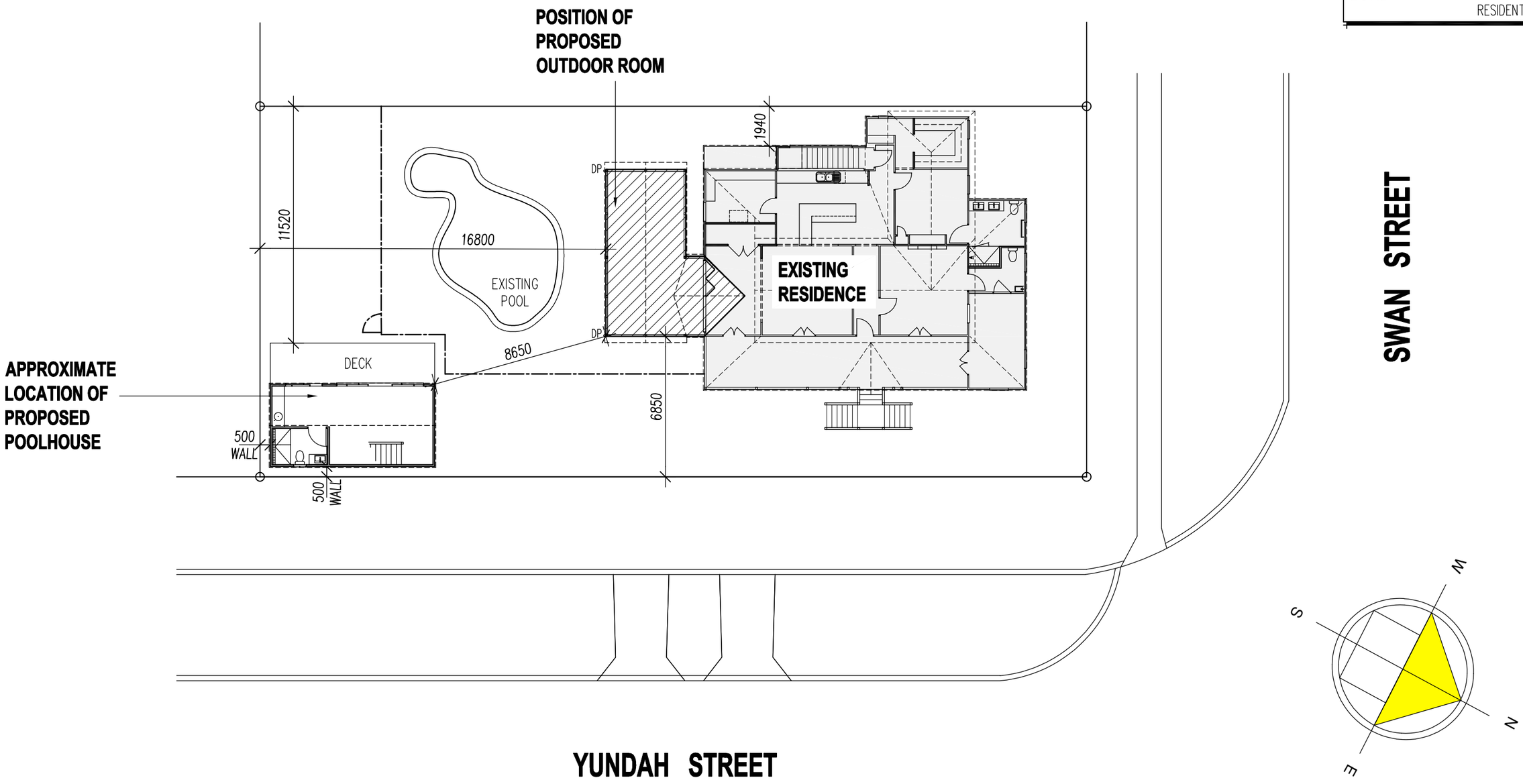
RECEIVED
20-10-2026
APPLICATION REF
A007135053

PROPERTY DESCRIPTION	
LOT 6 ON 11 SWAN STREET	RP4584
SUBURB:	SHORNCLIFFE
LOCAL AUTH:	BRISBANE C.C
AREA:	683m²
SITE COVER:	38.3%
ZONE:	LOW DENSITY RESIDENTIAL



DRAWN BY	CLIENT	DRAWING	ISSUE	AMENDMENT	DATE	ISSUE	SCALE
SHAYNE CALLAGHAN DESIGN & DRAFTING ABN: 22 926 873 280 QBCC LICENCE NO: 1167907	ANNA & CHRIS PORCH 11 SWAN STREET SHORNCLIFFE	PROPOSED SITE PLAN	D	REVISED PRELIM ISSUE	26.03.2026	DA ISSUE	1:200 @ A3
SHAYNE CALLAGHAN 17 Valley Mist Place Maudsland Qld 4210 Telephone: 0409 394 641 shayne@houseplansqueensland.com.au			E	DA ISSUE DRAWINGS	30.05.2026	JOB No	DRAWN SC
			F	POOLHOUSE ADDED TO DA SET	04.08.2026		SHEET No 3 OF 13
			G	REVISED DA APPROVAL PLANS	26.08.2026		

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20-10-2026
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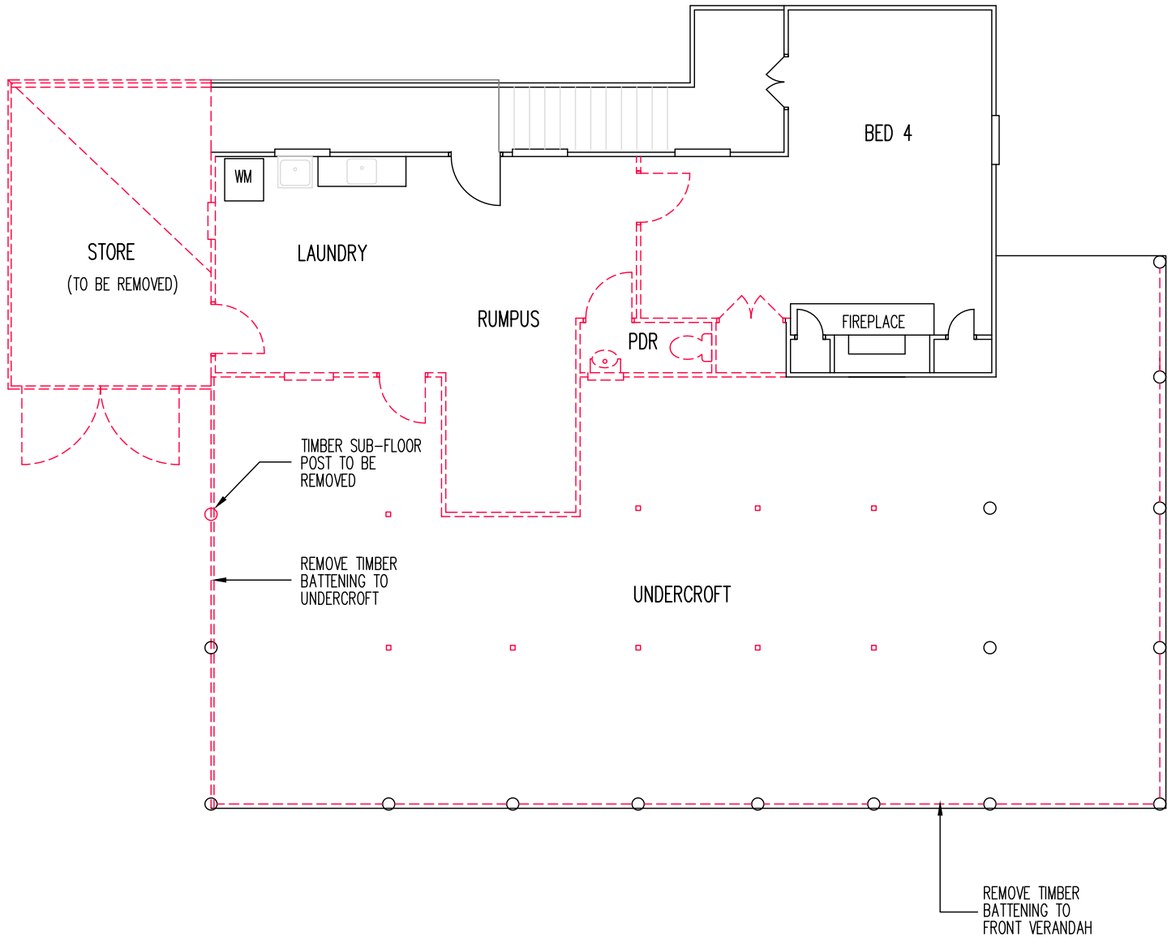
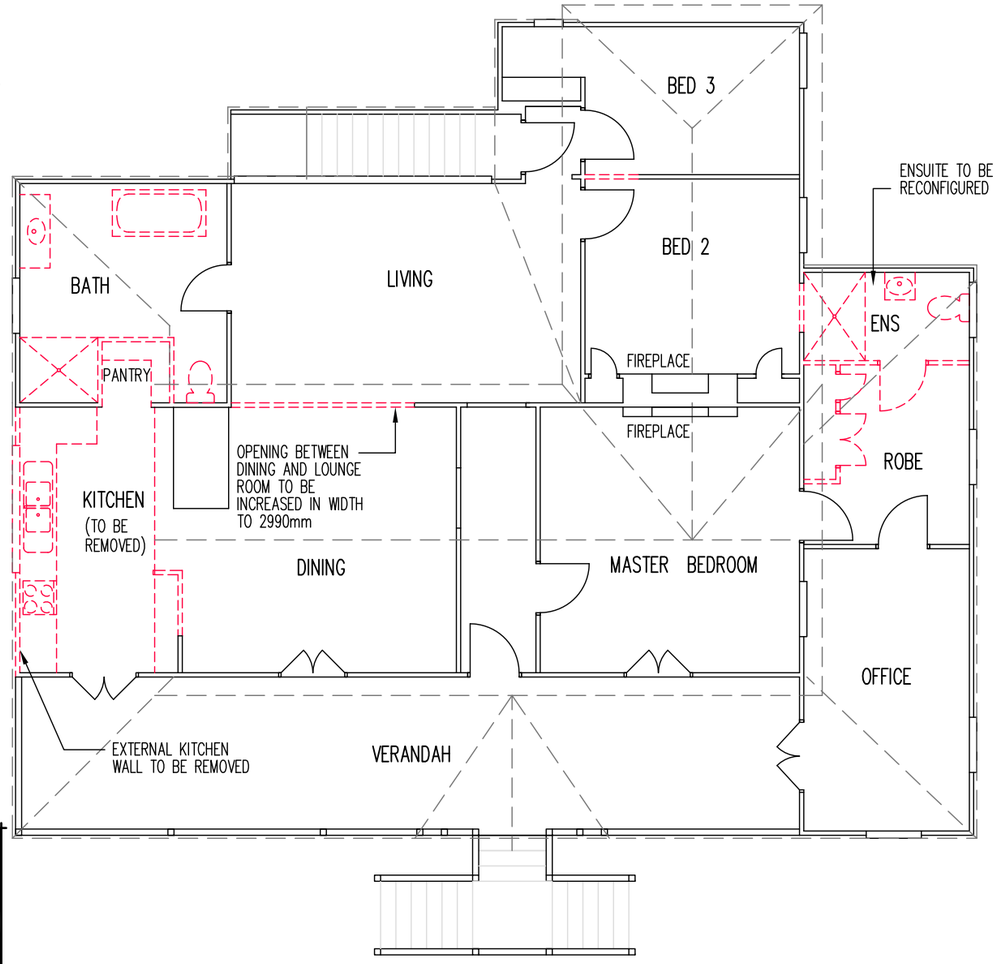
ELEVATIONS

AREA SUMMARY

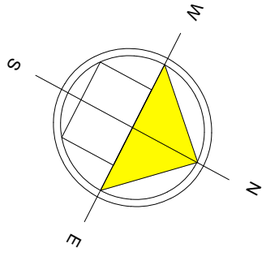
LOWER LIVING (INCL STAIRS)	112.13 sqm
UPPER LIVING (INCL STAIRS)	144.77 sqm
VERANDAH	34.64 sqm
OUTDOOR ROOM	18.63 sqm
UNDERCROFT	70.53 sqm
TOTAL	380.70 sqm



EXISTING LOWER FLOOR PLAN



EXISTING UPPER FLOOR PLAN



NOTE

ALL DIMENSIONS ARE TO FRAMING AND DO NOT INCLUDE ANY WALL LININGS OR CLADDING

NOTE

ALL DIMENSIONS ARE APPROXIMATE ONLY AND SHOULD BE CHECKED ON SITE PRIOR TO CONSTRUCTION

LEGEND

- WALLS TO BE REMOVED
- WALLS TO REMAIN

STRUCTURAL NOTE

ALL STRUCTURAL DESIGN WORKS TO BE IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS AND SATISFY THE REQUIREMENTS OF THE CERTIFYING AUTHORITY

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CLIENT
ANNA & CHRIS PORCH
11 SWAN STREET
SHORNCLIFFE

DRAWING
EXISTING FLOOR PLANS

ISSUE	AMENDMENT	DATE
D	REVISED PRELIM ISSUE	26.03.2026
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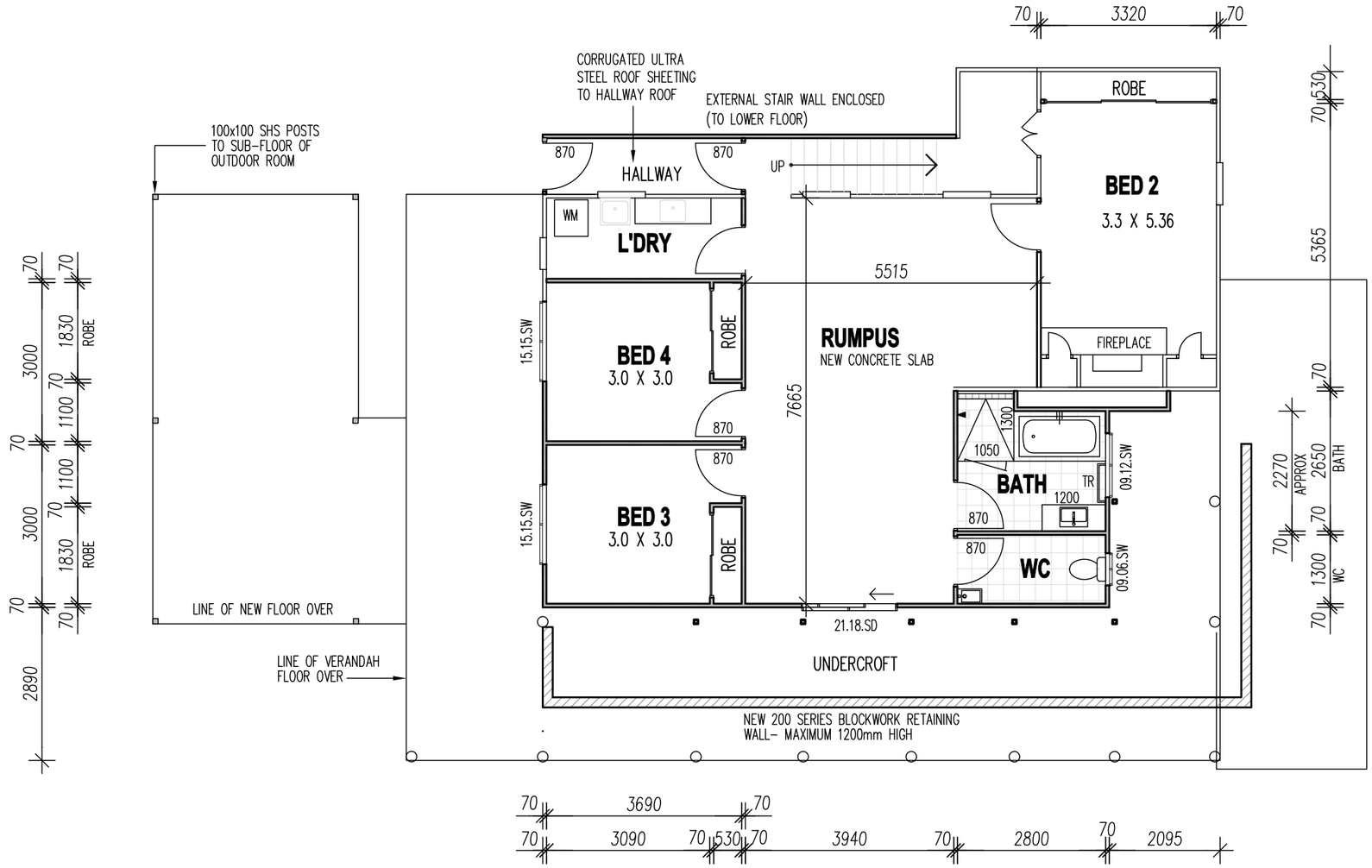
ISSUE: DA ISSUE
JOB No:
SCALE: 1:100 @ A3
DRAWN: SC
SHEET No: 4 OF 13



ELEVATIONS

AREA SUMMARY

LOWER LIVING (INCL STAIRS)	112.13 sqm
UPPER LIVING (INCL STAIRS)	144.77 sqm
VERANDAH	34.64 sqm
OUTDOOR ROOM	18.63 sqm
UNDERCROFT	70.53 sqm
TOTAL	380.70 sqm

LEGEND

- EXISTING TO REMAIN
- NEW WALLS

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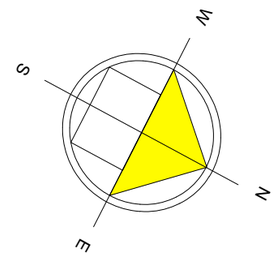
PROPOSED EXTERNAL COLOURS

① EXTERNAL WALLS- UPPER
DULUX GREY GREEN B3B 886

② EXTERNAL TRIMS
WHITE

③ EXTERNAL WALLS- LOWER
MONUMENT

PROPOSED LOWER FLOOR PLAN



ALL WORK TO COMPLY WITH THE PROVISIONS OF THE NCC 2022, THE RELEVANT AUSTRALIAN STANDARDS AND ANY BY-LAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY

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CLIENT
ANNA & CHRIS PORCH
11 SWAN STREET
SHORNCLIFFE

DRAWING
PROPOSED LOWER FLOOR

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ISSUE: DA ISSUE
JOB No:
SCALE: 1:100 @ A3
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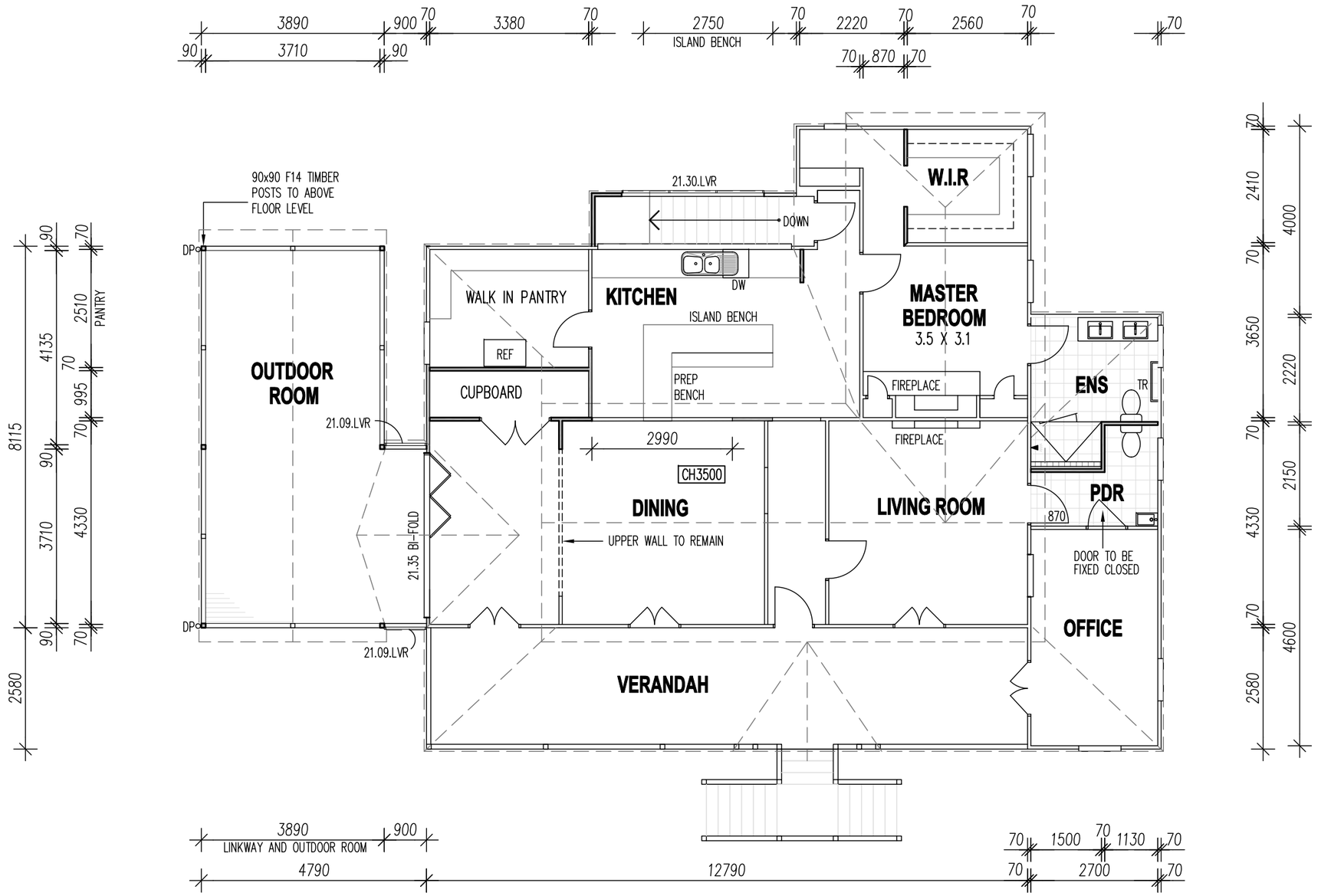
SHEET No: 5 OF 13



ELEVATIONS

AREA SUMMARY

LOWER LIVING (INCL STAIRS)	112.13 sqm
UPPER LIVING (INCL STAIRS)	146.32 sqm
VERANDAH	33.00 sqm
OUTDOOR ROOM	35.07 sqm
UNDERCROFT	70.53 sqm
TOTAL	397.05 sqm

LEGEND

- EXISTING TO REMAIN
- NEW WALLS

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20-10-2026
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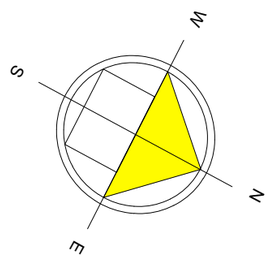
PROPOSED EXTERNAL COLOURS

1. EXTERNAL WALLS- UPPER
   DULUX GREY GREEN B3B 886
2. EXTERNAL TRIMS
   WHITE
3. EXTERNAL WALLS- LOWER
   MONUMENT

PROPOSED UPPER FLOOR PLAN



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SHORNCLIFFE

DRAWING
PROPOSED UPPER FLOOR

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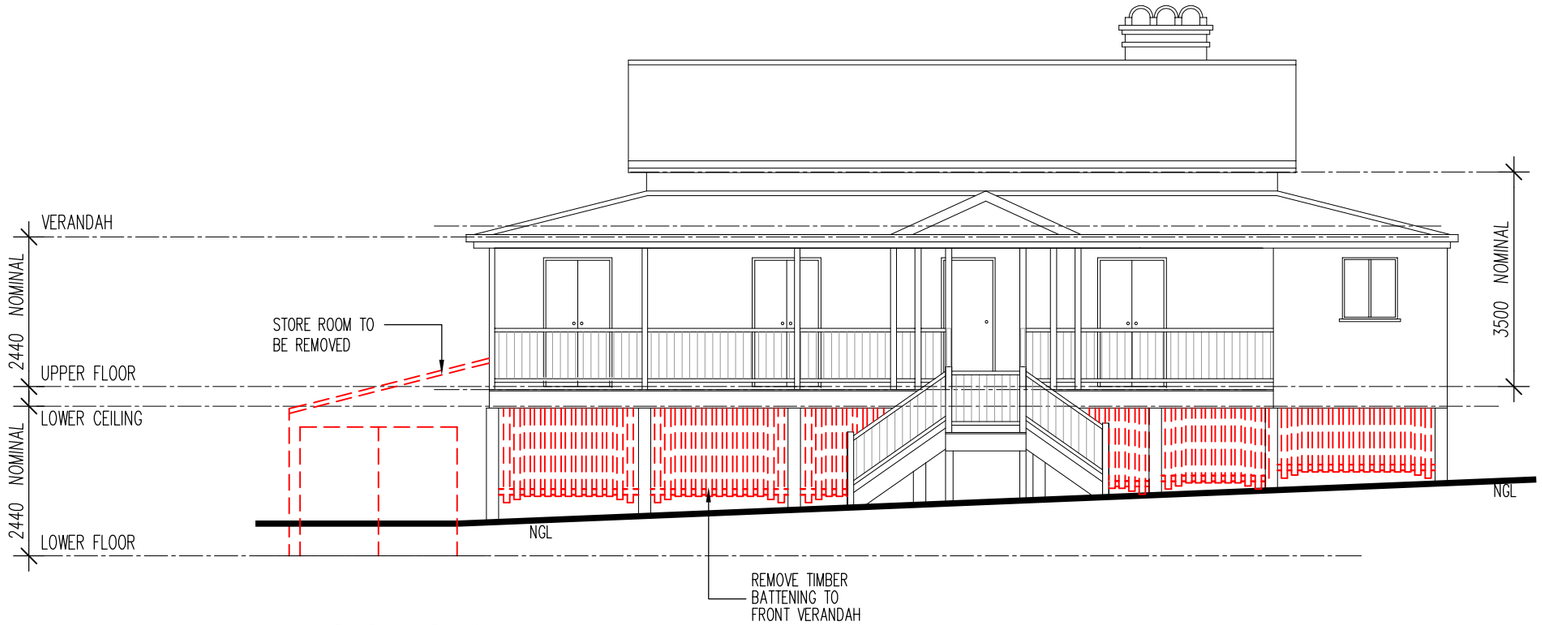
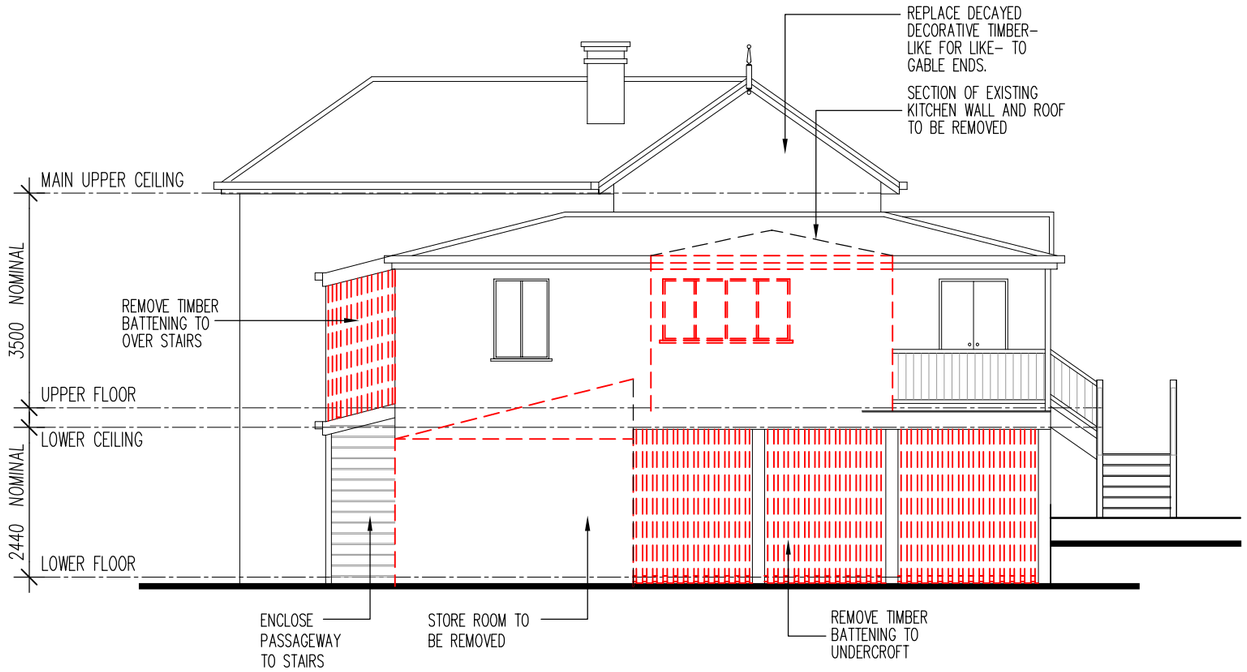


ELEVATION 1
(EAST- YUNDAH STREET)



ELEVATION 2
(SOUTH)

ALL WORK TO COMPLY WITH THE PROVISIONS OF THE NCC 2022, THE RELEVANT AUSTRALIAN STANDARDS AND ANY BY-LAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY

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CLIENT
ANNA & CHRIS PORCH
11 SWAN STREET
SHORNCLIFFE

DRAWING
EXISTING ELEVATIONS

ISSUE	AMENDMENT	DATE
D	REVISED PRELIM ISSUE	26.03.2026
E	DA ISSUE DRAWINGS	30.05.2026
F	POOLHOUSE ADDED TO DA SET	04.08.2026
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ISSUE: DA ISSUE
JOB No:
SCALE: 1:100 @ A3
DRAWN: SC
SHEET No: 7 OF 13

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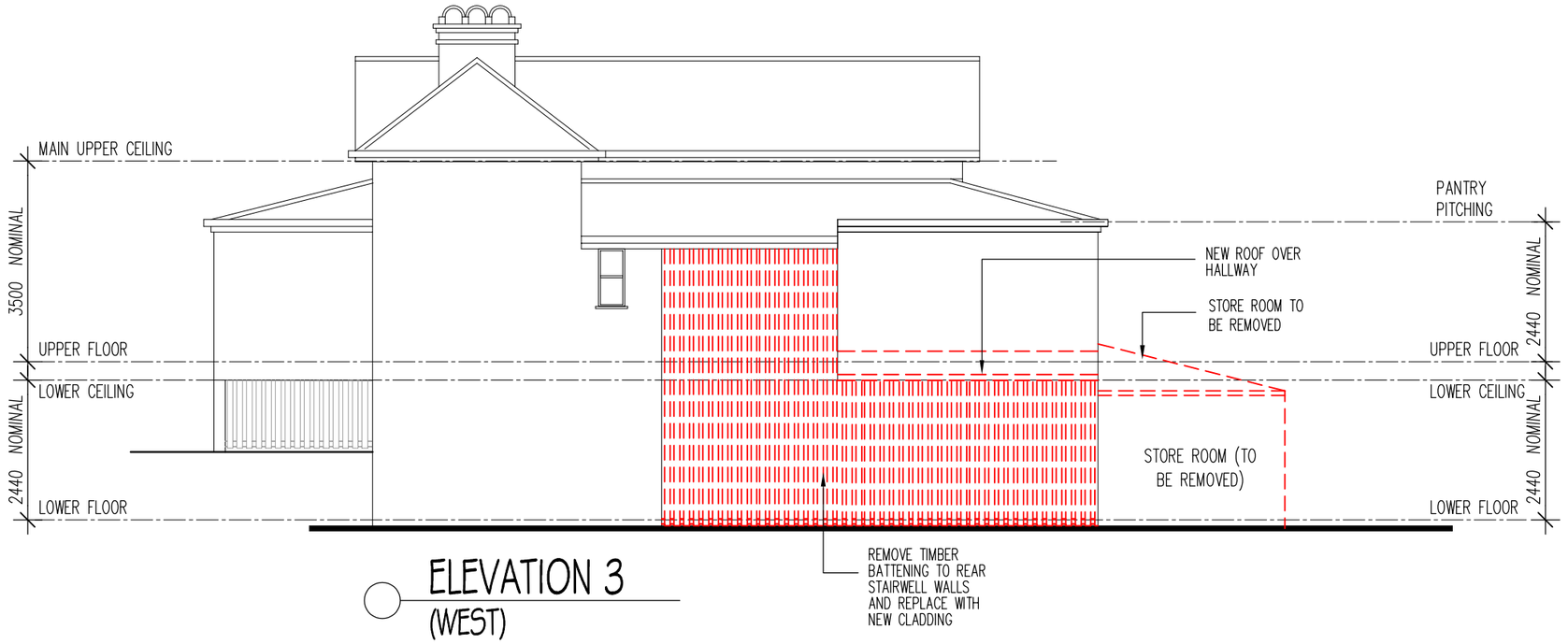
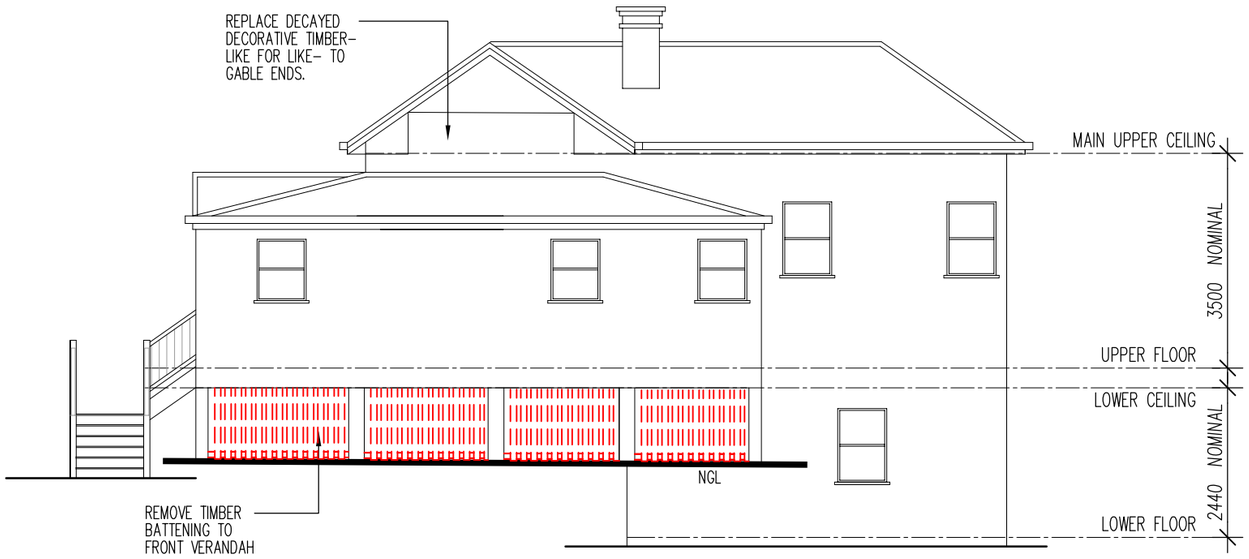


ELEVATION 3
(WEST)



ELEVATION 4
(NORTH- SWAN STREET)

DRAWN BY
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CLIENT
ANNA & CHRIS PORCH
11 SWAN STREET
SHORNCLIFFE

EXISTING ELEVATIONS

ISSUE	AMENDMENT	DATE
D	REVISED PRELIM ISSUE	26.03.2026
E	DA ISSUE DRAWINGS	30.05.2026
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G	REVISED DA APPROVAL PLANS	26.08.2026

ISSUE No
DA ISSUE

JOB No

SCALE 1:100 @ A3
DRAWN SC
SHEET No 8 OF 13

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RECEIVED
20-10-2026
APPLICATION REF
A007135053



ELEVATION 1
(EAST- YUNDAH STREET)



ELEVATION 2
(SOUTH)

PROPOSED EXTERNAL COLOURS

① EXTERNAL WALLS- UPPER
DULUX GREY GREEN B3B 886

② EXTERNAL TRIMS
WHITE

③ EXTERNAL WALLS- LOWER
MONUMENT

ALL WORK TO COMPLY WITH THE PROVISIONS OF THE NCC 2022, THE RELEVANT AUSTRALIAN STANDARDS AND ANY BY-LAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY

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CLIENT
ANNA & CHRIS PORCH
11 SWAN STREET
SHORNCLIFFE

DRAWING
PROPOSED ELEVATIONS

ISSUE	AMENDMENT	DATE
D	REVISED PRELIM ISSUE	26.03.2026
E	DA ISSUE DRAWINGS	30.05.2026
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ISSUE: DA ISSUE
JOB No:
SCALE: 1:100 @ A3
DRAWN: SC
SHEET No: 9 OF 13

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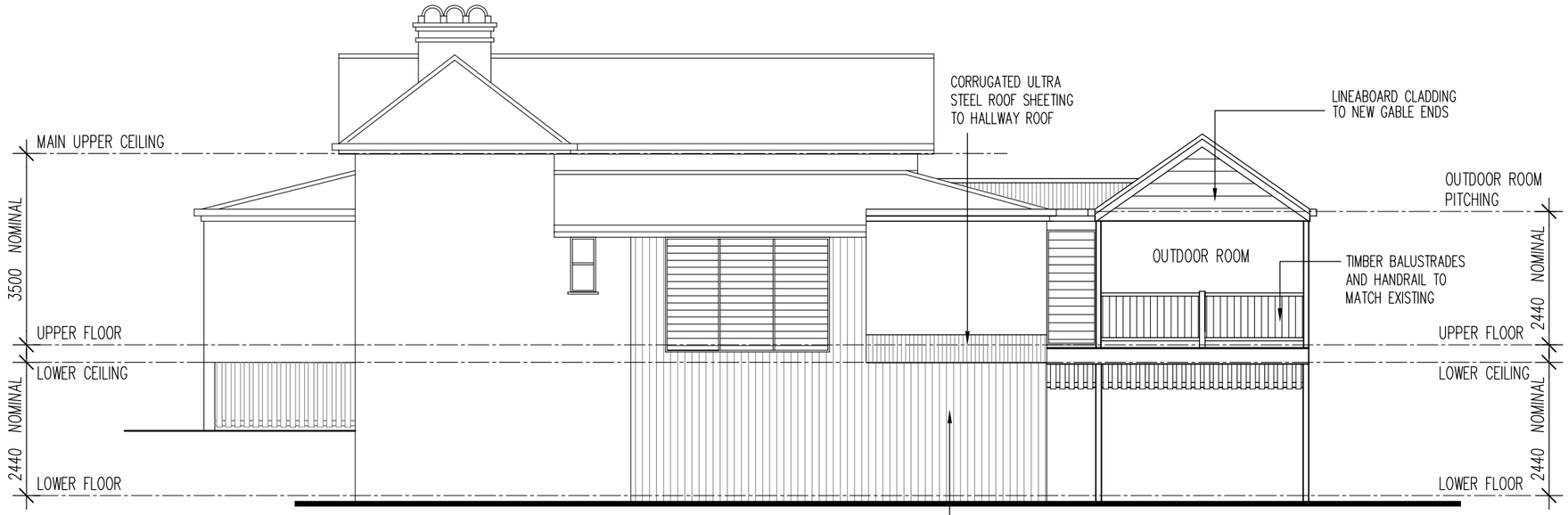


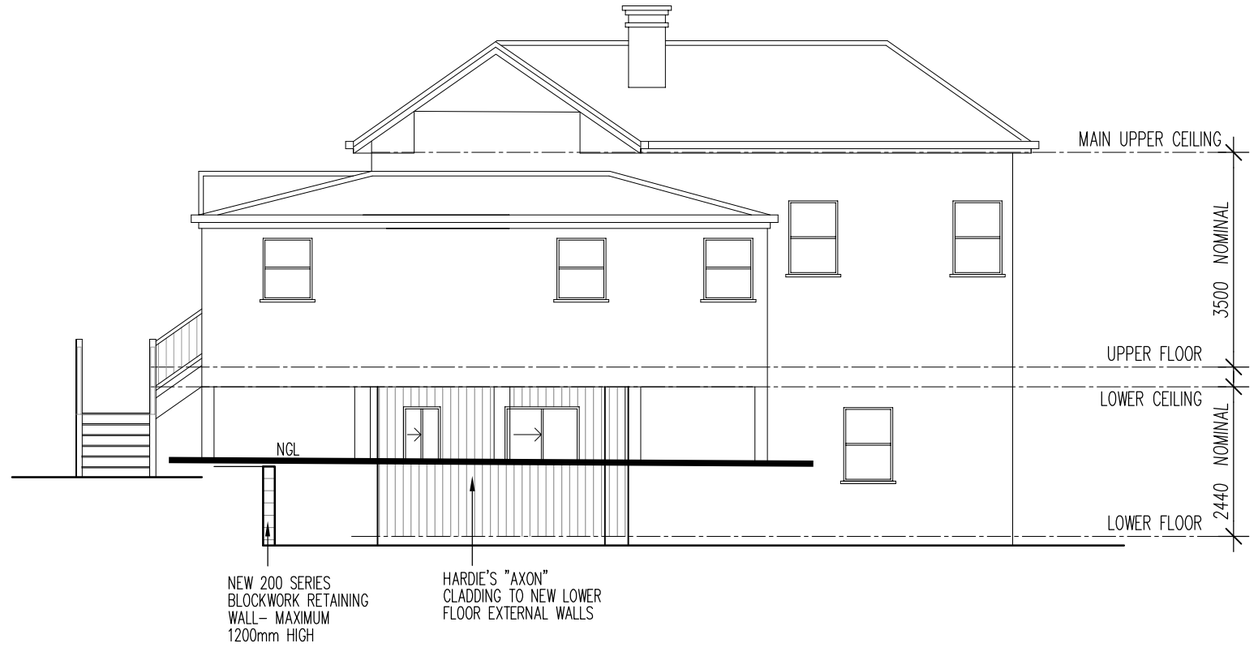
ELEVATION 3
(WEST)

PROPOSED EXTERNAL COLOURS

① EXTERNAL WALLS- UPPER
DULUX GREY GREEN B3B 886

② EXTERNAL TRIMS
WHITE

③ EXTERNAL WALLS- LOWER
MONUMENT



ELEVATION 4
(NORTH- SWAN STREET)

DRAWN BY	CLIENT	DRAWING	ISSUE	AMENDMENT	DATE	ISSUE No
SHAYNE CALLAGHAN DESIGN & DRAFTING ABN: 22 926 873 260 QBCC LICENCE NO: 1167907	ANNA & CHRIS PORCH 11 SWAN STREET SHORNCLIFFE	PROPOSED ELEVATIONS	D	REVISED PRELIM ISSUE	26.03.2026	DA ISSUE
SHAYNE CALLAGHAN 17 Valley Mist Place Maudsland Qld 4210 Telephone: 0409 394 641 shayne@houseplansqueensland.com.au			E	DA ISSUE DRAWINGS	30.05.2026	JOB No
			F	POOLHOUSE ADDED TO DA SET	04.08.2026	
			G	REVISED DA APPROVAL PLANS	26.08.2026	

SCALE	1:100 @ A3
DRAWN	SC
SHEET No	10 OF 13

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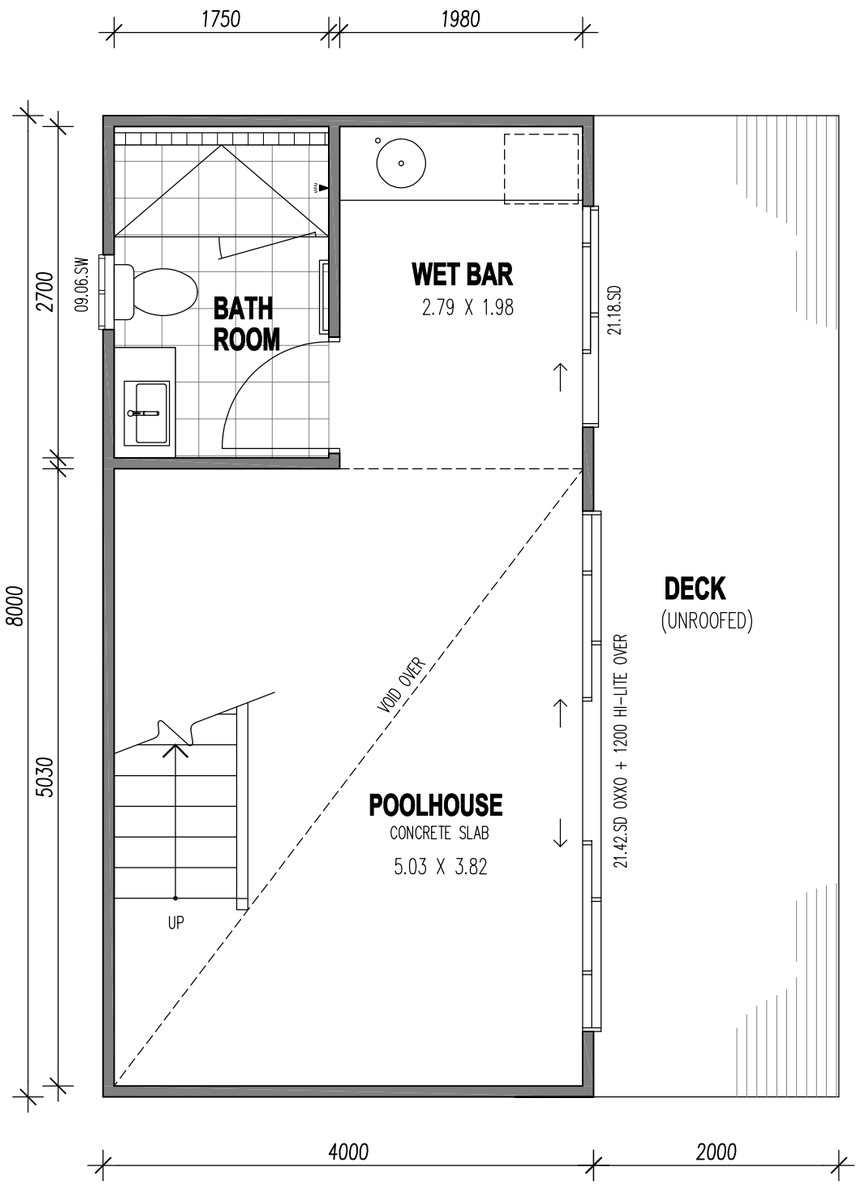
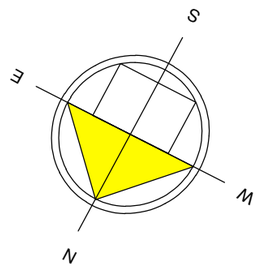


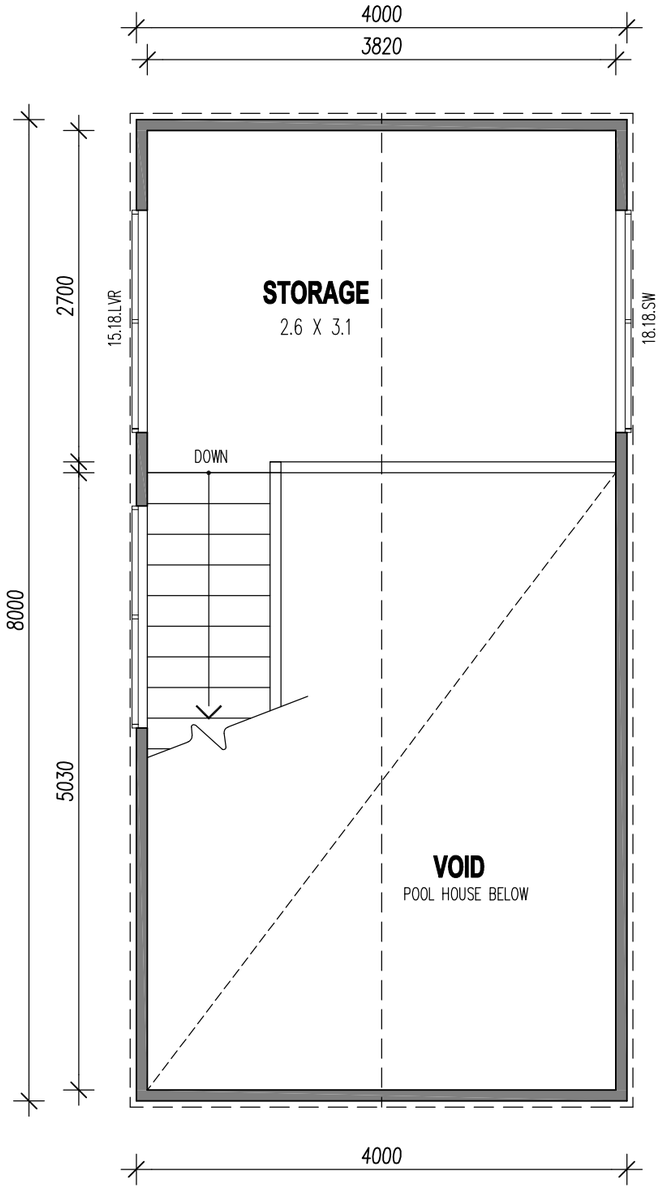
LOWER FLOOR PLAN

ELEVATIONS

AREA SUMMARY

LOWER FLOOR POOLHOUSE	32.00 sqm
STORAGE	11.52 sqm
DECK	16.00 sqm





UPPER FLOOR PLAN

DRAWN BY: SHAYNE CALLAGHAN DESIGN & DRAFTING ABN: 22 926 873 260 QBCC LICENCE NO: 1167907

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CLIENT
ANNA & CHRIS PORCH
11 SWAN STREET
SHORNCLIFFE

DRAWING
PROPOSED POOL HOUSE FLOOR PLAN

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SCALE: 1:50 @ A3
DRAWN: SC
SHEET No: 11 OF 13

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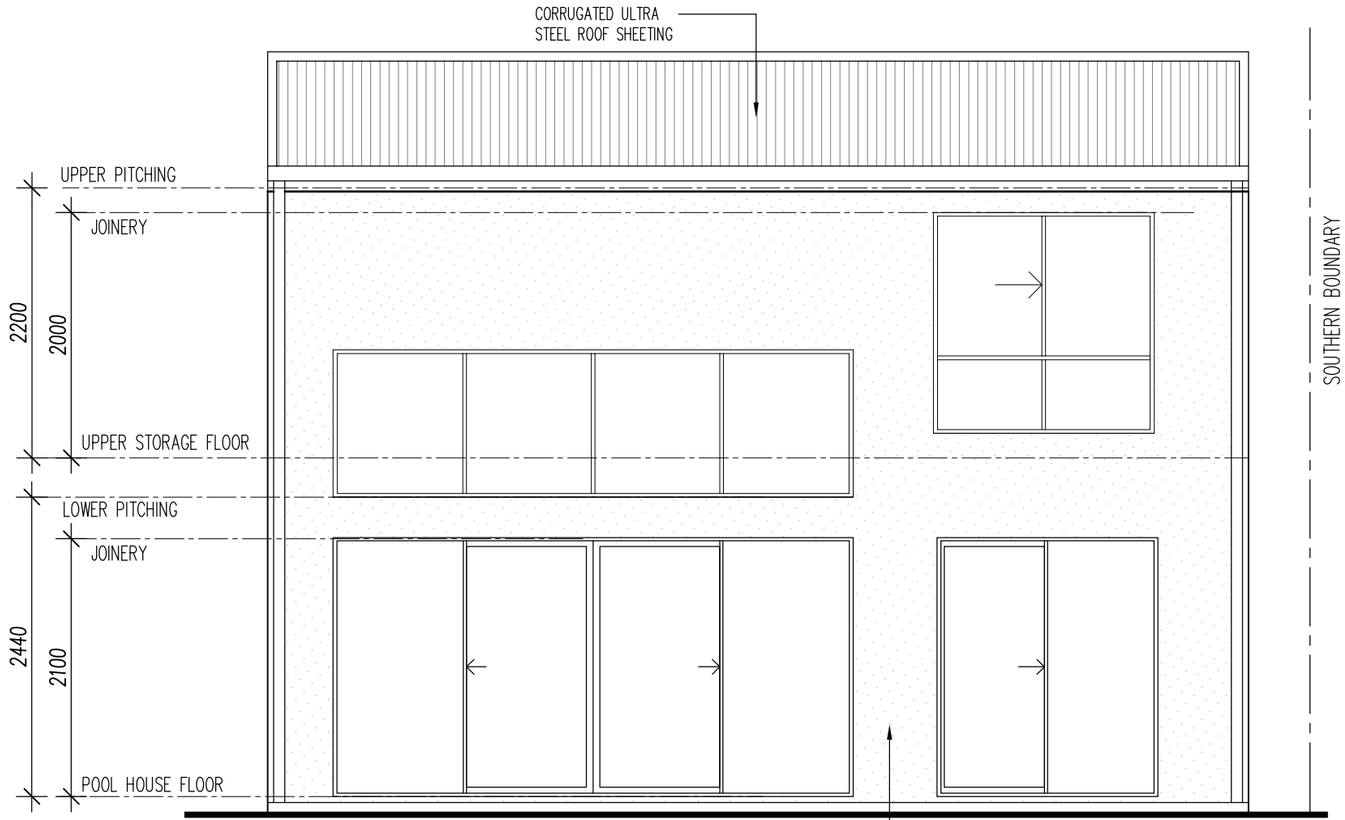
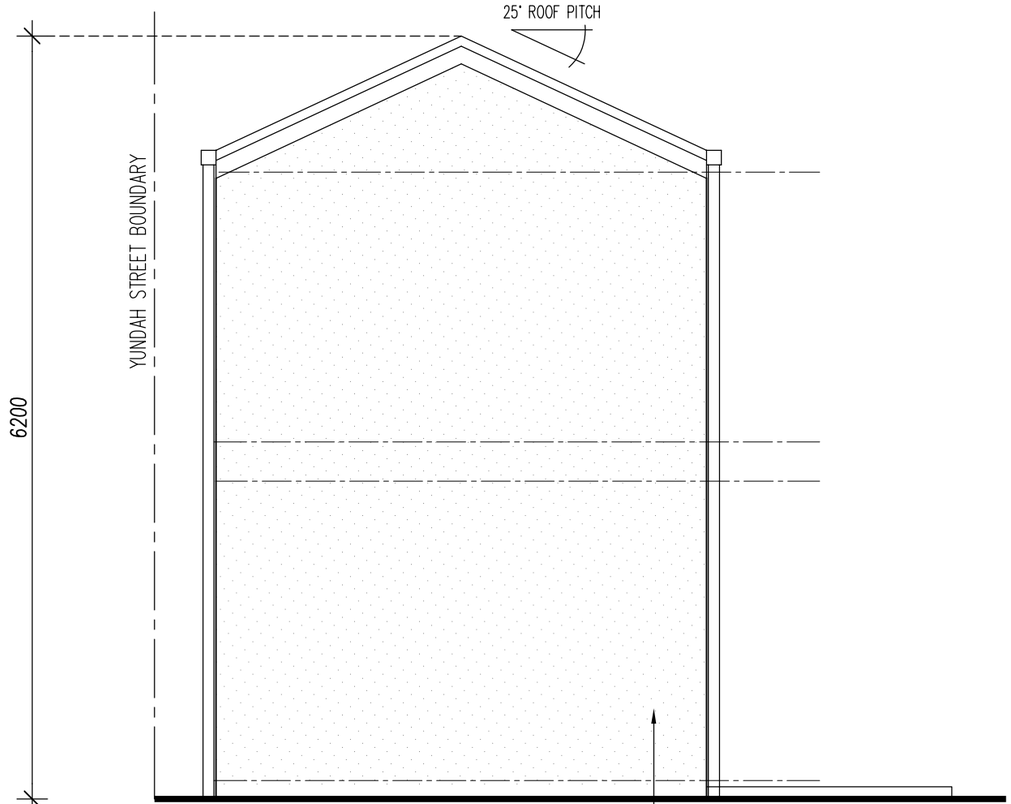


ELEVATION 1
(WEST)



ELEVATION 2
(SOUTH)

DRAWN BY:
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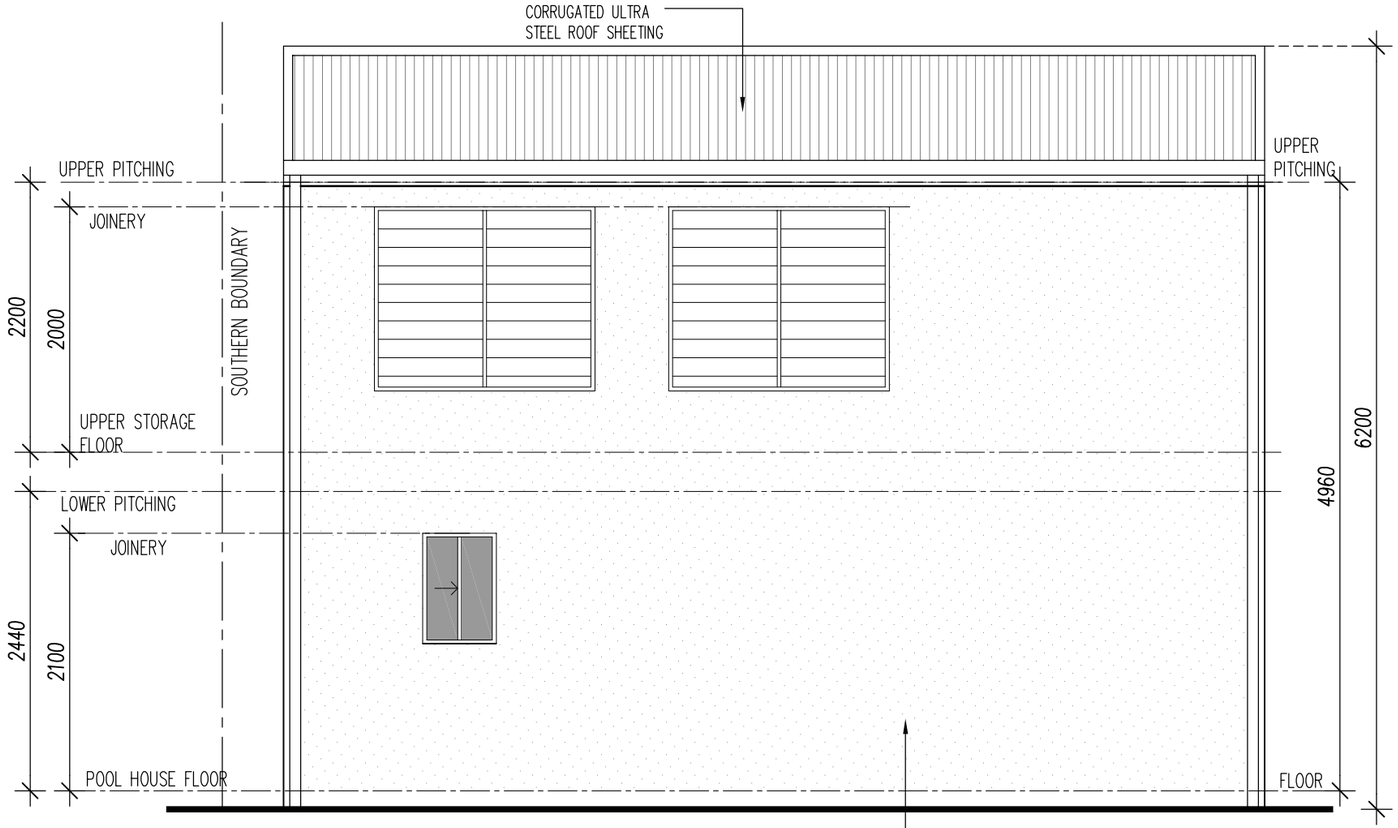
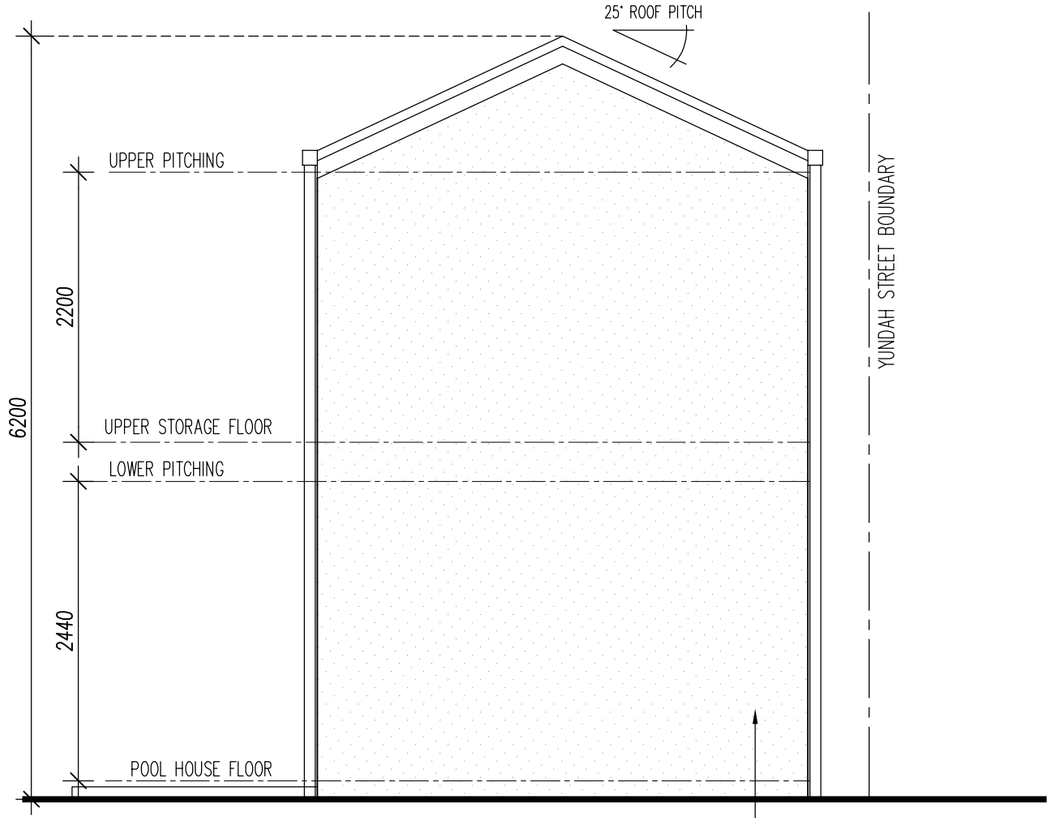
D	REVISED PRELIM ISSUE	26.03.2026
E	DA ISSUE DRAWINGS	30.05.2026
F	POOLHOUSE ADDED TO DA SET	04.08.2026
G	REVISED DA APPROVAL PLANS	26.08.2026

ISSUE No: DA ISSUE
JOB No:
SCALE: 1:50 @ A3
DRAWN: SC
SHEET No: 12 OF 13

BCC DS
RECEIVED
20-10-2026
APPLICATION REF
A007135053



ELEVATION 3
(EAST-YUNDAH STREET)



ELEVATION 4
(NORTH)

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DRAWING
PROPOSED POOL HOUSE ELEVATIONS

ISSUE	AMENDMENT	DATE
D	REVISED PRELIM ISSUE	26.03.2026
E	DA ISSUE DRAWINGS	30.05.2026
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