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APPLICATION REF
A006948120

GREENOCK

49 BULIMBA STREET, BULIMBA

INVILLA
ARCHITECTURE

GREENOCK

49 BULIMBA STREET, BULIMBA

DRAWING LIST

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DEVELOPMENT SUMMARY

49 BULIMBA STREET, BULIMBA, 4000
LOT 164 on RP12589
BUILDING CLASS CLASS 1 & 10B
SITE AREA 1016m²

SITE COVER

1. SITE COVER OF DEVELOPMENT MEANS THE PORTION OF THE SITE, EXPRESSED AS A PERCENTAGE, THAT WILL BE COVERED BY A BUILDING OR STRUCTURE, MEASURED TO ITS OUTERMOST PROJECTION AFTER THE DEVELOPMENT IS CARRIED OUT.
2. SITE COVER CALCULATIONS EXCLUDE ROOF EAVES, AWNINGS, SUNHOODS.
3. SITE COVER CALCULATIONS EXCLUDE BASEMENT AREAS THAT ARE COMPLETELY BELOW GROUND LEVEL AND USED FOR CARPARKING.
4. SITE COVER CALCULATIONS EXCLUDE BUILT AREAS IN LANDSCAPED OR OPEN SPACE (EG. A GAZEBO OR SHADE STRUCTURE).
5. ALWAYS REFER TO LOCAL AUTHORITY DEFINITIONS.

AREA NAME	COVERED AREA	LOT AREA	PERCENTAGE
SITE COVER	382 m ²	1016 m ²	37.62%

GROSS FLOOR AREA

NOTE:
1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (ie. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING
2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS
3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m ²)
FRONT PORCH	GROUND	12 m ²
ALFRESCO	GROUND	48 m ²
ORIGINAL HOUSE	GROUND	93 m ²
PROPOSED EXTENSION	GROUND	226 m ²
		380 m ²
EXISTING ATTIC	EX. LEVEL 1	44 m ²
PROPOSED EXTENSION	EX. LEVEL 1	156 m ²
		200 m ²
		580 m ²

GENERAL LEGEND

SPOT LEVEL		
SECTION / ELE TAG		
INTERNAL ELE. TAG		
CEILING TAG		
GENERIC DOOR TAGS		
GENERIC WINDOW TAGS		
GLAZING TAGS		
FINISH TAGS		

GENERAL ABBREVIATIONS

A	ADJUSTABLE	N	NOT APPLICABLE
ADJ	ADJUSTABLE	N/A	NOT APPLICABLE
AFFL	ABOVE FINISHED FLOOR LEVEL	NIC	NOT IN CONTRACT
AHD	AUSTRALIAN HEIGHT DATUM	NOM	NOMINAL
AW	AWNING WINDOW	NTS	NOT TO SCALE
B	BUILDING CODE OF AUSTRALIA	O	OUTSIDE DIAMETER
BCA	BUILDING CODE OF AUSTRALIA	OD	OUTSIDE DIAMETER
BH	BULKHEAD	OMP	OUTER MOST PROJECTION
C	COMPRESSED FIBRE CEMENT	OP	OVERPLATES
CFC	COMPRESSED FIBRE CEMENT	P	PENETRATION
COMMS	COMMUNICATIONS	PENO	PENETRATION
COS	CHECK/CONFIRM ON SITE	PFC	PARALLEL FLANGE CHANNEL
CRS	CENTRES	PLT	PLANTER
CW	CASEMENT WINDOW	PLY	PLYWOOD
D	DEEP / DEPTH	PMT	PAD MOUNT TRANSFORMER
(D)	DEEP / DEPTH	R	RETURN AIR
DH	DOUBLE HUNG WINDOW	RA	RAKE / RAKING
DIA	DIAMETER	RAK	RAKE / RAKING
DPC	DAMP PROOF COURSE	RAD	RADIUS
DRG	DRAWING	RBC	REFUSE BIN CHUTE
DRW	DRAWER	RES	RESIDENT
E	ELECTRICAL	RL	REDUCED LEVEL
ELEC	ELECTRICAL	S	SILICONE BUTT JOINT
ENG	ENGINEER	SBJ	SQUARE HOLLOW SECTION
EQ	EQUAL	SCR	SCREEN
F	FIXED GLASS	SHS	SQUARE HOLLOW SECTION
FG	FIXED GLASS	SIM	SIMILAR
FFL	FINISH FLOOR LEVEL	SL	SURFACE LEVEL
FRL	FIRE RESISTANCE LEVEL	STR	STORE
FSP	FIRE SERVICE PENETRATION	SW	SLIDING WINDOW
FSL	FINISH STRUCTURAL LEVEL	T	THICK / THICKNESS
FTD	FIRE TEST DRAIN	(T)	THICK / THICKNESS
FEN	FENCE	TOW	TOP OF WALL
G	GALVANISED	TBA	TO BE ADVISED
GALV	GALVANISED	TBC	TO BE CONFIRMED
GT	GATE	TGSI	TACTILE INDICATOR
H	HIGH / HEIGHT	TV	TELEVISION
(H)	HIGH / HEIGHT	TYP	TYPICAL
HD	HINGED DOOR	U	UNIT NUMBER
HDG	HOT DIP GALVANISED	U	UNIT NUMBER
HMR	HIGH MOISTURE RESISTANT	UIC	UNDERCUT
HWD	HARDWOOD	UCS	UNFINISHED CONCRETE SOFFIT
HYD	HYDRAULICS	UNO	UNLESS NOTED OTHERWISE
I	INSIDE DIAMETER	UIS	UNDERSIDE
ID	INSIDE DIAMETER	V	VISITOR
IO	INSPECTION OPENING	VIS	VISITOR
K		W	WALK IN ROBE
-		(W)	WIDE / WIDTH
L	LOUVRE WINDOW	WIR	WALK IN ROBE
LV	LOUVRE WINDOW	WPM	WATERPROOF MEMBRANE
M	MAXIMUM	X	
MAX	MAXIMUM	-	
MDF	MEDIUM DENSITY FIBREBOARD	Y	
MECH	MECHANICAL	-	
MIN	MINIMUM	Z	

KEYNOTE LEGEND

CODE	DESCRIPTION
AC-C	AIR CONDITIONING CONDENSOR
BA	BATH TUB
BAL-G	GLASS BALUSTRADE TO COMPLY WITH NCC VOL.2 ITEM 3.9.2.2 & 3.9.2.3
BBQ	BARBECUE
BLK	BLOCKWORK
BRK	BRICK
CL	CLOTHESLINE
CT	COOK TOP
DR	DRYER
EG	EAVES GUTTER
EXJ	EXPRESSED JOINT CLADDING
F-T	FENCE - TIMBER
FAC	FACIA BOARD
FP	FIREPLACE
GA	
HWU-E	HOT WATER UNIT - ELECTRIC
MB	METER BOX
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
PDC	POWDERCOAT
PE	POOL EQUIPMENT
REN	RENDER
RET-C	CONCRETE RETAINING WALL. REFER TO STRUCTURAL ENG. FOR DETAIL
SHR	SHOWER HEAD
SK	SINK
SKY	SKYLIGHT. REFER TO SCHEDULE AND SPECIFICATIONS
VB	VANITY BASIN
WC	TOILET
WM	WASHING MACHINE

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL



INVILLA

SHEET TITLE:
PROJECT INFORMATION

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
001 G CL MJ

SCALE: SHEET SIZE:
As indicated (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP
C	SKETCH DESIGN	29.10.2025	MJ/JP

NORTH

GREENOCK

49 BULIMBA STREET, BULIMBA

GENERAL NOTES

- THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH ALL DESIGN DOCUMENTS, SCHEDULES & SPECIFICATIONS INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL AND SERVICES DRAWINGS AND SPECIFICATIONS, AND ANY PRINCIPALS PROJECT REQUIREMENTS DOCUMENTS RELATING TO THIS PROJECT.
- COPYRIGHT DRAWINGS REMAIN THE COPYRIGHT OF INVILLA ARCHITECTURE PTY LTD
- ALL DOCUMENTS TO BE READ IN CONJUNCTION WITH & COMPLY WITH ALL REPORTS INCLUDING BUT NOT LIMITED TO BLDG SURVEYOR, ACOUSTICS, FIRE & ESD REPORTS.
- ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, LOCAL COUNCIL REQUIREMENTS, QDC GUIDELINES AND ALL OTHER RELEVANT BY LAWS AND AUTHORITIES. IN PARTICULAR REFER AUSTRALIAN STANDARDS: - SITE PREPARATION A.S. 3798 - CONCRETE CONSTRUCTION A.S. 2870 - TIMBER CONSTRUCTION AND DETAILS A.S. 1684 2 - STEELWORK AS 4100, AS 1111 AND A.S. 1112. TERMITES PROTECTION BCA AND A.S. 3660 1. ARTIFICIAL LIGHTING & VENTILATION BCA PARTS 3.8 4/3.8.5 AND A.S. 1680 - FIRE SAFETY BCA PART 3.7 - SMOKE ALARMS BCA PART 3.7.2 AND A.S. 3786 - GLAZING BCA PART 3.6 AND A.S. 1288 AND A.S. 2047
- DOCUMENTATION: THE CONTRACTOR SHALL CARRY OUT WORKS IN ACCORDANCE WITH THE SIGN'D DRAWINGS AND SCHEDULES AND ANYTHING REASONABLE INFERRED, AND WITH THE CONDITIONS OF CONTRACT, AND IN ACCORDANCE WITH THE DIRECTIONS AND TO THE SATISFACTION OF THE ARCHITECT, WHOSE INTERPRETATION OF THE CONTRACT DOCUMENTS SHALL BE FINAL. THE DRAWINGS AND SPECIFICATIONS/SCHEDULES SHALL BE CONSIDERED COMPLEMENTARY, AND ANY WORK AND/OR MATERIALS ABSENT FROM ONE BUT PRESENT OR IMPLIED IN THE OTHER SHALL BE FURNISHED AS IF THEY WERE PRESENT IN BOTH.
- FINAL CERTIFICATE: AT COMPLETION OF WORK, BUILDER TO OBTAIN AND SUPPLY A CERTIFICATE OF CLASSIFICATION FROM A BUILDING CERTIFIER.
- NO BUILDING WORK SHALL BE UNDERTAKEN PRIOR TO BUILDING APPROVAL BY A REGISTERED CERTIFIER.
- CONTRACTOR TO CONFIRM EXACT SITING AND ORIENTATION PRIOR TO CONSTRUCTION SETOUT. ALL BUILDING SETOUT AND CONFIRMATION OF SETBACKS AND HEIGHT TO BE CARRIED OUT BY A LICENSED SURVEYOR. NO FOOTING, OR WALL TO ENROACH THE TITLE BOUNDARY.
- THE NORTH POINT SHOWN RELATES TO THE SUBJECT PLANS & SURVEY PLANS. PLEASE REFER TO SITE PLAN & SURVEY PLANS FOR NORTH POINT LOCATION.
- DO NOT SCALE OFF THIS DRAWING. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. CONTRACTOR SHALL REPORT ANY DISCREPANCY IN THE DOCUMENTS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE AFFECTED WORK PROCEEDING.
- CONTRACTOR TO CONFIRM SETOUT WITH ARCHITECT PRIOR TO CONSTRUCTION.
- ALL LEVELS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) U.N.O.
- ALL MATERIALS AND FITTINGS TO BE FIXED IN STRICT ACCORDANCE WITH THE MANUFACTURERS CURRENT SPECIFICATION AND RECOMMENDATION.
- EXPANSION, CONTROL OR CONSTRUCTION JOINTS FOR ALL MATERIALS/SYSTEMS TO BE PROVIDED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. LOCATIONS OF JOINTS TO BE CONFIRMED ON SITE WITH ARCHITECT PRIOR TO INSTALLATION.
- REFER TO SURVEYORS DRAWINGS CHECK SURVEY AND DETAIL DRAWING TO LOCATE AND CONFIRM ALL EXISTING SERVICES, PIPES, POLES, EMBANKMENTS, PITS AND LIKE PRIOR TO COMMENCING ANY WORK.
- REFER TO CIVIL ENG DWGS FOR EXISTING AND NEW WATER, DRAINAGE DESIGN AND ASSOCIATED SITE WORKS DESIGN AND DETAIL. REFER TO CIVIL ENG AND LANDSCAPE DWGS FOR ALL ROADWAY, PAVING, SURFACE, SURFACED FINISHED SURFACE LEVELS.
- REFER TO THE ACOUSTIC REPORT FOR REQUIRED ACOUSTIC SPECIFICATION & DETAILS. ALL ACOUSTIC REQUIREMENTS TO MEET MINIMUM NCC 2022 U.N.O.
- REFER WINDOW SCHEDULE AND/OR FACADE ENG DETAILS FOR ALL GLASS, FRAME TYPES AND FINISHES ETC.
- ALL DIMENSIONS TO BE VERIFIED PRIOR TO PREPARATION OF SHOP DRAWINGS AND COMMENCEMENT OF CONSTRUCTION.
- REFER TO ELEVATIONS AND/OR FACADE ENGINEER DRAWINGS FOR FURTHER FINISHES AND PANEL SETOUT INFORMATION - CONFIRM WITH ARCHITECT PRIOR TO MANUFACTURE AND/OR INSTALLATION.
- ALL EXPOSED STEEL TO BE HOT DIPPED GALVANISED, REFER FINISHES SCHEDULE FOR ANY PAINTING REQUIREMENTS.
- ALL SILICON SEALANT TO BE COLOUR MATCHED TO ADJACENT SURFACE U.N.O.
- ALL DOOR HARDWARE TO BE FIXED AT 1050MM A.F.F. U.N.O.
- REFER DOOR SCHEDULE FOR DOORFRAME DETAILS AND SIZE. ALL GLAZING TO COMPLY WITH CURRENT VERSIONS OF AS 1288 AND AS 2047.
- ENSURE FLUSH TRANSITION BETWEEN DIFFERENT INTERNAL FLOOR FINISHES, PROVIDE FLUSH ALUMINIUM ANGLE BETWEEN DIFFERENT FLOOR SURFACES.
- ANY SERVICES PENETRATING A FIRE RATED/ ACOUSTIC WALL OR SLAB ARE TO BE APPROPRIATELY SEALED TO NCC 2022/AUTHORITY APPROVED METHOD/MATERIALS IN ACCORDANCE WITH MINIMUM FRL/ACOUSTIC/ FIRE ENGINEERING REQUIREMENTS U.N.O.
- CEILING FRAMING SYSTEMS DOCUMENTED ARE INDICATIVE ONLY. FRAMING INSTALLATION TO COMPLY WITH MANUFACTURERS RECOMMENDATIONS & SET OUT ACCORDINGLY FOR DESIGN/DOCUMENTATION INTENT.
- FIRE INDEXES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH NCC 2022.
- ALL WALL TYPES INCLUDING BUT NOT LIMITED TO LININGS AND INSULATION IS TO BE FULL HEIGHT TO UNDERSIDE OF SLAB U.N.O. ENSURE STUD GAUGE/CENTRES IS SUITABLE FOR PROPOSED INSTALLATION IN ACCORDANCE WITH MANUFACTURERS INSTALLATION REQUIREMENTS.
- EROSION CONTROLS: ALL BUILDING WORKS TO COMPLY WITH LOCAL AUTHORITIES EROSION AND SEDIMENT CONTROL STANDARDS.
- TERMITES PROTECTION: TERMITES PROTECTION BY MEANS OF TERMITESH S.S. MESH PHYSICAL BARRIER IN ACCORDANCE WITH A.S. 3660, 1/2000 AND INSTALLED IN STRICT ACCORDANCE WITH CURRENT MANUFACTURERS SPECIFICATIONS.
- WATERPROOFING: ALL WET AREAS AND WALLS TO BE WATERPROOFED IN ACCORDANCE WITH THE APPLICABLE NCC 2022 STANDARDS & AS 3740. BUILDER TO PROVIDE CERTIFICATE OF INSTALLATION AND COMPLIANCE.
- PROPRIETARY ITEMS IDENTIFICATION OF A PROPRIETARY ITEM DOES NOT NECESSARILY IMPLY EXCLUSIVE PREFERENCE FOR THE ITEM SO IDENTIFIED, BUT INDICATES THE NECESSARY PROPERTIES OF THE ITEM. IF ALTERNATIVES ARE PROPOSED, SUBMIT PROPOSED ALTERNATIVES AND INCLUDE SAMPLES, AVAILABLE TECHNICAL INFORMATION, REASONS FOR PROPOSED SUBSTITUTIONS AND COST.
- POOL CONTRACTOR TO CONFIRM HEIGHTS/DEPTHS/STEPS AND PLUMBING/ELECTRICAL REQUIREMENTS AND LOCATIONS PRIOR TO CONSTRUCTION
- THESE DRAWINGS MAY HAVE BEEN PRODUCED IN COLOUR AND MAY BE INCOMPLETE IF NOT PRODUCED IN COLOUR.

ENGINEERING

- BUILDER TO CHECK ALL ENGINEERING DETAILS AND DOCUMENTATION, BEAM AND POST LOCATIONS, PRIOR TO ORDERING MATERIALS OR STARTING ON SITE.
- SETOUT OF STEELWORK AND STRUCTURE, INCLUDING POST, BEAM & EXISTING BEARER LOCATIONS (WHERE APPLICABLE) ARE THE RESPONSIBILITY OF THE BUILDER. ALL POST
- LOCATIONS TO BE CHECK MEASURE AND CONFIRMED ON SITE, PRIOR TO CONCRETE SLAB CONSTRUCTION.
- LEVELS (RL, FFL), SETOUTS & ASSOCIATED DETAILS ARE TO CONFIRMED ON SITE BY THE BUILDER PRIOR TO CONSTRUCTION TAKING PLACE.
- THE ENGINEER (STRUCTURAL, HYDRAULIC, TRAFFIC, CIVIL ETC) & INVILLA PTY LTD TAKE NO RESPONSIBILITY FOR ALTERATIONS TO THE PLANS &/OR DETAILS BY THE BUILDER DURING OR AFTER 'STAGE C' OF INVILLA PTY LTD DESIGN AGREEMENT WITH THE CLIENTS
- STRUCTURAL STEEL- UNLESS NOTED OTHERWISE ALL EXPOSED STRUCTURAL STEEL, ANCHOR BOLTS AND OTHER ATTACHMENTS SHALL BE HOT DIP GALVANISED. A COLD GAL PAINTED FINISH SHALL BE APPLIED TO ANY FIELD WELDINGS TO EXISTING OR NEW STEELWORK. ALL STEEL WORK CAST IN CONCRETE FOOTINGS OR SLAB SHALL HAVE A BITUMEN FINISH APPLIED TO FULL EXTENT OF CAST IN CONCRETE STEEL. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STEELWORK
- RETAINING WALLS: ALL RETAINING WALLS TO STRUCTURAL ENGINEERS DETAILS. PROVIDE RUBBLE BACKFILL AND AGG DRAINAGE TO ALL RETAINING WALLS. BUILDER TO PROVIDE TANKING WHERE REQUIRED.
- SLAB & FOOTINGS: ALL SLABS AND FOOTINGS TO STRUCTURAL ENGINEERS DETAILS. A POLYETHYLENE MOISTURE BARRIER SHALL BE LAPPED 200MM AND FULLY TAPED UNDER ANY HABITABLE CONCRETE SLAB AND SHALL EXTEND 100MM ONTO THE PERIMETER FOOTING.
- SIZE AND LOCATIONS OF PENETRATIONS TO BE CONFIRMED ON SITE BY SERVICES CONTRACTORS

SERVICES (MECHANICAL, HYDRAULIC, ELEC)

- CONCEALMENT OF SERVICES: ALL SERVICES SHALL BE CONCEALED IN WALLS OR DUCTS. WHERE SERVICES ARE EXPOSED THEY MUST BE CONFIRMED BY THE DESIGNER ON SITE PRIOR TO INSTALLATION UNLESS NOTED OTHERWISE.
- MECHANICAL VENTILATION: PROVIDE MECHANICAL VENTILATION TO COMPLY WITH AS1668 TO ALL WET AREAS AND ROOM NOT NATURALLY VENTILATED.
- LICENSED TRADESPERSONS: ALL SERVICES TO BE INSTALLED BY LICENSED TRADESPERSONS IN ACCORDANCE WITH LOCAL AUTHORITY AND WITH CURRENT MANUFACTURERS SPECIFICATIONS.
- ROOF DRAINAGE: ALL DOWNPIPES TO BE LOCATED AS NOTED ON THE DRAWINGS AND SIZES AS SCHEDULED. ALLOW TO CONNECT TO IN-GROUND STORM WATER DRAINS WITH 90MMØ UPVC AT 1:100 MINIMUM GRADE. ALLOW FOR 1.0 S AT EACH CHANGE OF DIRECTION AND AT 6000MM CENTRES.
- SITE DISCHARGE: ALL STORMWATER AND SANITARY PLUMBING TO BE CONNECTED TO EXISTING COUNCIL SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
- WATER LINES: ALL HOT WATER LINES SHALL BE FULLY INSULATED. ALL DOMESTIC HOT WATER TO BASINS, SHOWERS AND BATHS TO HAVE MAXIMUM TEMPERATURE OF 50°C. ALLOW TO SUPPLY AND INSTALL TEMPERING VALVES WHERE REQUIRED, AS NOMINATED IN THE BCA AND RELEVANT STANDARDS.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, BCA & A.S. 3500

WINDOWS & DOORS

- WINDOW HEAD HEIGHT DIMENSION GENERALLY TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE (WHERE BRICKS ARE IN USE).
- WIN. SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
- ALL GLAZING TO COMPLY WITH A.S. 1288 GLASS IN BUILDINGS, & WITH A.S. 4055 FOR WIND LOADING

PROTECTION OF OPENABLE WINDOWS - BEDROOMS (REFER NCC 2022)

- (A) A WINDOW OPENING IN A BEDROOM MUST BE PROVIDED WITH PROTECTION, WHERE THE FLOOR BELOW THE WINDOW IS 2 M OR MORE ABOVE THE SURFACE BENEATH.
- (B) WHERE THE LOWEST LEVEL OF THE WINDOW OPENING COVERED BY (A) IS LESS THAN 1.7 M ABOVE THE FLOOR, THE WINDOW OPENING MUST COMPLY WITH THE FOLLOWING:
- (i) THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH—
- (a) A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING; OR
- (b) A SCREEN WITH SECURE FITTINGS.
- (ii) A DEVICE OR SCREEN REQUIRED BY (i) MUST—
- (a) NOT PERMIT A 125 MM SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN; AND
- (b) RESIST AN OUTWARD HORIZONTAL ACTION OF 250 N AGAINST THE—
- (aa) WINDOW RESTRAINED BY A DEVICE; OR
- (bb) SCREEN PROTECTING THE OPENING; AND
- (c) HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN.
- (C) WHERE A DEVICE OR SCREEN PROVIDED IN ACCORDANCE WITH (B)(i) IS ABLE TO BE REMOVED, UNLOCKED OR OVERRIDDEN, A BARRIER WITH A HEIGHT NOT LESS THAN 865 MM ABOVE THE FLOOR IS REQUIRED TO AN OPENABLE WINDOW IN ADDITION TO WINDOW PROTECTION.
- (D) A BARRIER COVERED BY (C) MUST NOT—
- (i) PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND
- (ii) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING

PROTECTION OF OPENABLE WINDOWS - ROOMS OTHER THAN BEDROOMS (REFER NCC 2022)

- (A) A WINDOW OPENING IN A ROOM OTHER THAN A BEDROOM MUST BE PROVIDED WITH PROTECTION WHERE THE FLOOR BELOW THE WINDOW IS 4M OR MORE ABOVE THE SURFACE BENEATH.
- (B) THE OPENABLE PART OF THE WINDOW COVERED BY (A) MUST BE PROTECTED WITH A BARRIER WITH A HEIGHT OF NOT LESS THAN 865 MM ABOVE THE FLOOR.
- (C) A BARRIER REQUIRED BY (B) MUST NOT—
- (i) PERMIT A 125 MM SPHERE TO PASS THROUGH IT; AND
- (ii) HAVE ANY HORIZONTAL OR NEAR HORIZONTAL ELEMENTS BETWEEN 150 MM AND 760 MM ABOVE THE FLOOR THAT FACILITATE CLIMBING.

EXISTING & DEMOLITION

RENOVATIONS

- OVER PLATES AND EXISTING STRUCTURE HEIGHT TO BE CONFIRMED ON SITE. ALL DOORS AND WINDOWS ARE TO BE CHECK MEASURED ON SITE, BY THE BUILDER, PRIOR TO ORDERING.
- WHILST ALL CARE HAS BEEN TAKEN TO ENSURE ACCURATE ROOM, CEILING, & EXISTING STRUCTURE MEASUREMENTS ARE PROVIDED OF THE EXISTING DWELLING, INVILLA PTY LTD TAKE NO RESPONSIBILITY FOR INACCURACIES DUE TO UNFORESEEN OR UNAVOIDABLE CIRCUMSTANCES. IT IS THE BUILDER'S RESPONSIBILITY TO CHECK AND CONFIRM ALL EXISTING STRUCTURE, BEAM LOCATION AND DIMENSIONS ON SITE PRIOR TO SITE START AND ORDERING MATERIALS.
- ANY ALTERATIONS OR CHANGES TO THE ARCHITECTURAL PLANS, ENGINEERING OR STRUCTURE, WHETHER EXISTING OR NEW CONSTRUCTION, ARE THE RESPONSIBILITY OF THE BUILDER AND INVILLA PTY LTD TAKES NO RESPONSIBILITY FOR INACCURACIES OR ERRORS THAT ARISE DUE TO ON SITE CHANGES.

ASBESTOS

IT IS TO BE IDENTIFIED AND TESTED PRIOR TO DEMOLITION WORKS. CLIENT / BUILDER TO ADEQUATELY ALLOW TIME AND COSTS FOR THE REMOVAL AND RESPONSIBLE DISPOSAL OF ALL ASBESTOS BY QUALIFIED LICENSED CONTRACTOR AS REQUIRED. NOTE: ASBESTOS CAN BE PRESENT IN CONCRETE, FLOORING, WALLS, WALL LINING, ROOFS, EAVES, GUTTERS ETC. REFER TO GOVERNMENT ISSUED LEGISLATION AND CODES OF PRACTICE.

INTERIOR & FINISHES NOTES

- REFER TO LINE OF HEIGHTS DRAWING FOR MOUNTING HEIGHT OF GPO'S.
- ENSURE ADEQUATE CLEARANCE BEHIND DRAWERS FOR GPO'S, INCLUDING CONNECTIONS FOR PLUGS & CABLES.
- REFER TO TYPICAL DETAILS FOR DIMENSIONS AND SETOUT OF ARCHITRAVES, SKIRTINGS AND DETAILS OF ARCHITECTURAL TRIM AND COMPONENTS.
- ALL INTERIOR DIMENSIONS ARE TO FINISH WALL. CONTRACTOR TO ALLOW FOR ADEQUATE ALLOWANCE FOR FINISHES TO ACHIEVE FINAL DESIRED DIMENSIONS.
- ALL LIGHT SWITCHES TO BE 1300 AFPL AND 160MM CTR LINE FROM OUTSIDE EDGE OF ARCHITRAVE OR CENTRED ON NIB WALL SPACE UNLESS NOTED OTHERWISE.
- FIRE INDEXES OF MATERIALS, LININGS AND SURFACE FINISHES TO COMPLY WITH NCC 2022.
- ALL FIXINGS TO FIXED OPEN SHELVES TO BE FULLY CONCEALED.
- UPON INSTALLATION ALL JOINERY UNITS TO BE SCRIBED AND FIXED TO FLOOR AS PER SPECIFICATION.
- INTERNAL SURFACES AND EDGES SHALL HAVE APPROPRIATE APPLIED FINISH. NO INTERNAL SURFACES ARE TO BE LEFT BARE.
- ALL MDF EMPLOYED IN WET AREAS SHALL BE MOISTURE RESISTANT.
- ALL WET AREAS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC 2022.
- ALL BOARD SHALL BE FINISHED ON BOTH FACES WITH BALANCING LAMINATE, VENEER ETC. TO PREVENT BOWING.
- WHERE JOINERY LINES ARE TO BE CONSTRUCTED IN MULTIPLE SECTIONS, CHECK INDIVIDUAL SECTION AND OVERALL UNIT DIMENSIONS COLLATE.
- LOCATE JOINT LINES AS INDICATED ON DRAWINGS, AND CONCEAL FIXINGS AT UNIT JOINTS.
- ALL JOINERY UNITS TO BE SCRIBED AND FIXED TO FLOOR TO ENSURE LEVEL AND PLUMB INSTALLATION.
- INTERNAL PAINTING: UNLESS NOTED OTHERWISE PAINT SYSTEM TO BE DULUX APPROVED 3 COAT SYSTEM - LOW SHEEN FINISH. COLOURS TO BE SUPPLIED BY ARCHITECT DURING CONTRACT AND APPLIED AS PER DULUX'S RECOMMENDATIONS AND GUIDELINES.

- APPLIANCES & EQUIPMENT: BUILDER TO CO-ORDINATE ALL APPLIANCE AND EQUIPMENT LOCATIONS ON SITE AND WITH JOINER. INSTALLATION AND FINAL CONNECTION BY THE CONTRACTOR
- JOINERY ITEMS SHALL INCLUDE MANUFACTURED CASEWORK ITEMS, INCLUDING: KITCHEN CABINETS AND CUPBOARDS; BATHROOM CABINETS; ROBES.
- SANITARY COMPARTMENTS PROVIDE REMOVABLE HINGES TO DOORS OF SANITARY COMPARTMENTS TO COMPLY WITH NCC 2022 AND BE READILY REMOVABLE FROM OUTSIDE UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200MM B/W CLOSET PAN WITHIN THE SANITARY COMPARTMENT AND THE NEAREST PART OF THE DOORWAY.
- STAIR AND BALUSTRADES ALL STAIR AND BALUSTRADES SHALL COMPLY WITH NCC 2022. STEPS TO BE PROVIDED WHERE FALL FROM DWELLING EXCEEDS 190MM.
- ALL PRODUCTS TO BE INSTALLED TO MANUFACTURERS REQUIREMENTS AND TO BE IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS FOR SUITABLE EXPOSURE LEVELS.
- TILES EXPANSION JOINTS, WALLS: 5MM FLOORS: 8MM. FILL BOTH WITH SILICONE RUBBER. GROUT FOR WALL: EPOXY BASED MILDEW RESISTANT. GROUT FOR FLOORS: PREPARED GROUT TO BE ACID RESISTANT. ALL WALL TILES TO HAVE FC SUBSTRATE.
- ALL STEPS MUST COMPLY WITH B.C.A. 3.9.1.
- BARRIERS & HANDRAILS MUST COMPLY WITH B.C.A. 3.9.2.
- ALL INTERNAL STAIR AND EXTERNAL STEPS/RAMPSTO COMPLY WITH SLIP- RESISTANCE RATINGS AS PER NCC 2022

CEILINGS

- ALL CEILING HEIGHTS ARE MEASURED FROM FSL (FINISHED STRUCTURAL LEVEL) TO FINISHED CEILING LEVEL UNLESS NOTED OTHERWISE.
- ALL CEILINGS TO HABITABLE ROOMS TO HAVE MINIMUM 2400MM FROM FFL TO FCL.
- REFER TO EXTERIOR & INTERIOR FINISHES SCHEDULE FOR FINISHES SPECIFICATION.
- ALL SERVICES CUPBOARDS CEILINGS TO BE EXPOSED SOFFIT TO CONCRETE SLAB UNLESS NOTED OTHERWISE.
- MOISTURE RESISTANT PLASTERBOARD TO ALL WET AREAS.
- ALL SUB CONTRACTORS TO COLLABORATED & COORDINATE TO ENURE 2300 CLEARANCE TO ALL PARKING BAYS IN ACCORDANCE WITH A2890.1 CLEAR OVER PWD PARKING.
- REFER TO SERVICES ENGINEERING DRAWINGS FOR SERVICES REQUIREMENT AND DETAILS.

CLADDING & LININGS

ROOF CLADDING/PLUMBING

- CLADDING AS SPECIFIED ON ELEVATIONS
- SELECT COLORBOND FASCIA & GUTTER
- SELECT COLORBOND (RAINHEADS WHERE NOTED)/ DOWNPIPES TO BE CONNECTED TO U/G DRAINAGE
- BOX GUTTERS AS PER HYDRAULIC ENGINEERS DETAILS.

INTERNAL CEILINGWALL - GENERAL.

- CEILING DIRECT FIX' 10MM UNISPAN PLASTERBOARD (OR APPROVED EQUIVALENT) U.N.O.
- WALLS TO BE 10MM PLASTERBOARD U.N.O (EXCL. FIRE RATED WALLS).

EXTERNAL CEILINGWALL - GENERAL.

- CEILINGS DIRECT FIX' 10MM UNISPAN (OR APPROVED EQUIVALENT) PLASTERBOARD U.N.O.
- BRICK COURSING TO BE SET OUT TO ACHIEVE 2120 ABOVE F.F.L. FOR ALL WINDOW HEADS U.N.O.
- PROVIDE FC SHEET INFILL ABOVE SIDE & REAR ELEVATION WINDOWS & DOORS WHERE INDICATED BY HATCHING. TO WALLS WITH SELECTED FACE BRICK. USE BLUEBOARD INFILL WHEN SELECTED RENDERED FINISH
- USE F.F.L. FOR DATUM OF WALL BRICK COURSES
- A.J. DENOTES BRICKWORK ARTICULATION JOINTS. EFER TO ENGS.SLAB DESIGN &/OR BCA 3.1.3.1 FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS.
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (60MM MIN LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 30MM MIN. VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPEN.
- RENDERER IS TO ENSURE WINDOW & DOOR OVERFLOW DRAINAGE HOLES ARE KEPT FREE OF RENDER & ARE NOT BLOCKED, IF RENDERED.

SOFFIT DETAIL

- 45MM FC SHEET (U.N.O.)
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK OR STUD.
- ADD 160 TO EAVE WIDTH IN LIGHTWEIGHT CLAD AREA. DISREGARD (PACKING/ CLADDING)

FRAMING

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS' STRUCTURAL COMPUTATIONS.
 - FLOOR TO BE PREFABRICATED TO MANUFACTURERS SPEC. & ALLOW 360MM MIN' DEPTH TO ALLOW FOR SERVICES
 - SPACED & FIXED TO PROVIDE SUPPORT @ 450MM CTRS OR TO ENGINEERS/FLOOR MANUFACTURERS DETAILS.
- ROOF FRAMING
- ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS. FITCH AS SHOWN ON ELEVATIONS / ROOF PLAN.
 - SPACED & FIXED AT 600MM MAX. CTRS.
 - SKILLION ROOF SPACED & FIXED AT 900MM MAX. CTRS.
 - GRIDER TRUSSES TO BE PLACED DIRECTLY OVER EXTERNAL WALL STUDS OR APPROVED LINTEL.

WALL FRAMING

- EXTERNAL STUD WALLS 90MM TH, U.N.O. @ 600 MAX. CTRS
- INTERNAL STUD WALLS 90MM TH U.N.O. @ 600 MAX. CTRS
- ALL WINDOWS HEADS TO FINISH FLUSH WITH SOFFIT LINING U.N.O.
- LINTEL SIZES TO ENGINEERS DESIGN
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- 70MM STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN -
- FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
- AS/NZS 1170.0 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
- AS/NZS1170.1 STRUCTURAL DESIGN ACTIONS: PART1: PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 4600 COLD-FORMED STEEL STRUCTURES
- AS4055 WIND LOADS FOR HOUSING
- AS4100 STEEL STRUCTURES CODE
- AS 3620 DOMESTIC METAL FRAMING
- AS 3566.1 SELF-DRILLING SCREWS.

BRICK PIERS/ COLUMNS/ POSTS

- PROVIDE BALCONY/ PORTICO &/OR ROOF SUPPORT WITH ENCASED SLIP JOINT SHS POSTS (FULL LENGTH U.N.O.) CHEM-SET TO CONCRETE FOOTING TO ENGINEERS DETAIL
- HEADER COURSE TO TOP OF ALL BRICK PIERS LOWER THAN SOFFIT LINE.
- USE 330MM BELOW FFL FOR DATUM OF PIER BRICK COURSES

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3740 &/OR B.C.A. 3.8.1.
- WALL LINING TO WET AREAS TO BE 6MM VILLAGOARD U.N.O.
- ALL WALL TILING HEIGHTS ARE NOMINAL, AND TO BE ADJUSTED ON SITE TO SUIT. SHOWER TILING TO EXTEND MIN. 20MM ABOVE SCREEN.

ENERGY EFFICIENCY NOTES

- PROVIDE BULK CEILING INSULATION AS PER STD SPECIFICATIONS (U.N.O.)
- PROVIDE EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (U.N.O.)
- PROVIDE WEATHER STRIPPING TO ENTRY & LAUNDRY DOORS.

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL



INVILLA

SHEET TITLE:
GENERAL NOTES

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
002 G CL MJ

SCALE: SHEET SIZE:
A1 (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY
G	DA IR ISSUE	22.04.2026	CL
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP

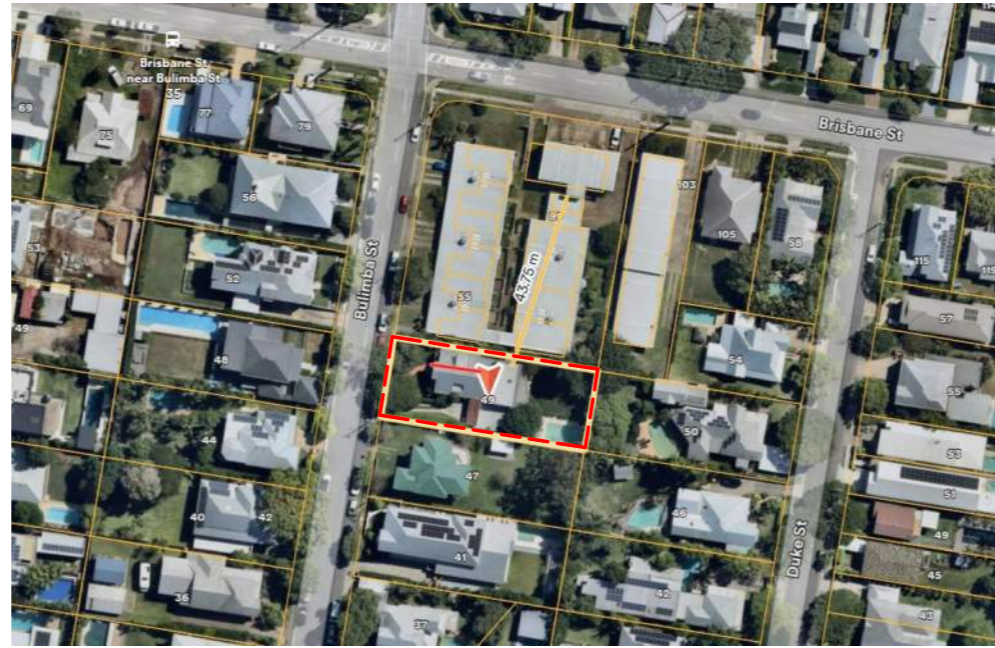
NORTH

GREENOCK

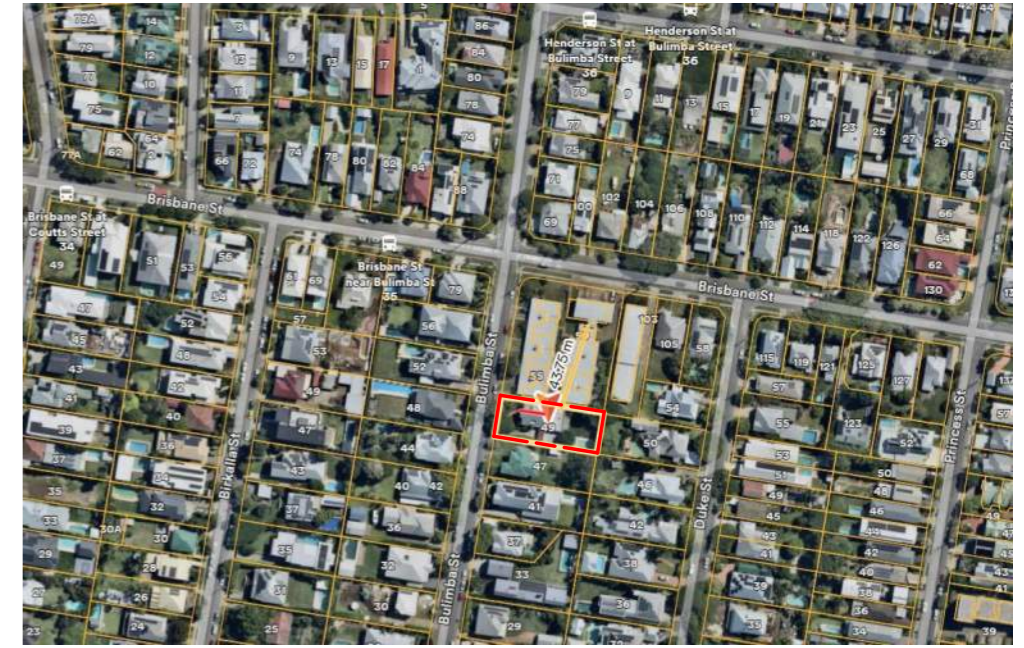
49 BULIMBA STREET, BULIMBA



SURROUNDING LOTS CONTEXT PLAN



MACRO CONTEXT PLAN



GREATER CONTEXT PLAN

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

BCC DS
RECEIVED
15/05/2026
APPLICATION REF
A006948120

INVILLA

SHEET TITLE:
CONTEXT PLAN (SHEET 01)

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
003 G CL MJ

SCALE: SHEET SIZE:
A1 (50% @ A3)

REV: DESCRIPTION: DATE: ISSUE BY
G DAIR ISSUE 22.04.2026 CL

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GREENOCK

49 BULIMBA STREET, BULIMBA



49 BULIMBA STREET - STREET PERSPECTIVE



49 BULIMBA STREET - STREET PERSPECTIVE



49 BULIMBA STREET - STREET PERSPECTIVE



49 BULIMBA STREET - ON SITE CONDITION



49 BULIMBA STREET - ON SITE CONDITION



49 BULIMBA STREET - ON SITE CONDITION

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

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APPLICATION REF
A006948120

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SHEET TITLE:
CONTEXT PLAN (SHEET 02)

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
004 G CL MJ

SCALE: SHEET SIZE:
A1 (50% @ A3)

REV: DESCRIPTION: DATE: ISSUE BY
G DA IR ISSUE 22.04.2026 CL

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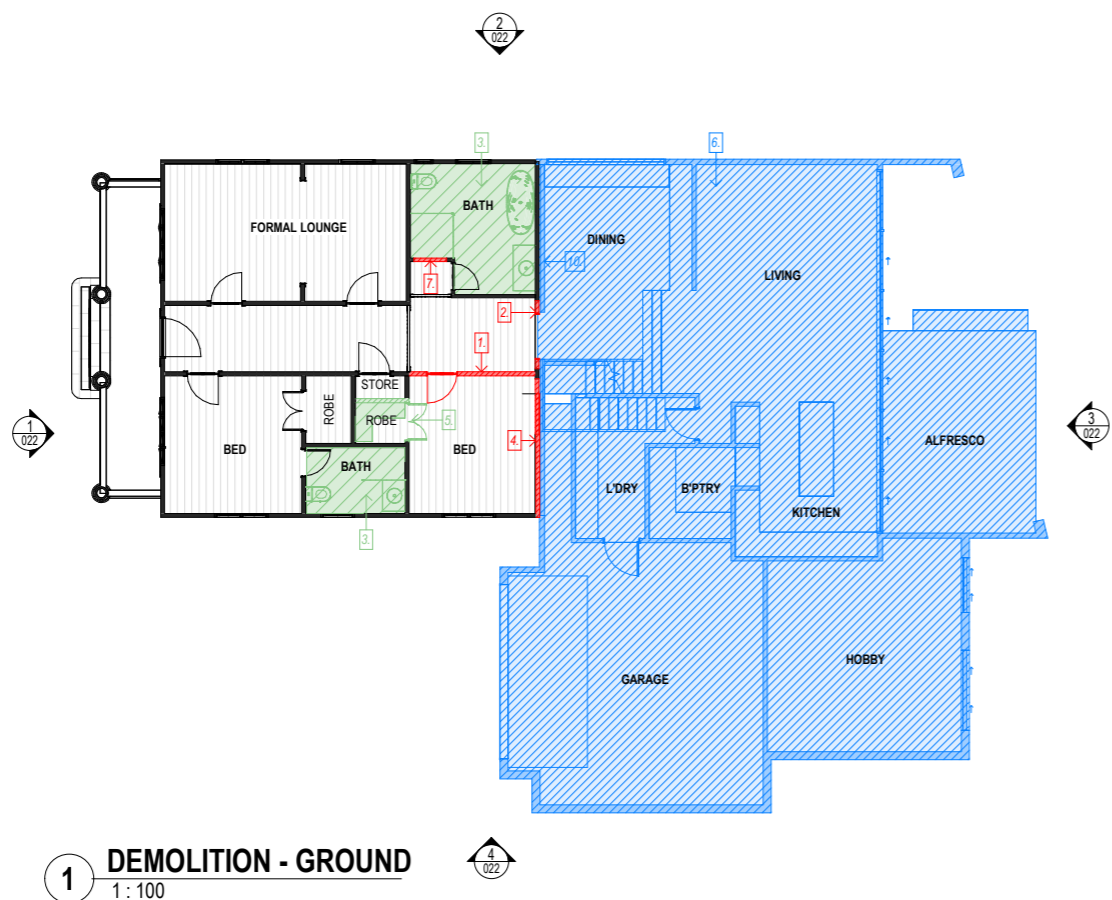
PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- EXTENT OF DEMOLITION DEEMED TO BE ORIGINAL BUILDING FABRIC.
- EXTENT OF DEMOLITION WITHIN THE ORIGINAL BUILDING THAT IS UNORIGINAL.
- EXTENT OF NON ASSESSABLE DEMOLITION, (EG. DEMOLITION OUTSIDE THE ORIGINAL BUILDING FORM, PREVIOUS EXTENSIONS, ETC)
- PROPOSED BUILDING (NEW)

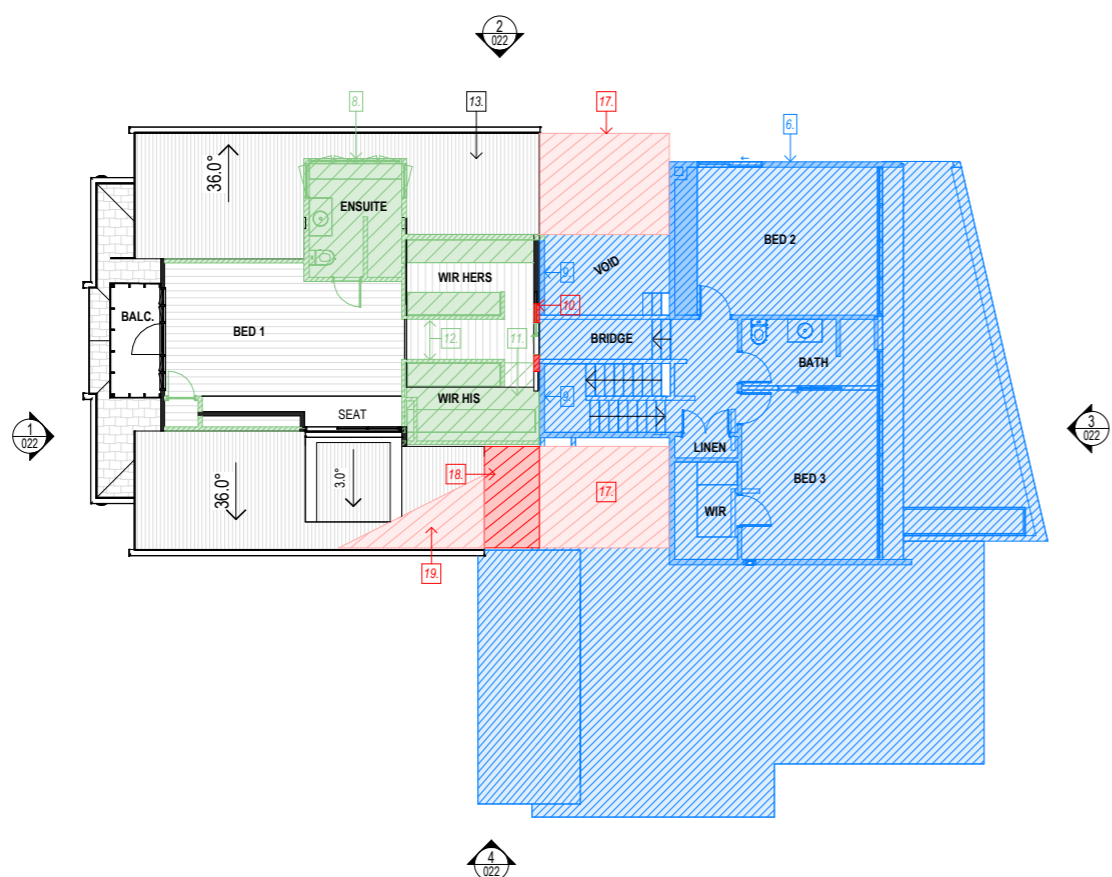
GENERAL DEMOLITION NOTES

1. EXTENTS OF DEMOLITION NOMINAL ONLY. THE CONTRACTOR IS TO UNDERTAKE ALL NECESSARY DEMOLITION TO FACILITATE NEW WORKS.
2. CONTRACTOR TO VERIFY EXTENTS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
3. CONTRACTOR TO SEEK ADVICE PRIOR TO ANY ALL EXCAVATIONS / DEMOLITION WORKS IN CLOSE PROXIMITY TO EXISTING STRUCTURES.
4. ENSURE REMOVAL OF ANY ALL STRUCTURAL BUILDING ELEMENTS HAVE BEEN VERIFIED BY THE CONSULTING STRUCTURAL ENGINEER PRIOR TO ANY ALL WORKS.
5. REFER TO CONSULTING CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS, ROADWORKS, ONGRADE CARPARK AND/OR FOOTPATH DEMOLITION WORKS.
6. PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ITEMS TO BE RETAINED, INCLUDING EXISTING SERVICES TO BE RETAINED IN NEW WORKS.
7. FOR PARTIAL DEMOLITION OR ITEM(AREA(S)) AFFECTED BY DEMOLITION WORKS, CONTRACTOR TO ALLOW FOR MODIFICATION, REPAIR AND/OR MAKING GOOD THE WHOLE OF THAT ITEM(AREA(S)) TO SUIT TO NEW WORK.
8. EXTENTS OF EXISTING SERVICES INDICATIVE ONLY. CONTRACTOR TO VERIFY ON SITE PRIOR TO ANY ALL WORKS.
9. ALL REDUNDANT SERVICES TO BE TERMINATED, CAPPED AND MADE SAFE PRIOR TO REMOVAL. REFER TO CONSULTING SERVICES ENGINEERS DOCUMENTATION FOR EXTENTS OF SERVICES DEMOLITION.

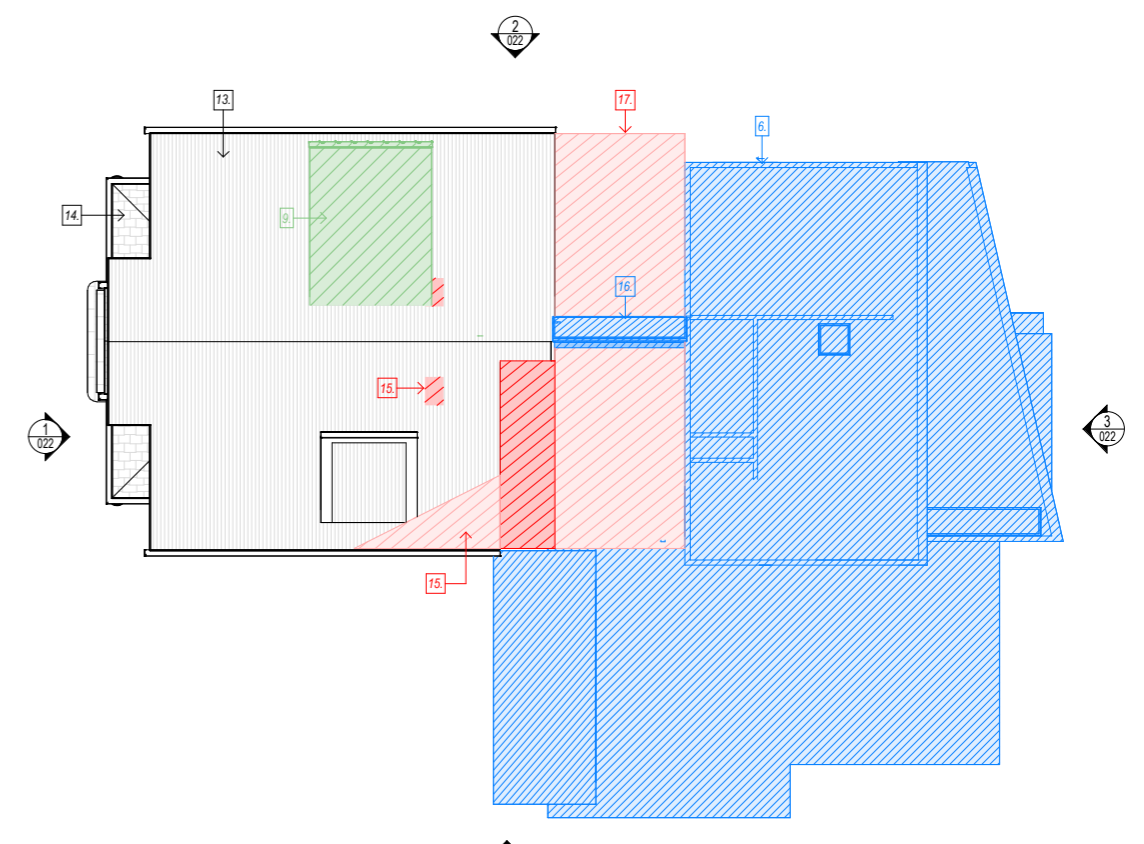
- NOTES**
1. EXISTING WALL & DOOR TO BE DEMOLISHED BELOW 2400MM AFFL. (NOTE: EXISTING CORNICE & CEILINGS TO BE RETAINED / MADE GOOD)
 2. EXISTING OPENING TO BE WIDENED.
 3. BATHROOM FIXTURES & FITTINGS TO BE DEMOLISHED. SERVICES CAPPED / ADJUSTED TO SUIT NEW LAYOUT.
 4. EXISTING WALL TO BE DEMOLISHED.
 5. EXISTING DOOR TO BE REMOVED AND INFILLED (NOTE: DOOR IS UNORIGINAL).
 6. UNORIGINAL EXTENSION TO BE DEMOLISHED (SHOWN BLUE FOR CLARITY).
 7. EXISTING WALL TO BE DEMOLISHED TO SUIT PROPOSED DOORWAY.
 8. EXISTING BATHROOM EXTENSION TO BE DEMOLISHED. PLUMBING TO BE REMOVED AND CAPPED.
 9. PACKED OFF WALLS FROM PREVIOUS RENOVATION TO BE DEMOLISHED.
 10. EXISTING OPENING TO BE WIDENED TO SUIT PROPOSED. EXISTING CAVITY SLIDER TO BE DEMOLISHED.
 11. EXISTING FLOORING TO BE DEMOLISHED TO SUIT PROPOSED VOID. (NOTE: FLOORING IS UNORIGINAL - EVIDENCED BY CHANGE IN FLOOR BOARDS AND DIRECTION)
 12. EXISTING ATTIC FITOUT TO BE DEMOLISHED.
 13. EXISTING ROOFING, FLASHINGS, GUTTERS & FASCIAS TO BE REPLACED WITH NEW. NOTE: SIZING, TYPE AND FINISH TO MATCH EXISTING. INSULATION TO BE INSTALLED UNDER NEW ROOFING TO SUIT ENERGY EFFICIENCY REPORT.
 14. EXISTING ROOF TILES TO BE MADE GOOD.
 15. PORTION OF EXISTING ROOF TO BE DEMOLISHED TO SUIT PROPOSED SKYLIGHTS.
 16. EXISTING SKYLIGHT FROM PREVIOUS RENOVATION TO BE DEMOLISHED.
 17. EXISTING ROOF TO BE DEMOLISHED (NOTE: HERITAGE CONSULTANT TO CONFIRM IF THIS ROOF IS ORIGINAL).
 18. EXISTING ROOF TO BE DEMOLISHED TO SUIT PROPOSED.
 19. PORTION OF EXISTING METAL ROOF SHEETING TO BE REMOVED TO ATTACH NEW ROOF. VALLEY GUTTER & FRAMING.



1 DEMOLITION - GROUND
1: 100



2 DEMOLITION - LEVEL 1
1: 100



3 DEMOLITION - ROOF
1: 100

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

BCC DS
RECEIVED
15/05/2026
APPLICATION REF
A006948120



SHEET TITLE:
DEMOLITION - PLANS

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
021 G CL MJ

SCALE: SHEET SIZE:
1: 100 A1 (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY:
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP
C	SKETCH DESIGN	29.10.2025	MJ/JP

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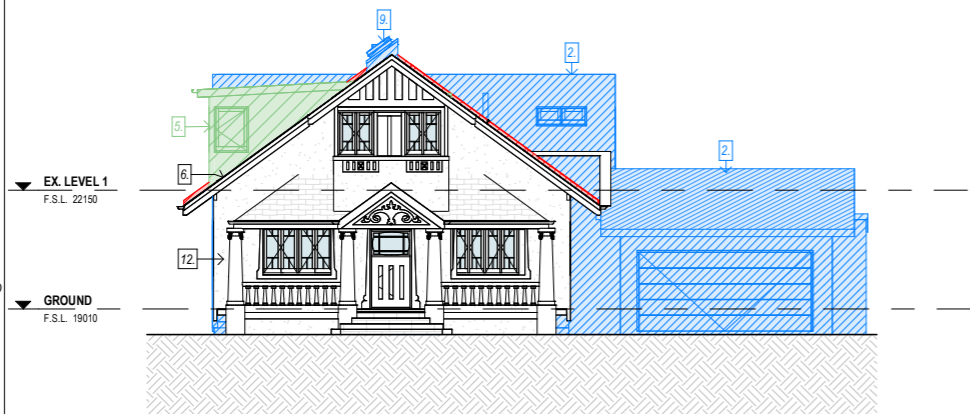
PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- EXTENT OF DEMOLITION DEEMED TO BE ORIGINAL BUILDING FABRIC.
- EXTENT OF DEMOLITION WITHIN THE ORIGINAL BUILDING THAT IS UNORIGINAL.
- EXTENT OF NON ASSESSABLE DEMOLITION, (EG. DEMOLITION OUTSIDE THE ORIGINAL BUILDING FORM, PREVIOUS EXTENSIONS, ETC)
- PROPOSED BUILDING (NEW)

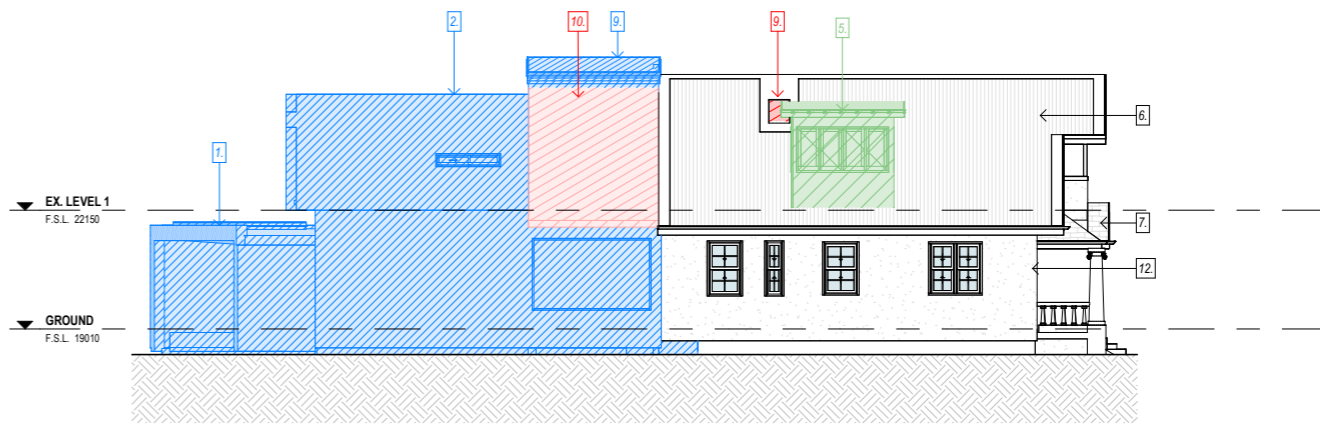
GENERAL DEMOLITION NOTES

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2. CONTRACTOR TO VERIFY EXTENTS ON SITE PRIOR TO COMMENCEMENT OF WORKS.
3. CONTRACTOR TO SEEK ADVICE PRIOR TO ANY ALL EXCAVATIONS / DEMOLITION WORKS IN CLOSE PROXIMITY TO EXISTING STRUCTURES.
4. ENSURE REMOVAL OF ANY ALL STRUCTURAL BUILDING ELEMENTS HAVE BEEN VERIFIED BY THE CONSULTING STRUCTURAL ENGINEER PRIOR TO ANY ALL WORKS.
5. REFER TO CONSULTING CIVIL ENGINEER'S DOCUMENTATION FOR BULK EARTHWORKS, ROADWORKS, ONGRADE CARPARK AND/OR FOOTPATH DEMOLITION WORKS.
6. PROVIDE TEMPORARY SUPPORT AS REQUIRED FOR ITEMS TO BE RETAINED, INCLUDING EXISTING SERVICES TO BE RETAINED IN NEW WORKS.
7. FOR PARTIAL DEMOLITION OR ITEM/AREA(S) AFFECTED BY DEMOLITION WORKS, CONTRACTOR TO ALLOW FOR MODIFICATION, REPAIR AND/OR MAKING GOOD THE WHOLE OF THAT ITEM/AREA(S) TO SUIT TO NEW WORK.
8. EXTENTS OF EXISTING SERVICES INDICATIVE ONLY, CONTRACTOR TO VERIFY ON SITE PRIOR TO ANY ALL WORKS.
9. ALL REDUNDANT SERVICES TO BE TERMINATED, CAPPED AND MADE SAFE PRIOR TO REMOVAL. REFER TO CONSULTING SERVICES ENGINEERS DOCUMENTATION FOR EXTENTS OF SERVICES DEMOLITION.

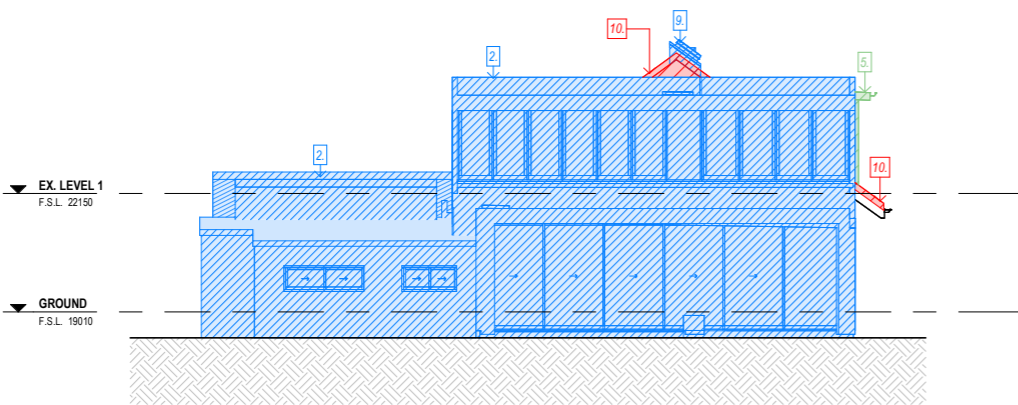
- NOTES**
1. EXISTING ALFRESCO TO BE DEMOLISHED.
 2. UNORIGINAL EXTENSION TO BE DEMOLISHED (SHOWN BLUE FOR CLARITY).
 3. EXISTING WALL TO BE DEMOLISHED TO SUIT PROPOSED DOORWAY.
 4. EXISTING ROOF OPENING TO BE DEMOLISHED AND ORIGINAL ROOF FORM TO BE REINSTATED.
 5. EXISTING BATHROOM EXTENSION TO BE DEMOLISHED. PLUMBING TO BE REMOVED AND CAPPED.
 6. EXISTING ROOFING, FLASHINGS, GUTTERS & FASCIAS TO BE REPLACED WITH NEW. NOTE: SIZING, TYPE AND FINISH TO MATCH EXISTING. INSULATION TO BE INSTALLED UNDER NEW ROOFING TO SUIT ENERGY EFFICIENCY REPORT.
 7. EXISTING ROOF TILES TO BE MADE GOOD. PORTION OF EXISTING ROOF TO BE DEMOLISHED TO SUIT PROPOSED SKYLIGHTS.
 8. EXISTING SKYLIGHT FROM PREVIOUS RENOVATION TO BE DEMOLISHED.
 10. EXISTING ROOF TO BE DEMOLISHED (NOTE: HERITAGE CONSULTANT TO CONFIRM IF THIS ROOF IS ORIGINAL).
 11. EXISTING ROOF TO BE DEMOLISHED TO SUIT PROPOSED.
 12. ALL EXISTING CLADDING, EAVES LININGS, TRIMS, COLUMNS, WINDOWS, DOORS TO BE MADE GOOD. CONTRACTOR TO DETERMINE MATERIALS UNSUITABLE FOR REPAIR DURING CONSTRUCTION (EG. ROTTEN TIMBER, ETC) AND REPLACE WITH LIKE-FOR-LIKE.



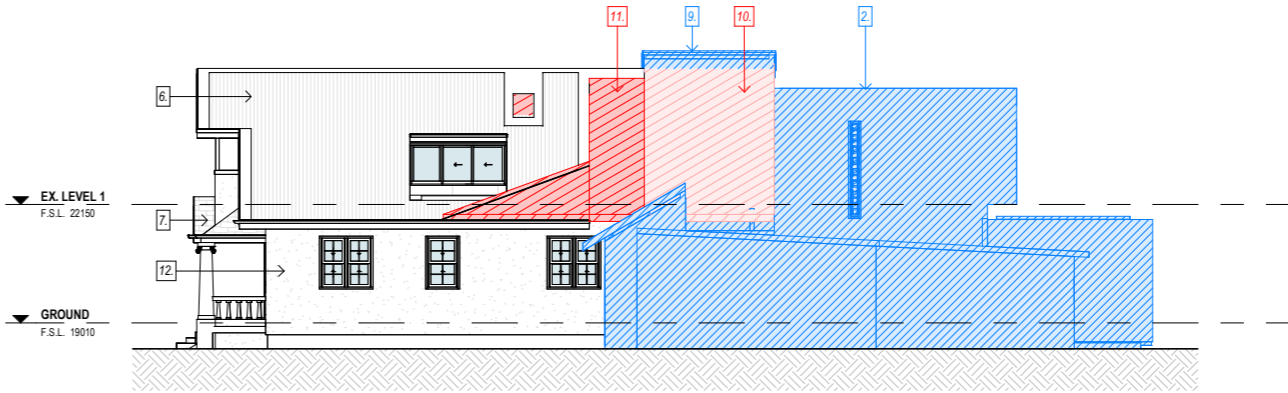
1 DEMOLITION - ELEVATION - WEST (FRONT)
1 : 100



2 DEMOLITION - ELEVATION - NORTH
1 : 100



3 DEMOLITION - ELEVATION - EAST (REAR)
1 : 100



4 DEMOLITION - ELEVATION - SOUTH
1 : 100

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

BCC DS
RECEIVED
15/05/2026
APPLICATION REF
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INVILLA

SHEET TITLE:
DEMOLITION - ELEVATIONS

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
022 G CL MJ

SCALE: SHEET SIZE:
1 : 100 A1 (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY:
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
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D	SKETCH DESIGN	28.11.2025	MJ/JP
C	SKETCH DESIGN	29.10.2025	MJ/JP

NORTH

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SITE PLAN LEGEND

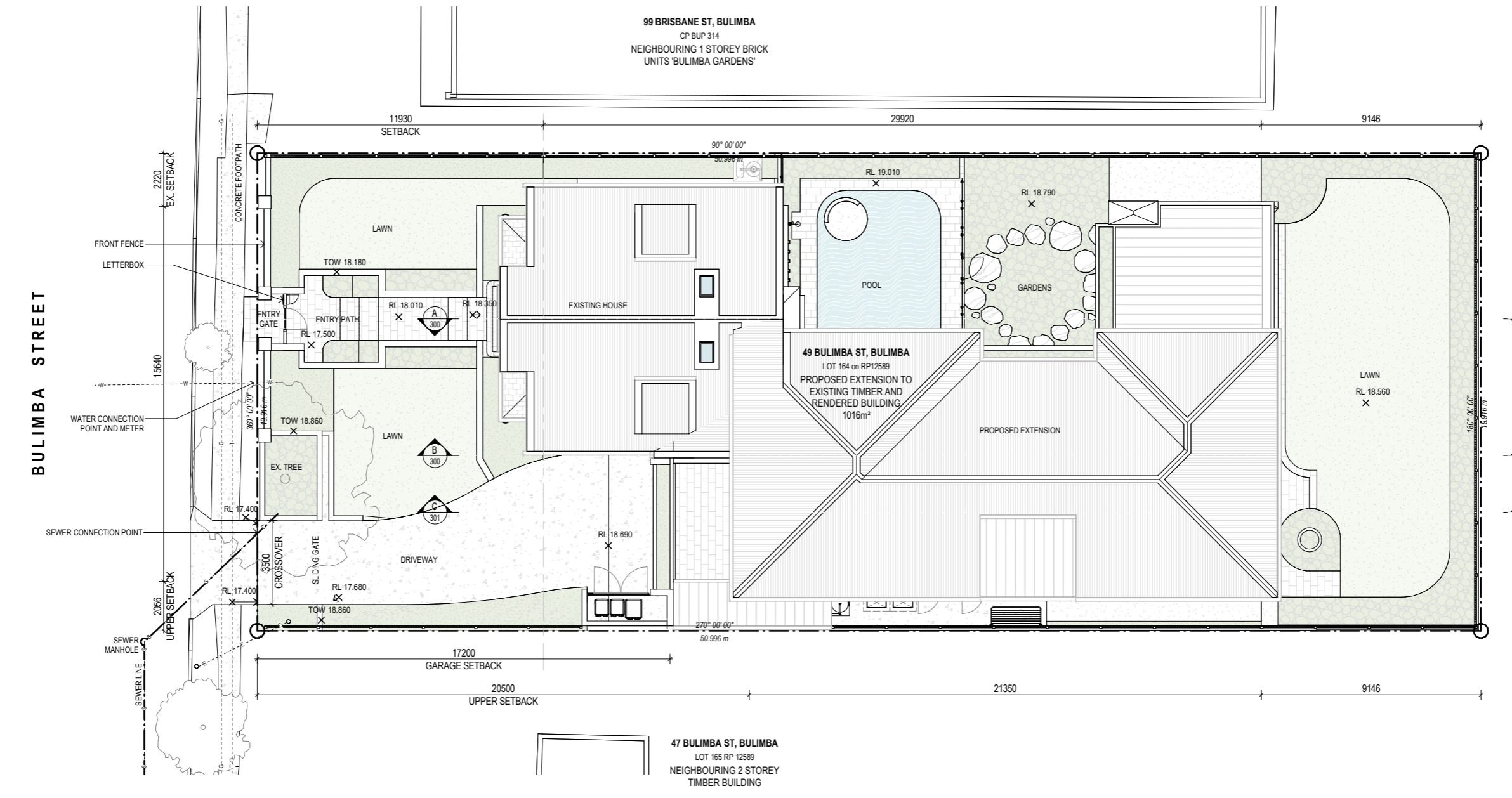
- E-----E-----E- ELECTRICAL LINE
- G-----G-----G- GAS LINE
- S-----S-----S- SEWER LINE
- SW-----SW-----SW- STORMWATER LINE
- T-----T-----T- TELSTRA / NBN LINE
- W-----W-----W- WATER LINE

NOTE: SERVICES PLOTTED FROM DETAILED SURVEY AND RECORDS. CONTRACTOR TO CONFIRM LOCATION OF SERVICES ON SITE PRIOR TO CONSTRUCTION.

GROSS FLOOR AREA

NOTE:
 1. INTERNAL AREAS CALCULATED TO EXTERIOR SIDE OF WALL STRUCTURAL (i.e. STUD WALL) AND ARE EXCLUSIVE OF EXTERNAL CLADDING
 2. AREAS ARE CALCULATED TO THE CENTRE LINE OF SHARED WALLS
 3. EXTERNAL AREAS INCLUDE UNDER COVER ONLY.

NAME	LEVEL	AREA (m ²)
FRONT PORCH	GROUND	12 m ²
ALFRESCO	GROUND	48 m ²
ORIGINAL HOUSE	GROUND	93 m ²
PROPOSED EXTENSION	GROUND	226 m ²
		380 m ²
EXISTING ATTIC	EX. LEVEL 1	44 m ²
PROPOSED EXTENSION	EX. LEVEL 1	156 m ²
		200 m ²
		580 m ²



1 SITE PLAN
1 : 100

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

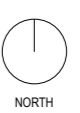


SHEET TITLE:
SITE PLAN

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
090 G CL MJ

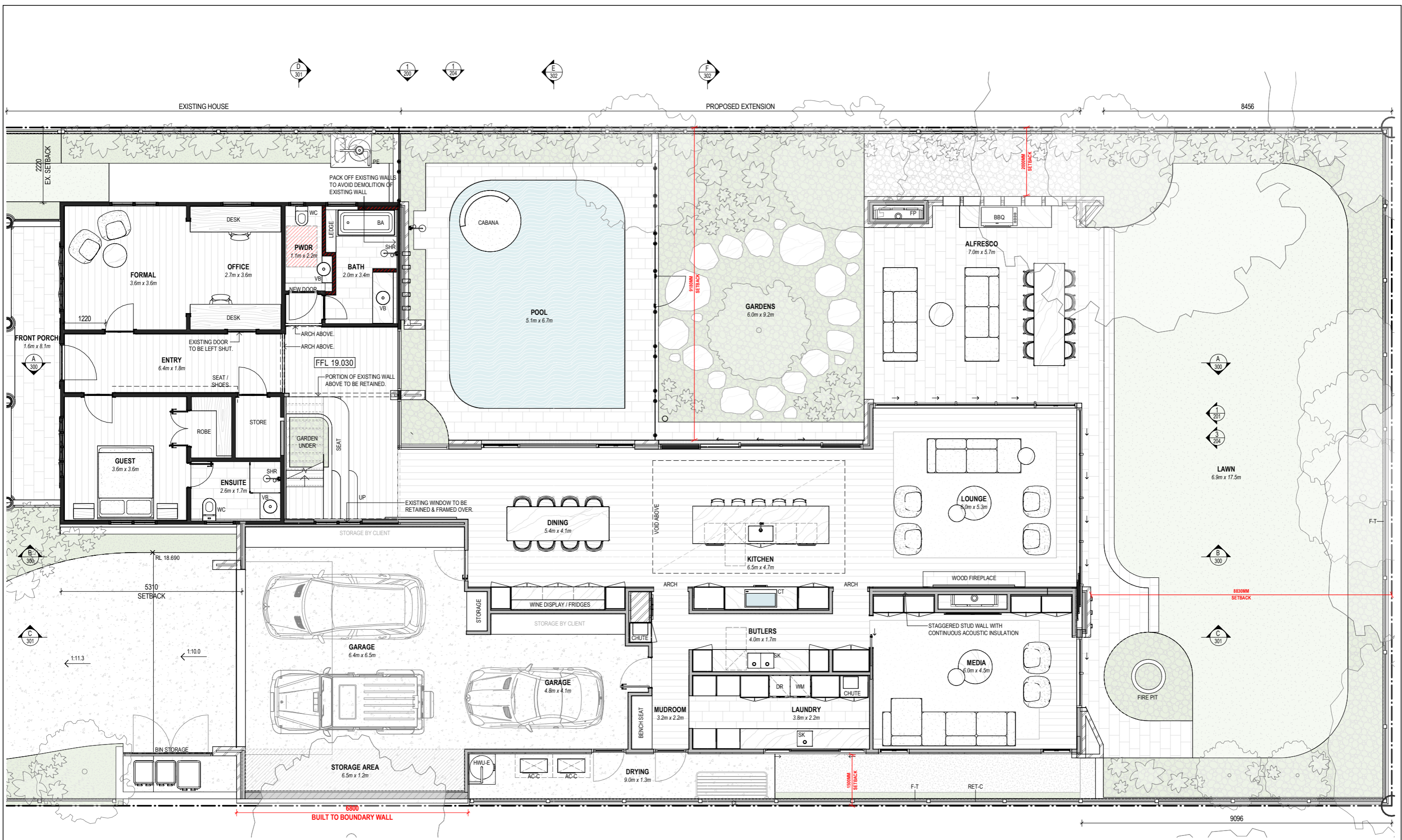
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PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING (NEW)

NOT FOR CONSTRUCTION

PROJECT: **GREENOCK**

SITE DESCRIPTION: **LOT 164 on RP12589**

PROJECT ADDRESS: **49 BULIMBA STREET, BULIMBA**

LOCAL GOVT: **BRISBANE CITY COUNCIL**

BCC DS RECEIVED 15/05/2026 APPLICATION REF A006948120



SHEET TITLE: **FLOOR PLAN - GROUND**

DOCUMENTATION STAGE: **DEVELOPMENT APPLICATION**

SHEET NO: **100** REV: **G** DWN: **CL** CHK: **MJ**

SCALE: **1:50** SHEET SIZE: **A1 (50% @ A3)**

REV	DESCRIPTION	DATE	ISSUE BY
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP
C	SKETCH DESIGN	29.10.2025	MJ/JP



1 FLOOR PLAN - LEVEL 01
1 : 50

PHASING LEGEND

- EXISTING BUILDING TO REMAIN
- PROPOSED BUILDING (NEW)

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL



INVILLA

SHEET TITLE:
FLOOR PLAN - LEVEL 1

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

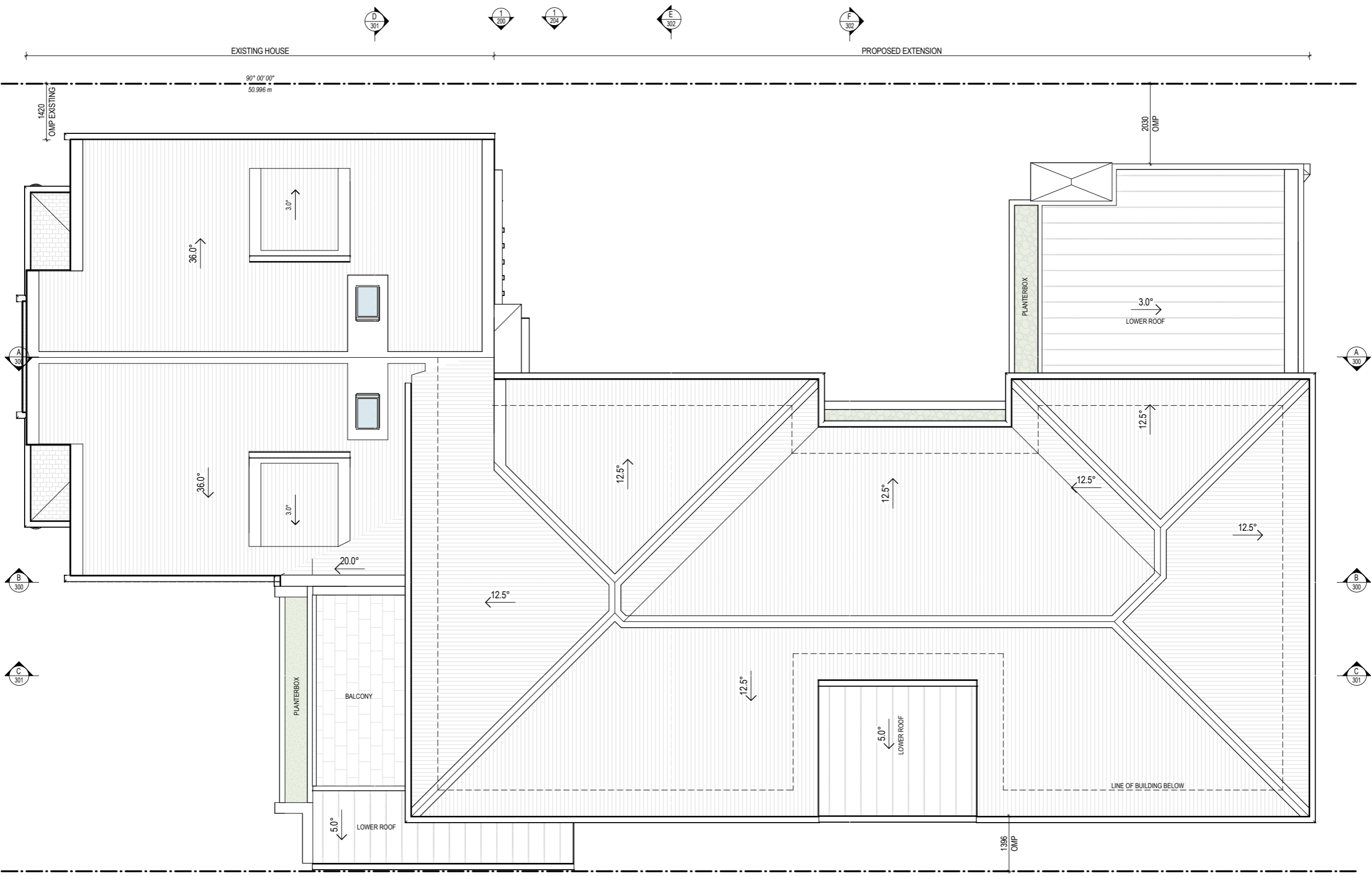
SHEET NO: REV: DWN: CHK:
103 G CL MJ

SCALE: SHEET SIZE:
1 : 50 A1 (50% @ A3)



REV:	DESCRIPTION:	DATE:	ISSUE BY:
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP
C	SKETCH DESIGN	29.10.2025	MJ/JP

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1 ROOF PLAN
1:50

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

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APPLICATION REF
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SHEET TITLE:
FLOOR PLAN - ROOF

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
110 G CL MJ

SCALE: SHEET SIZE:
1:50 A1 (50% @ A3)

NOT FOR CONSTRUCTION

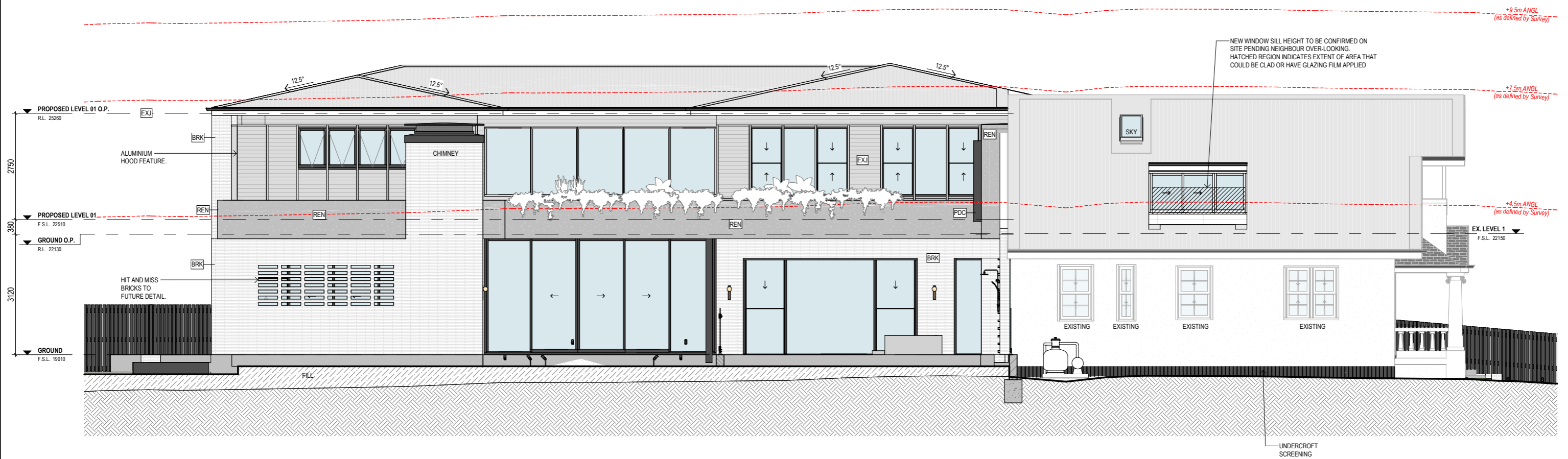
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G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP

NORTH

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LEGEND (by sheet)

CODE	DESCRIPTION
BRK	BRICK
EXJ	EXPRESSED JOINT CLADDING
PDC	POWDERCOAT
REN	RENDER
SKY	SKYLIGHT. REFER TO SCHEDULE AND SPECIFICATIONS



1 ELEVATION - NORTH
1 : 50

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

BCC DS
RECEIVED
15/05/2026
APPLICATION REF
A006948120

INVILLA

SHEET TITLE:
ELEVATIONS - SHEET 01

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
200 G CL MJ

SCALE: SHEET SIZE:
1 : 50 A1 (50% @ A3)

REV: DESCRIPTION: DATE: ISSUE BY

G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP

NORTH

LEGEND (by sheet)

CODE	DESCRIPTION
AC-C	AIR CONDITIONING CONDENSOR
BAL-G	GLASS BALUSTRADE TO COMPLY WITH MCC VOL.2 ITEM 3.9.2.2 & 3.9.2.3
BRK	BRICK
CL	CLOTHESLINE
EG	EAVES GUTTER
EXJ	EXPRESSED JOINT CLADDING
F-T	FENCE - TIMBER
FAC	FACIA BOARD
HWU-E	HOT WATER UNIT - ELECTRIC
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
PDC	POWDERCOAT
PE	POOL EQUIPMENT
REN	RENDER



1 ELEVATION - EAST
1 : 50

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

BCC DS
RECEIVED
15/05/2026
APPLICATION REF
A006948120

INVILLA

SHEET TITLE:
ELEVATIONS - SHEET 02

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
201 G CL MJ

SCALE: SHEET SIZE:
1 : 50 A1 (50% @ A3)

REV: DESCRIPTION: DATE: ISSUE BY

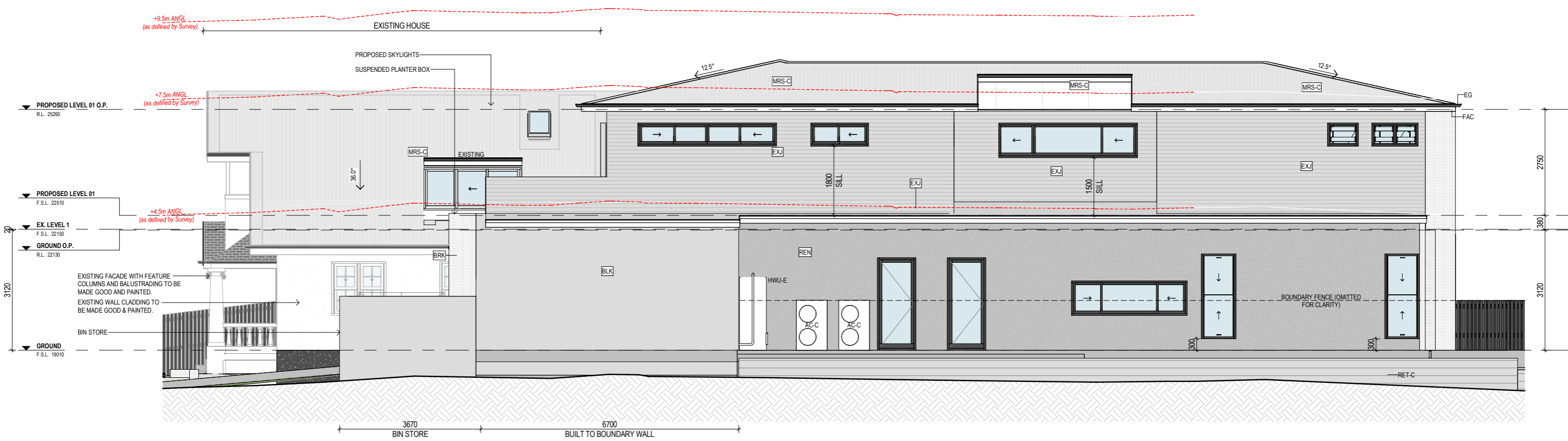
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP

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LEGEND (by sheet)	
CODE	DESCRIPTION
AC-C	AIR CONDITIONING CONDENSOR
BLK	BLOCKWORK
BRK	BRICK
EG	EAVES GUTTER
EXJ	EXPRESSED JOINT CLADDING
FAC	FACIA BOARD
HWU-E	HOT WATER UNIT - ELECTRIC
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
REN	RENDER
RET-C	CONCRETE RETAINING WALL. REFER TO STRUCTURAL ENG. FOR DETAIL



1 ELEVATION - SOUTH
1:50

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

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INVILLA

SHEET TITLE:
ELEVATIONS - SHEET 03

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
202 G CL MJ

SCALE: SHEET SIZE:
1:50 A1 (50% @ A3)

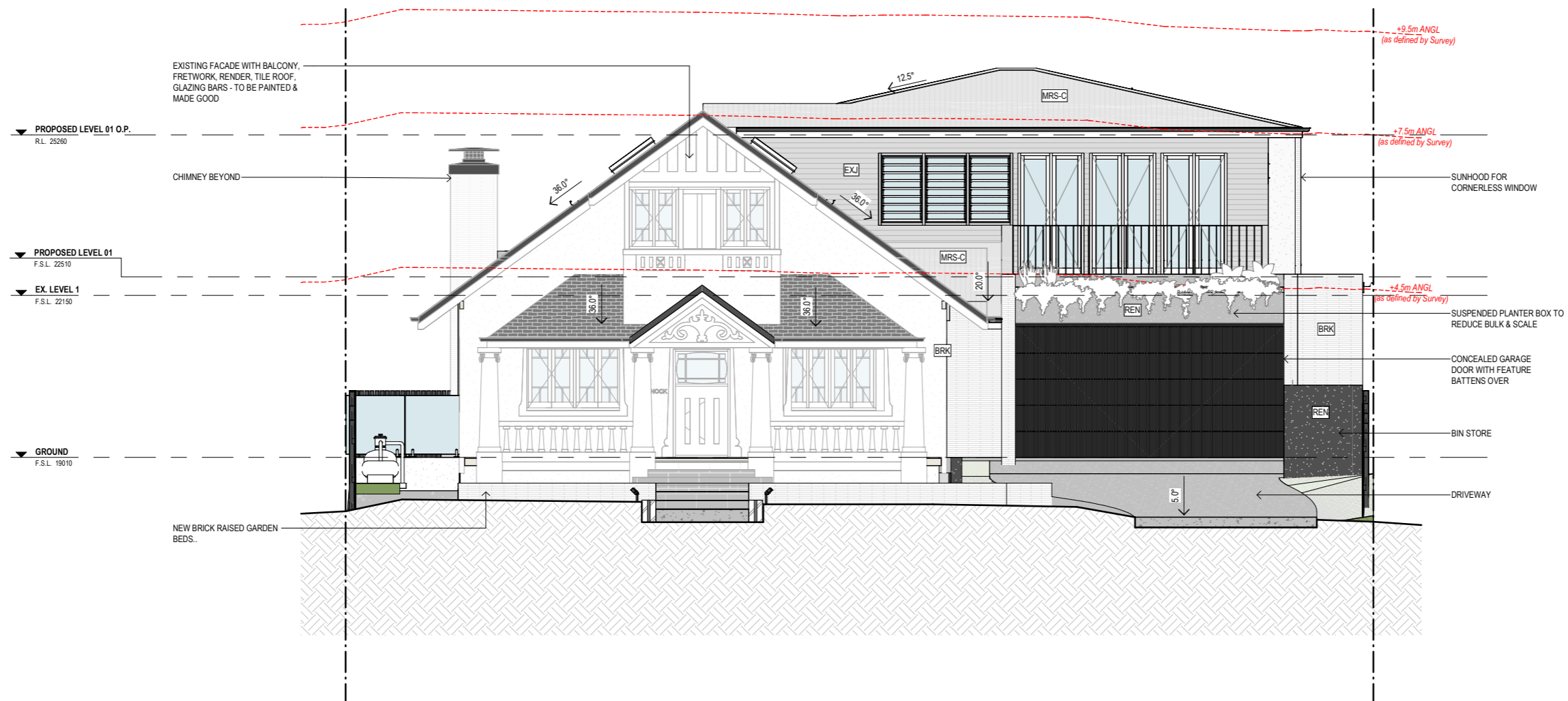
REV:	DESCRIPTION:	DATE:	ISSUE BY:
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP

NORTH

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LEGEND (by sheet)

CODE	DESCRIPTION
BRK	BRICK
EXJ	EXPRESSED JOINT CLADDING
MRS-C	METAL ROOF SHEETING - CUSTOM ORB
REN	RENDER



1 ELEVATION - WEST
1:50

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

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APPLICATION REF
A006948120

INVILLA

SHEET TITLE:
ELEVATIONS - SHEET 04

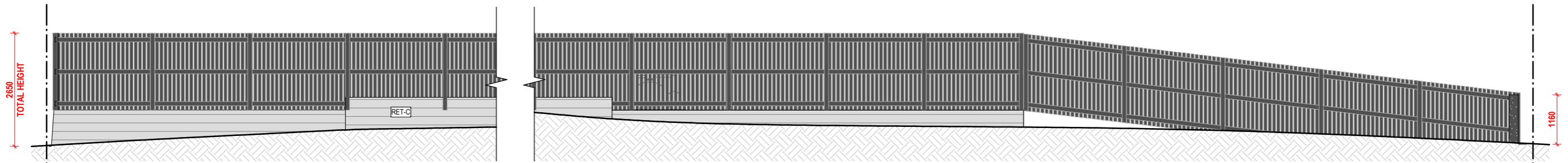
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DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
203 G CL MJ

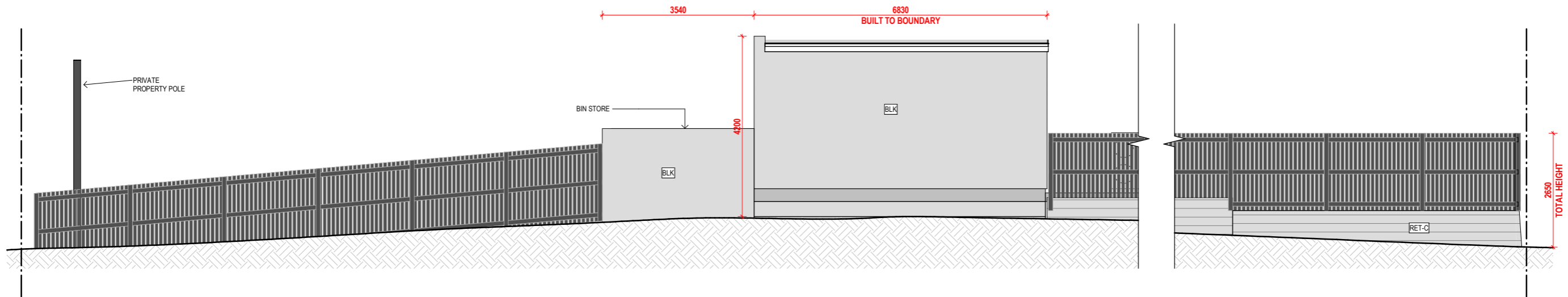
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REV:	DESCRIPTION:	DATE:	ISSUE BY
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E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP

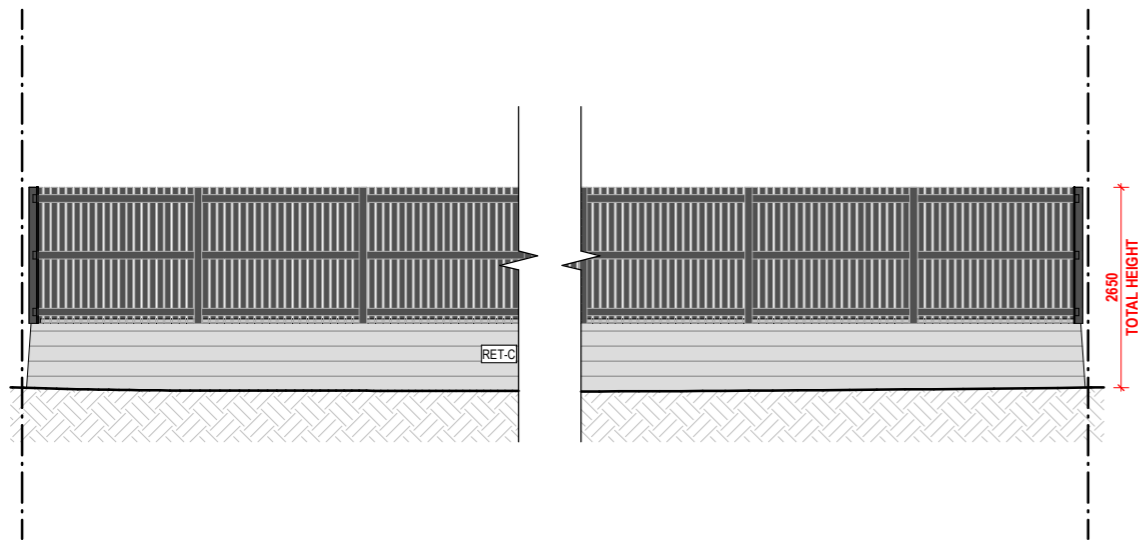
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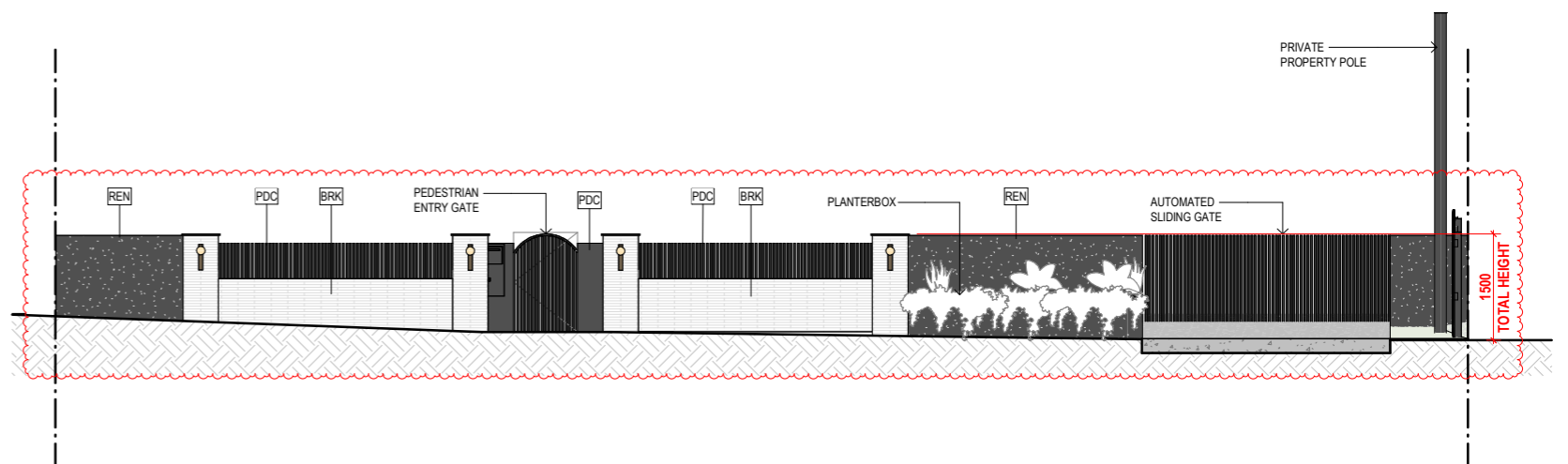
1 FENCE - NORTH
1:50



2 FENCE - SOUTH
1:50



3 FENCE - EAST
1:50



4 FENCE - WEST
1:50

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

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APPLICATION REF
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INVILLA

SHEET TITLE:
ELEVATIONS - SHEET 05

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
204 G CL MJ

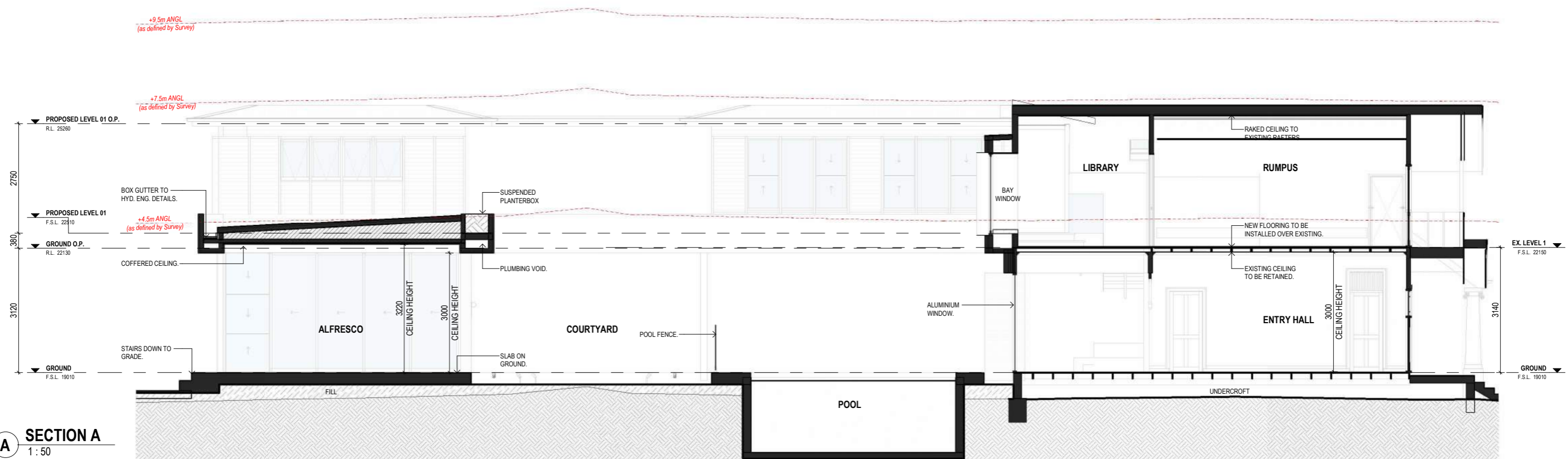
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REV:	DESCRIPTION:	DATE:	ISSUE BY:
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F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ

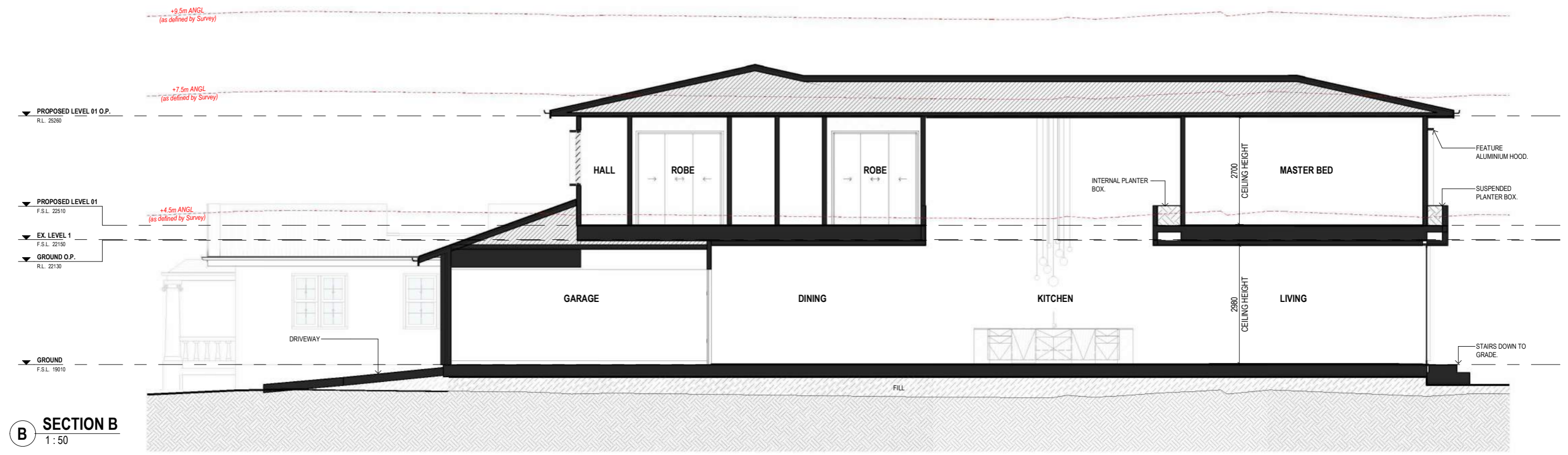
NORTH

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A SECTION A
1 : 50



B SECTION B
1 : 50

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

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APPLICATION REF
A006948120

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SHEET TITLE:
SECTIONS - SHEET 01

SHEET NO: REV: DWN: CHK:
300 G CL MJ

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SCALE: SHEET SIZE:
1 : 50 A1 (50% @ A3)

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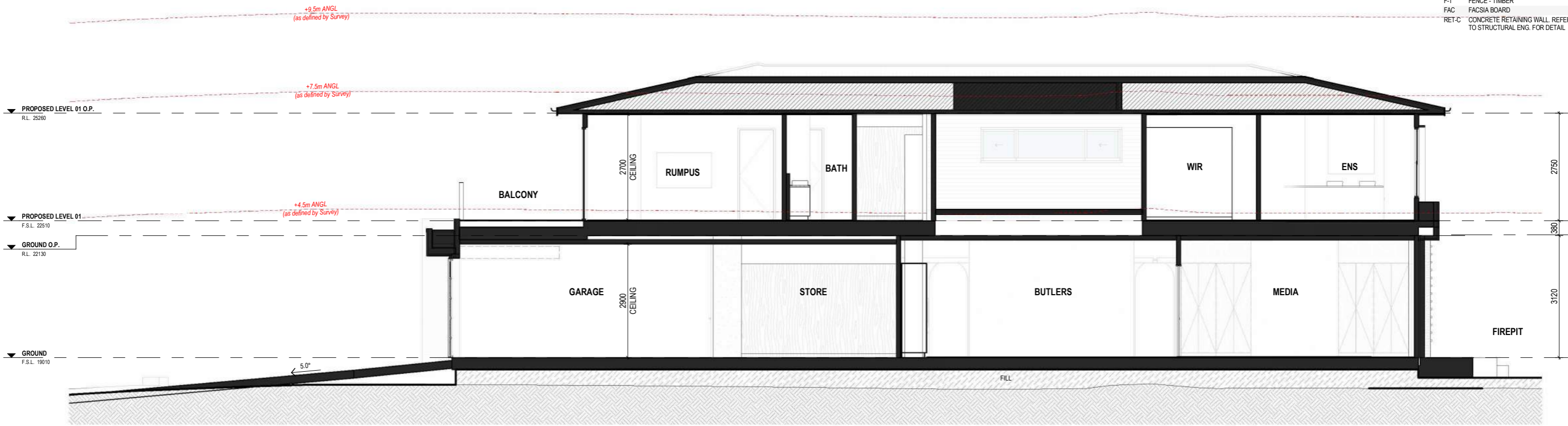
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP

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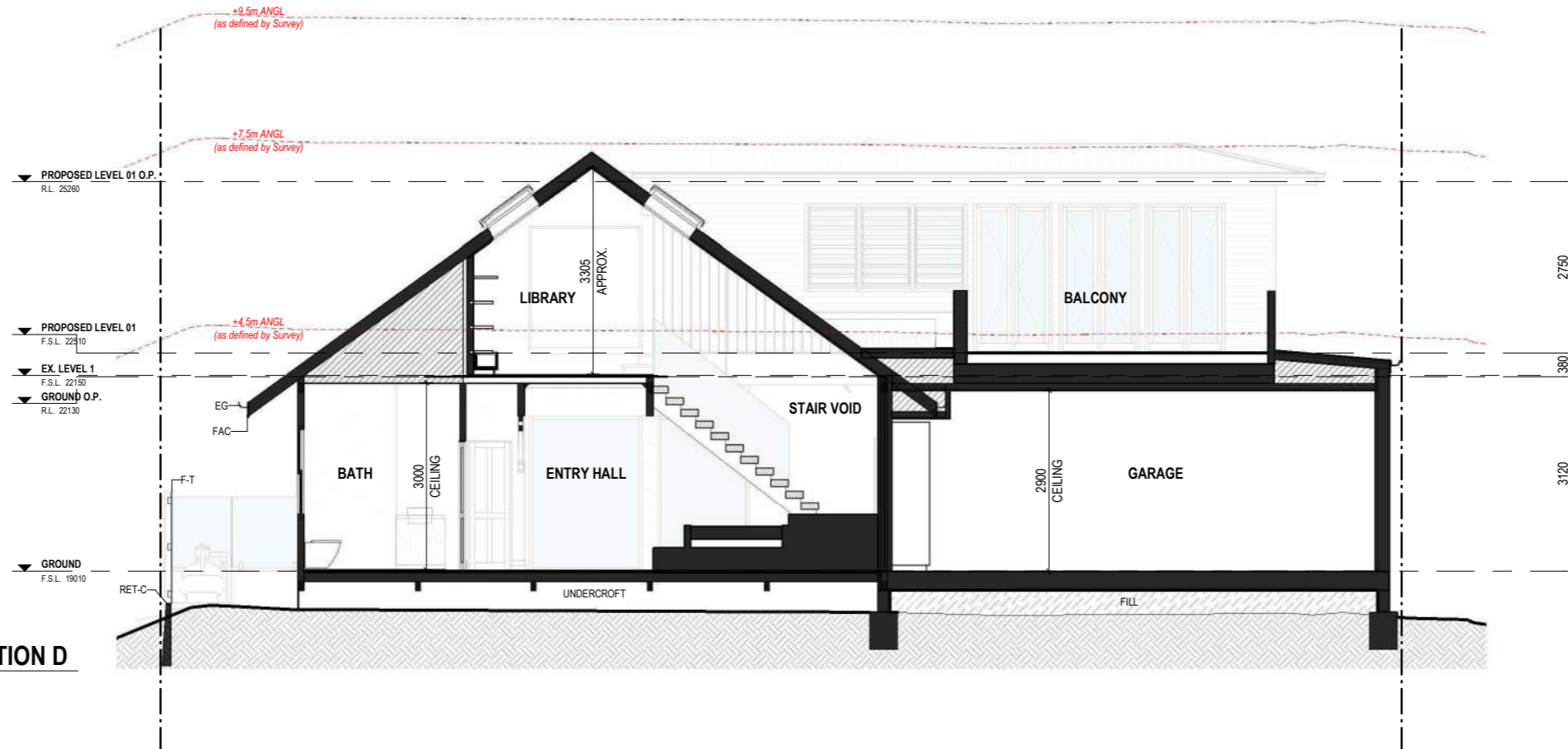
NOT FOR CONSTRUCTION

LEGEND (by sheet)

CODE	DESCRIPTION
EG	EAVES GUTTER
F-T	FENCE - TIMBER
FAC	FACSIMIA BOARD
RET-C	CONCRETE RETAINING WALL. REFER TO STRUCTURAL ENG. FOR DETAIL



C SECTION C
1:50



D SECTION D
1:50

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

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15/05/2026
APPLICATION REF
A006948120

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SHEET TITLE:
SECTIONS - SHEET 02

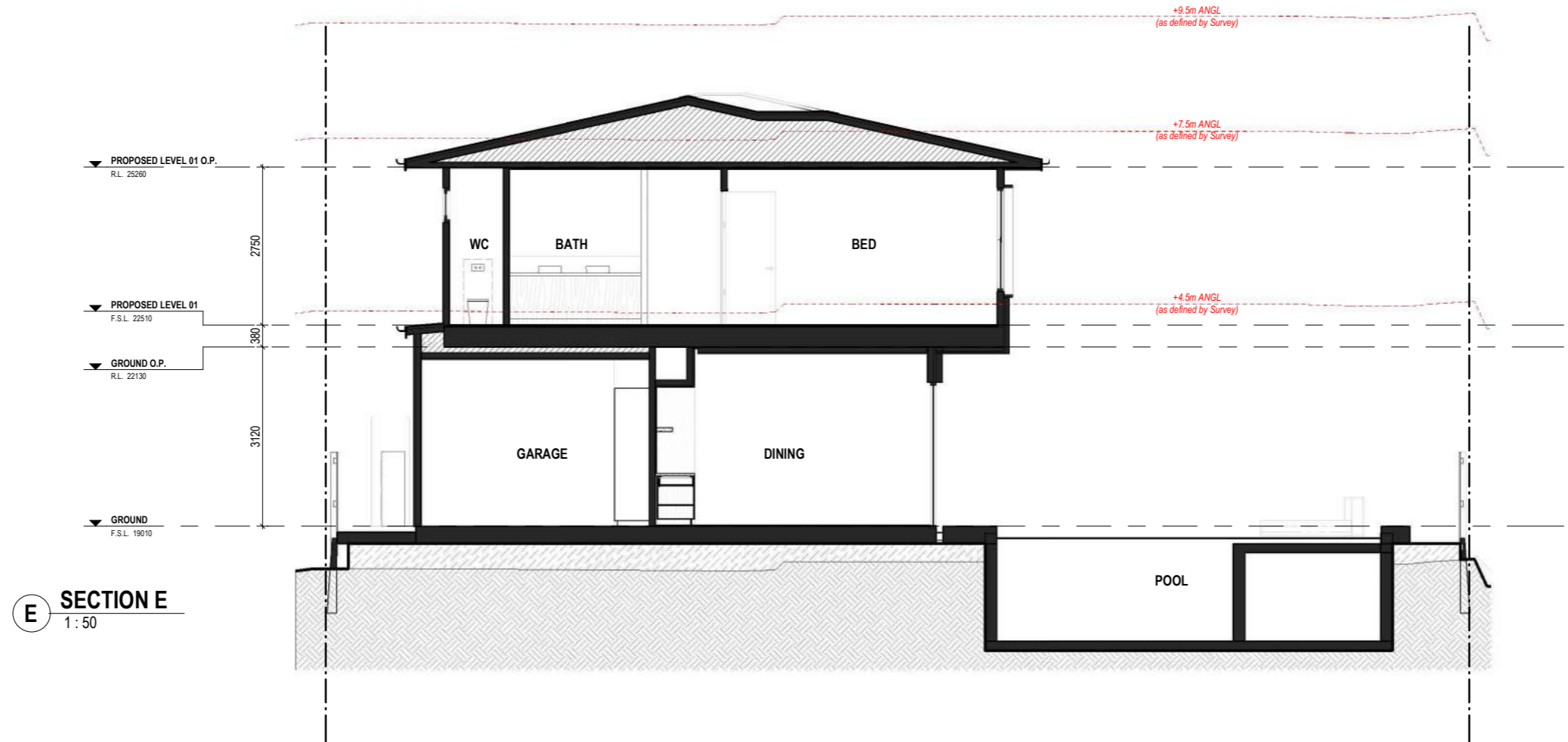
DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
301 G CL MJ

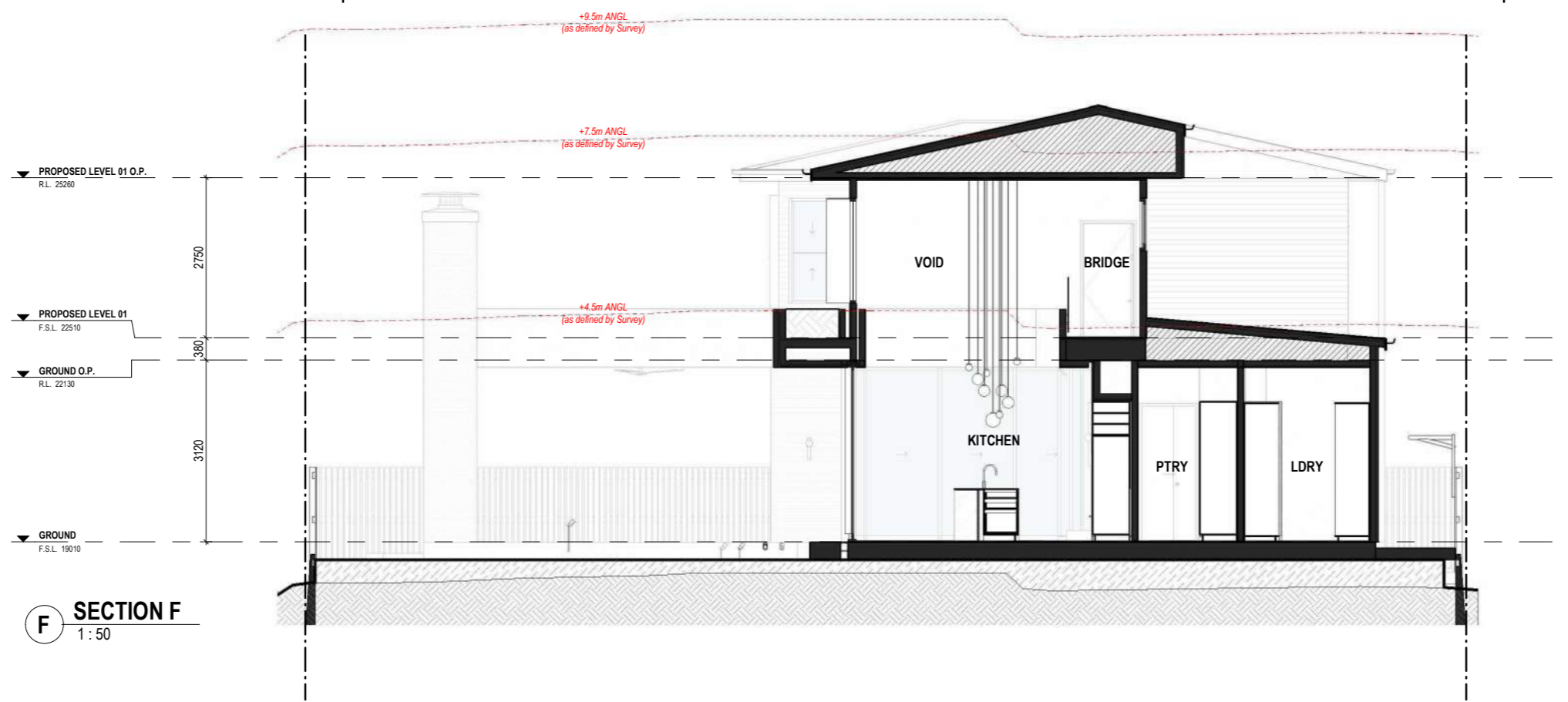
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REV:	DESCRIPTION:	DATE:	ISSUE BY
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
D	SKETCH DESIGN	28.11.2025	MJ/JP

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E SECTION E
1:50



F SECTION F
1:50

NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

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APPLICATION REF
A006948120

INVILLA

SHEET TITLE:
SECTIONS - SHEET 03

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
302 G CL MJ

SCALE: SHEET SIZE:
1:50 A1 (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY:
G	DA IR ISSUE	22.04.2026	CL
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GREENOCK

49 BULIMBA STREET, BULIMBA



PROPOSED



CURRENT STREET PERSPECTIVE

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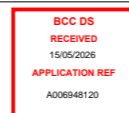
NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL



INVILLA

SHEET TITLE:
3D PERSPECTIVES

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
700 G CL MJ

SCALE: SHEET SIZE:
A1 (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY
G	DA IR ISSUE	22.04.2026	CL
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GREENOCK

49 BULIMBA STREET, BULIMBA



PROPOSED



CURRENT STREET PERSPECTIVE

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NOT FOR CONSTRUCTION

PROJECT:
GREENOCK

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

SITE DESCRIPTION:
LOT 164 on RP12589

LOCAL GOVT:
BRISBANE CITY COUNCIL

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APPLICATION REF
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SHEET TITLE:
3D PERSPECTIVES

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
701 G CL MJ

SCALE: SHEET SIZE:
A1 (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY
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F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
C	SKETCH DESIGN	29.10.2025	MJ/JP

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GREENOCK

49 BULIMBA STREET, BULIMBA



PROPOSED



CURRENT STREET PERSPECTIVE

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PROJECT:
GREENOCK

SITE DESCRIPTION:
LOT 164 on RP12589

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

LOCAL GOVT:
BRISBANE CITY COUNCIL

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SHEET TITLE:
3D PERSPECTIVES

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
702 G CL MJ

SCALE: SHEET SIZE:
A1 (50% @ A3)

REV: DESCRIPTION: DATE: ISSUE BY

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F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
C	SKETCH DESIGN	29.10.2025	MJ/JP

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GREENOCK

49 BULIMBA STREET, BULIMBA



PROPOSED



CURRENT SITE CONDITION

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 3. THESE RENDERS ARE FOR ARCHITECTURAL VISUALISATION PURPOSES ONLY AND ARE NOT INTENDED FOR MARKETING PURPOSES.

PROJECT:
GREENOCK

PROJECT ADDRESS:
49 BULIMBA STREET, BULIMBA

SITE DESCRIPTION:
LOT 164 on RP12589

LOCAL GOVT:
BRISBANE CITY COUNCIL



INVILLA

SHEET TITLE:
3D PERSPECTIVES

DOCUMENTATION STAGE:
DEVELOPMENT APPLICATION

SHEET NO: REV: DWN: CHK:
703 G CL MJ

SCALE: SHEET SIZE:
A1 (50% @ A3)

REV:	DESCRIPTION:	DATE:	ISSUE BY
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
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C	SKETCH DESIGN	29.10.2025	MJ/JP

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GREENOCK

49 BULIMBA STREET, BULIMBA



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CURRENT SITE CONDITION

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 3. THESE RENDERS ARE FOR ARCHITECTURAL VISUALISATION PURPOSES ONLY AND ARE NOT INTENDED FOR MARKETING PURPOSES.

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PROJECT: GREENOCK	PROJECT ADDRESS: 49 BULIMBA STREET, BULIMBA
SITE DESCRIPTION: LOT 164 on RP12589	LOCAL GOVT: BRISBANE CITY COUNCIL

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SHEET TITLE: 3D PERSPECTIVES	SHEET NO: 704	REV: G	DWN: CL	CHK: MJ
DOCUMENTATION STAGE: DEVELOPMENT APPLICATION	SCALE:	SHEET SIZE: A1 (50% @ A3)		

REV:	DESCRIPTION:	DATE:	ISSUE BY:
G	DA IR ISSUE	22.04.2026	CL
F	DA ISSUE	02.03.2026	JJ/MP
E	DA ISSUE	05.12.2025	MJ
C	SKETCH DESIGN	29.10.2025	MJ/JP

NORTH