

Proposed Residence
for
MICHAEL & TONY NGUYEN
Site Address
479 VULTURE ST, EAST BRISBANE

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1467

Date: 9 May 2024



AMENDED IN RED

By: Hayden Jensen

Date: 9 May 2024



Drawing List

Sheet Number	Sheet Name
01	COVER PAGE
02	SITE PLAN
03	GROUND FLOOR
04	FIRST FLOOR
05	SCHEDULE
06	ELEVATIONS 1
07	ELEVATIONS 2
08	SECTIONS
09	FRONT FENCE

GENERAL SITE NOTES

- Sewerage and/or septic to be in accordance with local by-laws and water & sewerage act Amendment Act.
- Position of stormwater lines, downpipes, retaining walls, cut/fill embankments are approximate only and may vary to suit site conditions and the builder is to verify and adjust as required.
- All cut/fill embankments, retaining walls shown and constructed are to comply with council policy & BCA housing provisions.
- Stormwater pipes to be 90mm class 6 UPVC & laid in accordance with BCA housing provisions unless specified elsewhere. One 90mm UPVC pipe per 100 sqm of roof area laid to 1:100 min grade.
- Pad cut to allow ground water to drain away from dwelling all round at 1:20 fall.
- All boundary clearances and set out dimensions to be verified prior to commencement of work.
- The builder is to verify all dimensions and levels on plan prior to commencement of the job as no responsibility is taken after work has commenced.

To be positioned by builder on site If Applicable (If included in spec.)

Meter Box
Hotwater system
Clothes Line
Letterbox

Water Tank
Retaining Walls
Fences - Gates
Driveway - Path

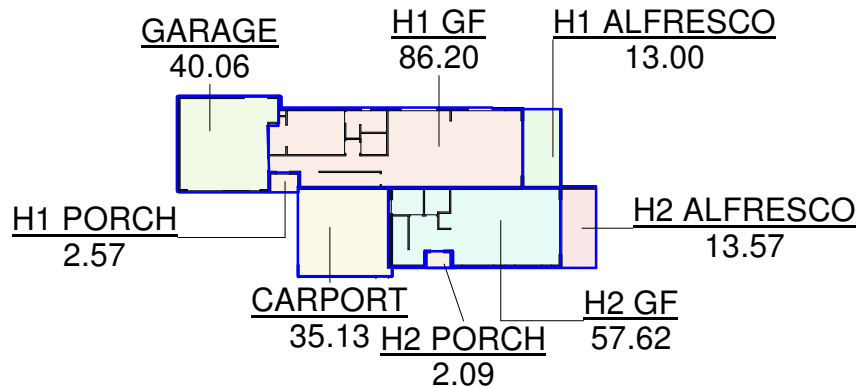
LEGEND

AC	Air Conditioning Sys/ Duct
AW	Awning Windows
BD	Bifold Door
BH	Bulkhead
CL	Clothline
DH	Double Hung Window
DP	Down Pipe
DTR	Double Towel Rail
EPS	Expanded Polystyrene System
HC	Hose Cock
LPG	Liquefied Petroleum Gas Bottles
OHC	Over Head Cabinet
PS	Plumbing Stack
PVD	Pivot Door
SD	Sliding Door (Architectural plans)
FG	Fixed Glass Window
LV	Louvre Window
S	Smoke Detector (Electrical plans)
SW	Sliding Window
TR	Toilet Roll Holder
SHS	Steel Hollow Section Post
WM	Washing Machine
M/BOX	Electrical Meter Box

SITE AREA 464.659m²
SITE COVER 254.5m²(%54)

Area Schedule

Level	Comments	Name	Area
H1			
Ground Floor	H1	GARAGE	40.06
Ground Floor	H1	H1 ALFRESCO	13.00
First Floor	H1	H1 BALCONY	12.97
First Floor	H1	H1 FF	108.54
Ground Floor	H1	H1 GF	86.20
Ground Floor	H1	H1 PORCH	2.57
First Floor	H1	H1 VOID	3.77
			267.12
H2			
Ground Floor	H2	CARPORT	35.13
Ground Floor	H2	H2 ALFRESCO	13.57
First Floor	H2	H2 BALCONY	3.68
First Floor	H2	H2 FF	84.66
Ground Floor	H2	H2 GF	57.62
Ground Floor	H2	H2 PORCH	2.09
First Floor	H2	H2 VOID	4.58
			201.32
Grand total			468.44



Ground Floor

1 : 500

First Floor

1 : 500

Technical changes may be done on plans before construction without notification

Cut / Fill	---
Stormwater Pipe	---
Retaining Wall	---
Batters	---
Boundry	---
Steel Beam	---

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2023/1467
Date: 9 May 2024



BUILDING BUDDY
www.BuildingBuddy.com.au
Ph: 1800 710 102

DRAWING NAME

SITE PLAN

© Copyright 2018
All Dimensions and Designs remain the property of us and are subject to the laws and protection of COPYRIGHT

CLIENT

MICHAEL & TONY NGUYEN

SITE ADDRESS

479 VULTURE ST, EAST BRISBANE

REAL PROPERTY DESCRIPTION

Lot
Registered Plan
Parish of
County of
Site Area

WIND

TBA

LICENCE

1226612

JOB No.

sqm

SCALE

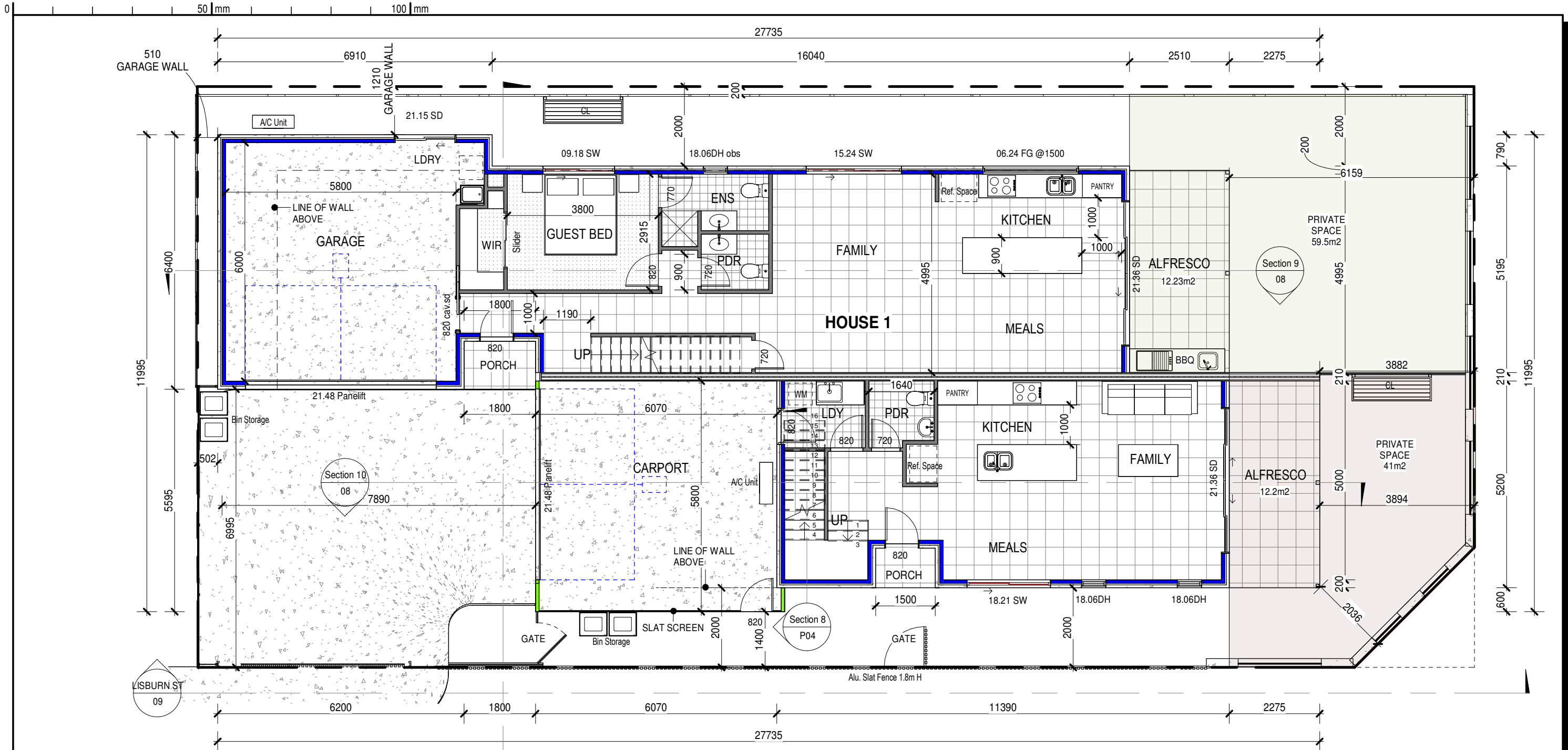
As indicated @ A3

DATE

12/10/2023

SHEET No.

02 of 09



LEGEND

- AC Air Conditioning Sys/ Duct
- AW Awning Windows
- BD Bifold Door
- BH Bulkhead
- CL Clothline
- DH Double Hung Window
- DP Down Pipe
- DTR Double Towel Rail
- EPS Expanded Polystyrene System
- HC Hose Cock
- LPG Liquefied Petroleum Gas Bottles
- OHC Over Head Cabinet
- PS Plumbing Stack
- PVD Pivot Door
- SD Sliding Door (Architectural plans)
- FG Fixed Glass Window
- LV Louvre Window
- S Smoke Detector (Electrical plans)
- SW Sliding Window
- TR Toilet Roll Holder
- SHS Steel Hollow Section Post
- WM Washing Machine
- M/BOX Electrical Meter Box

External Wall Type

- Brick Veneer
- Hebel Wall
- Matrix Cladding
- EPS Wall
- Rendered Blueboard
- Axon Cladding
- Linea Cladding
- EasyLap Cladding

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1467

Date: 9 May 2024



DRAWING NAME

GROUND FLOOR

© Copyright 2018

All Dimensions and Designs remain the property of us
and are subject to the laws and protection of COPYRIGHT

CLIENT MICHAEL & TONY NGUYEN

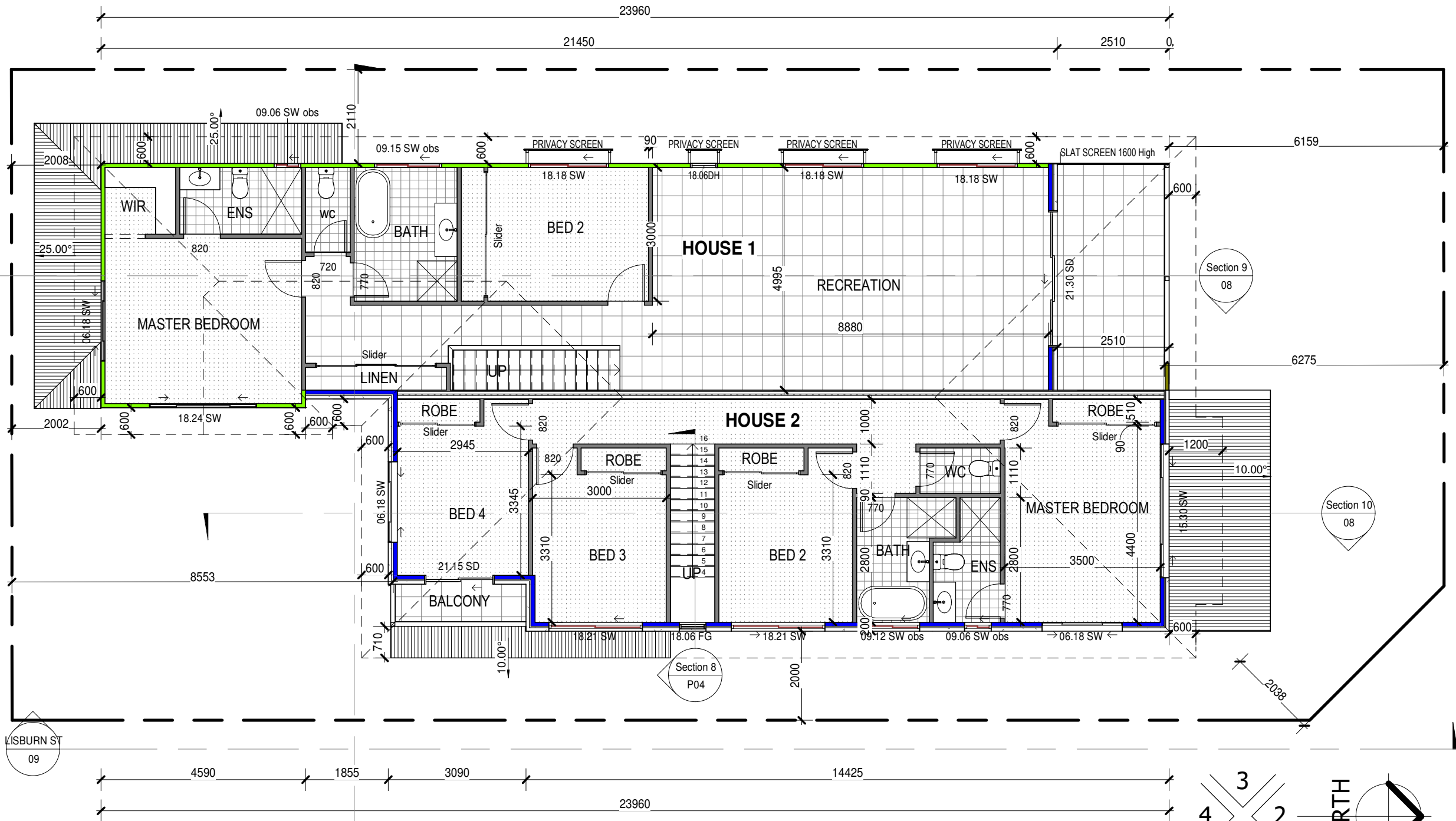
SITE ADDRESS

479 VULTURE ST, EAST BRISBANE

REAL PROPERTY DESCRIPTION

Lot
Registered Plan
Parish of
County of
Site Area

WIND	SCALE
TBA	As indicated @ A3
LICENCE	DATE
1226612	12/10/2023
JOB No.	SHEET No.
	03 of 09



LEGEND

- AC Air Conditioning Sys/ Duct
- AW Awning Windows
- BD Bifold Door
- BH Bulkhead
- CL Clothline
- DH Double Hung Window
- DP Down Pipe
- DTR Double Towel Rail
- EPS Expanded Polystyrene System
- HC Hose Cock
- LPG Liquefied Petroleum Gas Bottles
- OHC Over Head Cabinet
- PS Plumbing Stack
- PVD Pivot Door
- SD Sliding Door (Architectural plans)
- FG Fixed Glass Window
- LV Louvre Window
- S Smoke Detector (Electrical plans)
- SW Sliding Window
- TR Toilet Roll Holder
- SHS Steel Hollow Section Post
- WM Washing Machine
- M/BOX Electrical Meter Box

External Wall Type

- Brick Veneer
- Hebel Wall
- Matrix Cladding
- EPS Wall
- Rendered Blueboard
- Axon Cladding
- Linea Cladding
- EasyLap Cladding

Note:
All windows on First and Second floors that have openings below 1700mm must be protected with a fall prevention device or restricted to a max. opening of 125mm as per BCA requirements.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2023/1467
Date: 9 May 2024



DRAWING NAME

FIRST FLOOR

© Copyright 2018
All Dimensions and Designs remain the property of us
and are subject to the laws and protection of COPYRIGHT

CLIENT

MICHAEL & TONY NGUYEN

SITE ADDRESS

479 VULTURE ST, EAST BRISBANE

REAL PROPERTY DESCRIPTION

Lot
Registered Plan
Parish of
County of
Site Area

WIND

TBA

LICENCE
1226612

JOB No.

SCALE

As indicated @ A3

DATE
12/10/2023

SHEET No.
04 of 09

Window & Glass Door Schedule			
Level	Comments	Type Mark	Count
Ground Floor		06.24 FG @1500	1
Ground Floor		09.18 SW	1
Ground Floor		15.24 SW	1
Ground Floor		18.06DH	2
Ground Floor		18.06DH obs	1
Ground Floor		18.21 SW	1
Ground Floor		21.15 SD	1
Ground Floor		21.36 SD	2
First Floor		06.18 SW	3
First Floor		09.06 SW obs	2
First Floor		09.12 SW obs	1
First Floor		09.15 SW obs	1
First Floor		15.30 SW	1
First Floor		18.06 FG	1
First Floor		18.06DH	1
First Floor		18.18 SW	3
First Floor		18.21 SW	2
First Floor		18.24 SW	1
First Floor		21.15 SD	1
First Floor		21.30 SD	1
Grand total: 28			28

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

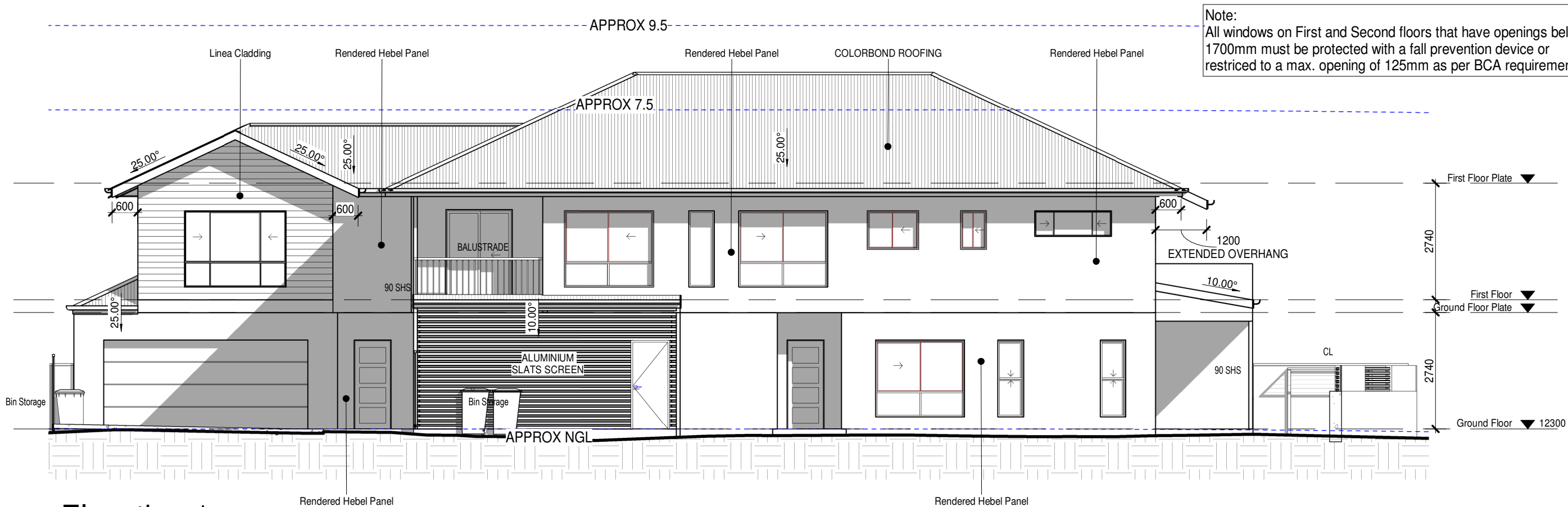
Approval no: DEV2023/1467

Date: 9 May 2024

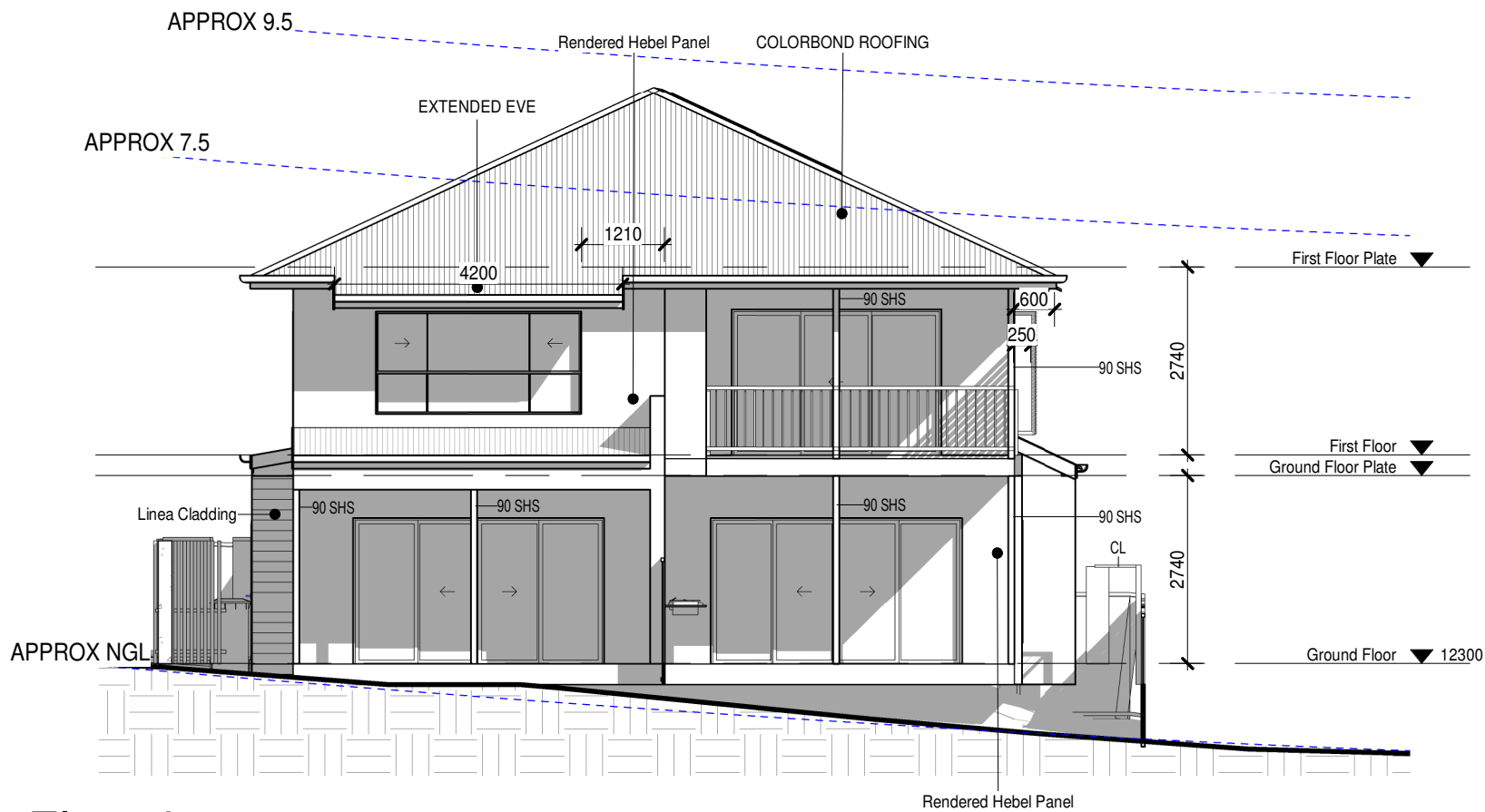


1	09/10/2023	DA PLANS	
Rev	Date	Revision Description	By

 www.BuildingBuddy.com.au Ph: 1800 710 102	DRAWING NAME SCHEDULE	CLIENT MICHAEL & TONY NGUYEN SITE ADDRESS 479 VULTURE ST, EAST BRISBANE	REAL PROPERTY DESCRIPTION Lot Registered Plan Parish of County of Site Area sqm	WIND TBA	SCALE @ A3
	© Copyright 2018 All Dimensions and Designs remain the property of us and are subject to the laws and protection of COPYRIGHT	Whilst due care has been taken in the preparation of these building plans, should construction of this dwelling differ from the details shown on these plans, we must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges without our written agreement to do so.		LICENCE 1226612	DATE 12/10/2023
				JOB No.	SHEET No. 05 of 09



Elevation 1
1 : 100



Elevation 2
1 : 100

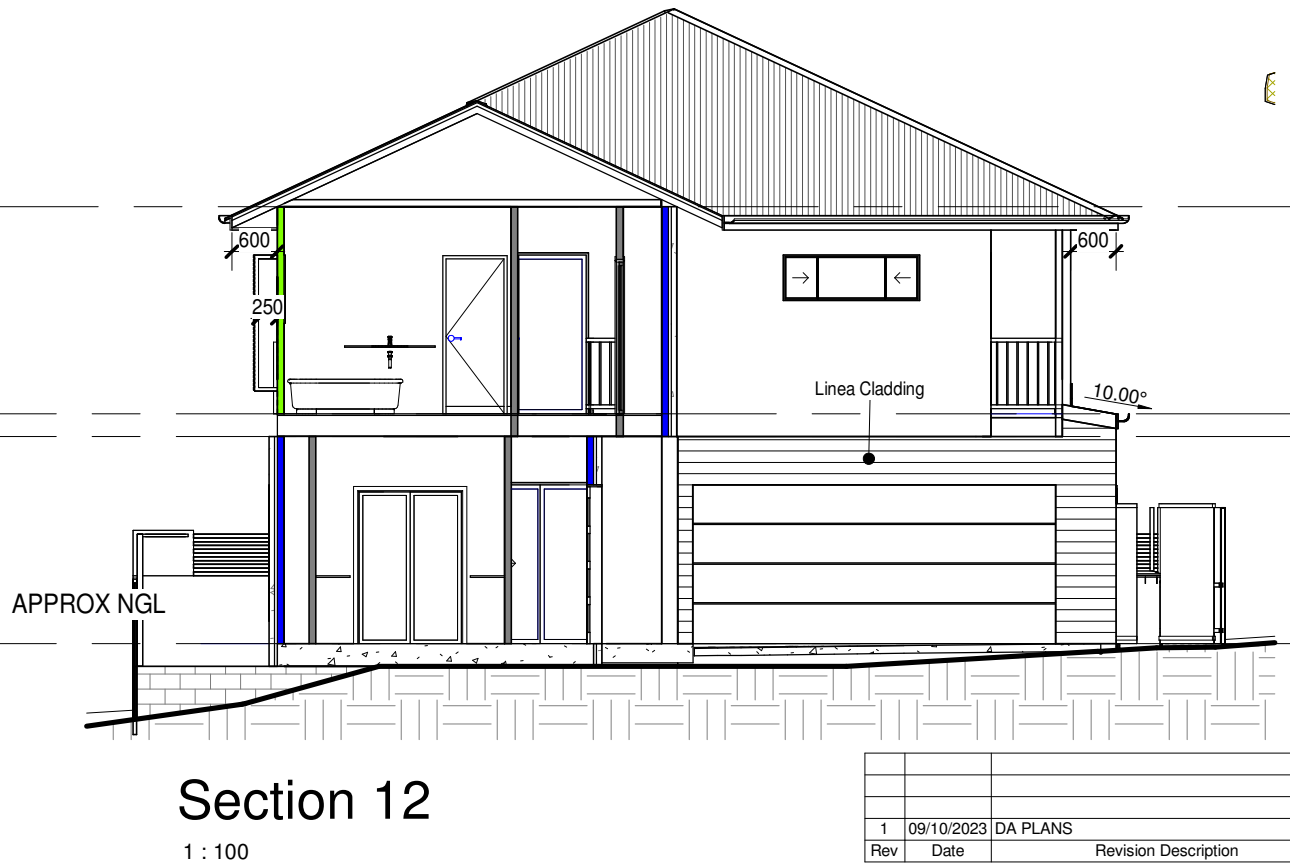
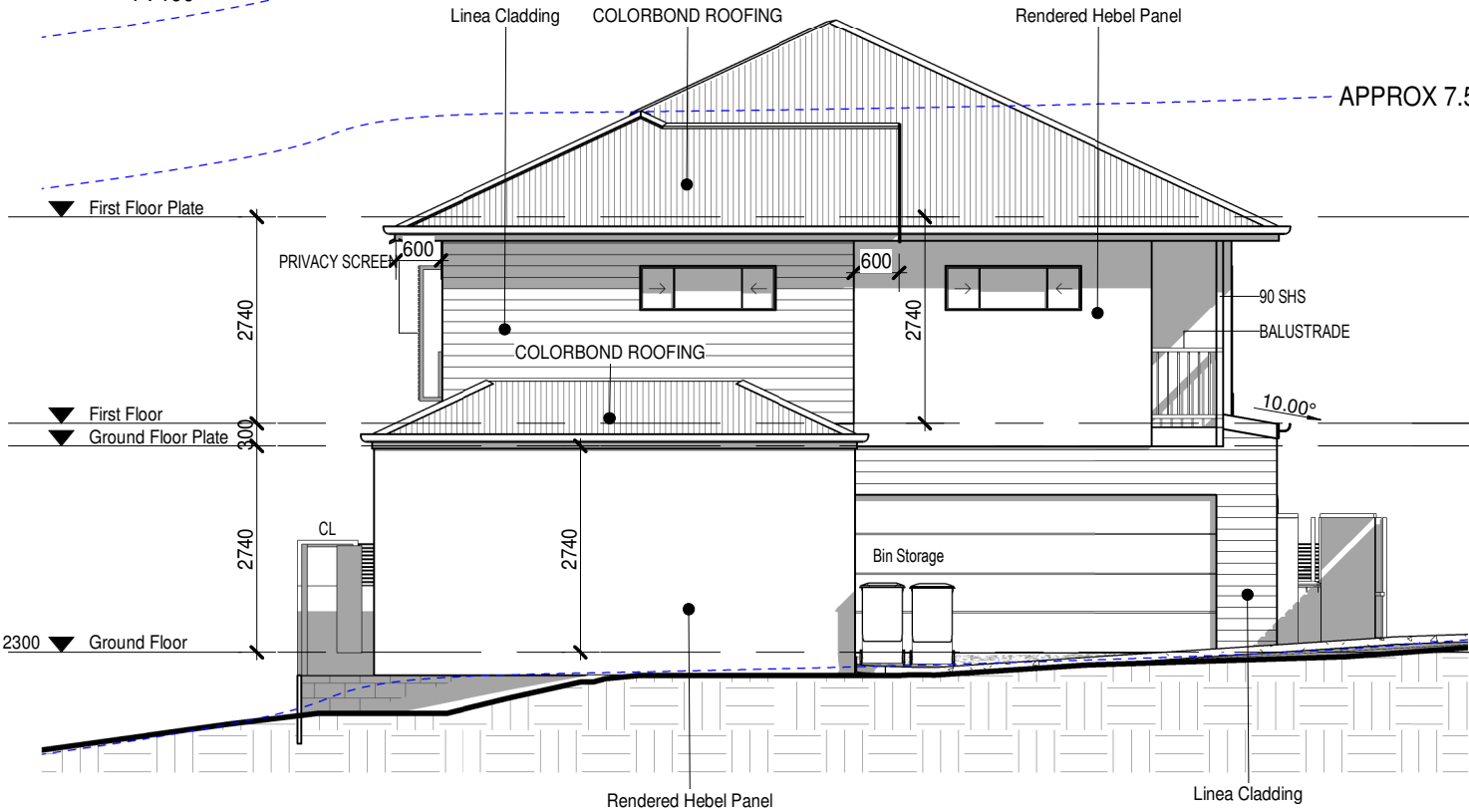
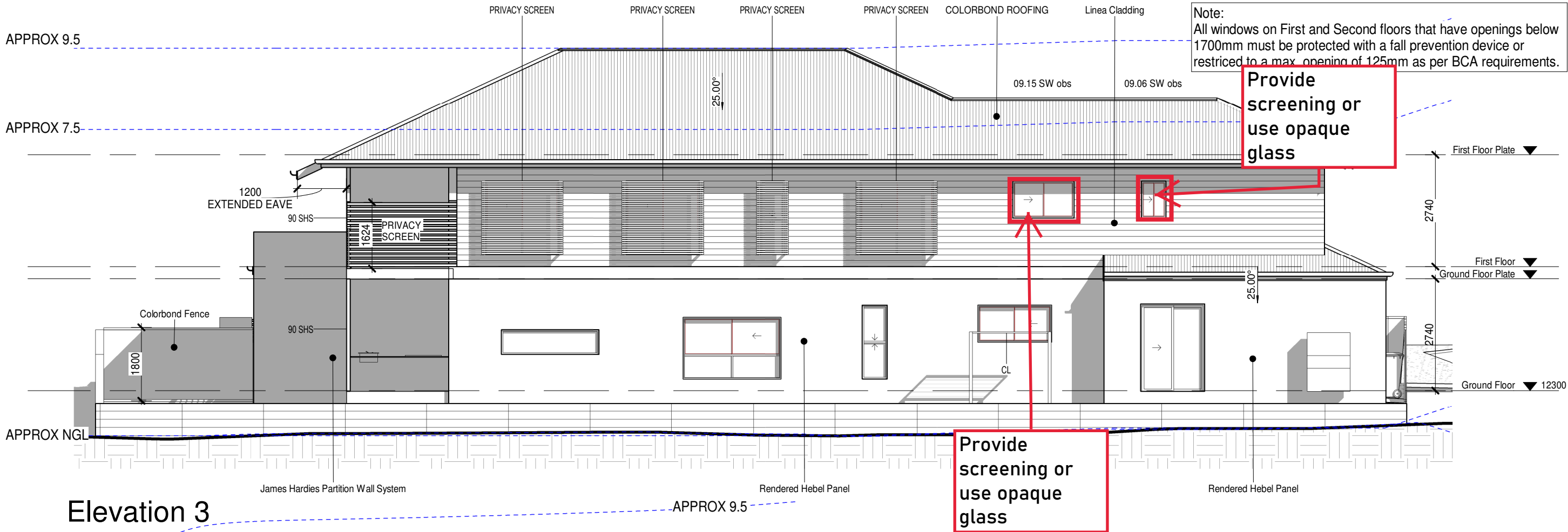
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1467
Date: 9 May 2024



Rev	Date	Revision Description	By
1	09/10/2023	DA PLANS	

BUILDING BUDDY www.BuildingBuddy.com.au Ph: 1800 710 102	DRAWING NAME ELEVATIONS 1 © Copyright 2018 All Dimensions and Designs remain the property of us and are subject to the laws and protection of COPYRIGHT	CLIENT MICHAEL & TONY NGUYEN SITE ADDRESS 479 VULTURE ST, EAST BRISBANE	REAL PROPERTY DESCRIPTION Lot Registered Plan Parish of County of Site Area sqm	WIND TBA LICENCE 1226612 JOB No.	SCALE 1 : 100 @ A3 DATE 12/10/2023 SHEET No. 06 of 09
---	---	--	---	--	--



Elevation 4

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1467

Date: 9 May 2024

Queensland Government

AMENDED IN RED

By: Hayden Jensen

Date: 9 May 2024

Queensland Government

BUILDING BUDDY

www.BuildingBuddy.com.au

Ph: 1800 710 102

DRAWING NAME

ELEVATIONS 2

© Copyright 2018

All Dimensions and Designs remain the property of us and are subject to the laws and protection of COPYRIGHT

CLIENT MICHAEL & TONY NGUYEN

SITE ADDRESS

479 VULTURE ST, EAST BRISBANE

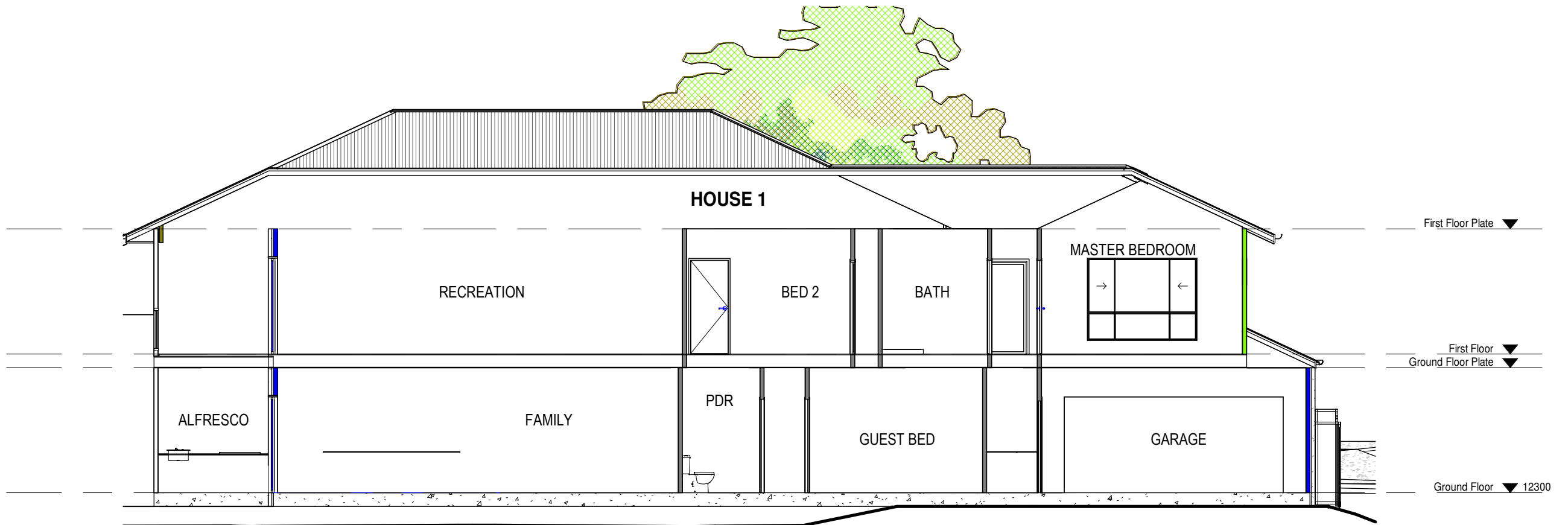
Whilst due care has been taken in the preparation of these building plans, should construction of this dwelling differ from the details shown on these plans, we must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges without our written agreement to do so.

REAL PROPERTY DESCRIPTION

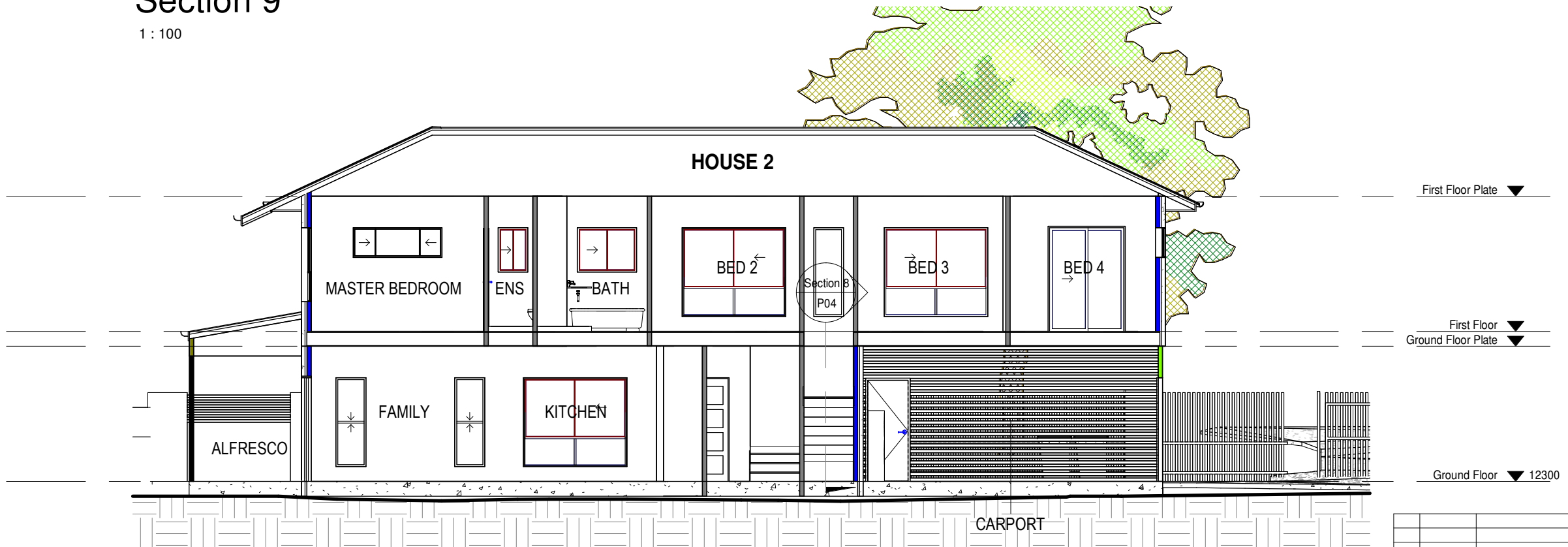
Lot Registered Plan Parish of County of Site Area sqm

WIND	TBA	SCALE	1 : 100 @ A3
LICENCE	1226612	DATE	12/10/2023
JOB No.		SHEET No.	07 of 09

Rev	Date	Revision Description	By
1	09/10/2023	DA PLANS	



Section 9
1 : 100



Section 10
1 : 100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2023/1467
Date: 9 May 2024



**BUILDING
BUDDY**
www.BuildingBuddy.com.au
Ph: 1800 710 102

DRAWING NAME

SECTIONS

© Copyright 2018
All Dimensions and Designs remain the property of us
and are subject to the laws and protection of COPYRIGHT

CLIENT MICHAEL & TONY NGUYEN

SITE ADDRESS

479 VULTURE ST, EAST BRISBANE

Whilst due care has been taken in the preparation of these building plans, should construction of this dwelling differ from the details shown
on these plans, we must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or
back charges without our written agreement to do so.

REAL PROPERTY DESCRIPTION

Lot
Registered Plan
Parish of
County of
Site Area

WIND

TBA

LICENCE
1226612

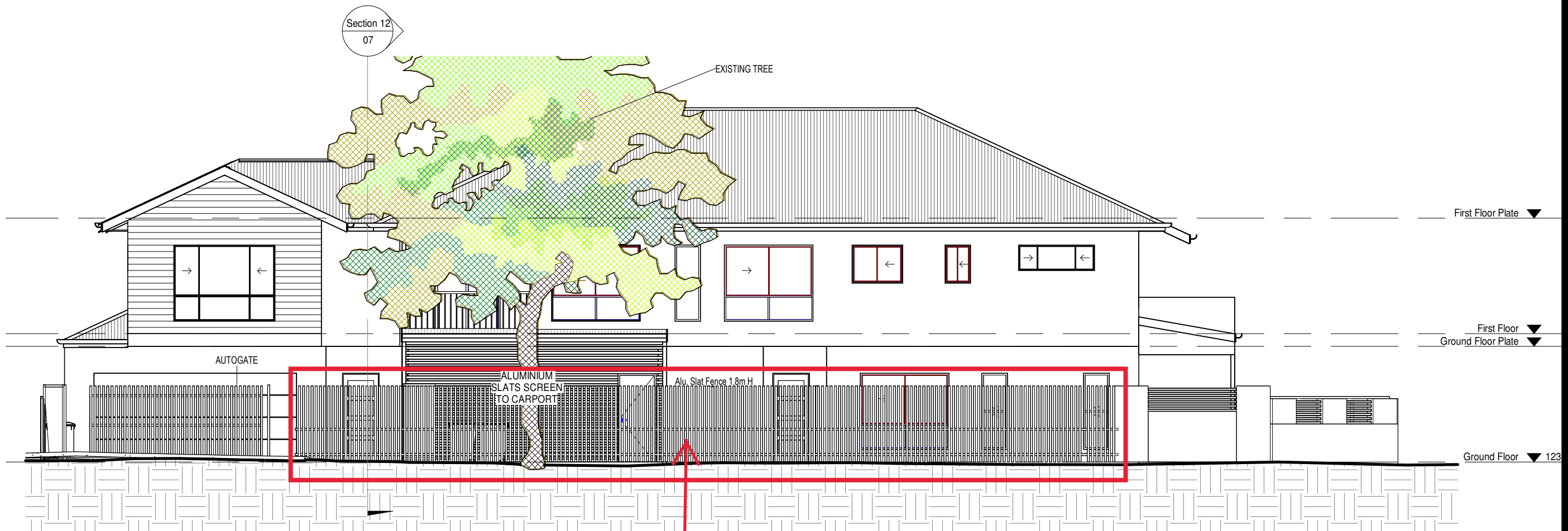
JOB No.

SCALE
1 : 100 @ A3

DATE
12/10/2023

SHEET No.
08 of 09

Rev	Date	Revision Description	By
1	09/10/2023	DA PLANS	



LISBURN ST

1 : 100

Maximum 1.2m high fence
Minimum 50% transparency

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1467

Date: 9 May 2024



AMENDED IN RED

By: Hayden Jensen

Date: 9 May 2024



BUILDING
BUDDY

www.BuildingBuddy.com.au

Ph: 1800 710 102

DRAWING NAME

FRONT FENCE

© Copyright 2018

All Dimensions and Designs remain the property of us
and are subject to the laws and protection of COPYRIGHT

CLIENT

MICHAEL & TONY NGUYEN

SITE ADDRESS

479 VULTURE ST, EAST BRISBANE

REAL PROPERTY DESCRIPTION

Lot
Registered Plan
Parish of
County of
Site Area

WIND

TBA

LICENCE
1226612

JOB No.

SCALE

1 : 100 @ A3

DATE

12/10/2023

SHEET No.

09 of 09

Rev	Date	Revision Description	By
1	09/10/2023	DA PLANS	