

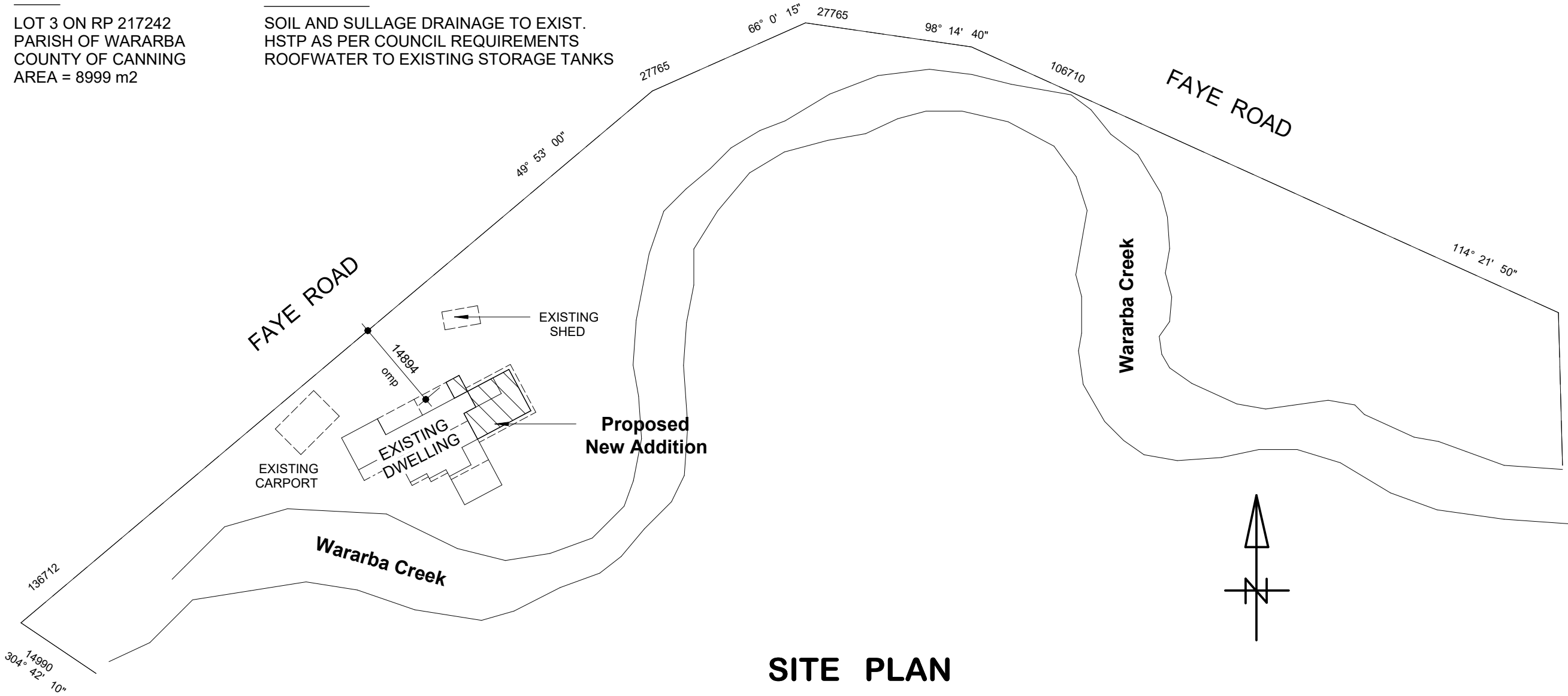


RPD

LOT 3 ON RP 217242
PARISH OF WARARBA
COUNTY OF CANNING
AREA = 8999 m2

DRAINAGE

SOIL AND SULLAGE DRAINAGE TO EXIST.
HSTP AS PER COUNCIL REQUIREMENTS
ROOFWATER TO EXISTING STORAGE TANKS



SITE PLAN

1:750

Final plans 22/1/26

PROPOSED
NEW
ADDITIONS
TO DWELLING

CLIENT:
J & L Hogan
2 Faye Road,
Belemere

GB BUILDING
DESIGN Pty Ltd

glenn@gbbuildingdesign.com.au

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UPPER CABOOLTURE
QLD 4510
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DWG No.

25/1150

DATE: Jan. 2026

AMENDED IN RED

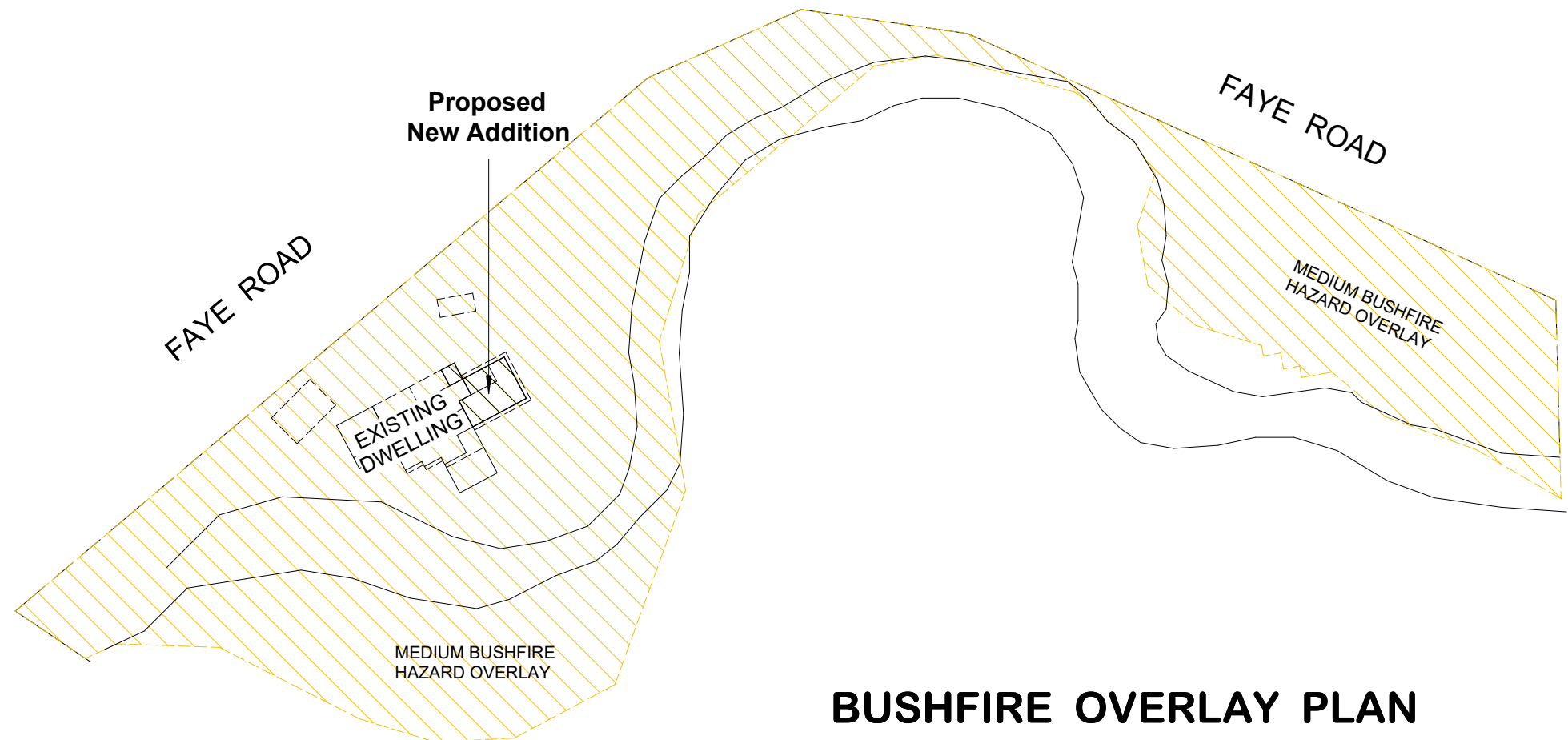
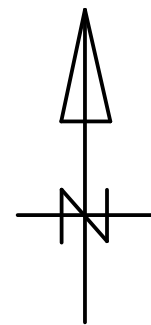
By: Andrew Edwards

Date: 27 July 2026



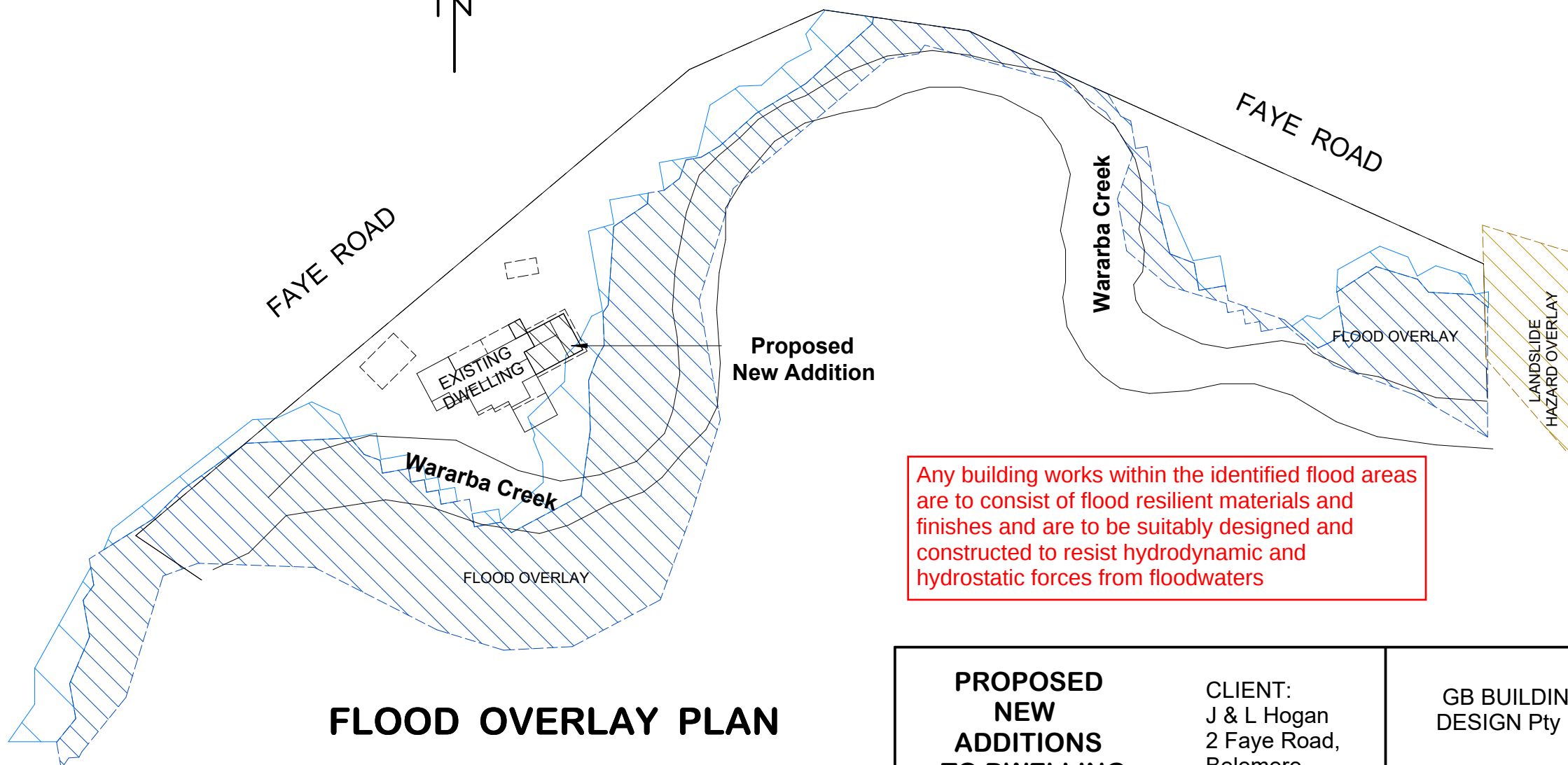
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COUNTY OF CANNING
AREA = 8999 m2



BUSHFIRE OVERLAY PLAN

1:1000



FLOOD OVERLAY PLAN

1:1000

Any building works within the identified flood areas are to consist of flood resilient materials and finishes and are to be suitably designed and constructed to resist hydrodynamic and hydrostatic forces from floodwaters

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2026/WAR/4929

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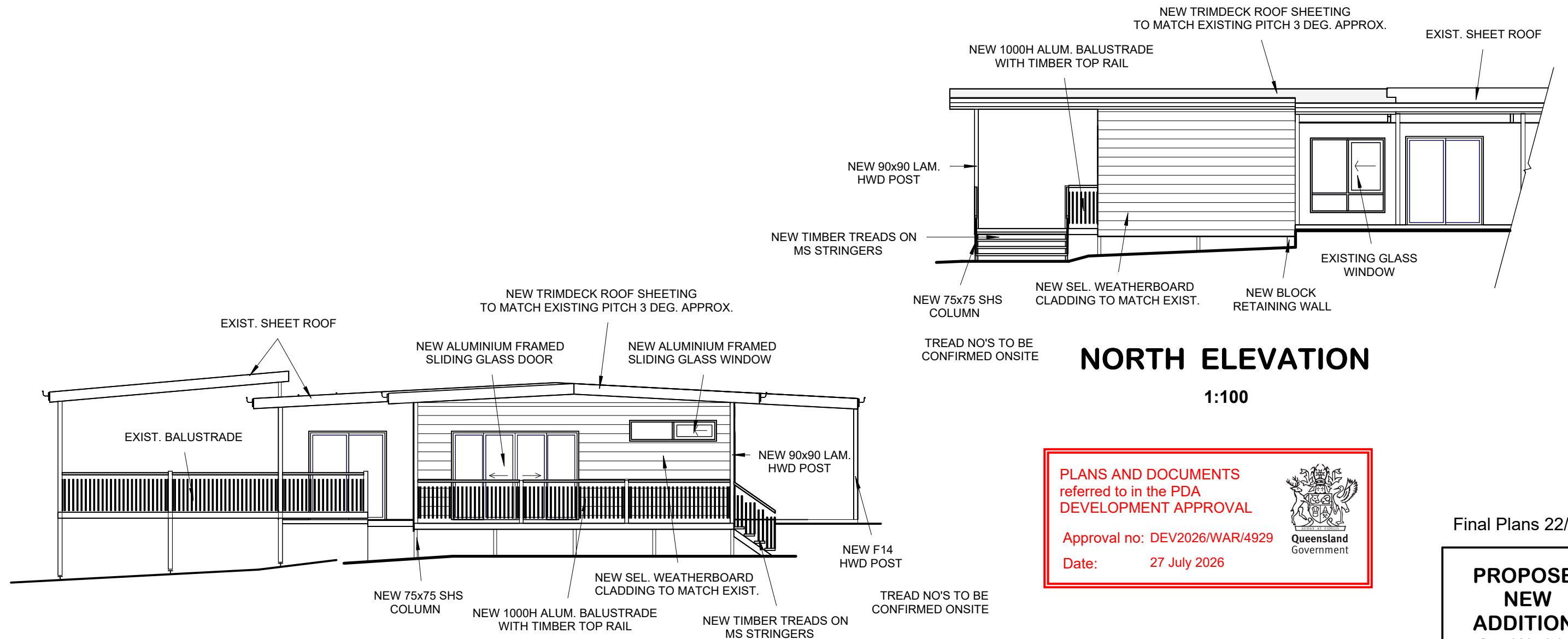
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NORTH ELEVATION

1:100

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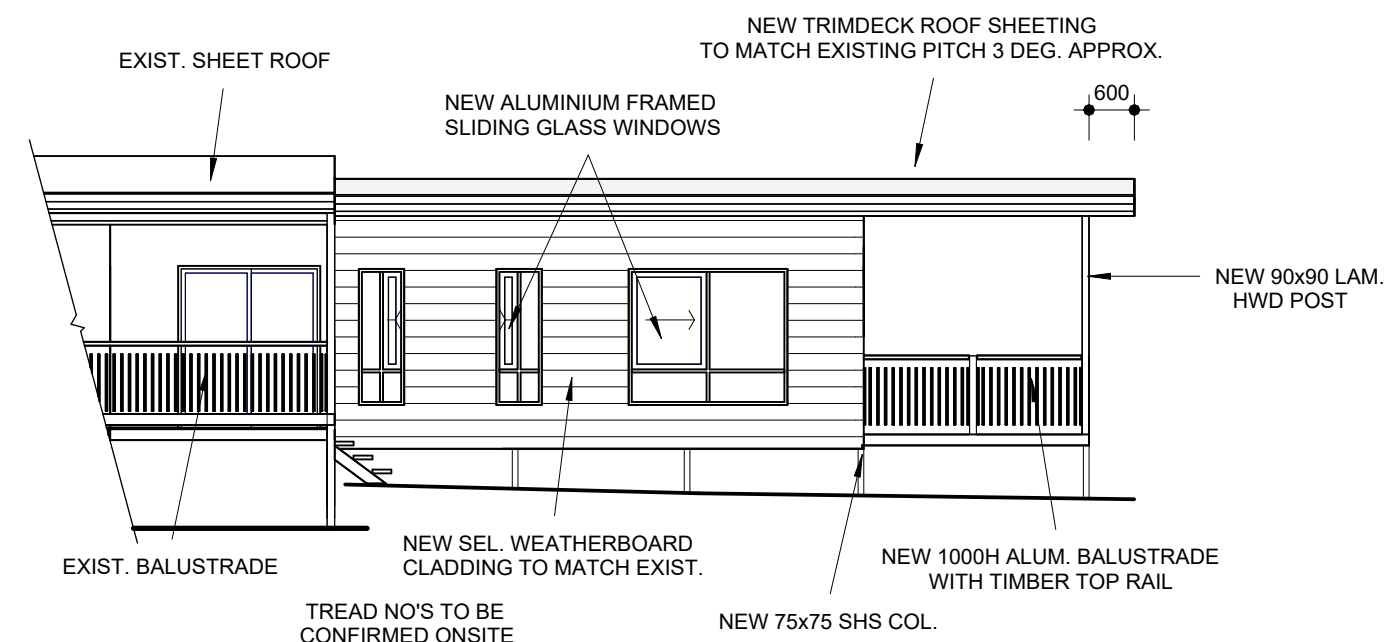
DWG No.

25/1153

DATE: Jan. 2026

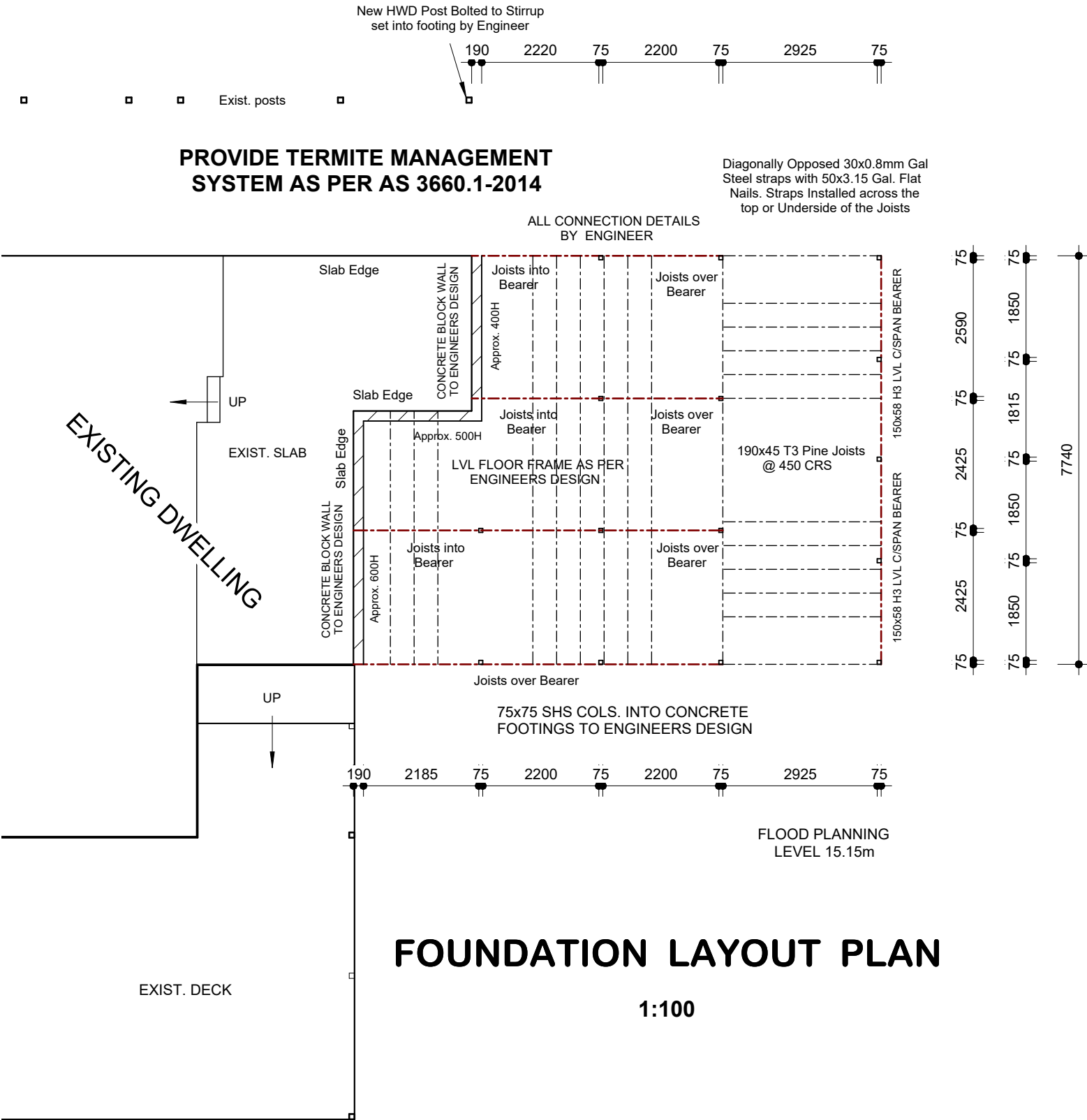
EAST ELEVATION

1:100



SOUTH ELEVATION

1:100



Final Plans 22/1/26

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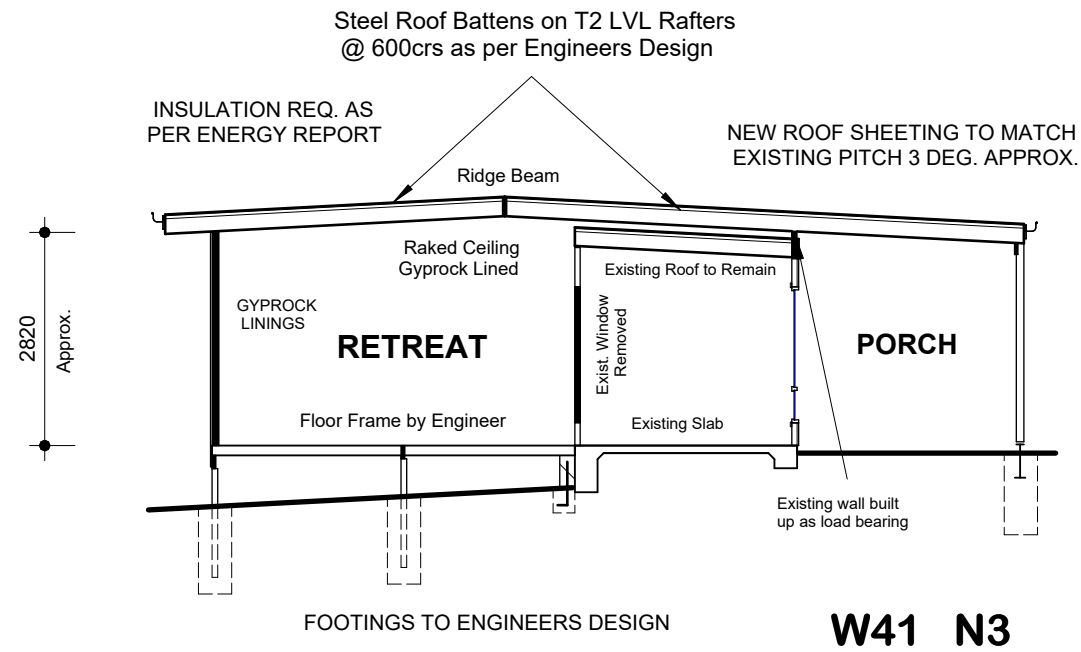
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SECTION A-A
1:100

CONSTRUCTION NOTES

ALL WRITTEN DIMENSIONS TO TAKE PRECEDANCE OVER SCALE.
ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE
WORK BEGINS.
TIMBER TO BE T2 MGP10 OR 12, T3 PINE, H3 LVL OR HYNEBEAM 15C
ALL CONSTRUCTION METHODS TO COMPLY WITH AS 1684.2 & NCC 2022.

WALL FRAMING

90x35 MGP10 STUDS @ 450 crs.
90x35 " JAMB STUDS BESIDE OPENINGS MAX. SPAN 600
2/90x35 " " " " " " 2100
3/90x35 " " " " " " 3000
2/90x35 MGP12 TOP PLATES (TIED DOWN @ 1200CRS.)
90x35 MGP10 BOTTOM PLATES
90x35 " NOGGINGS (1 ROW)
90x35 " INTERNAL NON LOAD BEARING PARTITIONS

TIE DOWN

STEEL ROOF BATTENS TO TRUSSES
AS PER ROOF MANUFACTURERS DESIGN

ROOF RAFTERS TO TOP PLATES
AS PER ENGINEERS DESIGN

TOP PLATES TO FLOOR FRAME
M12 RODS IN CORNERS, BESIDE OPENINGS
AND MAX 1200 CRS ELSEWHERE.

BALUSTRADES

BALUSTRADES MUST BE CONSTRUCTED IN ACCORDANCE WITH PART 3.9.2 NCC.
1000mm ABOVE FLOOR FOR ANY BALCONY, LANDING OR THE LIKE.
865mm ABOVE STAIR TREADS AND ALL OPENINGS MUST NOT PERMIT A 125mm
SPHERE TO PASS THROUGH IT. FACE MOUNTED BALUSTRADES REQUIRE THE
OPENING BETWEEN A BARRIER & THE BALUSTRADE NOT TO EXCEED 40mm.

FLOORING

SELECT SHEET FLOORING TO NEW LIVING AREAS.
COMPRESSED SHEETING TO WET AREAS.
HARDWOOD DECKING TO NEW DECK
SET BELOW LIVING FLOOR.

PLANS AND DOCUMENTS
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0.6 P - 1.2 P PLYWOOD BRACING = 5.2 kN/m

0.6 P - 1.2 P

PLYWOOD BRACING = 5.2 kN/m

SIDE WALL PRESSURE = 1.1 kPa

SIDE WALL RACKING FORCE = 20.8 kN

END WALL PRESSURE = 1.4 kPa

END WALL RACKING FORCE = 26.6 kN

SIDE WALL PRESSURE = 1.1 kPa

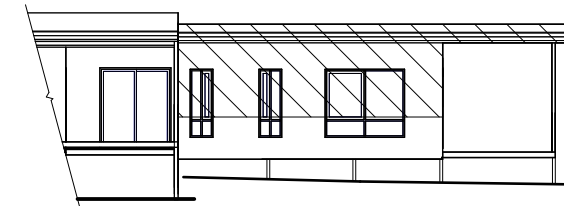
SIDE WALL RACKING FORCE = 20.8 kN

END WALL PRESSURE = 1.4 kPa

END WALL RACKING FORCE = 26.6 kN

This architectural drawing shows the exterior elevation of the building. It features a long, low profile with a flat roof. On the left, there is a small, open-sided structure. The main body of the building has a large, multi-paned window. To the right of this window is a smaller, rectangular window. The building is supported by a series of vertical posts, suggesting it is elevated from the ground. The drawing is a line art representation, showing the structural elements and proportions of the building.

**WALL & ROOF
AREA = 18.9 m2**



SIDE WALL

F8 PLYWOOD SHEETS - 7mm THICK

F11	"	"	- 6mm	"
F14	"	"	- 4mm	"
F27	"	"	- 4 mm	"

STUD SPACING = 450crs

SHEETED ONE
SIDE = 5.2 kN/m

NOTE:

BEAM & LINTEL SIZES AS PER
ENGINEERS DESIGN

BRACING REQUIRED = 26.6 kN
BRACING ACHIEVED = 28.1 kN

PLYWOOD BRACING = 28.1 kN

BRACING REQUIRED = 26.6 kN
BRACING ACHIEVED = 28.1 kN

PLYWOOD BRACING = 28.1 kN

BRACING REQUIRED = 20.8 kN
BRACING ACHIEVED = 23.3 kN

PLYWOOD BRACING = 23.3 kN

W41 N3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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BOTTOM PLATE FIXED TO SLAB OR FLOOR FRAME WITH M12 BOLTS EACH END & INTERMEDIATELY @ MAX. 1200mm crs.

PLYWOOD BRACING

Final plans 22/1/26

DWG No.

25/1156

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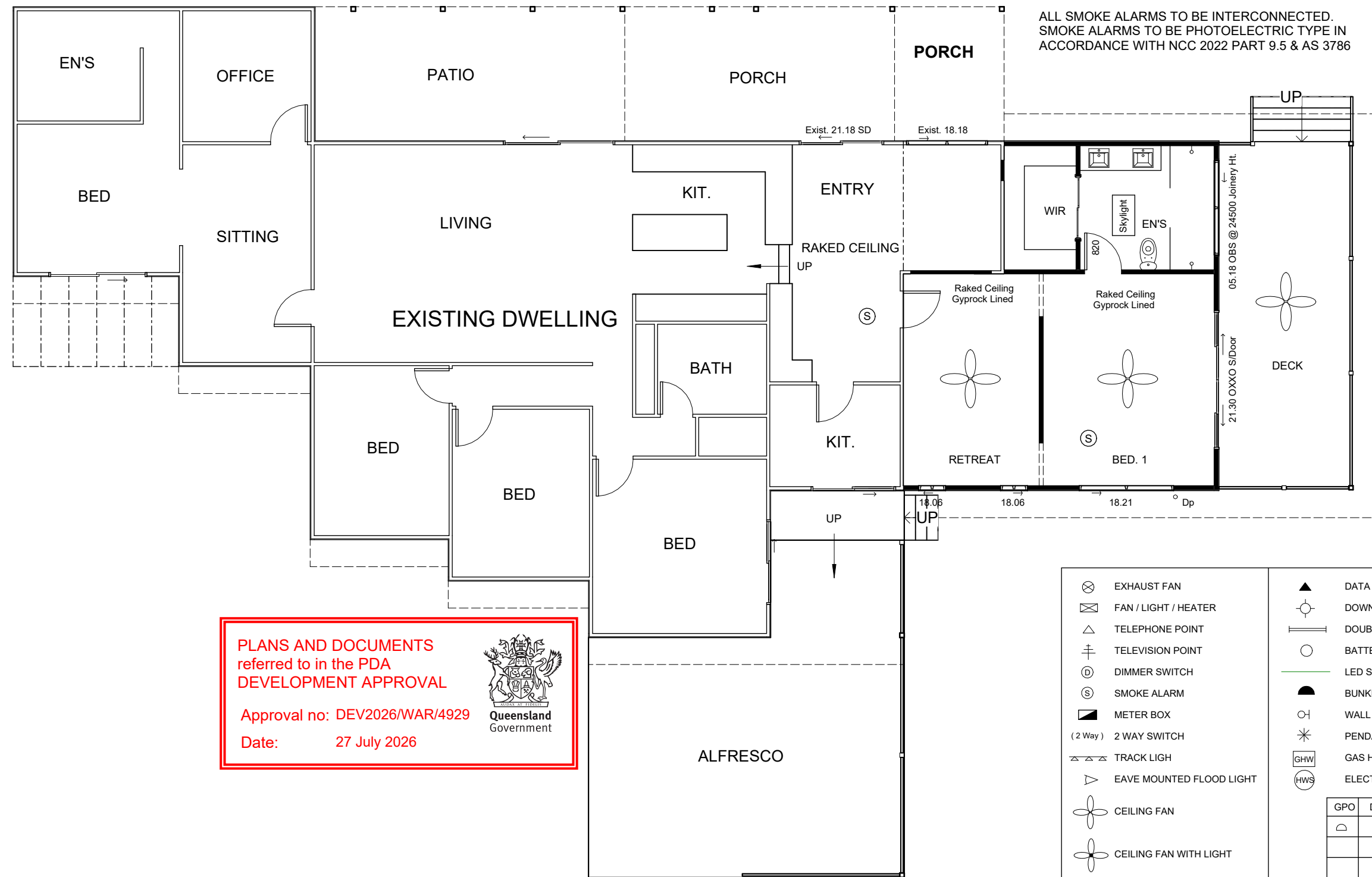
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ELECTRICAL PLAN 1:100

Final plans 22/1/26

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