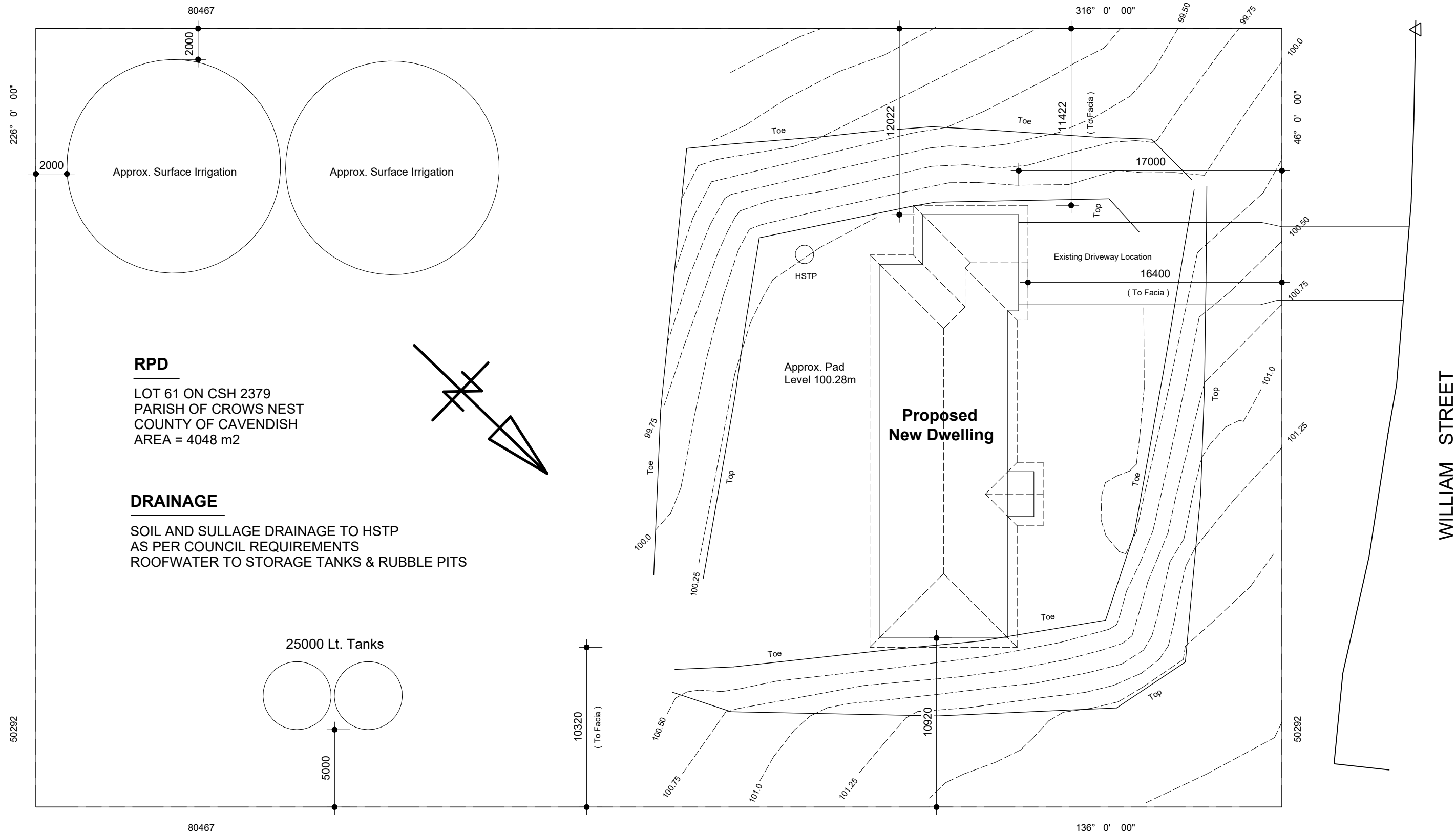




RPD

LOT 61 ON CSH 2379
PARISH OF CROWS NEST
COUNTY OF CAVENDISH
AREA = 4048 m2

DRAINAGE

SOIL AND SULLAGE DRAINAGE TO HSTP
AS PER COUNCIL REQUIREMENTS
ROOFWATER TO STORAGE TANKS & RUBBLE PITS

SITE PLAN

1:250

Final Plans 24/9/2026

RECEIVED
29/09/2026
TOOWOOMBA
REGIONAL COUNCIL

Proposed New Dwelling

CLIENT: C.Hutchings
24 William Street, Pechey

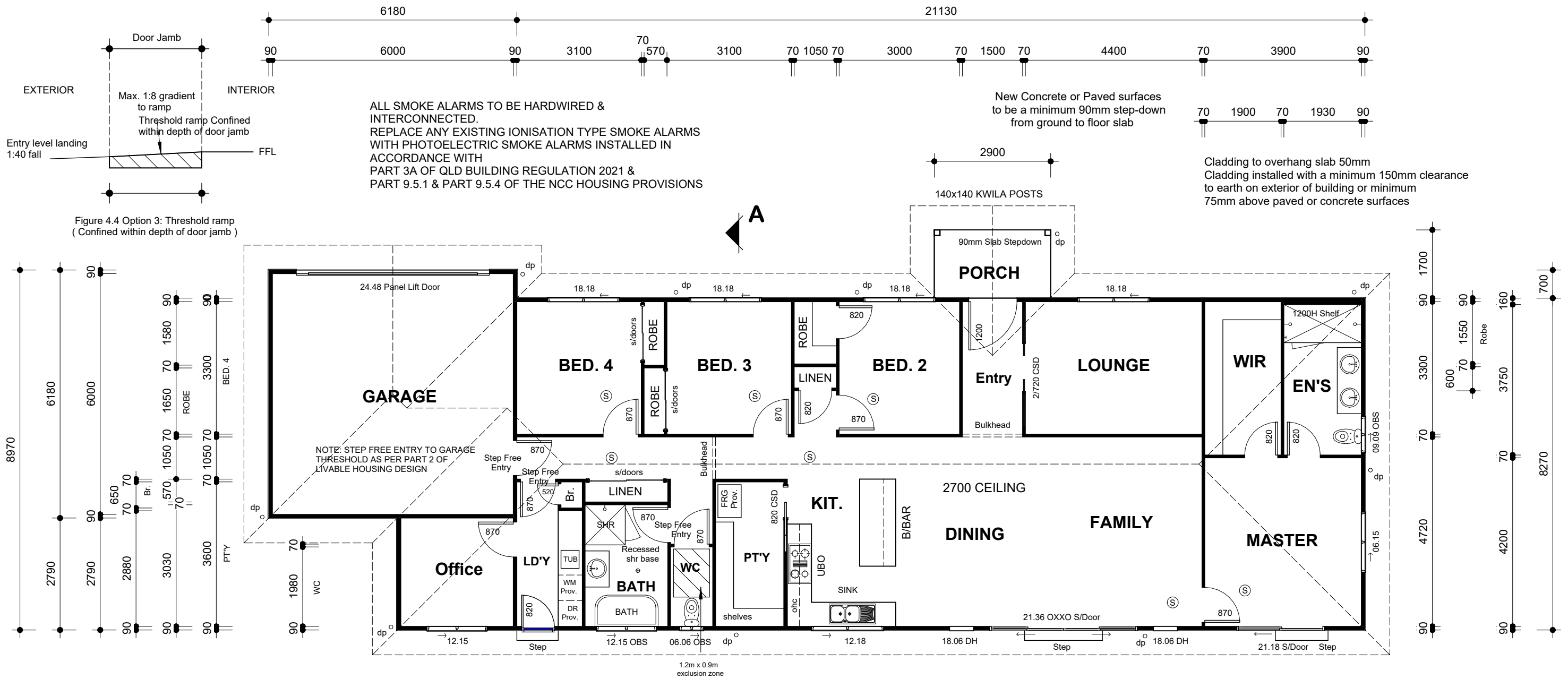
GB BUILDING DESIGN
PTY LTD

MOBILE: 0438 865 870 QBCC 15240890
glenn@gbbuildingdesign.com.au

DWG No.

26/580

DATE: Sept. 2026



Down pipe positions are approximate.
Roof / Facia & gutter supplier to confirm locations

The fall of the floor surface to a floor waste must be:
a- between 1:60 and 1:80 in the shower area
b- between 1:80 and 1:100 in other areas

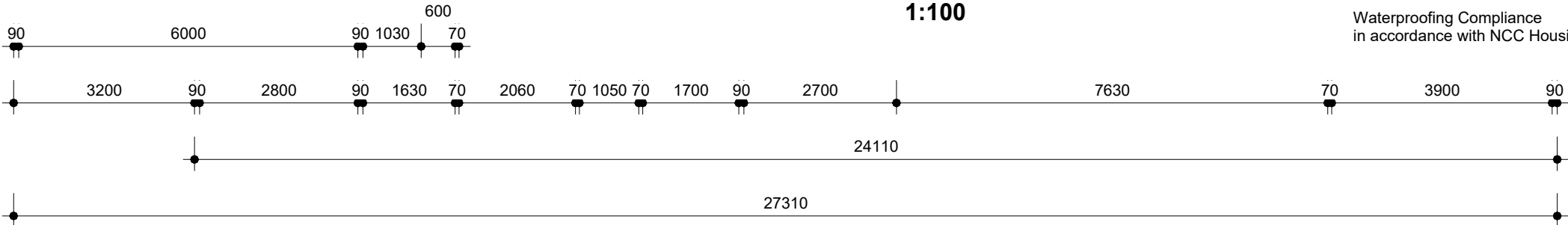
FLOOR PLAN

1:100

Waterproofing Compliance
in accordance with NCC Housing Provisions, Section 10.2

FLOOR AREA

LIVING	= 183.1 m2
GARAGE	= 38.2 m2
PORCH	= 4.9 m2
TOTAL	= 226.2 m2



Final Plans 24/9/2026

Proposed New Dwelling

CLIENT: C.Hutchings
24 William Street, Pechey

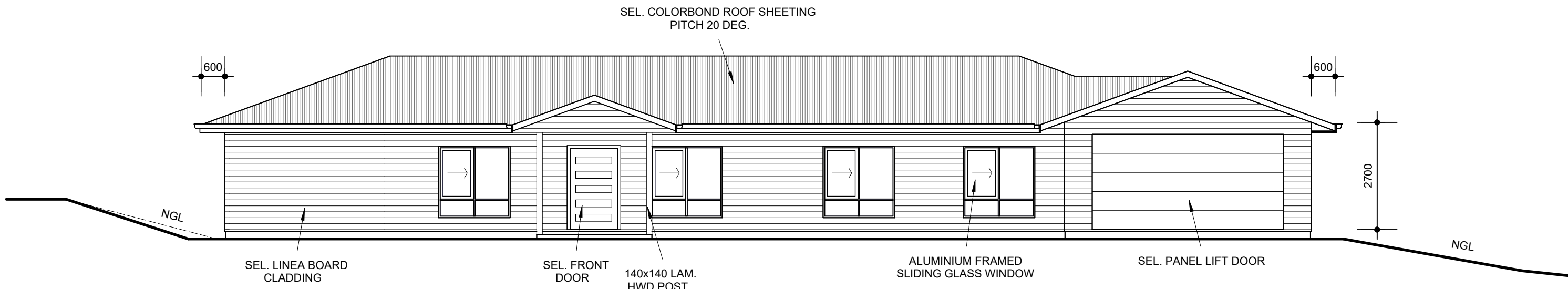
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glenn@gbbuildingdesign.com.au

DWG No.

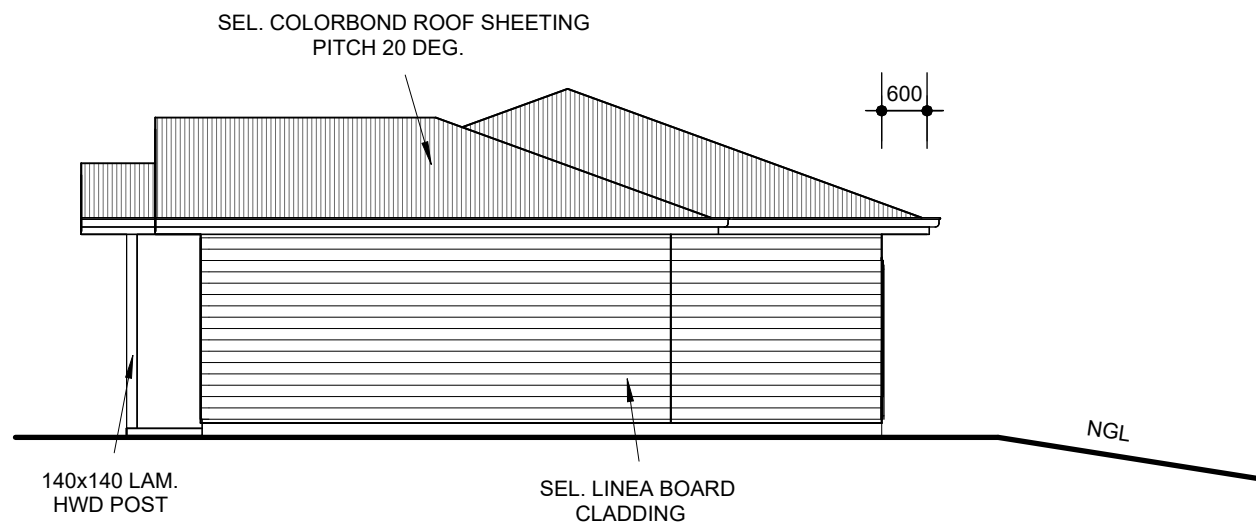
26/581

DATE: Sept. 2026



FRONT ELEVATION

1:100

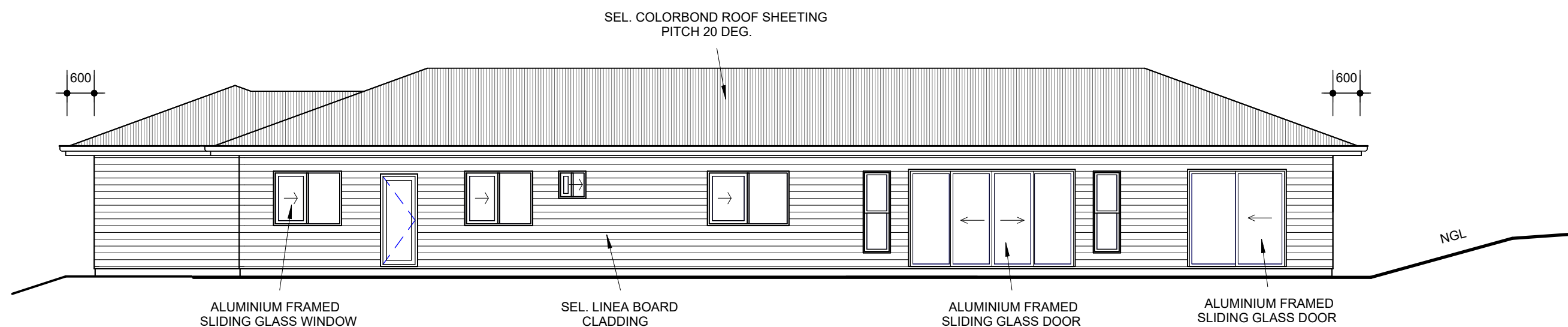


SIDE ELEVATION

1:100

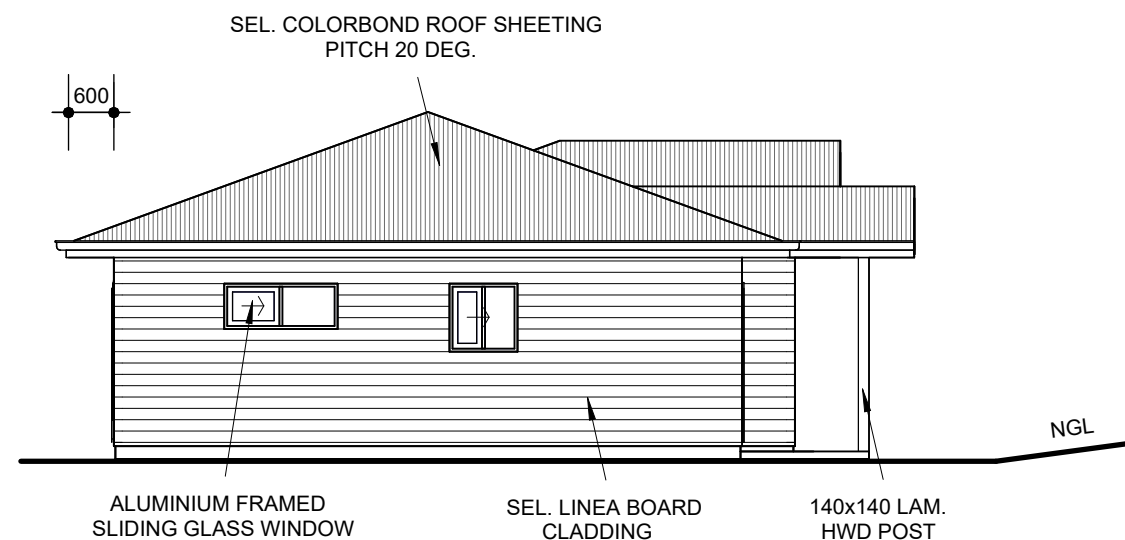
Final Plans 24/9/2026

	Proposed New Dwelling CLIENT: C.Hutchings 24 William Street, Pechey	GB BUILDING DESIGN PTY LTD MOBILE: 0438 865 870 QBCC 15240890 glenn@gbbuildingdesign.com.au	DWG No. 26/582 DATE: Sept. 2026
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REAR ELEVATION

1:100



SIDE ELEVATION

1:100

Final Plans 24/9/2026

Proposed New Dwelling

CLIENT: C.Hutchings
24 William Street, Pechey

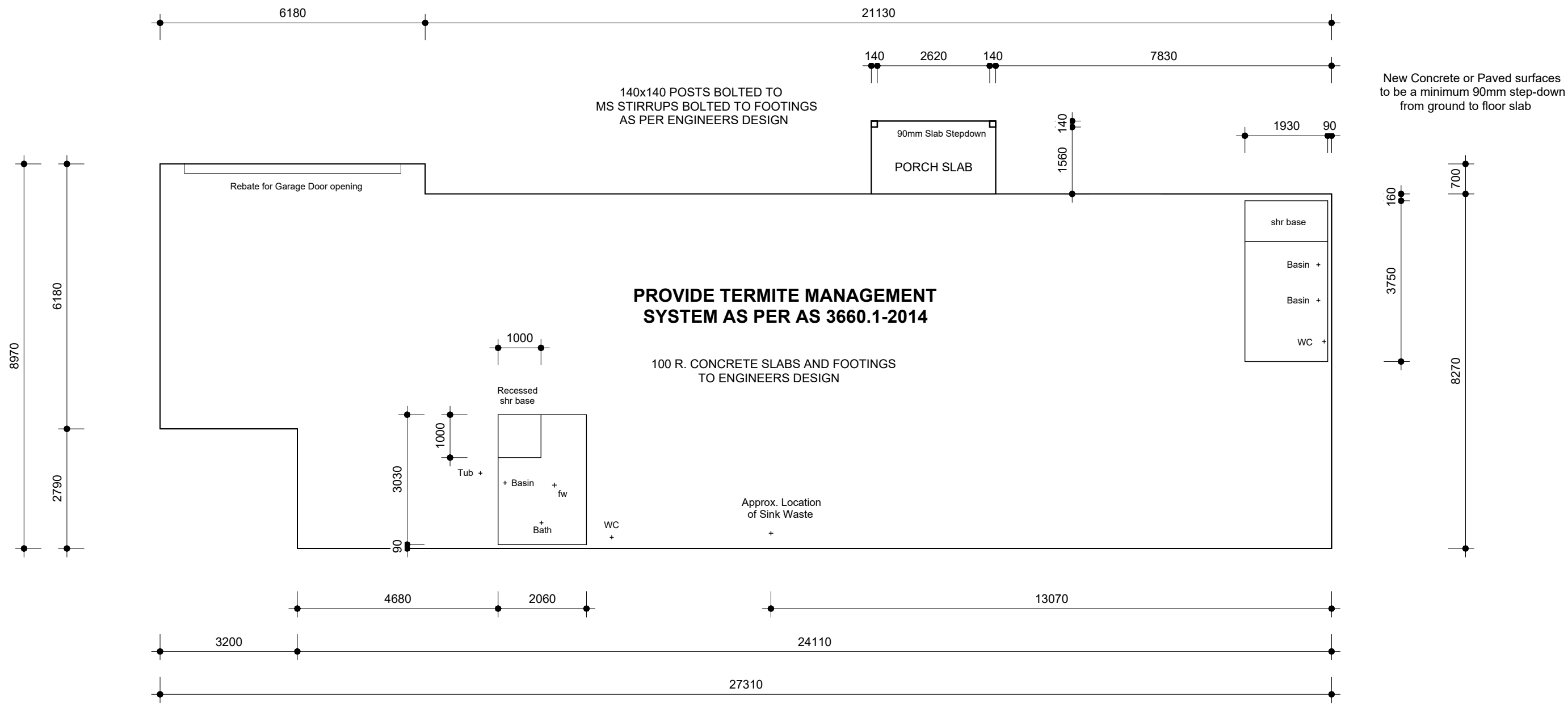
GB BUILDING DESIGN
PTY LTD

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glenn@gbbuildingdesign.com.au

DWG No.

26/583

DATE: Sept. 2026



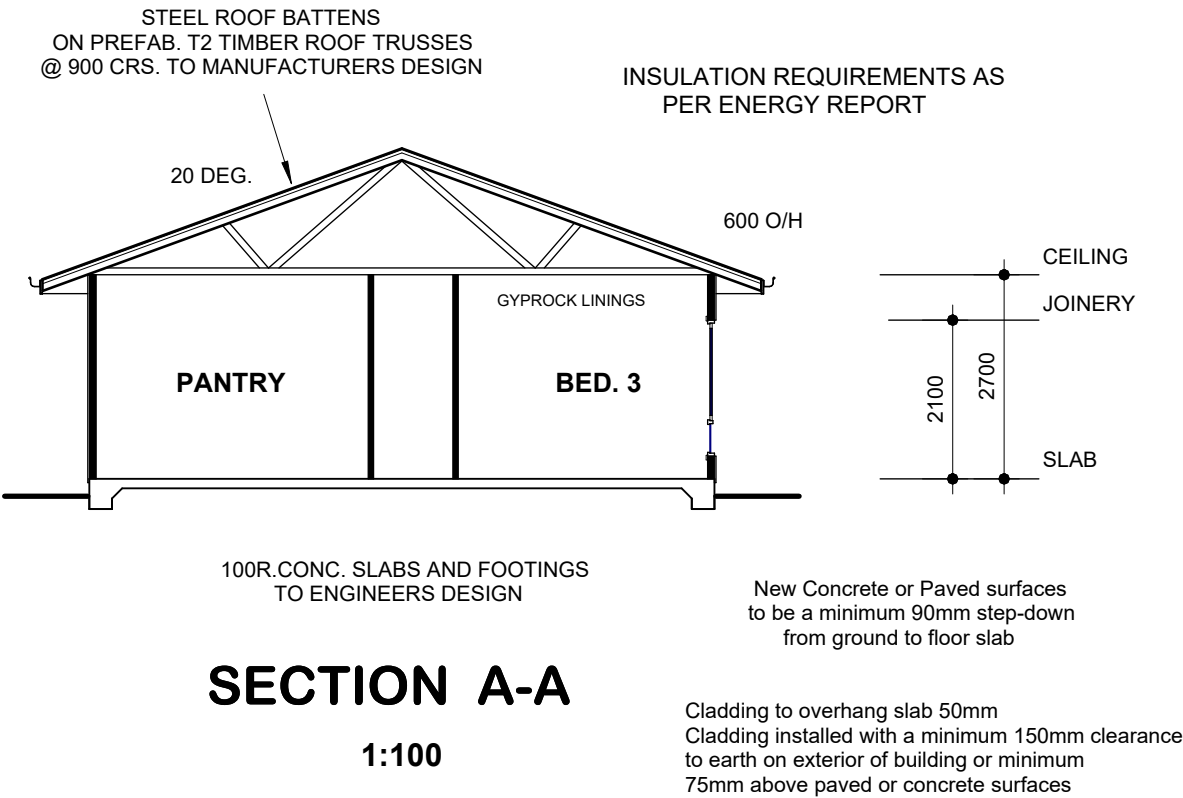
FOUNDATION LAYOUT

1:100

Cladding to overhang slab 50mm
Cladding installed with a minimum 150mm clearance
to earth on exterior of building or minimum
75mm above paved or concrete surfaces

Final Plans 24/9/2026

	Proposed New Dwelling CLIENT: C.Hutchings 24 William Street, Pechey	GB BUILDING DESIGN PTY LTD MOBILE: 0438 865 870 QBCC 15240890 glenn@gbbuildingdesign.com.au	DWG No. 26/584 DATE: Sept. 2026
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CONSTRUCTION NOTES

ALL WRITTEN DIMENSIONS TO TAKE PRECEDANCE OVER SCALE.
ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE BEFORE
WORK BEGINS.
ALL TIMBER TO BE T2 MGP10,12, HWD F14 OR HYNEBEAM 15C.
ALL CONSTRUCTION METHODS TO COMPLY WITH NCC 2022 &, AS 1684.2

WALL FRAMING - T2

90x35 MGP10 STUDS @ 450 crs.
2/90x35 " JAMB STUDS BESIDE OPENINGS MAX. SPAN 1800
3/90x35 " " " " " " " 3600
4/90x35 " " " " " " " 4800
2/35x90 MGP12 TOP PLATES (TIED DOWN @ 1350 CRS MAX.)
90x35 MGP10 BOTTOM PLATES
90x35 " NOGGINGS (1 ROW)
70x35 " INTERNAL NON LOAD BEARING PARTITIONS

TIE DOWN

STEEL ROOF BATTENS TO TRUSSES
AS PER ROOF MANUFACTURERS DESIGN

ROOF TRUSSES TO TOP PLATES
AS PER TRUSS MANUFACTURERS DESIGN

TOP PLATES TO CONCRETE SLAB
M12 RODS IN CORNERS, BESIDE OPENINGS
AND MAX 1350 CRS ELSEWHERE.

Final Plans 24/9/2026

	Proposed New Dwelling CLIENT: C.Hutchings 24 William Street, Pechey	GB BUILDING DESIGN PTY LTD MOBILE: 0438 865 870 QBCC 15240890 glenn@gbbuildingdesign.com.au	DWG No. 26/585 DATE: Sept. 2026
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	EXHAUST FAN		DATA POINT
	FAN / LIGHT / HEATER		DOWNLIGHTS (LED)
	TELEPHONE POINT		DOUBLE FLUORESCENT LIGHT
	TELEVISION POINT		BATTEN
	DIMMER SWITCH		LED STRIP LIGHT
	SMOKE ALARM		BUNKER LIGHT
	METER BOX		WALL LIGHT (EXT)
	(2 Way) 2 WAY SWITCH		PENDANT LIGHT
	TRACK LIGH		GAS HOT WATER UNIT
	EAVE MOUNTED FLOOD LIGHT		ELECTRIC HOT WATER SYSTEM
	CEILING FAN		
	CEILING FAN WITH LIGHT		

GPO	DBL GPO	
		WEATHERPROOF
		CEILING MOUNTED

ELECTRICAL LEGEND

ALL SMOKE ALARMS TO BE HARDWIRED & INTERCONNECTED.
REPLACE ANY EXISTING IONISATION TYPE SMOKE ALARMS WITH PHOTOELECTRIC SMOKE ALARMS INSTALLED IN ACCORDANCE WITH PART 3A OF QLD BUILDING REGULATION 2021 & PART 9.5.1 & PART 9.5.4 OF THE NCC HOUSING PROVISIONS



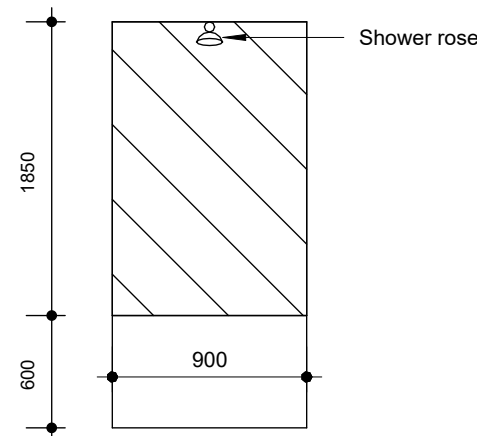
ELECTRICAL PLAN

1:100

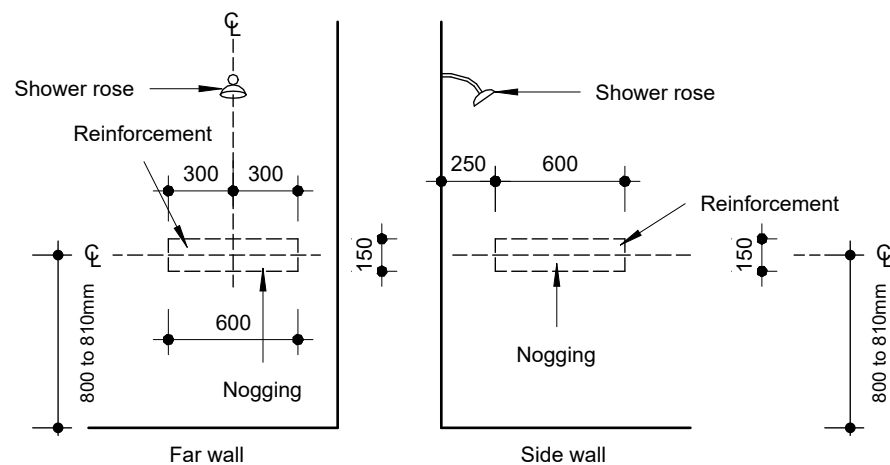
Final Plans 24/9/2026

	Proposed New Dwelling CLIENT: C.Hutchings 24 William Street, Pechey	GB BUILDING DESIGN PTY LTD MOBILE: 0438 865 870 QBCC 15240890 glenn@gbbuildingdesign.com.au	DWG No. 26/586 DATE: Sept. 2026
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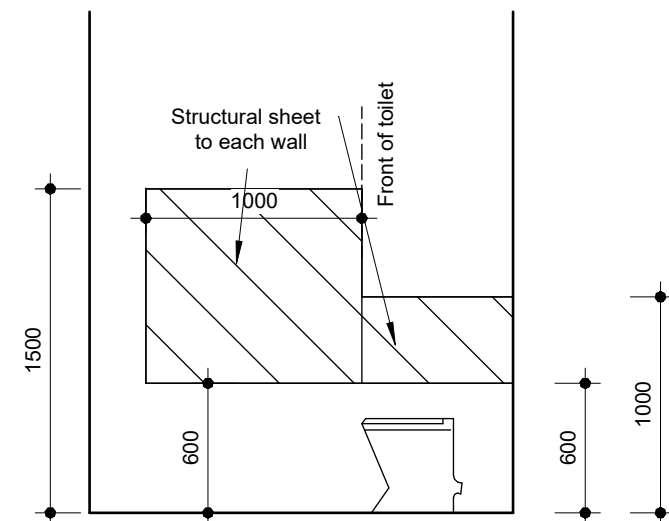
Location of Sheeting for shower wall



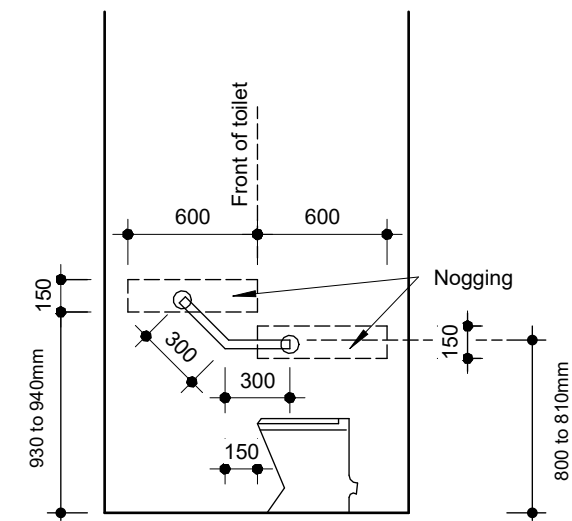
Location of Nogging for shower walls



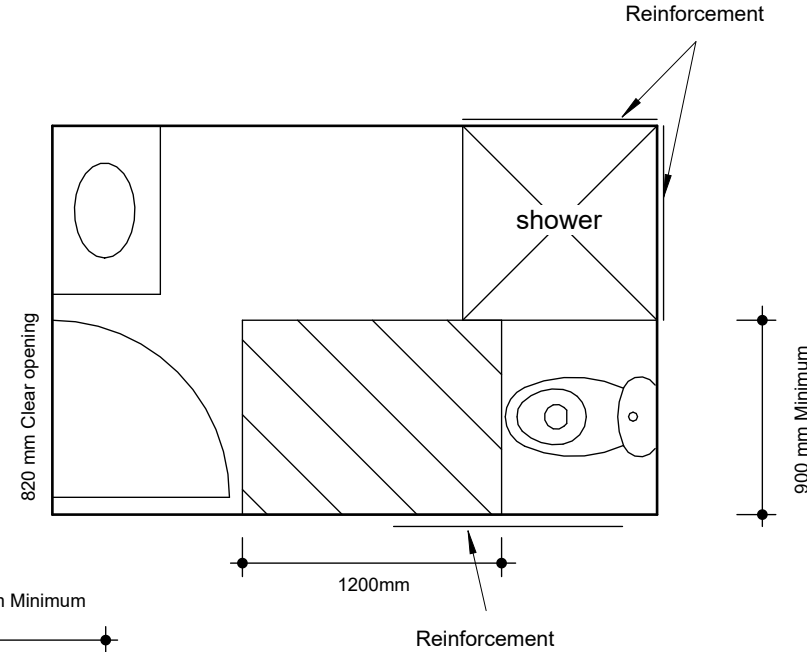
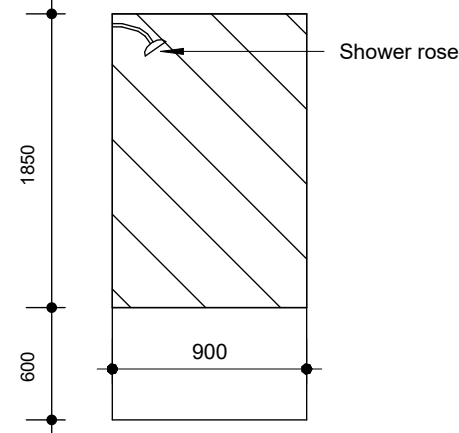
Location of Sheeting for wall adjacent to toilet



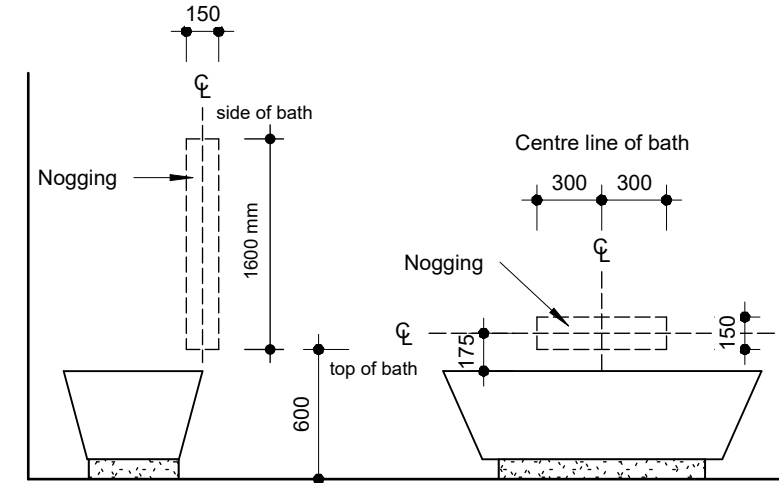
Location of Noggins for wall adjacent to toilet



Location of Sheeting for shower wall

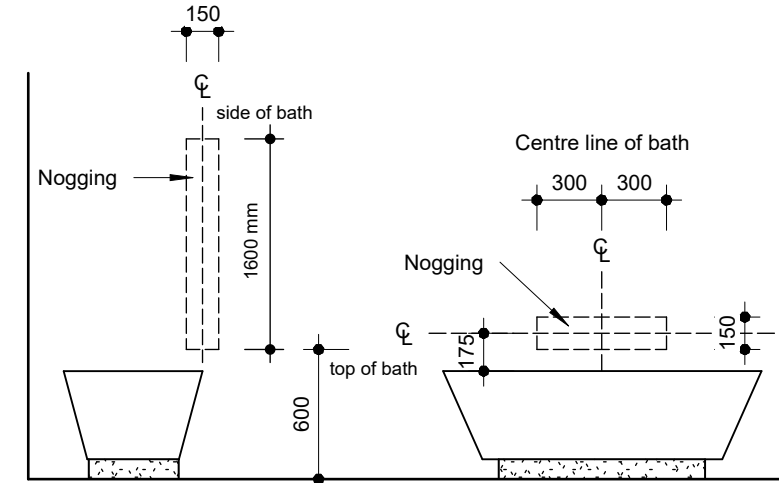


Location of Sheeting for wall adjacent to toilet

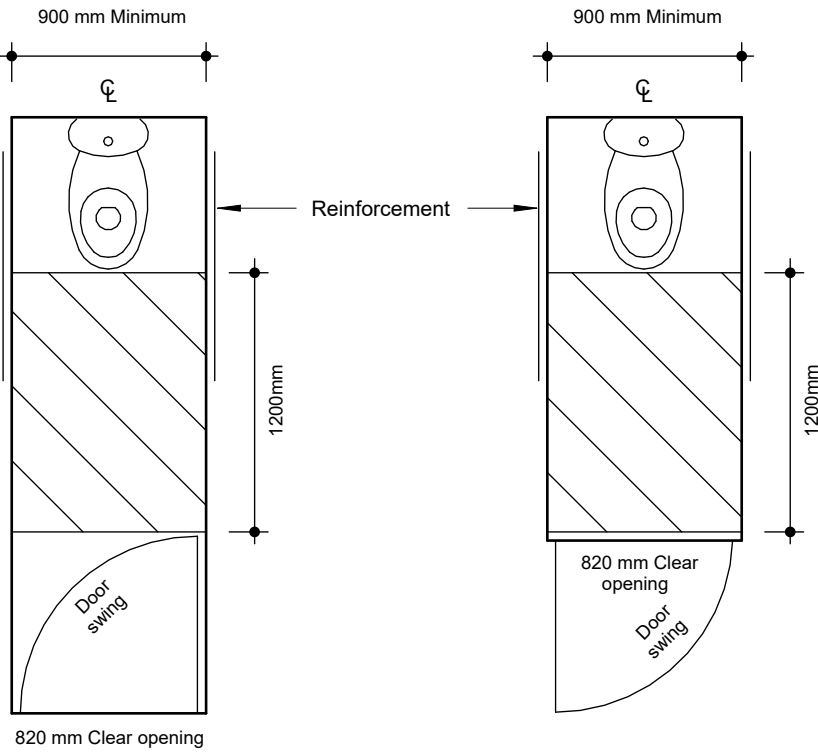


Location of Noggins for wall adjacent to toilet

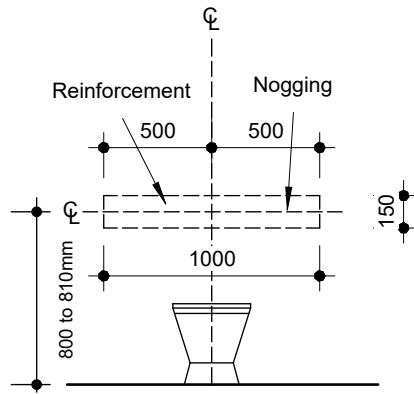
Location of Noggins for walls surrounding a bath



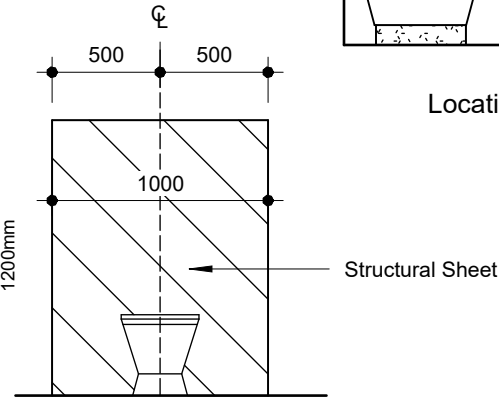
Location of Sheeting for shower wall



Circulation space for a toilet located in a Bathroom

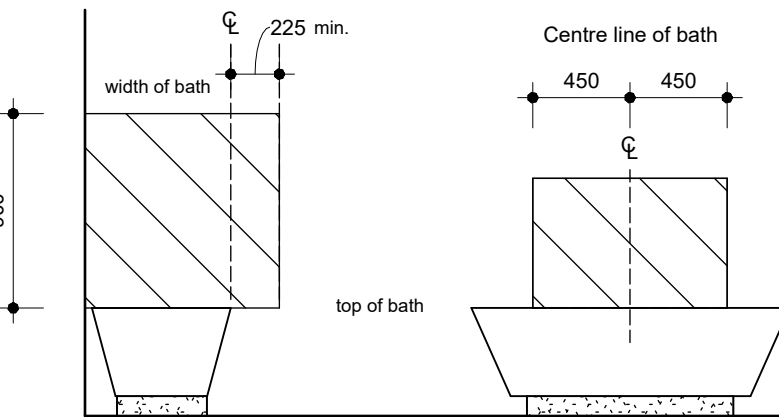


Location of Nogging for WC



Location of Sheetting for WC

Location of sheeting for walls surrounding a bath



**PROPOSED
NEW
DWELLING**

CLIENT:
C.Hutchings
24 William Street,
Pechey

DWG No.

26/587

DATE: Sept. 2026