

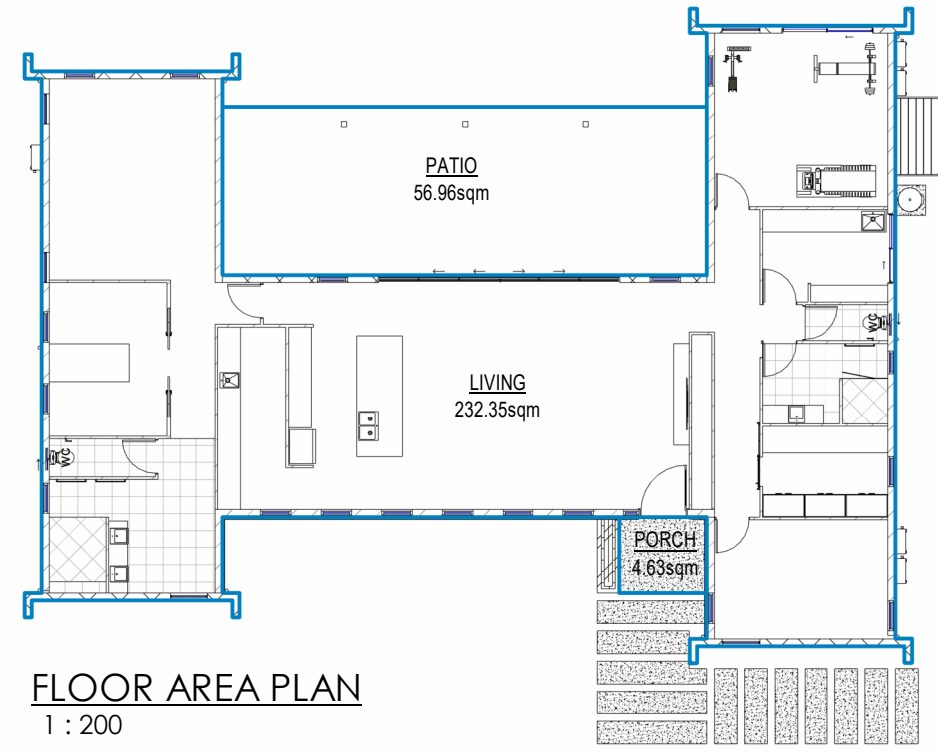
PROPOSED NEW RESIDENCE
 VARDY BUILDING
 829 BRABON ROAD, BEACH HOLM

5 BY DESIGN CO PTY LTD
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 QBCC LICENCE No. 15372991

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3D PERSPECTIVE - FRONT



FLOOR AREA PLAN
 1 : 200



3D PERSPECTIVE - REAR

FLOOR AREA SCHEDULE

LIVING	232.35 m ²
PATIO	56.96 m ²
PORCH	4.63 m ²
GRAND TOTAL	293.94 m ²

DRAWING SHEET INDEX

CD01	COVER SHEET	D
CD02	SITE PLAN	D
CD03	FLOOR PLAN	D
CD04	ELEVATIONS	D

Client:
VARDY BUILDING

Site Address:
**829 BRABON ROAD, BEACH
 HOLM**

COVER SHEET

CD01

25-048

13-08-2025

1 : 200
 @ Sheet Size A3

MF

NR

PROPOSED NEW RESIDENCE

Rev.	Amendments	By	Date
D	FACADE AND LAYOUT CHANGES	MF	20-02-2026
C	DESIGN CHANGES	NR	26-11-2025
B	DESIGN CHANGES	NR	25-07-2025
A	DESIGN CHANGES	NR	24-06-2025

**CONCEPT
 DESIGN**

D

Notes
 Builder
 Project details
 Sheet Name:
 Sheet No.
 Job No.
 Date:
 Scale:
 Ckd by:
 Drw by:
 Project Status:
 Revisions
 Phase:
 Revision No.

PLANNING ASSESSMENT

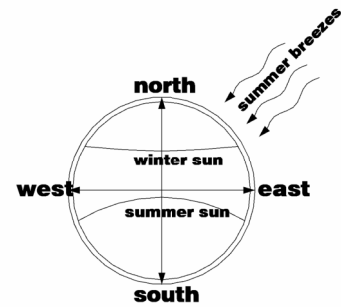
TOWNSVILLE CITY COUNCIL PLANNING AREA
 DWELLING HOUSE
 LOW DENSITY RESIDENTIAL ZONE.
 ASSESSMENT LEVEL: SELF-ASSESSABLE.

1% AEP FLOOD ASSESSMENT

FLOOR LEVELS IN ACCORDANCE WITH TCC CITY PLAN PART 8.2.6
 FLOOD HAZARD OVERLAY.
 WHERE DEVELOPMENT IS LOCATED WITHIN A HAZARD AREA SHOWN
 ON OVERLAY MAP OM-06.1:
 a) FLOOR LEVELS OF ALL HABITABLE ROOMS ARE A MIN OF 300mm
 ABOVE THE DEFINED FLOOD LEVEL;
 b) FLOOD LEVELS OF ALL NON-HABITABLE ROOMS (OTHER THAN
 CLASS 10 BUILDINGS) ARE ABOVE THE DEFINED FLOOD EVENT.

FLOOD HAZARD : LOW (EXEMPT) MIN FLOOR LEVEL :300mm

NORTH POINT



DRIVEWAYS / CROSSOVERS

DRIVEWAYS AND CROSSOVERS WITHIN THE ROAD
 VERGE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY
 STANDARD SPECIFICATIONS AND DRAWINGS.
 REFER TO LOCAL AUTHORITY FOR REQUIREMENTS.

PROPERTY DESCRIPTION

LOT No: 256 on PLAN No: SP253223
 SITE AREA : 517900 m² SITE COVER : N/A

SITE PLAN 1 : 2500

Rev.	Description	Date
D	FACADE AND LAYOUT CHANGES	20-02-2026
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Client:
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 Site Address:
 829 BRABON ROAD, BEACH HOLM

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NR

13-08-2025

As
 indicated
 @ Sheet
 Size A3

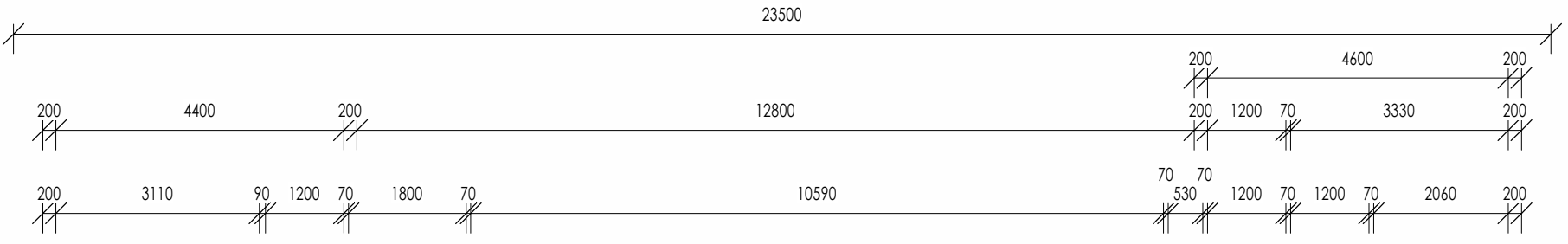
25-048

CD02

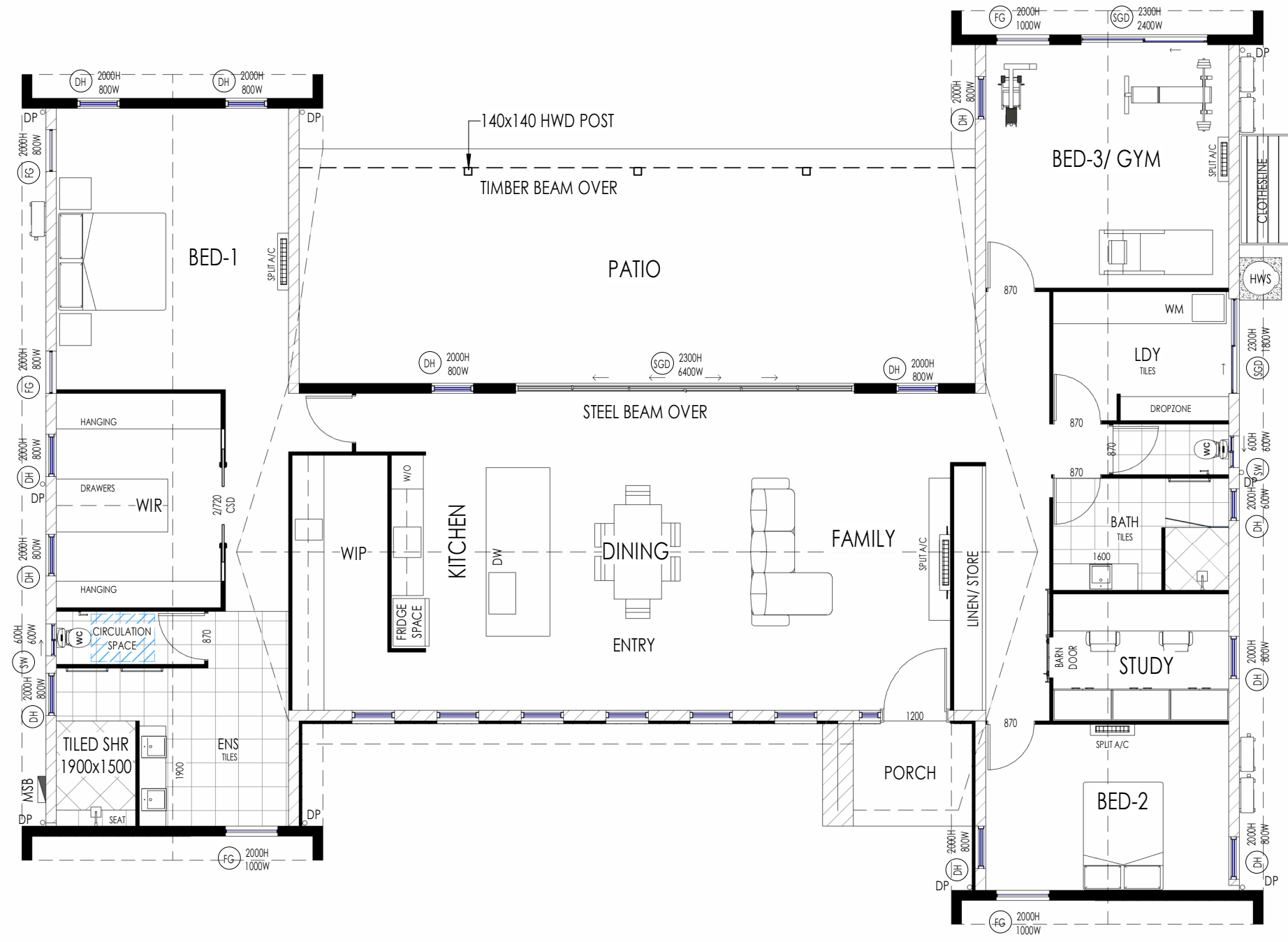
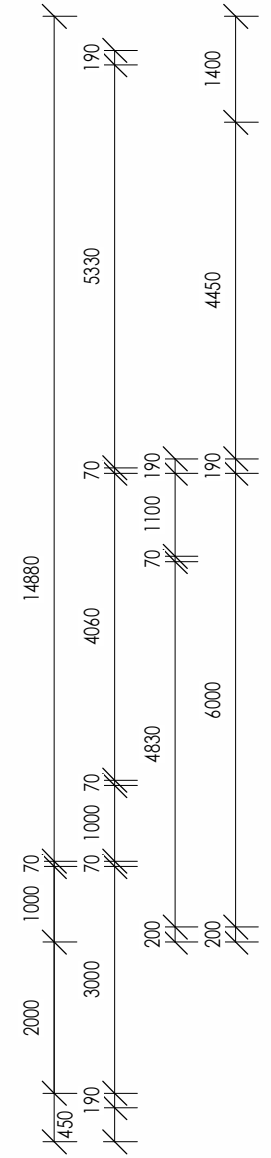
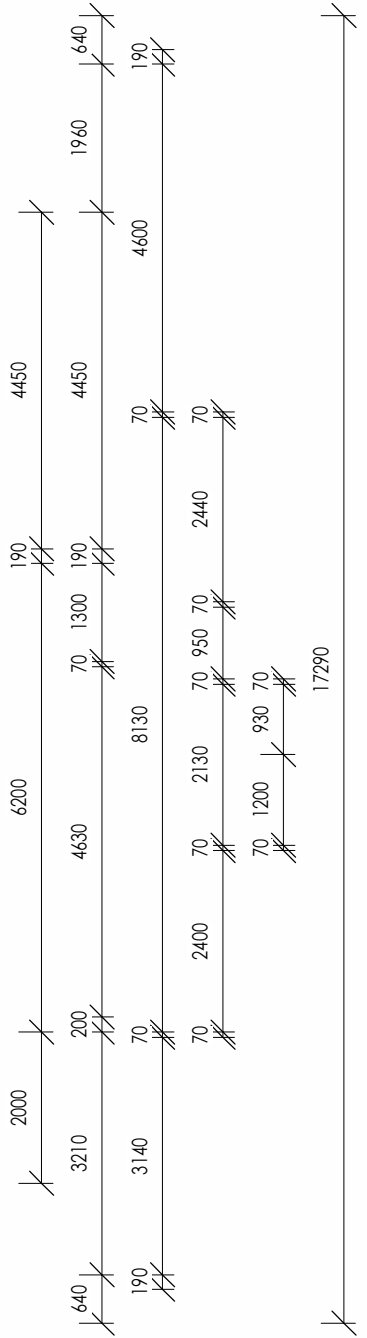
CONCEPT
 DESIGN

D

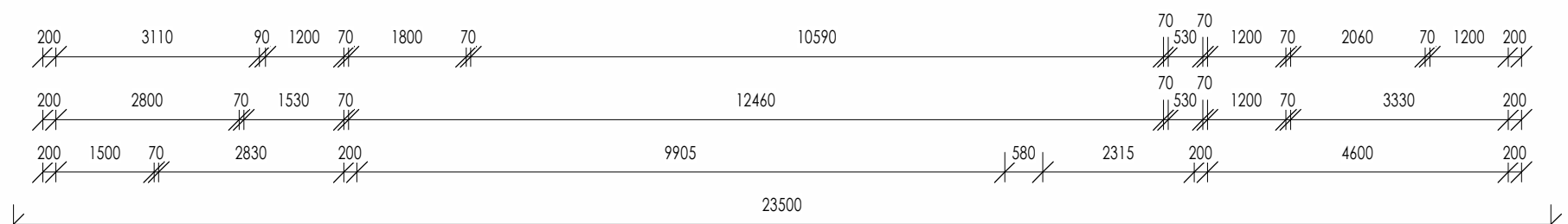
CD04
ELEVATION 3



ELEVATION 4
CD04



CD04
ELEVATION 2



ELEVATION 1
CD04

FLOOR PLAN
1 : 100



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Client: **VARDY BUILDING**
Site Address: **829 BRABON ROAD, BEACH HOLM**

FLOOR PLAN		CD03 25-048		PROPOSED NEW RESIDENCE	
Sheet Name:	Sheet No.	Job No.	Project Status:		
13-08-2025	1 : 100	MF	CONCEPT DESIGN		
Date:	Scale:	Checked by:	Drawn by:	Phase:	

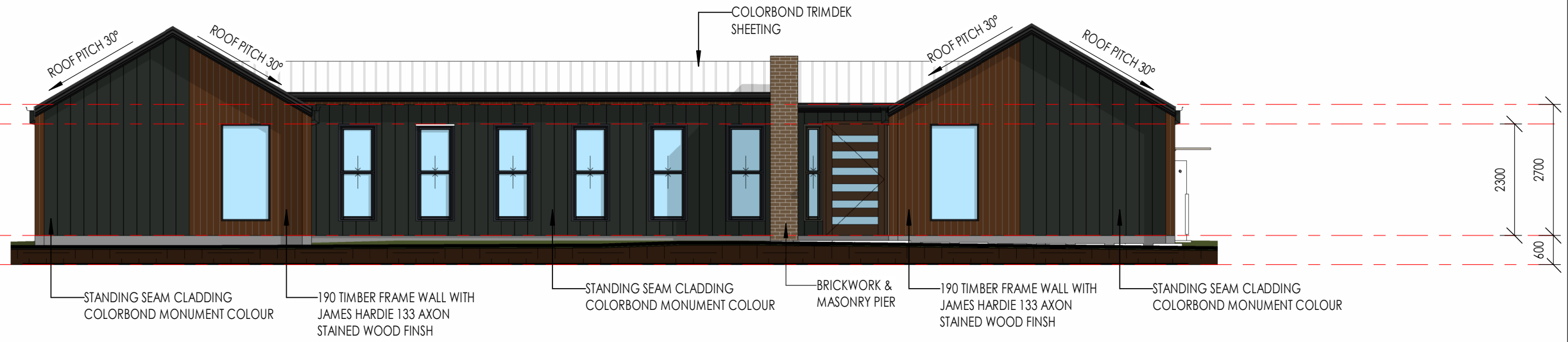
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Rev.	Amendments	By	Date

D

▼ TOW
▼ HEAD HEIGHT

▼ FLOOR LEVEL
▼ GR LEVEL

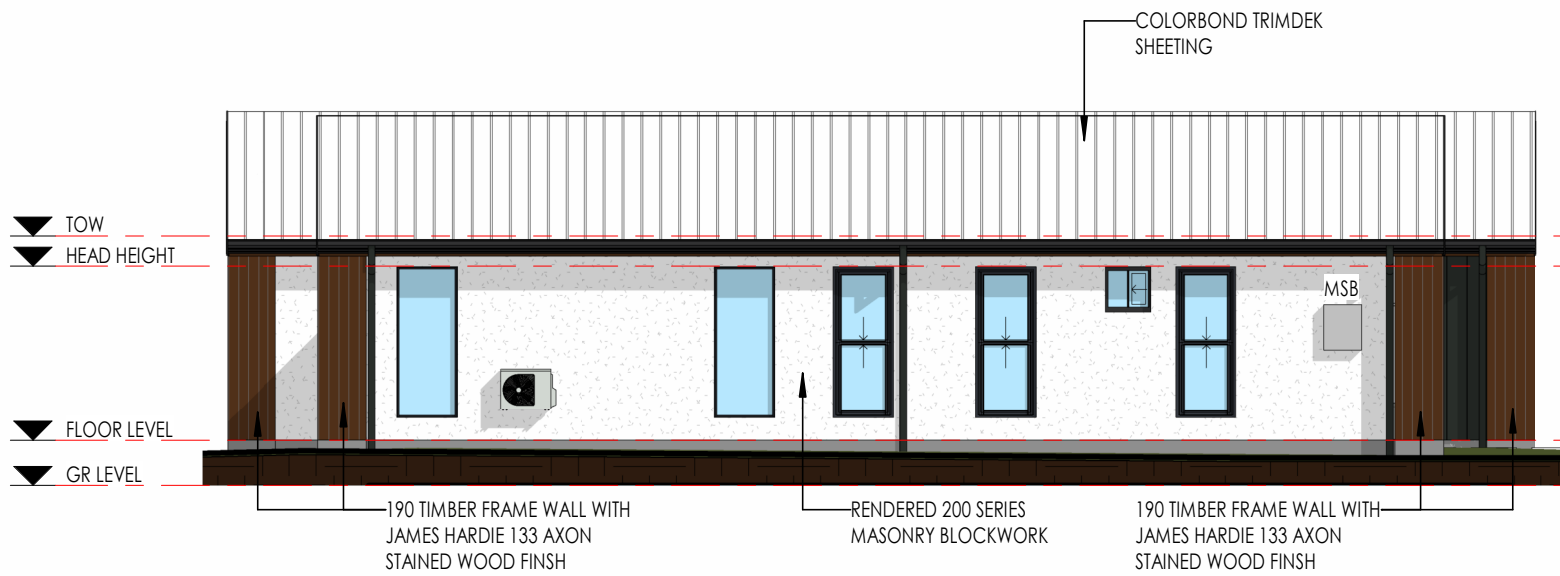
ELEVATION 1
1 : 100



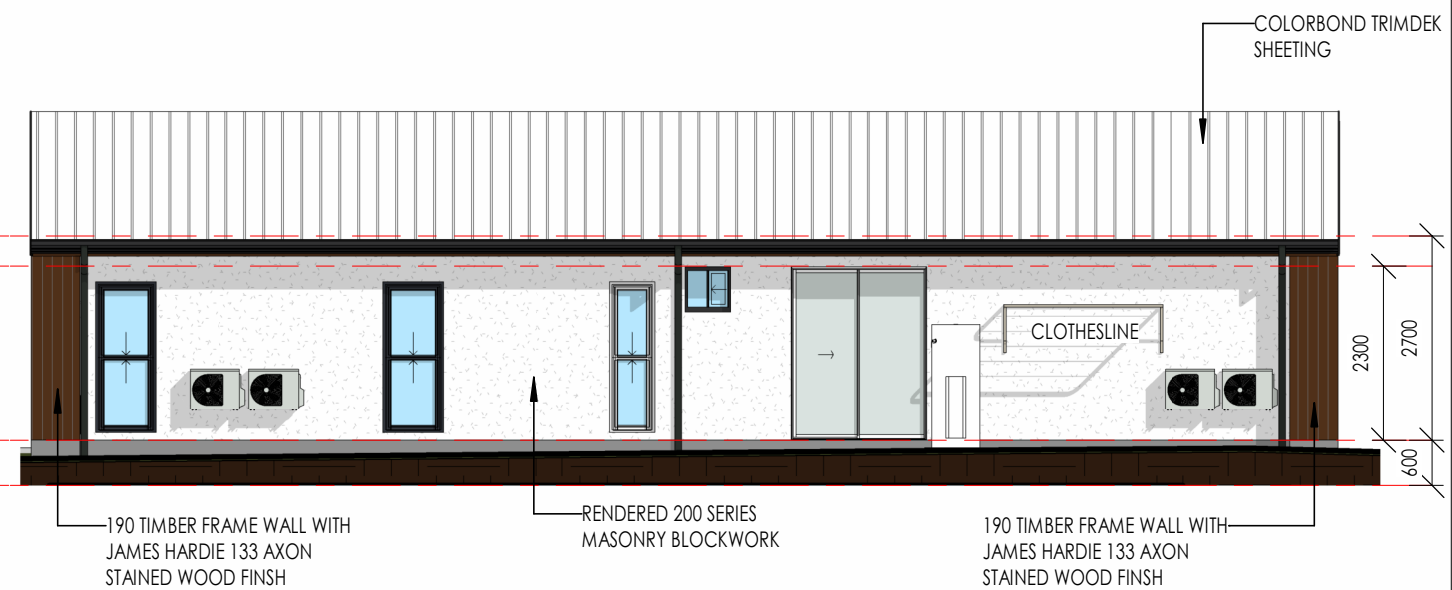
▼ TOW
▼ HEAD HEIGHT

▼ FLOOR LEVEL
▼ GR LEVEL

ELEVATION 2
1 : 100



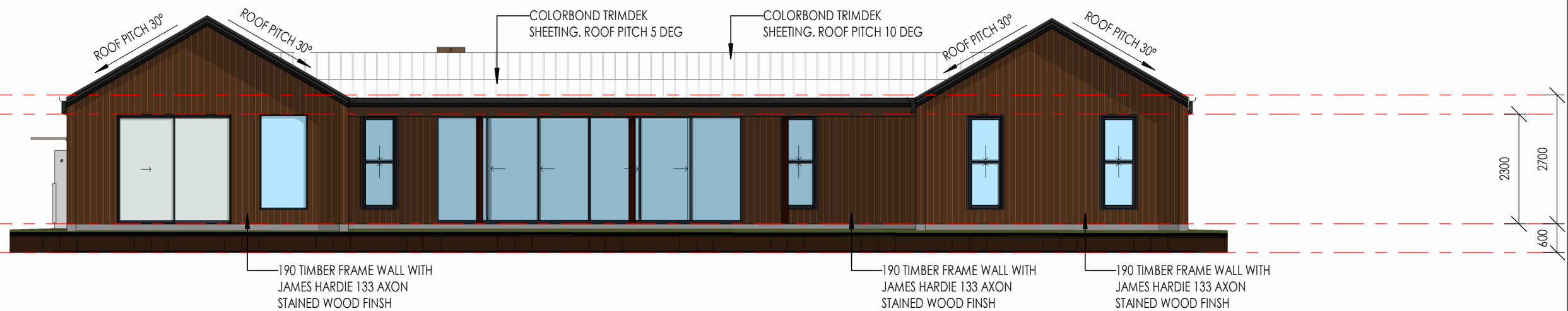
ELEVATION 4
1 : 100



▼ TOW
▼ HEAD HEIGHT

▼ FLOOR LEVEL
▼ GR LEVEL

ELEVATION 3
1 : 100



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ELEVATIONS
Sheet Name:
13-08-2025
1 : 100
@ Sheet Size A3

CD04 25-048
Sheet No. MF
Job No. NR

PROPOSED NEW RESIDENCE
Project Status:
CONCEPT DESIGN

D FACADE AND LAYOUT CHANGES
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Rev. Amendments

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