

APPENDIX 3

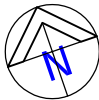
Proposal Plans

Prepared by Benson Building Designs (Project No. 2026-24)

WD01 Site Plan – Issue A

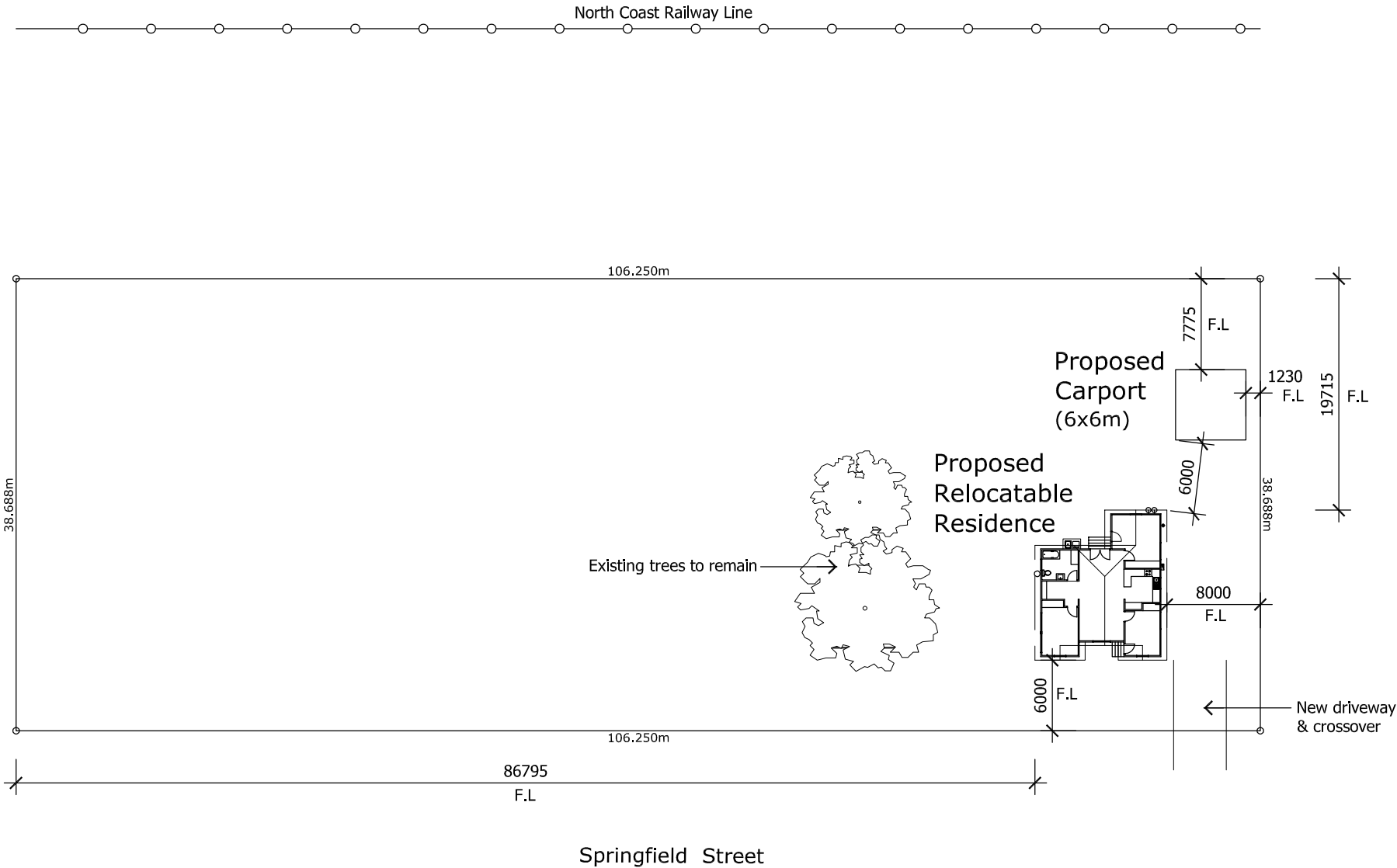
WD02 Floor Plan – Issue A

WD03 Elevations – Issue A



Real Property Description

Lot 3 on SP 345274
Site Area : 4101 m²
Wind Classification : C2



Site Plan

Scale 1:500

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work, including location of all services.
 2. Comply with all Local Authority & Building Code of Australia 2025 regulations & all relevant Australian Standard Codes.
 3. Installation of all materials to comply with Manufacturer's Specifications.
 4. Notwithstanding Inspection by an Engineer or Building Certifier, it is the Builder's responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
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A	Preliminary Design	08/09/26
No.	Revision/Issue	Date



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Gery Benson
BSC Dip Arch Draft.

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Project Name and Address

Proposed Relocatable
Residence

Stephanie Thompson
11 Springfield Street,
Yabulu, Queensland

Project No. 2026-24	Dwg No. WD01	Issue A
Date August, 2026	Designed G.B	
Scale 1:500 @ A3	Drawn G.B	

Sustainable Building Requirements

Shower Roses
To be AAA rated when assessed against AS/NZ 6400:2004 or a 3 star rating under water efficiency labeling scheme (Wels)
Toilets
Toilet cisterns have dual flush capability to 4 star Wels rating
Energy Efficient (E.E) Lighting

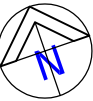
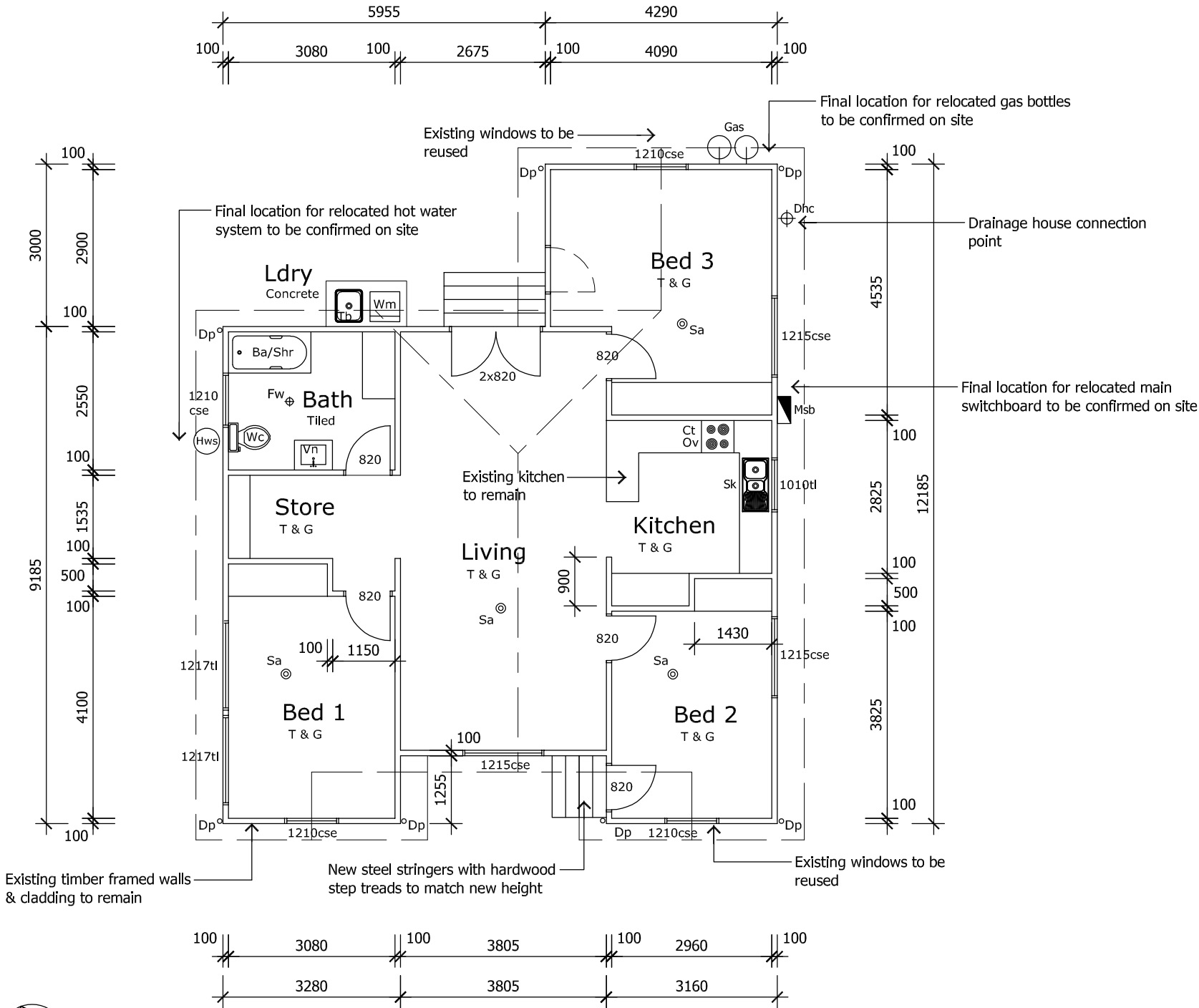
Flourescent Lights or Compact Flourescent Lights (CFLs) are used in 80% of the total area of all rooms. Total area is to include the floor areas of the garage, if it is within the Class 1 Building

Hot Water Supply
Hot water supply is to be provided by :
(a) Heat Pump or Solar Hot Water System that is eligible to receive :
(i) In a building with 3 or more bedrooms, at least 22 Renewable Energy Certificates (REC)
(ii) In a building with 1 or 2 bedrooms, at least 14 REC
Or
(b) A gas HWS with a Five Star Rating

Tap Ware
3 star water efficiency labeling and standards rating for laundry tubs, kitchen sinks and basins
Air Conditioners
Minimum 2.9 Energy Efficiency Ratio (EER) (equivalent to a 4 star energy rating) for air conditioners permanently attached to fixed wiring Class 1 and Class 3 buildings (where new and replacement systems are installed) from July 1st 2009

Energy Efficiency

General
Installation of ceiling fans and location & number of ceiling penetrations is essential to ensure compliance with energy efficiency requirements. No ventilated recessed lights to be used (sealed units only). Refer to building energy rating certificate for compliance requirements.



Floor Areas
Living : 102.20 m ²
Overall : 102.20 m ²

Floor Plan

Scale 1:100

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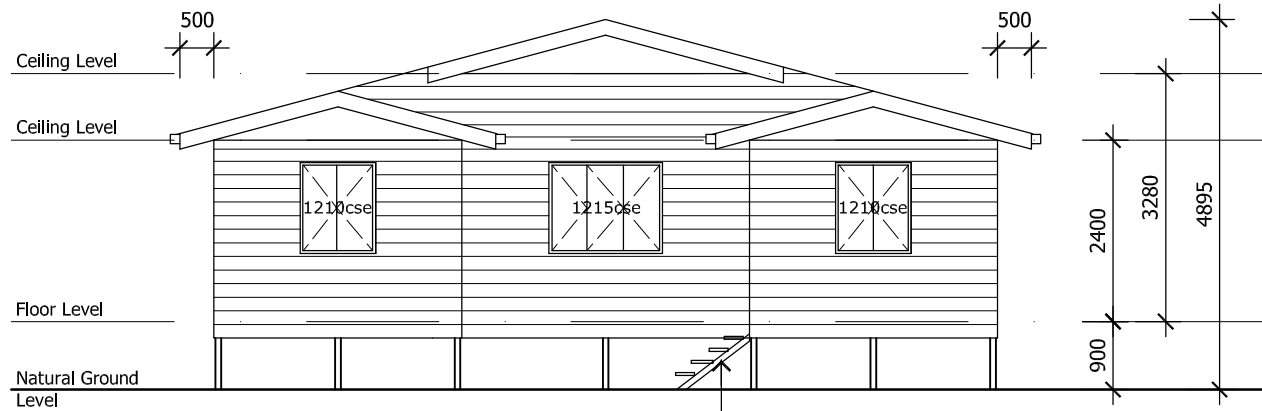
No.	Revision/Issue	Date
A	Preliminary Design	08/09/26



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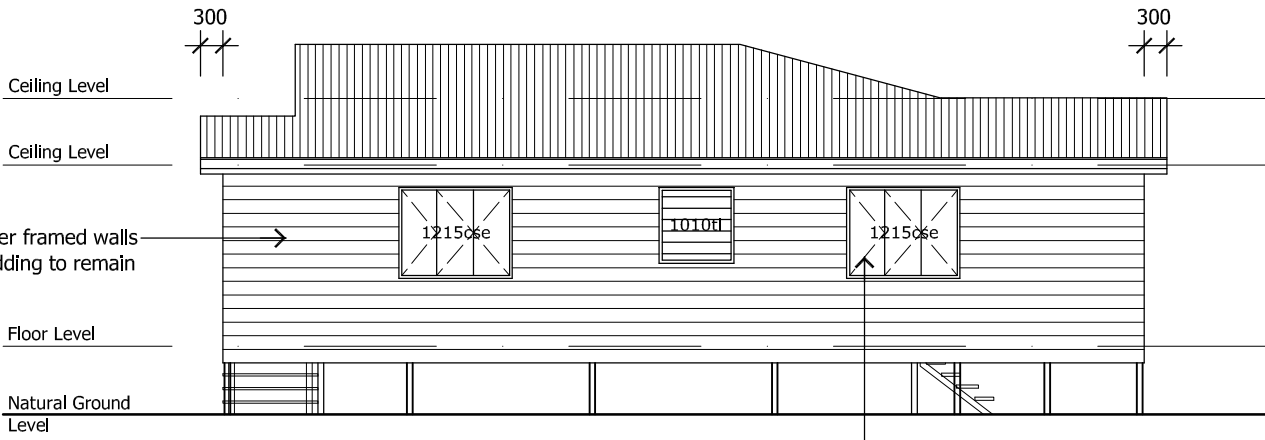
Project Name and Address
Proposed Relocatable Residence Stephanie Thompson 11 Springfield Street, Yabulu, Queensland

Project No.	Dwg No.	Issue
2026-24	WD02	A
Date	Designed	
August, 2026	G.B	
Scale	Drawn	
1:100 @ A3	G.B	



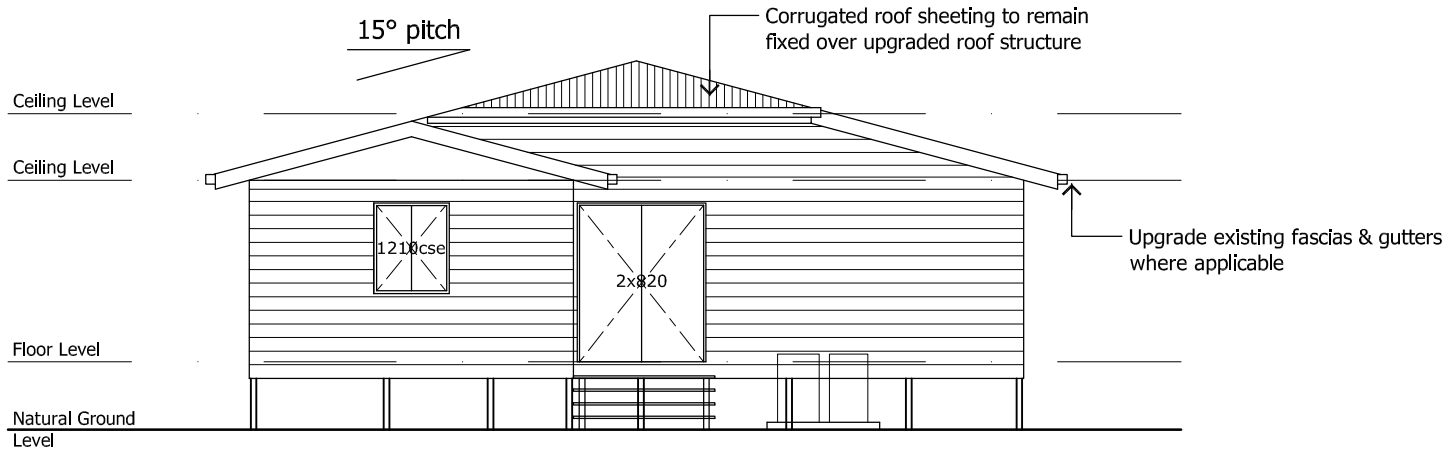
South Elevation

Scale 1:100



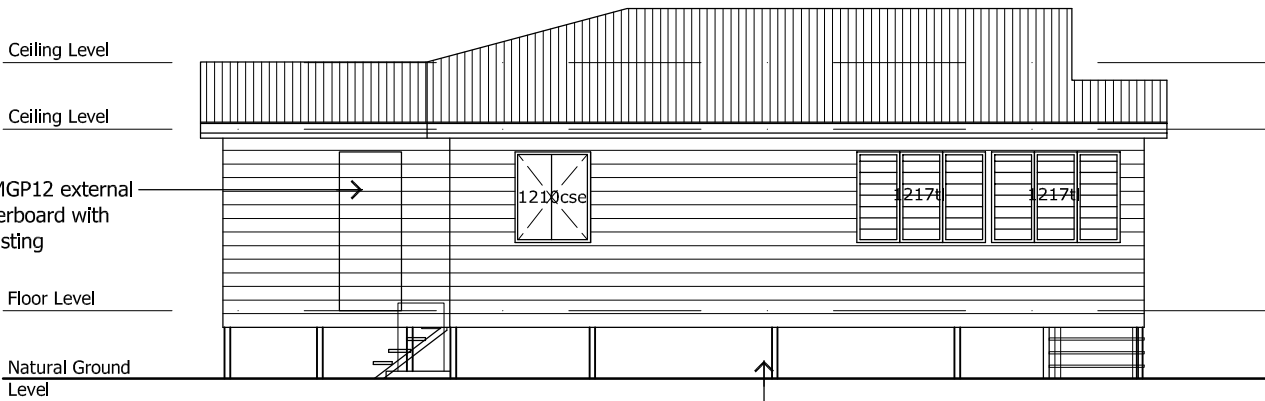
East Elevation

Scale 1:100



North Elevation

Scale 1:100



West Elevation

Scale 1:100

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Project Name and Address
Proposed Relocatable Residence
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Project No. 2026-24	Dwg No. WD03	Issue A
Date August, 2026	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	