



DREAMS ARE BUILT

Building Services Pty Ltd

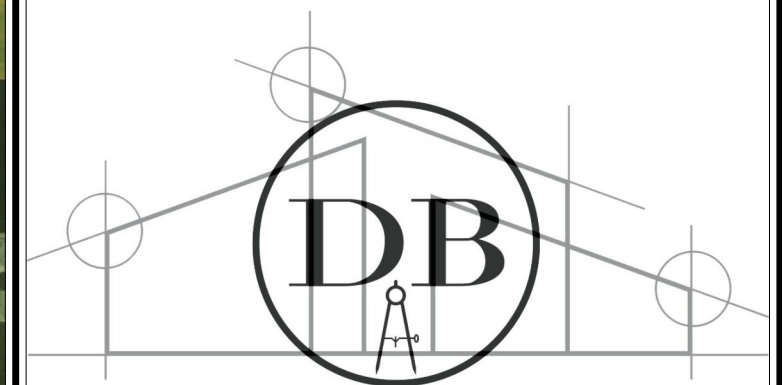
Appendix 5

**DEVELOPMENT APPLICATION
SHORT-TERM
ACCOMMODATION**

32 Sooning Street, NELLY BAY



DREAMS ARE BUILT
BUILDING SERVICES PTY LTD



Design and Construction

☎ 07 4778 5601

✉ admin@dreamsarebuilt.com.au

📍 100 SWENSEN ST,
HORSESHOE BAY. QLD. 4819.

📄 ABN: 37 602 272 122

15.06.2025

PROJECT DAB2125

DRAWING	DWG #	REV.	DATE
COVER SHEET	A000	A	15.06.2025
DRAWING SCHEDULE	A0002	A	15.06.2025
SITE SURVEY	A0003	A	15.06.2025
SITE PLAN	A0004	A	15.06.2025
GROUND FLOOR PLAN	A1001	A	15.06.2025
FIRST FLOOR PLAN	A1002	A	15.06.2025
ROOF PLAN	A1003	A	15.06.2025
NORTH & EAST ELEVATIONS 01, 02	A3001	A	15.06.2025
SOUTH & WEST ELEVATIONS 03, 04	A3002	A	15.06.2025
ELEVATIONS 05, 06, 07, 08	A3003	A	15.06.2025
TYPICAL SECTIONS 01- 02	A4001	A	15.06.2025
TYPICAL SECTIONS 03- 04	A4002	A	15.06.2025
3D RENDERS	A7001	A	15.06.2025
3D RENDERS	A7002	A	15.06.2025
3D RENDERS	A7003	A	15.06.2025

Site Details

Site Area: 1052SQM
Lot & Plan: Lot 4 SP 335558
Council: Townsville City Council
Zoning: Low Density Residential
Located within Priority Infrastructure Area

General Notes

1. Use figured dimensions in preference to scaling.
2. All dimensions & site levels are to be verified and checked on site prior to construction commencing.
3. All works are to comply with all relevant Australian Standards, NCC Regulations, the Building Act 1975 & all other statutory provisions required.
4. Any discrepancies with contract, consulting &/or Scheduling Documentation & on site conditions are to be referred to Dreams are Built Building Services Pty Ltd.
5. Refer to engineers report/ Documentation for all footings, slab and framing details.
6. Moisture resistant lining to wet 'areas' in accordance to NCC.
7. Lift-off hinges to W.C doors.
8. Install interconnected hardwired smoke alarms (photoelectric sensor type) in accordance with Part 3.7.2 of the NCC, Building Regulation 2006 and AS 3786-2014.
9. Termite Protection: Any chemical treatment barriers of relevant areas to be in accordance with NCC and AS 3660.1 and other parts thereof shall be installed by a licensed pest controller operator and authorised by the manufacturer. A service contract will be initiated with a competent pest controller for annual inspections. Generally provide physical barriers, caps and termimesh (or approved equivalent) as applicable in accordance with NCC and AS 3660.1.
10. Member sizing, bracing and detasils are not valid without suitable certification from a Structural Engineer or as documented and certified by project Structural Engineer.
11. Refer to manufacturers' written advice, specifications and details for installation of all propriety items or systems.

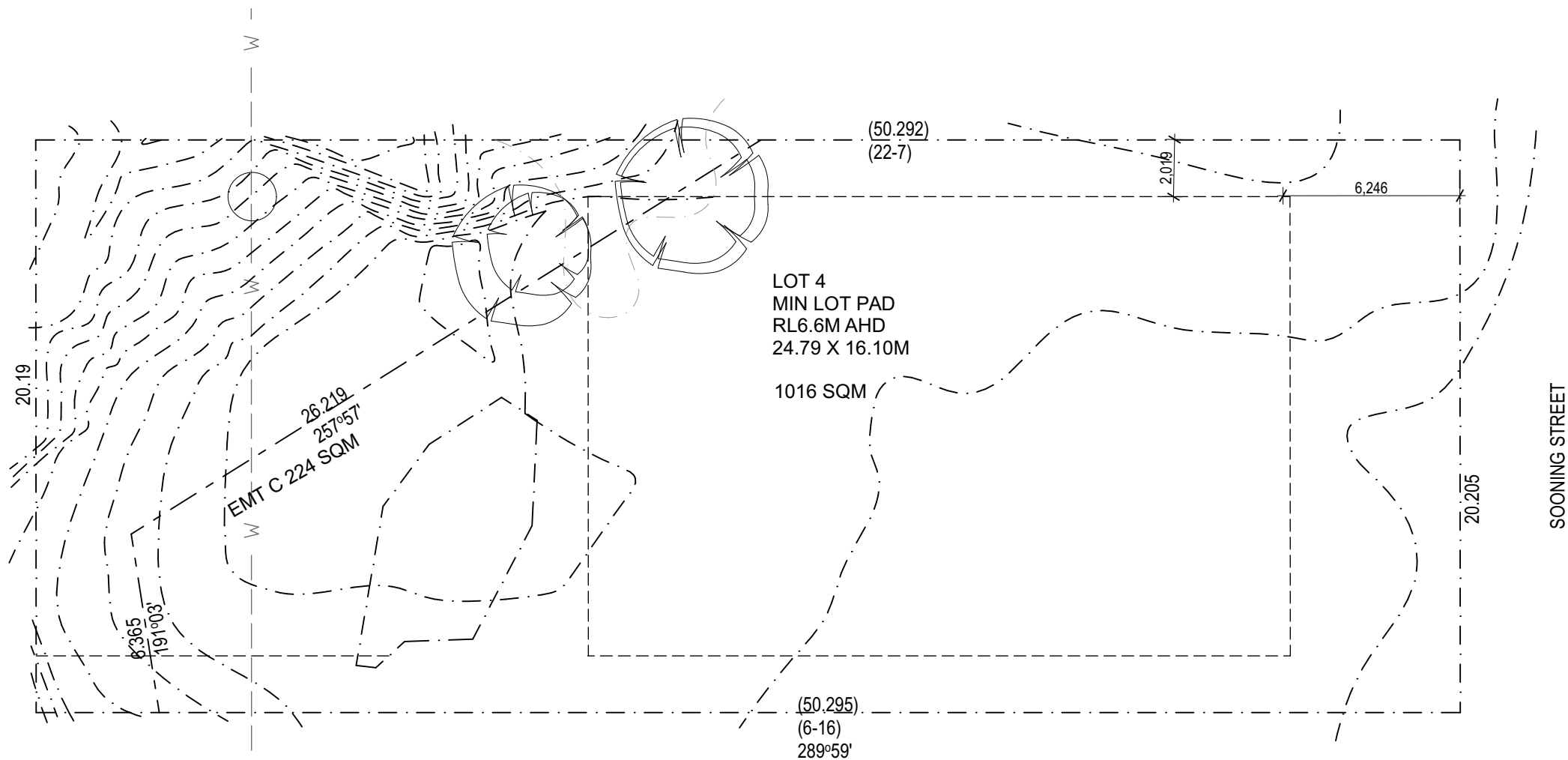
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Location Plan/Satellite Imagery

PRELIMINARY
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PLANS ARE SUBJECT TO CHANGE TO
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BUILDING CERTIFICATION APPROVALS

<div></div> <div>DREAMS ARE BUILT BUILDING SERVICES PTY LTD <i>Design and Construction</i></div>	Use figured dimensions in preference to scaling. All dimensions & site levels are to be verified and checked on site prior to construction commencing. These designs, drawings, specifications and the copyright thereof are the property of Dreams are Built Building Services Pty Ltd and must not be used, retained or copied without the written authority of Dreams are Built Building Services Pty Ltd	Plot Date: 15/06/2025 Project NO. DAB212025 Project Status Development Application	DRAWING TITLE : Site and Location Drawings Drawing List Site Location	PROJECT NAME : Short term accommodation	REVISION NO. A SCALE. @ A3 DRAWING NO. A0002
		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819			



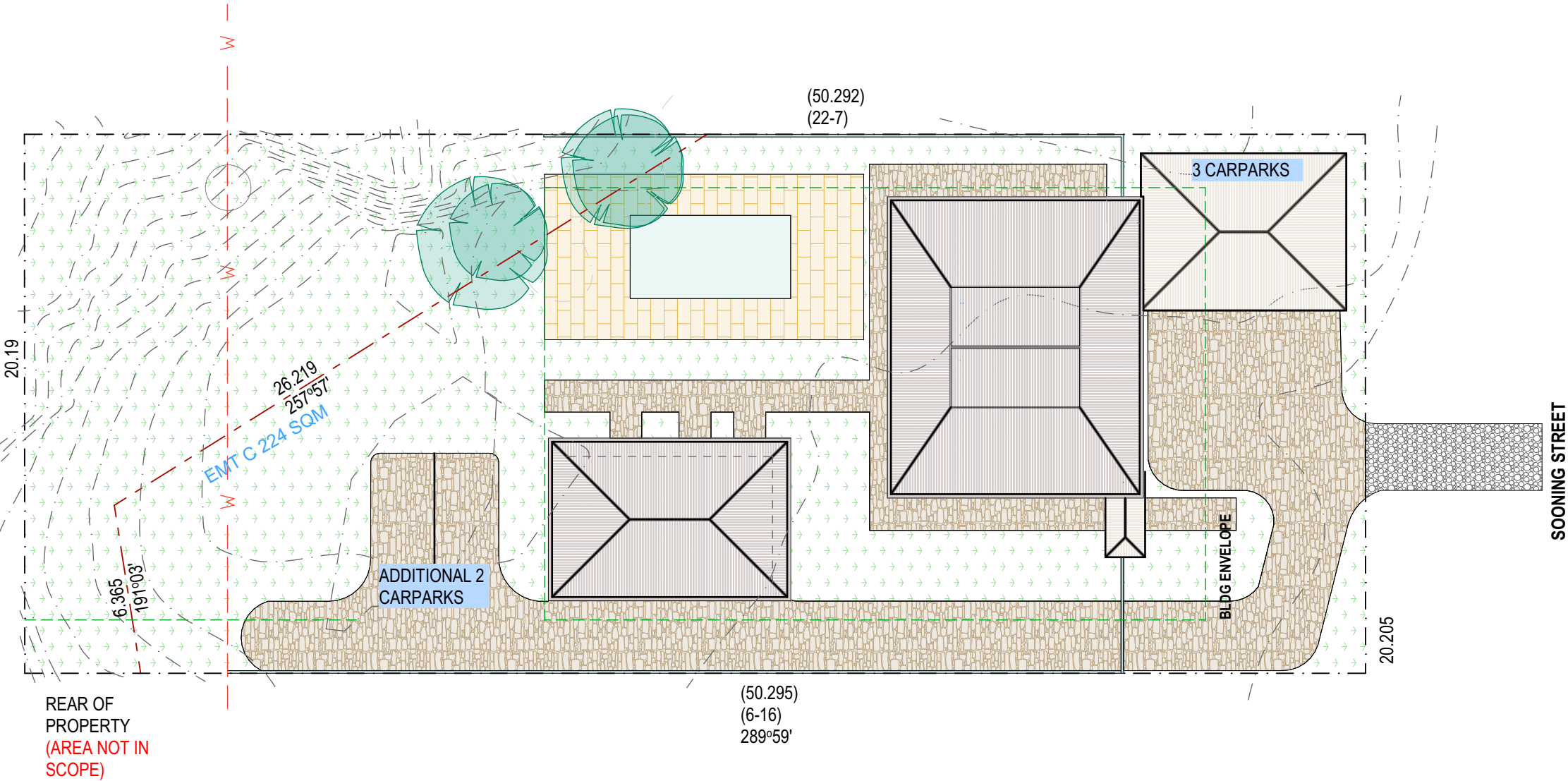
0. Site (1)
1:200

 <div>DREAMS ARE BUILT BUILDING SERVICES PTY LTD <i>Design and Construction</i></div>	<p>Use figured dimensions in preference to scaling. All dimensions & site levels are to be verified and checked on site prior to construction commencing. These designs, drawings, specifications and the copyright thereof are the property of Dreams are Built Building Services Pty Ltd and must not be used, retained or copied without the written authority of Dreams are Built Building Services Pty Ltd</p>	Plot Date: 15/06/2025	DRAWING TITLE : Site and Location Drawings Site Survey		REVISION NO. A
		Project NO. DAB212025 Project Status Development Application			PROJECT NAME : Short term accommodation
		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819			DRAWING NO. A0003

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AREA SCHEDULE: PROPOSED

SITE ACCESS	20 m
BUILDING HEIGHT	7.4 m
SITE AREA	1016 m ²
GROSS FLOOR AREA	188.6 m ²
PERVIOUS SITE COVER	175 m ²
CARPARKING	149 m ²
POOL AREA	75 m ²
TOTAL SITE COVER	587.6 m ²



- LEGEND**
- PROPOSED UNITS
 - 3 SPACE CARPORT
 - PROPOSED PERVIOUS ACCESS WAYS
 - DRIVEWAY TO TCC STANDARD DRAWING SD-030I
 - PROPOSED CARPORT
 - PROPOSED POOL
 - PROPOSED LANDSCAPING
 - RETAINED EXISTING VEGETATION
 - SITE BOUNDARY
 - BUILDING ENVELOPE
 - EMT C EASEMENT
 - EXISTING WATER MAIN

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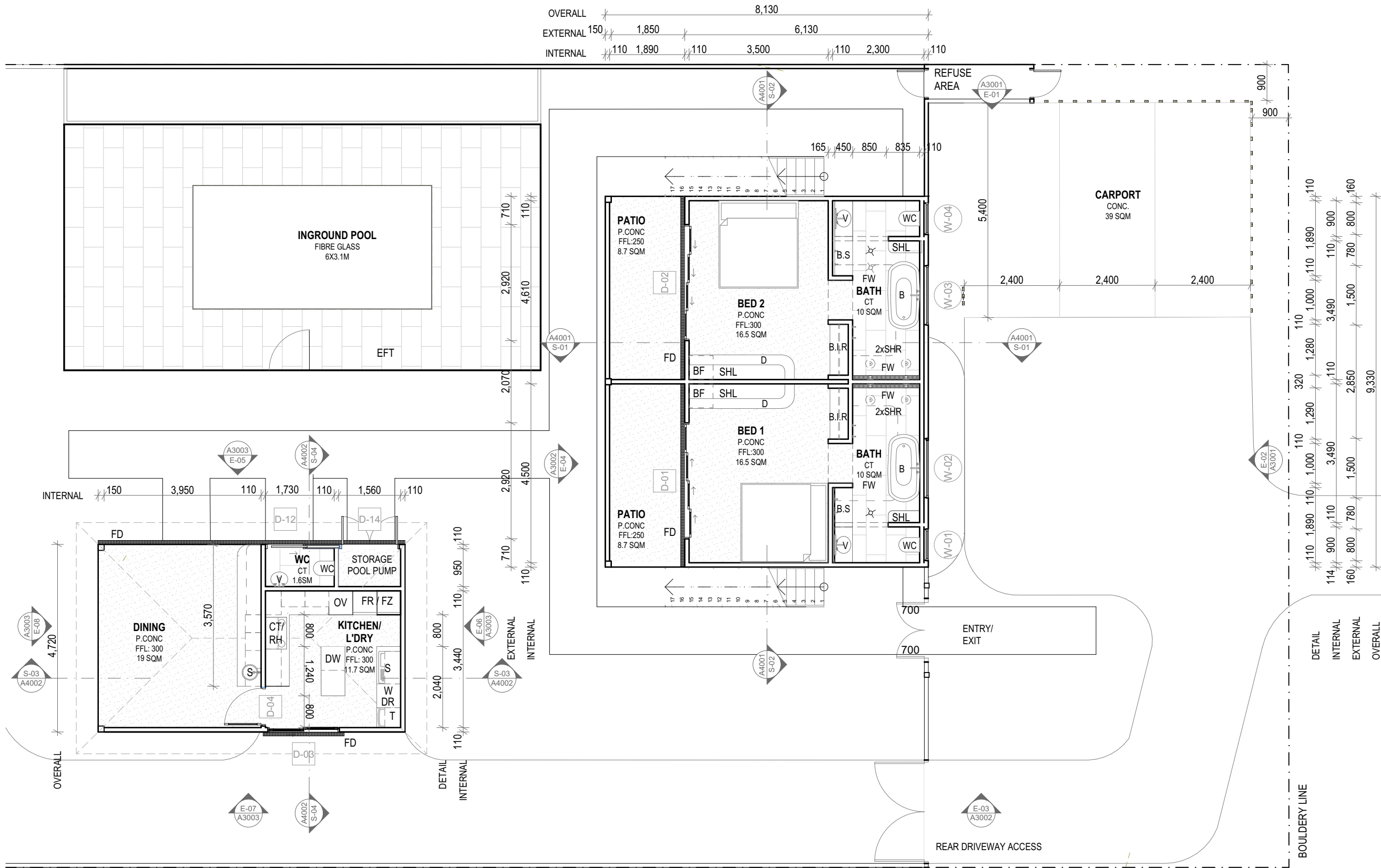
Plot Date: 15/06/2025
Project NO. DAB212025
Project Status Development Application

Client Dominique & Damian Battensby
Site: 32 Sooning st, Nelly Bay, QLD 4819

DRAWING TITLE :
Site and Location Drawings
Site Plan

PROJECT NAME :
Short term accommodation

REVISION NO. **A**
SCALE. **1:200 @ A3**
DRAWING NO. **A0004**



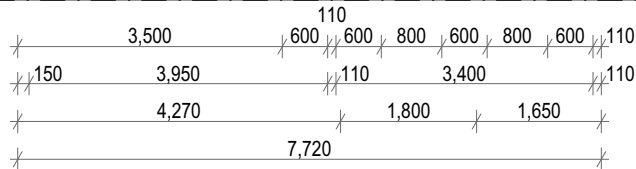
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LEGEND

B	BATH
BF	BAR FRIDGE
B.I.R	BUILT IN ROBE
BS	BENCH SEAT
CONC.	CONCRETE
CT	CERAMIC TILE
D	DESK
D0X	DOOR NUMBERS
DR	CLOTHES DRYER
DW	DISHWASHER
EFT	EXTERNAL FLOOR TILES
FD	FLOOR DRAIN GRATE
FFL	FINISHED FLOOR LEVEL
FR	REFRIGERATOR
FW	FLOOR WASTE
FZ	FREEZER
HWS	HOT WATER SYSTEM
OV	OVEN
P.CONC	POLISHED CONCRETE
RH	RANGE HOOD
S	SINK
SHL	SHELVING
SHR	SHOWER
T	LAUNDRY TUB
V	VANITY
W0X	WINDOW NUMBERS
WC	WATER CLOSET
W	WASHING MACHINE

NOTES

1. PLUMBER TO ENSURE WATER FOR SINK IS IN SLAB BEFORE POUR
2. ENGINEER TO DETERMINE LOCATION OF BRACING WALLS WITH APPROPRIATE VERTICAL REINFORCEMENT
3. LOAD BEARING WALLS REFER TO ENGINEERS DRAWINGS



2400H
PRIVACY
FENCE

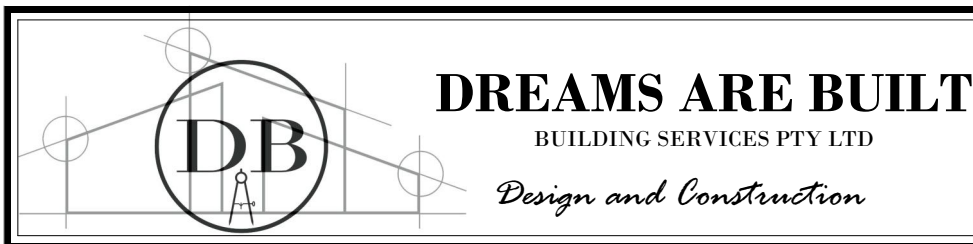
3.7.2.2 External walls of Class 1 buildings
An external wall of a Class 1 building, and any openings in that wall, must comply with 3.7.2.4 if the wall is less than—
(a) 900 mm from an allotment boundary other than the boundary adjoining a road alignment or other public space
(b) 1.8 m from another building on the same allotment other than a Class 10 building

External Walls:
Rendered, Fibro Cement, Steel frame construction

Internal Wall cladding:
Plasterboard internal wall lining.
6mm Villaboard to wet areas.

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Project NO. DAB212025
Project Status Development Application
Client Dominique & Damian Battensby
Site: 32 Sooning st, Nelly Bay, QLD 4819

DRAWING TITLE :
Plans
Ground Floor

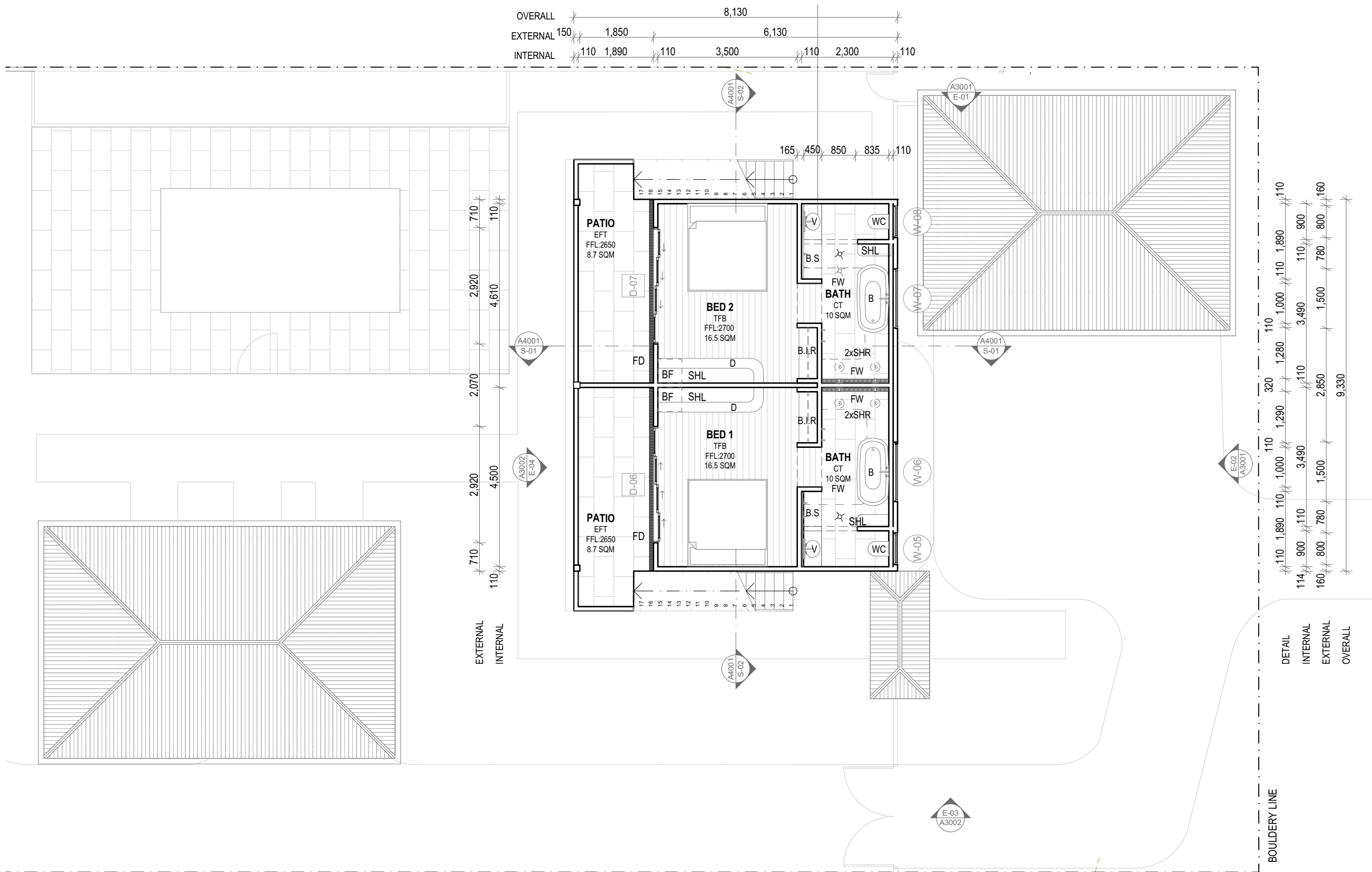
PROJECT NAME :
Short term accommodation



REVISION NO.
A

SCALE.
1:100 @ A3

DRAWING NO.
A1001



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LEGEND

B BATH
BF BAR FRIDGE
B.I.R BUILT IN ROBE
BS BENCH SEAT
CT CERAMIC TILE
D DESK
D.O.X DOOR NUMBERS
EFT EXTERNAL FLOOR TILES
FD FLOOR DRAIN GRATE
FFL FINISHED FLOOR LEVEL
FW FLOOR WASTE
SHL SHELVING
SHR SHOWER
TFB TIMBER FLOOR BOARD
V VANITY
WOX WINDOW NUMBERS
WC WATER CLOSET

NOTES



1. TO BE READ IN CONJUNCTION
WITH ENGINEER'S DRAWINGS &
DETAILS.

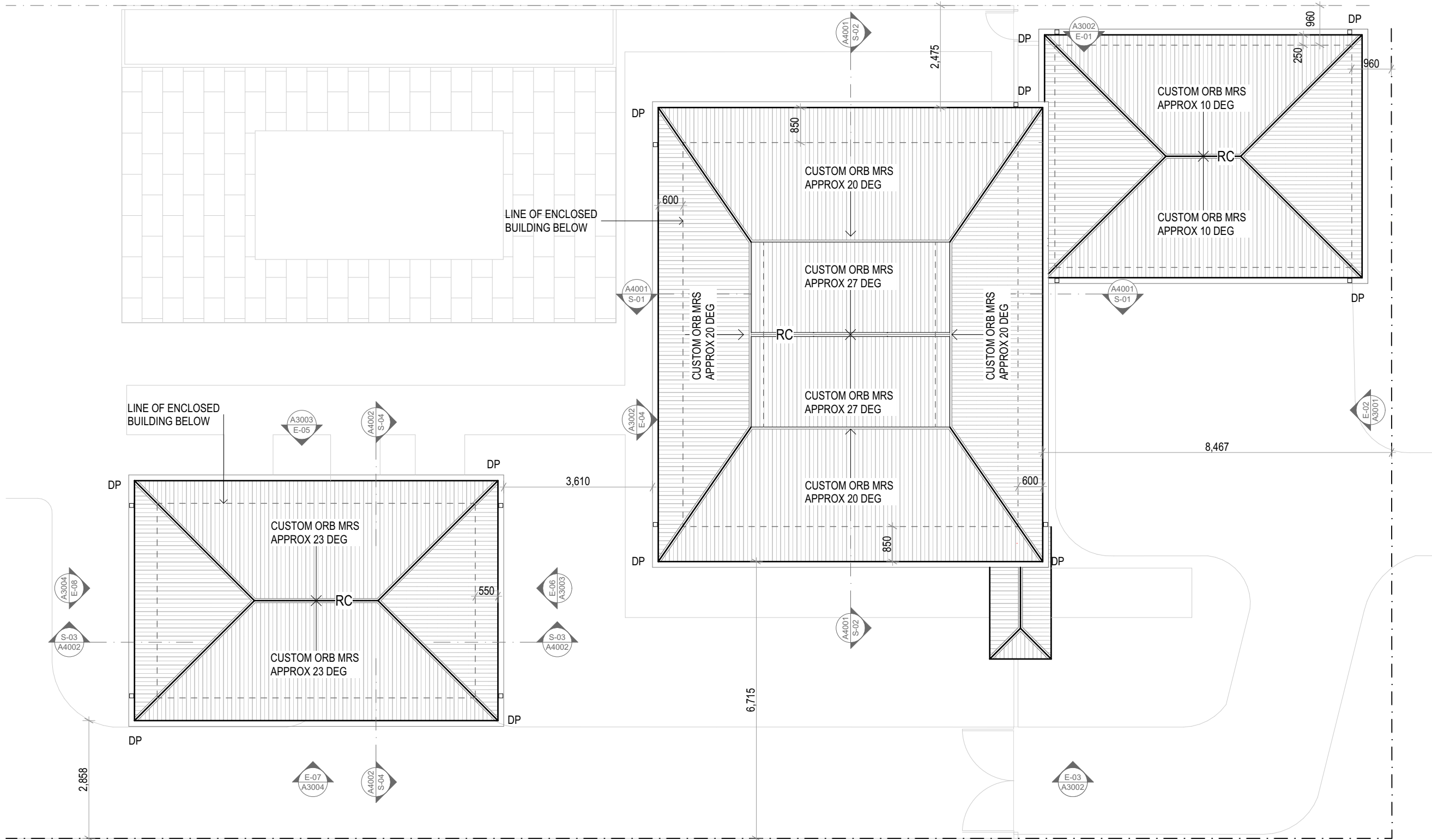
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		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819			



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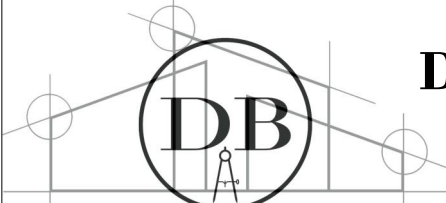

LEGEND	
DEG	DEGREES
DP	DOWNPIPE
MRS	METAL ROOF SHEETING
RC	RIDGE CAP

NOTES : REFER ENGINEER DETAILS
ROOF - FIXED AS PER ENGINEERS SPECIFICATIONS
BATTEN - AS PER ENGINEERS SPECIFICATIONS
RAFTER - to Engineer specification design and fixed in to Engineers instructions
BEAM STL - AS PER ENGINEERS SPECIFICATIONS
TRUSS- BY OTHERS
POST- SHS, REFER TO ENGINEERS SPECIFICATIONS
WALLS - CONSTRUCTED AS PER ENGINEERS SPECIFICATIONS
STL WALL FRAMING AS PER ENGINEERS SPECIFICATIONS

NOTE:
CLADDING- SELECTED COLORBOND **CUSTOM ORB** - ULTRA, colour- Light shade
FIXED TO MAN.SPEC and IN ACCORDANCE TO ROOFING IN CYCLONIC AREA,
AS 1562.1.1992 Design and installation of sheet roofing according to AS 4055.2006 (or
the most up to date)
FASTENING- cyclonic washers CLASS 4 G300 screws, to AS 3566 and the type of
fasteners and in accordance with MAN. SPEC for CYCLONIC INSTALLATION
SEALANT- neutral-cure silicone be used with sheet metal, in accordance with MAN.SPEC
INFILL STRIPS- Where roof pitch is below 1 in 5 (10 degrees), you should incorporate
infill strips to maximise resistance to water entry (Don't use infill strips that can absorb
water (refer MAN. SPEC)
FASCIA : colour specified by client, FIXED TO MAN.SPEC

SELECTED COLOURBOND CAPPING & FLASHING, colour to match roof in accordance
with AS 2179.1.1994 & LYSAGHT ROOF & WALL manual in CYCLONIC AREA as defined in
AS 1170.2:2011(or the most up to date) provide an over FLASHING which discharges into
gutter, turn back the edge of flashing to restrict water movement past flashing
FLASHING and capping must be purpose made, machine- folded sheet metal sections of
materials COMPATIBLE with all up and down stream metal roof covering materials in
accordance with 3.1.5.3 of BCA FLASHING and CAPPING fasteners must comply with
3.5.1.2 of BCA.
GUTTER- QUAD 175, DOWN PIPE- rectangular 100 x 75, fix to manufactures spec ,
AS3500.3.2003, HB114:1998 and 3.5.2 of BCA colour- to match existing house
ROOF BRACING TO BE IN ACCORDANCE WITH MANUFACTURER'S DETAILS
INSULATION- REFLECTIVE FOIL LAMINATED TO AS 4200 and HB63-1994

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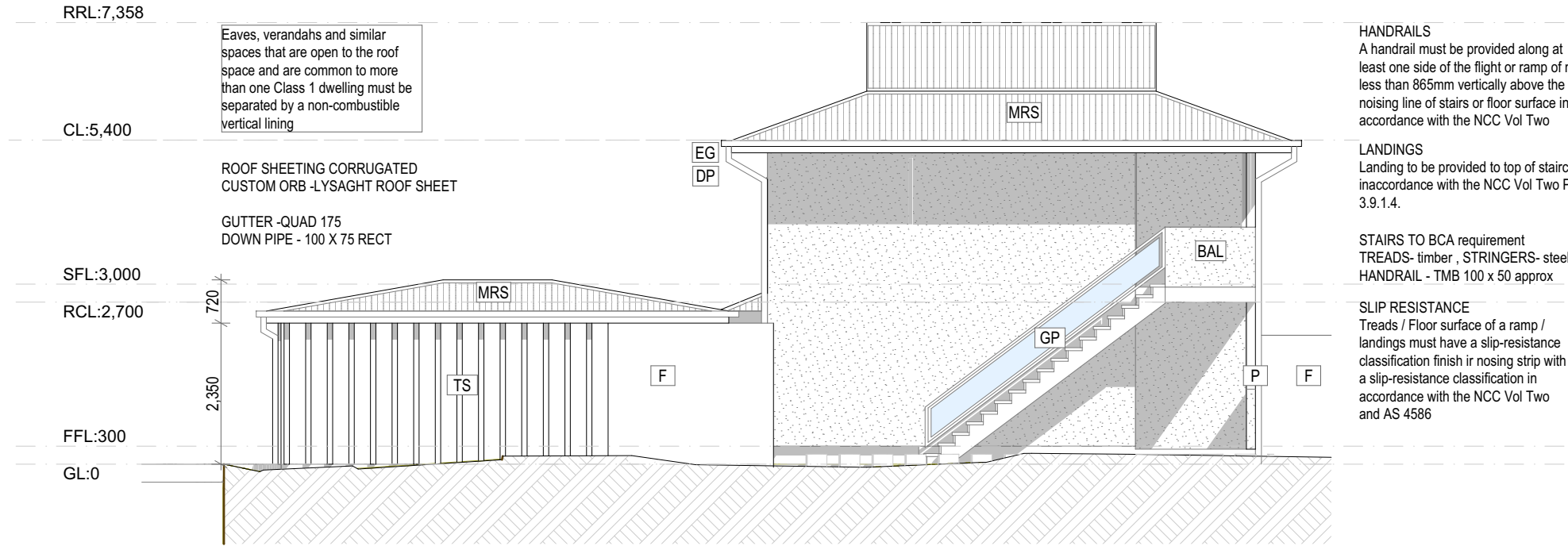
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		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819	PROJECT NAME : Short term accommodation	

LEGEND

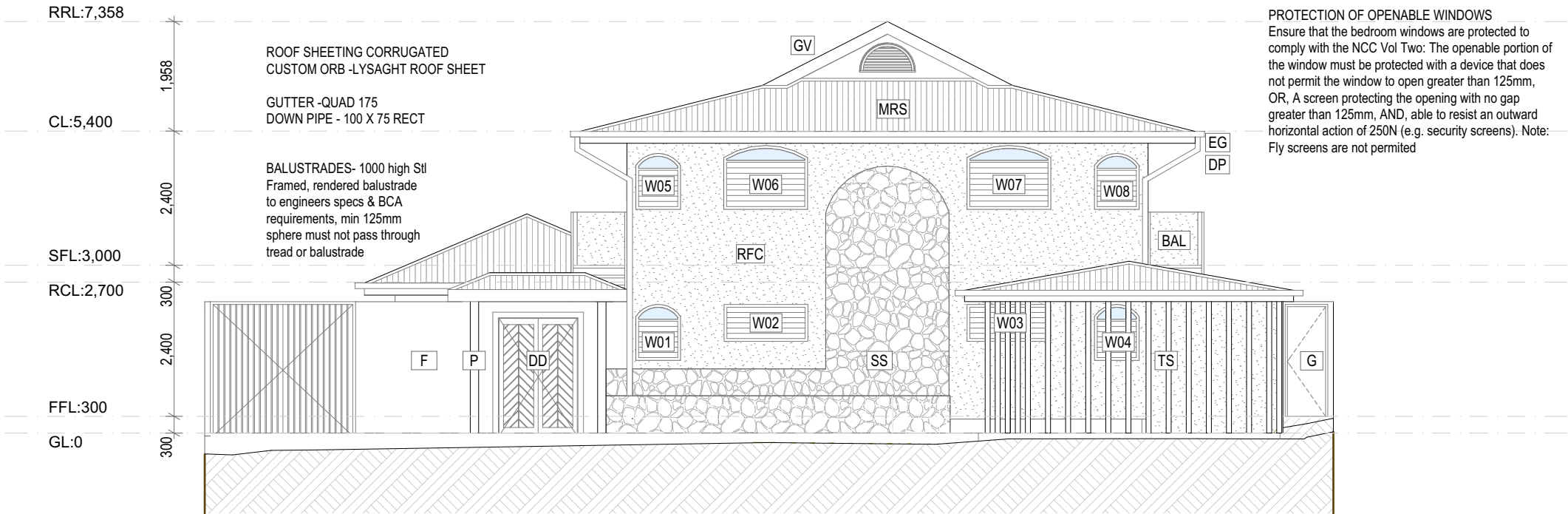
BAL	BALUSTRADE
CL	CEILING LEVEL
DD	DECORATIVE DOOR
DP	DOWNPIPE
D0X	DOOR NUMBER
EG	EAVES GUTTER
F	FENCE
FFL	FINISHED FLOOR LEVEL
G	GATE
GL	GROUND LEVEL
GP	GLASS PANEL
GV	GABLE VENT
P	POST
MRS	METAL ROOF SHEETING
RCL	RELATIVE CEILING LEVEL
RFC	RENDERED FIBRE CEMENT
RRL	RELATIVE RIDGE LEVEL
SS	STACKED STONE
TS	TIMBER SCREENING
W0X	WINDOW NUMBER

NOTES

1. TO BE READ IN CONJUNCTION
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DETAILS.




E-01 North Elevation
1:100



E-02 East Elevation (1)
1:100

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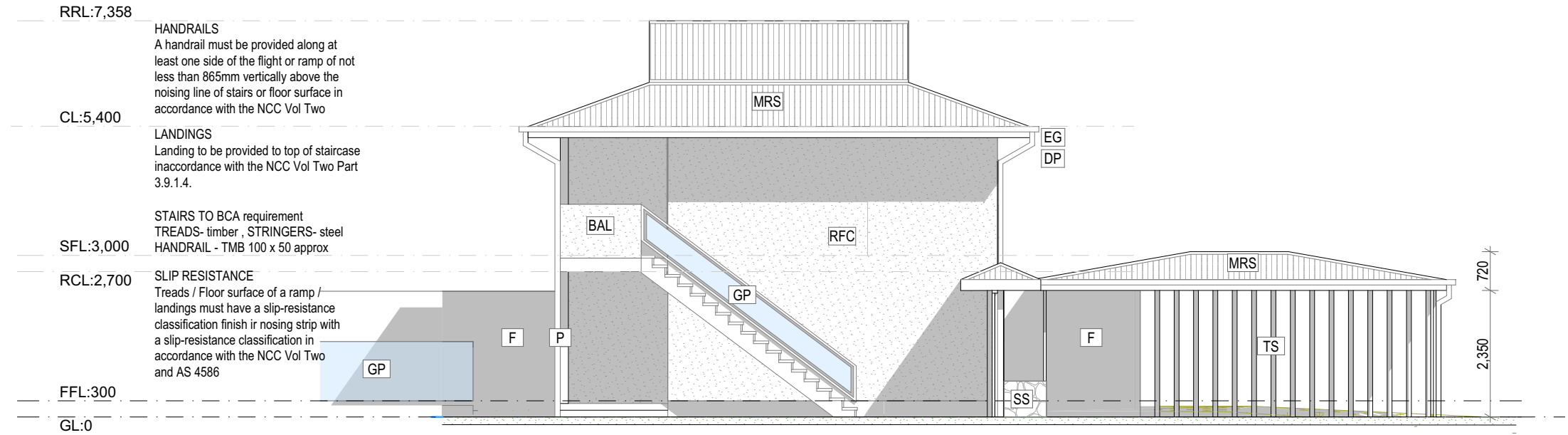
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		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819	PROJECT NAME : Short term accommodation	

LEGEND

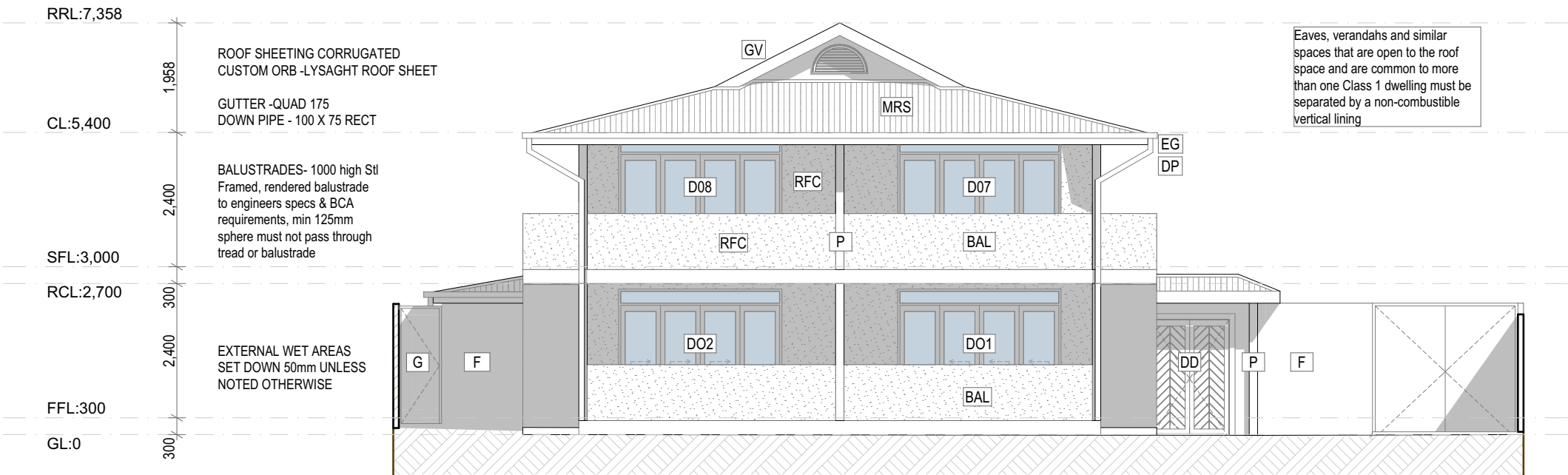
BAL	BALUSTRADE
CL	CEILING LEVEL
DD	DECORATIVE DOOR
DP	DOWNPIPE
D0X	DOOR NUMBER
EG	EAVES GUTTER
F	FENCE
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GL	GROUND LEVEL
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P	POST
MRS	METAL ROOF SHEETING
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RFC	RENDERED FIBRE CEMENT
RRL	RELATIVE RIDGE LEVEL
SS	STACKED STONE
TS	TIMBER SCREENING
WOX	WINDOW NUMBER

NOTES

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E-03 South Elevation
1:100



E-04 West Elevation
1:100

PRELIMINARY

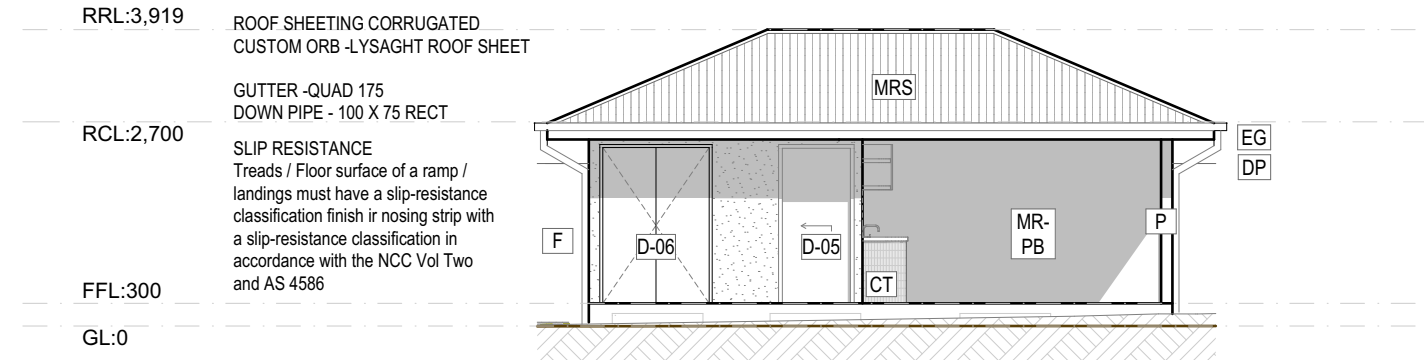
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		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819		

LEGEND	
BAL	BALUSTRADE
CL	CEILING LEVEL
DP	DOWNPIPE
D0X	DOOR NUMBER
EG	EAVES GUTTER
F	FENCE
FFL	FINISHED FLOOR LEVEL
GL	GROUND LEVEL
GP	GLASS PANEL
P	POST
MRS	METAL ROOF SHEETING
RCL	RELATIVE CEILING LEVEL
RFC	RENDERED FIBRE CEMENT
RRL	RELATIVE RIDGE LEVEL
W0X	WINDOW NUMBER

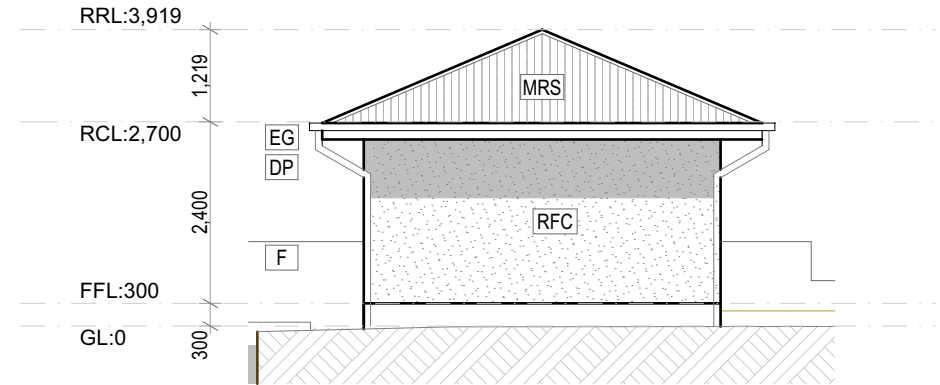
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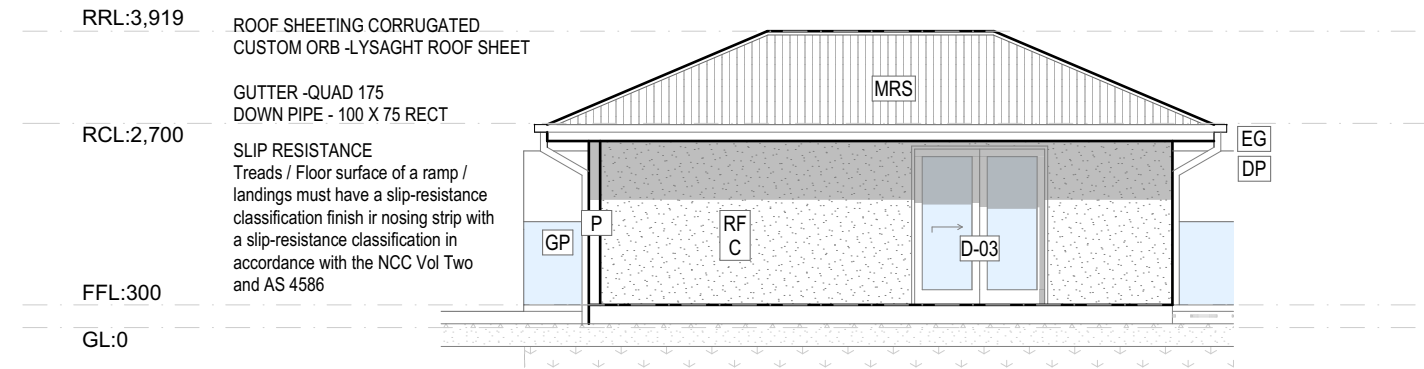
E-05

North Elevation
1:100



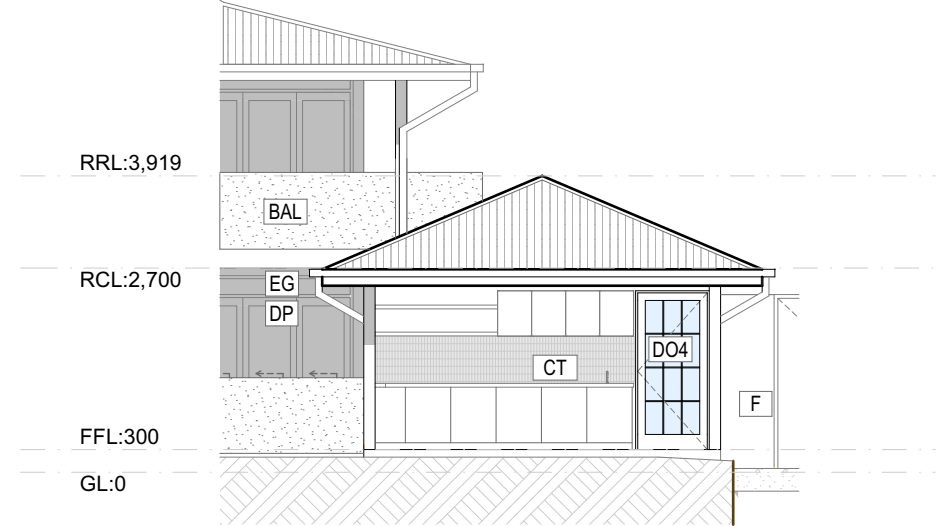
E-06

East Elevation
1:100



E-07

South Elevation
1:100




E-08

West Elevation
1:100

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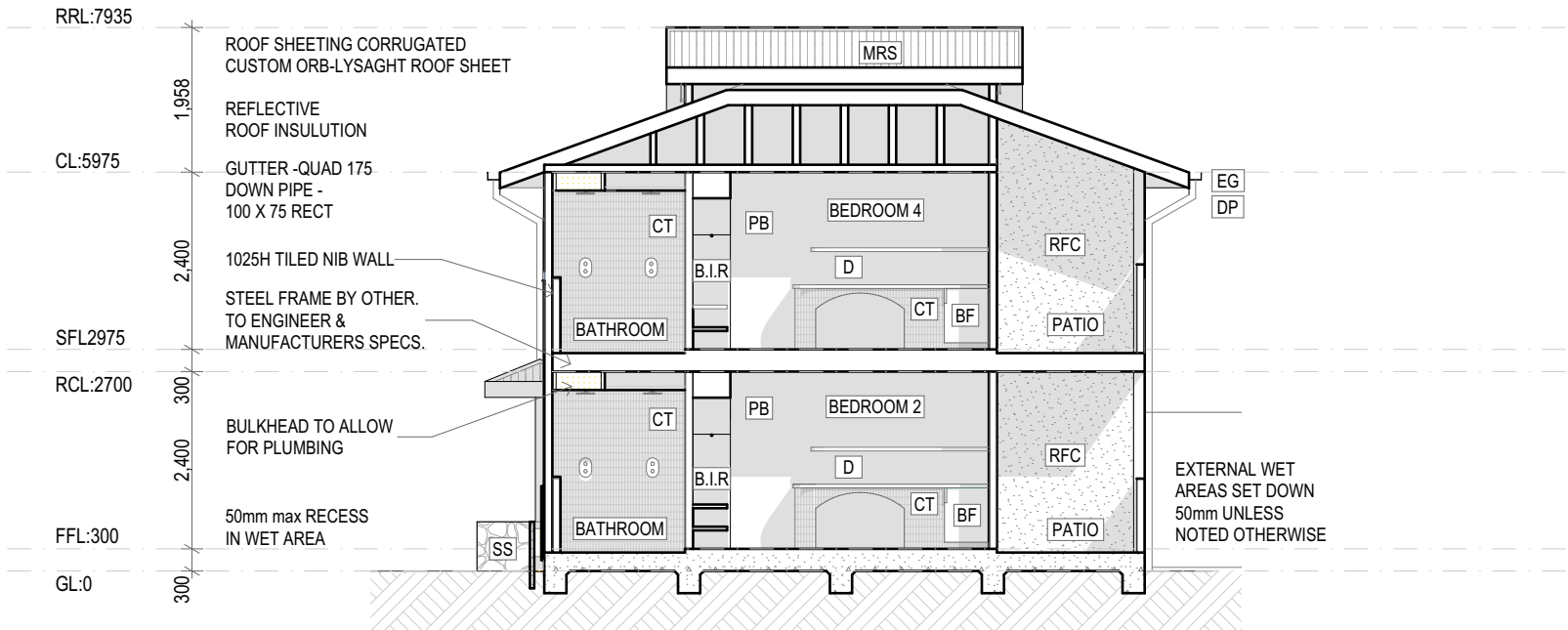
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		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819		

LEGEND

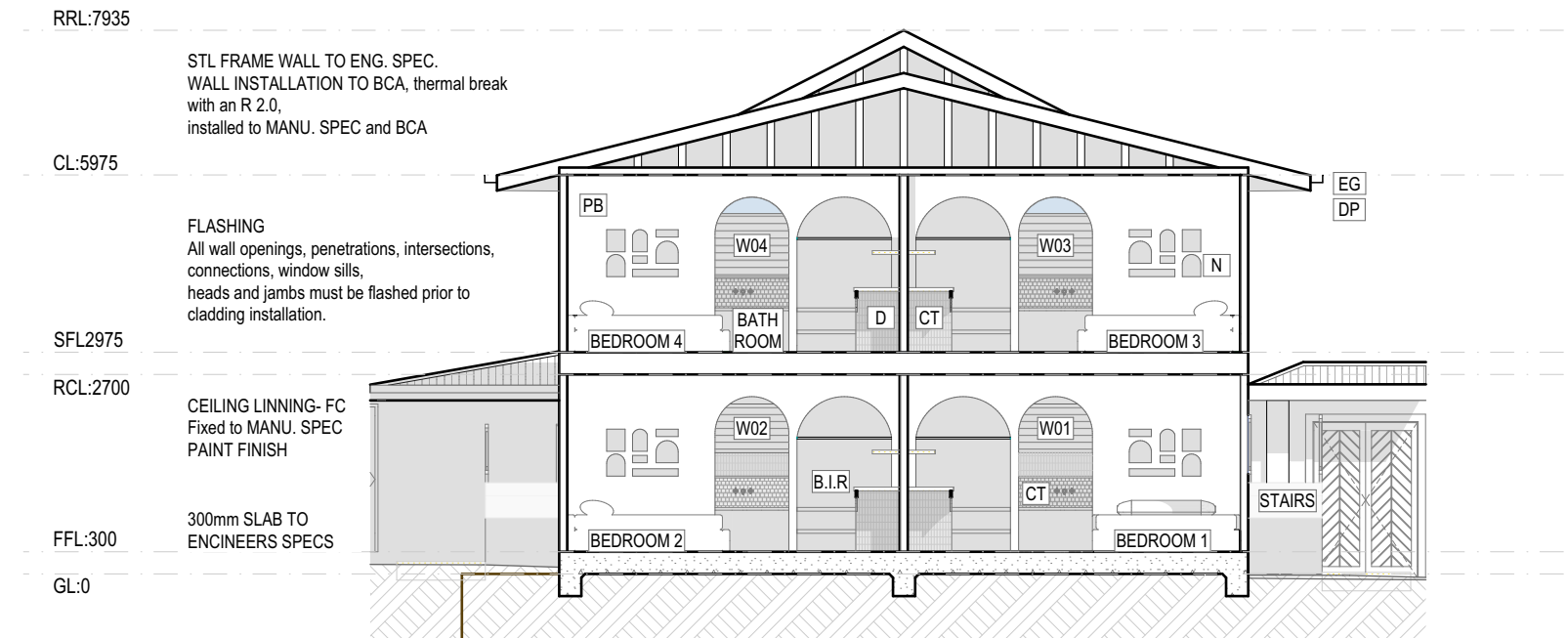
BF	BAR FRIDGE
CL	CEILING LEVEL
CT	CERAMIC TILE
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DP	DOWNPIPE
D0X	DOOR NUMBER
EG	EAVES GUTTER
FFL	FINISHED FLOOR LEVEL
GL	GROUND LEVEL
MRS	METAL ROOF SHEETING
N	NICHE
PB	PLASTER BOARD
RCL	RELATIVE CEILING LEVEL
RRL	RELATIVE RIDGE LEVEL
SS	STACKED STONE
WOX	WINDOW NUMBER

NOTES

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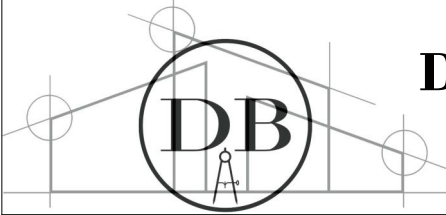


S-01
Section
1:100



S-02
Section
1:100

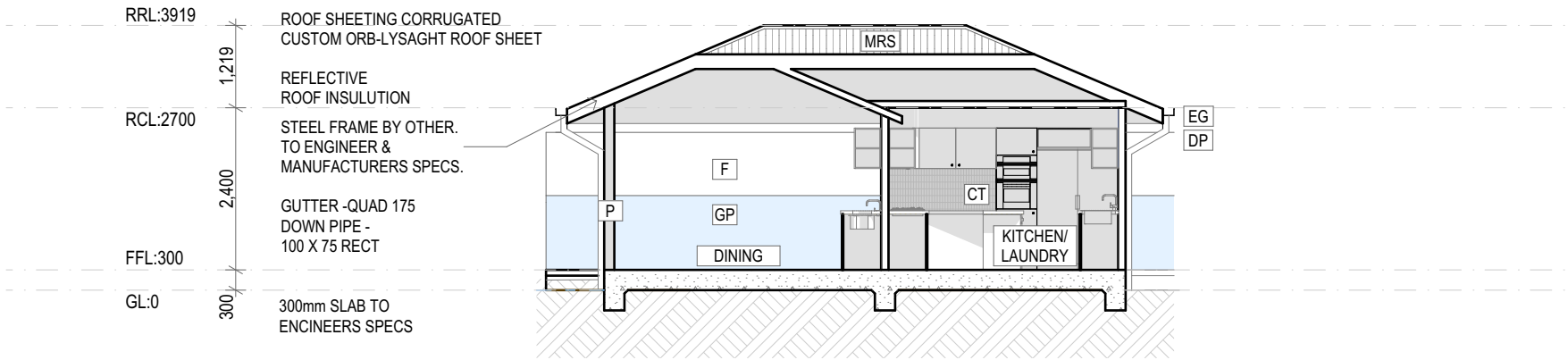
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		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819		

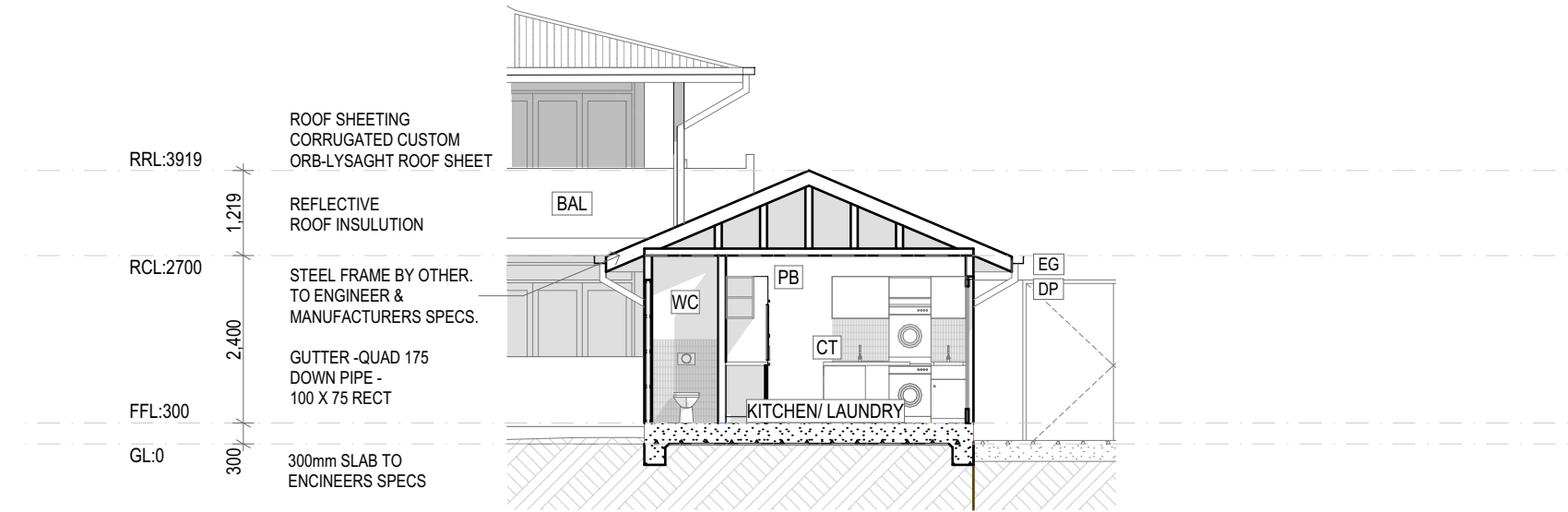
LEGEND	
CL	CEILING LEVEL
CT	CERAMIC TILE
DP	DOWNPIPE
D0X	DOOR NUMBER
EG	EAVES GUTTER
FFL	FINISHED FLOOR LEVEL
GL	GROUND LEVEL
MRS	METAL ROOF SHEETING
PB	PLASTER BOARD
RCL	RELATIVE CEILING LEVEL
RRL	RELATIVE RIDGE LEVEL
W0X	WINDOW NUMBER

NOTES

1. TO BE READ IN CONJUNCTION
WITH ENGINEER'S DRAWINGS &
DETAILS.




S-03
Section
1:100



S-04
Section
1:100

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PLANS ARE SUBJECT TO CHANGE TO
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		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819		



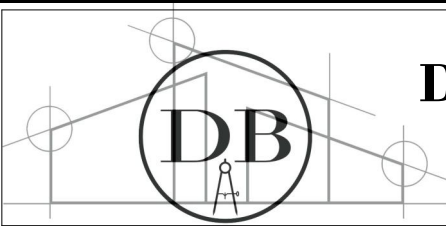
NORTH PERSPECTIVE



SOUTH PERSPECTIVE

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QLD, 4819.
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		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819		



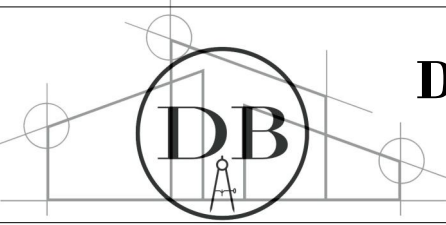
AERIAL PERSPECTIVE



WEST PERSPECTIVE

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		Client Dominique & Damian Battensby Site: 32 Sooning st, Nelly Bay, QLD 4819			



DINING AREA



BEDROOM



DINING AREA



KITCHEN /
LAUNDRY



DINING AREA



BATHROOM

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Project NO. DAB212025
Project Status Development Application
Client Dominique & Damian Battensby
Site: 32 Sooning st, Nelly Bay,
QLD 4819

DRAWING TITLE :
Details
3D Renders

PROJECT NAME :
Short term accommodation

REVISION NO.
A
SCALE. **@ A3**
DRAWING NO.
A7003