

DUAL OCCUPANCY BUILDING
FOR S & J BRADDICK
LOT 1 GRANITE ST.
PICNIC BAY

DRAWING LIST		
SHEET No.	SHEET NAME	ISSUE
DA1	COVER	H
DA2	SITE PLAN	H
DA3	GROUND FLOOR - UNIT 1	H
DA4	FIRST FLOOR - UNIT 1	H
DA5	GROUND FLOOR - UNIT 2	H
DA6	FIRST FLOOR - UNIT 2	H
DA7	ELEVATIONS	H
DA8	ELEVATIONS	H
DA9	ELEVATIONS	H



BUILDING DESIGN
MEDIUM RISE
QBCC LIC.- No. 15212191
NOTE: DRAWINGS IN
PDF FORMAT MAY NOT
BE TO CORRECT SCALE



448 BAYSWATER ROAD
MT LOUISA
PO Box 7645 GARBUTT 4814
PH: 07 47743314
admin@gvdbuildingdesign.com.au

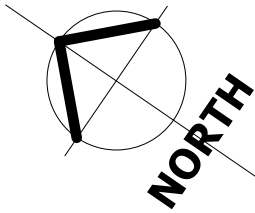
AMENDMENTS	No.	Description	Date	Issued	BUILDER
	F	NEW UNIT LAYOUT	8.7.25	GVD	
	G	Reduced size. Changed roof	23.7.25	GVD	
	H	NEW UNIT LAYOUT & DRIVEWAY	16.10.25	GVD	

CLIENT: S. & J. BRADDICK
ADDRESS:
LOT 1 / 6-8 GRANITE ST
PICNIC BAY

DRN: GVD	DATE: 16.10.25	PHASE: DA
ISSUE: H	SCALE:	
SH No: DA1	JOB No: 17069BR	



NORTH POINT



PROPERTY DESCRIPTION

ZONING - MIXED USE. -
SUB PRECINCT - MAGNETIC ISLAND VILAGES -PB

LOT No: 1 on PLAN No: RP717421
PARISH : MAGNETIC COUNTY : ELPHINSTONE
SITE AREA : 938m²
SITE COVER : 38%

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 ASSESSMENT: LOW (EXEMPT) / MEDIUM

STORM SURGE ASSESSMENT

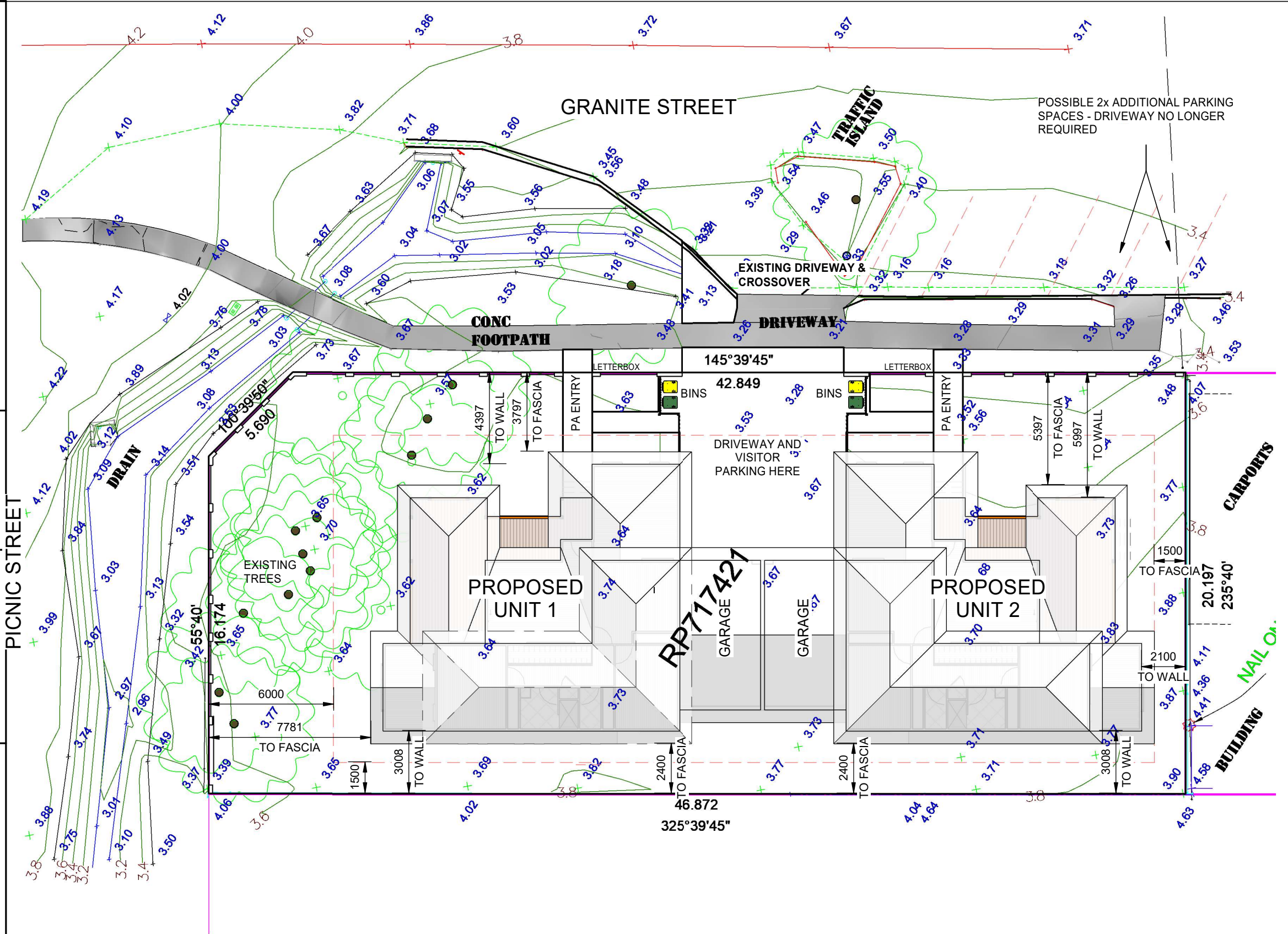
FLOOR LEVELS IN ACCORDANCE WITH TCC CITY PLAN
PART 8.2.3 COASTAL PROTECTION OVERLAY.
WHERE DEVELOPMENT IS LOCATED WITHIN A HAZARD
AREA SHOWN ON OVERLAY MAP OM-03.3:

- a) HIGH RISK STORM TIDE INUNDATION AREA
FLOOR LEVEL MUST BE MIN. 4.5m AHD
b) MEDIUM RISK STORM TIDE INUNDATION AREA
FLOOR LEVEL MUST BE MIN. 3.9m AHD

STORM TIDE INUNDATION AREA : HIGH
MIN FLOOR LEVEL : 4.5m AHD

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.



SITE PLAN

1 : 200

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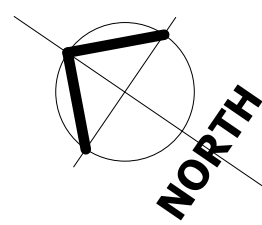
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ADDRESS:
LOT 1 / 6-8 GRANITE ST
PICNIC BAY

DRN: GVD
DATE: 16.10.25
ISSUE: H
SCALE: As indicated
SH No: DA2
JOB No: 17069BR

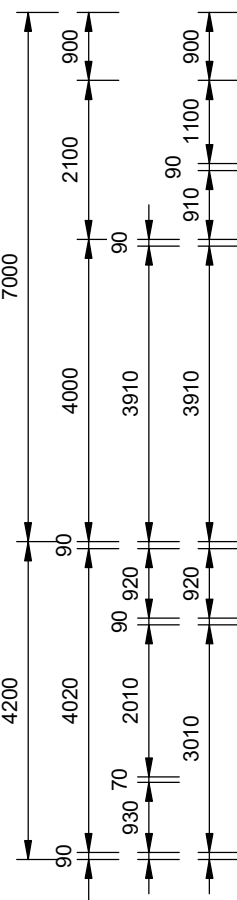
PHASE:
DA



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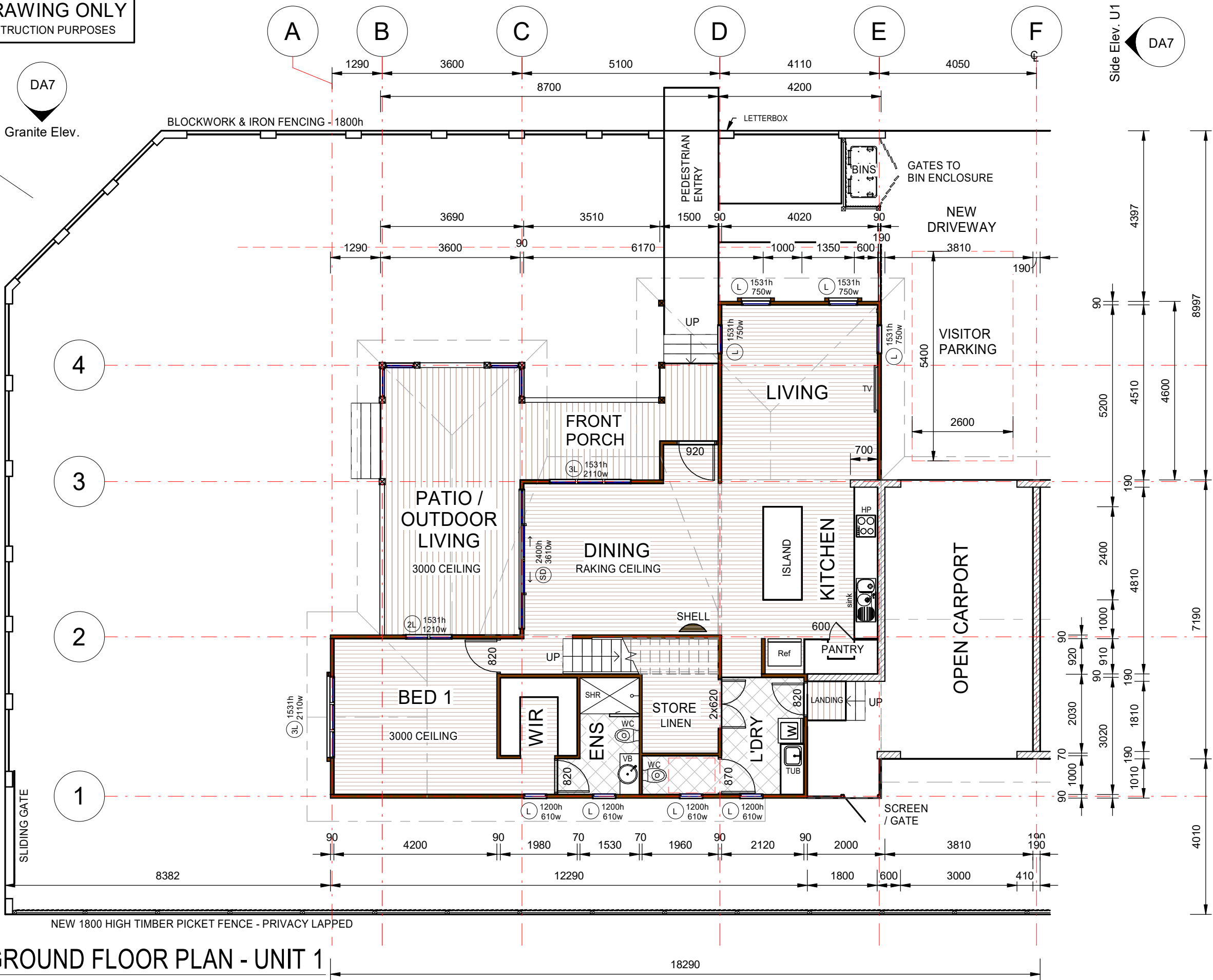
DA7
Granite Elev.



DA8
Picnic Elev.

GROUND FLOOR PLAN - UNIT 1

1 : 100



Side Elev. U1
DA7

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AMENDMENTS:			
CLIENT: S. & J. BRADDICK		DRAWN: GVD	
ADDRESS: LOT 1 / 6-8 GRANITE ST		ISSUE: H	
PICNIC BAY		SH No: DA3	
		DATE: 16.10.25	
		SCALE: 1 : 100	
		PHASE: DA	
JOB No: 17069BR		BUILDING DESIGN - MEDIUM RISE	



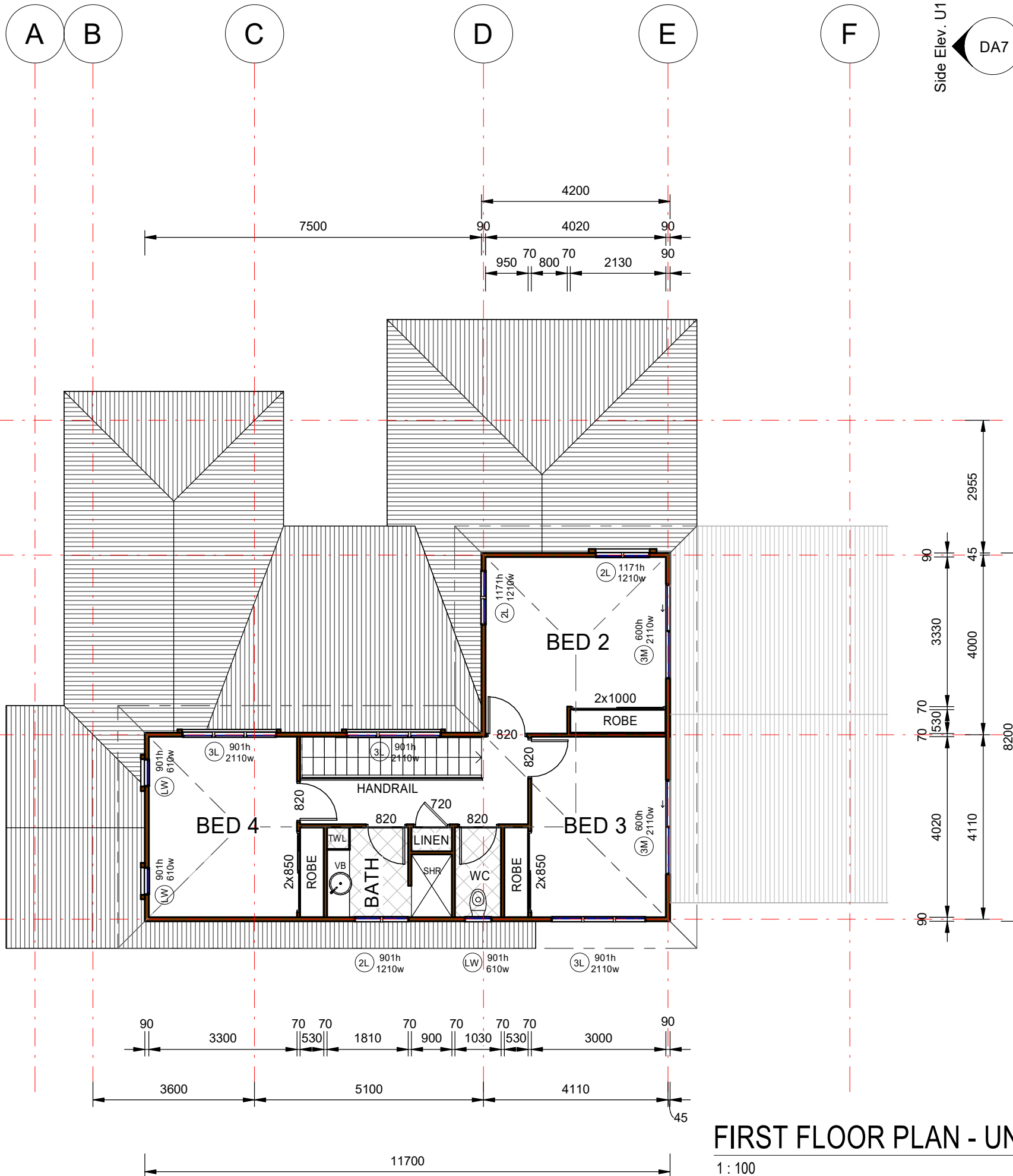
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DA7
Granite Elev.

NORTH



FIRST FLOOR PLAN - UNIT 1
1 : 100

AMENDMENTS:	
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H	NEW UNIT LAYOUT & DRIVEWAY

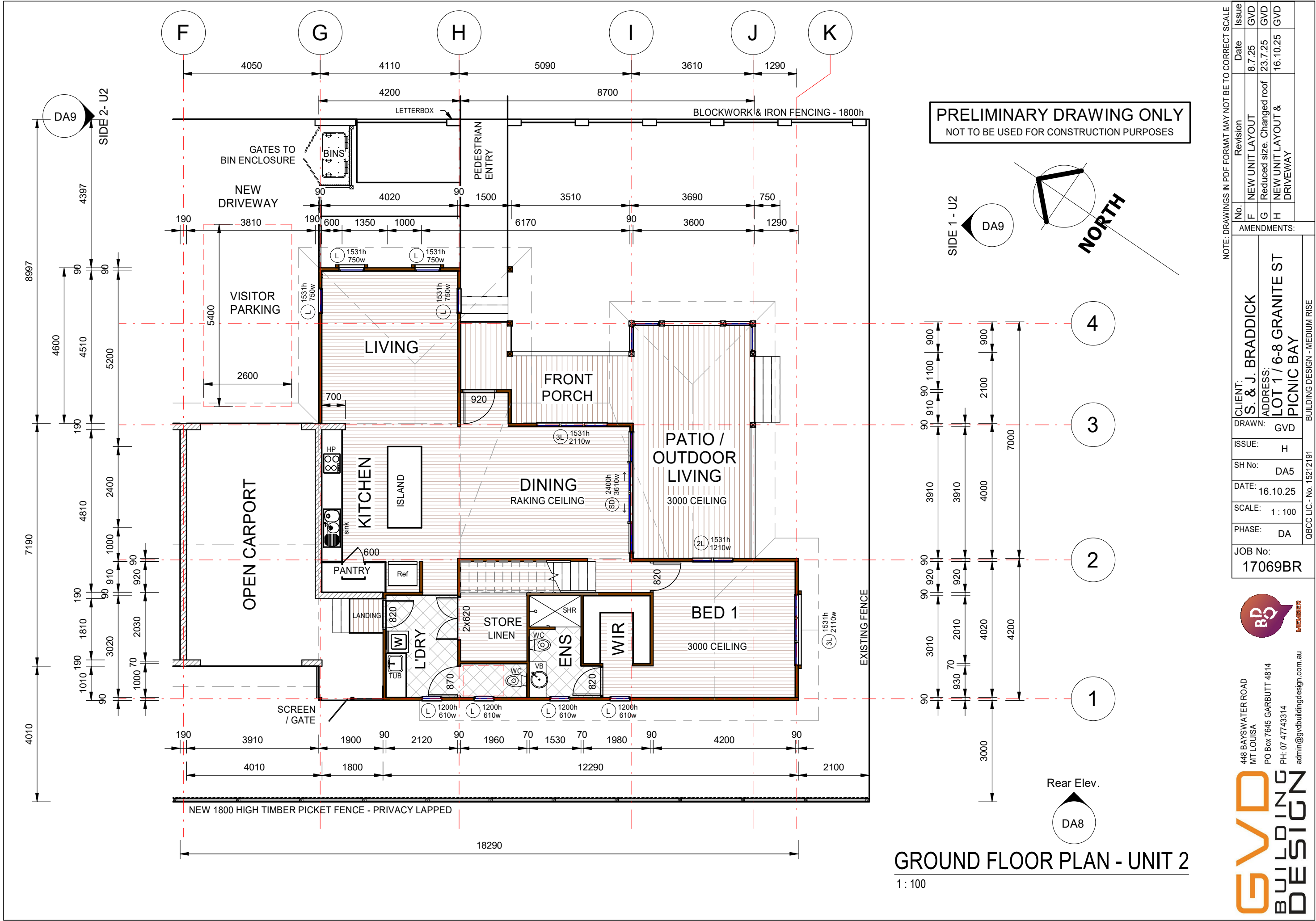
CLIENT: S. & J. BRADDICK	
ADDRESS: LOT 1 / 6-8 GRANITE ST	
PICNIC BAY	
BUILDING DESIGN - MEDIUM RISE	
DRAWN: GVD	
ISSUE: H	
SH No: DA4	
DATE: 16.10.25	
SCALE: 1 : 100	
PHASE: DA	
JOB No: 17069BR	



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GVD BUILDING DESIGN

DA8
Picnic Elev.



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AMENDMENTS:

CLIENT:	S. & J. BRADDICK
ADDRESS:	LOT 1 / 6-8 GRANITE ST PICNIC BAY
DRAWN:	GVD
ISSUE:	H
SH No:	DA5
DATE:	16.10.25
SCALE:	1 : 100
PHASE:	DA
JOB No:	17069BR

QBCC LIC - No. 15212191 BUILDING DESIGN - MEDIUM RISE

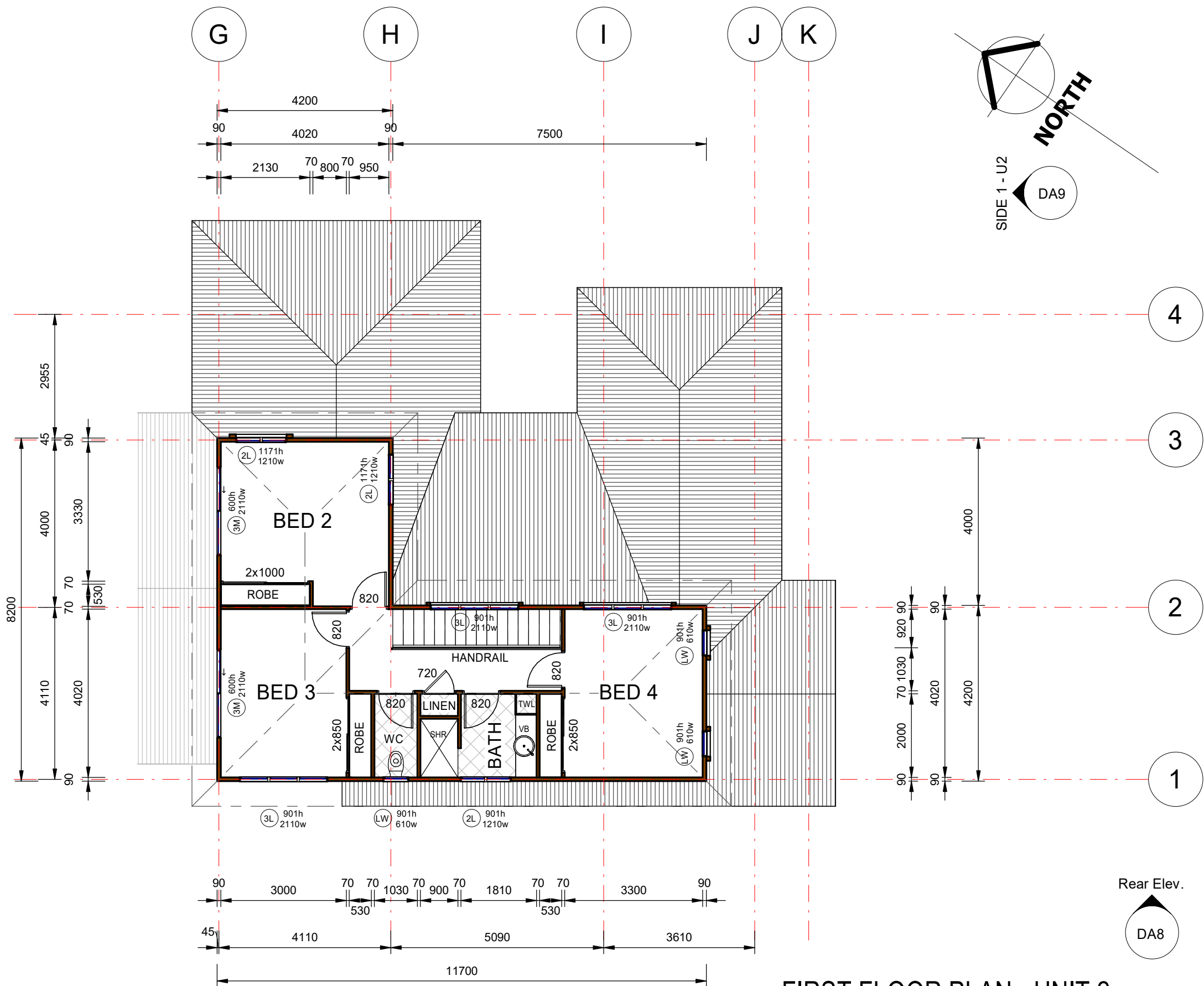
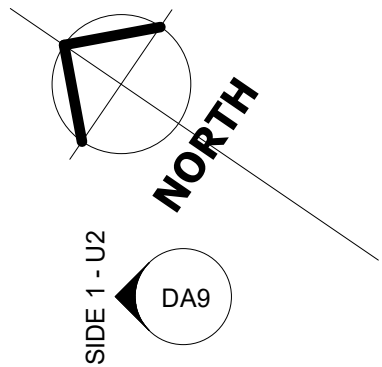
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GVD BUILDING DESIGN

RD MEMBER

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DA9
SIDE 2 - U2



FIRST FLOOR PLAN - UNIT 2

1 : 100

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CLIENT: S. & J. BRADDICK		DRAWN: GVD	
ADDRESS: LOT 1 / 6-8 GRANITE ST PICNIC BAY		ISSUE: H	
SH No: DA6		DATE: 16.10.25	
SCALE: 1 : 100		PHASE: DA	
JOB No: 17069BR		BUILDING DESIGN - MEDIUM RISE	



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GVD
BUILDING
DESIGN

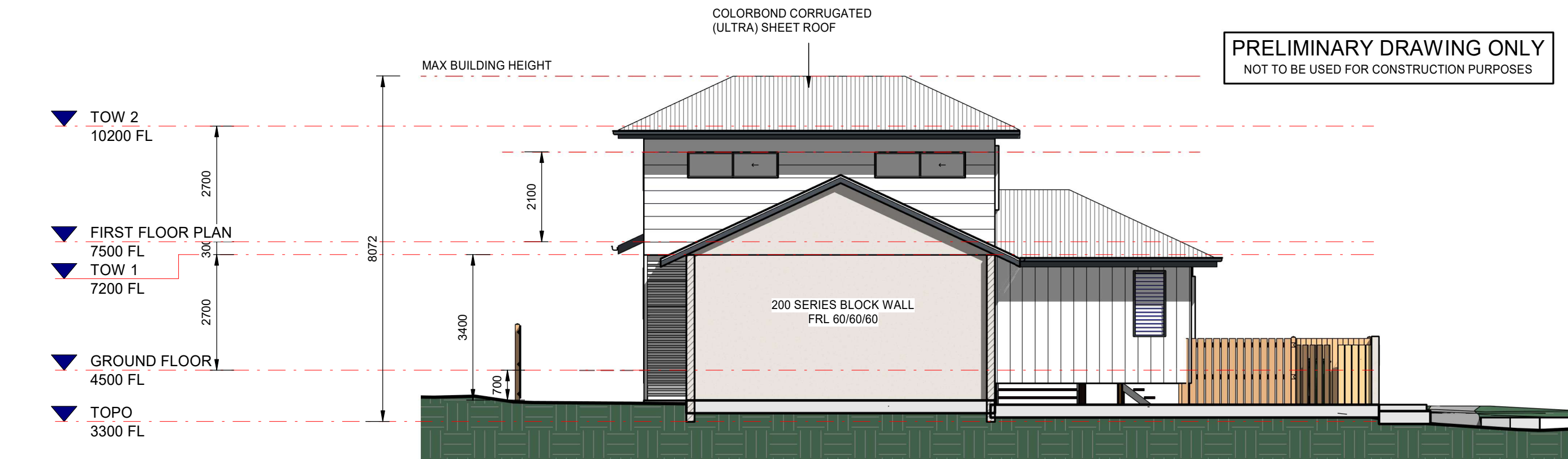


GRANITE STREET ELEVATION

1 : 125

MASONRY BLOCKWORK - RENDERED

ALUMINIUM FRAMED WINDOWS
BREEZEWAY LOUVRES - 102mm BLADES
(130 if GJames)



UNIT 1 - SIDE ELEVATION 1

1 : 100

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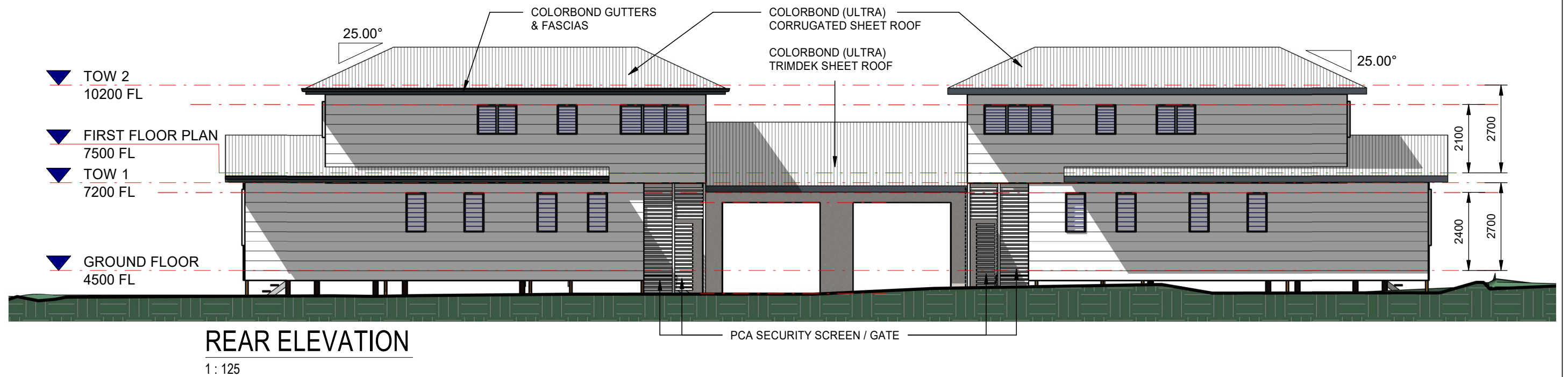
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ISSUE: H	SCALE: As indicated	
SH No: DA7	JOB No: 17069BR	





PICNIC ST ELEVATION
1 : 100



REAR ELEVATION
1 : 125

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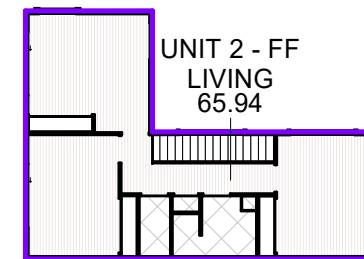
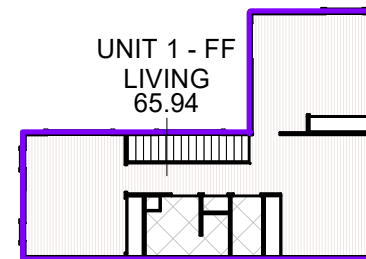
DRN: GVD	DATE: 16.10.25	PHASE: DA
ISSUE: H	SCALE: As indicated	
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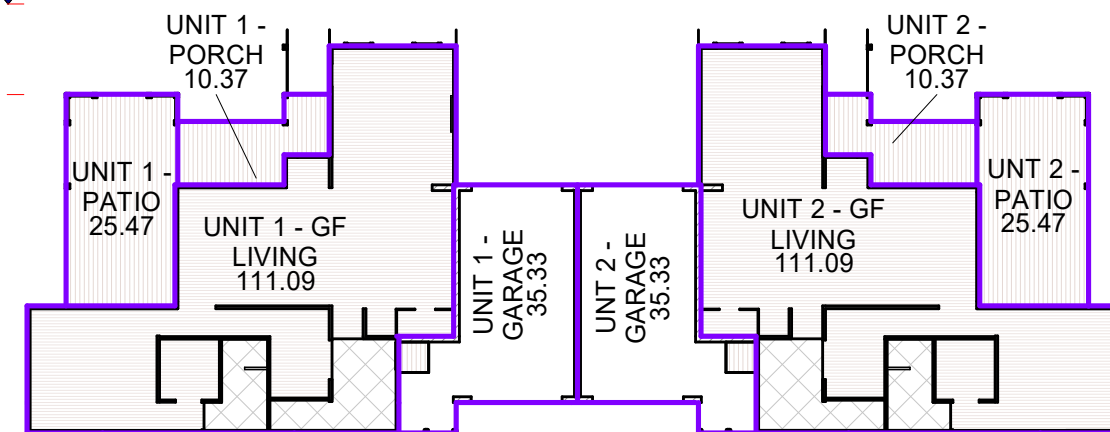
UNIT 2 - END ELEVATION 1

1 : 100



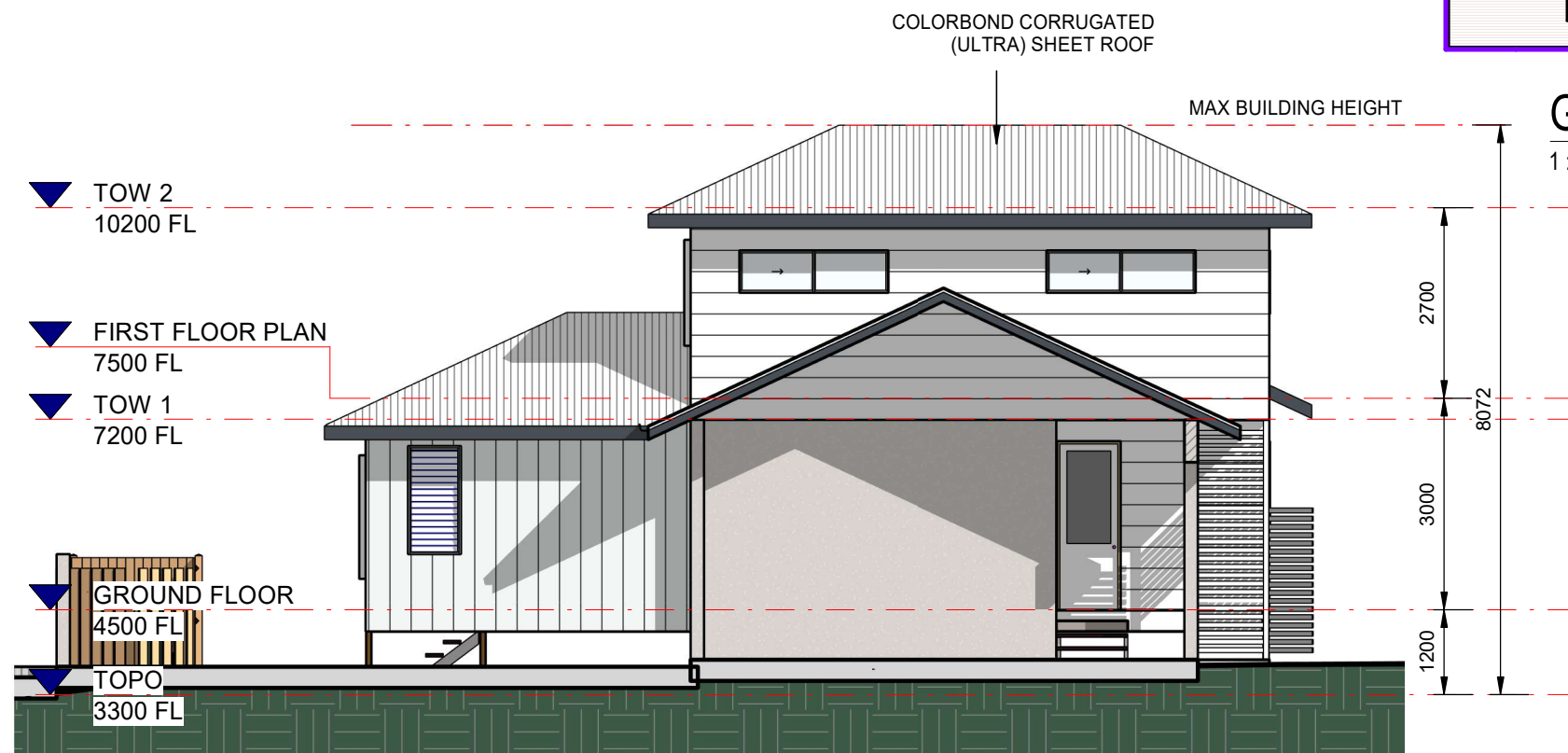
FIRST FLOOR AREAS

1 : 250



GROUND FLOOR AREAS

1 : 250



UNIT 2 - SIDE ELEVATION 2

1 : 100

FLOOR AREAS	
NAME	AREA
UNIT 1 - FF LIVING	65.94 m ²
UNIT 1 - GARAGE	35.33 m ²
UNIT 1 - GF LIVING	111.09 m ²
UNIT 1 - PATIO	25.47 m ²
UNIT 1 - PORCH	10.37 m ²
UNIT 2 - FF LIVING	65.94 m ²
UNIT 2 - GF LIVING	111.09 m ²
UNIT 2 - PORCH	10.37 m ²
UNIT 2 - GARAGE	35.33 m ²
UNIT 2 - PATIO	25.47 m ²
Grand total	496.39 m ²

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SCALE: As indicated
SH No: DA9
JOB No: 17069BR

PHASE:
DA

