

2. EARTHWORKS

- a) Cut and fill indicated on plan may vary at construction stage and builder is to verify and adjust as required.
- b) Any variation at construction stage is to comply with Council policy on earthworks/drainage for residential sites.
- c) Site works indicated on this plan are for construction purposes only.

2. RETAINING WALLS

- a) All retaining walls are to comply with Council policy on retaining walls and embankments on residential building sites.
- b) Position of retaining wall may vary and must be verified by builder prior to commencement.
- c) Any variation at construction stage to comply with Council policy.

3. CONTOURS AND LEVELS

- a) Contours and levels shown on plan are taken from levels supplied by contour surveyor and no responsibility is taken for accuracy or cut and fill levels.

NOTE:

STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.

MIN 100x75 DOWNPIPES (EACH TO DRAIN MAX 40.00m sq. ROOF AREA) DISCHARGING INTO 100mm sq. S/W DRAINAGE PIPEWORK (EACH RUN CARRYING MAX CAPACITY OF 8 litres/sec) MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%

EMERGENCY ACTION PLAN

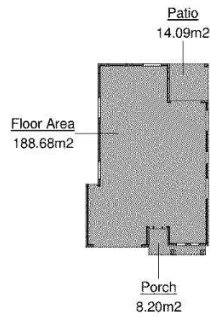
ASSEMBLY AREA



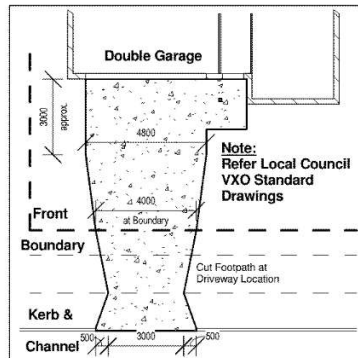
FOLLOW ARROWS

External Concrete	
Type	Area
Patio	13.97 m ²
Porch & Path	8.88 m ²
AC ODU	0.98 m ²
Water Heater	0.49 m ²
Clothesline	9.02 m ²
Driveway	43.29 m ²
Grand total: 6	76.62 m ²

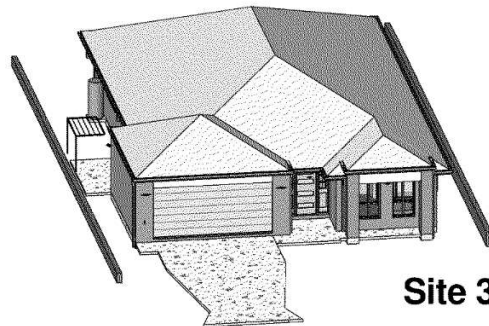
Retaining Walls		
Type	Length	Area
Retaining Wall - Timber	52.77 m	26.29 m ²



Area Plan
1 : 500



Typ. Driveway Layout



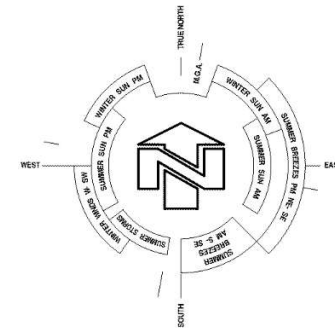
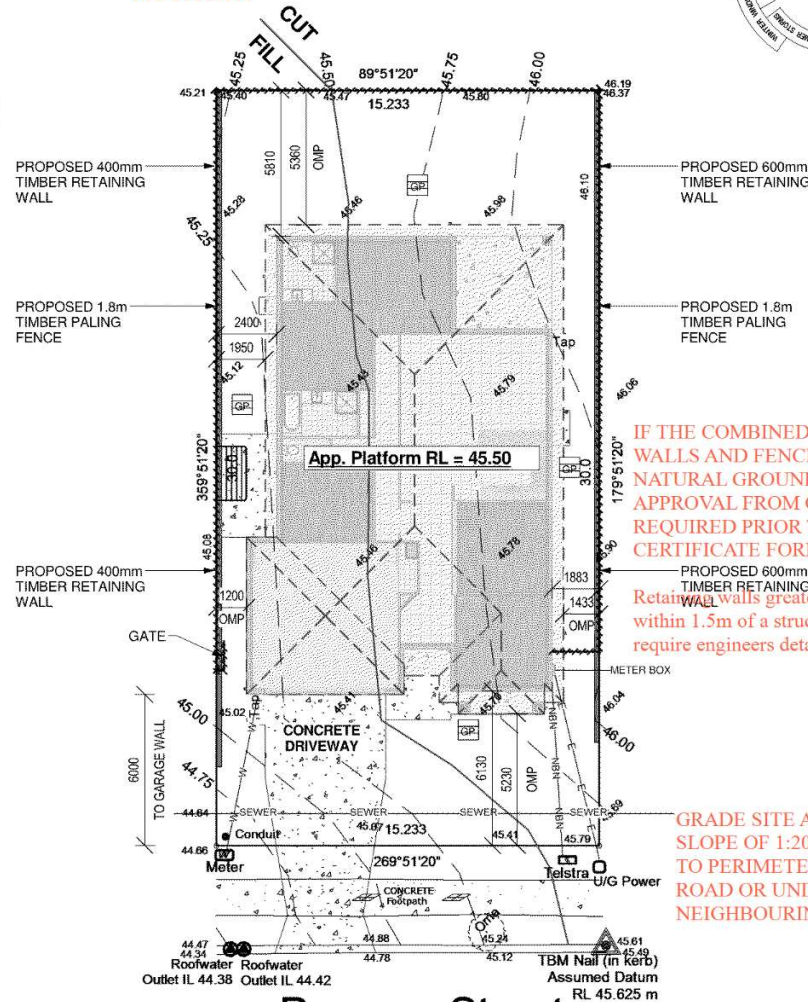
Site 3D

GMA Certification Pty Ltd

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Subject to the conditions on the Decision Notice and the endorsements made hereon

BA: 20163191



ACN 061 632 882 LIC. No. 71541

P.O. BOX 396
PARADISE POINT, QLD 4216

PHONE: 07-5501 3300 WEBSITE:
FAX No: 07-5501 3399 www.choicehomes.com.au

SITE DETAILS:
LOT 68
PARSONS STREET
SIX MILE CREEK ESTATE
COLLINGWOOD PARK

HOUSE NAME:
BAYSWATER 180 (1)

HOUSE TYPE:

CLIENT:
Kieran John Goulter &
Rebecca Kate Harvey

CLIENTS SIGNATURE:

SCALED AS INDICATED ON A3 PAPER

DWG No: 001a

DATE: 08.08.16

SCALE: As indicated

DRAWN: ETM

CHECKED: JDM

JOB No: 068SMCE2

ISSUE

B

PROPERTY DETAILS

S.P. NUMBER SP242719

PARISH: GOODNA

COUNTY: STANLEY

AREA: 457m²

UBD REFERENCE

LOCATION: N/A

MAP/GRID: N/A

STANDARD TEMPLATE

LEGEND

W.I.R.	WALK IN ROBE
L'DRY	LAUNDRY
ENS	ENSUITE
PWD	POWDER ROOM
BRM	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
DW	DISHWASHER
MW	MICROWAVE
WO	WALL OVEN TOWER
DP	DOWN PIPE
SHS	SQUARE HOLLOW SECTION
+	SELECTED TAP FITTING
tap	EXT. 12mm HOSE COCK
B.BAR	BREAKFAST BAR
(FD)	FLOOR WASTE
(WH)	HOT WATER SYSTEM
(S)	IONISATION SMOKE ALARM
(F)	CEILING FAN
(M)	METER BOX

NOTE:
FINAL POSITION OF DOWNPIPES, METER BOX, GAS METER, GAS CONNECTIONS, TAPS, AC, AC ODU, WATER TANK, HOT WATER SYSTEM AND CLOTHESLINE MAY DIFFER TO PLAN DUE TO CONDITIONS ON SITE. (IF PART OF SPECIFICATION)

ENERGY EFFICIENCY REQ'S:
- INSULATION TO MIN R1.0 REQUIRED TO EXTERNAL WALLS

NBN REQUIREMENTS:

- 1 x Home Distributor with Power Supply
- 2 x Phone Points
- 2 x TV Points
- 2 x Data Point

Carpet	
Type	Area
Carpet	64.51 m ²

Floor Tiles	
Type	Area
Bath	3.54 m ²
Ensuite	4.40 m ²
Laundry	1.54 m ²
Main Floor Tiles	55.80 m ²
WC	1.81 m ²
	67.08 m ²

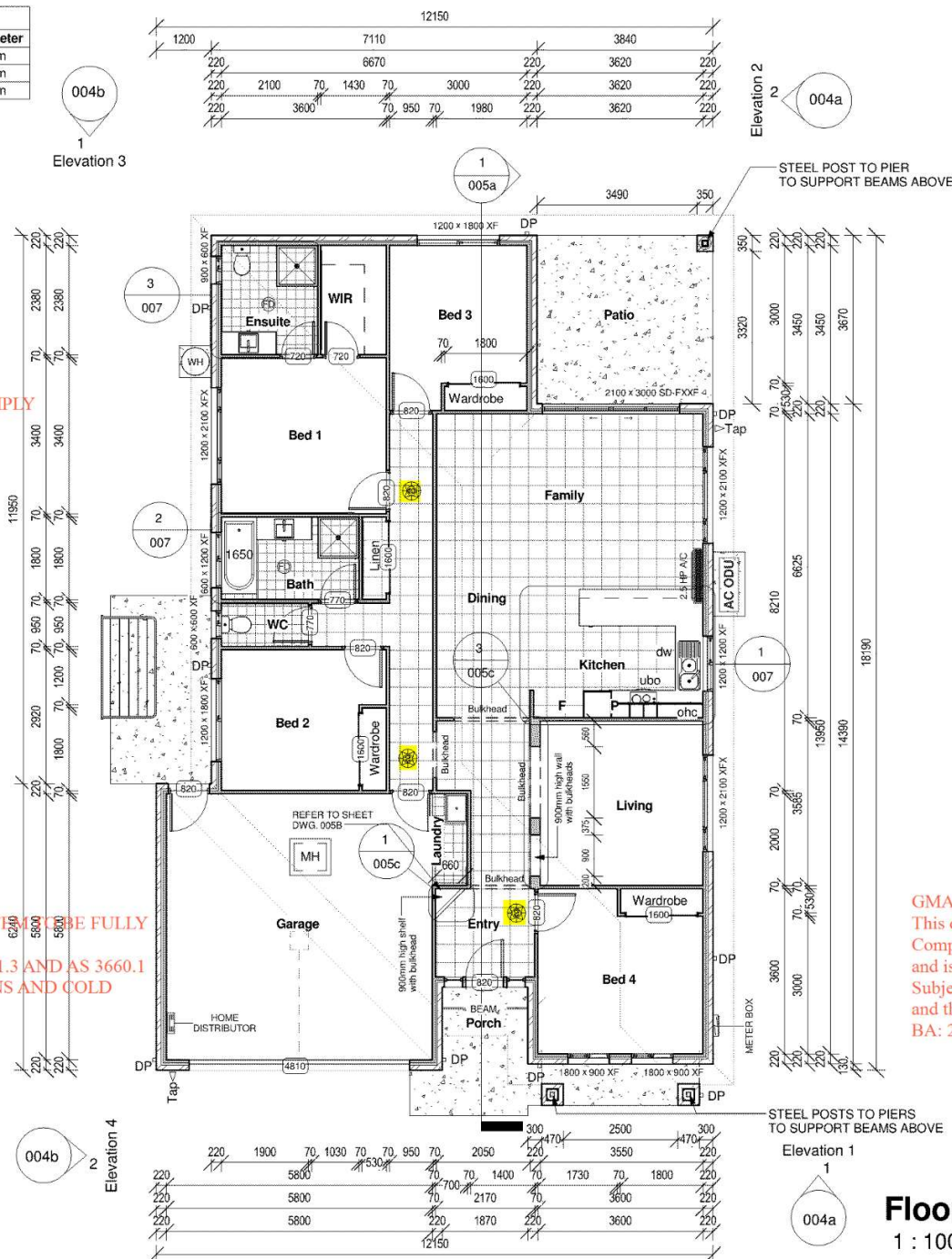
Internal Walls		
Type	Length	Area
Stud 70	72.39 m	138.70 m ²
Stud 220	3.66 m	4.41 m ²

External Walls		
Type	Length	Area
Brick Single 110	0.96 m	2.49 m ²
Brick Single 110 Rendered (Feature)	2.88 m	7.89 m ²
Brick Veneer 220 (70 Stud)	63.29 m	122.00 m ²
FC Sheeting	8.28 m	2.98 m ²

Area Schedule		
Name	Area	Perimeter
Floor Area	188.68 m ²	64.02 m
Patio	14.09 m ²	15.02 m
Porch	8.20 m ²	16.37 m
Grand total: 3	210.98 m ²	

SMOKE ALARMS MUST COMPLY WITH THE BCA, PART 3.7.2

TERMITE MANAGEMENT SYSTEMS TO BE FULLY INSTALLED TO COMPLY WITH BCA PART 3.1.3 AND AS 3660.1 INCLUDING ALL PENETRATIONS AND COLD JOINTS AS APPLICABLE



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Floor Plan
1 : 100



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CLIENTS SIGNATURE:

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DWG No: 002

DATE: 08.08.16

SCALE: 1 : 100

DRAWN: ETM

CHECKED: JDM

JOB No: 068SMCE2 **ISSUE** B

PROPERTY DETAILS

S.P. NUMBER SP242719

PARISH GOODNA

COUNTY STANLEY

AREA 457m²

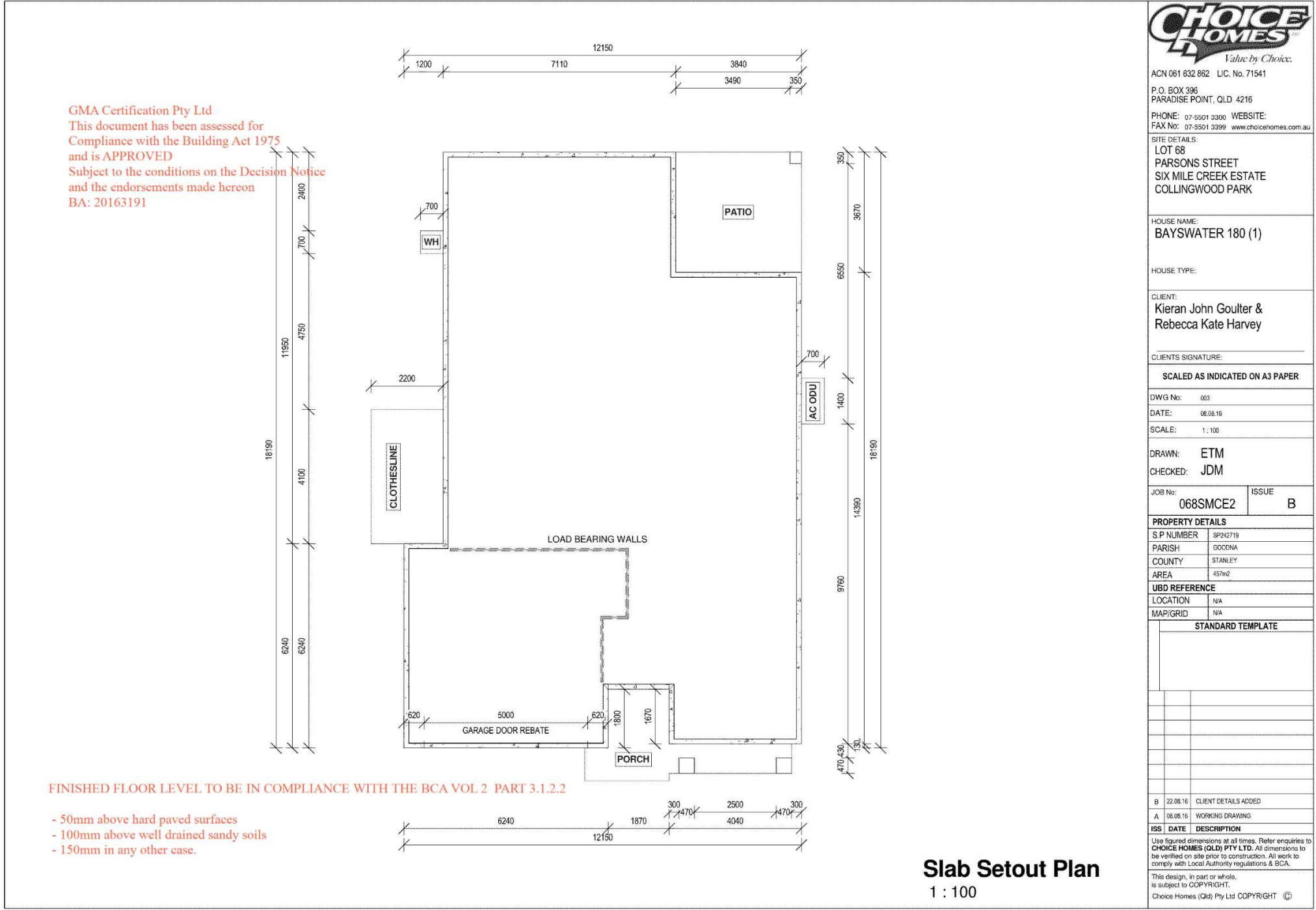
UBD REFERENCE

LOCATION N/A

MAP/GRID N/A

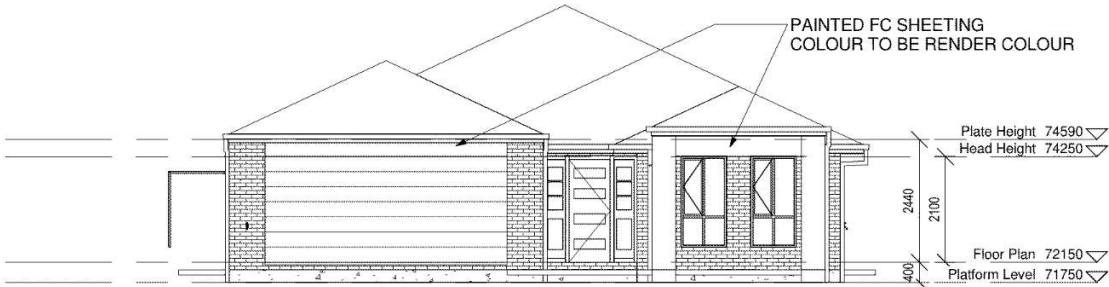
STANDARD TEMPLATE

ISS	DATE	DESCRIPTION
B	22.08.16	CLIENT DETAILS ADDED
A	08.08.16	WORKING DRAWING
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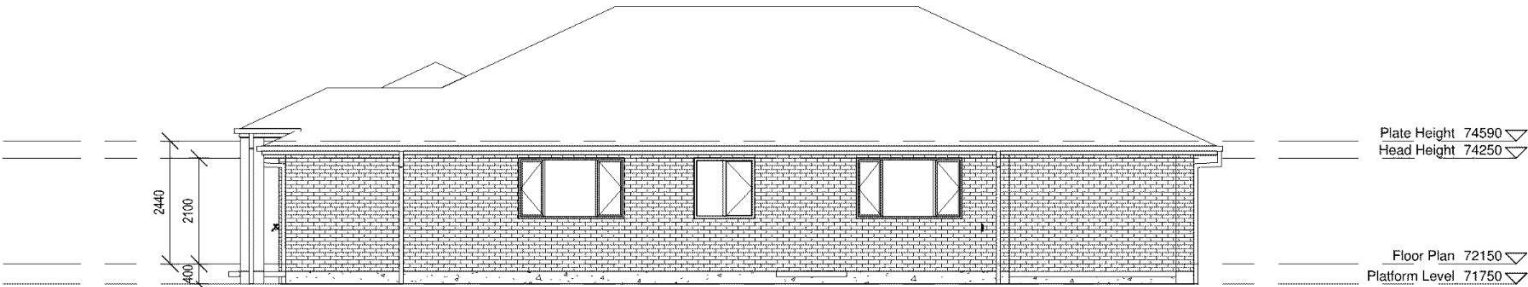
- SELECTED CONCRETE ROOF @ °25
PITCH FIXED TO MANUFACTURERS SPEC.
- SELECTED COLORBOND FASCIA AND
GUTTERING.
- EXTERIOR OF HOUSE TO BE BRICK
EXCEPT WHERE NOTED
- SELECTED CLADDING TO ANY & ALL
GABLES AND WHERE SPECIFIED



FEATURE RENDER TO PIERS

Elevation 1
1 : 100

WHERE A DOOR THRESHOLD IS MORE
THAN 230MM ABOVE THE ADJOINING
SURFACE, IT MUST INCORPORATE STEPS
HAVING RISER AND GOING DIMENSIONS
IN ACCORDANCE WITH BCA PART 3.9.1 (as applicable)



Elevation 2
1 : 100



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SIX MILE CREEK ESTATE
COLLINGWOOD PARK

HOUSE NAME:
BAYSWATER 180 (1)

HOUSE TYPE:

CLIENT:
Kieran John Goulter &
Rebecca Kate Harvey

CLIENTS SIGNATURE:

SCALED AS INDICATED ON A3 PAPER

DWG No: 004a

DATE: 08.08.16

SCALE: 1 : 100

DRAWN: ETM

CHECKED: JDM

JOB No: 068SMCE2 ISSUE B

PROPERTY DETAILS
S.P NUMBER SP242719
PARISH GOODNA
COUNTY STANLEY
AREA 457m2

UBD REFERENCE
LOCATION N/A
MAP/GRID N/A

STANDARD TEMPLATE

ISS	DATE	DESCRIPTION
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- SELECTED COLORBOND FASCIA AND GUTTERING.
- EXTERIOR OF HOUSE TO BE BRICK EXCEPT WHERE NOTED
- SELECTED CLADDING TO ANY & ALL GABLES AND WHERE SPECIFIED



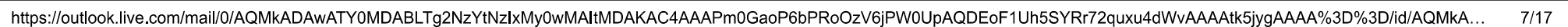
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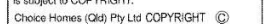
A 3D cutaway rendering of a small, single-story building. The building features a brick base and a flat roof. The cutaway reveals the internal structure, including a central vertical support and a tiled floor. The building is situated on a gravel base.

Patio Ceiling 3D

Patio Ceiling 3D

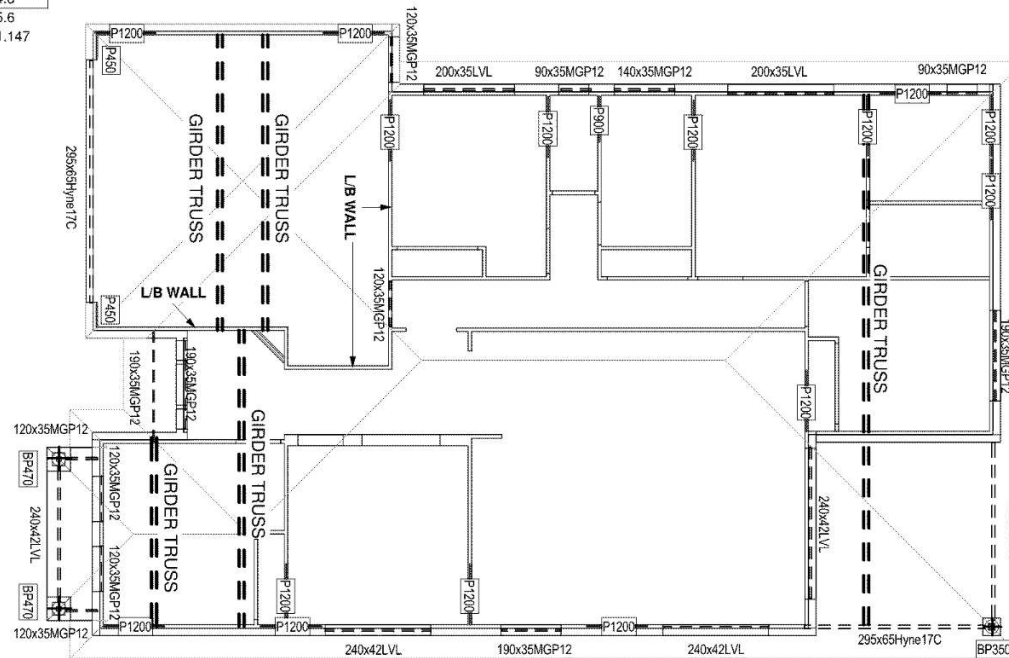


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BA: 20163191



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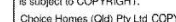






















N2

NOTE: ANY LINTEL SUPPORTING CONCENTRATED LOADS FROM GIRDER TRUSSES OR TRUNCATED GIRDER TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE STRUCTURAL ENGINEER RESPONSIBLE FOR THE DESIGN OF THE ROOF.

A diagram of a cross with four arrows pointing outwards. The top arrow is labeled 'B', the bottom arrow is labeled 'B', the left arrow is labeled 'A', and the right arrow is labeled 'A'.

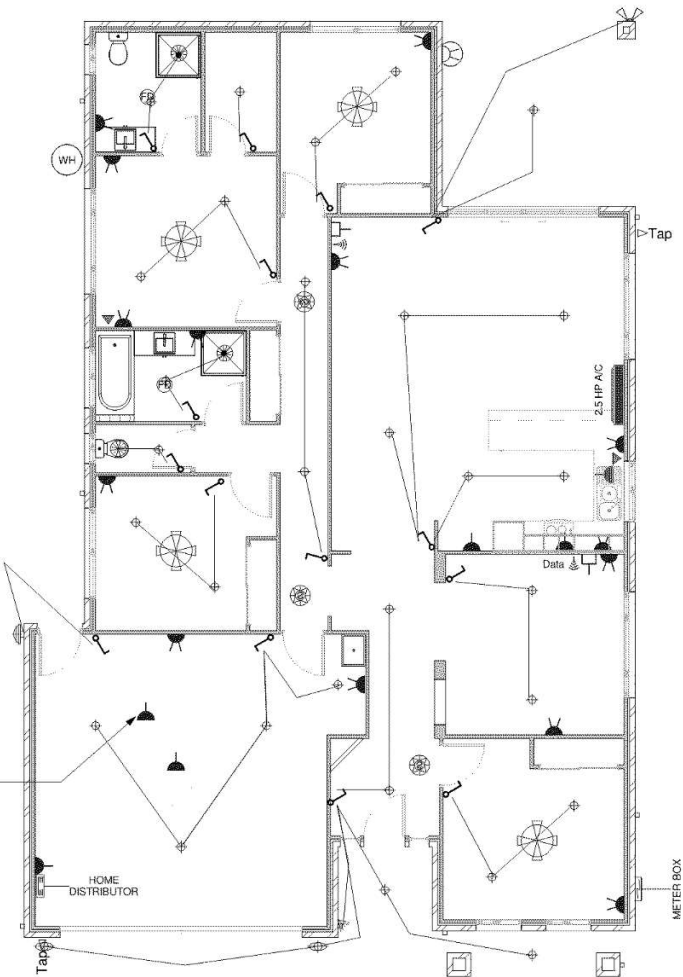
1 : 100



ELECTRICAL LEGEND	
	DOWNLIGHT w/ ENERGY EFFICIENT BULBS
	DOUBLE FLUORESCENT
	CIRCULAR FLUORESCENT
	EXTERNAL BUNKER WALL LIGHT
	SEPARATE SENSOR
	EXTERNAL 2 BULB & SENSOR SPOT LIGHT
	IXL TASTIC 3 in 1
	FEATURE-UP/DOWN LIGHT
	SMOKE ALARM
	CEILING FAN
	EXHAUST FAN
	POWER OUTLETS
	WEATHERPROOF POWER OUTLETS
	TELEVISION OUTLET
	TELEPHONE OUTLET
	DATA POINT
	NBN HOME DISTRIBUTOR
	METER BOX
	GAS METER
	REVERSE CYCLE AIR CONDITIONER
LIGHT SWITCHES TO BE 1150 ABOVE FFL. WALL LIGHTS TO BE 1800 ABOVE FFL. POWER POINTS TO BE 300 ABOVE FFL. UNLESS STATED OTHERWISE.	


- NBN REQUIREMENTS:**
- 1 x Home Distributor with Power Supply
 - 2 x Phone Points
 - 2 x TV Points
 - 2 x Data Point

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Electrical Fixtures	
Description	Count
2 Bulb & Sensor Spot Light	1
2.5 HP Reverse Cycle Air Conditioner	1
Ceiling Fan	4
Data Point	2
Double Power Outlet	14
Downlight w/ energy efficient bulb	30
Exhaust Fan	3
External Bunker Wall Light	1
Feature Light	2
Meter Box	1
NBN Home Distributor	1
Seperate Sensor	1
Single Power Outlet	6
Smoke Alarm	3
Telephone Outlet	2
TV Outlet	2
Weatherproof Double Power Outlet	1

COMPLY WITH THE QUEENSLAND DEVELOPMENT
CODE-PART MP 4.1 - SUSTAINABLE BUILDINGS



Value by Choice.

ACN 061 632 862 LIC. No. 71541

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HOUSE NAME:
BAYSWATER 180 (1)

HOUSE TYPE:

CLIENT:
Kieran John Goulter &
Rebecca Kate Harvey

CLIENTS SIGNATURE:

SCALED AS INDICATED ON A3 PAPER

DWG No: 009

DATE: 08.08.16

SCALE: 1:100

DRAWN: ETM

CHECKED: JDM

JOB No: 068SMCE2

ISSUE B

PROPERTY DETAILS

S.P NUMBER	SP242719
PARISH	GODDINA
COUNTY	STANLEY
AREA	457m2

UBD REFERENCE

LOCATION	N/A
MAP/GRID	N/A

STANDARD TEMPLATE

B	22.08.16	CLIENT DETAILS ADDED
A	08.08.16	WORKING DRAWING

ISS DATE DESCRIPTION

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Electrical Plan
1 : 100

FRAMING SCHEDULE					
MEMBER	SIZE	STRESS GRADE	SPACING	TYPE	JOINT GROUP
SINGLE STOREY					
BOTTOM PLATE	70x35	MGP-12		RADIATA	JD4
STUD 7500 SPAN	70X35	MGP-10		RADIATA	JD4
STUD INTERNAL	70X35	MGP-10	450	RADIATA	JD4
TOP PLATE	2(70X35)	MGP-12		RADIATA	JD4
NOGGING	70X35	MGP-10	1350 MAX	RADIATA	JD4
JAMB STUDS	70X35	MGP-12		RADIATA	JD4
ROOF TRUSSES	REFER MANUFACTURERS SP600			RADIATA	JD4
ROOF BRACES	SPEEDBRACE				
ROOF BINDERS	70x35	MGP-10	3000 MAX	RADIATA	JD4
ROOF BATTENS	25x50	F14	330	RHW	J2

NOTE: ALL STUDS OVER 2330mm HIGH TO BE MGP12

STUDS AT SIDES OF OPENINGS	
UP TO 900 WIDE	1
1200 TO 2100 WIDE	2
2400 TO 3000 WIDE	3
3300 TO 3600 WIDE	4

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TIEDOWN SCHEDULE: N2 (W33N)

ROOF

TILES

BATTEN SPACING

330

ROOF DIMENSION

A6797

TRUSS SPACING

600

STUD SPACING

450

ROOF BATTENS 50x25 @ 330 CRS
WITH 1/65 x 2.8mm NAILS
40mm PENETRATION TO TOP CHORD

TIMBER MOULDING

FRAMING ANCHOR WITH
THREE (3) NAILS TO EACH END

2/75 mm SKEW NAILED

ONE MASONRY NAIL,
SCREW OR BOLT AT NOT
MORE THAN 1200mm crs

TIE-DOWN AND BRACING TO COMPLY WITH AS1684.2

MEMBER

STRESS

JOINT

ROOF BATTENS

F14

J2

ROOF TRUSSES

M10-M12

JD4

WALL FRAMES

MGP-12

JD4

TABLE No.

UPLIFT FORCE(kN)

FIGURE No.

ALLOWABLE LOAD

BATTENS TO TRUSS

8.10

0.17 edge
0.05 general

8.10 (i)

0.22

TRUSSES TO TOP PLATE

NOMINAL FIXING

TOP PLATE TO SLAB

NOMINAL FIXING

TIE-DOWN DETAILS

CHOICE HOMES

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CHECKED: JDM

JOB No: 068SMCE2

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PARISH

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STANLEY

AREA

457m2

UBD REFERENCE

LOCATION

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MAP/GRID

N/A

STANDARD TEMPLATE

B

22.08.16

CLIENT DETAILS ADDED

A

08.08.16

WORKING DRAWING

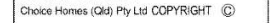
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An architectural rendering of a single-story house. The house features a brick garage on the left with a white horizontal-slatted door. To the right of the garage is a central entrance with a dark, paneled door. Further right is a covered porch supported by a white square column. The porch has a window with dark shutters and a white brick base. The house has a gabled roof and is set on a gravel driveway.



PREPARATION:

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TURF AREA	210.00 m2
PEBBLE AREA	2.00 m2
MULCH	40.00 m2
GARDEN EDGING	32.21 m



1 : 200

