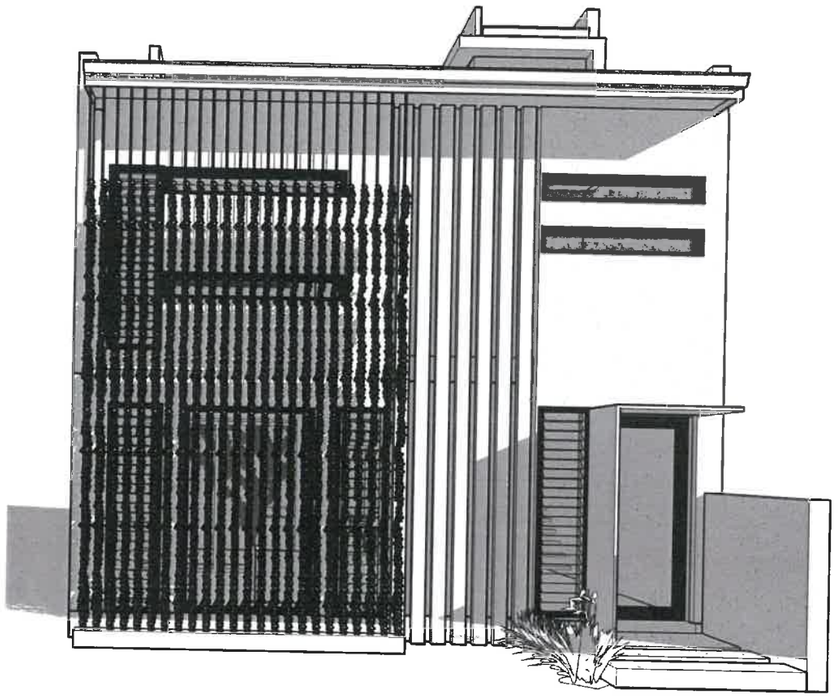
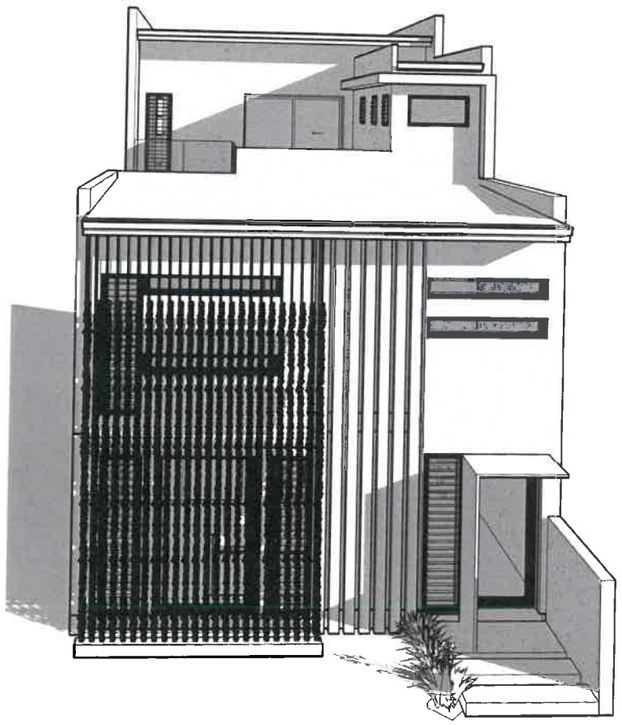
SUNCOAST
BUILDING APPROVALS
No: 172400 29 SEP 2017
MICHAEL GRUMMETT BSA No: A1021910
DEVELOPMENT APPROVAL
FOR BUILDING WORKS
PH: 5443 7288 MOB: 0407 573 741





PROPOSED STREET FRONT PERSPECTIVE

Indicative image - survey required to accurately represent the proposed building on site.

TERMITE MANAGEMENT SYSTEM
Built to boundary walls
As walls are built to boundary, termite management system required, is that all primary building elements are termite resistant materials to satisfy BCA Volume Two Part 3.1.3 including the Queensland Amendment

DRAWING LIST

Sheet Number	Sheet Name	Current Revision Date
01	Title Page	19/06/2017
02	Perspectives	19/06/2017
03	Site Plan	19/06/2017
04	Ground Floor	19/06/2017
05	First Floor	19/06/2017
06	Second Floor	19/06/2017
07	Elevations	19/06/2017
08	Elevations	19/06/2017
09	Sections	19/06/2017
16	Acoustic Compliance	19/06/2017
17	Acoustic Compliance	19/06/2017

GENERAL INFORMATION

Construction of this building to be in accordance with the following Australian governing bodies.

- National Construction Code (NCC)
- Queensland Development Code
- Standard Building Regulation 2006
- Local government planning policies
- Estate Design Guidelines

Roof Construction
Colorbond sheet metal to be fixed in accordance with manufactures specification.
All ridge capping, steps, hips valleys and vent flashings to provide waterproofing system.

Provide reflective foil backed sarking to underside of roof sheeting. Colorbond guttering and PVC Downpipes to be connected to Stormwater systems in accordance with the local authority.

Roof water requirements and calculations are provided as a guide. Ensure a qualified plumber/ hydraulics consultant reviews the downpipe layouts prior to construction.

Icon Building Design has provided downpipe locations as a guide only. Layout to be checked for compliance by qualified persons prior to ordering and construction.
All slotted gutters and downpipes to be installed to NCC and or AS3500 (relevant parts). Materials used are to be compatible with all components upstream and down stream.

Surface water drainage must be prevented from entering the building with FGL sloping away from the building & finished slab levels. The builder is responsible to check all existing services prior to beginning construction.

Position of proposed building to be verified by builder on site. Location of existing services to be verified by builder prior to construction.

Termite method to be in accordance with the NCC Part 3.1.3 and other relevant manufacturer specification. All new work shall be protected from termite attack in accordance with AS 3600.1 "Protection of the Building from Subterranean Termites AS2870 Part 1 New Building Slabs.

ICON BUILDING DESIGN
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Phone: 0488209840

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
2	PCD 2.0	30/03/2017	BJH
3	PCD 3.0	16/05/2017	BJH
4	PCD 4.0	23/05/2017	BJH
5	CA 1.0	26/05/2017	BJH
6	CA 1.1	19/06/2017	BJH

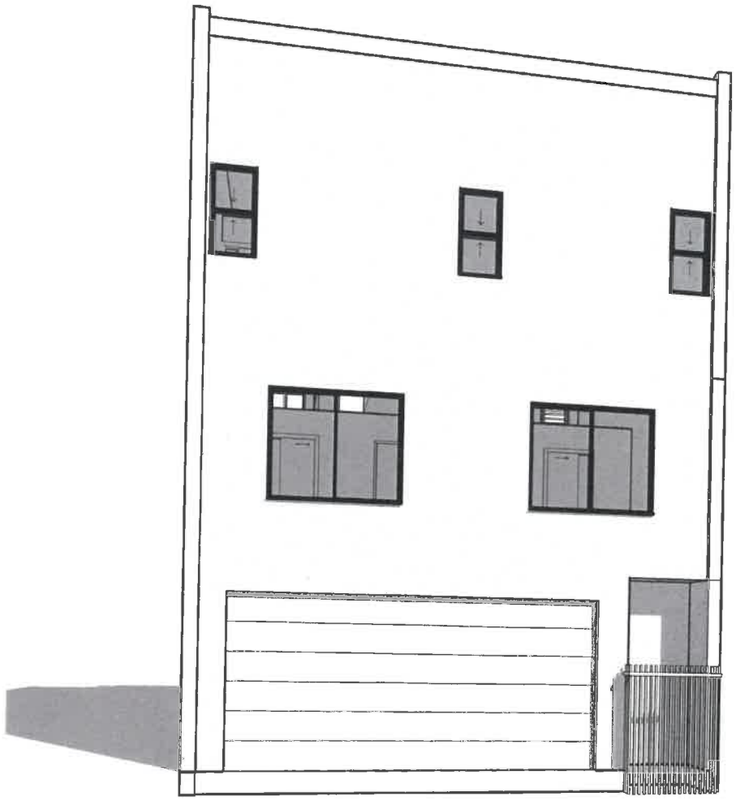
Client Name:	Nothling Building Group
Project Address:	Lot 43 Tinnanbar Terrace
Climate Zone:	2
Wind Category:	To engineers spec.
Project Issue Date:	19/06/2017
Checked/Signed By Director:	Bradley Hunt

building designers' association of queensland inc

Sheet Number:01 **Project Number:17-023**

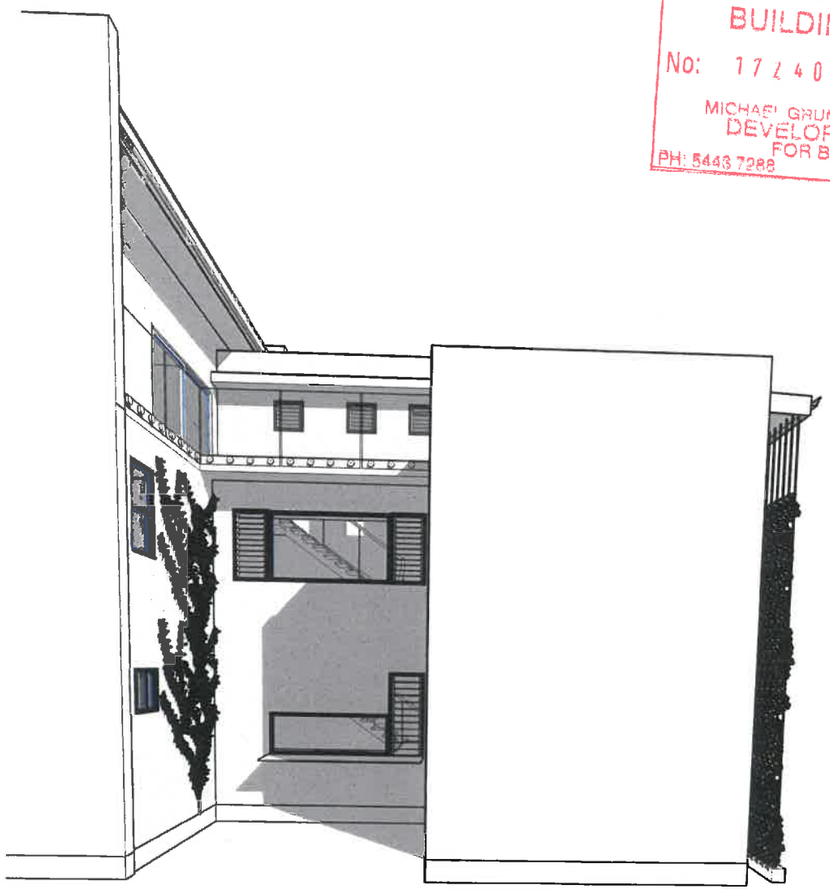
Title Page

Project Status: Working Drawing 1.0 Scale: 1 : 100
Drawn By: BJH QBCC LIC# 126221



PROPOSED REAR PERSPECTIVE

Indicative image - survey required to accurately represent the proposed building on site.



PROPOSED INTERNAL COURTYARD PERSPECTIVE

Indicative image - survey required to accurately represent the proposed building on site.

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Sheet Number:02 **Project Number:17-023**

Perspectives

Project Status:	Working Drawing 1.0	Scale:
Drawn By:	BJH	QBCC LIC# 126221

ROOFWATER DISCHARGE TO:

☑ KERB & CHANNEL ☐ SUITABLE SIZED SOAKAGE PIT
☐ DISPERSE ON SITE ☐ INTER ALLOTMENT DRAINAGE PIT
☐ RAINWATER STORAGE TANKS ☐ TO EXISTING APPROVED SYSTEM

- STORMWATER TO BE DISCHARGED SO AS TO NOT CAUSE NUISANCE TO ADJOINING OWNERS
- STORMWATER SYSTEM TO COMPLY WITH AS3500 PART 3
- ALL OTHER DETAILS TO LOCAL GOVERNMENT REQUIREMENTS

Real Property Description
Lot 43 on S.P. 284339
Parish of Mooloolah
County of Canning
Area : 137 m²
Site Cover : NA
Local Authority :
Sunshine Coast Regional Council.

NORTH

TINNANBAR TERRACE

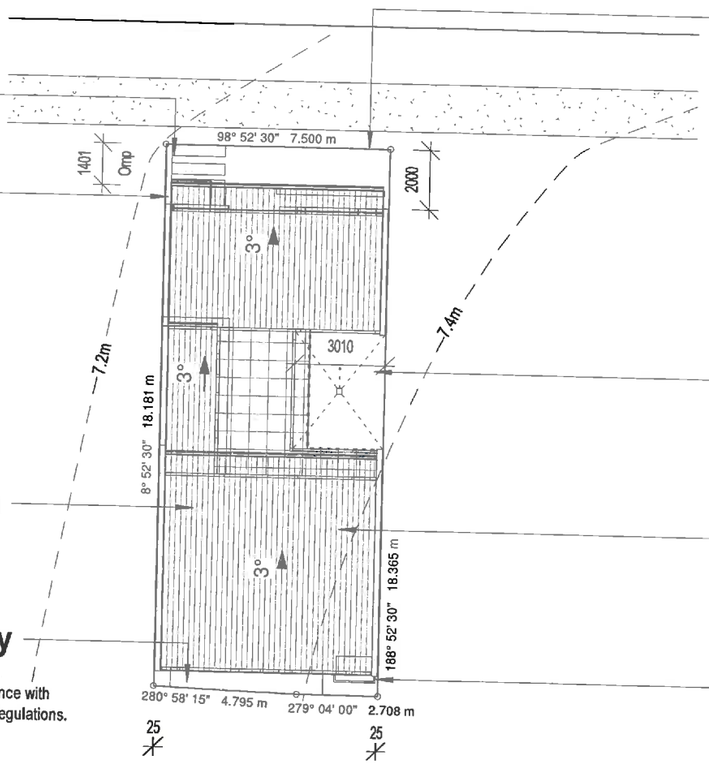
2 x 1.5m "Pandanus"

Native hedging "Lilly Pilly"

Native Grasses "Lomandra"

Letter Box

Proposed Wall
Rendered blockwork wall 1.8m high - as per Design Covenant.



Proposed antenna
Location to be confirmed on site by qualified person.

Proposed Driveway
Location and size to be verified on site.
Driveway construction to be in accordance with SEQ R0-050, estate and local council regulations.
(Exposed aggregate)

Proposed Landscaping
Planting to include:
2 x 1.5m trees at time of planting.
- Pandanus sp.

Small native grasses including
- lomandra sp.

Native hedging
- Lilly pillies

Stained timber retaining to garden beds
Minimum 60% Garden Beds
Remaining to be turf.

Outdoor living space
Ground floor area: 23m²
Second floor balcony: 16.9m²

Proposed Residence
Approximate Pad RL 7.4m TBC
Approximate FFL RL 7.625m TBC
Location and size to be verified on site.

Proposed Bin Storage
Bins located behind 1800 high timber gate screened from view.

DUNDOWRAN LANE

Builder to ensure surface water is to fall away from the proposed building and prevent pooling in excavated locations.

PROPOSED SITE PLAN

Scale 1:200 @ A3

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Climate Code Requirements
Energy efficiency assessor to confirm adequacy of proposed construction.
Provide insulation to N.C.C. code requirements or to BERS certification requirements.

Stormwater Note
All stormwater drainage shall be in accordance with A.S. 3500.3.

All stormwater drainage shall be in accordance with S.C.C. guidelines to minimise erosion and scouring. Stormwater flow other than natural overland flow shall not be discharged onto neighboring property.

All stormwater drainage design is preliminary and shall be confirmed by a licensed hydraulics designer.

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Checked/Signed By Director:	Bradley Hunt

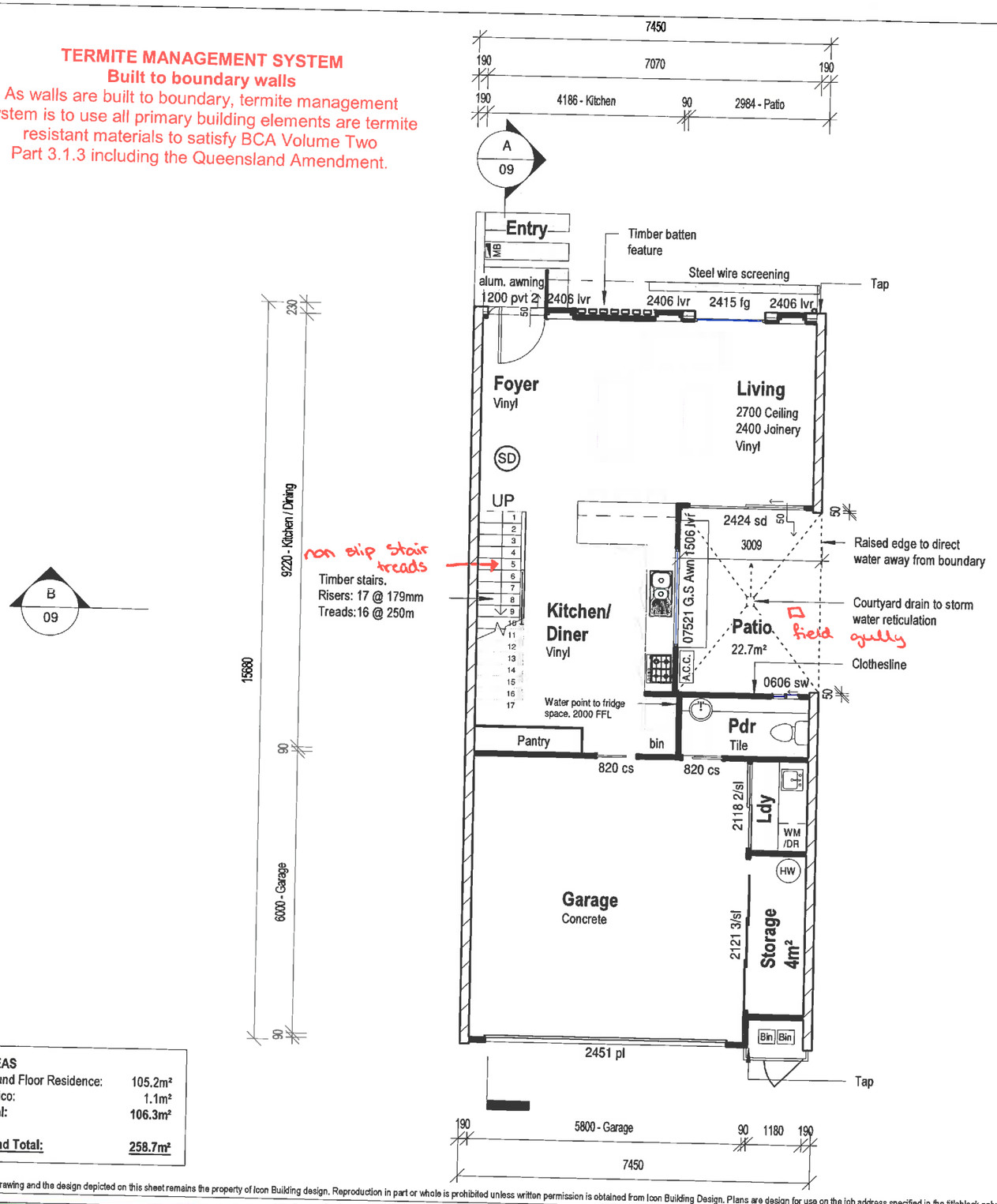
building designers' association of queensland inc.

Sheet Number:03 **Project Number:17-023**

Site Plan

Project Status: Working Drawing 1.0 Scale: As indicated
Drawn By: BJH QBCC LIC# 126221

TERMITE MANAGEMENT SYSTEM
Built to boundary walls
As walls are built to boundary, termite management system is to use all primary building elements are termite resistant materials to satisfy BCA Volume Two Part 3.1.3 including the Queensland Amendment.



Acoustic report by SLR, dated 31/05/16.
Cat 1 for ground storey &
Cat 2 for upper storey's

AREAS

Ground Floor Residence:	105.2m²
Portico:	1.1m²
Total:	**106.3m²**
Grand Total:	**258.7m²**

NORTH

GENERAL NOTES

The builder is responsible to check all existing services prior to beginning any construction.

# Denotes cavity slider to manufactures specification, frames containing cavity sliders to be 90mm minimum U.N.O

Builder to verify all dimensions prior to beginning construction work.

Electric HWS to minimum energy efficiency regulations.

Toilets: minimum 4-star dual flush, as rated under the Water Efficiency and Labeling Standards scheme (WELS).

Tapware: minimum 3-star WELS rated for kitchen sinks, basins and laundry troughs.

Showerheads: minimum 3-star WELS rated showerheads.

(SD) Smoke alarms complying with AS 3786 to be installed and connected to consumer mains power in accordance with NCC part 3.7.2

All electrical appliances and plumbing symbols are diagrammatical. Refer to builders specification for details all fixtures.

Seal wet areas in accordance with N.C.C. Vol. 2. Part 3.8.1. Slope floor surface towards fw (floor wastes)
Provide lighting in accordance with N.C.C. Vol. 2. Part 3.8.4.2 & 3
Provide ventilation in accordance with N.C.C. Vol. 2. Part 3.8.5
Mechanical ventilation in accordance with N.C.C Vol. 2. and AS1668.2

Dimensions Note:
All wall dimensions are taken from the outside faces of the stud wall. (i.e. selected cladding over omitted for clarity excluding brick veneer walls).

Climate Code Requirements
Energy efficiency assessor to confirm adequacy of proposed construction.
Provide insulation to N.C.C. code requirements or to BERS certification requirements.

PROPOSED GROUND FLOOR PLAN

ICON BUILDING DESIGN
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website: www.iconbuildingdesign.com.au
Phone: 0488209840

Revision Schedule

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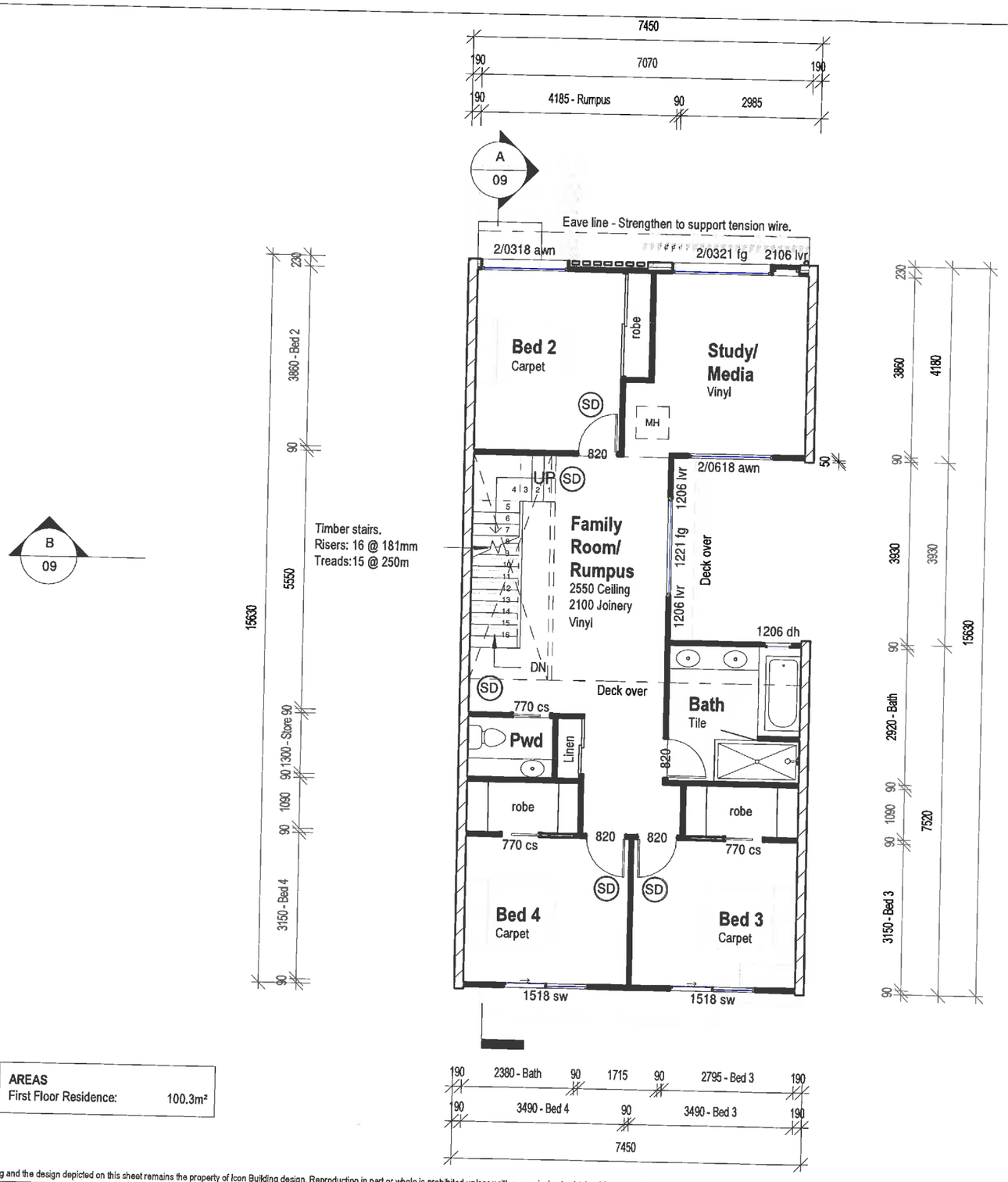
Client Name:	Nothling Building Group
Project Address:	Lot 43 Tinnanbar Terrace
Climate Zone:	2
Wind Category:	To engineers spec.
Project Issue Date:	19/06/2017
Checked/Signed By Director:	Bradley Hunt

Sheet Number:04 **Project Number:17-023**

Ground Floor

Project Status:	Working Drawing 1.0	Scale: 1 : 100
Drawn By:	BJH	QBCC LIC# 126221



SUNCOAST
BUILDING APPROVALS
No: 17 2 4 0 0 29 SEP 2017
MICHAEL GRUMMETT BSA No: A1021910
DEVELOPMENT APPROVAL
FOR BUILDING WORKS
PH: 5443 7288 MOB: 0407 573 741

NORTH

GENERAL NOTES

The builder is responsible to check all existing services prior to beginning any construction.

# Denotes cavity slider to manufactures specification, frames containing cavity sliders to be 90mm minimum U.N.O

Builder to verify all dimensions prior to beginning construction work.

Electric HWS to minimum energy efficiency regulations.

Toilets: minimum 4-star dual flush, as rated under the Water Efficiency and Labeling Standards scheme (WELS).

Tapware: minimum 3-star WELS rated for kitchen sinks, basins and laundry troughs.

Showerheads: minimum 3-star WELS rated showerheads.

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All electrical appliances and plumbing symbols are diagrammatical. Refer to builders specification for details all fixtures.

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Mechanical ventilation in accordance with N.C.C Vol. 2. and AS1668.2

Dimensions Note:
All wall dimensions are taken from the outside faces of the stud wall. (i.e. selected cladding over omitted for clarity excluding brick veneer walls).

Climate Code Requirements
Energy efficiency assessor to confirm adequacy of proposed construction.
Provide insulation to N.C.C. code requirements or to BERS certification requirements.

AREAS	
First Floor Residence:	100.3m²

PROPOSED FIRST FLOOR PLAN

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website: www.iconbuildingdesign.com.au
Phone: 0488209840

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Client Name:	Nothling Building Group
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Climate Zone:	2
Wind Category:	To engineers spec.
Project Issue Date:	19/06/2017
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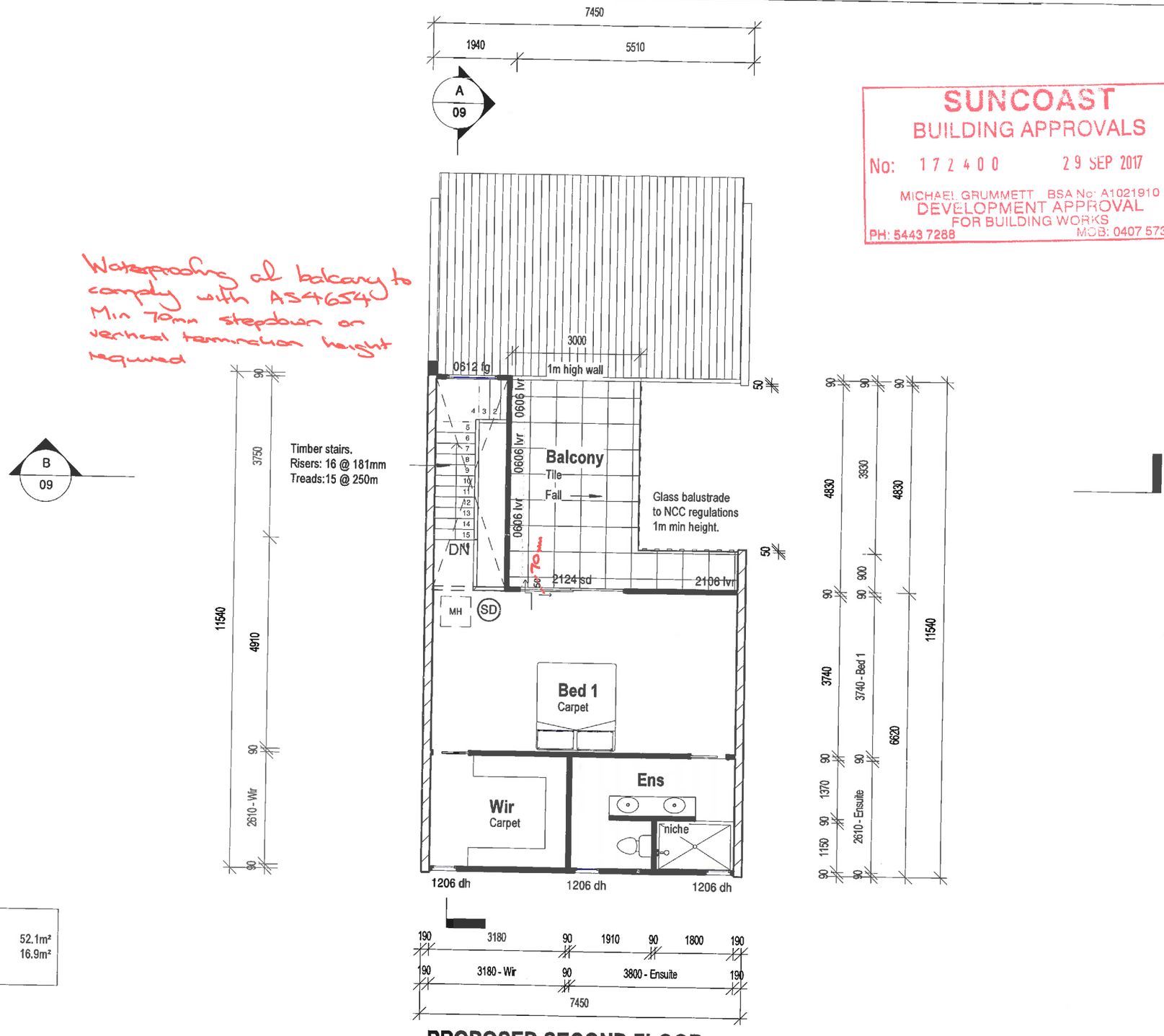
Sheet Number:05 **Project Number:17-023**

First Floor

Project Status:	Working Drawing 1.0	Scale: 1 : 100
Drawn By:	BJH	QBCC LIC# 126221



PROPOSED SECOND FLOOR

AREAS

Second Floor Residence:	52.1m²
Second Floor Balcony: (excludes voids)	16.9m²

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NORTH

GENERAL NOTES

The builder is responsible to check all existing services prior to beginning any construction.

# Denotes cavity slider to manufactures specification, frames containing cavity sliders to be 90mm minimum U.N.O

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Electric HWS to minimum energy efficiency regulations.

Toilets: minimum 4-star dual flush, as rated under the Water Efficiency and Labeling Standards scheme (WELS).

Tapware: minimum 3-star WELS rated for kitchen sinks, basins and laundry troughs.

Showerheads: minimum 3-star WELS rated showerheads.

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All electrical appliances and plumbing symbols are diagrammatical. Refer to builders specification for details all fixtures.

Seal wet areas in accordance with N.C.C. Vol. 2. Part 3.8.1. Slope floor surface towards fw (floor wastes)
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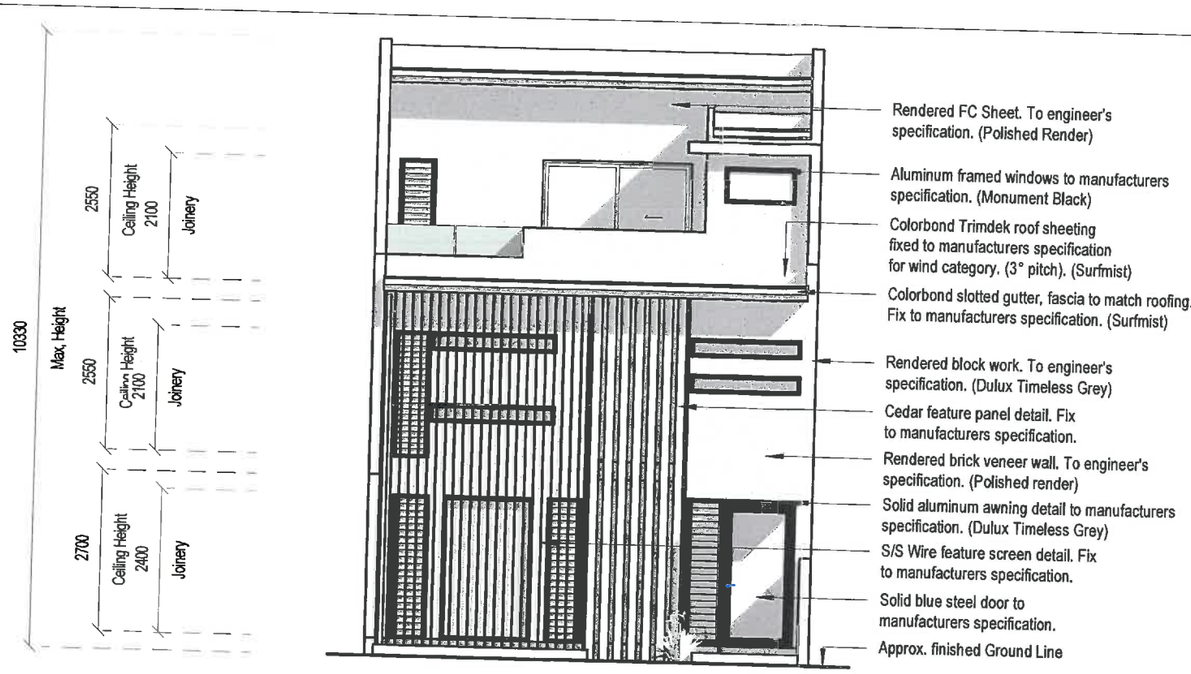
Sheet Number:06 **Project Number:17-023**

Second Floor

Project Status:	Working Drawing 1.0	Scale: 1 : 100
Drawn By:	BJH	QBCC LIC# 126221



STREET FRONT ELEVATION

Note:
All security doors and insect screens fitted to external doors and windows are to be wire mesh only. Honeycomb or similarly reinforced security screens are not permitted.

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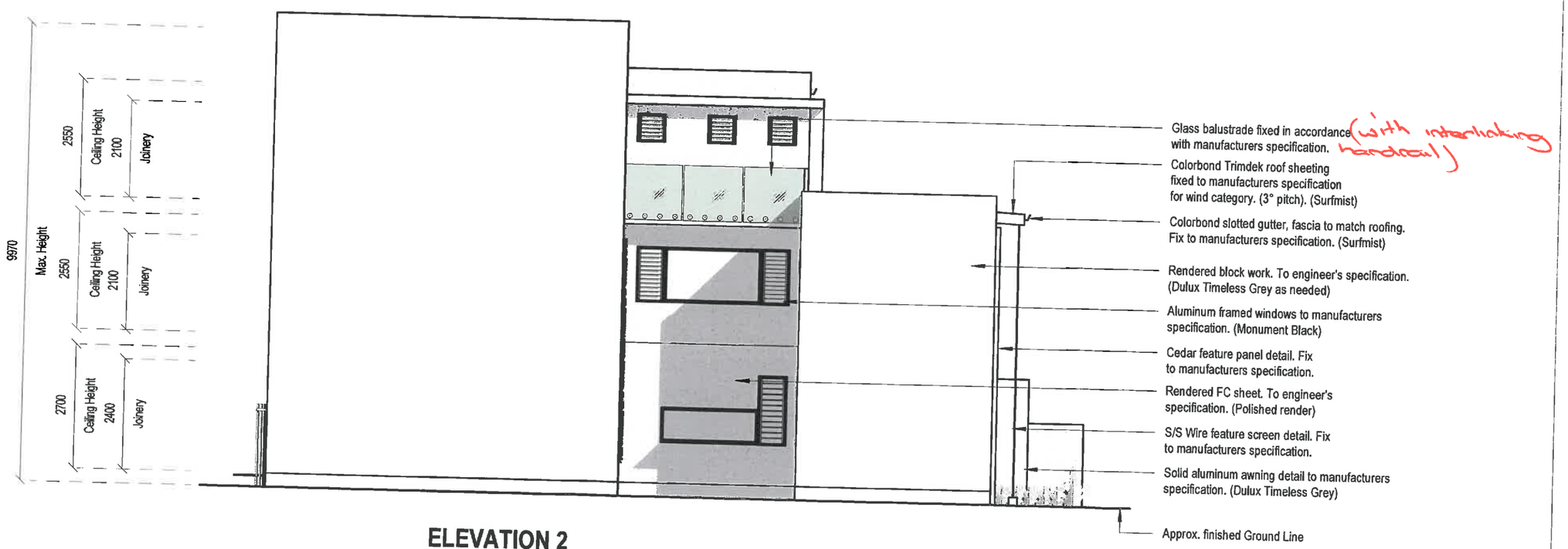

ELEVATION 2

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Client Name:	Nothling Building Group
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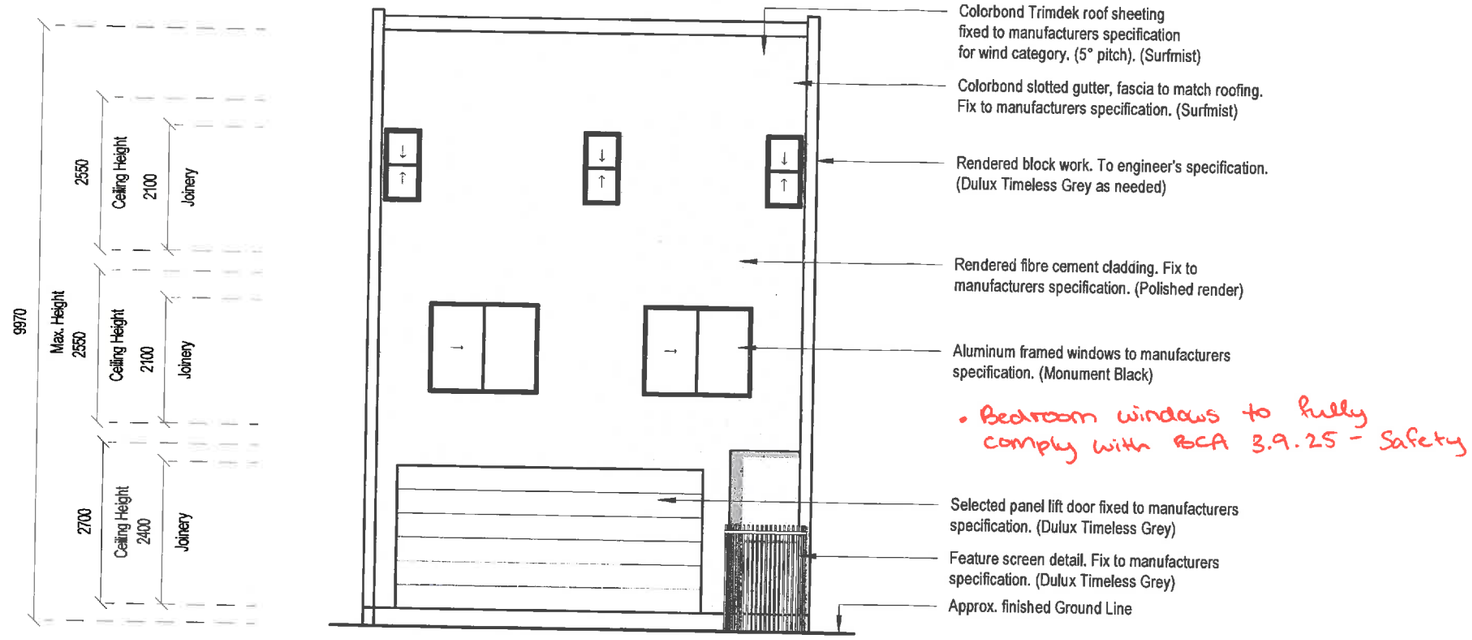
Sheet Number:07 **Project Number:17-023**

Elevations

Project Status:	Working Drawing 1.0	Scale: 1 : 100
Drawn By:	BJH	QBCC LIC# 126221



REAR ELEVATION

- Bedroom windows to fully comply with BCA 3.9.25 - Safety

Note:
All security doors and insect screens fitted to external doors and windows are to be wire mesh only. Honeycomb or similarly reinforced security screens are not permitted.

SUNCOAST
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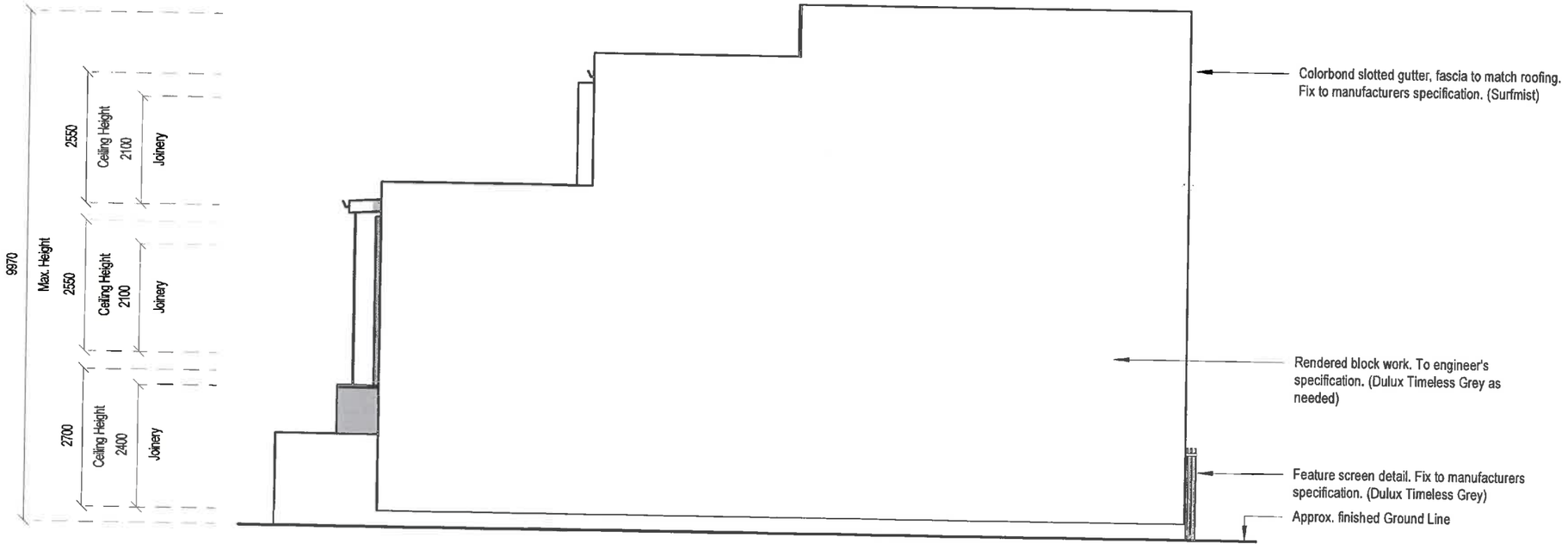
PH: 5443 7268 MOB: 0407 573 741



ELEVATION 4

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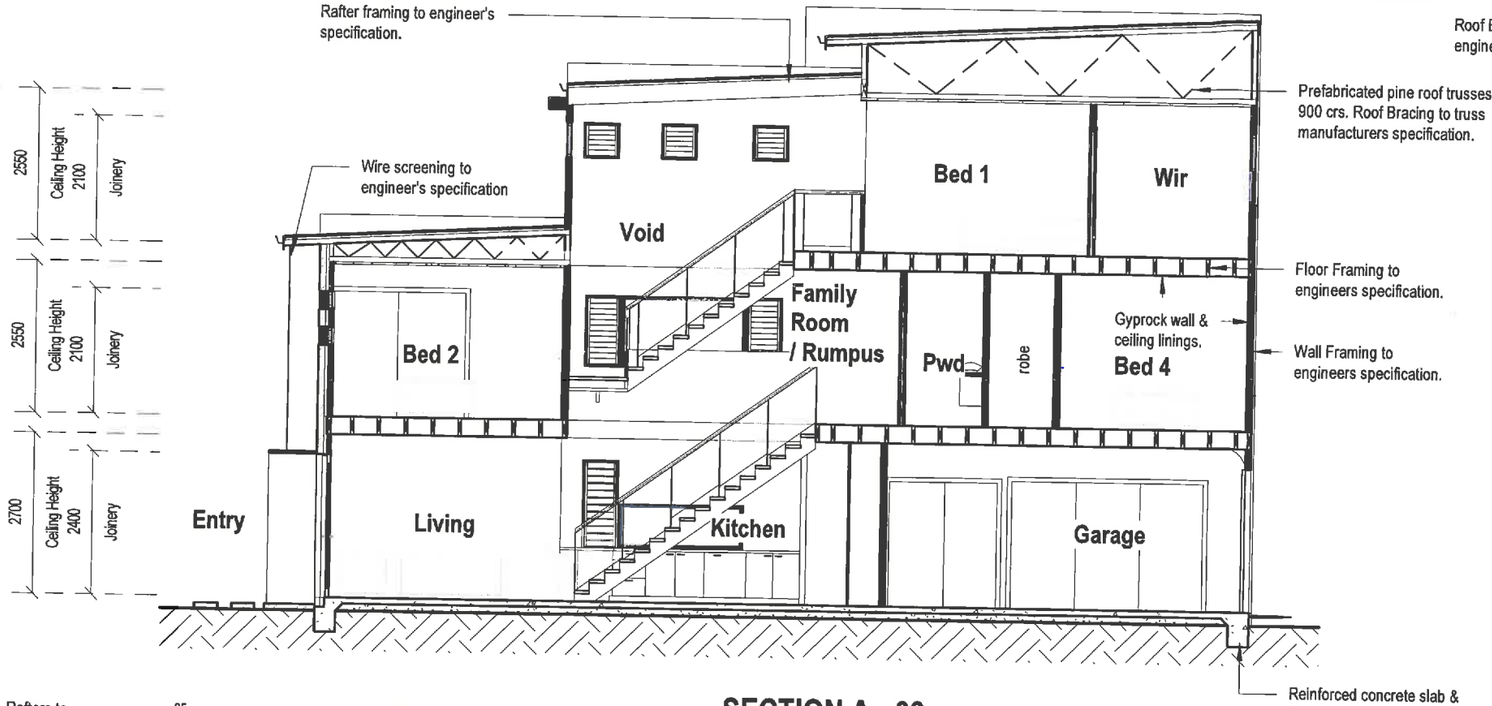
building designers' association of queensland inc.

Sheet Number:08 **Project Number:17-023**

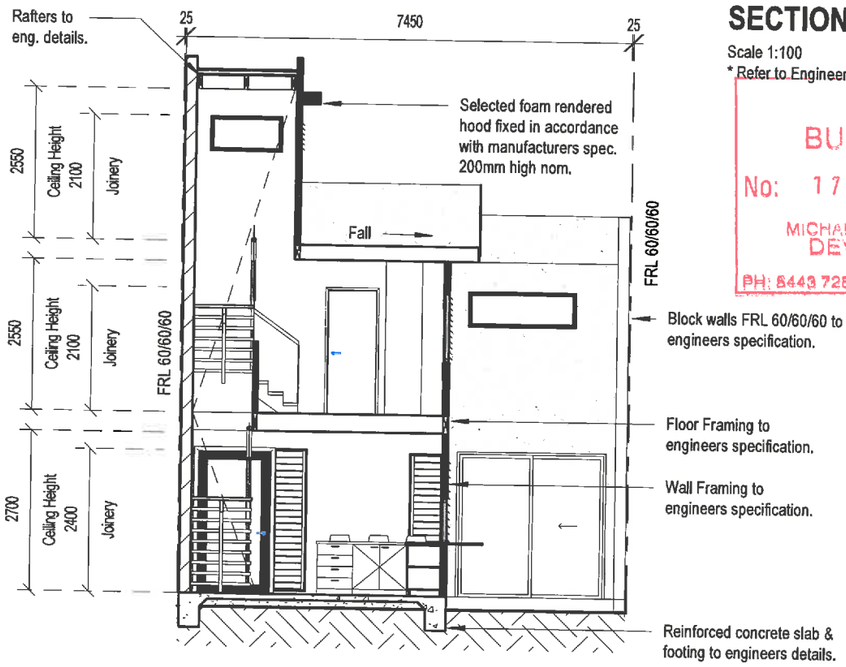
Elevations

Project Status:	Working Drawing 1.0	Scale: 1 : 100
Drawn By:	BJH	QBCC LIC# 126221



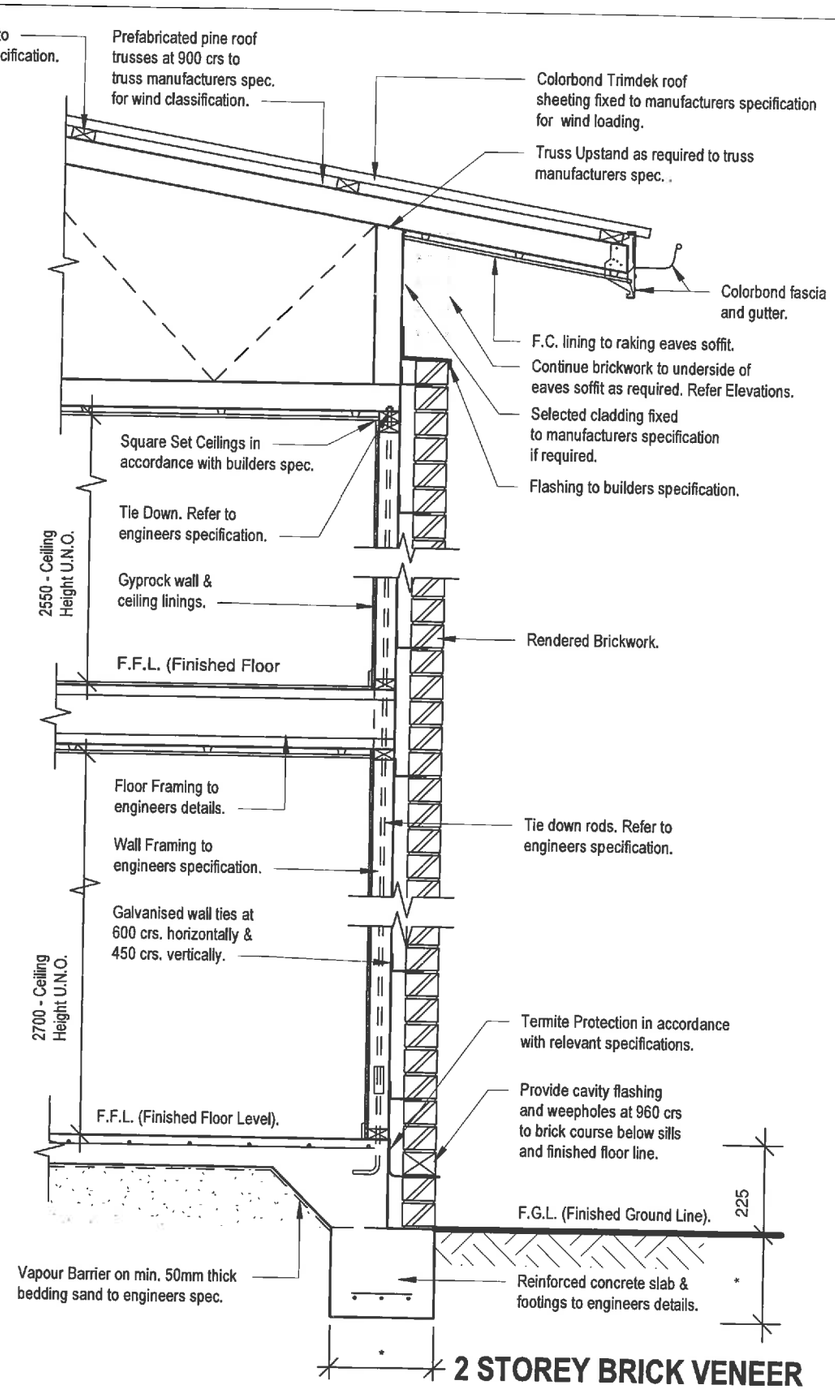
SECTION A - 03

Scale 1:100
* Refer to Engineer's details.



SECTION B - 03

Scale 1:100
* Refer to Engineer's details.



2 STOREY BRICK VENEER (FRONT WALL)

Scale 1 : 20
* Refer to engineers detail.

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building designers' association of queensland inc.

Sheet Number:09 **Project Number:17-023**

Sections

Project Status: Working Drawing 1.0 Scale: 1 : 100
Drawn By: BJH QBCC LIC# 126221

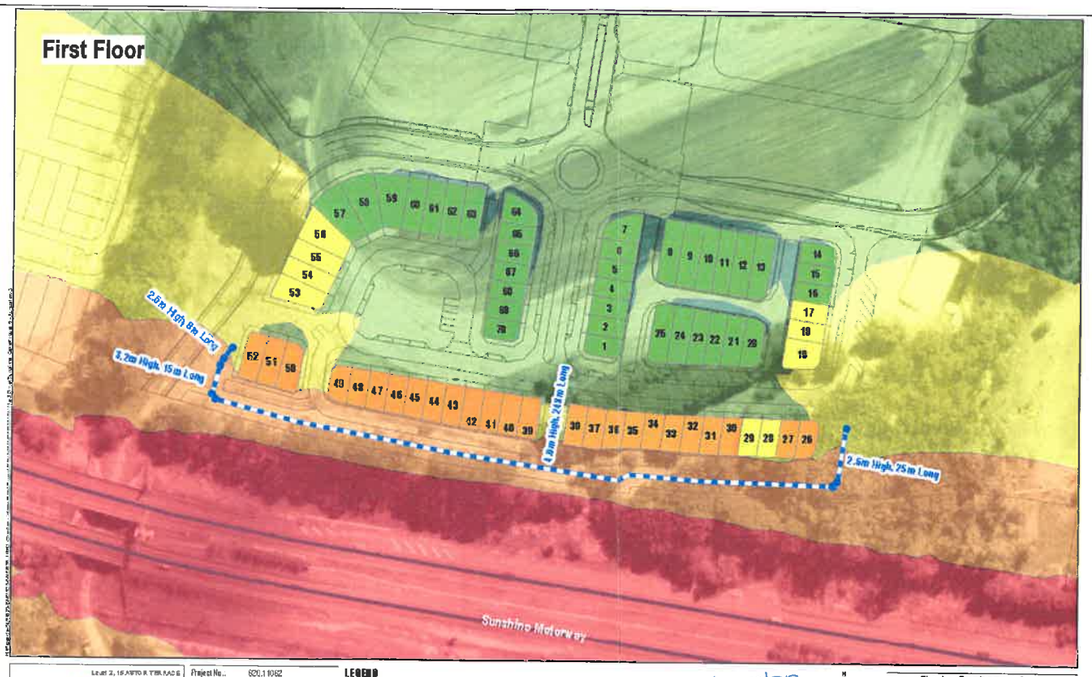
SLR

Project No.:	620.11062
Date:	21-Aug-2015
Drawn by:	Ben Hinze
Scale:	1:1,500
Sheet Size:	A4
Projection:	GDA 1994 MGA Zone 56

LEGEND
Buildings and 2025 QDC Noise Category
Category 0 - Below 58 dBA $L_{eq,1hr}$
Category 1 - 58 to 62 dBA $L_{eq,1hr}$
Category 2 - 63 to 67 dBA $L_{eq,1hr}$
Category 3 - 68 to 72 dBA $L_{eq,1hr}$
Category 4 - Above 73 dBA $L_{eq,1hr}$
Proposed Noise Barrier - Option E
Assessed Roads

chardan

Chardan Development Group
Southern Precinct Road Noise Assessment
Building Reference Numbers and Estimate QDC MP4.4 Noise Categories
Noise Barrier Option E - Ground Floor
FIGURE 5



SLR

Project No.:	620.11062
Date:	21-Aug-2015
Drawn by:	Ben Hinze
Scale:	1:1,500
Sheet Size:	A4
Projection:	GDA 1994 MGA Zone 56

LEGEND
Buildings and 2025 QDC Noise Category
Category 0 - Below 58 dBA $L_{eq,1hr}$
Category 1 - 58 to 62 dBA $L_{eq,1hr}$
Category 2 - 63 to 67 dBA $L_{eq,1hr}$
Category 3 - 68 to 72 dBA $L_{eq,1hr}$
Category 4 - Above 73 dBA $L_{eq,1hr}$
Proposed Noise Barrier - Option E
Assessed Roads

chardan

Chardan Development Group
Southern Precinct Road Noise Assessment
Building Reference Numbers and Estimate QDC MP4.4 Noise Categories
Noise Barrier Option E - First Floor
FIGURE 6

Noise category	Minimum *transport noise reduction (dB (A))* required for *habitable rooms*	Component of building's *external envelope*	Minimum R_w required for each component
Category 2 1st Storey + 2nd Storey	30	Glazing	35 (where total area of glazing for a *habitable room* is greater than 1.8m²)
			32 (where total area of glazing for a *habitable room* is less than or equal to 1.8m²)
		External walls	41
		Roof	38
		Floors	45
		Entry doors	33
Category 1 Ground Storey	25	Glazing	27 (where total area of glazing for a *habitable room* is greater than 1.8m²)
			24 (where total area of glazing for a *habitable room* is less than or equal to 1.8m²)
		External walls	35
		Roof	35
		Entry Doors	28
Category 0	No additional acoustic treatment required – standard building assessment provisions apply.		

SUNCOAST BUILDING APPROVALS
No: 172400
29 SEP 2017
MICHAEL GRUMMETT BSA No: A1021910
DEVELOPMENT APPROVAL FOR BUILDING WORKS
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Noise category	Minimum *transport noise reduction (dB (A))* required for *habitable rooms*	Component of building's *external envelope*	Minimum R_w required for each component
Category 4	40	Glazing	43
		External walls	52
		Roof	45
		Floors	51
		Entry doors	35
Category 3	35	Glazing	38 (where total area of glazing for a *habitable room* is greater than 1.8m²)
			35 (where total area of glazing for a *habitable room* is less than or equal to 1.8m²)
		External walls	47
		Roof	41
		Floors	45
		Entry doors	33

Note: Construction to comply with Acoustic Report by SLR Rited 31/5/2016. Min Category 1 for ground storey & Category 2 for upper stories.

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Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by
6	CA 1.1	19/06/2017	BJH

Client Name:	Nothling Building Group
Project Address:	Lot 43 Tinnanbar Terrace
Climate Zone:	2
Wind Category:	To engineers spec.
Project Issue Date:	19/06/2017
Checked/Signed By Director:	Bradley Hunt

building designers' association of queensland inc.

Sheet Number:16 **Project Number:17-023**

Acoustic Compliance

Project Status:	Working Drawing 1.0	Scale:
Drawn By:	BJH	QBCC LIC# 126221

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
Glazing	43	Double glazing consisting of two panes of minimum 5mm thick glass with at least 100mm air gap and full perimeter *acoustically rated seals*.
	38	Minimum 14.38mm thick laminated glass, with full perimeter *acoustically rated seals*; OR Double glazing consisting of one pane of minimum 5mm thick glass and one pane of minimum 6mm thick glass with at least 44mm air gap, and full perimeter *acoustically rated seals*
	35	Minimum 10.38mm thick laminated glass, with full perimeter *acoustically rated seals*.
	32	Minimum 6.38mm thick laminated glass with full perimeter *acoustically rated seals*.
	27	Minimum 4mm thick glass with full perimeter *acoustically rated seals*
	24	Minimum 4mm thick glass with standard weather seals

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
External walls	52	Two leaves of clay brick masonry, at least 270mm in total, with subfloor vents fitted with noise attenuators.
	47	Two leaves of clay brick masonry at least 110mm thick with: (i) cavity not less than 50mm between leaves; and (ii) 50mm thick mineral insulation or 50mm thick glass wool insulation with a density of 11kg/m^3 or 50mm thick polyester insulation with a density of 20kg/m^3 in the cavity. OR Two leaves of clay brick masonry at last 110mm thick with: (i) cavity not less than 50mm between leaves; and (ii) at least 13mm thick cement render on each face OR Single leaf of clay brick masonry at least 110mm thick with: (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and (ii) Mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m^3 positioned between studs; and (iii) One layer of plasterboard at least 13mm thick fixed to outside face of studs. OR Single leaf of minimum 150mm thick masonry of hollow, dense concrete blocks, with mortar joints laid to prevent moisture bridging.

60/60/60 90/90/90* (from both sides) *ACR Group 3 FAR2303	CSR 5527 	EXTERNAL WALL SIDE • 1 x 6mm CeminSeal Wallboard (against frame) • 1 x 16mm Gyprock Fyrchek MR Plasterboard. INTERNAL WALL SIDE • 2 x 13mm Gyprock Fyrchek Plasterboard.	(a) 75 Gold Batts R1.5	49/41	1.9	2.0
			(b) 90 Gold Batts R2.0	49/41	2.2	2.4
			(c) 90 Gold Batts R2.5	50/42	2.8	2.9
			Min. Wall Thickness mm	148		

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
	35	Single leaf of clay brick masonry at least 110mm thick with: (i) a row of at least 70mm x 35mm timber studs or 64mm steel studs at 600mm centres, spaced at least 20mm from the masonry wall; and (ii) One layer of plasterboard at least 10mm thick fixed to outside face of studs OR Minimum 6mm thick fibre cement sheeting or weatherboards or plank cladding externally, minimum 90mm deep timber stud or 92mm metal stud, standard plasterboard at least 13mm thick internally.
Roof	45	Concrete or terracotta tile or sheet metal roof with sarking, *acoustically rated plasterboard* ceiling at least 13mm thick fixed to ceiling joists, cellulose fibre insulation at least 100mm thick with a density of at least 45kg/m^3 in the cavity. OR Concrete or terracotta tile or sheet metal roof with sarking, 2 layers of *acoustically rated plasterboard* at least 18mm thick fixed to ceiling joists, glass wool insulation at least 50mm thick with a density of at least 11kg/m^3 or polyester insulation at least 50mm thick with a density of at least 20kg/m^3 in the cavity.
	41	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling joists, glass wool insulation at least 50mm thick with a density of at least 11kg/m^3 or polyester insulation at least 50mm thick with a density of at least 20kg/m^3 in the cavity. OR Concrete suspended slab at least 100mm thick.
	38	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling cavity, mineral insulation or glass wool insulation at least 50mm thick with a density of at least 11 kg/m^3.

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
	35	Concrete or terracotta tile or metal sheet roof with sarking, plasterboard ceiling at least 10mm thick fixed to ceiling cavity.
Floors	51	Concrete slab at least 150mm thick.
	45	Concrete slab at least 100mm thick OR Tongued and grooved boards at least 19mm thick with: (i) timber joists not less than 175mm x 50mm; and (ii) mineral insulation or glass wool insulation at least 75mm thick with a density of at least 11kg/m^3 positioned between joists and laid on plasterboard at least 10mm thick fixed to underside of joists; and (iii) mineral insulation or glass wool insulation at least 25mm thick with a density of at least 11kg/m^3 laid over entire floor, including tops of joists before flooring is laid; and (iv) secured to battens at least 75mm x 50mm; and (v) the assembled flooring laid over the joists, but not fixed to them, with battens lying between the joists.
Entry Doors	35	Solid core timber not less than 45mm thick, fixed so as to overlap the frame or rebate of the frame by not less than 10mm, with full perimeter *acoustically rated seals*.
	33	Fixed so as to overlap the frame or rebate of the frame by not less than 10mm, fitted with full perimeter *acoustically rated seals* and constructed of - (i) solid core, wood, particleboard or blockboard not less than 45mm thick; and/or (ii) acoustically laminated glass not less than 10.38mm thick.

Component of building's *external envelope*	Minimum R_w	Acceptable forms of construction
	28	Fixed so as to overlap the frame or rebate of the frame, constructed of - (i) Wood, particleboard or blockboard not less than 33mm thick; or (ii) Compressed fibre reinforced sheeting not less than 9mm thick; or (iii) Other suitable material with a mass per unit area not less than 24.4kg/m^2; or (iv) Solid core timber door not less than 35mm thick fitted with full perimeter *acoustically rated seals*.

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Sheet Number:17 **Project Number:17-023**

Acoustic Compliance

Project Status: Working Drawing 1.0 Scale:
Drawn By: BJH QBCC LIC# 126221