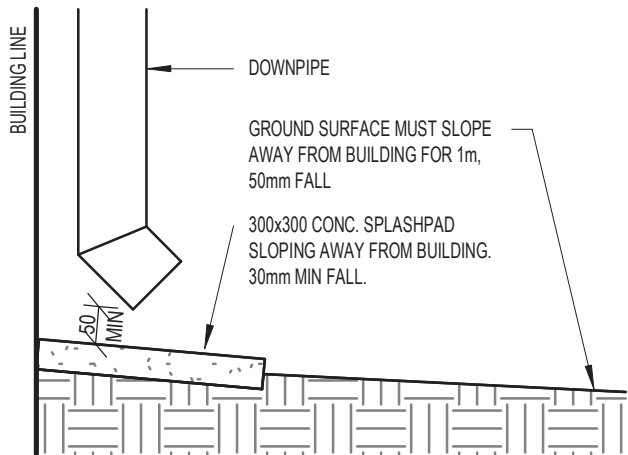


6.9

STARS

This rating completed by a non-accredited rater.

Certificate no.: 0002463792
Assessor Name: Ben Milbourne
Certificate date: 14 Feb 2018
Dwelling Address: Peak Circuit
Cosgrove, QLD 4818



DOWNPIPE DISCHARGE

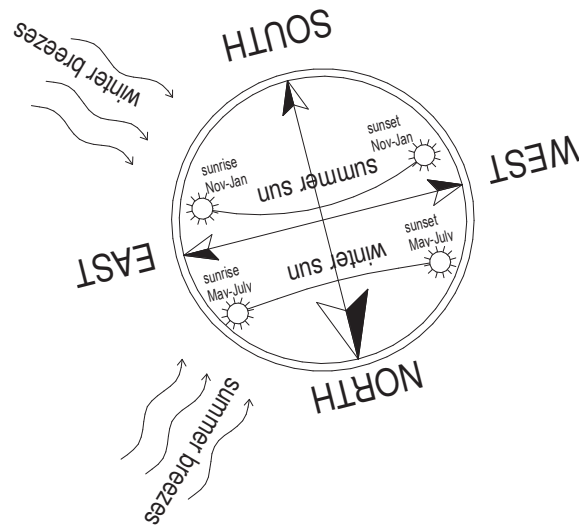
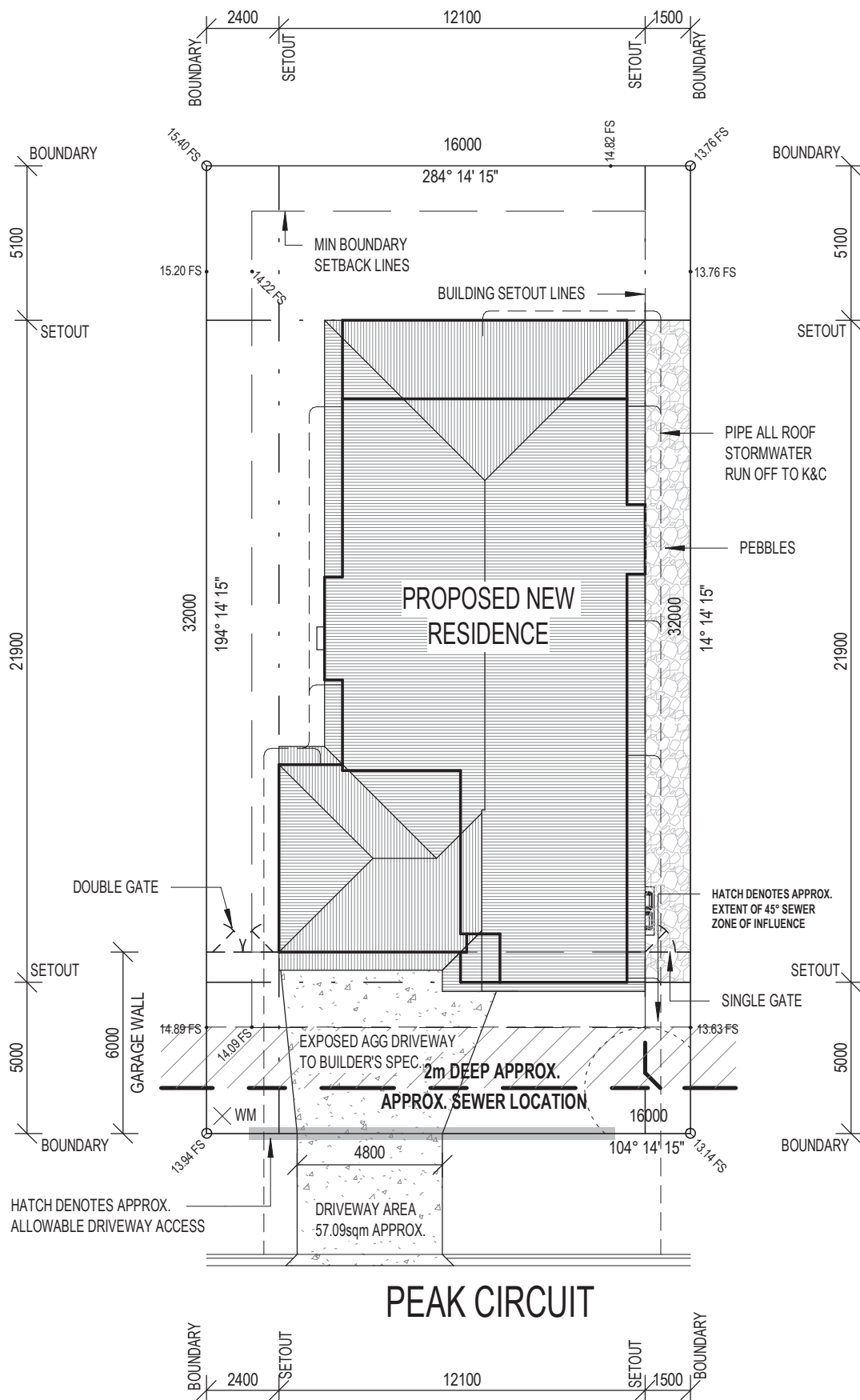
N.T.S.

SITE DRAINAGE & STORMWATER
- THE EARTHWORKS ADJACENT TO THE BUILDING IS TO BE GRADED AT 1:20 AWAY FROM THE BUILDING FOR A MINIMUM OF 1000mm AND THEN 1:200 TO THE LEGAL POINT OF DISCHARGE. DOWNPIPES AND TAP OUTLETS SHALL BE PROVIDED WITH A CONCRETE SPLASH PAD TO AVOID POINT AND EXCESSIVE WETTING OF THE SOIL ADJACENT TO THE STRUCTURE. AIR-CONDITIONING CONDENSATE OUTLETS, TOILET OVERFLOW PIPES AND HOT WATER SYSTEM PRESSURE RELIEF OUTLETS ARE ALSO POTENTIAL WATER PROVIDING SOURCES THAT THE CONTRACTOR SHALL ENSURE DOES NOT CAUSE EXCESSIVE WETTING OF THE SOIL ADJACENT TO THE STRUCTURE. - TREES, GARDEN BEDS AND LANDSCAPING MUST BE KEPT WELL AWAY FROM THE BUILDING. RECOMMENDED MINIMUM CLEARANCE DISTANCE IS THE HEIGHT OF THE MATURE TREE AND 1.5 TIMES THE HEIGHT OF THE MATURE TREE FOR A GROUP OF TREES. THE BUILDER/CONTRACTOR/BUILDING CERTIFIER SHALL INSTRUCT THE OWNER OF THEIR RESPONSIBILITY FOR MAINTENANCE OF THE AREA AROUND THE BUILDING IN ACCORDANCE WITH CSIRO SHEET No. 10-91 AND QBCC GUIDELINE "A SIMPLE HOW TO GUIDE FOR PREVENTING STRUCTURAL DAMAGE TO YOUR HOME"

Development Approval
Decision Notice No
102447
Devcert
Development Approval for Building Work
is granted under the Building Act 1975,
subject to conditions of Decision Notice.

SCOPE OF BUILDING WORKS APPROVED
The scope of building works approved by this development permit is limited to the single detached dwelling. Any other buildings and/or structures shown, detailed or otherwise referenced on the approved plans have not been assessed for compliance and are not approved for construction by this development permit.

Finished Floor Level shall be a minimum of 225mm above Finished Ground Level



SITE PLAN

1 : 200 AT A3 SHEET SIZE

FOR CONSTRUCTION

NOTES:
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

PROJECT ISSUE & DESCRIPTION
A - ENGINEER CERTIFIED - 15/02/2018



PROJECT:
NEW RESIDENCE
CLIENT:
PARKSIDE CONSTRUCTION
SITE:
LOT 241 PEAK CIRCUIT
COSGROVE, TOWNSVILLE

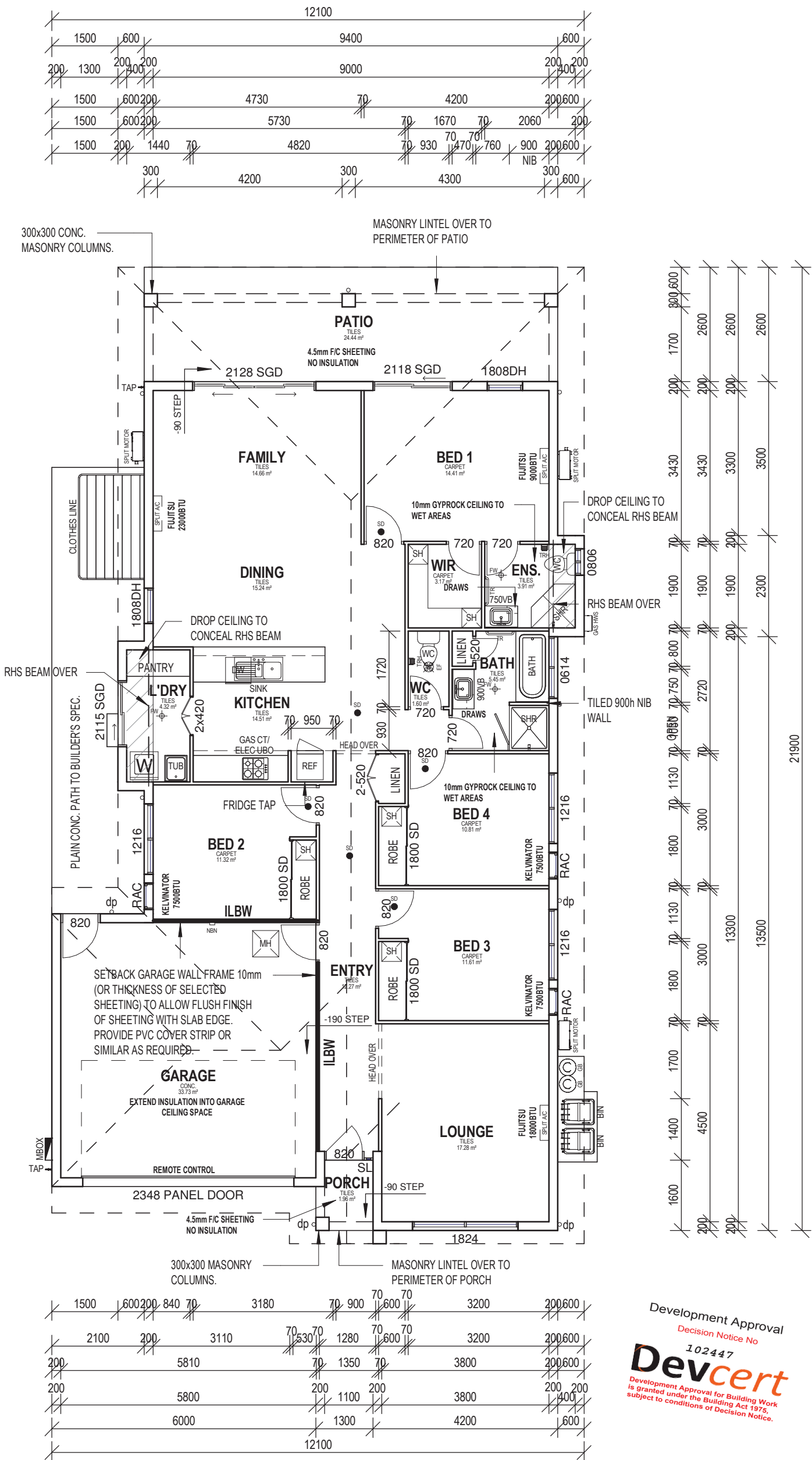
BUILDER:



DATE: 8/05/2018 9:00:58 AM
DRAWN: IC
SCALE: As indicated
SHEET No. 1
CLIENT JOB NO. 2544
JOB NO. 18-006

BUILDING FOOTPRINT 218.40sqm SITE COVERAGE 42.65%	PROPERTY DESCRIPTION
NOTE: STORM WATER RUN OFF TO BE DRAINED AWAY FROM NEIGHBORING ALLOTMENTS.	LOT 241 SP 302851 AREA 512 m ²

ALPHA 213C



Development Approval
Decision Notice No
102447
Devcert
Development Approval for Building Work
is granted under the Building Act 1975,
subject to conditions of Decision Notice.

DESIGN WIND
CLASSIFICATION : C1

INTERNAL TIMBER FRAMED WALLS :
TIMBER STUD WALLS WITH 70x35
MGP10 STUDS AT 450 CRS, 1/ROW OF
NOGGING, SHEET BOTH SIDES WITH
10mm PLASTERBOARD, 6.0mm F/C
SHEETING TO WET AREAS.

**INTERNAL LOAD BEARING TIMBER
FRAMED WALLS : ILBW**
TIMBER STUD FRAMING WITH 70x45
MGP12 STUDS AT 450 MAX CRS, 1/ROW
OF NOGGING, PROVIDE 35x70 MGP12
BOTTOM PLATE. PROVIDE 2/45x70 MGP12
TOP PLATES. PROVIDE M12 CYCLONE
RODS AT 900 MAX CRS DIRECTLY TIED
DOWN TO FOOTING. ENSURE CYCLONE
RODS ARE WITHIN 100mm OF THE
TRUSSES. ALTERNATIVELY USE
CHEMSET 801 SERIES INSTALLED TO
MANUF. SPEC. WITH 150mm EMBEDMENT.
SHEET BOTH SIDES WITH 10mm
PLASTERBOARD, 6.0mm F/C SHEETING
TO WET AREAS.

**TRUSSES OVER INTERNAL LOAD
BEARING TIMBER WALLS TO BE
DIRECTLY TIED DOWN TO FOOTING**

STEELWORK:
TO COMPLY WITH A.S.4100 & A.S.4600
ALL STEELWORK TO BE PRIMED AND
PAINTED. ALL WELDS TO BE 6.0mm
CONTINUOUS FILLET WELDS (CFW).

NOTE :
THE KITCHEN CUPBOARD LAYOUT
SHOWN ON THIS PLAN IS
ONLY AN INDICATIVE LAYOUT. THE FINAL
DESIGN SHALL BE DETERMINED BY THE
BUILDER'S P.C. ALLOWANCE SHOWN IN
THE BUILDING CONTRACT.

AIR CONDITIONERS :
VERIFY AIR CONDITIONER SIZES PRIOR
TO COMMENCEMENT
OF CONSTRUCTION. A/C UNITS SHOWN
ON THE DRAWINGS ARE INDICATIVE
ONLY.

GARAGE DOORS :
ALL GARAGE ROLLER DOORS AND
PANEL LIFT DOORS TO BE PROVIDED
WITH WINDLOCKS AND COMPLY TO
AS1170.2 AND AS4055.

DOWNPIPES :
ALL DOWNPIPES TO BE DISCHARGED
ONTO 300x300 CONCRETE
SPLASHPADS. ALTERNATIVELY PIT
AND PIPE STORMWATER TO KERB &
CHANNEL AS PER BUILDER'S SPEC.

NOTE :
TOILET DOORS TO BE PROVIDED WITH
LIFT OFF HINGES TO ALL RELEVANT
BCA REQUIREMENTS.

LEGEND	
SD	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH A.S. 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BATTERY BACK UP.
METER BOX	METER BOX POWER SUPPLY
HWS	ELECTRIC HOT WATER SYSTEM
GAS HWS	GAS HOT WATER SYSTEM
GB	GAS BOTTLES
EF	EXHAUST FAN 10Ltrs/sec/sqm
FW	FLOOR WASTE
TAP	EXTERNAL GARDEN TAP
GAS	EXTERNAL GAS POINT
dp	90mm UPVC DOWN PIPE
TRH	TOILET ROLL HOLDER
TR	TOWEL RAIL
HT	HAND TOWEL HOLDER
SH	SHELVES
SHH	SHOWER HEAD
CSH	CEILING SHOWER HEAD
WINDOW & DOOR SIZING	EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE

ELEVATION KEY
3
4
2
1

AREAS	
LIVING	155.46 m²
GARAGE	36.54 m²
PATIO	24.44 m²
PORCH	1.96 m²
TOTAL	218.40 m²

FOR CONSTRUCTION

NOTES:
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL
AUTHORITY BUILDING PERMIT.
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER
SCALED MEASUREMENTS - DO NOT SCALE DRAWING.
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO
THE COMMENCEMENT OF ANY CONSTRUCTION.

PROJECT ISSUE & DESCRIPTION
A - ENGINEER CERTIFIED - 15/02/2018



PROJECT:
NEW RESIDENCE

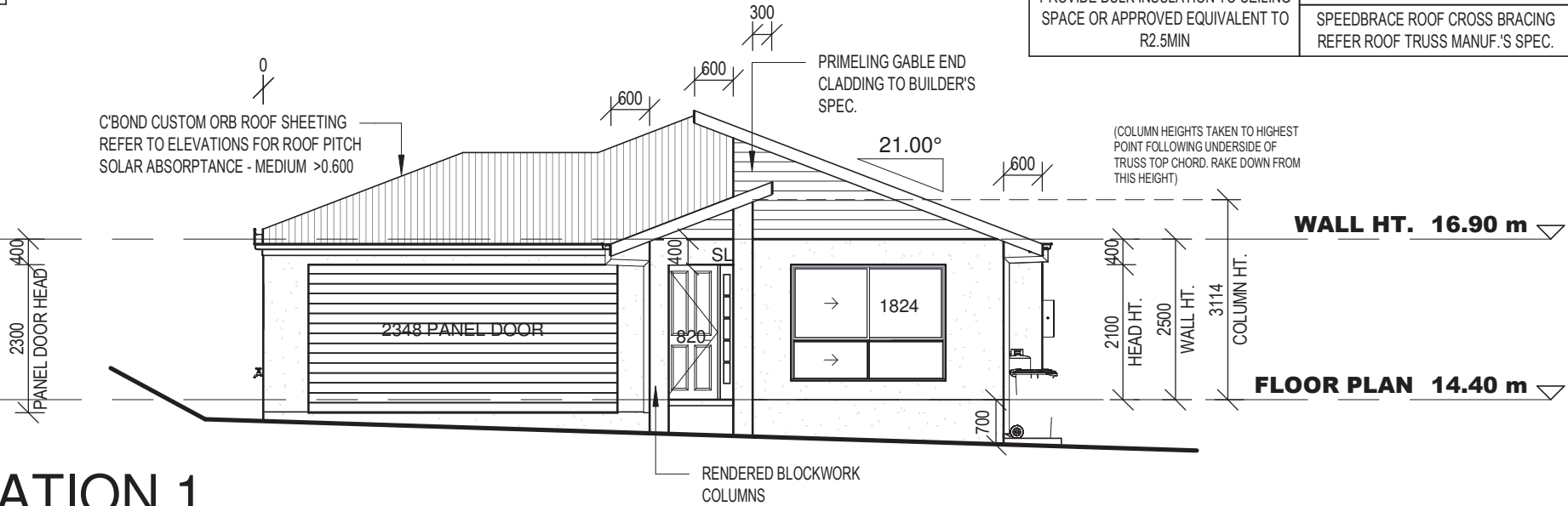
CLIENT:
PARKSIDE CONSTRUCTION

SITE:
LOT 241 PEAK CIRCUIT
COSGROVE, TOWNSVILLE

BUILDER:		
DATE:	8/05/2018 9:01:04 AM	JOB NO. 18-006
DRAWN:	IC	
SCALE:	1 : 100	
SHEET No.	9	CLIENT JOB NO. 2544

ALPHA 213C

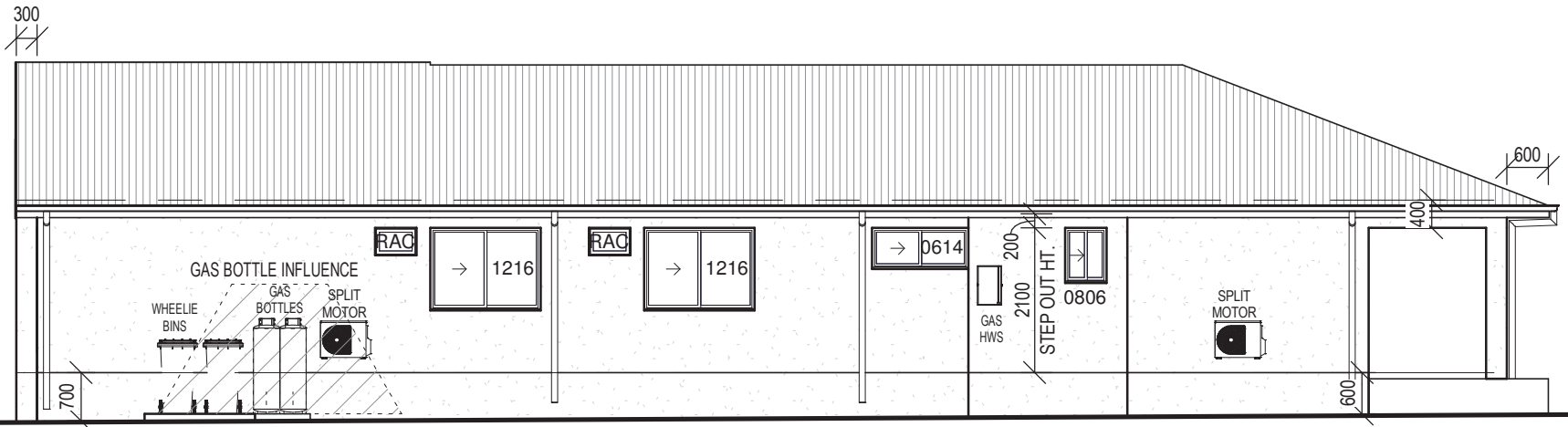
BUILDING EXPOSURE	DESIGN WIND
SUBURBAN	CLASSIFICATION : C1
PROVIDE BULK INSULATION TO CEILING SPACE OR APPROVED EQUIVALENT TO R2.5MIN	SPEEDBRACE ROOF CROSS BRACING REFER ROOF TRUSS MANUF.'S SPEC.



ELEVATION 1

1

1 : 100 AT A3 SHEET SIZE



ELEVATION 2

2

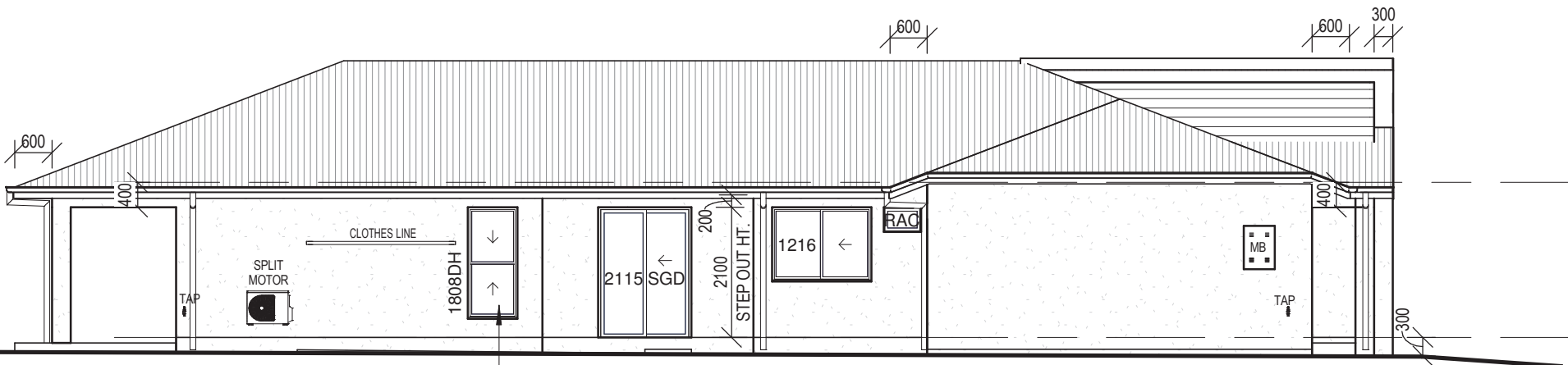
1 : 100 AT A3 SHEET SIZE



ELEVATION 3

3

1 : 100 AT A3 SHEET SIZE



ELEVATION 4

4

1 : 100 AT A3 SHEET SIZE

ALUMIN. FRAMED CLEAR GLASS WINDOWS & SLIDING GLASS DOORS TYP.

Development Approval
Decision Notice No
102447
Devcert
Development Approval for Building Work
is granted under the Building Act 1975,
subject to conditions of Decision Notice.

Finished Floor Level shall be a
minimum of 225mm above
Finished Ground Level

FOR CONSTRUCTION

NOTES:
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

PROJECT ISSUE & DESCRIPTION
A - ENGINEER CERTIFIED - 15/02/2018

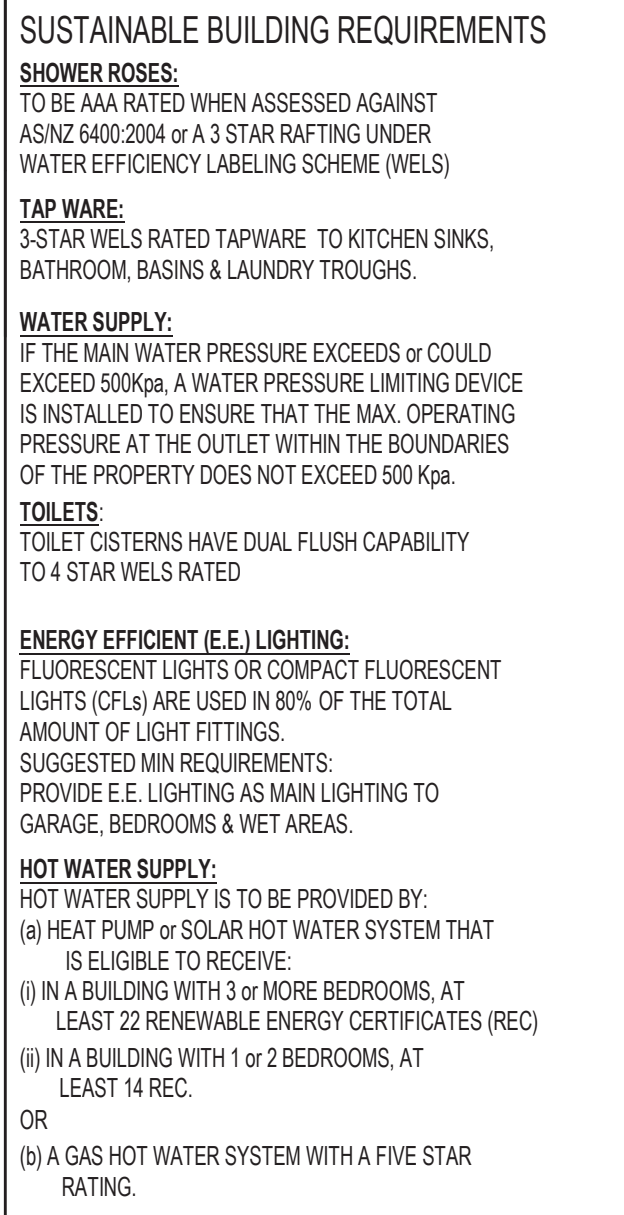


PROJECT:
NEW RESIDENCE
CLIENT:
PARKSIDE CONSTRUCTION
SITE:
LOT 241 PEAK CIRCUIT
COSGROVE, TOWNSVILLE





BUILDER:
DATE: 8/05/2018 9:01:06 AM
DRAWN: IC
SCALE: 1 : 100
SHEET No. 10
CLIENT JOB NO. 2544
JOB NO. 18-006

**NO VENTILATED RECESSED
LIGHTS TO BE USED (SEALED
UNITS ONLY)**



INSTALLATION OF CEILING FANS AND LOCATION/NUMBER OF CEILING PENETRATIONS IS ESSENTIAL TO ENSURE COMPLIANCE WITH ENERGY EFFICIENCY REQUIREMENTS.

ELECTRICAL LEGEND	
ICON	DESCRIPTION
	1x1200 CEILING FAN. AND CONTROL
	DOWNLIGHT (SEALED UNIT)

NOTE: CONTRACTOR TO COMPLY WITH ALL
RELEVANT STANDARDS & CODES. LAYOUT
SHOWN IS INDICATIVE ONLY

NOTE :
THE ELECTRICAL LAYOUT SHOWN ON THIS PLAN IS INDICATIVE ONLY. THE FINAL LOCATION OF ELECTRICAL FITTINGS SHALL BE CONFIRMED BY ELECTRICAL CONTRACTOR WITH BUILDER PRIOR TO INSTALLATION.



1

FOR CONSTRUCTION




PREMIUM LIFESTYLE
HOMES

PROJECT:
NEW RESIDENCE

CLIENT:
PARKSIDE CONSTRUCTION

SITE:
LOT 241 PEAK CIRCUIT
COSGROVE, TOWNSVILLE

BUILDER:  PARKSIDE CONSTRUCTIONS		
DATE:	8/05/2018 9:01:11 AM	JOB NO. 18-006
DRAWN:	IC	
SCALE:	1 : 100	
SHEET No.	15	CLIENT JOB NO. 2544