PROPOSED RESIDENCE FOR

Michael Harvey

Lot 395, 44 Learmonth Drive
BELIVAH

GENERAL NOTES

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.
THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE NCC OF AUSTRALIA 2017, CURRENT AUSTRALIAN STANDARDS,BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE NCC AND THE AUSTRALIAN STANDARDS.

AS1288-2006 GLASS IN BUILDINGS – SELECTION AND INSTALLATION
AS2047-2014 WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS
AS1562.1-2018 DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
AS1684-2010 NATIONAL TIMBER FRAMING CODE
AS2048-2002 ROOF TILES
AS2050-2018 INSTALLATION OF ROOF TILES
AS2870-2011 RESIDENTIAL SLAB AND FOOTINGS – CONSTRUCTION
AS/NZ2904-1995 DAMP-PROOF COURSES AND FLASHINGS
AS3600-2009 CONCRETE STRUCTURES
AS3660-2018 BARRIERS FOR SUBTERRANEAN TERMITES
AS3700-2018 MASONRY IN BUILDINGS
AS3740-2010 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS3786-2014 SMOKE ALARMS TO BE HARWIRED & INTERLINKED
AS4055-2012 WIND LOADING FOR HOUSING
AS4100-2020 STEEL STRUCTURES

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPACTIONS AND DRAWINGS.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS3660.1-2000.AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-
- ALL ROOMS-WITHIN 500mm VERTICAL OF THE FLOOR
- BATHROOMS-WITHIN 1500mm VERTICAL OF THE BATH BASE
- FULLY GLAZED DOORS
- SHOWER SCREENS
- WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
- WINDOW SIZES ARE NOMINAL ONLY ACTUAL SIZES WILL VARY
- WITH MANUFACTURER FLASHING ALL ROUND.

GUTTERS WILL BE AS PER SPECIFICATION WITH MIN.100 X 50 RECTANGULAR , DOWNPIPES, BE POSITIONED AS PER AS 3500.3, 2018, SECTION 3.

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

TILED DECKS OVER LIVABLE AREAS ARE TO BE IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS; 19mm COMPRESSED FIBRE CEMENT SHEET.

FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS, IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIP GALVANIZED.

ALL WET AREAS TO COMPLY WITH NCC AND AS 3740 . SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

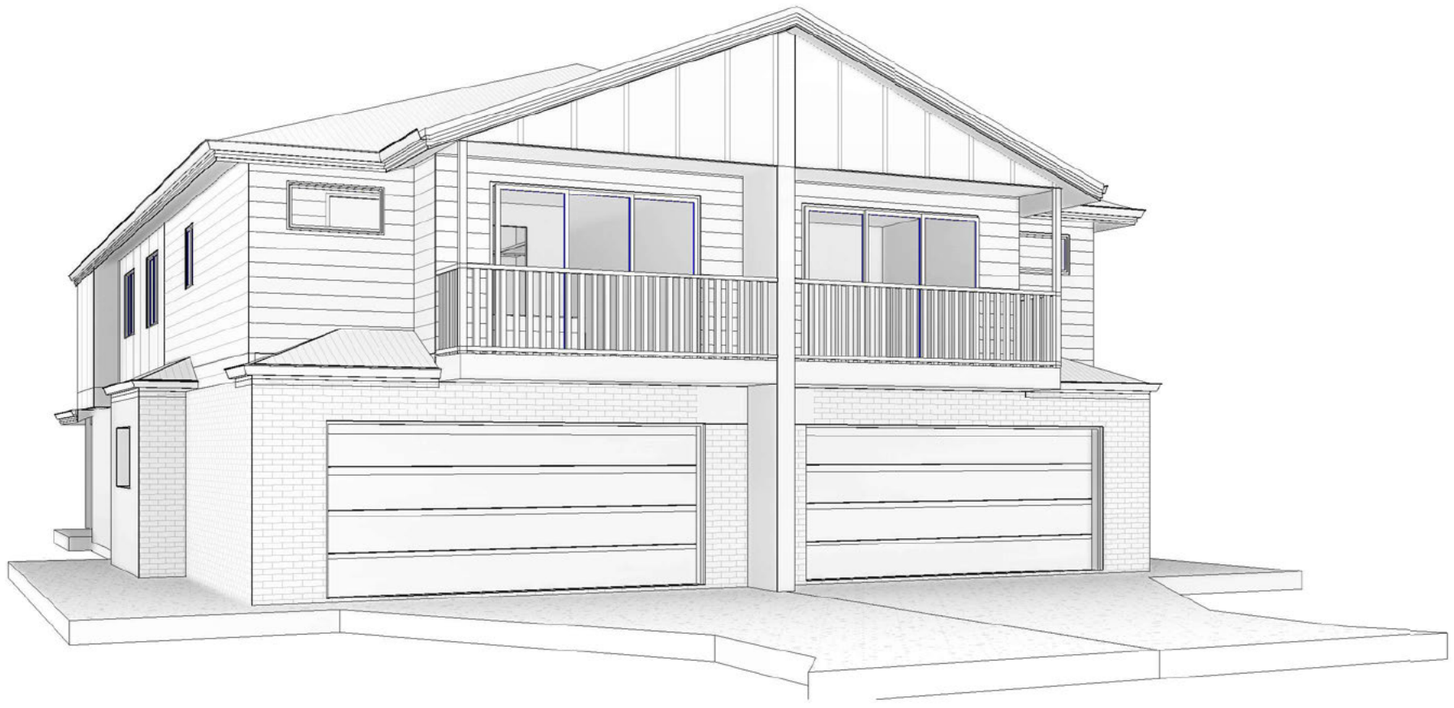
PROVIDE WALL TIES AT 300mm SPACINGS BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS, BRICK TIES TO BE STAINLESS STEEL.

SUB-FLOOR VENTILATION MINIMUM 750mm.SQ FOR EXTERNAL WALLS AND 1500mm. SQ FOR INTERNAL WALLS BELOW BEARER.

THERMAL INSULATION AS PER ENERGY RATING REPORT.

AREA SCHEDULE	
NAME	AREA
DUPLEX B	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	11.08 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	283.37 m²

AREA SCHEDULE	
NAME	AREA
DUPLEX A	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	11.08 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	283.37 m²



DRAWING LIST

SHEET	NAME
1	Coversheet
2	Site Plan
3	Ground Floor Plan
4	Level 1 Floor Plan
5	Elevations - Sheet 1
6	Elevations - Sheet 2
7	3D's
8	Electrical - Ground Floor
9	Electrical - Level 1
10	Landscape Plan
11	Pool Plan
12	Sections - Sheet 1
13	Sections - Sheet 2
14	Roof Plan
15	Slab / Penetration Plan
16	Wet Area Elevations - Sheet 1
17	Wet Area Elevations - Sheet 2
18	Wet Area Elevations - Sheet 3
19	Livable Housing Details
20	Party Wall Details

BELCO CONSTRUCTIONS

BELCO CONSTRUCTIONS PTY LTD
PO BOX 2298
BEENLEIGH QLD 4207
QBCC 15052250 ABN 79 617 100 160
admin@belcoconstructions.com.au

NOTE: DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES. BELCO CONSTRUCTIONS RETAIN THE COPYRIGHT OF ALL DRAWINGS AT ALL TIMES. DRAWINGS MAY NOT BE REPRODUCED BY ANY PROCESS IN FULL OR IN PART WITHOUT THE PRIOR WRITTEN APPROVAL OF BELCO CONSTRUCTIONS.

REVISION

A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue

TITLE Coversheet
DATE 01.07.2025
SCALE
ADDRESS Lot 395, 44 Learmonth Drive BELIVAH
CLIENT [redacted]
PROJECT NO
DWG no 1
ISSUE B

PROPERTY DESCRIPTION

LOT 395 ON SP290614
LOGAN CITY COUNCIL
AREA: APPROX. 551m²

SITE COVERAGE

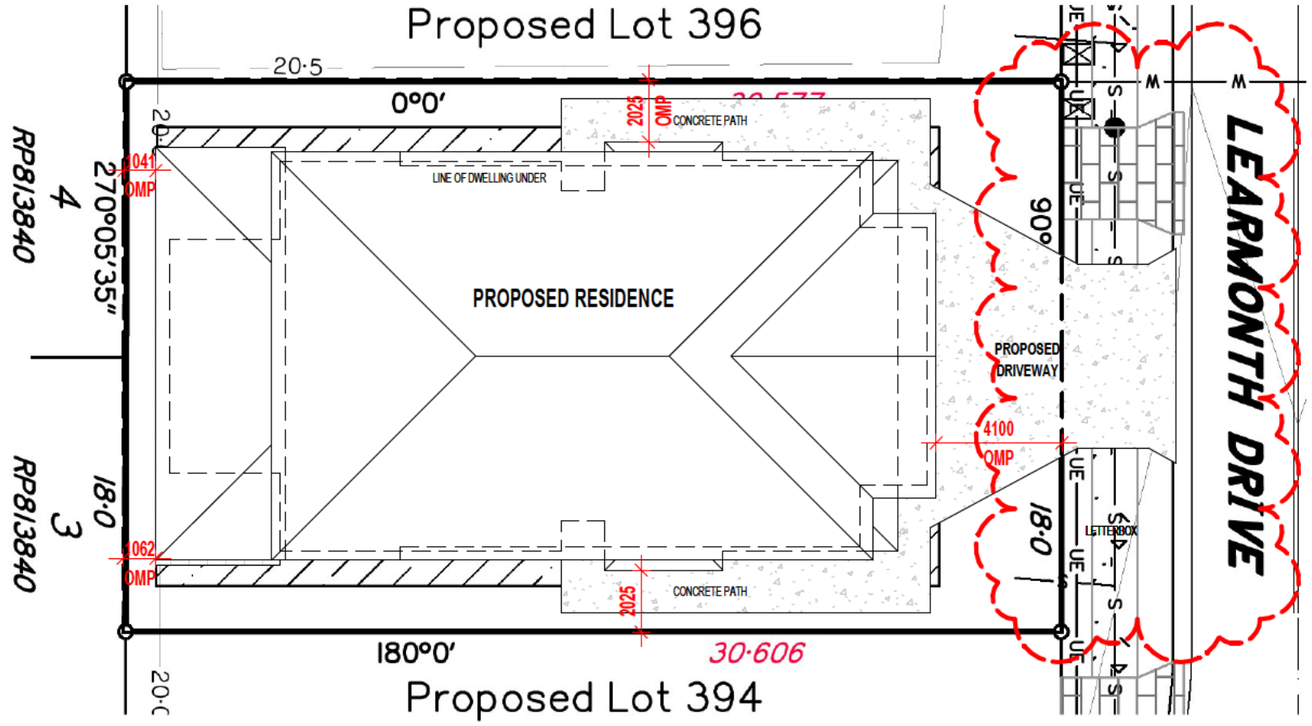
SITE AREA	~~554m²~~
TOTAL FOOTPRINT	316.47m²
SITE COVER	57.44%

AREA SCHEDULE

NAME	AREA
DUPLEX A	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	11.08 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	283.37 m²

AREA SCHEDULE

NAME	AREA
DUPLEX B	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	11.08 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	283.37 m²



LEGEND

DP DOWNPIPE
MB METER BOX (LOCATION TO BE CONFIRMED ON SITE BY ELECTRICIAN)
HWS HOT WATER SYSTEM
LB LETTERBOX
OMP OUTER MOST PROJECTION
FOW FACE OF WALL
☒ STORMWATER PIT (ALLOCATION OF PITS TO BE CONFIRMED ON SITE BY PLUMBER)

Site Plan
1 : 200

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS, ANGLES AND LEVELS TO BE CHECKED AND VERIFIED ON SITE.
3. DO NOT SCALE FROM DRAWINGS.
4. DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL, ETC.
5. ALL SURVEY PEGS ARE TO BE SITED IN POSITION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE DWELLING IS NOT TO EXCEED 8.5M ABOVE NATURAL GROUND LEVEL.
7. ALL VEGETATION, RUBBISH, TOPSOIL AND CONTAMINATED FILL SHALL BE REMOVED FROM SITE AND REPLACED WITH CLEAN FILL.
8. THE SITE IS TO BE ADEQUATELY DRAINED TO THE ENGINEERS RECOMMENDATIONS AS SET OUT IN THE SOIL REPORT AND CSIRO RECOMMENDATIONS FOR THE MAINTENANCES OF RESIDENTIAL SLABS AND FOOTINGS.
9. STORMWATER TO STREET KERB IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
10. ALL DOWNPIPES TO BE 90MM DIAMETER UPVC. NUMBER OF AS SHOWN.
11. REFER TO ENGINEERS DESIGN AND DETAILS FOR HOUSEHOLD WASTE.

PRELIMINARY SITING ONLY - LEVELS TO BE CONFIRMED ONCE SITE SURVEY COMPLETED

BELCO CONSTRUCTIONS

BELCO CONSTRUCTIONS PTY LTD
PO BOX 2298
BEENLEIGH QLD 4207
QBCC 15052250 ABN 79 617 100 160
admin@belcoconstructions.com.au

NOTE: DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES. BELCO CONSTRUCTIONS RETAIN THE COPYRIGHT OF ALL DRAWINGS AT ALL TIMES. DRAWINGS MAY NOT BE REPRODUCED BY ANY PROCESS IN FULL OR IN PART WITHOUT THE PRIOR WRITTEN APPROVAL OF BELCO CONSTRUCTIONS.

REVISION

A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue

TITLE Site Plan	ADDRESS Lot 395, 44 Learmonth Drive BELIVAH	PROJECT NO	ISSUE B
DATE 01.07.2025			
SCALE As indicated	CLIENT [redacted]	DWG no 2	

LEGEND

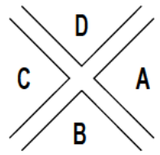
(S)	SMOKE DETECTOR
✦	FLOOR WASTE GULLY
DP	DOWNPIPE
DT	DRAWER TOWER
MB	METER BOX
HWS	HOT WATER SYSTEM
OHC	OVERHEAD CUPBOARD
CT	COOKTOP
RH	RANGEHOOD
UBO	UNDERBENCH OVEN
◁	SHOWER HEAD
M	MIXER
⊥⊥	TAPS
TR	TOWEL RAIL
TH	TOILET ROLL HOLDER

WINDOW NOTES

ALL WINDOWS, WHERE A FALL HEIGHT FROM FLOOR TO GROUND IS 2M OR GREATER, OR WITH OPENINGS WITHIN 1700MM OF THE FLOOR MUST BE FITTED EITHER WITH A FALL PREVENTION DEVICE TO RESTRICT THE SIZE OF THE OPENING OR WITH A FITTED SCREEN WITH SECURE FITTINGS

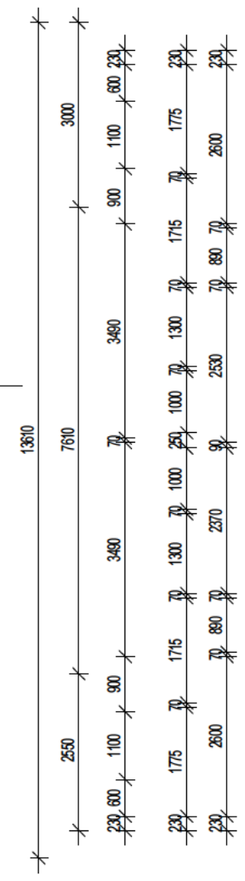
OBS	OBSCURE WINDOW
RO	RESTRICTED OPENINGS
FS	FIBREGLASS FLY SCREEN
SS	SECURE VIEW SECURITY SCREEN

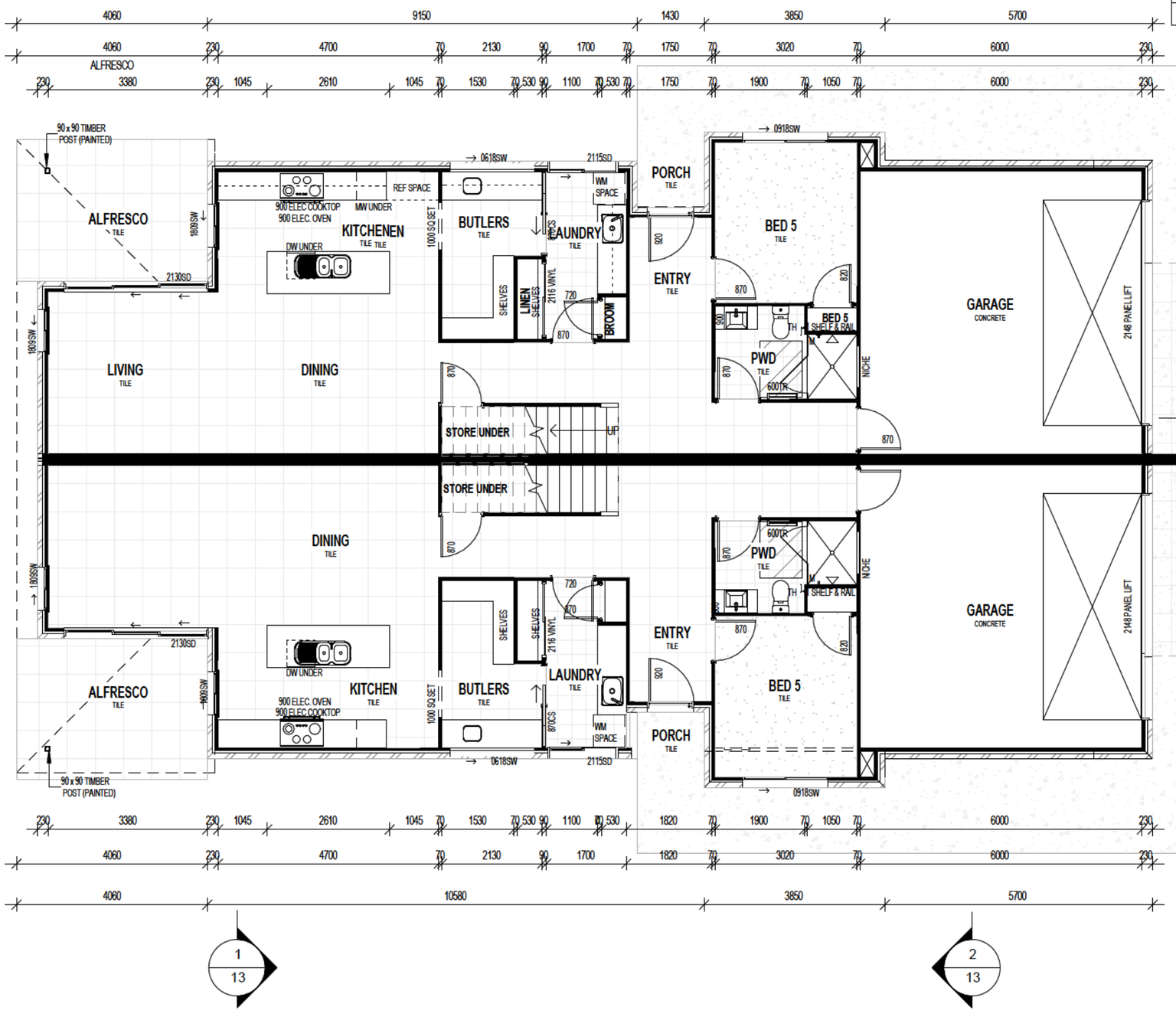
ELEVATIONS



AREA SCHEDULE	
NAME	AREA
DUPLEX A	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	11.08 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	283.37 m²

AREA SCHEDULE	
NAME	AREA
DUPLEX B	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	11.08 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	283.37 m²





GENERAL NOTES

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
ALL DIMENSIONS, ANGLES AND LEVELS TO BE CHECKED AND VERIFIED ON SITE.
DO NOT SCALE FROM DRAWINGS.
DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL, ETC.
DESIGN IS BASED ON N3 (NON-CYCLONIC) FOR WIND SPEEDS TO 41M/S.
FITTINGS AND FITTINGS ARE INDICATIVE ONLY. REFER TO BUILDERS

NCE WITH CURRENT NCC

BELCO CONSTRUCTIONS

BELCO CONSTRUCTIONS PTY LTD
PO BOX 2298
BEENLEIGH QLD 4207
QBCC 15052250 ABN 79 617 100 160
admin@belcoconstructions.com.au

NOTE: DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES. BELCO CONSTRUCTIONS RETAIN THE COPYRIGHT OF ALL DRAWINGS AT ALL TIMES. DRAWINGS MAY NOT BE REPRODUCED BY ANY PROCESS IN FULL OR IN PART WITHOUT THE PRIOR WRITTEN APPROVAL OF BELCO CONSTRUCTIONS.

REVISION

A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue

TITLE Ground Floor Plan	ADDRESS Lot 395, 44 Learmonth Drive BELIVAH	PROJECT NO	ISSUE B
DATE 01.07.2025			
SCALE 1 : 100	CLIENT [redacted]	DWG no 3	

LEGEND

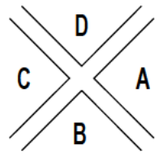
(S)	SMOKE DETECTOR
✦	FLOOR WASTE GULLY
DP	DOWNPIPE
DT	DRAWER TOWER
MB	METER BOX
HWS	HOT WATER SYSTEM
OHC	OVERHEAD CUPBOARD
CT	COOKTOP
RH	RANGEHOOD
UBO	UNDERBENCH OVEN
◁	SHOWER HEAD
M	MIXER
⊥⊥	TAPS
TR	TOWEL RAIL
TH	TOILET ROLL HOLDER

WINDOW NOTES

ALL WINDOWS, WHERE A FALL HEIGHT FROM FLOOR TO GROUND IS 2M OR GREATER, OR WITH OPENINGS WITHIN 1700MM OF THE FLOOR MUST BE FITTED EITHER WITH A FALL PREVENTION DEVICE TO RESTRICT THE SIZE OF THE OPENING OR WITH A FITTED SCREEN WITH SECURE FITTINGS

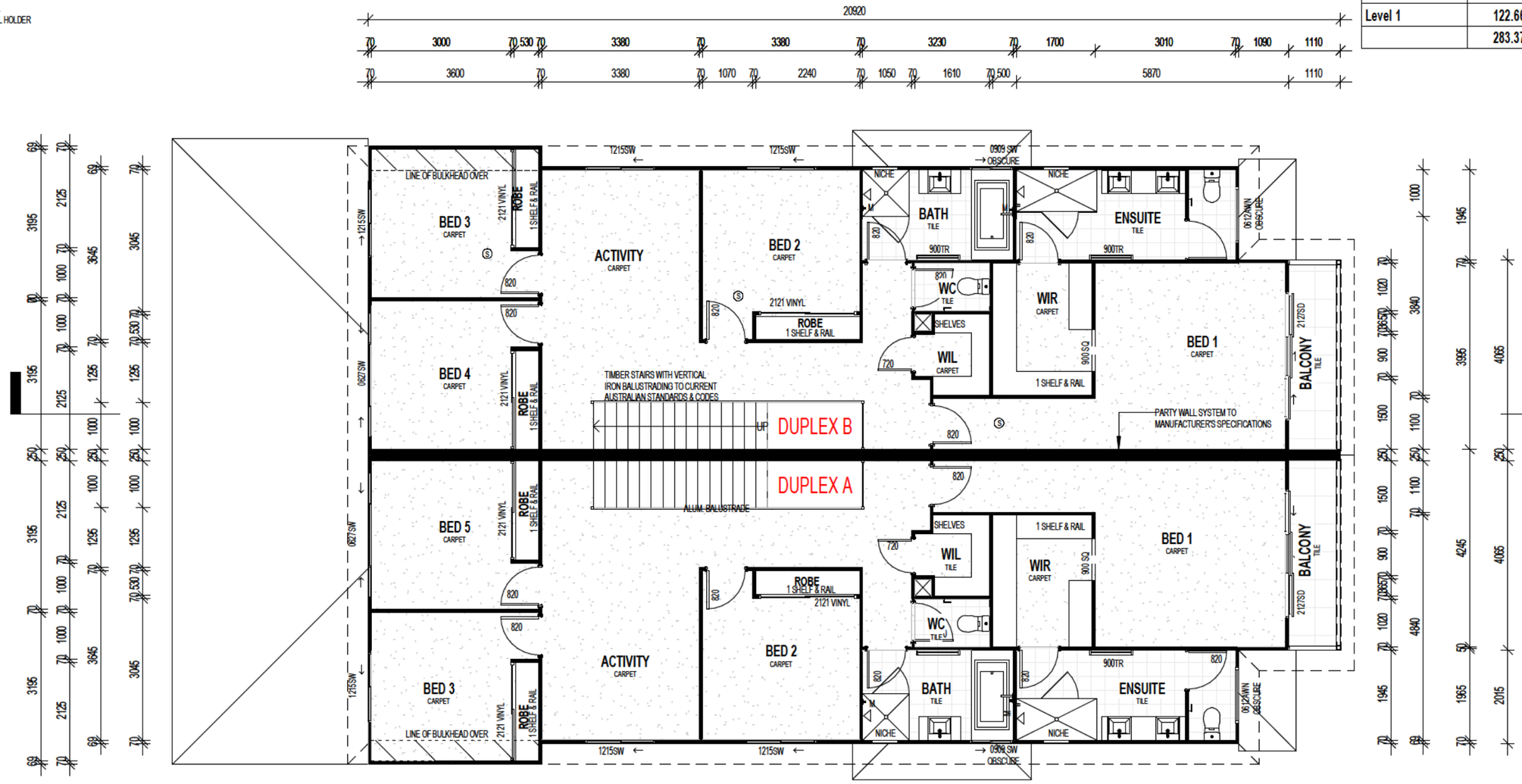
OBS	OBSCURE WINDOW
RO	RESTRICTED OPENINGS
FS	FIBREGLASS FLY SCREEN
SS	SECURE VIEW SECURITY SCREEN

ELEVATIONS



AREA SCHEDULE	
NAME	AREA
DUPLEX A	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	11.08 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	283.37 m²

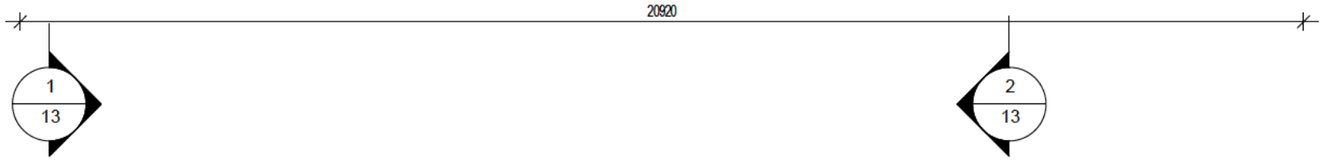
AREA SCHEDULE	
NAME	AREA
DUPLEX B	
Porch	2.29 m²
Balcony	4.61 m²
Alfresco	11.08 m²
Garage	40.47 m²
Ground Floor	102.26 m²
Level 1	122.66 m²
	283.37 m²



GENERAL NOTES

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
ALL DIMENSIONS, ANGLES AND LEVELS TO BE CHECKED AND VERIFIED ON SITE.
DO NOT SCALE FROM DRAWINGS.
DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTS, INCLUDING CONDITIONS OF APPROVAL, ETC.
DESIGN IS BASED ON N3 (NON-CYCLONIC) FOR WIND SPEEDS TO 41M/S.
HATCHINGS AND FITTINGS ARE INDICATIVE ONLY. REFER TO BUILDERS

NCE WITH CURRENT NCC



BELCO CONSTRUCTIONS

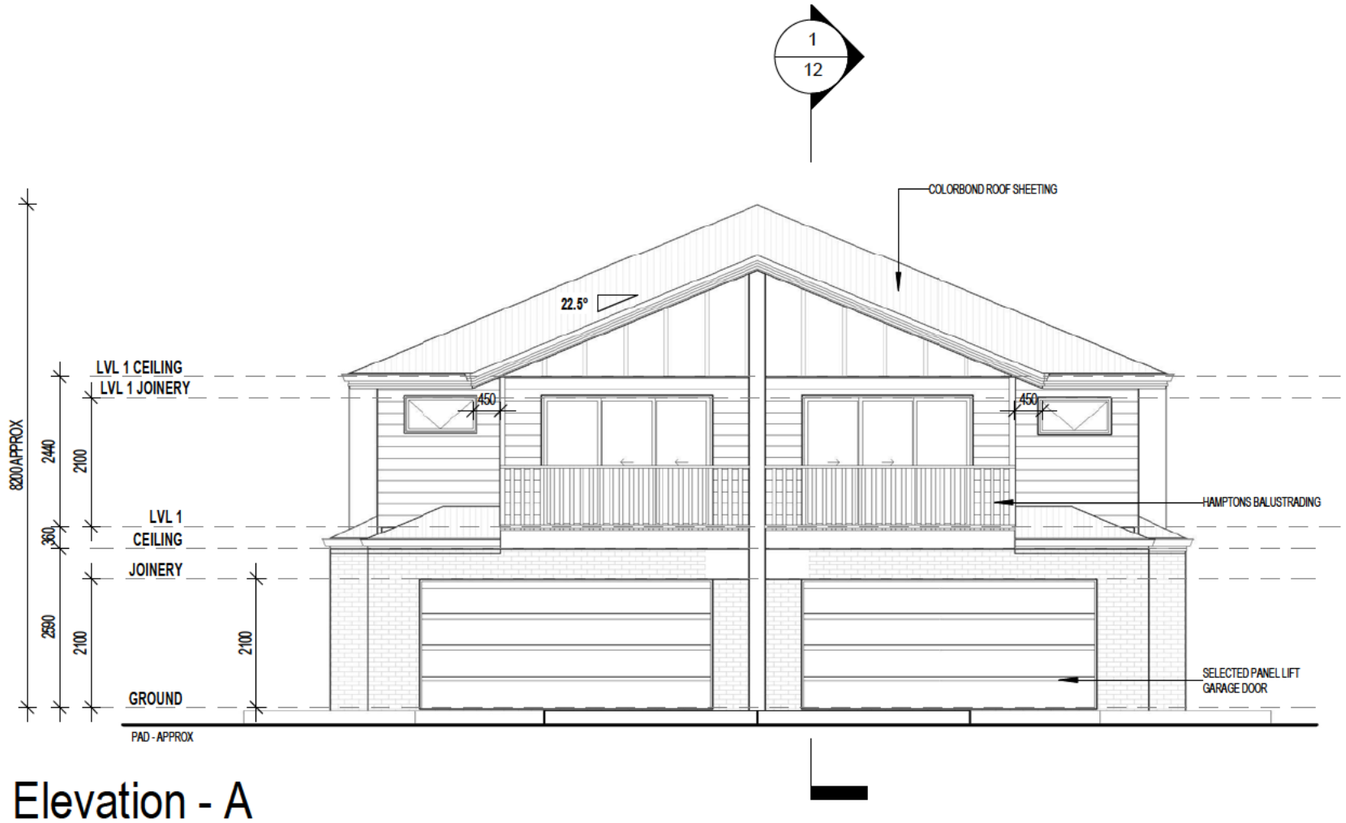
BELCO CONSTRUCTIONS PTY LTD
PO BOX 2298
BEENLEIGH QLD 4207
QBCC 15052250 ABN 79 617 100 160
admin@belcoconstructions.com.au

NOTE: DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES. BELCO CONSTRUCTIONS RETAIN THE COPYRIGHT OF ALL DRAWINGS AT ALL TIMES. DRAWINGS MAY NOT BE REPRODUCED BY ANY PROCESS IN FULL OR IN PART WITHOUT THE PRIOR WRITTEN APPROVAL OF BELCO CONSTRUCTIONS.

REVISION

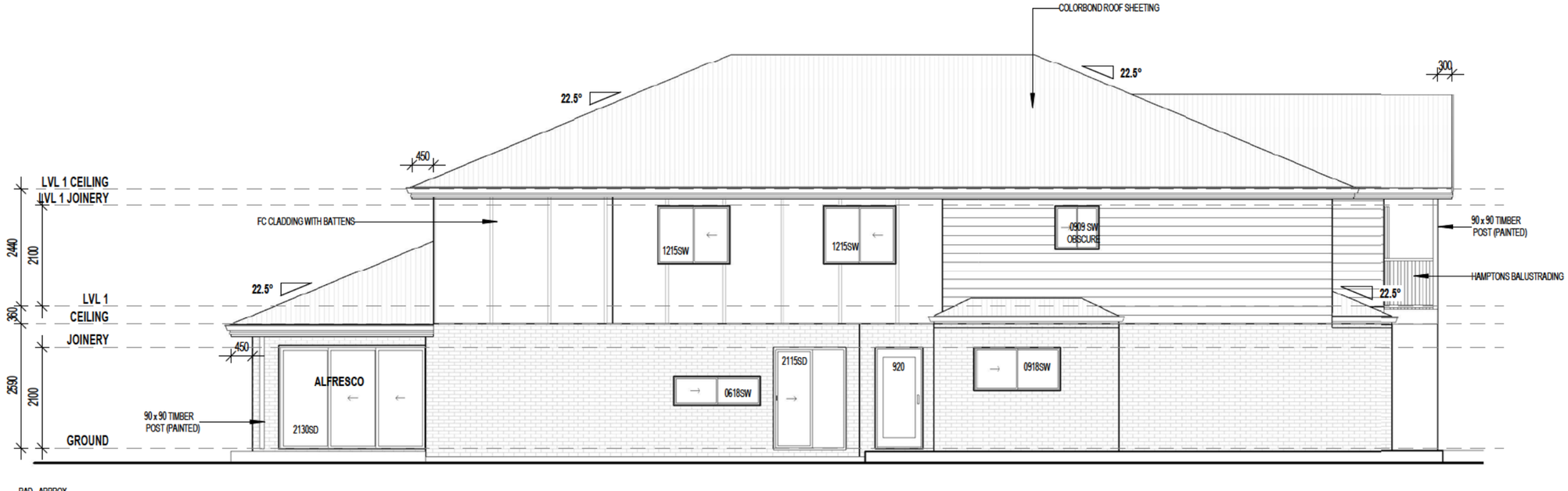
A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue

TITLE Level 1 Floor Plan	ADDRESS Lot 395, 44 Learmonth Drive BELIVAH	PROJECT NO	ISSUE B
DATE 01.07.2025			
SCALE 1 : 100	CLIENT [redacted]	DWG no 4	



Elevation - A

1 : 100



Elevation - B

1 : 100

BELCO CONSTRUCTIONS

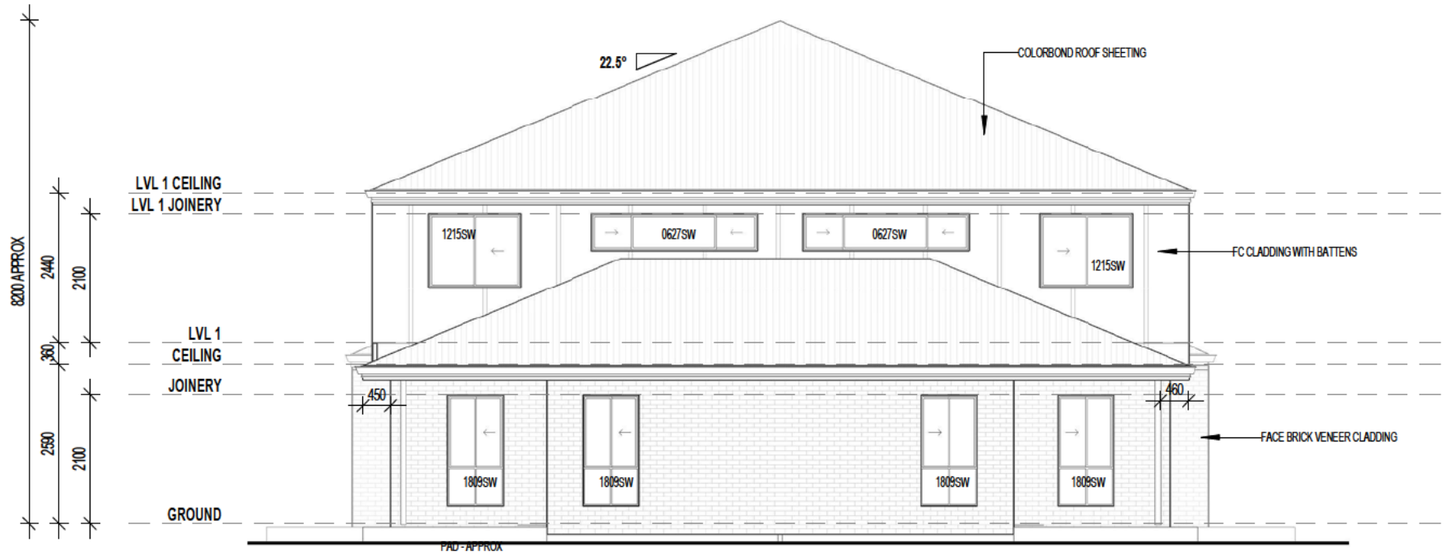
BELCO CONSTRUCTIONS PTY LTD
PO BOX 2298
BEENLEIGH QLD 4207
QBCC 15052250 ABN 79 617 100 160
admin@belcoconstructions.com.au

NOTE: DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES. BELCO CONSTRUCTIONS RETAIN THE COPYRIGHT OF ALL DRAWINGS AT ALL TIMES. DRAWINGS MAY NOT BE REPRODUCED BY ANY PROCESS IN FULL OR IN PART WITHOUT THE PRIOR WRITTEN APPROVAL OF BELCO CONSTRUCTIONS.

REVISION

A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue

TITLE Elevations - Sheet 1	ADDRESS Lot 395, 44 Learmonth Drive BELIVAH	PROJECT NO	ISSUE
DATE 01.07.2025			B
SCALE 1 : 100	CLIENT [redacted]	DWG no 5	



Elevation - C

1 : 100



Elevation - D

1 : 100

BELCO CONSTRUCTIONS

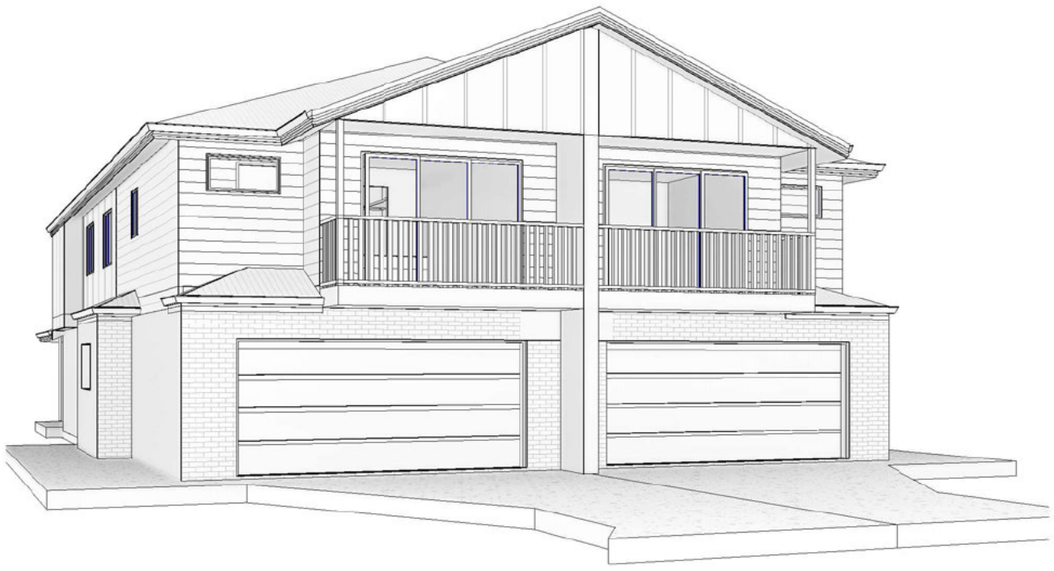
BELCO CONSTRUCTIONS PTY LTD
PO BOX 2298
BEENLEIGH QLD 4207
QBCC 15052250 ABN 79 617 100 160
admin@belcoconstructions.com.au

NOTE: DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES. BELCO CONSTRUCTIONS RETAIN THE COPYRIGHT OF ALL DRAWINGS AT ALL TIMES. DRAWINGS MAY NOT BE REPRODUCED BY ANY PROCESS IN FULL OR IN PART WITHOUT THE PRIOR WRITTEN APPROVAL OF BELCO CONSTRUCTIONS.

REVISION

A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue

TITLE Elevations - Sheet 2	ADDRESS Lot 395, 44 Learmonth Drive BELIVAH	PROJECT NO	ISSUE B
DATE 01.07.2025			
SCALE 1 : 100	CLIENT [redacted]	DWG no 6	





BELCO CONSTRUCTIONS

BELCO CONSTRUCTIONS PTY LTD

PO BOX 2298
BEENLEIGH QLD 4207
QBCC 15052250 ABN 79 617 100 160
admin@belcoconstructions.com.au

NOTE: DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH RELEVANT CODES AND REGULATIONS IS MAINTAINED AT ALL TIMES. BELCO CONSTRUCTIONS RETAIN THE COPYRIGHT OF ALL DRAWINGS AT ALL TIMES. DRAWINGS MAY NOT BE REPRODUCED BY ANY PROCESS IN FULL OR IN PART WITHOUT THE PRIOR WRITTEN APPROVAL OF BELCO CONSTRUCTIONS.

REVISION

A	23.06.2025	Contract issue
B	01.07.2025	Revised Contract Issue

TITLE 3D's	ADDRESS Lot 395, 44 Learmonth Drive BELIVAH	PROJECT NO	ISSUE
DATE 01.07.2025			B
SCALE	CLIENT [redacted]	DWG no 7	