54 GOMANA STREET, SLACKS CREEK. QLD 4127
LOT 9 SP345905

PROPERTY DESCRIPTION

SUBJECT SITE LOT 9 SP345905
LOCAL GOVT. LOGAN CITY COUNCIL
WIND CATEGORY CLASS N3, REGION B
SITE AREA 1323M²
SITE COVER 39%
BUILDING CLASS 1A & 10B

DRAWING REGISTER

SHEET NUMBERS	SHEET NAME	CURRENT REVISION	DATE
A00.00	COVER PAGE	F	15.10.2026
A01.00	SITE PLAN	F	15.10.2026
A01.01	PERSPECTIVE	F	15.10.2026
A01.02	AXONOMETRIC	F	15.10.2026
A01.03	AREA PLAN	F	15.10.2026
A02.00	GENERAL ARRANGEMENTS - GF	F	15.10.2026
A02.01	GENERAL ARRANGEMENTS - L1	F	15.10.2026
A02.02	ROOF PLAN	F	15.10.2026
A03.00	SHADOW STUDY DIAGRAM	F	15.10.2026
A03.01	VEHICLE CIRCULATION PLAN	F	15.10.2026
A04.00	SETOUT PLAN - PRIMARY DWELLING	F	15.10.2026
A04.01	SETOUT PLAN - SECONDARY DWELLING	F	15.10.2026
A04.02	SETOUT PLAN - SHED	F	15.10.2026
A07.00	DOOR & WINDOW SCHEDULE	F	15.10.2026
A08.00	ELEVATIONS - PRIMARY DWELLING	F	15.10.2026
A08.02	ELEVATIONS - SECONDARY DWELLING	F	15.10.2026
A08.04	ELEVATIONS - SHED	F	15.10.2026
A09.00	TYPICAL SECTION	F	15.10.2026
A09.01	TYPICAL SECTION	F	15.10.2026
A12.00	FINISHES SCHEDULE	F	15.10.2026



FOR APPROVAL

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
27.08.2026	CLIENT REVIEW	B
21.09.2026	CLIENT REVIEW	C
02.10.2026	CLIENT REVIEW	D
08.10.2026	CLIENT CHANGES	E
15.10.2026	ISSUE FOR DA	F

NOTE
© NOT FOR CONSTRUCTION PURPOSES UNLESS STAMPED **FOR CONSTRUCTION**. VERIFY DIMENSIONS AND LEVELS ON SITE BEFORE SETTING OUT. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. REFER TO FIGURED DIMENSIONS IN MM UNLESS STATED OTHERWISE. DOCUMENTATION TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS, SPECIFICATIONS & OTHER DRAWINGS. MAY NOT BE USED OR COPIED WITH OUT EXPRESS PERMISSION.

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PROJECT
MN RESIDENCE

54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
COVER PAGE

SCALE AT A3	DRAWN	CHECKED	APPROVED
	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A00.00		F

GENERAL NOTES

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 1 (COMMERCIAL) AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. ALL LOCAL STATE BUILD ACTS AND REGULATIONS AS WELL AS ALL WORK HEALTH AND SAFETY LEGISLATION IN FORCE IN PROJECTS JURISDICTION
- UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2022: BUILDING CODE OF AUSTRALIA VOLUME 1.
- ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. WHERE A PERFORMANCE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.
  - STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE: RISERS (R) 190mm MAXIMUM AND 115mm MINIMUM
  - GOING (G) 355mm MAXIMUM AND 250mm MINIMUM FOR PUBLIC STAIRWAYS AND 355mm MAXIMUM AND 240MM MINIMUM FOR PRIVATE STAIRWAYS
  - 2R + 1G = 700mm MAXIMUM AND 550mm MINIMUM
  - CONSTRUCTED WITH A LESS THAN 125mm GAP TO OPEN TREADS
- ALL TREADS, LANDINGS AND THE LIKE TO HAVE A SLIP-RESISTANCE CLASSIFICATION OF P3 OR R10 FOR DRY SURFACE CONDITIONS AND P4 OR R11 FOR WET SURFACE CONDITIONS, OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF P3 FOR DRY SURFACE CONDITIONS AND P4 FOR WET SURFACE CONDITIONS.
- PROVIDE BARRIERS WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BARRIERS (OTHER THAN TENSIONED WIRE BARRIERS) TO BE:
  - 1000mm MINIMUM ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE, AND
  - 865mm MINIMUM ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
  - VERTICAL WITH A LESS THAN 125mm GAP BETWEEN, AND
  - ANY HORIZONTAL ELEMENT WITHIN THE BARRIER BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.
- TOP OF HAND RAILS TO BE MINIMUM 865mm VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.
- WATERPROOFING AND WATER RESISTANCE OF WET AREAS TO COMPLY WITH BCA PART F2 & SPECIFICATION 26 - NOTING THAT THIS MAY EXCEED THE REQUIREMENTS OF CURRENT WATERPROOFING STANDARD AS 3740
- BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF AS3700-2015 MASONRY STRUCTURES.
- ALL STORM WATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES' APPROVAL.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL SPECIFICATIONS, RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND SPECIFICATIONS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.
- ALL MEASUREMENTS AND LEVELS IN MILLIMETRES UNLESS NOTED OTHERWISE.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- FWD MANUFACTURING/SITE CONSTRUCTION, THEIR SUBCONTRACTORS OR OTHERS WITH BUILDING WORK RESPONSIBILITY (I.E. CLIENT INSTALLERS) SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES (WITHIN SCOPE OF WORKS) AND ALL ESSENTIAL SERVICES TO BE MAINTAINED DURING ALL WORKS.
- A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE PRINCIPAL CONTRACTOR (IF NOT FWD) OBTAINING THE REQUIRED BUILDING PERMIT.
- FWD MANUFACTURING/SITE CONSTRUCTION, THEIR SUBCONTRACTORS OR OTHERS WITH BUILDING WORK RESPONSIBILITY (I.E. CLIENT INSTALLERS) SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.
- INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY & LOCAL GOVERNMENT AREA REQUIREMENTS.
- FWD SITE CONSTRUCTION, THEIR SUBCONTRACTORS OR OTHERS WITH BUILDING WORK RESPONSIBILITY (I.E. CLIENT INSTALLERS) SHALL ENSURE THAT ALL STORM WATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF FLEETWOOD ('THE DESIGNER') FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT FLEETWOOD'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY FLEETWOOD FOR SUCH USE AND/OR RELIANCE.
- FWD MANUFACTURING/SITE CONSTRUCTION, THEIR SUBCONTRACTORS OR OTHERS WITH BUILDING WORK RESPONSIBILITY (I.E. CLIENT INSTALLERS) SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGN PROJECT LEAD, EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO THE DESIGN PROJECT LEAD.
- FWD MANUFACTURING/SITE CONSTRUCTION, THEIR SUBCONTRACTORS OR OTHERS WITH BUILDING WORK RESPONSIBILITY (I.E. CLIENT INSTALLERS) SHALL NOT MODIFY OR AMEND THE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE DESIGN PROJECT LEAD, EXCEPT WHERE A REGISTERED BUILDING SURVEYOR MAKES MINOR NECESSARY CHANGES TO FACILITATE THE BUILDING PERMIT APPLICATION AND THAT SUCH CHANGES ARE PROMPTLY REPORTED BACK TO THE DESIGN PROJECT LEAD.
- THE APPROVAL BY DESIGN PROJECT LEAD OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ALL VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING ANY VARIATION.
- REFER TO CIVIL ENGINEERS DEIGN AND DETAILS FOR ALL STORM WATER, CAR PARKING AND DRIVEWAY CONSTRUCTION REQUIREMENTS.
- REFER TO FIRE SERVICES DESIGN FOR ALL HYDRANT, HOSE REELS AND EXTINGUISHER DETAILS.
- ELECTRICAL SWITCHBOARDS LOCATED IN THE PATH OF TRAVEL TO EXITS TO BE ENCLOSED IN A METAL OR OTHER NON COMBUSTIBLE CABINET WITH SMOKE PROOF DOORS. SIGNIFICANT SWITCHBOARDS SHALL BE PROVIDED WITH A 5kg CARBON DIOXIDE EXTINGUISHER OR ANOTHER TYPE OF EXTINGUISHER WITH A MINIMUM CLASSIFICATION OF 1A:E AND FITTED WITH A HOSE COMPLETE WITH EXTINGUISHER IDENTIFICATION SIGNAGE AND SHALL BE LOCATED BETWEEN 2m AND 20m FROM THE SIGNIFICANT SWITCHBOARD.

COMPLIANCE NOTE

- TIMBER FRAMING DESIGNED IN ACCORDANCE WITH BCA VOL. 2 & AS.1684-2010. RESIDENTIAL TIMBER FRAMED CONSTRUCTION.
- BLOCKWORK MASONRY DESIGNED IN ACCORDANCE WITH SINGLE LEAF MASONRY - C.M.A.A. MASONRY CONSTRUCTION TO COMPLY WITH BCA VOL. 2 PART 3.3 & AS.3700-2003. MASONRY STRUCTURES).
- PLYWOOD BRACING DESIGNED IN ACCORDANCE WITH STRUCTURAL PLYWOOD WALL BRACING - P.A.A. (COMPLIES WITH AS.1684.2-2010).
- STEEL SECTIONS DESIGNED IN ACCORDANCE WITH STRUCTURAL STEEL IN HOUSING 'THIRD EDITION'. (COMPLIES WITH AS4100-1998 STEEL STRUCTURES).
- WIND LOADING CALCULATIONS IN ACCORDANCE WITH AS.4055-2006. WIND LOADS FOR HOUSING.
- STORM WATER DRAINAGE TO COMPLY WITH BCA VOL. 2 PART 3.1.2 & AS/NZS.3500.3.2 OR AS.3500.5 AND COUNCIL REQUIREMENTS.
- TERMITE PROTECTION TO COMPLY WITH BCA VOL. 2 PART 3.1.3 & AS.3660.1 AND MANUFACTURER'S SPECIFICATIONS.
- SUB-FLOOR VENTILATION MUST COMPLY WITH BCA VOL. 2 PART 3.4.1 400mm MIN CLEARANCE TO UNDERSIDE OF LOWEST TIMBER MEMBER.
- ROOF & WALL CLADDING AND GUTTERS & DOWNPIPES TO COMPLY WITH BCA VOL. 2 PART 3.5.
- GLAZING TO COMPLY WITH BCA VOL. 2 PART 3.6 & AS.2047 & AS.1288.
- SMOKE ALARMS MUST COMPLY WITH THE REQUIREMENTS OF THE BCA VOL. 2 PART 3.7.2 AND AS.3786 AND BE HARD WIRED TO MAINS POWER.
- ALL WET AREAS TO COMPLY WITH BCA VOL. 2 & AS.3740
- W.C. DOOR TO COMPLY WITH BCA VOL. 2 PART 3.8.3.3.
- LIGHTING TO COMPLY WITH BCA VOL. 2 PART 3.8.4
- VENTILATION TO COMPLY WITH BCA VOL. 2 PART 3.8.5
- SOUND INSULATION TO COMPLY WITH BCA VOL. 2 PART 3.8.6
- TREADS & RISERS TO COMPLY WITH B.C.A. PART 3.9.1
- BALUSTRADE & HANDRAILS TO COMPLY WITH B.C.A. PART 3.9.2 & AS.1170.1.
- SWIMMING POOL FENCE/ GATE TO COMPLY WITH BCA VOL. 2 PART 3.9.3, AS.1926.1 & QDC MP3.4.
- ENERGY EFFICIENCY TO COMPLY WITH BCA VOL. 2 PART 3.12 OR RECOGNISED ENERGY RATING SYSTEM.
- ALL RELEVANT WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA.
- ALL ANCILLARY WORKS TO BE UNDERTAKEN IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION

APPROVALS AND DOCUMENTATION

- PRIOR TO COMMENCEMENT OF THE WORKS, OBTAIN RELEVANT STATUTORY AUTHORITY APPROVALS. KEEP APPROVED DOCUMENTS ON SITE AT ALL TIMES DURING CONSTRUCTION.
- COMPLY WITH ALL ADDITIONAL REQUIREMENTS OF STATUTORY AUTHORITIES.
- ARRANGE ALL AUTHORITY INSPECTIONS REQUIRED FOR FINAL APPROVAL.
- OBTAIN CERTIFICATE OF CLASSIFICATION ON COMPLETION.
- PAY ALL FEES AND CHARGES ASSOCIATED WITH THESE APPROVALS.
- OBTAIN LESSORS APPROVAL TO COMMENCE WORK.
- THESE DOCUMENTS HAVE BEEN PREPARED PRINCIPALLY TO OBTAIN A BUILDING PERMIT AND TENDER PRICES. ALLOW TO PREPARE SHOP DRAWINGS AS REQUIRED FOR THE MANUFACTURE OF FIXTURES AND FITTINGS. SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ARCHITECT.

STANDARD

- COMPLY WITH INDUSTRY BEST PRACTICE AND STATUTORY AUTHORITY REQUIREMENTS INCLUDING :-
- THE BUILDING CODE OF AUSTRALIA (BCA)
- THE STANDARD BUILDING BY-LAWS (QUEENSLAND)
- BY-LAWS OF THE LOCAL AUTHORITY
- EH&S LAWS, STATUTES, REGULATIONS AND BY-LAWS AND ALL APPLICABLE CODES OF PRACTICE AND STANDARDS.
- ALL RELEVANT AUSTRALIAN STANDARDS
- MANUFACTURERS/SUPPLIERS WRITTEN RECOMMENDATIONS AND/OR INSTRUCTIONS.
- REFER TO CURRENT AMENDMENTS OF THE ABOVE DOCUMENTS.
- ALL WORK IS TO BE CARRIED OUT BY REGISTERED TRADESMEN HOLDING CURRENT LICENCES AND INSURANCES AS REQUIRED BY STATE GOVERNMENT LEGISLATION.
- ALL MATERIALS ARE TO BE NEW UNLESS NOTED OTHERWISE.
- CONCEAL ALL SERVICES PIPES, CABLES ETC FROM VIEW.

SITE CONDITIONS AND REQUIREMENTS

- CONFIRM ALL SITE CONDITIONS AND REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ACCESS, SECURITY, WORKING HOURS, NOISE RESTRICTIONS, POWER, AMENITIES AND RUBBISH REMOVAL.
- ALLOW FOR ALL TEMPORARY SUPPORT, WEATHER PROTECTION AND SECURITY OF THE WORKS AND EXISTING PREMISES.
- ALL FFL'S AND DIMENSIONS ARE TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF ANY WORKS.
- ALL FITOUT WORKS SHALL NOT BE SUPPORTED ON INTERTENANCY WALLS, MALL CEILINGS/BULKHEADS, OR LESSOR SERVICE PIPES OR DUCTS OR THEIR SUPPORT SYSTEMS.
- PROVIDE A REGISTERED STRUCTURAL ENGINEER'S CERTIFICATE FOR ALL NEW SUSPENDED FITOUT WORKS.
- OBTAIN LESSOR'S APPROVAL PRIOR TO CUTTING, CORING OR CHASING CONCRETE FLOORS, WALLS OR COLUMNS AND ANY MASONRY ELEMENTS.
- CONFIRM LOCATION OF ALL CONTROL JOINTS IN THE EXISTING STRUCTURE AND PROVIDE FOR MOVEMENT JOINTS IN THE FITOUT AND FINISHES.
- PROVIDE NON SLIP FINISHES TO ALL STEPS, RAMPS AND LANDINGS AND AVOID ANY TRIP HAZARDS

CONCRETE

- CONCRETE STRUCTURES GENERALLY TO AS 3600.
- ANY CONCRETE DIMENSIONS OR REINFORCEMENT NOMINATED ON THESE DRAWINGS ARE FOR PRICING PUPOSES ONLY.
- FINAL CONCRETE SIZES, STRENGTH AND REINFORCEMENT SHALL BE CONFIRMED BY A REGISTERED STRUCTURAL ENGINEER.
- FORM PLINTHS FOR EQUIPMENT AND WALLS AS SHOWN.
- FORM SETDOWNS FOR TILED AREAS AND COOLROOMS.
- SUPPLY AND INSTALL MIN 75thk S32 CONCRETE WITH SL72 MESH REINFORCEMENT AND N12 EDGE TRIMMER BARS TO COOLROOMS AND FREEZER. LAY TO FALLS AS SHOWN. ALLOW FOR FINISHES THICKNESS.

MASONRY

- MASONRY CONSTRUCTION TO AS3700 (MASONRY STRUCTURES).
- MORTAR 1:4 (SAND:CEMENT), M4 TYPE.
- JOINTS - TOOLED FOR FACEWORK; RAKED TO PROVIDE KEY WHERE RENDERED/TILED.
- ROD
  - BLOCKS : 3 COURSES TO 600 FOR 190h
  - BRICKS : 7 COURSES TO 600 FOR 76h
    : 6 COURSES TO 600 FOR 90h
- STRETCHER BOND.

TIMBER AND STEEL

- TIMBER CONSTRUCTION GENERALLY TO AS1720.1 (TIMBER STRUCTURES - DESIGN METHODS).
- TIMBER FRAMING TO BE AS SCHEDULED OR TO BE KILN DRIED, H3 TREATED, AND OF A STRESS GRADE TO SUIT ITS APPLICATION. CONSTRUCT STUD FRAMED WALLS AS SHOWN.
- STEEL CONSTRUCTION GENERALLY TO AS4100 (STEEL STRUCTURES).
- STRUCTURAL STEEL SIZES AND CONNECTIONS SHOWN ON THESE DRAWINGS ARE FOR PRICING PURPOSES ONLY.
- FINAL STRUCTURAL STEEL DETAILS SHALL BE CONFIRMED BY A REGISTERED STRUCTURAL ENGINEER.
- HOT ROLLED STEEL SECTIONS TO BE ROZC PRIMED AFTER FABRICATION.
- COLD FORMED STEEL SECTIONS TO BE FORMED FROM ZINC OR ALUM/ZINC COATED STEEL.
- FIT 12thk MS PLATES AND CLEATS AS REQUIRED - 6CFW.
- ALL EXPOSED FIXINGS TO BE HD GALV. OR STAINLESS STEEL.

WALL LINING

PLASTERBOARD

- PLASTERBOARD TO AS/NZS 2588 (GYPSUM PLASTERBOARD)
- SUPPLY AND INSTALL RECESSED EDGE PLASTERBOARD IN MAXIMUM SHEET SIZES TO INTERNAL WALLS WHERE SHOWN AND IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS. SUPPLY AND INSTALL PERFORATED TAPE TO EDGE JOINTS AND ZINC COATED ANGLE TO CORNERS, SET FLUSH AND SAND SMOOTH.

FIBRE CEMENT

- FIBRE CEMENT TO AS/NZS 2908.2 (CELLULOSE-CEMENT PRODUCTS - FLAT SHEETS).
- SUPPLY AND INSTALL JAMES HARDIE 6thk 'VILLABOARD' WITH FLUSH JOINS TO WET AREAS AND AS A BACKGROUND TO WALL TILES. FIX TO MANUFACTURERS WRITTEN INSTRUCTIONS.

SKIRTING

- SUPPLY AND INSTALL 90x12 HWD SKIRTING TO AREAS AS SCHEDULED.

SUSTAINABLE HOUSING REQUIREMENTS:

ENERGY EFFICIENT FIXTURES REQUIREMENTS:
IN CLASS 1a, CLASS 1b AND CLASS 2 BUILDINGS:

- **LIGHT FITTINGS**
  MUST BE ENERGY EFFICIENT LIGHTING FOR A MINIMUM OF 80% OF THE TOTAL INTERNAL FLOOR AREA. ENERGY EFFICIENT LIGHTING: INCLUDES FLUORESCENT AND COMPACT FLUORESCENT LIGHTS. IT DOES NOT INCLUDE INCANDESCENT OR HALOGEN.
- **AIR CONDITIONERS**
  NEW AND REPLACEMENT AIR-CONDITIONERS MUST HAVE AN E.E.R. OF AT LEAST 2.9.
- **HOT WATER SYSTEMS**
  HOT WATER SYSTEMS MUST COMPLY WITHE QUEENSLAND PLUMBING AND WASTE WATER CODE. A SUITABLE HOT WATER SYSTEM INCLUDES:
  (A) A GAS HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING; OR
  (B) A HEAT PUMP OR A SOLAR HOT WATER SYSTEM WHERE:
  (I) IN A BUILDING WITH 3 OR MORE BEDROOMS, THE HOT WATER SYSTEM, MUST BE ELIGIBLE TO RECEIVE AT LEAST 22 RENEWABLE ENERGY CERTIFICATES; OR
  (II) IN A BUILDING WITH 1 OR 2 BEDROOMS THE HOT WATER SYSTEM MUST BE ELIGIBLE TO RECEIVE AT LEAST 14 RENEWABLE ENERGY CERTIFICATES.

CEILINGS

- PLASTERBOARD TO AS/NZS 2588 GYPSUM PLASTERBOARD.
- FIBRE CEMENT TO AS/NZS 2908.2 CELLULOSE-CEMENT PRODUCTS - FLAT SHEETS.
- SUSPENDED CEILINGS TO AS/NZS 2785 SUSPENDED CEILINGS - DESIGN AND INSTALLATION.

FLUSH CEILINGS

- SUPPLY AND INSTALL RONDO 'KEY-LOCK' BUILDING BOARD CEILING SUSPENSION SYSTEM TO FLUSH SHEETED CEILING AREAS, INCLUDING BULKHEADS AS SHOWN. FIX TO MANUFACTURERS WRITTEN INSTRUCTIONS.
- SHEET WITH PLASTERBOARD GENERALLY. USE 'VILLABOARD' TO WET AREAS. USE MAXIMUM SHEET SIZES, FIT PERFORATED TAPE AT EDGE JOINS, SET FLUSH AND SAND SMOOTH. FIT 10x10 RECESSED EDGE AT WALL JUNCTIONS. SQUARE SET BULKHEAD CORNERS. TRIM FOR LIGHT FITTINGS AND OTHER CEILING SERVICES. WHERE SHOWN AND AS REQUIRED, PROVIDE MINIMUM 600sq FLUSH FITTING HINGED ACCESS PANELS WITH ALLEN KEY LOCKS.

EXPOSED GRID CEILINGS

- SUPPLY AND INSTALL RONDO 'DUO' TWO WAY EXPOSED GRID SUSPENSION SYSTEM WITH 14w EXPOSED FACE. FIT MATCHING ANGLE TO PERIMETER AT WALLS AND BULKHEADS. EXPOSED FACES TO HAVE FACTORY APPLIED POLYESTER PAINT FINISH ON HD GALVANISED BASE. FIX SUSPENSION SYSTEM TO MANUFACTURERS WRITTEN INSTRUCTIONS.
- SUPPLY AND INSTALL CSR GYPROCK FRESHTONE ULTRA MATT WHITE VINYL FACED PLASTERBOARD IN 1200x600x10 SQUARE EDGE PANELS. TRIM FOR LIGHT FITTINGS AND OTHER CEILING SERVICES.

SHOPFRONT

GLASS

- GLASS TO AS1288 - GLASS IN BUILDINGS-SELECTION AND INSTALLATION
- DESIGN TO AS1170 - LOADING CODE
- USE CLEAR LAMINATED GLASS TO INTERNAL LOCATIONS AND TINTED LAMINATED GLASS N LOCATIONS SUBJECT TO WIND LOAD.
- GLAZE WITH PVC CHANNEL TO ALL SIDES.
- BUTT JOIN WITH STRUCTURAL SILICONE WHERE SHOWN. FINISH NEAT AND CLEAN.
- PROVIDE INSTALLERS CERTIFICATE OF COMPLIANCE WITH ABOVE STANDARDS.

ALUMINIUM

- ALUMINIUM TO AS2047 - WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION.
- USE MIN. 100x45x2.3 EXTRUDED SECTIONS ETCHED AND ANODISED OR PAINTED AS SCHEDULED.
- MECHANICALLY JOIN AND SEAL FIXED SECTIONS. SPIGOT JOIN DOOR LEAF SECTIONS. FIT WEATHER SEALS TO EXTERNAL INSTALLATIONS.
- ALLOW FOR BUILDING MOVEMENT IN THE ENTIRE INSTALLATION.

ROLLER SHUTTERS

- SUPPLY AND INSTALL TO MALL OPENINGS WHERE SHOWN, MIRAGE 'SUPER CLEARLINE' OR SIMILAR APPROVED EXTRUDED POLYCARBONATE AND ALUMINIUM CURTAIN IN WIDTHS AS SHOWN. PROVIDE REMOVEABLE MULLIONS AS SHOWN. SHUTTER SHALL HAVE SPRING TENSIONED DRUM SUITABLE FOR HAND OPERATION, AND EXTRUDED ALUMINIUM BOTTOM RAIL WITH DOUBLE SIDED KEY LOCKING.
- SUPPLY AND INSTALL TO EXTERNAL OPENINGS (IE TO BACK OF HOUSE AREAS AND/OR TO OUTSIDE) WHERE SHOWN, MIRAGE 'SERIES 2' OR SIMILAR APPROVED ROLLER SHUTTER WITH EXTRUDED ALUMINIUM INTERLOCKING SOLID SLATS. SHUTTER SHALL HAVE SPRING TENSIONED DRUM SUITABLE FOR HAND OPERATION, AND EXTRUDED ALUMINIUM BOTTOM RAIL WITH DOUBLE SIDED KEY LOCKING.

FINISHES

- ALL ALUMINIUM SHALL BE ETCHED AND FINISHED WITH 20 MICRON ANODISING OR POLYESTER POWDERCOATING AS SCHEDULED. COLOUR AS SCHEDULED OR NOTED ON THE DRAWINGS.

GENERALLY

- GLAZING ON ACCESS WAY OR GLAZING THAT COULD BE MISTAKEN FOR A DOORWAY TO HAVE A 75mm HIGH LUMINANCE CONTRAST STRIP IN ACCORDANCE WITH AS1428.1-2009 CLAUSE 6.6 WITH BOTTOM EDGE LOCATED 900-1000mm ABOVE FFL AND COLOUR CONTRAST TO THE WALL OR FLOOR FINISHES WITHIN 2.0M EITHER SIDE OF THE GLAZED ELEMENT.
- DOORWAS TO HAVE 30% LUMINANCE CONTRAST STRIP TO PERIMETER IN ACCORDANCE WITH AS1428.1-2009 CLAUSE 13 AND NEW DOORWAYS TO BE 850mm MINIUMUM CLEAR AND DOOR TO HAVE 'D' LEVER ACTION HARDWARE LOCATED 900mm - 1100mm ABOVE FFL.

RENDER AND TILE FINISHES

CEMENT RENDER

- CEMENT:LIME:SAND 1:0.25:4 - SCRATCH COAT + 1 FINISH COAT. WOOD FLOAT AND FINE SAND TEXTURE FINISH.SET PLASTER
- BASE COATS, CEMENT:LIME PUTTY:SAND (1:1:6).
- FINISH COAT, LIME PUTTY:GYPSUM PLASTER (1:1). MAX 3thk. GRANO TOPPING
- CEMENT:FINES:5mm COARSE AGGREGATE (1:1:1.5). REINFORCE WITH GALV CHICKEN WIRE MESH. APPLY MIN 20thk TO AREAS AS NOTED OR SCHEDULED.

RESILIENT FINISHES

VINYL TILE

- FIT 100h VINYL SKIRTING WITH FEATHER EDGED COVED BASE AND TAPERED TOP EDGE AT FLOOR/WALL AND FLOOR/COLUMN JUNCTIONS.

SHEET VINYL

- TO AS1884 FLOOR COVERINGS - RESILIENT SHEET AND TILES - LAYING AND MAINTENANCE PRACTICES.
- SUPPLY AND INSTALL AS SHOWN OR SCHEDULED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- SET OUT WITH MAX WIDTH SHEETS WITH SHEET LENGTH PARALLEL TO AREA LONG DIMENSION. MATCH PATTERN AND GRAIN. FINISH FLUSH WITH ADJACENT FINISHES. HEAT WELD JOINS GENERALLY.
- CHEMICALLY BOND JOINS TO GIVE MONOLITHIC APPEARANCE WHERE NOTED.
- COVE MIN 100h X 20r AT FLOOR/WALL AND FLOOR/COLUMN JUNCTIONS.
- CLEAN, SEAL AND POLISH ON COMPLETION.

EPOXY SCREED

- NUPLEX 'SURECOTE 500' SEAMLESS EPOXY TOPPING, R12 SLIP RESISTANT SURFACE FINISH, WITH COLOUR AS NOTED.
- STEEL TROWEL 4-6thk ONTO SUBSTRATE PREPARED TO EPOXY MANUFACTURERS WRITTEN RECOMMENDATIONS. SUBSTRATE SHALL BE LAYED TO FALLS TO PREVENT PONDING AS SHOWN.
- SUPPLY AND INSTALL AS SHOWN OR SCHEDULED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
- 75r COVE OVER COVING FILLETS, MIN 100h AT FLOOR/WALL, FLOOR/PLINTH AND FLOOR/COLUMN JUNCTIONS.

WATER CONSERVATIVE FIXTURE REQUIREMENTS:
THE FOLLOWING WATER CONSERVATION FIXTURES MUST BE INSTALLED THROUGHOUT THE DWELLING:

- **WATER PRESSURE**
  WATER PRESSURE LIMITING: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY IF REQUIRED BY LOCAL GOVT.) THE MAXIMUM PRESSURE LEVEL OF WATER FROM ANY OUTLET WITHIN THE PROPERTY BOUNDARIES MUST NOT EXCEED 500KPA.
- **TOILETS**
  DUAL FLUSH TOILETS: A TOILET MUST HAVE A DUAL FLUSH CAPACITY THAT DOES NOT EXCEED 6 LITRES ON FULL FLUSH AND 3 LITRES ON HALF FLUSH.
- **TAPWARE**
  MIN. 3-STAR WELS RATED FOR KITCH. SINKS, BASINS AND LAUNDRY TUBS.
- **SHOWER HEADS**
  TO RETICULATED MAINS WATER SUPPLY AREAS ONLY, TO BE 3 STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (WELS) OR AAA RATING WHEN ASSESSED AGAINST AS/NZ 6400:2005 WATER EFFICIENT PRODUCTS - RATING AND LABELLING.

REFER: *Queensland Development Code Mandatory Part 4.1 Sustainable buildings Guideline-version 12th November 2010 FOR ADDITIONAL SPECIFICS.*

NOTES ARE TO BE READ & UNDERSTOOD BY ALL INVOLVED IN THE PROJECT INCLUDING (BUT IS NOT EXCLUDED TO) CLIENT, NOMINATED BUILDER, CONTRACTORS, CONSULTANTS & OPERATORS

FOR APPROVAL

DATE	DESCRIPTION
07.08.2026	CONCEPT SKETCH
27.08.2026	CLIENT REVIEW
21.09.2026	CLIENT REVIEW
02.10.2026	CLIENT REVIEW
08.10.2026	CLIENT CHANGES
15.10.2026	ISSUE FOR DA

REV
A
B
C
D
E
F

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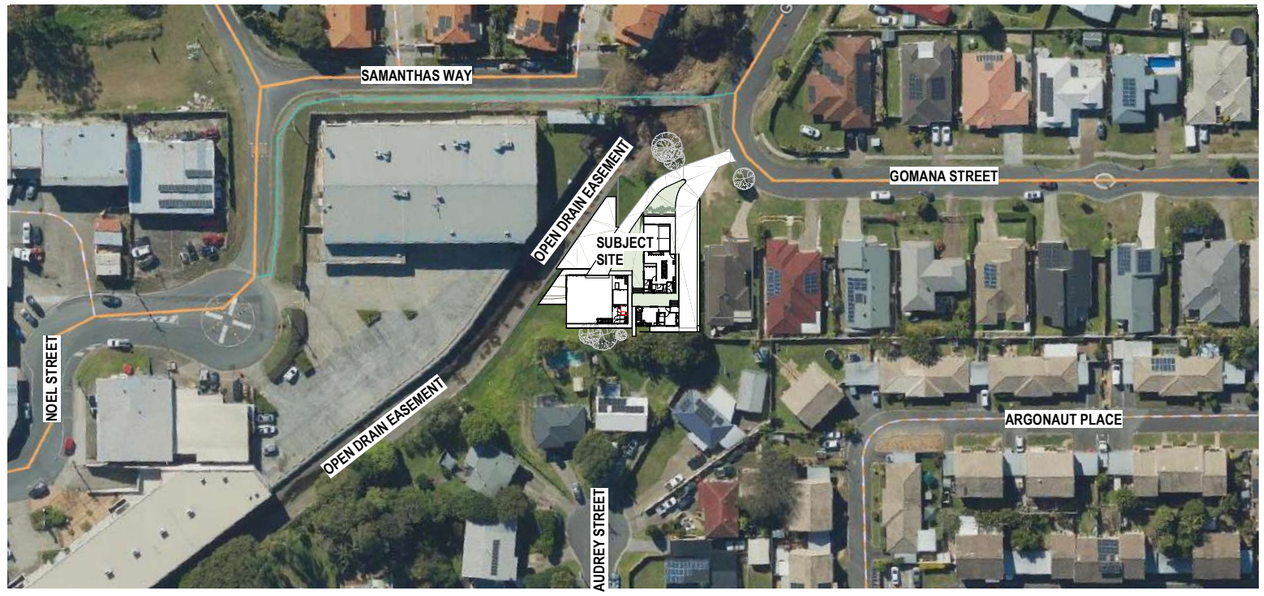
PROJECT
MN RESIDENCE

54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
GENERAL NOTE

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 50	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A00.01		F

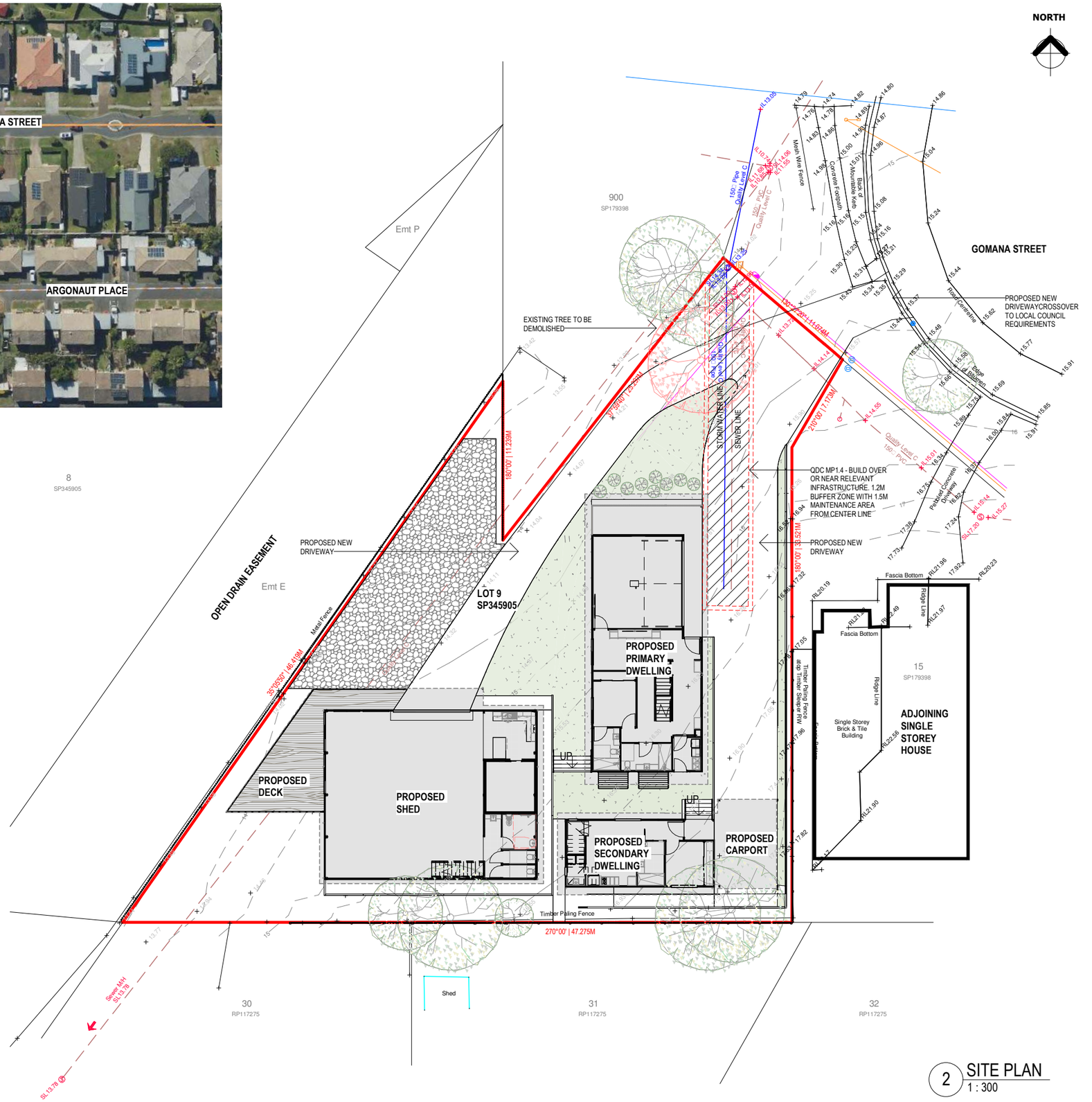


1 LOCATION PLAN
1 : 1500

PROPERTY DESCRIPTION

SUBJECT SITE	LOT 9 SP345905
LOCAL GOVT.	LOGAN CITY COUNCIL
WIND CATEGORY	CLASS N3, REGION B
SITE AREA	1323M²
SITE COVER	39%
BUILDING CLASS	1A & 10B

GFA SCHEDULE	
BUILDING	**AREA**
CARPORT	
L1	26.44 m²
	26.44 m²
DECK	
GF	41.75 m²
	41.75 m²
PRIMARY DWELLING	
GF	121.92 m²
L1	151.79 m²
	273.71 m²
SECONDARY DWELLING	
GF	48.05 m²
L1	43.53 m²
	91.58 m²
SHED	
GF	180.97 m²
L1	43.83 m²
	224.79 m²
Grand total	658.28 m²



2 SITE PLAN
1 : 300

FOR APPROVAL

0m 3m 6m 9m 12m 15m

VISUAL SCALE 1:300 @ A3

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07.08.2026	CONCEPT SKETCH	A
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DRAWING TITLE
SITE PLAN

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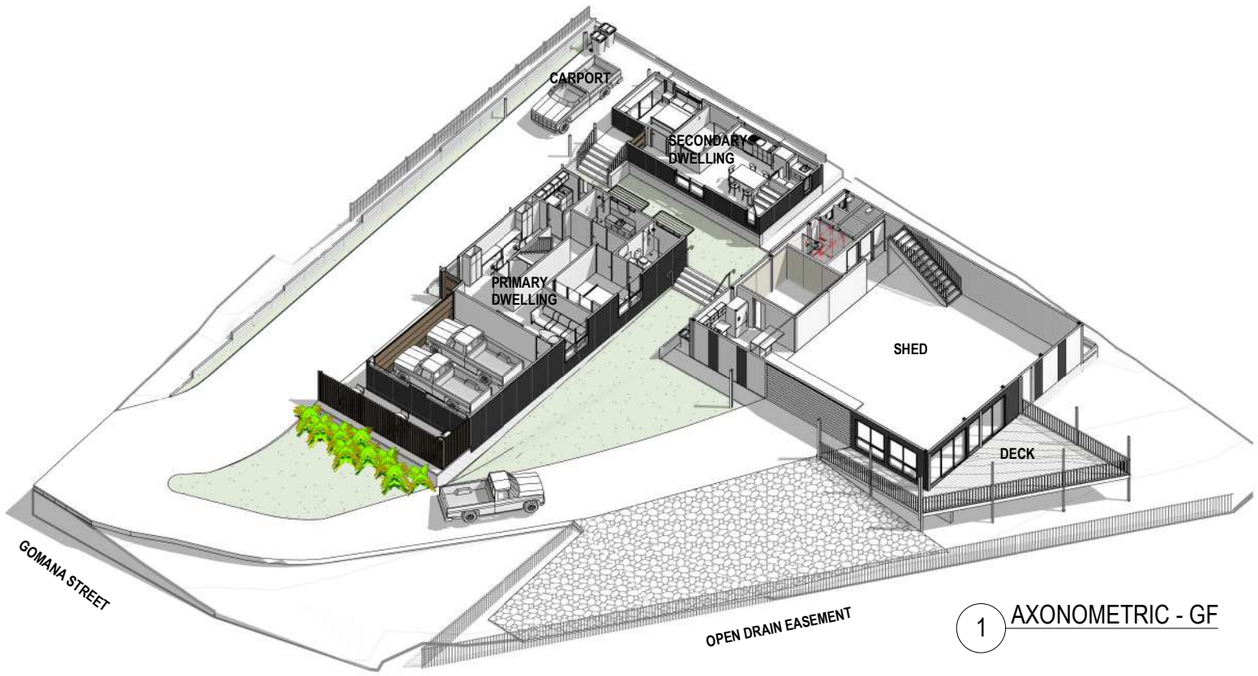
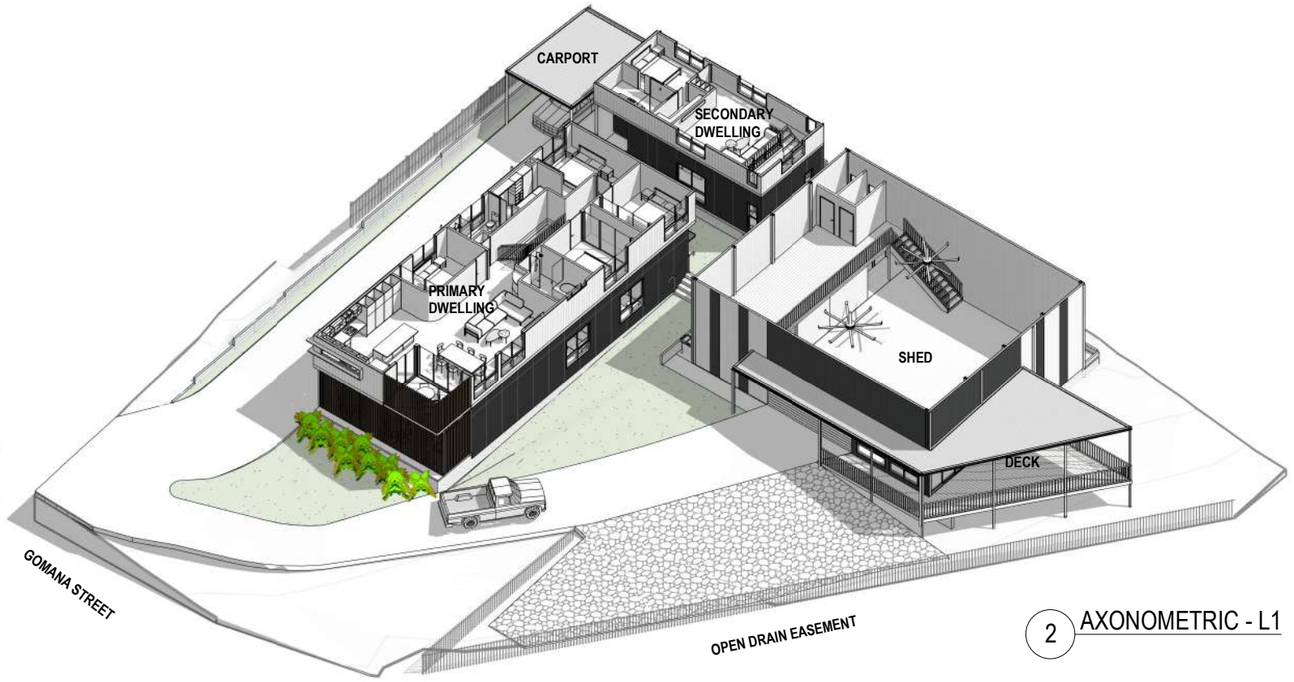
54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
PERSPECTIVE

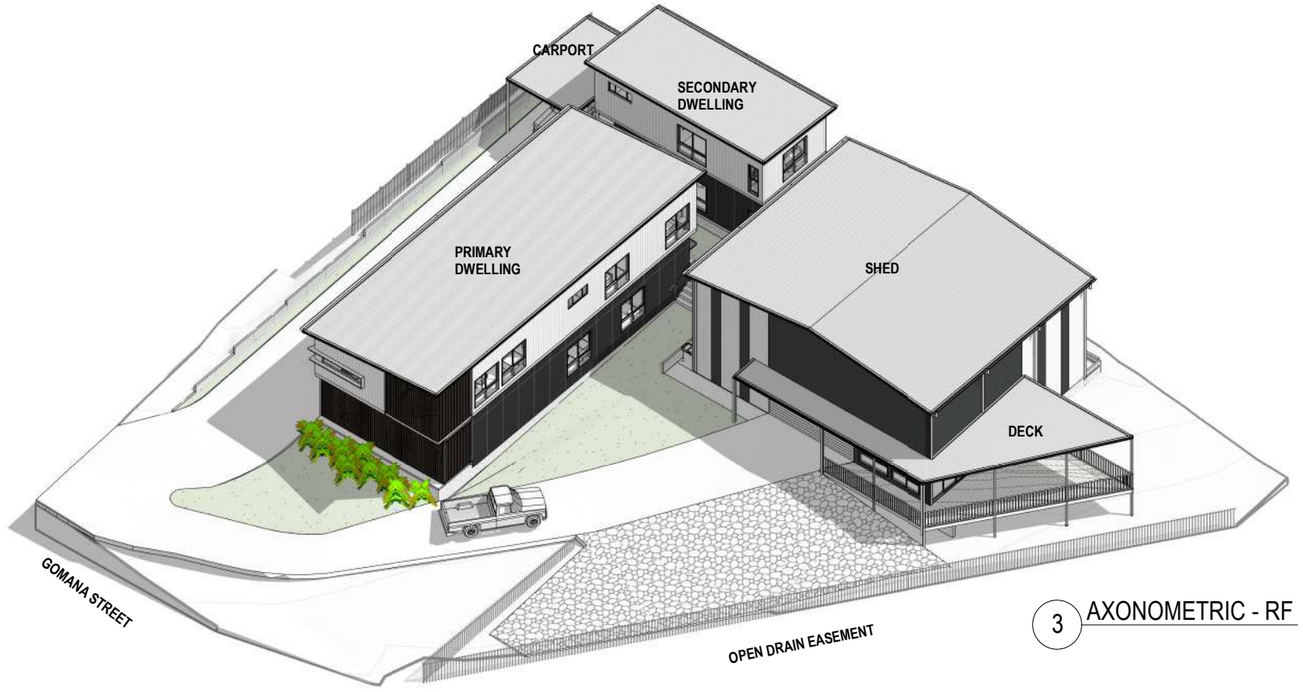
SCALE AT A3	DRAWN	CHECKED	APPROVED
	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A01.01		F



1 AXONOMETRIC - GF



2 AXONOMETRIC - L1



3 AXONOMETRIC - RF

FOR APPROVAL

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54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
AXONOMETRIC

SCALE AT A3	DRAWN	CHECKED	APPROVED
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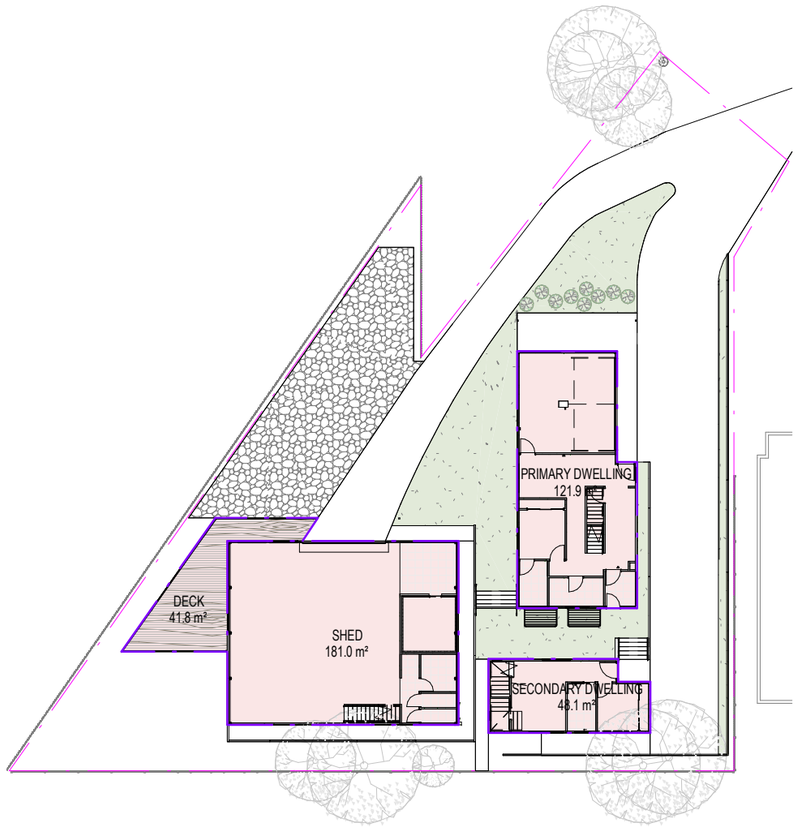
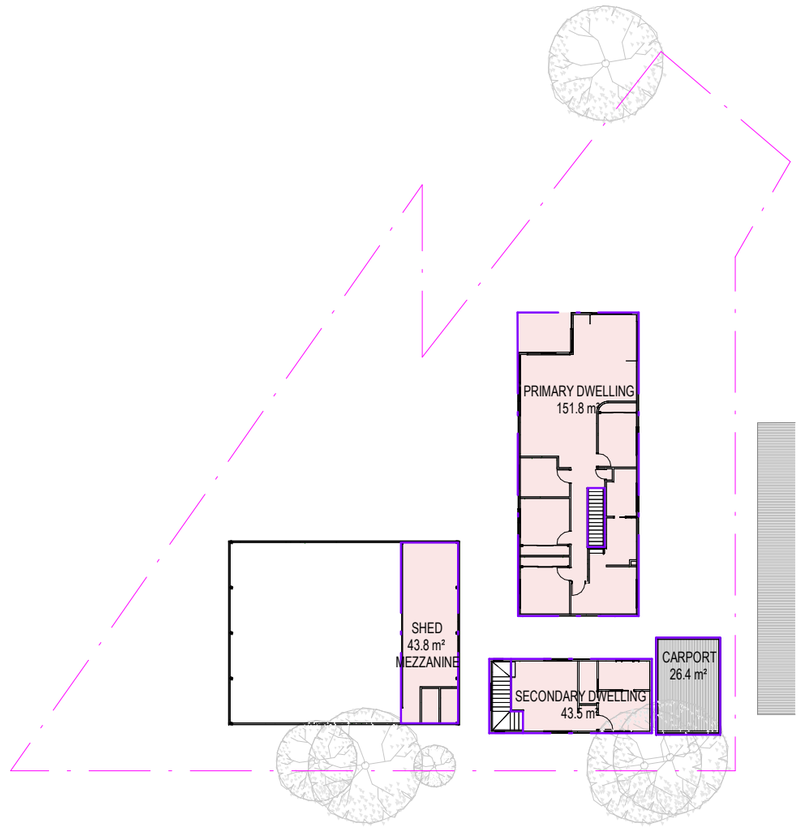
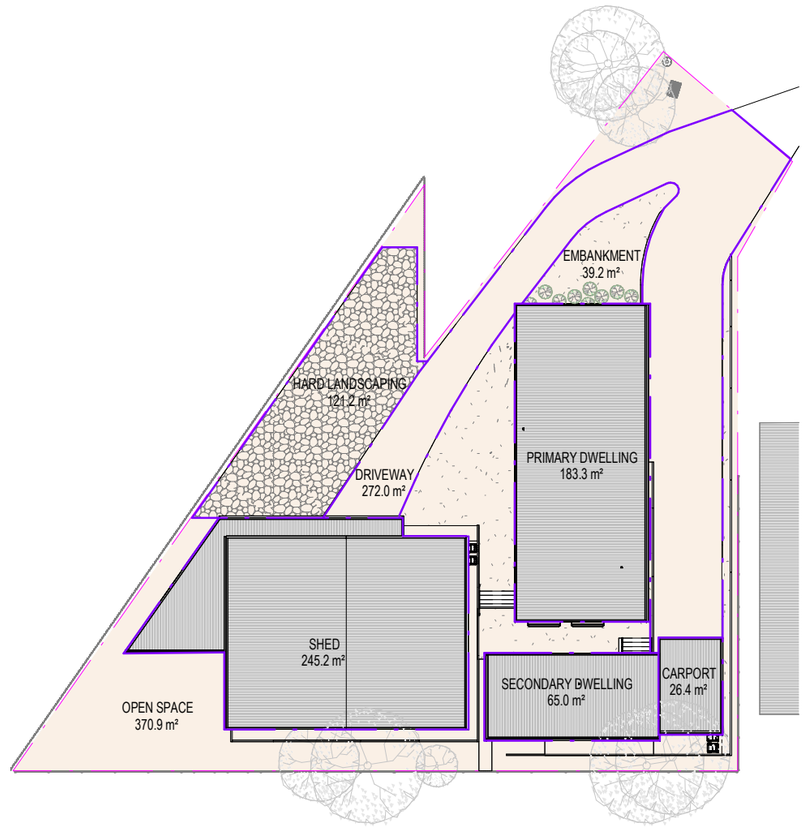
J007912	A01.02		F



1 AREA PLAN - GF
1 : 400



2 AREA PLAN - L1
1 : 400



3 SITE COVER
1 : 400

SITE COVER		
NAME	AREA	%
Building Common Area		
SHED	245 m²	19%
SECONDARY DWELLING	65 m²	5%
PRIMARY DWELLING	183 m²	14%
CARPORT	26 m²	2%
	520 m²	39%
Exterior Area		
DRIVEWAY	272 m²	21%
HARD LANDSCAPING	121 m²	9%
EMBANKMENT	39 m²	3%
OPEN SPACE	371 m²	28%
	803 m²	61%
Grand total	1323 m²	100%

GFA SCHEDULE	
BUILDING	AREA
CARPORT	
L1	26.44 m²
	26.44 m²
DECK	
GF	41.75 m²
	41.75 m²
PRIMARY DWELLING	
GF	121.92 m²
L1	151.79 m²
	273.71 m²
SECONDARY DWELLING	
GF	48.05 m²
L1	43.53 m²
	91.58 m²
SHED	
GF	180.97 m²
L1	43.83 m²
	224.79 m²
Grand total	658.28 m²

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54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
AREA PLAN

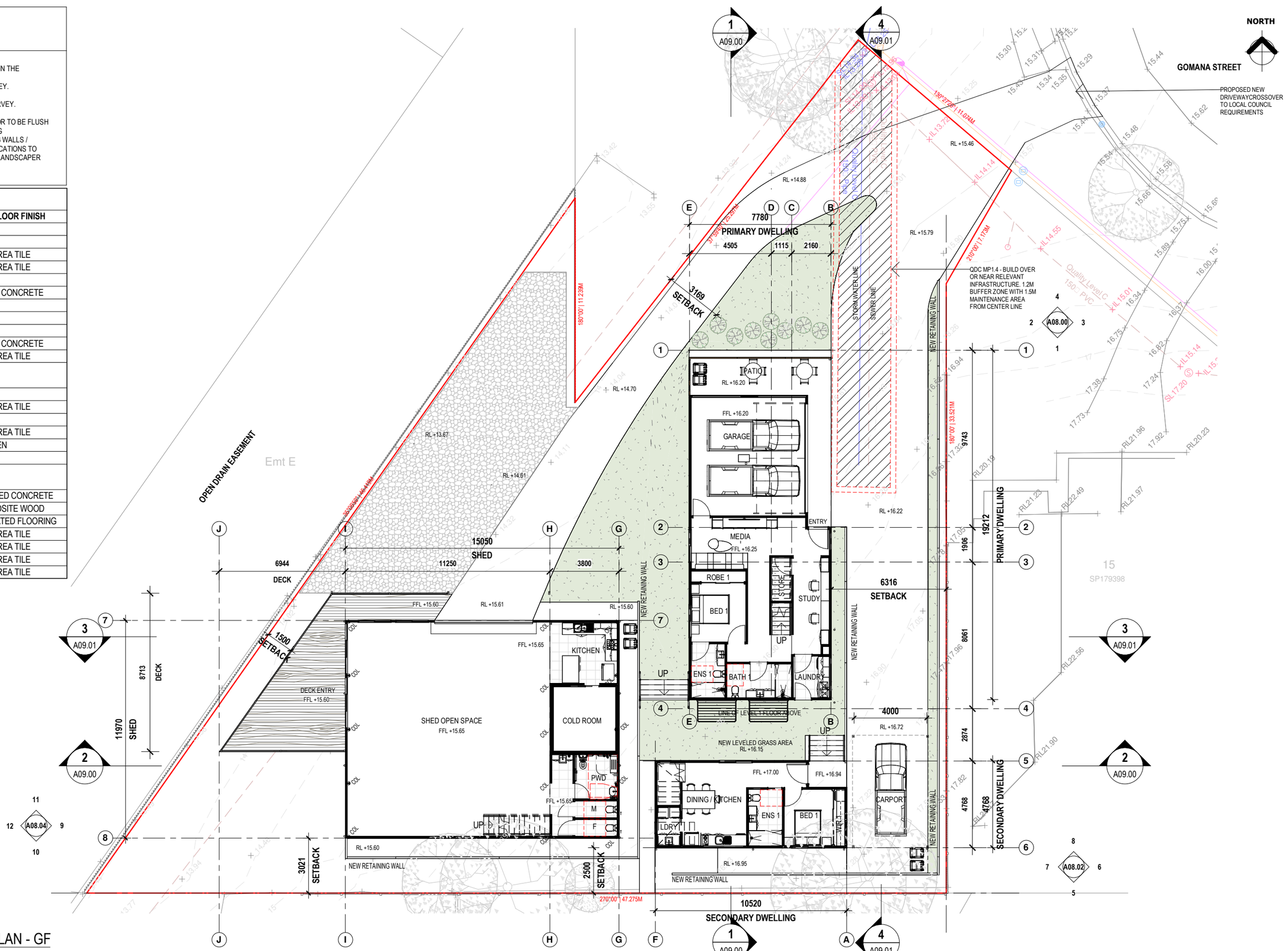
SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 400	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A01.03		F

DRAINAGE NOTES:
REFER TO ENG. DRAWINGS FOR DRAINAGE AND EARTH WORKS. ALL WATER TO FALL AWAY FROM HOUSE.

GENERAL NOTE:
1) BUILDERS ARE TO CLEARLY IDENTIFY ANY DISCREPANCIES IN THE DOCUMENTS WHICH COULD LATER LEAD TO VARIATIONS.
2) BOUNDARY LOCATIONS TO BE CONFIRMED BY DETAIL SURVEY.
3) ROOF PITCH TO BE CONFIRMED BY DETAIL SURVEY.
4) NATURAL GROUND LEVEL TO BE CONFIRMED BY DETAIL SURVEY.
5) LOCATION OF DOWNPIPES (DP) TO BE CONFIRMED ON SITE
6) ALLOW SLAB SET DOWN TO WET AREAS FOR FINISHED FLOOR TO BE FLUSH
7) DOOR THRESHOLDS TO BE FLUSH WITH INTERNAL FLOORING
8) REFER STRUCTURAL PLANS FOR ALL FOOTINGS / RETAINING WALLS / STRUCTURAL MEMBER SIZING & DETAILS 9 GRATED DRAIN LOCATIONS TO LANDSCAPE AREA TO BE CONFIRM WITH CONTRACTORS AND LANDSCAPER

ROOM SCHEDULE - GF

ROOM	AREA	FLOOR FINISH
PRIMARY DWELLING		
BED 1	9.57 m²	TILE
BATH 1	6.58 m²	WET AREA TILE
LAUNDRY	4.46 m²	WET AREA TILE
STUDY	10.35 m²	TILE
GARAGE	40.79 m²	EPOXY CONCRETE
STORE	2.62 m²	TILE
MEDIA	29.27 m²	TILE
ROBE 1	1.74 m²	TILE
PATIO	19.68 m²	EPOXY CONCRETE
ENS 1	5.47 m²	WET AREA TILE
SECONDARY DWELLING		
DINING / KITCHEN	23.71 m²	TILE
ENS 1	5.75 m²	WET AREA TILE
WIR 1	1.79 m²	TILE
LDRY	2.69 m²	WET AREA TILE
CARPORT	25.82 m²	BITUMEN
BED 1	8.17 m²	TILE
SHED		
SHED OPEN SPACE	148.90 m²	POLSHED CONCRETE
ELEVATED DECK	41.81 m²	COMPOSITE WOOD
COLD ROOM	11.97 m²	INSULATED FLOORING
F	2.11 m²	WET AREA TILE
M	2.11 m²	WET AREA TILE
PWD	5.70 m²	WET AREA TILE
KITCHEN	12.49 m²	WET AREA TILE



1 GENERAL ARRANGEMENT PLAN - GF
1 : 200

FOR APPROVAL

0m 2m 4m 6m 8m 10m
VISUAL SCALE 1:200 @ A3

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PROJECT
MN RESIDENCE

54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
GENERAL ARRANGEMENTS - GF

SCALE AT A3	DRAWN	CHECKED	APPROVED
As indicated	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A02.00		F

DRAINAGE NOTES:
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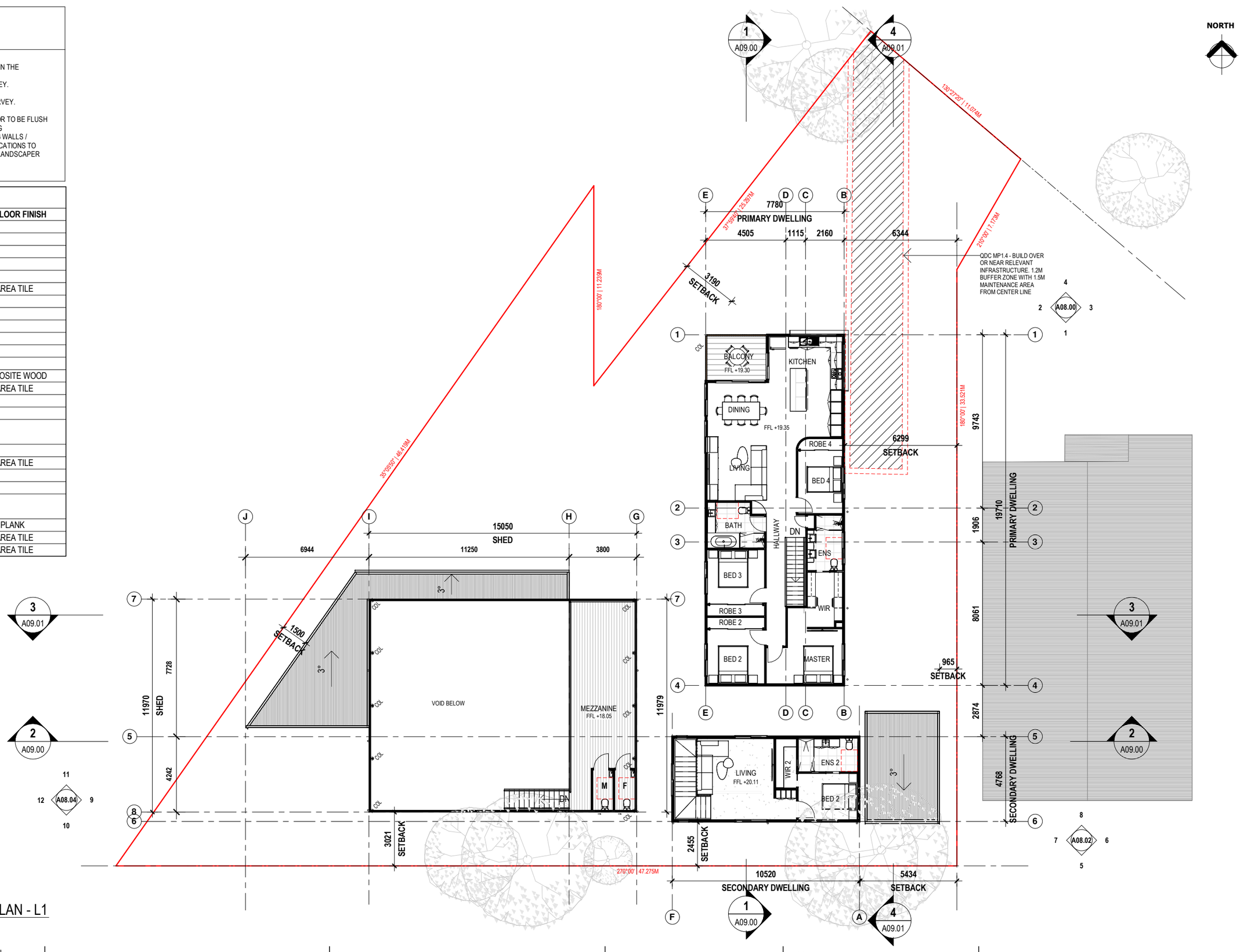
ROOM SCHEDULE - L1

ROOM	AREA	FLOOR FINISH
PRIMARY DWELLING		
DINING	10.08 m²	TILE
BED 2	9.68 m²	TILE
MASTER	13.17 m²	TILE
BED 4	8.71 m²	TILE
ENS	5.65 m²	WET AREA TILE
ROBE 4	1.35 m²	TILE
ROBE 2	1.86 m²	TILE
KITCHEN	23.68 m²	TILE
LIVING	12.50 m²	TILE
WIR	5.85 m²	TILE
HALLWAY	21.10 m²	TILE
BALCONY	8.75 m²	COMPOSITE WOOD
BATH	7.54 m²	WET AREA TILE
BED 3	9.66 m²	TILE
ROBE 3	1.86 m²	TILE
SECONDARY DWELLING		
WIR 2	3.23 m²	TILE
ENS 2	6.23 m²	WET AREA TILE
BED 2	8.65 m²	TILE
LIVING	27.67 m²	TILE
SHED		
MEZZANINE	37.66 m²	VINYL PLANK
F	2.52 m²	WET AREA TILE
M	2.53 m²	WET AREA TILE



1 GENERAL ARRANGEMENT PLAN - L1
1 : 200

FOR APPROVAL

0m 2m 4m 6m 8m 10m
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54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
GENERAL ARRANGEMENTS - L1

SCALE AT A3	DRAWN	CHECKED	APPROVED
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JOB NO.	DRAWING NUMBER		ISSUE
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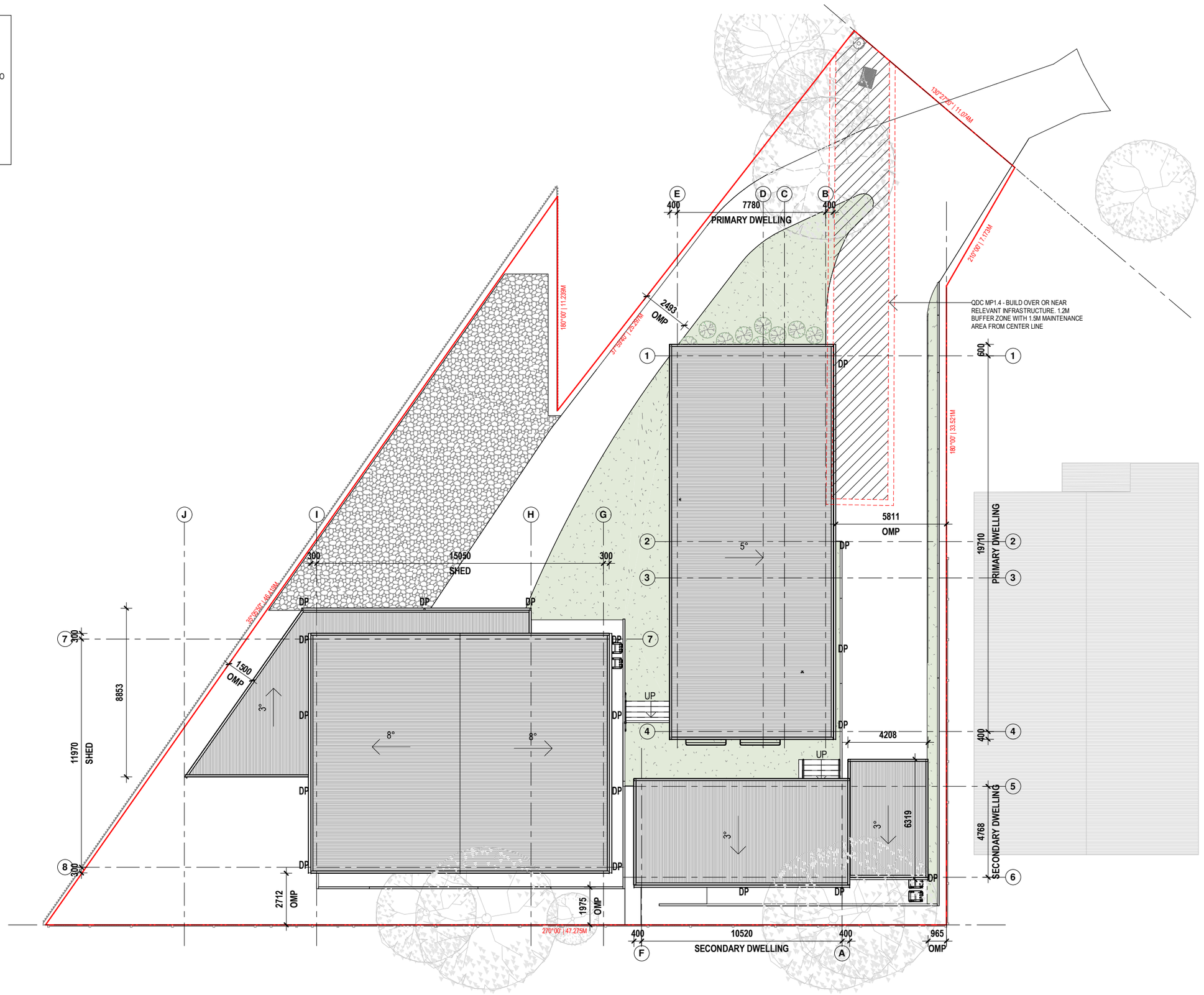
ROOF NOTES:

- GUTTERS & DOWNPIPES TO COMPLY WITH AS3500.3
- STORMWATER DRAINAGE TO COMPLY WITH AS3500.5
- STORMWATER DRAINAGE SYSTEM TO COMPLY WITH BCA PART 3.1.2 DRAINAGE
- ROOFWATER SYSTEM TO ALLOW FOR OVERFLOW WITH NO BACKFLOW INTO THE BUILDING
- MAXIMUM 50M2 PER DOWNPIPE
- GUTTER 150MM COLORBOND QUAD (OR SIMILAR) MINIMUM FALL 1 IN 500
- DOWNPIPES 90MM PVC
- ROOF, GUTTER, DOWNPIPES, FLASHINGS AND DRAINS MUST BE OF COMPATIBLE MATERIALS.
- ROOF SHEETING AT NOMINATED ROOF PITCH TO MANUFACTURERS SPECIFICATION.



1 ROOF PLAN
1 : 200

FOR APPROVAL

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:200 @ A3

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DRAWING TITLE
ROOF PLAN

SCALE AT A3	DRAWN	CHECKED	APPROVED
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JOB NO.	DRAWING NUMBER		ISSUE
J007912	A02.02		F



1 AUTUMN SOLSTICE - MARCH 21ST: 9AM
1 : 1000



2 WINTER SOLSTICE - JUNE 21ST: 9AM
1 : 1000



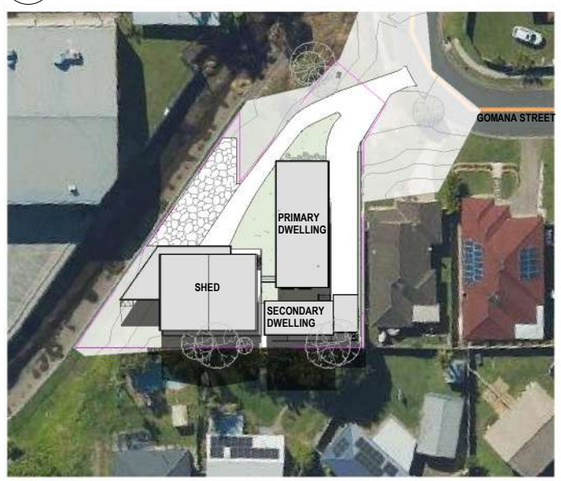
3 SPRING SOLSTICE - SEPTEMBER 21ST: 9AM
1 : 1000



4 SUMMER SOLSTICE - DECEMBER 21ST: 9AM
1 : 1000



5 AUTUMN SOLSTICE - MARCH 21ST: 12PM
1 : 1000



6 WINTER SOLSTICE - JUNE 21ST: 12PM
1 : 1000



7 SPRING SOLSTICE - SEPTEMBER 21ST: 12PM
1 : 1000



8 SUMMER SOLSTICE - DECEMBER 21ST: 12PM
1 : 1000



9 AUTUMN SOLSTICE - MARCH 21ST: 3PM
1 : 1000



10 WINTER SOLSTICE - JUNE 21ST: 3PM
1 : 1000



11 SPRING SOLSTICE - SEPTEMBER 21ST: 3PM
1 : 1000



12 SUMMER SOLSTICE - DECEMBER 21ST: 3PM
1 : 1000

FOR APPROVAL

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:1000 @ A1

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
27.08.2026	CLIENT REVIEW	B
21.09.2026	CLIENT REVIEW	C
02.10.2026	CLIENT REVIEW	D
08.10.2026	CLIENT CHANGES	E
15.10.2026	ISSUE FOR DA	F

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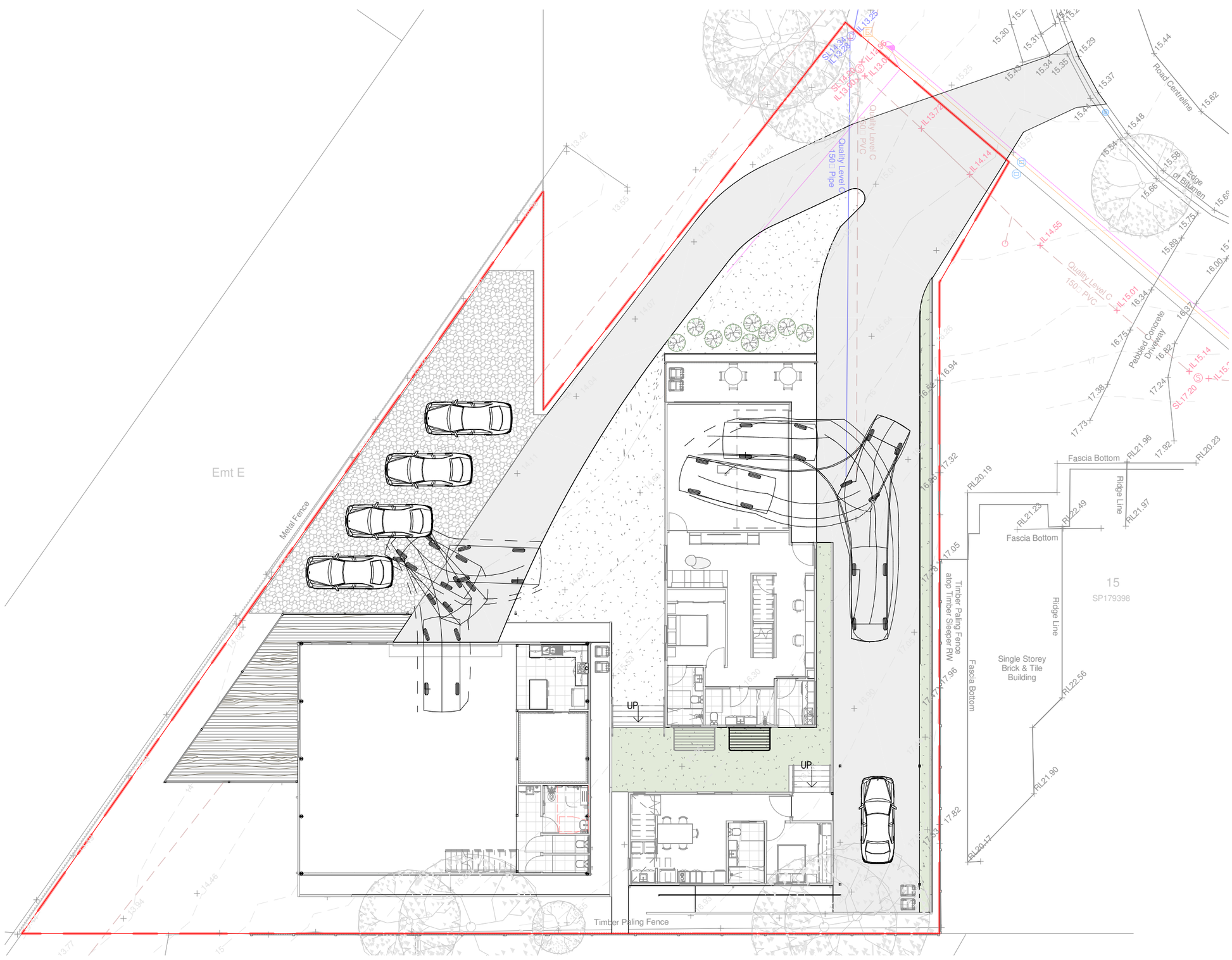
PROJECT
MN RESIDENCE

54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
SHADOW STUDY DIAGRAM

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 1000	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A03.00		F

NORTH



1 VEHICLE CIRCULATION PLAN
1 : 200

FOR APPROVAL

0m 10m 20m 30m 40m 50m

VISUAL SCALE 1:1000 @ A1

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
27.08.2026	CLIENT REVIEW	B
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02.10.2026	CLIENT REVIEW	D
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15.10.2026	ISSUE FOR DA	F

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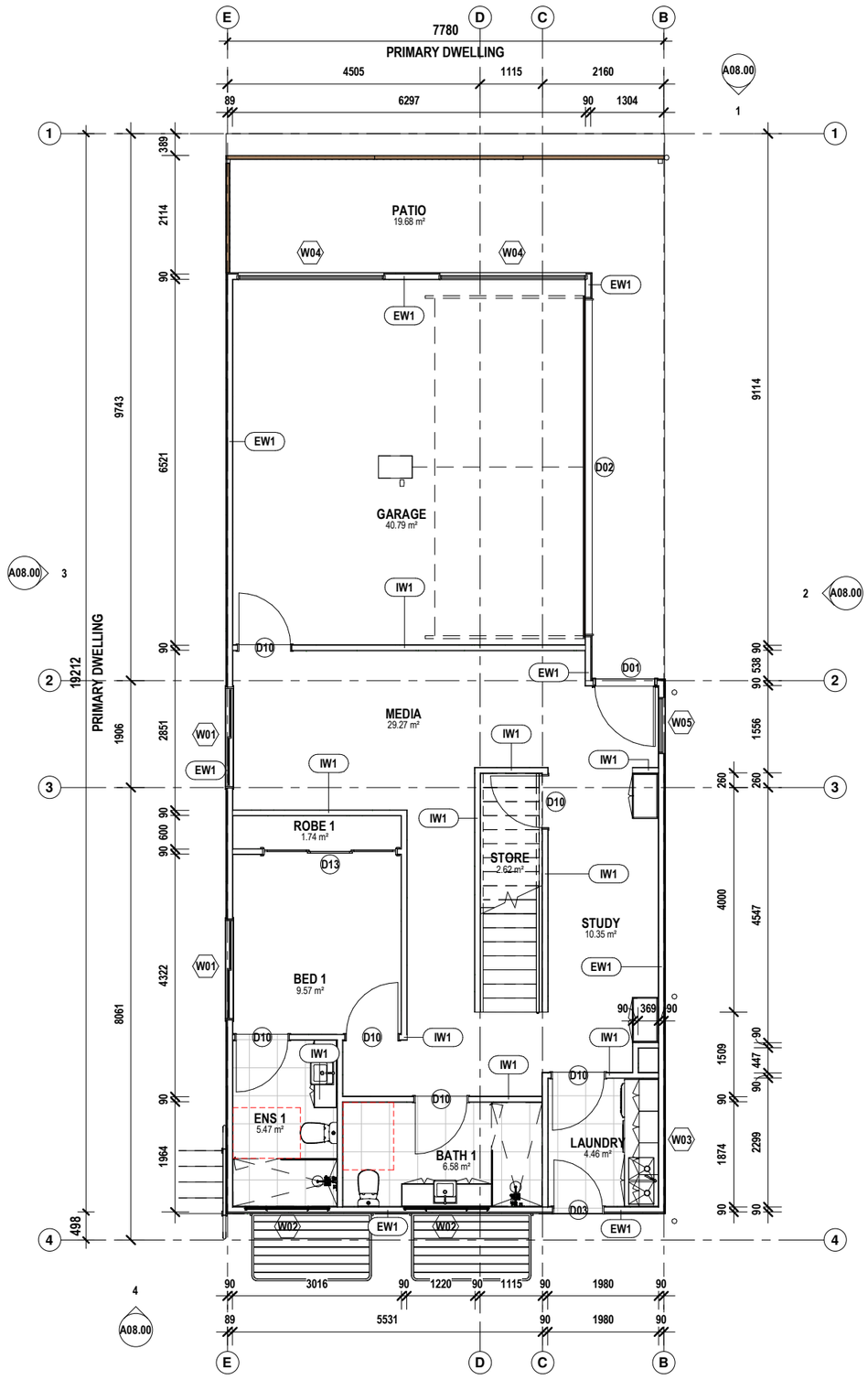
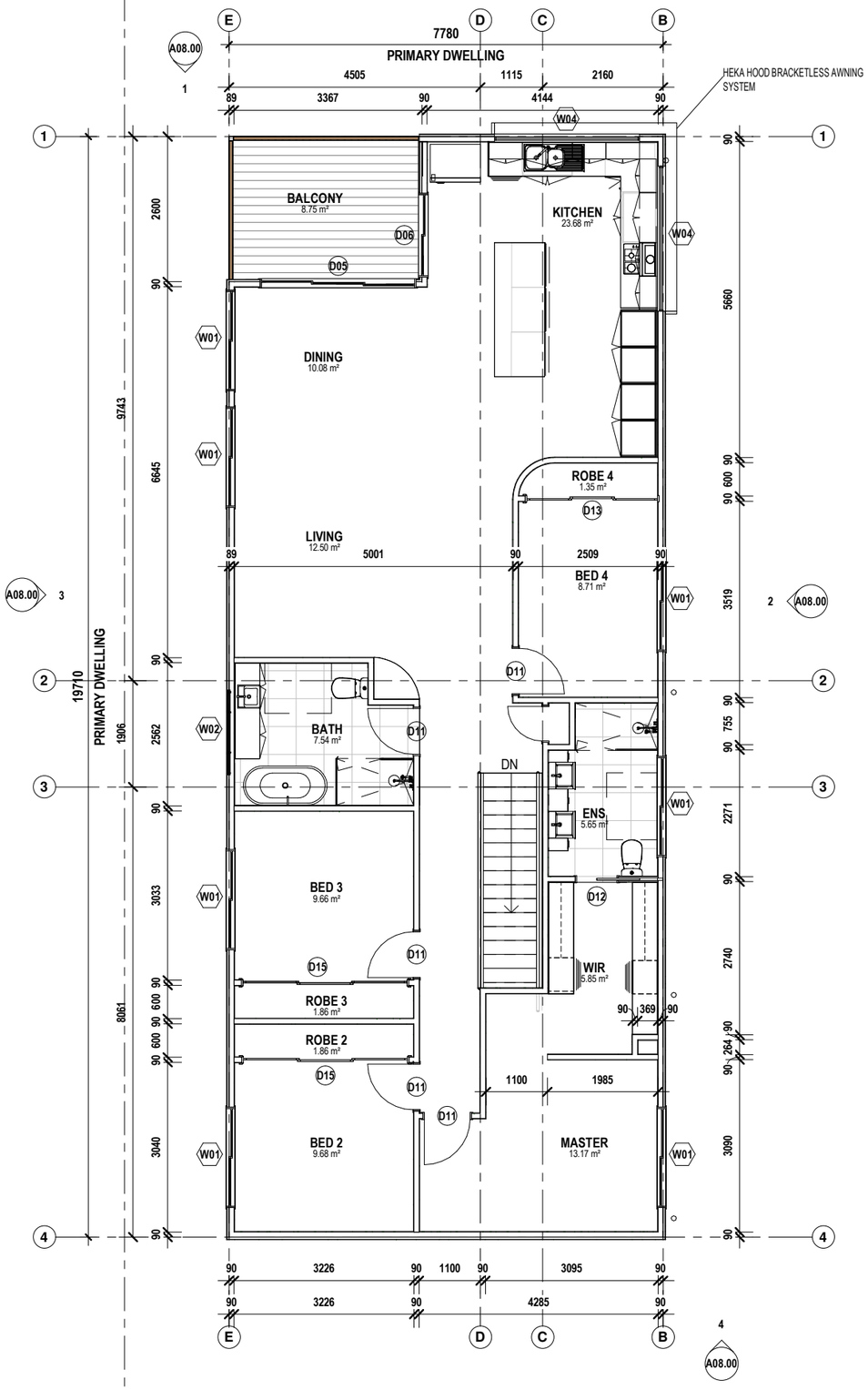
DRAWING TITLE
VEHICLE CIRCULATION PLAN

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 200	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A03.01		F



1 SETOUT PLAN GF- PRIMARY DWELLING
1 : 100



2 SETOUT PLAN L1 - PRIMARY DWELLING
1 : 100

FOR APPROVAL

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
27.08.2026	CLIENT REVIEW	B
21.09.2026	CLIENT REVIEW	C
02.10.2026	CLIENT REVIEW	D
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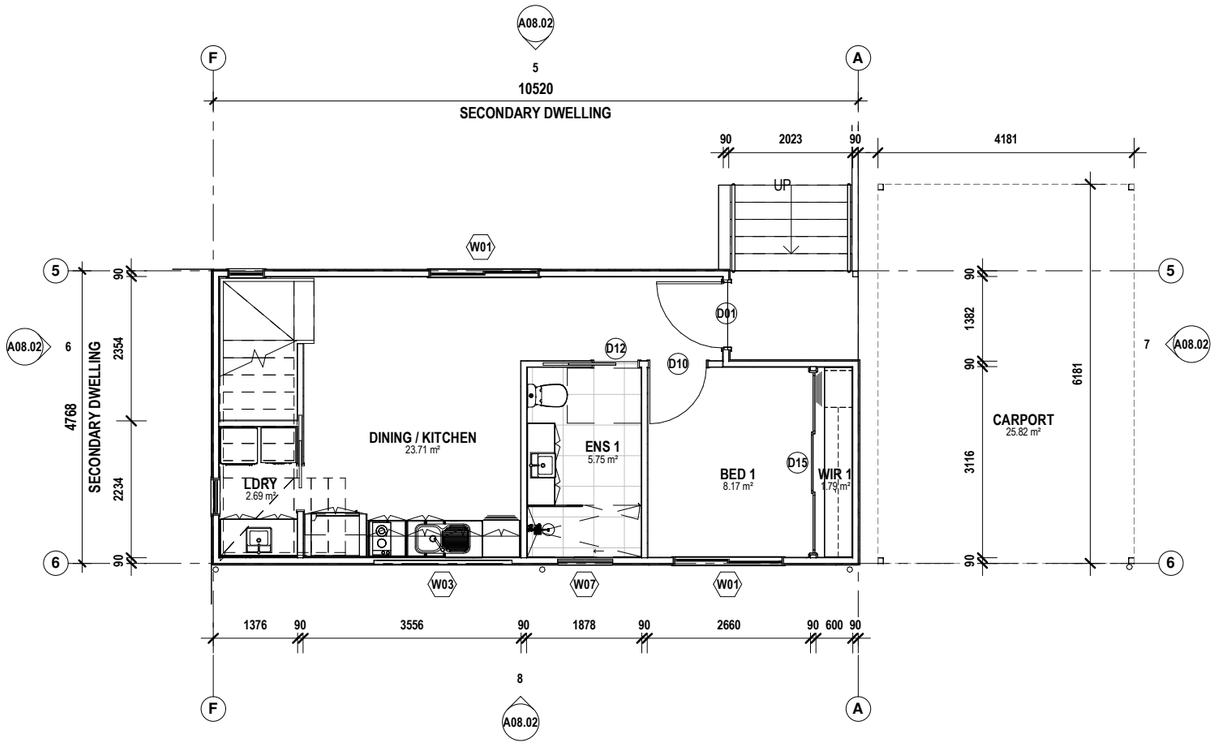
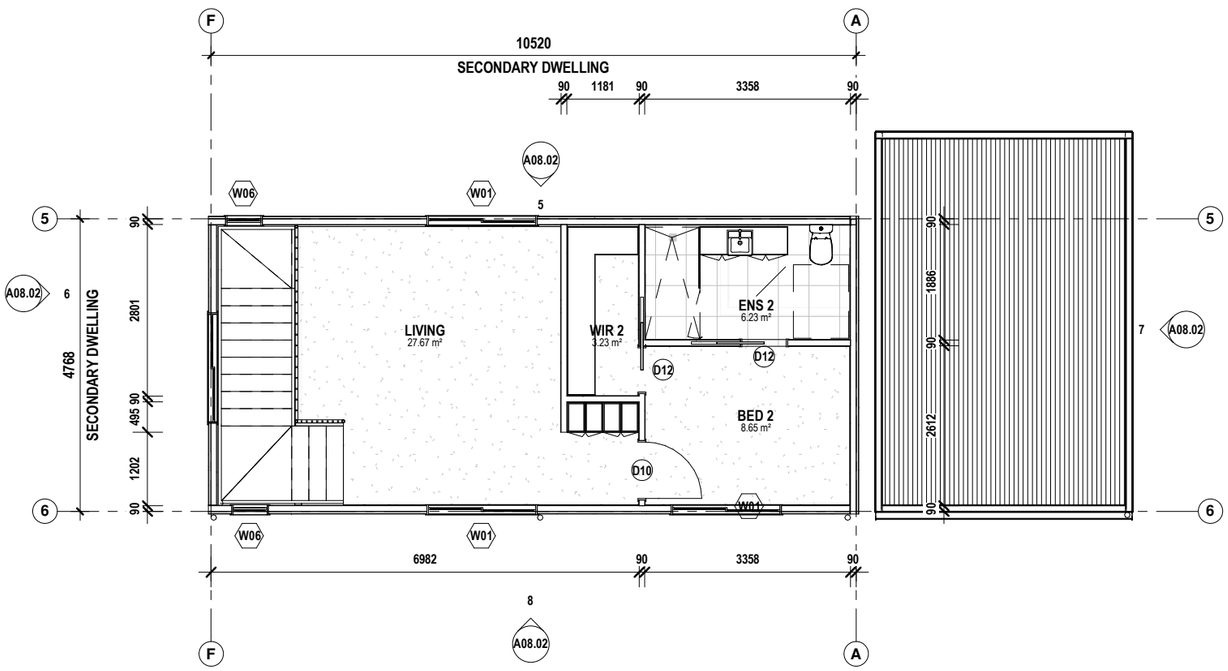
DRAWING TITLE
SETOUT PLAN - PRIMARY DWELLING

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 100	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A04.00		F

NORTH



1 SETOUT PLAN GF- SECONDARY DWELLING
1 : 100



2 SETOUT PLAN L1 - SECONDARY DWELLING
1 : 100

FOR APPROVAL

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
27.08.2026	CLIENT REVIEW	B
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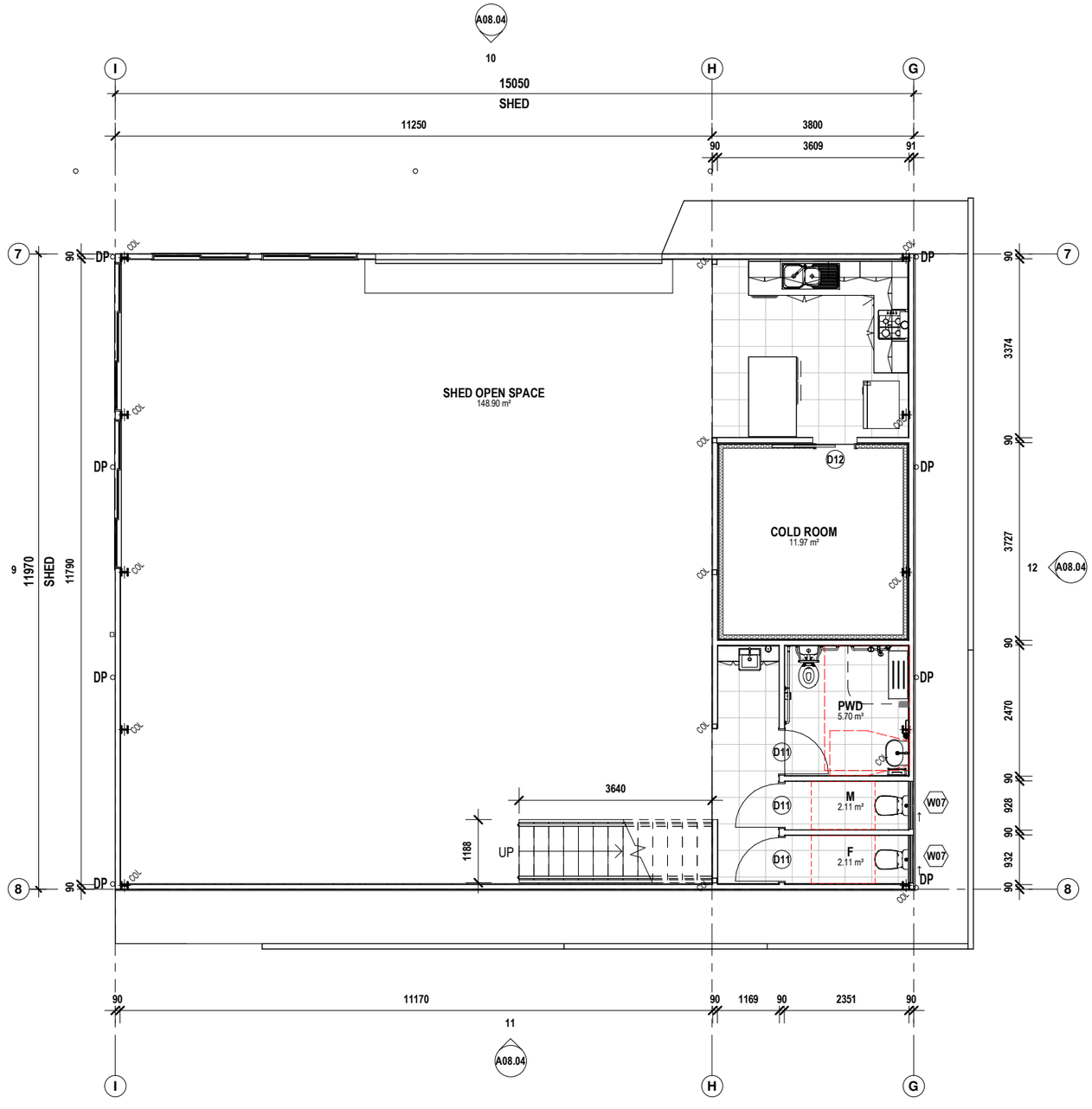
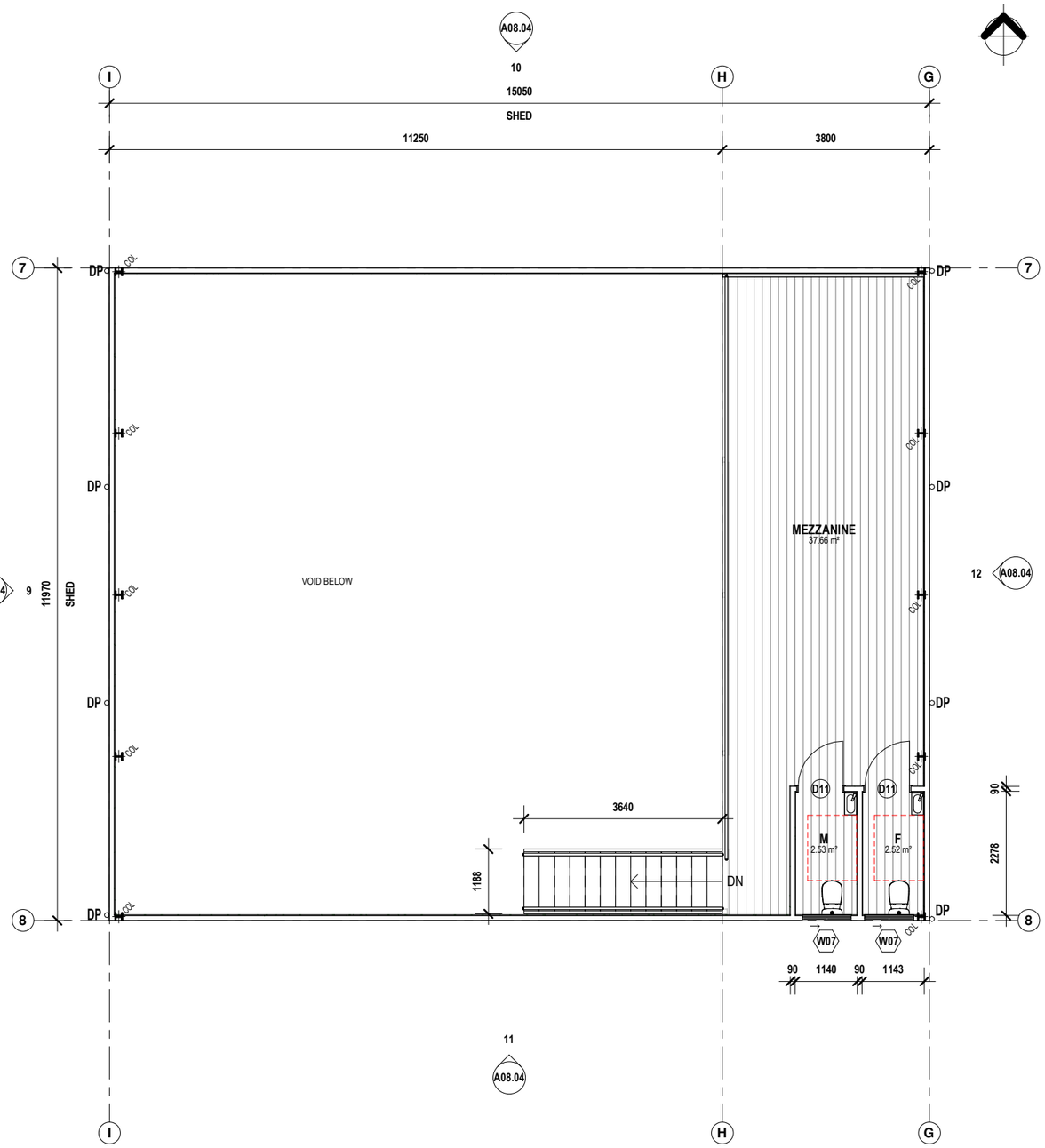
DRAWING TITLE
SETOUT PLAN - SECONDARY DWELLING

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 100	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A04.01		F



1 SETOUT PLAN GF- SHED
1 : 100



2 SETOUT PLAN L1 - SHED
1 : 100

FOR APPROVAL

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
27.08.2026	CLIENT REVIEW	B
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02.10.2026	CLIENT REVIEW	D
08.10.2026	CLIENT CHANGES	E
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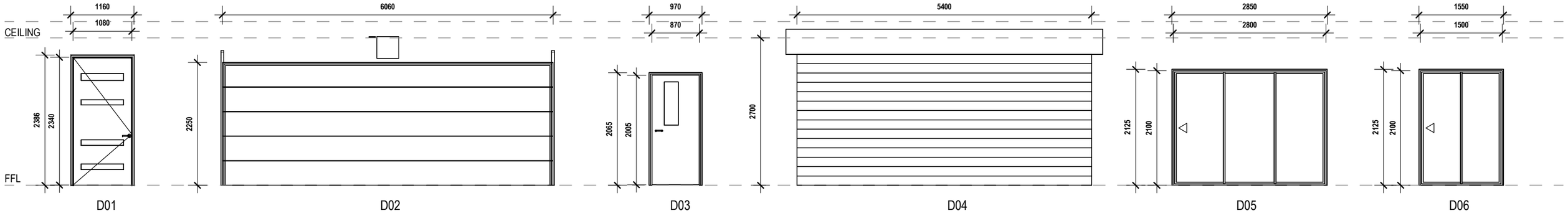
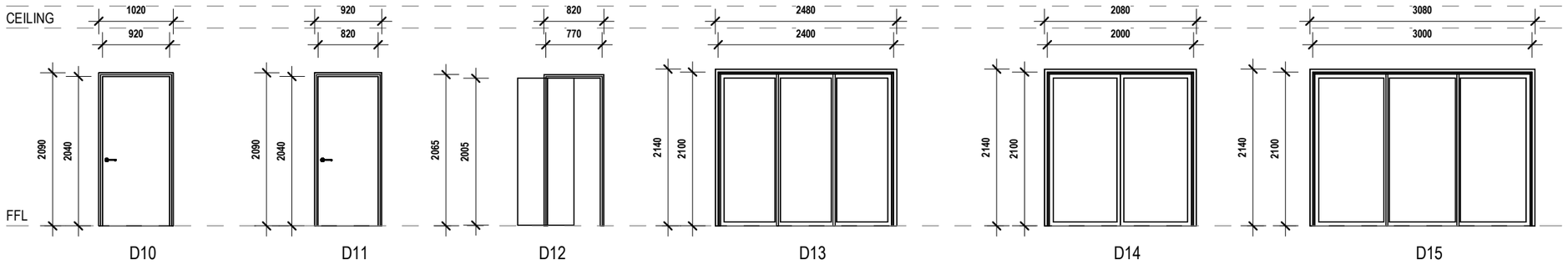
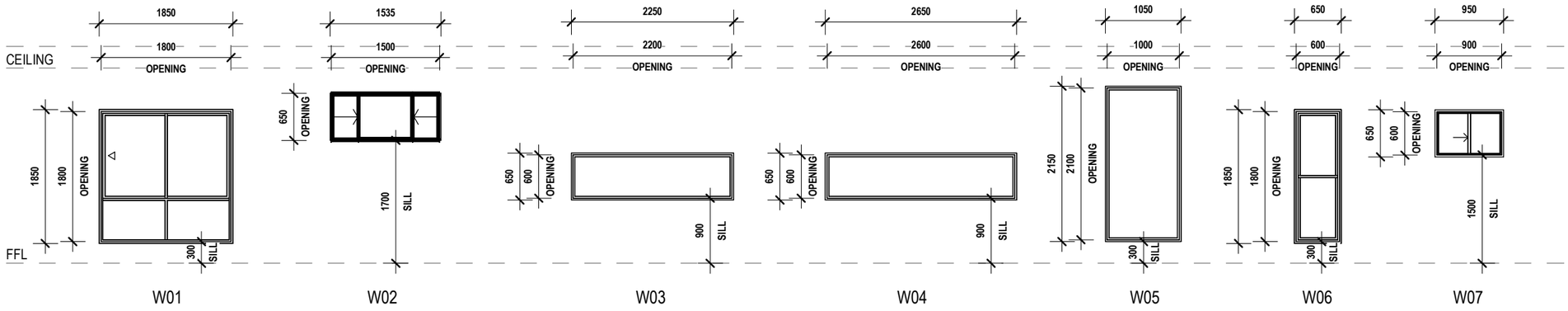
DRAWING TITLE
SETOUT PLAN - SHED

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 100	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A04.02		F







WINDOW NOTES - COMMERCIAL
Window Notes - Commercial
ALL GLAZING TO COMPLY WITH AS 2047 & AS 1288
STRUCTURAL LOADS MUST NOT BE TRANSFERRED TO THE WINDOW ASSEMBLY (A MINIMUM 10mm GAP MUST BE PROVIDED TO TOP OF WINDOW FRAME)
PACKING IF PROVIDED MUST BE LOCATED TO SIDE AND BOTTOM ONLY, BE FIXED TO PREVENT MOVEMENT AND BE CLEAR OF ANY WATERPROOFING OR FLASHINGS
A WINDOW OPENING OVER 2m ABOVE A SURFACE BENEATH IN A CLASS, 2, 3, 4 OR 9b WHERE THE WINDOW SILL IS LESS THAN 1.7m ABOVE FFL, MUST HAVE THE OPERABLE PORTION OF THE WINDOW PROTECTED TO PREVENT FALLS.
OPERABLE WINDOWS IN CLIMATE ZONES 4,5,6,7 & 8 MUST BE SEALED

DOOR NOTES - COMMERCIAL
Door Notes
ALL DOORWAYS FOR CLASSES 2-9 SHALL HAVE A MINIMUM 30% LUMINANCE CONTRAST BETWEEN LEAF AND JAMB; OR LEAF AND WALL; OR ARCHITRAVE AND WALL; OR LEAF AND ARCHITRAVE; OR JAMB AND WALL. THE MINIMUM WIDTH OF THE AREA OF LUMINANCE CONTRAST SHALL BE 50mm
CIRCULATION SPACES REQUIRED TO ALL DOORS ON A CONTINUOUS ACCESSIBLE PATH OF TRAVEL. MAX. GRADIENT AND CROSS FALL OF 1:40
HINGED DOOR HANDLES SHALL BE D-TYPE LEVER HANDLES
WHERE A CLOSER IS FITTED AT DOORS OTHER THAN FIRE/SMOKE DOORS, AN ADJUSTABLE DELAYED ACTION/HOLD OPEN FUNCTION MUST BE INCLUDED.

FOR APPROVAL

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02.10.2026	CLIENT REVIEW	D
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PROJECT
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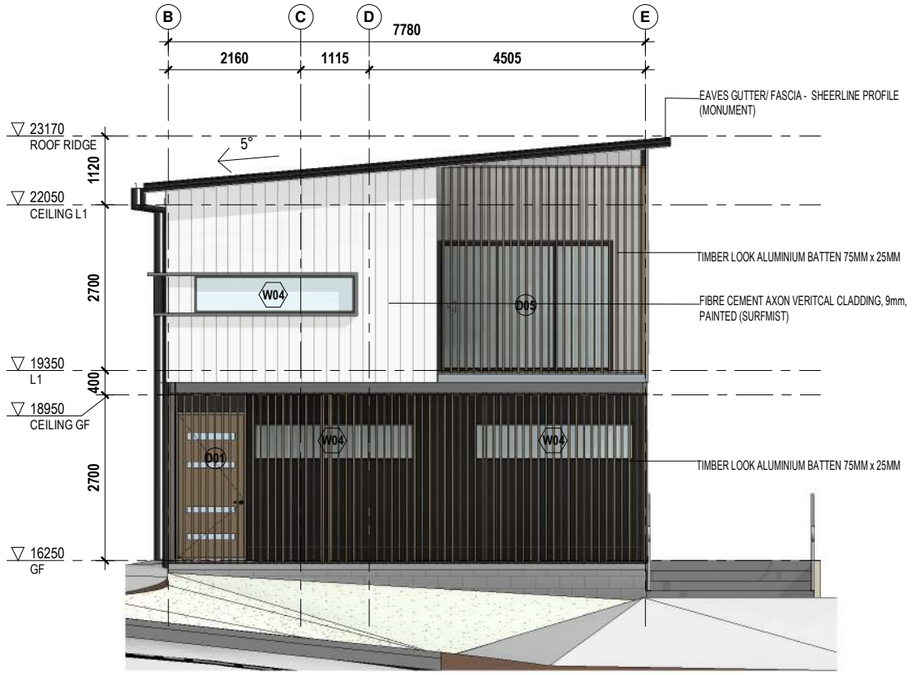
54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
DOOR & WINDOW SCHEDULE

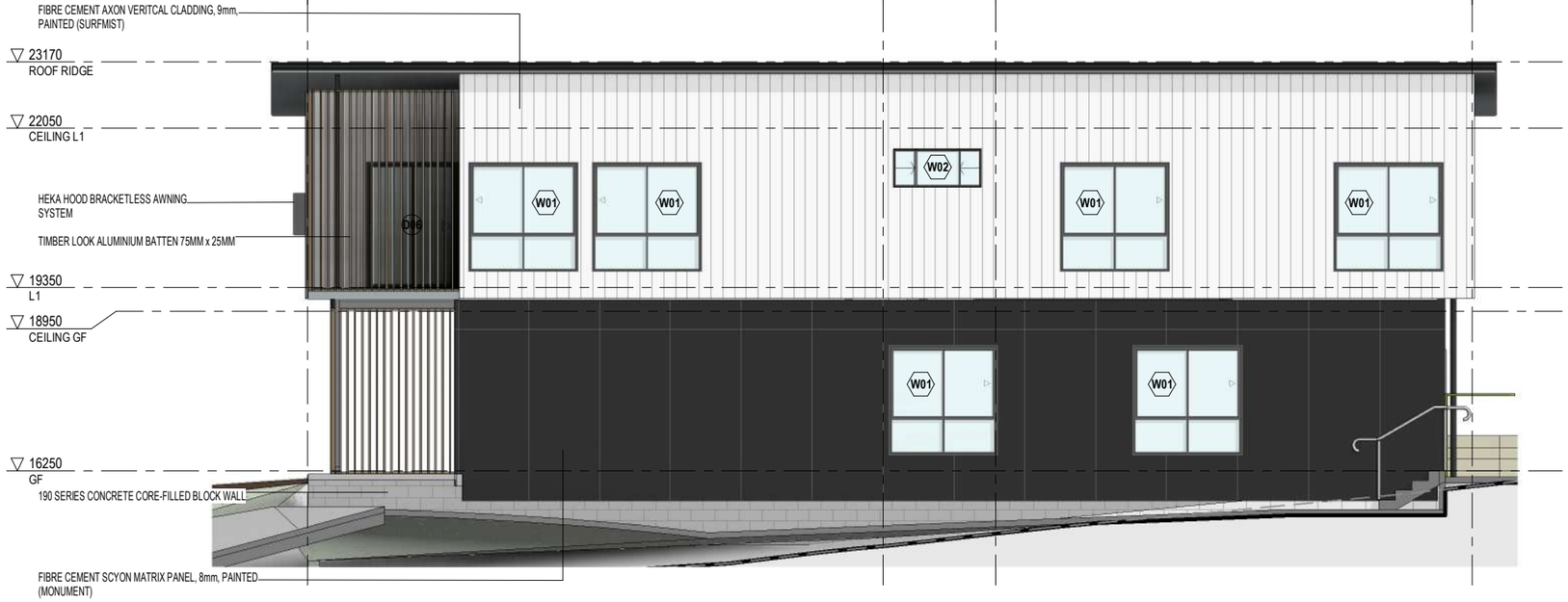
SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 70	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A07.00		F



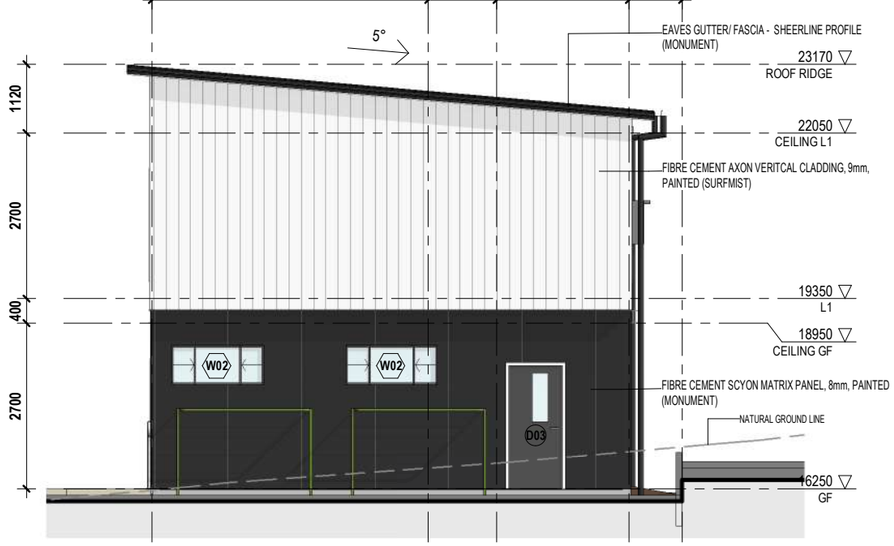
1 PRIMARY DWELLING - ELEVATION 1
1 : 100



2 PRIMARY DWELLING - ELEVATION 2
1 : 100



3 PRIMARY DWELLING - ELEVATION 3
1 : 100



4 PRIMARY DWELLING - ELEVATION 4
1 : 100

FOR APPROVAL

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
27.08.2026	CLIENT REVIEW	B
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02.10.2026	CLIENT REVIEW	D
08.10.2026	CLIENT CHANGES	E
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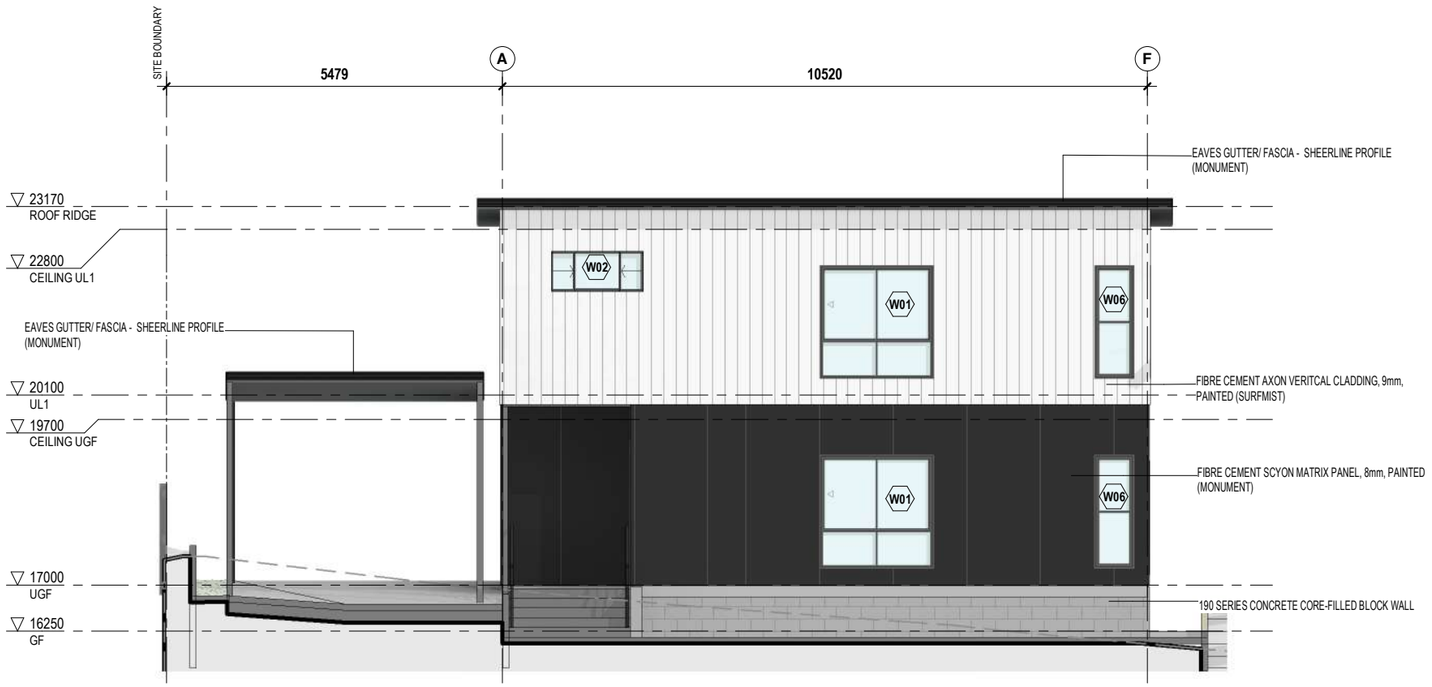
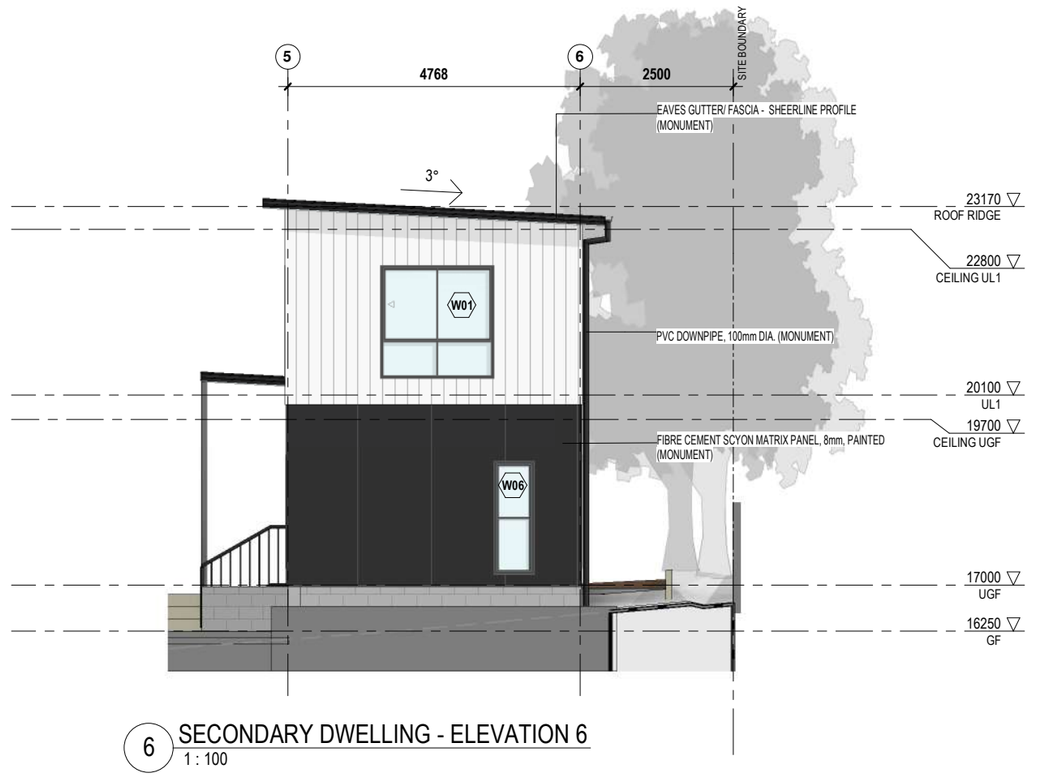
DRAWING TITLE
ELEVATIONS - PRIMARY DWELLING

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 100	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A08.00		F



5 SECONDARY DWELLING - ELEVATION 5
1 : 100



6 SECONDARY DWELLING - ELEVATION 6
1 : 100



7 SECONDARY DWELLING - ELEVATION 7
1 : 100



8 SECONDARY DWELLING - ELEVATION 8
1 : 100

FOR APPROVAL

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
27.08.2026	CLIENT REVIEW	B
21.09.2026	CLIENT REVIEW	C
02.10.2026	CLIENT REVIEW	D
08.10.2026	CLIENT CHANGES	E
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54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
ELEVATIONS - SECONDARY DWELLING

SCALE AT A3	DRAWN	CHECKED	APPROVED
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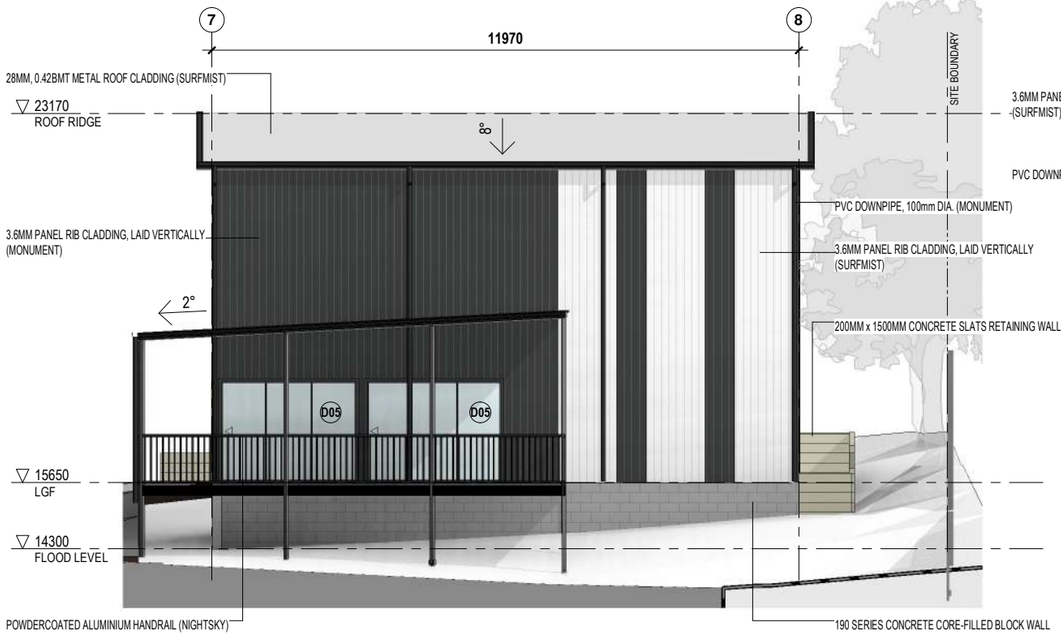
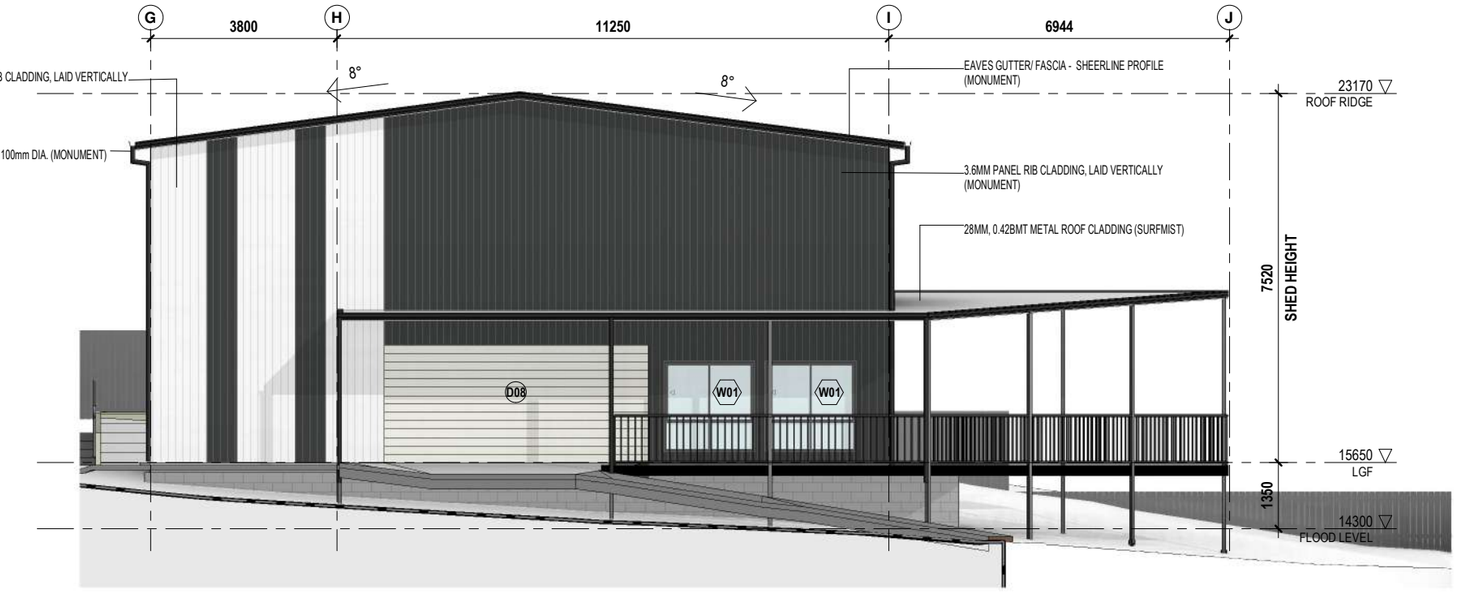
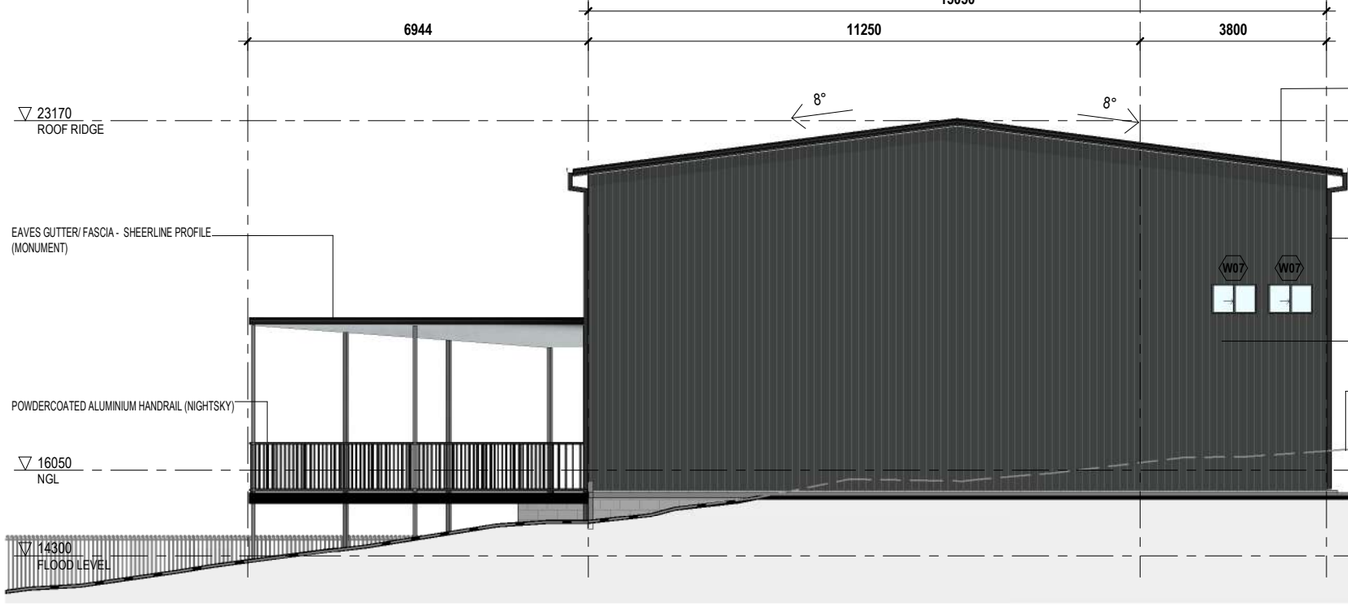
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A08.02		F



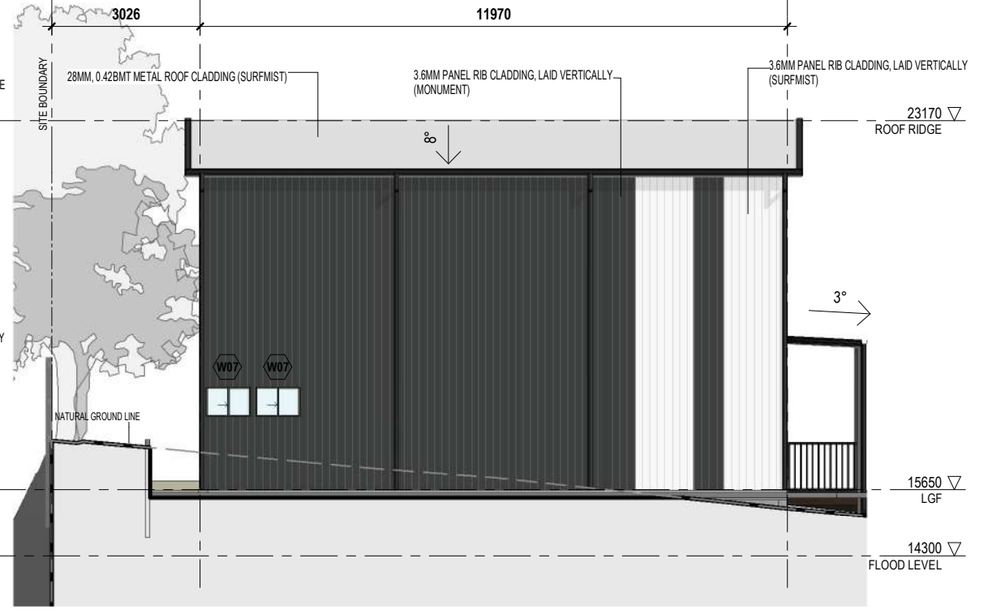
9 SHED - ELEVATION 9
1 : 125



10 SHED - ELEVATION 10
1 : 125



11 SHED - ELEVATION 11
1 : 125



12 SHED - ELEVATION 12
1 : 125

FOR APPROVAL

0m 1.3m 2.5m 3.8m 5m 6.3m

VISUAL SCALE 1:125 @ A3

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
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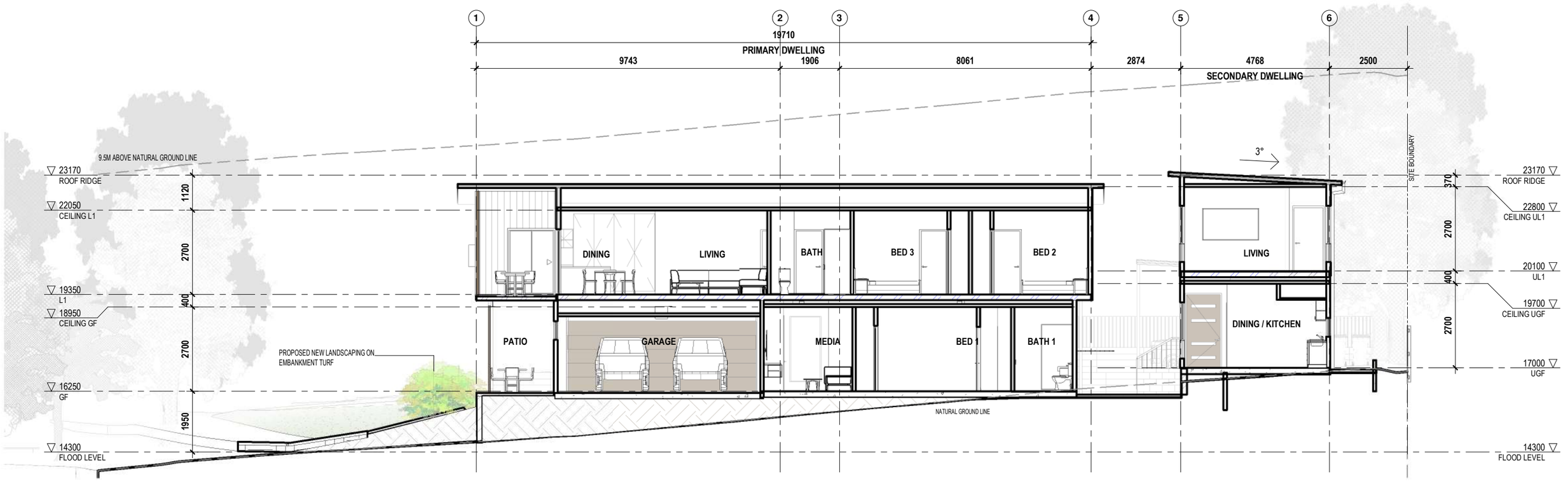
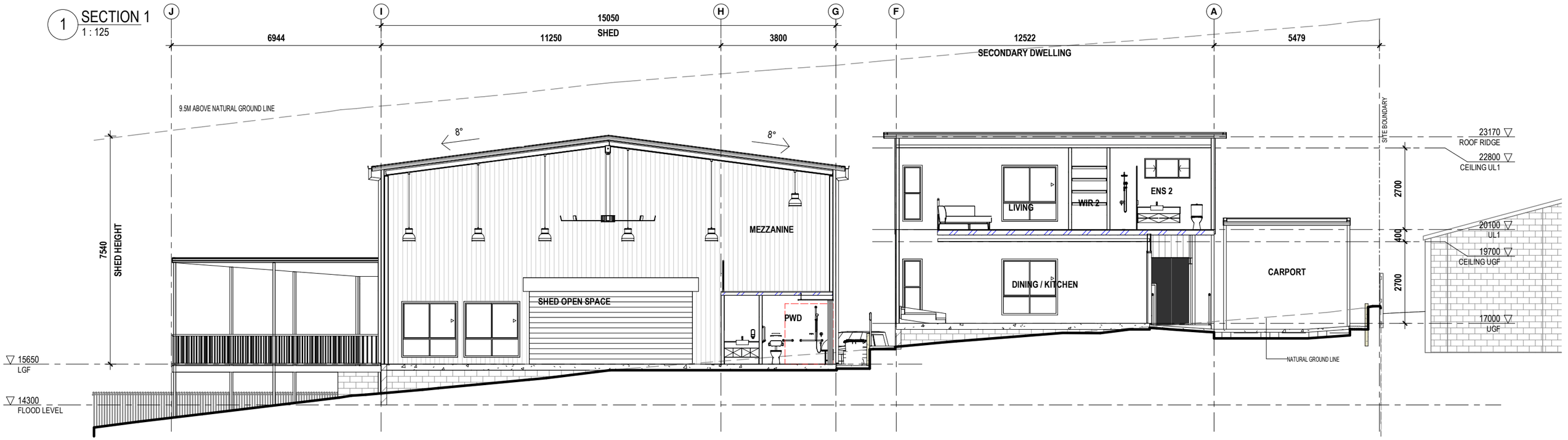
DRAWING TITLE
ELEVATIONS - SHED

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 125	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A08.04		F



1 SECTION 1
1 : 125



2 SECTION 2
1 : 125

FOR APPROVAL

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3

DATE	DESCRIPTION	REV
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15.10.2026	ISSUE FOR DA	F

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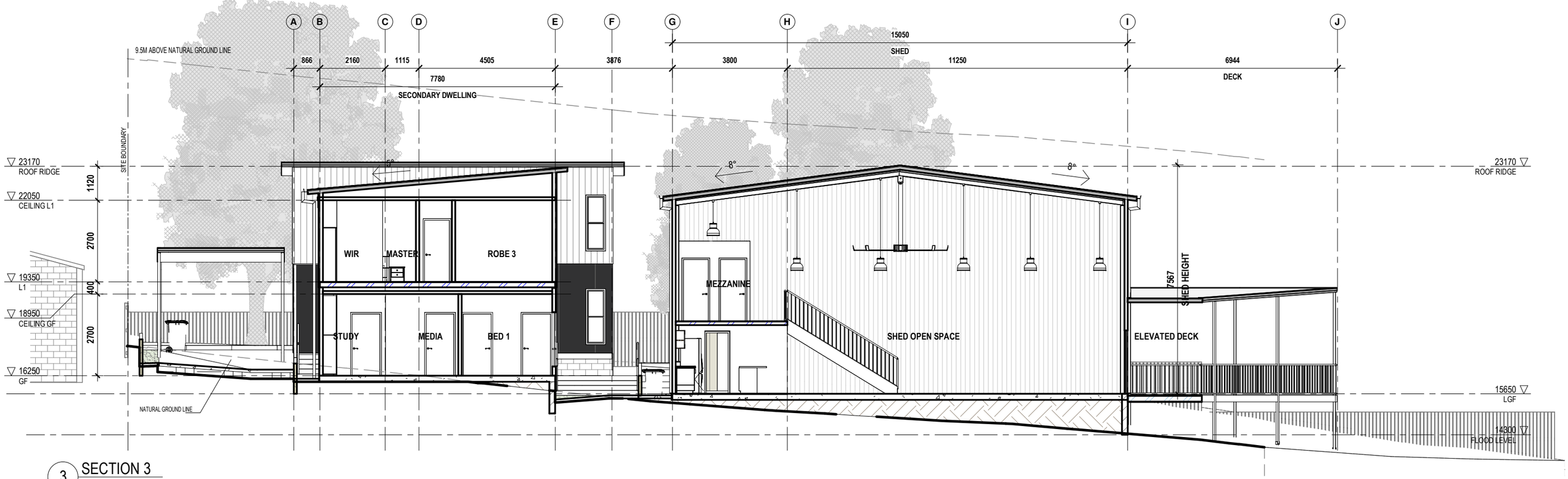
PROJECT
MN RESIDENCE

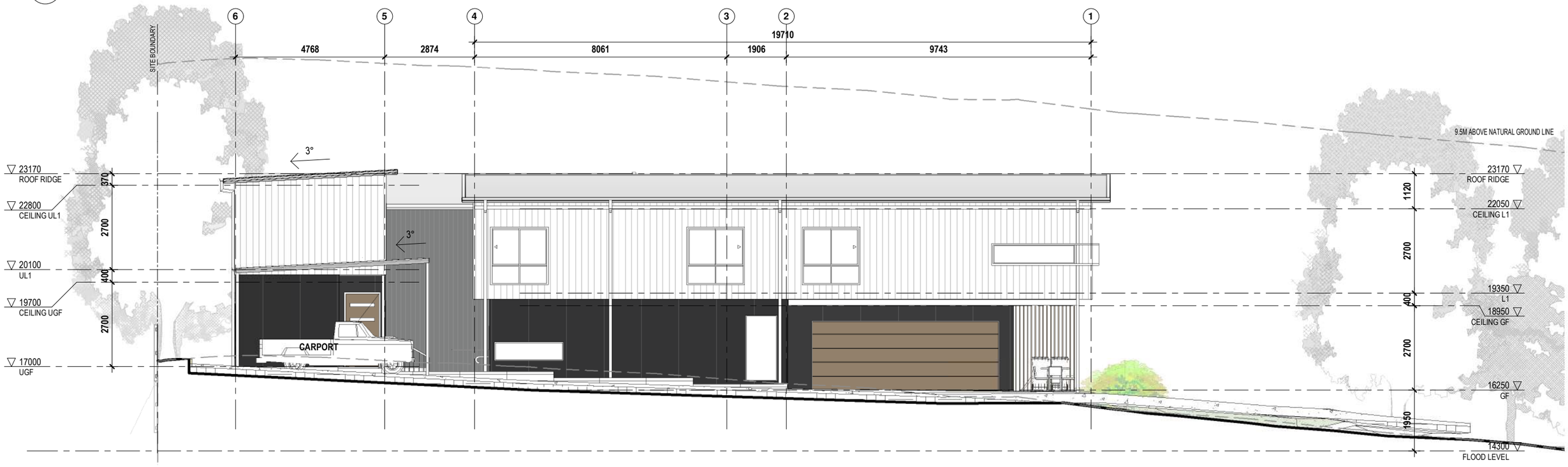
54 GOMANA STREET, SLACKS CREEK. QLD 4127

DRAWING TITLE
TYPICAL SECTION

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 125	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A09.00		F



3 SECTION 3
1 : 125



4 SECTION 4
1 : 125

FOR APPROVAL

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:100 @ A3

DATE	DESCRIPTION	REV
07.08.2026	CONCEPT SKETCH	A
27.08.2026	CLIENT REVIEW	B
21.09.2026	CLIENT REVIEW	C
02.10.2026	CLIENT REVIEW	D
08.10.2026	CLIENT CHANGES	E
15.10.2026	ISSUE FOR DA	F

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TYPICAL SECTION

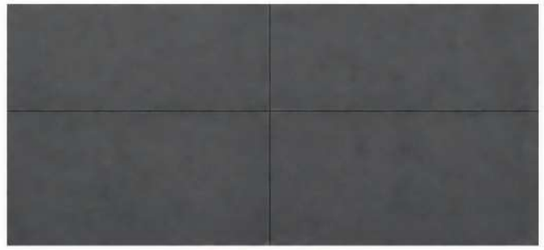
SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 125	IC	JW	CLIENT
JOB NO.	DRAWING NUMBER		ISSUE
J007912	A09.01		F

EXTERNAL FINISHES

54 Gomana Street • Slacks Creek



01 UPPER LEVEL CLADDING
James Hardie Axon
Surfmist paint finish



02 LOWER LEVEL CLADDING
James Hardie Matrix
Monument paint finish



03 ROOFING — PROPOSED
LYSAGHT SPANDEK
COLORBOND Surfmist



04 FASCIA — PROPOSED
Flat-face steel fascia
Monument



05 ALUMINIUM BATTENS — PROPOSED
Knotwood
Spotted Gum

Indicative colours and textures • Confirm against physical samples

INTERNAL FINISHES

54 GOMANA STREET • SLACKS CREEK

BATHROOM



FEATURE WALL TILE
Beaumont • Navona Travertine Ivory Matt
600 × 1200 • 1269047



VANITY JOINERY
polytec • Natural Oak
Matt



FLOOR TILE DIRECTION
Warm greige matt porcelain
Final product and wet-area suitability TBC



TAPWARE & ACCESSORIES
Reece • Mizu Drift
Brushed Nickel

KITCHEN

MAIN CABINETRY
Laminex • Surf
Natural



FEATURE JOINERY
polytec • Natural Oak
Matt

LAMINATE BENCHTOP
Laminex • Carrara Bianco
Natural



SPLASHBACK + MIXER
Navona Travertine Ivory Matt
Mizu Drift pull-out • Brushed Nickel

WARDROBE

DOORS & DRAWER FRONTS
Laminex • Surf
Natural



OPEN SHELVES & DRESSER
polytec • Natural Oak
Matt



INTERNAL CARCASSES
White melamine
Proposed



HARDWARE ACCENTS
Charcoal hanging rails
Brushed nickel handles • Proposed

CONCEPT SELECTION • Indicative textures, not manufacturer samples • Confirm local stock and physical samples







FOR APPROVAL

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DRAWING TITLE
FINISHES SCHEDULE

SCALE AT A3	DRAWN	CHECKED	APPROVED
1 : 200	IC	JW	CLIENT

JOB NO.	DRAWING NUMBER	ISSUE
J007912	A12.00	F