

PROPERTY DESCRIPTION.
LOT 4 ON SP 173381.
PARISH OF MORANBAH.
COUNTY OF GROSVENOR
LOCAL AUTHORITY: ISAAC REGIONAL COUNCIL.
SITE AREA: 3773m2

AREA.
COMMUNITY OPEN SPACE. 492m2
PRIVATE OPEN SPACE. 768m2
DRIVEWAY 850m2



5,000
2,400
POS
12m2
PRIVATE OPEN SPACE

SITE PLAN. GROUND FLOOR
1 : 200 @ A1.

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queensland
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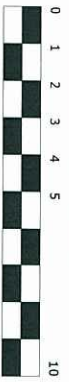
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JOB NUMBER: 2250.8
AMENDMENT:
REVISED DA ISSUE. 12.12.11.
REVISED DA ISSUE. 06.02.12.

CLIENT: V.C. DEGUARA HOLDINGS PTY LTD.
PROJECT: LOT 4. GROSVENOR DRIVE, MORANBAH, QLD.
TITLE: DEVELOPMENT APPLICATION TO ULDA.

DATE: 06.02.12.
SCALE: 1 : 200.
ISSUE: B
DWG NO.: DA 1.1

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Any clothesline located
with front yard are to
be screened from view
of Grosvenor Dr or
Locker Dr.

AMENDED IN RED
25 MAY 2012
By: Matt Toon (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 30/5/12

PROPERTY DESCRIPTION
LOT 4 ON SP 173381
PARISH OF MORANBAH
COUNTY OF GROSVENOR
LOCAL AUTHORITY, ISAAC REGIONAL COUNCIL
SITE AREA 3773m2



SITE PLAN. FIRST FLOOR
1 : 200 @ A1.

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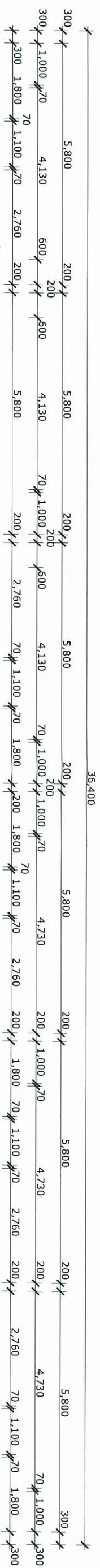
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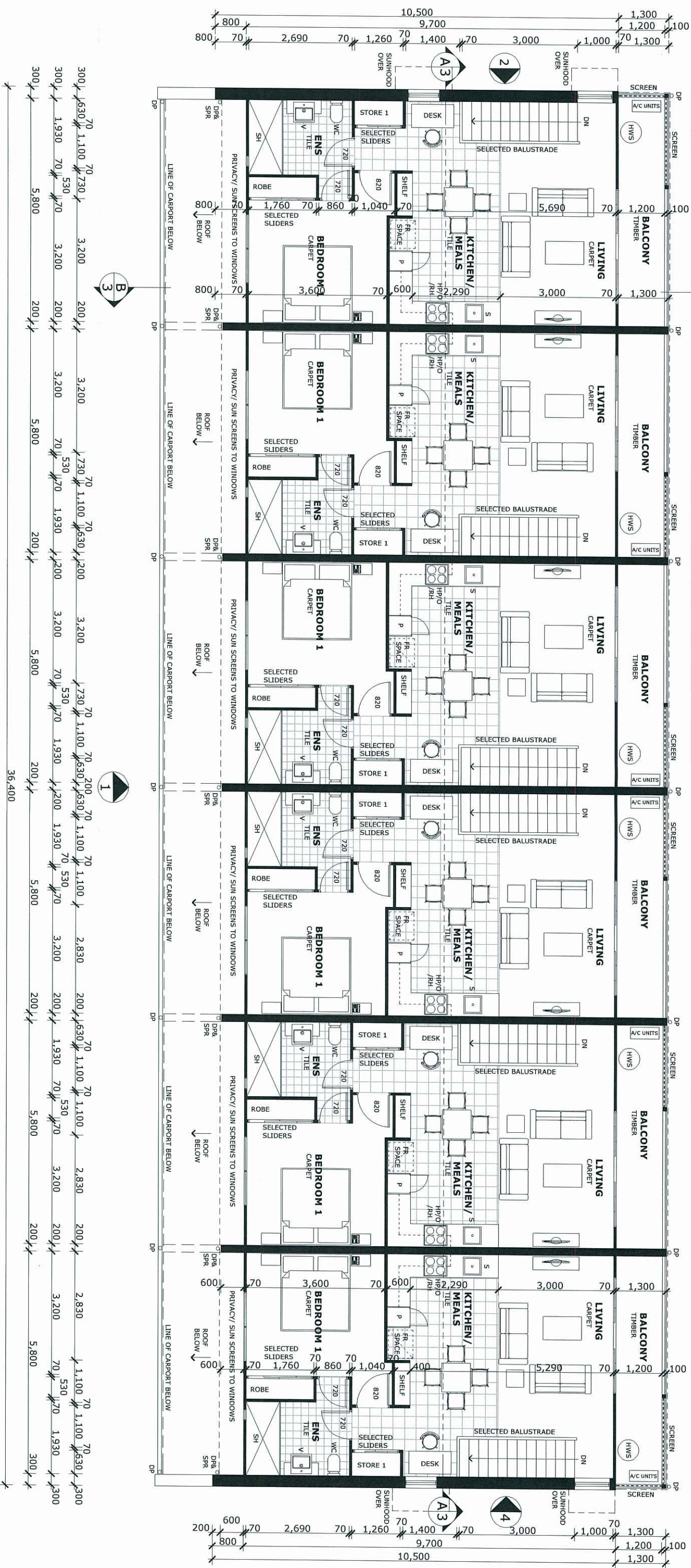


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NOTE.
PRIVATE OPEN SPACE. (BALCONY)
MINIMUM 1.2 METRES WIDE.
MINIMUM 5m2.

NOTE. FIRE SEPARATION IN ACCORDANCE WITH BCA VOLUME 2. PART 3.7.1. FIRE SEPARATION.	NOTE. SOUND INSULATION IN ACCORDANCE WITH BCA VOLUME 2. PART 3.8.6. SOUND INSULATION. SOUND INSULATION BETWEEN FIRST FLOOR LIVING AND GROUND FLOOR BEDROOM 2. TO FUTURE DETAIL
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**BLOCK A. UNITS 1, 2, 3, 4, 5, 6.
FIRST FLOOR PLAN.**

1:100@A3.

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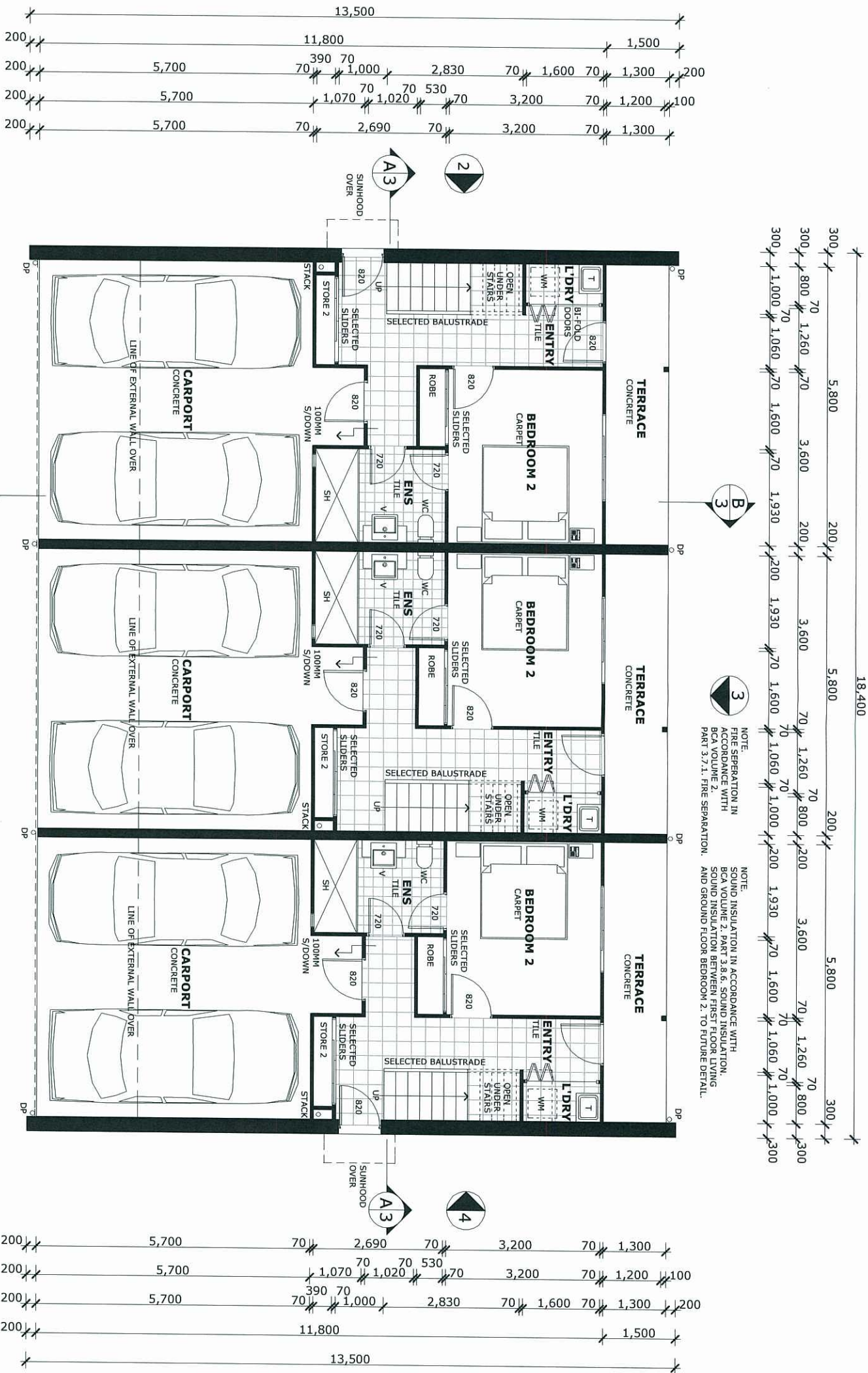
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ISSUE: B

DWG NO: DA 1.4

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AREA SCHEDULE	
GROUND FLOOR LIVING	35.0m2
GARAGE	38.2
TERRACE	8.0
FIRST FLOOR LIVING	60.2
BALCONY	8.0m2

TOTAL AREA 149.4m2
BLOCK B. UNITS 7, 8, 9.
GROUND FLOOR PLAN.

1 : 1 0 0 @ A3.

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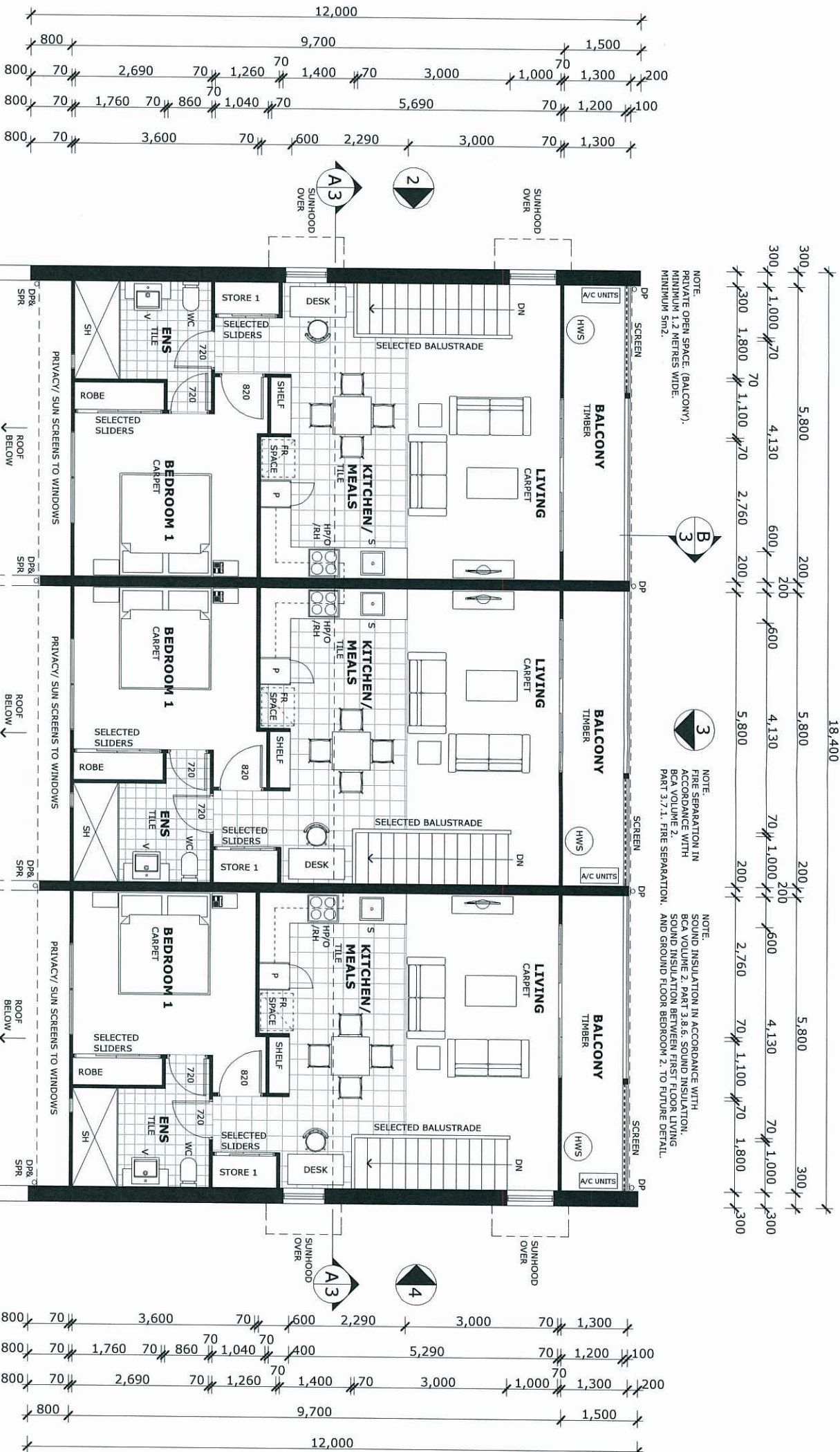
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DATE: 06.02.12.
SCALE: 1 : 100.
ISSUE: B
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BLOCK B. UNITS 7, 8, 9.
FIRST FLOOR PLAN.

1 : 1 0 0 @ A3.

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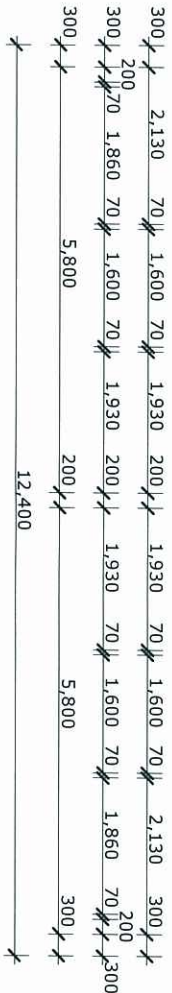
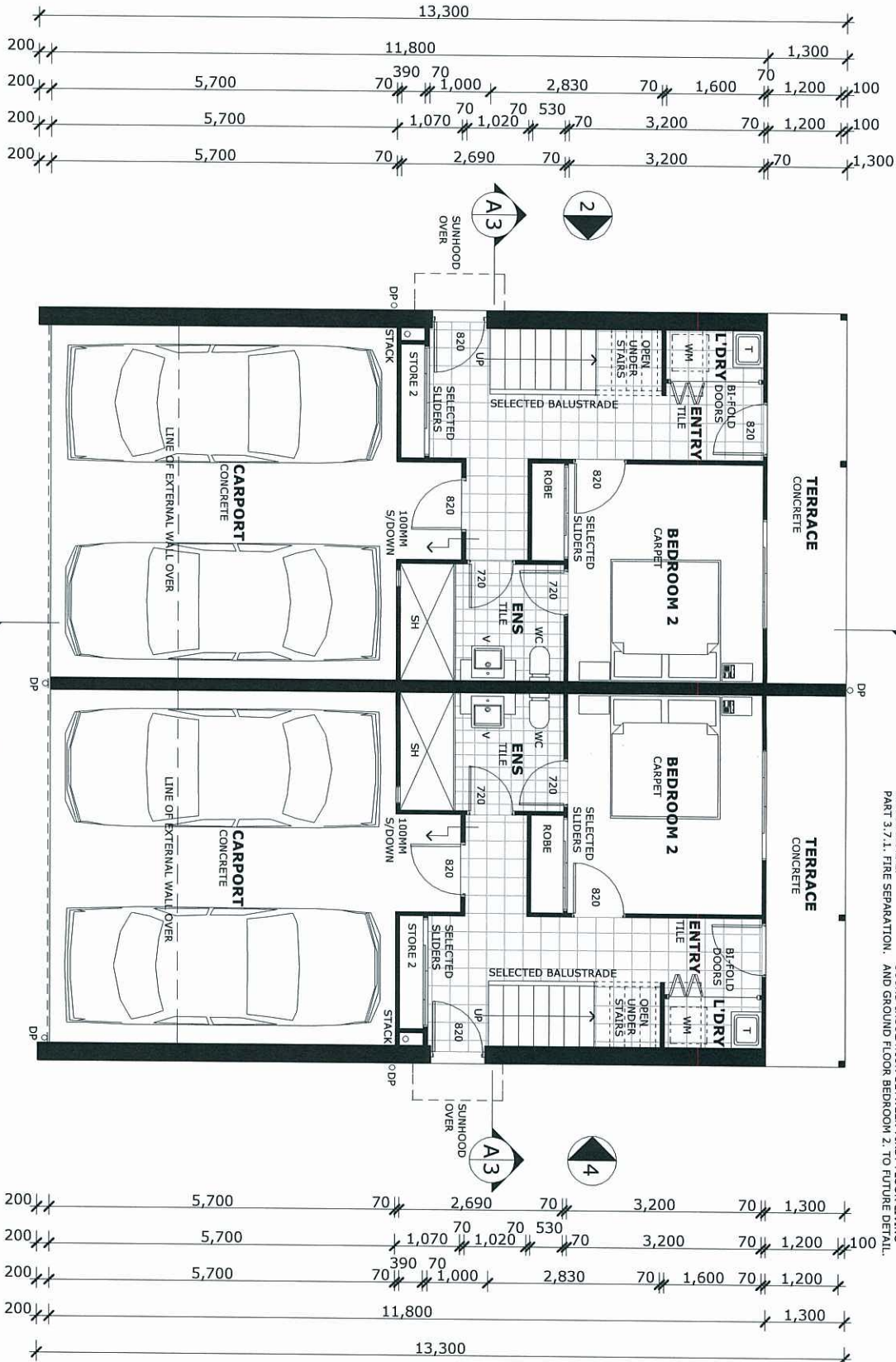
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SCALE: 1 : 100.
ISSUE: B
DWG NO: DA 1.6



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NOTE:
FIRE SEPARATION IN ACCORDANCE WITH
BCA VOLUME 2, PART 3.7.1. FIRE SEPARATION,
AND GROUND FLOOR BEDROOM 2, TO FUTURE DETAIL.



PLANS AND DOCUMENTS
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AREA SCHEDULE

GROUND FLOOR LIVING	35.0m ²
GARAGE	38.2
TERRACE	8.0
FIRST FLOOR LIVING	60.2
BALCONY	8.0m ²
TOTAL AREA	149.4m ²

BLOCK C. UNITS 10 & 11. GROUND FLOOR PLAN.

1 : 1 0 0 @ A3.

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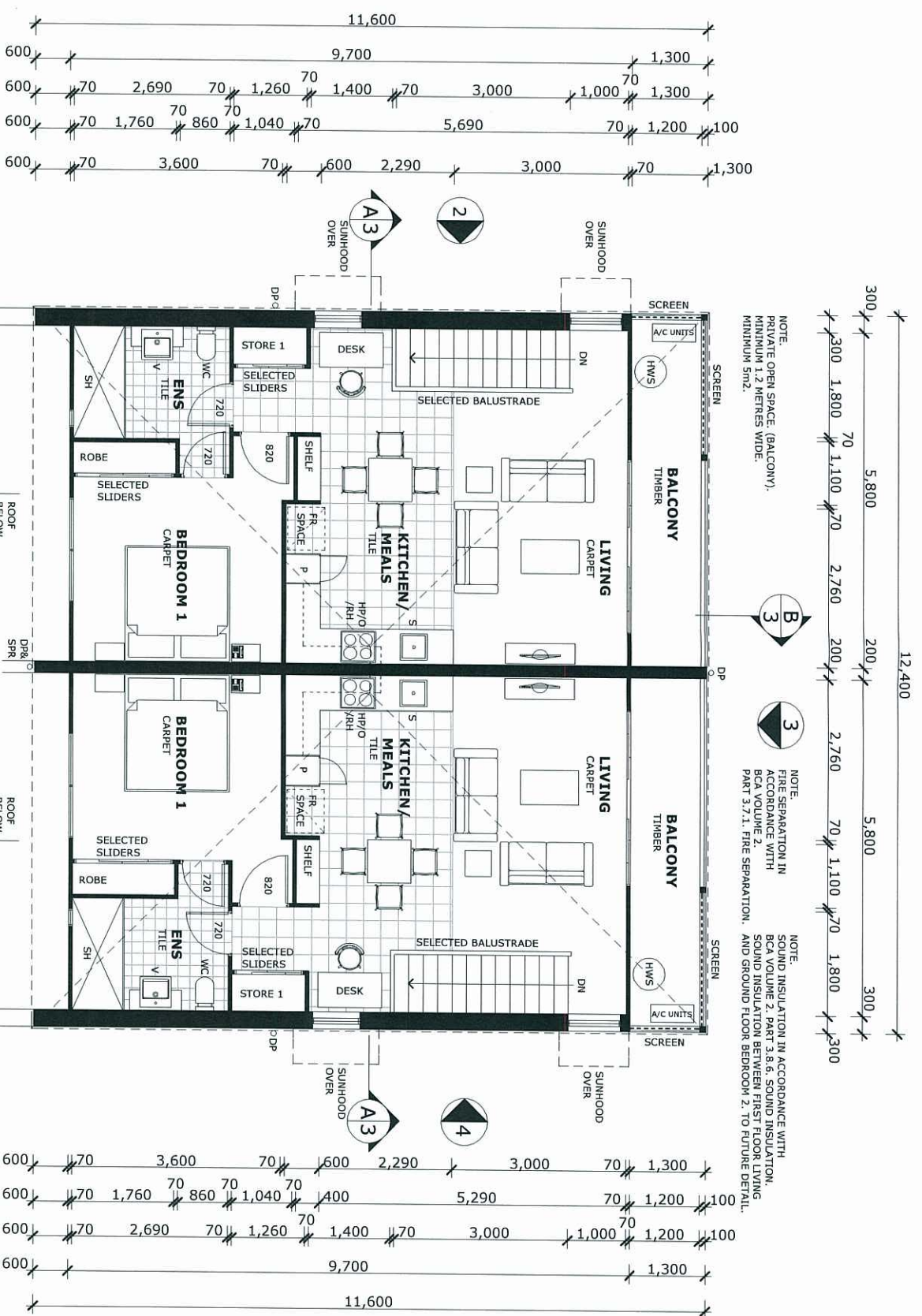
JOB NUMBER: 2250.8
AMENDMENT:
REVISED DA ISSUE. 12.12.11
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UNIT NUMBER'S CHANGED. 28.05.12

CLIENT: V.C. DEGUARA HOLDINGS PTY LTD.
PROJECT: LOT 4. GROSVENOR DRIVE, MORANBAH. QLD.
TITLE: DEVELOPMENT APPLICATION TO ULDA.

DATE: 06.02.12.
SCALE: 1 : 100.
ISSUE: C
DWG NO: DA 1.7



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BLOCK C. UNITS 10 & 11.
FIRST FLOOR PLAN.

1 : 1 0 0 @ A3.

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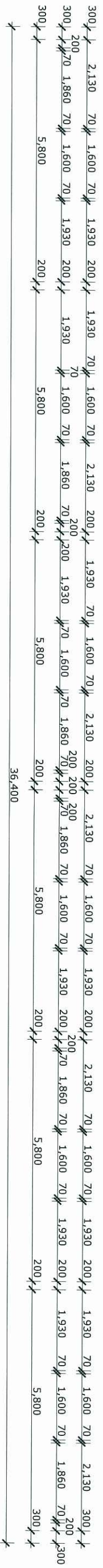
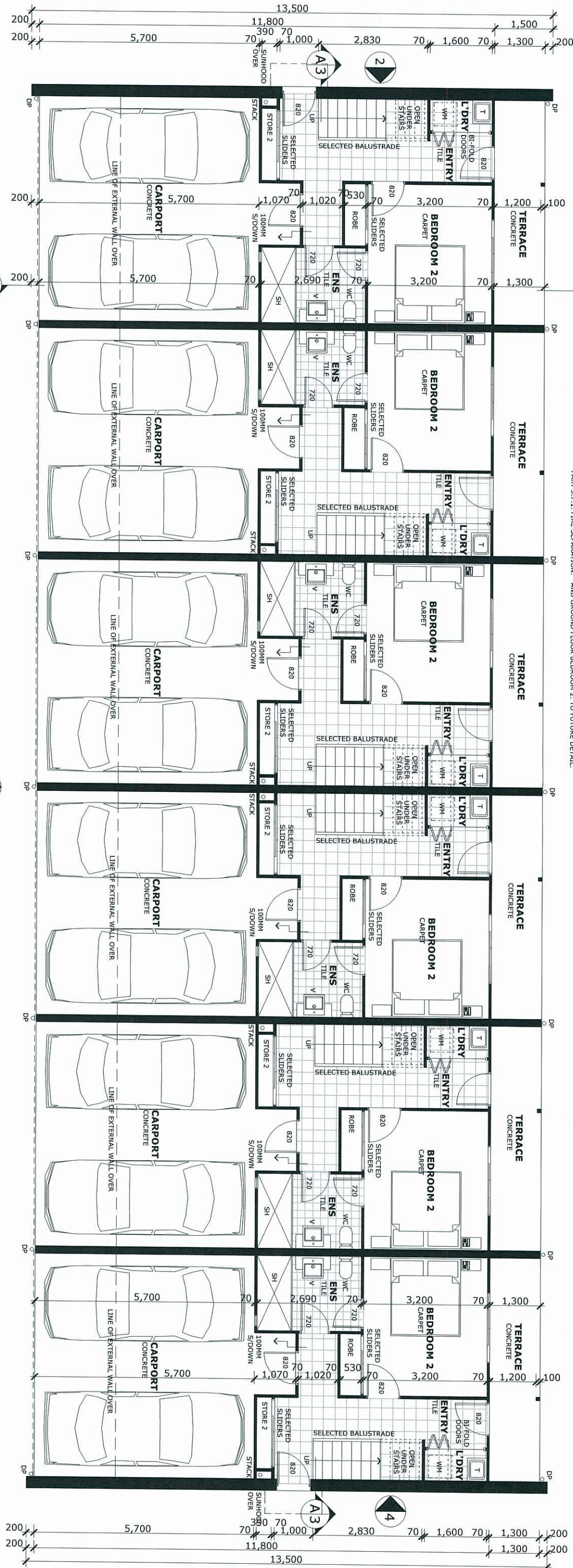
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ISSUE: C
DWG NO: DA 1.8



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NOTE: SOUND INSULATION IN ACCORDANCE WITH BCA VOLUME 2, PART 3.7.1, FIRE SEPARATION, AND GROUND FLOOR BEDROOM 2, TO FUTURE DETAIL.



BLOCK D. UNITS 12, 13, 14, 15, 16, 17. GROUND FLOOR PLAN.

1 : 1 0 0 @ A3.

AREA SCHEDULE	
GROUND FLOOR LIVING	35.0m ²
GARAGE	38.2
TERRACE	8.0
FIRST FLOOR LIVING	60.2
BALCONY	8.0m ²
TOTAL AREA	149.4m ²

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SCALE: 1 : 100.
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SCALE: 1 : 100.

ISSUE: B

DWG NO: DA 1.12

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BLOCK E. UNITS 18 & 19.

FIRST FLOOR PLAN.

1 : 100 @ A3.

The floor plan shows two identical units, Unit 18 and Unit 19, separated by a central corridor. Each unit has a symmetrical layout. Unit 18 (left) and Unit 19 (right) both feature a living area with a fireplace, a kitchen with a breakfast bar, two bedrooms, a bathroom, and a balcony. The overall dimensions of the building are 11,600mm in width and 12,400mm in depth. The plan includes detailed room dimensions, door and window locations, and structural elements like columns and walls. Section lines A3, B, and 1 are indicated for reference.

Unit 18 Dimensions (Left):

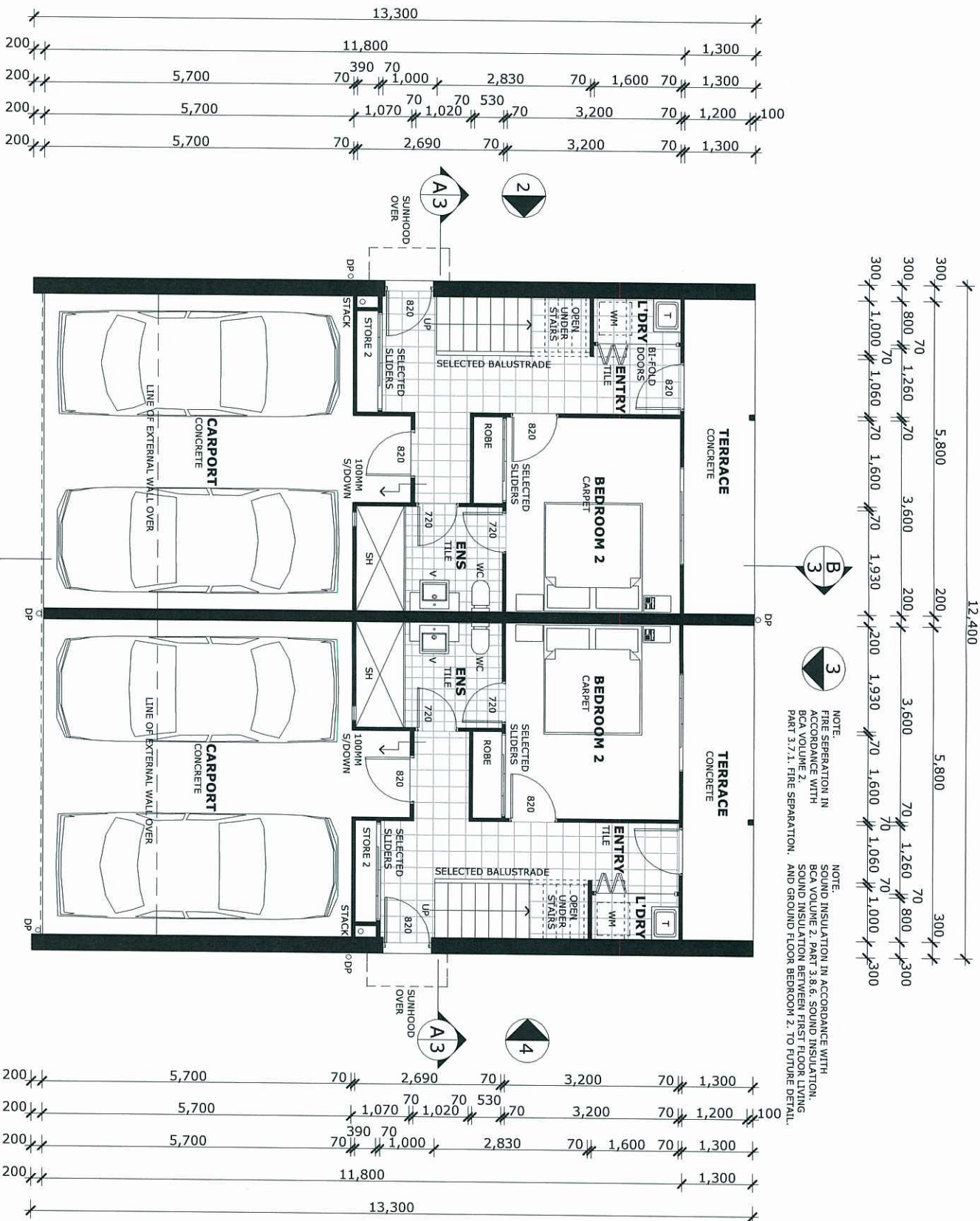
- Overall Width: 11,600mm
- Overall Depth: 12,400mm
- Living Area: 3,000mm x 3,600mm
- Kitchen: 2,290mm x 3,000mm
- Bedroom 1: 3,200mm x 3,200mm
- Bedroom 2: 3,200mm x 3,200mm
- Bathroom: 1,760mm x 1,260mm
- Balcony: 1,300mm x 1,300mm

Unit 19 Dimensions (Right):

- Overall Width: 11,600mm
- Overall Depth: 12,400mm
- Living Area: 3,000mm x 3,600mm
- Kitchen: 2,290mm x 3,000mm
- Bedroom 1: 3,200mm x 3,200mm
- Bedroom 2: 3,200mm x 3,200mm
- Bathroom: 1,760mm x 1,260mm
- Balcony: 1,300mm x 1,300mm

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GROUND FLOOR LIVING	35.0m ²
GARAGE	38.2
TERRACE	8.0
FIRST FLOOR LIVING	60.2
BALCONY	8.0m ²
TOTAL AREA	149.4m ²

BLOCK F. UNITS 20 & 21.
GROUND FLOOR PLAN.

1 : 1 0 0 @ A3.

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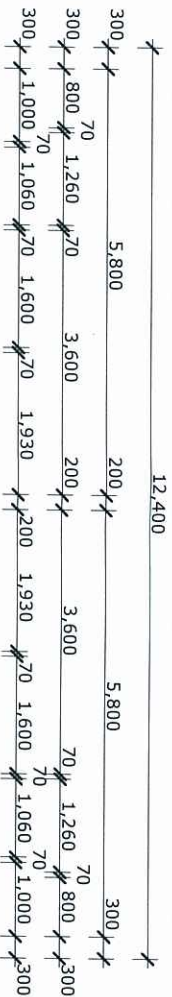
BLOCK F. UNITS 20 & 21.

FIRST FLOOR PLAN.

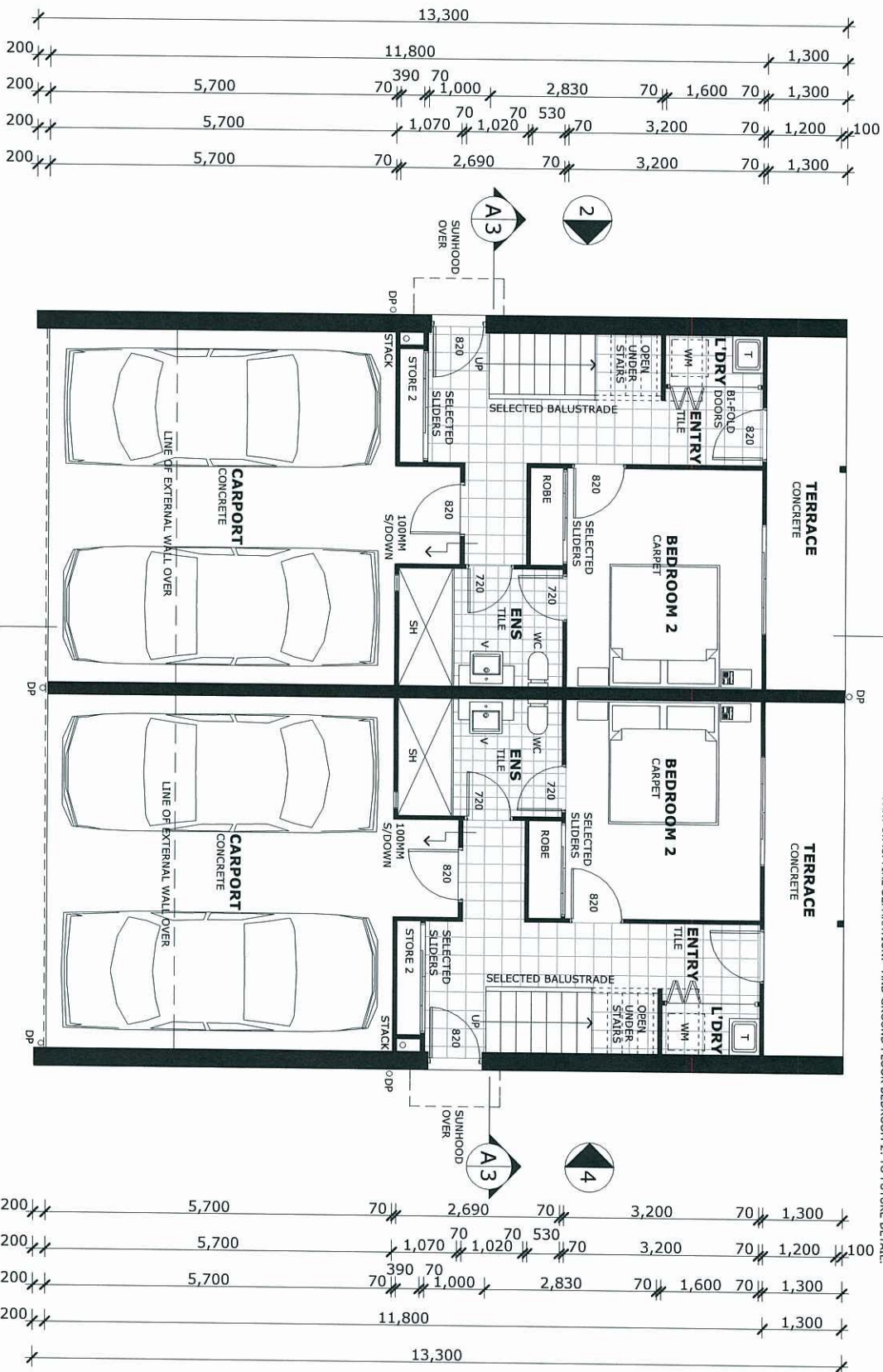
1 : 1 0 0 @ A3.

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GARAGE	38.2
TERRACE	8.0
FIRST FLOOR LIVING	60.2
BALCONY	8.0m ²

TOTAL AREA 149.4m²

BLOCK G. UNITS 22 & 23. GROUND FLOOR PLAN.

1 : 100 @ A3.

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