

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2017/869

Date: 22 November 2017



Illustration of Design



HAYMAN HOMES (AUSTRALIA) PTY LTD
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admin@haymanhomes.com.au
ABN 83 150 533 378

CLIENTS SIGNATURE:

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JOB ADDRESS:		DESIGN:		REV	DATE	DESCRIPTION	DRAWN	CHECKED			JOB NO:	PROPERTY DETAILS		STAGED PLAN:
LOT 1593, RIDGECREST DRIVE FLAGSTONE RISE, QLD		PROPOSED DUPLEX									17 00252	S.P:	243272	CONCEPT
CLIENT: HAYMAN HOMES		DATE:	DRAWN:	CHECKED:							SCALE:	ISSUE:	PARISH:	USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND BCA.
		01.11.17	LP	BJC							DWG NO:	B	COUNTY:	
											002	LAND AREA:	STANLEY	
													1100	

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AREA SCHEDULE	
Unit 1 Alfresco	12.09 m ²
Unit 1 Garage	38.29 m ²
Unit 1 Living	112.69 m ²
Unit 1 Porch	2.86 m ²
Unit 2 Alfresco	13.58 m ²
Unit 2 Garage	37.93 m ²
Unit 2 Living	115.34 m ²
Unit 2 Porch	3.86 m ²
Grand total	336.64 m ²

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Unit 2 Garage	37.93 m ²
Unit 2 Living	115.34 m ²
Unit 2 Porch	3.86 m ²
Grand total	336.64 m ²

Site Coverage = 30.6%

NOTE: STORMWATER DRAINAGE CALCULATED FOR BUILDING ROOF AREAS AND OR PAVED AREAS SHOWN ON THIS PROPOSED DEVELOPMENT ONLY, AND MAY NOT BE ADEQUATE FOR ANY SUBSEQUENT ROOF OR PAVED AREAS.
MIN 100x75 DOWNPIPES (EACH TO DRAIN MAX 40.0m SQ ROOF AREA) DISCHARGING INTO 100mm S/W DRAINAGE PIPEWORK (EACH RUN CARRYING MAX CAPACITY OF 8 litres/sec) MIN GRADE TO RUBBLE PITS ON SITE TO BE 1%. ALL STORMWATER & DRAINAGE TO BE IN COMPLIANCE WITH BCA PARTS 3.1.2 & 3.5.2 AS WELL AS ASNZS3500

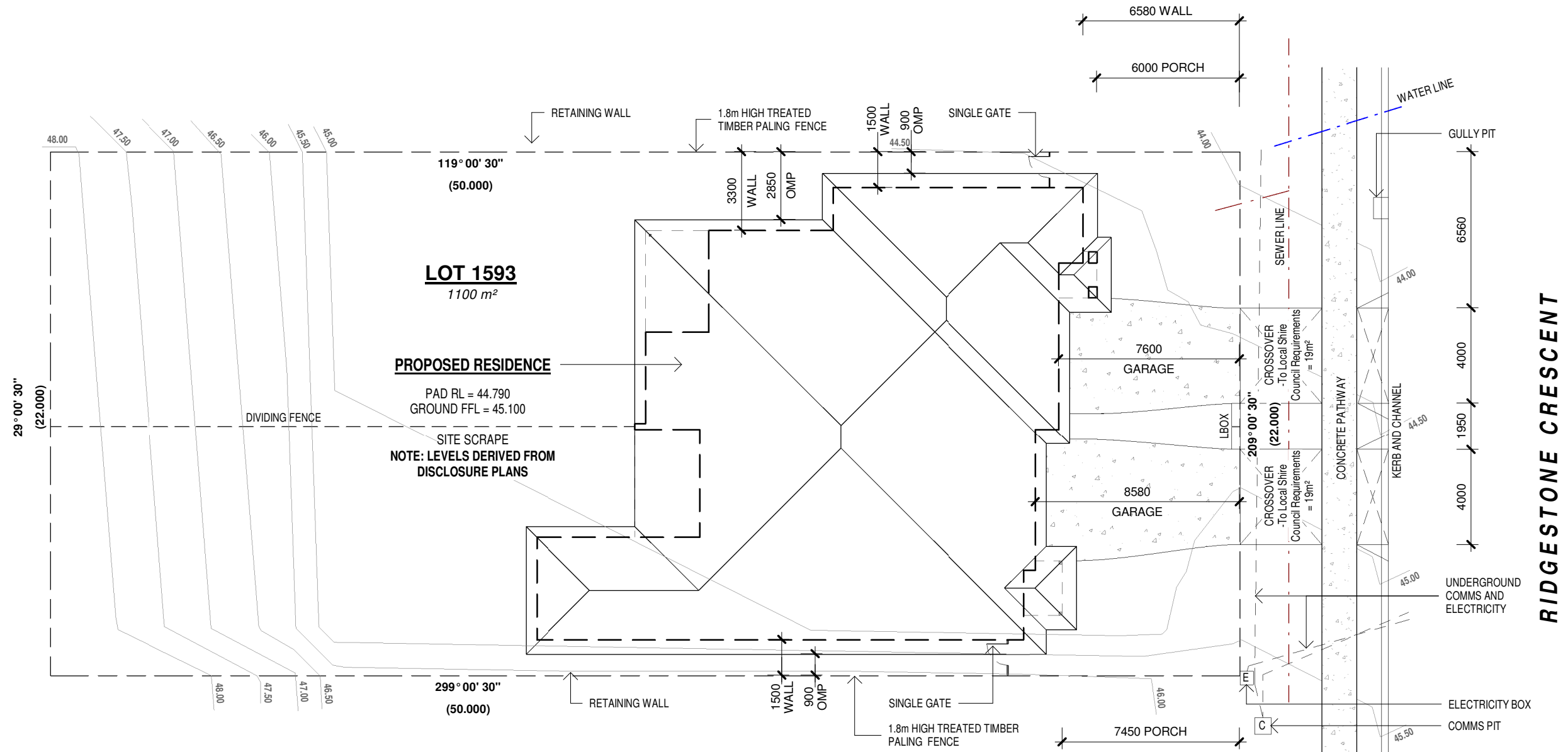
NOTE : FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.

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Site Plan



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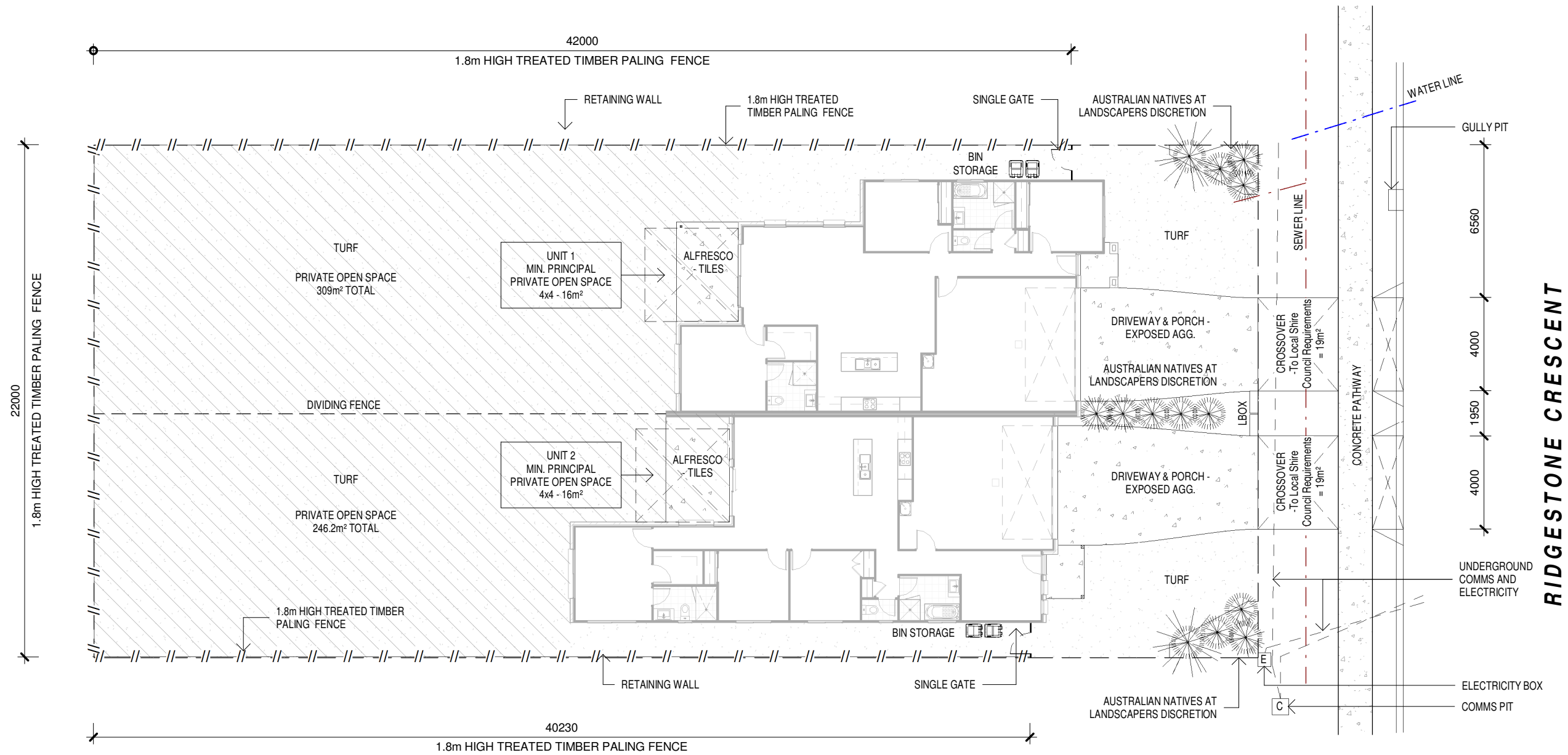
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LOT 1593, RIDGECREST DRIVE FLAGSTONE RISE, QLD		PROPOSED DUPLEX										17 00252				S.P:				CONCEPT	
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HAYMAN HOMES		01.11.17		LP		BJC								1 : 200		B		PARISH: MCLEAN			
														DWG NO:				COUNTY: STANLEY			
														100				LAND AREA: 1100			

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Landscape Plan



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JOB ADDRESS: LOT 1593, RIDGECREST DRIVE FLAGSTONE RISE, QLD		DESIGN: PROPOSED DUPLEX			REV DATE DESCRIPTION DRAWN CHECKED			JOB NO: 17 00252		PROPERTY DETAILS		STAGED PLAN: CONCEPT	
CLIENT: HAYMAN HOMES		DATE: 01.11.17	DRAWN: LP	CHECKED: BJC		SCALE: 1 : 200		ISSUE: B	S.P: 243272		USE FIGURED DIMENSIONS AT ALL TIMES. REFER ANY ENQUIRES TO BUILDING CONTRACTOR . ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND BCA.		
						DWG NO: 101			PARISH: MCLEAN				
										COUNTY: STANLEY			
										LAND AREA: 1100			

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AREA SCHEDULE	
Unit 1 Alfresco	12.09 m²
Unit 1 Garage	38.29 m²
Unit 1 Living	112.69 m²
Unit 1 Porch	2.86 m²
Unit 2 Alfresco	13.58 m²
Unit 2 Garage	37.93 m²
Unit 2 Living	115.34 m²
Unit 2 Porch	3.86 m²
Grand total	336.64 m²

WINDOW SCHEDULE				
No.	Type	Height	Width	Description
01	DH-1806	1800	610	Double Hung X
02	DH-1806	1800	610	Double Hung X
03	SW-1818	1800	1810	Sliding Window - XO-OO
04	SW-1212	1200	1210	Sliding Window - XO
05	SW-1215	1200	1510	Sliding Window - XO
06	DH-1809	1800	910	Double Hung X
07	DH-1809	1800	910	Double Hung X
08	SW-1821	1800	2110	Sliding Window - XO-OO
09	SW-1815	1800	1510	Sliding Window - XO-OO
10	SW-1815	1800	1510	Sliding Window - XO-OO
11	SW-1821	1800	2110	Sliding Window - XO-OO
12	SW-0621	600	2110	Sliding Window - XO
13	SW-0906	900	610	Sliding Window - XO
14	SW-1215	1200	1510	Sliding Window - XO
15	SW-1215	1200	1510	Sliding Window - XO
16	DH-1806	1800	610	Double Hung X
17	SW-1212	1200	1210	Sliding Window - XO

NOTES:

- FLOOR WASTES SHOWN DIAGRAMMATICALLY ONLY.
- THIS DRAWINGS IS TO BE READ IN-CONJUNCTION WITH ENGINEER'S DWGS'.
- FINAL HEIGHTS & FRAME THICKNESS TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.
- UPPER FLOOR OPENINGS TO COMPLY WITH ALL RELEVANT BUILDING CODES & REGULATIONS. RESTRICTED OPENINGS WHERE REQUIRED
- ALL APPLIANCES, PLUMBING FIXTURES & SPECIALTY EQUIPMENT SHOWN DIAGRAMMATICALLY ONLY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.

NOTES :

- FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.
- LIFT OFF HINGES TO WC DOOR.
- SARKING TO ROOF.
- R1.5 INSULATION TO CEILINGS.
- ALL SHOWER ROSES TO BE AAA RATED.
- WATER PRESSURE LIMITED TO 500 KPA AT THE METER
- ROOMS WITH NO NATURAL VENTILATION TO HAVE MECHANICAL VENTILATION INSTALLED.
- PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE.
- WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER.
- ARTICULATION JOINTS ARE TO BE LOCATED IN ACCORDANCE WITH GENERAL NOTES AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER, STRUCTURAL ENGINEER & BUILDING SUPERVISOR.

Floor Plan - GF



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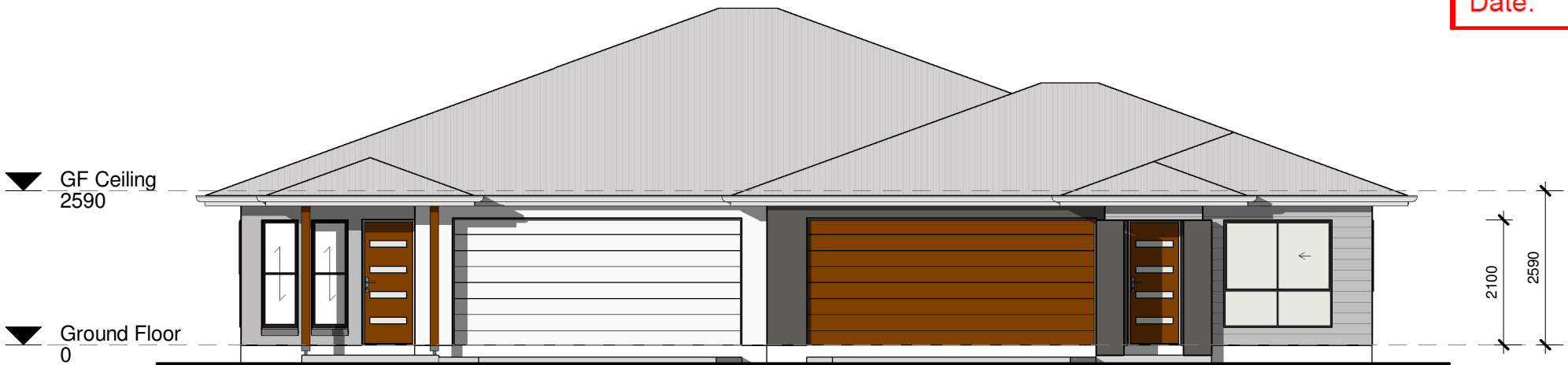
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												SCALE:		ISSUE:				PARISH:		
												1 : 100						MCLEAN		
CLIENT:		DATE:		DRAWN:		CHECKED:				DWG NO:		COUNTY:		LAND AREA:						
HAYMAN HOMES		01.11.17		LP		BJC				200		B		STANLEY		1100				

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1 FRONT ELEVATION
1 : 100



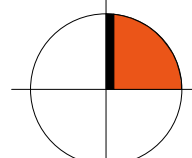
2 REAR ELEVATION
1 : 100

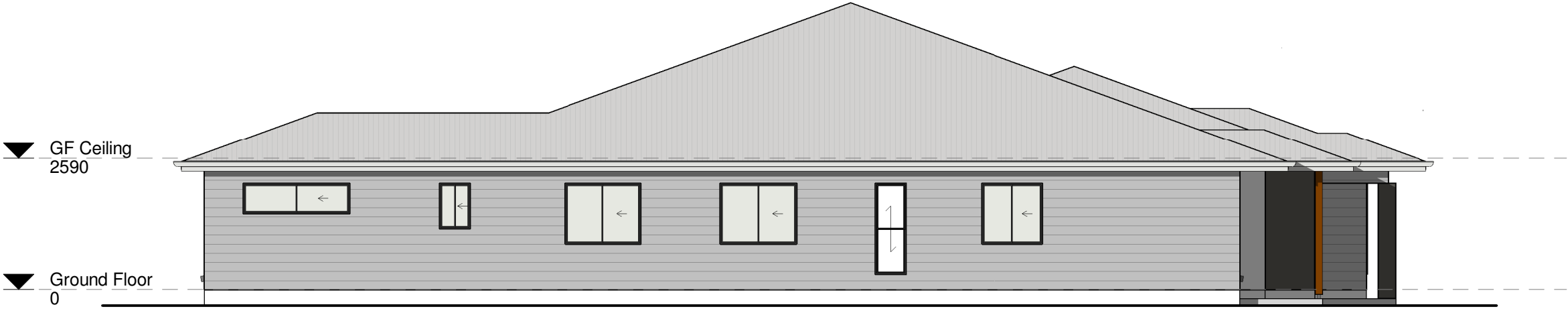
Elevations

JAZZDESIGNS
building designers

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[P] (07) 3869 4777 [F] (07) 3869 4999 [W] www.jazzdesigns.com.au
QSBA LIC No: 81396

STYLISH LIVING

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									243272		
							SCALE:		ISSUE:		PARISH:
							1 : 100		B		MCLEAN
							DWG NO:				COUNTY:
							300			STANLEY	
										LAND AREA:	
											1100



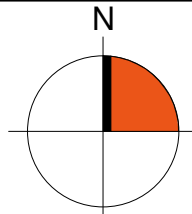
1 LEFT ELEVATION
1 : 100



2 RIGHT ELEVATION
1 : 100

Elevations

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