

## site notes

ALL STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH BCA PARTS 3.1.2. & 3.5.2. IN ADDITION TO AS/NZS. 3500.

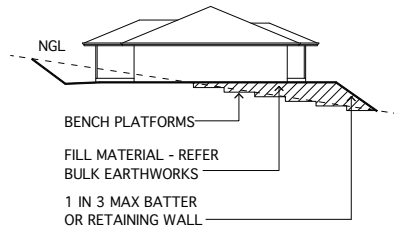
ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PITS AS REQUIRED.

EXTERNAL FINISHED SURFACES SURROUNDING THE BUILDING MUST BE DRAINED TO DISPERSE WATER AWAY FROM THE BUILDING GRADED TO A SLOPE NOT LESS THAN 50mm OVER THE FIRST 1000mm FROM THE BUILDING.

THE HEIGHT IF OVERFLOW RELIEF GULLYS RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80 DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

## typical cut/fill section



## property description

LOT 555 gossan circuit, stage 18  
LOT 555 ON SP294099  
PARISH OF MOFFAT  
COUNTY OF WARD  
SITE AREA - 509m<sup>2</sup>  
SITE COVERAGE - 34.57%

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2018/962

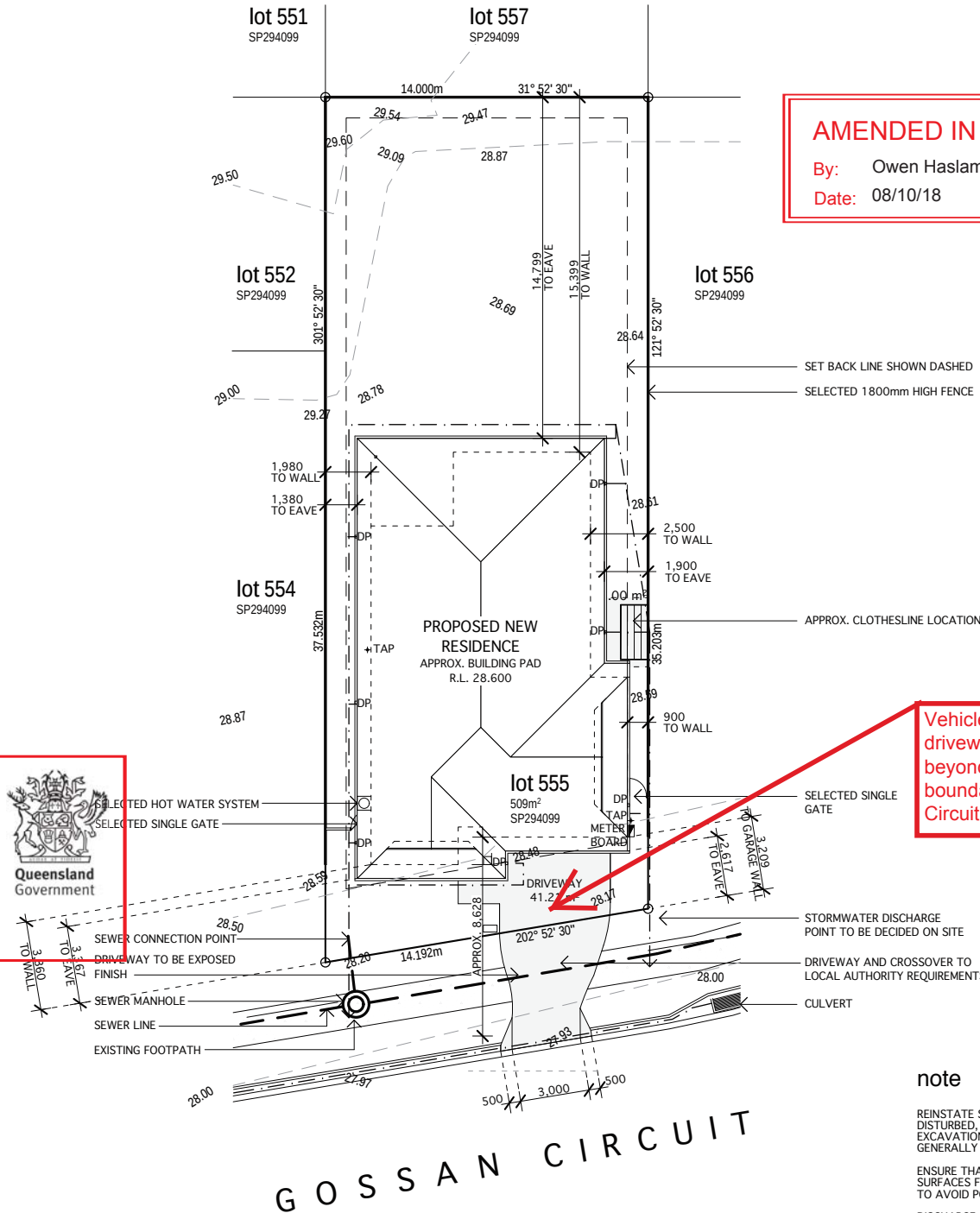
Date: 11/10/18



**AS CONSTRUCTED**

site plan

SCALE 1:200



**AMENDED IN RED**

By: Owen Haslam

Date: 08/10/18



| AMENDMENTS |          |                                         |
|------------|----------|-----------------------------------------|
| ISSUE      | DATE     | AMENDMENT                               |
| A          | 01.03.18 | WORKING DRAWINGS ISSUED                 |
| B          | 27.03.18 | SITE PLAN AMENDED                       |
|            |          | LANDSCAPE PLAN ADDED                    |
|            |          | 450mm EAVES THROUGHOUT                  |
| C          | 15.08.18 | SITE REJECTED AS PER SURVEY SET OUT     |
| D          | 15.08.18 | 600mm EAVES ADDED AS PER SURVEY SET OUT |



| STANDARD ISSUE |          |                         |
|----------------|----------|-------------------------|
| VERSION        | DATE     | AMENDMENT               |
| 1              | 01.03.18 | WORKING DRAWINGS ISSUED |



two clicks design  
p (07) 5527 5300  
a p.o. box 42, isle of capri, QLD. 4217  
e info@jpd.com.au

**PACIFIC 176 DG**

project  
**proposed new residence**

address

lot 555 gossan circuit,  
yarrabilba, stage 18, qld

for

**Homecorp CONSTRUCTIONS**

for

**Homecorp**

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|       |             |
|-------|-------------|
| date  | AUGUST 2018 |
| scale | 1:200 @ A3  |
| drawn | KW          |

|               |       |
|---------------|-------|
| drawing title | issue |
| site plan     | D     |

drawing no.  
BP987/P176DG/L555/WD1

## note

REINSTATE SURROUNDS WHERE CONSTRUCTION HAS DISTURBED, REMOVE ALL DEBRIS, SURPLUS EXCAVATION / FILL FROM SITE. REGRASS AND GENERALLY LEAVE TIDY

ENSURE THAT THE FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER

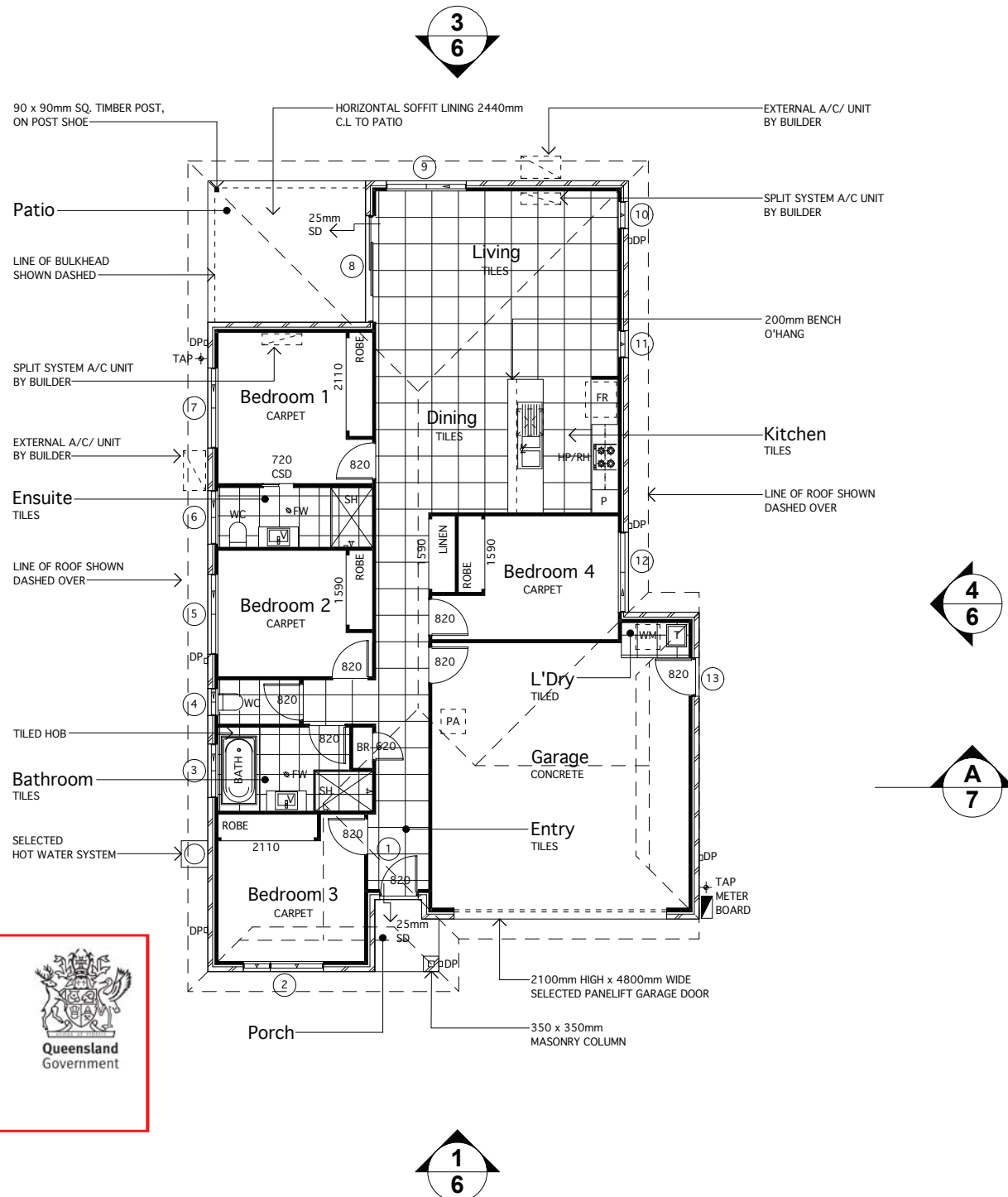
DISCHARGE STORMWATER TO LOCAL AUTHORITY REQUIREMENTS

SELECTED SLIDERS TO ALL ROBES.  
SELECTED SLIDERS TO LINEN CUPBOARD.  
TERMITE TREATMENT IN ACCORDANCE WITH  
AS 3660.1 REVISED 2000.  
W.C. DOORS TO BE FITTED WITH LIFT OFF HINGES  
OR TO SWING OUT IN ACCORDANCE WITH  
NCC. F3.8.3.3.

WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC. F3.8.1.2.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC. F.3.7.2.2.

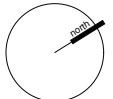
|             |   |                      |
|-------------|---|----------------------|
| LIVING AREA | - | 123.71m <sup>2</sup> |
| GARAGE      | - | 38.99m <sup>2</sup>  |
| PATIO       | - | 11.42m <sup>2</sup>  |
| PORCH       | - | 2.19m <sup>2</sup>   |
| TOTAL       | - | 176.31m <sup>2</sup> |



Approval no: DEV2018/962  
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floor plan SCALE 1:100

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|                |          |                         |



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PACIFIC 176 DG

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for

Homecorp®  
CONSTRUCTIONS

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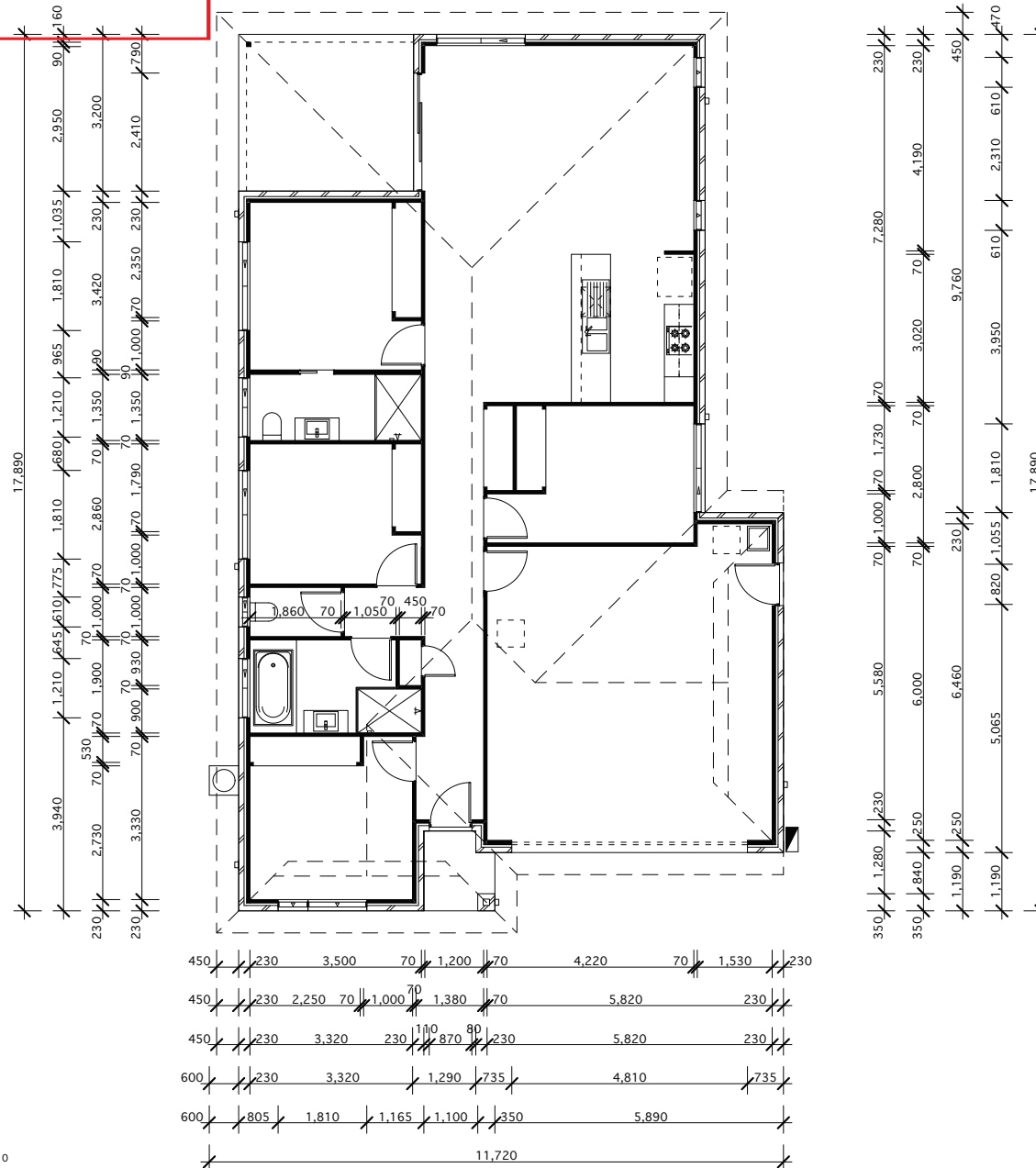
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|       |              |
|-------|--------------|
| date  | AUGUST 2018  |
| scale | 1 : 100 @ A3 |
| drawn | KW           |

|               |       |
|---------------|-------|
| drawing title | issue |
| floor plan    | D     |

drawing no.  
BP987/P176DG/L555/WD3

Approval no: DEV2018/962  
Date: 11/10/18



dimension plan SCALE 1:100

[illegible]

BARGE AND FASCIA: 185mm COLORBOND  
GUTTER: 125mm QUAD COLORBOND  
DOWNPIPES: 90mm DIA. ROUND

drawing no.  
BP987/P176DG/L555/WD5

METAL ROOF SHEETING, PROFILE TO BE SELECTED,  
COLORBOND FINISH, FIXED TO MANUFACTURERS SPECIFICATIONS  
ON PREFABRICATED TIMBER ROOF TRUSSES @ 900 cts,  
22.5° MINIMUM PITCH

DUTCH GABLE  
TIMBER WEATHERBOARD INFILL, SELECTED  
TEXTURE COATED PAINT FINISH

ALUMINIUM FRAMED WINDOWS AND  
SLIDING DOORS, REFER WINDOW SCHEDULE

SELECTED COLORBOND  
FASCIA/GUTTER SYSTEM

DUTCH GABLE  
TIMBER WEATHERBOARD INFILL, SELECTED  
TEXTURE COATED PAINT FINISH  
RAKING GUTTER

BRICK VENEER CLADDING, RENDERED,  
SELECTED TEXTURE COATED FINISH  
TO FRONT FACADE ONLY

SELECTED GARAGE DOOR

elevation 1

350 x 350mm  
MASONRY COLUMN

HORIZONTAL SOFFIT LINING 2440mm  
C.L. TO PATIO

SELECTED BAGGED AND PAINTED  
BRICKWORK

90 x 90mm SQ. TIMBER POST,  
ON POST SHOE

METAL ROOF SHEETING, PROFILE TO BE SELECTED,  
COLORBOND FINISH, FIXED TO MANUFACTURERS SPECIFICATIONS  
ON PREFABRICATED TIMBER ROOF TRUSSES @ 900 cts,  
22.5° MINIMUM PITCH

1000mm RETURN RENDER

elevation 2

CONCRETE SLAB ON GROUND  
AS PER ENGINEERS SPECIFICATIONS

ALUMINIUM FRAMED WINDOWS AND  
SLIDING DOORS, REFER WINDOW SCHEDULE

SELECTED COLORBOND  
FASCIA/GUTTER SYSTEM

RAKING GUTTER

SELECTED BAGGED AND PAINTED  
BRICKWORK

ALUMINIUM FRAMED WINDOWS AND  
SLIDING DOORS, REFER WINDOW SCHEDULE

METAL ROOF SHEETING, PROFILE TO BE SELECTED,  
COLORBOND FINISH, FIXED TO MANUFACTURERS SPECIFICATIONS  
ON PREFABRICATED TIMBER ROOF TRUSSES @ 900 cts,  
22.5° MINIMUM PITCH

HORIZONTAL SOFFIT LINING 2440mm  
C.L. TO PATIO

90 x 90mm SQ. TIMBER POST,  
ON POST SHOE

elevation 3

DUTCH GABLE  
TIMBER WEATHERBOARD INFILL, SELECTED  
TEXTURE COATED PAINT FINISH  
RAKING GUTTER

BRICK VENEER CLADDING, RENDERED,  
SELECTED TEXTURE COATED FINISH  
TO FRONT FACADE ONLY

350 x 350mm  
MASONRY COLUMN

METAL ROOF SHEETING, PROFILE TO BE SELECTED,  
COLORBOND FINISH, FIXED TO MANUFACTURERS SPECIFICATIONS  
ON PREFABRICATED TIMBER ROOF TRUSSES @ 900 cts,  
22.5° MINIMUM PITCH

HORIZONTAL SOFFIT LINING 2440mm  
C.L. TO PATIO

90 x 90mm SQ. TIMBER POST,  
ON POST SHOE

elevation 4

SELECTED COLORBOND  
FASCIA/GUTTER SYSTEM

SELECTED BAGGED AND PAINTED  
BRICKWORK

ALUMINIUM FRAMED WINDOWS AND  
SLIDING DOORS, REFER WINDOW SCHEDULE

elevations SCALE 1:100

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p (07) 5527 5300  
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e info@jpd.com.au

## PACIFIC 176 DG

project  
proposed new  
residence  
address

lot 555 gossan circuit,  
yarrabiiba, stage 18, qld

for  
Homecorp  
CONSTRUCTIONS

for  
Homecorp

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date AUGUST 2018  
scale 1:100 @ A3  
drawn KOW

drawing title elevations issue D

drawing no. BP987/P176DG/L555/WD6

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no. DEV2018/962

Date: 11/10/18

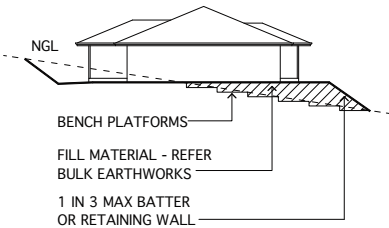


landscape notes

- 1. AT LEAST 50% OF YOUR FRONT YARD MUST BE LANDSCAPED WITH GRASS AND GARDEN BEDS (AND CANNOT BE PAVED, CONCRETE OR HARDSTAND). A MINIMUM OF 25% OF THE FRONT YARD MUST BE PLANTED GARDEN BEDS WITH A BALANCED RATIO OF TREES OR SHRUBS CAPABLE OF GROWING TO 3.0m AND AT LEAST 600mm HIGH WHEN PLANTED.
- 2. A MINIMUM OF 1 PLANT PER m² OF GARDEN BED AREA IS TO BE ACHIEVED FOR THE FRONT YARD GARDEN BED AREAS.

NOTE: REFER TO PAGE 7 - DESIGN APPROVAL CHECKLIST OF THE YARRABILBA HOME DESIGN GUIDELINES.

typical cut/fill section



property description

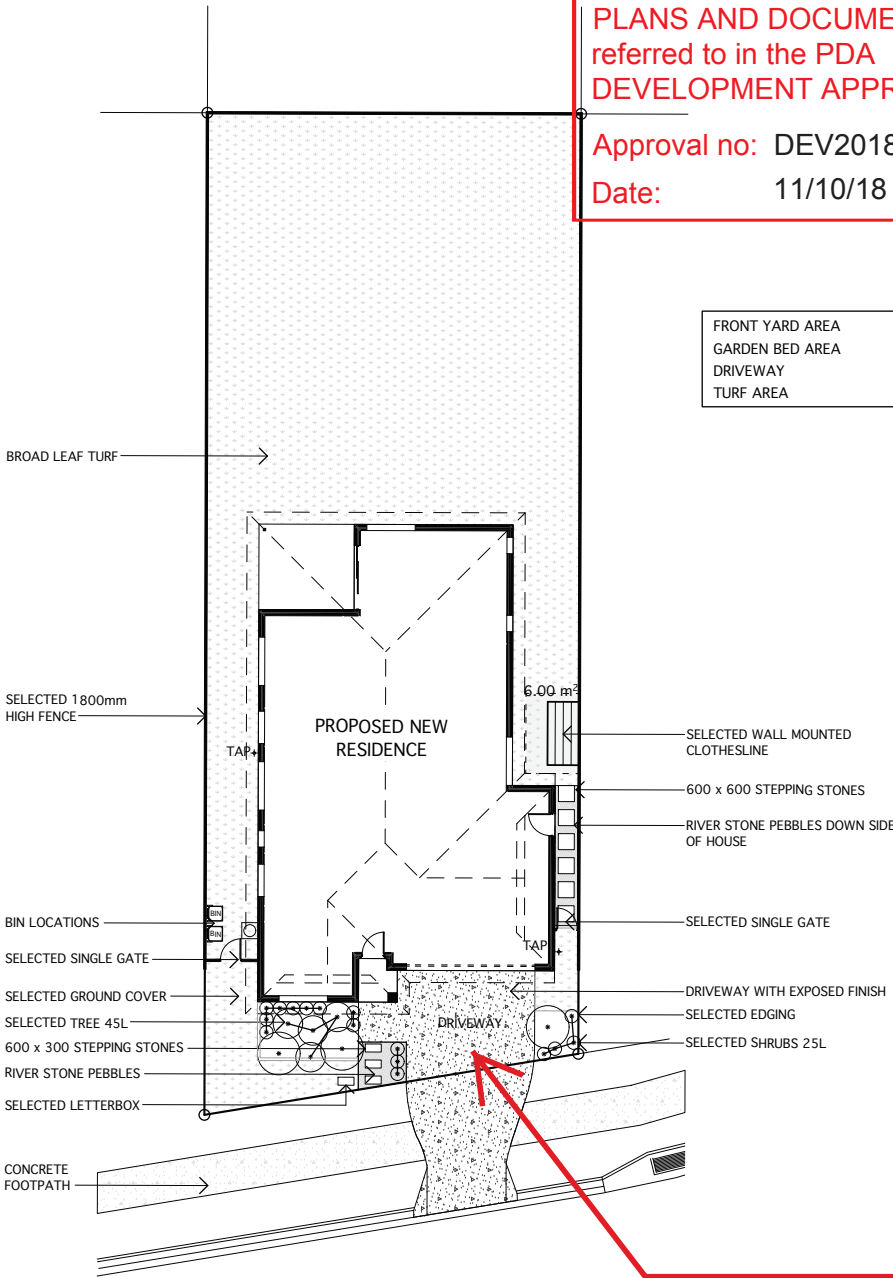
LOT 555 gossan circuit, stage 18  
LOT 555 ON SP294099  
PARISH OF MOFFAT  
COUNTY OF WARD  
SITE AREA - 509m²  
SITE COVERAGE - 34.57%

AMENDED IN RED

By: Owen Haslam  
Date: 08/10/18



landscape plan



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/962  
Date: 11/10/18



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|----------------|----------|-------------------------|
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PACIFIC 176 DG

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|---------------|------------------------|
| date          | AUGUST 2018            |
| scale         |                        |
| drawn         | KW                     |
| drawing title | landscape plan         |
| issue         | D                      |
| drawing no.   | BP987/P176DG/L555/WD11 |

Vehicles parked on this driveway must not extend beyond the property boundary into the Gossan Circuit road reserve.