

GENERAL NOTES

(SITE SPECIFIC)

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2021/1174

Date: 13-Jul-2021



BUSHFIRE HAZARD REQUIREMENTS BAL12.5

AS PER A.S.-3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

- 1/. PROVIDE BAL COMPLIANT SCREENS WITH A MAXIMUM APERTURE SIZE OF 2.0MM TO ALL OPENING WINDOWS AND EXTERNAL HINGED DOORS IN ACCORDANCE WITH A.S. 3959 CLAUSE 5.5.1 A
- 2/. PROVIDE SARKING UNDER ROOF TILES, ANTICON UNDER SHEET ROOFING.
- 3/. PROVIDE SPARK GUARDS WITH A MAXIMUM APERTURE SIZE OF 2.0MM TO ALL WEEP HOLES, ROOF & EAVE VENTS.
- 4/. PROVIDE DOOR SEALS TO ALL EXTERNAL DOORS AND GARAGE SECTIONAL OVERHEAD DOOR.
- 5/. PROVIDE FIRE RESISTANT CLADDING & TIMBER TO ALL EXPOSED LOCATION (WHERE APPLICABLE).
- 6/. PROVIDE TOUGHENED GLASS (WHERE APPLICABLE).

REVISION TABLE				
REV	DATE	COMMENT	DR	CH
1	16.12.20	STC	PG5	DOR
2	23.02.21	SITING ON CONTOURS	GSG	-
3	02.07.21	RESITE	J11	-
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22	-	-	-	-
23	-	-	-	-

DESIGN: PHOENIX 4OMR
FACADE: WEMBLEY CEILING: 25, L
GARAGE: DOUBLE

DESIGNER

OWNER: S. GBORIE & S. JAMES
LOT 455 CORINGLEY ROAD
GREENBANK

COVER PAGE : NOTES

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JOB NO: 719133 MST VER: DEC 2020
PERMIT No: _____ DWS: TBC
AMENDED BA PLANS
DATE : 02.07.21 J11

SHEET: 1A of 12

STANDARD NOTES:

- *WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- *FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- FLOOR TO BE PREFABRICATED TO MANUFACTURERS SPEC. & ALLOW 300mm MIN' DEPTH TO ALLOW FOR SERVICES
- SPACED & FIXED TO PROVIDE SUPPORT @ 450mm CRS.
- FLOOR JOISTS UNDER ALL SHOWERS TO BE STEPPED DOWN 50mm (U.N.O.) REFER DETAIL "QS-TYP-SHOW-02".

ROOF FRAMING

- PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS. PITCH AS SHOWN ON ELEVATIONS.
- INTERNAL CEILING AREAS SPACED & FIXED AT 600mm MAX. CRS.
- EXTERNAL CEILING AREAS SPACED & FIXED AT 450mm MAX. CRS.
- SKILLION ROOF SPACED & FIXED AT 900mm MAX.; CRS.
- GIRDER TRUSSES TO BE PLACED DIRECTLY OVER EXTERNAL WALL STUDS OR APPROVED LINTEL.

WALL FRAMING

- EXTERNAL STUD WALLS 70mm TH, U.N.O. @ 600 MAX. CRS
- INTERNAL STUD WALLS 70mm TH U.N.O. @ 600 MAX. CRS
- ALL WINDOWS HEADS TO FINISH FLUSH WITH SOFFIT LINING U.N.O.
- LINTEL SIZES TO ENGINEERS DESIGN
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL

GARAGE DOOR

- 2100mm GARAGE DOOR OPENING, FRAMING AT 2080mm AFFL
- 2130mm GARAGE DOOR OPENING, FRAMING AT 2105mm AFFL
- GARAGE DOOR OPENING > 2130mm, FRAMING 25mm BELOW OPENING DIMENSION

CLADDING

ROOF CLADDING/PLUMBING

- CLADDING AS SPECIFIED ON ELEVATIONS
- SELECT COLORBOND FASCIA & GUTTER
- RAINHEADS / DOWNPIPES TO BE CONNECTED TO U/G DRAINAGE

INTERNAL CEILING/WALL - GENERAL.

- CEILING 'DIRECT FIX' 10mm UNISPAN PLASTERBOARD (OR APPROVED EQUIVALENT) U.N.O.
- WALLS TO BE 10mm PLASTERBOARD U.N.O.

EXTERNAL CEILING/WALL - GENERAL.

- CEILINGS 'DIRECT FIX' 10mm UNISPAN (OR APPROVED EQUIVALENT) PLASTERBOARD U.N.O.
- BRICK GAUGE TO SUIT WINDOW HEAD HEIGHT.
- PROVIDE FC. SHEET INFILL ABOVE SIDE & REAR ELEVATION WINDOWS & DOORS WHERE INDICATED BY HATCHING, TO WALLS WITH FACE BRICK OR BAG & PAINT FINISH. USE BLUEBOARD INFILL (EPS WHERE APPLICABLE) WHEN SELECTED RENDER FINISH TO BRICKWORK. REFER TO STD INFILL DETAIL SUMMARY "QS-TYP-WIND-05A".
- USE F.F.L. FOR DATUM OF WALL BRICK COURSES
- A.J. - DENOTES BRICKWORK ARTICULATION JOINTS. REFER TO ENGINEERS SLAB DESIGN &/OR NCC 3.3.1.8 FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS.
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN' LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 30mm MIN' VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPEN.
- RENDERER IS TO ENSURE WINDOW & DOOR OVERFLOW DRAINAGE HOLES ARE KEPT FREE OF RENDER & ARE NOT BLOCKED, IF RENDERED.

SOFFIT DETAIL

- 4.5mm FC SHEET (U.N.O.)
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK.
- FOR BRICKWORK: ADD 160mm TO EAVE WIDTH FROM FRAME IN LIGHTWEIGHT CLAD AREAS.
- FOR HEBEL: ADD 115mm TO EAVE WIDTH FROM FRAME IN LIGHTWEIGHT CLAD AREAS. DISREGARD (PACKING/ CLADDING).

BRICK PIERS/COLUMNS/POSTS

- PROVIDE BALCONY/ PORTICO &/OR ROOF SUPPORT WITH ENCASED SLIP JOINT SHS POSTS (FULL LENGTH U.N.O.) CHEM-SET TO CONCRETE FOOTING TO ENGINEERS DETAIL
- HEADER COURSE TO TOP OF ALL BRICK PIERS LOWER THAN SOFFIT LINE U.N.O.
- USE 330mm BELOW FFL FOR DATUM OF PIER BRICK COURSES
- REFER TO 'Q-TYP-POST TYPES' FOR SHS POSTS DETAILS

TERMITE PROTECTION

- PROVIDE TERMITE MANAGEMENT SYSTEM DEEMED TO SATISFY A.S. 3660.1

STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH NCC 3.9.1.
- BARRIERS & HANDRAILS MUST COMPLY WITH NCC 3.9.2.

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3870 & NCC 3.8.1.
- WALL LINING TO WET AREAS TO BE 6mm VILLABOARD U.N.O..
- CEILING 'DIRECT FIX' 10mm UNISPAN (OR EQUIVALENT) PLASTERBOARD.
- ALL WALL TILING HEIGHTS ARE NOMINAL, AND TO BE ADJUSTED ON SITE TO SUIT. SHOWER TILING TO EXTEND MIN. 20mm ABOVE SCREEN.

GLAZING

- WINDOW HEAD HEIGHT DIMENSION GENERALLY TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
- WIN. SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WIN. U.N.O.
- ALUMIN. SLIDING WIN. & DOORS TO SIDE & REAR ELEVATIONS U.N.O.
- ALL GLAZING TO COMPLY WITH A.S. 1288 GLASS IN BUILDINGS, & WITH A.S. 4055 FOR WIND LOADING
- ALL WINDOWS WITH A SILL HEIGHT OF 2m OR MORE ABOVE GROUND LEVEL SHALL BE RESTRICTED TO BE UNOPENABLE BEYOND 125mm, TO COMPLY WITH NCC 3.9.2.5 REQUIREMENTS (U.N.O.)

ENERGY EFFICIENCY NOTES

- PROVIDE BULK CEILING INSULATION AS PER STD SPECIFICATIONS (U.N.O.).
- PROVIDE EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (U.N.O.)
- PROVIDE WEATHER STRIPPING TO ENTRY & LAUNDRY DOORS.
- SEALED GAPS AROUND WINDOWS & EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 3.5.4.6 & A.S. 2904.

MISCELLANEOUS

- ALL HWU'S TO BE AS NOMINATED.
- FLUES FOR ALL HEATERS (WHERE APPLICABLE) ARE TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
- ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 3.8.3.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC & A.S. 3500
- PROVIDE MINIMUM 125mm SLOTTED GUTTERS WITH APPROVED OVERFLOW SPACERS
- ALL PLIABLE MEMBRANES TO COMPLY AND BE INSTALLED IN ACCORDANCE WITH NCC 3.8.7.2, A.S. 4200.1 & A.S. 4200.2.
- ALL EXHAUST FANS TO BE DUCTED EXTERNALLY TO EAVE VENT OR WALL VENT, AND COMPLY WITH NCC 3.8.7.3.

CONCRETE SLAB ON GROUND

- CONCRETE SLAB TO ENGINEERS DETAIL

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- 70mm STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
- AS/NZS 1170.0 STRUCTURAL DESIGN ACTIONS: PART 0:GENERAL PRINCIPLES
- AS/NZS1170.1 STRUCTURAL DESIGN ACTIONS: PART1: PERMANENT, IMPOSED AND OTHER ACTIONS
- AS/NZS 4600 COLD-FORMED STEEL STRUCTURES
- AS4055 WIND LOADS FOR HOUSING
- AS4100 STEEL STRUCTURES CODE
- AS 3623 DOMESTIC METAL FRAMING
- AS 3566.1 SELF DRILLING SCREWS

metricon

NSW BSA No: 36654C QLD BSA No: 040992
ACN: 053189496

OWNER: S. GBORIE & S. JAMES
LOT 455 CORINGLEY ROAD
GREENBANK

JOB NO: 719133 MST VER: DEC 2020

PERMIT No: DWS: TBC

**AMENDED
BA PLANS**
DATE: 02.07.21 J11

SHEET:
1 of 12

SITE COVER: 39.52%

COVENANT APPLICABLE:
COVELLA

S.W.D. NOTES:
STORMWATER DRAIN & DOWN PIPE LAYOUT SHOWN IS INDICATIVE ONLY. PROVIDE MINIMUM 90MM DIA U.P.V.C. STORMWATER DRAINS WITH MIN 1:100 FALL CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE 100MM DIA 'SEWER' QUALITY U.P.V.C. DRAINS TO UNDERSIDE OF GARAGE CONCRETE SLAB. PROVIDE 300MM GROUND COVER TO ALL DRAINS. GRADE SOIL AWAY FROM PERIMETER OF BUILDING TO AVOID PONDING.

NOTES: EXCAVATION
BUILDER TO EXCAVATE & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL. LEVELS ARE APPROX. & MAY VARY TO SUIT SITE CONDITIONS (U.N.O.)

EXCAVATIONS TO START MIN 1200mm FROM BUILDING. EMBANKMENT BATTER MUST NOT BE STEEPER THAN 45° & MUST NOT EXTEND BEYOND TITLE BOUNDARY (U.N.O.).

IF REQUIRED BUILDER TO PROVIDE DRIVEWAY ACCESS CUT AT MAX. GRADIENT OF 1:5 (U.N.O.)

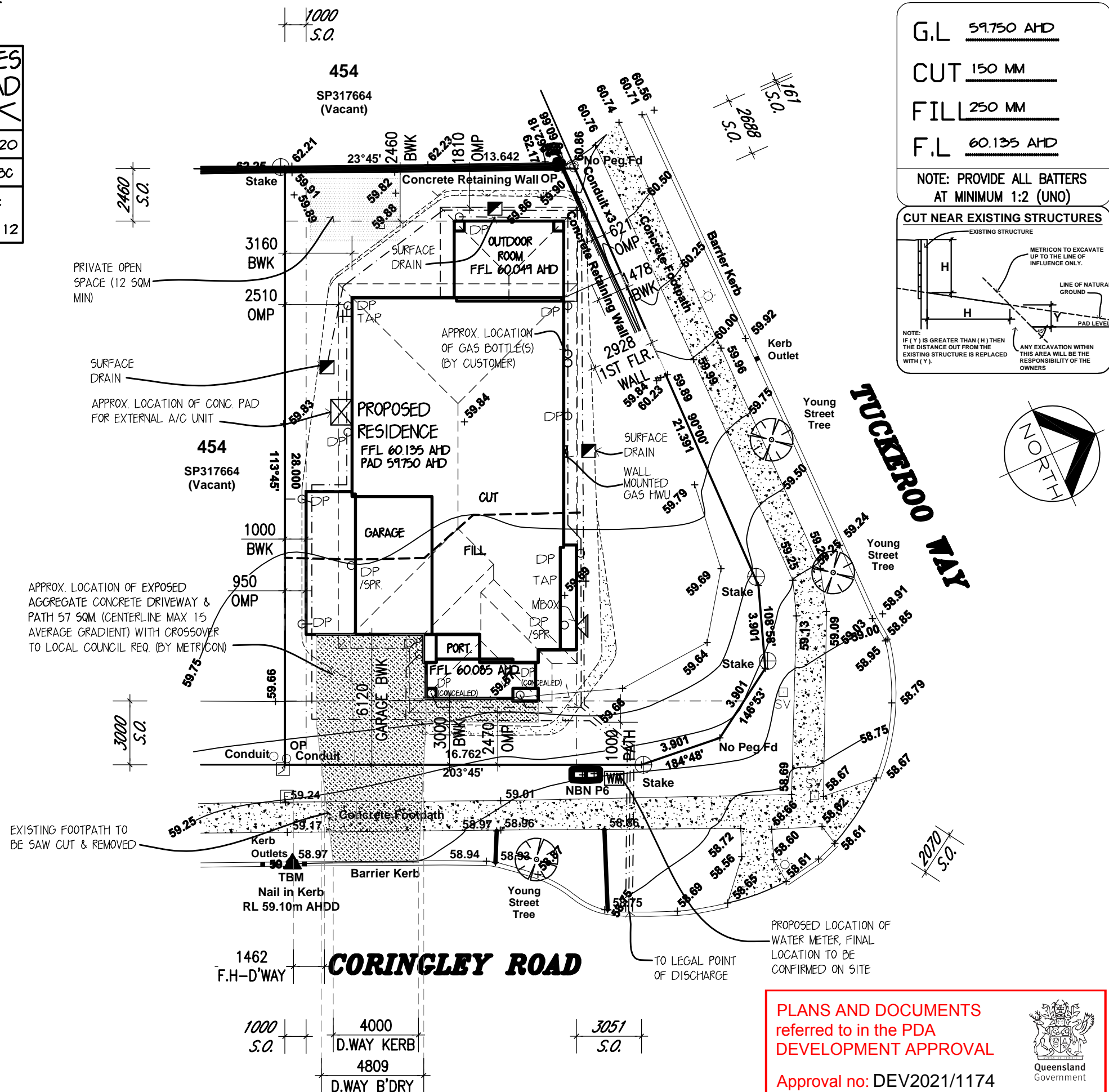
IF CONCRETE DRIVEWAY IS NOT PROVIDED IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS WHERE REQUIRED TO AVOID PONDING.

NOTE: SLIP COUPLINGS
REQUIRED FOR ALL "H", "P" & "E" SOIL CLASS SITES. REFER TO ENGINEERS SPECIFICATIONS FOR FURTHER INFORMATION.

NOTE: CERTIFICATE OF STRUCTURAL ADEQUACY REQUIRED BY CUSTOMER, FOR EXISTING RETAINING WALLS

NOTE: HOUSE & LAND PACKAGE
ALL RETAINING WALLS ARE INDICATIVE ONLY & ARE SUBJECT TO CHANGE FOLLOWING REVIEW OF SITE CONDITIONS BY METRICON'S SITE MANAGER. HEIGHT, LOCATION & EXTENT MAY VARY & WILL ONLY BE INSTALLED WHERE REQUIRED BY METRICON & AT THE SOLE DISCRETION OF METRICON MANAGEMENT.

NOTE: PRELIMINARY SERVICES/AS-CONS
AS-CONSTRUCTED SERVICES INFORMATION WAS NOT AVAILABLE AT TIME OF SURVEY. SERVICES SHOWN ARE APPROXIMATE ONLY. SITING IS SUBJECT TO RECEIPT OF AS-CONS, AND CONFIRMATION OF SEWER/STORMWATER LOCATIONS.



CONTOUR SURVEY PLAN

CLIENT: Metricon Homes Qld Pty Ltd

SITE ADDRESS:

Lot 455 Coringley Road,
Greenbank

REAL PROPERTY DESCRIPTION

Lot: 455
on: SP317664

Area: 532 m²

Local Authority: Logan C. C.

Contour Interval: 0.25m

Datum: AHDD (Field Stn RL=60.764m)

LEGEND

	LIGHT POLE		LOCATOR POTHOLE
	POWER POLE		FIRE HYDRANT
	POWER BOX		AIR VALVE
	POWER LINE		STOP VALVE
	UNDERGROUND ELEC		WATER METER
	TELSTRA PIT		WATER LINE
	TELSTRA LINE		STORMWATER MHOLE
	GAS MARKER		GULLY GRATE
	GAS LINE		ROOFWATER PIT
	SEWER MANHOLE		STORMWATER LINE
	SEWER LINE		ROCK RETAINING WALL
	SIGN		TIMBER RET WALL
	TEMPORARY BENCH MARK		TOP OF BANK
	PERMANENT SURVEY MARK		TOE OF BANK
	ORIGINAL PEG		FENCE

Disclaimer:

The position of Fence Lines, Retaining Walls and other detail is indicative only and should not be relied upon as depicting the Boundary Lines. This is a plan of VISIBLE SERVICES ONLY. The location of pegs found have NOT BEEN CHECKED and as such should not be relied on as marking the corners of the lot. An Identification Survey should be carried out prior to any construction works.



1D Technology Office Park
107 Miles Platting Road
Eight Mile Plains Qld 4113
Phone 07 3219 0400
Fax 07 3219 0900
Email brisbane@kevinholtconsulting.com

DATE SURVEYED: 4/2/2021
SURVEYOR: AW (BT)

A3 SCALE: 1:200
DATE DRAFTED: 8/2/2021


JOB NO. PLAN NO. REV
J210514 J210514-01A

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Approval no: DEV2021/1174

Date: 13-Jul-2021

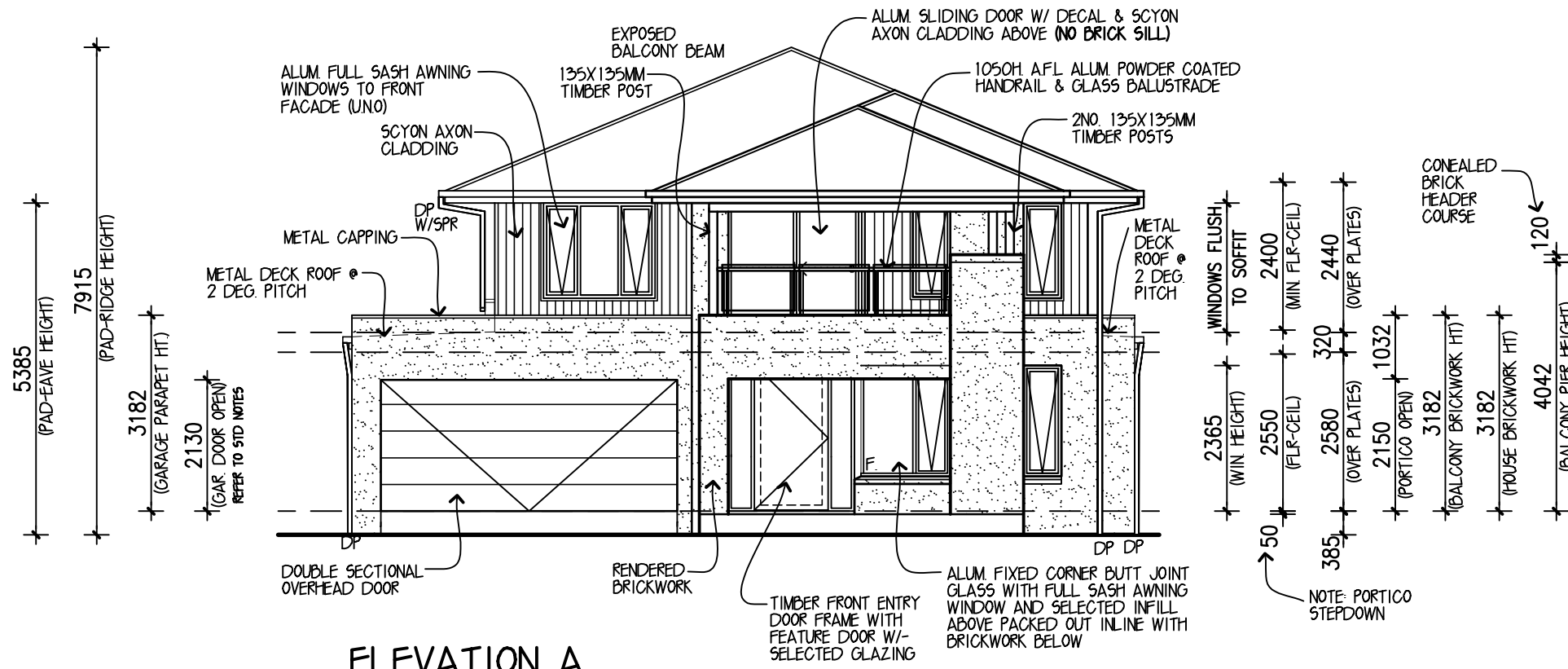


<div> <div>DESIGNER</div> <div>  </div> </div>	OWNER: S. GBORIE & S. JAMES LOT 455 CORINGLEY ROAD GREENBANK	
	JOB NO: 719133	MST VER: DEC 2020
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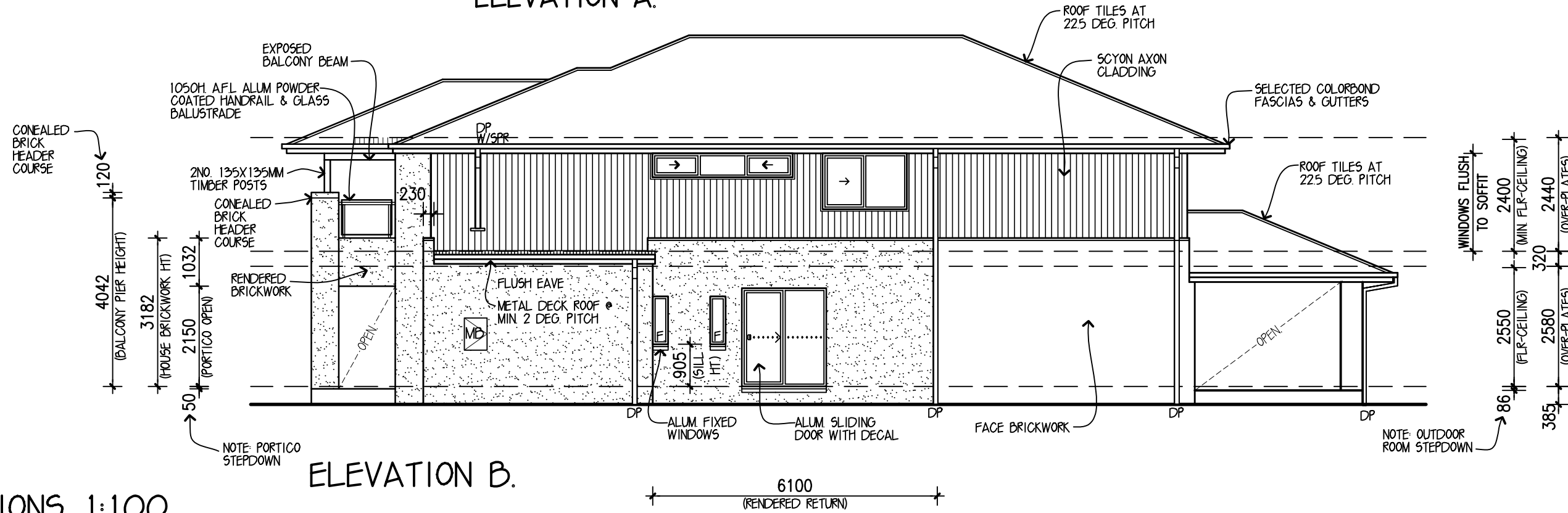
IMPORTANT NOTE:
REFER TO FACADE DETAIL
REF. NO. Q-TYP-WEMB-01

NOTE:
600MM EAVE UNO.

NOTE: PROVIDE BRICKWORK
ABOVE FRONT ENTRY DOOR
& GARAGE SECTIONAL DOOR
(U.N.O)



F.F.L. 60.135 AHD
G.L. 59.750 AHD



ELEVATIONS 1:100

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Approval no: DEV2021/1174
Date: 13-Jul-2021



DESIGN: PHOENIX 40MR
FACADE: WEMBLEY CEILING: 25, L
GARAGE: DOUBLE

DESIGNER



OWNER: S. GBORIE & S. JAMES
LOT 455 CORINGLEY ROAD
GREENBANK

ELEVATIONS

BY METRICON

JOB NO: 719133 MST VER: DEC 2020

NOTE:
PROVIDE SELECTED SCREENS TO ALL OPENABLE
WINDOWS & EXTERNAL HINGED DOORS

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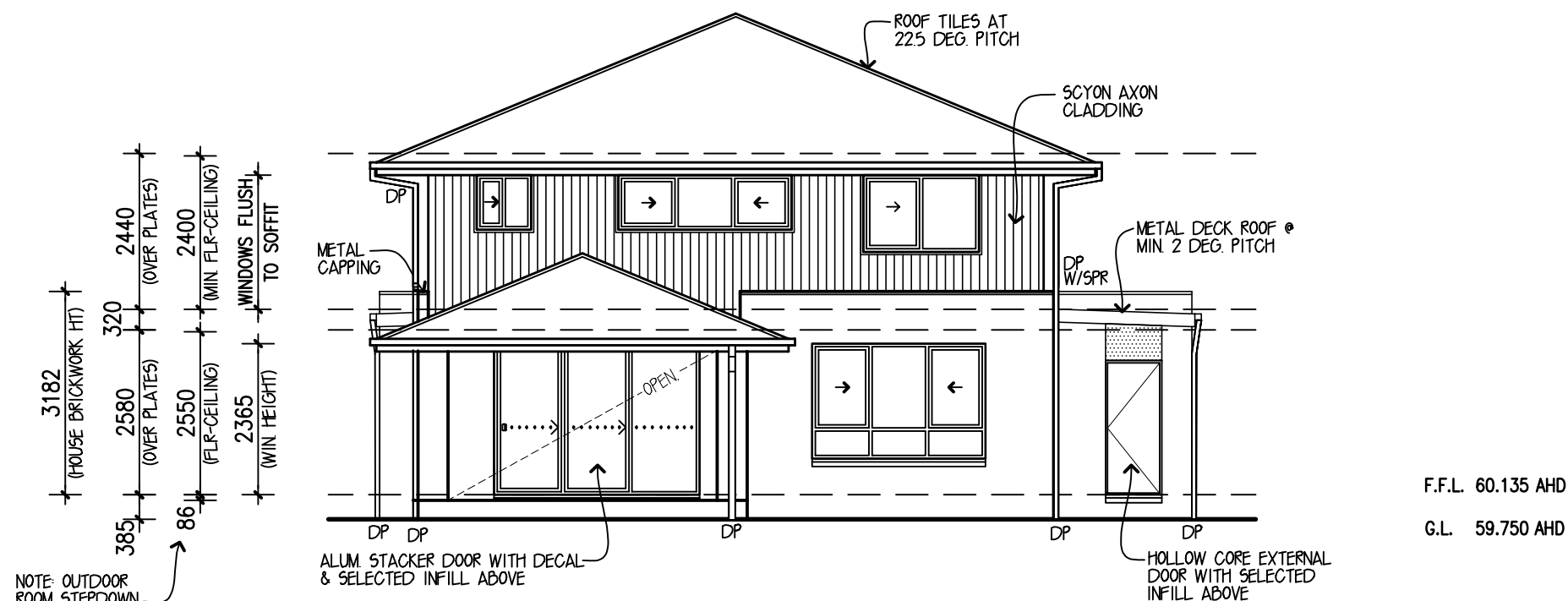
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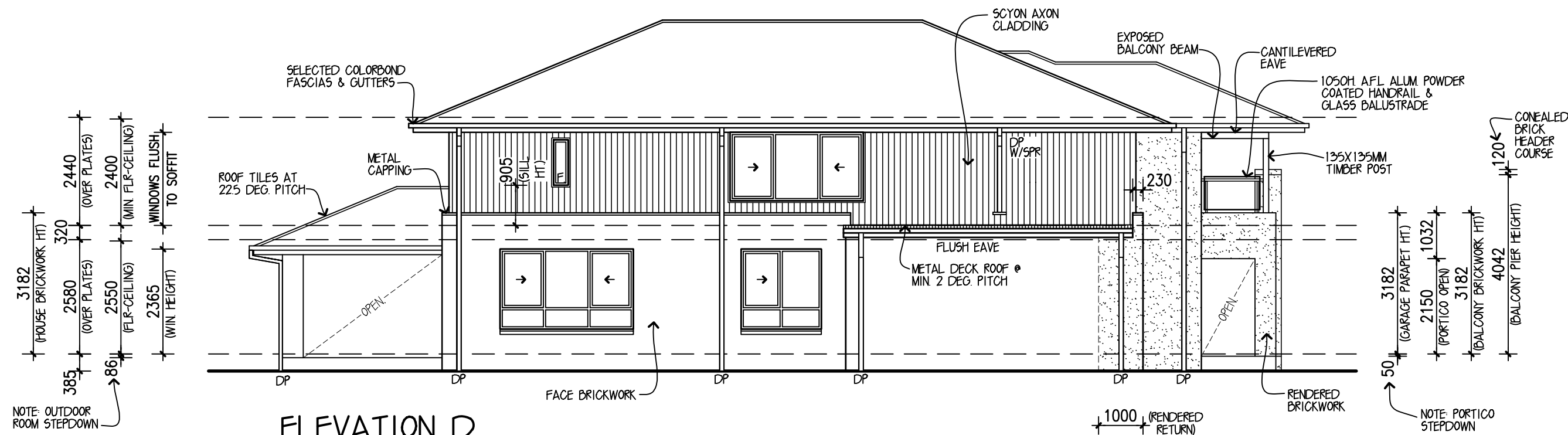
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BA PLANS**
DATE: 23.02.21 GSG

SHEET:
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NOTE:
600MM EAVE UNO.



ELEVATION C.



ELEVATION D.

ELEVATIONS 1:100

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DESIGN: PHOENIX 40MR
FACADE: WEMBLEY CEILING: 25, L
GARAGE: DOUBLE

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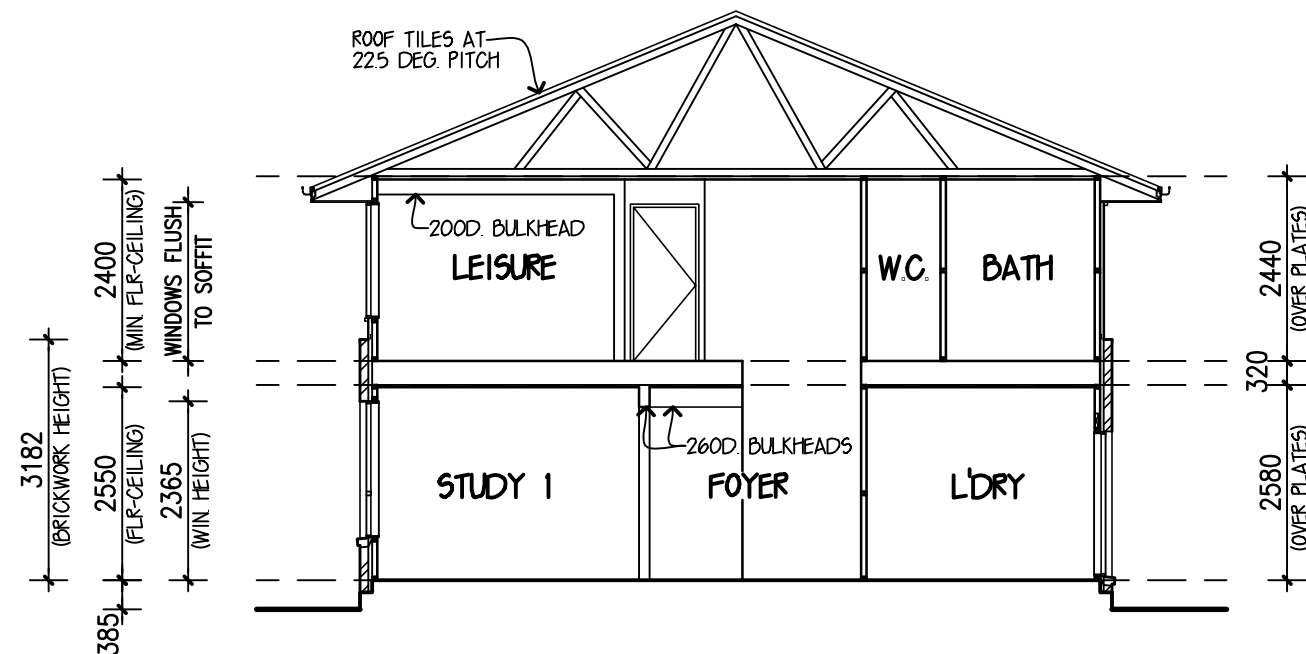
NOTE:
PROVIDE SELECTED SCREENS TO ALL OPENABLE
WINDOWS & EXTERNAL HINGED DOOR

ELEVATIONS

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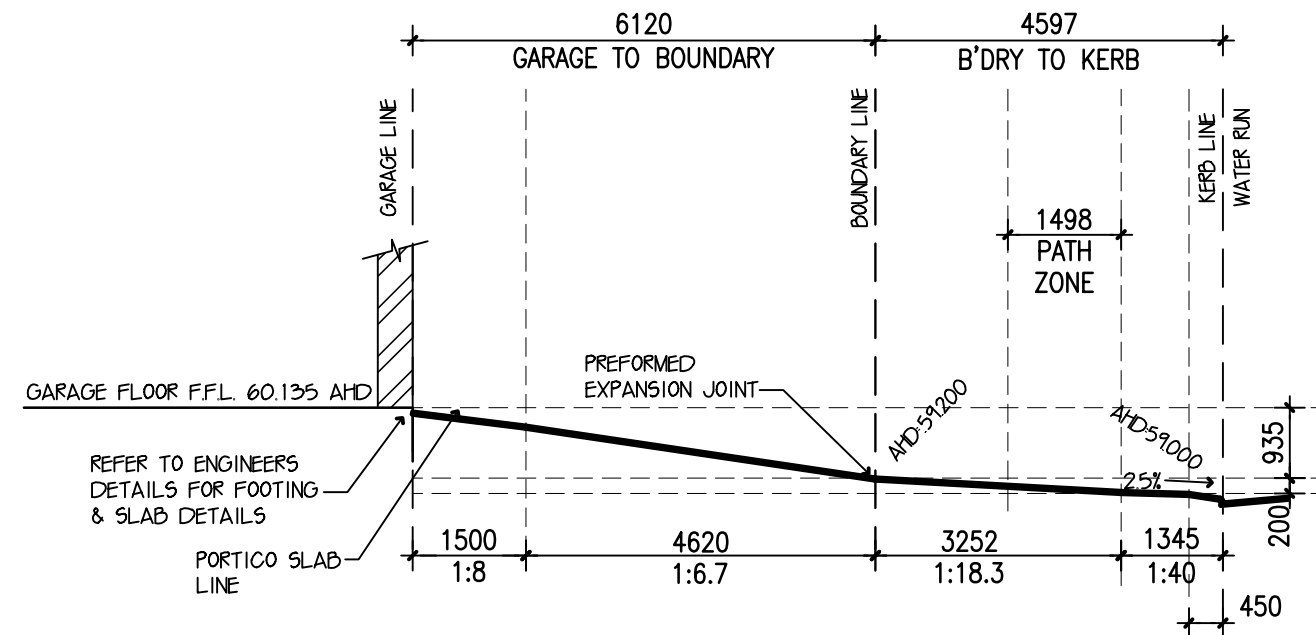
NOTE:
600MM EAVE UNO.



F.F.L. 60.135 AHD
WAFFLE POD SLAB
G.L. 59.750 AHD
NOTE: REFER ENGINEER'S FOOTING DESIGN.

SOIL CLASSIFICATION 'H1'
REFER SOIL REPORT (REF. NO 200478)

SECTION X-X



SECTION A-A 1:100

DRIVEWAY & VEHICULAR CROSSING

SECTION 1:100

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