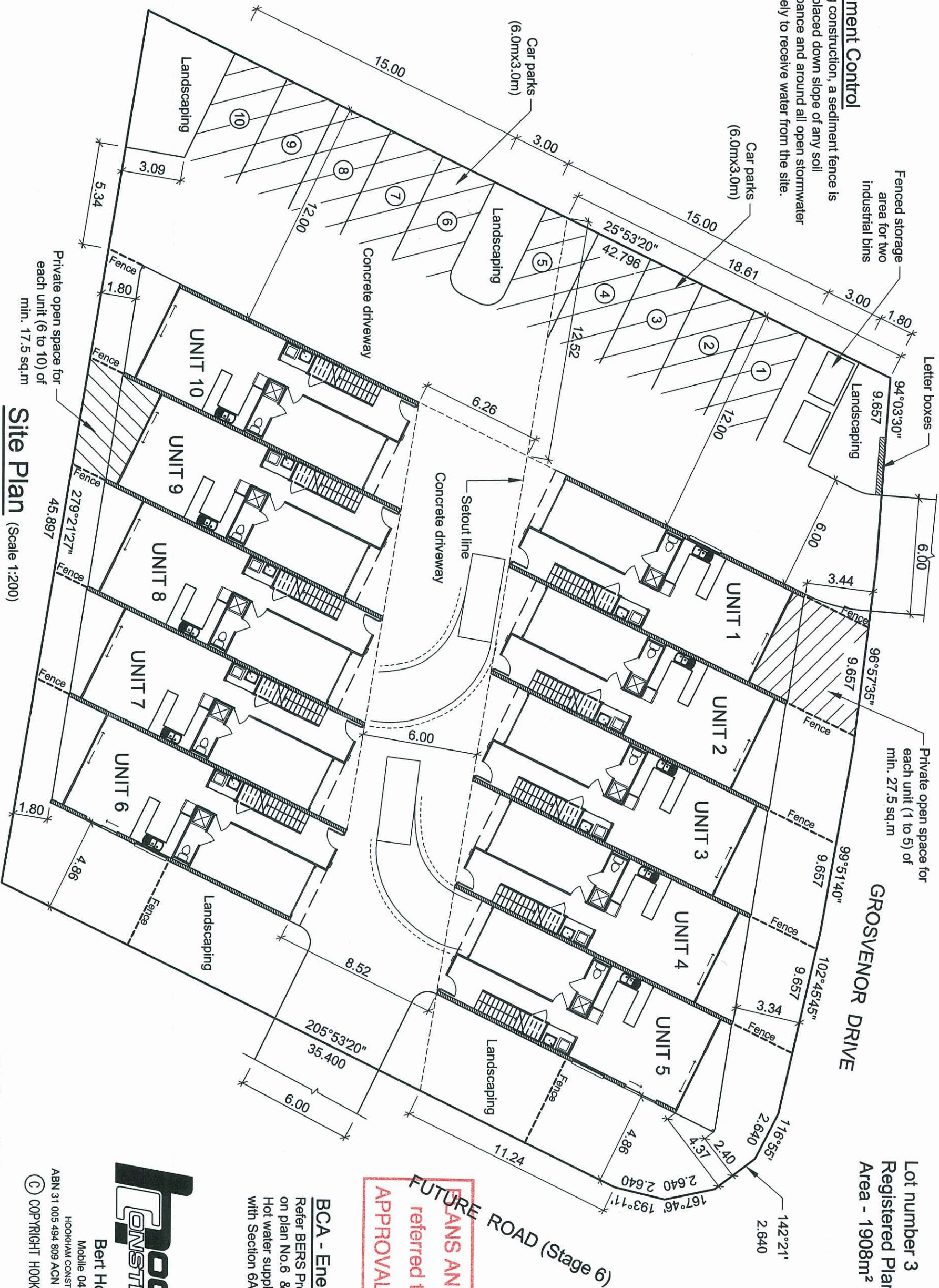


Sediment Control

During construction, a sediment fence is to be placed down slope of any soil disturbance and around all open stormwater pits likely to receive water from the site.



Lot number 3
Registered Plan Number SP
Area - 1908m²

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6 / 7 / 11

BCA - Energy Efficiency
Refer BERS Pro assessment details on plan No.6 & Form 15 for verification.
Hot water supply system to be in accordance with Section 6A of AS/NZS 3500.4.2

HOOKHAM CONSTRUCTIONS
Bert Hookham
Mobile 0418 879 880
HOOKHAM CONSTRUCTIONS PTY LTD
ABN 31 005 494 809 ACN 108 463 501 QBSA 1058590
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PROPOSED UNITS FOR V.C. DEGUARA HOLDINGS P/L
AT LOT 3 GROSVENOR DRIVE, MORANBAH.

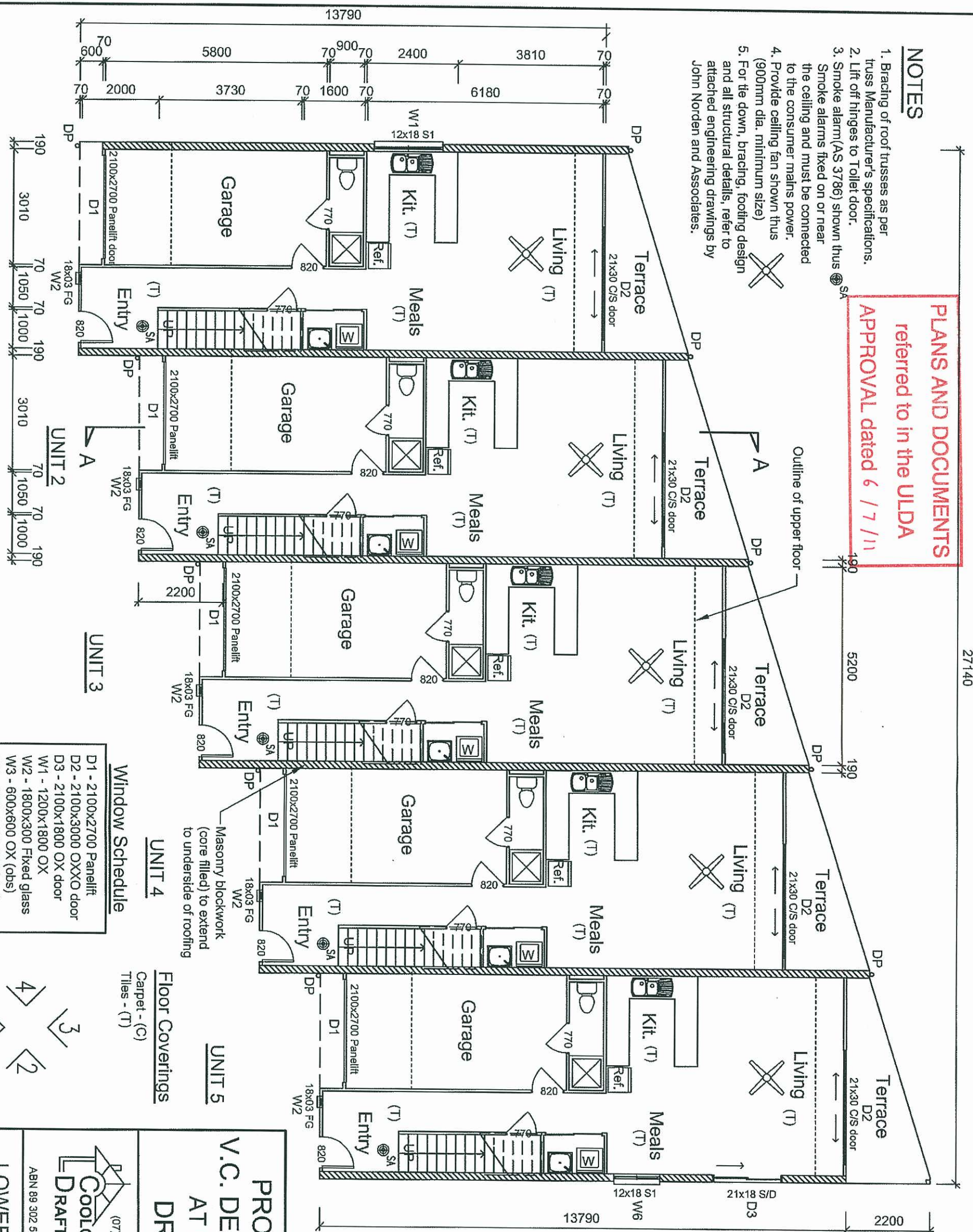
SITE PLAN		 (07)54825087 Cooloola DRAFTING= ABN 89 302 575 924	Drawn: C.D. Gluch QBSA Lic. No.65311 Date: 20/06/2011	MEMBER NO.342 building designers association of queensland inc.	Scale (m) 0 4.0 8.0 No. 1 of 11 Plans Plan No. 11-067
Design Windspeed: N3 (W41N)					

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NOTES

1. Bracing of roof trusses as per truss Manufacturer's specifications.
2. Lift off hinges to Toilet door.
3. Smoke alarm(AS 3786) shown thus  SA
4. Provide ceiling fan shown thus  (900mm dia. minimum size)
5. For the down, bracing, footing design and all structural details, refer to attached engineering drawings by John Norden and Associates.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6 / 7 / 11



AREAS		m ²
Upper	60.14	
Lower	52.15	
Terrace	7.49	
Garage	21.89	
TOTAL	141.67	

UNIT 1

AREAS		m ²
Upper	59.28	
Lower	51.44	
Terrace	7.45	
Garage	21.24	
TOTAL	139.41	

UNITS 2, 3 & 4

AREAS		m ²
Upper	62.63	
Lower	52.54	
Terrace	7.65	
Garage	21.24	
TOTAL	144.06	

UNIT 5

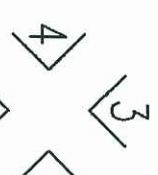
Window Schedule

- D1 - 2100x2700 Panelift
- D2 - 2100x3000 OXXO door
- D3 - 2100x1800 OX door
- W1 - 1200x1800 OX
- W2 - 1800x300 Fixed glass
- W3 - 600x600 OX (obs)
- W4 - 600x1200 OX (obs)
- W5 - 1200x600 Fixed glass
- W6 - 1200x1200 OX
- W7 - 900x1500 OX

Floor Coverings

- Carpet - (C)
- Tiles - (T)

ELEVATIONS



PROPOSED UNITS FOR
V.C. DEGUARA HOLDINGS P/L
AT LOT 3 GROSVENOR
DRIVE, MORANBAH.

COOLOOLA DRAFTING
(07)54825087
C.D. Gluch
CDSA Lic. No.65311
Date: 03/05/2011
ABN 89 302 575 924
MEMBER NO.342
building designers
association of
queensland inc.

LOWER PLAN
UNITS 1 TO 5

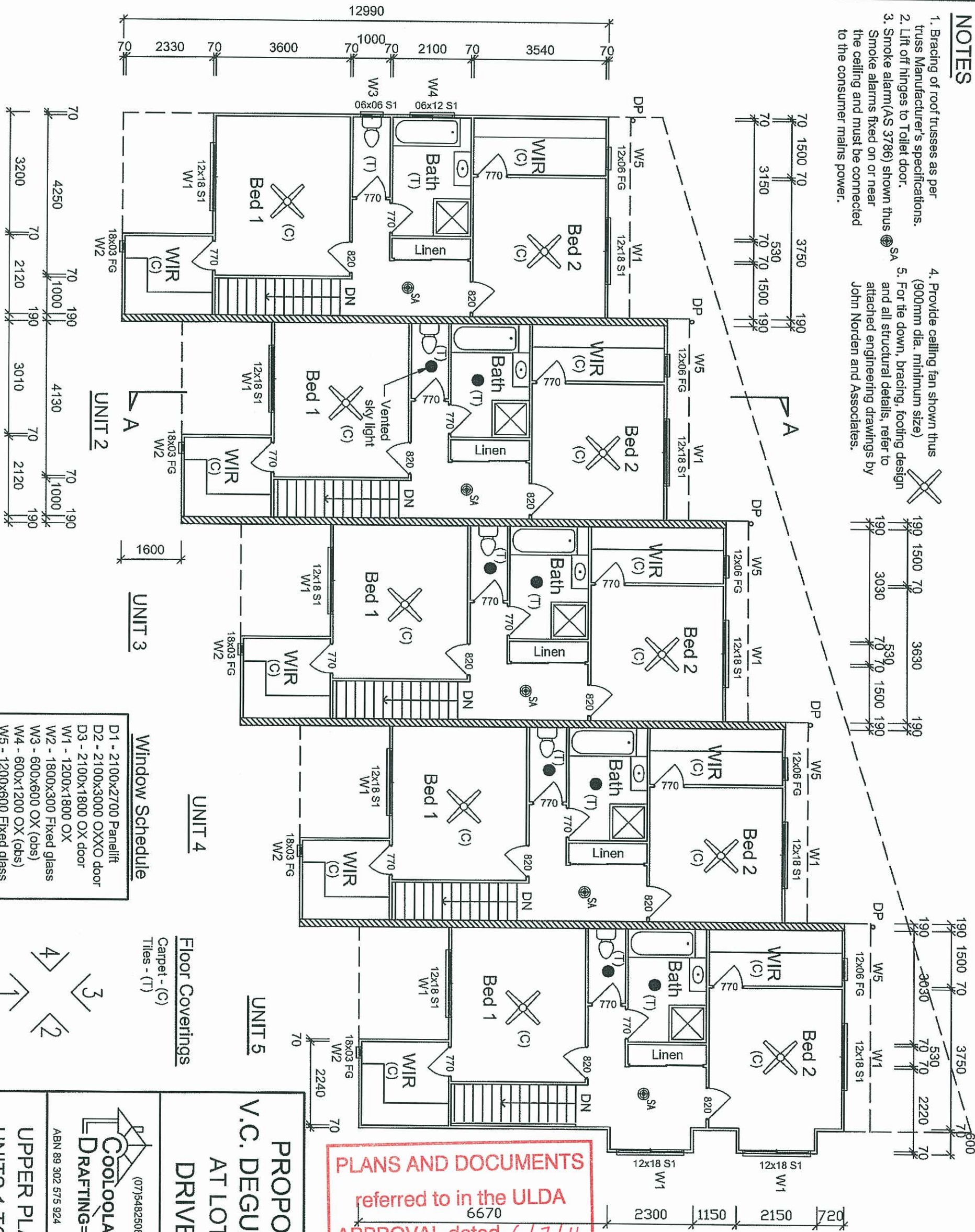
Scale (mm)
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Design Windspeed:

N3 (W41N)
Plan No. 11-068

NOTES

1. Bracing of roof trusses as per truss Manufacturer's specifications.
2. Lift off hinges to Toilet door.
3. Smoke alarm (AS 3786) shown thus  SA and all structural details, refer to attached engineering drawings by John Norden and Associates.
4. Provide ceiling fan shown thus  (900mm dia. minimum size)
5. For tie down, bracing, footing design



PLANS AND DOCUMENTS
referred to in the ULDA
6670
APPROVAL dated 6/7/11

AREAS m ²	
Upper	60.14
Lower	52.15
Terrace	7.49
Garage	21.89
TOTAL	141.67

UNIT 1

AREAS m ²	
Upper	59.28
Lower	51.44
Terrace	7.45
Garage	21.24
TOTAL	139.41

UNITS 2, 3 & 4

AREAS m ²	
Upper	62.63
Lower	52.54
Terrace	7.65
Garage	21.24
TOTAL	144.06

UNIT 5

PROPOSED UNITS FOR
V.C. DEGUARA HOLDINGS P/L
AT LOT 3 GROSVENOR
DRIVE, MORANBAH.

COOLOOLA DRAFTING
(07)54825087
ABN 89 302 575 924
Date: 03/05/2011

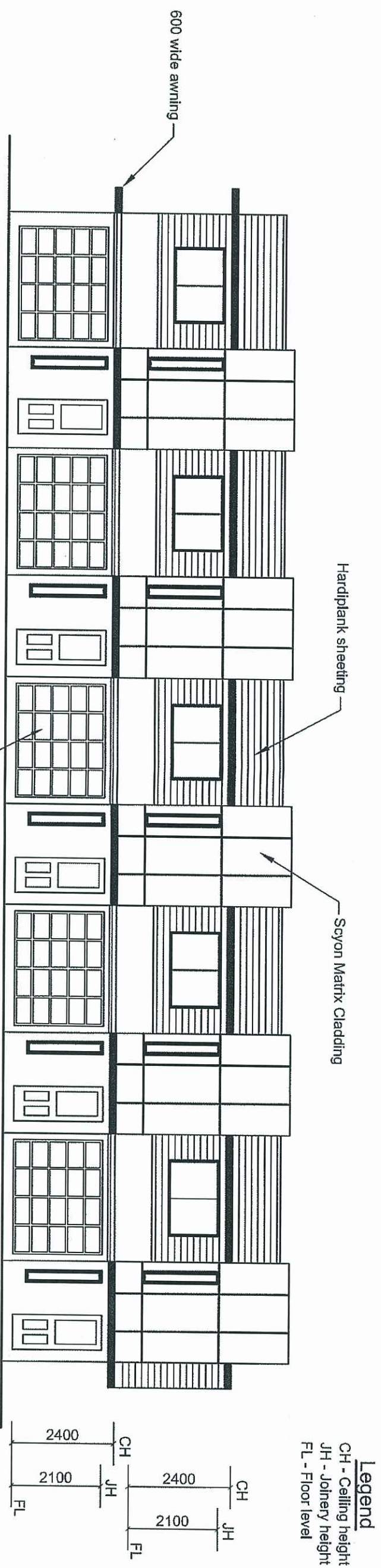
C.D. Gluch
QBSA Lic. No.65311

MEMBER NO.342
building designers
association of
queensland inc.

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Scale (mm)

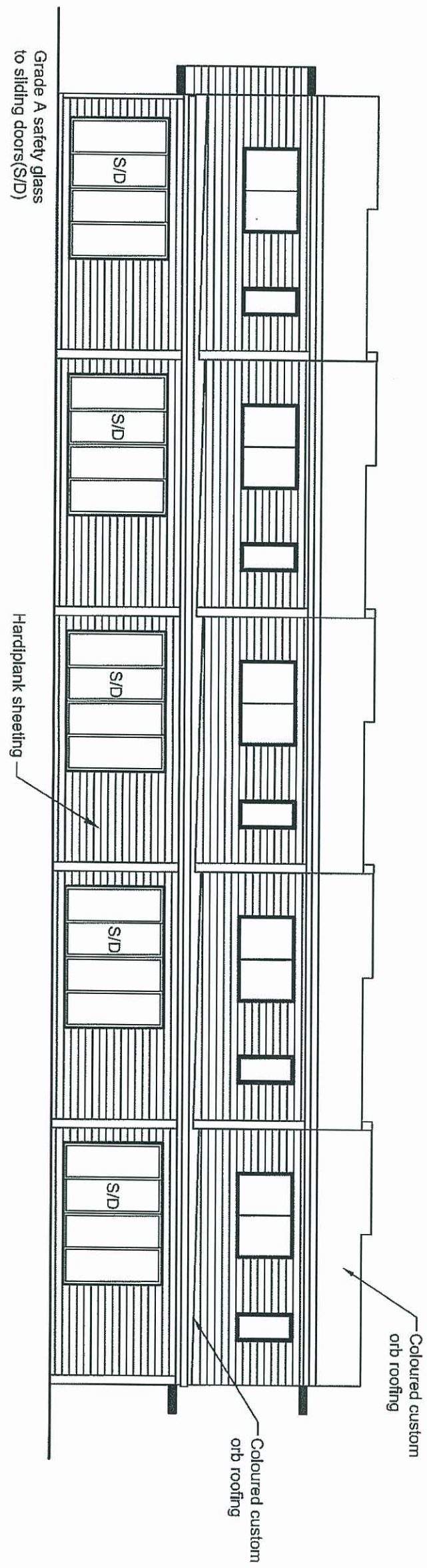
UPPER PLAN
UNITS 1 TO 5

Design Windspeed:
N3 (W41N)
Plan No. **11-069**



Elevation 1 (SOUTHERN)

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6 / 7 / 11



Elevation 3 (NORTHERN)

PROPOSED UNITS FOR V.C. DEGUARA HOLDINGS P/L
AT LOT 3 GROSVENOR DRIVE, MORANBAH.

ELEVATIONS
UNITS 1 TO 5

Design Windspeed:
N3 (W41N)

(07)54925087
COOLOLA
DRAFTING=
ABN 89 302 575 924

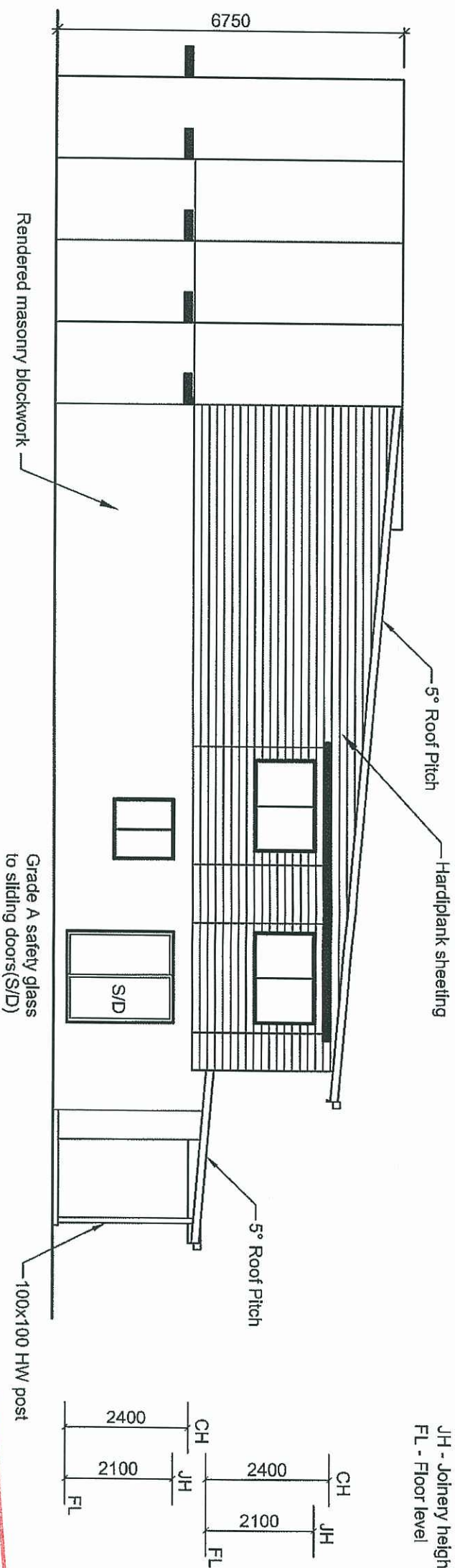
Drawn: C.D. Gluch
QBSA Lic. No.65311
Date: 03/05/2011

MEMBER NO.342
building designers
association of
queensland inc.

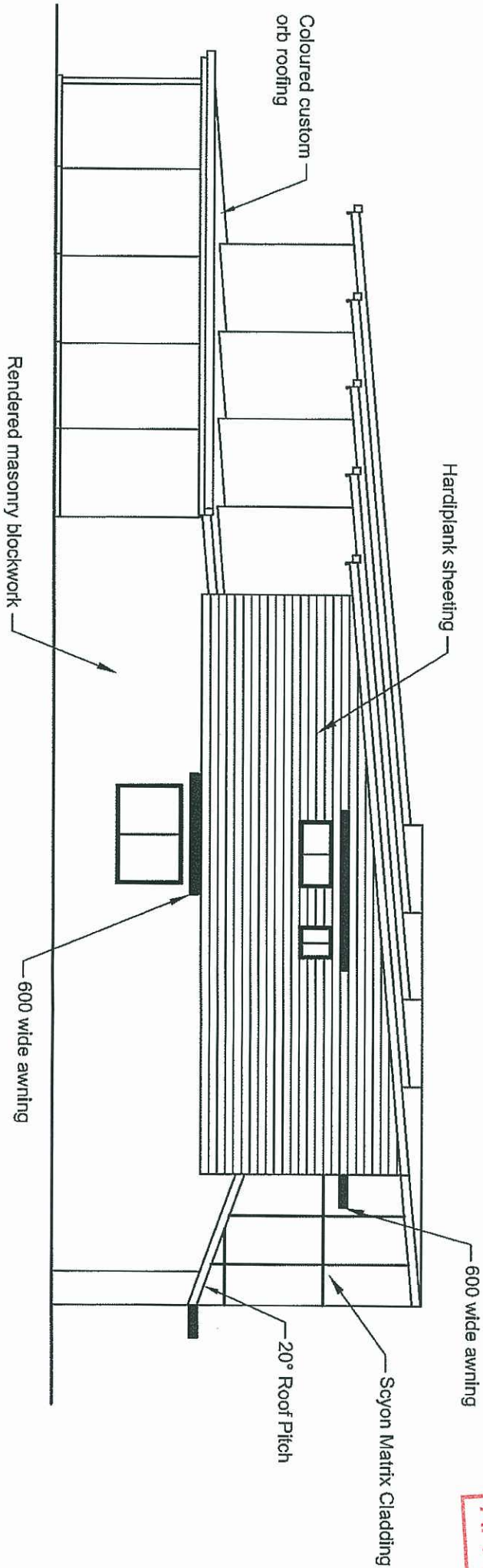
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Scale (mm)

No. 5 of 11 Plans
Plan No. 11-071

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Elevation 2 (EASTERN)



Elevation 4 (WESTERN)

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6 / 7 / 11

BERS ASSESSMENT DETAILS

EXTERNAL WALLS

Timber frame with reflective foil and R1.0 bulk insulation.
Color - medium
Masonry blockwork with no insulation.
Color - medium

ROOF

C/bond custom orb with foil under.
Reflective on one side. Color - light

CEILING

Plasterboard with no insulation allowed.

GLAZING

Medium tint.

FLOOR COVERINGS

Refer floor plan for types.

CEILING FANS

Refer floor plan for size and locations.

PROPOSED UNITS FOR V.C. DEGUARA HOLDINGS P/L
AT LOT 3 GROSVENOR DRIVE, MORANBAH.

ELEVATIONS
UNITS 1 TO 5

Design Windspeed:
N3 (W4.1N)



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Drawn:

C.D. Gluch

QBSA Lic. No.65311

Date:

03/05/2011

MEMBER NO.342



0 2000 4000
Scale (mm)

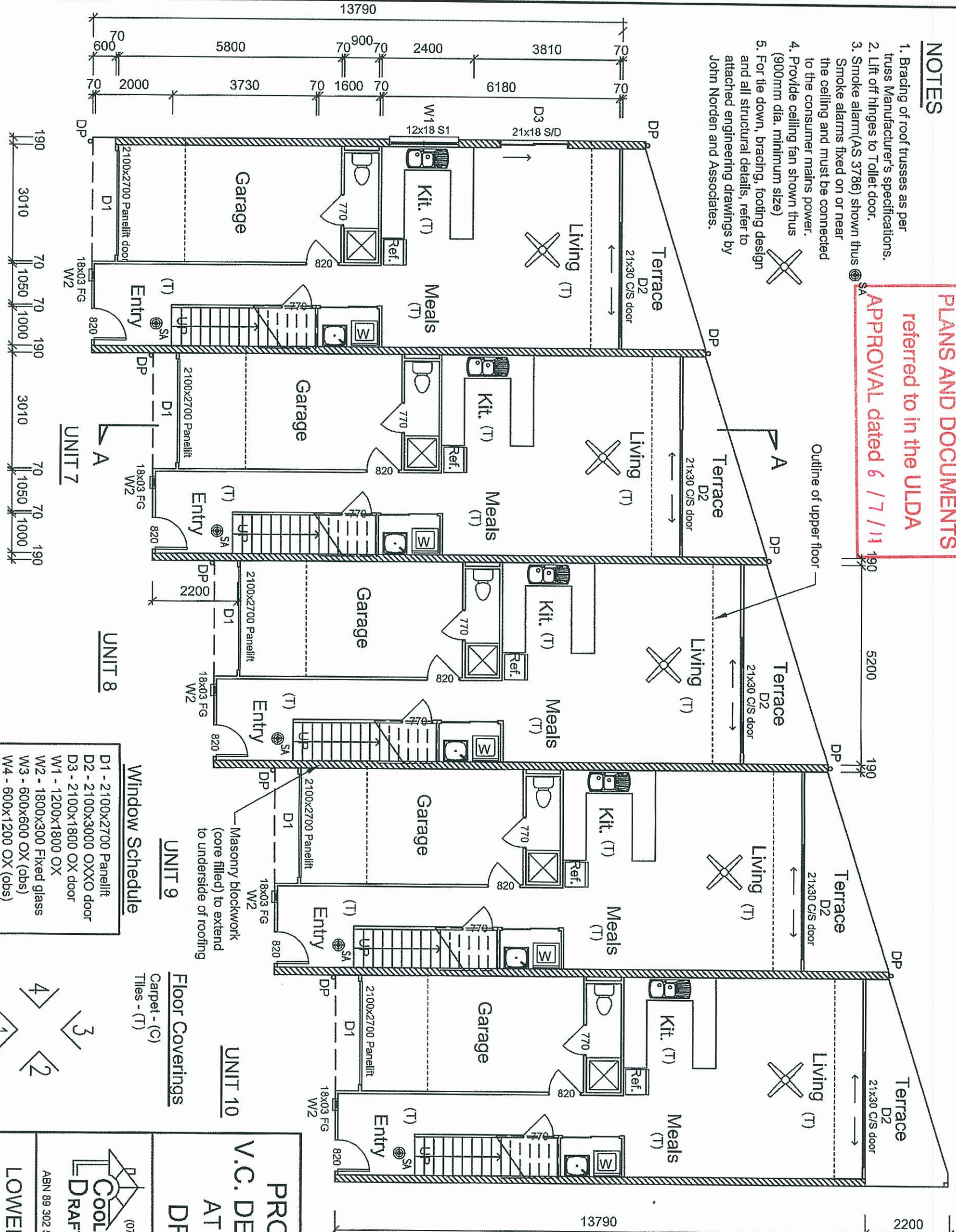
No. 6 of 11 Plans
Plan No. 11-072

NOTES

1. Bracing of roof trusses as per truss Manufacturer's specifications.
2. Lift off hinges to Toilet door.
3. Smoke alarm (AS 3786) shown thus  SA
4. Provide ceiling fan shown thus  (900mm dia. minimum size)
5. For tie down, bracing, footing design and all structural details, refer to attached engineering drawings by John Norden and Associates.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6 / 7 / 11

27140



AREAS

Upper	61.29
Lower	52.15
Terrace	7.49
Garage	21.89
TOTAL	142.82

UNIT 6

AREAS

Upper	59.28
Lower	51.44
Terrace	7.45
Garage	21.24
TOTAL	139.41

UNITS 7, 8 & 9

AREAS

Upper	59.96
Lower	52.54
Terrace	7.65
Garage	21.24
TOTAL	141.39

UNIT 10

PROPOSED UNITS FOR
V.C. DEGUARA HOLDINGS P/L
AT LOT 3 GROSVENOR
DRIVE, MORANBAH.

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(07)54825087
ABN 89 302 575 924
C.D. Gluch
QBSA Lic. No.65311
Date: 03/05/2011
MEMBER NO.342
building designers
association of
queensland inc.

LOWER PLAN
UNITS 6 TO 10

Scale (mm)
0 2000 4000

No. 7 of 11 Plans

Design Windspeed: **N3 (W41N)**
Plan No. **11-073**

Floor Coverings
Carpet - (C)
Tiles - (T)

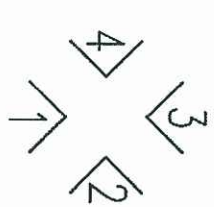
UNIT 9

Masonry blockwork
(core filled) to extend
to underside of roofing

Window Schedule

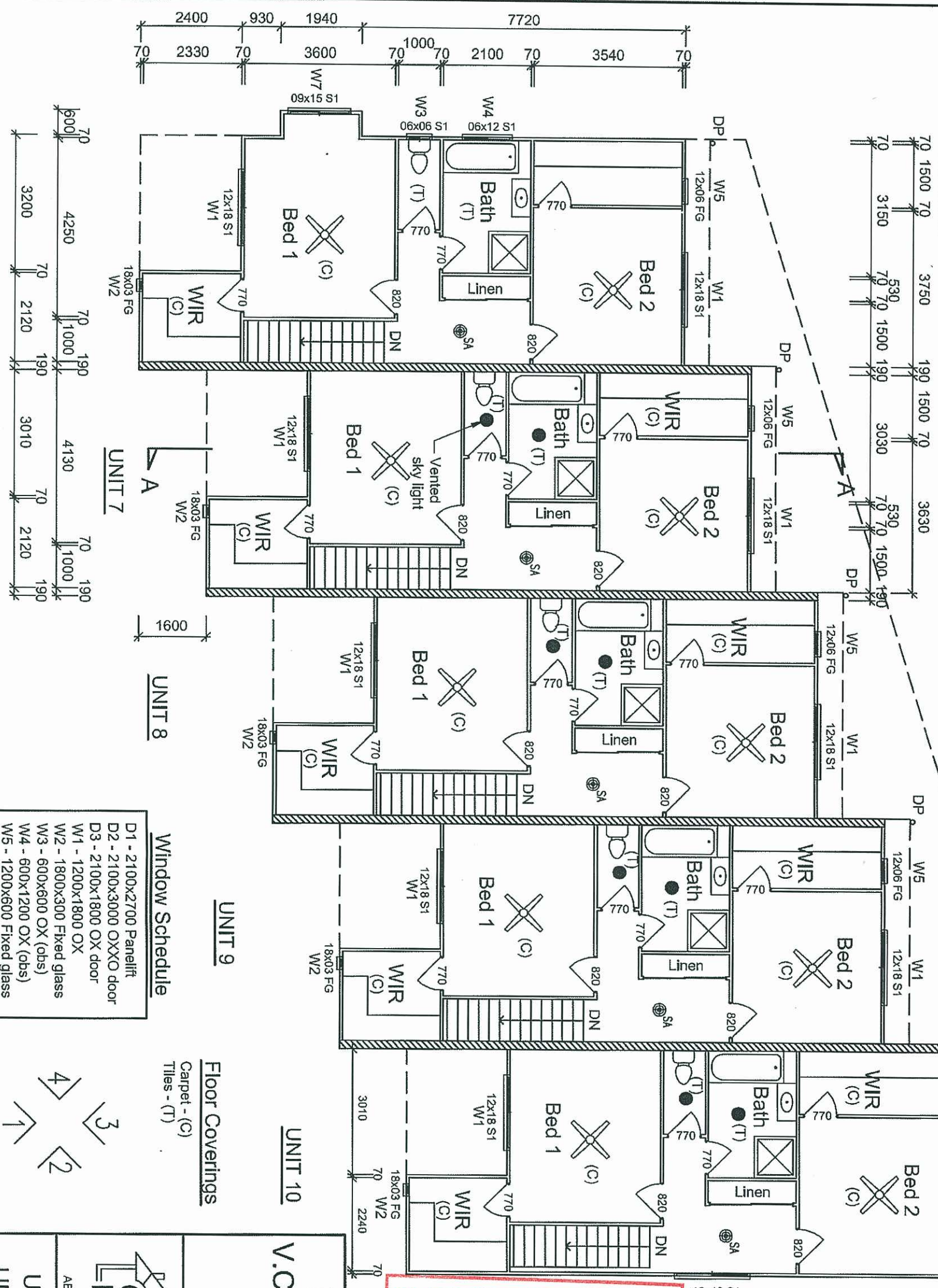
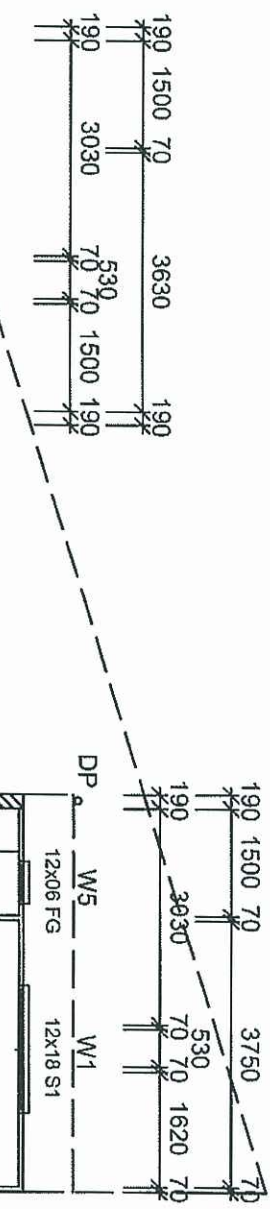
- D1 - 2100x2700 Panelift
- D2 - 2100x3000 OXO door
- D3 - 2100x1800 OX door
- W1 - 1200x1800 OX
- W2 - 1800x300 Fixed glass
- W3 - 600x600 OX (obs)
- W4 - 600x1200 OX (obs)
- W5 - 1200x600 Fixed glass
- W6 - 1200x1200 OX
- W7 - 900x1500 OX

ELEVATIONS



NOTES

1. Bracing of roof trusses as per truss Manufacturer's specifications.
2. Lift off hinges to Toilet door.
3. Smoke alarm(AS 3786) shown thus SA and all structural details, refer to attached engineering drawings by John Norden and Associates.
4. Provide ceiling fan shown thus
5. For tie down, bracing, footing design



AREAS		UNIT 6
	m ²	
Upper	61.29	
Lower	52.15	
Terrace	7.49	
Garage	21.89	
TOTAL	142.82	

AREAS		UNIT 7, 8 & 9
	m ²	
Upper	59.28	
Lower	51.44	
Terrace	7.45	
Garage	21.24	
TOTAL	139.41	

AREAS		UNIT 10
	m ²	
Upper	59.96	
Lower	52.54	
Terrace	7.65	
Garage	21.24	
TOTAL	141.39	

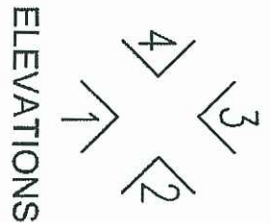
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6 / 7 / 11

Window Schedule

- D1 - 2100x2700 Panelift
- D2 - 2100x3000 OXO door
- D3 - 2100x1800 OX door
- W1 - 1200x1800 OX
- W2 - 1800x300 Fixed glass
- W3 - 600x600 OX (obs)
- W4 - 600x1200 OX (obs)
- W5 - 1200x600 Fixed glass
- W6 - 1200x1200 OX
- W7 - 900x1500 OX

Floor Coverings

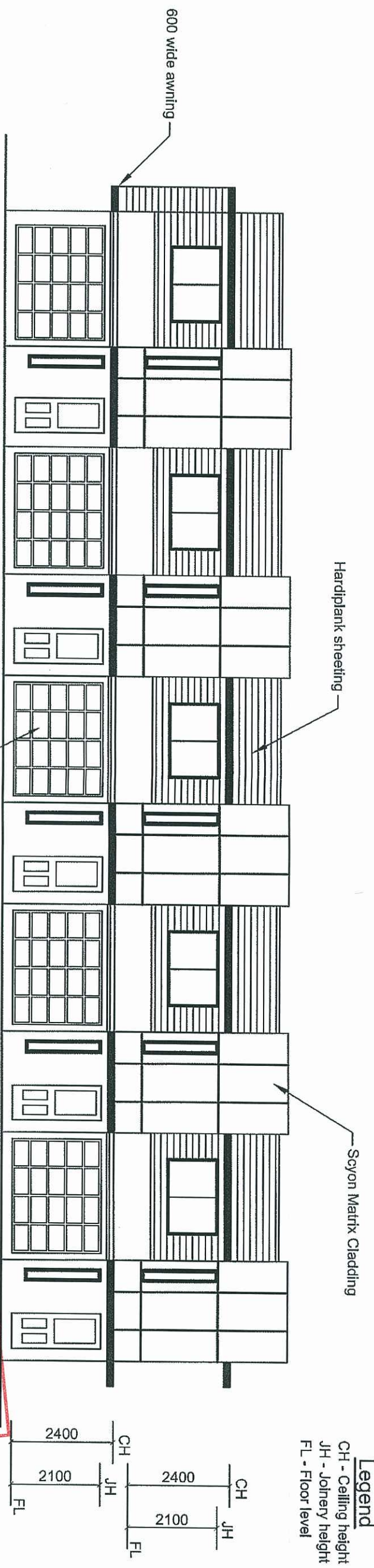
- Carpet - (C)
- Tiles - (T)



PROPOSED UNITS FOR
V.C. DEGUARA HOLDINGS P/L
AT LOT 3 GROSVENOR
DRIVE, MORANBAH.

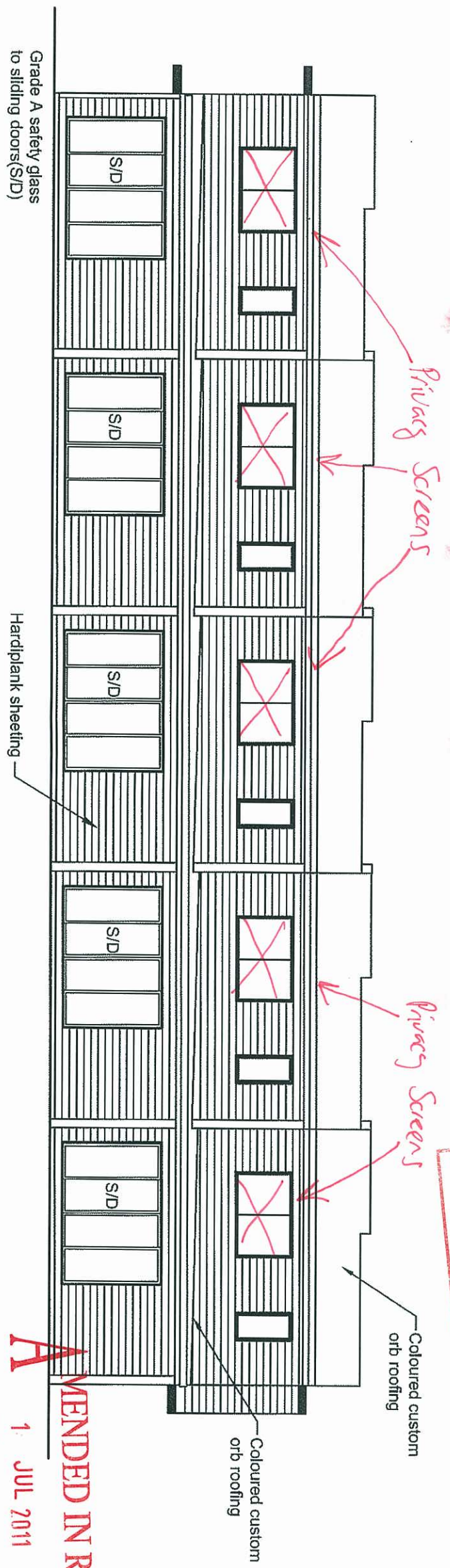
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(07)54825087
ABN 89 302 575 924
C.D. Gluch
OBSA Lic. No.65311
Date: 03/05/2011
MEMBER NO.342
building designers
association of
queensland inc.

UPPER PLAN
UNITS 6 TO 10
Design Windspeed:
N3 (W4.1N)
Scale (mm)
0 2000 4000
No. 8 of 11 Plans
Plan No. 11-074



Elevation 1 (NORTHERN)

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6/7/11



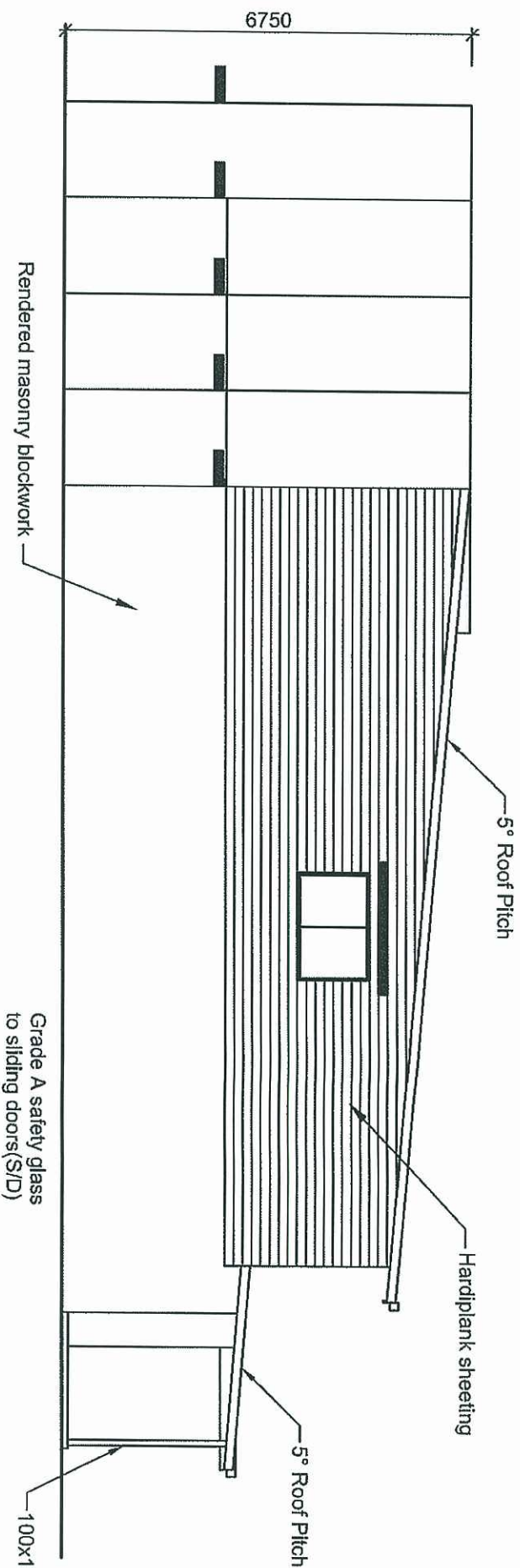
Elevation 3 (SOUTHERN)

APPROVED IN RED
1 JUL 2011
By: Matt Ten (name)
of the ULDA

PROPOSED UNITS FOR V.C. DEGUARA HOLDINGS P/L
AT LOT 3 GROSVENOR DRIVE, MORANBAH.

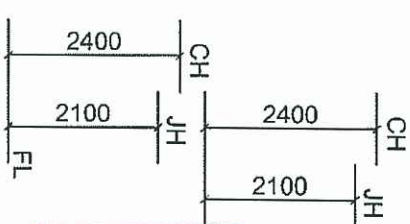
ELEVATIONS UNITS 6 TO 10	 (07)54625087 ABN 89 302 575 924	Drawn:	C.D. Gluch	MEMBER NO. 342	 Scale (mm)	
		Design Windspeed:	N3 (W4.1N)	QBSA Lic. No. 65311		Date:
				Plan No.	11-075	

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Elevation 2 (WESTERN)

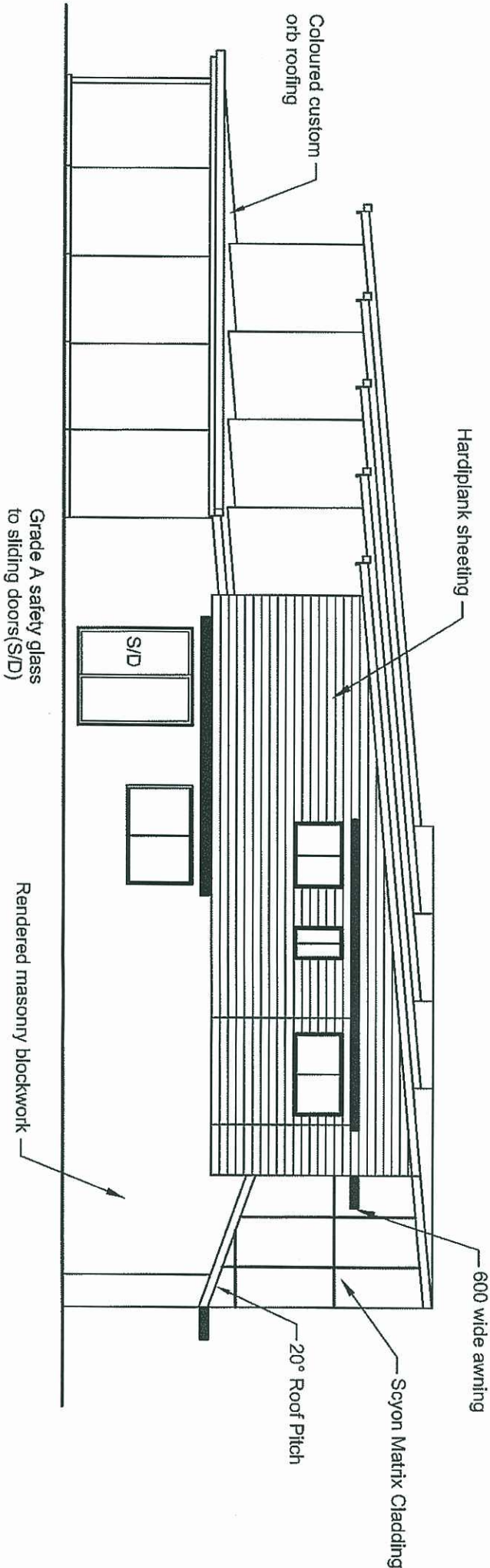
Legend
CH - Ceiling height
JH - Joinery height
FL - Floor level



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 6 / 7 / 11

General Notes

1. Concrete shall have a compressive strength at 28 days of not less than 20MPa. Vibrate all concrete.
2. Hardwood timber minimum stress grade F14. Sizes and details not shown shall comply with Standard Bylaws & AS1684.2-1999 Residential timber-framed construction(part 2)
3. All pressures, loads, forces and capacities given are based on limit states design.
4. Building work shall comply with the Building Code of Australia, all relevant AS codes and the Building Act (1975) as amended.
5. Construction to conform with the Australian Standard Code for Cyclone Areas i.e. AS1170.2-1989 with wind classification N3 (W41N)
6. Roof trusses to be supplied in accordance with AS4440-1997 Installation of nailed timber trusses.
7. Building to be termite protected in accordance with the code of practice for Soil Treatment for Protection of Buildings against Termites AS3660.1
8. Drainage in accordance with the Sewerage and Water Supply Act 2002 and Council's drainage by-laws.



Elevation 4 (EASTERN)

PROPOSED UNITS FOR V.C. DEGUARA HOLDINGS P/L
AT LOT 3 GROSVENOR DRIVE, MORANBAH.

ELEVATIONS
UNITS 6 TO 10

Design Windspeed:
N3 (W41N)



Drawn:
C.D. Gluch
QBSA Lic. No.65311
Date:
03/05/2011



Scale (mm)
0 2000 4000
No. 10 of 11 Plans
Plan No. 11-076

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