

PROPOSED RESIDENCE FOR ANTHONY & KATRINA RIDOUT SONGBIRD LIVING HARMONY OXLEY

Economic Development Queensland
DESIGN GUIDELINE APPROVAL
DATE: 18 JULY 2022
APPROVED BY: *BEKKE ADAMS*



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Email:
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General Notes

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2. Verify all dimensions, levels and building setbacks on site prior to construction.
3. Read drawings in conjunction with building specification, engineer's details, wind bracing details and council's building & development consent.
4. All works to be in accordance with the Building Code of Australia and all other relevant standard authority codes.

Rev	Description	Date
F	Approval Updates	24.06.2022
E	General Updates	04.03.22
D	Pool Area Updated	13.12.21
C	Sunhoods Added	07.10.21
B	Covenant Approval	12.09.21
A	For Review	06.08.21

Client

Anthony & Katrina Ridout

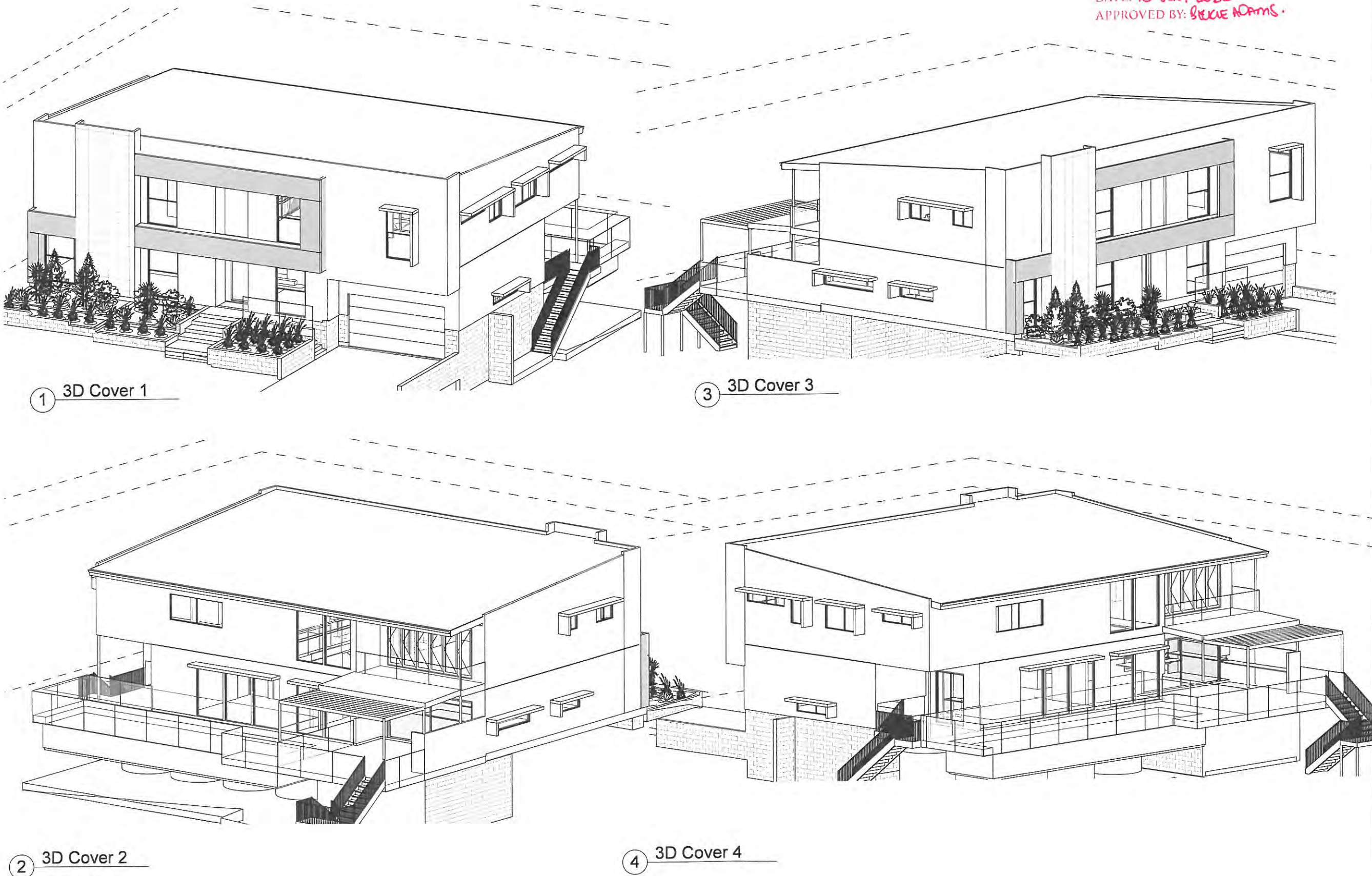
Location

Lot 29, Songbird Living Harmony
35 Whipbird Place
OXLEY

Title

Cover Sheet

Date 06.09.2010	Drawn AS
Scale	Job No. 1121
Sheet No. A100	Issue F



GENERAL SITE NOTES

- 1). SEWERAGE PLAN TO BE IN ACORDANCE COUNCIL PREPARED PLAN
- 2). STORMWATER

a) TO BE DISCHARGED TO COUNCIL APPROVED DISCHARGE POINT.

b) POSITION OF STORMWATER LINES ARE APPROXIMATE ONLY AND MAY VARY TO SUIT THE SITE CONDITIONS.
- 3). EARTHWORKS

a) CUT/FILL INDICATED ON PLAN MAY VARY AT CONSTRUCTION STAGE AND BUILDER IS TO VARIFY AND ADJUST AS REQUIRED.

b) ANY VARIATION AT CONSTRUCTION STAGE IS TO COMPLY WITH COUNCIL'S POLICY FOR EARTHWORK/DRAINAGE FOR RESIDENTIAL SITES.

c) SITE WORKS INDICATED ON THIS PLAN ARE FOR CONSTRUCTION PURPOSE ONLY.
- 4). RETAINING WALLS

a) ALL RETAINING WALLS AND EMBANKMENTS SHOWN ARE TO COMPLY WITH COUNCIL'S POLICY FOR RETAINING WALLS & BANKS. ON RESIDENTIAL SITES.

b) POSITION OF RETAINING WALLS & EMBANKMENTS MAY VARY ACCORDING TO SITE WORKS AND BUILDER TO VARIFY AND ADJUST AS REQUIRED.

c) ANY VARIATION AT CONSTRUCTION STAGE TO COMPLY WITH COUNCIL'S POLICY.
- 5). SITE SETOUT

a) ALL BOUNDARY CLEARANCE SHOWN ARE TO BE VERIFIED BY BUILDER AT SETOUT & PRIOR TO ANY CONSTRUCTION COMMENCEMENT.

b) ANY VARIATION TO SETOUT DIMENSIONS MUST REMAIN WITHIN COUNCIL'S MINIMUM REQUIREMENT

c) O.M.P. IS FASCIA

ACOUSTIC NOTE
BUILDER TO CHECK AND COMPLY WITH ACOUSTIC REQUIREMENTS

DRIVEWAY GRADIENT TO BE MAXIMUM 1:4

SITE DRAINAGE
DRAIN SURFACE WATER TO STREET WITH COMBINATION OR SURFACE DRAIN & STORMWATER DRAIN PIPES

SITE MEASUREMENTS
BUILDER TO CONFIRM ALL SITE MEASURENTS, LEVELS CONTOUR AND DETAIL SURVEY RECOMMENDED TO CONFIRM EXISTING SITE CONDITIONS.

RPD
LOT
S.P.
STREET
SUBURB
LOCAL AUTHORITY
PARISH
COUNTY
COUNTY
AREA

29
322408

OXLEY
BRISBANE CITY COUNCIL

1091 SQM

NOTE : TERMI MESH TO COMPLY WITH AS3660.1/95 OF BCA PRPRIETORY SYSTEM COMPRISING OF STAINLES STEEL MESH INSTALLED AS A PHYSICAL BARRIER AS REQUIRED BY TERMI-MESH AUSTRALIA P/L, INSTALLED TO MANUFACTURERS SPECIFICATION AND PENETRATIONS PART B.

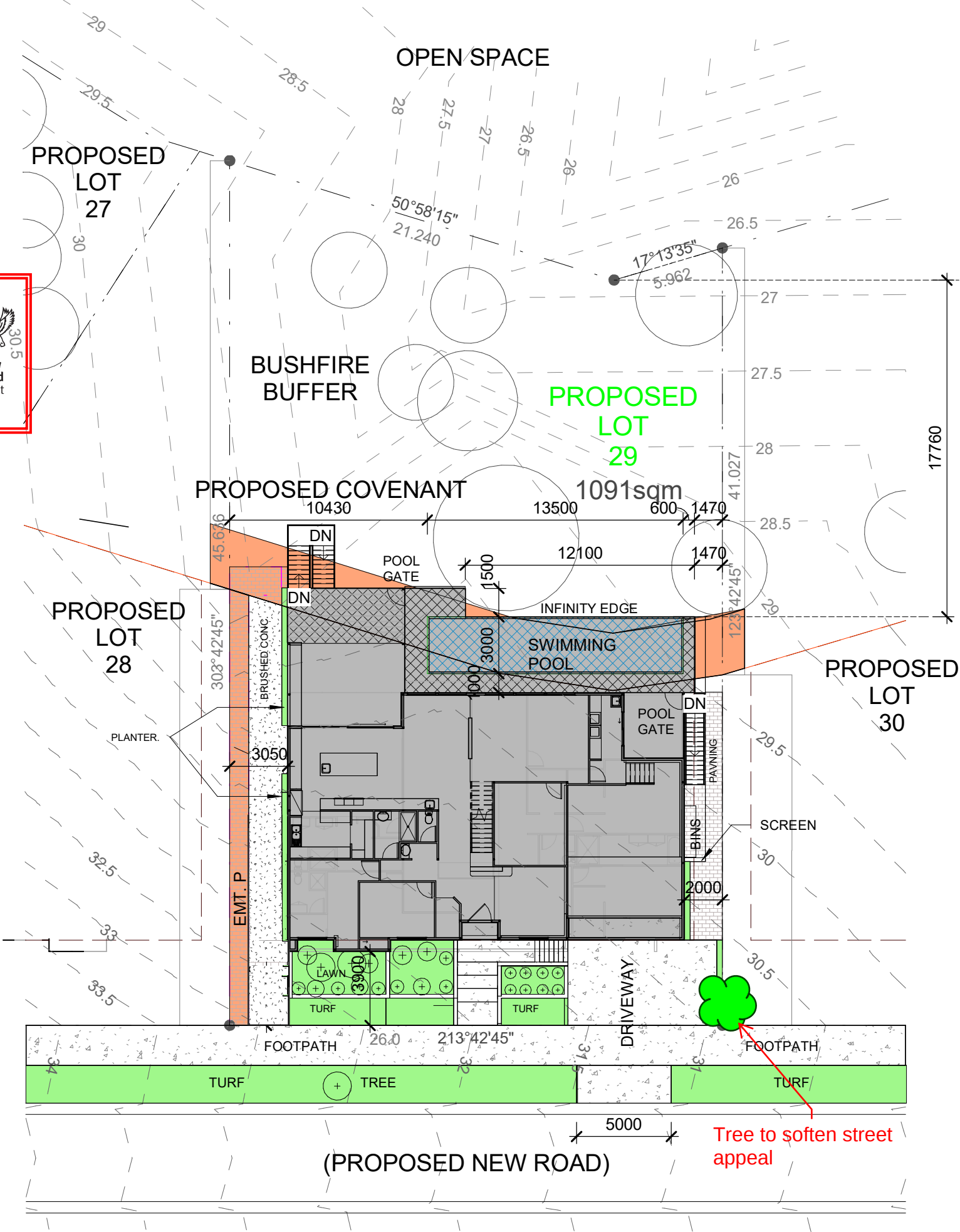
STORMWATER
CONNECT STORMWATER TO COUNCIL STORMWATER DRAINAGE POINT

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1397

Date: 1 March 2024





1 Site
1 : 250



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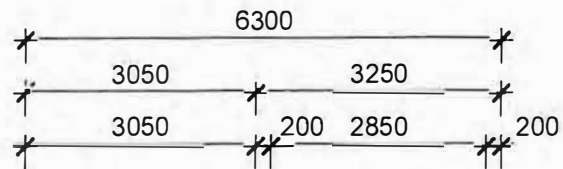
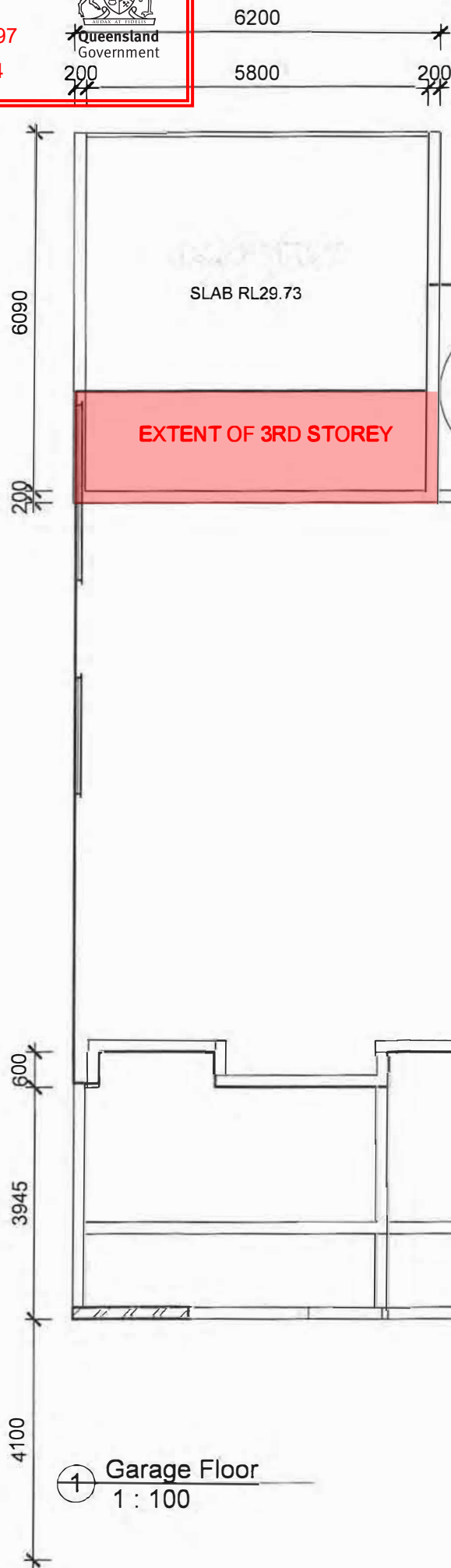
Location
Lot 29, Songbird Living Harmony
35 Whipbird Place
OXLEY

Title
Site Plan

Date 06.09.2010	Drawn AS
Scale 1 : 250	Job No. 1121
Sheet No. A101	Issue G



Queensland
Government



Economic Development Queensland
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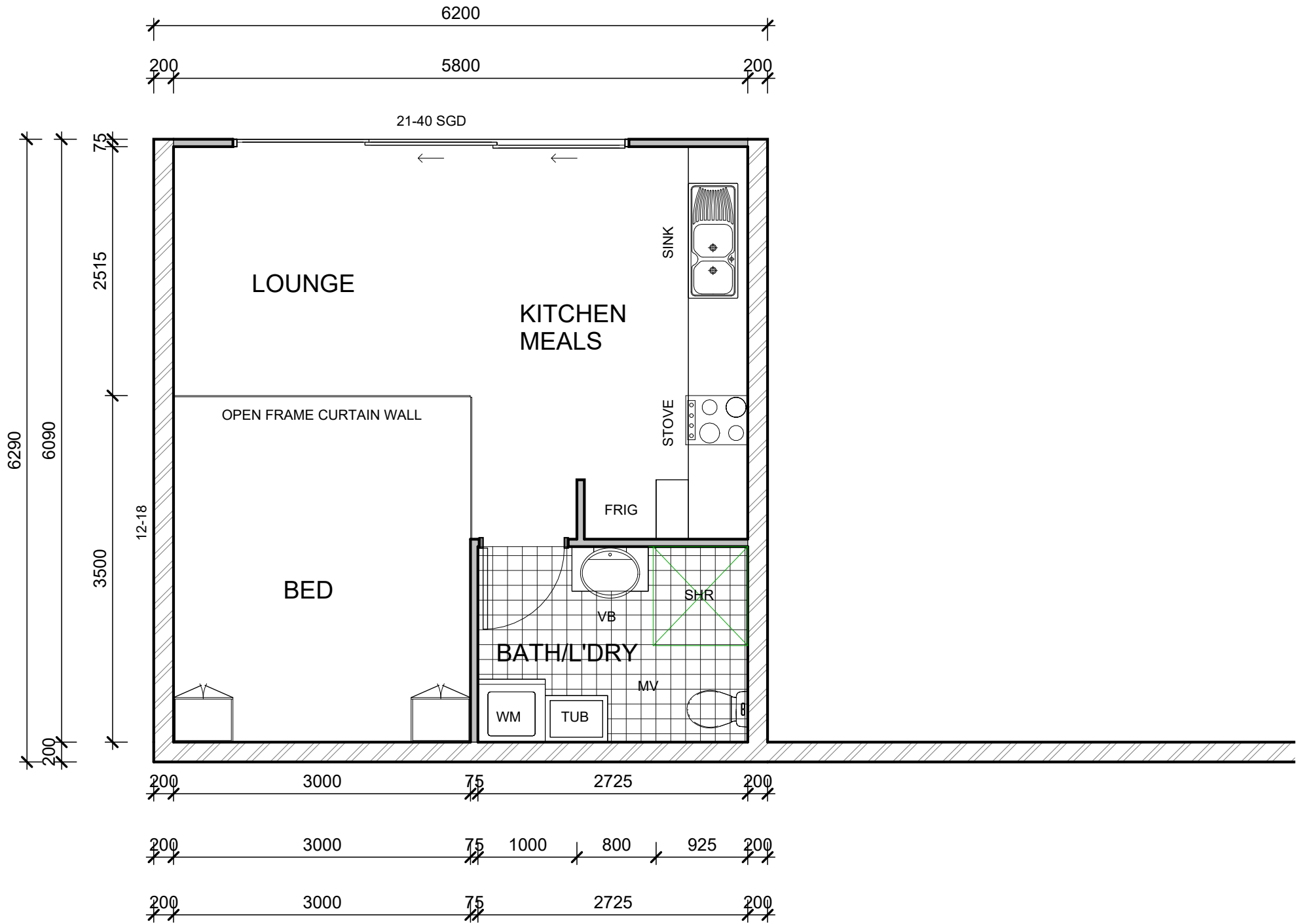
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Location
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Title
Garage Floor Plan

Date 06.09.2010	Drawn AS
Scale 1 : 100	Job No. 1121
Sheet No. A102	Issue F



1 Basement
1 : 50



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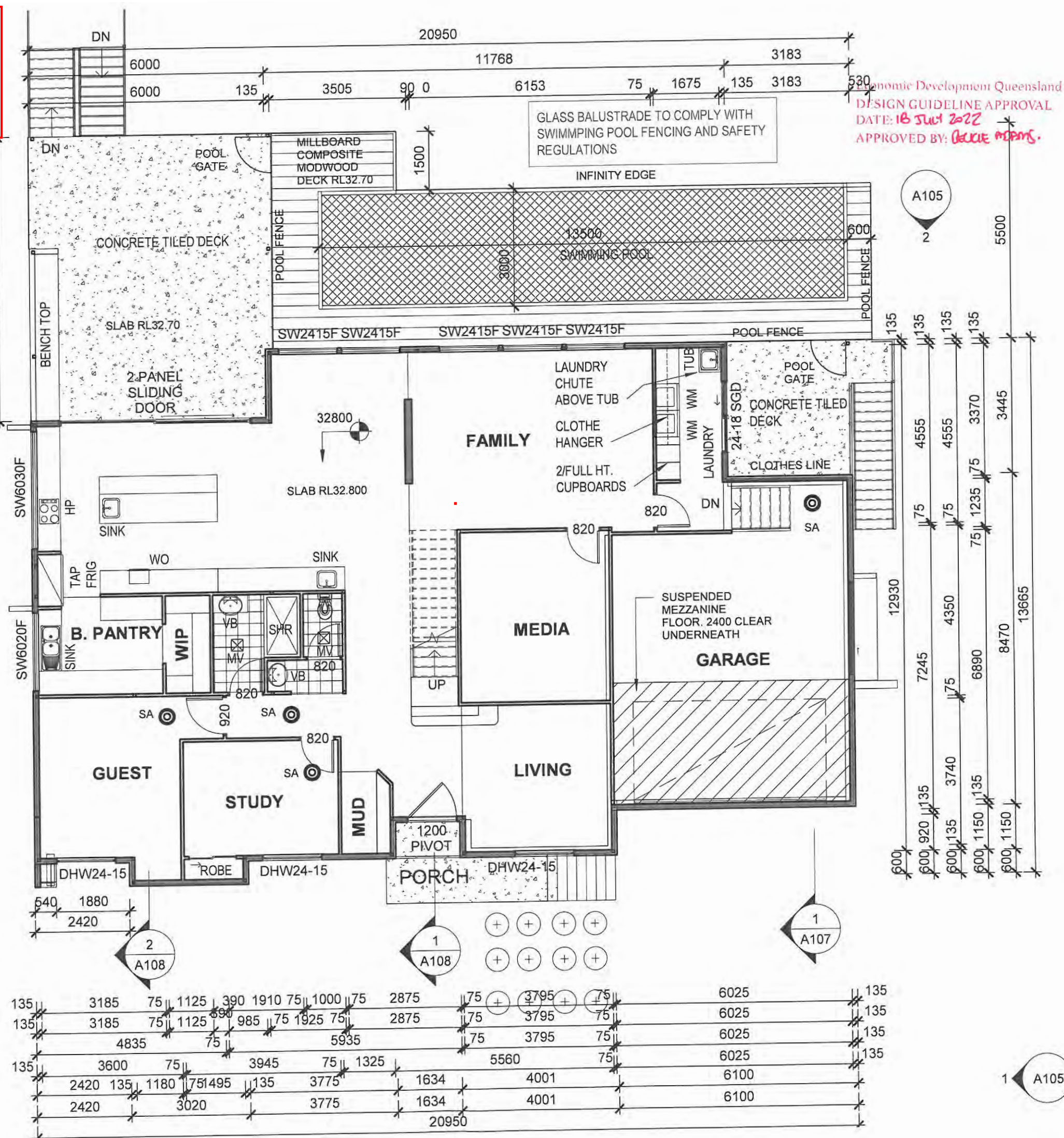
Location
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Title
Studio Unit

Date 06.09.2010	Drawn AS
Scale 1 : 50	Job No. 1121
Sheet No. A109	Issue



SA - SMOKE ALARM TO COMPLY WITH
NCC REGULATIONS AND AS 3786:2014



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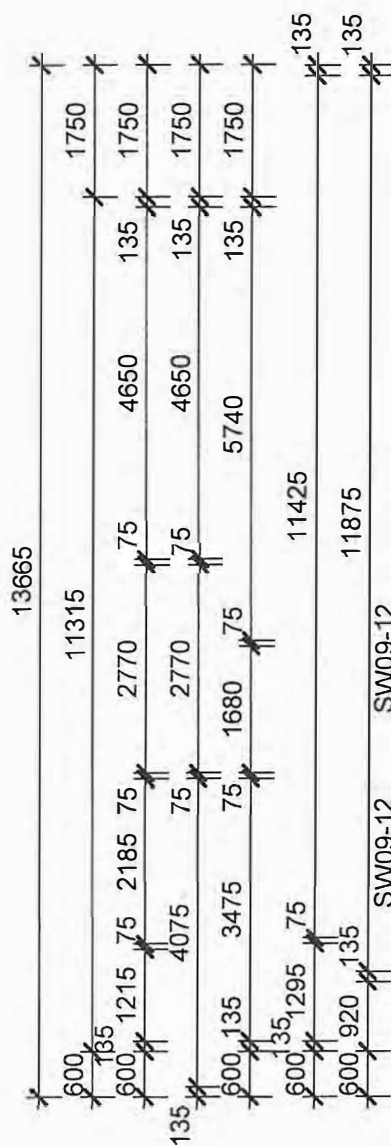
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Location
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Title
Ground Floor Plan

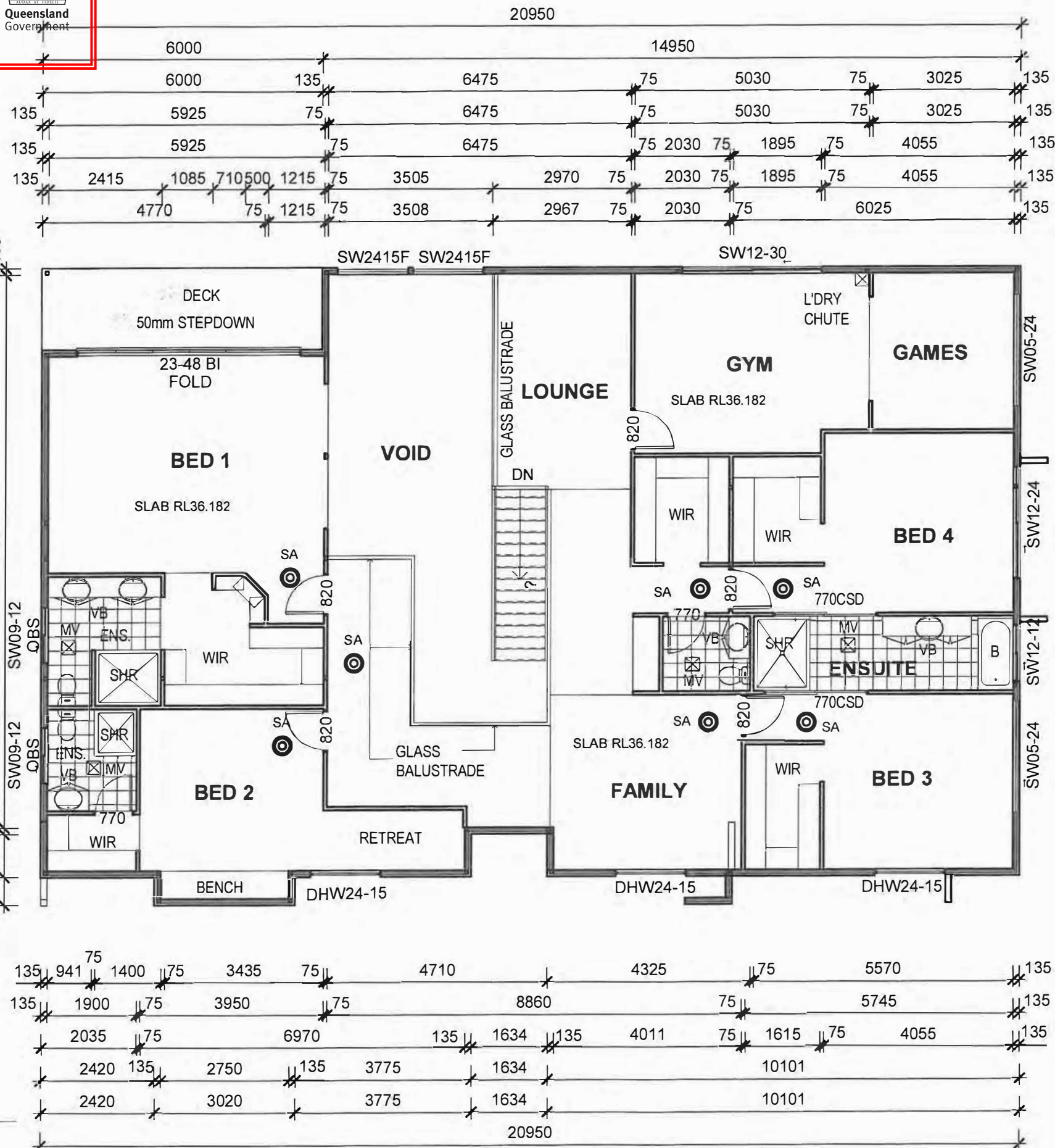
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Sheet No. A103	Issue F

A106 2

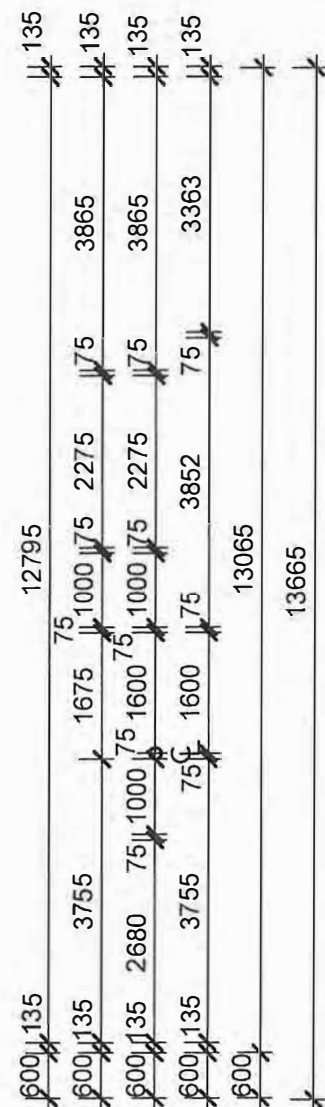


1
A106

① 1st Floor
1 : 100



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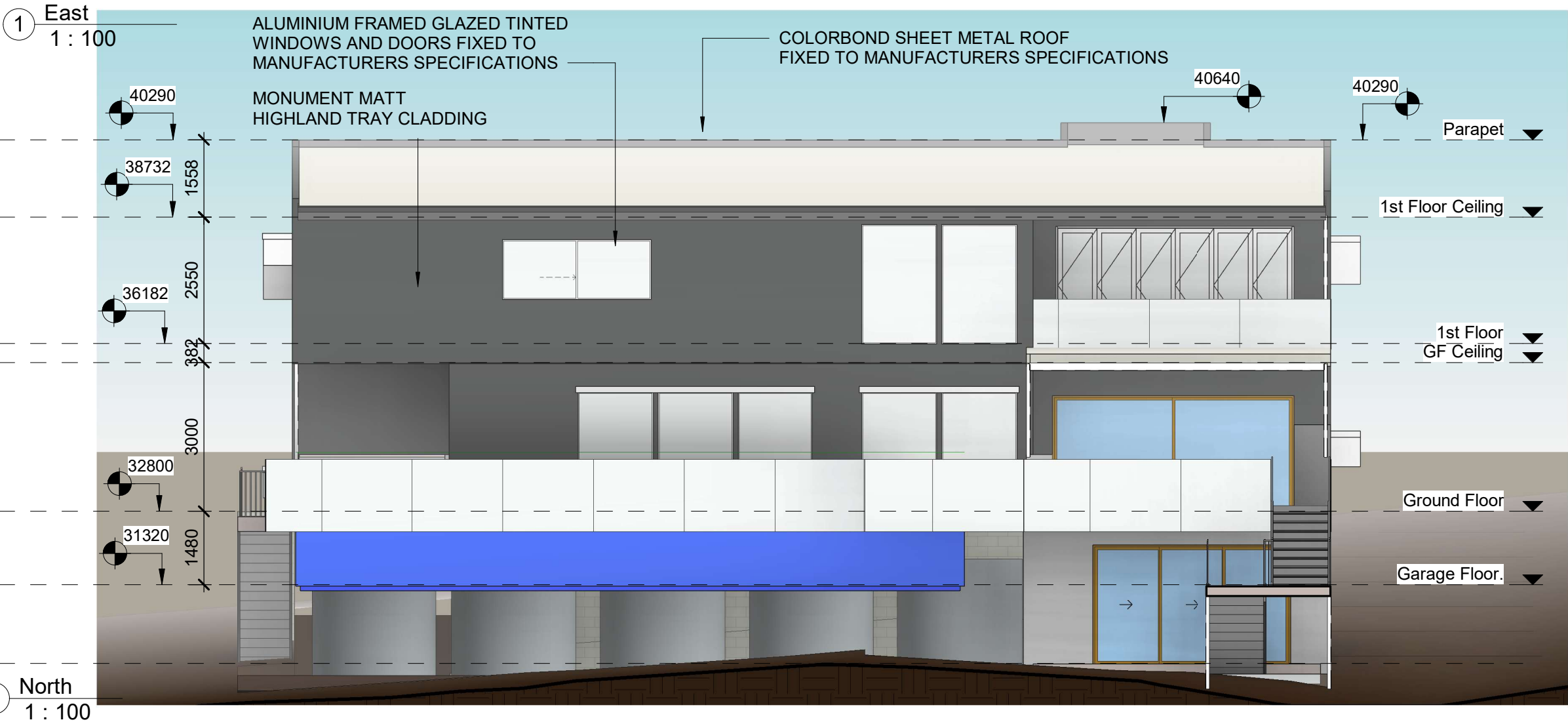
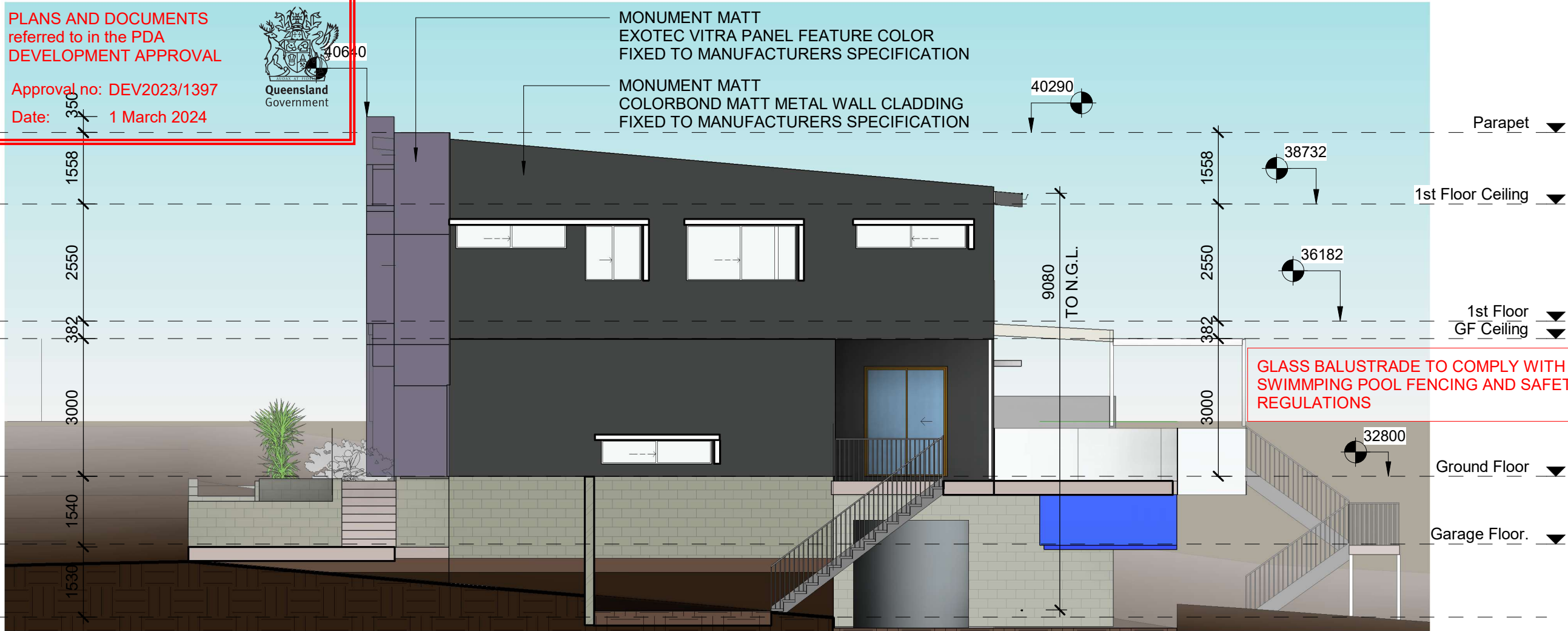
Lot 29, Songbird Living Harmony
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OXLEY

First Floor

Date 06.09.2010	Drawn AS
Scale 1 : 100	Job No. 1121
Sheet No. A104	Issue F

PLANS AND DOCUMENTS
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Location Lot 29, Songbird Living Harmony 35 Whipbird Place OXLEY	
Title Elevations	
Date 06.09.2010	Drawn AS
Scale 1 : 100	Job No. 1121
Sheet No. A105	Issue G

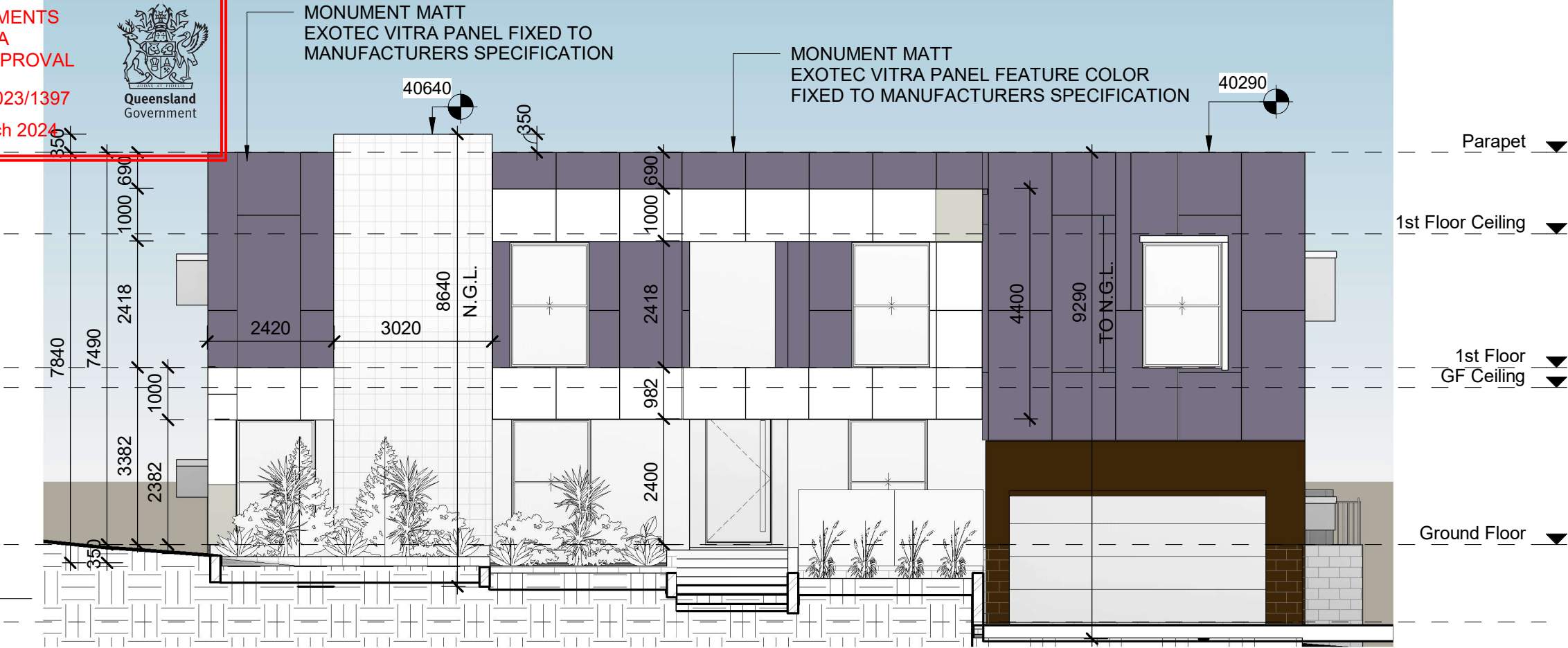
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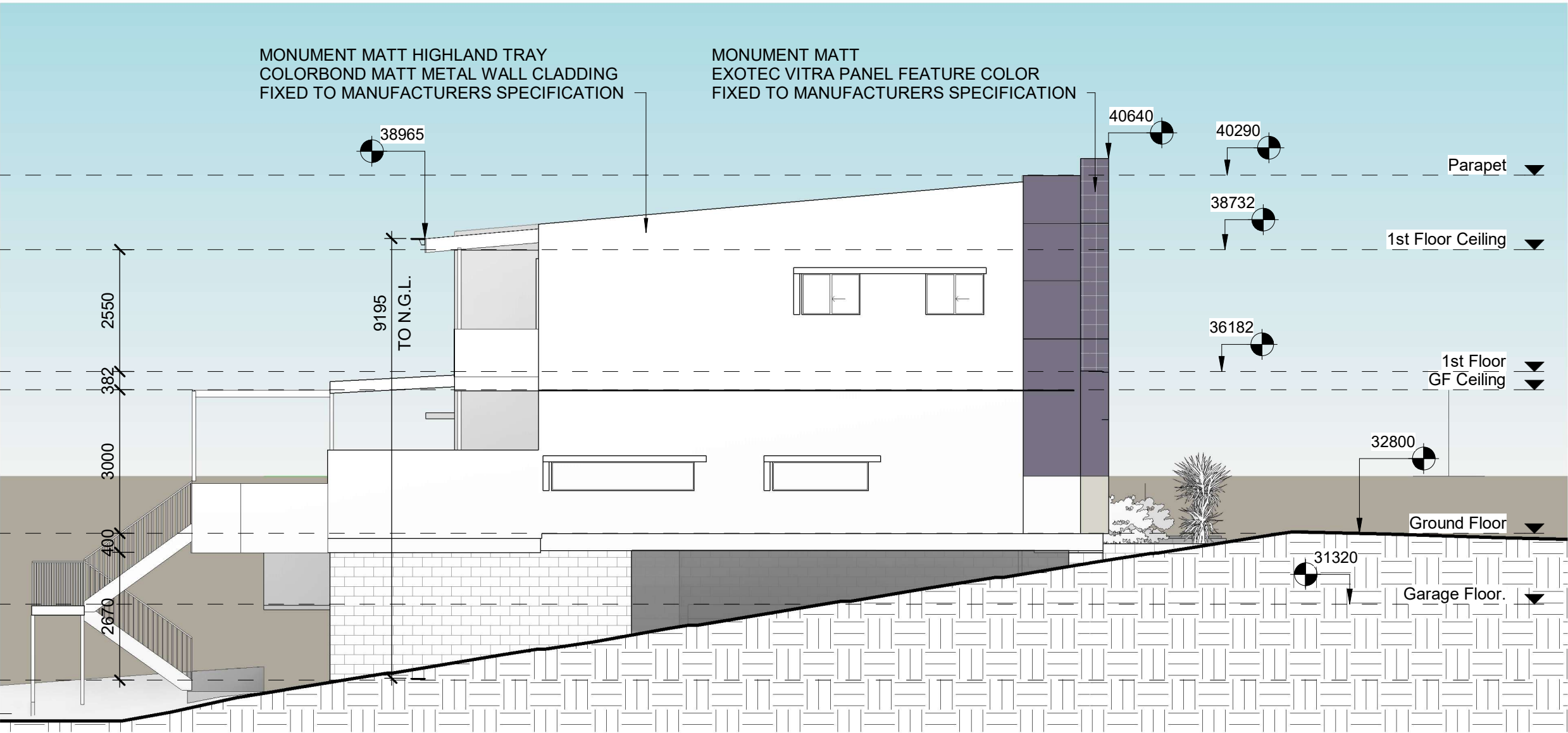
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1 South
1 : 100



2 West
1 : 100



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Title
Elevations

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10mm "Gyprock- Supaseal" plasterboard lining to ceiling and 10mm plasterboard lining to walls
6mm villaboard to wet areas.

sheet metal roof at 20.0° pitch on metal roof battens as per manufacturer's specifications

STRUCTURAL STEEL FABRICATED
ROOF TRUSSES 1200mm CENTRES

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SUSTAINABLE BUILDINGS REQUIREMENTS

A1

SHOWER ROSES TO TO BE

- (a) AN AAA RATING WHEN ASSESSED AGAINST AS/NZS 6400:2004; OR
(b) A THREE STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (WELS)

A2

- (a) THE WATER SUPPLY MUST NOT EXCEED PRESSURE LEVELS SET OUT IN AS/NZS 3500.1:2003; AND

- (b) IF THE MAINS WATER PRESSURE EXCEEDS OR COULD EXCEED 500kPa, A WATER LIMITING DEVICE IS TO BE INSTALLED TO ENSURE THAT THE MAXIMUM OPERATING PRESSURE AT ANY OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500kPa.

A3

TOILET CISTERNS MUST HAVE DUAL FLUSH CAPABILITY THAT DOES NOT EXCEED 6 LITRES ON FULL FLUSH AND 3 LITRES ON HALF FLUSH.

A4

FLOURESCENT LIGHTS OR COMPACT FLOURESCENT LIGHTS (CFLs) MUST BE USED IN AT LEAST 40% OF THE TOTAL FLOOR AREA.

A5

THE HOT WATER SUPPLY MUST BE PROVIDED BY:

- (a) A HEAT PUMP OR A SOLAR HOT WATER SYSTEM THAT IS ELIGIBLE TO RECEIVE:

- (i) AT LEAST 22 RENEWABLE ENERGY CERTIFICATES
(b) A GAS HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING.

CONSTRUCTION NOTES

WET AREA TO COMPLY B.C.A. F1.7.
PROVIDE LIFT-OFF HINGES TO WC
GARAGE SLAB MIN 70mm BELOW
MAIN FLOOR

DESIGN CRITERIA

DESIGN WIND VELOCITY N3
FRAMING FIXINGS AND BRACING TO
COMPLY WITH A.S. 1684
AND STANDARD BUILDING BY-LAWS.

NOTE :- TERMITE PROTECTION

treatment of slab to be in accordance
with B.C.A. PART 3.1.3. & A.S. 3660.1. 2000



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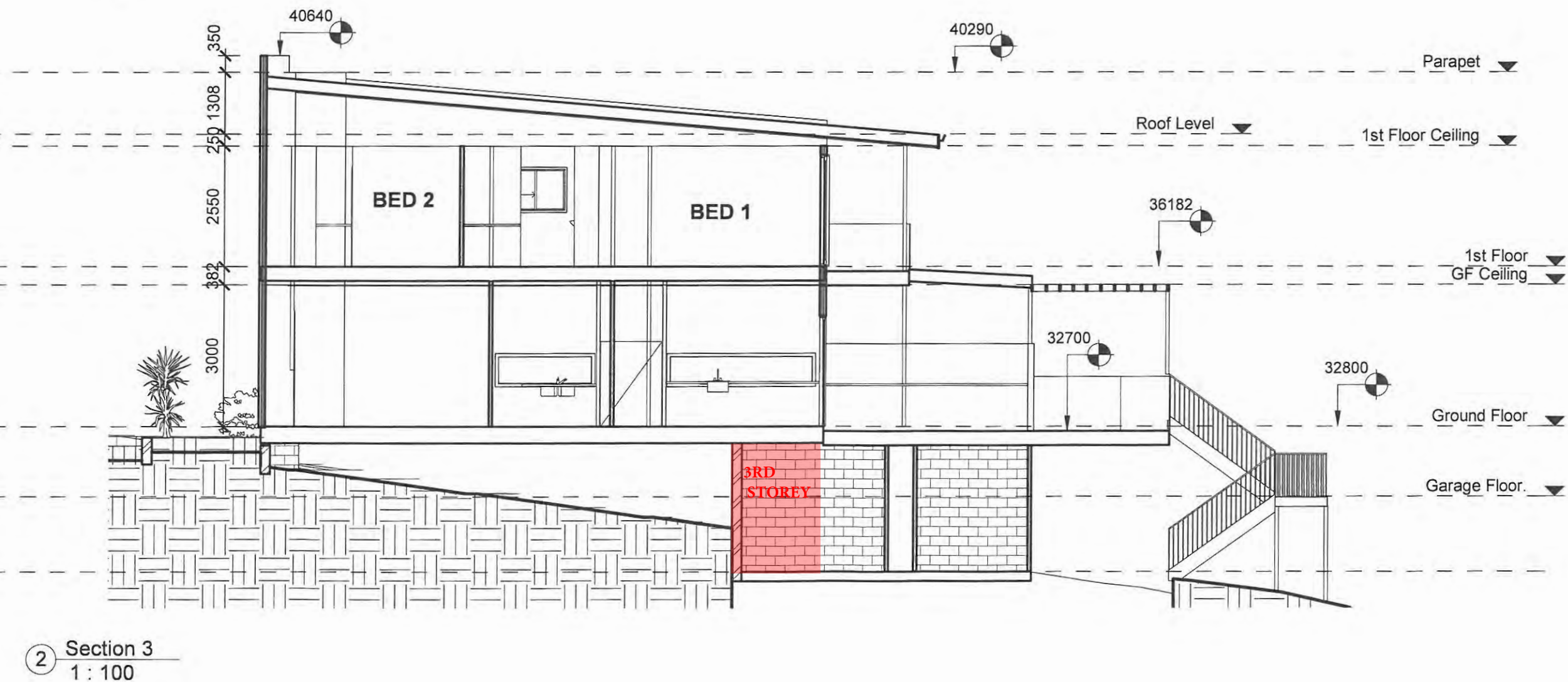
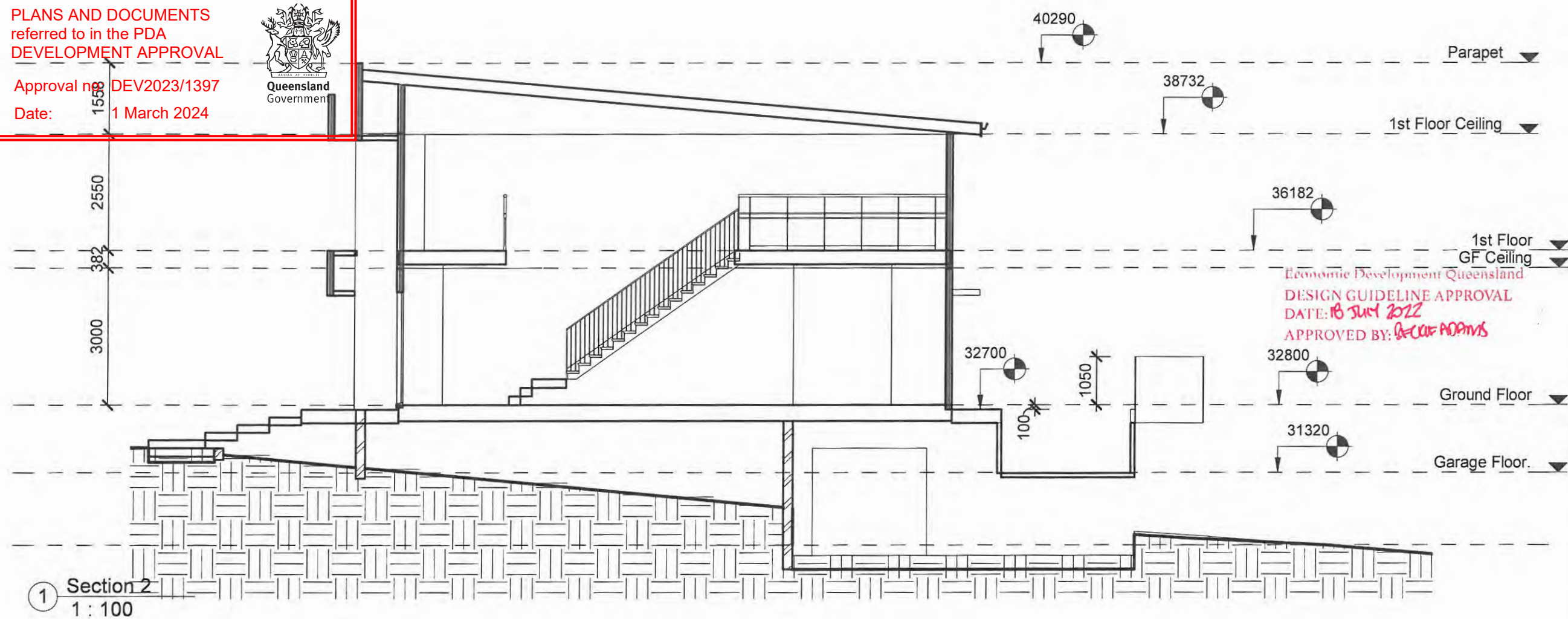
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Section Details

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