

BAL-12.5

PROVIDE BUSHFIRE RATED CONSTRUCTION TO COMPLY WITH CLAUSES 5.4, 5.5 ,5.6, AND 5.8 OF THE AUSTRALIAN STANDARD AS 3959-2018 AND SHALL INCORPORATE, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS.

PROVIDE BUSHFIRE RATED CONSTRUCTION TO COMPLY WITH CLAUSES 5.4, 5.5, 5.6, AND 5.8 OF THE AUSTRALIAN STANDARD AS 3959-2018 AND SHALL INCORPORATE, BUT IS NOT LIMITED TO, THE FOLLOWING ITEMS.

EXTERNAL WALLS

- * VENTS AND WEEPHOLES TO BE SCREENED WITH ALUMINIUM MESH WITH MAXIMUM APERTURE SIZE OF 2MM.
- * CLADDING MAY BE:- FIBRE CEMENT SHEET CLADDING NOT LESS THAN 4.5MM THICK (6MM THICK UP TO 400MM FROM GROUND & LOWER LEVEL ROOF) **OR** BUSHFIRE RESISTING TIMBER **OR** ANY COMBINATION OF THESE.
- * FINISH ALL JOINTS IN THE EXTERNAL SURFACE MATERIAL OF WALLS TO PREVENT GAPS GREATER THAN 2 MM.

SCREENS

- * SCREENS SHALL BE ALUMINIUM FRAMED WITH ALUMINIUM MESH WITH MAXIMUM APERTURE SIZE OF 2MM AND SHALL FIT WINDOW AND DOOR OPENINGS TO PREVENT GAPS GREATER THAN 2MM.
- * THE OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED.

WINDOWS

- * FRAMES AND GLAZING, IF LESS THAN 400MM FROM AN EXTERNAL 'HORIZONTAL SURFACE' SHALL HAVE FRAMES MADE FROM METAL **OR** FIRE RESISTANT TIMBER & SHALL HAVE GRADE A SAFETY GLASS MINIMUM 4MM THICK & COMPLY WITH CL 5.5.3.

DOORS

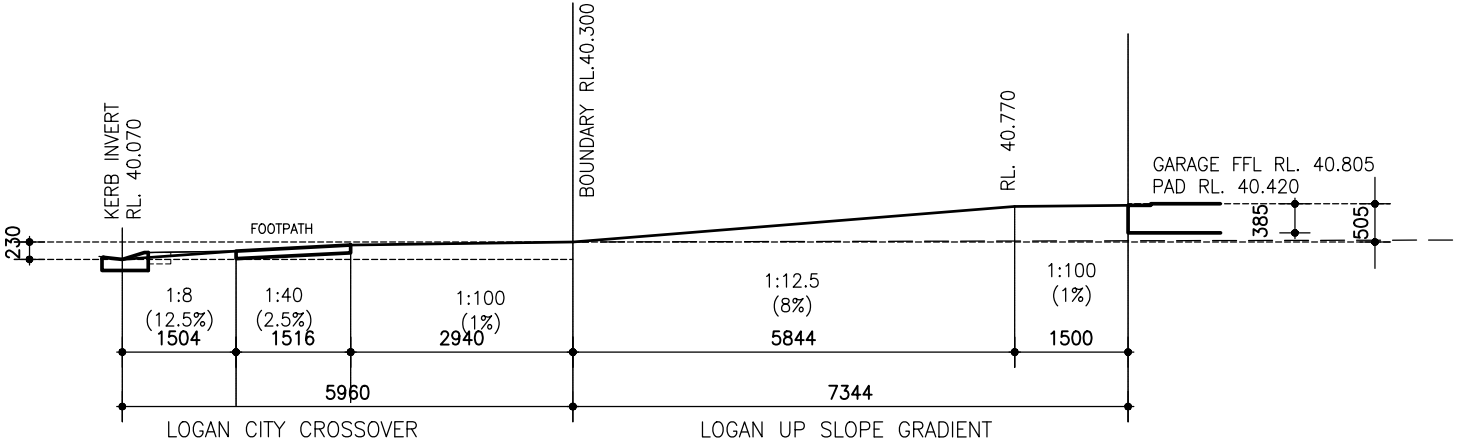
- * PROVIDE WEATHER STRIPS **OR** DRAUGHT EXCLUDERS/SEALS AT BASE OF ALL EXTERNAL HINGED DOORS.
- * FRONT ENTRY AND GARAGE REAR ACCESS DOORS (IF APPLICABLE) TO HAVE FRAMES MADE FROM METAL **OR** FIRE RESISTANT TIMBER.
- * GLAZED DOORS, IF LESS THAN 400MM FROM AN EXTERNAL 'HORIZONTAL SURFACE' SHALL HAVE FRAMES MADE FROM METAL **OR** FIRE RESISTANT TIMBER & SHALL HAVE 'GRADE A' SAFETY GLASS MINIMUM 4MM THICK & COMPLY WITH CLAUSE 5.5.3.
- * GARAGE DOORS TO BE FITTED WITH WEATHER STRIPS, DRAUGHT EXCLUDERS/SEALS (EMB-A-SEAL), WITH GAPS NOT GREATER THAN 2MM.
- *SLIDING DOORS SHALL HAVE FRAMES MADE FROM METAL **OR** FIRE RESISTANT TIMBER AND SHALL HAVE GRADE A SAFETY GLASS COMPLYING WITH AS 1288.

ROOFS

- * TILED ROOFS TO BE FULLY SARKED DIRECTLY BELOW ROOF BATTENS AND EXTENDING INTO GUTTERS AND VALLEYS. PREVENT GAPS WHERE SARKING MEETS FASCIAS, GUTTERS, VALLEYS AND THE LIKE.
- * SHEET ROOFING MAY HAVE FOIL-BACKED INSULATION INSTALLED OVER BATTENS.
- * GAPS GREATER THAN 2MM TO BE SCREENED WITH ALUMINIUM MESH WITH MAXIMUM APERTURE SIZE OF 2MM.
- * BUTTERFLY CLOSERS AT/NEAR CEILING LEVEL TO EVAPORATIVE COOLING SYSTEM OR NON COMBUSTIBLE COVER WITH MESH MADE OF SS, BRONZE OR ALUMINIUM, MAXIMUM APERTURE SIZE OF 2MM.
- * ALL TILED AND SHEET ROOFS AND EAVE PENETRATIONS (INCLUDING ROOF VENTILATORS, ROOF MOUNTED EVAPORATIVE COOLING UNITS) SHALL INCORPORATE METAL SCREENS AND BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT GAPS GREATER THAN 2MM.
- * PROVIDE ROOF VENTILATION, WITH SPARK-GUARD MESH TO COMPLY WITH NCC REQUIREMENTS, TO FULLY SARKED ROOFS.

UTILITY SERVICES

- * ALL ABOVE GROUND EXPOSED PIPES (WATER & GAS) TO BE METAL.
- * EXTERNAL WATER FILTERS TO BE ENCASED IN METAL CABINET.



APPROX. DRIVEWAY GRADIENT
SCALE 1:100

C	04.06.24	PCV02	T.T.T
B	22.04.24	DRAFTING CLARIFICATIONS	T.L.
A	08.04.24	CONTRACT DRAWINGS	T.L.
REV	DATE	AMENDMENTS	BY

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1522

Date: 26 July 2024

SIMONDS QLD CONSTRUCTIONS P/L ACN 144 869 643

OBCC LICENCE NUMBER 1192095

HEAD OFFICE 3894 PACIFIC HIGHWAY, LOGANHOLME QLD 4129

INTERNET www.simonds.com.au

TELEPHONE (07) 3457 8000

ENQUIRIES Email: enquiries@simonds.com.au Ph: 1300 SIMONDS

Spec: **METRO RANGE (QLD)**
(STANDARD)
- DEVELOPMENT DIVISION PURPOSE ONLY -

CONTRACT PLANS

© COPYRIGHT 2003 SIMONDS IP Pty Ltd (ACN 144 839 805) (ABN 56 144 839 805)
NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.

View: **COVER SHEET**

Customer: **R. YOUNG & C. MILLER**

Address: **LOT 12, 16 RESERVE DRIVE FLAGSTONE**

C

Sheet No: **1.0**

Scale: **NTS@A3**

Date: **08.04.24**

House: **CARNABY 19_175-12.5A**

Facade: **BROOK**

Drawn: ST	Job No: Q6006
Design: X00X	Mastered: B.T
	Checked: X00X

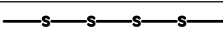
PROPERTY DETAILS:	
LOT:	Lot 12
SP/RP:	SP/RP
LOCAL AUTHORITY:	Logan C.C.
BRISWAY REF:	UNKNOWN

SITE DETAILS	
SOIL REPORT BY:	Intrax
REPORT NUMBER:	222910
SITE SOIL CLASSIFICATION:	'M' Class
WIND CLASSIFICATION:	N'2'

SLAB DETAILS	
DWELLING & GARAGE:	Waffle Pod
SLAB SITE CUT & FILL TO:	PAD RL. 40.420 (AHD)
HOUSE FFL RL. (AHD)	FFL RL. 40.730 (AHD)
GARAGE PAD RL. (AHD):	N/A
FALL OVER BUILDING PLATFORM:	370 mm
CUT (Max 1:2 Batter):	170 mm
FILL (Max 1:3 Batter):	200 mm
SLAB FREEBOARD:	385mm (H)
REBATE TO HOUSE:	190mm (H) Rebate
STEPDOWN TO ALFRESCO:	190mm
STEPDOWN TO PORCH:	105mm
STEPDOWN TO GARAGE:	NIL

BUILDING PLATFORM HEIGHT SHOWN IS APPROX. ONLY & MAY VARY ON SITE DUE TO SITE CONDITIONS.

 DENOTES AREA OF ADDITIONAL SITE SCRAPE DUE TO WAFFLE POD STEP DOWN

SEWER PIPE 

DETAIL SURVEY

THIS IS NOT AN IDENTIFICATION SURVEY

	SEWER MANHOLE		GRATED PIT
	ELECTRICITY PIT		SIDE ENTRY PIT
	ELECTRICITY CABINET		JUNCTION PIT
	TBM		UNKNOWN PIT
	WATER VALVE		TELSTRA PIT
	SPOT HEIGHT		GAS METER
	WATER TAP		SEWER VENT
	WATER METER		SIGN
	POWER POLE		GAS VALVE
	P.S.M.		SEWER INSPECTION SHAFT
	FIRE HYDRANT		
	FIRE PLUG		
	LIGHT POLE		EVERGREEN TREE HEIGHT 5m SPREAD 3m

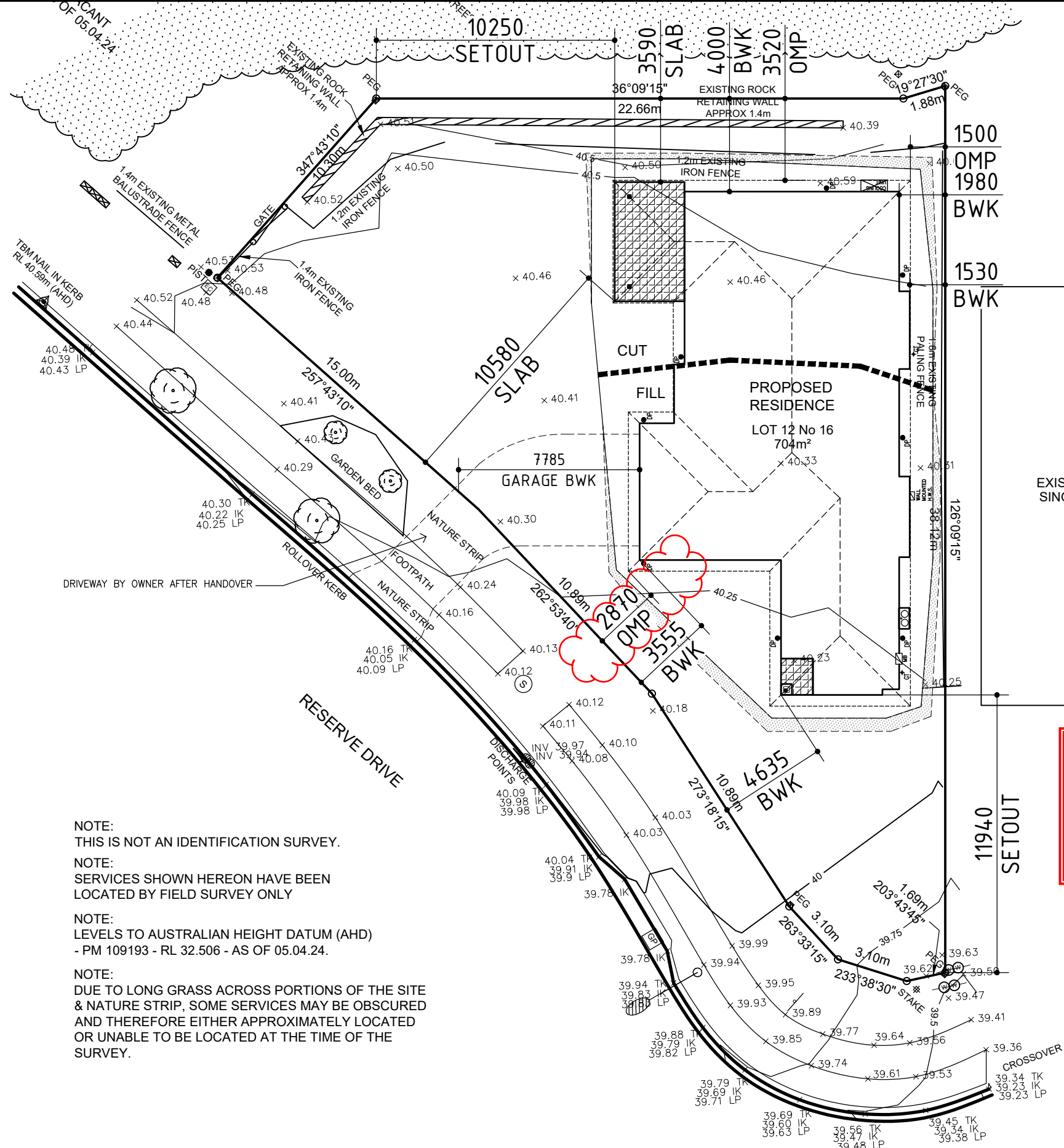


52A Tiger Street West Ipswich
QLD 4305
07 3567 0800

South Melbourne 03 8371 0100
Geelong 03 5221 8282
New South Wales 02 4869 5666
South Australia 08 8155 0223

A.B.N. 31 106 483 252
www.intrax.com.au

Civil - Forensic - Hydraulic - Structural - Surveying - Residential
Geotechnical - Building Services
This drawing is copyright to Intrax Consulting Engineers, no part of this drawing shall be used for any other purpose
without the prior written consent of Intrax Consulting Engineers.



OWNER ACKNOWLEDGMENT

- NOMINATED LANDSCAPE PLAN IS AS PER REQUIREMENTS OF THE DEVELOPER'S COVENANT & BUILDING GUIDELINES.
- THE OWNER HAS BE MADE AWARE THAT ANY AMENDMENTS TO THE PLAN AT THE TIME OF INSTALLATION MUST BE APPLIED FOR FROM THE DEVELOPER AND APPROVED PRIOR TO COMMENCEMENT OF THE WORKS.
- ALL NOTED WORKS WITHIN THIS DRAWING ARE TO BE PERFORMED BY THE OWNER UNLESS SPECIFICALLY NOMINATED IN THE CONTRACT DOCUMENTS.
- SIMONDS IS NOT ASSOCIATED / OR REQUIRED TO PERFORM THE WORKS STATED ON THIS DRAWING. IT IS THE OWNERS RESPONSIBILITY TO COMPLETE THE LANDSCAPING REQUIREMENTS AFTER FORMAL HANDOVER OF RESIDENCE.
- UNLESS SPECIFICALLY NOTED IN THE CONTRACT DOCUMENT THE BUILDER HAS PROVIDED THIS PLAN FREE OF CHARGE AND ANY AMENDMENTS MAY INCUR A FEE.

DENOTES AREA OF ADDITIONAL SITE SCAPE DUE TO WAFFLE POD STEP DOWN

SEWER PIPE

DETAIL SURVEY

THIS IS NOT AN IDENTIFICATION SURVEY

(S)	SEWER MANHOLE	(GP)	GRADED PIT
(E)	ELECTRICITY PIT	(SEP)	SIDE ENTRY PIT
(EC)	ELECTRICITY CABINET	(JP)	JUNCTION PIT
(TBM)	TBM	(UNK)	UNKNOWN PIT
(WV)	WATER VALVE	(TEL)	TELSTRA PIT
(GAS)	GAS METER	(SV)	SEWER VENT
(SIGN)	SIGN	(GV)	GAS VALVE
(SIS)	SEWER INSPECTION SHAFT		
(FIRE)	FIRE HYDRANT		
(FIRE)	FIRE PLUG		
(EVS)	EVERGREEN TREE		
(PEB)	PEBBLES / HARD LANDSCAPING		

NOTE:
THIS IS NOT AN IDENTIFICATION SURVEY.

NOTE:
SERVICES SHOWN HEREON HAVE BEEN LOCATED BY FIELD SURVEY ONLY

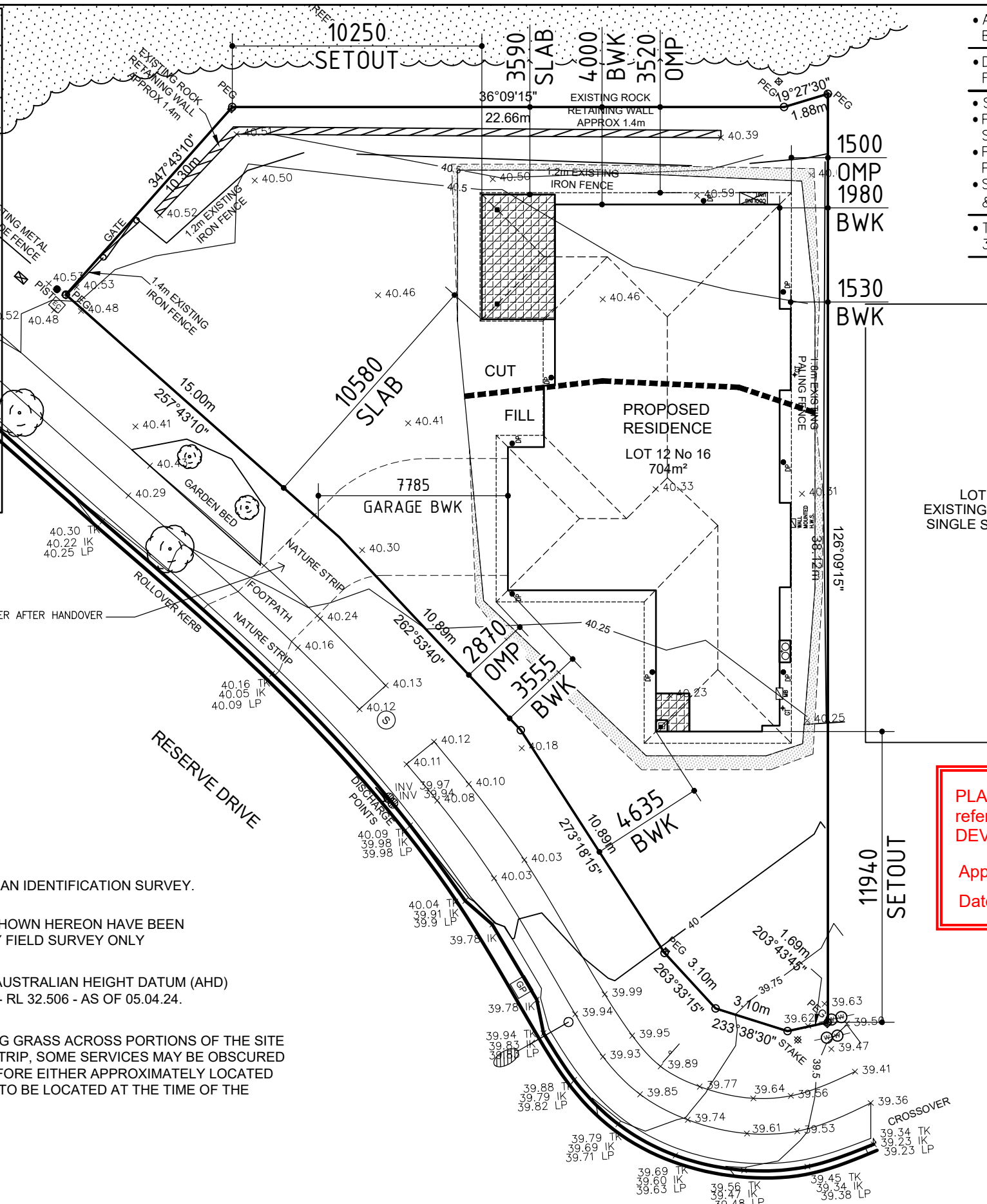
NOTE:
LEVELS TO AUSTRALIAN HEIGHT DATUM (AHD)
- PM 109193 - RL 32.506 - AS OF 05.04.24.

NOTE:
DUE TO LONG GRASS ACROSS PORTIONS OF THE SITE & NATURE STRIP, SOME SERVICES MAY BE OBSCURED AND THEREFORE EITHER APPROXIMATELY LOCATED OR UNABLE TO BE LOCATED AT THE TIME OF THE SURVEY.

Intrax
LANDSCAPE PLAN FOR COUNCIL & DEVELOPER
APPROVAL ONLY (ALL WORKS BY OWNER u.n.o)

SIMONDS OLD CONSTRUCTIONS P/L ACN 144 869 643 OBCC LICENCE NUMBER 1192095
HEAD OFFICE 3894 PACIFIC HIGHWAY, LOGANHOLME QLD 4129 INTERNET www.simonds.com.au
TELEPHONE (07) 3457 8000 ENQUIRIES Email: enquiries@simonds.com.au Ph: 1300 SIMONDS

SIMONDS



PLAN - RENDER AREA

SELECTED CERAMIC
FLOOR TILING

ELEVATION A

PRIVACY LEVER SET TO
BATHROOM & WC

PROVIDE SEALED INSITU WASTE
CONNECTION TO GROUND FLOOR
BATH & WC, GROUND & FIRST
FLOOR SHOWER WASTE POINTS

SMOKE DETECTOR TO A.S 3786 -
MULTIPLE POINTS TO BE INTERCONNECTED

MANHOLE

ALL WET AREAS TO COMPLY WITH AS 3740

NOTE: ALL SANITARY COMPARTMENTS TO COMPLY WITH
CURRENT B.C.A. PART 3.8.3.3.

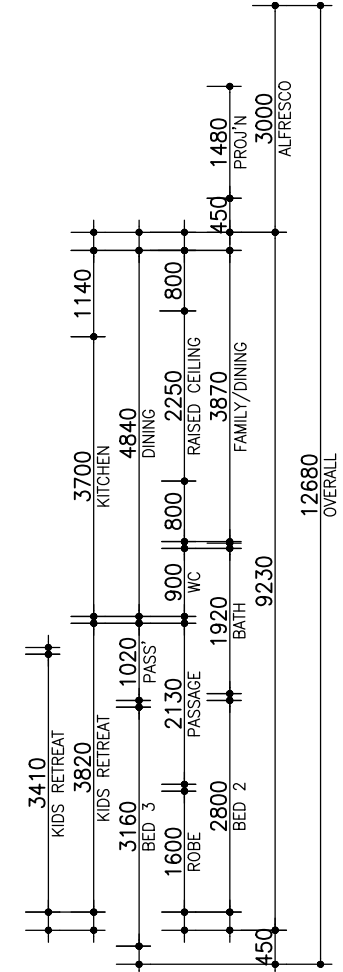
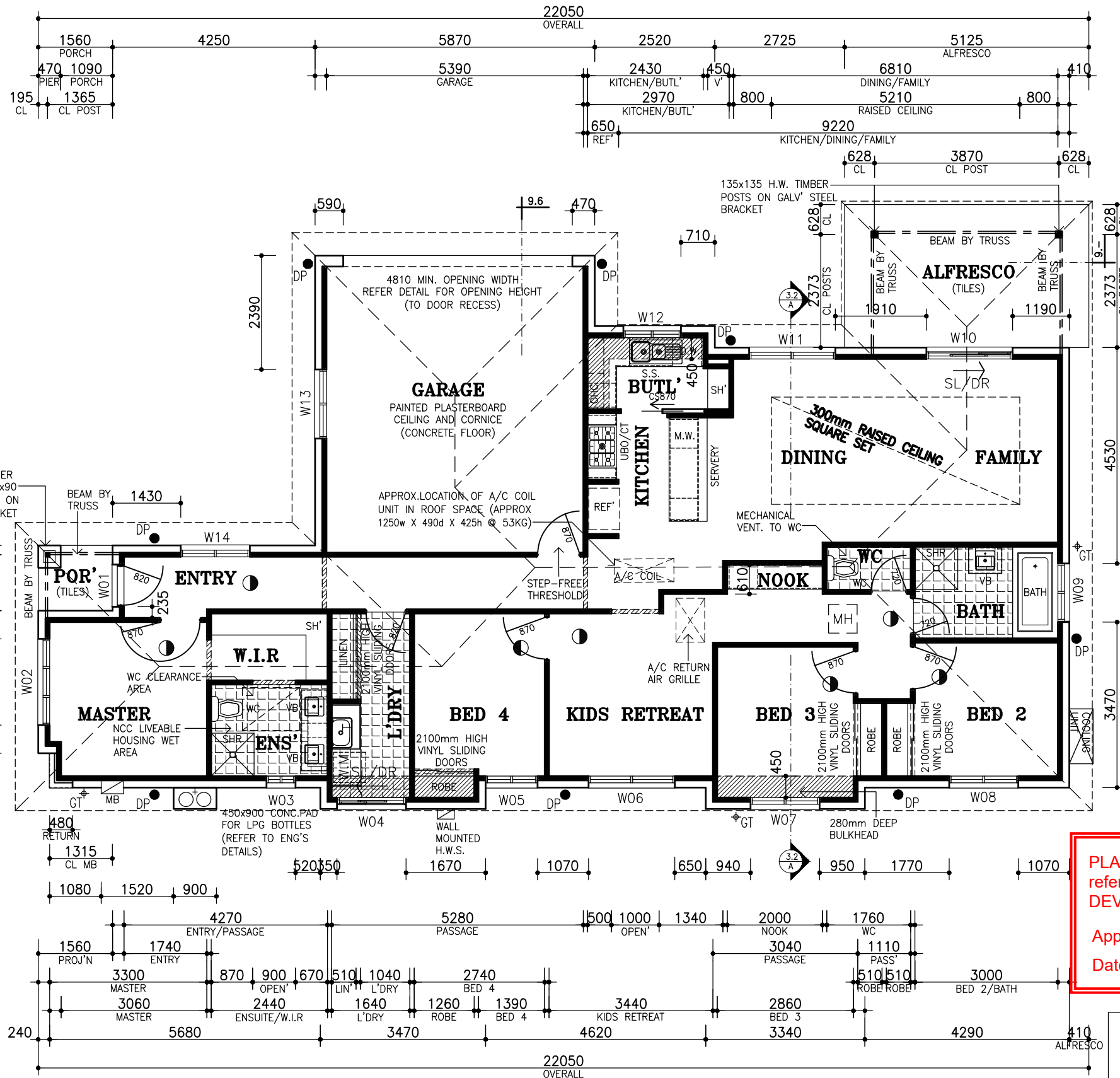
NOTE: REF. FRE. WM. CD. DW INDICATE POSITION
ONLY.

ELEVATION B

ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS



- DENOTES 300mm DEEP BULKHEAD TO
PLASTER FACE - UNLESS NOTED OTHERWISE.
REFER ALSO INTERNAL ELEVATIONS.
NOTE: DIMENSIONS LOCATING
WINDOWS ARE NOMINAL.
NOTE: ALL INTERNAL DOOR HEIGHTS TO BE
2040mm. HIGH UNLESS OTHERWISE NOTED.
NOTE: DIMENSIONS FOR WALL SETOUT
ARE NOMINAL & TO FACE OF STUDWORK.
NOTE: BULKHEADS & NBS ARE
NOMINAL SIZES ONLY.
NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS
DISTANCE TO PAN IS 1.2m OR GREATER
NOTE: DOWN PIPE LOCATIONS ARE INDICATIVE,
EXACT LOCATIONS TO BE CONFIRMED PRIOR
TO POP PENETRATIONS TO GUTTERING.



ELEVATION C

ELEVATION D

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1522

Date: 26 July 2024



Ground Floor:	153.38	sq.m	16.51	sqs
Subtotal:	153.38	sq.m	16.51	sqs
Porch:	2.14	sq.m	0.23	sqs
Garage:	35.53	sq.m	3.82	sqs
Alfresco:	15.38	sq.m	1.66	sqs
Total Area:	206.42	sq.m	22.22	sqs

SIMONDS OLD CONSTRUCTIONS P/L ACN 144 869 643 OBCC LICENCE NUMBER 1192095
HEAD OFFICE 3894 PACIFIC HIGHWAY, LOGANHOLME QLD 4129 INTERNET www.simonds.com.au
TELEPHONE (07) 3457 8000 ENQUIRIES Email: enquiries@simonds.com.au Ph: 1300 SIMONDS

SIMONDS

Spec: **METRO RANGE (QLD)**
(STANDARD)
- DEVELOPMENT DIVISION PURPOSE ONLY -

CONTRACT PLANS

© COPYRIGHT 2003 SIMONDS IP Pty Ltd (ACN 144 839 805) (ABN 56 144 839 805)
NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.

View: **GROUND FLOOR PLAN**

Customer: **R. YOUNG & C. MILLER**

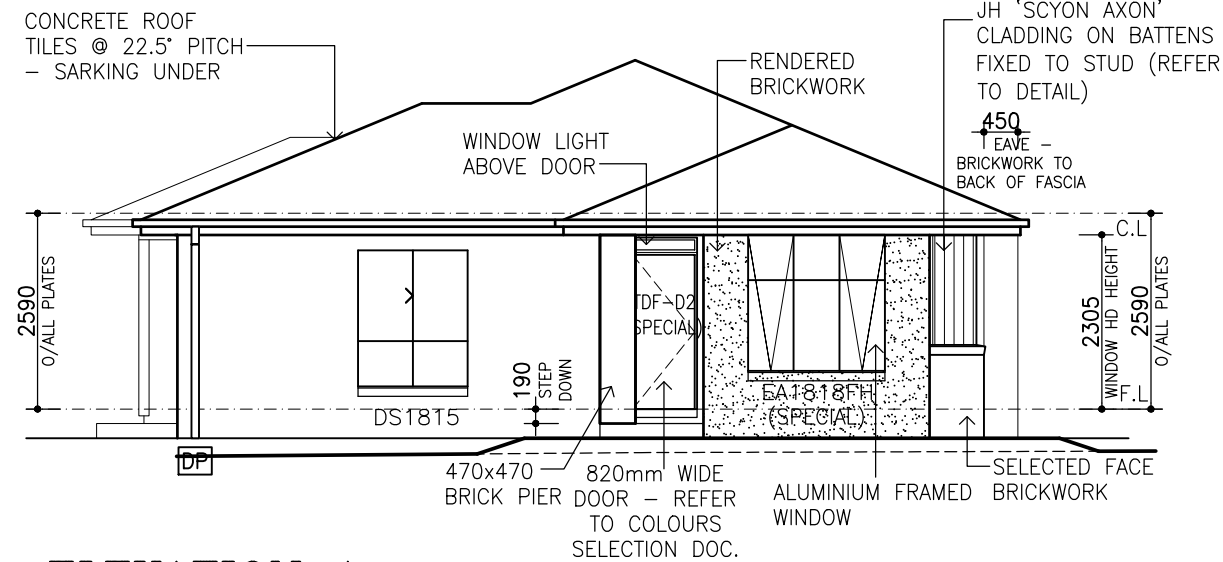
Address: **LOT 12, 16 RESERVE DRIVE FLAGSTONE**

Sheet No:
2.1

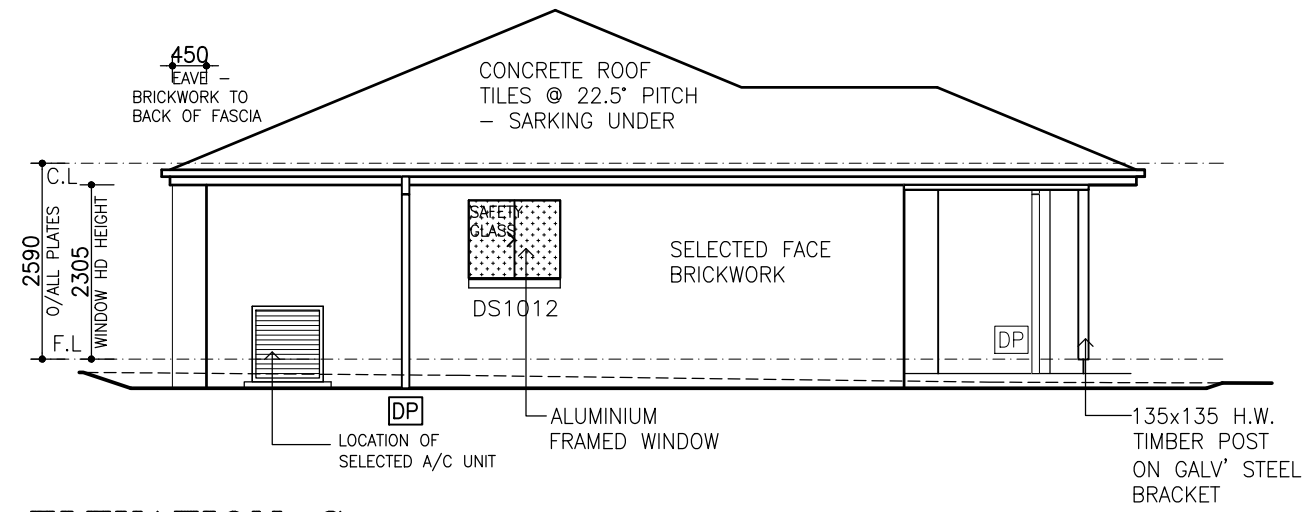
Scale: 1:100@A3
Date: 08.04.24

House: **CARNABY 19_175-12.5A**
Facade: **BROOK**
Drawn: **ST** Job No: **Q6006**
Design: **X00X** Mastered: **B.T** Checked: **X00X**

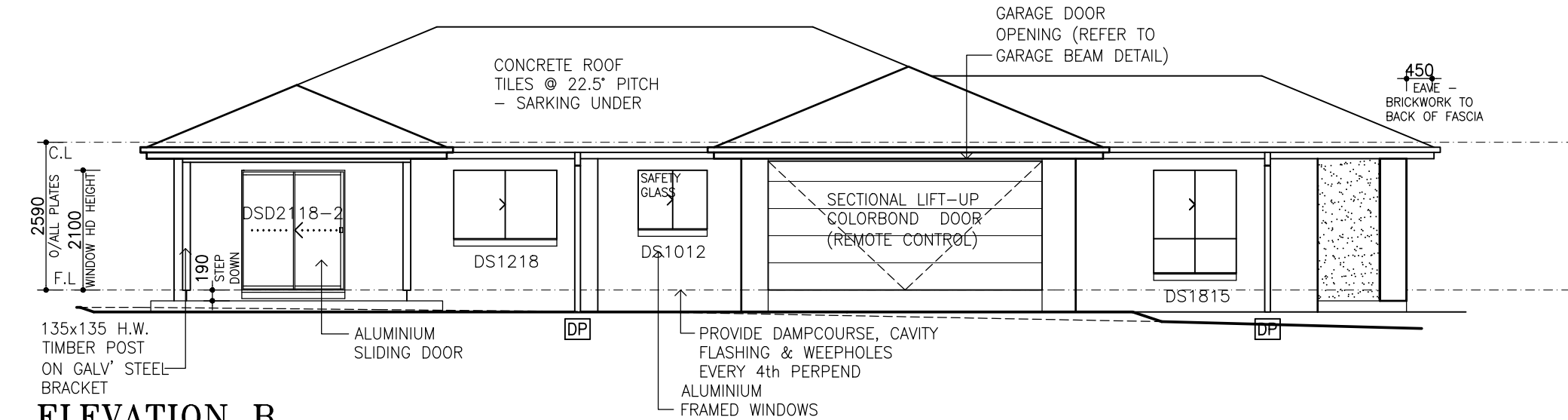
ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS



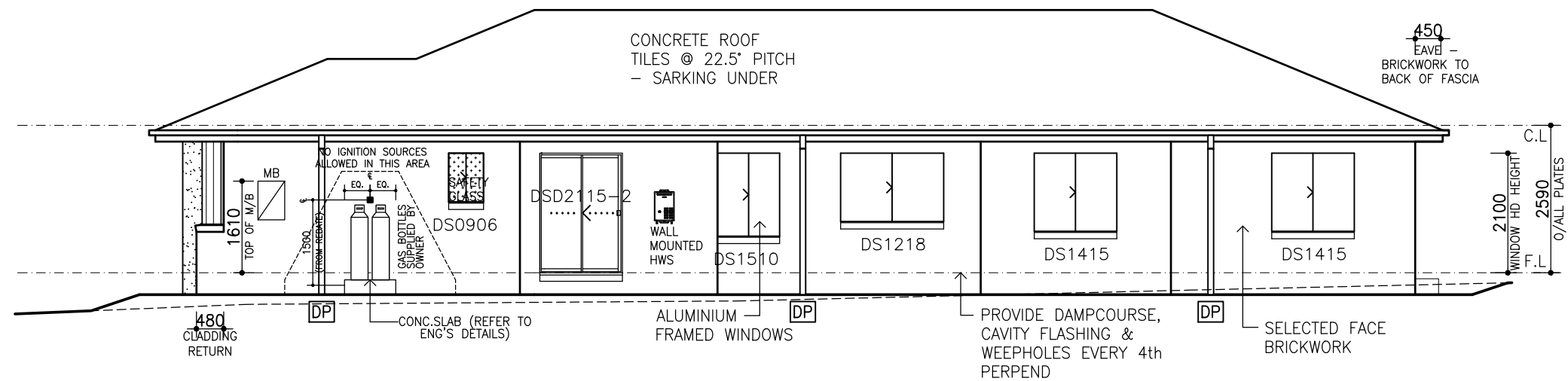
ELEVATION A



ELEVATION C



ELEVATION B



ELEVATION D

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1522

Date: 26 July 2024



- DENOTES SLIDING WINDOW
- DENOTES AWNING WINDOW
- DENOTES LOW-E GLAZING
- DENOTES DOUBLE GLAZING
- DENOTES DECOR SATIN GLAZING
- DENOTES TRANSLUCENT GLAZING

NOTE: ALL WINDOWS TO BE SET AT 2100mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL

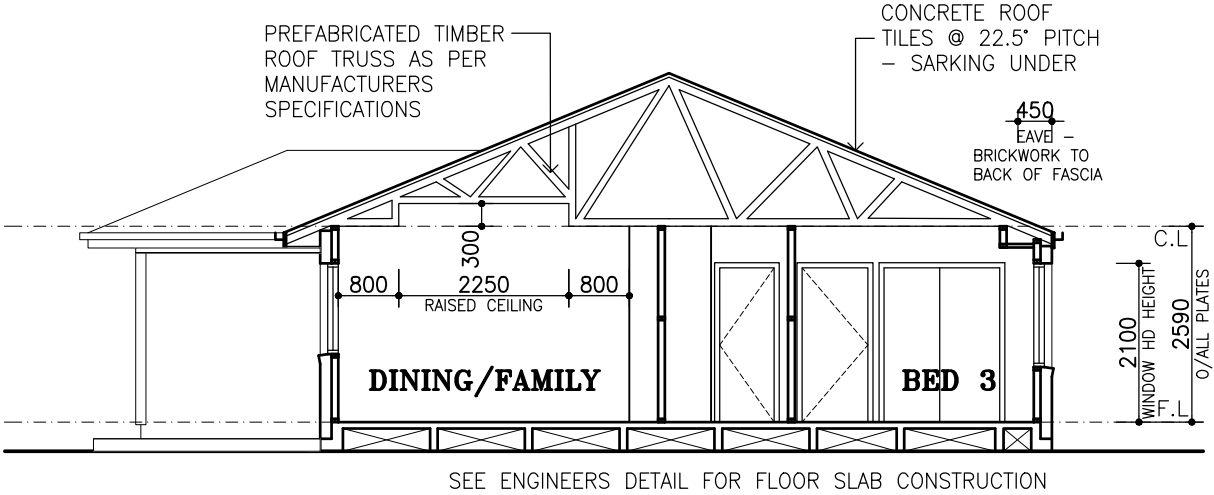
NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.

NOTE: CONTROL JOINTS TO ENGINEERS RECOMMENDATIONS

SIMONDS OLD CONSTRUCTIONS P/L ACN 144 869 643 OBCC LICENCE NUMBER 1192095 HEAD OFFICE 3894 PACIFIC HIGHWAY, LOGANHOLME QLD 4129 INTERNET www.simonds.com.au TELEPHONE (07) 3457 8000 ENQUIRIES Email: enquiries@simonds.com.au Ph: 1300 SIMONDS	Spec: METRO RANGE (QLD) (STANDARD) - DEVELOPMENT DIVISION PURPOSE ONLY -	View: ELEVATIONS 1	C	Scale: 1:100@A3 Date: 08.04.24	House: CARNABY 19_175-12.5A		
	CONTRACT PLANS © COPYRIGHT 2003 SIMONDS IP Pty Ltd (ACN 144 839 805) (ABN 56 144 839 805) NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.	Customer: R. YOUNG & C. MILLER			Facade: BROOK		
		Address: LOT 12, 16 RESERVE DRIVE FLAGSTONE			Sheet No: 3.1	Drawn: ST	Job No: Q6006
						Design: X00X	Mastered: B.T



ALL GLASS TO CONFORM WITH AS1288-2006 : GLASS IN BUILDINGS



SECTION A-A

STANDARD INCLUSIONS FOR ENERGY EFFICIENCY REQUIREMENTS :

- SWEEP FANS TO ALL BEDROOMS, LIVING & ALFRESCO
- DRAFT STOPPERS TO EXHAUST FANS
- ALUMINIUM IMPROVED WINDOWS THROUGHOUT
- DOOR SEALS ONLY TO EXTERNAL DOORS.
- SEALS AROUND ALL EXTERNAL WINDOWS.
- R 3.5 GLASSWOOL BATTS TO CEILINGS (INCLUDING ALFRESCO & GARAGE)
- STANDARD SISALATION WRAP + R 2.0 GLASSWOOL BATTS TO ALL BRICK VANEER WALLS (INCLUDING GARAGE)
- BREATHABLE WALL WRAP + R 2.0 GLASSWOOL BATTS TO CLADDING WALLS

FURTHER INCLUSIONS REQUIRED TO ACHIEVE 6 STAR ENERGY RATING TO BE CONFIRMED UPON RECEIPT OF APPROVED REPORT FROM ACCREDITED ENERGY RATER

NOTES:
PROVIDE INSULATION TO CEILING DIRECTLY UNDER ROOF SPACE.
EXCLUDES INSULATION TO GROUND FLOOR CEILING UNDER 1ST FLOOR OF DOUBLE STOREY HOMES.

HEATING AND COOLING DUCTWORK

DUCTWORK FOR HEATING & COOLING SYSTEMS SHALL COMPLY WITH A.S. 4254 & A.S./N.Z.S. 4859.1- IN ACCORDANCE WITH BCA TABLE FOR CLIMATE ZONE REQUIREMENTS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1522
Date: 26 July 2024



NOTE: ALL STRUCTURAL TIMBER SIZES TO BE IN ACCORDANCE WITH AS1684 NATIONAL TIMBER FRAMING CODE.

NOTE: ROOF TRUSSES TO MANUFACTURERS DESIGN & SPECIFICATION.

NOTE: REFER TO ALL ENGINEERS DETAILS FOR STRUCTURAL MEMBERS.

NOTE: ALL WINDOWS TO BE SET AT 2155mm O/A HEAD UNLESS NOMINATED OTHERWISE/IF BRICKWORK OVER, ADJUST HEAD HEIGHT TO WITHIN 5-10mm OF LINTEL.

NOTE: DIMENSIONS TO STRUCTURAL TIMBERS AND FACE OF BRICKS EXCLUDING BATTENS, PLASTERBOARD, ETC.

NOTE: WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE - UNLESS OTHERWISE INDICATED ALL WALL DIMENSIONS, EXTERNAL 240mm B/VENEER -INTERNAL 90mm TIMBER STUD.

NOTE: STEPS/STAIRS TREADS MIN 240mm RISERS MAX 190mm HANDRAILS & BALUSTRADE 1000mm MIN HIGH BALUSTERS MAX 125mm SPACING.

NOTE: NOMINATED THICKNESS AND SIZE OF MATERIALS IS INDICATIVE ONLY AND MAY BE VARIED - BUT NOT REDUCED - AT THE DISCRETION OF SIMONDS HOMES.

NOTE: FINISHED CEILING HEIGHT IS SUBJECT TO CEILING BATTENS (WHERE APPLICABLE), CEILING LINING AND FLOOR FINISH.

NOTE: PROVIDE BACKFILL TO ALL EXTERNAL OPENINGS TO PROVIDE A 190mm MAX. STEP UP INTO HOUSE AS PER BCA REQUIREMENTS.

NOTE: PROVIDE COMPACTED BACKFILL MIN 1.0m WIDE WITH MIN. 50mm FALL AWAY FROM PERIMETER OF FLOOR SLAB

NOTE: SOLAR COLLECTOR PANELS ROOF LOCATION IS INDICATIVE ONLY, LOCATION & SIZE IS DEPENDANT ON FINAL SITE ORIENTATION & TO MANUFACTURER'S RECOMMENDATION.

NOTE: INSTANTANEOUS HWS LOCATION SHOWN ON PLAN IS INDICATIVE ONLY AND IS SUBJECT TO SITE CONDITIONS.

NOTE: DOOR PULL HANDLES TO BE SET AT 55mm FROM THE EDGE OF DOOR.

NOTE: LIFT-OFF HINGES TO W.C. DOOR UNLESS DISTANCE TO PAN 1.2m OR GREATER.

NOTE: MANHOLE (MH) POSITION SHOWN ON PLAN IS INDICATIVE ONLY & IS SUBJECT TO LOCATION OF STRUCTURAL FRAMING.

NOTE: DAMPCOURSE WITH WEEPHOLES & CAVITY FLASHINGS IN ACCORDANCE WITH AS 4773.2-2015

NOTE: ALL PLIABLE MEMBRANES INSTALLED TO COMPLY AND BE IN ACCORDANCE WITH NCC CLAUSE 3.8.7.2, AS 4200.1 & AS 4200.2

NOTE: CONDENSATION MANAGEMENT AS PER CLAUSE 3.8.7.3 OF NCC 2019. EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST BE DISCHARGED DIRECTLY VIA A SHAFT OR DUCT TO OUTDOOR AIR.

- DENOTES LOW-E GLAZING
- DENOTES DOUBLE GLAZING
- DENOTES DECOR SATIN GLAZING
- DENOTES TRANSLUCENT GLAZING

SIMONDS QLD CONSTRUCTIONS P/L ACN 144 869 643 OBCC LICENCE NUMBER 1192095 HEAD OFFICE 3894 PACIFIC HIGHWAY, LOGANHOLME QLD 4129 INTERNET www.simonds.com.au TELEPHONE (07) 3457 8000 ENQUIRIES Email: enquiries@simonds.com.au Ph: 1300 SIMONDS SIMONDS	Spec: METRO RANGE (QLD) (STANDARD) - DEVELOPMENT DIVISION PURPOSE ONLY -	View: ELEVATIONS 2	C Sheet No: 3.2	Scale: 1:100@A3 Date: 08.04.24	House: CARNABY 19_175-12.5A
	CONTRACT PLANS	Customer: R. YOUNG & C. MILLER			Facade: BROOK
	© COPYRIGHT 2003 SIMONDS IP Pty Ltd (ACN 144 839 805) (ABN 56 144 839 805) NOT TO BE REPRODUCED IN PART OR WHOLE WITHOUT EXPRESS PERMISSION.	Address: LOT 12, 16 RESERVE DRIVE FLAGSTONE			Drawn: ST Job No: Q6006
					Design: X00X Mastered: B.T Checked: X00X