

PROPOSED DWELLING FOR :
TD & DL PROPERTY HOLDINGS TR PTY LTD ATF TD & DL PROPERTY HOLDINGS TR TRUST
LOT 73, NO. 13 WELLSPRING DRIVE
RIVERBEND QLD 4280

Lot 73 on SP345739
Local Auth: LOAGN CITY COUNCIL



GENERAL NOTES

1. THE BUILDING CODE OF AUSTRALIA (NCC.) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUST. (AS.) CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.
2. CHECK ALL DIMENSIONS OF SITE AND BUILDING(S) SETOUT PLANS AND CHECK AGAINST SURVEYORS SITE SETOUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT THE COMPILED VIDE TITLE.
3. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.
4. CHECK HYDRAULIC AND MECHANICAL PLANS FOR SETOUT AND SIZING OF SERVICE DUCT(S) WHERE & IF APPLICABLE.
5. CO-ORDINATE ALL CONSULTANTS DOCUMENTS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE RELEVANT CONSULTANT(S) PRIOR TO THE CONSTRUCTION OF THAT PART OF THE WORKS.
6. CHECK ON SITE - OPENINGS BEFORE FABRICATION OF DOORS, WINDOWS & ANY OTHER FIXTURES. GIVEN SIZES ARE FOR QUOTATION PURPOSES ONLY AND MUST BE CONFIRMED ON SITE.
7. CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT CONFIRM WITH THE RELEVANT CONSULTANT.
8. REFER SPECIFIC CONDITIONS OF BUILDING APPROVAL FOR ANY ADDITIONAL REQUIREMENTS.
9. ENSURE DOORS TO SANITARY COMPARTMENTS COMPLY WITH THE BUILDING CODE OF AUSTRALIA F4P5 AND HAVE EITHER:
(a) LIFT OFF HINGES FOR INWARD SWINGING DOORS, or
(b) OUTWARD SWINGING DOORS.
10. ALL AREAS UNDER BUILDING WORK TO BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH AN APPROVED METHOD UNDER AS.3660.1
11. STEEL FRAMING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (NCC.), PLUS ALL AMENDMENTS, FRAMING CODE AS.4100 - STEEL STRUCTURES

AUSTRALIAN STANDARDS

ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND THE CURRENT BUILDING ACT.

SMOKE ALARMS TO COMPLY WITH NCC. PART H3D6 AND WITH A.S. 3786.

ALUMINIUM FRAMED, GLAZED JOINERY SHALL BE INSTALLED IN ACCORDANCE WITH A.S.1288 "INSTALLATION OF GLASS IN BUILDINGS"

WET AREAS SHALL BE WATERPROOFED IN ACCORDANCE WITH AS.3740 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS"

AREAS OF BUILDING TO BE TERMITE PROTECTED SHALL BE DONE SO IN ACCORDANCE WITH AS.3660.1 "PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES" PART 1:NEW BUILDINGS.



Not to scale - measurements approximate. ALLEGRA HOMES reserves the right to make alterations without notice.
© Copyright ALLEGRA HOMES. For illustration purposes only - refer to Working Drawings. Colours shown are not indicative of final colour selection.

REQUIREMENTS FOR SUSTAINABLE BUILDINGS

FOR NEW CLASS 1 BUILDING INCLUDING DUAL-OCCUPANCY RESIDENCES RENOVATED BATHROOMS IN AN EXISTING CLASS 1 AND A SOLE-OCCUPANCY UNIT OF AN EXISTING CLASS 2 FOR BUILDING.

REFER TO ENERGY EFFICIENCY REPORT

ACCEPTABLE SOLUTIONS:

SHOWER ROSES: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)
THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS, OR WHERE THE BATHROOM OF THESE BUILDING RENOVATIONS. SHOWER ROSES TO BE 3 STAR RATING UNDER WATER EFFICIENCY LABELLING SCHEME (WELS) OR A AAA RATING WHEN ASSESSED AGAINST AS/NZ 6400:2005 WATER EFFICIENT PRODUCTS- RATING AND LABELLING.

WATER PRESSURE LIMIT: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)
THE MAXIMUM PRESSURE LEVEL OF WATER FROM ANY OUTLET WITHIN THE PROPERTY BOUNDARIES OF A NEW CLASS 1 BUILDING MUST NOT EXCEED 500KPA. COMPLIANCE CAN BE ACHIEVED THROUGH THE INSTALLATION OF A WATER PRESSURE LIMITING DEVICE IN LINE WITH THE WATER METER. WHERE IT IS KNOWN THAT THE PRESSURE LEVEL OF THE WATER SUPPLY DOES NOT EXCEED 500KPA, WATER PRESSURE LIMITING DEVICE IS NOT REQUIRED.

DUAL FLUSH TOILETS:
THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS OR WHERE TOILETS ARE REPLACED IN THE BATHROOMS OF THESE BUILDING CLASSIFICATIONS UNDERGO RENOVATIONS. A TOILET MUST HAVE A DUAL FLUSH CAPACITY THAT DOES NOT EXCEED 6 LITRES ON FULL FLUSH AND 3 ON HALF FLUSH.

ENERGY EFFICIENT LIGHTING:
THIS APPLIES TO NEW CLASS 1 BUILDINGS INCLUDING DUAL-OCCUPANCY REFER TO THE ENERGY EFFICIENCY REPORT

HOT WATER SUPPLY: (IN A NEW CLASS 1)
A SUITABLE HOT WATER SYSTEM INCLUDES:
A) A ELECTRIC HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING

DESIGN TO BE GENERALLY IN ACCORDANCE WITH THE RIVERSTONE SPRINGS PLAN OF DEVELOPMENT

METAL ROOF - N2
TIMBER FRAME

COMPLIANT WITH NCC
2022 & LIVEABLE
HOUSING

CONSTRUCTION TO
COMPLY WITH BAL TBC
AS PER A.S.3959-2018

SHEET INDEX	
Layout No.	Name
01	COVER PAGE
02	SITE PLAN
03	LANDSCAPE PLAN
04	GROUND FLOOR PLAN
05	ELEVATIONS
06	ELEVATIONS
07	ELEVATIONS
08	ELECTRICAL PLAN
09	ROOF PLAN
10	SLAB PLAN
11	SECTIONS & DETAILS
12	SECTIONS
13	FLOOR COVERINGS
14	INTERNAL ELEVATIONS - UNIT 1
15	INTERNAL ELEVATIONS - UNIT 1
16	INTERNAL ELEVATIONS - UNIT 2
17	INTERNAL ELEVATIONS - UNIT 2
18	FLOOR WASTE DETAILS
19	REINFORCEMENT DETAILS

J:\01 ESTATES\Riverstone springs\Lot 73, 13 Wellspring Drive, Riverbend\WA - LOT 73 WELLSPRING DRIVE.pln

 © THIS PLAN IS COPYRIGHT PROPERTY OF SOUTHCOAST BUILDING GROUP PTY LTD T/A ALLEGRA HOMES	HEAD OFFICE Suite 401, Level 4 / 12 Short Street, Southport QLD 4215 ph: 07 5606 8978 e: info@allegrahomes.com.au w: allegrahomes.com.au ABN: 86 150 874 418 QBCC: 15029088	· THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION BY OTHERS. SOUTHCOAST BUILDING GROUP PTY LTD T/A ALLEGRA HOMES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY THIRD PARTIES. · THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF ALLEGRA HOMES. · BUILDER'S WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTING AND FIXTURES.	Client Details: TD & DL PROPERTY HOLDINGS TR PTY LTD ATF TD & DL PROPERTY HOLDINGS TR TRUST LOT 73, NO. 13 WELLSPRING DRIVE 'RIVERSTONE ESTATE (STAGE 3)', RIVERBEND QLD 4280 SP345739	Design: SANTORINI DUPLEX Facade: CLASSIC	Drawing Title: COVER PAGE	<table><tr><th>Issue</th><th>Date</th><th>Description</th><th>By</th></tr><tr><td>PA</td><td>17/07/2026</td><td>PRELIMINARY PLANS</td><td>SW</td></tr><tr><td>PB</td><td>29/09/2026</td><td>INFO FOR EDQ APPROVAL</td><td>LR</td></tr><tr><td>PC</td><td>04/08/2026</td><td>ADDITIONAL NOTES</td><td>LR</td></tr><tr><td>-</td><td>-</td><td>-</td><td>-</td></tr><tr><td>-</td><td>-</td><td>-</td><td>-</td></tr></table>	Issue	Date	Description	By	PA	17/07/2026	PRELIMINARY PLANS	SW	PB	29/09/2026	INFO FOR EDQ APPROVAL	LR	PC	04/08/2026	ADDITIONAL NOTES	LR	-	-	-	-	-	-	-	-	PRELIMINARY NOT FOR CONSTRUCTION	Issue: PC 1:100 Drawing Scale @ A3
	Issue	Date	Description	By																												
	PA	17/07/2026	PRELIMINARY PLANS	SW																												
	PB	29/09/2026	INFO FOR EDQ APPROVAL	LR																												
	PC	04/08/2026	ADDITIONAL NOTES	LR																												
-	-	-	-																													
-	-	-	-																													
							Drawn By: SW Checked By: SW Plot Date: 4/08/2026	1 OF 19 Sheet Number																								

- SITE NOTES:**
1. CONTOURS AND LEVELS SHOWN ARE PROVIDED BY A LICENCED SURVEYOR.
 2. TOPOGRAPHY SHOWN IS BASED ON AN ASSUMED DATUM POINT.
 3. ALL SURVEY PEGS ARE TO BE LOCATED PRIOR TO EARTHWORKS.
 4. SURFACE WATER TO BE DRAINED AWAY FROM DWELLING (PROVIDE A 1:20 MINIMUM FALL).
 5. UNLESS NOTED OTHERWISE, REMOVAL OF EXISTING TREES AND CONSTRUCTION OF RETAINING WALLS AND ON SITE DRAINAGE REQUIREMENTS, WHERE REQUIRED, SHALL BE PROVIDED BY OWNER.
 6. MAXIMUM BATTERS SHALL BE PROVIDED AS FOLLOWS: 1) CUT-1:1, 2) FILL-1:2, 3) VEHICULAR ACCESS-1:4
 7. THE WORKING PAD RL NOTED ON THE SITE PLAN SHALL HAVE A TOLERANCE OF UP TO 100mm.

 : PRIVATE OPEN SPACE

NOTE:
TERMITE PROTECTION TO BE SHEET MATERIAL BARRIER TO PERIMETER WITH PHYSICAL PROTECTION OF SLAB PENETRATIONS

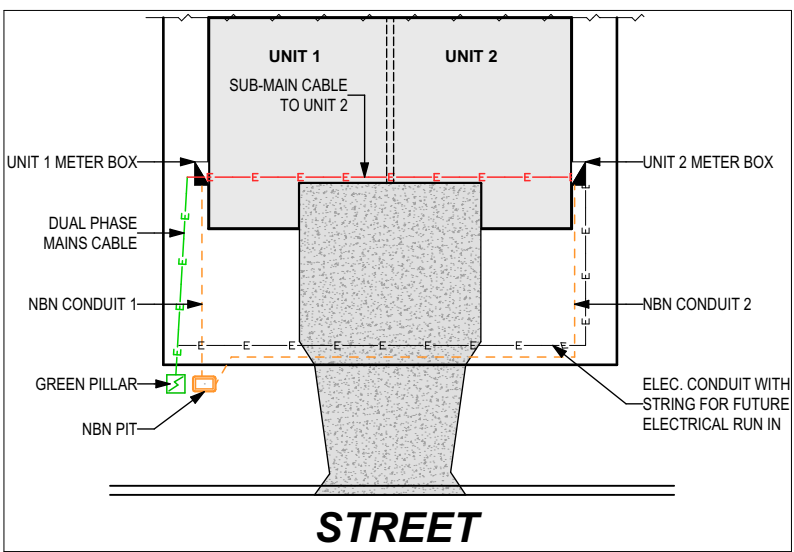
REAL PROPERTY DESCRIPTION

Lot: 73 **on: SP345739**
Area: **625 m²**
Local Authority: **LOAGN CITY COUNCIL**
Contour Interval: **0.25m**
Datum: **AHDD (via GNSS)**
Site Coverage: **44.79%**
GFA: **279.96m²**
Plot Ratio: **0.45:1**
Dwellings: **2**
Bedrooms: **8 (4 per dwelling)**

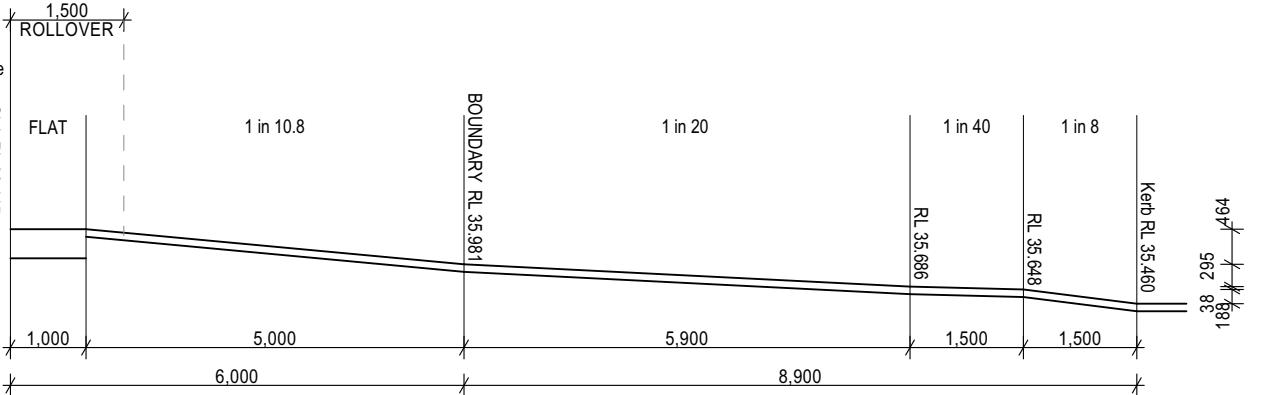
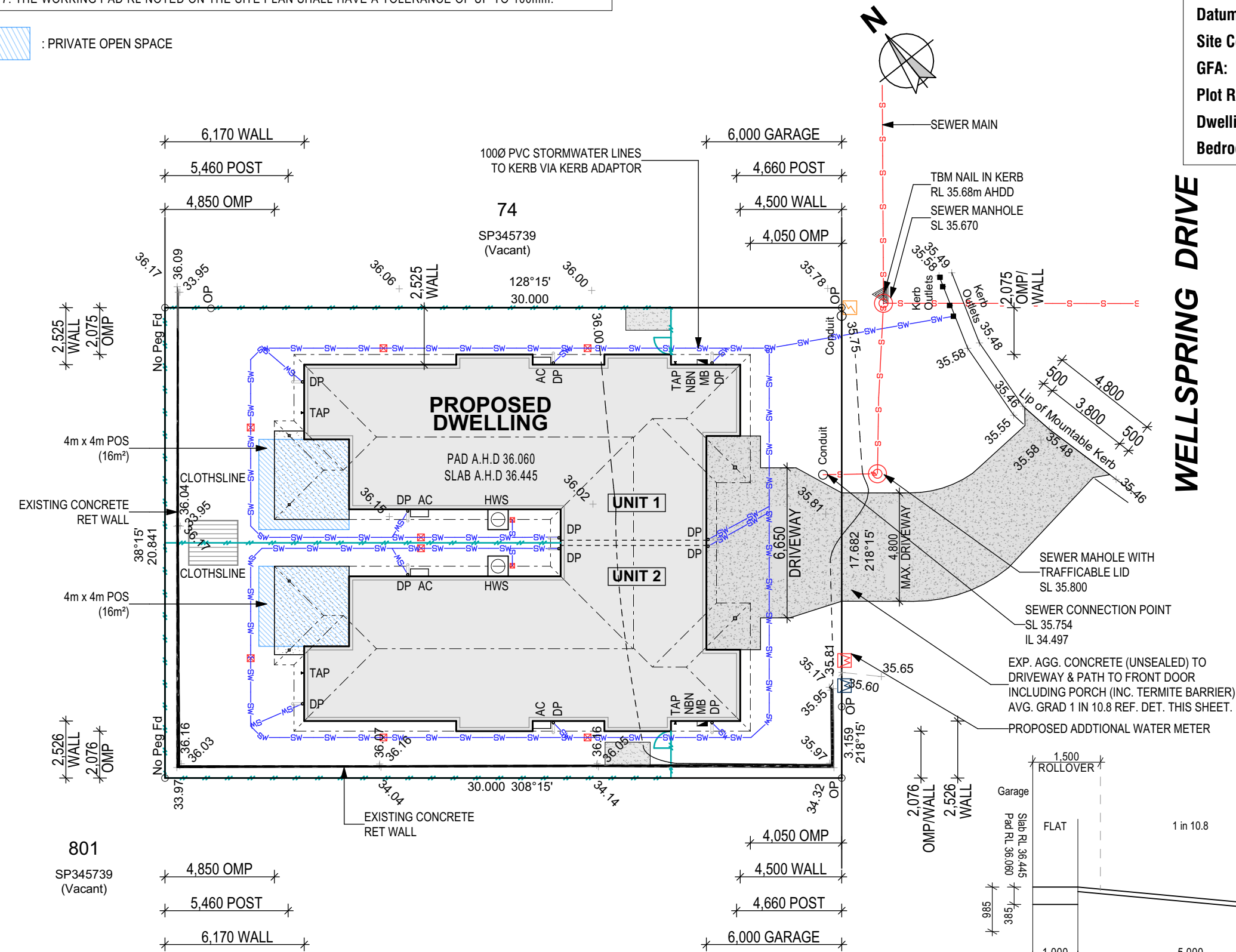
LEGEND			
	LIGHT POLE		LOCATOR POTHOLE
	POWER POLE		FIRE HYDRANT
	POWER BOX		AIR VALVE
	POWER LINE		STOP VALVE
	UNDERGROUND ELEC		WATER METER
	TELSTRA PIT		WATER LINE
	TELSTRA LINE		STORMWATER M/HOLE
	GAS MARKER		GULLY GRATE
	GAS LINE		ROOFWATER PIT
	SEWER MANHOLE		STORMWATER LINE
	SEWER LINE		ROCK RETAINING WALL
	SIGN		RETAINING 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.

**CONSTRUCTION TO COMPLY WITH
BAL TBC AS PER A.S.3959-2018**



**STREET
DUPLEX LEAD IN DETAIL (TYPICAL)**



DRIVEWAY SECTION

1:100

SITE PLAN

1:200



HEAD OFFICE
Suite 401, Level 4 / 12 Short Street,
Southport QLD 4215
ph: 07 5606 8978
e: info@allegrahomes.com.au
w: allegrahomes.com.au
ABN: 86 150 874 418
QBCC: 15029088

· THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION BY OTHERS. SOUTHCOAST BUILDING GROUP PTY LTD T/A ALLEGRA HOMES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY THIRD PARTIES.
· THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF ALLEGRA HOMES.
· BUILDERS WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTING AND FIXTURES.

Client Details:
TD & DL PROPERTY HOLDINGS TR PTY LTD
ATF TD & DL PROPERTY HOLDINGS TR TRUST
LOT 73, NO. 13 WELLSRING DRIVE
'RIVERSTONE ESTATE (STAGE 3)',
RIVERBEND QLD 4280 SP345739

Design:
SANTORINI DUPLEX
Facade:
CLASSIC

Drawing Title:
SITE PLAN

Issue	Date	Description	By
PA	17/07/2026	PRELIMINARY PLANS	SW
PB	29/09/2026	INFO FOR EDQ APPROVAL	LR
PC	04/08/2026	ADDITIONAL NOTES	LR

PRELIMINARY
NOT FOR CONSTRUCTION

Issue:
PC
1:200
Drawing Scale @ A3
2 OF 19
Sheet Number
Drawn By: SW
Checked By: SW
Plot Date: 4/08/2026

LEGEND

TURF

GARDEN

MULCH

CRUSHED ROCK

EXP. AGG. CONC.

STANDARD CONC.

PILLAR LETTERBOX

CLOTHESLINE

140mm PLANTS

FEATURE TREE

BIN LOCATION

FENCE / GATE

LANDSCAPE NOTES:

DRIVEWAY, PATH AND FRONT PORCH CONCRETE FINISH AS REQUIRED BY ESTATE COVENANTS.

GROUND PREPARATION TO ALL AREAS TO BE LANDSCAPED, INCLUDING TURF, SELECTED PLANTS AND MULCH WITH CONCRETE GARDEN EDGING. STONE / PEBBLE AT THE BUILDER'S DISCRETION .

1800mm (APPROXIMATE) HIGH TIMBER PALING FENCE TO PERIMETER (3 SIDES) WITH RETURNS TO HOUSE INCLUDING SINGLE GATE (UNLESS NOTED OTHERWISE).

BUILDER'S STANDARD FOLD DOWN CLOTHESLINE.

BUILDER'S STANDARD RENDERED FEATURE LETTERBOX INCLUDING NUMBERS.

LANDSCAPE PLAN IS INDICATIVE ONLY AND AT THE BUILDER'S DISCRETION.

LANDSCAPE AREAS	
TYPE	AREA (m²)
MULCH	25.04
DRIVEWAY & PATH	100.28
GARDEN BED	10.02
CRUSHED ROCK	96.32
TURF	285.43
	517.09 m²

LAPPED & CAPPED TIMBER FENCE

PLAN VIEW

FRONT ELEVATION

SIDE SECTION

74

SP345739 (Vacant)

128°15' 30.000

1.8m HIGH TIMBER LAPPED & CAPPED FENCE

BIN LOCATION

1.8m HIGH TIMBER LAPPED & CAPPED FENCE & GATE RETURN WITH TREATED HARDWOOD POSTS

GARDEN & PLANTING TO BUILDER'S SPEC. (MIN. 10m² COMBINED TOTAL)

DENOTES MIN. 1x 100L TALL TREE (AT TIME OF PLANTING)

RENDERED LETTER BOX TO MATCH HOUSE

PROPOSED EXP. AGG. CONC. TO DRIVEWAY & PORCH

OFF STREET PARKING SPACE (1 PER DWELLING)

RENDERED LETTER BOX TO MATCH HOUSE

GARDEN & PLANTING TO BUILDER'S SPEC.

COVERED PARKING SPACE (1 PER DWELLING)

2.075 FENCE

3.189 218°15'

17.682 218°15'

2.075 FENCE

30.000 308°15'

1.8m HIGH TIMBER LAPPED & CAPPED FENCE

BIN LOCATION

1.8m HIGH TIMBER LAPPED & CAPPED FENCE & GATE RETURN WITH TREATED HARDWOOD POSTS

EXISTING CONCRETE RET WALL

MULCH

4m x 4m POS (16m²) 1.8m HIGH TIMBER LAPPED & CAPPED FENCE

EXISTING CONCRETE RET WALL

4m x 4m POS FENCE MOUNTED CLOTHESLINE

10.420 FENCE

38°15' 20.841

10.421 FENCE

801

SP345739 (Vacant)

22.430 FENCE

WELLSPRING DRIVE

LANDSCAPE PLAN

1:200

ALLEGRA HOMES

© THIS PLAN IS COPYRIGHT PROPERTY OF SOUTHCOAST BUILDING GROUP PTY LTD T/A ALLEGRA HOMES

HEAD OFFICE

Suite 401, Level 4 / 12 Short Street, Southport QLD 4215

ph: 07 5606 8978

e: info@allegrahomes.com.au

w: allegrahomes.com.au

ABN: 86 150 874 418

QBCC: 15029088

THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION BY OTHERS. SOUTHCOAST BUILDING GROUP PTY LTD T/A ALLEGRA HOMES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY THIRD PARTIES.

THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY COPYRIGHT. WORKS CANNOT BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION OF ALLEGRA HOMES.

BUILDERS WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN DETAILS, COLOURS, FITTING AND FIXTURES.

Client Details:

TD & DL PROPERTY HOLDINGS TR PTY LTD

ATF TD & DL PROPERTY HOLDINGS TR TRUST

LOT 73, NO. 13 WELLSPRING DRIVE

'RIVERSTONE ESTATE (STAGE 3)',

RIVERBEND QLD 4280 SP345739

Design:

SANTORINI DUPLEX

Facade:

CLASSIC

Drawing Title:

LANDSCAPE PLAN

Issue	Date	Description	By
PA	17/07/2026	PRELIMINARY PLANS	SW
PB	29/09/2026	INFO FOR EDQ APPROVAL	LR
PC	04/08/2026	ADDITIONAL NOTES	LR

PRELIMINARY

NOT FOR CONSTRUCTION

Issue:

PC

1:200

Drawing Scale @ A3

Drawn By:

SW

Checked By:

SW

Plot Date:

4/08/2026

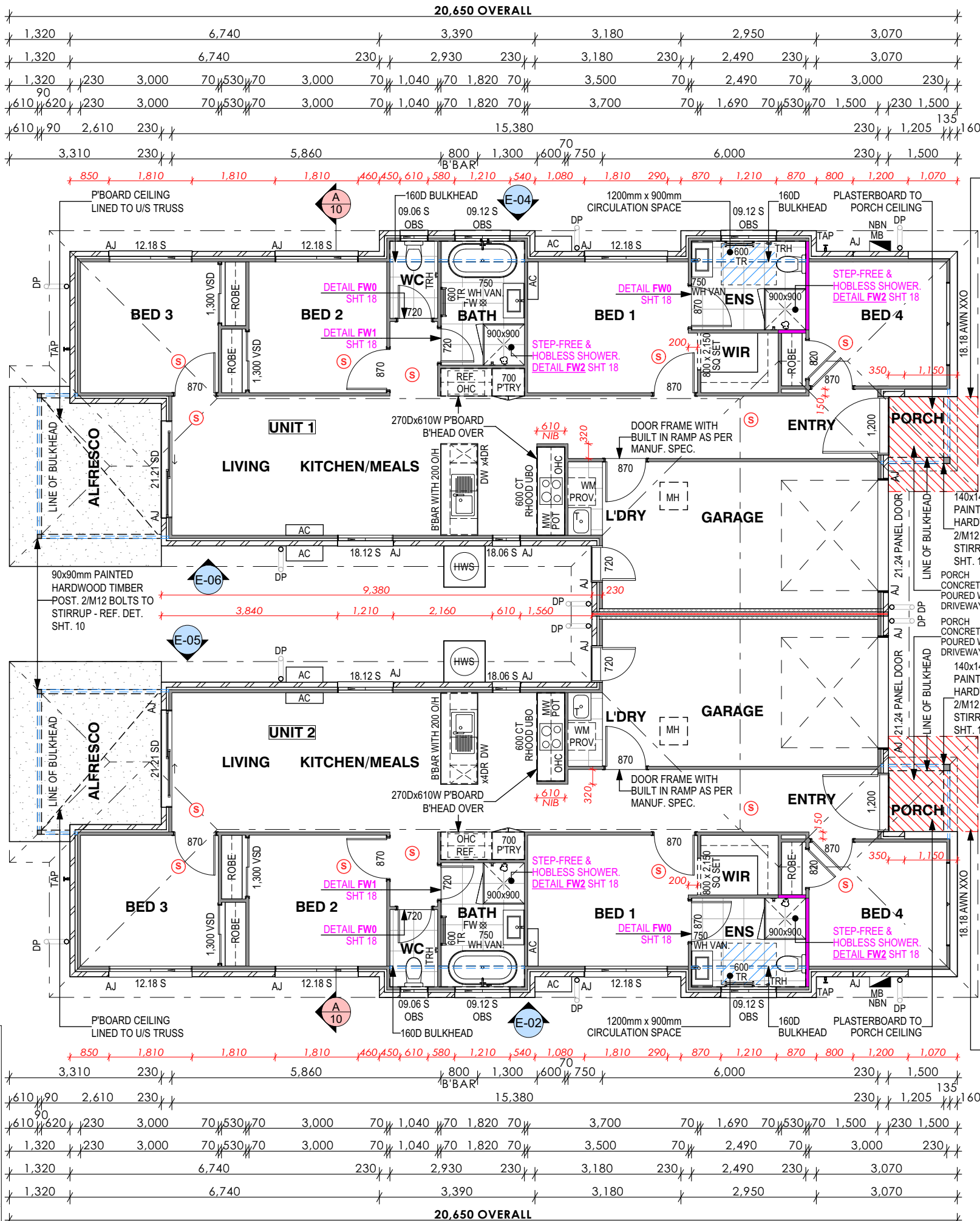
3 OF 19

Sheet Number

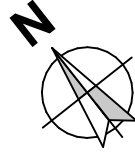
NOTE:
INSTALL ELECTRICAL CONDUIT UNDER SLAB FOR
POWER TO KITCHEN BAR (WHERE REQUIRED).

INSULATION:
ROOF: ANTICON BLANKET & REFER TO EER
CEILING: REFER TO ENERGY EFFICIENCY REPORT
BRICK/CLAD WALLS: SARKING & REFER TO EER

NOTE:
WALLS WITH **PURPLE** TO HAVE NOGGINGS AS PER
NCC DETAILS. STEP FREE ENTRY TO BE PROVIDED
TO ALL BATHROOMS/ENSUITES



NOTE: SMOKE ALARMS TO COMPLY WITH
THE PROVISIONS OF PART H3D6 OF THE
NCC VOL.2-2022 & PART 9.5 OF THE ABCB
HOUSING PROVISIONS. DESIGN OF
SMOKE ALARMS MUST COMPLY WITH
A.S.3786.



ABBREVIATIONS

AC	AIR CONDITIONER
AFL	ABOVE FLOOR LEVEL
AW	AWNING
B.BAR	BREAKFAST BAR
BR	BROOM CUPBOARDS
CONC	CONCRETE
CSD	CAVITY SLIDING DOOR
CT	COOK TOP
DH	DOUBLE HUNG
DP	DOWNPIPE
DR	DRAWERS
DW	DISHWASHER SPACE
FC	FIBRE CEMENT
FG	FIXED GLASS
FW	FLOOR WASTE NOM. TO SUIT REQ'S
HOB	HOB 150 NOM. ABOVE BATH
HWS	HOT WATER SYSTEM
MB	METERBOX
MH	600x600 NOM. MANHOLE
MSD	MIRROR SLIDING DOORS
MW	MICROWAVE OVEN SPACE
OBS	OBSCURE GLASS
OHC	OVERHEAD CUPBOARDS
POT	POT DRAWERS
PTY	PANTRY
REF	REFRIGERATOR SPACE
RH	RANGEHOOD
S	SLIDING WINDOW
SD	SLIDING DOOR
SH	SHELVES
SHR	SHOWER
SHS	SO. HOLLOW SECTION STEEL POST
T	LAUNDRY TUB
TR	TOWEL RAIL
TRG	TOWEL RING
TRH	TOILET ROLL HOLDER
UBO	UNDER BENCH OVEN
WM	WASHING MACHINE PROV.
WO	WALL OVEN
WIL	WALK-IN LINEN
WIR	WALK-IN ROBE
VSD	VINYL SLIDING DOORS
XO	GLASS SLIDING(X), FIXED(O)

Timber Key:

31x11	Soffit trim
31x11	Alfresco cornice trim
68x42	Cladding external corners
42x42	Cladding internal corners
42x42	Window surrounds
31x11	FC Infills above windows
31x12	Shelf trim to front
66x11	Architraves
66x11	Skirtings
92x19	Door jambs
112x19	Cavity sliding door jambs
66x11	Architraves to entry doors
16mm	Melamine shelving

	AREA (m ²)
PORCH	4.86
ALFRESCO	24.48
GARAGE	44.74
LIVING	205.88
BUILD TOTAL	279.96 m²
SOFFIT	33.96 m ²
DESIGN TOTAL	313.92 m²

SHEET METAL ROOF - N2 WIND CATGORY -
22.5° ROOF PITCH WITH 450mm EAVE O/H -
2440mm HIGH CEILING

**CONSTRUCTION TO
COMPLY WITH BAL TBC
AS PER A.S.3959-2018**

GROUND FLOOR PLAN

1:100

PRELIMINARY
NOT FOR CONSTRUCTION

Issue:	PC	1:100
Drawn By:	SW	Drawing Scale @ A3
Checked By:	SW	4 OF 19
Plot Date:	4/08/2026	Sheet Number

GENERAL NOTES:
- CONCRETE CONSTRUCTION TO COMPLY WITH NCC VOL.2-2022 CLAUSE H1D4 & AS2870.1-2011 / AS3600-2018
- TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF THE NCC VOL.2-2022 CLAUSE 3.4.2 ABCB & AS3660.1-2014
- TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART H1D6 OF THE NCC VOL.2-2022 & AS1720.1-2010
- ALL WALL FRAMING TO AS 1684.2-2021 & AS 1170.2-2021
- ALL ROOF TRUSS CONSTRUCTION TO AS 4440-2004
- STEEL SHEET ROOFING TO COMPLY WITH NCC VOL.2-2022 CLAUSE 7.2 AND A.S.1562.1-2018 FOR N2 CONDITIONS
- PROVIDE ALCOHOL BARRIER BETWEEN FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.
- MASONRY WEPPHOLES AT 900 CTRS. AS PER NCC VOL.2-2022 CLAUSE 5.7.5
- WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 10.2 ABCB OF THE NCC VOL.2-2022
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH H4D2 OF THE NCC VOL.2-2022 & AS3740-2021 - WET AREA FLOOR & SHOWER WASTES TO COMPLY WITH PART H4D3 OF THE NCC VOL.2-2022
- WET AREA FLOOR FALLS COMPLY TO 1:100 TO 1:12 PART H4D2 OF THE NCC VOL.2-2022
- PROTECTION OF WALL TIES & LINTELS IN MASONRY TO COMPLY WITH PROVISIONS OF PART 5.6.5 ABCB OF NCC
- GLASS INSTALLATION TO COMPLY WITH NCC VOL.2-2022 AND AS1288-2021 / AS2047-2014
- SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF NCC VOL.2-2022 & PART 9.5 OF THE ABCB HOUSING PROVISIONS
- MANHOLE POSITION APPROX. ONLY, DETERMINE ON SITE
- ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQ'D FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC VOL.2-2022 CLAUSE 3.7
- KEEP NON WALL-MOUNTED HWS 100 CLEAR OF WALLS.
- PROTECTION OF WALL TIES & LINTELS IN MASONRY TO COMPLY WITH PROVISIONS OF PART 5.6.5 ABCB OF THE NCC VOL.2-2022
- W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC VOL.2-2022 H4D3

HEAD OFFICE
Suite 401, Level 4 / 12 Short Street,
Southport QLD 4215
ph: 07 5606 8978
e: info@allegrahomes.com.au
www.allegrahomes.com.au
ABN: 86 150 874 418
QBCC: 15029088

- THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION BY
OTHERS. SOUTHCOAST BUILDING GROUP PTY LTD T/A ALLEGRA
HOMES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF
INFORMATION PROVIDED BY THIRD PARTIES.
- THE WORKS DESCRIBED ON THIS DRAWING ARE COVERED BY
COPYRIGHT. WORKS CANNOT BE REPRODUCED BY ANY MEANS WITHOUT
WRITTEN PERMISSION OF ALLEGRA HOMES.
- BUILDERS WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER PLAN
DETAILS, COLOURS, FITTING AND FIXTURES.

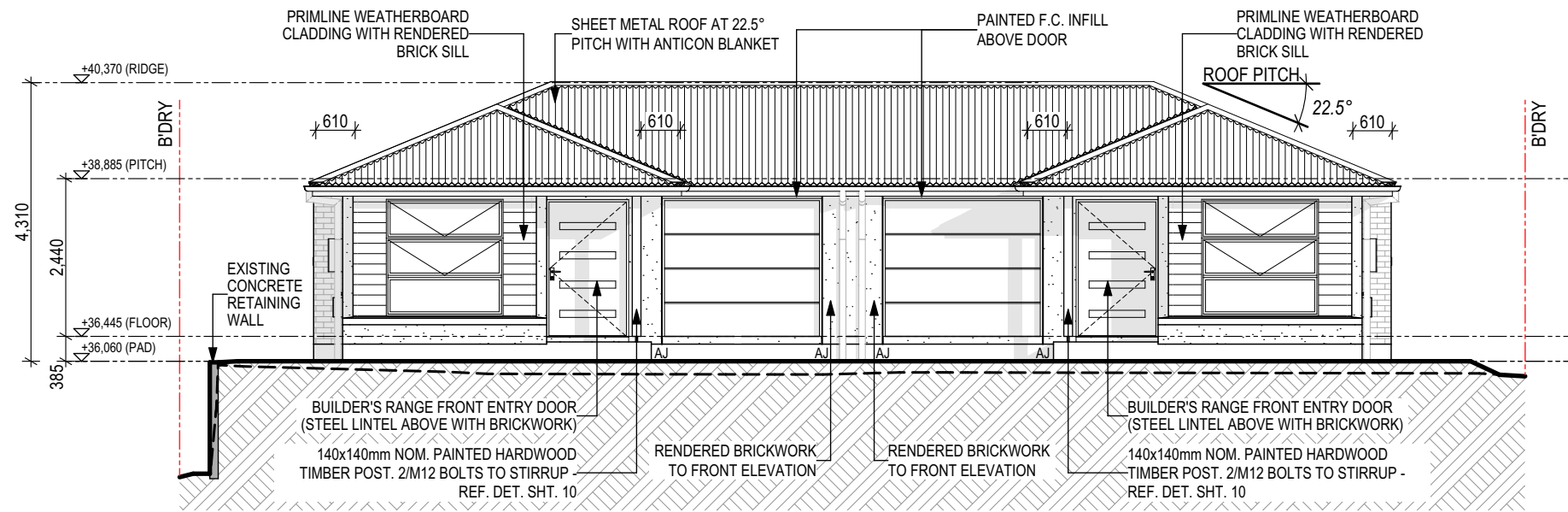
Client Details:
TD & DL PROPERTY HOLDINGS TR PTY LTD
ATF TD & DL PROPERTY HOLDINGS TR TRUST
LOT 73, NO. 13 WELLSPRING DRIVE
'RIVERSTONE ESTATE (STAGE 3)',
RIVERBEND QLD 4280 SP345739

Design:
SANTORINI DUPLEX
Facade:
CLASSIC

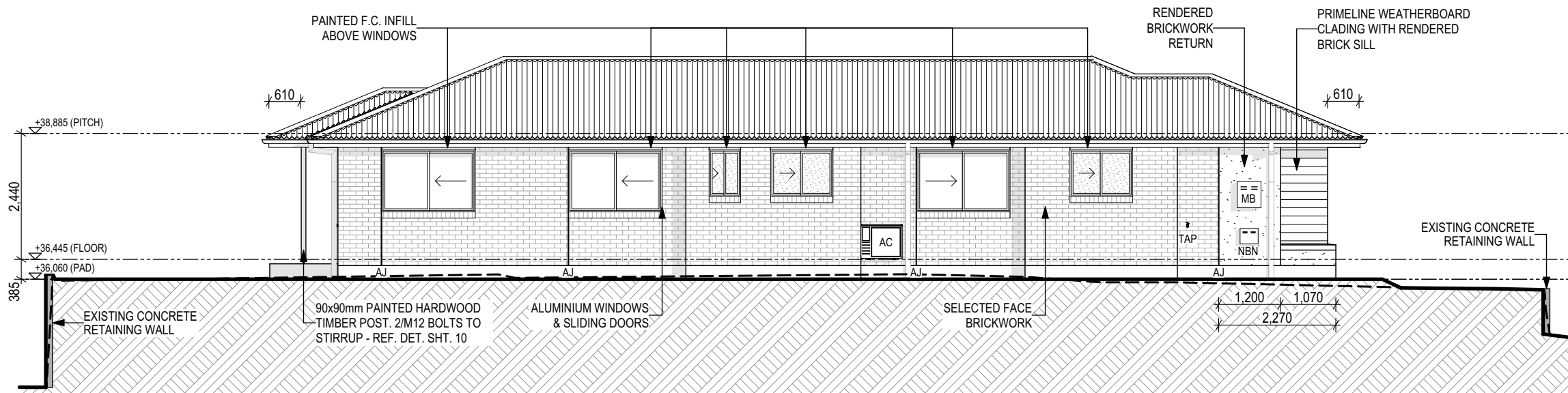
Drawing Title:
GROUND FLOOR PLAN

Issue	Date	Description	By
PA	17/07/2026	PRELIMINARY PLANS	SW
PB	29/09/2026	INFO FOR EDO APPROVAL	LR
PC	04/08/2026	ADDITIONAL NOTES	LR

METAL ROOF - N2
TIMBER FRAME



E-01 FRONT ELEVATION - SOUTH EAST
1:100



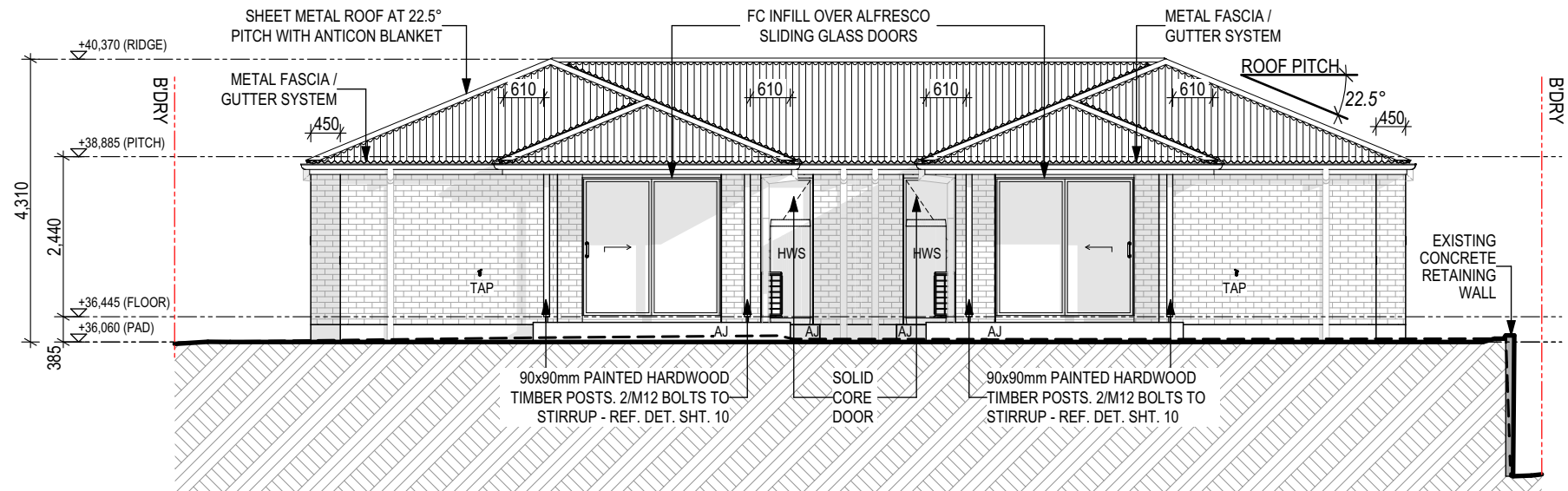
E-02 LEFT ELEVATION - SOUTH WEST
1:100

Cladding Key:	
4.5mm	Soffit
6mm	FC Sheet
8.5mm	Ezi-Lap
9mm	Axon
8mm	Matrix
7.5mm	Blue Board
9mm	Primeline

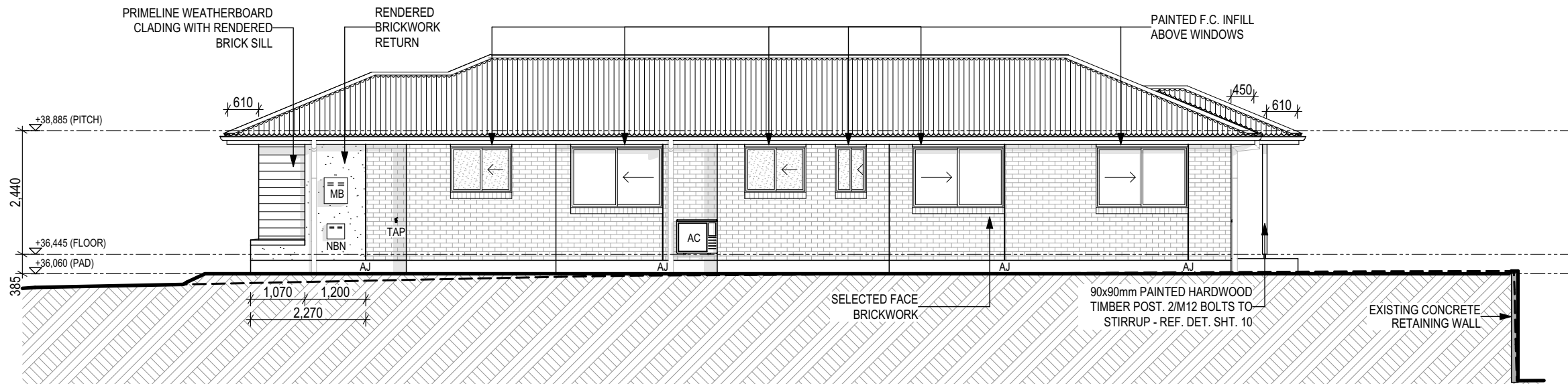
- GENERAL NOTES
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH: NCC VOL2 - 2022
 - TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF THE NCC VOL.2 - 2022 CLAUSE 3.4.2 ABCB AND AS3660.1-2014
 - CONCRETE CONSTRUCTION TO COMPLY WITH NCC VOL.2 - 2022 CLAUSE H1D4 AND AS2870.1-2011 / AS3600-2018.
 - TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART H1D6 OF THE NCC VOL.2-2022 AND AS1720.1-2010 / AS1684-2021
 - NOMINATED ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR **N2** CONDITIONS
 - STEEL ROOFING TO COMPLY WITH NCC VOL.2-2022 CLAUSE 7.2 AND A.S.1562.1-2018
 - PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED
 - WEEPHOLES IN MASONRY WALLS AT 900 CTRS AS PER NCC VOL.2 - 2022 CLAUSE 5.7.5
 - VERTICAL ARTICULATION IN MASONRY WALLS TO COMPLY WITH THE PROVISIONS OF PART 5.6.8 ABCB OF THE NCC VOL.2 - 2022
 - GLASS INSTALLATION TO COMPLY WITH NCC VOL.2 - 2022 AND AS1288-2021/ AS2047-2014
 - MASONRY CONSTRUCTION TO COMPLY WITH NCC VOL.2 - 2022 SECTION 5 ABCB AND AS 3700-2018 / AS 4773.1 AND AS 4773.2-2015

Issue	Date	Description	By
PA	17/07/2026	PRELIMINARY PLANS	SW
PB	29/09/2026	INFO FOR EDQ APPROVAL	LR
PC	04/08/2026	ADDITIONAL NOTES	LR

METAL ROOF - N2
TIMBER FRAME



E-03 REAR ELEVATION - NORTH WEST
1:100



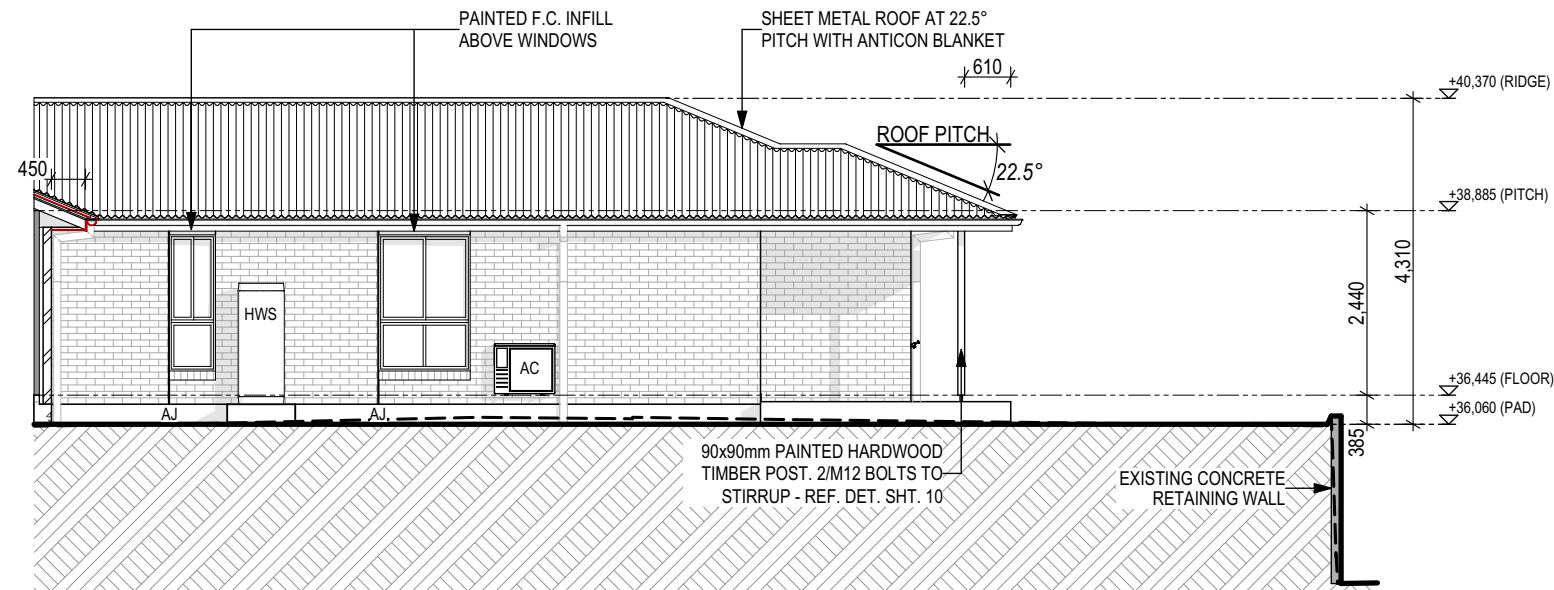
E-04 RIGHT ELEVATION - NORTH EAST
1:100

Cladding Key:

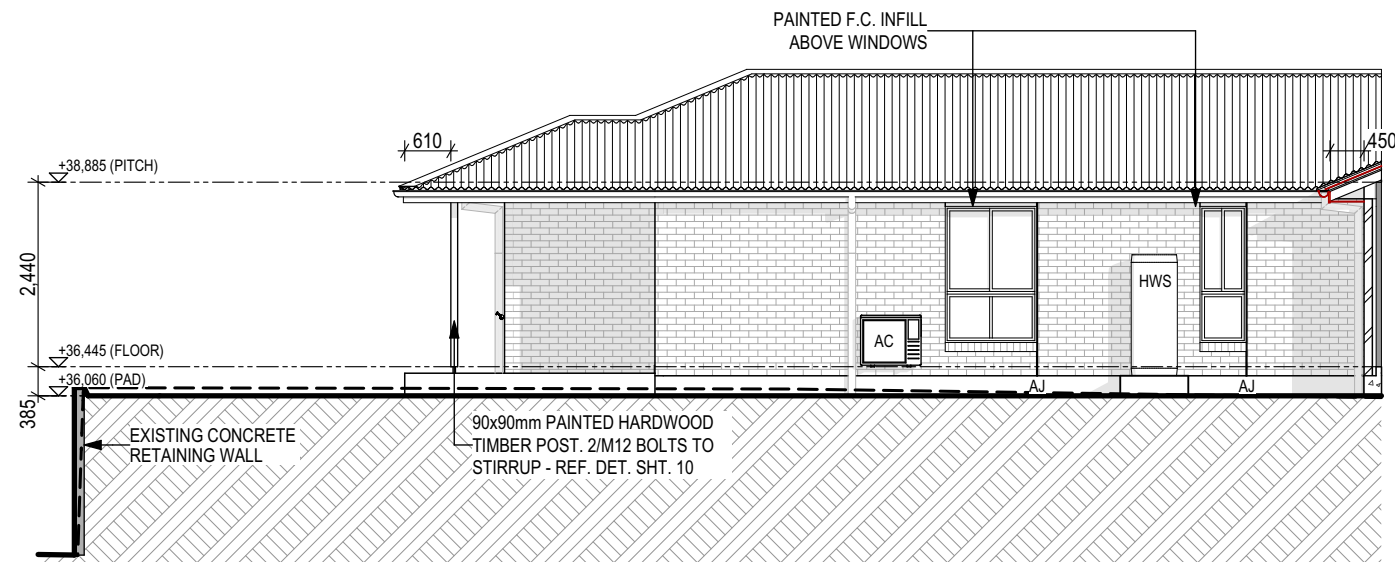
4.5mm	Soffit
6mm	FC Sheet
8.5mm	Ezi-Lap
9mm	Axon
8mm	Matrix
7.5mm	Blue Board
9mm	Primeline

- GENERAL NOTES**
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH: NCC VOL2 - 2022
 - TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF THE NCC VOL.2 - 2022 CLAUSE 3.4.2 ABCB AND AS3660.1-2014
 - CONCRETE CONSTRUCTION TO COMPLY WITH NCC VOL.2 - 2022 CLAUSE H1D4 AND AS2870.1-2011 / AS3600-2018.
 - TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART H1D6 OF THE NCC VOL.2-2022 AND AS1720.1-2010 / AS1684-2021
 - NOMINATED ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR **N2** CONDITIONS
 - STEEL ROOFING TO COMPLY WITH NCC VOL.2-2022 CLAUSE 7.2 AND A.S.1562.1-2018
 - PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED
 - WEEPHOLES IN MASONRY WALLS AT 900 CTRS AS PER NCC VOL.2 - 2022 CLAUSE 5.7.5
 - VERTICAL ARTICULATION IN MASONRY WALLS TO COMPLY WITH THE PROVISIONS OF PART 5.6.8 ABCB OF THE NCC VOL.2 - 2022
 - GLASS INSTALLATION TO COMPLY WITH NCC VOL.2 - 2022 AND AS1288-2021/ AS2047-2014
 - MASONRY CONSTRUCTION TO COMPLY WITH NCC VOL.2 - 2022 SECTION 5 ABCB AND AS 3700-2018 / AS 4773.1 AND AS 4773.2-2015

Issue	Date	Description	By
PA	17/07/2026	PRELIMINARY PLANS	SW
PB	29/09/2026	INFO FOR EQD APPROVAL	LR
PC	04/08/2026	ADDITIONAL NOTES	LR
.	.	.	.
.	.	.	.



E-05 LEFT ELEVATION - SOUTH WEST
1:100

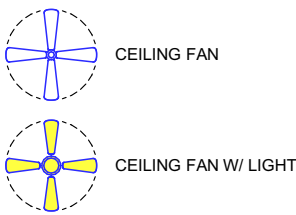


E-06 RIGHT ELEVATION - NORTH EAST
1:100

ELECTRICAL LEGEND

 SINGLE GPO @ 300	 GARAGE GPO @ 1350	 GPO NBN @ 1800
 DOUBLE GPO @ 300	 FRIDGE GPO @ 1800	 LED DOWNLIGHT
 SINGLE GPO @ 1050	 RANGEHOOD GPO @ 1800	 BUNKER LIGHT
 DOUBLE GPO @ 1050	 MICROWAVE GPO @ 550	 SPOTLIGHT
 VANITY GPO @ 1100	 DGPO WITH ISOL. SWITCH @ 1050	 HEAT LAMP / LIGHT / FAN

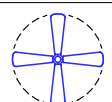
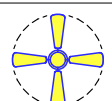
 FLUORO LIGHT 1200	 TV POINT
 DOUBLE W/PROOF GPO @ 300	 PHONE POINT
 SINGLE W/PROOF GPO @ 300	 DATAPOINT
 IN-CEILING GPO	 SMOKE ALARMS BY ELECTRICIAN TO AS3786
 EXHAUST FAN	

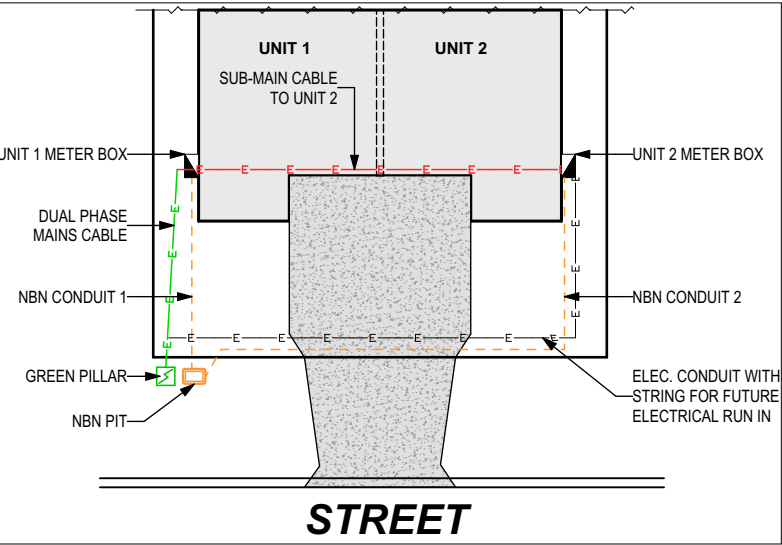


ELECTRICAL NOTES

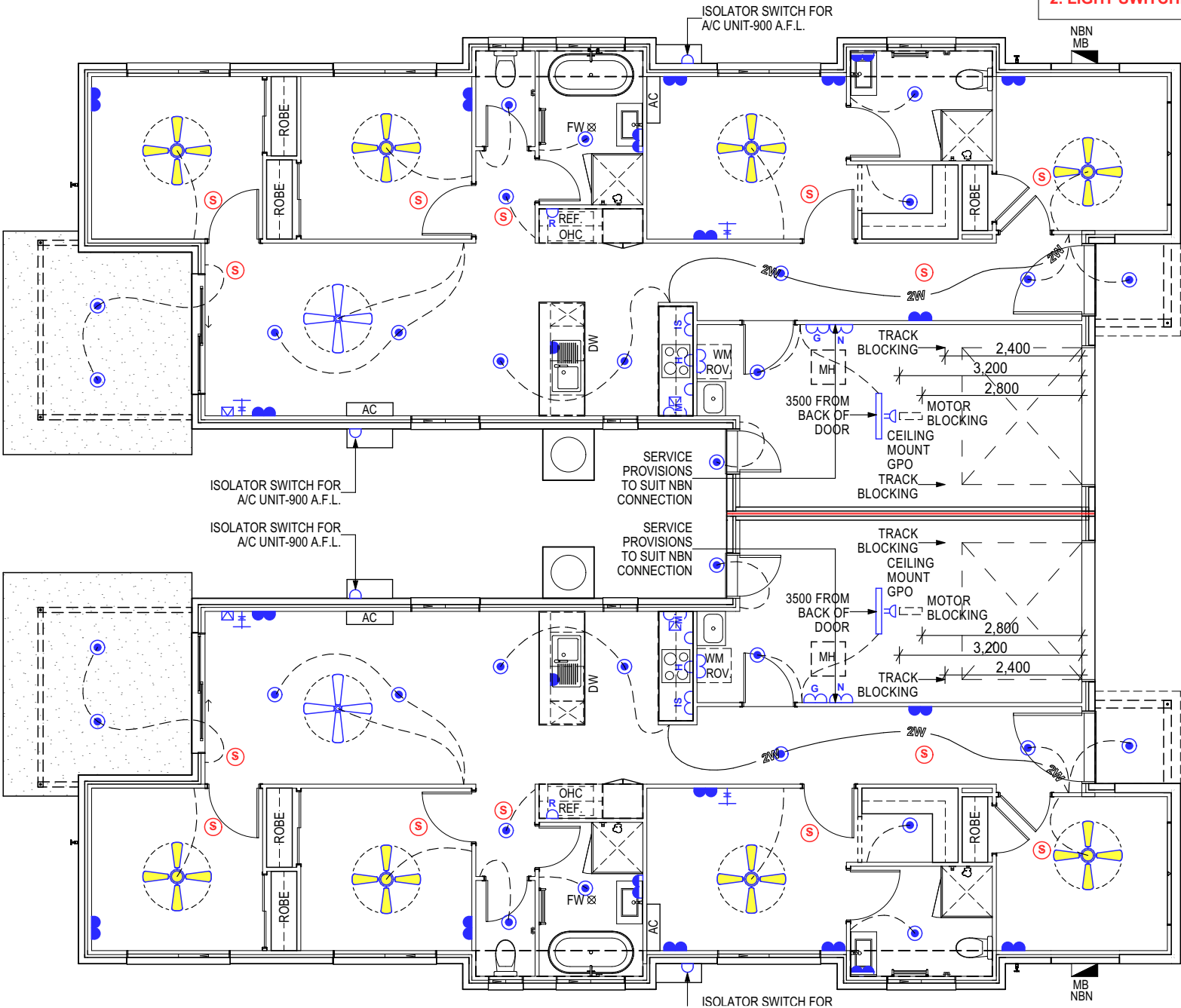
- ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.
- SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF THE NCC VOL.2-2022 & PART 9.5 OF THE ABCB HOUSING PROVISIONS. DESIGN OF SMOKE ALARMS MUST COMPLY WITH A.S.3786. ALL SMOKE ALARMS SHALL BE PHOTOELECTRIC, HARD-WIRED & INTERCONNECTED. A CERTIFICATE OF INSTALLATION FROM A LICENCED ELECTRICAL CONTRACTOR IS REQUIRED AT FINAL INSPECTION.
- LOCATION OF A/C UNITS & CONDENSERS ARE INDICATIVE ONLY AND MAY VARY AT CONSTRUCTION.
- 240V ENERGY EFFICIENT INTERNAL LIGHTS FITTINGS THROUGHOUT WITH ENERGY EFFICIENT GLOBES.
- ALL EXHAUST FANS DUCTED TO OUTSIDE AIR TO COMPLY WITH NCC REQUIREMENTS H4D7
- FAN LIGHT SWITCHES INTEGRATED WITH 10 MIN. RUN TIMER

QUANTITIES TABLE

Description	Quantity	2D Symbol
CEILING FAN	2	
CEILING FAN WITH LIGHT	8	
CEILING MOUNT GPO	2	
DATA POINT	4	
DGPO & ISOL SWITCH @ 1050	2	
DOUBLE GPO @ 300	16	
DOUBLE GPO @ 1050	4	
FLUORO LIGHT 1200	2	
FRIDGE GPO @ 1800	2	
GARAGE GPO @ 1350	2	
GPO NBN @ 1800	2	
ISOL. SWITCH AC	4	
LED DOWNLIGHT	32	
MICROWAVE GPO @ 550	2	
RANGEHOOD GPO @ 1800	2	
SINGLE GPO @ 300	2	
TV POINT	4	
VANITY GPO @ 1100	4	



STREET
DUPLEX LEAD IN DETAIL (TYPICAL)



ELECTRICAL PLAN
1:100

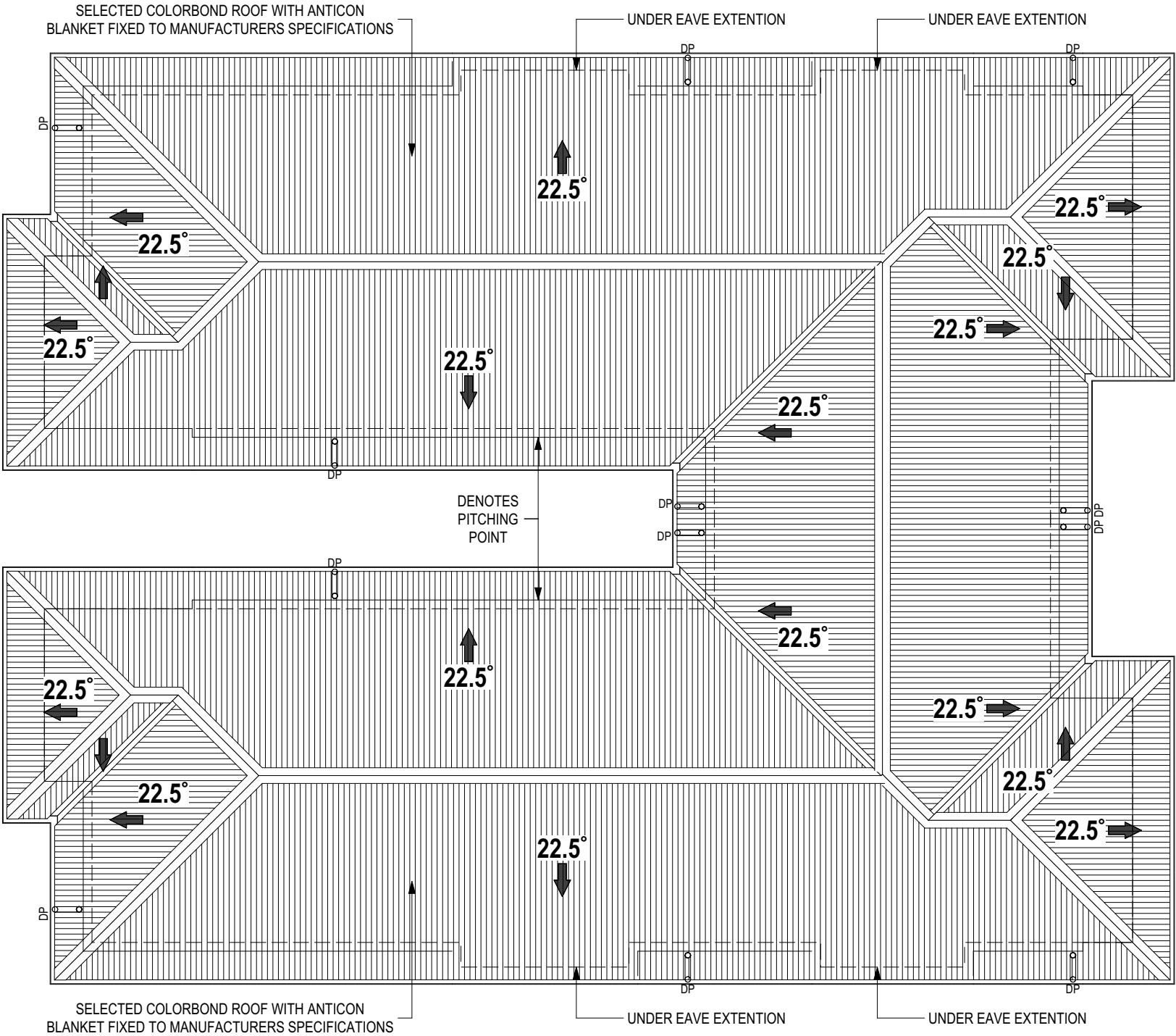
NOTE:
1.SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF THE NCC VOL.2-2022 & PART 9.5 OF THE ABCB HOUSING PROVISIONS. DESIGN OF SMOKE ALARMS MUST COMPLY WITH A.S.3786.
2. LIGHT SWITCHES AT APPROX. 1350mm HIGH

ROOF NOTES:
ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS 1562.1.

DP'S MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.

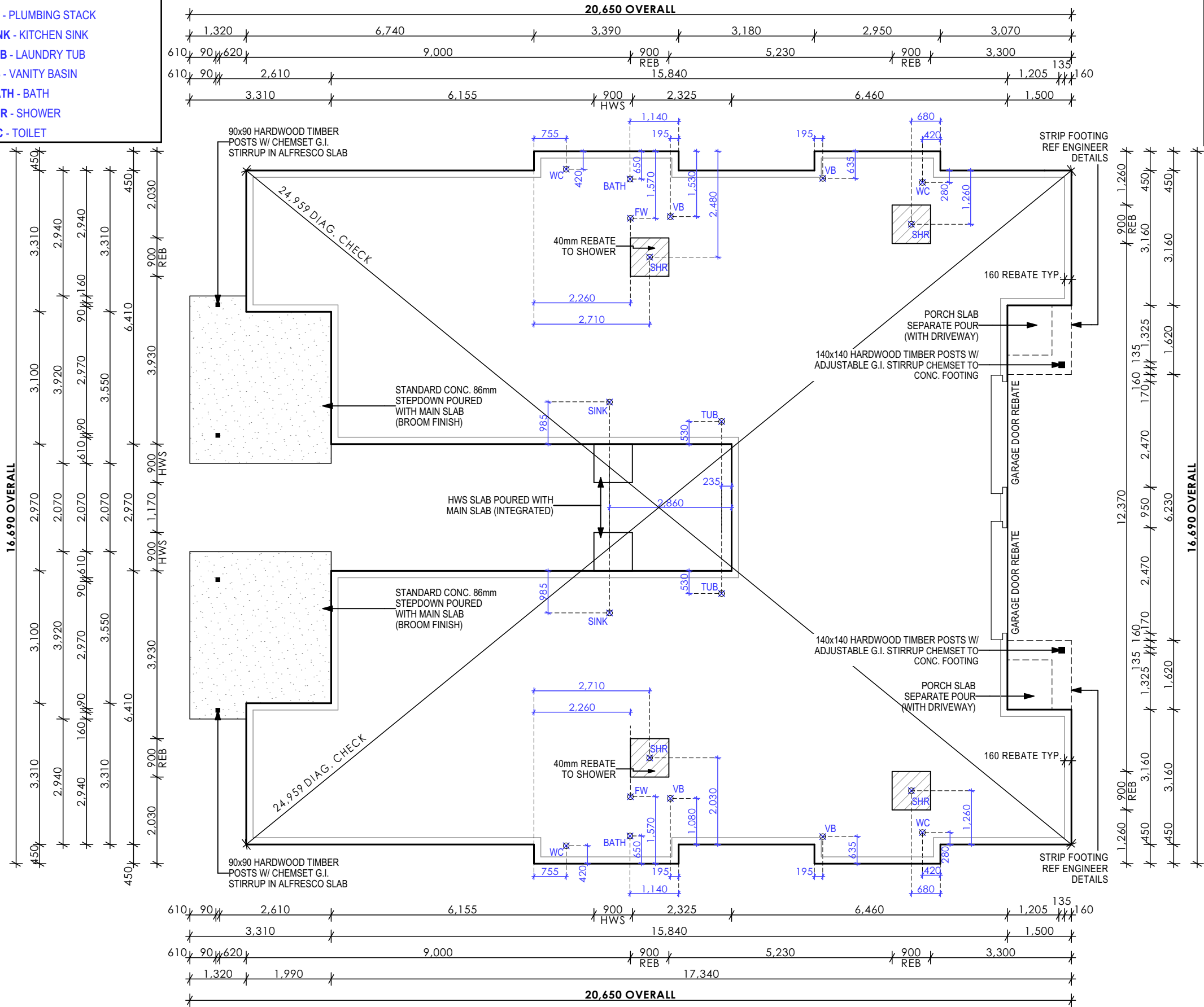
DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.

↓
ARROW INDICATES
DIRECTION OF ROOF FALL

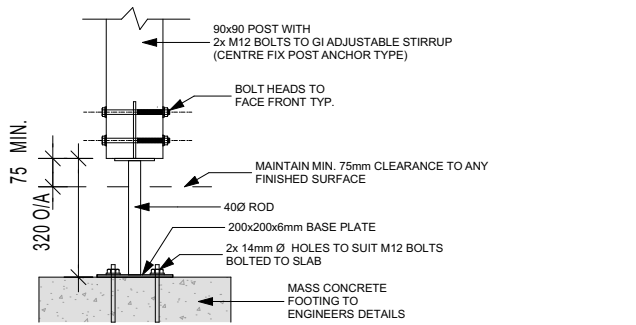


ROOF PLAN
1:100

- SLAB PENETRATIONS LEGEND:**
- FW - FLOOR WASTE
 - PS - PLUMBING STACK
 - SINK - KITCHEN SINK
 - TUB - LAUNDRY TUB
 - VB - VANITY BASIN
 - BATH - BATH
 - SHR - SHOWER
 - WC - TOILET

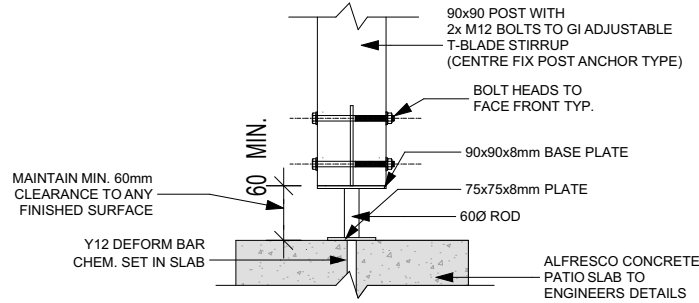


- CONCRETOR NOTES**
- SLAB AND FOOTINGS AS PER ENGINEERS DESIGN AND SPECIFICATION.
 - SLAB TO BE WAFFLE POD SYSTEM UNLESS OTHERWISE RECOMMENDED BY ENGINEER.
 - ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH NCC VOL.2-2022 AND AS3600-2018.
 - FOOTINGS & SLABS SHALL COMPLY WITH AS2870.1-2011 / AS3600-2018.
 - WHERE LOCAL AUTHORITIES REQUIRE SOIL TESTS AND ENGINEERED FOOTING & SLAB DETAILS, THESE ENGINEERED DETAILS TAKE PRECEDENCE OVER DRAWN DETAILS.
 - TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.4.2 OF THE NCC VOL.2-2022 AND WITH AS3660.1-2014
 - PROVIDE ABLEFLEX EXPANSION JOINT FILLER BETWEEN ADJOINING CONCRETE SLABS.
 - EARTH ROD BONDED TO SLAB MESH LOCATED NEXT TO METERBOX POWER CONDUIT AND CONNECTED TO EARTHING SYSTEM IN ACCORDANCE WITH AS3000.
 - WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 10.2 ABCB OF THE NCC VOL.2-2022.



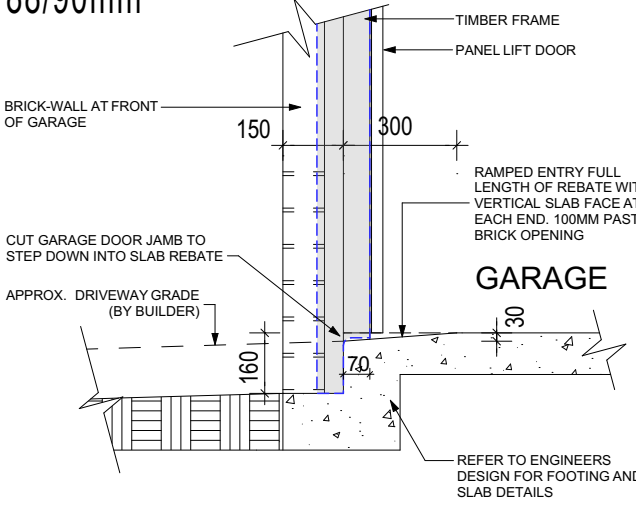
TIMBER POST - PORCH

INDEPENDANT SLAB 1:20
135/140mm POST



TIMBER POST - ALFRESCO

INTEGRATED SLAB 1:20
88/90mm



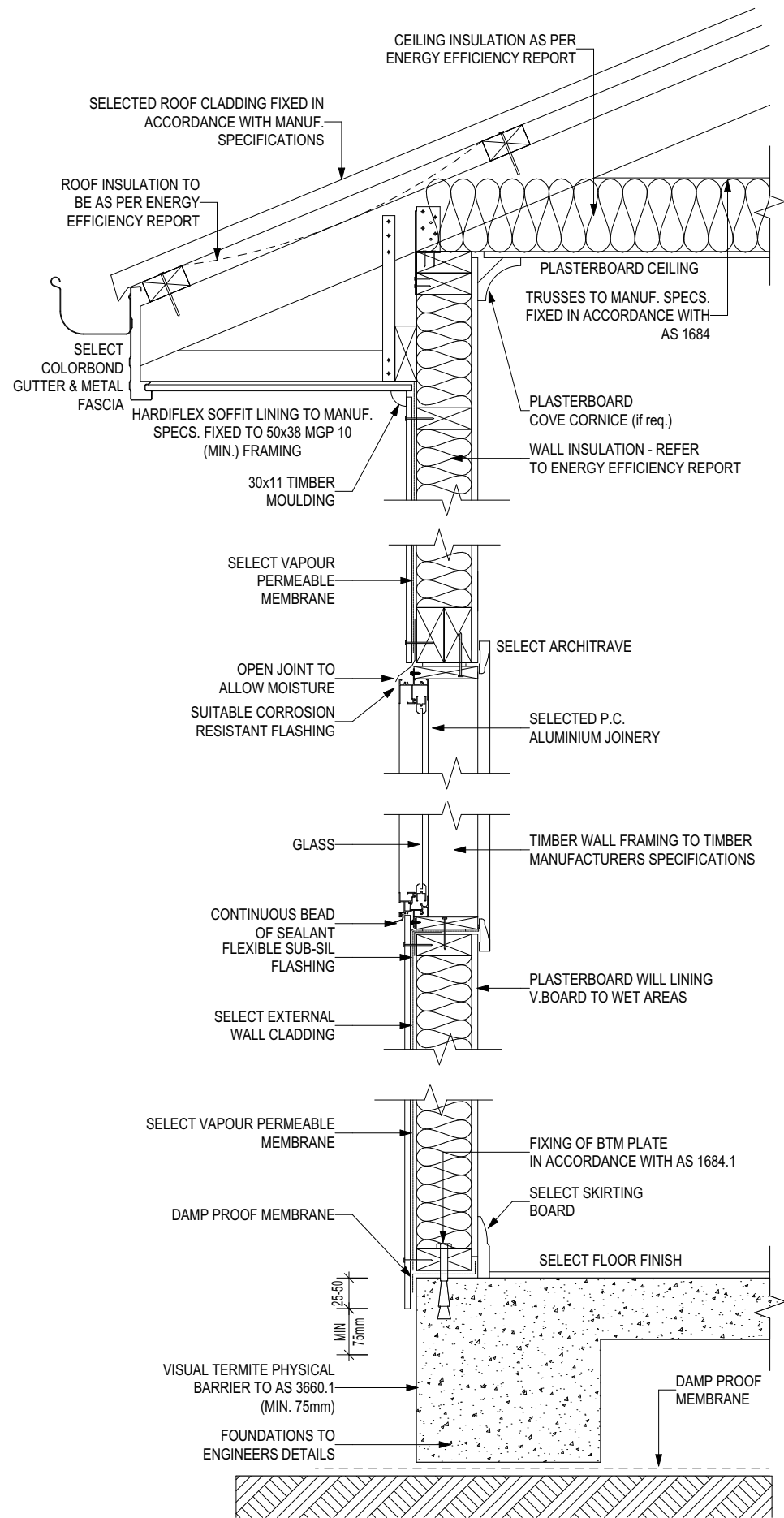
GARAGE DOOR REBATE/END DETAIL

1:20

SLAB PLAN
1:100

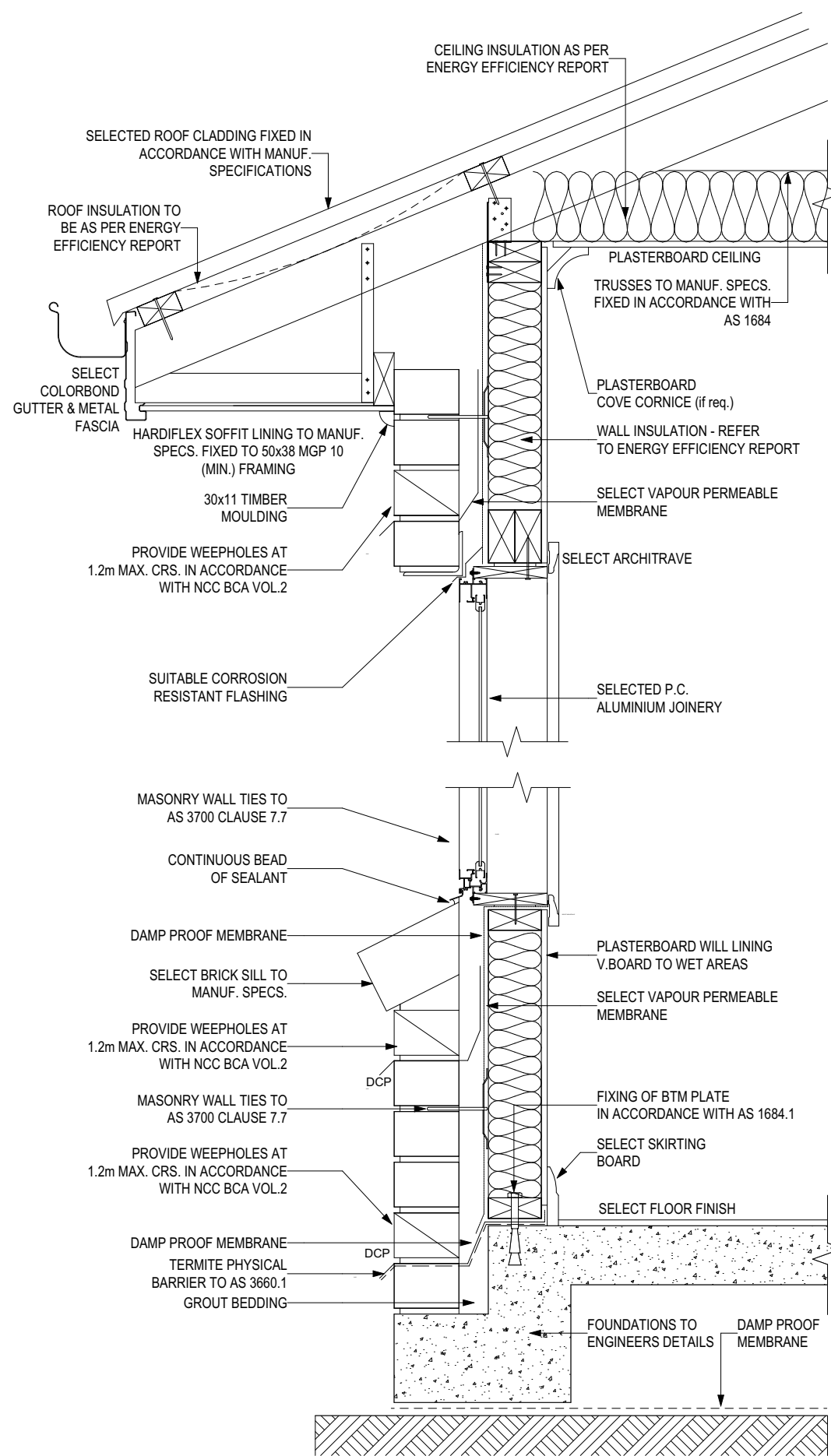
NOTE: ALL DIMENSIONS TAKEN FROM OUTSIDE EDGE OF SLAB (EG. OUTSIDE BRICKWORK)

NOTE: 40MM REBATE SETDOWN TO SHOWER LOCATIONS



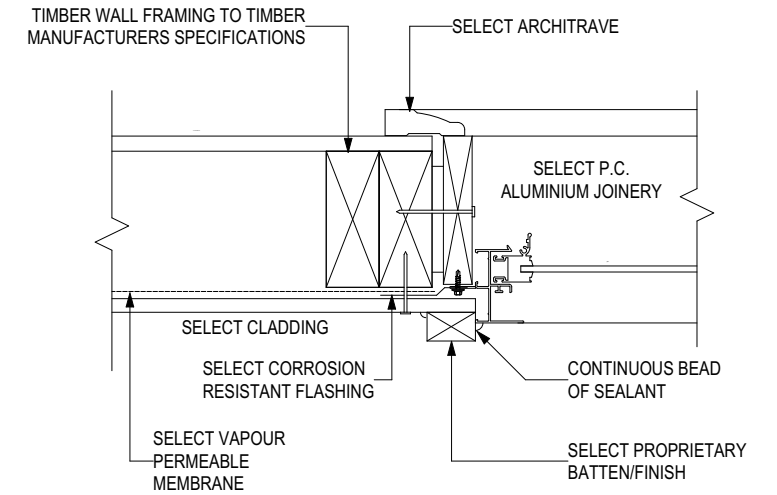
WALL SECTION - CLADDING

1:10



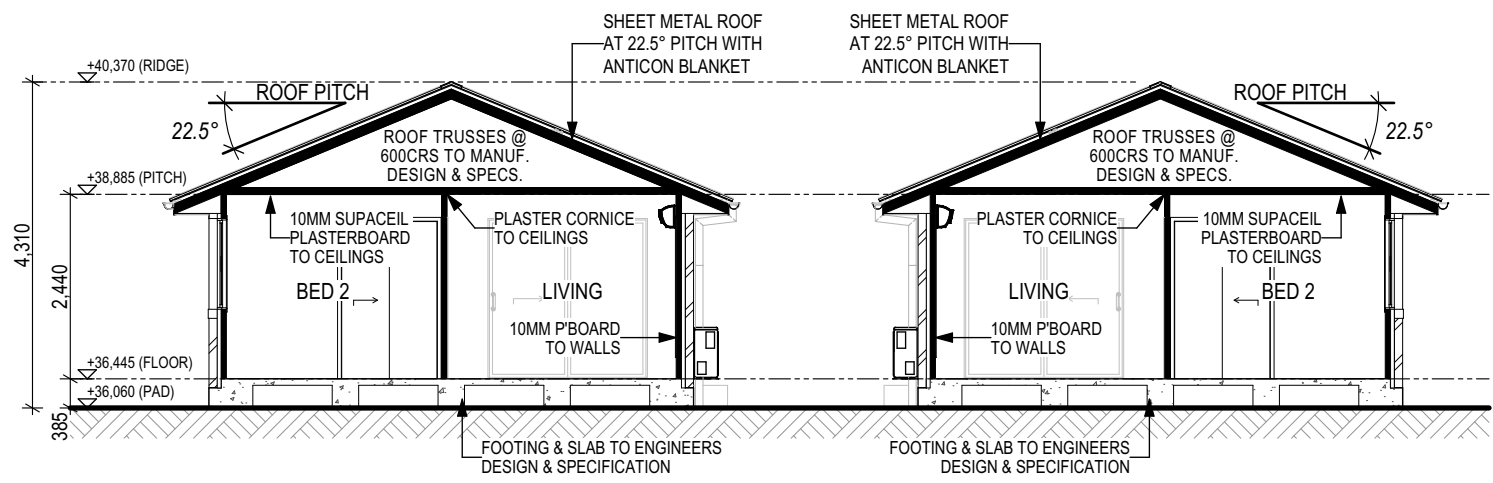
WALL SECTION - BRICK VENEER

1:10



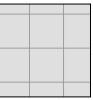
WINDOW JAMB

1:5



SECTION A-A 1:100

FLOOR COVERINGS LEGEND



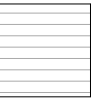
MAIN FLOOR TILE



CARPET



WET AREA TILE



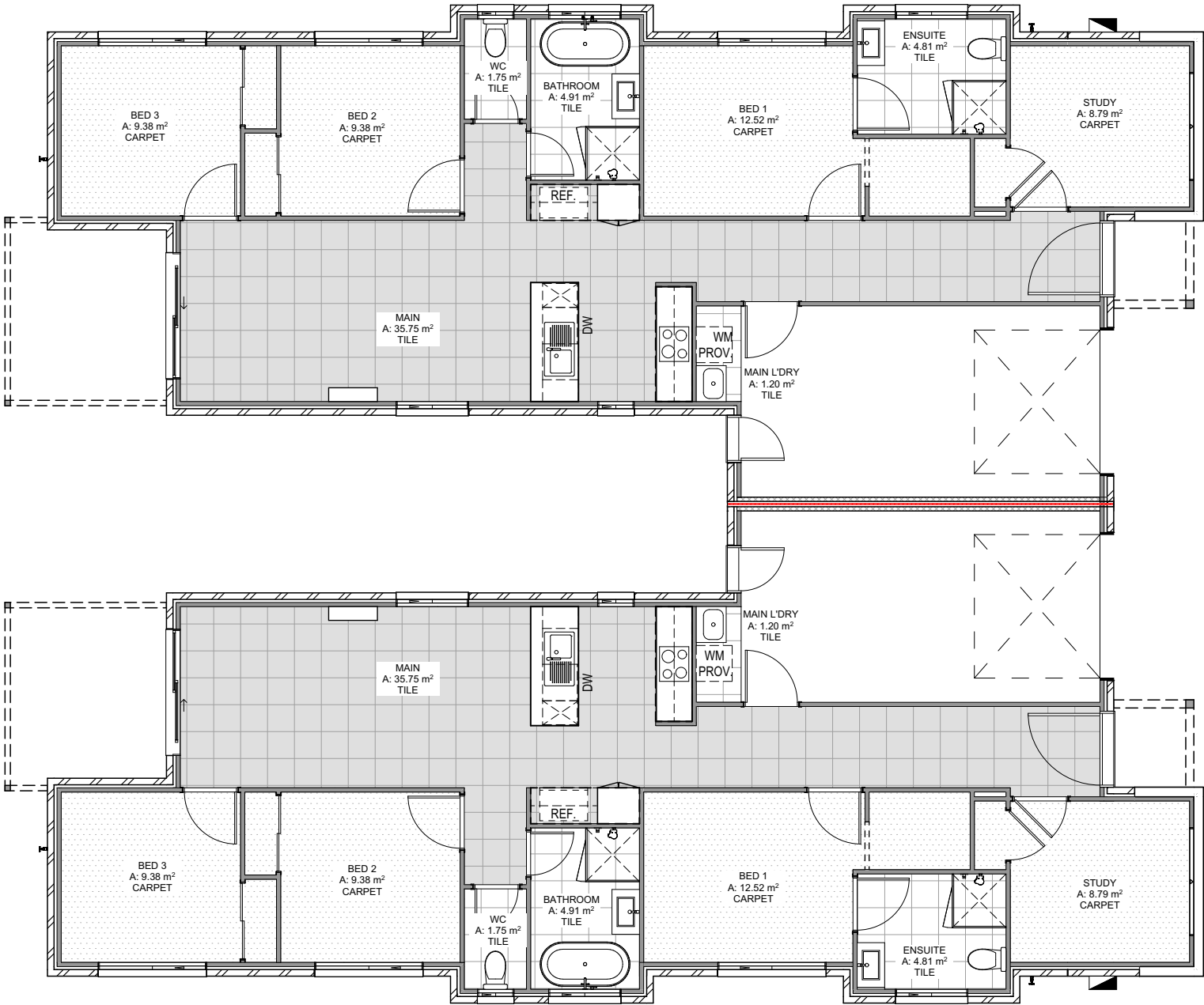
VINYL FLOORING

NOTES:

UNLESS NOTED OTHERWISE (CHECK COLOUR SELECTION):

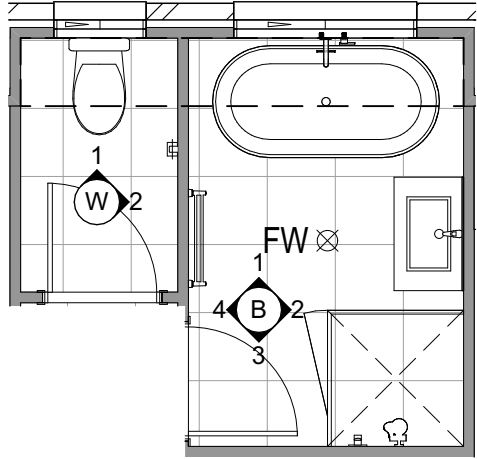
3mm GROUT GAPS TO WALL TILING (TYPICAL)
3-5mm GROUT GAPS TO FLOOR TILING (TYPICAL)
WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES

FLOOR COVERINGS		
MATERIAL	ROOM	AREA (m²)
CARPET	BED 1	12.52
CARPET	BED 1	12.52
CARPET	BED 2	9.38
CARPET	BED 2	9.38
CARPET	BED 3	9.38
CARPET	BED 3	9.38
CARPET	STUDY	8.79
CARPET	STUDY	8.79
		80.14 m²
MAIN TILE	MAIN	35.75
MAIN TILE	MAIN	35.75
		71.50 m²
WET AREA TILE	BATHROOM	4.91
WET AREA TILE	BATHROOM	4.91
WET AREA TILE	ENSUITE	4.81
WET AREA TILE	ENSUITE	4.81
WET AREA TILE	MAIN L'DRY	1.20
WET AREA TILE	MAIN L'DRY	1.20
WET AREA TILE	WC	1.75
WET AREA TILE	WC	1.75
		25.34 m²
		176.98 m²

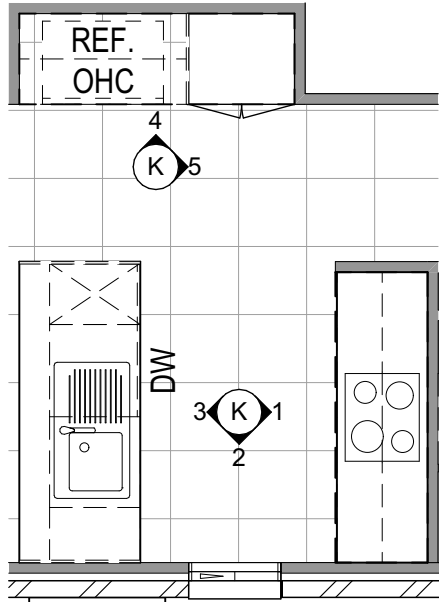


GROUND FLOOR COVERINGS

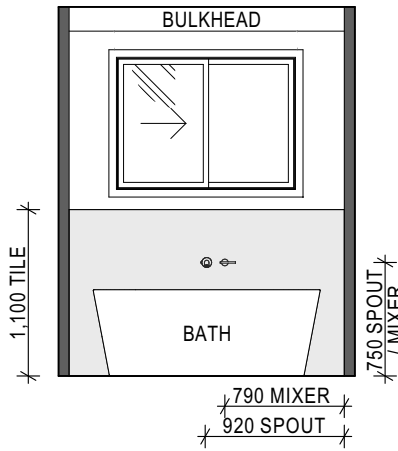
1:100



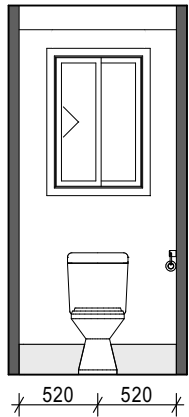
WC & BATH PLAN
1:50



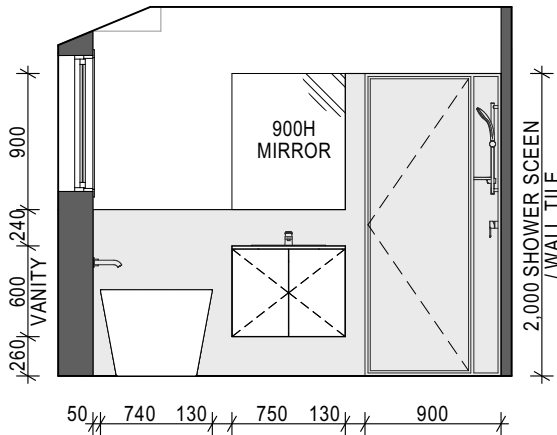
KITCHEN PLAN
1:50



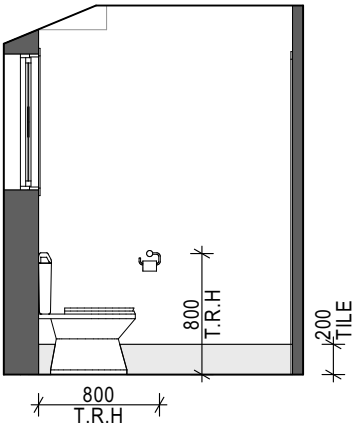
B1 BATH ELEVATION
1:50



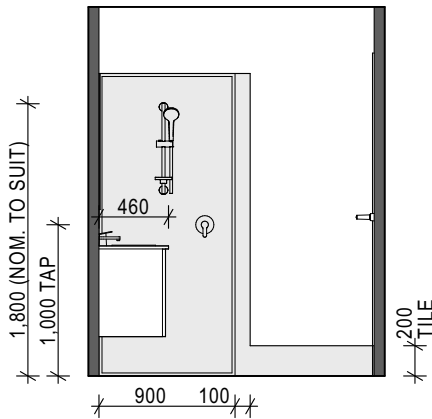
W1 WC ELEVATION
1:50



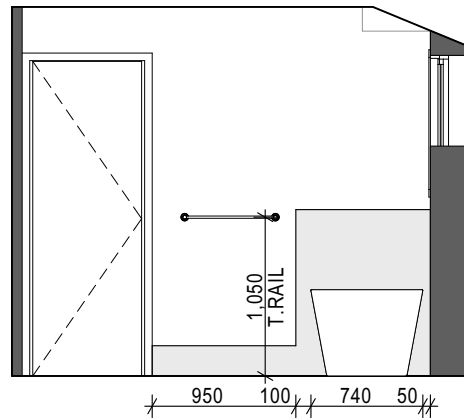
B2 BATH ELEVATION
1:50



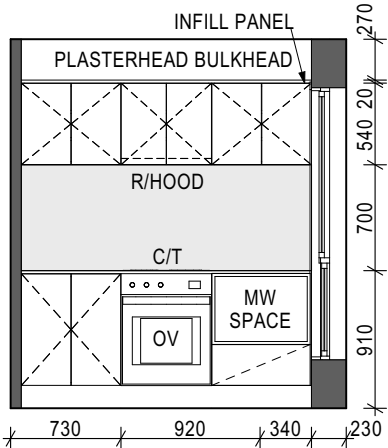
W2 WC ELEVATION
1:50



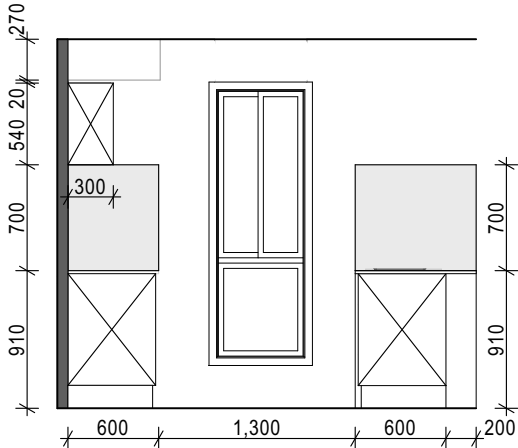
B3 BATH ELEVATION
1:50



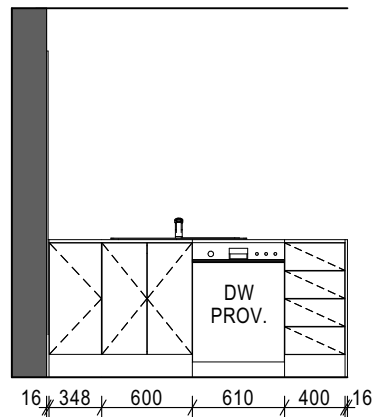
B4 BATH ELEVATION
1:50



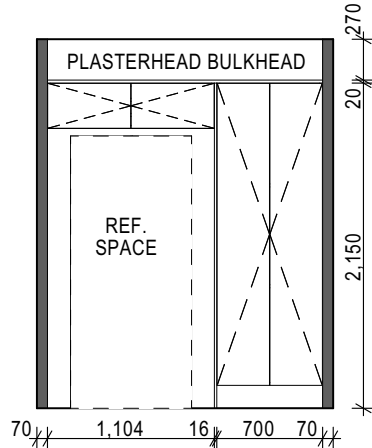
K1 KITCHEN ELEVATION
1:50



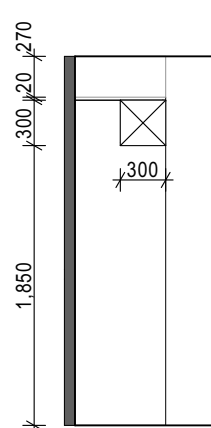
K2 KITCHEN ELEVATION
1:50



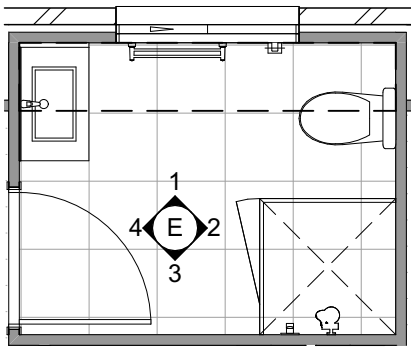
K3 KITCHEN ELEVATION
1:50



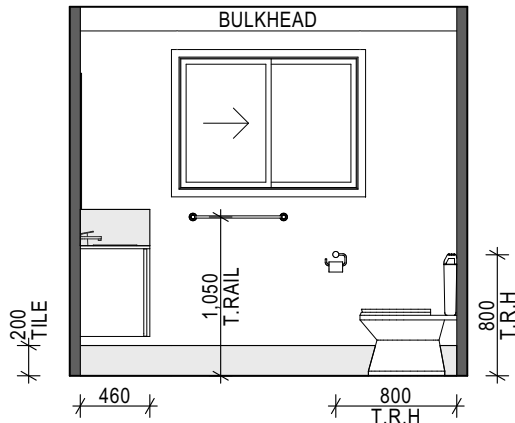
K4 KITCHEN ELEVATION
1:50



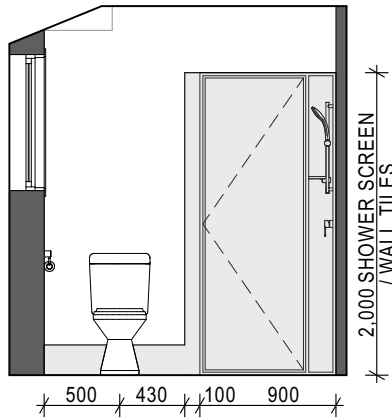
K5 KITCHEN ELEVATION
1:50



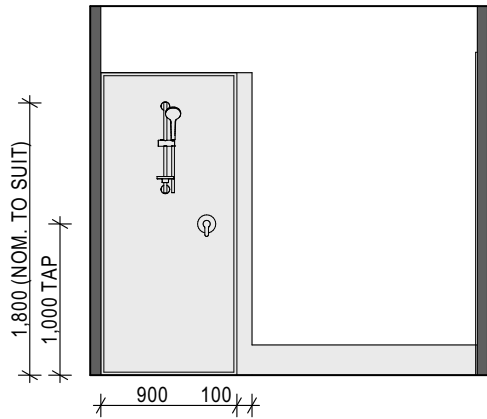
ENS PLAN
1:50



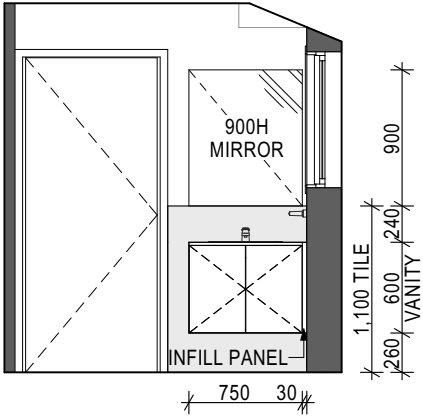
E1 ENS. ELEVATION
1:50



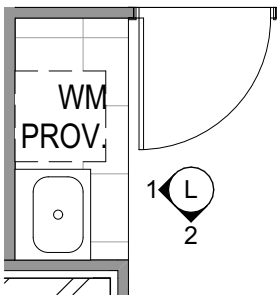
E2 ENS. ELEVATION
1:50



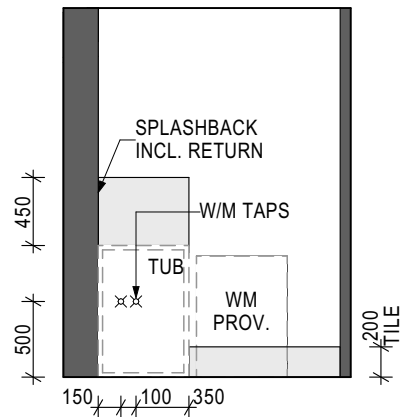
E3 ENS. ELEVATION
1:50



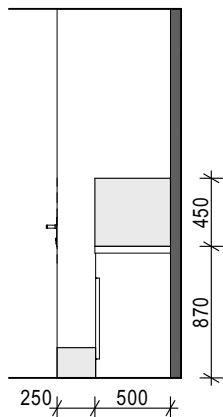
E4 ENS. ELEVATION
1:50



L'DRY PLAN
1:50



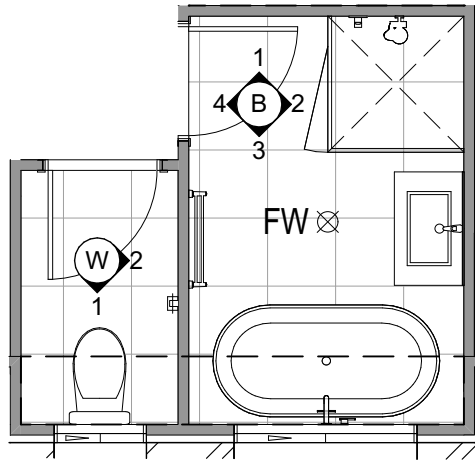
L1 L'DRY ELEVATION
1:50



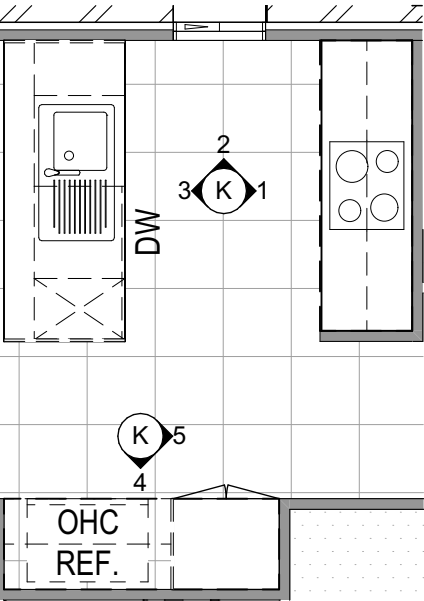
L2 L'DRY ELEVATION
1:50



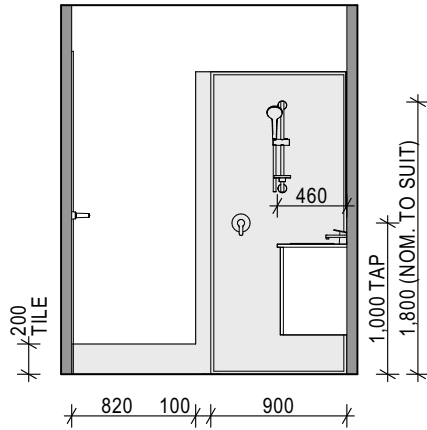
: TILES / SPLASHBACK



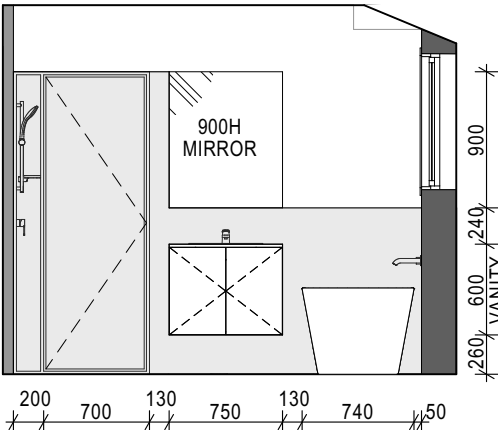
WC & BATH PLAN
1:50



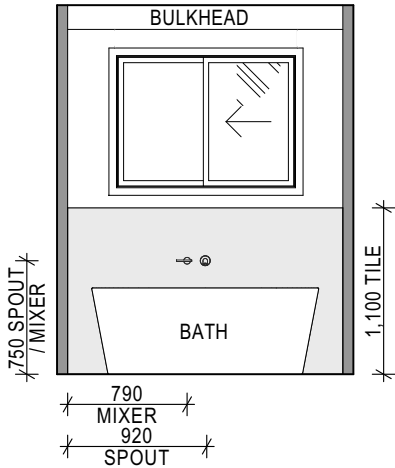
KITCHEN PLAN
1:50



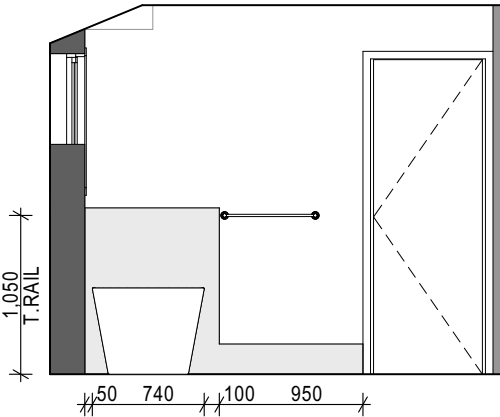
B1 BATHROOM ELEVATION
1:50



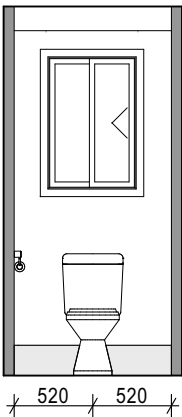
B2 BATHROOM ELEVATION
1:50



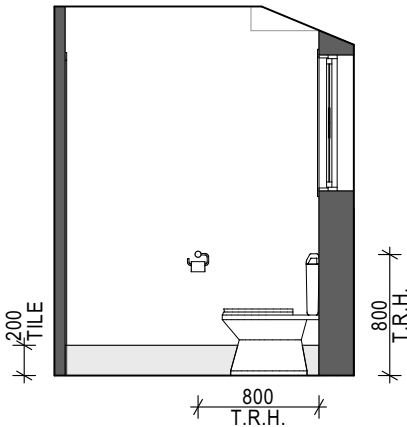
B3 BATHROOM ELEVATION
1:50



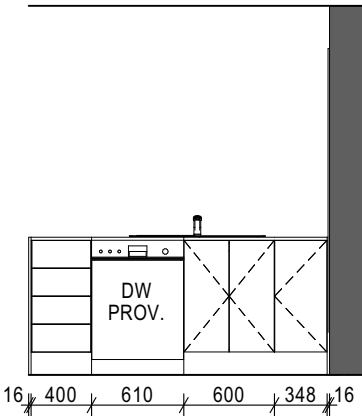
B4 BATHROOM ELEVATION
1:50



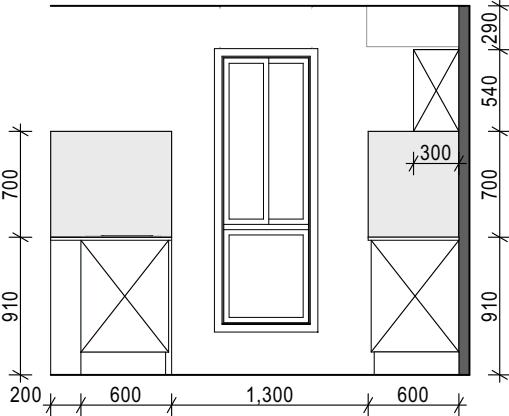
W1 WC ELEVATION
1:50



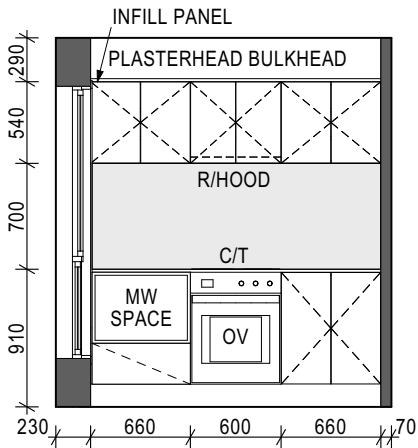
W2 WC ELEVATION
1:50



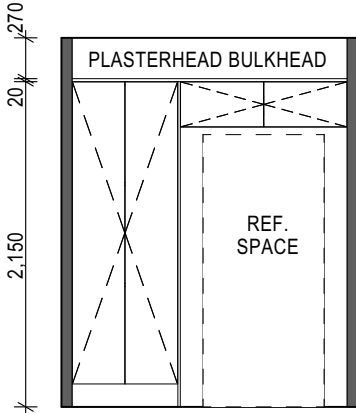
K1 KITCHEN ELEVATION
1:50



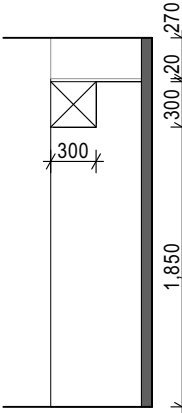
K2 KITCHEN ELEVATION
1:50



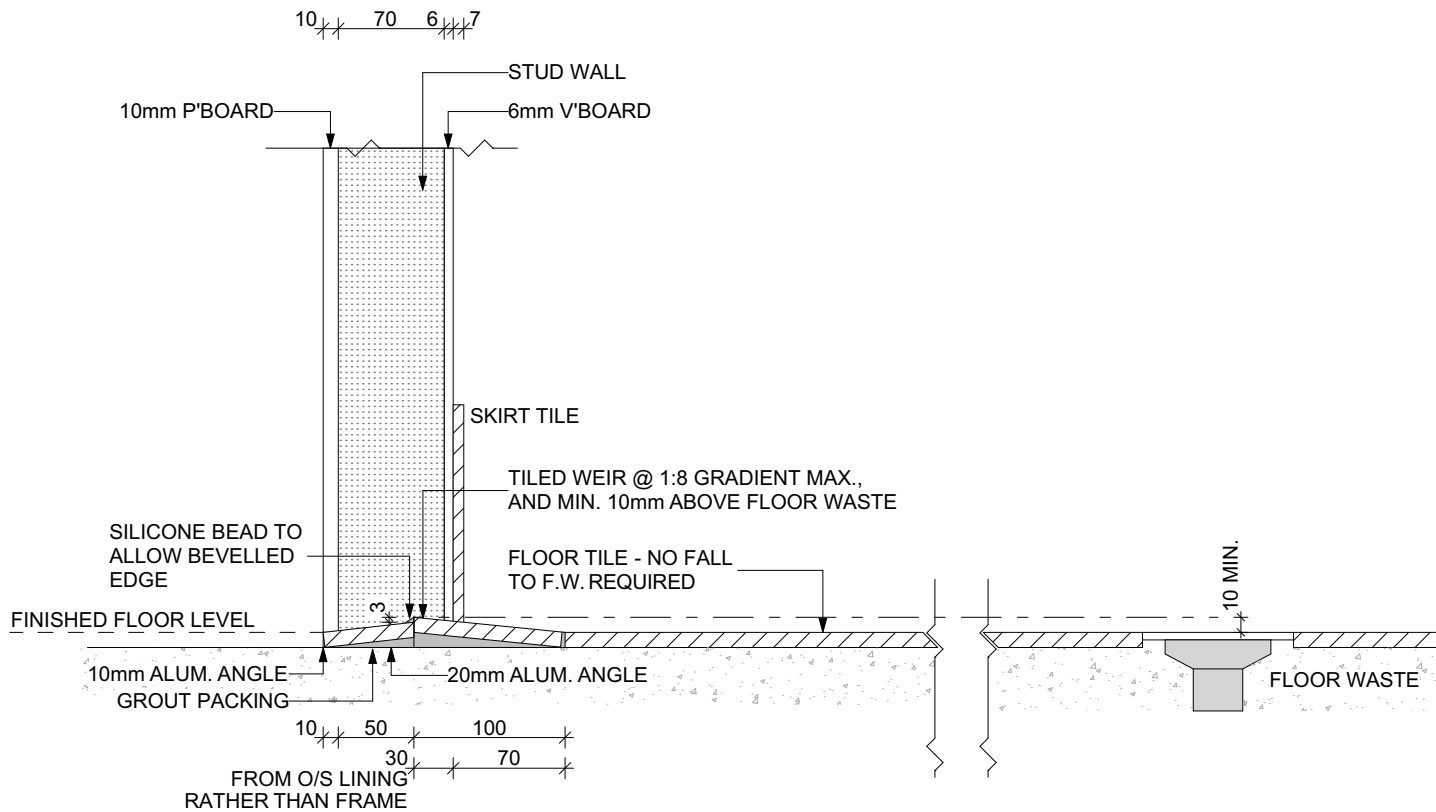
K3 KITCHEN ELEVATION
1:50



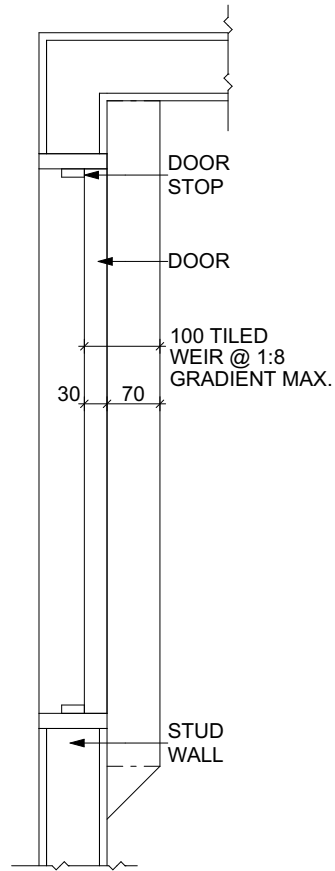
K4 KITCHEN ELEVATION
1:50



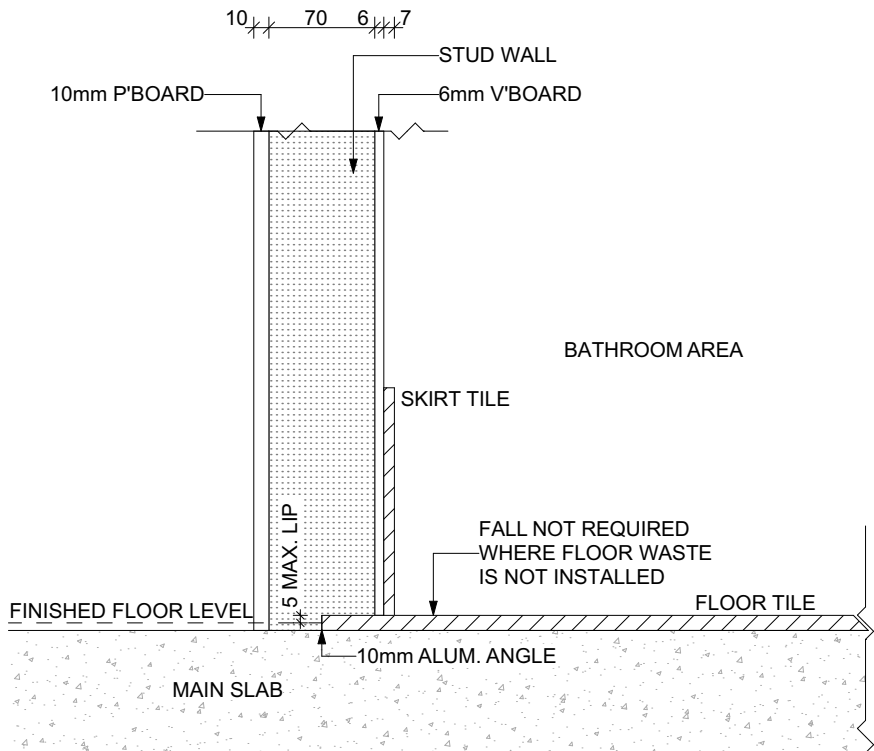
K5 KITCHEN ELEVATION
1:50



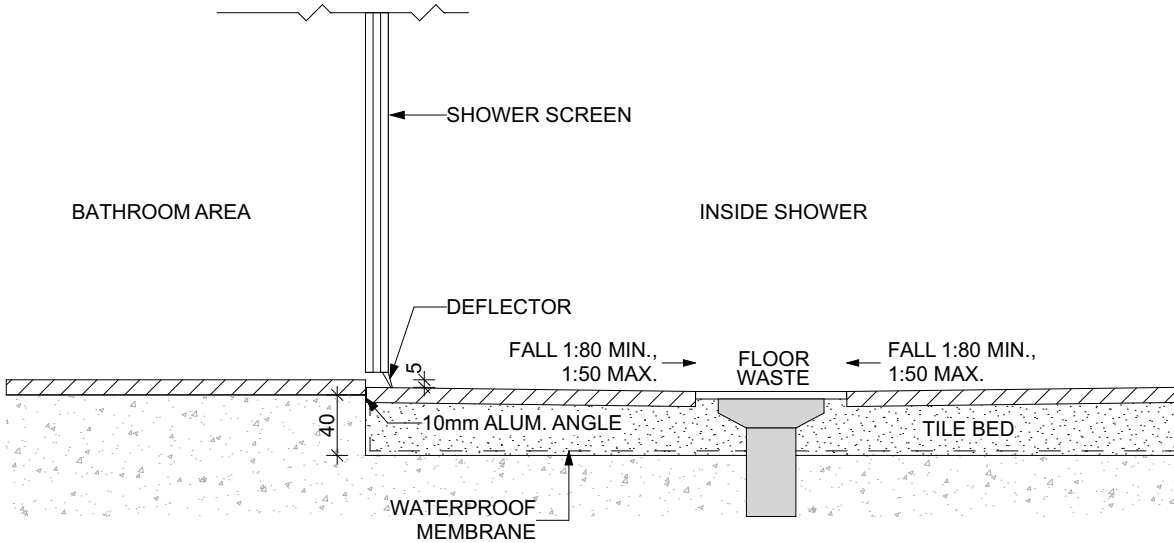
FW1 - BATHROOM TILE FALL TO FLOOR WASTE 1:5



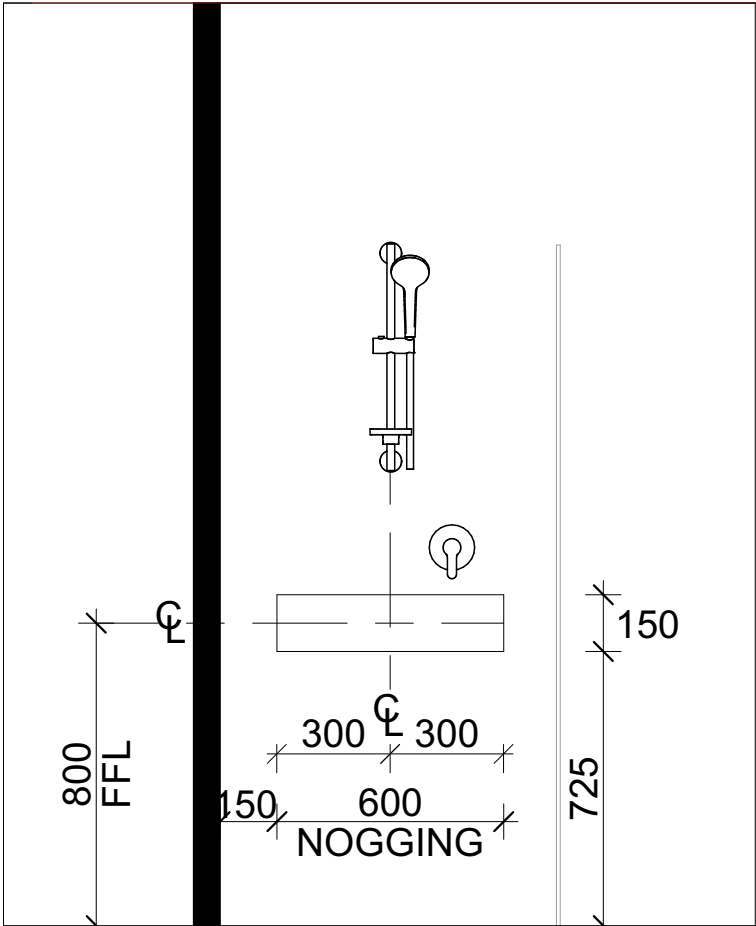
FW1 - TILED WEIR PLAN 1:10



FW0 - BATHROOM TILE WITHOUT FLOOR WASTE 1:5

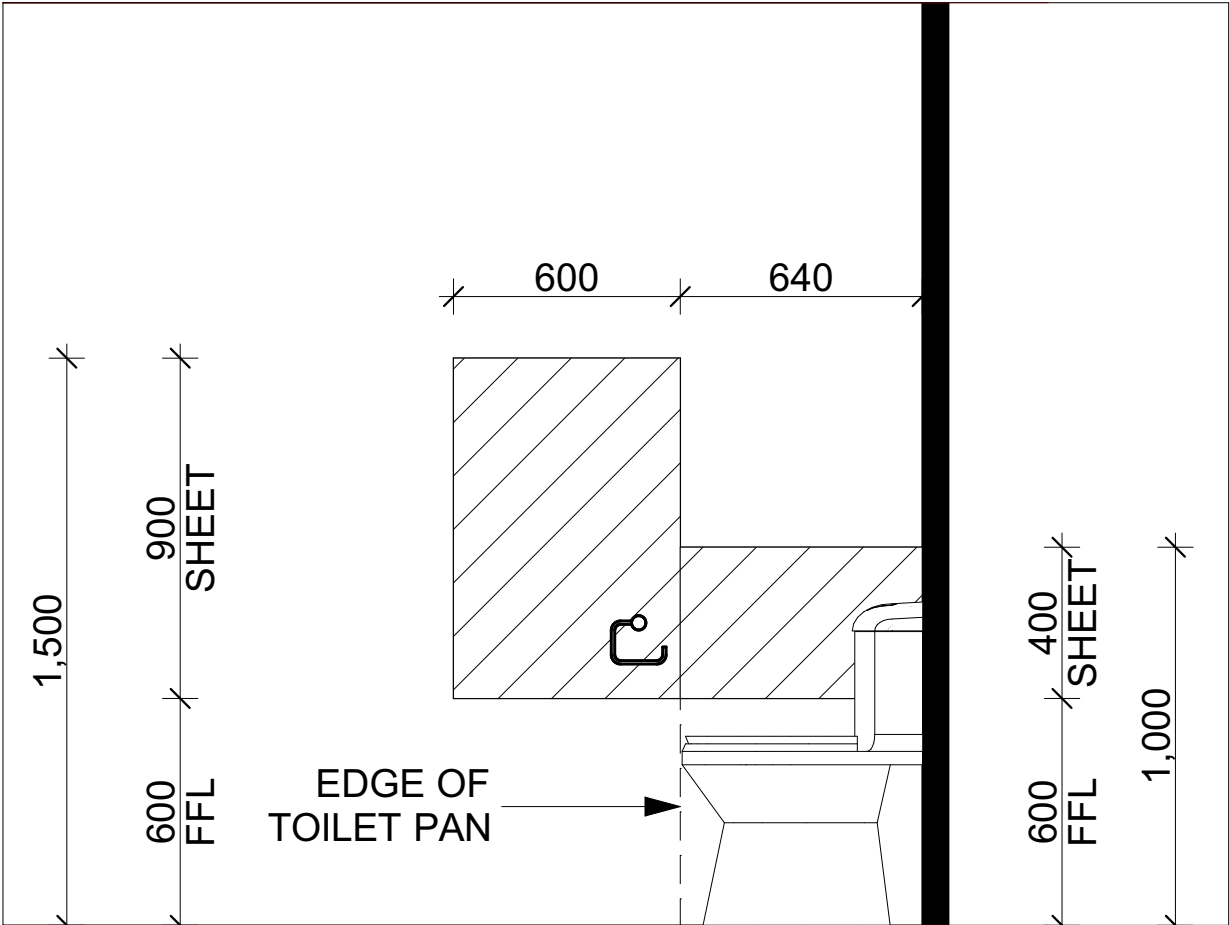
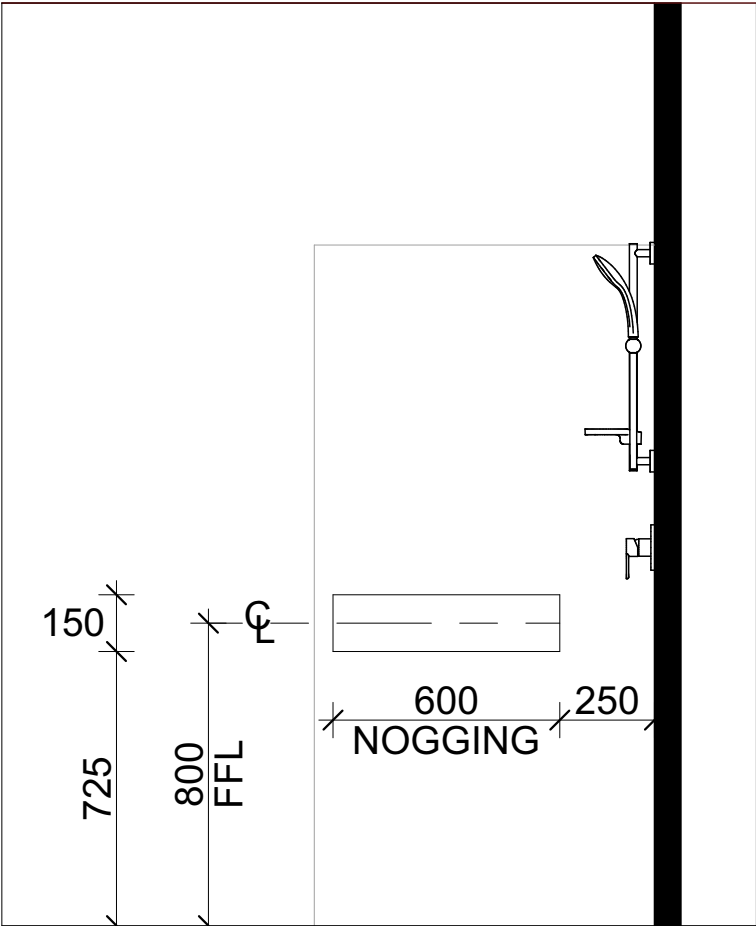


FW2 - SHOWER TILE FALL TO WASTE 1:5



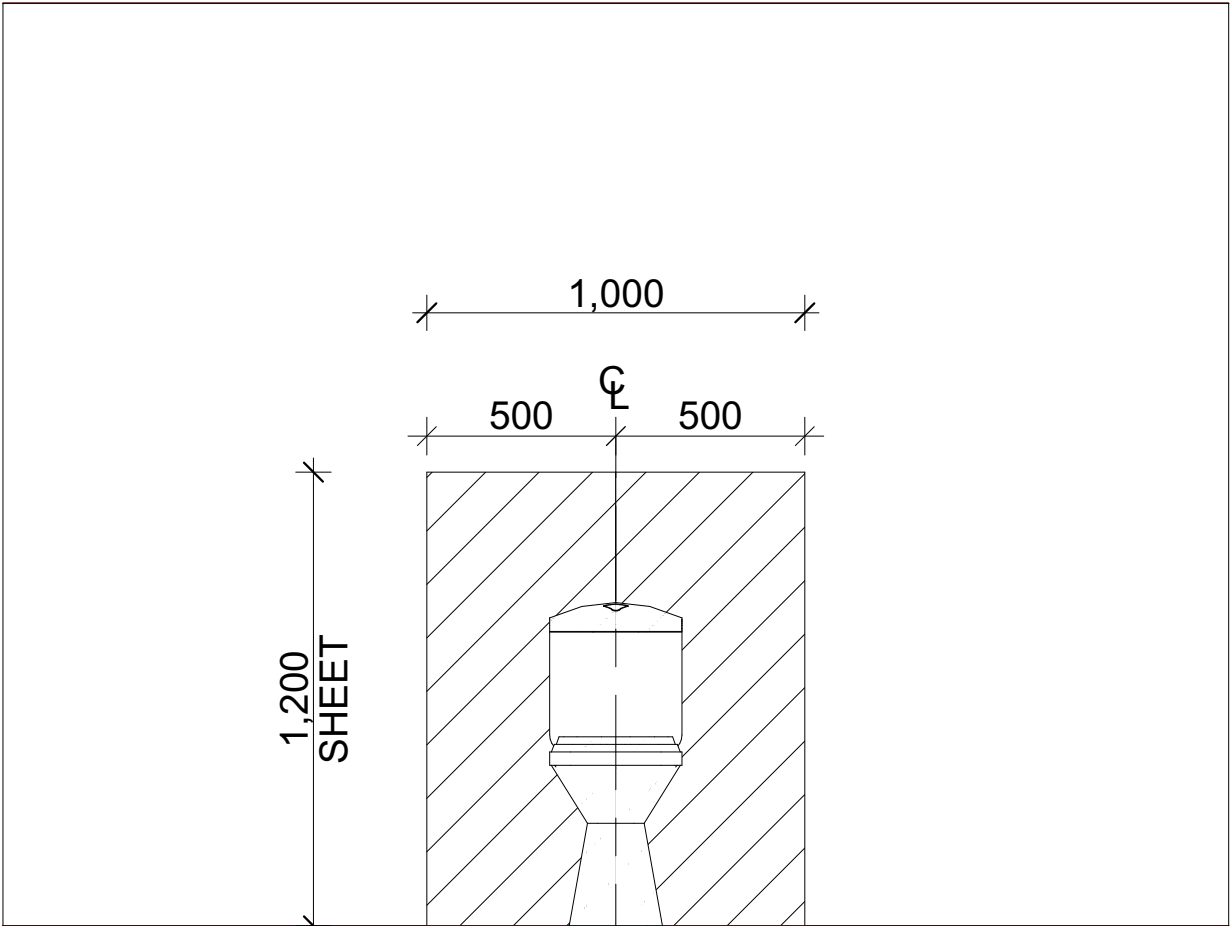
SHOWER NOGGING

1:20



WC STRUCTURAL SHEETING

1:20



WC STRUCTURAL SHEETING WITHOUT SIDE WALLS

1:20