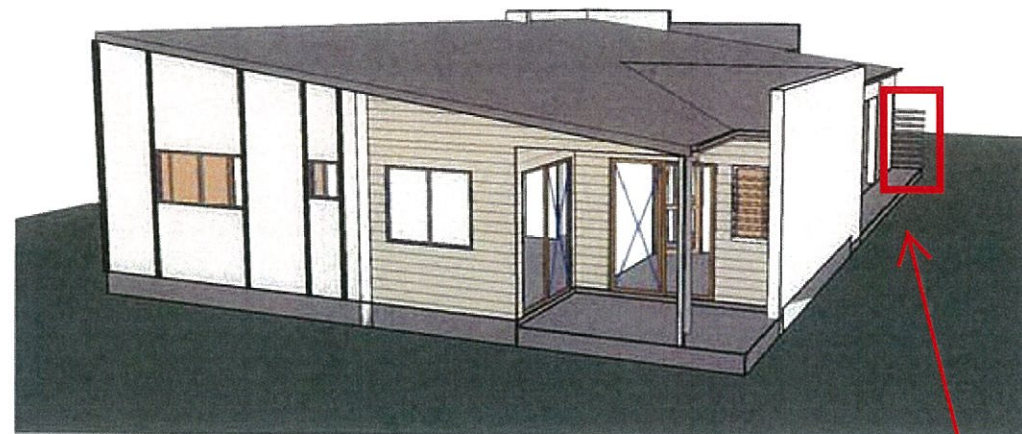
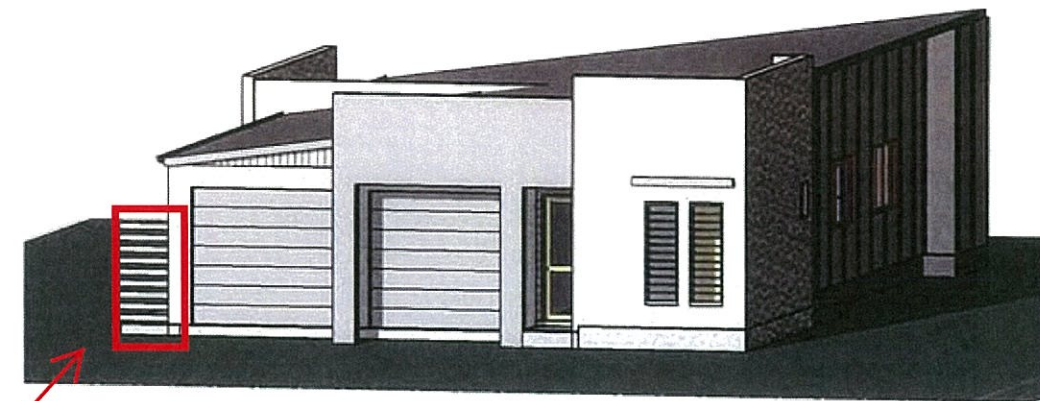


PLANS AND DOCUMENTS
referred to in the PDA APPROVAL
C 3 FEB 2015
MEDQ

AMENDED IN RED
30 JAN 2015
By GERARD MCCAFFERTY (name)
MEDQ

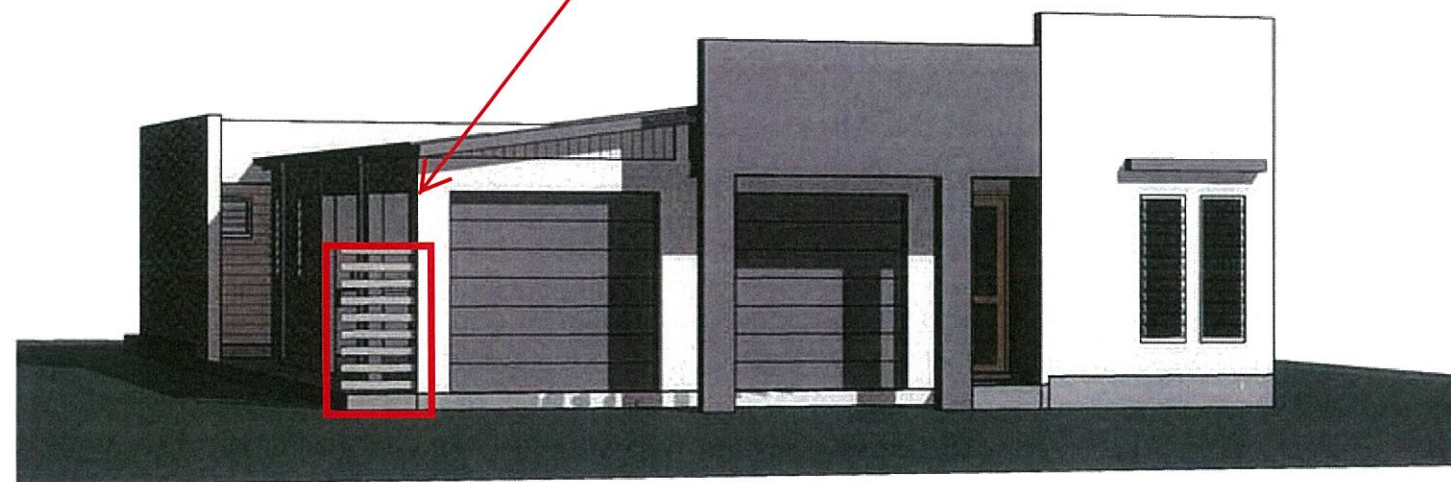


PERSPECTIVE - BACK



PERSPECTIVE - FRONT

Entry to unit 2 is not part of this approval and is subject to compliance assessment as per condition 3



STREET PERSPECTIVE

**NEW RESIDENCE FOR
S & P CONSTRUCTIONS
LOT 651
INTELLIGENCE STREET
THE VILLAGE**

BUILDING DESIGN - MEDIUM RISE
QBCC LIC. - No. 65778 EXPIRY 25.5.15
448 BAYSWATER RD. MT LOUISA
PO Box 7645, GARBUTT, 4814.
EMAIL: greg@gvdbuildingdesign.com
NOTE: DRAWINGS IN PDF FORMAT
MAY NOT BE TO CORRECT SCALE



AMENDMENTS:	No.	Description	Date	Issued	BUILDER:	CLIENT:	DRAWN:	DATE:	APP:
A	B.A. ISSUE		30.10.14	GVD	S. & P. CONSTRUCTIONS MOB: 0417740011	S & P CONSTRUCTION	KS	30.10.14	
						ADDRESS: LOT 651 INTELLIGENCE ST, THE VILLAGE, OONOA	ISSUE: A	SCALE:	PHASE: WKD
							SH No: A1	JOB No: 14097SP	



GVD
BUILDING DESIGN
PH: 07/47743314 FAX: 07/47743315
GREG VAN DINTER M: 0418/782927

CONSTRUCTION CRITERIA

WIND SPEED : C1

BUILDING CLASS 1a (B.C.A. PART A3.2)

TYPE C CONST. (B.C.A. SPEC. C1.9)

EXTERNAL MASONRY WALLS

200 SERIES CONCRETE MASONRY BLOCKWORK.
LINTELS, BOND BEAMS & VERTICAL REINFORCEMENT
AS BLOCKWORK & BRACING PLAN - SHEET A7

INTERNAL PARTITIONS

70x35 MGP10/F5 INTERNAL STUD PARTITIONS WITH
ONE ROW OF NOGGING. STUDS @ 450c/s. SHEET BOTH
SIDES OF WALLS WITH 10mm PLASTERBOARD.
6mm VILLABOARD TO WET AREAS

COMMON WALL

FRL REQUIRED - 60/60/60 AS PER PART 3.7.1.8 OF BCA
SOUND INSULATION REQUIRED - RW(CTR)50 AS PER PART
3.8.6 OF BCA. REFER TO SHEET A9 FOR DETAILS

FLOOR SLAB CONSTRUCTION

CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.
SELECTED FILL AS NECESSARY, COMPACTED.
0.2 VISQUEEN UNDER SLAB, 200mm LAPS.
REFER TO TERMITE PROTECTION NOTES

ROOF CONSTRUCTION

COLORBOND CORRUGATED SHEET ROOF
PITCH AS PER ELEVATIONS
BATTENS AS SPECIFIED ON SECTION
GANGNAILED TIMBER TRUSSES AT 900 MAX. CTRS
TO TRUSS MANUFACTURERS SPECIFICATIONS.

GENERAL NOTES

FLOOR COVERINGS WILL BE AS PER SPECIFICATION.
FALL WET AREA FLOORS TO FLOOR WASTES.
ANY DISCREPANCIES BETWEEN DRAWINGS
ARE TO BE IMMEDIATELY VERIFIED.
WC DOORS THAT OPEN IN TO HAVE LIFT OFF HINGES.

☉ SMOKE DETECTOR - SUGGESTED LOCATIONS ONLY
SMOKE DETECTORS ARE COMPULSORY TO BE
WIRED TO THE HOMES ELECTRICAL SYSTEM.

TERMITE PROTECTION

TERMITE PROTECTION TO BE IN ACCORDANCE WITH
AS 3660.1 & 3.1.3 OF THE BCA.
2 DURABLE NOTICE'S MUST BE PERMANENTLY FIXED
TO THE BUILDING IN A PROMINENT LOCATIONS, SUCH
AS A METER BOX & KITCHEN CBDS. INDICATING-

- THE METHOD OF PROTECTION; AND
- THE DATE OF INSTALLATION OF THE SYSTEM; AND
- WHERE A CHEMICAL BARRIER IS USED, ITS LIFE
EXPECTANCY AS LISTED ON THE NATIONAL
REGISTRATION AUTHORITY LABEL; AND
- THE INSTALLER'S OR MANU. RECOMMENDATIONS
FOR THE SCOPE AND FREQUENCY OF FUTURE
INSPECTIONS FOR TERMITE ACTIVITY.

LEGEND:

LW	- LOUVRED WINDOW
TL	- TIMBER LOUVRES
GL	- GLASS LOUVRES
AL	- ALUMINIUM LOUVRES
SW	- SLIDING WINDOW
FG	- FIXED GLASS WINDOW
DH	- DOUBLE HUNG WINDOW
CW	- CASEMENT WINDOW
AW	- AWNING WINDOW
GB	- GLASS BRICKS
BFD	- BI-FOLD DOORS
SD	- SLIDING DOOR
B20	- DOOR SIZE
CSD	- CAVITY SLIDING DOOR
FSD	- FACE SLIDING DOOR
PL	- PANELIFT DOOR
RD	- ROLLER DOOR
VB	- VANITY BASIN
HB	- HAND BASIN
SHR	- SHOWER
WC	- WATER CLOSET
FW	- FLOOR WASTE
W	- WASHING MACHINE
TUB	- LAUNDRY TUB
MW	- MICROWAVE
WO	- WALL OVEN
HP	- HOT PLATE
ST	- STOVE
UBO	- UNDER BENCH OVEN
S	- SINK
PAN	- PANTRY
REF	- REFRIGERATOR
B*FAST	- BREAKFAST BAR
S*BACK	- SPLASH BACK
R*HOOD	- RANGEHOOD
O*HEAD	- OVERHEAD CUPBOARDS
☉	- SMOKE DETECTOR
CBD	- CUPBOARDS
HC	- HOSE COCK
DP	- DOWNPIPE
HWS	- HOT WATER SYSTEM
F.L.	- FASCIA LINE

ENERGY EFFICIENCY

UNIT 1 HOUSE RATING - 8 STARS

DESIGN IN ACCORDANCE WITH SECTION 2
PERFORMANCE PROVISIONS - PART 2.6 OF THE BCA
HOME ASSESSMENT BY GVD BUILDING DESIGN USING
BERS PRO VER 4.2. REFER TO CERTIFICATE ATTACHED

BUILDING FABRIC - ROOF & WALLS

ROOF	INSULATION MATERIAL
SHEET	R3.0 - KNAUF EARTHWOOL INSULATION ON CEILING OR EQ. MEDIUM COLOUR
WALLS	INSULATION MATERIAL
MASONRY BLOCK TIMBER FRAME	NO INSULATION REQUIRED MEDIUM COLOUR

EXTERNAL GLAZING

MINIMUM 5mm MEDIUM TINT, ALUMINIUM FRAME.

CEILING FANS

CEILING FANS HAVE BEEN INCLUDED IN THE
FOLLOWING ROOMS FOR BERS CALCULATIONS:
x2 - LIVING, DINING & KITCHEN
x1 - EACH BEDROOM

ENERGY EFFICIENCY

UNIT 2 HOUSE RATING - 8 STARS

DESIGN IN ACCORDANCE WITH SECTION 2
PERFORMANCE PROVISIONS - PART 2.6 OF THE BCA
HOME ASSESSMENT BY GVD BUILDING DESIGN USING
BERS PRO VER 4.2. REFER TO CERTIFICATE ATTACHED

BUILDING FABRIC - ROOF & WALLS

ROOF	INSULATION MATERIAL
SHEET	R3.0 - KNAUF EARTHWOOL INSULATION ON CEILING OR EQ. MEDIUM COLOUR
WALLS	INSULATION MATERIAL
MASONRY BLOCK TIMBER FRAME	NO INSULATION REQUIRED MEDIUM COLOUR

EXTERNAL GLAZING

MINIMUM 5mm MEDIUM TINT, ALUMINIUM FRAME.

CEILING FANS

CEILING FANS HAVE BEEN INCLUDED IN THE
FOLLOWING ROOMS FOR BERS CALCULATIONS:
x2 - LIVING, DINING/KITCHEN
x1 - EACH BEDROOM

WALL MATERIAL TAKEOFF

This table is for reference purpose only
and cannot be guaranteed as accurate.
Areas indicated are single skin only and
do not take into account wall thickness
and finishes each side. Areas to be
verified by the estimator.

DESCRIPTION	WIDTH	AREA (1 side)
200 series masonry blockwork - Rendered	200	183.3 m ²
Timber Wall - External Cladding - Axon	70	0.7 m ²
Timber Wall - External Cladding - EasyLap	70	77.3 m ²
Timber Wall - External Cladding - Linea	70	22.8 m ²
Timber Wall - Internal Plasterboard	70	102.9 m ²
Timber Wall - Internal Plasterboard	90	7 m ²

FLOOR AREAS

NAME	AREA
CARPORT	23.10 m ²
GARAGE	22.70 m ²
LIVING 1	85.02 m ²
LIVING 2	65.36 m ²
PATIO 1	7.46 m ²
PATIO 2	5.64 m ²
PORCH 1	1.20 m ²
Grand total	210.48 m ²

UNIT 1: 116.38 m²
UNIT 2: 94.1 m²

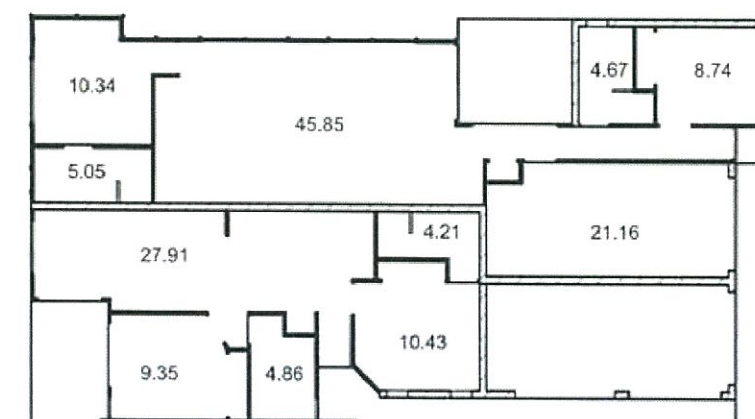
PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

03 FEB 2015

MEDQ

UNIT 1

UNIT 2

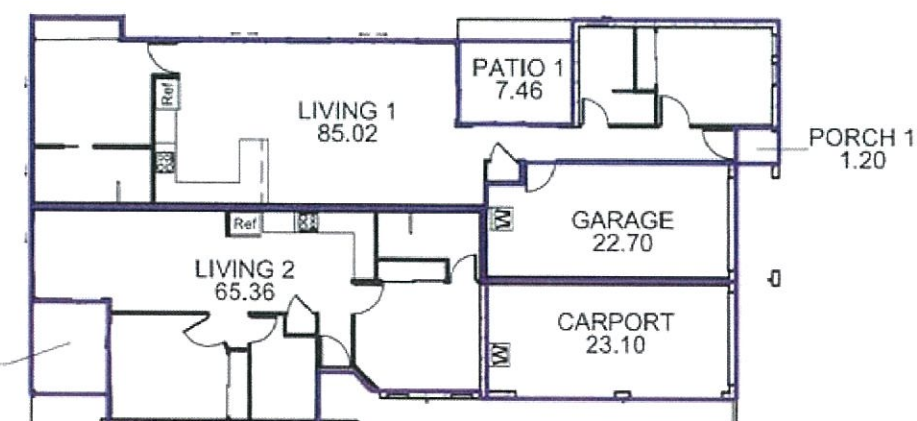


ROOM AREA PLAN

1:200

UNIT 1

UNIT 2



AREA PLAN

1:200

BUILDING DESIGN - MEDIUM RISE
QBCC LIC. - No. 65778 EXPIRY 25.5.15
448 BAYSWATER RD. MT LOUISA
PO Box 7645, GARBUTT, 4814.
EMAIL: greg@gvdbuildingdesign.com
NOTE: DRAWINGS IN PDF FORMAT
MAY NOT BE TO CORRECT SCALE



AMENDMENTS:	No.	Description	Date	Issued	BUILDER:
	A	B.A. ISSUE	30.10.14	GVD	

S. & P.
CONSTRUCTIONS
MOB: 0417740011

CLIENT: S & P CONSTRUCTION

ADDRESS:
LOT 651 INTELLIGENCE ST,
THE VILLAGE, OONOOBBA

DRAWN: KS DATE: 30.10.14 APP:

ISSUE: A SCALE: As indicated PHASE: WKD

SH No: A2 JOB No: 14097SP

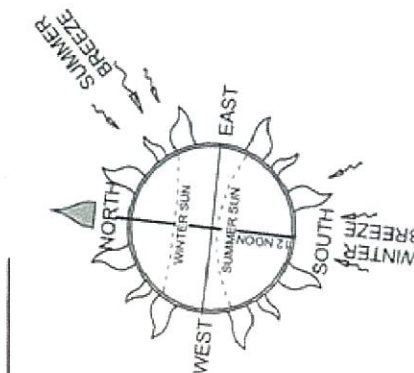


GVD
BUILDING DESIGN
PH: 07/47743314 FAX: 07/47743315
GREG VAN DINTER M: 0418/782827

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

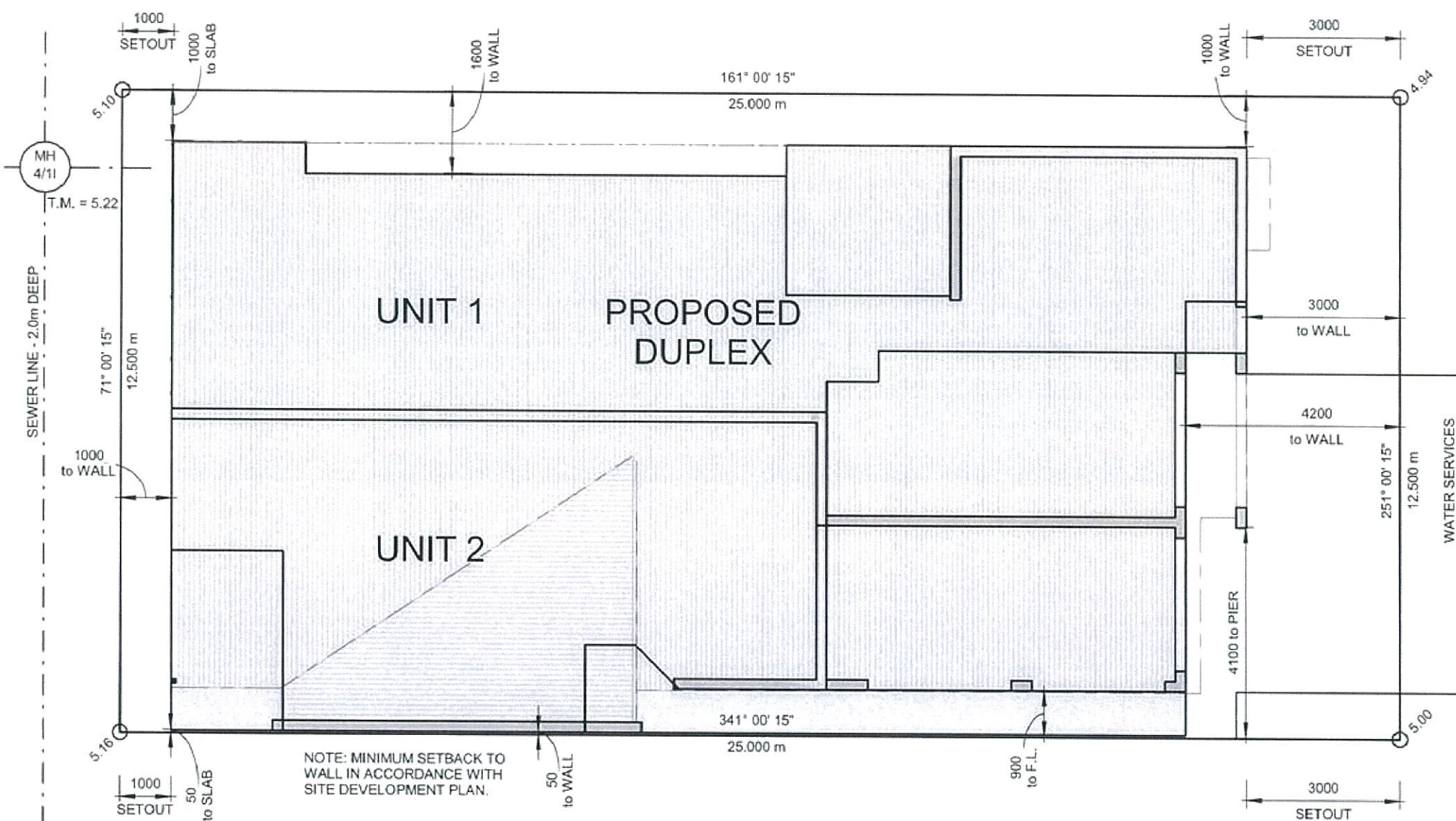
3 FEB 2015

MEDQ



INTELLIGENCE STREET

*NOTE: DRIVEWAY & CROSSOVER TO T.C.C. REQUIREMENTS



Q50 FLOOD LEVEL = R.L. 4.89 AHD

Q50 FLOOD LEVEL

HABITABLE FLOOR LEVELS MUST BE A MINIMUM OF 450mm ABOVE THE Q50 LEVEL DESIGNATED BY T.C.C OR ABOVE R.L. 3.25m AHD, WHICHEVER IS GREATER. IF THERE ARE NO FLOOD LEVELS IN COUNCIL'S RECORDS FOR THIS PROPERTY, IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE AN APPROPRIATE Q50 FLOOD LEVEL IF THIS IS REQ.

LOT No: 651
PLAN No: SP270745
PARISH : STUART
COUNTY : ELPHINSTONE
SITE AREA : 312 SQM
SITE COVER : 68%

SITE PLAN

1:100

BUILDING DESIGN - MEDIUM RISE
QBCC LIC. No. 65778 EXPIRY 25.5.15
448 BAYSWATER RD., MT LOUISA
PO Box 7645, GARBUTT, 4814.
EMAIL: greg@gvdbuildingdesign.com
NOTE: DRAWINGS IN PDF FORMAT
MAY NOT BE TO CORRECT SCALE



AMENDMENTS:	No.	Description	Date	Issued	BUILDER:
A	B.A. ISSUE		30.10.14	GVD	

S. & P.
CONSTRUCTIONS
MOB: 0417740011

CLIENT: S & P CONSTRUCTION

ADDRESS:
LOT 651 INTELLIGENCE ST,
THE VILLAGE, OONOOBBA

DRAWN: KS	DATE: 30.10.14	APP:
ISSUE: A	SCALE: As indicated	PHASE: WKD
SH No: A3	JOB No: 14097SP	



GVD
BUILDING DESIGN
PH: 07/47743314 FAX: 07/47743315
GREG VAN DINTER M: 0418/782827

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

03 FEB 2015

MEDQ

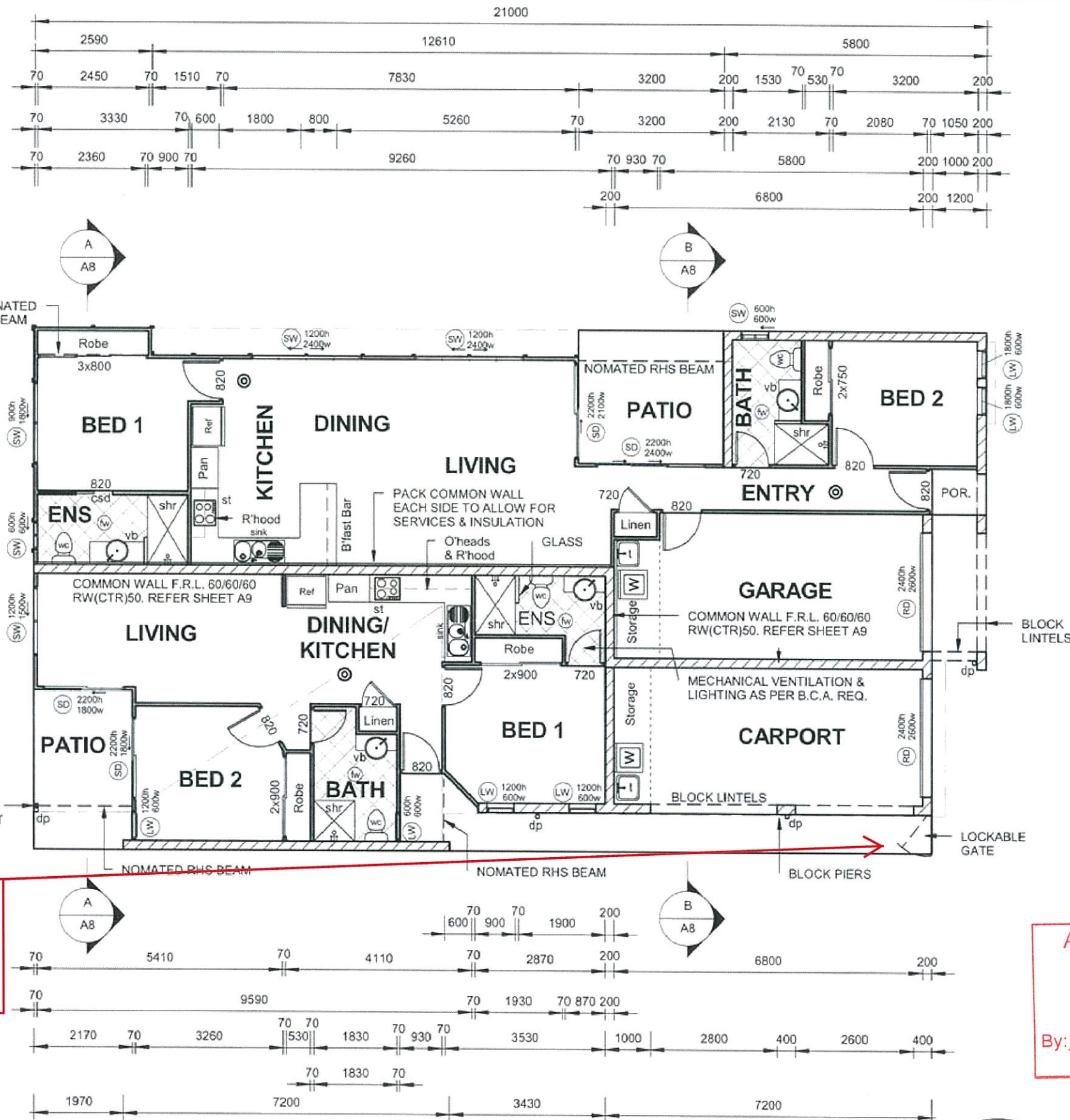
UNIT 1

UNIT 2

Entry to unit 2 is not part of this approval and is subject to compliance assessment as per condition 3

FLOOR PLAN

1:100



AMENDED IN RED

30 JAN 2015

By: GREG VAN DINTER (Name)
MEDQ

BUILDING DESIGN - MEDIUM RISE
QBCC LIC. No. 65778 EXPIRY 25.5.15
448 BAYSWATER RD, MT LOUISA
PO Box 7645, GARBUTT, 4814.
EMAIL: greg@gvdbuildingdesign.com
NOTE: DRAWINGS IN PDF FORMAT
MAY NOT BE TO CORRECT SCALE



No.	Description	Date	Issued
A	B.A. ISSUE	30.10.14	GVD

S. & P.
CONSTRUCTIONS
MOB: 0417740011

CLIENT: S & P CONSTRUCTION
ADDRESS:
LOT 651 INTELLIGENCE ST,
THE VILLAGE, OONOA

DRAWN: KS	DATE: 30.10.14	APP:
ISSUE: A	SCALE: 1:100	PHASE: WKD
SH No: A4	JOB No: 14097SP	



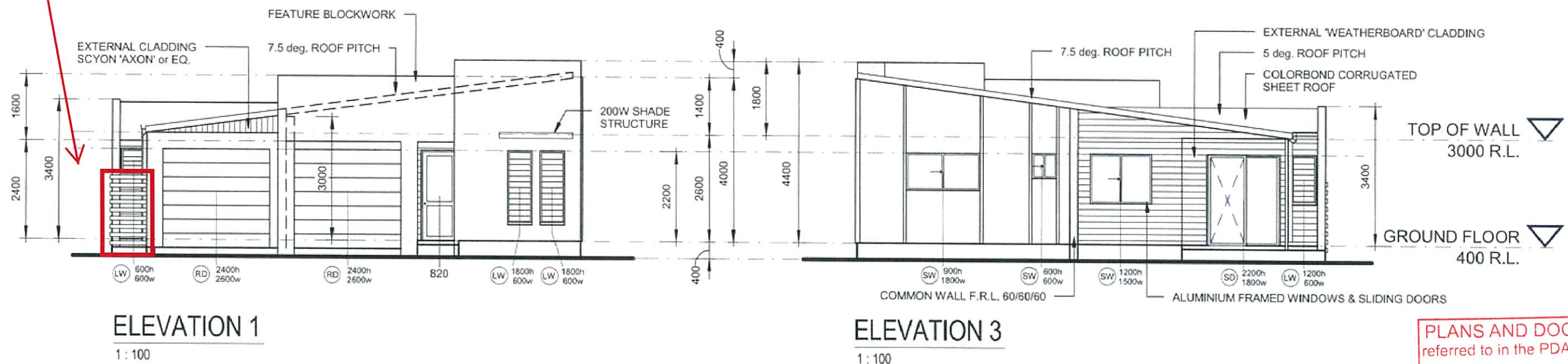
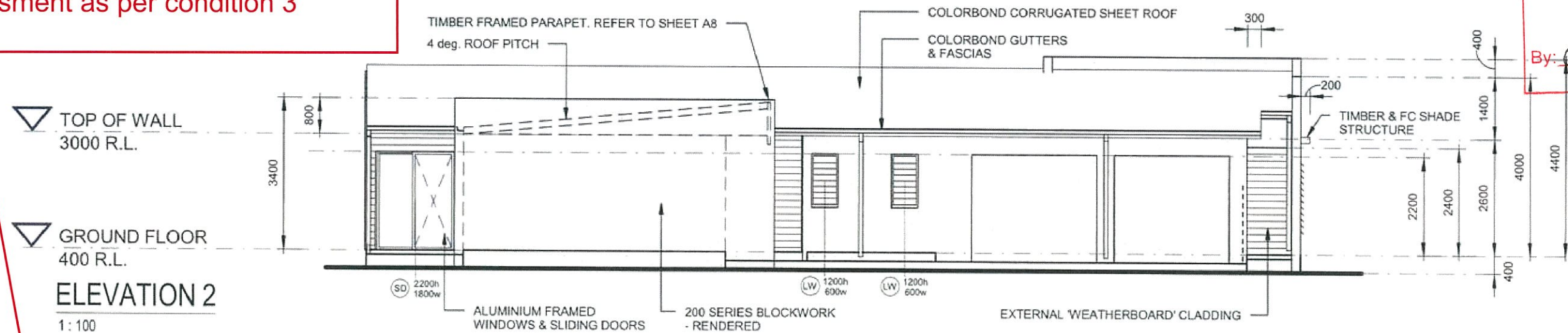
GVD
BUILDING DESIGN
PH: 07/47743314 FAX: 07/47743315
GREG VAN DINTER M: 0418/782827

Entry to unit 2 is not part of this approval and is subject to compliance assessment as per condition 3

AMENDED IN RED

30 JAN 2015

By: ~~GERARD MCLELLAN~~ (name)
MEDQ



PLANS AND DOCUMENTS referred to in the PDA APPROVAL

03 FEB 2015

MEDQ



BUILDING DESIGN - MEDIUM RISE
QBCC LIC. No. 65778 EXPIRY 25.5.15
448 BAYSWATER RD. MT LOUISA
PO Box 7645, GARBUTT, 4814.
EMAIL: greg@gvdbuildingdesign.com
NOTE: DRAWINGS IN PDF FORMAT
MAY NOT BE TO CORRECT SCALE



No.	Description	Date	Issued
A	B.A. ISSUE	30.10.14	GVD

**S. & P.
CONSTRUCTIONS**
MOB: 0417740011

CLIENT: S & P CONSTRUCTION
ADDRESS:
LOT 651 INTELLIGENCE ST,
THE VILLAGE, OONOA

DRAWN: KS	DATE: 30.10.14	APP:
ISSUE: A	SCALE: 1:100	PHASE: WKD
SH No: A5	JOB No: 14097SP	



**GVD
BUILDING DESIGN**
PH: 07/47743314 FAX: 07/47743315
GREG VAN DINTER M: 0418762827