



04	Gas Bottles/driveway	NMI	28/09/26
03	Update Soil Classification	EMC	28.09.26
02	Variation 01	CGA	04.09.26
01	Working Drawings	JMA	08/07/26
REV.	DETAILS	INT	DATE

IMPORTANT NOTE:
All construction to comply with the Australian Standard for Construction of Buildings in Bushfire-Prone Areas (AS3959) - BAL 12.5

BAL 12.5 NOTES:
- All building works to be completed in accordance with AS 3959
- Fire resistant Weephole protectors
- Fibre cement sheeting to vertical areas to 6mm minimum.
- Screens to all doors and windows to comply with AS 3959
- All glazing to windows and doors to be minimum 4mm thickness.
- Weather strips to all doors
- Roof to be fully sarked and be fitted with ember guard system to comply with AS 3959.

ENERGY EFFICIENCY NOTES

THE FOLLOWING TO BE PROVIDED:
- R2.5 GLASS FIBRE INSULATION TO THE ROOF CAVITY OF LIVING AREAS & GARAGE
- DOUBLE SIDED FOIL WALL-WRAP TO EXTERNAL STUD WALLS
- ALUMINIUM FRAMED WINDOWS & SLIDING DOORS
- WEATHER STRIPPING TO HINGED EXTERNAL DOORS
- 280L CHROMAGEN HEAT PUMP HWU
- LED TO MIN. 80% OF TOTAL AREA OF ROOMS
- 500KPA WATER PRESSURE LIMITING DEVICE
- MINIMUM 4 STARS WELS RATING TO ALL OUTLETS AND FIXTURES
-2x SPLIT SYSTEM A/C'S
-ROOF SARKING

NOTES

- ALL TIMBER FRAMED WALLS TO WET AREA'S TO BE LINED WITH VILLABOARD.
- ALL HANDRAILS TO BE 1000mm MIN. ABOVE FINISHED FLOOR (CARPET / TILES ETC.) AND WITH 125mm MAX. SPACING BETWEEN BALUSTRADING.
- DOORS TO W.C's TO HAVE LIFT OF HINGES FITTED IF LESS THAN 1200mm CLEAR WIDTH FROM PAN TO WALL.
- FIRST FLOOR TIMBER FLOORS TO HAVE AN APPROVED "WET AREA" FLOORING FIXED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- ALL LAMINATED BEAMS TO HAVE FULL WIDTH BEARING AT EACH END.
- MASONARY CONSTRUCTION TO AS:3700.
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS:3660.1 & SHALL BE AN APPROVED PROPRIETARY SYSTEM.
- ALUMINIUM SLIDING WINDOWS TO BE INSTALLED IN ACCORDANCE WITH AS:1288
- INSULATION TO THE EXTERNAL WALLS AND CEILINGS TO BE AS NOTED ON THESE PLANS
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS

SITE NOTES

- PLATFORM IMMEDIATELY SURROUNDING THE DWELLING TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM OVER 1M TO A EARTH DRAIN AS INDICATED ON THE SITE PLAN.
- THE SURFACE DRAIN TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.
- MAX. 600mm HIGH TIMBER RETAINING WALL WITH 65Ø AG PIPE (TO DISCHARGE TO STORMWATER LINE) & GRANULAR BACKFILL BEHIND & TO BE WHOLLY CONTAINED WITHIN THE SITE, ONLY IF INDICATED ON THE SITE PLAN.
- HEIGHT OF FENCE INCLUDING THE HEIGHT OF THE RETAINING WALLS ARE NOT TO EXCEED 2000mm ABOVE NATURAL GROUND LEVEL, ONLY IF INDICATED ON THE SITE PLAN.
- DRIVEWAY SLOPE NOT TO EXCEED 1:4 OR AS PER LOCAL COUNCIL REQUIREMENTS, SEE SITE PLAN FOR SECTIONAL VIEW OF DRIVEWAY ON SLOPING SITES.

ROOFWATER / DRAINAGE NOTES

- RAINFALL INTENSITY OF 252mm / hr WITH ARI OF 20 YEARS AS PER PART 7.4.3 OF THE N.C.C., THE ROOF AREA PER DOWNPIPE IS CALCULATED USING THE STRAMIT NSW. QUAD EAVES GUTTER WITH AN EFFECTIVE CROSS-SECTIONAL AREA OF 8100sq.mm. ACHIEVING A MAX. ACTUAL ROOF AREA PER DOWNPIPE OF 40m².
WHICH GIVES A MAX. PLAN AREA OF 49.8m² @ 5°, 49.2² @ 10°, 48.3m² @ 15°, 47.0m² @ 20°, 45.3m² @ 25° & USING 90mm DOWNPIPES.
- AS PER PART 3.3.5 OF THE N.C.C. IN ACCORDANCE WITH AS / NZ 3500.3.2, UPVC STORMWATER PIPELINES HAVING A SMOOTH (NON-PROFILED) INTERNAL BORE WITH A FALL OF 1:100 MIN. & A NOMINAL DIAMETER OF 100mm ACHIEVES A HYDRAULIC CAPACITY OF 8L/s, GIVING A MAX. ACTUAL ROOF AREA OF 114.7m² OR A MAX. PLAN AREA OF 110.2m² @ 5°, 105.2m² @ 10°, 101.0m² @ 15°, 97.2m² @ 20°, 93.2m² @ 25° PER STORMWATER PIPE.

BRANDING OF STRUCTURAL PLYWOOD

EACH SHEET OF STRUCTURAL GRADE PLYWOOD SHALL HAVE THE FOLLOWING INFORMATION LEGIBLY AFFIXED THERON BY THE MANUFACTURER AT THE POINT OF MANUFACTURE AT LEAST ONCE:
(A) THE MANUFACTURERS NAME OR REGISTERED MARK.
(B) THE WORD 'STRUCTURAL' OR PRODUCT DESCRIPTION.
(C) REFERENCE TO THE STANDARD, ie., AS/NZ 2269.
(D) THE GRADE OF OUTER PLIES (FACE FIRST, BACK LAST), eg., CC, CD OR DD. WHERE NON-STANDARD VENEER GRADES ARE USED AS PERMITTED IN CLAUSE 3.4.1(c), BRANDING SHALL INCLUDE A DESCRIPTOR THAT NON-STANDARD VENEER QUALITY HAS BEEN USED IN THE PLYWOOD ASSEMBLY.
THIS REQUIREMENT MAY BE MET BY REFERENCE TO A PRODUCT NAME OR DESCRIPTION THAT REFERENCES THE NON-STANDARD VENEER QUALITY IN THAT PRODUCTS SPECIFIC MANUFACTURING SPECIFICATION.
(E) THE BOND TYPE OF THE GLUE LINE, i.e., A BOND
(F) AN INDICATION OF THE STRESS GRADE OF THE SHEET, e.g., F7
(G) THE PANEL CONSTRUCTION CODE e.g., 17-24-7
(H) IF IMMUNIZED OR PRESERVATIVE-TREATED, BRANDING IN ACCORDANCE WITH AS/NZ 1604.3.

GIRDER TRUSS NOTE

ALL GIRDER TRUSSES TO BE SUPPORTED BY 3xMGP10 OR 2xMGP12 STUDS OF A SIZE COMMON TO THE WALL OR 2xMGP10 OF A SIZE COMMON TO THE WALL AT EACH SIDE OF AN OPENING IN ADDITION TO THE JAMB STUDS WHEN THE GIRDER TRUSS IS LOCATED OVER AN OPENING WHICH DOES NOT EXCEED 2460mm IN WIDTH UNLESS NOTED OTHERWISE ON THESE PLANS.
IF IN THE EVENT THAT THE GIRDER TRUSS LOCATIONS ARE ALTERED, THE BUILDER & OR THE TRUSS MANUFACTURER ARE TO INFORM THIS OFFICE SO THAT AMENDED DRAWINGS CAN BE ISSUED.

	Layout Sheet	Revision
A3.1	Cover Sheet	04
A3.2	Site Plan	04
A3.3	Floor Plan	04
A3.4	Elevations	04
A3.5	Elevations	04
A3.6	Slab Plan	04
A3.7	Sections	02
A3.8	Electrical Plan	02
A3.9	Bracing Plan	01
A3.10	Bracing Notes	01
A3.11	Roof Plan	01
A3.12	Internal Elevations	01
A3.13	Internal Elevations	01
A3.14	Details	01
A3.15	Landscaping Plan	02

REFERENCE CODES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING ACT 1975 - 1991 AND ALL CODES REFERRED THEREIN.

PRELIMINARIES

ALL CONSTRUCTION METHODS, MATERIALS & WORKMANSHIP MUST COMPLY WITH THE BUILDING ACT & SUBSEQUENT AMENDMENTS AND ALL AUST. STD'S REFERRED THEREIN. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THE CONTENTS OF THIS DOCUMENT BEFORE CONSTRUCTION IS COMMENCED. WRITTEN MEASUREMENTS ARE TO THE FACE OF TIMBER FRAMING OR THE BRICKWORK & ARE TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
ALL LEVELS ARE TO BE VERIFIED ON SITE.

CONCRETOR

ALL CONCRETE SHALL COMPLY WITH AS:3600.1 FOOTINGS AND SLABS SHALL COMPLY WITH AS:2870 - 1986.
WHERE LOCAL AUTHORITIES REQUIRE SOIL TESTS & ENGINEERED FOOTING AND SLAB DETAILS, THE ENGINEERS DETAILS TAKE PREFERENCE OVER DRAWN DETAILS WITHIN THIS DOCUMENT.

CARPENTER

ALL TIMBER SIZES ARE THE MINIMUM REQUIRED UNDER THE CODES, WALLS ARE 2400mm UNLESS OTHERWISE NOTED.
WC DOORS ARE TO BE SWUNG TO OPEN OUT OR BE FITTED WITH LIFT OF HINGES IF LESS THAN 1200mm FROM PAN TO WALL.
TIMBER SIZES TO BE AS PER THE TIMBER SIZES TABLE OF THE BRACING PLAN & THE TIE DOWN DETAILS
DETAILS TO BE AS PER THE TABLE ON THE BRACING PLAN. ROOF TRUSSES TO BE AS PER ENGINEERED DESIGN BY AUTHORIZED MANUFACTURERS AND SHALL BE FIXED IN ACCORDANCE WITH THEIR DETAILS.
TRUSSES TO BE BRACED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

OTHER TRADES

UNLESS OTHERWISE SPECIFIED:
THE WALLS SHALL BE SHEETED WITH 10mm GYPROCK AND 6mm VILLA BOARD TO THE WET AREA'S.
CEILINGS TO BE SHEETED AS REQUIRED BY THE MANUFACTURER & THE ROOF TRUSS CENTRES SEE THE MANUFACTURERS DETAILS.
CEILING GYPROCK TO BE FIXED DIRECTLY TO THE UNDERSIDE OF THE ROOF TRUSS BOTTOM CORD AS REQUIRED BY THE MANUFACTURER.
ROOF SHEETING TO BE FIXED AS REQUIRED BY THE MANUFACTURER TO METAL BATTENS.
ROOF TILES TO BE FIXED AS REQUIRED BY THE MANUFACTURERS IN RELATION TO THE SPECIFIED WIND RATING.
BRICKWORK SHALL BE STRAIGHT, PLUMB & LEVEL (WITHIN THE CODE FOR BRICKWORK) & HAVE VENEER TIES AT MAX. 600mm CENTRES BOTH HORIZONTALLY AND VERTICALLY. ALL SHOWERS TO BE 1:80 MINIMUM FALL TO WASTE OR 12.5mm PER METRE - NCC 2022 SECTION 10.2.7 TO 10.2.32 OF THE ABCB HOUSING PROVISION

client

Taniela SEMI & Litiana SEMI

project

Bondi 205 - Kent facade

project number

25129

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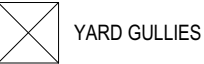
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GENERAL NOTES:

- ALL BUILDING WORKS TO BE IN COMPLIANCE WITH THE NCC 2022
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL AND CIVIL ENGINEERING, DRAWING AND TRUSS LAYOUTS.
- THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF TRANSPIRE CONSTRUCTIONS AND FOR THE PURPOSE EXPRESSLY NOTIFIED BY THE AUTHOR. NO OTHER PERSON MAY USE THESE PLANS.

TRANSPIRE CONSTRUCTIONS TURN KEY PACKAGE
39.6m² - EXPOSED AGGREGATE DOUBLE DRIVEWAY
(3.5m MAX. WIDE AT BOUNDARY), PATH TO FRONT DOOR
& PORCH.
10.41m² - PLAIN CONCRETE TO ALFRESCO SLAB.

BEST PRACTICE PROCEDURES FOR
EROSION & SEDIMENT CONTROL AS
OUTLINED BY G.C.C.C. REGULATIONS
TO BE ADHERED TO



YARD GULLIES

Lot 254 No.17 ON SP353932

Suburb Celeste Road
Local Authority Upper Coomera
Site Area GCCC City Council
Site Coverage 400m²
52.54%

SERVICES
Power Underground
Phone Underground
Water Meter Box Located
Sewerage Yes
Stormwater Front
Road Bitumen
Kerb Mountable
Footpath NA

BAL 12.5 NOTES:

- All building works to be completed in accordance with AS 3959
- Fire resistant Weephole protectors
- Fibre cement sheeting to vertical areas to 6mm minimum.
- Screens to all doors and windows to comply with AS 3959
- All glazing to windows and doors to be minimum 4mm thickness.
- Roof to be fully sarked and be fitted with ember guard system to comply with AS 3959.

SEWER & STORMWATER DETAILS

SEWER CONNECTION POINT

HC SL: 41.84
HC IL: 40.47
DEPTH: 1.37

STORMWATER CONNECTION POINT

AT KERB
HC IL: 41.68

SITEWORKS

CUT: SITE
FILL: SCRAPE
PAD R.L.:42.500m AHD
SAND R.L.:42.550m AHD
SLAB R.L.:42.935m AHD
BUILDING PLATFORM HEIGHT SHOWN IS APPROX. ONLY & MAY VARY ON SITE DUE TO SITE CONDITIONS

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04	Gas Bottles/driveway	NMI	28/09/26
03	Update Soil Classification	EMC	28.09.26
02	Variation 01	CGA	04.09.26
01	Working Drawings	JMA	08/07/26

Total Areas	
Alfresco	10.41
Garage	37.19
House	157.72
Porch	4.86
	210.18 m²

ALL DESIGN CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:

THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA); THE QUEENSLAND DEVELOPMENT CODE (QDC); BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED



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client

Taniela SEMI & Litiana SEMI

project

Bondi 205 - Kent facade

Lot 254 No.17 Celeste Road Upper Coomera QLD 4209

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

project number **25129** drawn by **JMA** checked **MCR**

drawing name

Site Plan

project status

Preliminary Working Drawings

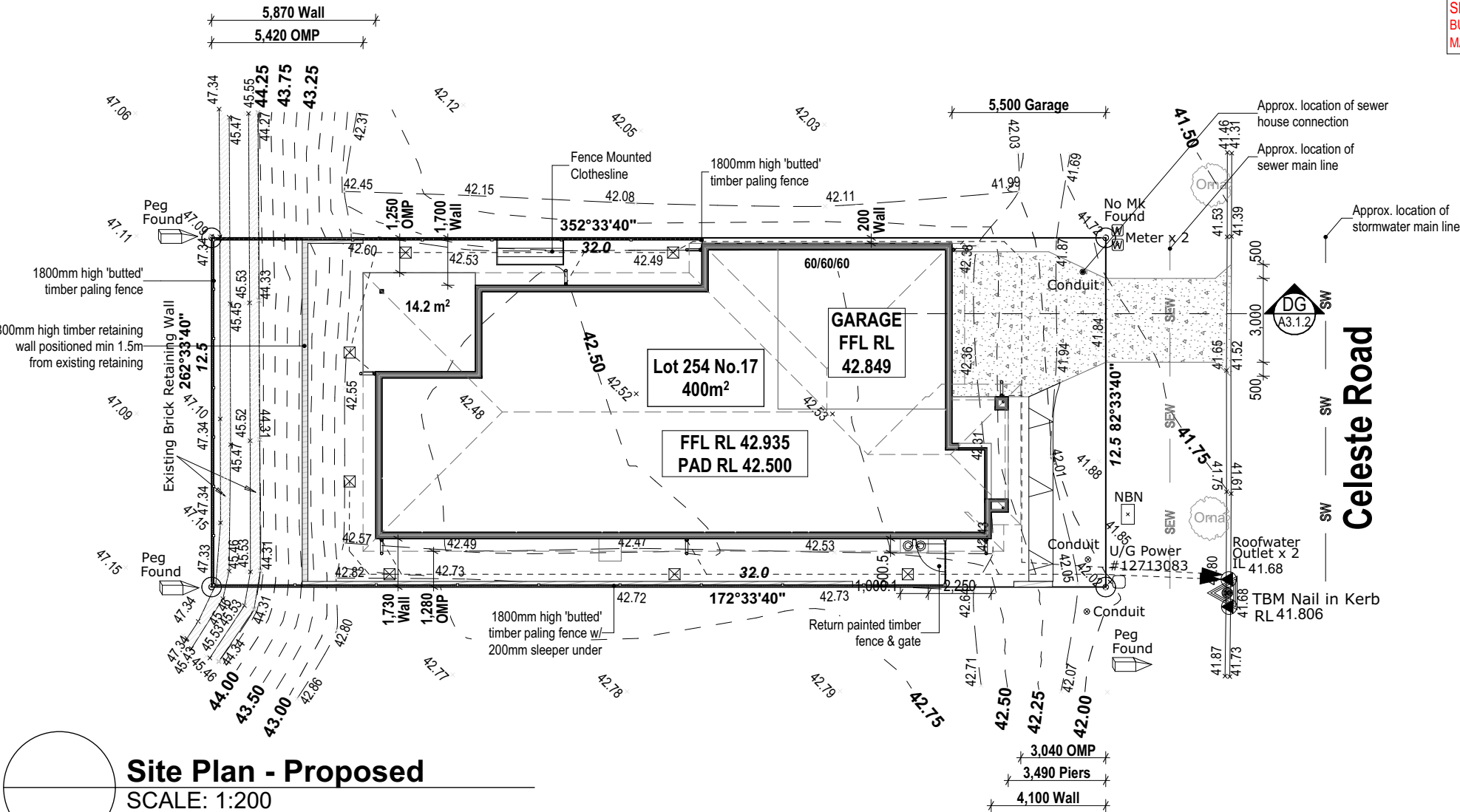
real property description **SP353932** wind class **N3** soil class **H1** BAL **BAL 12.5**

covenant **Calli Estate**

local authority **GCCC**

drawing number **A3.2**

scale **1:200, 1:100@A3** rev **04**



Site Plan - Proposed

SCALE: 1:200

SITE NOTES:

1. Should there be any variance in soil conditions to the soil report, consult the engineer.
2. Ground to fall away at a minimum 1:20 for 1000mm, immediately at the dwelling, and directed to a yard gully to prevent ponding and discharged via 90mm separate PVC line & to the legal point of discharge to the satisfaction of the relevant authority.
3. All surface vegetation to be removed from the building pad.
4. Should any tree stumps, rock floaters or similar interfere with the footings, they should be removed and footings to be founded on undisturbed foundation material.
5. - Rainfall intensity of 252mm / hr with ARI in 20 years as per Part 7.4.3 of the N.C.C., the roof are per downpipe is calculated using the stramit Qld. Quad eaves gutter with an effective cross-sectional area of 8100sq.mm. achieving a max. actual roof area per downpipe of 40m². Which gives a max. plan area of 49.8m² @ 5°, 49.2° @ 10°, 48.3m² @ 15°, 47.0m² @ 20°, 45.3m² @ 25° & using 100 X 75mm downpipes. - As per Part 3.3.5. of the N.C.C. in accordance with AS / NZ 3500.3.2, UPVC stormwater pipelines having a smooth (Non-profiled) internal bore with a fall of 1:100min. & a nominal diameter of 100mm achieves a hydraulic capacity of 8L/s, giving a max. actual roof area of 114.7m² or a max. plan area of 110.2m² @ 5°, 105.2m² @ 10°, 101.0m² @ 15°, 97.2m² @ 20°, 93.2m² @ 25° per stormwater pipe.

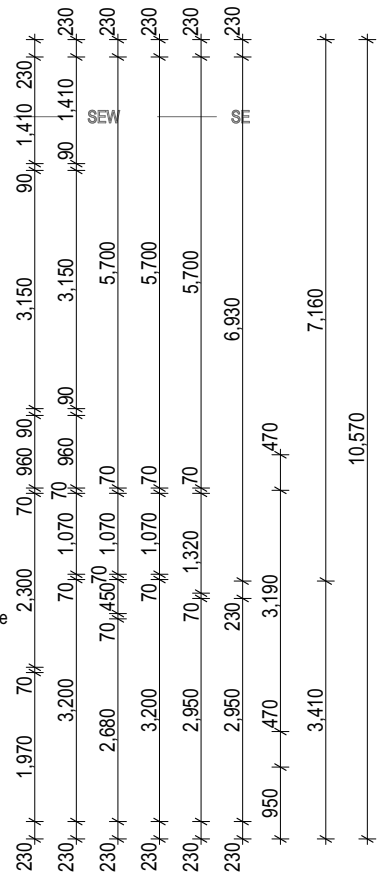
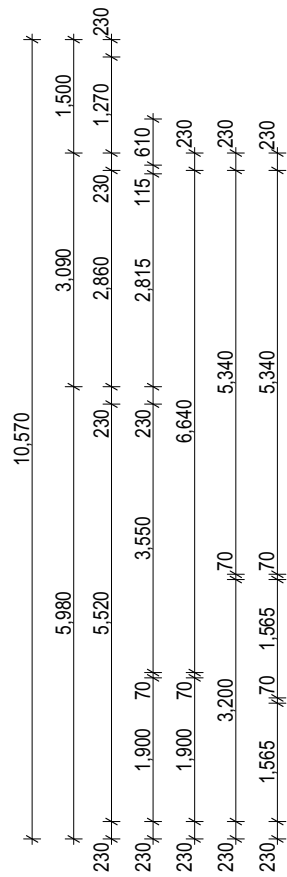
DG

Driveway

SCALE: 1:100

- NOTES:**
1. All building works to be completed in accordance with the N.C.C. 2022
 2. Beams and supports to engineers' detail, and/or frame and truss manufacturers' specification as required.
 3. The tie down details to be as per the table on the bracing plan. Roof trusses to be as per the engineered design provided by the truss manufacturer, and fixed in accordance with their details.
 4. Roof members, trusses, floor joists and pre-fab frames designed and installed to manufacturers specifications.
 5. 450mm eave unless notified otherwise.

- NOTES:**
6. Glazing to comply with AS1288 and AS2047.
 7. Smoke alarms to comply with AS3786.
 8. Concrete construction as per Engineers Design, and to comply with AS2870 -2011 and AS3600.1.
 9. Brickwork to comply with AS2870 and AS3700, Articulation joints to be installed as per the engineers drawings. R3 brick ties to be used and R4 brick ties must be used where the residence is within 1km of the ocean.
 10. 10mm plaster direct fix to walls and ceilings, WR Board or 6mm villaboard fixed to wet area walls.
 11. Structural Steel as per engineers design.
 12. Tiling to comply with AS3958.
 13. Roofing to be installed in accordance with AS2049-2050, and AS1562.1
 14. NCC 2022 section 10.2.7 to 10.2.32 of the ABCB Housing Provisions
 15. Termite Management System to be installed in accordance with AS3600.1-2014.



Floor Plan
SCALE: 1:100

- BAL 12.5 NOTES:**
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Total Areas	
Alfresco	10.41
Garage	37.19
House	157.72
Porch	4.86
	210.18 m²

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REV.	DETAILS	INT	DATE

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client
Taniela SEMI & Litiana SEMI

project
Bondi 205 - Kent facade
Lot 254 No.17 Celeste Road Upper Coomera QLD 4209

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

project number 25129	drawn by JMA	checked MCR
drawing name Floor Plan	wind class N3	soil class H1
project status Preliminary Working Drawings		
real property description SP353932	flood level ###	BAL BAL 12.5

covenant Calli Estate	local authority GCCC	scale 1:100@A3	rev 04
drawing number A3.3			



NOTE:
450mm EAVE (610MM
TO FRAME)UNO

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project number
25129

drawn by
JMA

checked
MCR

drawing name
Elevations

project status
Preliminary Working Drawings

real property description
SP353932

wind class
N3

soil class
H1

BAL
BAL 12.5

covenant
Calli Estate

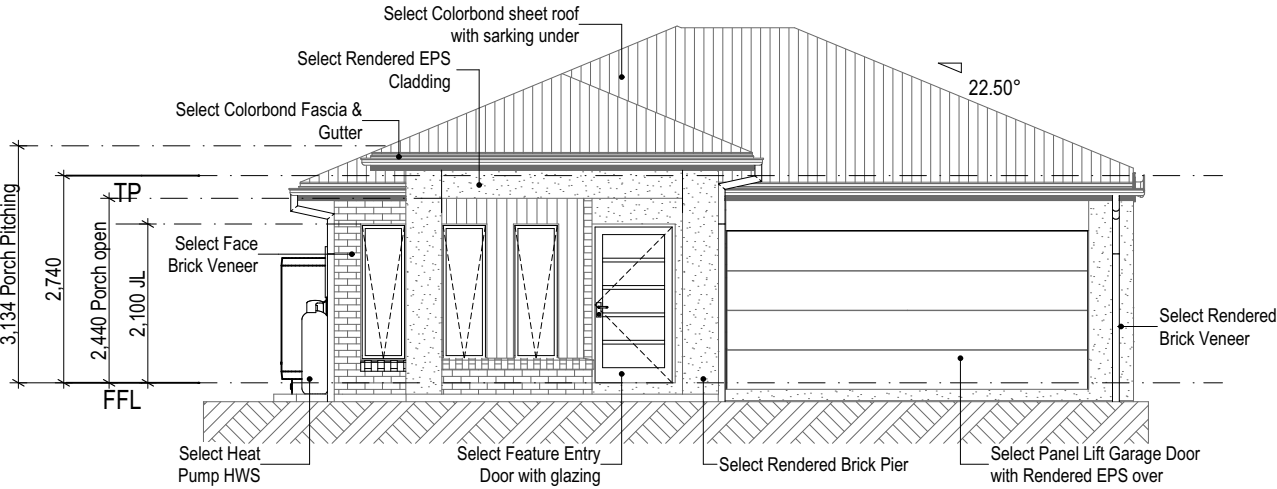
local authority
GCCC

drawing number
A3.4

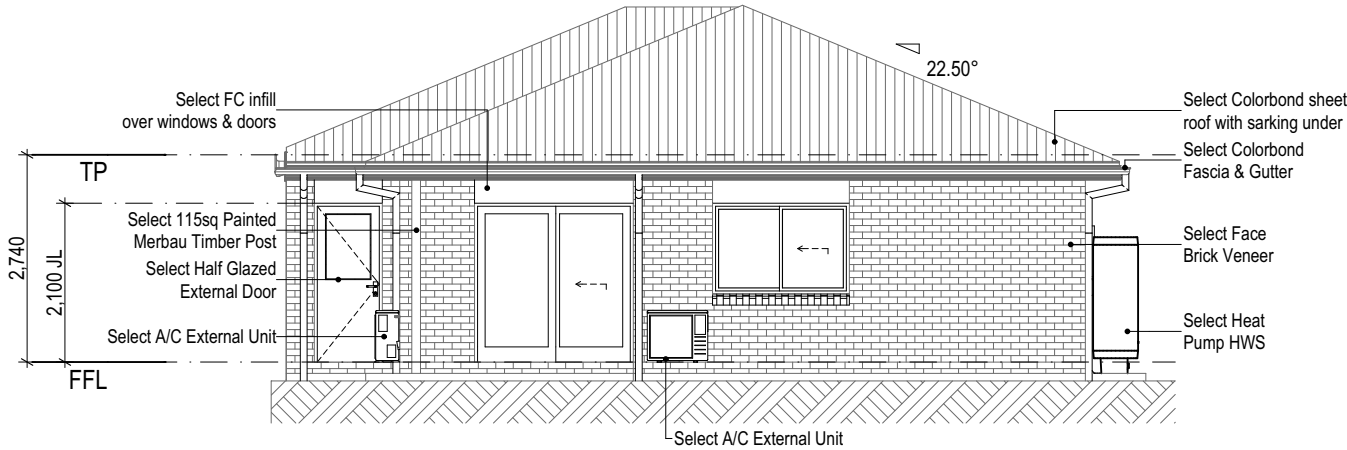
scale
1:100@A3

rev
04

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3.21 Front Elevation
SCALE: 1:100



3.22 Rear Elevation
SCALE: 1:100

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25129	JMA	MCR

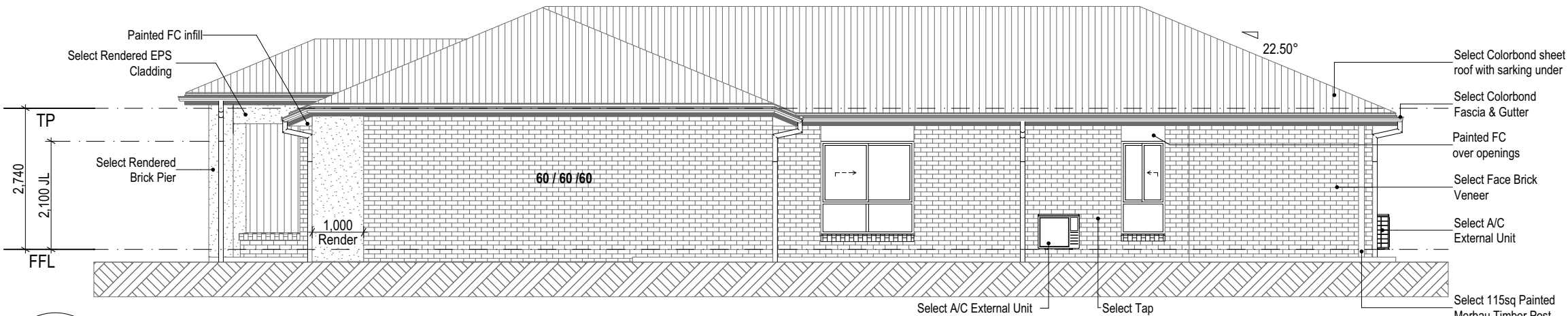
drawing name
Elevations

project status
Preliminary Working Drawings

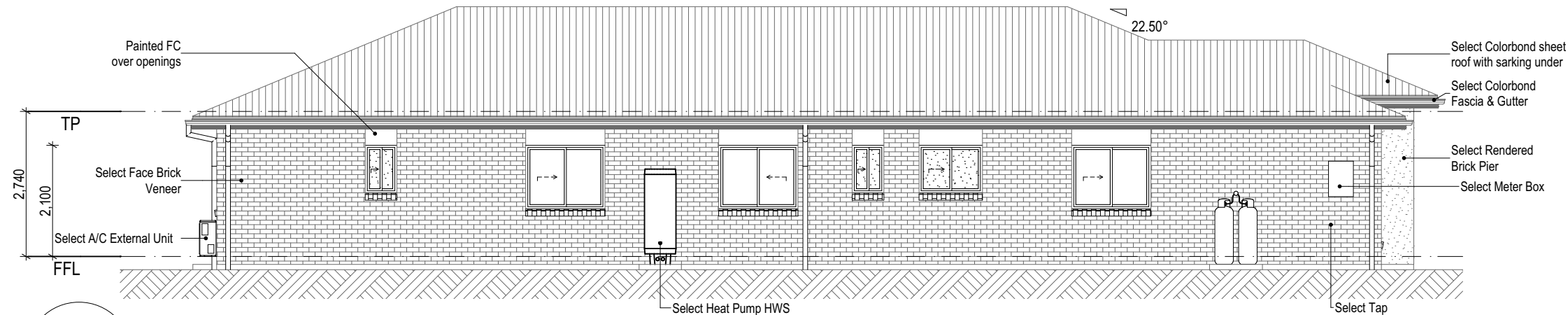
real property description	wind class	soil class	BAL
SP353932	N3	H1	BAL 12.5

covenant	local authority
Calli Estate	GCCC

drawing number	scale	rev
A3.5	1:100@A3	04



3.23 Side Elevation
SCALE: 1:100



3.24 Side Elevation
SCALE: 1:100

BAL 12.5 NOTES:
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NOTES:

1. To be read in conjunction with the floor plan and elevations. To be read similarly with the engineers drawing, refer to the engineers footing and slab details.

2. Provide Termite barrier as per AS3660.1-2014.

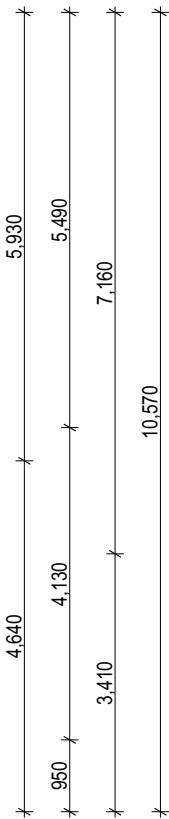
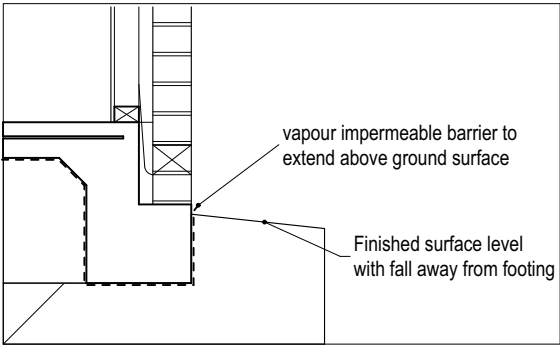
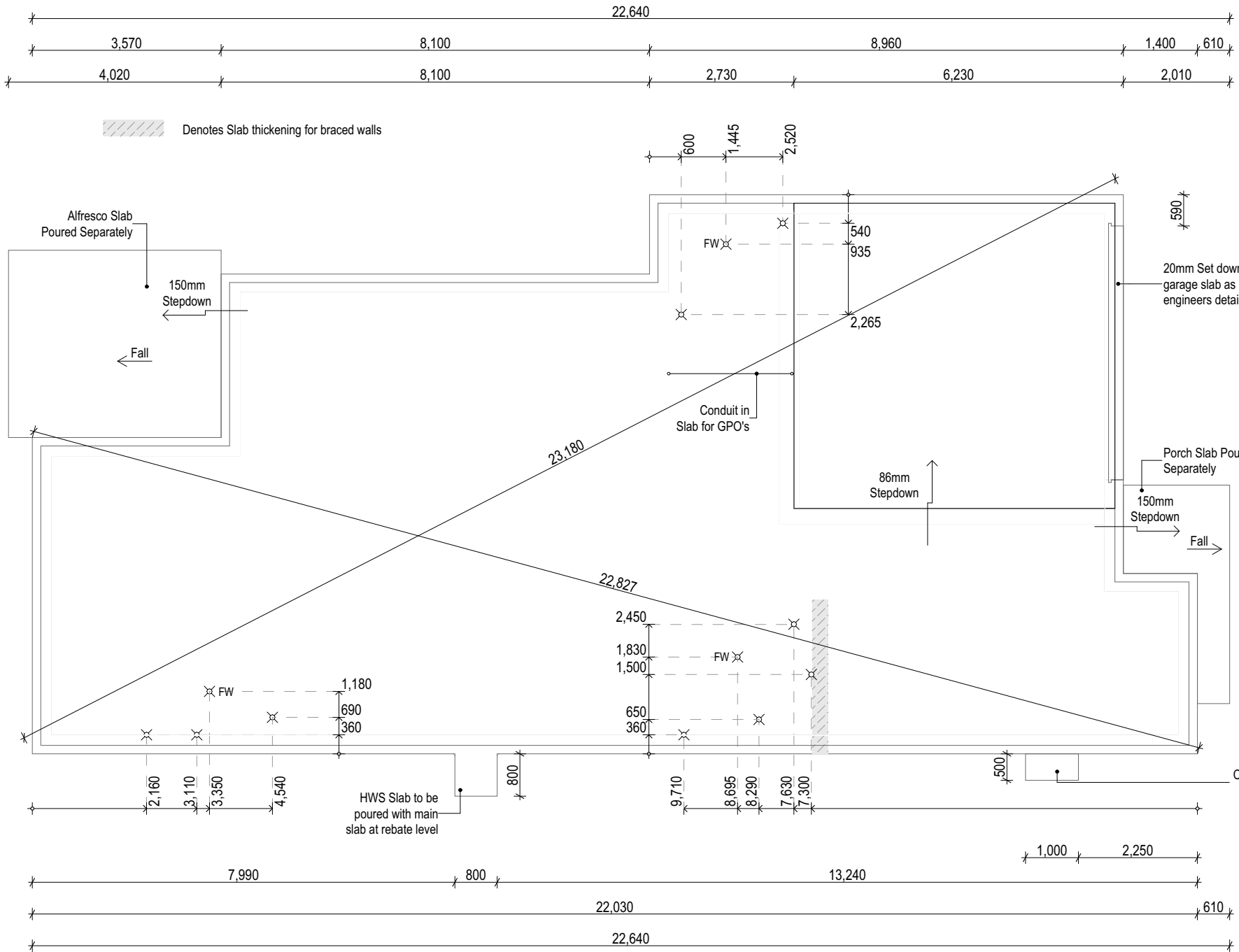
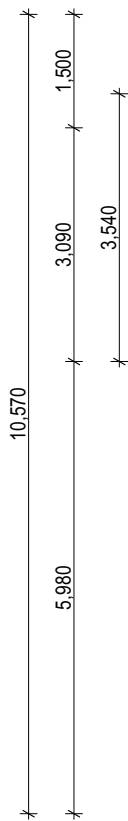
NOTE:

FW

Denotes Floor Waste



Denotes Penetration Point



Slab Setout Plan
SCALE: 1:100



Total Areas	
Alfresco	10.41
Garage	37.19
House	157.72
Porch	4.86
	210.18 m²

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04	Gas Bottles/driveway	NMI	28/09/26
02	Variation 01	CGA	04.09.26
01	Working Drawings	JMA	08/07/26
REV.	DETAILS	INT	DATE

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client
Taniela SEMI & Litiana SEMI

project
Bondi 205 - Kent facade
Lot 254 No.17 Celeste Road Upper Coomera QLD 4209

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.



project number
25129
drawing name
Slab Plan
project status
Preliminary Working Drawings
real property description
SP353932

covenant
Calli Estate

drawing number
A3.6

drawn by
JMA
checked
MCR
wind class
N3
soil class
H1
BAL
BAL 12.5

local authority
GCCC

scale
1:100@A3
rev
04

NOTE:
450mm EAVE (610MM
TO FRAME)UNO

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01	Working Drawings	JMA	08/07/26
REV.	DETAILS	INT	DATE

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Porch	4.86
	210.18 m²

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project number
25129

drawn by
JMA

checked
MCR

drawing name
Sections

project status
Preliminary Working Drawings

real property description
SP353932

wind class
N3

soil class
H1

BAL
BAL 12.5

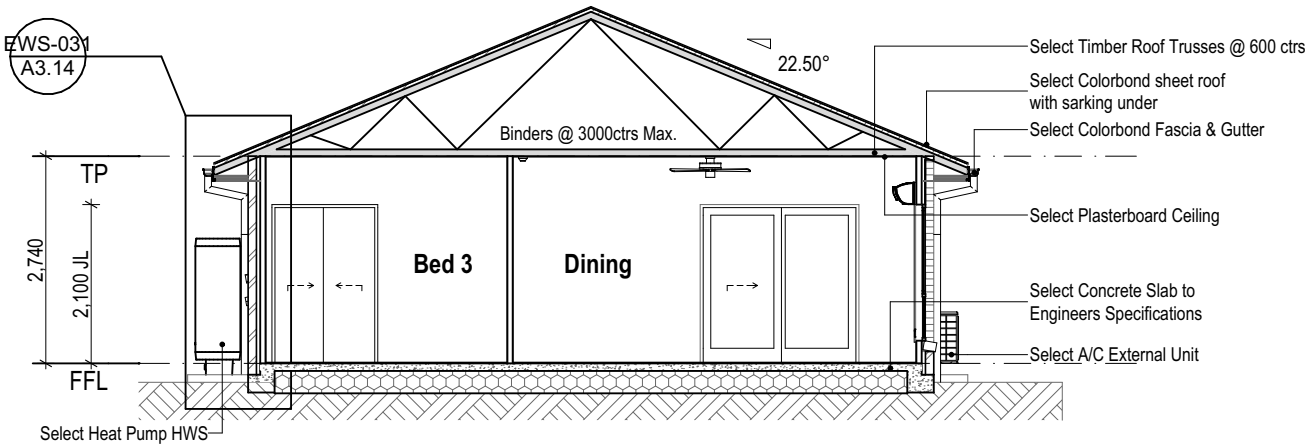
covenant
Calli Estate

local authority
GCCC

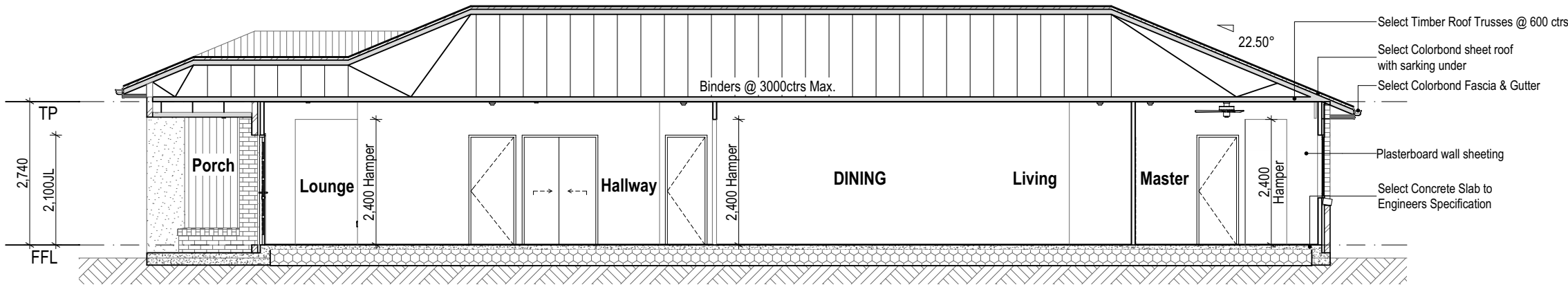
drawing number
A3.7

scale
1:100@A3

rev
02



4.24 A-A
SCALE: 1:100



4.21 A-A
SCALE: 1:100

BAL 12.5 NOTES:

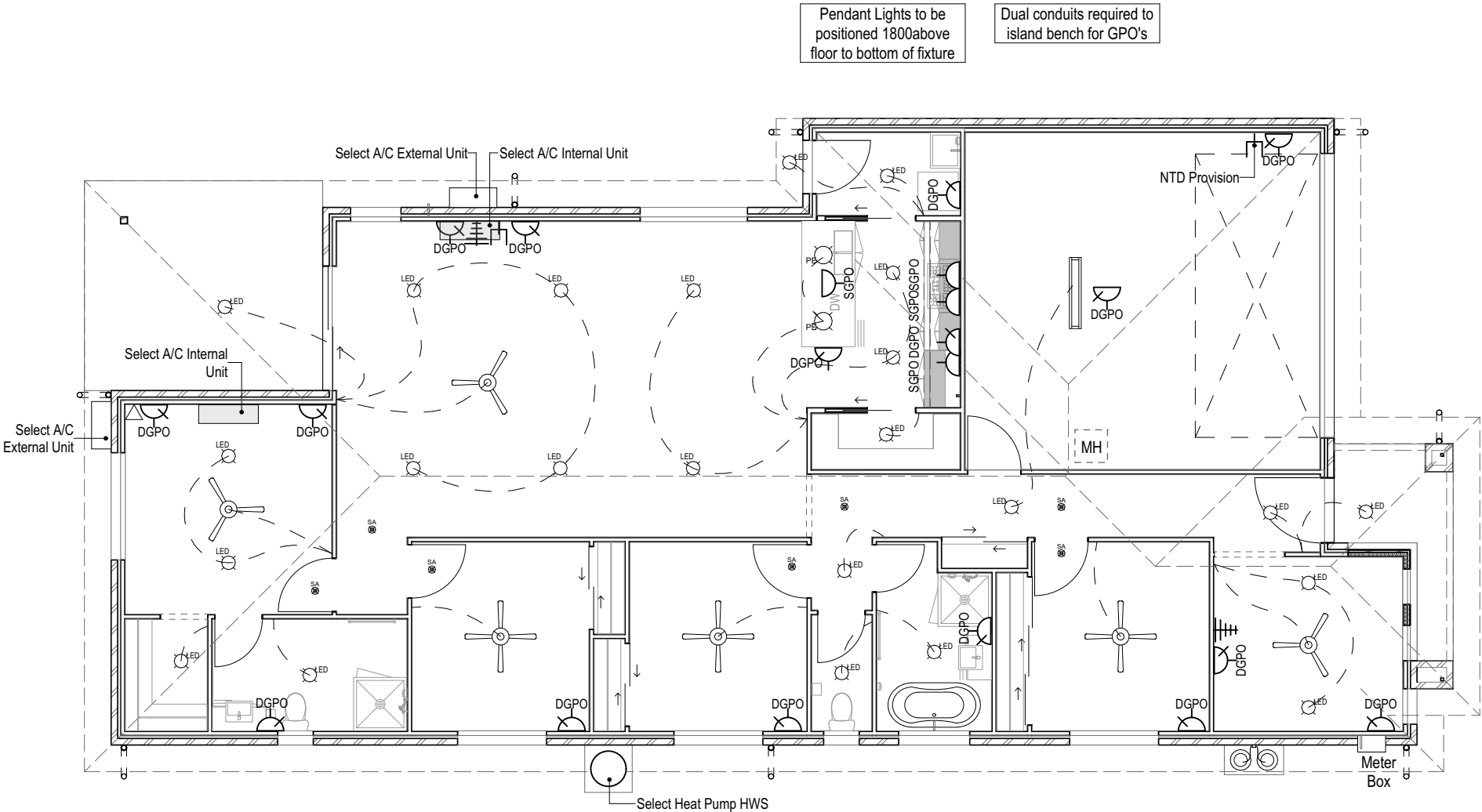
- All building works to be completed in accordance with AS 3959
- Fire resistant Weephole protectors
- Fibre cement sheeting to vertical areas to 6mm minimum.
- Screens to all doors and windows to comply with AS 3959
- All glazing to windows and doors to be minimum 4mm thickness.
- Weather strips to all doors
- Roof to be fully sarked and be fitted with ember guard system to comply with AS 3959.

ELECTRICAL NOTES:

- All Electrical work carried out to comply with AS3000 - 2018
- All external power points to be weather-proof
- PROVIDE 80% min. ENERGY EFFICIENT LIGHTING as per QDC guidelines.
- **All Exhaust Fans and** Rangehoods to be Externally ducted

ALL POWER OUTLETS
300mm OF FSL UNLESS
OTHERWISE NOTED

ELECTRICAL SCHEDULE		
	Ceiling Fan	3
	Ceiling Fan with light	3
	DATA Point	1
	DGPO	16
	Flourescent Light	1
	LED Downlight	24
	NTD Provision	1
	Pendant Light	2
	Phone Point	1
	SGPO	4
	Smoke Alarm	7
	TV Point	2
		65



Electrical Plan
SCALE: 1:100

BAL 12.5 NOTES:

- All building works to be completed in accordance with AS 3959
- Fire resistant Weephole protectors
- Fibre cement sheeting to vertical areas to 6mm minimum.
- Screens to all doors and windows to comply with AS 3959
- All glazing to windows and doors to be minimum 4mm thickness.
- Weather strips to all doors
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01	Working Drawings	JMA	08/07/26
REV.	DETAILS	INT	DATE

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House	157.72
Porch	4.86
	210.18 m²

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constructions

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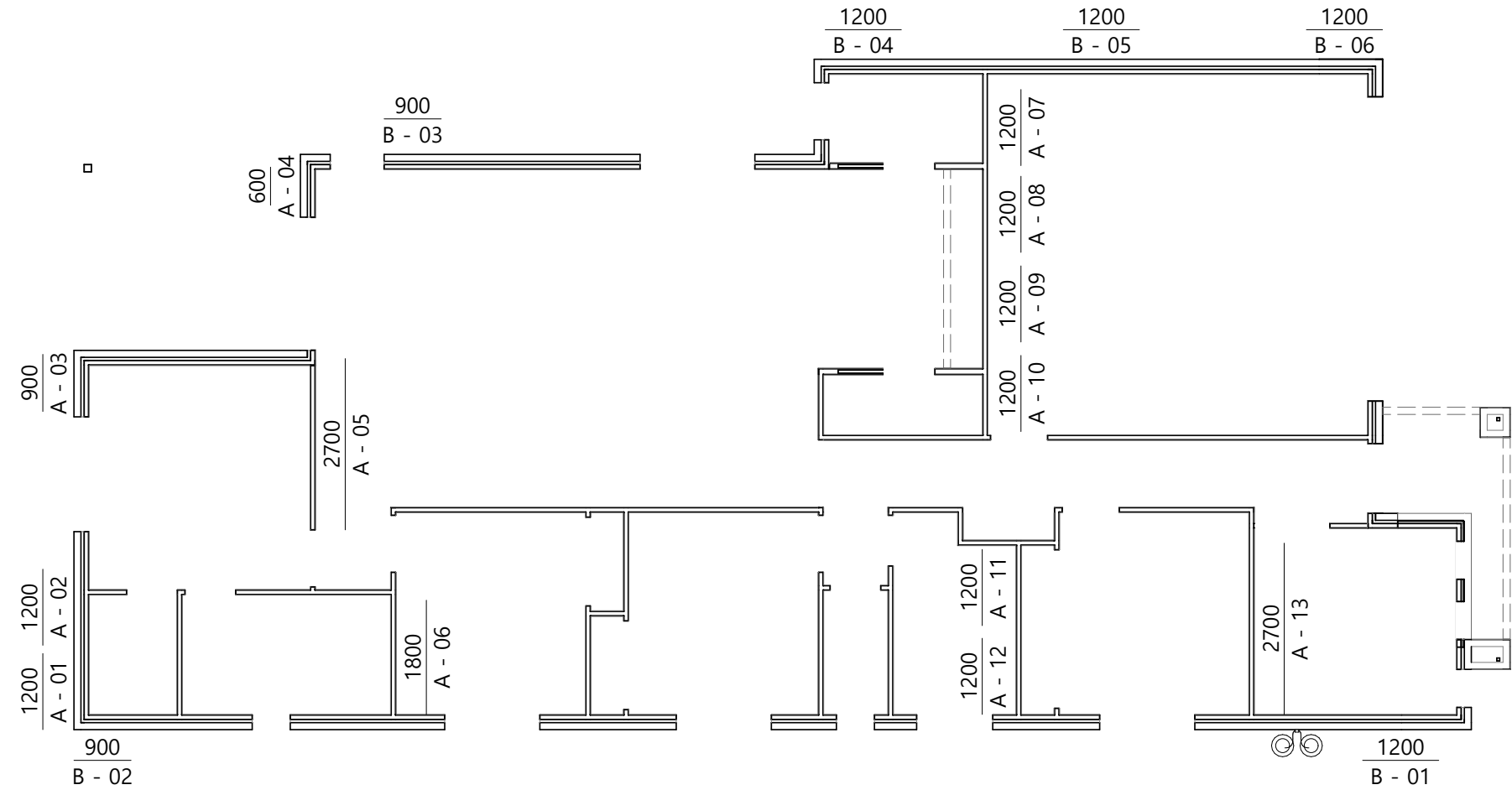


client
Taniela SEMI & Litiana SEMI

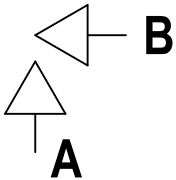
project
Bondi 205 - Kent facade
Lot 254 No.17 Celeste Road Upper Coomera QLD 4209

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project number	25129	drawn by	JMA	checked	MCR
drawing name	Electrical Plan				
project status	Preliminary Working Drawings				
real property description	SP353932	wind class	N3	soil class	H1
				BAL	BAL 12.5
covenant	Calli Estate	local authority	GCCC		
drawing number	A3.8	scale	1:100@A3	rev	02



Bracing Plan
SCALE: 1:100



BRACING SCHEDULE B - RESISTANCE REQUIRED 31.28kN				
ID	BRACING TYPE	LENGTH	BRACING VALUE (kN/m)	RESISTANCE
B - 01	Ply Brace	1,200	6.000	7.200
B - 02	Ply Brace	900	6.000	5.400
B - 03	Ply Brace	900	6.000	5.400
B - 04	Ply Brace	1,200	6.000	7.200
B - 05	Ply Brace	1,200	6.000	7.200
B - 06	Ply Brace	1,200	6.000	7.200
				39.600

BRACING SCHEDULE A - RESISTANCE REQUIRED 70.1kN				
ID	BRACING TYPE	LENGTH	BRACING VALUE (kN/m)	RESISTANCE
A - 01	Ply Brace	1,200	6.000	7.200
A - 02	Ply Brace	1,200	6.000	7.200
A - 03	Ply Brace	900	6.000	5.400
A - 04	Ply Brace	600	6.000	3.600
A - 05	Metal Angle	2,700	1.500	4.050
A - 06	Metal Angle	1,800	1.500	2.700
A - 07	Ply Brace	1,200	6.000	7.200
A - 08	Ply Brace	1,200	6.000	7.200
A - 09	Ply Brace	1,200	6.000	7.200
A - 10	Ply Brace	1,200	6.000	7.200
A - 11	Ply Brace	1,200	6.000	7.200
A - 12	Ply Brace	1,200	6.000	7.200
A - 13	Metal Angle	2,700	1.500	4.050
				77.400



Total Areas	
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Porch	4.86
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client
Taniela SEMI & Litiana SEMI

project
Bondi 205 - Kent facade
Lot 254 No.17 Celeste Road Upper Coomera QLD 4209

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project number
25129
drawing name
Bracing Plan
project status
Preliminary Working Drawings
real property description
SP353932
flood level
###

covenant
Calli Estate

drawing number
A3.9

local authority
GCCC

drawn by
JMA
checked
MCR

wind class
N3
soil class
H1

BAL
BAL 12.5

scale
**1:1,
1:100@A3**
rev
01

Fixing List

N3 Tiled Roof

Note: Assumed Tiled Roof, Trusses At 600 Crs, Battens At 330 Crs, Joint Group Jd4, Max Roof Load Width = 7500mm

Fixing Of: Battens To Trusses	Table No: 9.25 (A)	Method: 1/75 X 3.05 Dia Deformed Shank Nails
Trusses To Top-Plate	9.21 (C)	1/30x0.8 Gi Strap With 4/2.8 Dia Nails Each End
Girder Truss To Top Plate Studs To Plates	9.21 (E)	12mm Rod Each End Of All Openings And Regardless Of Width
Studs To Plates	9.19 (D) & 9.20 (A)	
		1/30x0.8 Gi Strap With 6/2.8 Dia Nails Each End @ 900 Crs, Corners & Beside Opening Up To 900mm Beside Openings (Up To 2100mm) 2/30x0.8 Gi Looped Strap With 4/2.8mm Dia Nails Each End Beside Openings (Up To 4800mm) - M12 Rod Each End
	9.20 (B)	
	9.20 (C)	
	9.18 (B) & (D)	Bottom Plate To Floor M12 Bolt @ 1200mm Crs & Within 100mm Max Of Opening Using Straps Or M12 Rods At 1200 Centres Roof Beam To Wall Framing (Up To 10m²)
	9.20 (H)	M12 Rod Roof Beam To Timber Column (Up To 15m²)
	9.20 (N)	M12 Vertical Bolts Through To 2 - 150x90x10mm MS Angle With 2 - M12 Horizontal Through Angle To Column. (Ensure 60mm Edge Distance For Horizontal Bolts To Timber Columns And 24mm Edge Distance For Vertical Bolts Through Timber Beams)
Roof Beam To Shs Column (Up To 15m²)	9.20 (O)	M12 Vertical Bolts To 10mm Thick Plate, 6mm Cfw To Shs (Ensure 24mm Edge - Distance For Vertical Bolts Through Timber Beams)
Blockwork/Concrete Post (Up To 15m²)	9.16 (G)	M12 Bolt Vertically Through Bearer,
Single Or Upper Storey Floor Frame Joists To Bearer In Same Plane	9.17 (G)	
Single Or Upper Storey Floor Frame Joists To Bearer Joists Over Bearer Single Or Upper Storey Bearer To Shs Column	9.17 (D)	1/Framing Anchor With 4/2.8mm Dia Nails Each Leg
	9.16 (I)	2/M12 Bolts Horizontally Through Beam To 10mm Thick Plate Welded To Shs (Unless Otherwise Specified)
Lower Storey Floor Frame Joists To Bearer Nominal As Per As1684.2-2010 Table 9.4 (Unless Otherwise Specified)		
Lower Storey Floor Frame Bearer To Column Nominal As Per As1684.2-2010 Table 9.4 (Unless Otherwise Specified)		

Timber List - 70mm Frame

Wall Framing	Seasoned Pine
Top Plate - Load Bearing	2/70x35 MGP12
Top Plate - Non Load Bearing	70x35 MGP10
Bottom Plate NLB	70x35 MGP10
Stud Load Bearing	70x35 MGP10 @ 450 CTRS FOR TRUSS SPAN <6.0m 2/70x35 MGP12 @ 600 CTRS FOR TRUSS SPAN <6.0m
Stud - Non Load Bearing	70x35 MGP10 @ 450 CTRS 3000 MAX. HEIGHT
Nogging	70x35 MGP10, MAX 1350 CTRS
Roof Framing	ENGINEERED DESIGNED ROOF TRUSSES @ 600 CTRS
Roof Battens	ENGINEERED DESIGNED ROOF TRUSSES @ 600 CTRS
Lintels & Beams	AS PER FRAME MANUFACTURERS DETAILS
Dimensions A Main Roof	
Dimensions A Main Roof	

BRACING LEGEND

ALL BRACING AND TIE DOWN TO COMPLY WITH A.S. 1684.3-2010
TYPE C - GALVANISED STEEL ANGLE BRACE IN ACCORDANCE WITH A.S. 1684.3-2010 MANUAL, TABLE 8.18,
FIGURE (c) = 1.5kN/M
TYPE H - STRUCTURAL PLY SHEET BRACING IN ACCORDANCE WITH A.S. 1684.3-2010 MANUAL, TABLE 8.18,
FIGURE (h) = 6.0 kN/M
* PLY BRACING PANELS LESS THAN 900mm LONG TO A MINIMUM WIDTH OF 600mm, TO HAVE 1/M12 ROD
AT EACH END IN ACCORDANCE WITH A.S. 1684.2010 CLAUSE 8.3.6.5
PLYWOOD NAILING TYPES & STRENGTHS REFER TO PAA "STRUCTURAL PLYWOOD WALL BRACING" LIMIT
STATE DESIGN MANUAL, TABLE 1: MINIMUM FASTENER SPECIFICATION
BRICK PIERS IN ACCORDANCE WITH "BRICK DEVELOPMENT RESEARCH INSTITUTE" CLAY BRICK
CONSTRUCTION DETAILS. VOLUME No 1, TABLE 12 = 1.5kN/M IN EACH DIRECTION M4(B) BRACEBOARD
SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE B = 6.0kN/M
M4(C) BRACEBOARD SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL
TYPE H = 9.0kN/M
DOUBLE SIDED BRACING REQUIRES M16 RODS EACH END

NOTE:

TIE DOWN AND BRACING TO COMPLY WITH AS1684.3-2010
- PROVIDE 2 STUDS UNDER EACH END OF TG'S & GT'S EDGE NAILING OF PLY BRACING TO BE AT 50mm
CENTRES, PANELS GREATER THAN 600mm WIDE HAVE TIE DOWN RODS.
- M12 RODS TO BRICK PIERS TYPICALLY.
- TYPE C = GALVANISED STEEL ANGLE = 1.5kN / MTR
- TYPE H = STRUCTURAL PINE PLY 7mm OR F27 4mm
WITH ANCHOR BOLTS AND NAILING AT 50mm CENTRES TOP & BOTTOM.

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REV.	DETAILS	INT	DATE

Total Areas	
Alfresco	10.41
Garage	37.19
House	157.72
Porch	4.86
	210.18 m²

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Taniela SEMI & Litiana SEMI

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project number	drawn by	checked
25129	JMA	MCR

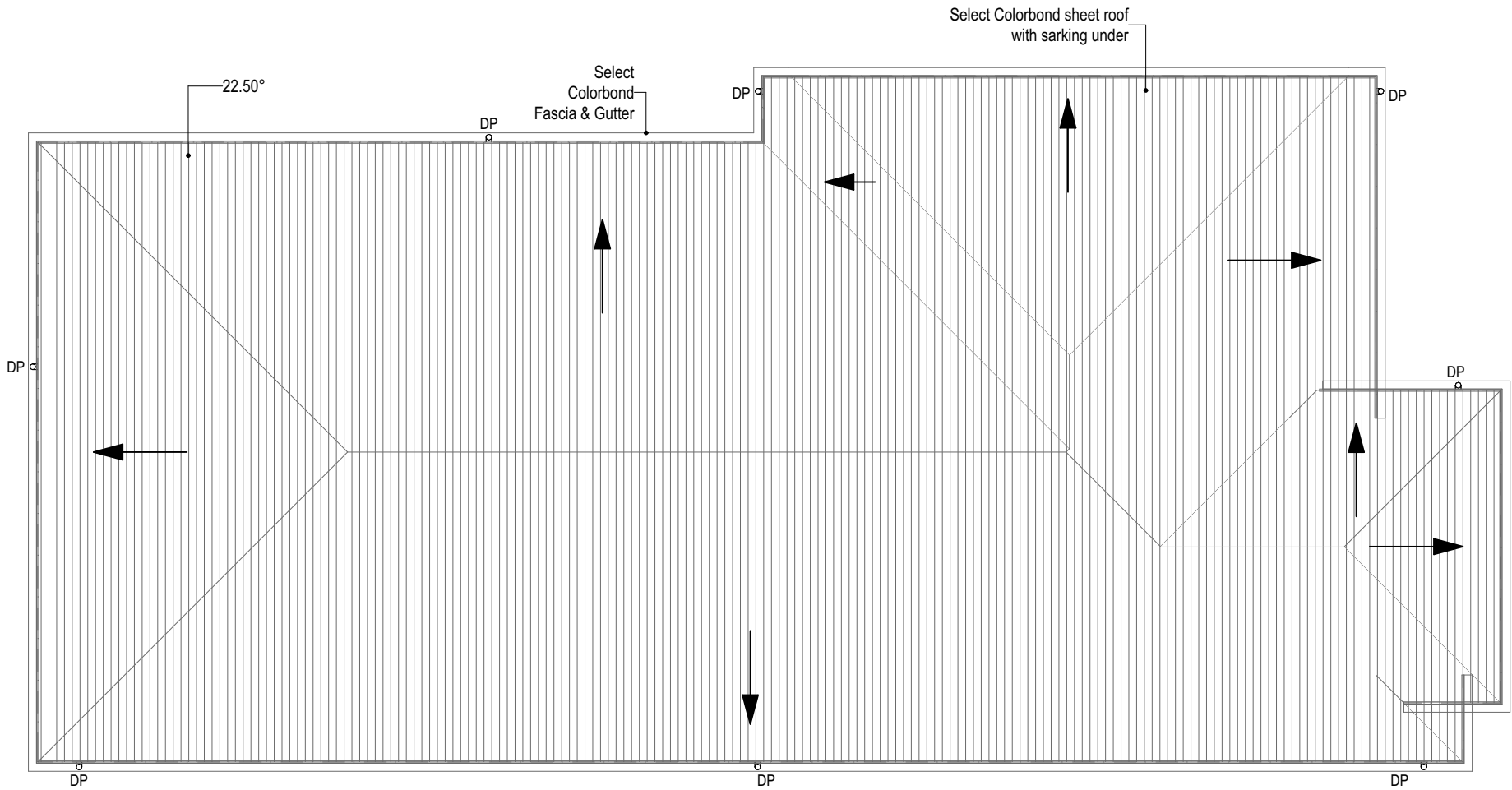
drawing name
Bracing Notes

project status			
Preliminary Working Drawings			
real property description	wind class	soil class	BAL
SP353932	N3	H1	BAL 12.5

covenant	local authority
Calli Estate	GCCC

drawing number	scale	rev
A3.10	@A3	01

NOTE:
450mm EAVE (610MM
TO FRAME)UNO



Roof Plan
SCALE: 1:100

- BAL 12.5 NOTES:**
- All building works to be completed in accordance with AS 3959
 - Fire resistant Weephole protectors
 - Fibre cement sheeting to vertical areas to 6mm minimum.
 - Screens to all doors and windows to comply with AS 3959
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REV.	DETAILS	INT	DATE

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project number
25129

drawn by
JMA

checked
MCR

drawing name
Roof Plan

project status
Preliminary Working Drawings

real property description
SP353932

wind class
N3

soil class
H1

BAL
BAL 12.5

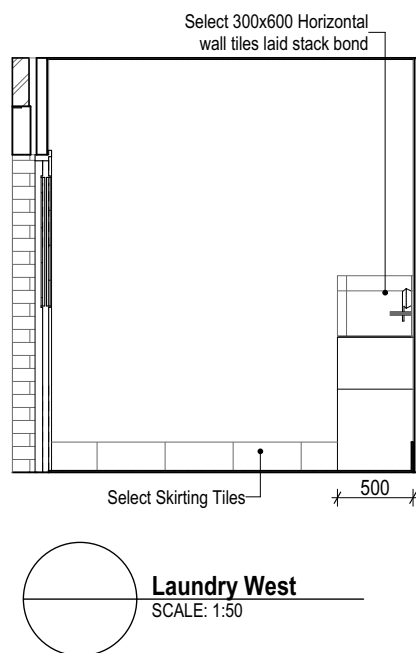
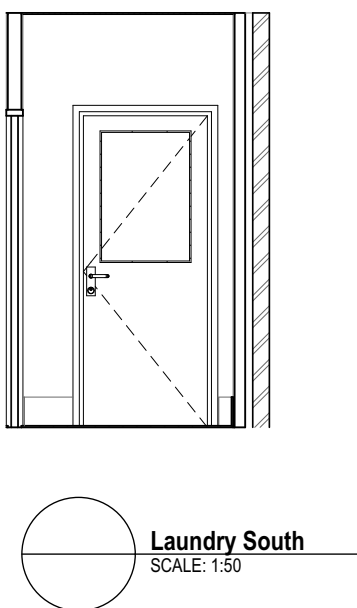
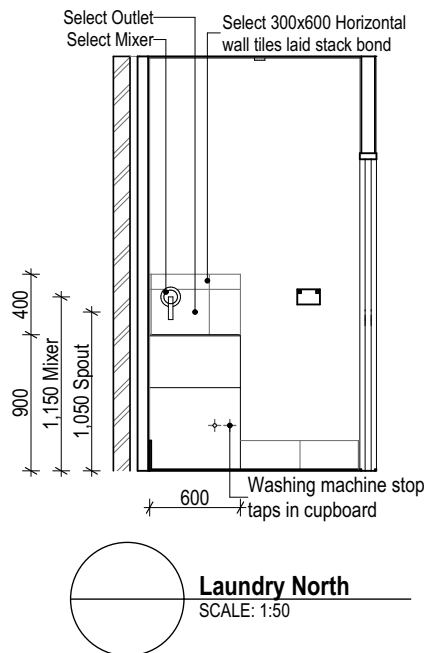
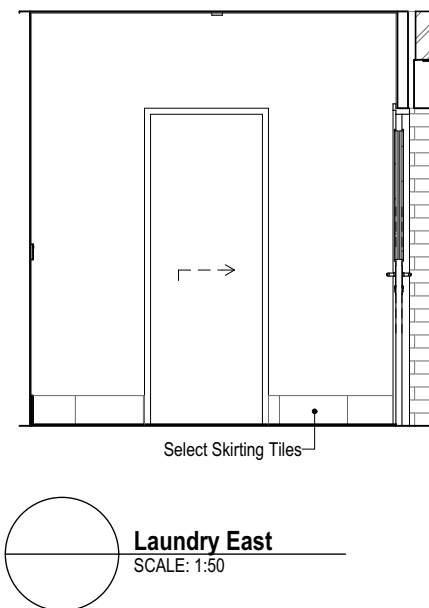
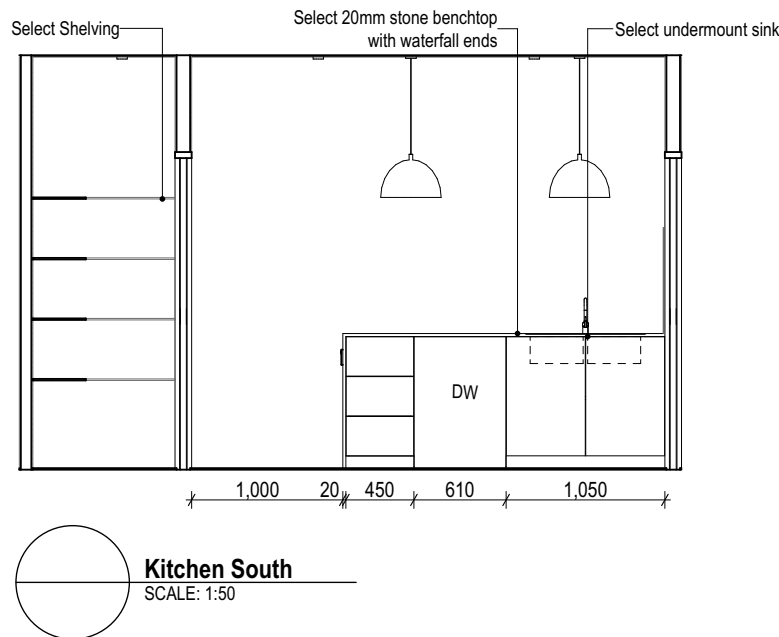
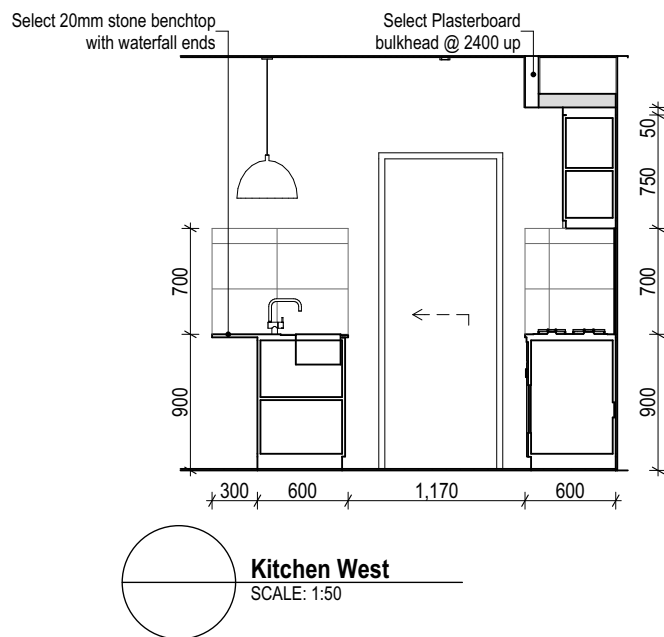
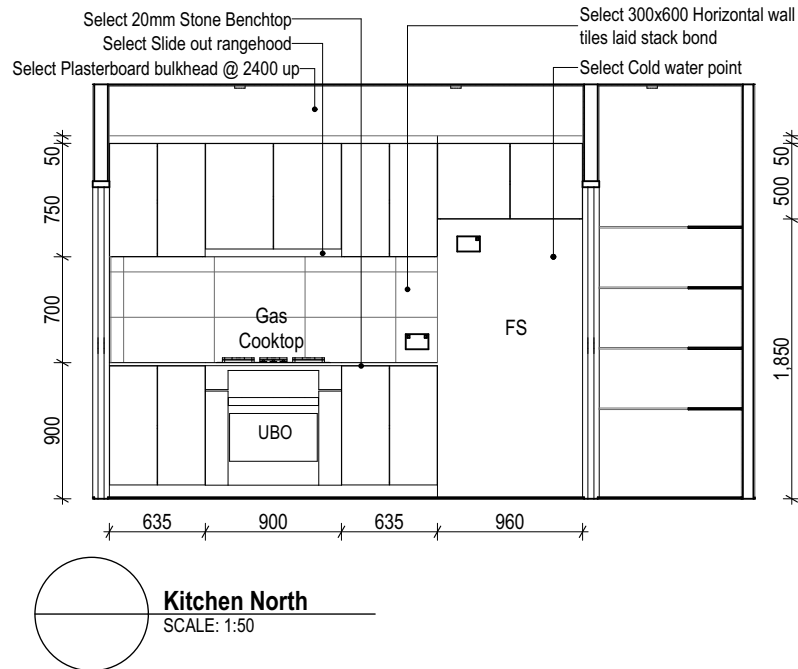
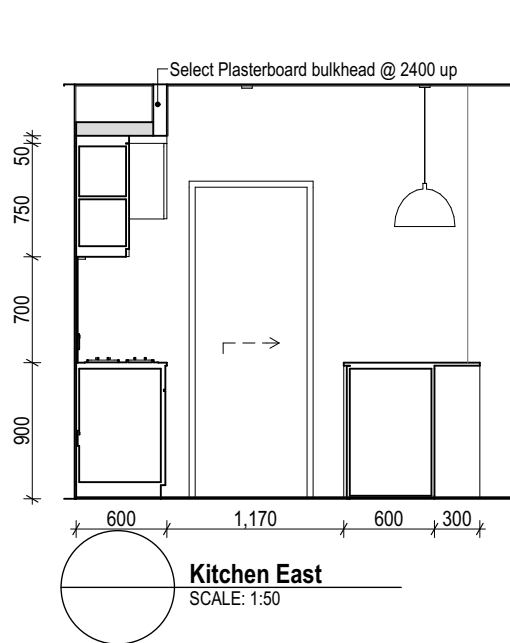
covenant
Calli Estate

local authority
GCCC

drawing number
A3.11

scale
1:100@A3

rev
01



- BAL 12.5 NOTES:**
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NOTE:
Soft close hinges and drawer runners

NOTE:
Handle-less doors and drawers to Kitchen, Ensuite and Bath

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01 Working Drawings
REV. DETAILS

JMA
INT

08/07/26
DATE

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House	157.72
Porch	4.86
210.18 m ²	

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project number
25129

drawn by
JMA

checked
MCR

drawing name
Internal Elevations

project status
Preliminary Working Drawings

real property description
SP353932

wind class
N3

soil class
H1

BAL
BAL 12.5

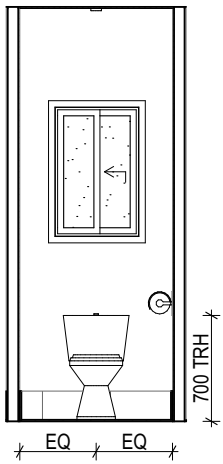
covenant
Calli Estate

local authority
GCCC

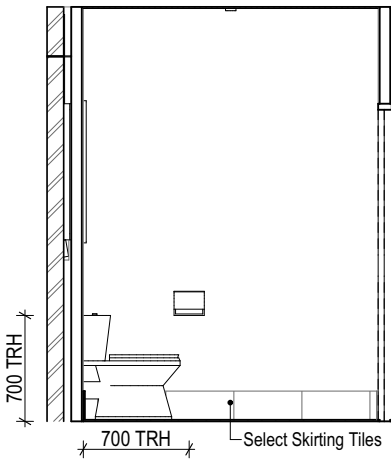
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A3.12

scale
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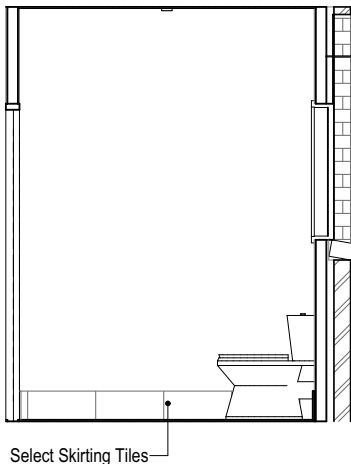
rev
01



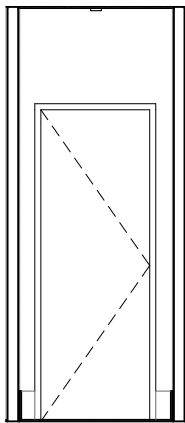
WC East
SCALE: 1:50



WC South
SCALE: 1:50



WC North
SCALE: 1:50



WC West
SCALE: 1:50

BAL 12.5 NOTES:

- All building works to be completed in accordance with AS 3959
- Fire resistant Weephole protectors
- Fibre cement sheeting to vertical areas to 6mm minimum.
- Screens to all doors and windows to comply with AS 3959
- All glazing to windows and doors to be minimum 4mm thickness.
- Weather strips to all doors
- Roof to be fully sarked and be fitted with ember guard system to comply with AS 3959.

NOTE:
Soft close hinges and drawer runners

NOTE:
Handle-less doors and drawers to Kitchen, Ensuite and Bath

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01 Working Drawings
REV. DETAILS

JMA INT
DATE

Total Areas	
Alfresco	10.41
Garage	37.19
House	157.72
Porch	4.86
210.18 m ²	

ALL DESIGN CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:

THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA); THE QUEENSLAND DEVELOPMENT CODE (QDC); BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED



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client
Taniela SEMI & Litiana SEMI

project
Bondi 205 - Kent facade
Lot 254 No.17 Celeste Road Upper Coomera QLD 4209

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

project number
25129

drawn by
JMA

checked
MCR

drawing name
Internal Elevations

project status
Preliminary Working Drawings

real property description
SP353932

wind class
N3

soil class
H1

BAL
BAL 12.5

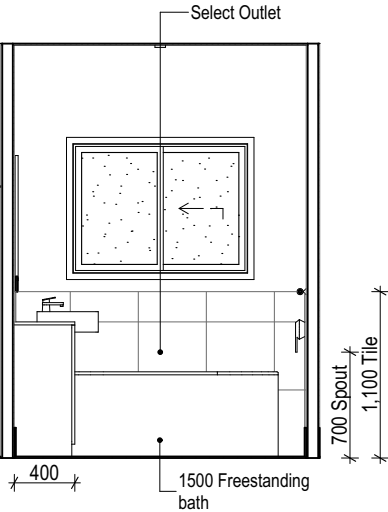
covenant
Calli Estate

local authority
GCCC

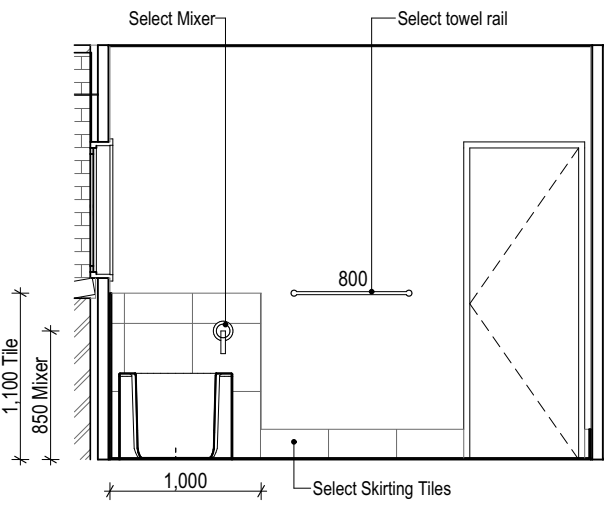
drawing number
A3.13

scale
1:50@A3

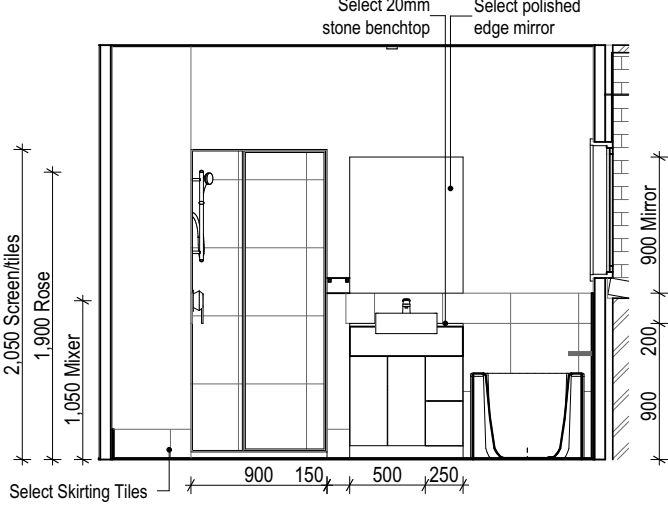
rev
01



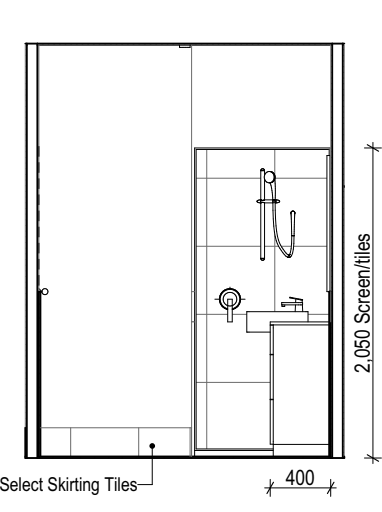
Bath East
SCALE: 1:50



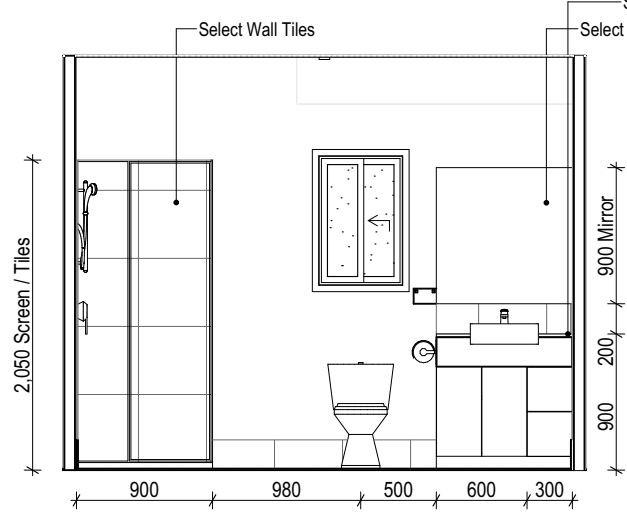
Bath South
SCALE: 1:50



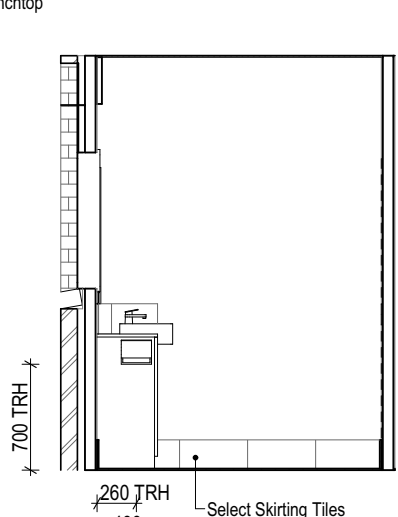
Bath North
SCALE: 1:50



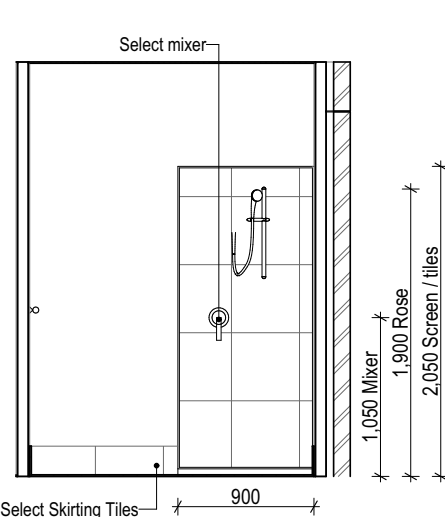
Bath West
SCALE: 1:50



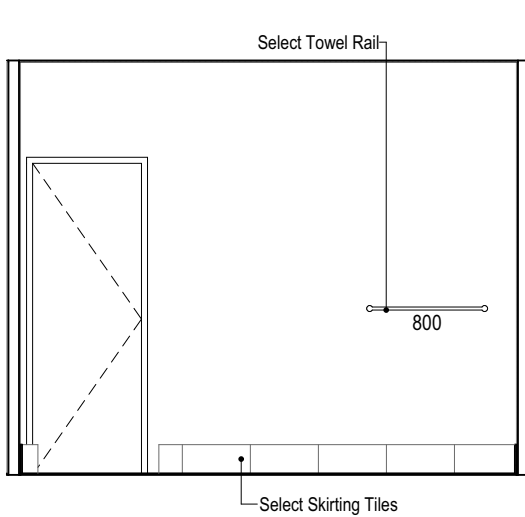
ENS East
SCALE: 1:50



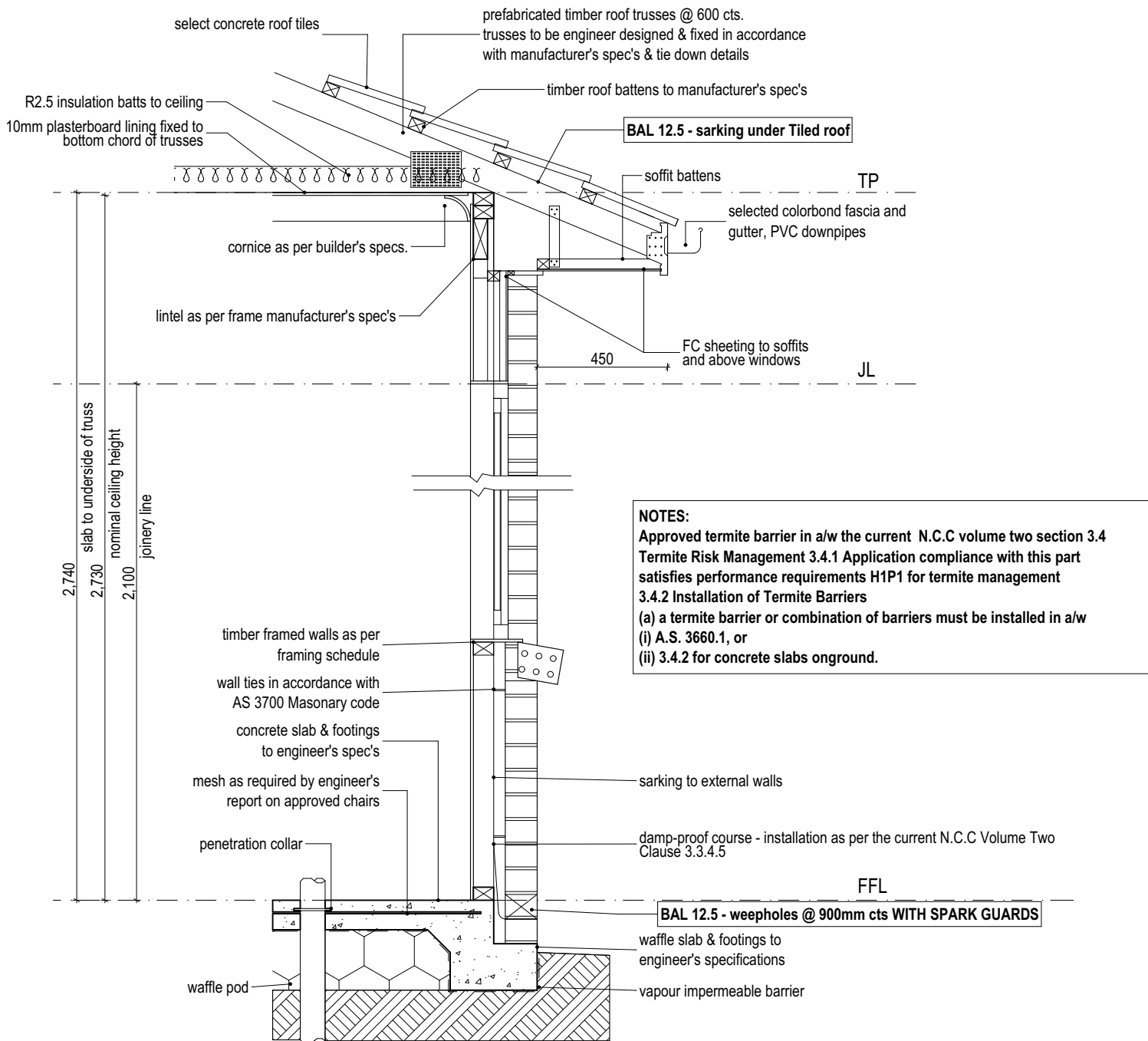
ENS South
SCALE: 1:50



ENS North
SCALE: 1:50



ENS West
SCALE: 1:50



NOTES:
Approved termite barrier in a/w the current N.C.C volume two section 3.4
Termite Risk Management 3.4.1 Application compliance with this part
satisfies performance requirements H1P1 for termite management
3.4.2 Installation of Termite Barriers
(a) a termite barrier or combination of barriers must be installed in a/w
(i) A.S. 3660.1, or
(ii) 3.4.2 for concrete slabs onground.

EWS-031

BV_2740TP_22.5Deg_TileRoof_450Eave_BAL

SCALE: 1:20

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01 Working Drawings
REV. DETAILS JMA INT 08/07/26
DATE

Total Areas	
Alfresco	10.41
Garage	37.19
House	157.72
Porch	4.86
	210.18 m ²

ALL DESIGN CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
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project
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Lot 254 No.17 Celeste Road Upper Coomera QLD 4209

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

project number
25129 drawn by
JMA checked
MCR

drawing name

Details

project status

Preliminary Working Drawings

real property description
SP353932 wind class
N3 soil class
H1 BAL
BAL 12.5

covenant
Calli Estate local authority
GCCC

drawing number
A3.14 scale
1:20@A3 rev
01

Landscape Specifications

Site Preparation

All garden areas to be excavated to 250mm, & turf areas to be excavated to 125mm below finished height to allow for the placement of imported soils.

Soils

Gardens - premium grade organic garden mix at a depth of 300mm.

Mulch

Mulch at a depth of 75mm.

Edging

85 x 230 Brick pavers layed on cement bedding.

Turf

Wintergreen Turf. Turf to be watered & rolled immediately upon completion.

Plants

To be supplied & planted as per plant schedule & as per landscape plan.

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02	Variation 01	CGA	04.09.26
01	Working Drawings	JMA	08/07/26
REV.	DETAILS	INT	DATE

Total Areas	
Alfresco	10.41
Garage	37.19
House	157.72
Porch	4.86
	210.18 m²

ALL DESIGN CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:
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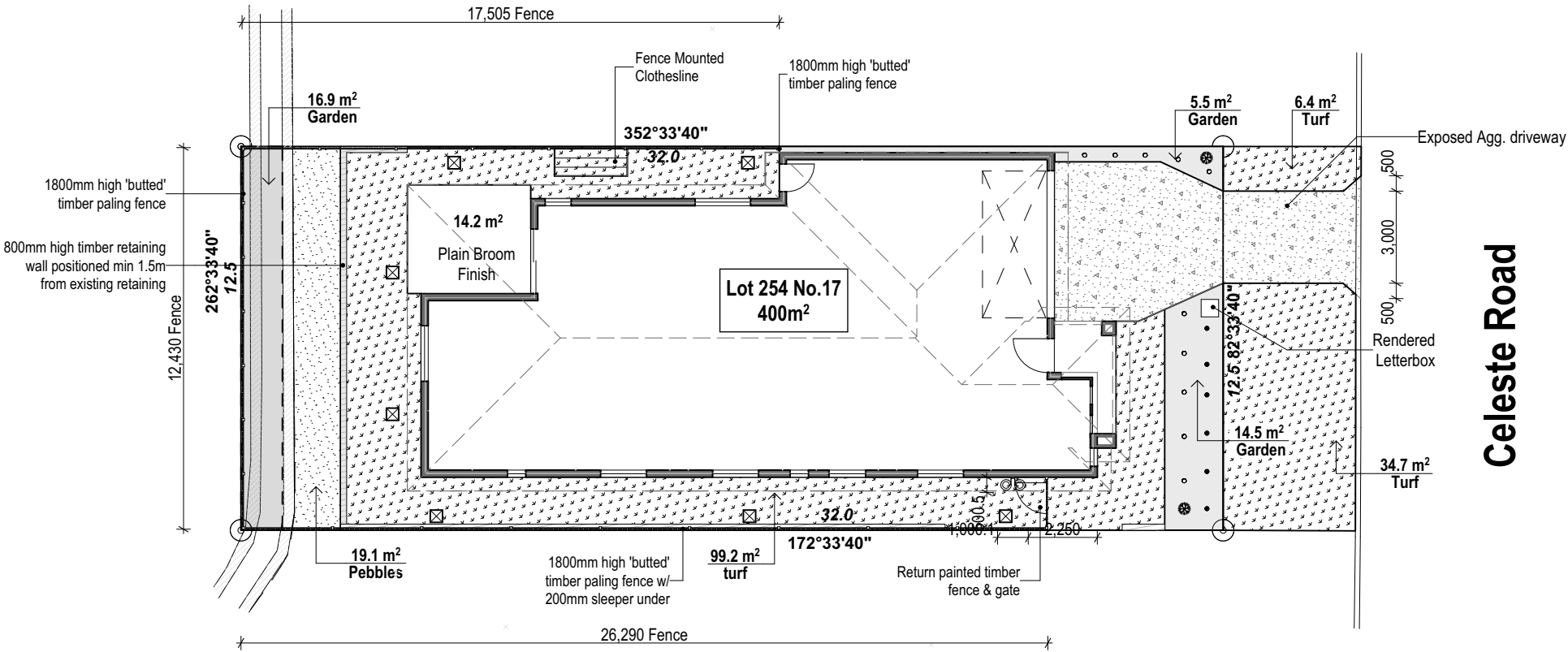
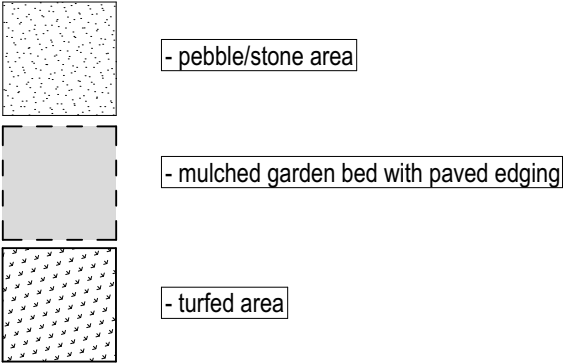
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project number	drawn by	checked
25129	JMA	MCR
drawing name	Landscape Plan	
project status	Preliminary Working Drawings	
real property description	wind class	soil class
SP353932	N3	H1
		BAL 12.5
covenant	local authority	
Calli Estate	GCCC	
drawing number	scale	rev
A3.15	1:200, 1:1@A3	02



Celeste Road

Landscaping Plan
SCALE: 1:200

LANDSCAPING SCHEDULE			
Symbol	Common name - Botanical Name	Size (mm)/Container (ltr)	Quantity
⊗	Randia Fitzlanii - Native Gardenia	400	2
•	Blue Flax Lily - Dianella caerulea	140	6
◦	Gardenia Florida - Murraya Pan	140	10
			18