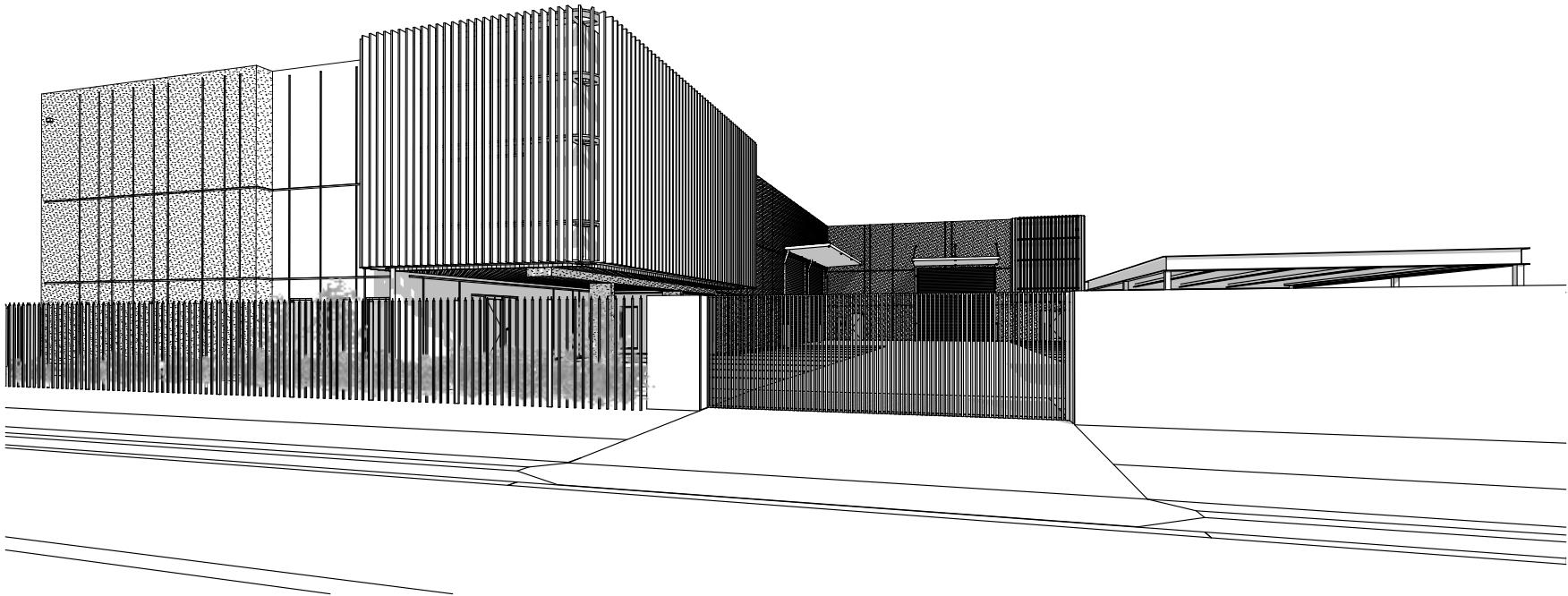




PROPOSED NEW DEVELOPMENT

AT:
PROJECT:
FOR

LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD
PROJECTS QLD 101 PTY LTD

DRAWING REGISTER -

SHEET	DESCRIPTION	SCALE ON A1 SHEET	SCALE ON A3 SHEET	SHEET	DESCRIPTION	SCALE ON A1 SHEET	SCALE ON A3 SHEET
GENERAL				ELEVATIONS			
BP1300/BA/0.01	COVERSHEET	N.T.S	N.T.S	BP1300/BA/4.01	ELEVATIONS	1 : 100	1 : 200
0.02	GENERAL NOTES	N.T.S	N.T.S	4.02	ELEVATIONS	1 : 100	1 : 200
0.03	PERSPECTIVE	N.T.S	N.T.S	SECTIONS			
SITE DETAILS				5.01	SECTION A & B		
1.01	SITE PLAN	1 : 200	1 : 400	5.02	SECTION C & D	1 : 50	1 : 100
1.02	SITE DETAILS - CAR PARK DIMENSION PLAN	1 : 200	1 : 400	5.03	SECTION E & F	1 : 50	1 : 100
1.03	COMPARTMENT DETAILS - GROUND FLOOR	1 : 200	1 : 400	WINDOW / DOOR SCHEDULE			
1.04	COMPARTMENT DETAILS - FIRST FLOOR	1 : 200	1 : 400	6.01	WINDOW SCHEDULE	1 : 50	1 : 100
1.05	LANDSCAPE INTENT PLAN	1 : 200	1 : 400	6.02	DOOR SCHEDULE	1 : 50	1 : 100
1.06	GROUND FLOOR - ACCESS AND EGRESS PATH	1 : 200	1 : 400	ACCESSIBLE BATHROOM			
1.07	FIRST FLOOR - ACCESS AND EGRESS PATH	1 : 200	1 : 400	7.01	ACCESSIBLE BATHROOM DETAILS	1 : 50	1 : 100
SLAB SET-OUT PLANS				AMBULANT TOILET DETAILS			
2.01	GF SLAB SET-OUT PLAN	1 : 200	1 : 400	8.01	AMBULANT TOILET DETAILS	1 : 50	1 : 100
2.02	FF SLAB SET-OUT PLAN	1 : 200	1 : 400	KITCHENETTE DETAILS			
FLOOR PLANS				9.01	KITCHENETTE DETAILS	1 : 50	1 : 100
3.01	GROUND FLOOR PLAN	1 : 200	1 : 400	STAIR DETAILS			
3.02	FIRST FLOOR PLAN	1 : 200	1 : 400	10.01	TYPICAL STAIR DETAIL	1 : 50	1 : 100
3.03	ROOF PLAN	1 : 200	1 : 400	COLOURS AND MATERIALS			
				11.01	COLOURS AND MATERIALS	N.T.S	N.T.S

NOTE

NAME AND ADDRESS OF BUILDER:
BUILDERS REGISTRATION NUMBER:
WIND CATEGORY OF SITE:

BY-LAWS AND CODES:
ALL WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NATIONAL CONSTRUCTION CODE), CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS.

THE FOLLOWING CODES ARE A RECOMMENDATION ONLY, ADDITIONAL CODES MAY BE REQUIRED:

AS 1288	GLASS IN BUILDINGS
AS 1562	DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
AS 1680	ARTIFICIAL LIGHTING & VENTILATION
AS 1684	TIMBER FRAMING CODE
AS 1926	POOL FENCING
AS 2049	ROOF TILES
AS 2050	INSTALLATION OF ROOF TILES
AS 2870	RESIDENTIAL SLABS & FOOTINGS
AS 2904	DAMP PROOF COURSES & FLASHINGS
AS 3000	ELECTRICAL
AS 3500	PLUMBING & DRAINAGE
AS 3600	CONCRETE STRUCTURES
AS 3660	BARRIERS FOR SUBTERRANEAN TERMITES
AS 3700	MASONRY IN BUILDINGS
AS 3740	WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 3786	SMOKE ALARMS
AS 3798	SITE PREPARATION
AS 4055	WIND LOADINGS FOR HOUSING
AS 4100	STEEL STRUCTURES

APPROVALS:
NO BUILDING WORK SHALL BE UNDERTAKEN PRIOR TO BUILDING APPROVAL BEING ISSUED BY A REGISTERED CERTIFIER OR LOCAL AUTHORITY.

BUILDER/CONTRACTORS:
BUILDER/CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE PROPRIETORS REPRESENTATIVE.
- USE WRITTEN DIMENSIONS ONLY.
- DO NOT SCALE OFF DRAWINGS.
- IF IN DOUBT, ASK.

BUILDER / CONTRACTOR SHALL CHECK AND VERIFY ALL LEVELS ON SITE PRIOR TO CONSTRUCTION. LEVELS SHOWN ON DRAWINGS ARE RECOMMENDED AND APPROXIMATE ONLY. IT SHALL BE THE BUILDERS / CONTRACTORS RESPONSIBILITY TO ENSURE THAT CORRECT GRADES ARE ATTAINED ON SITE.

BUILDER / CONTRACTOR SHALL CHECK & VERIFY THE SITING & ORIENTATION PRIOR TO CONSTRUCTION SETOUT. CONSTRUCTION SETOUT TO BE CARRIED OUT BY A LICENSED SURVEYOR.

BUILDER / CONTRACTOR SHALL CHECK & VERIFY ALL SET-BACKS & HEIGHTS PRIOR TO CONSTRUCTION. NO FOOTINGS, WALLS OR OTHER PHYSICAL ELEMENTS ARE TO ENCROACH THE TITLE BOUNDARY.

BUILDER / CONTRACTOR TO TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.

BUILDER / CONTRACTOR TO LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF ANY EXCAVATION WORKS. IF AN EXISTING PLUMBING SERVICE IS TO BE ABANDONED THE CONTRACTOR MUST CUT AND SEAL / DISCONNECT AND MAKE SAFE.

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ASSOCIATED CONSULTANTS DRAWINGS. ALL DRAWINGS TO BE CO-ORDINATED WITH CONSULTANTS DOCUMENTATION PRIOR TO COMMENCEMENT OF WORKS.

LICENSED TRADESPERSONS:
ALL SERVICES TO BE INSTALLED BY LICENSED TRADESPERSONS IN ACCORDANCE WITH THE LOCAL AUTHORITY AND WITH CURRENT MANUFACTURERS SPECIFICATIONS.

SERVICES:
ALL SERVICES SHALL BE CONCEALED. WHERE SERVICES ARE EXPOSED THEY MUST BE CONFIRMED BY THE DESIGNER ON SITE PRIOR TO INSTALLATION UNLESS NOTED OTHERWISE.

SITE SURFACE:
EXCAVATE OVER THE SITE TO GIVE CORRECT LEVELS AND PROFILES AS THE BASIS FOR CONSTRUCTION, PAVING, FILLING, LANDSCAPING AND THE LIKE. MAKE ALLOWANCES FOR COMPACTION AND SETTLEMENT. EXTERNAL GROUND LEVELS ADJACENT TO BUILDINGS SHALL BE IN ACCORDANCE WITH BCA 3.3.2. GRADE SITE AWAY FROM BUILDING A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm TO THE PERIMETER SO THAT THE WATER DRAINS TO THE ROAD OR UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES. BANKS TO BE BATTERED IN ACCORDANCE WITH BCA 3.1.1

EROSION CONTROL:
ALL BUILDING WORKS TO COMPLY WITH LOCAL AUTHORITIES EROSION AND SEDIMENT CONTROL STANDARDS.

TERMITE PROTECTION:
ALL BUILDING WORK TO BE TERMITE PROTECTED IN ACCORDANCE WITH AS 3660. DURABILITY NOTICE TO BE PLACED IN METERBOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS AND MAINTENANCE.

MATERIALS:
ALL MATERIALS SHALL BE NEW UNLESS SPECIFIED OTHERWISE.

MATERIALS RELATING TO CONSTRUCTION IN CLOSE PROXIMITY OF COASTAL & INDUSTRIAL ENVIRONMENTS TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

STRUCTURAL STEEL:
ALL STEEL TO STRUCTURAL ENGINEERS DESIGN. UNLESS NOTED OTHERWISE, ALL EXPOSED STRUCTURAL STEEL SHALL BE HOT DIP GALVANISED. A COLD GAL PAINTED FINISH SHALL BE APPLIED TO ANY FIELD WELDING BE IT EXISTING OR NEW STEELWORK. ALL STEELWORK CAST IN CONCRETE FOOTINGS OR SLABS SHALL HAVE A BITUMEN FINISH APPLIED TO FULL EXTENT OF CAST IN CONCRETE STEEL. CHECK ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF ANY STEELWORK.

SLABS & FOOTINGS:
ALL SLABS & FOOTINGS TO STRUCTURAL ENGINEERS DETAILS. MINIMUM 200mm POLYETHYLENE UNDERLAY ON COMPACTED SAND BED. LAP AND TAPE ALL JOINTS AND PENETRATIONS.

RETAINING WALLS:
ALL RETAINING WALLS TO STRUCTURAL ENGINEERS DETAILS. PROVIDE RUBBLE BACKFILL AND AGG DRAINAGE TO ALL RETAINING WALLS. BUILDER TO PROVIDE TANKING WHERE REQUIRED. RETAINING WALLS THAT EXCEED 1m IN HEIGHT WILL REQUIRE ADDITIONAL APPROVAL PRIOR TO THE RELEASE OF A FINAL CERTIFICATION FORM 21.

BRICKWORK:
BRICK VENEER WALLS SHALL BE CONSTRUCTED WITH LIGHT DUTY WALL TIES. W33 AT 450mm CENTRES HORIZONTALLY AND 514mm CENTRES VERTICALLY. W41 AT 450mm CENTRES HORIZONTALLY AND 429mm CENTRES VERTICALLY. PROVIDE ARTICULATION JOINTS TO COMPLY WITH CEMENT AND CONCRETE ASSOCIATION CONSTRUCTION.

WALL FRAMING:	GROUND FLOOR	EXTERNAL AND LOAD BEARING	INTERNAL
	BOTTOM PLATES:- TOP PLATES STUDS	90 X 35 MGP 12 90 X 70 MGP 12 OR 2/ 90 X 35 MGP 12 90 X 35 MGP 12 AT 450 C/C	90 X 35 MGP 10 90 X 35 MGP 10 90 X 35 MGP 10 AT 450 C/C
FOR ROOF SPAN UP TO 5100mm			
	FIRST FLOOR	EXTERNAL AND LOAD BEARING	INTERNAL
	BOTTOM PLATE TOP PLATE STUDS	90 X 35 MGP 12 90 X 70 MGP 12 OR 2/ 90 X 35 MGP 12 90 X 35 MGP 12 AT 450 C/C	90 X 35 MGP 10 90 X 35 MGP 10 90 X 35 MGP 10 AT 450 C/C
FOR ROOF SPAN UP TO 5100mm			

NOGGINGS AT 1350mm C/C MAXIMUM. NOGGINGS IN WET AREAS ARE TO LINE UP HORIZONTALLY THROUGHOUT. FOR CAVITY SLIDING DOORS PROVIDE 90mm STUD WALL FRAMES.

INTEL SIZES TO STRUCTURAL ENGINEERS DETAILS.

ROOF FRAMING:
ROOF PITCH AS INDICATED ON PLANS. ROOF TRUSSES TO BE 'GANGNAIL' TYPE TRUSSES SUPPLIED AND FIXED TO ENGINEERS DETAILS AT 600mm C/C UNLESS NOTED OTHERWISE. CEILING BINDERS TO BE EVENLY SPACED THROUGHOUT THE CEILING SPACE. ROOF BATTENS TO BE TO MANUFACTURERS SPECIFICATIONS FOR CLADDING TYPE.

FLOOR FRAMING:
FLOOR FRAMING TO STRUCTURAL ENGINEERS DETAILS.

WALL LININGS:
EXTERIOR WALL LININGS AS INDICATED ON PLANS. INTERIOR WALL LININGS TO BE FLUSH PLASTERBOARD LINING UNLESS NOTED OTHERWISE. 6mm VILLABOARD TO WET AREAS FIXED OFF IN ACCORDANCE WITH THE BCA AND MANUFACTURERS SPECIFICATIONS. FEATURE WALLS AS INDICATED ON PLANS.

CEILING LININGS:
CEILING LINING TO BE FLUSH PLASTERBOARD FIXED TO MANUFACTURERS SPECIFICATIONS UNLES NOTED OTHERWISE.

FLOOR LININGS:
FLOOR LININGS AS INDICATED ON PLANS. BUILDER/CONTRACTOR TO CONFIRM ALL REBATES IN TOP OF SLAB TO ENSURE TOP OF FLOOR FINISHES ARE FLUSH UNLES NOTED OTHERWISE. EXPOSED TIMBER FLOORS TO HAVE VAPOUR PERMEABLE FOIL TO UNDERSIDE.

BRACING & TIE-DOWN:
BRACING & TIE-DOWN TO STRUCTURAL ENGINEERS DETAILS.

ROOF DRAINAGE:
DOWNPIPES TO BE LOCATED AS PER THE PLANS. ALLOW TO CONNECT TO IN-GROUND STORMWATER DRAINS WITH 90mmØ UPVC AT 1:100 MINIMUM GRADE. ALLOW FOR I.O.'S AT EACH CHANGE IN DIRECTION AND AT 6000mm CENTRES.

WATERPROOFING:
WATERPROOFING IS TO BE CARRIED OUT BY A SUITABLY QUALIFIED PERSON. ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH BCA 3.9 & AS 3740. BUILDER TO PROVIDE CERTIFICATE OF INSTALLATION AND COMPLIANCE.

APPLIANCES & EQUIPMENT:
BUILDER TO CO-ORDINATE ALL APPLIANCE AND EQUIPMENT LOCATIONS ON SITE WITH JOINER. INSTALLATION AND FINAL CONNECTION BY CONTRACTOR.

SANITARY COMPARTMENTS:
SANITARY COMPARTMENT DOORS TO COMPLY WITH BCA 3.8.3. DOORS TO SWING OUT FROM PAN. DISTANCE FROM PAN TO DOOR EDGE TO BE 1200mm OR LIFT OFF HINGES TO BE INSTALLED ENSURING DOOR IS READILY REMOVABLE FROM OUTSIDE.

POOL FENCING:
POOL FENCING TO BE IN ACCORDANCE WITH AS 1926 AND LOCAL AUTHORITIES REQUIREMENTS.

STAIRS & BALUSTRADES:
STAIRS & BALUSTRADES TO COMPLY WITH BCA 3.9. STEPS TO BE PROVIDED WHERE FALL FROM DWELLING EXCEEDS 190mm.

SITE DISCHARGE:
STORMWATER AND SANITARY PLUMBING TO BE CONNECTED TO EXISTING COUNCIL SYSTEM IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS.

WATER LINES:
ALL HOT WATER LINES SHALL BE FULLY INSULATED. ALL DOMESTIC HOT WATER TO BASINS, SHOWERS AND BATHS TO HAVE A MAXIMUM TEMPERATURE OF 50°C. ALLOW TO SUPPLY AND INSTALL TEMPERING VALVES WHERE REQUIRED, AS NOMINATED IN THE BCA AND RELEVANT CODES AND STANDARDS.

DISTRIBUTION BOARD:
PROVIDE NEW DISTRIBUTION BOARD AS REQUIRED. ALL ELECTRICAL OUTLETS SHALL BE PROTECTED BY OVER-CURRENT / EARTH LEAKAGE CIRCUIT BREAKERS IN ACCORDANCE WITH AUSTRALIAN STANDARDS.

ELECTRICAL ACCESSORIES:
LIGHT SWITCHES TO BE LOCATED 1200mm ABOVE THE FINISHED FLOOR LEVEL UNLES NOTED OTHERWISE.

ANTENNA:
SUPPLY AND INSTALL A ROOF MOUNTED ANTENNA - COMBINED VHF/UHF. ANTENNA TO BE HIDDEN FROM VIEW TO STREET AND WATERFRONT. LOCATION TO BE CONFIRMED BY DESIGNER.

LIGHT & VENTILATION:
PROVIDE A MINIMUM OF 10% NATURAL LIGHT AND 5% NATURAL VENTILATION TO HABITABLE ROOMS IN ACCORDANCE WITH BCA 3.8.4 AND 3.8.5 AND RELEVANT AUSTRALIAN STANDARDS.

ARTIFICIAL LIGHT:
PROVIDE ARTIFICIAL LIGHTING IN ACCORDANCE WITH AS 1680 TO ALL ROOMS WITHOUT NATURAL LIGHTING.

SOUND:
TO BE IN ACCORDANCE WITH BCA 3.8.6.

SUB-FLOOR:
SUB-FLOOR ACCESS AND VENTILATION TO BE IN ACCORDANCE WITH BCA 3.4.1.

ENERGY EFFICIENCY:
ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH BCA ENVIRONMENTAL GUIDELINES, APPROVED ENERGY EFFICIENCY REPORT AND ESD CONSULTANT CERTIFICATES.

INSULATION:
INSULATION TO BE IN ACCORDANCE WITH ENERGY EFFICIENCY & ACOUSTIC REPORTS. INSULATION REQUIREMENTS INDICATED IN REPORTS MUST BE MET AS A MINIMUM. ALL EXTERNAL WALLS & ROOF TO HAVE VAPOUR PERMEABLE SARKING.

HYDRAULICS:
HYDRAULIC WORKS TO BE CARRIED OUT IN ACCORDANCE WITH:
- THE PLUMBING AND DRAINAGE ACT 2002
- AS 3500
- LOCAL AUTHORITY
- ANY OTHER RELEVANT JURISDICTION

SANITARY PLUMBING:
SANITARY PLUMBING SHALL BE UPVC CLASS HD WITH SOLVENT WELD JOINTS AND SHALL BE LAID AT A MINIMUM GRADE OF 1:60 UNLESS NOTED OTHERWISE. CONNECT SANITARY PLUMBING TO COUNCIL SEWER IN ACCORDANCE WITH AUTHORITY REQUIREMENTS. WHERE NO LOCAL AUTHORITY SEWER CONNECTION IS AVAILABLE ALL WASTE WATER TO BE CONNECTED TO AN ON SITE TREATMENT PLANT IN ACCORDANCE WITH ENGINEERS DETAILS.

FIRE PROOF PENETRATIONS:
PENETRATIONS MADE THROUGH FIRE RELATED ELEMENTS SHALL BE MADE USING FIRE STOP COLLARS TO MAINTAIN THE INTEGRITY OF THE ELEMENT BEING PENETRATED.

ENCASING UNDERGROUND SERVICES:
UNDERGROUND WATER & FIRE SERVICES TO BE ENCASED IN 100mm OF SAND.

WEATHERSTRIPS:
EXTERNAL DOORS TO CONTAIN WEATHER STRIPS (TYPE TO BE CONFIRMED BY DESIGNER PRIOR TO MANUFACTURE).

WINDOWS AND DOORS:
WINDOW & DOOR DIMENSIONS TO BE CONFIRMED ON SITE. DIMENSIONS ARE TO OUTSIDE OF FRAMES UNLESS SHOWN OTHERWISE. WINDOW SUPPLIER TO ADJSUT DIMENSIONS TO SUIT STANDARD FRAME SIZES WITH THE DESIGNERS APPROVAL. WINDOW & DOOR JOINER TO CONFIRM FRAME SIZES TO SUIT AS-BUILT WALL DEPTHS ON SITE.

MAKE ALLOWANCES FOR DOOR AND SCREEN TRACKS TO BE RECESSED INTO FLOOR FINISH / SLAB. DEPTH OF RECESS / REBATE TO BE CONFIRMED BY BUILDER / CONTRACTOR.

BUILDER / CONTRACTOR TO INSTALL NECESSARY FLASHINGS TO ALL WINDOWS, DOORS & OPENINGS.

BUILDER / CONTRACTOR TO CONFIRM ALL STRUCTURAL OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.

INSTALL DOOR BOTTOM AND FRAME SEALS ON AND AROUND ALL EXTERNAL OPENINGS TO PREVENT HEAT LOSS.

LEGEND

A/R	ANCHOR ROD
AP	ACCESS PANEL
B	BATH
BE	BEAM TO ENG. DETAIL
CH	CEILING HEIGHT
CD	CLOTHES DRYER
CVS	CENTRAL VACUUM SYSTEM
COL	COLUMN TO ENG. DETAIL
CBD	CUPBOARD
CO	CUPBOARD OVER
CB	CONCEALED BEAM
CM	COFFEE MACHINE
DW	DISH WASHER
DP	DOWNPIPE
FSD	FINISHED STEP DOWN
ENS	ENSUITE BATHROOM
FR	REFRIGERATOR
FV	FIXED VENT
FW	FLOOR WASTE
GD	GARBAGE DISPOSAL UNIT
HP	HOT PLATE / HOB PLATE
HWS	HOT WATER SYSTEM
L	LINEN
MW	MICROWAVE OVEN
OBS	OBSCURE GLASS
OHC	OVERHEAD CUPBOARD
OS	BALCONY OVERFLOW SPITTER
P	PANTRY
R	ROBE
RH	RANGE HOOD
PW	PLATE WARMER
RHS	RECTANGULAR STEEL COLUMN TO ENG. DETAIL
SHS	SQUARE STEEL COLUMN TO ENG. DETAIL
SSD	STRUCTURAL STEP DOWN
SD	SLIDING DOOR
SO	STEAM OVEN
S	SINK
SH	SHOWER
SPA	SPA BATH
SP	SPREADER
T	LAUNDRY TUB
TEP	TEPPANYAKI BAR
U	URINAL
UBO	UNDER BENCH OVEN
V	VANITY
VP	VACUUM POINT (FOR CVS)
WC	WATER CLOSET / TOILET
WM	WASHING MACHINE
WO	WALL OVEN
WIR	WALK-IN-ROBE

FOR CONSTRUCTION

GENERAL NOTES

@ A1.T.5

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

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WWW.JPD.COM.AU



DRAWN	KW/CV/KF	DRAWING - GENERAL NOTES	
DATE	OCT '22	DRAWING No.	
SCALE	@ A3	BP1300/BA0.2	ISSUE D

two clicks design



ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
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DRAWN	KW/CV/KF	DRAWING - PERSPECTIVE	
DATE	OCT '22	DRAWING No.	
SCALE	1:1,322 @ A3	BP1300/BA0.3	ISSUE D

two clicks design

NOTE

REINSTATE SURROUNDS WHERE CONSTRUCTION HAS DISTURBED, REMOVE ALL DEBRIS, SURPLUS EXCAVATION / FILL FROM SITE. REGRASS AND GENERALLY LEAVE TIDY.

ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER, GRADED TO A SLOPE NOT LESS THAN 1:20 OVER THE FIRST 1000mm FROM THE BUILDING.

STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH BCA PARTS 3.1.2, 8.3.5.2, IN ADDITION TO AS/NZS. 3500 & DISCHARGED TO LOCAL AUTHORITIES REQUIREMENTS, REFER HYDRAULIC ENGINEERS DETAILS.

ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PITS AS REQUIRED.

THE HEIGHT IF OVERFLOW RELIEF GULLYS RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80 DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

EXCAVATION NOTES

BANKS TO BE BATTERED IN ACCORDANCE WITH THE BCA, PART 3.1.1. RETAINING WALLS THAT EXCEED 1m IN HEIGHT WILL REQUIRE ADDITIONAL APPROVAL PRIOR TO THE RELEASE OF A FINAL CERTIFICATION FORM Z1.

CONTOURS AND LEVELS MAY BE BASED ON PROPOSED SITE INFORMATION ONLY. CHECK AND VERIFY ALL CONTOUR AND SPOT LEVELS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GRADE SITE AWAY FROM BUILDING A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm TO THE PERIMETER, SO THAT THE WATER DRAINS TO THE ROAD OR UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES.

NOTE

1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS

ALL EXTERNAL DRIVEWAY GRADES TO CIVIL ENGINEERS DETAIL AND SPEC. ALL DRAINAGE TO HYDRAULIC ENGINEERS DETAIL AND SPEC.

DEVELOPMENT DETAILS

Precinct A (Low Impact and Service Industry)
Class 8 - Type c construction

WAREHOUSE (INC AMENITIES) FLOOR AREA 1429.74m²
OFFICE GROUND FLOOR AREA 39.51m²
WAREHOUSE (MEZZANINE FLOOR AREA) 293.87m²
LANDSCAPING 490.95m²

TOTAL BUILDING AREA 1763.12m² (NOT INCLUDING LANDSCAPING)

SITE AREA 2913m²

CARPARKING
2 PER TENANCY +1/50m² FOR FIRST 500m² GFA
+1/100m² THEREAFTER
CARPARKING REQUIRED: 24 SPACES
CARPARKING PROVIDED: 26 SPACES

DISABLED PARKING
1 SPACE FOR EVERY 100 CAR PARKING SPACES OR THERE AFTER
DISABLED SPACES REQUIRED: 1
DISABLED SPACES PROVIDED: 1

BICYCLE PARKING
1:150 GFA
BICYCLE SPACES REQUIRED: 11
BYCYCLE SPACES PROVIDED: 12

WASTE GENERATION GENERAL

GENERAL				
INDUSTRY	50 LTRS/100m ²	(1723.61m ²)	=861.81	LTRS/DAY
OFFICE	10 LTRS/100m ²	(39.51m ²)	=3.95	LTRS/DAY
TOTAL PER DAY			=865.76	LTRS/DAY
TOTAL PER 5 DAY WEEK			=4328.05	LTRS
1x INDUSTRIAL BINS 3000L (2PICK UP PER WEEK)			=6000	LTRS

SIZE	CAPACITY (L)	LENGTH	WIDTH	HEIGHT
-	3000	2400mm	1400mm	1000mm

WASTE GENERATION RECYCLE

RECYCLE				
OFFICE	20 LTRS/100m ²	(39.51m ²)	=7.9	LTRS/DAY
TOTAL PER DAY			=7.9	LTRS/DAY
TOTAL PER WEEK			=39.51	LTRS
1 x WHEELIE BINS 240L (1 PICK UP PER WEEK)			=240	LTRS

SIZE	CAPACITY (L)	LENGTH	WIDTH	HEIGHT
-	240	730	550	1060

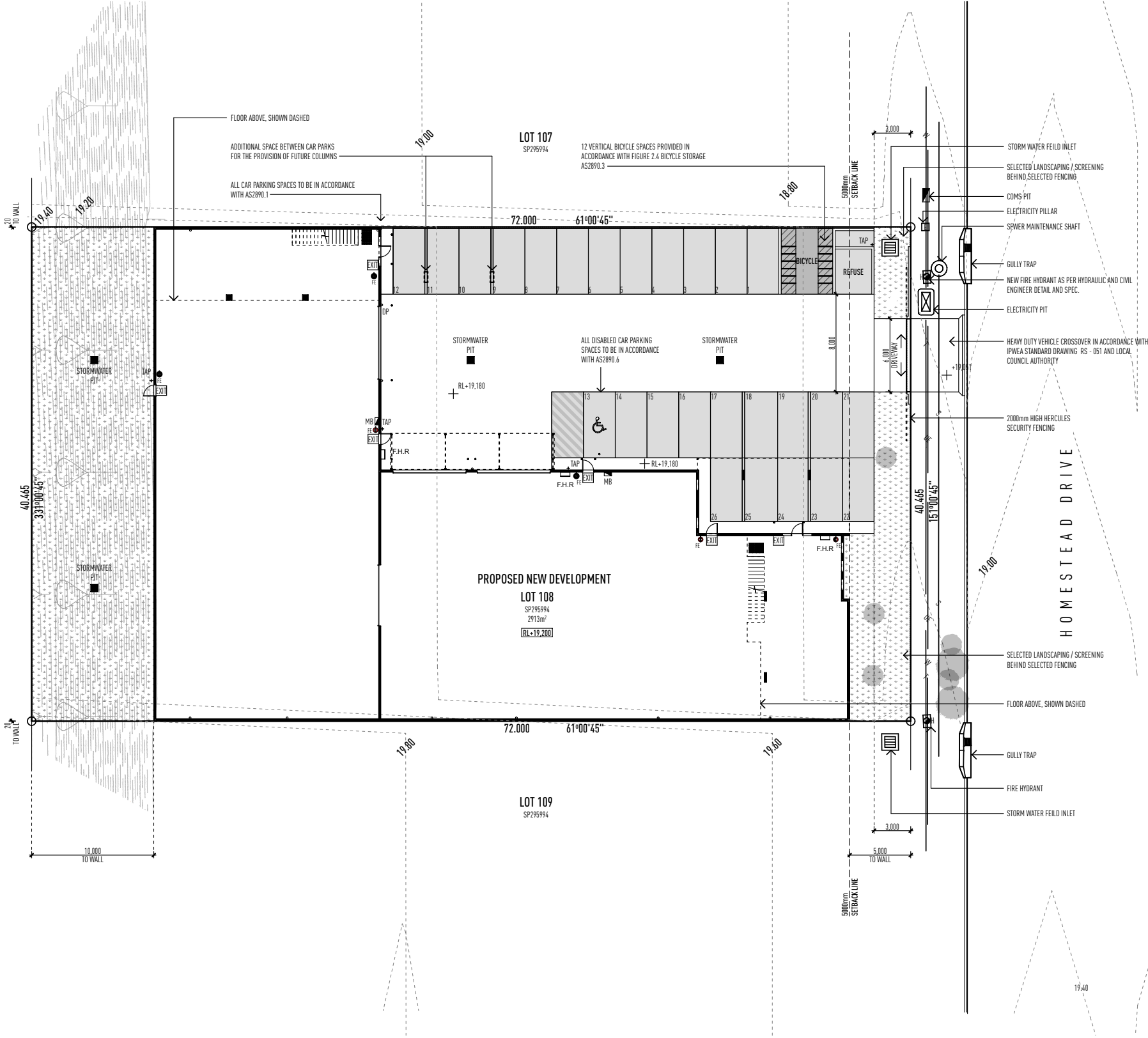
	FLOOR LEVEL
	SURFACE LEVEL
	EXISTING SURFACE LEVELS

PROPERTY DESCRIPTION

LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD
LOT 108 ON SP295994
PARISH OF TBC
COUNTY OF TBC
SITE AREA - 2913m²
SITE COVER - 54%

SITE PLAN

1:200 @ A1



FOR CONSTRUCTION

ENERGY EFFICIENCY

SHOWER ROSES TO BE A MINIMUM OF AAA RATING.
WATER CLOSETS TO BE DUAL FLUSH.

MECHANICAL VENTILATION

MECHANICAL VENTILATION SYSTEM COMPLYING WITH AS.1668.1, AS.1668.2 AND SHALL BE PROVIDED IN ACCORDANCE WITH THE MECHANICAL VENTILATION CONSULTANTS DETAILS TO REQUIRED ROOMS.

NOTE : SEE HYDRAULIC CONSULTANTS DESIGN FOR DOWNPIPE AND STORMWATER DISCHARGE

FIRE SERVICES, EMERGENCY LIGHTING AND SMOKE ALARM LEGEND

ALL LUMINARIES TO BE COMPLIANT WITH AS/NZ 2293, AND THE B.C.A REFER TO ELECTRICAL CONSULTANTS DOCUMENTATION FOR FURTHER DETAIL AND CLARIFICATION.

	2x 18 FL SINGLE SIDED, MAINTAINED JUMBO EXIT LUMINAIRE (IN WAREHOUSE ONLY) 4 WATT COLD CATHODE SINGLE SIDED MAINTAINED EXIT LUMINAIRE (OFFICE AREA)
+	2 x 35W FL. BATTEN CHAIN SUSPENDED EMERGENCY LIGHT (INTERNAL) 2 x 35W FL. SURFACE MOUNTED WEATHER RESISTANT EMERGENCY LIGHT (EXTERNAL)
	1 x 10W HALOGEN NON MAINTAINED RECESSED EMERGENCY LIGHT
	FIRE HOSE REEL - 36 METERS, 100mm CLEARANCE ALL ROUND. INSTALLED IN ACCORDANCE WITH AS 2441
!	NOTE : FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH B.C.A E 1.6 AND SELECTED, LOCATED AND DISTRIBUTED IN ACCORDANCE WITH AS 2444.

NOTE

FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH B.C.A E1.6 AND SELECTED, LOCATED AND DISTRIBUTED IN ACCORDANCE WITH AS 2444.

WINDOW AND DOOR DESIGN
GLASS WHICH FORMS ANY EXTERNAL WALL OF A BUILDING DOES NOT EXCEED:-
-A MAXIMUM DEGREE OF REFLECTION OF BOTH HEAT AND LIGHT OF TWENTY PERCENT (20%)
-SIXTY PERCENT (60%) OF THE TOTAL AREA OF SUCH WALL.

PART A:
DESIGN WIND PRESSURE:
REFER STRUCTURAL ENGINEER FOR WIND DESIGN PRESSURES FOR ALL WINDOWS AND DOORS AND THEIR STRUCTURAL ELEMENTS.

FURTHER ALLOWANCES FOR LOCAL PRESSURE ZONES BY MANUFACTURER, REFER FIGURE B2. AS.1170 / PART 2, REFER TO STRUCTURAL ENGINEER FOR DETAILS OF RATINGS AND DESIGN LIMITS

PART B :
ALL WINDOWS AND DOORS SHALL BE TESTED FOR WATER PENETRATION TO CONFORM WITH AS.2047 AND AS.2048, 1997 PART 5.3.4 AND RELEVANT LOCAL AUTHORITY CONDITIONS

WATERPROOFING OF WET AREAS
(A) BUILDING ELEMENTS IN WET AREAS IN CLASS 2 AND 3 BUILDINGS AND CLASS 4 PARTS OF BUILDINGS MUST BE WATER RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740

(B) IN A CLASS 5, 6, 7, 8 OR 9 BUILDING THE BATHROOM OR SHOWER ROOM, SLOP HOPPER OR SINK COMPARTMENT, LAUNDRY OR SANITARY COMPARTMENT MUST BE WATER RESISTANT OR WATERPROOF IN ACCORDANCE WITH AS3740 AS IF THEY WERE IN A RESIDENTIAL BUILDING

AREA SCHEDULE

TENANCY 1 GROUND FLOOR	1,365.56
TENANCY 1 OFFICE	39.51
TENANCY 1 MEZZANINE 2	175.40
TENANCY 1 MEZ LEVEL AMENITIES	14.26
TENANCY 1 MEZZANINE 1	104.21
TENANCY 1 AMENITIES	17.60
TENANCY 1 LUNCH ROOM	28.87
TENANCY 1 AMENITIES 2	17.71

1,763.12 m²

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
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DRAWN	KW/CV/KF	DRAWING - SITE PLAN	
DATE	OCT '22	DRAWING No.	
SCALE	1:200 @ A3	BP1300/BA1.01	ISSUE D

two clicks design

REINSTATE SURROUNDS WHERE CONSTRUCTION HAS DISTURBED, REMOVE ALL DEBRIS, SURPLUS EXCAVATION / FILL FROM SITE. REGRASS AND GENERALLY LEAVE TIDY.

ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER, GRADED TO A SLOPE NOT LESS THAN 1:20 OVER THE FIRST 1000mm FROM THE BUILDING.

STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH BCA PARTS 3.1.2. & 3.5.2. IN ADDITION TO AS/NZS. 3500 & DISCHARGED TO LOCAL AUTHORITIES REQUIREMENTS, REFER HYDRAULIC ENGINEERS DETAILS.

ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PITS AS REQUIRED.

THE HEIGHT OF OVERFLOW RELIEF GULLYS RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER
UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80 DISCHARGE
IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

BANKS TO BE BATTERED IN ACCORDANCE WITH THE BCA, PART 3.1.1 RETAINING WALLS THAT EXCEED 1m IN HEIGHT WILL REQUIRE ADDITIONAL APPROVAL PRIOR TO THE RELEASE OF A FINAL CERTIFICATION FORM 21.

CONTOURS AND LEVELS MAY BE BASED ON PROPOSED
SITE INFORMATION ONLY. CHECK AND VERIFY ALL CONTOUR
AND SPOT LEVELS PRIOR TO THE COMMENCEMENT OF
CONSTRUCTION.

GRADE SITE AWAY FROM BUILDING A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm TO THE PERIMETER SO THAT THE WATER DRAINS TO THE ROAD OR UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES.

F.L. 00.000

FLOOR LEVEL

+ R.L. 00.000 SURFACE LEVEL

X 0.000 EXISTING SURFACE LEVELS

LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD
LOT 108 ON SP295994
PARISH OF TBC
COUNTY OF TBC
SITE AREA - 2913m²
SITE COVER - 54%

WAREHOUSE (INC AMENITIES) FLOOR AREA
OFFICE GROUND FLOOR AREA
WAREHOUSE (MEZZANINE FLOOR AREA)
LANDSCAPING

TOTAL BUILDING AREA

SITE AREA

CARPARKING
2 PER TENANCY +1/50m² FOR FIRST 500m² GFA
+ 1/100m² THEREAFTER
CARPARKING REQUIRED: 24 SPACES
CARPARKING PROVIDED: 26 SPACES

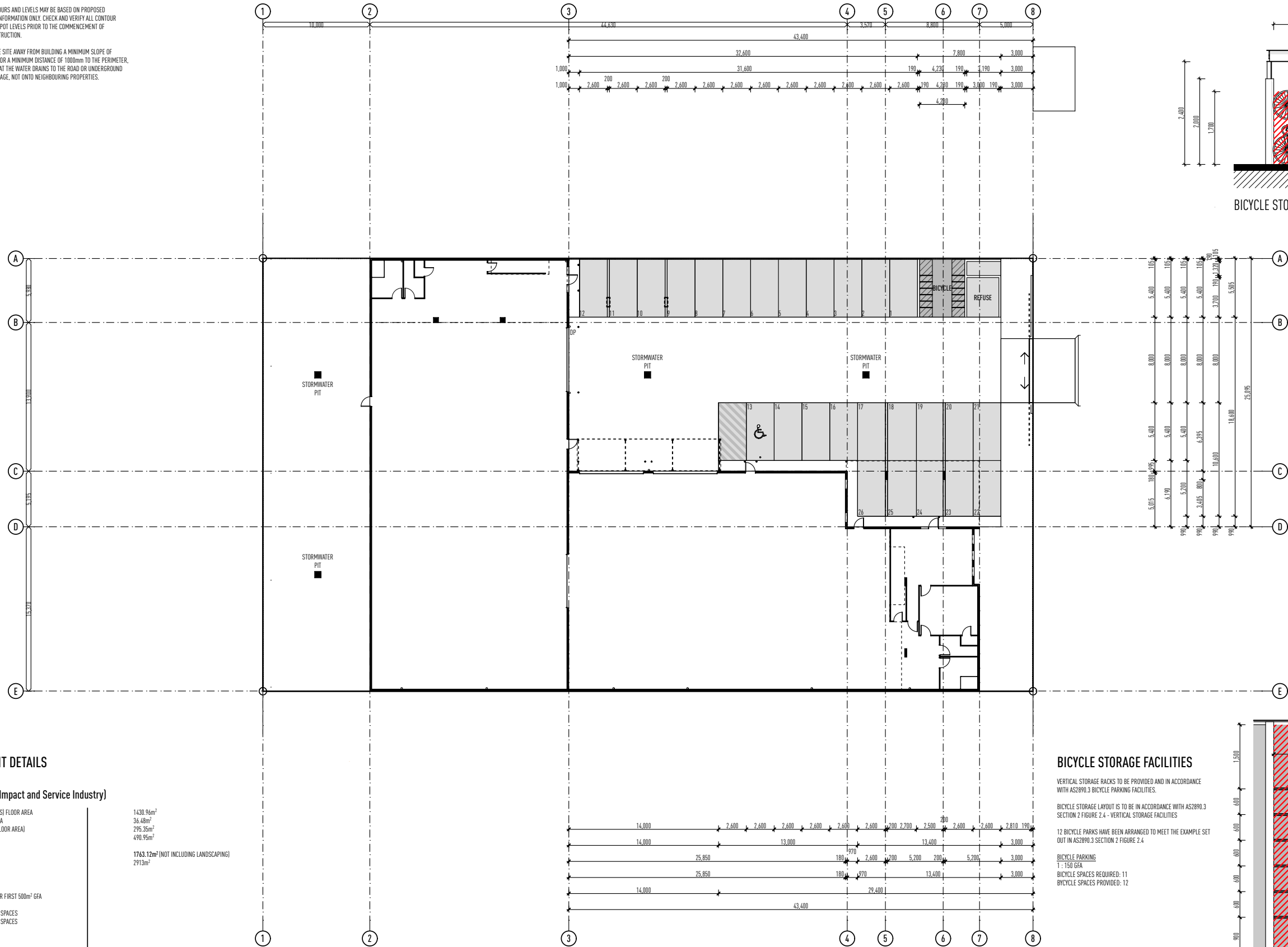
BICYCLE PARKING

1 : 150 GFA
BICYCLE SPACES REQUIRED: 11
BICYCLE SPACES PROVIDED: 12

1430.96m²
36.48m²
295.35m²
490.95m²

1763.12m² (NOT INCLUDING LANDSCAPING
2913m²

1:200 @ A1



BICYCLE STORAGE PLAN 1 : 50

[illegible]

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DRAWN	KW/CV/KF	DRAWING - CAR PARK DIMENSION PLAN	
DATE	OCT '22	DRAWING No.	ISSUE
SCALE	1:200 @ A3	BP1300/BA1.02	D

two clicks design

NOTE

1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS

ALL EXTERNAL DRIVEWAY GRADES TO CIVIL ENGINEERS DETAIL AND SPEC.

ALL DRAINAGE TO HYDRAULIC ENGINEERS DETAIL AND SPEC

FIRE RATING OF BUILDING ELEMENTS

CLASS 8 - TYPE C CONSTRUCTION

INDUSTRY BUILDING

RISE IN STOREYS : 2

FIRE RESISTANCE LEVELS EXTRACT FROM THE BUILDING CODE OF AUSTRALIA
20007 VOLUME 1 CLASS 2 TO 9 BUILDINGS.
SPECIFICATION TABLE C1.1 TABLE 4

BUILDING ELEMENT	FRL - (IN MINUTES) STRUCTURAL ADEQUACY/INTEGRITY/INSULATION
------------------	--

EXTERNAL WALL
(INCLUDING ANY COLUMN AND OTHER BUILDING ELEMENT INCORPORATED THERE IN OR OTHER EXTERNAL BUILDING ELEMENT WHERE THE DISTANCE FROM ANY FIRE SOURCE FEATURE TO WHICH IT IS EXPOSED IS:

FOR LOAD BEARING PARTS :

LESS THAN 1.5m	90 / 90 / 90
1.5m TO LESS THAN 3m	60 / 60 / 60
3m TO LESS THAN 9m	- / - / -
9m TO LESS THAN 18m	- / - / -
18m OR MORE	- / - / -

FOR NON-LOADBEARING PARTS :

LESS THAN 1.5m	90 / 90 / 90
1.5m TO LESS THAN 3m	60 / 60 / 60
3m OR MORE	- / - / -

EXTERNAL COLUMN
NOT INCORPORATED INTO ANY EXTERNAL WALL WHERE THERE IS A DISTANCE FROM ANY FIRE SOURCE FEATURE TO WHICH IT IS EXPOSED IS

FOR LOAD BEARING COLUMNS :

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / - / -
3m TO LESS THAN 18m	- / - / -
18m OR MORE	- / - / -

FOR NON-LOAD BEARING COLUMNS :

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / - / -
3m TO LESS THAN 18m	- / - / -
18m OR MORE	- / - / -

COMMON WALLS AND FIRE WALLS

90 / 90 / 90

INTERNAL WALLS

FIRE RESISTING LIFT AND STAIR SHAFT

LOAD BEARING	N/A
NON-LOADBEARING	N/A

BOUNDING PUBLIC CORRIDORS, PUBLIC HALLWAYS
AND THE LIKE :

LOAD BEARING	N/A
NON-LOAD BEARING	N/A

VENTILATING, PIPE, GARBAGE, AND LIKE SHAFTS NOT USED FOR THE DISCHARGE
OF HOT PRODUCTS OF COMBUSTION :

LOAD BEARING	N/A
NON-LOADBEARING	N/A

BOUNDING A STAIR IF REQUIRED TO BE RATED :

LOAD BEARING	60 / 60 / 60
NON-LOAD BEARING	60 / 60 / 60

OTHER LOAD BEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES AND COLUMNS

N/A

FLOORS

N/A

ROOFS

- / - / -

NOTE

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT

EP4.3 EMERGENCY WARNING AND INTERCOM SYSTEM

TO WARN OCCUPANTS OF AN EMERGENCY AND ASSIST EVACUATION OF A BUILDING, AN EMERGENCY WARNING AND INTERCOM SYSTEM MUST BE PROVIDED, TO THE DEGREE NECESSARY, APPROPRIATE TO:

- (a) THE FLOOR AREA OF THE BUILDING; AND
- (b) THE FUNCTION OR USE OF THE BUILDING; AND
- (c) THE HEIGHT OF THE BUILDING.

NOTE

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT

E2.2 GENERAL REQUIREMENTS

- (a) A BUILDING MUST COMPLY WITH (b), (c), (d) AND -
- (i) TABLE E2.2a AS APPLICABLE TO CLASS 2 TO 9 BUILDINGS SUCH THAT EACH SEPERATE PART COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION; AND
- (ii) TABLE E2.2b AS APPLICABLE TO CLASS 4 AND 9b BUILDINGS SUCH THAT EACH SEPERATE PART COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION.

- (d) A SMOKE DETECTION SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CLAUSE 6 OF SPECIFICATION E2.2a TO OPERATE AS1668.1 SYSTEMS THAT ARE PROVIDED FOR ZONE PRESSURISATION AND AUTOMATIC AIR PRESSURISATION OF FIRE ISOLATED EXITS.

NOTE

E2.2 GENERAL REQUIREMENTS - EXTRACT FROM TABLE E2.2a

BUILDINGS NOT MORE THAN 25m IN EFFECTIVE HEIGHT

CLASS 5, 6, 7b, 8 AND 9b BUILDINGS
IN A-

(b) CLASS 6, 7b, 8 OR 9b BUILDING (OTHER THAN A SCHOOL) OR PART OF A BUILDING HAVING A RISE IN STOREYS OF MORE THAN 2; OR
THE BUILDING MUST BE PROVIDED WITH-

(d) IN EACH FIRE ISOLATED STAIRWAY, INCLUDING ANY ASSOCIATED FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP; AN AUTOMATIC AIR PRESSURISATION SYSTEM FOR FIRE ISOLATED EXITS IN ACCORDANCE WITH AS 1668.1; OR

(e) A ZONE PRESSURISATION SYSTEM BETWEEN VERTICALLY SEPERATED FIRE COMPARTMENTS IN ACCORDANCE WITH AS1668.1, IF THE BUILDING HAS MORE THAN ONE FIRE COMPARTMENT; OR

(f) AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM COMPLYING WITH SPECIFICATION E2.2a; OR

(g) A SPRINKLER SYSTEM (OTHER THAN FPA101D OR FPA101H SYSTEM) COMPLYING WITH SPECIFICATION E1.5

NOTE

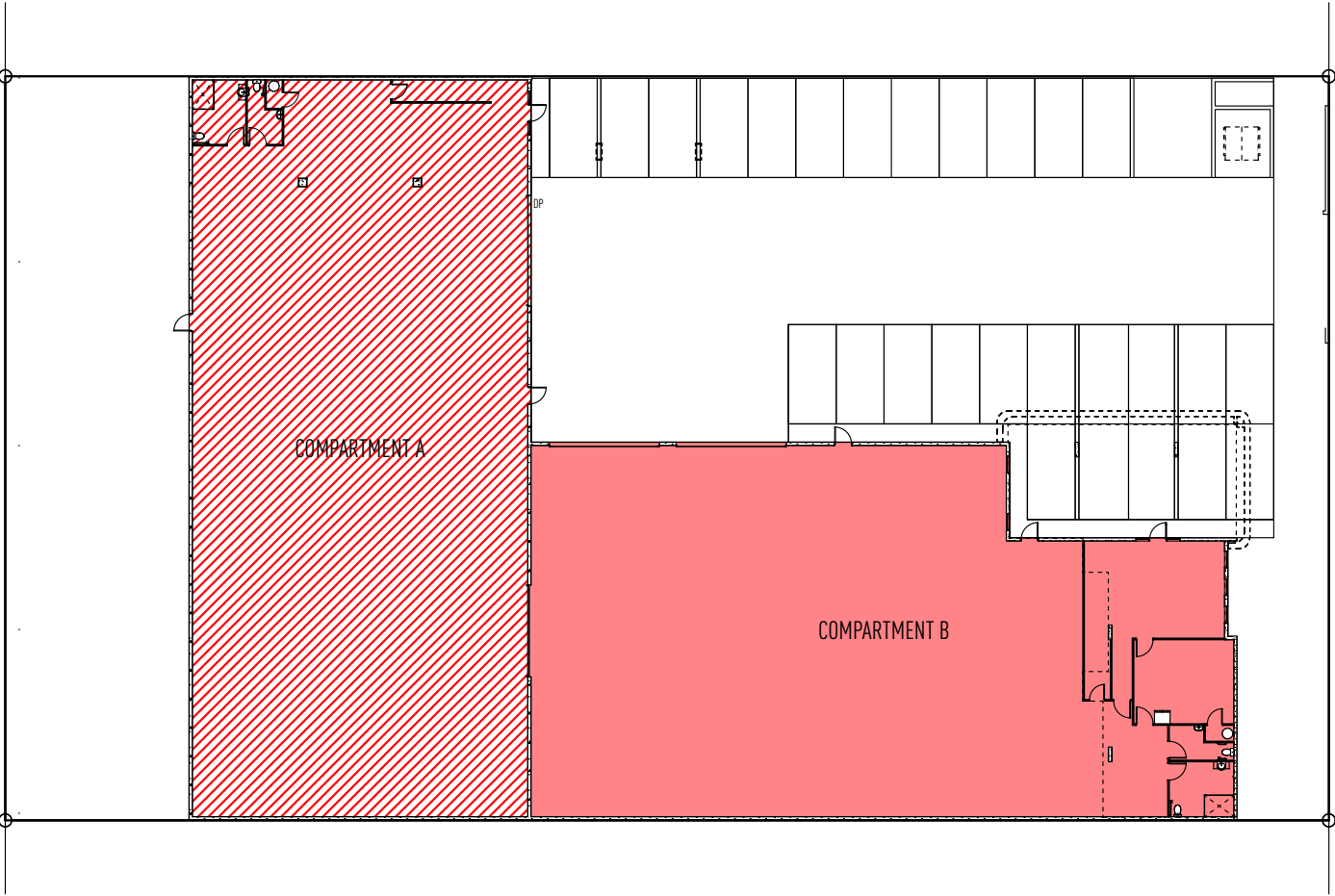
NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT

CLAUSE 4. SMOKE DETECTION SYSTEM

- (a) IN ALL CLASSES 2 - 9 BUILDINGS-
- (i) A SMOKE DETECTION SYSTEM MUST -
- (A) SUBJECT TO (b) AND (c), COMPLY WITH AS1670.1. AND
- (B) ACTIVATE A BUILDING OCCUPANT WARNING SYSTEM IN ACCORDANCE WITH CLAUSE 7

CLAUSE 7. BUILDING OCCUPANT WARNING SYSTEM

SUBJECT TO E4.9, A BUILDING OCCUPANT WARNING SYSTEM PROVIDED AS PART OF A SMOKE HAZARD MANAGEMENT SYSTEM MUST COMPLY WITH CLAUSE 3.22 OF AS1670.1 TO SOUND THROUGH ALL OCCUPIED AREAS EXCEPT-



CLASS 8 - TYPE C CONSTRUCTION

FIRE COMPARTMENTS TO BE IN ACCORDANCE WITH N.C.C PART C2.2 GENERAL FLOOR AREA AND VOLUME LIMITATIONS.

FIRE COMPARTMENTS IN ACCORDANCE WITH N.C.C PART C2.2 TABLE C2.2 MAXIMUM SIZE OF FIRE COMPARTMENT OR ATRIUM

	COMPARTMENT A -	AREA - 748.23m ²	NOMINAL VOLUME - GF + FF = 7121.01m ³
	COMPARTMENT B -	AREA - 720.78m ²	NOMINAL VOLUME - GF + FF = 7284.92m ³

GROUND FLOOR - COMPARTMENT DETAILS

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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PROJECTS QLD 101 PTY LTD

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DRAWN	KW/CV/KF	DRAWING - GROUND FLOOR - COMPARTMENT DETAILS	
DATE	OCT '22	DRAWING No.	
SCALE	1:200 @ A3	BP1300/BA1.03	ISSUE D

two clicks design

NOTE

1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS

ALL EXTERNAL DRIVEWAY GRADES TO CIVIL ENGINEERS DETAIL AND SPEC.

ALL DRAINAGE TO HYDRAULIC ENGINEERS DETAIL AND SPEC

FIRE RATING OF BUILDING ELEMENTS

CLASS 8 - TYPE C CONSTRUCTION

INDUSTRY BUILDING

RISE IN STOREYS : 2

FIRE RESISTANCE LEVELS EXTRACT FROM THE BUILDING CODE OF AUSTRALIA
20007 VOLUME 1 CLASS 2 TO 9 BUILDINGS.
SPECIFICATION TABLE C1.1 TABLE 4

BUILDING ELEMENT	FRL - (IN MINUTES) STRUCTURAL ADEQUACY/INTEGRITY/INSULATION
------------------	--

EXTERNAL WALL

(INCLUDING ANY COLUMN AND OTHER BUILDING ELEMENT INCORPORATED THERE IN) OR OTHER EXTERNAL BUILDING ELEMENT WHERE THE DISTANCE FROM ANY FIRE SOURCE FEATURE TO WHICH IT IS EXPOSED IS:

FOR LOAD BEARING PARTS :

LESS THAN 1.5m	90 / 90 / 90
1.5m TO LESS THAN 3m	60 / 60 / 60
3m TO LESS THAN 9m	- / - / -
9m TO LESS THAN 18m	- / - / -
18m OR MORE	- / - / -

FOR NON-LOADBEARING PARTS :

LESS THAN 1.5m	90 / 90 / 90
1.5m TO LESS THAN 3m	60 / 60 / 60
3m OR MORE	- / - / -

EXTERNAL COLUMN

NOT INCORPORATED INTO ANY EXTERNAL WALL WHERE THERE IS A DISTANCE FROM ANY FIRE SOURCE FEATURE TO WHICH IT IS EXPOSED IS

FOR LOAD BEARING COLUMNS :

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / - / -
3m TO LESS THAN 18m	- / - / -
18m OR MORE	- / - / -

FOR NON-LOAD BEARING COLUMNS :

LESS THAN 1.5m	90 / - / -
1.5m TO LESS THAN 3m	60 / - / -
3m TO LESS THAN 18m	- / - / -
18m OR MORE	- / - / -

COMMON WALLS AND
FIRE WALLS

90 / 90 / 90

INTERNAL WALLS

FIRE RESISTING LIFT AND STAIR SHAFT

LOAD BEARING	N/A
NON-LOADBEARING	N/A

BOUNDING PUBLIC CORRIDORS, PUBLIC HALLWAYS
AND THE LIKE :

LOAD BEARING	N/A
NON-LOAD BEARING	N/A

VENTILATING, PIPE, GARBAGE, AND LIKE SHAFTS NOT USED FOR THE DISCHARGE
OF HOT PRODUCTS OF COMBUSTION :

LOAD BEARING	N/A
NON-LOADBEARING	N/A

BOUNDING A STAIR IF REQUIRED TO BE RATED :

LOAD BEARING	60 / 60 / 60
NON-LOAD BEARING	60 / 60 / 60

OTHER LOAD BEARING INTERNAL
WALLS, INTERNAL BEAMS, TRUSSES
AND COLUMNS

N/A

FLOORS

N/A

ROOFS

- / - / -

NOTE

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT

EP4.3 EMERGENCY WARNING AND INTERCOM SYSTEM

TO WARN OCCUPANTS OF AN EMERGENCY AND ASSIST EVACUATION OF A BUILDING, AN EMERGENCY WARNING AND INTERCOM SYSTEM MUST BE PROVIDED, TO THE DEGREE NECESSARY, APPROPRIATE TO:

- (a) THE FLOOR AREA OF THE BUILDING; AND
(b) THE FUNCTION OR USE OF THE BUILDING; AND
(c) THE HEIGHT OF THE BUILDING.

NOTE

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT

E2.2 GENERAL REQUIREMENTS

- (a) A BUILDING MUST COMPLY WITH (b), (c), (d) AND -
(i) TABLE E2.2a AS APPLICABLE TO CLASS 2 TO 9 BUILDINGS SUCH THAT EACH SEPERATE PART COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION; AND
(ii) TABLE E2.2b AS APPLICABLE TO CLASS 4 AND 9b BUILDINGS SUCH THAT EACH SEPERATE PART COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION.

- (d) A SMOKE DETECTION SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CLAUSE 6 OF SPECIFICATION E2.2a TO OPERATE AS1668.1 SYSTEMS THAT ARE PROVIDED FOR ZONE PRESSURISATION AND AUTOMATIC AIR PRESSURISATION OF FIRE ISOLATED EXITS.

NOTE

E2.2 GENERAL REQUIREMENTS - EXTRACT FROM TABLE E2.2a

BUILDINGS NOT MORE THAN 25m IN EFFECTIVE HEIGHT

CLASS 5, 6, 7b, 8 AND 9b BUILDINGS
IN A-

- (b) CLASS 6, 7b, 8 OR 9b BUILDING (OTHER THAN A SCHOOL) OR PART OF A BUILDING HAVING A RISE IN STOREYS OF MORE THAN 2; OR
THE BUILDING MUST BE PROVIDED WITH-

- (d) IN EACH FIRE ISOLATED STAIRWAY, INCLUDING ANY ASSOCIATED FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP; AN AUTOMATIC AIR PRESSURISATION SYSTEM FOR FIRE ISOLATED EXITS IN ACCORDANCE WITH AS 1668.1; OR

- (e) A ZONE PRESSURISATION SYSTEM BETWEEN VERTICALLY SEPERATED FIRE COMPARTMENTS IN ACCORDANCE WITH AS1668.1, IF THE BUILDING HAS MORE THAN ONE FIRE COMPARTMENT; OR

- (f) AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM COMPLYING WITH SPECIFICATION E2.2a; OR

- (g) A SPRINKLER SYSTEM (OTHER THAN FPA101D OR FPA101H SYSTEM) COMPLYING WITH SPECIFICATION E1.5

NOTE

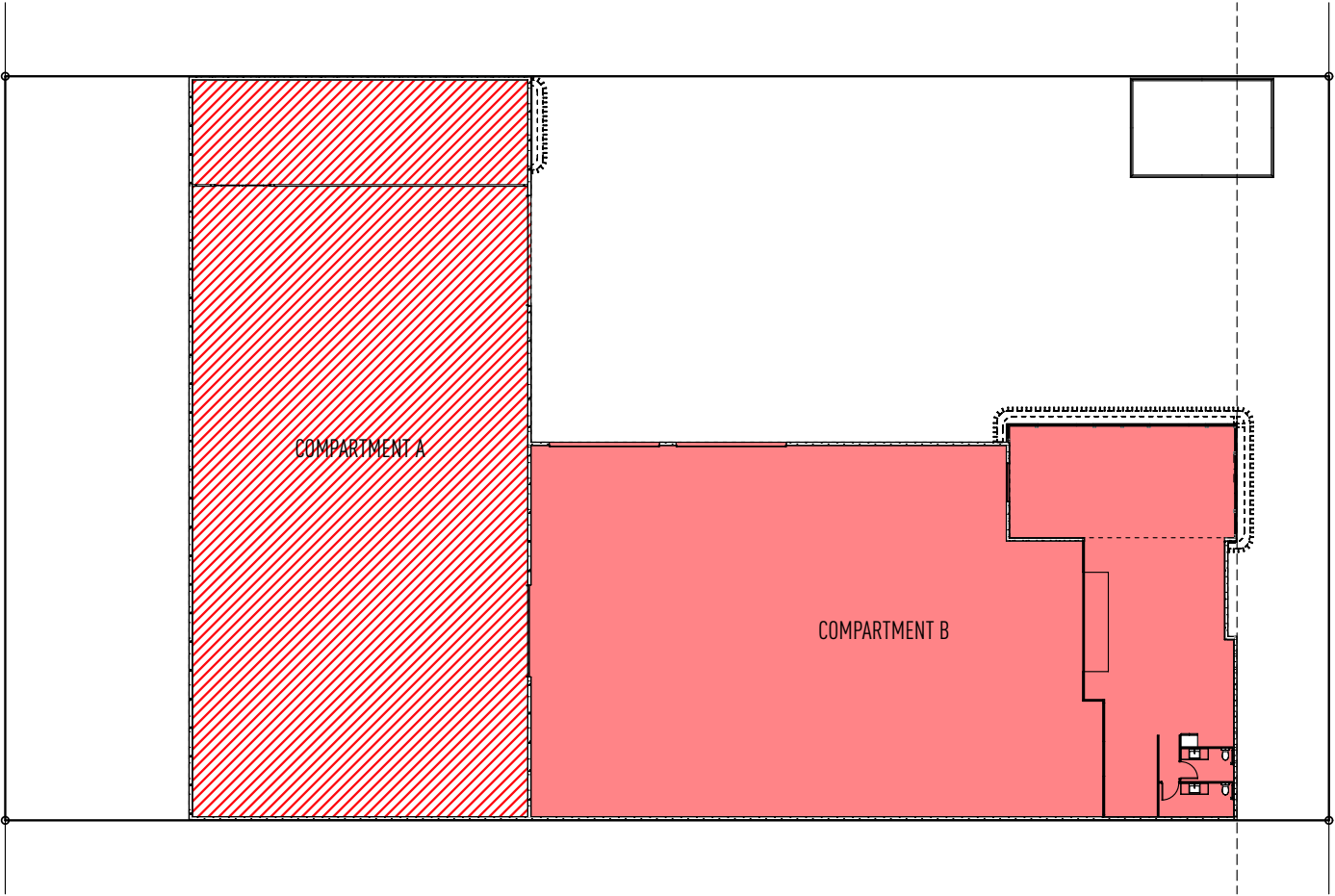
NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD MANAGEMENT

CLAUSE 4. SMOKE DETECTION SYSTEM

- (a) IN ALL CLASSES 2 - 9 BUILDINGS-
(i) A SMOKE DETECTION SYSTEM MUST -
(A) SUBJECT TO (b) AND (c), COMPLY WITH AS1670.1, AND
(B) ACTIVATE A BUILDING OCCUPANT WARNING SYSTEM IN ACCORDANCE WITH CLAUSE 7

CLAUSE 7. BUILDING OCCUPANT WARNING SYSTEM

SUBJECT TO E4.9, A BUILDING OCCUPANT WARNING SYSTEM PROVIDED AS PART OF A SMOKE HAZARD MANAGEMENT SYSTEM MUST COMPLY WITH CLAUSE 3.22 OF AS1670.1 TO SOUND THROUGH ALL OCCUPIED AREAS EXCEPT-



CLASS 8 - TYPE C CONSTRUCTION

FIRE COMPARTMENTS TO BE IN ACCORDANCE WITH N.C.C PART C2.2 GENERAL FLOOR AREA AND VOLUME LIMITATIONS.

FIRE COMPARTMENTS IN ACCORDANCE WITH N.C.C PART C2.2 TABLE C2.2 MAXIMUM SIZE OF FIRE COMPARTMENT OR ATRIUM

	COMPARTMENT A -	AREA - 748.29m ²	NOMINAL VOLUME - GF + FF = 7121.01m ³
	COMPARTMENT B -	AREA - 797.55m ²	NOMINAL VOLUME - GF + FF = 7284.92m ³

FIRST FLOOR - COMPARTMENT DETAILS

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL
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07 5527 5300
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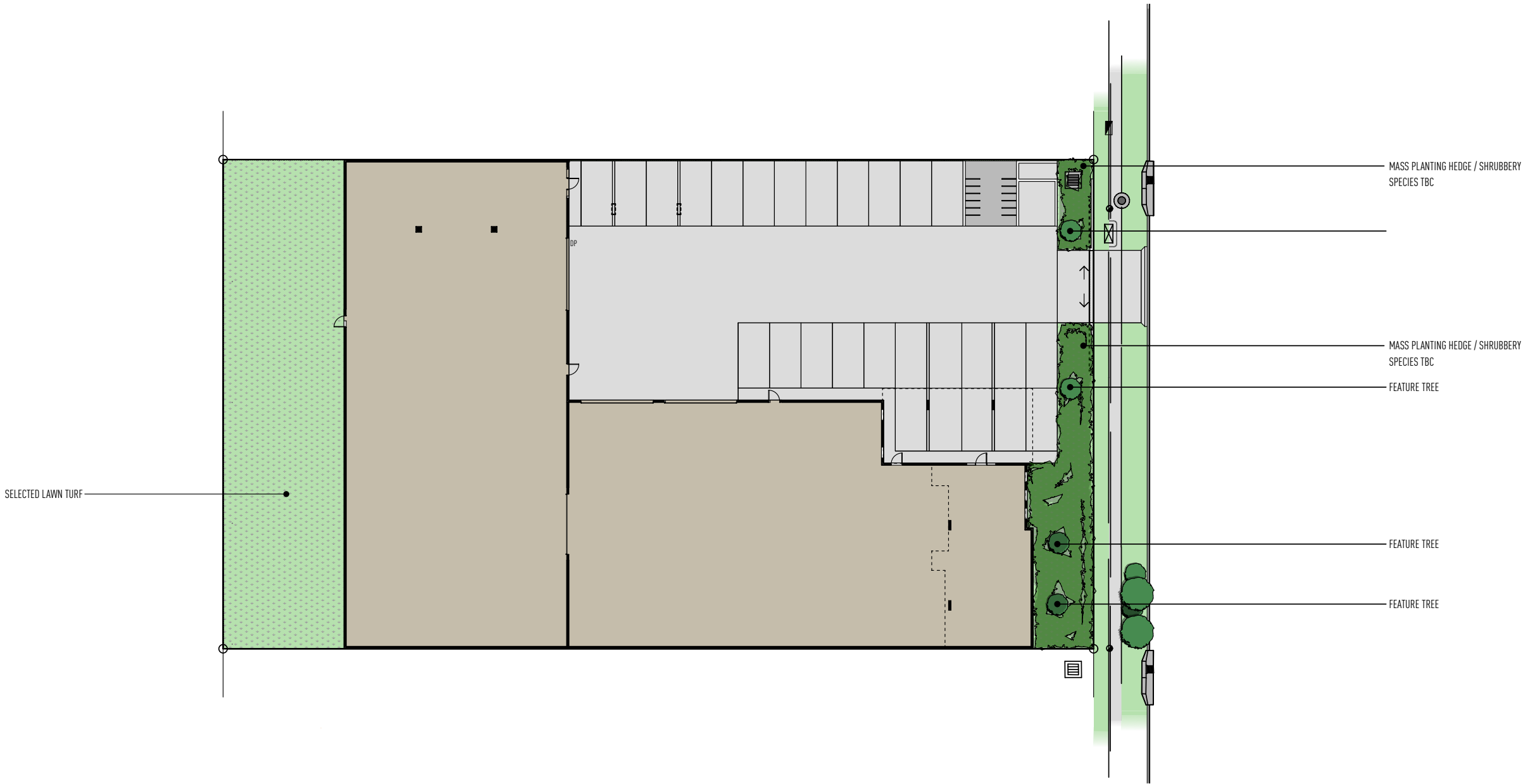
DRAWN	KW/CV/KF	DRAWING - FIRST FLOOR - COMPARTMENT DETAILS	
DATE	OCT '22	DRAWING No.	
SCALE	1:200 @ A3	BP1300/BA1.04	ISSUE D

two clicks design

LEGEND

- TURF
- HEDGES
- TREES

FOR CONSTRUCTION



LANDSCAPE INTENT PLAN

1:200, 1:3.693 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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DRAWN	KW/CV/KF	DRAWING - LANDSCAPE INTENT PLAN	
DATE	OCT '22	DRAWING No.	
SCALE	1:200, 1:3.693 @ A1	BP1300/BA1.05	ISSUE D

two clicks design

NOTES

NCC.2019 ACCESS AND EGRESS

D1.4 EXIT TRAVEL DISTANCES

CLASS 5, 6, 7, 8 OR 9 BUILDINGS - SUBJECT TO (a), (a), (f), (f)
(i) NO POINT ON A FLOOR MUST BE MORE THAN 20m FROM AN EXIT, OR A POINT FROM WHICH TRAVEL IN DIFFERENT DIRECTIONS TO 2 EXITS IS AVAILABLE, IN WHICH CASE THE MAXIMUM DISTANCE FROM ONE OF THOSE EXITS MUST NOT EXCEED 40m; AND

D1.5 DISTANCE BETWEEN ALTERNATIVE EXITS

EXITS THAT ARE REQUIRED AS ALTERNATIVE MEANS OF EGRESS MUST BE -
(iii) IN ALL OTHER CASES - 60m APART; AND

D1.6 DIMENSIONS OF EXITS AND PATHS OF TRAVEL TO EXITS

IN A REQUIRED EXIT OR PATH OF TRAVEL TO AN EXIT -
(a) THE UNOBSTRUCTED HEIGHT THROUGHOUT MUST NOT BE LESS THAN 2m, EXCEPT THE UNOBSTRUCTED HEIGHT OF ANY DOORWAY MAY BE REDUCED TO NOT LESS THAN 1900mm; AND
(b) THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OF TRAVEL TO AN EXIT, EXCEPT FOR DOORWAYS, MUST NOT BE LESS THAN 1m

D1.7 TRAVEL VIA FIRE ISOLATED EXITS

(a) A DOORWAY FROM A ROOM MUST NOT OPEN DIRECTLY INTO A STAIRWAY, PASSAGEWAY OR RAMP THAT IS REQUIRED TO BE FIRE ISOLATED UNLESS IT IS FROM -
(i) A PUBLIC CORRIDOR, PUBLIC LOBBY OR THE LIKE; OR
(ii) A SOLE OCCUPANCY UNIT OCCUPYING ALL OF A STOREY; OR
(iii) A SANITARY COMPARTMENT, AIRLOCK OR THE LIKE.
(b) WHERE A PATH OF TRAVEL FROM THE POINT OF DISCHARGE OF THE FIRE ISOLATED EXIT NECESSITATES PASSING WITHIN 6m OF ANY PART OF AN EXTERNAL WALL OF THE SAME BUILDING, MEASURED HORIZONTALLY AT RIGHT ANGLES TO THE PATH OF TRAVEL, THAT PART OF THE WALL MUST HAVE -
(i) AN FRL OF NOT LESS THAN 60 / 60 / 60; AND
(ii) ANY OPENINGS PROTECTED INTERNALLY IN ACCORDANCE WITH C3.4 FOR A DISTANCE OF 3m ABOVE OR BELOW, AS APPROPRIATE, THE LEVEL OF THE PATH OF TRAVEL, OR FOR THE HEIGHT OF THE WALL, WHICHEVER IS THE LESSER.
IF MORE THAN 2 ACCESS DOORWAYS, NOT FROM A SANITARY COMPARTMENT OR THE LIKE, OPEN TO A REQUIRED FIRE ISOLATED EXIT IN THE SAME STORY -
(i) A SMOKE LOBBY IN ACCORDANCE WITH D2.6 MUST BE PROVIDED; OR
(ii) THE EXIT MUST BE PRESSURISED IN ACCORDANCE WITH AS 1668.1 TO A ROAD OR OPEN SPACE; OR
TO A POINT -
(a) ADDING A ROAD OR OPEN SPACE; AND
(b) IS OPEN FOR AT LEAST 1/3 OF ITS PERIMETER; AND
(c) HAS AN OBSTRUCTED CLEAR HEIGHT THROUGHOUT, INCLUDING THE PERIMETER OPENINGS, OF NOT LESS THAN 3m; AND
(d) PROVIDES AN UNIMPEDED PATH OF TRAVEL FROM THE POINT OF DISCHARGE TO THE ROAD OR OPEN SPACE OF NOT MORE THAN 6m. A DOORWAY FROM A ROOM MUST NOT OPEN DIRECTLY INTO A STAIRWAY, PASSAGEWAY OR RAMP THAT IS REQUIRED TO BE FIRE ISOLATED UNLESS IT IS FROM -
(i) PUBLIC CORRIDOR, PUBLIC LOBBY OR THE LIKE; OR
(ii) A SOLE OCCUPANCY UNIT OCCUPYING ALL OF A STOREY; OR
(iii) A SANITARY COMPARTMENT, AIRLOCK OR THE LIKE.
EACH FIRE ISOLATED STAIRWAY OR FIRE ISOLATED RAMP MUST PROVIDE AN INDEPENDENT EGRESS FROM EACH STORY SERVED AND DISCHARGE DIRECTLY, OR BY WAY OF ITS OWN FIRE ISOLATED PASSAGEWAY -
WHERE A PATH OF TRAVEL FROM THE POINT OF DISCHARGE OF A FIRE ISOLATED EXIT NECESSITATES PASSING WITHIN 6m OF ANY PART OF AN EXTERNAL WALL OF THE SAME BUILDING, MEASURED HORIZONTALLY AT RIGHT ANGLES TO THE PATH OF TRAVEL, THAT PART OF THE WALL MUST HAVE -
(i) AN FRL OF NOT LESS THAN 60 / 60 / 60; AND
(ii) ANY OPENINGS PROTECTED INTERNALLY IN ACCORDANCE WITH C3.4.

NOTES

NCC.2019 VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

EV 4.1 EMERGENCY LIGHTING

COMPLIANCE WITH EP4.1 IS VERIFIED FOR THE LEVEL OF VISIBILITY FOR SAFE EVACUATION IN AN EMERGENCY AND INSTANTANEOUS ACTIVATION, WHEN AN EMERGENCY LIGHTING SYSTEM SATISFIES THE REQUIREMENTS BELOW:

- (a) THE CALCULATED HORIZONTAL ILLUMINANCE IS NOT LESS THAN -
(i) 0.2 LUX AT FLOOR LEVEL IN THE PATH OF TRAVEL TO AN EXIT; AND
(ii) 1 LUX AT EACH FLOOR LEVEL OR TREAD IN EVERY REQUIRED -
(a) FIRE ISOLATED STAIRWAY; OR
(b) FIRE ISOLATED PASSAGEWAY; OR
(c) FIRE ISOLATED RAMP; OR
(d) NON - FIRE ISOLATED STAIRWAY; OR
(e) NON - FIRE ISOLATED RAMP.
(b) THE EMERGENCY LIGHTING PROVIDES A LEVEL OF ILLUMINANCE NOT LESS THAN -
(i) 10% OF THAT REQUIRED BY (a) WITHIN 1 SECOND OF ENERGIZATION; AND
(ii) 80% OF THAT REQUIRED BY (a) WITHIN 15 SECONDS OF ENERGIZATION.
(c) THE FULL LEVEL OF ILLUMINATION REQUIRED BY (a) MUST BE ACHIEVED WITHIN 60 SECONDS OF ENERGIZATION.
(d) AN EMERGENCY LIGHTING SYSTEM MUST OPERATE AT NOT LESS THAN THE MINIMUM REQUIRED LEVEL OF ILLUMINANCE FOR NOT LESS THAN 90 MINUTES.

NOTES

NCC.2019 VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

EV 4.2 EMERGENCY LIGHTING REQUIREMENTS

AN EMERGENCY LIGHTING SYSTEM MUST BE INSTALLED -

- (a) IN EVERY FIRE ISOLATED STAIRWAY, FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP; AND
(b) IN EVERY STOREY OF A CLASS 5, 6, 7, 8 OR 9 BUILDING WHERE THE STORY HAS A FLOOR AREA MORE THAN 300m² -
(i) IN EVERY PASSAGEWAY, CORRIDOR, HALLWAY, OR THE LIKE, THAT IS THE PATH OF TRAVEL TO AN EXIT; AND
(ii) IN ANY ROOM HAVING A FLOOR AREA MORE THAN 100m² THAT DOES NOT OPEN TO A CORRIDOR OR SPACE THAT HAS EMERGENCY LIGHTING OR TO A ROAD OR OPEN SPACE; AND
(iii) IN ANY ROOM HAVING A FLOOR AREA MORE THAN 300m² SA E4.2(b)(iii)

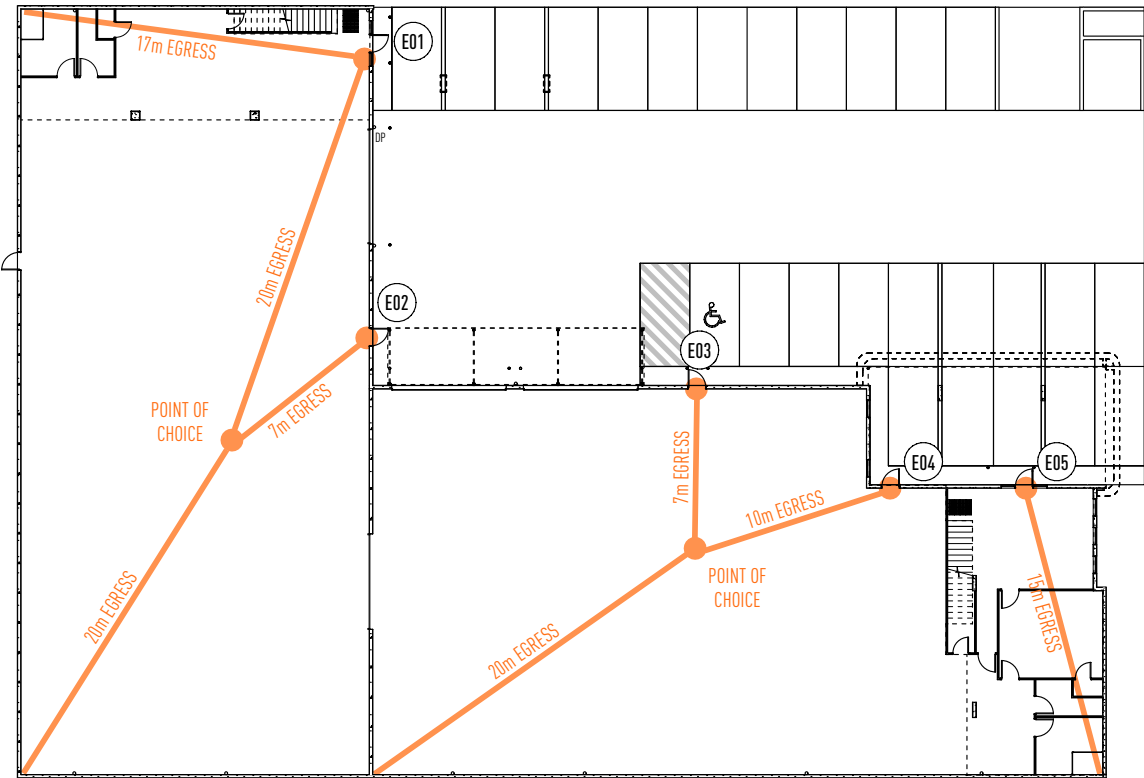
NOTES

NCC.2019 FIRE RESISTANCE

C3.8 OPENINGS IN FIRE ISOLATED EXITS

- (a) DOORWAYS THAT OPEN TO FIRE-ISOLATED STAIRWAYS, FIRE ISOLATED PASSAGEWAYS OR FIRE ISOLATED RAMP, AND ARE NOT DOORWAYS OPENING TO A ROAD OR OPEN SPACE, MUST BE PROTECTED BY -/60/30 FIRE DOORS THAT ARE SELF CLOSING, OR AUTOMATIC -CLOSING IN ACCORDANCE WITH (b) and (c)
(b) THE AUTOMATIC - CLOSING OPERATION REQUIRED BY (a) MUST BE INITIATED BY THE ACTIVATION OF A SMOKE DETECTOR OR ANY OTHER DETECTOR DEEMED SUITABLE IN ACCORDANCE WITH AS 1670.1 IF SMOKE DETECTORS ARE UNSUITABLE IN THE ATMOSPHERE, INSTALLED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF AS 1670.1 AND LOCATED NOT MORE THAN 1.5m IN HORIZONTAL DISTANCE FROM THE APPROACH SIDE OF THE DOORWAY.
(c) WHERE ANY OTHER REQUIRED SUITABLE FIRE ALARM SYSTEM, INCLUDING A SPRINKLER SYSTEM (OTHER THAN FPA101D SYSTEM) COMPLYING WITH SPECIFICATION E1.5, IS INSTALLED IN THE BUILDING, ACTIVATION OF THE SYSTEM MUST ALSO INITIATE THE AUTOMATIC CLOSING OPERATION.
(d) A WINDOW IN AN EXTERNAL WALL OF THE A FIRE ISOLATED STAIRWAY, FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP MUST BE PROTECTED IN ACCORDANCE WITH C3.4 IF IT IS WITHIN 6m OF, AND EXPOSED TO, A WINDOW OR OTHER OPENING IN A WALL OF THE SAME BUILDING, OTHER THAN IN THE SAME FIRE ISOLATED ENCLOSURE.

FOR CONSTRUCTION



PATH OF ACCESS AND EGRESS IN ACCORDANCE WITH N.C.C./B.C.A 2019 VOLUME 1 D 1.4

POINT OF CHOICE BETWEEN TWO EXITS IN ACCORDANCE WITH N.C.C./B.C.A 2019 VOLUME 1 D 1.4

GROUND FLOOR - ACCESS AND EGRESS PATH

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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DRAWN	KW/CV/KF	DRAWING - GROUND FLOOR - ACCESS AND EGRESS PATH	
DATE	OCT '22	DRAWING No.	
SCALE	1:200 @ A3	BP1300/BA1.06	ISSUE D

two clicks design

NOTES

NCC.2019 ACCESS AND EGRESS

D1.4 EXIT TRAVEL DISTANCES

CLASS 5, 6, 7, 8 OR 9 BUILDINGS - SUBJECT TO (d), (e), (f)-
(i) NO POINT ON A FLOOR MUST BE MORE THAN 20m FROM AN EXIT, OR A POINT FROM WHICH TRAVEL IN DIFFERENT DIRECTIONS TO 2 EXITS IS AVAILABLE, IN WHICH CASE THE MAXIMUM DISTANCE FROM ONE OF THOSE EXITS MUST NOT EXCEED 40m; AND

D1.5 DISTANCE BETWEEN ALTERNATIVE EXITS

EXITS THAT ARE REQUIRED AS ALTERNATIVE MEANS OF EGRESS MUST BE (iii) IN ALL OTHER CASES - 60m APART; AND

D1.6 DIMENSIONS OF EXITS AND PATHS OF TRAVEL TO EXITS

IN A REQUIRED EXIT OR PATH OF TRAVEL TO AN EXIT-

(a) THE UNOBSTRUCTED HEIGHT THROUGHOUT MUST NOT BE LESS THAN 2m, EXCEPT THE UNOBSTRUCTED HEIGHT OF ANY DOORWAY MAY BE REDUCED TO NOT LESS THAN 1980mm; AND

(b) THE UNOBSTRUCTED WIDTH OF EACH EXIT OR PATH OF TRAVEL TO AN EXIT, EXCEPT FOR DOORWAYS, MUST NOT BE LESS THAN 1m

D1.7 TRAVEL VIA FIRE ISOLATED EXITS

a doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire isolated unless it is from -

- (i) a public corridor, public lobby or the like; or
- (ii) a sole occupancy unit occupying all of a storey; or
- (iii) a sanitary compartment, airlock or the like.

Where a path of travel from the point of discharge of the fire isolated exit necessitates passing within 6m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have -

- (i) an FRL of not less than 60 / 60 / 60; and
- (ii) any openings protected internally in accordance with C3.4

For a distance of 3m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.

If more than 2 access doorways, not from a sanitary compartment or the like, open to a required fire isolated exit in the same storey -

- (i) a smoke lobby in accordance with D2.6 must be provided; or
- (ii) the exit must be pressurised in accordance with AS 1668.1 to a road or open space; or
- to a point -
- (a) adding a road or open space; and
- (b) is open for at least 1/3 of its perimeter; and
- (c) has an obstructed clear height throughout, including the perimeter openings, of not less than 3m; and
- (d) provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6m.

A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire isolated unless it is from -

- (i) public corridor, public lobby or the like; or
- (ii) a sole occupancy unit occupying all of a storey; or
- (iii) a sanitary compartment, airlock or the like.

Each fire isolated stairway or fire isolated ramp must provide an independent egress from each storey served and discharge directly or by way of its own fire isolated passageway -

Where a path of travel from the point of discharge of a fire isolated exit necessitates passing within 6m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have -

- (i) an FRL of not less than 60 / 60 / 60; and
- (ii) any openings protected internally in accordance with C3.4.

NOTES

NCC.2019 VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

EV 4.1 EMERGENCY LIGHTING

COMPLIANCE WITH EP4.1 IS VERIFIED FOR THE LEVEL OF VISIBILITY FOR SAFE EVACUATION IN AN EMERGENCY AND INSTANTANEOUS ACTIVATION WHEN AN EMERGENCY LIGHTING SYSTEM SATISFIES THE REQUIREMENTS BELOW:

- (a) THE CALCULATED HORIZONTAL ILLUMINANCE IS NOT LESS THAN -
 - (i) 0.2 LUX AT FLOOR LEVEL IN THE PATH OF TRAVEL TO AN EXIT, AND
 - (ii) 1 LUX AT EACH FLOOR LEVEL OR TREAD IN EVERY REQUIRED -
 - (A) FIRE ISOLATED STAIRWAY, OR
 - (B) FIRE ISOLATED PASSAGEWAY, OR
 - (C) FIRE ISOLATED RAMP, OR
 - (D) NON - FIRE ISOLATED STAIRWAY, OR
 - (E) NON - FIRE ISOLATED RAMP.
- (b) THE EMERGENCY LIGHTING PROVIDES A LEVEL OF ILLUMINANCE NOT LESS THAN -
 - (i) 10% OF THAT REQUIRED BY (a) WITHIN 1 SECOND OF ENERGIZATION, AND
 - (ii) 80% OF THAT REQUIRED BY (a) WITHIN 15 SECONDS OF ENERGIZATION.
- (c) THE FULL LEVEL OF ILLUMINATION REQUIRED BY (a) MUST BE ACHIEVED WITHIN 60 SECONDS OF ENERGIZATION.
- (d) AN EMERGENCY LIGHTING SYSTEM MUST OPERATE AT NOT LESS THAN THE MINIMUM REQUIRED LEVEL OF ILLUMINANCE FOR NOT LESS THAN 90 MINUTES.

NOTES

NCC.2019 VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

EV 4.2 EMERGENCY LIGHTING REQUIREMENTS

AN EMERGENCY LIGHTING SYSTEM MUST BE INSTALLED.

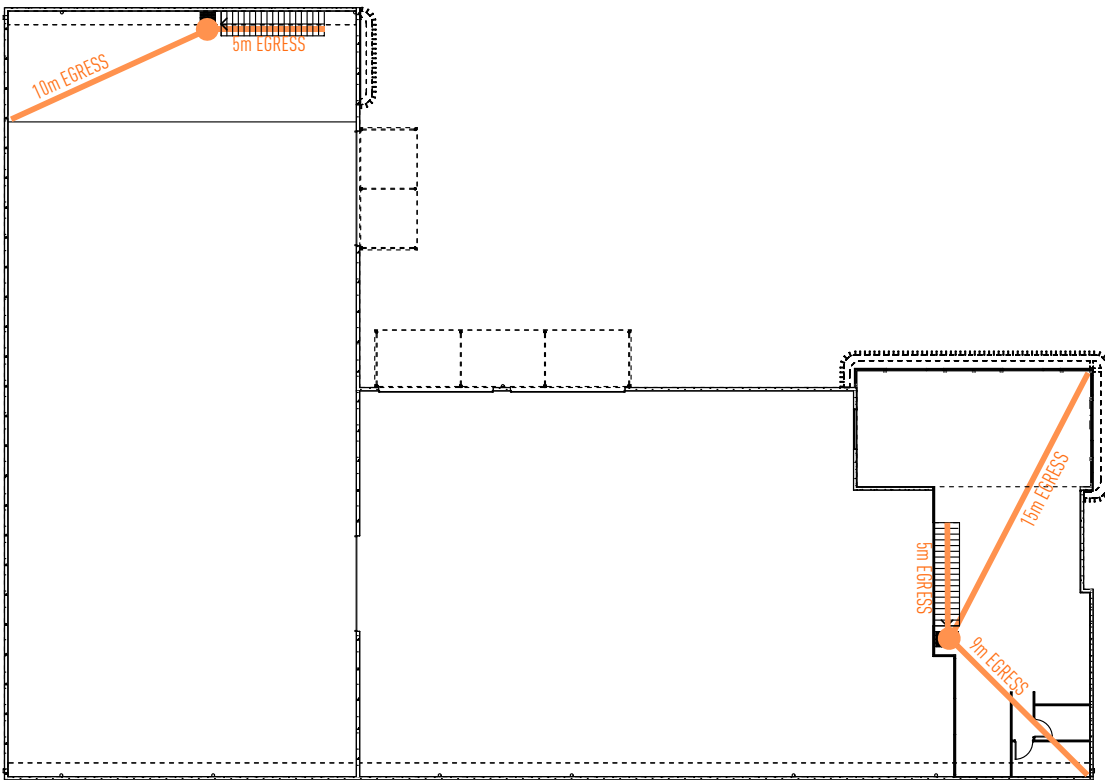
- (a) IN EVERY FIRE ISOLATED STAIRWAY, FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP; AND
 - (b) IN EVERY STOREY OF A CLASS 5, 6, 7, 8 OR 9 BUILDING WHERE THE STORY HAS A FLOOR AREA MORE THAN 300m² -
 - (i) IN EVERY PASSAGEWAY, CORRIDOR, HALLWAY OR THE LIKE, THAT IS THE PATH OF TRAVEL TO AN EXIT; AND
 - (ii) IN ANY ROOM HAVING A FLOOR AREA MORE THAN 100m² THAT DOES NOT OPEN TO A CORRIDOR OR SPACE THAT HAS EMERGENCY LIGHTING OR TO A ROAD OR OPEN SPACE; AND
 - (iii) IN ANY ROOM HAVING A FLOOR AREA MORE THAN 300m²
- SA 4.2(b)(i)(ii)

NOTES

NCC.2019 FIRE RESISTANCE

C3.8 OPENINGS IN FIRE ISOLATED EXITS

- (a) DOORWAYS THAT OPEN TO FIRE-ISOLATED STAIRWAYS, FIRE ISOLATED PASSAGeways OR FIRE ISOLATED RAMPs, AND ARE NOT DOORWAYS EXPOSED TO A ROAD OR OPEN SPACE, MUST BE PROTECTED BY -60/10 FIRE DOORS THAT ARE SELF CLOSING, OR AUTOMATIC -CLOSING IN ACCORDANCE WITH (b) AND (c)
- (b) THE AUTOMATIC -CLOSING OPERATION REQUIRED BY (a) MUST BE INITIATED BY THE ACTIVATION OF A SMOKE DETECTOR OR ANY OTHER DETECTOR DEEMED SUITABLE IN ACCORDANCE WITH AS 1670.1 IF SMOKE DETECTORS ARE UNSUITABLE IN THE ATMOSPHERE, INSTALLED IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF AS 1670.1 AND LOCATED NOT MORE THAN 1.5m IN HORIZONTAL DISTANCE FROM THE OPENING OF THE DOOR.
- (c) WHERE ANY OTHER DETECTOR SUITABLE FIRE ALARM SYSTEM, INCLUDING A SPRINKLER SYSTEM (OTHER THAN FP-AP101 SYSTEM) COMPLYING WITH SPECIFICATION E1.5, IS INSTALLED IN THE BUILDING, ACTIVATION OF THE SYSTEM MUST ALSO INITIATE THE AUTOMATIC CLOSING OPERATION.
- (d) A WINDOW AN EXTERNAL WALL OF THE A FIRE ISOLATED STAIRWAY, FIRE ISOLATED PASSAGeway OR FIRE ISOLATED RAMP MUST BE PROTECTED IN ACCORDANCE WITH C3.4 IF IT IS WITHIN 6m OF, AND EXPOSED TO, A WINDOW OR OTHER OPENING IN A WALL OF THE SAME BUILDING, OTHER THAN IN THE SAME FIRE ISOLATED ENCLOSURE.



NOTES

NCC.2019 VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

EV 4.2 EMERGENCY LIGHTING REQUIREMENTS

AN EMERGENCY LIGHTING SYSTEM MUST BE INSTALLED.

- (a) IN EVERY FIRE ISOLATED STAIRWAY, FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP; AND
 - (b) IN EVERY STOREY OF A CLASS 5, 6, 7, 8 OR 9 BUILDING WHERE THE STORY HAS A FLOOR AREA MORE THAN 300m² -
 - (i) IN EVERY PASSAGEWAY, CORRIDOR, HALLWAY OR THE LIKE, THAT IS THE PATH OF TRAVEL TO AN EXIT; AND
 - (ii) IN ANY ROOM HAVING A FLOOR AREA MORE THAN 100m² THAT DOES NOT OPEN TO A CORRIDOR OR SPACE THAT HAS EMERGENCY LIGHTING OR TO A ROAD OR OPEN SPACE; AND
 - (iii) IN ANY ROOM HAVING A FLOOR AREA MORE THAN 300m²
- SA 4.2(b)(i)(ii)

FIRST FLOOR - ACCESS AND EGRESS PATH

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	06.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBIENT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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FOR
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— PATH OF ACCESS AND EGRESS IN
ACCORDANCE WITH N.C.C./B.C.A 2019
VOLUME 1 D 1.4

POINT OF CHOICE BETWEEN TWO EXITS IN
ACCORDANCE WITH N.C.C./B.C.A 2019
VOLUME 1 D 1.4

DRAWN	KW/CV/KF	DRAWING - FIRST FLOOR - ACCESS AND EGRESS PATH	
DATE	OCT '22	DRAWING No.	ISSUE
SCALE	1:200 @ A3	BP1300/BA1.07	D

two clicks design

NOTE

REINFORCED CONCRETE SLABS & FOOTINGS TO STRUCTURAL ENGINEERS DETAILS.

ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER.

TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1.

SERVICES PENETRATIONS TO BE CONFIRMED ON SITE.

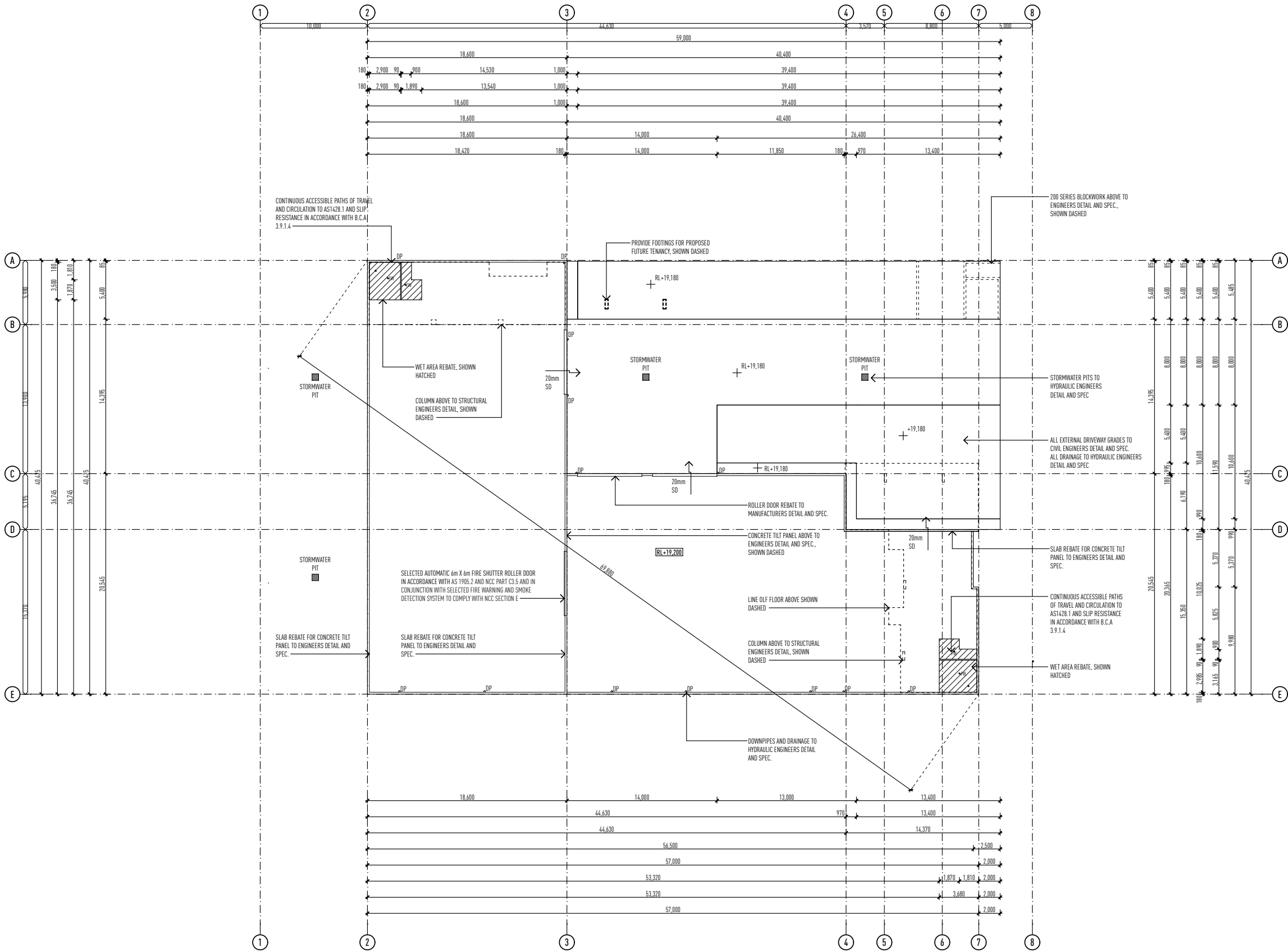
WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOL PART 2 3.8.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.

RECESS ALL EXTERIOR DOOR TRACKS/SILLS.

FINISHED RLs TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

FOR CONSTRUCTION



SLAB SET-OUT PLAN - GROUND FLOOR

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
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E	27.01.23	ADJUSTED WINDOW SCHEDULE

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL
EMAIL
WEB

07 5527 5300
INFO@JPD.COM.AU
WWW.JPD.COM.AU



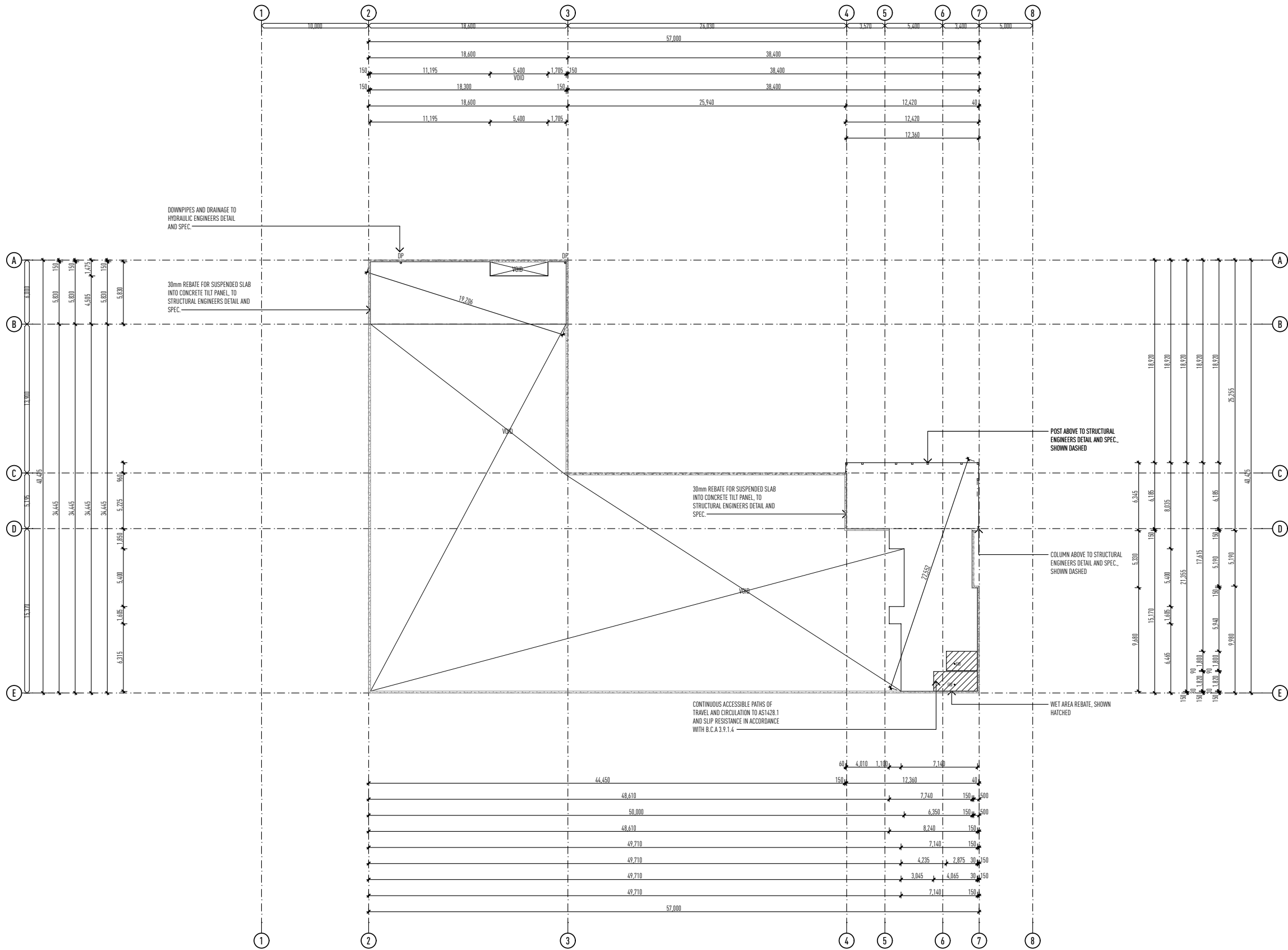
DRAWN	KW/CV/KF	DRAWING - SLAB SET-OUT PLAN - GROUND FLOOR	
DATE	OCT '22	DRAWING No.	
SCALE	1:200 @ A3	BP1300/BA2.01	ISSUE D

two clicks design

NOTE

- REINFORCED CONCRETE SLABS & FOOTINGS TO STRUCTURAL ENGINEERS DETAILS.
- ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER.
- TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660.1.
- SERVICES PENETRATIONS TO BE CONFIRMED ON SITE.
- WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOL PART 2 3.8.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.
- RECESS ALL EXTERIOR DOOR TRACKS/SILLS.
- FINISHED RLs TO BE CONFIRMED ON SITE.
- TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

FOR CONSTRUCTION



SLAB SET-OUT PLAN - FIRST FLOOR

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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DRAWN	KW/CV/KF	DRAWING - SLAB SET-OUT PLAN - FIRST FLOOR	
DATE	OCT '22	DRAWING No.	
SCALE	1:200 @ A3	BP1300/BA2.02	ISSUE D

two clicks design

NOTE

WC DOORS TO COMPLY WITH THE BCA, PART 3.8.3. DOOR TO SWING OUT FROM EDGE OF THE PAN, DISTANCE BETWEEN THE PAN AND THE DOOR EDGE TO BE 1200mm OR LIFT OFF HINGES TO BE INSTALLED.

MECHANICAL VENTILATION TO ALL HABITABLE ROOMS WITHOUT NATURAL VENTILATION TO COMPLY WITH THE BCA, PART 3.8.5.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH BCA 3.7.2.

ALL STAIRS AND HANDRAILS INSTALLED TO BCA 3.9.2 AND MANUFACTURERS SPECIFICATIONS.

RECESS ALL EXTERIOR DOOR TRACKS/SILLS.

FINISHED RLs TO BE CONFIRMED ON SITE.

TOP OF INTERIOR FLOOR FINISHES TO BE FLUSH UNLESS NOTED OTHERWISE.

REFER SLAB SET-OUT PLANS FOR SLAB DIMENSIONS.

WATERPROOFING IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BCA VOL PART 2.3.8.1 AND INSTALLED BY A SUITABLY QUALIFIED PERSON.

NOTE

FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES TO BE IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

SYMBOLS INDICATING ACCESS FOR PEOPLE WITH DISABILITIES TO BE IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

STAIRWAY LOCATION AND HANDRAIL EXTENSIONS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY

STAIR NOSING PROFILE AND EXPOSED NOSING STRIP TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY

ALL HANDRAILS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY

ALL LANDINGS CIRCULATION SPACES AND DOORWAYS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY

NOTE

1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS

ALL EXTERNAL DRIVEWAY GRADES TO CIVIL ENGINEERS DETAIL AND SPEC. ALL DRAINAGE TO HYDRAULIC ENGINEERS DETAIL AND SPEC

NOTE

ALL EXIT AND TRAVEL DISTANCES TO COMPLY WITH NCC.2019 VOL 1 D1.4 - EXIT TRAVEL DISTANCES

THE DISTANCE BETWEEN ALTERNATIVE MEANS OF EGRESS TO COMPLY WITH NCC.2019 VOL 1 D1.5 - DISTANCE BETWEEN ALTERNATIVE EXITS

ALL EXITS AND PATHS OF TRAVEL TO COMPLY WITH NCC.2019 VOL D1.6 - DIMENSIONS OF EXITS AND PATHS OF TRAVEL TO EXITS

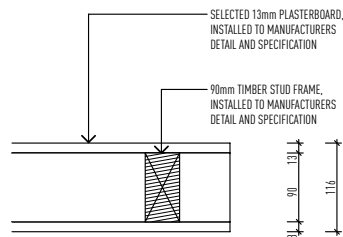
ALL TRAVEL VIA ISOLATED EXITS TO COMPLY WITH NCC.2019 VOL 1 D1.7 - TRAVEL VIA FIRE ISOLATED EXITS

ALL EMERGENCY LIGHTING TO COMPLY WITH NCC.2019 VOL 1 EV.1 - EMERGENCY LIGHTING

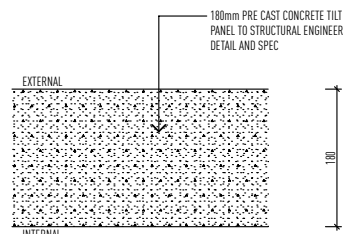
ALL EMERGENCY LIGHTING TO COMPLY WITH NCC.2019 VOL 1 EV.4.2 - EMERGENCY LIGHTING REQUIREMENTS

ALL EMERGENCY LIGHTING MUST BE IN ACCORDANCE WITH AS/NZ 2293.1

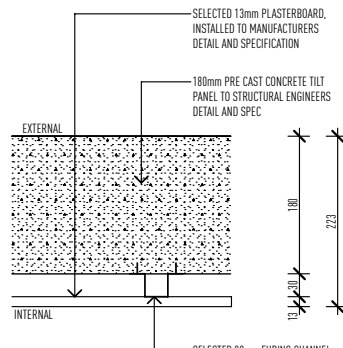
FOR CONSTRUCTION



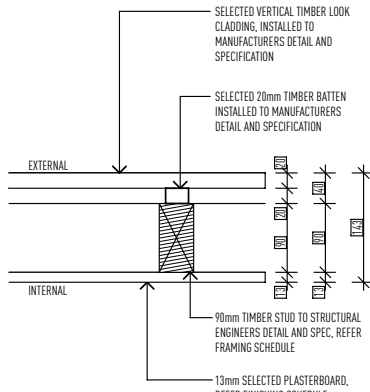
WALL TYPE A 1:5



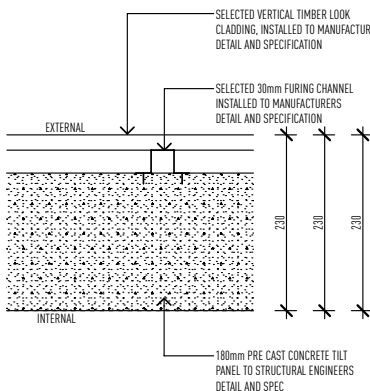
WALL TYPE B 1:5



WALL TYPE C



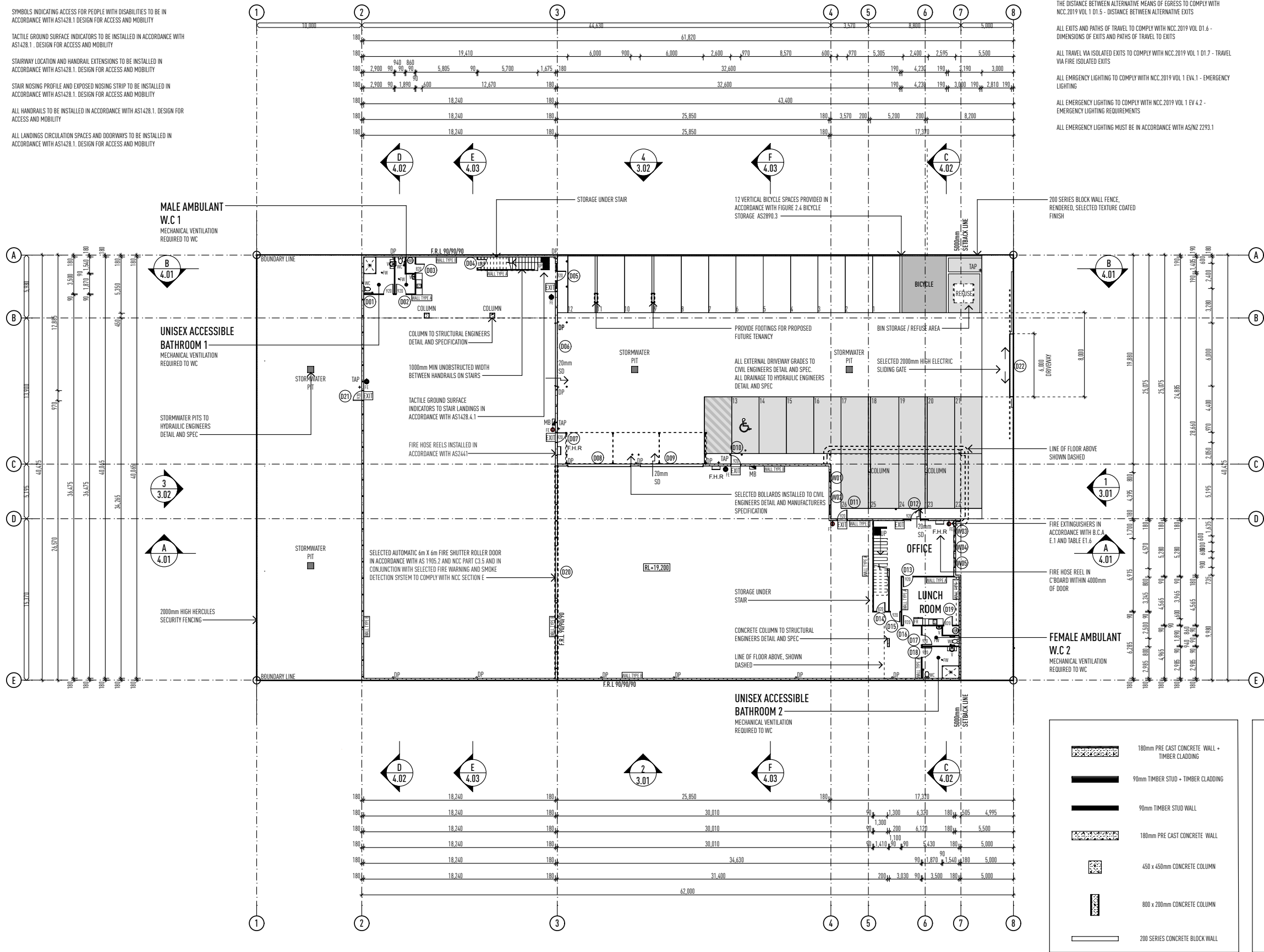
WALL TYPE D 1:5



WALL TYPE E 1:5

GROUND FLOOR PLAN

1:200 @ A1



ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
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FOR
PROJECTS QLD 101 PTY LTD

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DRAWN	KW/CV/KF	DRAWING - GROUND FLOOR PLAN	ISSUE
DATE	OCT '22	DRAWING No.	D
SCALE	1:200 @ A3	BP1300/BA3.01	

two clicks design

NOTE

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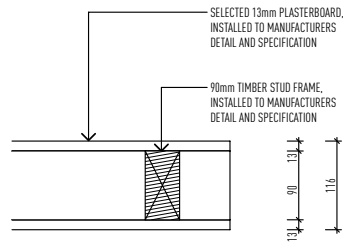
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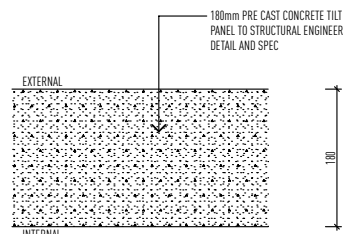
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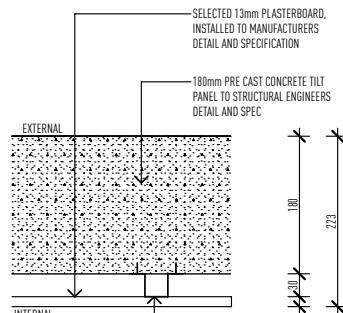
FOR CONSTRUCTION



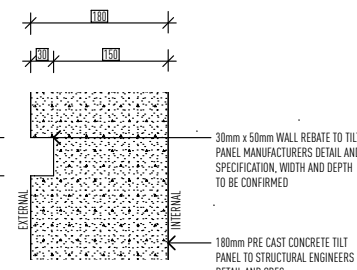
WALL TYPE A 1:5



WALL TYPE B 1:5



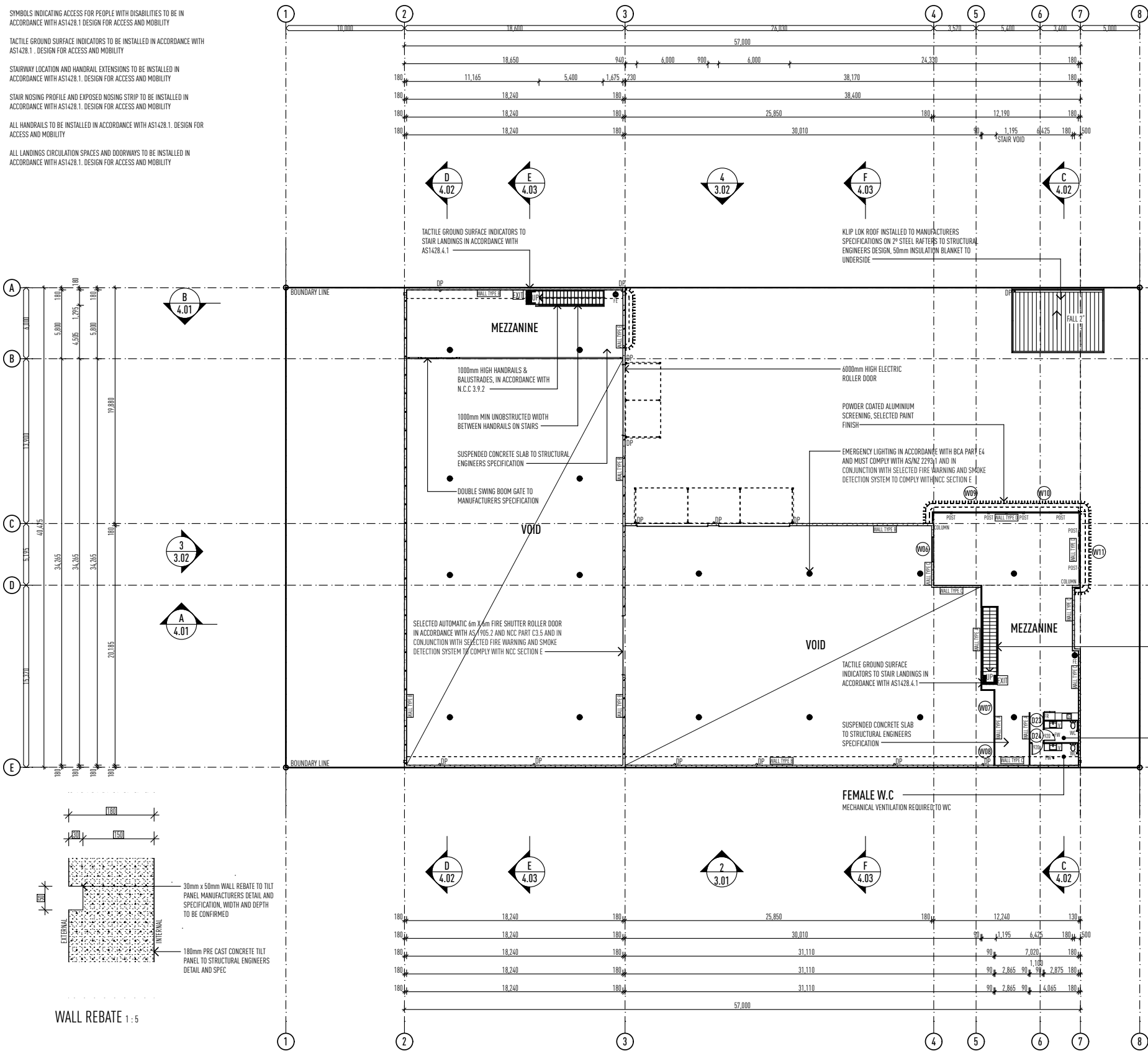
WALL TYPE C



WALL REBATE 1:5

FIRST FLOOR PLAN

1:200, 1:5 @ A1



	180mm PRE CAST CONCRETE WALL + TIMBER CLADDING
	90mm TIMBER STUD + TIMBER CLADDING
	90mm TIMBER STUD WALL
	180mm PRE CAST CONCRETE WALL
	450 x 450mm CONCRETE COLUMN
	800 x 200mm CONCRETE COLUMN
	200 SERIES CONCRETE BLOCK WALL

	SELECTED EMERGENCY LIGHTING
	SELECTED MECHANICAL VENTILATION
	36m HOSE, 100mm CLEARANCE ALL ROUND, INSTALLED IN ACCORDANCE WITH AS2441
	WALL TYPE REFER TO SCHEDULE ON PAGE
	DOOR NUMBER - REFER TO SCHEDULE
	WINDOW NUMBER - REFER TO SCHEDULE
	SELECTED FIRE EXTINGUISHER, IN ACCORDANCE WITH B.C.A E1 AND TABLE E1.6

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
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PROPOSED NEW DEVELOPMENT
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LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD
FOR
PROJECTS QLD 101 PTY LTD

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DRAWN	KW/CV/KF	DRAWING - FIRST FLOOR PLAN	
DATE	OCT '22	DRAWING No.	
SCALE	1:200, 1:5 @ A3	BP1300/BA3.02	ISSUE D

two clicks design

NOTE

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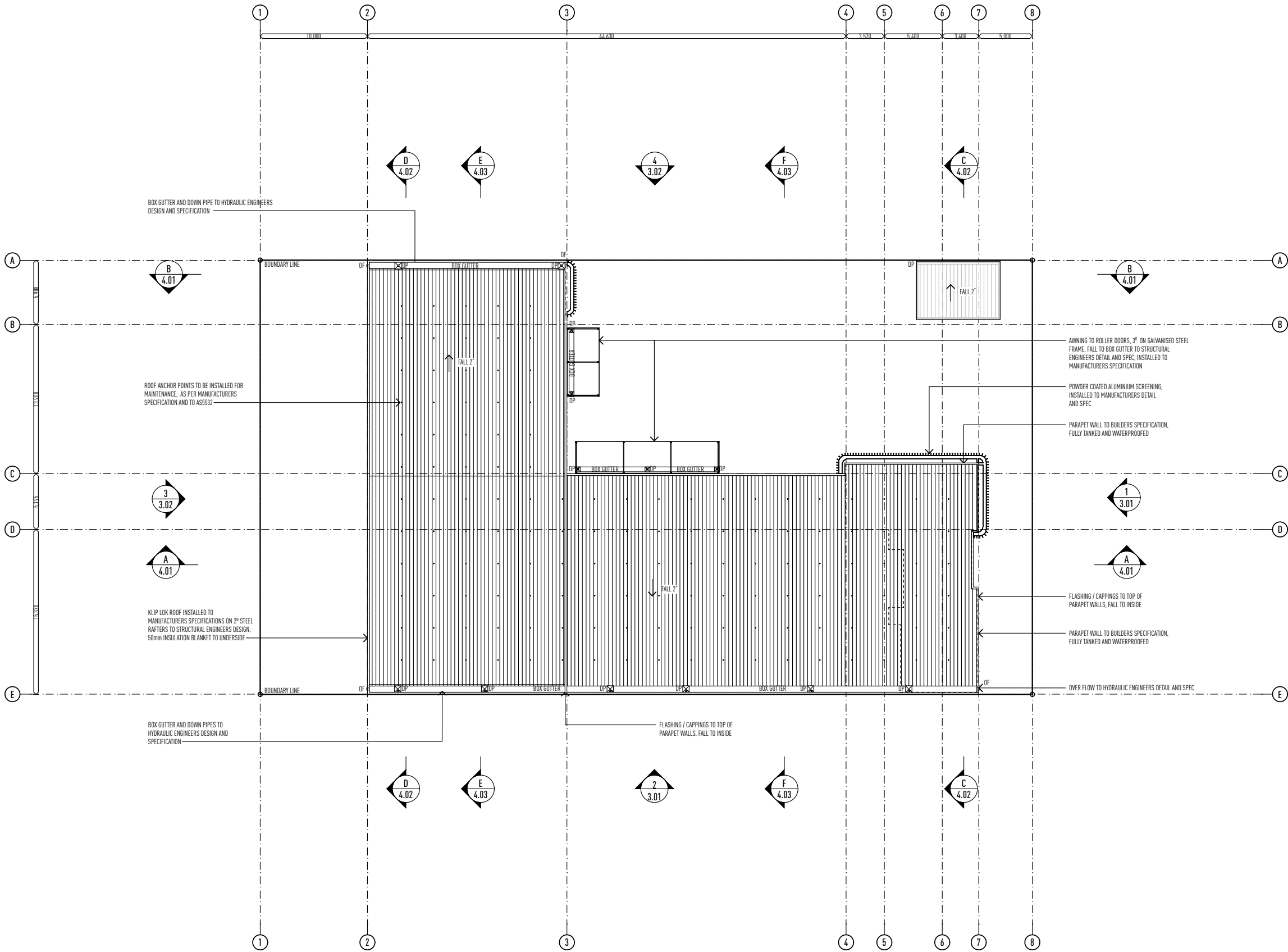
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FOR CONSTRUCTION



ROOF PLAN

1:200 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
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PROPOSED NEW DEVELOPMENT
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LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
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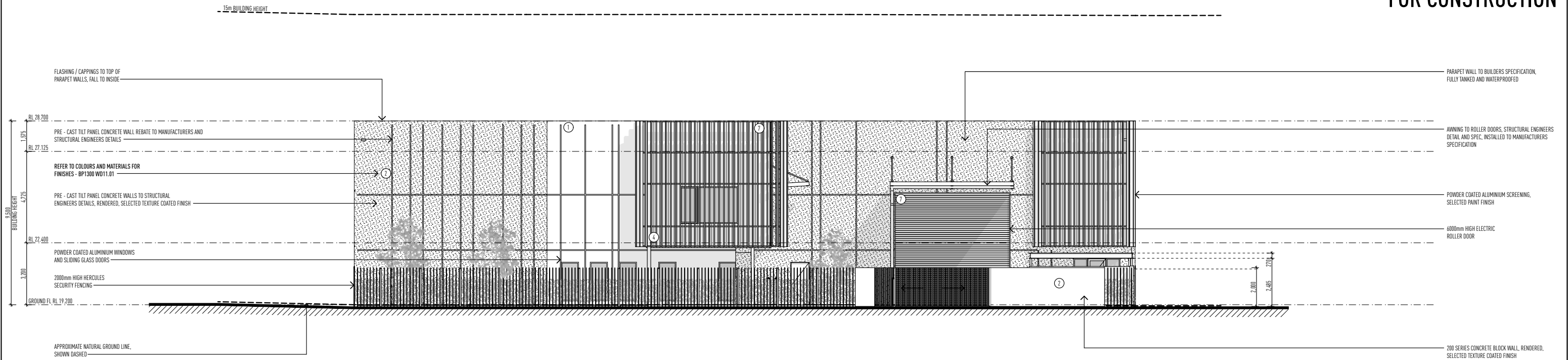
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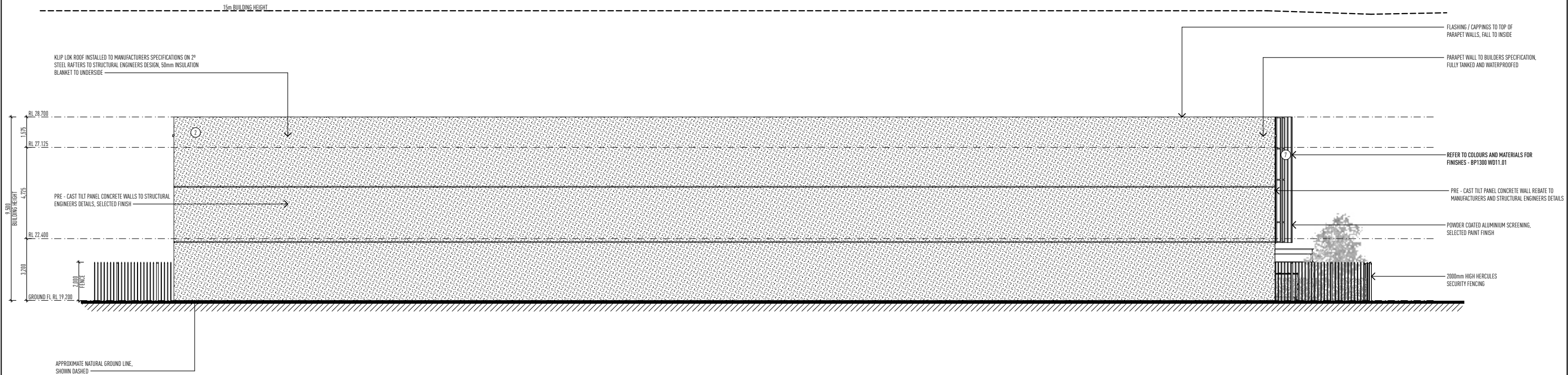


DRAWN	KW/CV/KF	DRAWING - ROOF PLAN	
DATE	OCT '22	DRAWING No.	
SCALE	1:200 @ A3	BP1300/BA3.03	ISSUE D

two clicks design



ELEVATION 1



ELEVATION 2

ELEVATION 1 & 2

1:100 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
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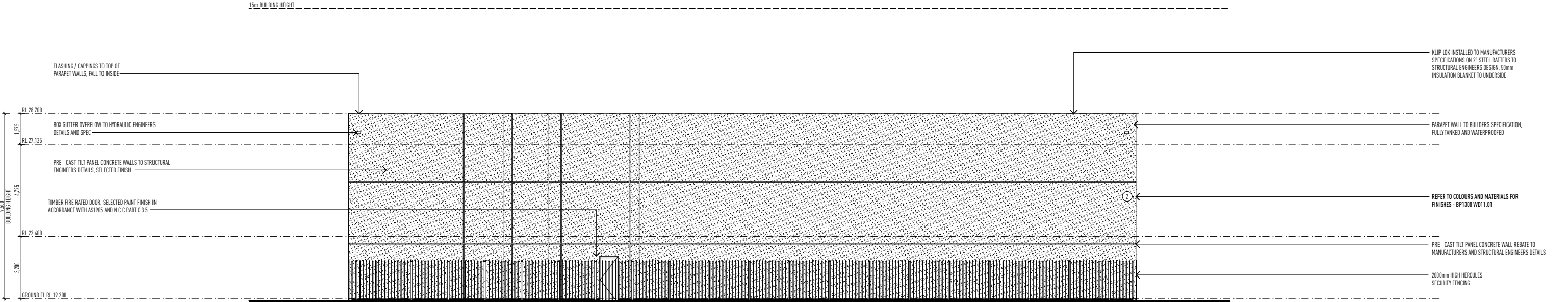
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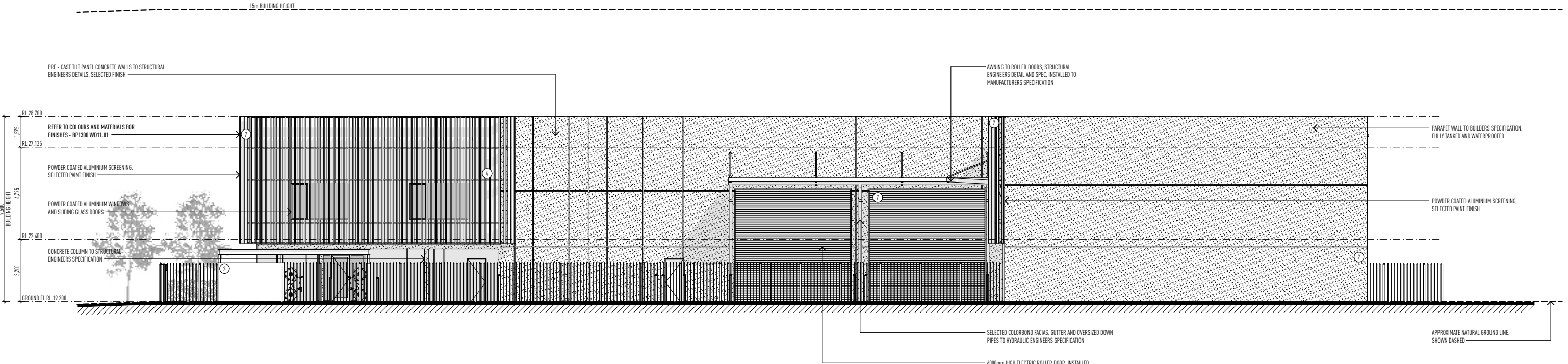


DRAWN	KW/CV/KF	DRAWING - ELEVATION 1 & 2	
DATE	OCT '22	DRAWING No.	
SCALE	1:100 @ A3	BP1300/BA4.01	ISSUE D

two clicks design



ELEVATION 3



ELEVATION 4

ELEVATION 3 & 4

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
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PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

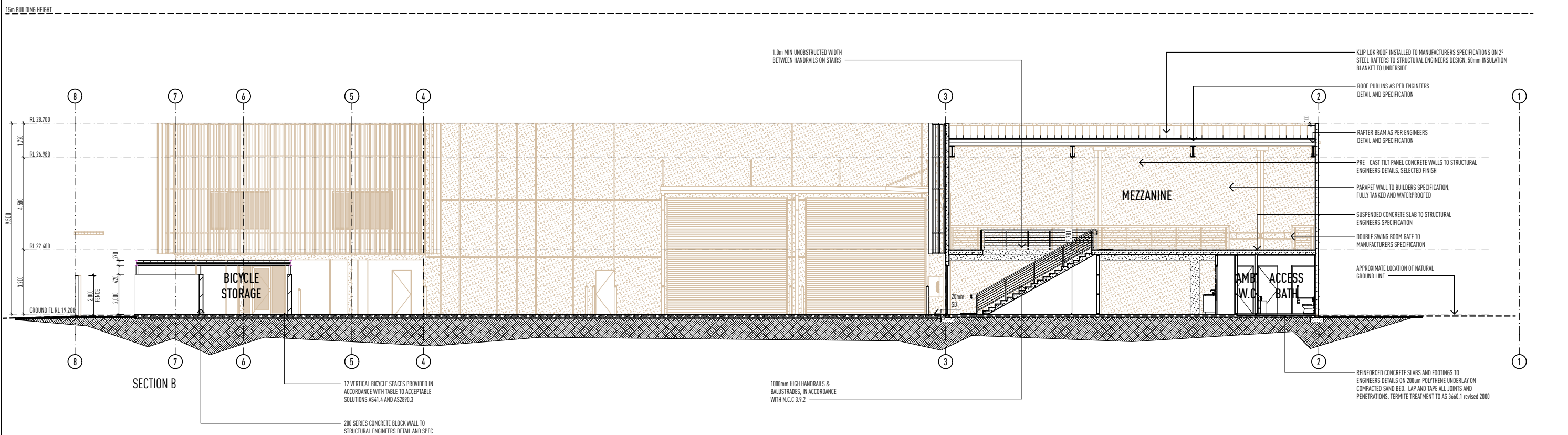
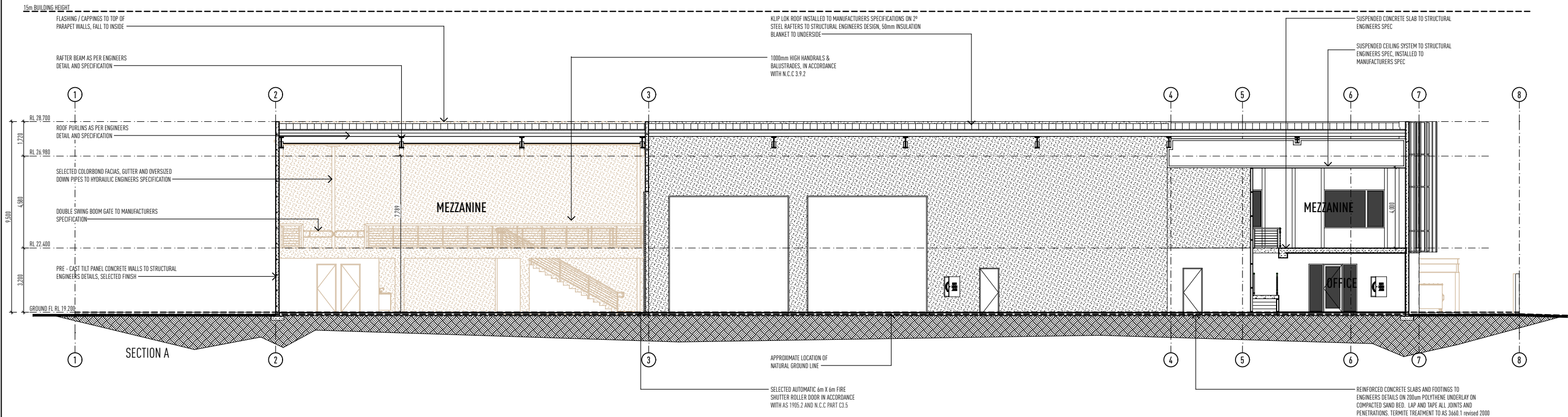
TEL
EMAIL
WEB

07 5527 5300
INFO@JPD.COM.AU
WWW.JPD.COM.AU



DRAWN	KW/CV/KF	DRAWING - ELEVATION 3 & 4	
DATE	OCT '22	DRAWING No.	
SCALE	1:100 @ A3	BP1300/BA4.02	ISSUE D

two clicks design



SECTION A & B
1:100 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TIPT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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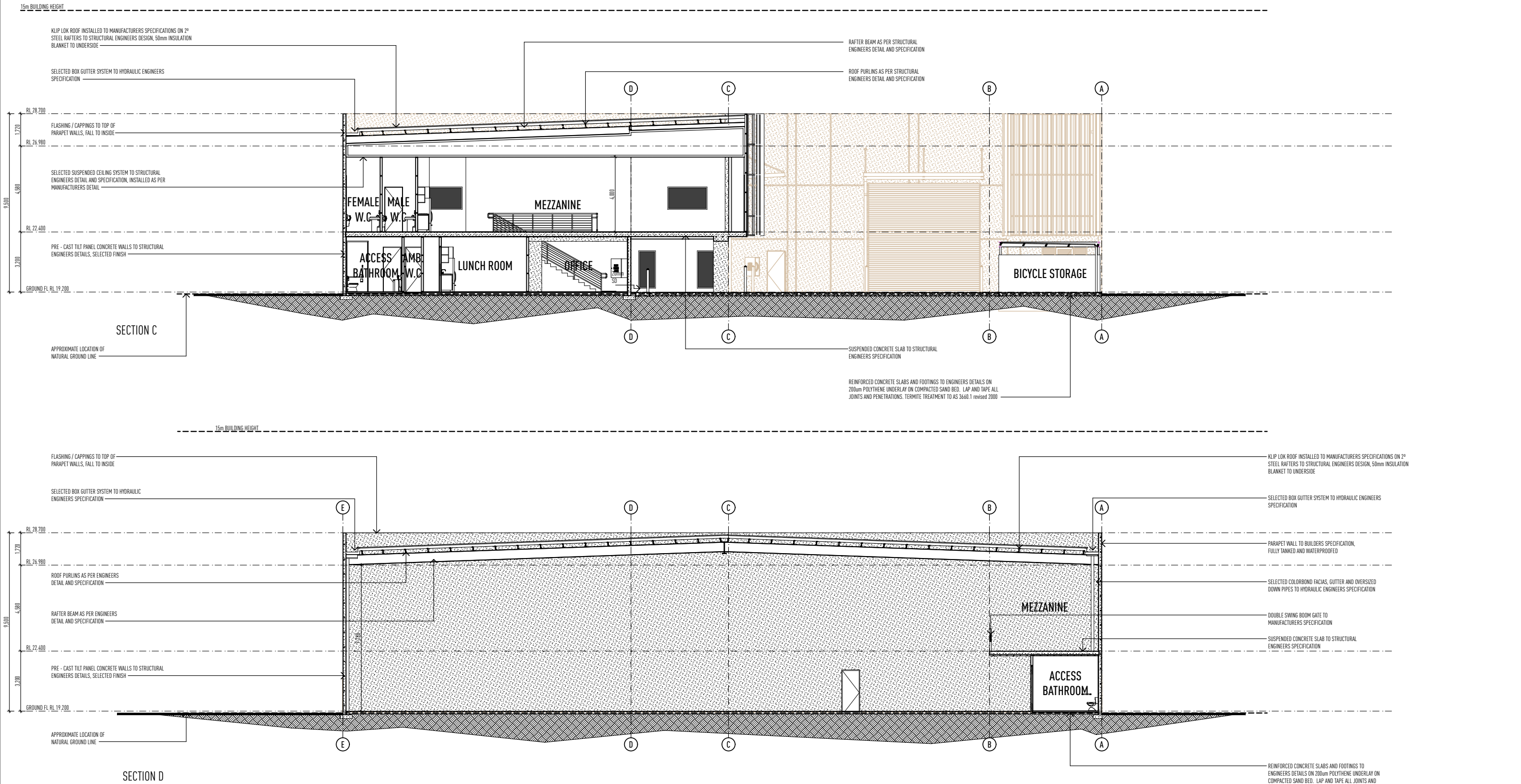
PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD
FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA
TEL
EMAIL
WEB
07 5527 5300
INFO@JPD.COM.AU
WWW.JPD.COM.AU



DRAWN	KW/CV/KF	DRAWING - SECTION A & B	
DATE	OCT '22	DRAWING No.	
SCALE	1:100 @ A3	BP1300/BA5.01	ISSUE D

two clicks design



SECTION C & D

1:100 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

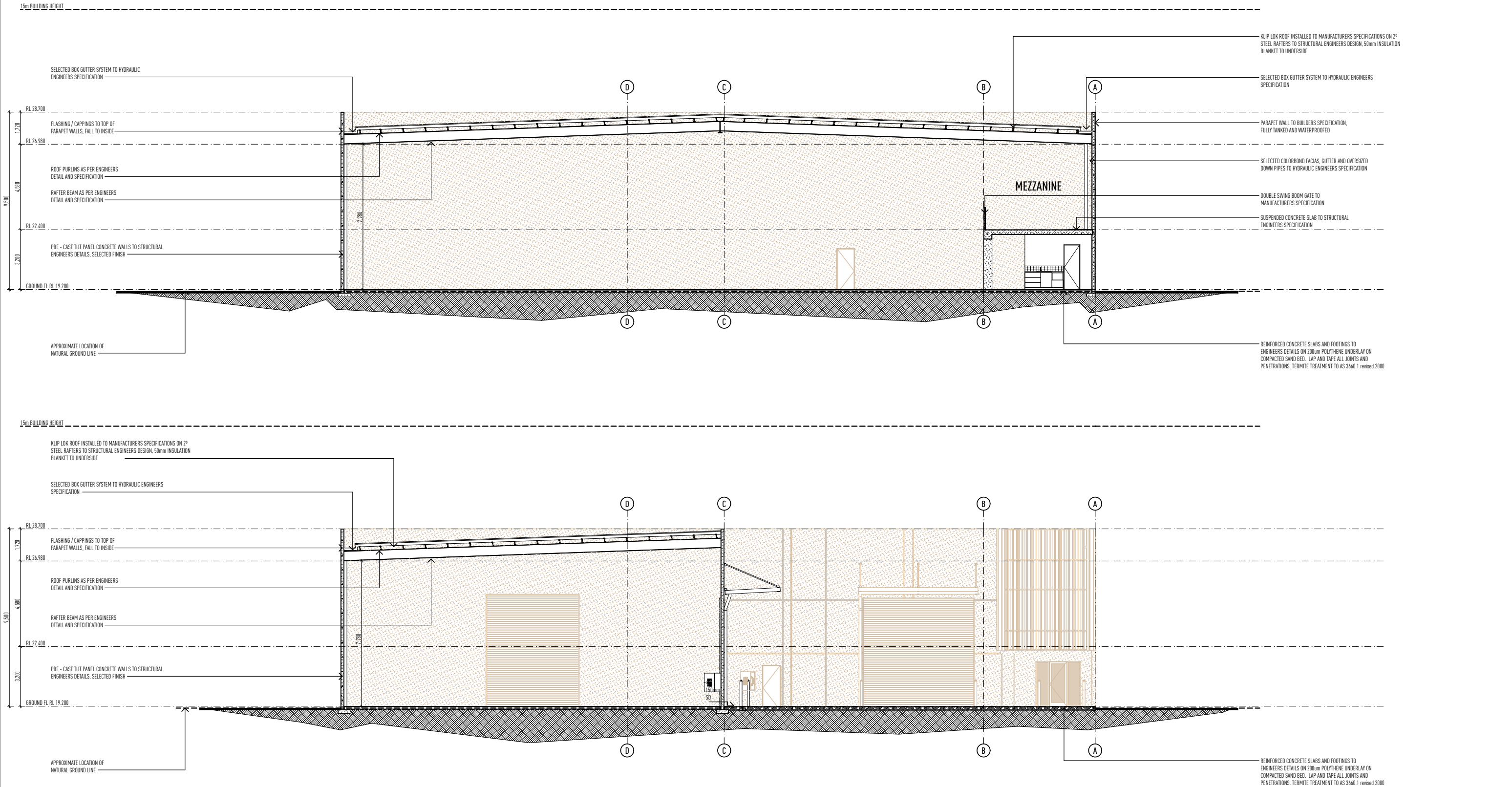
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DRAWN	KW/CV/KF	DRAWING - SECTION C & D	
DATE	OCT '22	DRAWING No.	
SCALE	1:100 @ A3	BP1300/BA5.02	ISSUE D

two clicks design



SECTION E & F

1:100 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
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E	27.01.23	ADJUSTED WINDOW SCHEDULE

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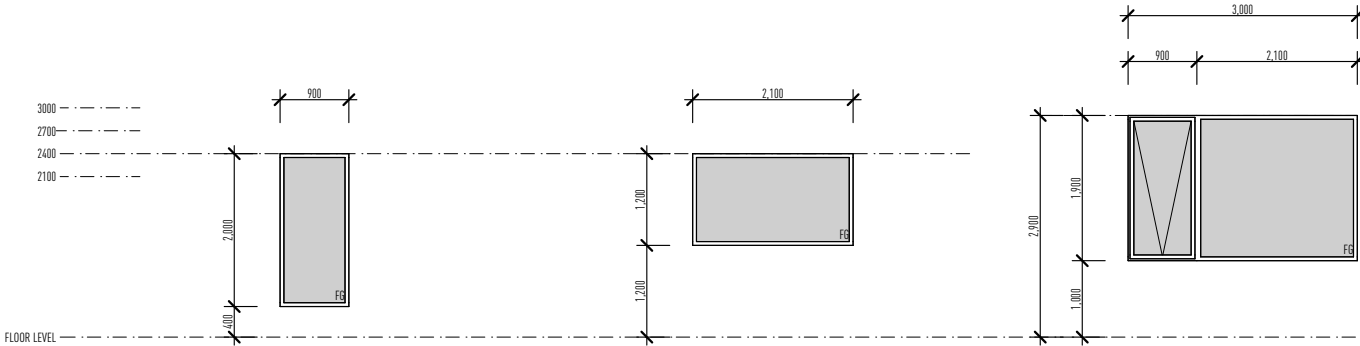
PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD
FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
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DRAWN	KW/CV/KF	DRAWING - SECTION E & F	
DATE	OCT '22	DRAWING No.	
SCALE	1:100 @ A3	BP1300/BA5.03	ISSUE D

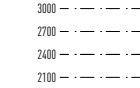
two clicks design



W01, W02, W03, W04, W05,
FACTORY FLOOR, OFFICE
FIXED
GLASS
POWDER COATED ALUMINIUM

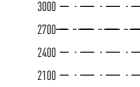
W06, W07, W08
FIRST FLOOR MEZZANINE (INTERNAL)
FIXED
GLASS
POWDER COATED ALUMINIUM

W09, W10, W11
FIRST FLOOR MEZZANINE (EXTERNAL)
AWNING / FIXED
GLASS
POWDER COATED ALUMINIUM



FLOOR LEVEL

LOCATION
OPENING TYPE
SASH / LEAF
FRAME
MISC



FLOOR LEVEL

LOCATION
OPENING TYPE
SASH
FRAME
MISC

WINDOW SCHEDULE

1:50 @ A1

NOTE

- ALL DIMENSIONS TO BE VERIFIED ON SITE.
- ALL WINDOWS TO BE KEYED ALIKE.
- DOOR & WINDOW SCHEDULES TO BE READ IN CONJUNCTION WITH FLOOR PLANS, ELEVATIONS, SECTIONS AND ALL OTHER RELEVANT PLANS.
- ANY DISCREPANCIES ARE TO BE REPORTED TO THE BUILDER.
- MAKE ALLOWANCE FOR DOOR & SCREEN TRACKS TO BE RECESSED INTO SLAB.
- ALL DOORS & WINDOWS TO BE IN ACCORDANCE WITH THE RELEVANT CODES AND AUSTRALIAN STANDARDS.

ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

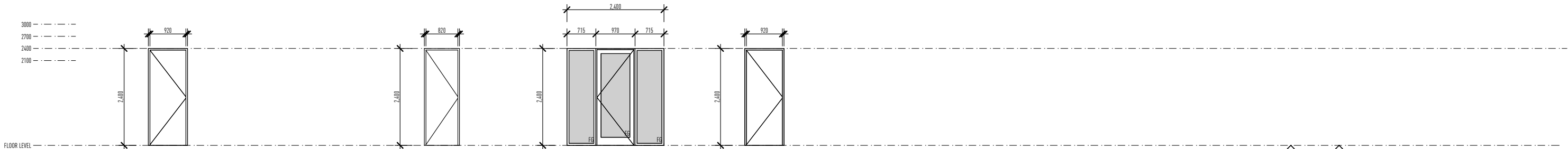
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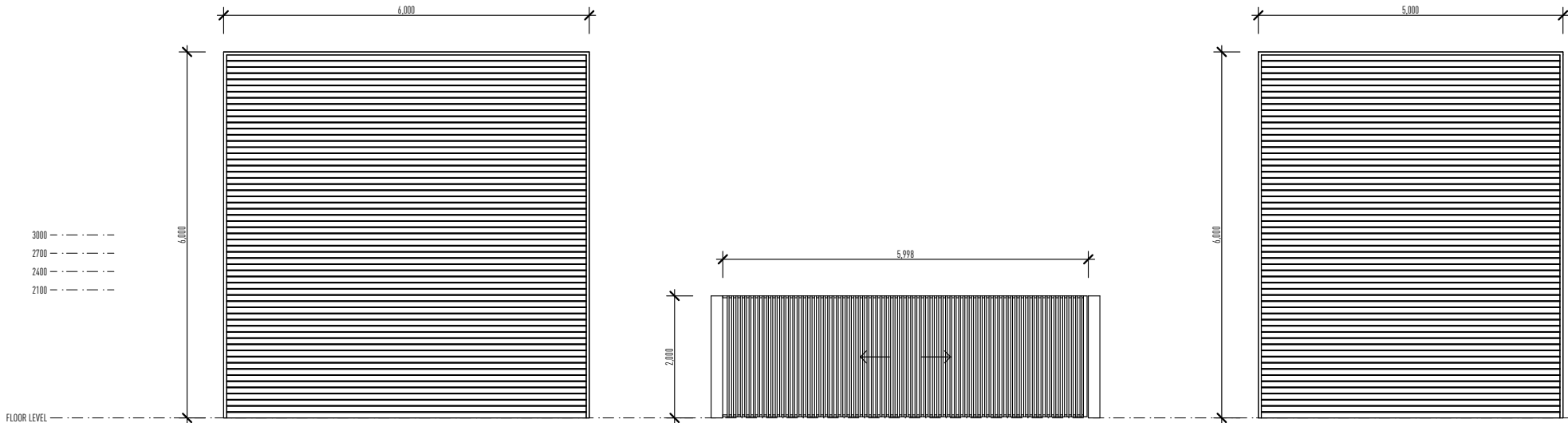


two clicks design

DRAWN	KW/CV/KF	DRAWING - WINDOW SCHEDULE	
DATE	OCT '22	DRAWING No.	
SCALE	1:50 @ A3	BP1300/BA6.01	ISSUE D



	D01, D02, D13, D14, D15, D16, D17, D18, D23, D24	D03, D04, D14, D19	D05, D12	D07, D10, D11, D21
LOCATION	DISABLED TOILETS, LUNCH ROOM, OFFICE, FACTORY FLOOR	STORAGE	OFFICE	FACTORY FLOOR
OPENING TYPE	SWING	SWING	WINDOW, SWING, WINDOW	SWING
SASH / LEAF	TIMBER	TIMBER	GLASS	TIMBER
FRAME	TIMBER	TIMBER	POWDER COATED ALUMINIUM	TIMBER
MISC	-	-	-	FIRE RATED EXIT DOOR



	D06, D08, D09	D22	D21
LOCATION	FACTORY FLOOR	FRONT GATE	FACTORY FLOOR
OPENING TYPE	ELECTRIC ROLLER DOOR	ELECTRIC SLIDING DOOR	ELECTRIC ROLLER FIRE SHUTTER DOOR
SASH	METAL	POWDER COATED ALUMINIUM	METAL
FRAME	METAL	POWDER COATED ALUMINIUM	METAL
MISC	-	-	FIRE RATED FIRE SHUTTER

NOTE

ALL DIMENSIONS TO BE VERIFIED ON SITE.

ALL WINDOWS TO BE KEYED ALIKE.

DOOR & WINDOW SCHEDULES TO BE READ IN CONJUNCTION WITH FLOOR PLANS, ELEVATIONS, SECTIONS AND ALL OTHER RELEVANT PLANS.

ANY DISCREPANCIES ARE TO BE REPORTED TO THE BUILDER.

MAKE ALLOWANCE FOR DOOR & SCREEN TRACKS TO BE RECESSED INTO SLAB.

ALL DOORS & WINDOWS TO BE IN ACCORDANCE WITH THE RELEVANT CODES AND AUSTRALIAN STANDARDS.

DOOR SCHEDULE

1:50 @ A1

ISSUE	DATE	DESCRIPTION
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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR
PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
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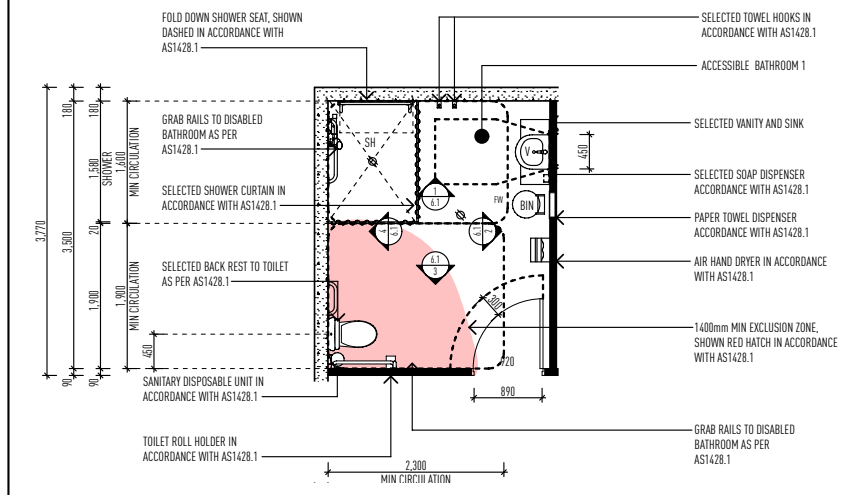
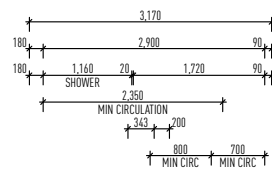
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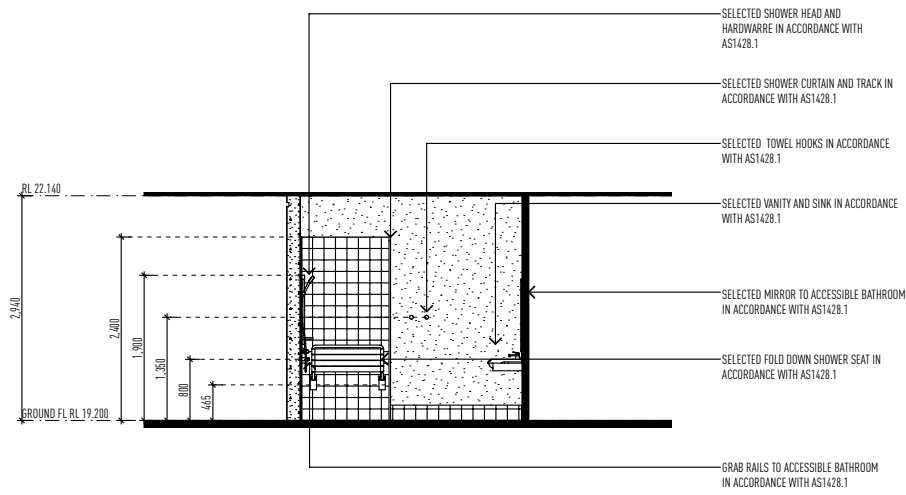
DRAWN	KW/CV/KF	DRAWING - DOOR SCHEDULE	
DATE	OCT '22	DRAWING No.	
SCALE	1:50 @ A3	BP1300/BA6.02	ISSUE D

two clicks design

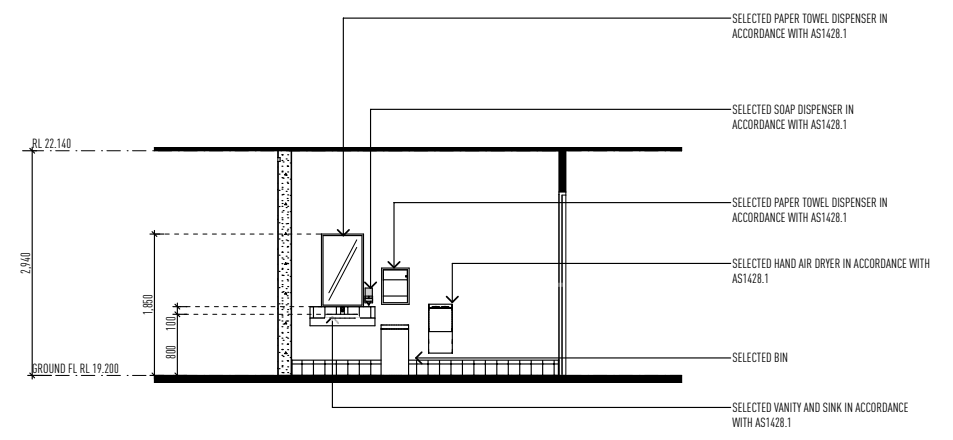
FOR CONSTRUCTION



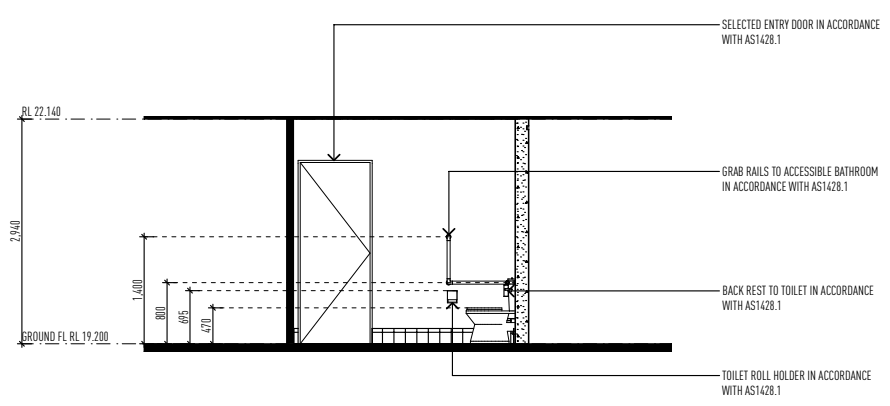
PLAN 1:50



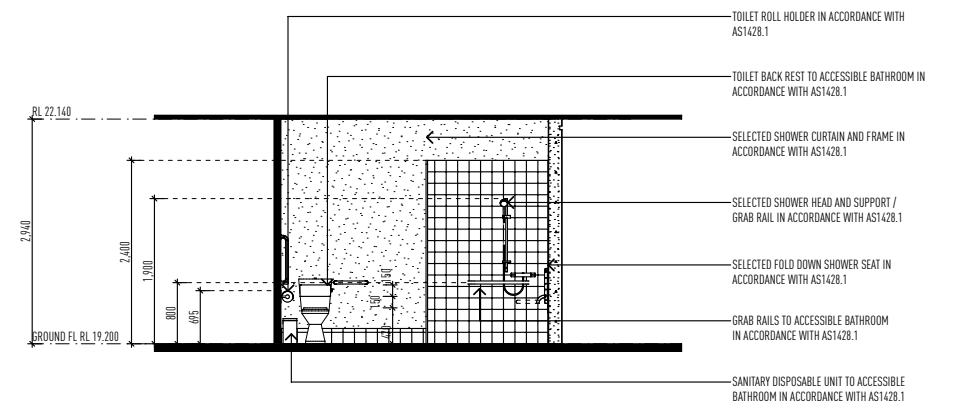
ELEVATION 1 1:50



ELEVATION 2 1:50



ELEVATION 3 1:50



ELEVATION 4 1:50

NOTE

ACCESSIBLE BATHROOM AND ALL RELEVANT HARDWARE TO BE INSTALLED IN ACCORDANCE WITH A51428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL GRABBARS FOR ACCESSIBLE BATHROOM TO BE INSTALLED IN ACCORDANCE WITH A51428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL THRESHOLDS FOR ACCESSIBLE BATHROOM TO BE IN ACCORDANCE WITH A51428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL SHOWER HARDWARE TO BE INSTALLED IN ACCORDANCE WITH A51428.1 - DESIGN FOR ACCESS AND MOBILITY

SINK, MIRROR AND VANITY TO BE INSTALLED IN ACCORDANCE WITH A51428.1 - DESIGN FOR ACCESS AND MOBILITY

TYPICAL ACCESSIBLE BATHROOM 1:50 @ A1

[illegible]

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD
FOR
PROJECTS QLD 101 PTY LTD

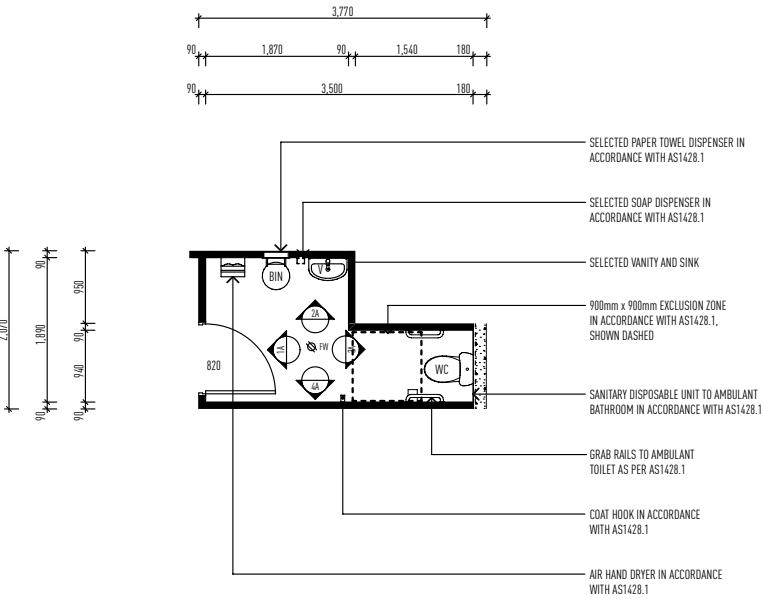
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

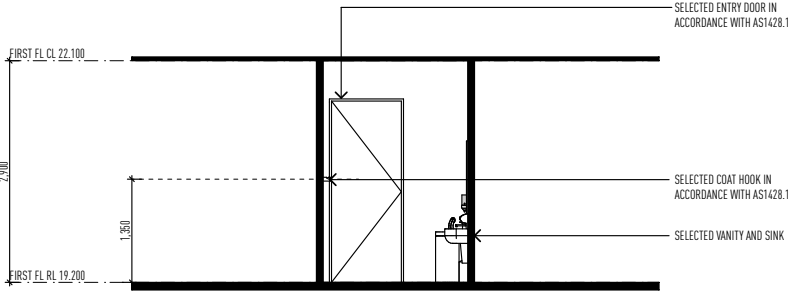


DRAWN	KW/CV/KF	DRAWING - TYPICAL ACCESSIBLE BATHROOM	
DATE	OCT '22	DRAWING No.	ISSUE
SCALE	1:50 @ A3	BP1300/BA7.01	D

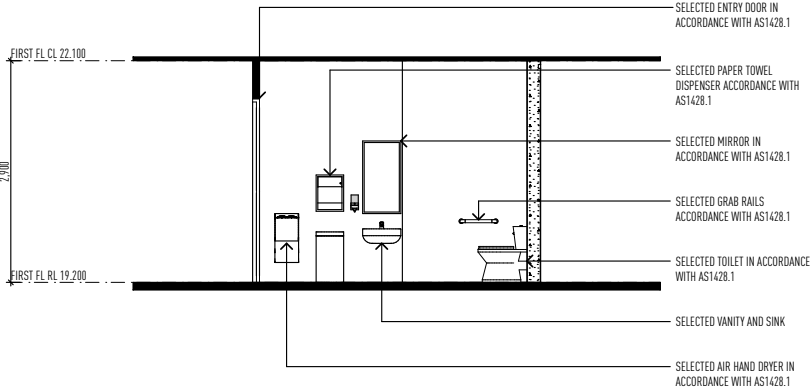
two clicks design



PLAN 1 : 50



ELEVATION 1 1 : 50



ELEVATION 2 1 : 50

NOTE

ACCESSIBLE BATHROOM AND ALL RELEVANT HARDWARE TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY

ALL GRABRAILS FOR ACCESSIBLE BATHROOM TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY

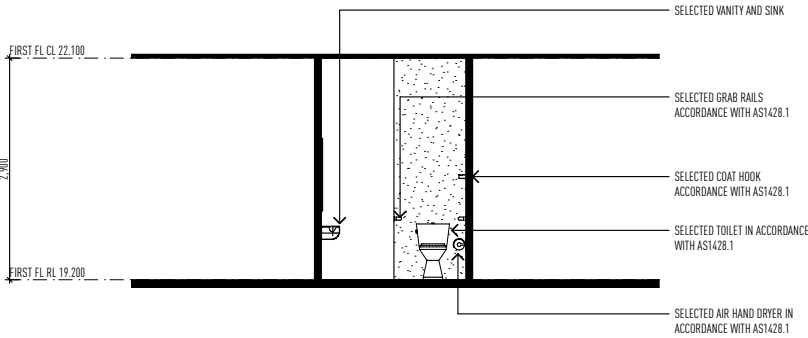
ALL THRESHOLDS FOR ACCESSIBLE BATHROOM TO BE IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY

ALL SHOWER HARDWARE TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY

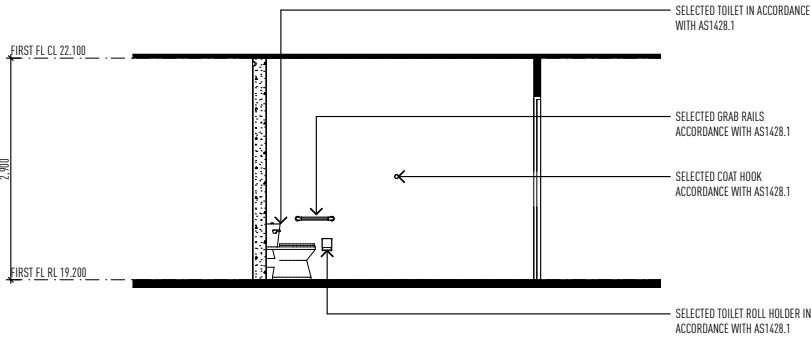
SINK, MIRROR AND VANITY TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY

TYPICAL AMBULANT DETAILS

1:50 @ A1



ELEVATION 3 1 : 50



ELEVATION 4 1 : 50

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
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PROJECT

PROPOSED NEW DEVELOPMENT

AT

LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR

PROJECTS QLD 101 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

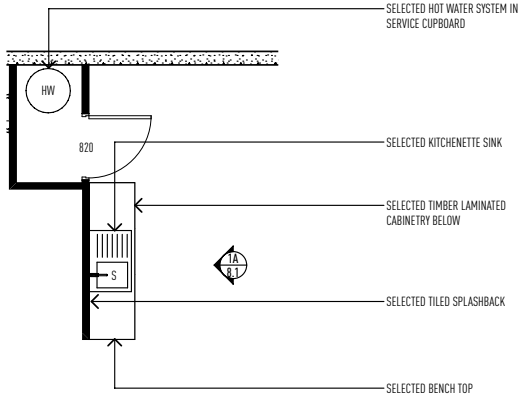
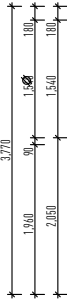
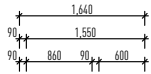
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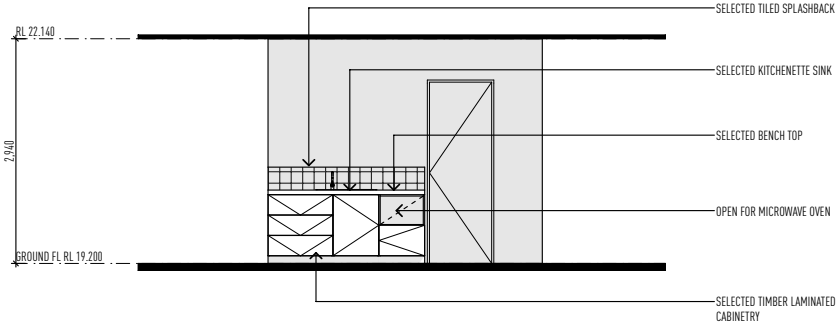
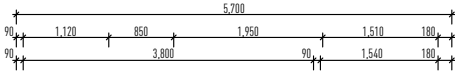


two clicks design

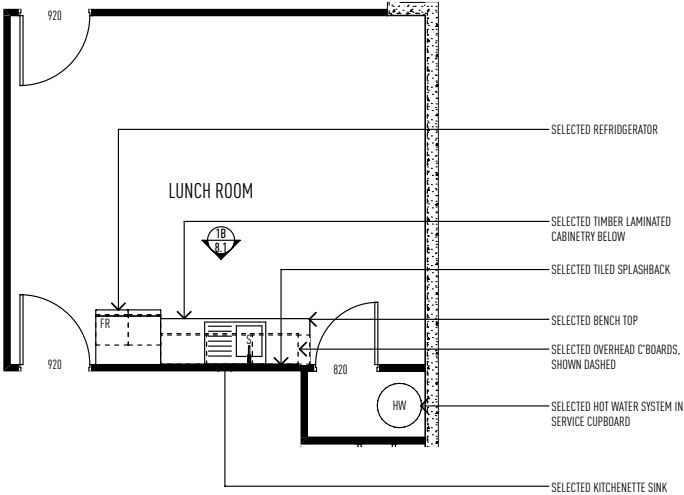
DRAWN	KW/CV/KF	DRAWING - TYPICAL AMBULANT DETAILS	
DATE	OCT '22	DRAWING No.	BP1300/BA8.01
SCALE	1:50 @ A3		
			ISSUE D



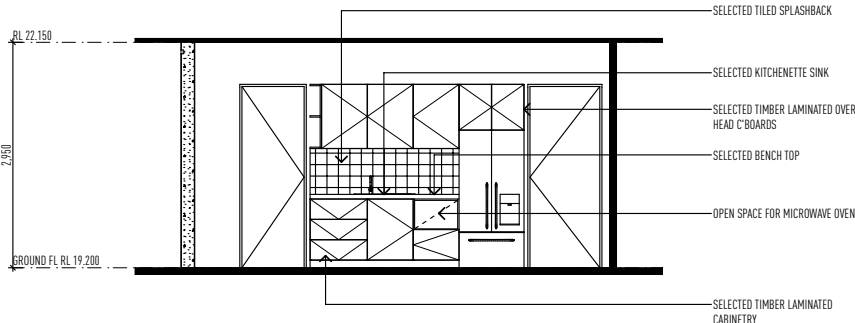
KITCHENETTE PLAN 1 : 50



ELEVATION 1A 1 : 50



LUNCH ROOM PLAN 1 : 50



ELEVATION 1B 1 : 50

TYPICAL KITCHENETTE DETAILS

1:50 @ A1

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 108 HOMESTEAD DRIVE, VANTAGE, YATALA, QLD

FOR
PROJECTS QLD 101 PTY LTD

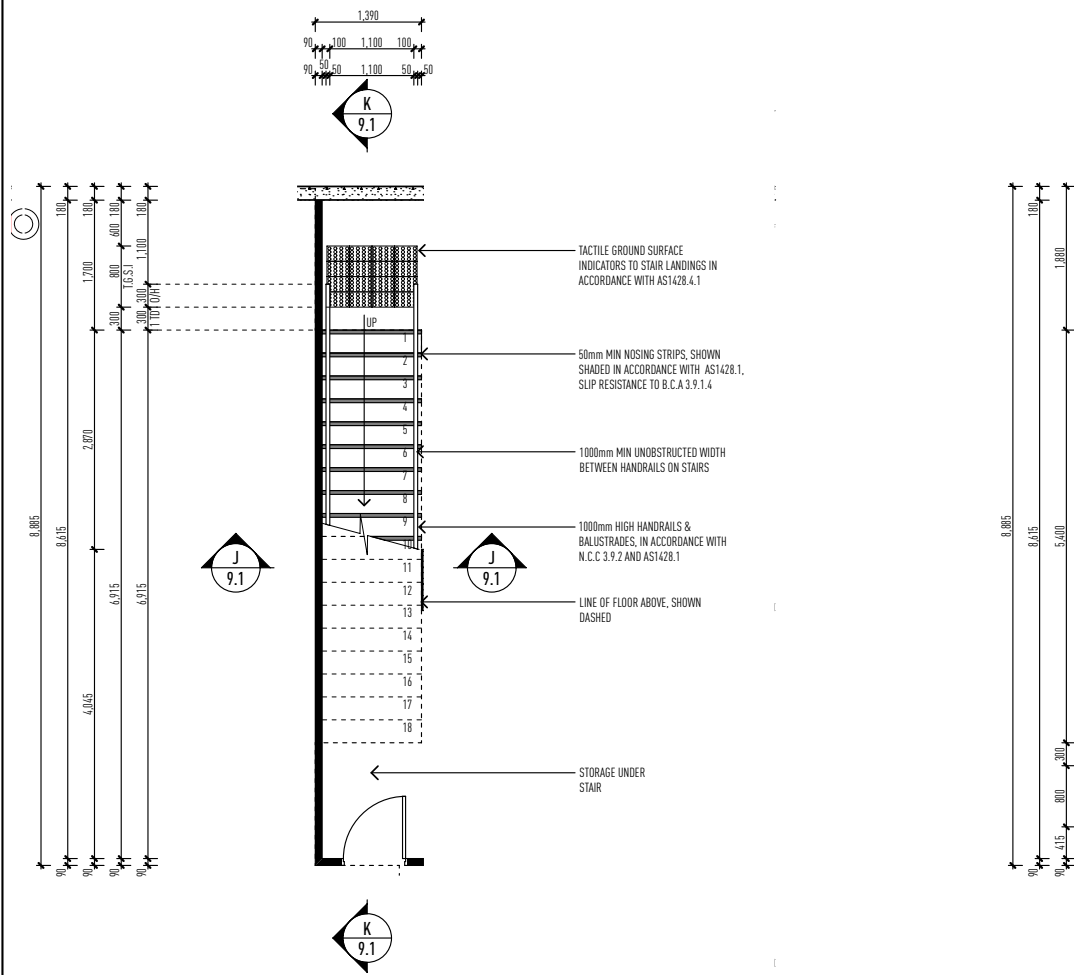
LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL
EMAIL
WEB

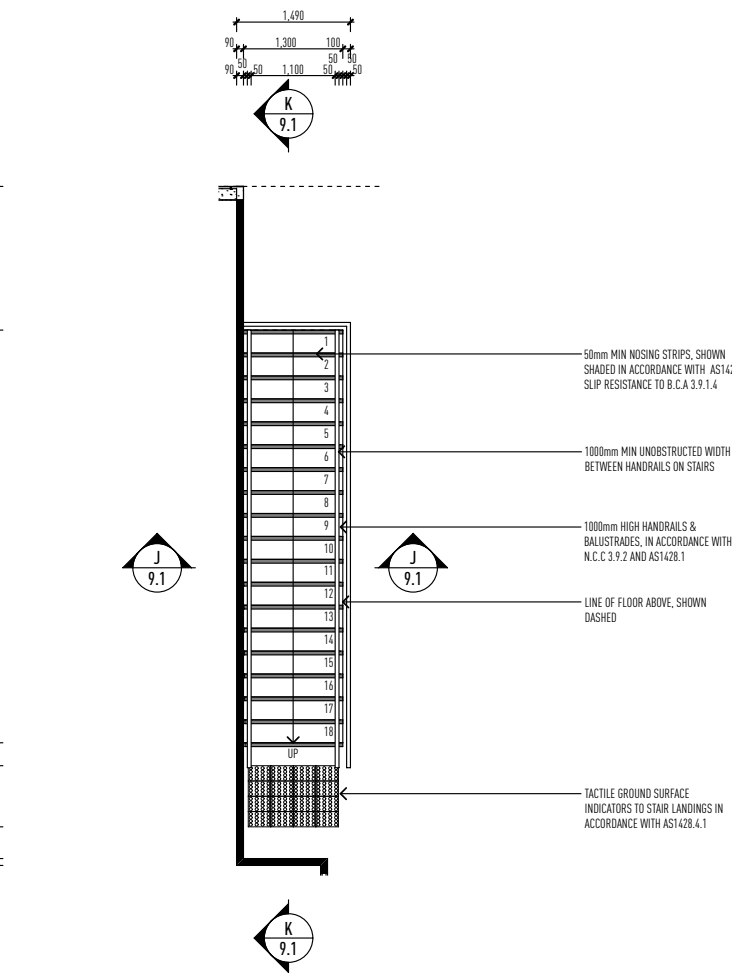
07 5527 5300
INFO@JPD.COM.AU
WWW.JPD.COM.AU

two clicks design

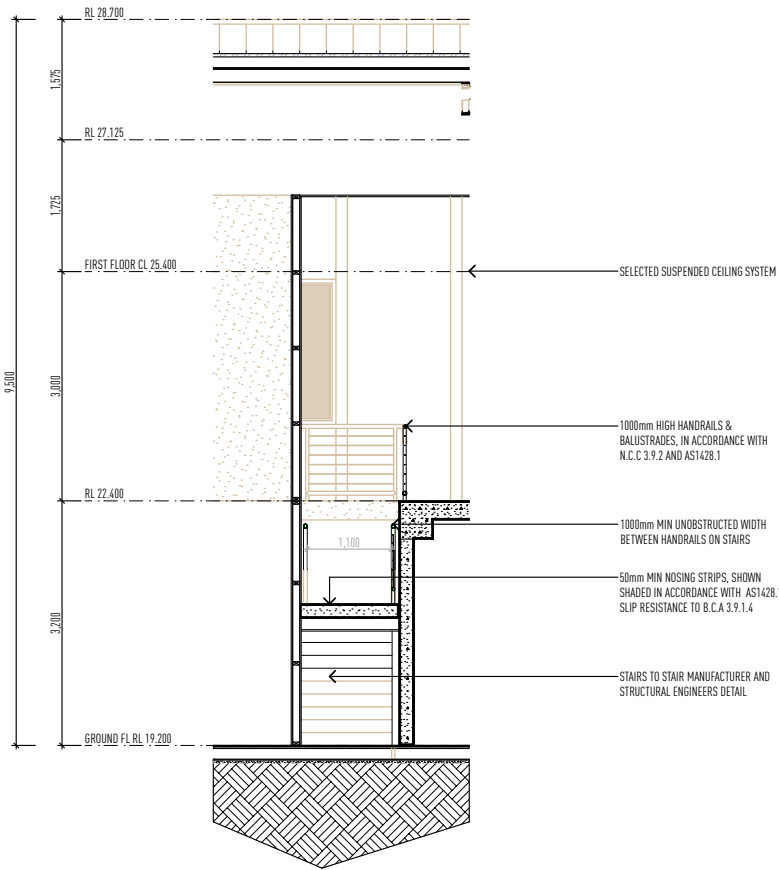
DRAWN	KW/CV/KF	DRAWING - TYPICAL KITCHENETTE DETAILS	
DATE	OCT '22	DRAWING No.	BP1300/BA9.01
SCALE	1:50 @ A3	ISSUE	



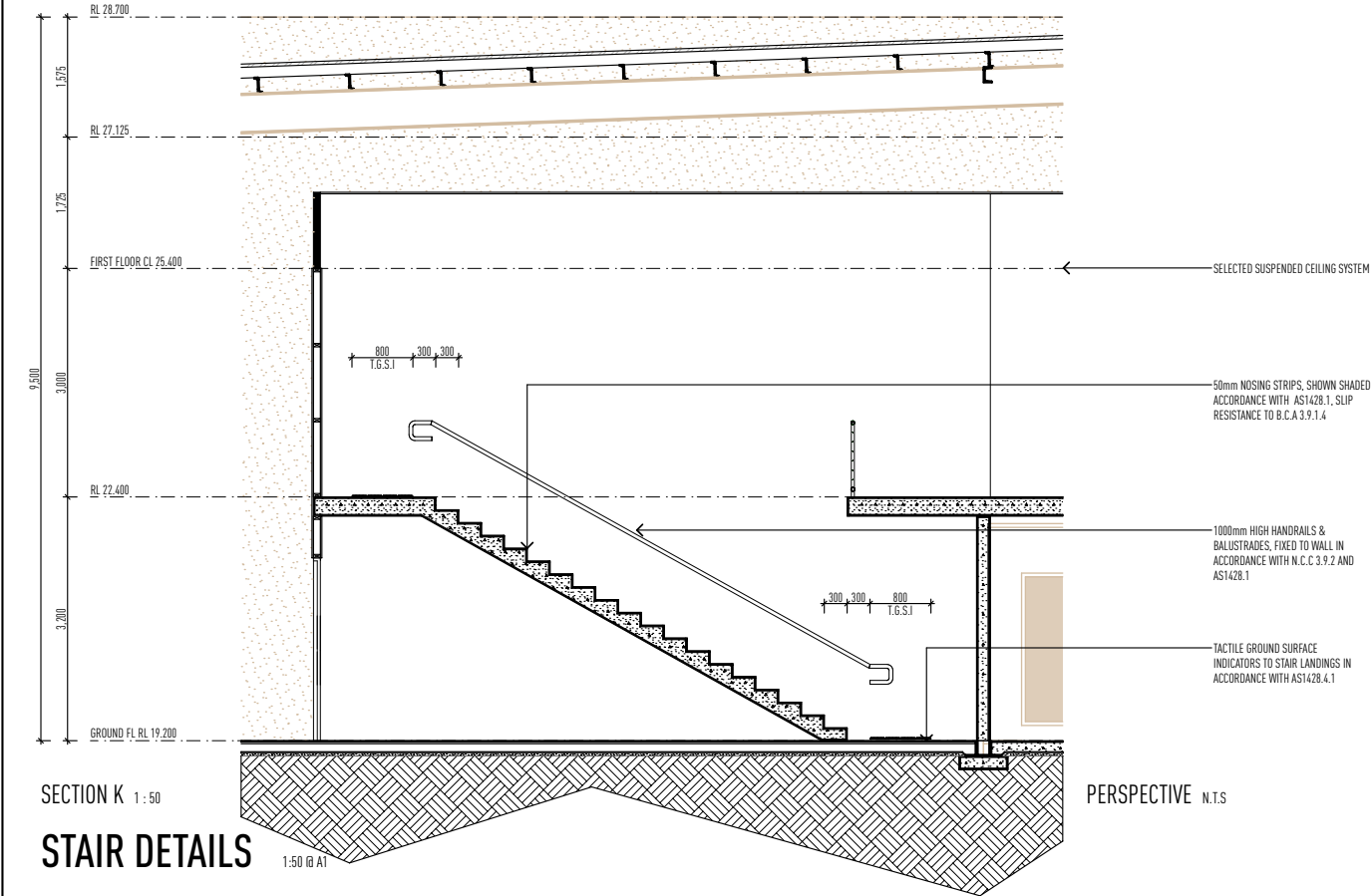
GROUND FLOOR 1 : 50



FIRST FLOOR 1 : 50



SECTION J 1 : 50



SECTION K 1 : 50

STAIR DETAILS

PERSPECTIVE N.T.S

NOTE

- FLOOR OR GROUND SURFACES ON CONTINUOUS ACCESSIBLE PATHS OF TRAVEL AND CIRCULATION SPACES TO BE IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
- SYMBOLS INDICATING ACCESS FOR PEOPLE WITH DISABILITIES TO BE IN ACCORDANCE WITH AS1428.1 DESIGN FOR ACCESS AND MOBILITY
- TACTILE GROUND SURFACE INDICATORS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1 - DESIGN FOR ACCESS AND MOBILITY
- STAIRWAY LOCATION AND HANDRAIL EXTENSIONS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY
- STAIR NOSING PROFILE AND EXPOSED NOSING STRIP TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY
- ALL HANDRAILS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY
- ALL LANDINGS CIRCULATION SPACES AND DOORWAYS TO BE INSTALLED IN ACCORDANCE WITH AS1428.1. DESIGN FOR ACCESS AND MOBILITY
- 1.0m MIN UNOBSTRUCTED WIDTH BETWEEN HANDRAILS ON STAIRS IN ACCORDANCE WITH 1428.1. DESIGN FOR ACCESS AND MOBILITY

ISSUE	DATE	DESCRIPTION
A	18.05.22	BA PLAN ISSUED
B	08.06.22	TILT PANEL CO ORDINATION / ADDITIONAL FIRE EXIT DOOR ADDED
C	08.06.22	UPDATED HYDRAULIC PLAN CO ORDINATION / FIRE HYDRANTS REMOVED / ADDITIONAL PARKING SPACE ADDED
D	20.10.22	ADJUSTED AMBULANT TOILET / MALE FEMALE TOILETS
E	27.01.23	ADJUSTED WINDOW SCHEDULE

• THIS DRAWING HAS BEEN PRODUCED BASED ON INFORMATION SUPPLIED BY OTHERS. WHILE ALL ATTEMPTS HAVE BEEN MADE TO ENSURE THE ACCURACY OF THE DRAWING, JARED POOLE DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
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FOR
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DATE	OCT '22	DRAWING No.	
SCALE	1:50 @ A3	BP1300/BA10.01	ISSUE D

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1



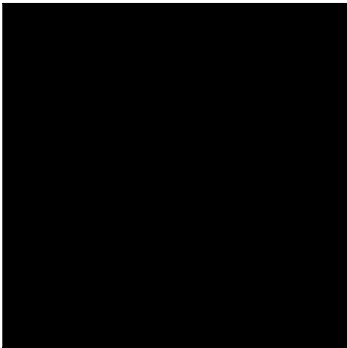
WALLS
RENDER 1
DULUX PAINT OR SIMILAR
COLOURBOND MONUMENT

2



WALLS
RENDER 2
RESENE PAINT OR SIMILAR
DOUBLE ALABASTER

3



WINDOW AND DOOR FRAMES
POWDER COATED
-
BLACK

4



WALLS
SELECTED VERTICAL TIMBER LOOK CLADDING
-
BLACK

5



ROOF
KLIP LOCK ROOF SHEETING
POWDER COAT
COLOURBOND MONUMENT OR SIMILAR

6



DRIVEWAY
SELECTED CONCRETE FINISH
-
GREY

7



ALUMINIUM BATTEN SCREENS, ROLLER DOORS
SELECTED ALUMINIUM BATTENS
POWDER COAT
BLACK

COLOURS AND MATERIALS

@ A1

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DATE	OCT '22	DRAWING No.	
SCALE	@ A3	BP1300/BA11.01	ISSUE D

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