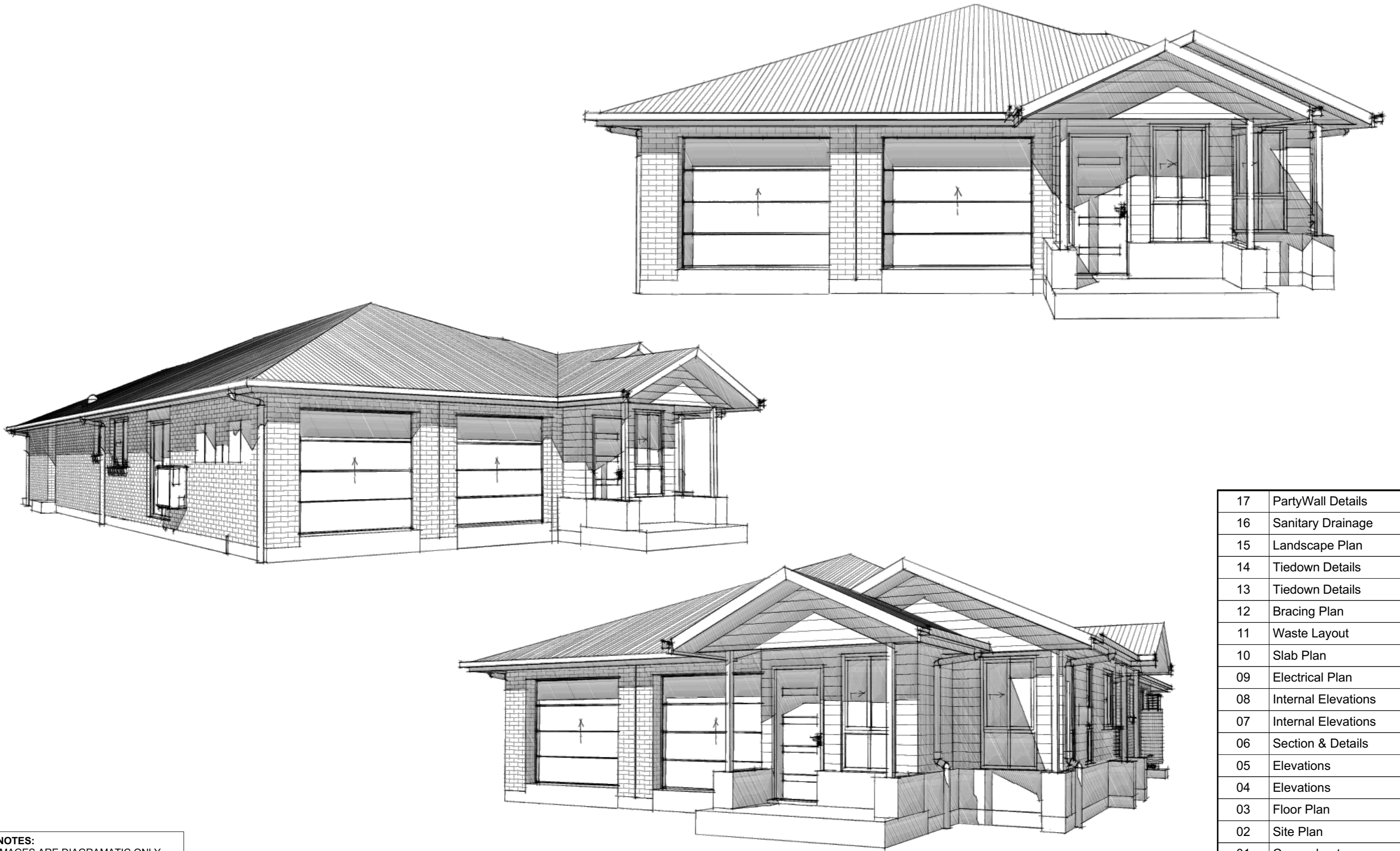


N3 Wind Category

Communications Pre-wired



**NOTES:**  
IMAGES ARE DIAGRAMATIC ONLY  
REFER TO ELEVATIONS FOR DETAILS

17	PartyWall Details
16	Sanitary Drainage
15	Landscape Plan
14	Tiedown Details
13	Tiedown Details
12	Bracing Plan
11	Waste Layout
10	Slab Plan
09	Electrical Plan
08	Internal Elevations
07	Internal Elevations
06	Section & Details
05	Elevations
04	Elevations
03	Floor Plan
02	Site Plan
01	Cover sheet
SHEET	DESCRIPTION

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ACN: 116332220  
ABN: 77116332220  
QBSA: 1086689

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Rev	Date	Amendments	By
A	04.09.2023	Pre Construction Copy	JV

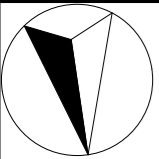
Client:  
**PAIG Investor 3 (HTCB 3) ACN:  
601 790 774**

Product:  
**Tuvalu  
Hamilton Facade  
Garage to Left**

Site Address:  
**Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council**

**Cover sheet**

Plot Date: 04/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale:	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>01</b>	Job No: <b>408652</b>	



**N3 Wind Category**

**Communications Pre-wired**

**SITE:**  
**#15 DESTINY STREET**  
**MORAYFIELD**  
**LOT 203 ON SP324733**

LOCAL AUTH: MORETON BAY R.C.  
AREA: 453m<sup>2</sup>  
UBD REF: 67 M1

**CONTOUR AND DETAIL SURVEY**

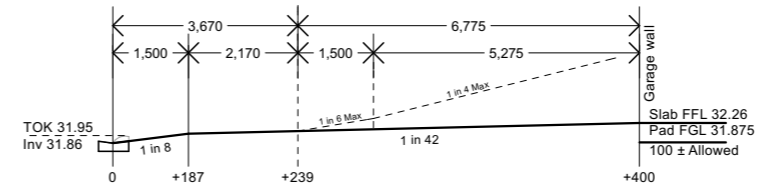
THIS SURVEY MAPS THE SITE FEATURES AND LEVEL, IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

**SERVICES**

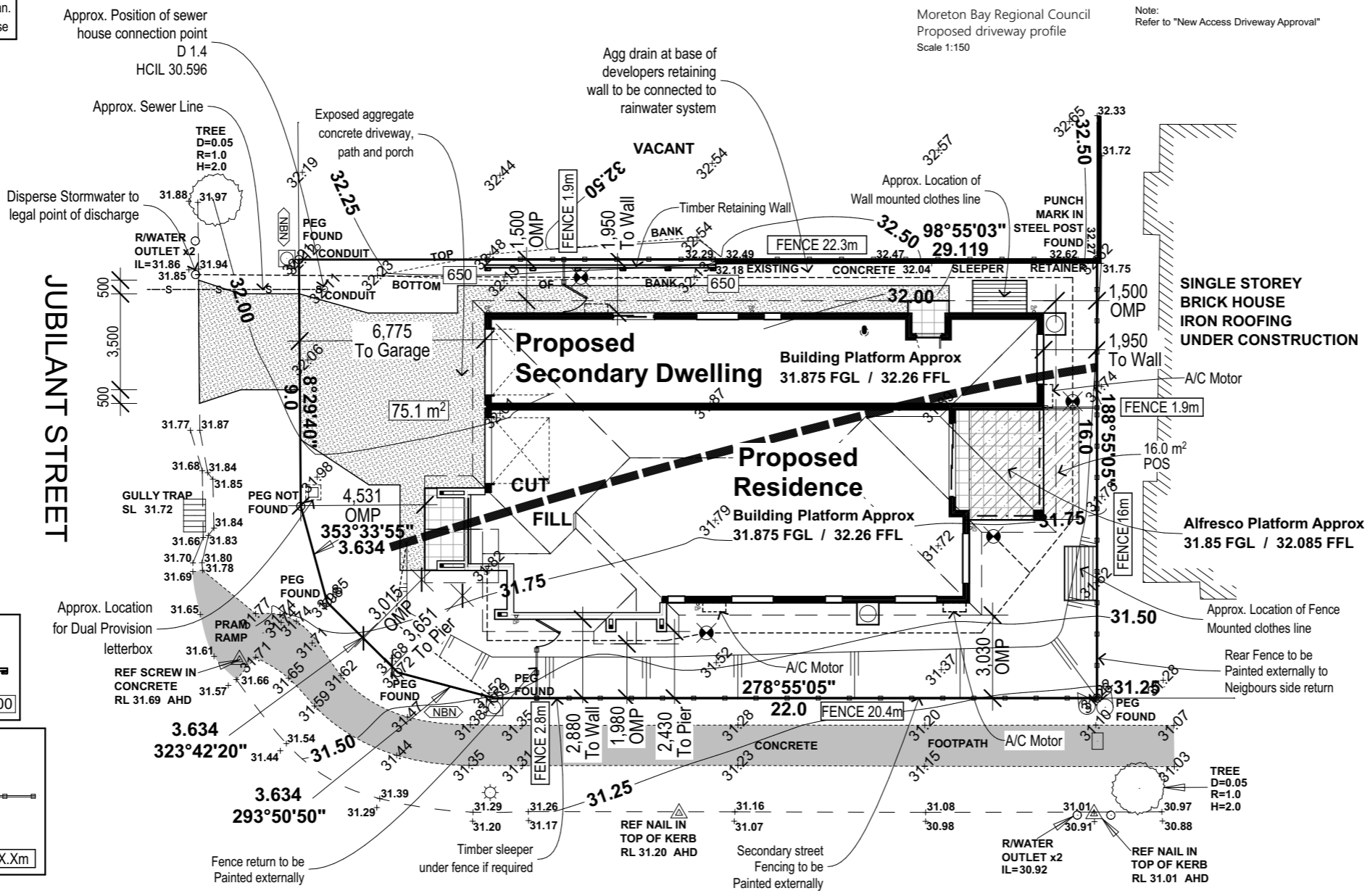
O/H POWER	⊕	NO
U/G POWER	⊗	YES
WATER	⊕	YES
TELECOM	⊕	YES (NBN)
GAS	— GAS —	NOT FOUND
SEWER	— S —	NOT FOUND
ROOFWATER	— RW —	ROAD
STORMWATER	— SW —	ROAD

**LEGEND**

O/H LIGHT	⊙
S/WATER PIT	⊕
FIRE HYDRANT	⊕
WATER VALVE	⊕
MOUNTABLE KERB	— — — —
NON-MOUNT KERB	== == == ==
REF RL.	31.69
DATUM	AHD (VIA LOT 237) [22-768]



Moreton Bay Regional Council  
Proposed driveway profile  
Scale 1:150  
Note: Refer to "New Access Driveway Approval"



**◆ NORTH POINT WARNING ◆**  
The north point shown relates to the subject survey plan. The user should ensure this is suitable for their purpose

**G Developments Turn Key Package**  
75.0m<sup>2</sup> - Exposed aggregate concrete to driveway, path, porch and exit pad.

**Note:**  
Approximate height and positions of retaining walls and fences shown. The heights and positions may vary from the plans due to site conditions at the builders discretion.

**(SWR HC)**  
Approx. Position of sewer 'house connection'. Plumber to confirm on site prior to commencement of excavation

Best practice procedures for erosion & sediment control as outlined by Moreton Bay Regional Council regulations to be adhered to

Please discuss proposed retaining walls with your adjoining neighbour prior to construction to ensure that the height of the retaining wall is appropriate to suit the finish ground level on adjacent blocks

**Site Coverage: 47.50%**  
(as per Building Act 1975)

**RETAINING WALL LEGEND**  
Timber retaining wall  
Approx. Height of retaining walls (mm) 1000

**Fence Legend**  
1800mm High Treated Pine Good Neighbour Capped timber fence  
Approx. Total length of fence = 65.3m  
Approx. Length of fence FENCE XX.Xm

**OVERLAND FLOW POTENTIAL:**

(PER QBCC SUBSIDENCE POLICY) We have inspected the subject site during survey and consider that it is **UNLIKELY** there is any potential for concentrated stormwater overland flow. The aim is to identify features such as a drain, gully or low point. No specific **Local Council** searches have been conducted and engineering analysis may be required.

**NOTE:** NOT ALL BOUNDARY CORNERS ARE DEFINED IN THE FIELD. CLIENT SHOULD CONSIDER AN IDENTIFICATION SURVEY BEFORE CONSTRUCTION COMMENCES.  
**NOTE:** SEWER AS-CONSTRUCTED PLANS WERE UNAVAILABLE AT THE TIME OF SURVEY. FOR THE EXACT POSITION OF SEWER LINES CONTACT THE LOCAL AUTHORITY.

Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from the records of relevant authorities where available. Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services.

Levels & Contours shown hereon are related to AHD. Prior to any construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.

**DESTINY STREET**

<b>Siteworks / Notes</b>	- Subject to full covenant approval by client prior to council lodgement.
Cut Batter: 1:3 / Fill Batter: 1:3	- Subject to local government authority energy efficiency requirements.
<b>NO HEAVY COMPACTION OVER SERVICES</b>	- G Developments takes no responsibility for damage to existing access way, retaining walls or fences.
<b>Engineers Wind Classification: N3</b>	Location of yard gullies are indicative only and may be moved at the discretion of the builder on site to suit site conditions

<b>SITWORKS - MAIN</b>	
Cut:-	600mm
Fill:-	400mm
Pad R.L.:-	31.875m
Main Slab R.L.:-	32.26m
<b>Critical AHD Pad Level</b>	
NO	YES
Building platform height shown is approx. Only & may vary on site due to site conditions.	

<b>SITWORKS - ALFRESCO</b>	
Cut:-	N/A
Fill:-	150mm
Alfresco Pad R.L.:-	31.85m
Alfresco Slab R.L.:-	32.085m
<b>Critical AHD Pad Level</b>	
NO	YES
Building platform height shown is approx. Only & may vary on site due to site conditions.	

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Rev	Date	Amendments	JV
A	04.09.2023	Pre Construction Copy	By

Client:  
**PAIG Investor 3 (HTCB 3) ACN: 601 790 774**  
Product:  
**Tuvalu Hamilton Facade Garage to Left**

Site Address:  
**Lot 203 #15 Destiny Street Affinity Estate - Stage 2 Morayfield QLD 4506 SP: 324733**  
LGA: Moreton Bay Regional Council

<b>Site Plan</b>		
Plot Date: 04/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale: 1:200	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>02</b>	Job No: <b>408652</b>	

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**N3 Wind Category**

**Communications Pre-wired**

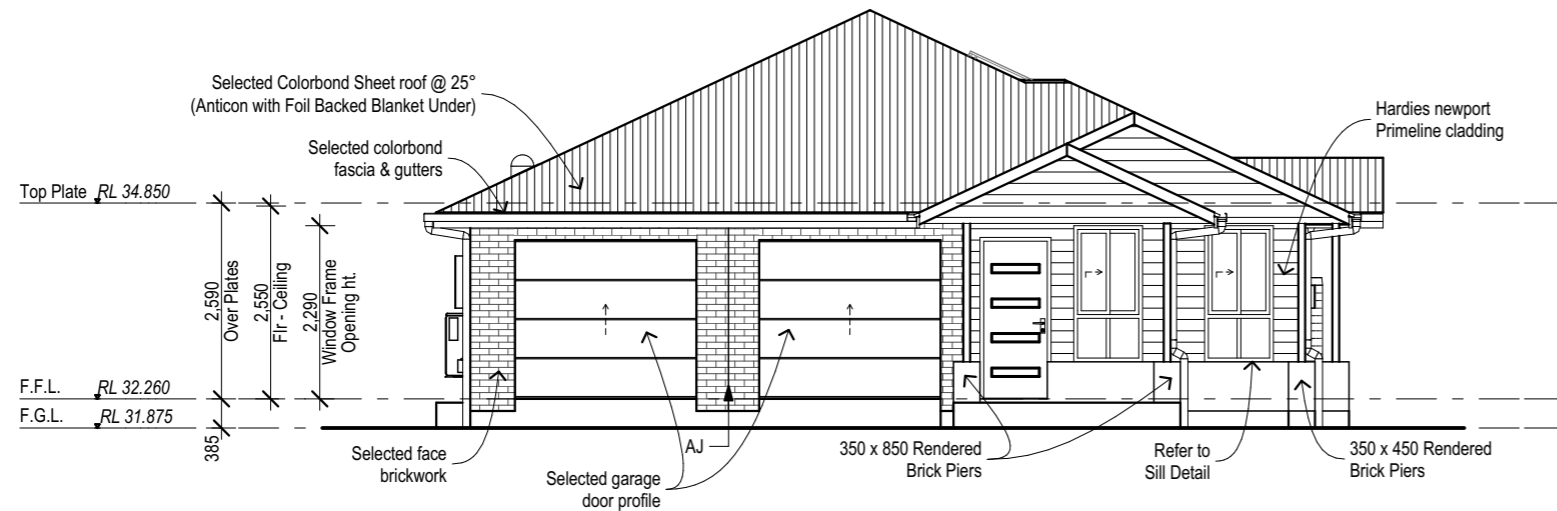
Note:  
Provide steel wall frames and roof trusses Provide R 0.2 thermal break to external wall frame and lightweight cladding

Note:  
Provide Security screens to all openable windows & sliding glass doors

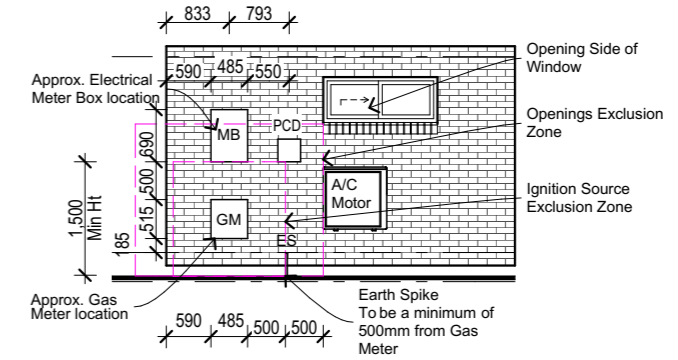
Entry door note:  
Entry door style shown is indicative only. Refer to the contract for further details

Note:  
450mm Eave U.N.O.

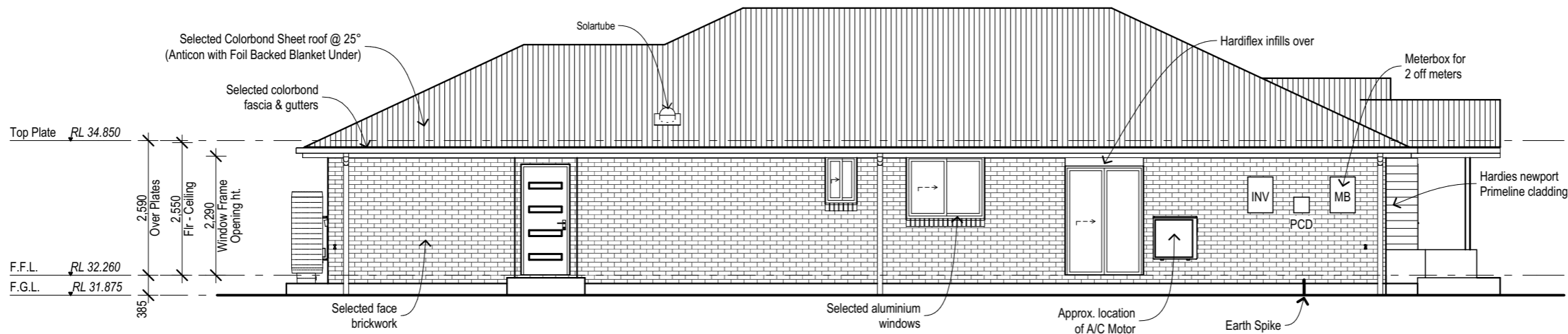
Provide full ht. Masonry articulation as per engineers report



**Elevation 1**



**TYP. SERVICES DETAIL QLD:100**



**Elevation 2**

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A	04.09.2023	Pre Construction Copy	JV

Client:  
PAIG Investor 3 (HTCB 3) ACN:  
601 790 774

Product:  
**Tuvalu**  
**Traditional Facade**  
**Garage to LH**

Site Address:  
Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council

**Elevations**

Plot Date: 04/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>04</b>	Job No: <b>408652</b>	

**N3 Wind Category**

**Communications Pre-wired**

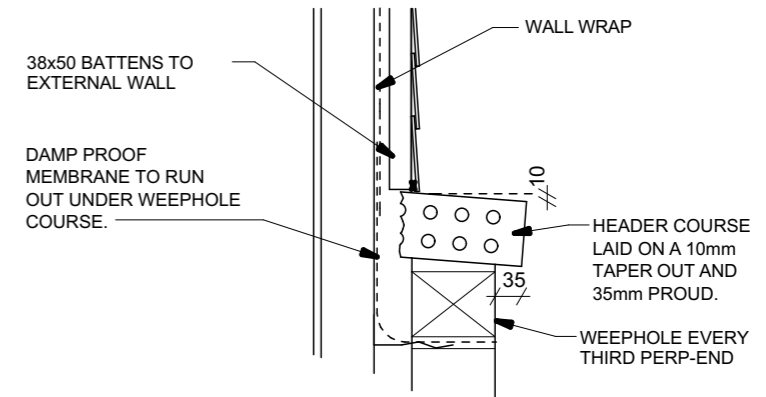
*Note:*  
Provide steel wall frames and roof trusses Provide R 0.2 thermal break to external wall frame and lightweight cladding

*Note:*  
Provide Security screens to all openable windows & sliding glass doors

*Entry door note:*  
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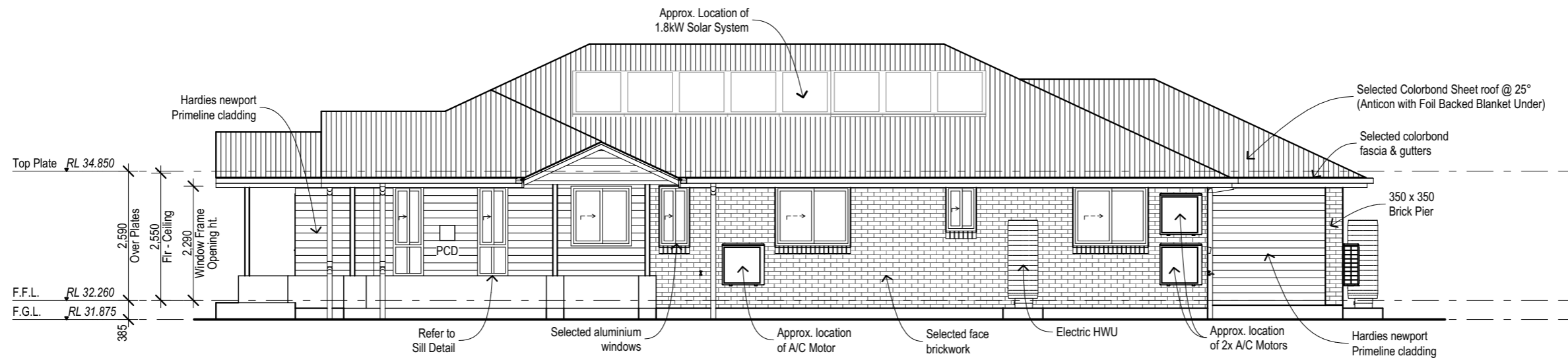
*Note:*  
450mm Eave U.N.O.

Provide full ht. Masonry articulation as per engineers report



**TYPICAL SILL DETAIL**  
SCALE 1:10

**Elevation 3**



**Elevation 4**

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Garage to LH**

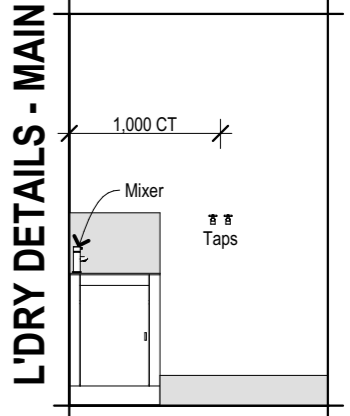
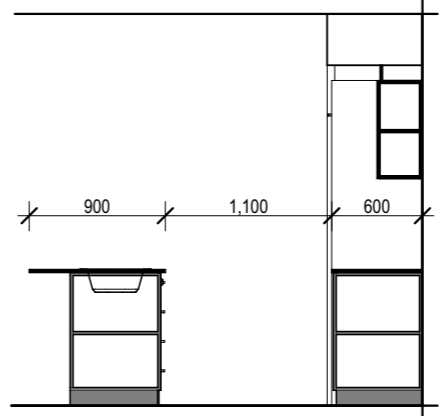
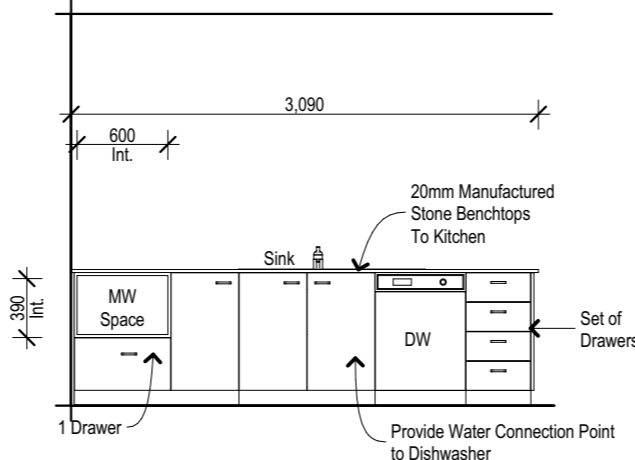
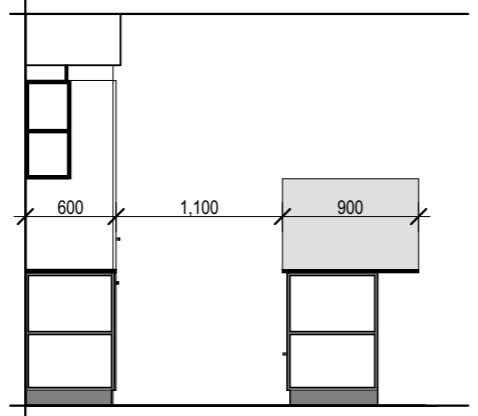
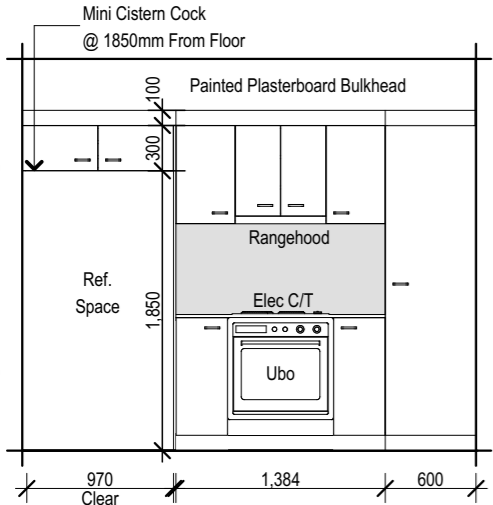
Site Address:  
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Elevations			
Plot Date: 04/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>05</b>	Job No: <b>408652</b>		

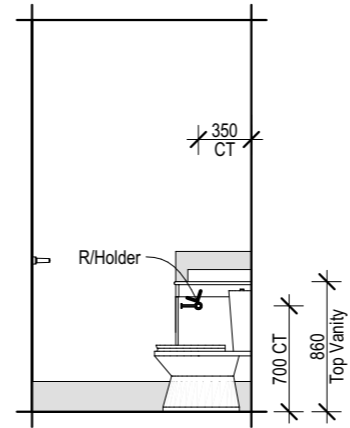
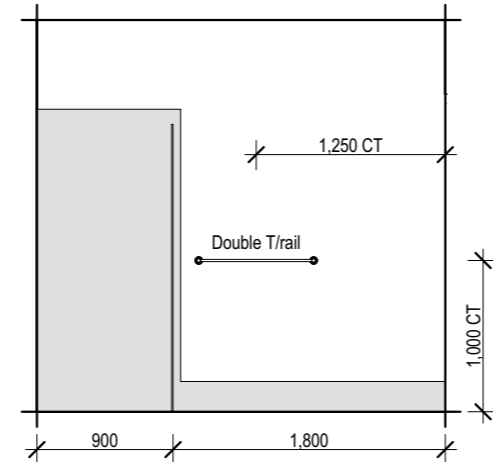
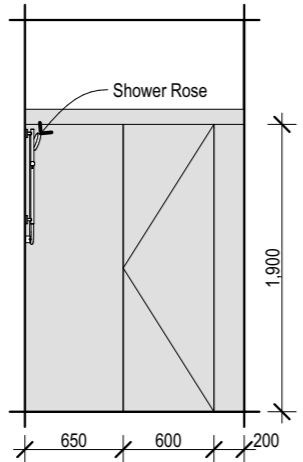
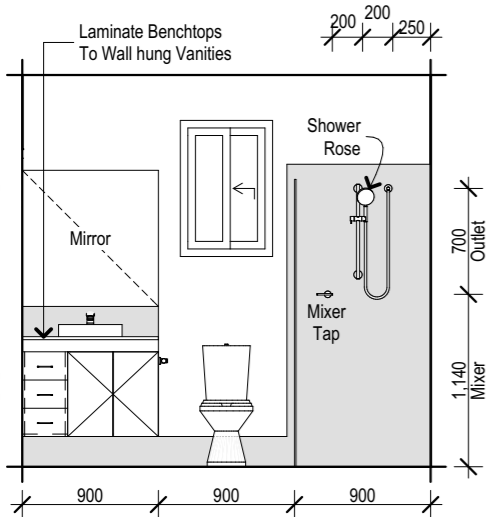
N3 Wind Category

Communications Pre-wired

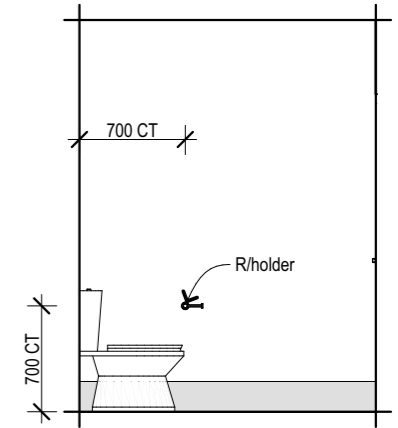
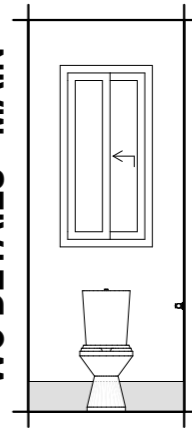
KITCHEN DETAILS - MAIN



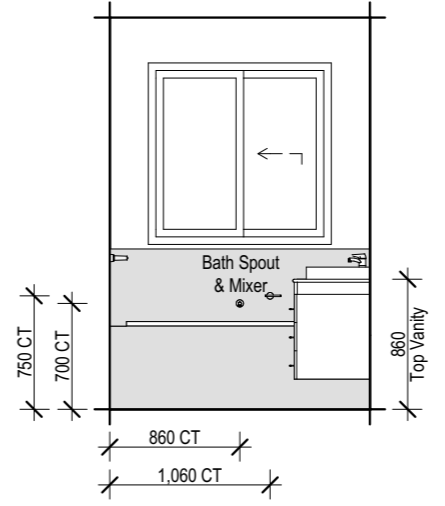
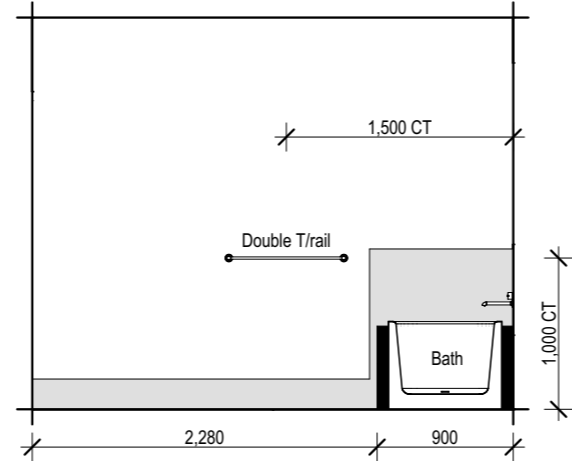
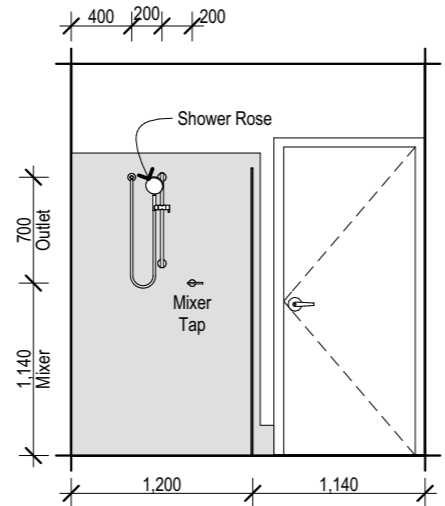
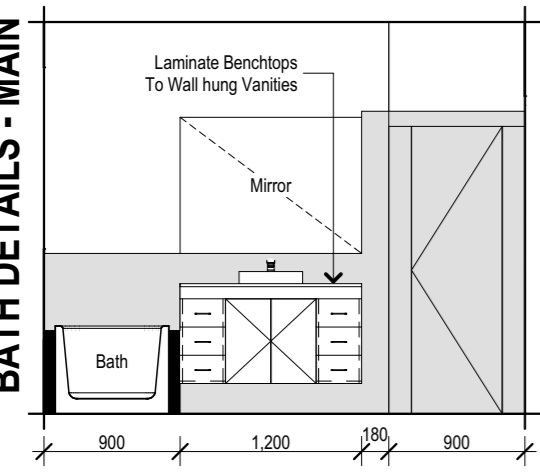
ENSUITE DETAILS - MAIN



WC DETAILS - MAIN



BATH DETAILS - MAIN



LIFT OFF HINGES TO COMPLY WITH ABCB HOUSING PROVISION 2022-PART 10.4.2

ALL MIRRORS AT 900mm HIGH

CLEAR LAMINATED GLASS SHOWER SCREENS WITH POWDERCOATED ALUMINIUM FRAMES TO SHOWERS

NOTE:  
ALL DIMENSIONS ARE APPROX. ONLY AND MAY VARY DEPENDING ON PRODUCT SELECTION AND ARE SHOWN FROM FLOOR LEVEL AND DO NOT INCLUDE BEDDING OR FLOOR TILES.

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Product:  
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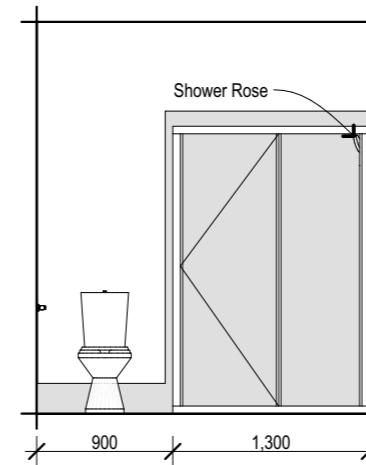
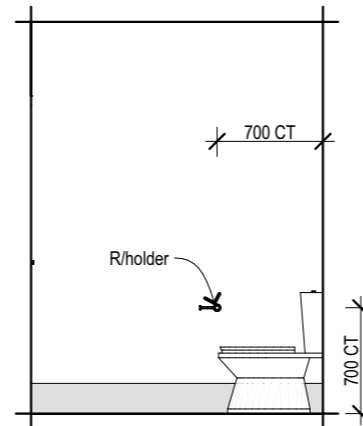
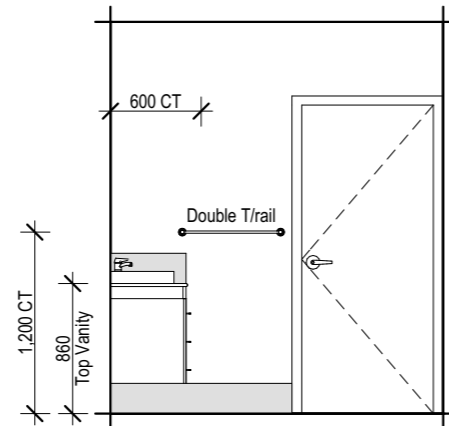
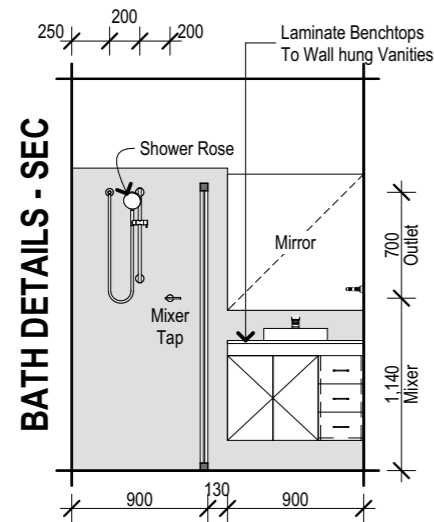
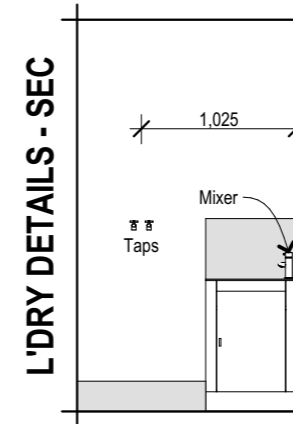
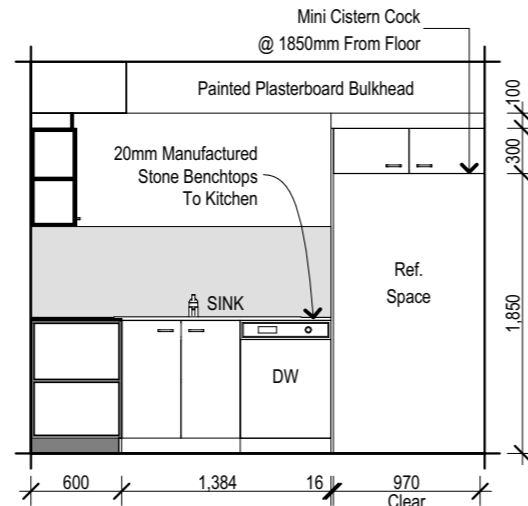
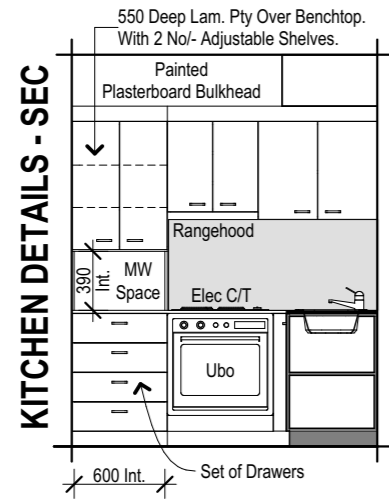
Internal Elevations			
Plot Date: 04/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:50	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>07</b>	Job No: <b>408652</b>		

Once this set of plans has been signed off, G Developments will not accept any more changes

Date: \_\_\_\_\_  
Client's Signature: \_\_\_\_\_

**N3 Wind Category**

**Communications Pre-wired**



LIFT OFF HINGES TO COMPLY WITH ABCB HOUSING PROVISION 2022-PART 10.4.2

ALL MIRRORS AT 900mm HIGH

CLEAR LAMINATED GLASS SHOWER SCREENS WITH POWDERCOATED ALUMINIUM FRAMES TO SHOWERS

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Product:  
**Tuvalu Hamilton Facade Garage to Left**

Site Address:  
**Lot 203 #15 Destiny Street Affinity Estate - Stage 2 Morayfield QLD 4506 SP: 324733**  
LGA: Moreton Bay Regional Council

Internal Elevations			
Plot Date: 04/09/2023	Drawn: J.V.	Checked Date: 25.08.23	Rev: <b>A</b>
Scale: 1:50	Checked: M.F.	Job No: <b>408652</b>	
Sheet: <b>08</b>			

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Client's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**N3 Wind Category**

**Communications Pre-wired**

ELECTRICAL LEGEND		
Type	Description	Qty
	Ceiling Fan & Light	5
	Circular Fluro	2
	Data Point	2
	Downlight - L.E.D.	28
	DPP (GPO)	19
	DPP with USB	4
	Exhaust Fan	3
	Phone Point	4
	Smoke Alarms	9
	SPP (GPO)	12
	TV Point	4
	Wall Light	4

**Position of Electrical Points Subject to Construction Constraints**

- Light Switches @ 1350mm Above FL
- Wall Mounted Lights @ 2000 Above FL
- Power Outlets @ 300mm Above FL (Except for the following)

1000 - Kitchen Bench	1800 - Rangehood (RH)
600 - Microwave U/Bench (MW)	1800 - Refrigerator (Ref)
600 - Dishwasher (DW)	1000 - Laundry Bench
1500 - Washing Machine (WM)	1000 - Vanities

**Comms Pre Wire Includes:**

- \* Lead in Cabling
- \* Gpo
- \* Lead in Conduit

All Above Items to Fibre Network Suppliers Specification

**Fibre Network Supplier to Provide:**

- \*Network Terminal Device
- \* PSU (Baterly Back-Up by Home Owner)

**Smoke Alarms**

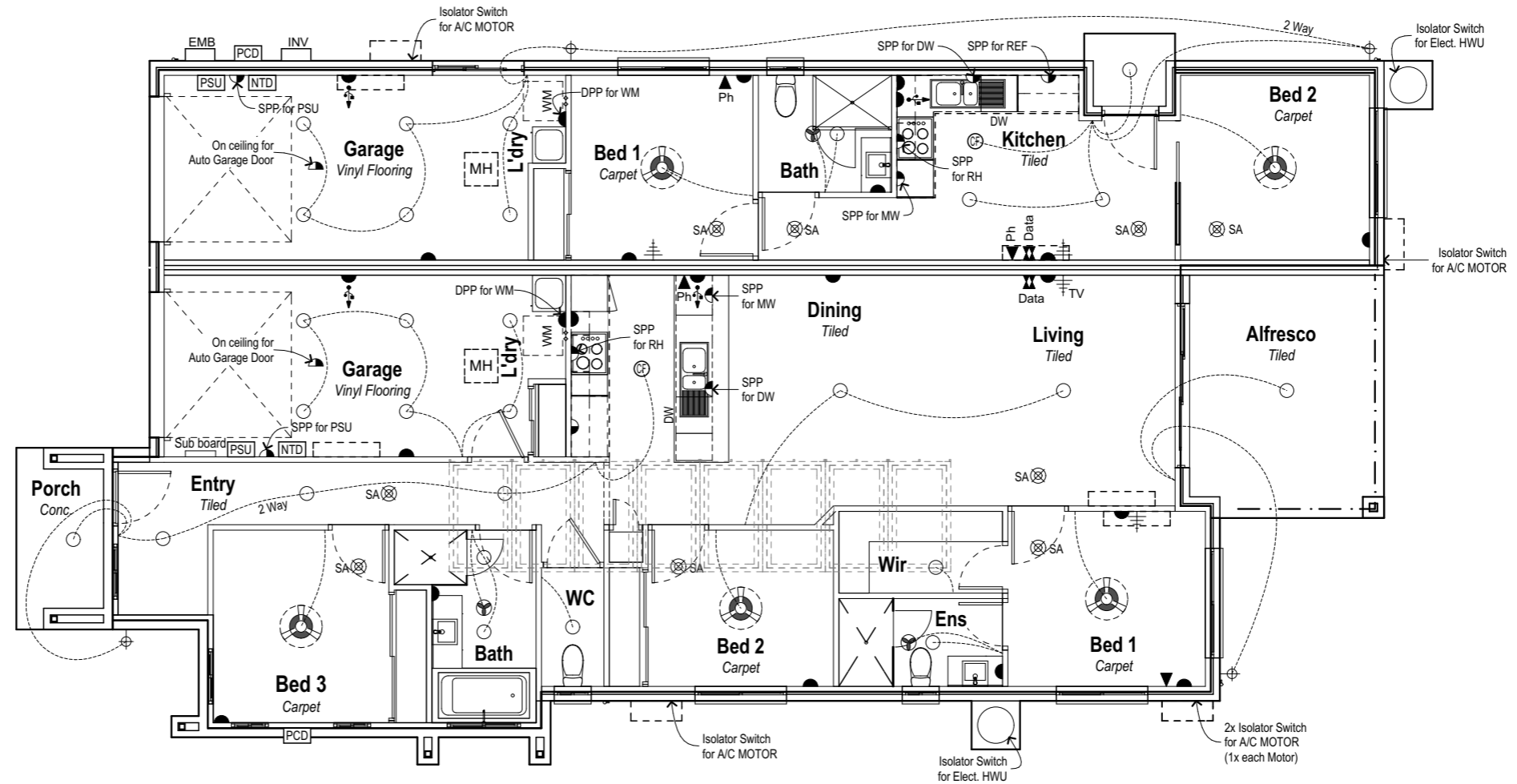
Approx. Position - installed as per ABCB HPS 2022 - PART 9.5 & AS 3786

**Exhaust fans**

To comply with A.S.1668.2. Installed as per ABCB HPS 2022 - PART 10.8.2

**Provide Solar Power System**

Final location of unit & points to be determine supplier / installer.



**FIRE SEPARATING WALL NOTES**

All electrical switches, outlets or sockets accommodated in a fire separating wall.

1. The service and building element must be tested to achieve a FRL of not less than -/60/60.
2. The service must be installed so that the opening or recess must not be located opposite any point within 300 mm horizontally or 600 mm vertically of any opening or recess on the opposite side of the wall, or extend beyond half the thickness of the wall and any gap within the service, and the wall must be packed with mineral fibre or other suitable material.
3. Other than for tested systems, if a switch, outlet or socket is accommodated in a hollow separating wall (stud, veneer, hollow masonry) the cavity immediately behind the service must be framed and packed with mineral fibre or other suitable material.

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Rev	Date	Amendments
A	04.09.2023	Pre Construction Copy

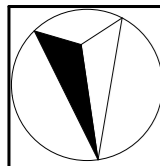
Client:  
PAIG Investor 3 (HTCB 3) ACN:  
601 790 774

Product:  
**Tuvalu**  
Hamilton Facade  
Garage to Left

Site Address:  
Lot 203  
#15 Destiny Street  
Affinity Estate - Stage 2  
Morayfield QLD 4506  
SP: 324733  
LGA: Moreton Bay Regional Council

**Electrical Plan**

Plot Date: 04/09/2023	Drawn: J.V.	Rev: <b>A</b>
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23
Sheet: <b>09</b>	Job No: <b>408652</b>	



**N3 Wind Category**

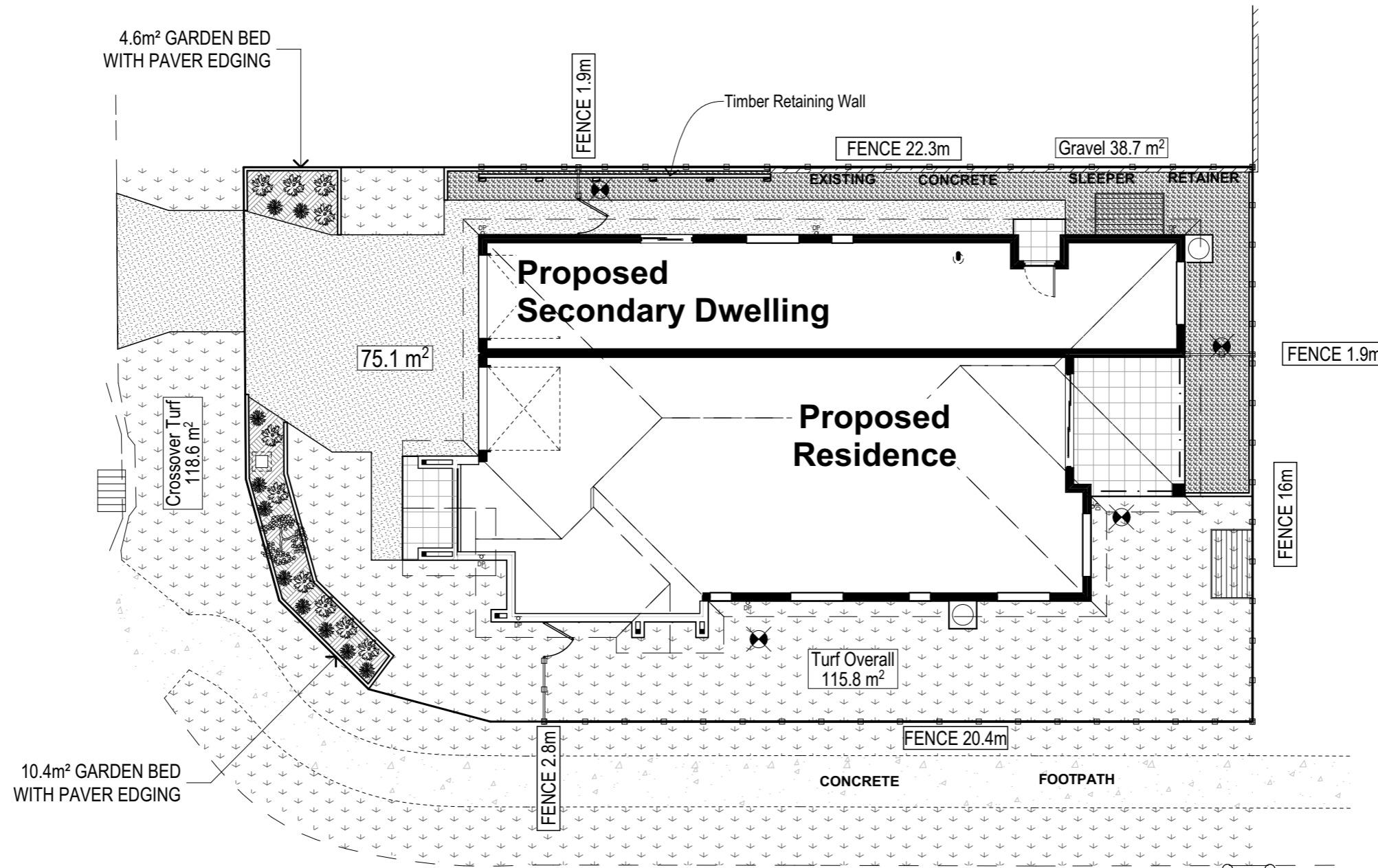
**Communications Pre-wired**

**LEGEND AND QUANTITIES -**

- 1 - 45L Tree
- 10 - 200mm Pot Size Plants
- 10 - 140mm Pot Size Plants
- YARD GULLY

- Feature Stone
- "A" Grade Turf
- Gravel
- Clay Paver Garden Edging

**NOTES:**  
 Garden and lawn areas to be edged with clay paver edge unless adjoining onto concrete pad or fencing.  
 Turf evenly graded from residence towards yard gullies.  
 All garden beds mulched 75mm depth after planting.



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Rev	Date	Amendments	By
A	04.09.2023	Pre Construction Copy	JV

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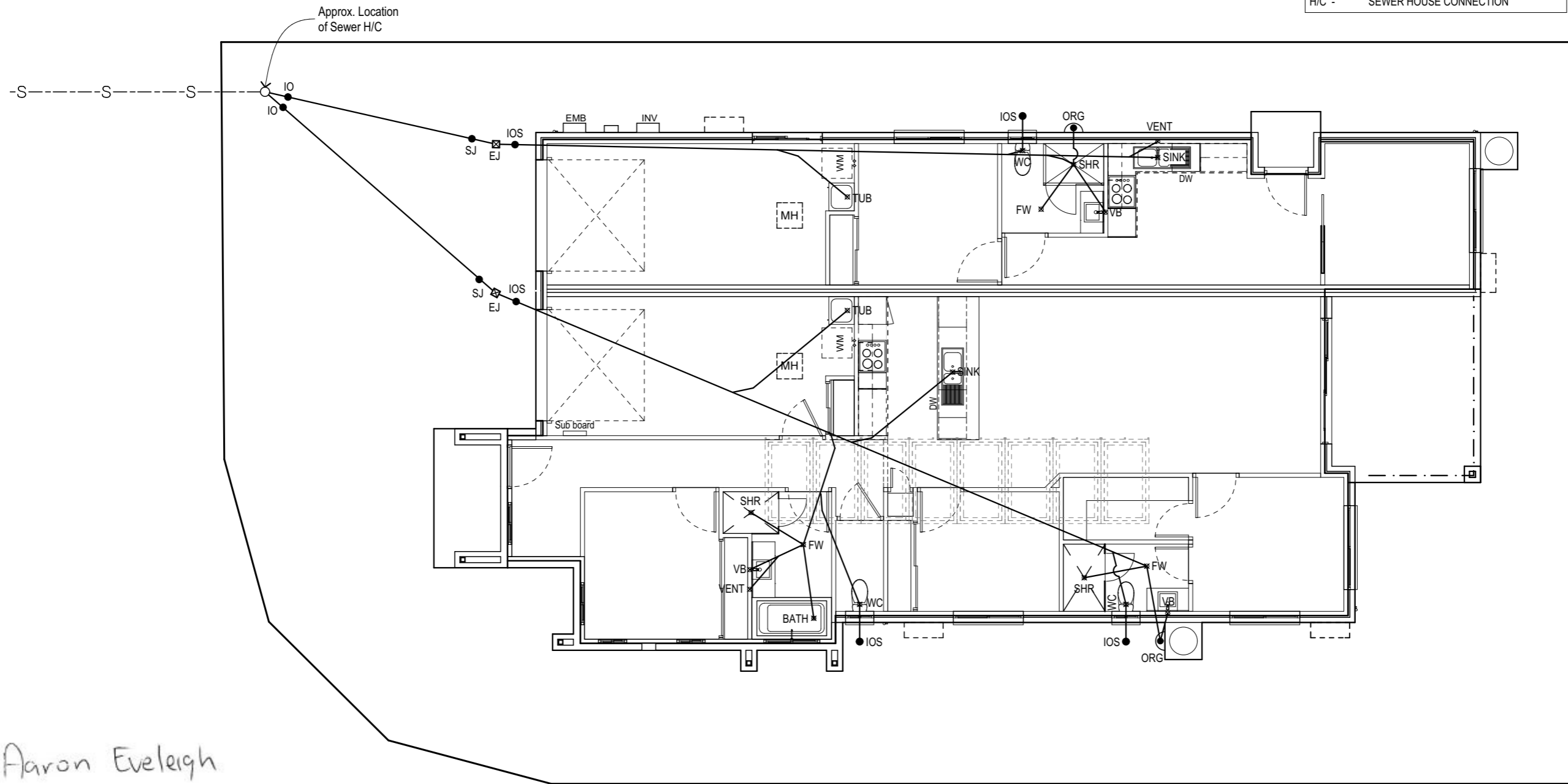
Site Address:  
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Landscape Plan			
Plot Date: 04/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:150	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>15</b>	Job No: <b>408652</b>		

N3 Wind Category

Communications Pre-wired

LEGEND	
EJ -	EXPANSION JOINT
SJ -	SWIVEL JOINT
IO -	INSPECTION OPENING
IOS -	INSPECTION OPENING TO SURFACE
ORG -	OVERFLOW RELIEF GULLY
FW -	FLOOR WASTE
WC -	WATER CLOSET
SHR -	SHOWER
VB -	VANITY BASIN
H/C -	SEWER HOUSE CONNECTION



Araron Eveleigh  
 Lic No. 25449

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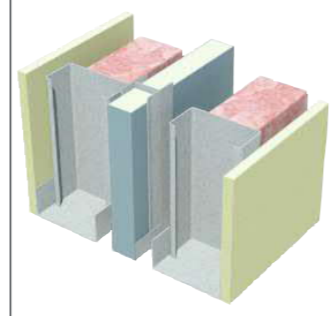
Client:  
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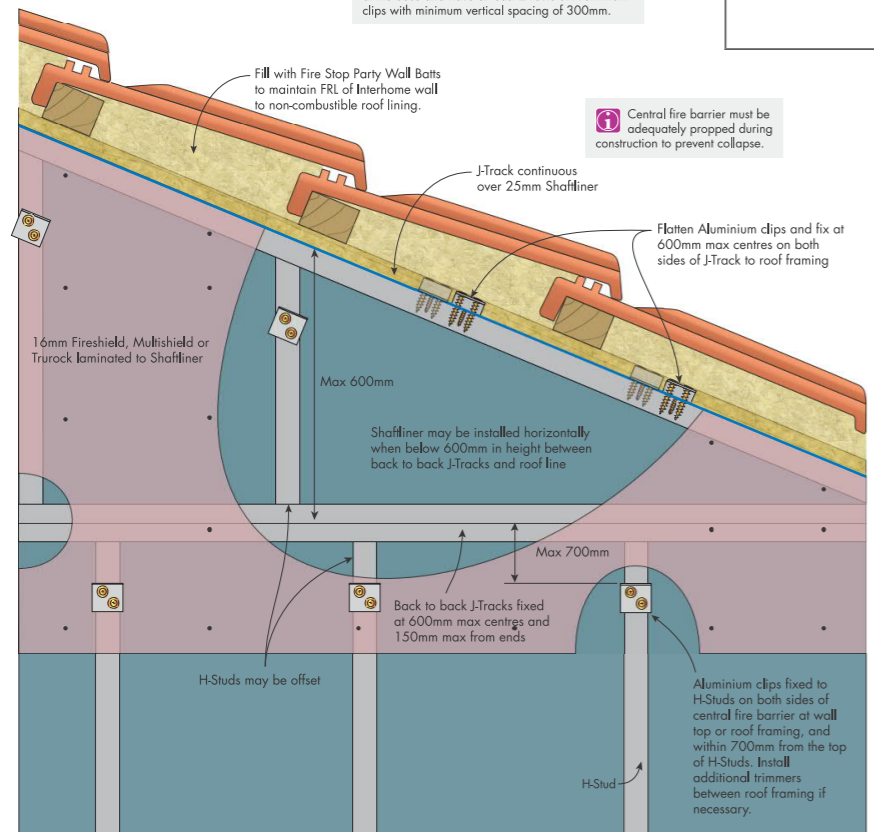
Sanitary Drainage			
Plot Date: 04/09/2023	Drawn: J.V.	Rev: <b>A</b>	
Scale: 1:100	Checked: M.F.	Checked Date: 25.08.23	
Sheet: <b>16</b>	Job No: <b>408652</b>		

IHW9			Fire Resistance Level
<ul style="list-style-type: none"> <li>1 layer of 10mm <b>soundshield</b> or <b>opal</b></li> <li>Steel stud framing with insulation</li> <li>Minimum 20mm air-gap</li> <li>1 layer of 25mm <b>shaftliner</b> or <b>intershield</b> encased in <b>interhome H-studs</b></li> <li>Minimum 20mm air-gap</li> <li>Steel stud framing with insulation</li> <li>1 layer of 10mm <b>soundshield</b> or <b>opal</b></li> </ul>			<b>60/60/60</b> rated for the wall frame opposite to fire attack  Fire Report FC11661
Minimum Cavity On Each Side (mm)	Wall Width (mm)	Sound Insulation Rw (Rw + Ctr)	
Cavity size = stud size + air-gap	265	2 x Pink® Batts Wall R2.5	Acoustic Report Day Design 3094-42  Note: Impact Sound Resistant - Discontinuous Construction
110 (eg. 70 stud + 40 gap or 90 stud + 20 gap)		62 (50)	



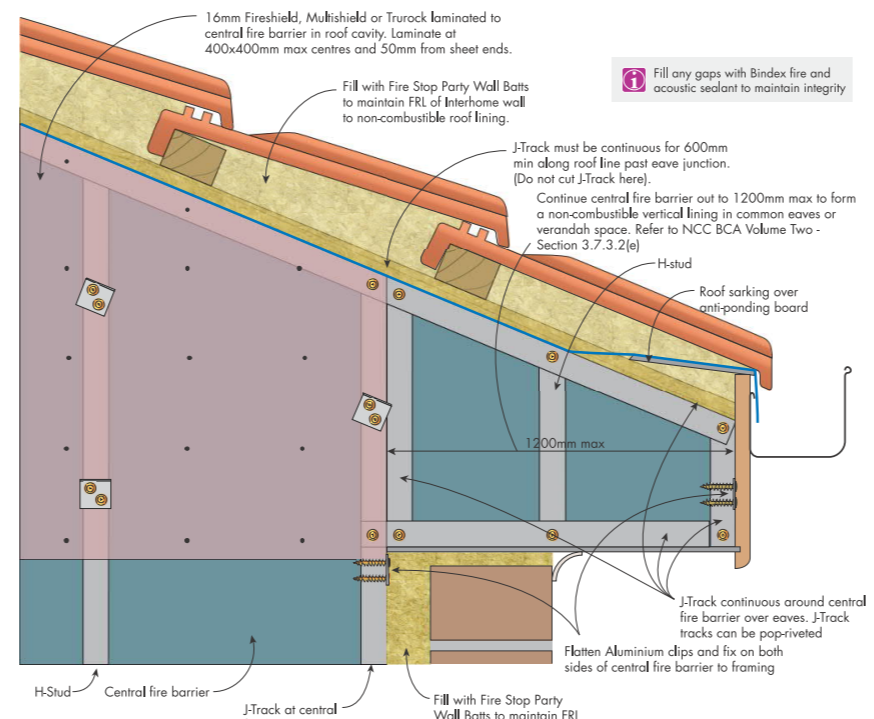
**Interhome Central Fire Barrier**

For raked ceilings, central fire barriers with horizontal back to back J-tracks must be fixed at the base and have at least 2 rows of Aluminium clips with minimum vertical spacing of 300mm.



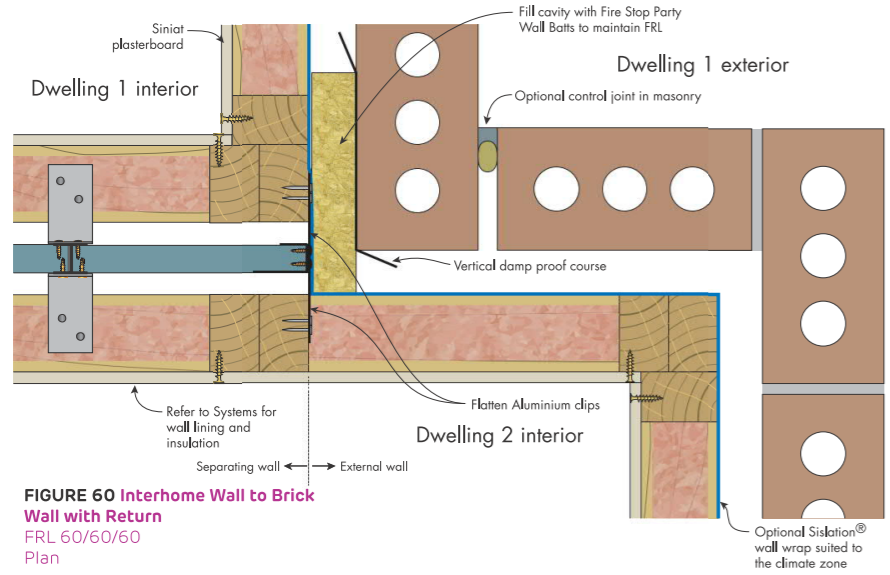
**FIGURE 37 Interhome with Horizontal Shaftliner to Roof Line**  
FRL 60/60/60  
Section

**Interhome Wall Over Eaves**

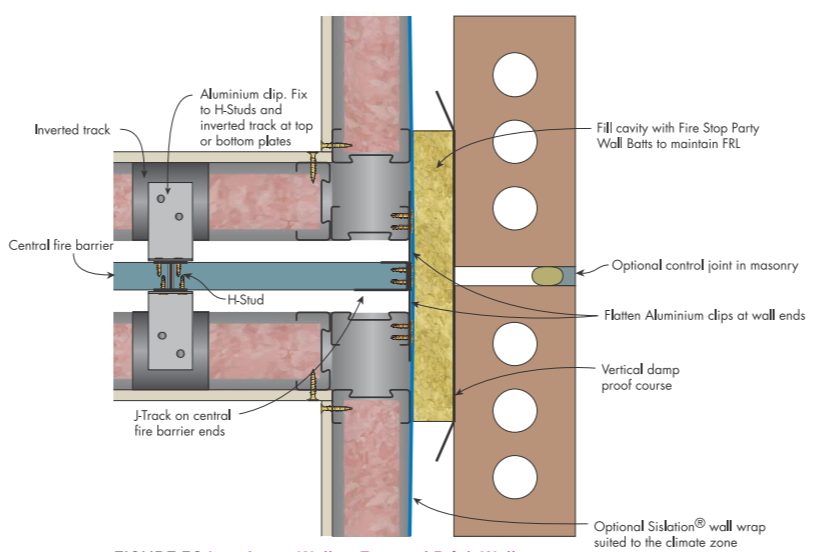


**FIGURE 41 Interhome over Eaves**  
FRL 60/60/60  
Section

**Interhome Wall To External Wall**

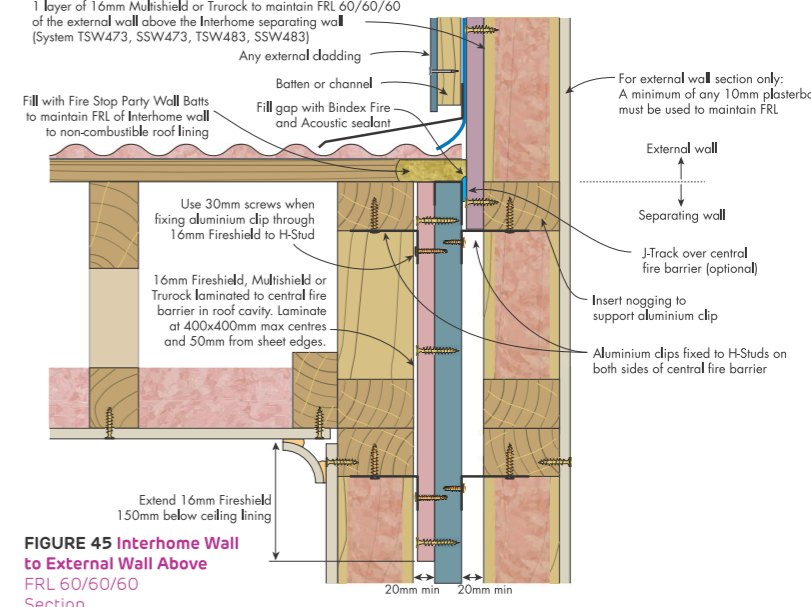


**FIGURE 60 Interhome Wall to Brick Wall with Return**  
FRL 60/60/60  
Plan



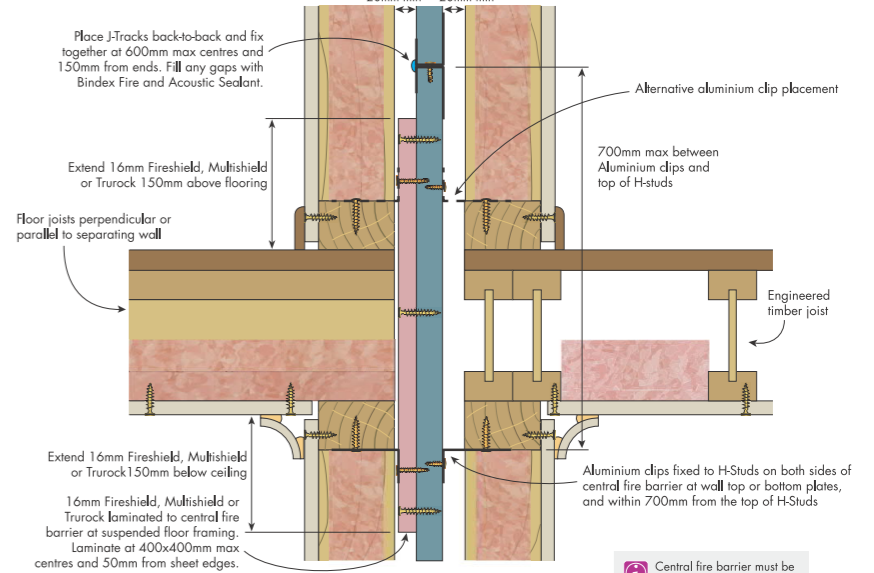
**FIGURE 59 Interhome Wall to External Brick Wall**  
Steel Frame - FRL 60/60/60  
Plan

**Interhome Wall To External Wall Above**



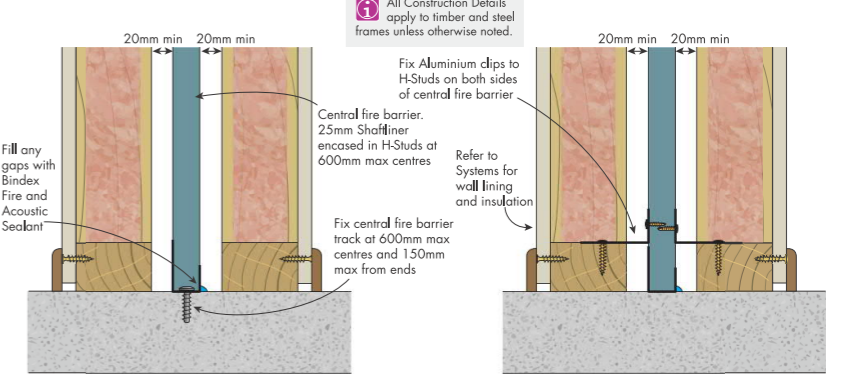
**FIGURE 45 Interhome Wall to External Wall Above**  
FRL 60/60/60  
Section

**Interhome Wall To Upper Storey Floor**



**FIGURE 28 Interhome Wall to Upper Storey Floor**  
FRL 60/60/60  
Section

**Interhome Wall Base Details**



**FIGURE 20 Interhome Wall Base to Slab**  
FRL 60/60/60  
Section

**FIGURE 21 Interhome Wall Base to Slab - Alternate Detail**  
FRL 60/60/60  
Section

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PartyWall Details		
Plot Date: 04/09/2023	Drawn: J.V.	Rev: <b>A</b>
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Date:

Client's Signature: