

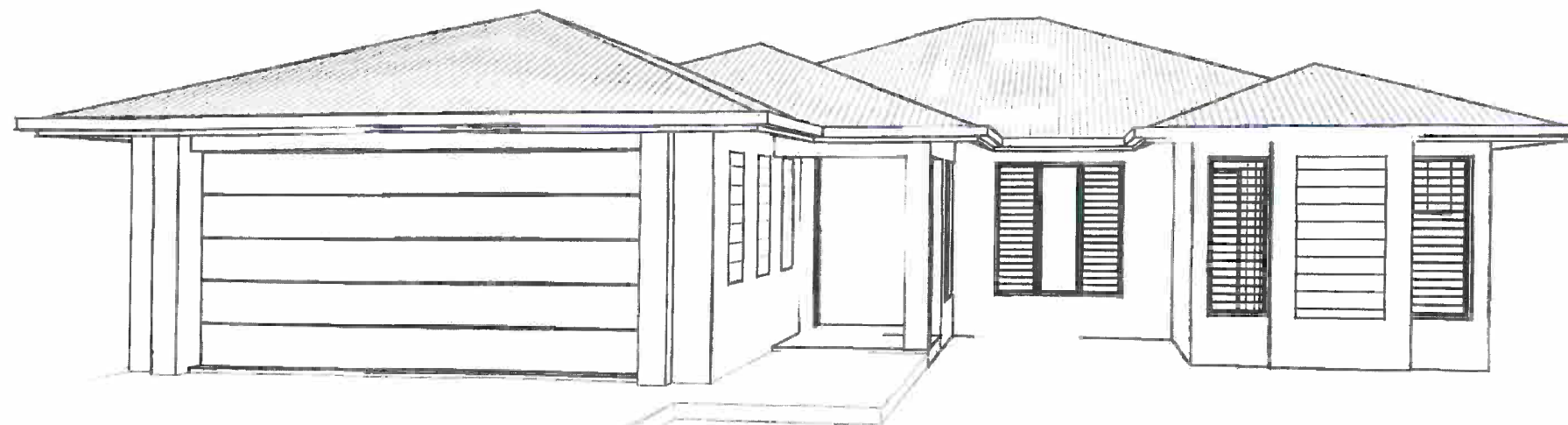
CLIENT : S. ANSELL & N. WEISS
PROJECT : PROPOSED RESIDENCE
ADDRESS : LOT 12 LEIGHTON CRESCENT,
GORDONVALE

ALL CONSTRUCTION APPROVALS

ALL BUILDING WORK IS TO BE BUILT IN ACCORDANCE
WITH THE BUILDING ACT 1975 AND ANY CONDITIONS
ON THE ISSUED DECISION NOTICE.

APPLICATION NO: 20904 Date: 17/10/16

MARTIN ACCATINO A1186665



ALL CONSTRUCTION APPROVALS

Permit No: 20904 Date: 17 OCT 2016

The building work described on this drawing/specification
conforms with the provisions of the Building Act 1975 and
is subject to the conditions of the Development Permit.

SHEET REGISTER

WD01	SITE PLAN
WD02	FLOOR PLAN
WD03	ELEVATIONS
WD04	ELEVATIONS
WD05	SLAB SET-OUT PLAN
WD06	FOOTING PLAN
WD07	FOOTING DETAILS
WD08	TYPICAL SECTION
WD09	TRUSS TIE-DOWN DETAILS
WD10	ELECTRICAL PLAN

SUSTAINABLE HOUSING INFORMATION

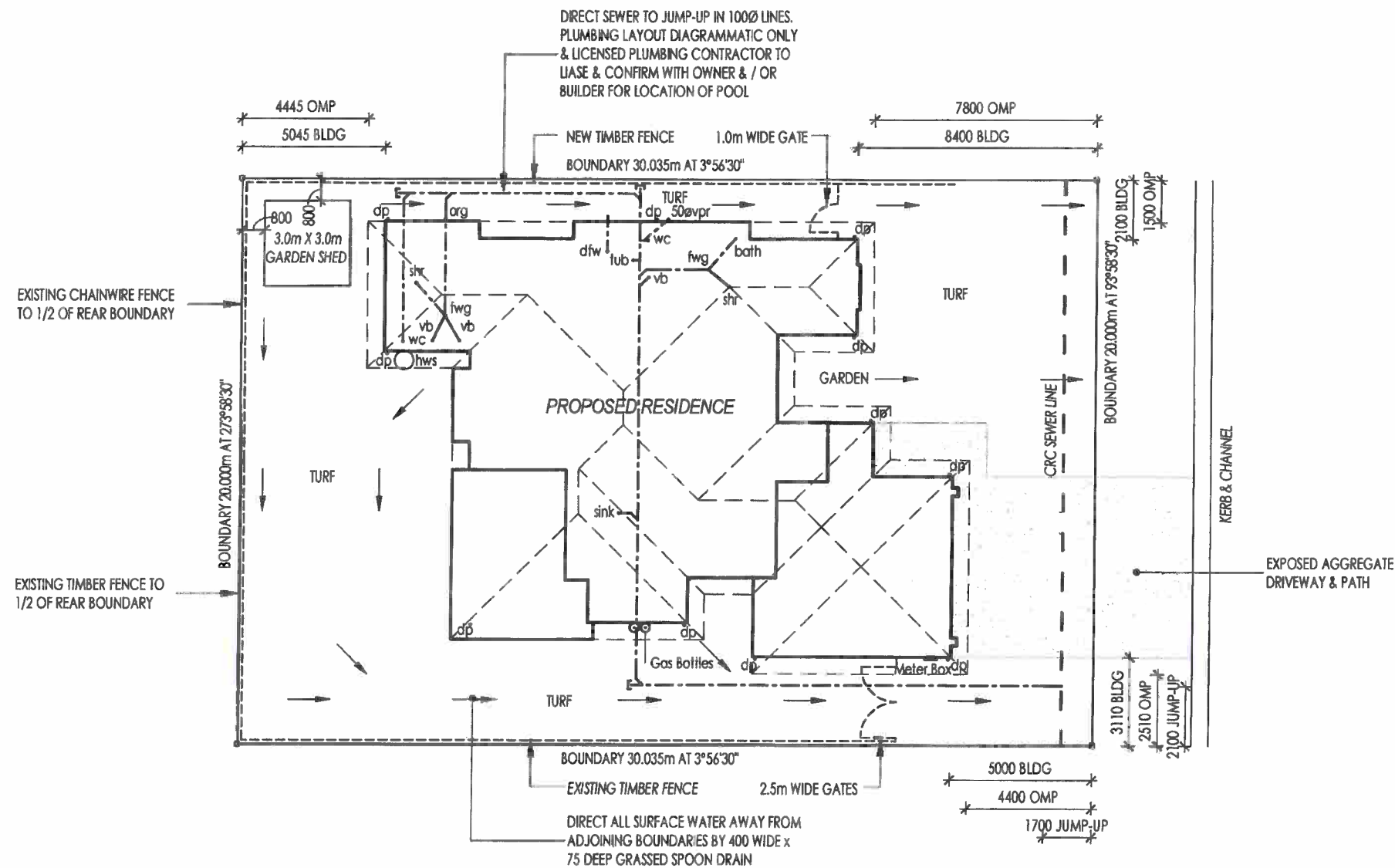
ALL AIR CONDITIONERS MUST HAVE AN EER OF AT LEAST 2.90.
SHOWER ROSES WILL BE AAA RATED. WATER PRESSURE WILL NOT EXCEED 500kpa, OR A
PRESSURE LIMITING DEVICE WILL BE FITTED. 4-STAR WATER EFFICIENCY LABELING AND
STANDARDS (WELS) SCHEME RATED TOILETS (PREVIOUSLY 3-STAR WELS RATED).
THE WATER EFFICIENCY REQUIREMENTS ALSO APPLY FOR RETROFITTING OF EXISTING
FEATURES IN HOMES WHERE THE HOUSEHOLD RENOVATIONS INVOLVE BOTH A BUILDING
AND PLUMBING APPROVAL. MINIMUM 3-STAR WELS RATED TAPWARE FOR KITCHEN SINKS,
BATHROOM BASINS AND LAUNDRY TROUGHS (NEW). WATER EFFICIENT IRRIGATION
SYSTEM (IF AN OUTDOOR IRRIGATION SYSTEM IS INSTALLED) WITH A MAXIMUM FLOW RATE
OF NINE LITRES PER MINUTE. 5 STAR RATED HOT WATER SYSTEM WILL BE INSTALLED. 80%
OF THE NUMBER OF LIGHT FITTINGS TO BE FITTED EXCLUSIVELY WITH ENERGY
EFFICIENT GLOBES. A CERTIFICATE WILL BE PROVIDED BY THE PLUMBER TO CERTIFY
THAT THE ABOVE ITEMS HAVE BEEN COMPLIED WITH MINIMUM 4-STAR MINIMUM ENERGY
PERFORMANCE STANDARD (MEPS) RATED AIR CONDITIONERS (WHERE NEW AND
REPLACEMENT SYSTEMS ARE INSTALLED). A CERTIFICATE FROM THE BUILDER
CONFIRMING THAT THE ABOVE ITEM HAS BEEN COMPLIED WITH. A CERTIFICATE WILL BE
PROVIDED BY THE ELECTRICIAN TO CERTIFY THAT 80% OF THE TOTAL ENCLOSED FLOOR
AREA IS FITTED WITH FLUORESCENT LIGHTING.



PH: (07) 4045 6005

QBCC: 1117517

ABN: 25 124 199 613



LEIGHTON CRESCENT

ALL CONSTRUCTION APPROVALS

Permit No: 200904 Date: 17 OCT 2016

The building work described on this drawing/specification conforms with the provisions of the Building Act 1975 and is subject to the conditions of the Development Permit.

 **SITE PLAN**
SCALE 1 : 200



RPD :
LOT 12
SP 207029
PARISH OF GRAFTON
COUNTY OF NARES
AREA 601 m2

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PH: (07) 4045 8005

QBCC: 1117517

ABN: 25 124 199 613

PROJECT :-
PROPOSED RESIDENCE
CLIENT :-
S. ANSELL & N. WEISS

PROJECT ADDRESS :-
**LOT 12 LEIGHTON CRESCENT,
GORDONVALE**

DRAWN :-
LUKE OZOLINS
ENGINEER :-
CMG CONSULTING
ENGINEERS PTY LTD
BUILDER :-
LAURENCE COURT
PTY LTD

SCALE @ A3:
1 : 200
DESIGN WIND VELOCITY :-
C1
CLASSIFICATION

REVISION	DATE	ISSUE	DATE :- 02/08/2016
DRAFTING ISSUE	02/08/2016	A	DRAWING No :- C012LEI SHEET No :- WD01
ENGINEERING ISSUE	29/09/2016	B	
CONSTRUCTION ISSUE	10/10/2016	C	

200 C.M. BLOCKWORK REINFORCING :-

DOTS IN 200 C.M. WALLS INDICATE N12 VERTICAL REIN. BARS AT 1200 MAX. CRS. AS NOTED ON FLOOR PLAN, AT ALL CORNERS ADJACENT TO ALL OPENINGS & UNDER ALL GIRDER TRUSSES (WHERE APPLICABLE) 2-N12 BARS BESIDE ALL OPENINGS GREATER THAN 1800.

DOOR TO WC TO BE MOUNTED ON REMOVABLE HINGES.

INTERNAL TIMBER WALLS (N.L.B.)

70/90x35 MGP10 STUDS AT 450 MAX. CRS. U.N.O.
70/90x35 MGP10 TOP & BOTTOM PLATES U.N.O.
70/90x35 MGP10 NOGGING AT 1350 MAX. CRS.

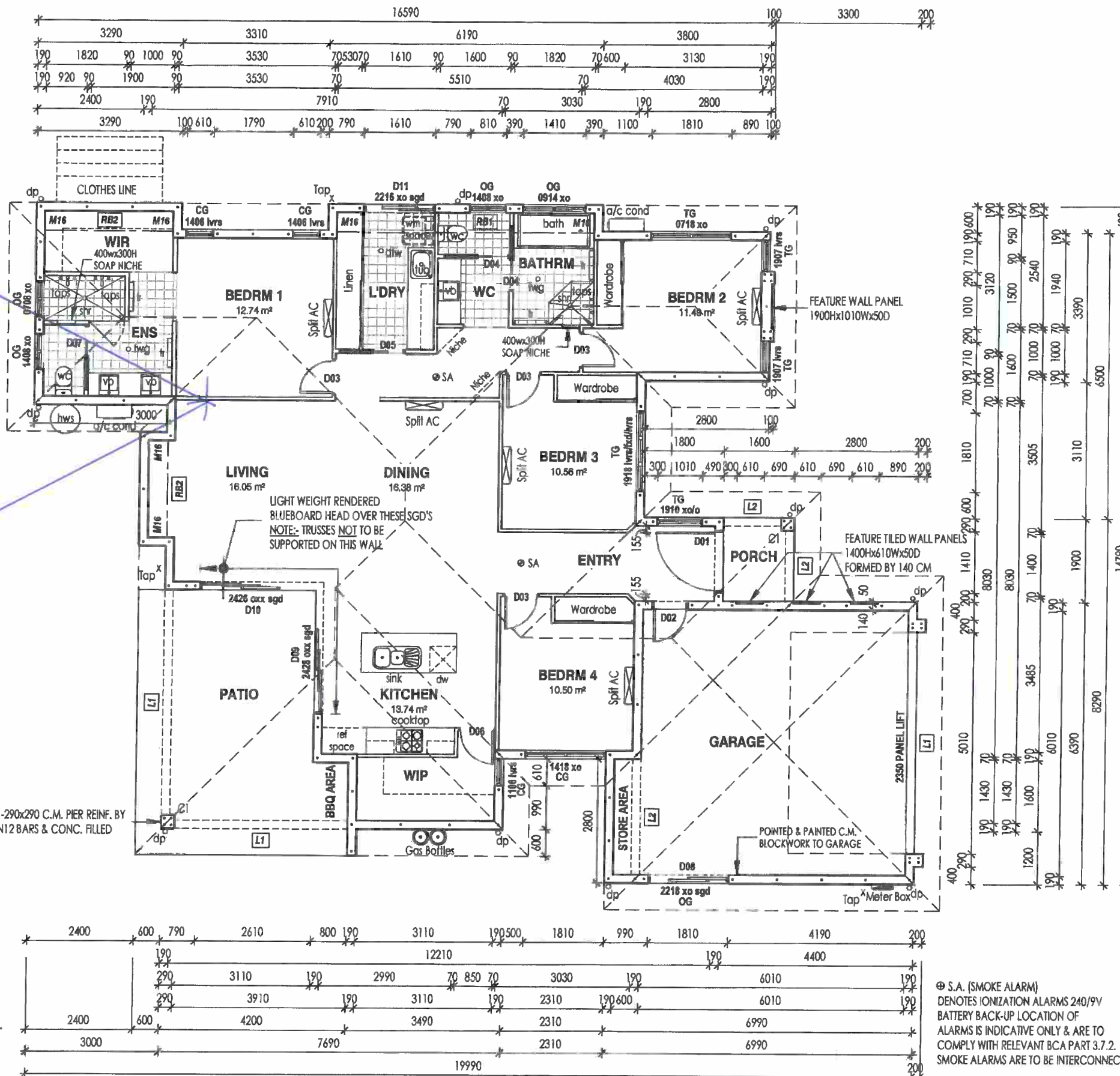
L1 400x200 C.M. LINTEL
2-N16 BARS TOP
2-N16 BARS BOTTOM
L8 LIGS AT 200 CRS.

L2 400x200 C.M. LINTEL
1-N16 BAR TOP
1-N16 BAR BOTTOM
L8 LIGS AT 200 CRS.

RB1 - 200x100x4.0 RHS ROOF BEAM

RB2 - 125x75x4.0 RHS ROOF BEAM

Internal wall frames must be attached to trusses with approved slotted brackets to permit free movement as per AS 1684



AREAS:	(APPROX)
LIVING	154.58 m²
GARAGE	41.49 m²
PATIO	19.56 m²
PORCH	3.04 m²
TOTAL	218.67 m²
PATIO EXT.	6.23 m²

DOOR SCHEDULE:	
D01	2340H x 1200W DOOR IN FRAME WITH SILL & SEAL
D02	2340H x 820W SWING DOOR (METAL FRAME)
D03	2340H x 820W SWING DOOR
D04	2040H x 770W CAVITY SLIDING DOOR
D05	2340H x 820W CAVITY SLIDING DOOR
D06	2340H x 720W GLAZED SWING DOOR
D07	2040H x 770W GLAZED CAVITY SLIDING DOOR
D08	ALUM SGD WITH OBSCURE GLASS
D09	ALUM SGD WITH CLEAR GLASS
D10	ALUM SGD WITH CLEAR GLASS
D11	ALUM SGD WITH GREY GLASS

WINDOW KEY:	
TG	TINTED GLASS
CG	CLEAR GLASS
OG	OBSCURE GLASS

ALL CONSTRUCTION APPROVALS
Permit No: 200904 Date: 17 OCT 2018
The building work described on this drawing/specification conforms with the provisions of the Building Act 1975 and is subject to the conditions of the Development Permit.

FLOOR PLAN
SCALE 1 : 100

⊗ S.A. (SMOKE ALARM)
DENOTES IONIZATION ALARMS 240/9V
BATTERY BACK-UP LOCATION OF ALARMS IS INDICATIVE ONLY & ARE TO COMPLY WITH RELEVANT BCA PART 3.7.2.
SMOKE ALARMS ARE TO BE INTERCONNECTED

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN IN THESE DRAWINGS FOR CONSTRUCTION IN TERRAIN CATEGORY C1
C.M.G. CONSULTING ENGINEERS PTY. LTD.
A.C.N. 011 040 375
208 BUCHAN ST. CARINGB. QLD. 4870
PH: 07 4031 2775 FAX: 07 4051 9013

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PH: (07) 4045 6005

QBCC: 1117517

ABN: 25 124 199 613

PROJECT :-
PROPOSED RESIDENCE
CLIENT :-
S. ANSELL & N. WEISS

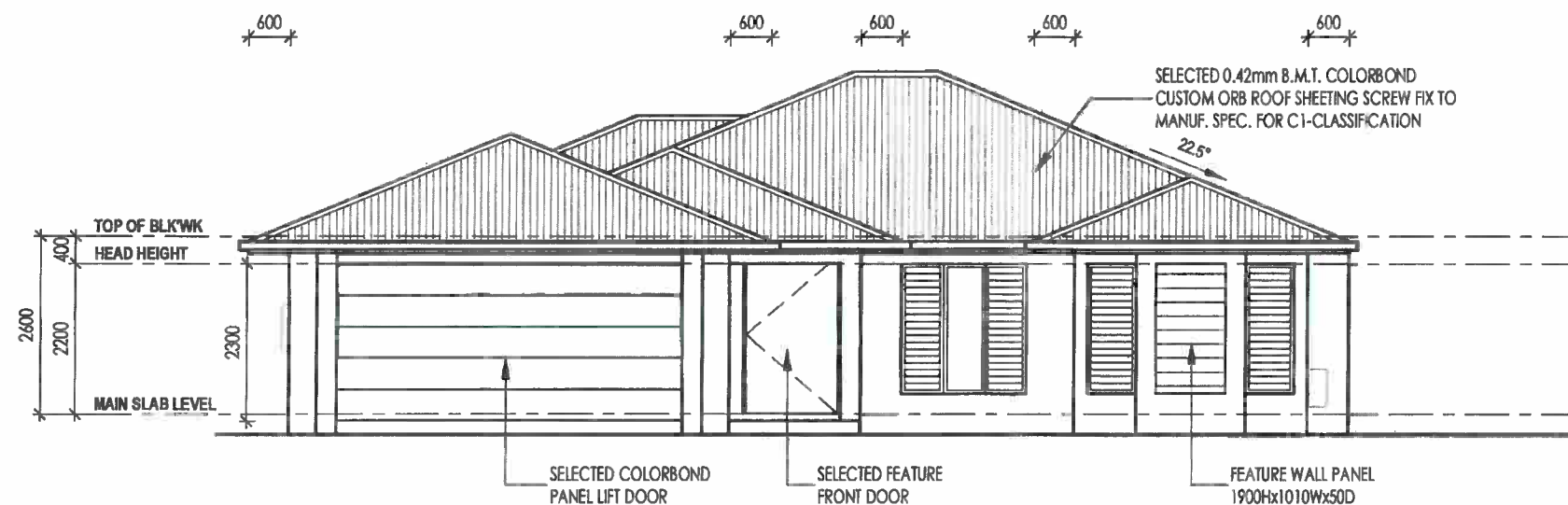
PROJECT ADDRESS :-
LOT 12 LEIGHTON CRESCENT, GORDONVALE

DRAWN :-
LUKE OZOLINS
ENGINEER :-
CMG CONSULTING ENGINEERS PTY LTD
BUILDER :-
LAURENCE COURT PTY LTD

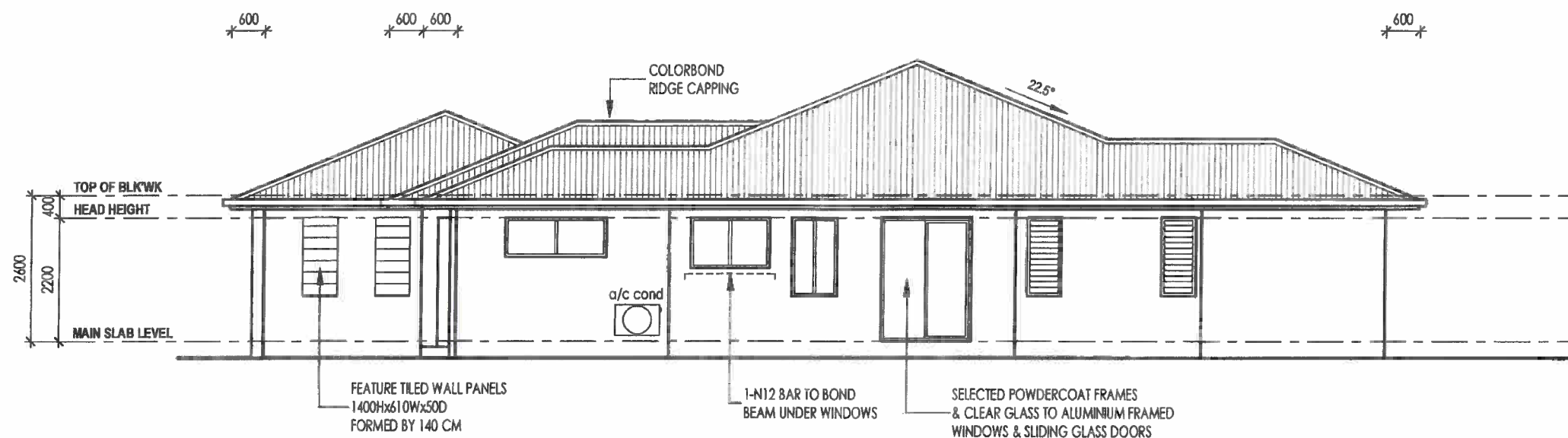
SCALE @ A3:
1 : 100
DESIGN WIND VELOCITY :-
C1
CLASSIFICATION

REVISION	DATE	ISSUE	DATE
DRAFTING ISSUE	02/08/2016	A	02/08/2016
ENGINEERING ISSUE	29/09/2016	B	
CONSTRUCTION ISSUE	10/10/2016	C	

DRAWING No :-
C012LEI
SHEET No :-
WD02



FRONT ELEVATION
SCALE 1 : 100



RIGHT SIDE ELEVATION
SCALE 1 : 100

ALL CONSTRUCTION APPROVALS

Permit No: 20904 Date: 17 OCT 2016

The building work described on this drawing/specification conforms with the provisions of the Building Act 1975 and is subject to the conditions of the Development Permit.

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN IN THESE DRAWINGS FOR CONSTRUCTION IN TERRAIN CATEGORY C1

Signature 11-10-16
C.M.G. CONSULTING ENGINEERS PTY LTD
ACN 011 048 375
208 BUCHAN ST
CAIRNS QLD. 4870
PH 07 4031 2776
FAX 07 4051 9013

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PH:- (07) 4045 6005

QBCC:- 1117517

ABN:- 25 124 199 613

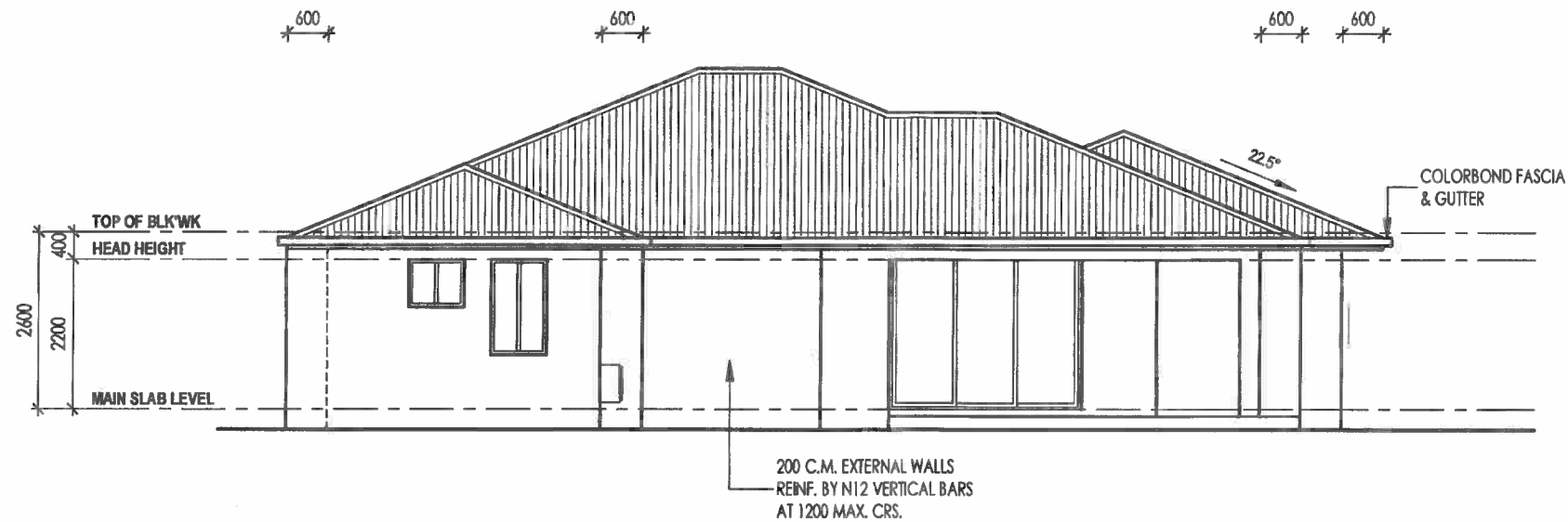
PROJECT :-
PROPOSED RESIDENCE
CLIENT :-
S. ANSELL & N. WEISS

PROJECT ADDRESS :-
**LOT 12 LEIGHTON CRESCENT,
GORDONVALE**

DRAWN :-
LUKE OZOLINS
ENGINEER :-
CMG CONSULTING
ENGINEERS PTY LTD
BUILDER :-
LAURENCE COURT
PTY LTD

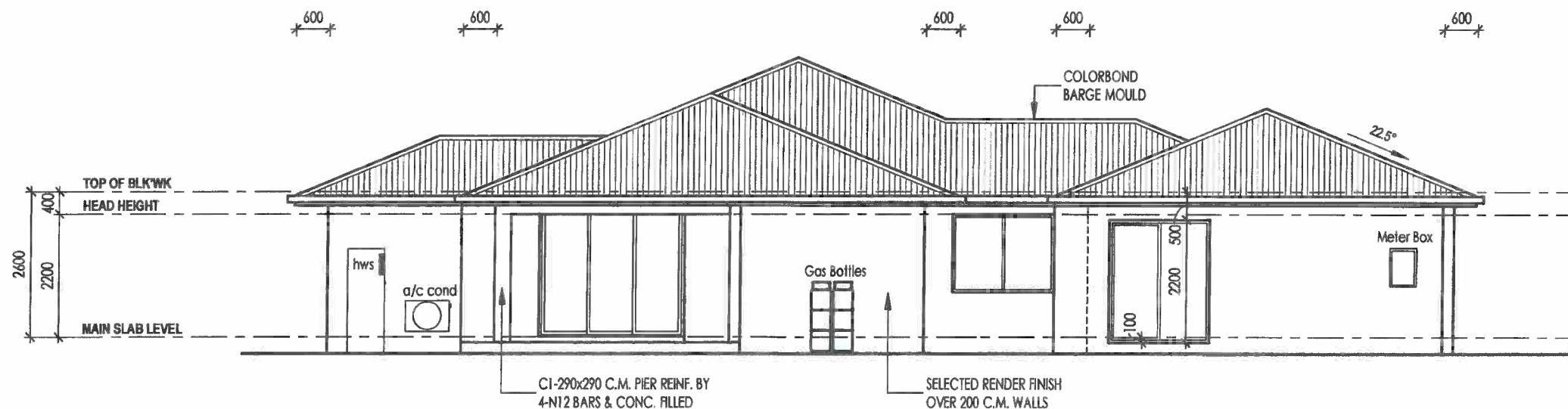
SCALE @ A3:
1 : 100
DESIGN WIND VELOCITY :-
C1
CLASSIFICATION

REVISION	DATE	ISSUE	DATE :- 02/08/2016
DRAFTING ISSUE	02/08/2016	A	DRAWING No :- C012LEI SHEET No :- WD03
ENGINEERING ISSUE	29/09/2016	B	
CONSTRUCTION ISSUE	10/10/2016	C	



REAR ELEVATION
SCALE 1 : 100

ALL CONSTRUCTION APPROVALS
Permit No: 270 004 Date: 17 OCT 2016
The building work described on this drawing/specification conforms with the provisions of the Building Act 1975 and is subject to the conditions of the Development Permit.



LEFT SIDE ELEVATION
SCALE 1 : 100

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN IN THESE DRAWINGS FOR CONSTRUCTION IN TERRAIN CATEGORY C1
[Signature]
C.M.G. ENGINEERS CONSULTING ENGINEERS PTY LTD
208 BUCHAN ST
CARINS QLD 4870
PH 07 4031 2775
FAX 07 4051 8013

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PH:- (07) 4045 6005
QBCC:- 1117517
ABN:- 25 124 199 613

PROJECT :-
PROPOSED RESIDENCE
CLIENT :-
S. ANSELL & N. WEISS

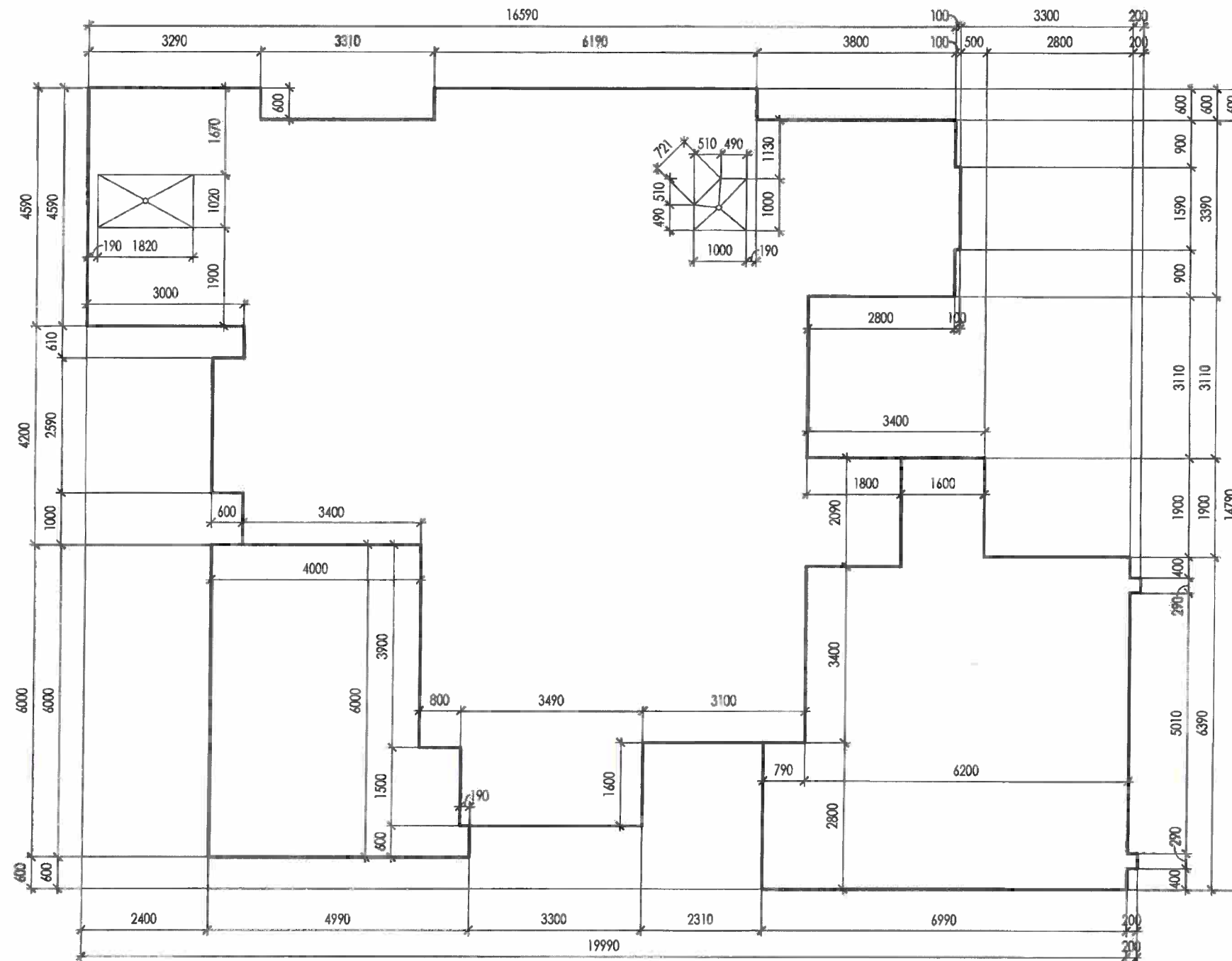
PROJECT ADDRESS :-
**LOT 12 LEIGHTON CRESCENT,
GORDONVALE**

DRAWN :-
LUKE OZOLINS
ENGINEER :-
CMG CONSULTING
ENGINEERS PTY LTD
BUILDER :-
LAURENCE COURT
PTY LTD

SCALE @ A3:
1 : 100
DESIGN WIND VELOCITY :-
C1
CLASSIFICATION

REVISION	DATE	ISSUE
DRAFTING ISSUE	02/08/2016	A
ENGINEERING ISSUE	29/09/2016	B
CONSTRUCTION ISSUE	10/10/2016	C

DATE:- 02/08/2016
DRAWING No :-
C012LEI
SHEET No :-
WD04



ALL CONSTRUCTION APPROVALS

Permit No: 270 904 Date: 1 - OCT 2016

The building work described on this drawing/specification conforms with the provisions of the Building Act 1975 and is subject to the conditions of the Development Permit.



SLAB SET-OUT PLAN

SCALE 1:100



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PH:- (07) 4045 6005

QBCC:- 1117517

ABN:- 25 124 199 613

PROJECT :-

PROPOSED RESIDENCE

CLIENT :-

S. ANSELL & N. WEISS

PROJECT ADDRESS :-

**LOT 12 LEIGHTON CRESCENT,
GORDONVALE**

DRAWN :-
LUKE OZOLINS

ENGINEER :-
CMG CONSULTING
ENGINEERS PTY LTD

BUILDER :-
LAURENCE COURT
PTY LTD

SCALE @ A3:
1:100

DESIGN WIND VELOCITY :-

C1

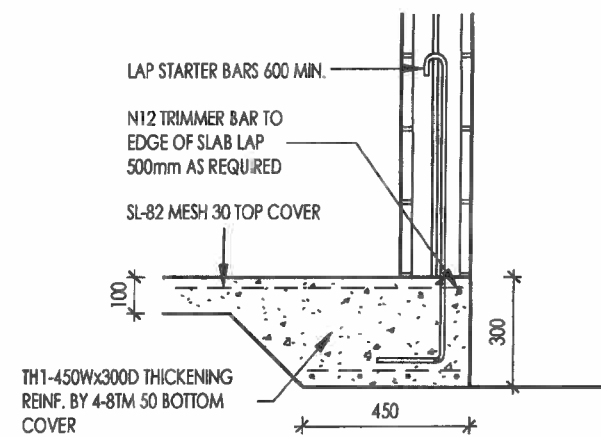
CLASSIFICATION

REVISION	DATE	ISSUE	DATE:- 02/08/2016
DRAFTING ISSUE	02/08/2016	A	DRAWING No :-
ENGINEERING ISSUE	29/09/2016	B	C012LEI
CONSTRUCTION ISSUE	10/10/2016	C	SHEET No :-
			WD05

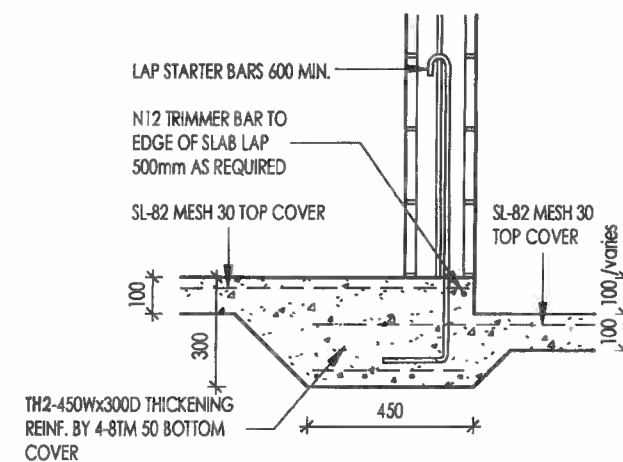
ALL CONSTRUCTION APPROVALS

Permit No: 200904 Date: 17 OCT 2016

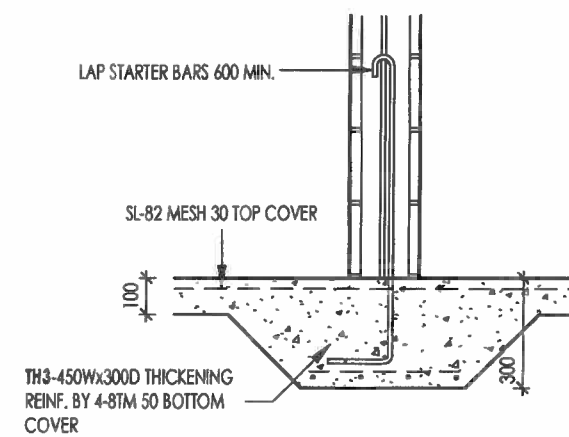
The building work described on this drawing/specification conforms with the provisions of the Building Act 1975 and is subject to the conditions of the Development Permit.



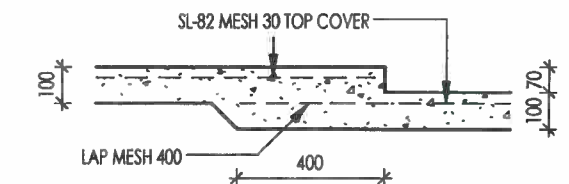
TH1
WD06 SCALE 1 : 20



TH2
WD06 SCALE 1 : 20



TH3
WD06 SCALE 1 : 20



TH4
WD06 SCALE 1 : 20

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN IN THESE DRAWINGS FOR CONSTRUCTION IN TERRAIN CATEGORY C1

[Signature] 11/10/16

C.M.G. CONSULTING ENGINEERS PTY LTD
A.C.N. 011 040 375

208 BUCHAN ST
CAIRNS QLD. 4870
PH 07 4031 2775
FAX 07 4051 9013

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PH: (07) 4045 6005

QBCC: 1117517

ABN: 25 124 199 613

PROJECT :-

PROPOSED RESIDENCE

CLIENT :-

S. ANSELL & N. WEISS

PROJECT ADDRESS :-

**LOT 12 LEIGHTON CRESCENT,
GORDONVALE**

DRAWN :-
LUKE OZOLINS

ENGINEER :-
CMG CONSULTING
ENGINEERS PTY LTD

BUILDER :-
LAURENCE COURT
PTY LTD

SCALE @ A3:
1 : 20

DESIGN WIND VELOCITY :-

C1
CLASSIFICATION

REVISION	DATE	ISSUE	DATE :- 02/08/2016
DRAFTING ISSUE	02/08/2016	A	
ENGINEERING ISSUE	29/09/2016	B	
CONSTRUCTION ISSUE	10/10/2016	C	

DRAWING No :-
C012LEI

SHEET No :-
WD07



SCALE 1 : 50

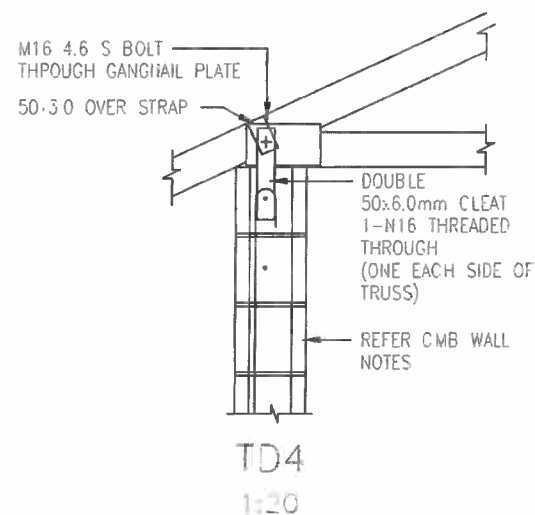
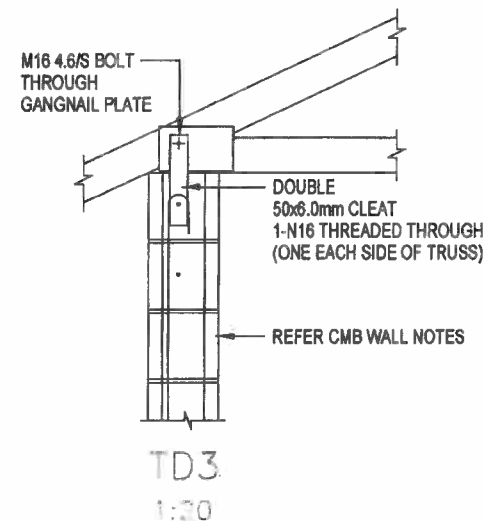
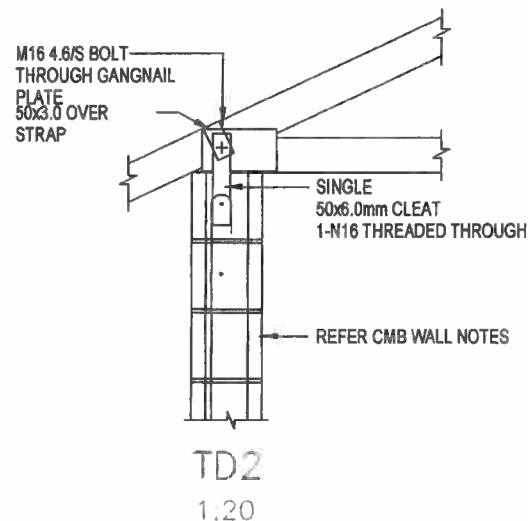
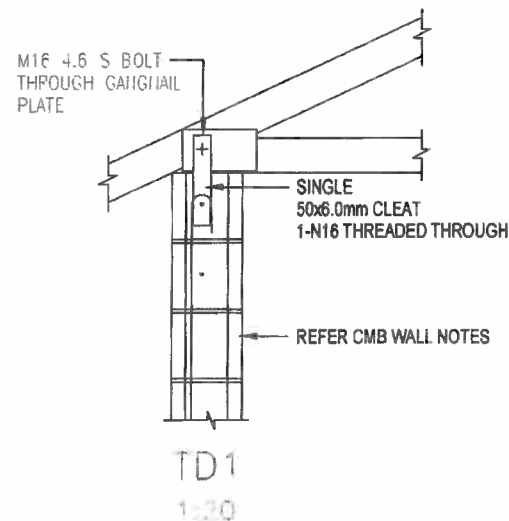
WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS
SHOWN IN THESE DRAWINGS FOR CONSTRUCTION IN
TERRAIN CATEGORY C1

Stephen A. G. 11-1016

C.M.G. CONSULTING
ENGINEERS PTY. LTD.

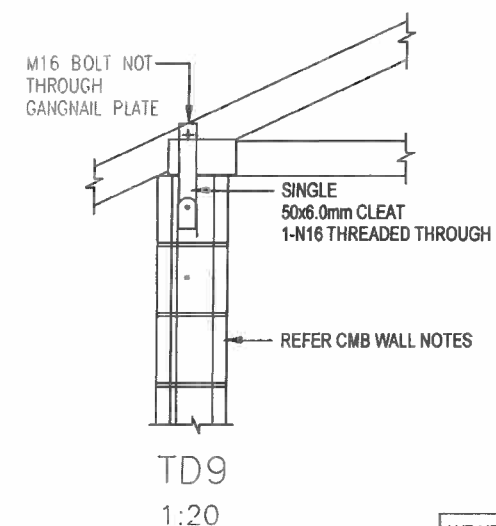
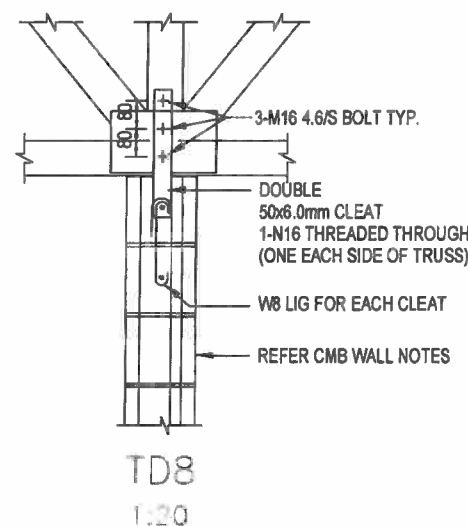
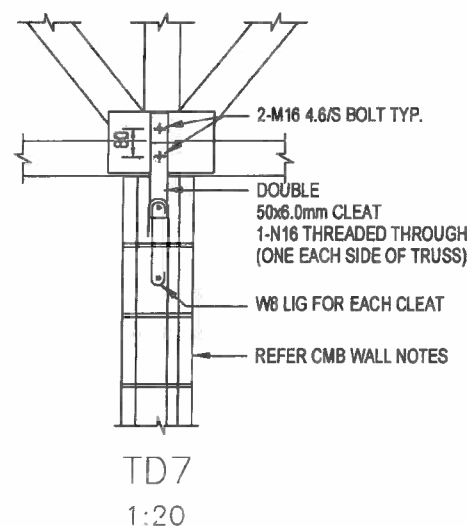
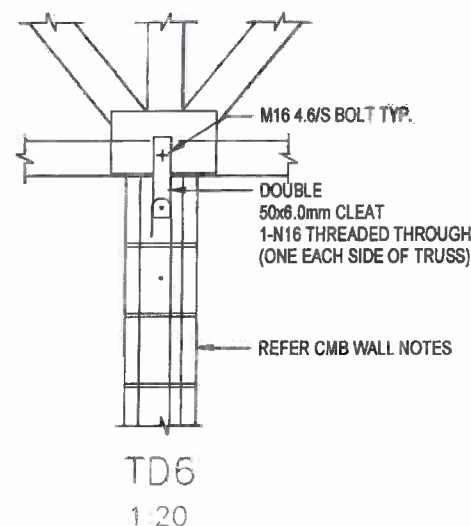
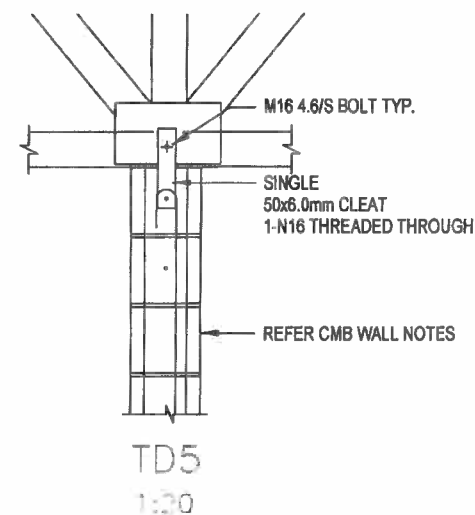
A.C.N. 011 049 375

208 BUCHAN ST
CARNS QLD 4470
PH 07 4051 2776
FAX 07 4051 9013



UPLIFT RESISTANCE kN
(Ultimate Limit State)

	TRUSS JOINT GROUP					
TYPE	J2	J3	J4	JD4	JD5	JD6
TD1	20	15	10	16	11	8
TD2	35	25	16	23	18	15
TD3	49	44	28	44	36	28
TD4	76	54	34	54	43	34
TD5	20	15	10	16	11	8
TD6	49	44	28	44	36	28
TD7	93	84	53	84	68	53
TD8	128	115	73	115	94	73
TD9				9.5		



NOTE:
CLEAT SIZES AND
CONNECTIONS SIMILAR
FOR RHS BEAMS

TRUSS TIE DOWN-DETAILS

(REFER TRUSS MANUF. LAYOUT AND UPLIFT LOADING)

ALL CONSTRUCTION APPROVALS

Permit No: 20904 Date: 11 OCT 2016

The building work described on this drawing/specification conforms with the provisions of the Building Act 1975 and is subject to the conditions of the Development Permit.

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN IN THESE DRAWINGS FOR CONSTRUCTION IN TERRAIN CATEGORY C1

[Signature] 11-10-16

C.M.G. CONSULTING
ENGINEERS PTY. LTD.
A.C.N. 011 048 375

208 BUCHAN ST
CAIRNS QLD 4870
PH 07 4031 2775
FAX 07 4051 9013

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PH: (07) 4045 6005

QBCC: 1117517

ABN: 25 124 199 613

PROJECT :-
PROPOSED RESIDENCE

CLIENT :-
S. ANSELL & N. WEISS

PROJECT ADDRESS :-
**LOT 12 LEIGHTON CRESCENT,
GORDONVALE**

DRAWN :-
LUKE OZOLINS

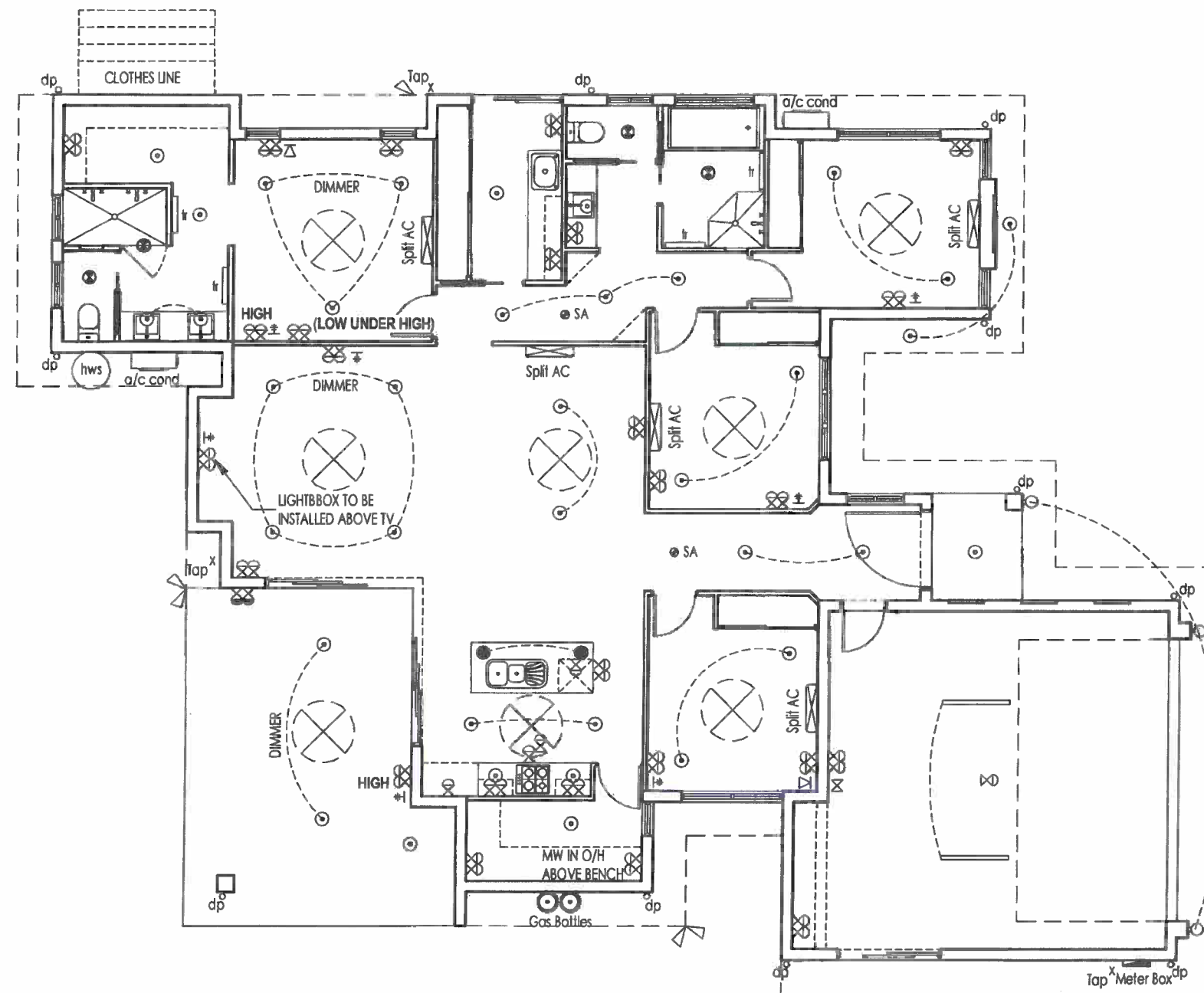
ENGINEER :-
CMG CONSULTING
ENGINEERS PTY LTD

BUILDER :-
LAURENCE COURT
PTY LTD

SCALE @ A3:
1 : 20

DESIGN WIND VELOCITY :-
C1
CLASSIFICATION

REVISION	DATE	ISSUE	DATE:- 02/08/2016
DRAFTING ISSUE	02/08/2016	A	DRAWING No :- C012LEI
ENGINEERING ISSUE	29/09/2016	B	
CONSTRUCTION ISSUE	10/10/2016	C	
SHEET No :- WD09			



ELECTRICAL LEGEND

Description	Count
BATTEN FLUORO	2
CEILING FAN	8
DOUBLE G.P.O.	27
DOUBLE SPOT	2
DOWNLIGHT L.E.D.	37
EXHAUST FAN / LIGHT COMBO	4
EXTERNAL WALL LIGHT	3
FEATURE LIGHT	2
N.B.N.	1
PHONE OUTLET	2
SINGLE G.P.O.	5
SINGLE SPOT	1
TV OUTLET	7
WEATHER PROOF DOUBLE G.P.O.	1
METER BOX	1
SA SMOKE ALARM	2

ALL CONSTRUCTION APPROVALS

Permit No: 20904 Date: 17 OCT 2016

The building work described on this drawing/specification conforms with the provisions of the Building Act 1975 and is subject to the conditions of the Development Permit.

ELECTRICAL PLAN
SCALE 1 : 100