

ROOFWATER DISCHARGE TO:

Kerb & Channel

- Stormwater to be discharged so as to not cause erosion or nuisance to adjoining properties
- Stormwater system to comply with AS3500 Part 3
- All other details to Local Government Requirements

SWIMMING POOL BACKWASH TO STORMWATER

POOL FENCING AND GATES MUST COMPLY WITH AS1926.1, AS1926., THE QUEENSLAND DEVELOPMENT CODE - PART 3.4, THE BUILDING ACT 1975 AND THE BUILDING REGULATION 2021

Swimming Pool earth bonding
Any conductive fixtures / fittings / materials within arm's reach of pool to be equipotential bonded to AS/NZS 3000 part 5.6.2.6

M (WM8) SLAB N3 WIND

Contour & Feature Survey ©



Unit 5/23 Overlord Place, ACACIA RIDGE, Qld, 4110
Ph (07) 3363 8100 www.axisurveys.com.au

LOT 1 on SP308531

Hyacinth Street

Suburb Bridgeman Downs

Local Auth Brisbane City Council

Area 700m²

Client:

Homes By CMA Pty Ltd

Order No: 1HYAC/010

NOTES TO BE READ BEFORE USING THIS PLAN

This Plan has limitations regarding its use for some applications. Please contact this office if there is any doubt about the suitability of this plan for the intended use. These notes form part of this plan and they must remain with the plan or any copies. The limitations of this plan are detailed in the link below, with the main ones being:-

1. This plan has been prepared for our client & should not be used by others without approval.
2. The boundaries shown have been sourced from the subject survey plan or as noted, and have not been checked.
3. Distances from features to the shown boundaries should not be used or relied upon.
4. If positional accuracy is critical a boundary identification survey may be required.
5. The certificate of title has not been searched and should be checked for any encumbrances.
6. The contours may not represent the local authority's definition of "Ground Level"
7. A flood search has not been carried out. Check with local council for min. and max. construction heights.
8. Non visible services (if shown), have been plotted from the relevant authority's records or from other sources and may not be accurate. Services should be exposed before design or construction commences.
9. The north point has been taken from the survey plan and may not be suitable for all uses.

Refer to this link for more information
www.axisurveys.com.au/alertsanddisclaimers/

Issue	Date	Amendment	By
A	19-02-21	Original Issue	GE01
B			
C			
D			
E			
F			

Site No:	2101102	Scale:	1:200
Order No:	X415485		
Level Datum:	AHD		
Surveyed:	TM		
Date:	17-02-21	PAGE	1 OF 1

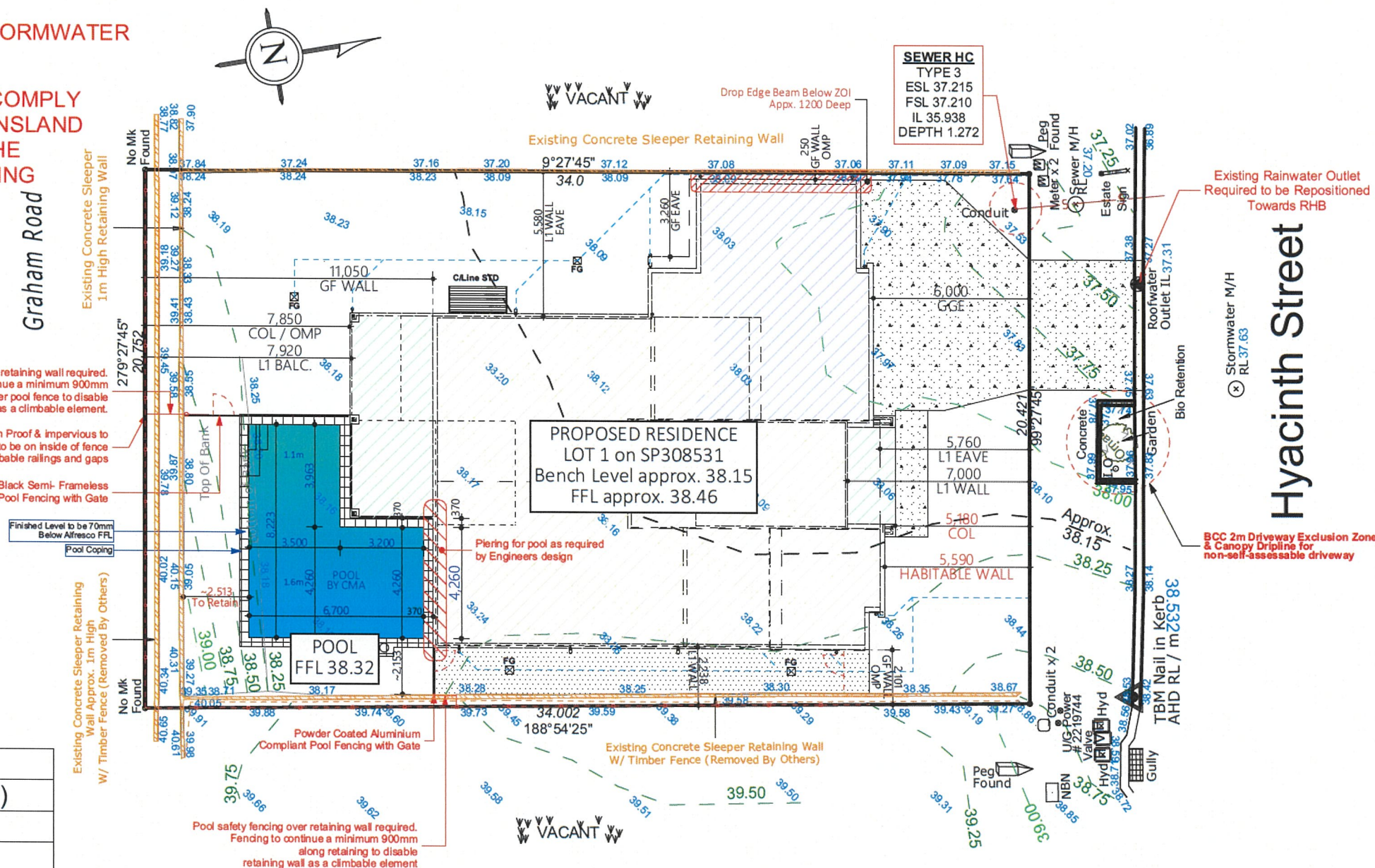
Site Coverage	
Areas	Total (m ²)
External Living	32.65
Garage	59.11
Internal Living	194.35
Site Area	699.94

Client Notes:

Final Pad & FFL may vary +/-150mm between plans & final construction due to cut and fill volumes or by request of the Site Supervisor to suit site conditions

PHASE 3 POWER

RELAXATION REQUIRED FOR FRONT BDY SETBACK



SUNCOAST BUILDING APPROVALS

No: 00015196 10 Feb 2022

Jack Green QBCC A48824

DEVELOPMENT APPROVAL

FOR BUILDING WORKS

Ph: 5443 7288 Mob: 0406 516 167

Refer to inclusions for discrepancies, signed inclusions supersede plans. 3D Renderings are for illustration only & may not reflect floor plan, inclusions or colour selection. 3D & Elevations are to be used as a guide only, refer to colour selection for doors & windows, finishes & electrical.

Contact: Greg Farmer
0404 477 751
PLAN: SP308531

41 Flinders Pde, North Lakes, QLD, 4509
PH: (07) 3188 9322
www.HomesByCMA.com.au
QBSA licence No: 15083505



PROPOSED CUSTOM, DOUBLE STOREY DESIGN
FOR: Anand Ram Vadlamani & Sravani Alekhya Mula
AT: LOT 1, Hyacinth St
Bellerose, Bridgeman Downs, 4035

DATE	DRAWN	DESCRIPTION
20.12.21	LC	CONSTRUCTION
17.11.21	LC	CONTRACT R6 (CB)
12.10.21	LC	CONTRACT R3 - R6
23.06.21	LC	CONTRACT R2
11.05.21	LC	CONTRACT

CLIENT'S INITIALS: _____

BUILDER'S INITIALS: _____

DATE: ____/____/2021

- Do not scale drawings - Refer any discrepancies to Homes by CMA Pty Ltd
- By signing you agree to the footer notes & copyright terms on these plans

1.1 Site Plan

SCALE: 1:200, 1:108

ISSUE: 20/12/2021

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Homes by CMA Pty Ltd

A.B.N. 88626224995
PO Box 876
North Lakes QLD 4509

Purchase Order Number 1HYAC/170

Delivery Date When Called

Order Date 01 Mar 2022

Supplier:

Office / Office
41 Flinders Parade
NORTH LAKES QLD 4509

Ph.

Job Address:

Lot 1 Hyacinth Street,
BRIDGEMAN DOWNS QLD

Supervisor: Rik Chetcuti

Please Supply: **SEWER/DRAINAGE**

Product or Service Description

Code	Description	Qty	Unit	Cost	Total
17000025	Provide Drains and Underslab to Highset Dwelling; Includes; Surveyor Accurate Setout by Builder, Machine Hire, Bedding Sand, All Sewer Points Required, 6 x Stormwater Points for Yard Gullies (yard gullies by Builder), and Stormwater lines to be 100mm, Stormwater to Street Kerb and Allowance for 2 Kerb Adaptors (if Required), Power Trench Dig for the Electrician, Water Line to the House, Including shut off at water, Plumbing Inspection.	1	EACH	\$12,345.00*	\$12,345.00

****INTERNAL PIPEWORK TO BE CAPPED, AS REQUIRED****

NOTE: PLEASE SUPPLY PLUMBING FINAL WITH FINAL INVOICE
TO ENSURE PROMPT PAYMENT - AUTHORITY FOR PAYMENT
OF INVOICE CAN NOT BE INVOICED UNTIL PLUMBING FINAL IS
RECEIVED

****IMPORTANT NOTE: Ensure Roof Water Discharge To: Kerb &
Channel Comply with AS and Certifier Notes as Per Below and as**

Per Plans**

- Stormwater to be discharged so as to not cause erosion or
nuisance to
adjoining properties
- Stormwater system to comply with AS3500 Part 3
- All other details to Local Government Requirements

Net	\$12,345.00
GST	\$1,234.50
Total	\$13,579.50

Additional Notes and Instructions

IMPORTANT: All Sub-Contractors are to maintain an orderly environment and a clean and sanitary job site. Excessive mess left onsite will be tidied and removed at offending sub-contractors expense. This note specifically applies to highset lower roofs. No construction debris is to be left on the lower roofs under any circumstance.

***** Notify Supervisor Prior Attending Site*****

Sign On to Site Attendance Log. Work safety plan and insurance details submitted before attending the work site

All invoices to Homes by CMA Pty Ltd **must** contain the **Purchase Order Number 1HYAC/170** for the invoice to be paid. Invoices not clearly stating the P.O will be returned to the contractor or supplier.
Invoices in excess of the P.O will not be paid without prior written authority from Homes by CMA Pty Ltd
Work carried out and goods supplied must meet the appropriate Australian Standards.

****** To ensure prompt attention to you invoice******

Provide by email an invoice with the delivery docket and/or PO for signing by site supervisor as being completed to
Invoice@homesbycma.com.au

Goods Supplied

.....Rik Chetcuti Date \ \

Acceptance of this Purchase Order allows CMA to set-off against any amount that CMA owes the Contractor any amount the Contractor owes CMA including but not limited to costs incurred by CMA in rectification of defective works on other job sites between CMA and the Contractor.

Authorised by: