

Item 8.1.1 Development Application for Material Change of Use of Premises (Dual Occupancy) at 23 Lamatia Drive, Mountain Creek
Attachment 1 Proposal Plans

MAIN FLOOR SLAB HEIGHT - 3.40
FINAL LEVELS TO BE DETERMINED BY BUILDER ON SITE
ALL LEVELS ARE AHD

Lot Area 779.00m²
Building Footprint 252.66m²
Site Coverage 32.43% LOT 9024

ARTHWORKS TO COMPLY WITH BCA PART 3.1.1
SITE SURFACE DRAINAGE TO COMPLY WITH BCA PART 3.1.2.2 & 3.1.2.3

LOT 1076 on SP 239519
SHIRE OF MOOLOOLAH
COUNTY OF CANNING
LOCAL AUTHORITY - SUNSHINE COAST REGIONAL COUNCIL
AREA - 779m²

DESIGN TO COUNCIL DESIGN
STORMWATER TO DISCHARGE TO EXISTING SYSTEM TO COUNCIL REQUIREMENTS

RIVERWAY TO COUNCIL REQUIREMENT

LB LETTER BOX AS PER SPECIFICATION

SMH SEWER MAN HOLE

ICP HOUSE CONNECTION POINT

P POWER PILLAR

W WATER CONNECTION

FI FIELD INLET

IP INDICATES POSSIBLE POSITION FOR DOWNPIPES (TO BE CONFIRMED BY BUILDER)
G GUTTER TO BE MIN 6300mm²

W INDICATES POSSIBLE POSITION FOR EXTERNAL SURFACE WATER GRATE (TO BE CONFIRMED BY BUILDER)

HC INDICATES POSSIBLE POSITION FOR EXTERNAL TAP (TO BE CONFIRMED BY BUILDER)

HWU INDICATES POSSIBLE POSITION FOR GAS HOT WATER UNIT (TO BE CONFIRMED BY BUILDER)

PO BOX 1717
WOODHILL 4815
QUEENSLAND
Tel: (07) 5408 0005
c@nbs.org.au
s@nbs.org.au
www.nationalbuildingsolutions.com.au



BUILDER
OB No.0



H - 0418 711 139
GSTAL - PO Box 253 COTTON TREE

DESIGNER
Chill Freaks

Chill Freaks Pty Ltd
PO Box 1315
Eudeem Qld 4556
E-MAIL: info@chillfreaks.com.au
PH: 07 5405 1216
M: 08 0432 306 118



No.

Revision Schedule

Revision	Description	Date

Date

PROPOSED NEW DUPLEX
LOT 1076 LAMATIA DR
MOUNTAIN CREEK for
NATIONAL SOLUTIONS

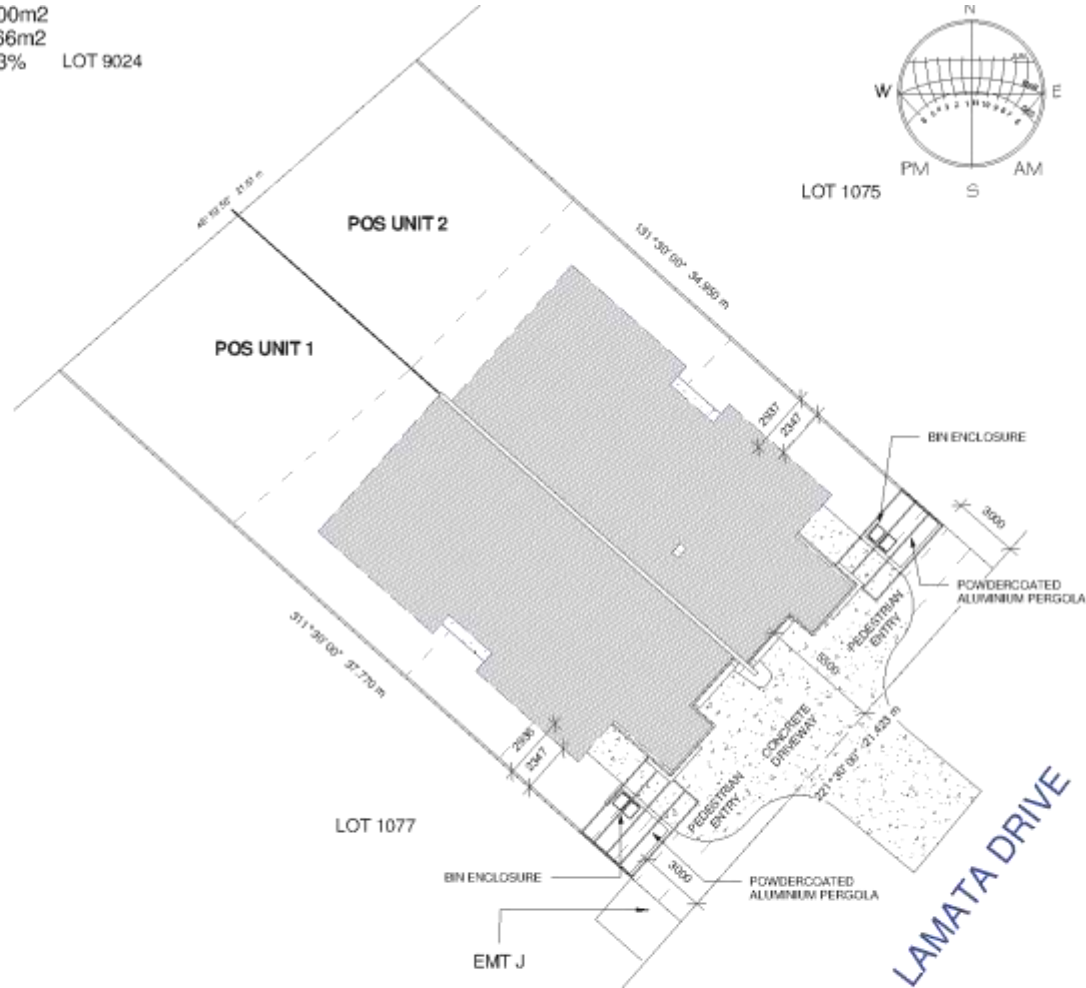
2 of 14
Project number
Date
Drawn by

SEE SAFETY NOTES FOR WPHS REQUIREMENTS FOR THIS BUILDING

Site Plan

Scale on AS 1 : 200

ALL DESIGN, CONSTRUCTION METHODS & MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA), THE QUEENSLAND DEVELOPMENT CODE (QDC), BUILDING REGULATIONS, CURRENT CODES OF AUSTRALIA (AS) AND ALL APPLICABLE STANDARDS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED.
ALL DIMENSIONS TO BE VERIFIED PRIOR TO BEGAIN. DO NOT SCALE. USE REQUIRED DIMENSIONS ON THESE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER & SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THESE DOCUMENTS ARE NOT TO BE REPRODUCED.



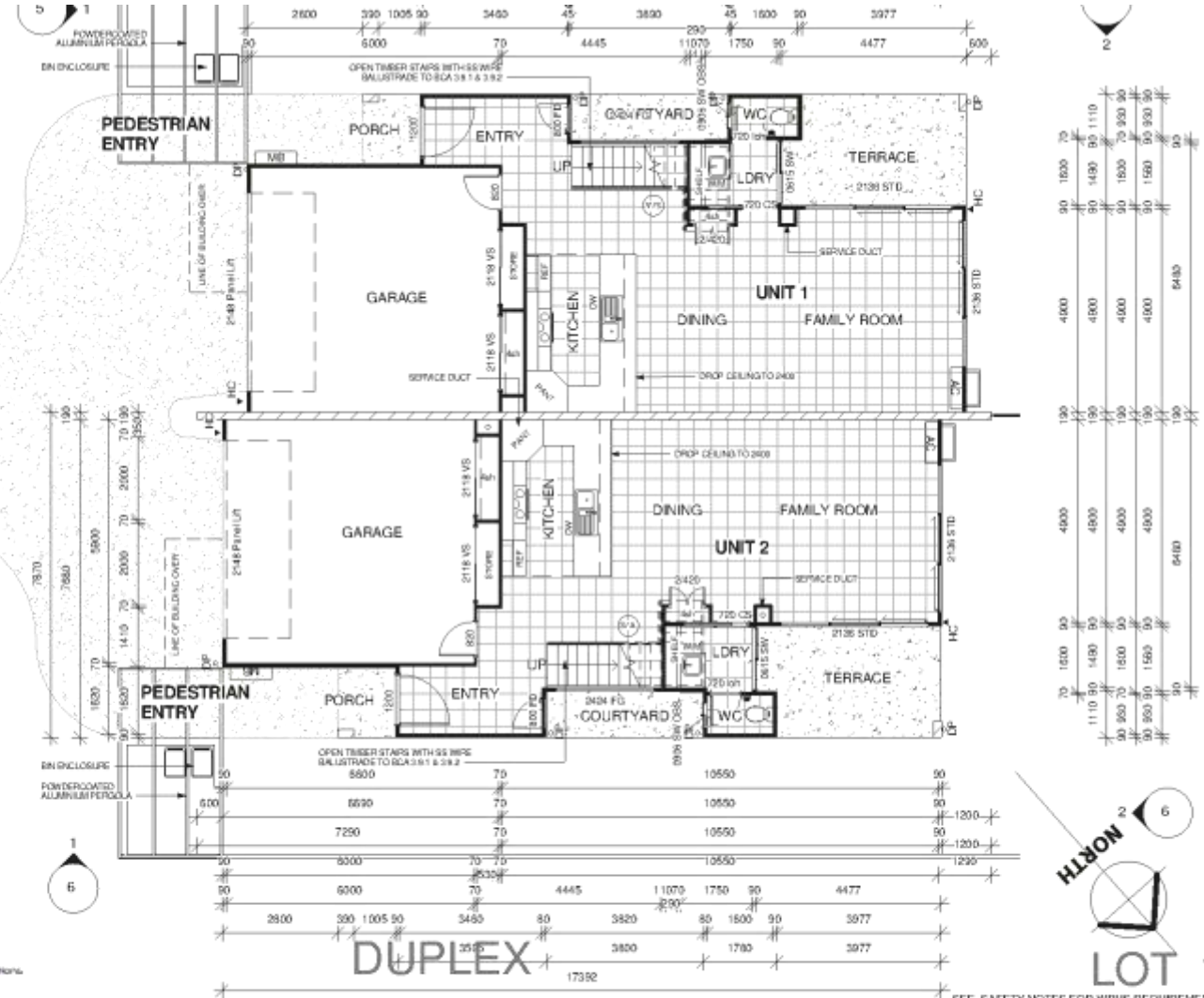
DUPLEX

LAMATIA DRIVE
CONCEPT 3
LOT 1076

1 BALCONY	7.71 m ²
1 LOWER FLOOR	112.46 m ²
1 PORCH	2.36 m ²
1 TERRACE	11.51 m ²
1 UPPER FLOOR	122.87 m ²
2 BALCONY	7.71 m ²
2 LOWER FLOOR	112.46 m ²
2 PORCH	2.36 m ²
2 TERRACE	11.51 m ²
2 UPPER FLOOR	122.87 m ²
total	513.82 m ²

LEGEND

- SMOKE ALARM
- OPACQUE GLASS
- POSSIBLE POSITION FOR DOWN PIPE TBC ON SITE BY BUILDER
- MECHANICAL VENTILATION
- CEILING FAN AS PER ENERGY EFFICIENCY REQUIREMENTS (1200mm min blade size)
- WINDOWS/SLIDING DOORS ARE LABELED AS FOLLOWS
 FIRST 2 DIGITS DENOTE HEIGHT IN CMs
 SECOND 2 DIGITS DENOTE WIDTH IN CMs
 LETTERS DENOTE TYPE OF WINDOW
 DH - DOUBLE HUNG
 AW - AWNING
 LV - LOUVRE
 SW - SLIDING WINDOW
 SD - SLIDING DOOR
 ST - STACKING DOOR
- LESS OTHERWISE SPECIFIED:
 INTERNAL DOORS AND ROBE DOORS TO FERRY HEIGHT
 SMART ROBE DOOR WITH GRIPS
 VINYL FINISHED ROBE DOOR
 MIRROR ROBE DOOR
- L - FINISHED FLOOR LEVEL (TOP OF CONCRETE OR SHEET FLOORING)
- L - FINISHED GROUND LEVEL



CONCEPT 3

PO BOX 1717
 WOODRA 4828
 QUEENSLAND
 Australia 4808 0005
 info@nbs.com.au
 sales@nbs.com.au
 www.nationalsolutions.com.au

BUILDER
 CB No.0

PACIFIC BLUE
 BUILDERS

H - 0418 711 129
 GSTAL - PO Box 253 COTTON TREE

DESIGNER
 Chill Freaks

Chill Freaks Pty Ltd
 PO Box 1315
 Eudeem Qld 4556
 E-MAIL: info@chillfreaks.com.au
 PH: 07 5405 1216
 MOB: 0423 206 118

No.	Revision Schedule	Description	Date

PROPOSED NEW DUPLEX
LOT 1076 LAMATIA DR
MOUNTAIN CREEK for
NATIONAL SOLUTIONS

3 of 14
 Project number 14-177
 Date 19/05/14
 Drawn by CCL

SEE SAFETY NOTES FOR WPIHS REQUIREMENTS FOR THIS BUILDING

Lower Floor Plan Scale on A3 1:100

ALL DESIGN, CONSTRUCTION METHODS & MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA); THE QUEENSLAND DEVELOPMENT CODE (QDC); BUILDING REGULATIONS; CURRENT CODES OF AUSTRALIA IN FORCE; AND A MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED.

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2 UPPER FLOOR	122.87 m ²
Total	513.82 m²

LEGEND

- SMOKE ALARM
- OPACQUE GLASS
- POSSIBLE POSITION FOR DOWN PIPE TRIC ON SITE BY BUILDER
- MECHANICAL VENTILATION
- CEILING FAN AS PER ENERGY EFFICIENCY REQUIREMENTS (1200mm min blade size)
- WINDOWS/SLIDING DOORS ARE LABELED AS FOLLOWS
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- LESS OTHERWISE SPECIFIED:
 INTERNAL DOORS AND ROBE DOORS TO 2000mm HEIGHT
 SMART ROBE DOOR WITH GRIPS
 VINYL FINISHED ROBE DOOR
 MIRROR ROBE DOOR
- L - FINISHED FLOOR LEVEL (TOP OF CONCRETE OR SHEET FLOORING)
 LG - FINISHED GROUND LEVEL

ROBE DOOR NOTES-

- SECURE EXTERIOR FLOORING FITTED PER MANUFACTURERS SPECIFICATION
- WATERPROOF WITH ARDEX LIQUID MEMBRANE TO MANUFACTURERS SPECIFICATION
- ROBE DOORS TO BE GULLED WITH PARCHEM TILEBOND FLEX TO MANUFACTURERS SPECIFICATION

PO BOX 1717
 MOUNTAIN CREEK QLD 4558
 AUSTRALIA
 Tel: (07) 5408 0005
 Fax: (07) 5408 0005
 Email: info@nationalbuilding.com.au
 Website: www.nationalbuilding.com.au



BUILDER
 CB No.0



H - 0410 711 129
 GSTAL - PO Box 253 COTTON TREE QLD

DESIGNER
 Chill Freaks

Chill Freaks Pty Ltd
 PO Box 1315
 Eudleem Creek QLD 4556
 E-MAIL: info@chillfreaks.com.au
 PH: 07 5405 1216
 M: 08 0432 306 118



CONCEPT 3

DUPLEX

LOT 1076

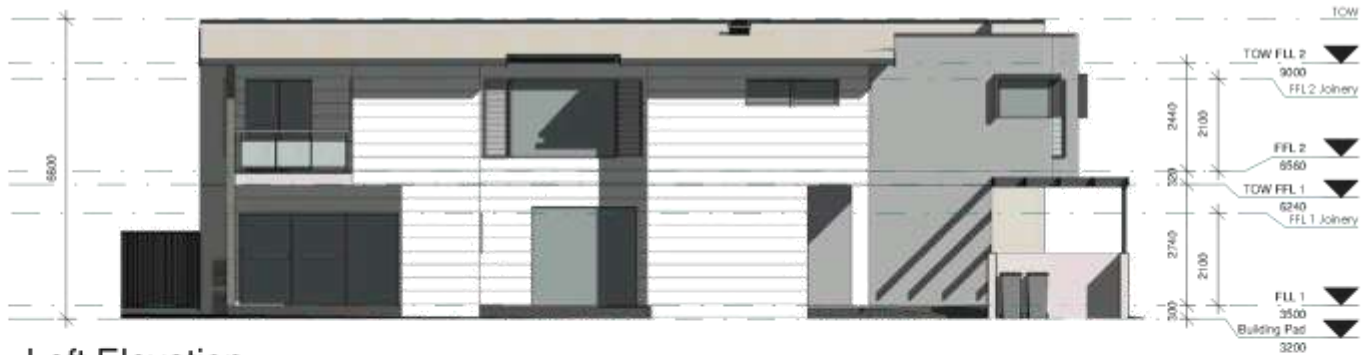
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4 of 14
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SEE SAFETY NOTES FOR WPIHS REQUIREMENTS FOR THIS BUILDING
Upper Floor Plan Scale on A3 1:100
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1 Front Elevation
1 : 100



2 Left Elevation
1 : 100

CONCEPT 3

10 BOX 1717
WINDRA 4878
GREENLAND
4207 5428 0005
c@nbs.org.au
s@nbs.org.au
www.nationalbuildingolutions.com.au

BUILDER
CB No.0

PACIFIC BLUE
SPECIALISTS
H - 0418 711 129
GSTAL - PO Box 253 COTTON TREE

DESIGNER

Chilli Freaks
Chilli Freaks Pty Ltd
PO Box 1315
Eudeem Qld 4556
E-MAIL: info@chillifreaks.com.au
PH: 07 5405 1216
M 08 0432 306 118

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5 of 14
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14-177
19/05/14
CCL

LOT 1076

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Elevations 1 Scale on A3 1 : 100

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1 Right Elevation
1 : 100



2 Rear Elevation
1 : 100

CONCEPT 3

PO BOX 1717
WINDRA 4878
QUEENSLAND
4207 5428 0005
c@nbs.org.au
s@nbs.org.au
www.nationalbuilding.com.au

BUILDER
CB No.0

PACIFIC BLUE
BUILDERS

H - 0418 711 129
CSTAL - PO Box 253 COTTON TREE

DESIGNER
Chill Freaks

Chill Freaks Pty Ltd
PO Box 1315
Ludlum Qld 4556
E-MAIL info@chillfreaks.com.au
PH 07 5405 1216
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DUPLEX

PROPOSED NEW DUPLEX
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6 of 14
Project number
Date
Drawn by

LOT 1076

SEE SAFETY NOTES FOR WPIHS REQUIREMENTS FOR THIS BUILDING

Elevations 2
Scale on A3 1 : 100

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14-1??
19/05/14
CCL