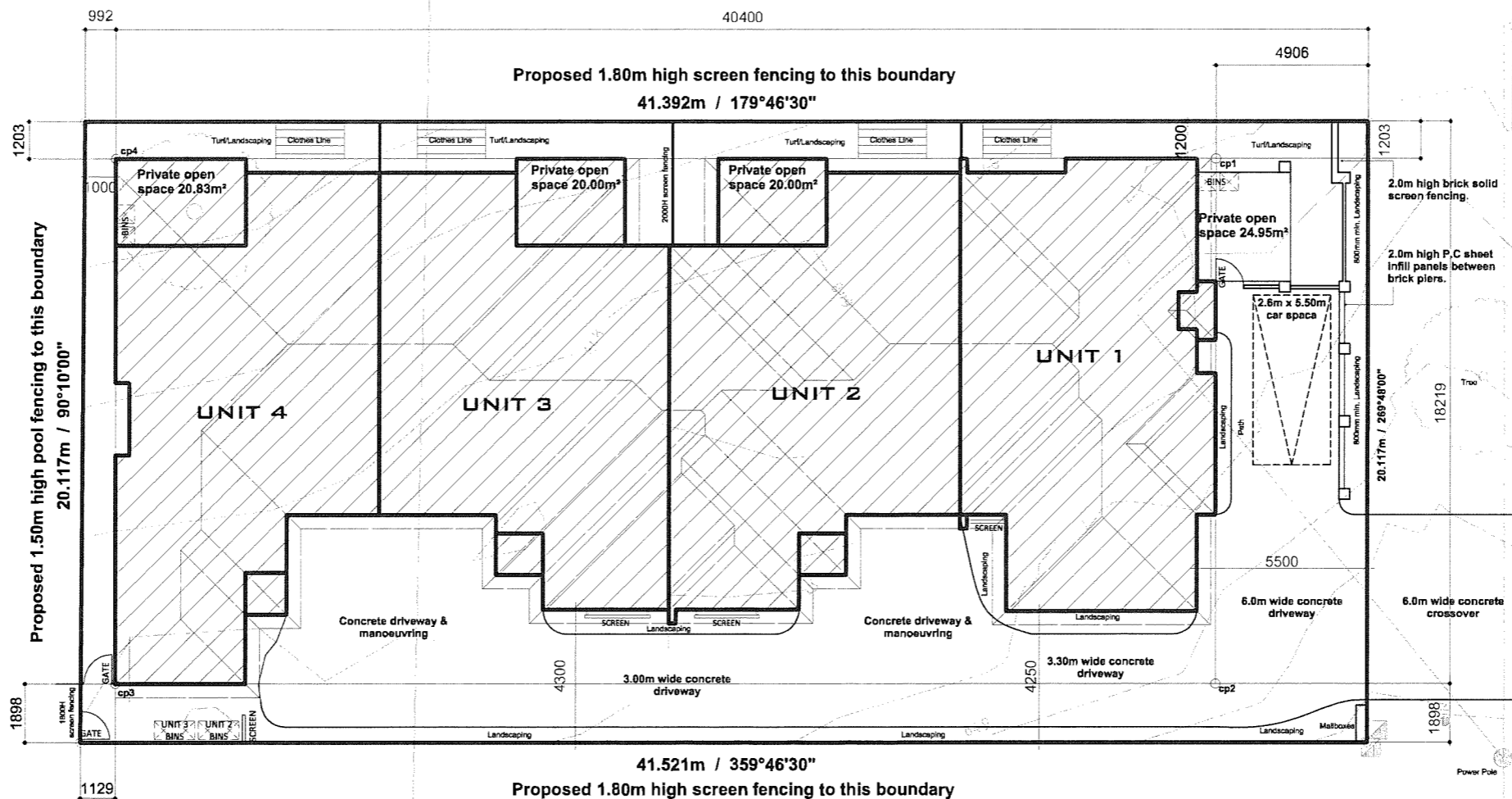


**Notes!**

1. Site levels, retaining walls, driveway design, stormwater disposal & earthworks to engineers details.
2. Refer to engineer's drawings for finished floor levels.
3. Landscaping plan to detail by others.
4. Concrete crossover to comply with planning scheme policy No.4, for standard residential driveways.

cp Denotes Locations of control points for slab setout.



**Notes!**

- Carparking - 4 Covered spaces  
- 1 Open space  
- 5 Total spaces provided (5req'd)

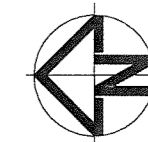
Site Area: 834m<sup>2</sup>

Unit Areas (Including Porches & Outdoor Living Areas) 478.67m<sup>2</sup>

Site Coverage - 57.39% (Including Porches & Outdoor Areas)

- Private Open Space - 24.95m<sup>2</sup> Unit 1  
- 25.00m<sup>2</sup> Unit 2  
- 25.00m<sup>2</sup> Unit 3  
- 20.83m<sup>2</sup> Unit 4
- 16.00m<sup>2</sup> min. required

**SITE PLAN**



Real Property Description  
Lot 4 on RP71057  
Toowoomba Regional Council  
Parish: Drayton  
County: Aubigny  
Area: 834m<sup>2</sup>

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0 10mm 20mm 30mm 40mm 50mm 60mm 70mm  
FULL SIZE ON ORIGINAL

45 Stephen Street,  
TOOWOOMBA 4350  
P.O. Box 7542  
TOOWOOMBA SOUTH QLD 4350

building designers  
association of  
queensland inc.  
ABN 21 527 170 066

No.	DATE	DESIGNER	AMENDMENT	DIMENSIONS SHOWN
1	06.02.13	E.F.M	ISSUE FOR COMMENT	TAKE PRECEDENCE OVER SCALE!
2	14.02.13	E.F.M	ISSUE FOR COMMENT	
3	11.03.13	E.F.M	ISSUE FOR COMMENT	
4	15.03.13	E.F.M	ISSUE FOR COMMENT	
5	03.06.13	E.F.M	ISSUE FOR CONSTRUCTION	

Q.B.S.A. LIC.  
No. 1051326

PLOT SCALE 1=200  
PLOT DATE 03.06.13  
DISK No. CD-3

CLIENT  
**PNL CONSULTING PTY LTD**

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

DESIGNER  
**E.MILTON**

CHECKED BY  
*[Signature]*

CLIMATE ZONE  
**5**

**NZ**

TC2.5 - T1 - FS

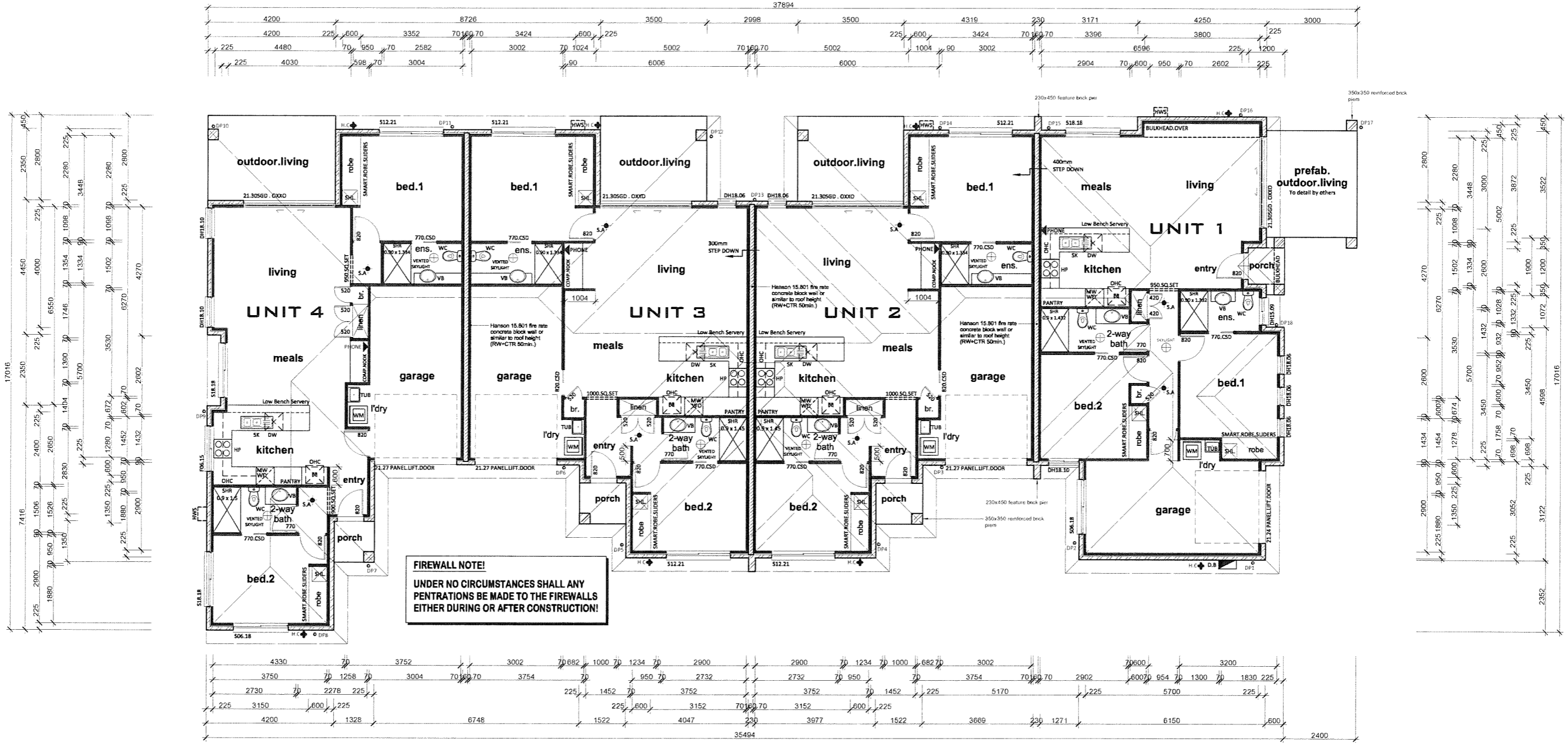
TITLE  
**PROPOSED FOUR (4) MULTIPLE DWELLING UNITS AT:- NO. 9 CRANLEY STREET TOOWOOMBA**

**SITE PLAN**

SCALE 1 : 200	DRAWING No. 130102.01	No. IN SET 7	AMDT 5	<b>A3</b>
------------------	--------------------------	-----------------	-----------	-----------

CLIMATE ZONE 5						CLIMATE ZONE 5						CLIMATE ZONE 5						CLIMATE ZONE 5									
AIR MOVEMENT - UNIT 1						AIR MOVEMENT - UNIT 2						AIR MOVEMENT - UNIT 3						AIR MOVEMENT - UNIT 4									
Evaporative Cooling Provided:		No	Ceiling fans		No	Evaporative Cooling Provided:		No	Ceiling fans		No	Evaporative Cooling Provided:		No	Ceiling fans		No	Evaporative Cooling Provided:		No	Ceiling fans		No				
Habitable Room	Room Area (m <sup>2</sup> )	% Req Table 3.12.4.1	Min. Open	Window Size & Operable Area	% Opening	Habitable Room	Room Area (m <sup>2</sup> )	% Req Table 3.12.4.1	Min. Open	Window Size & Operable Area	% Opening	Habitable Room	Room Area (m <sup>2</sup> )	% Req Table 3.12.4.1	Min. Open	Window Size & Operable Area	% Opening	Habitable Room	Room Area (m <sup>2</sup> )	% Req Table 3.12.4.1	Min. Open	Window Size & Operable Area	% Opening				
Bed 1	12.31	7.5%	0.82	3x DH18.06	1.82	18.18%	Bed 1	13.86	7.5%	1.03	812.21	1.28	9.09%	Bed 1	13.86	7.5%	1.03	812.21	1.28	9.09%	Bed 1	13.86	7.5%	1.03	812.21	1.28	9.09%
Bed 2	11.82	7.5%	0.87	DH18.10	0.80	7.74%	Bed 2	10.87	7.5%	0.81	812.21	1.28	11.59%	Bed 2	10.87	7.5%	0.81	812.21	1.28	11.59%	Bed 2	10.87	7.5%	0.81	818.18 + 806.18	1.44	18.24%
Kitchen, Meals, Living & Entry	38.47	7.5%	2.86	21.30 sqd oado + 820 dr 818.18	6.77	15.00%	Kitchen, Meals, Living & Entry	38.24	7.5%	2.86	21.30 sqd oado + DH18.06	8.89	9.84%	Kitchen, Meals, Living & Entry	38.24	7.5%	2.86	21.30 sqd oado + DH18.06	8.89	9.84%	Kitchen, Meals, Living & Entry	40.50	7.5%	3.03	21.30 sqd oado, 818.18 & DH18.10	8.86	14.60%

- SUSTAINABLE BUILDING REQUIREMENTS**
- Shower roses to be min. 3 start w/ rating
  - Max. water pressure from any outlet within property boundary must not exceed 500kPa. A water pressure limiting device in line with water meter may need to be installed.
  - All toilets must have dual flush capacities (4 star w/le rated min.)
  - Minimum 3 star w/le rated tap ware to be installed for kitchen sinks, basins and laundry troughs.
  - Air conditioners to have 2.9min. energy efficiency ratio.
  - Energy efficient lighting must be installed to 80% min. on total floor area of the building.
  - Hot water supplies to be:
    - Gas hot water systems with 5 star energy rating in accordance with AS4552; or
    - Heat pump or solar hot water systems eligible to receive:
      - 14 min. renewable energy certificates for 1-2 bedrooms or >40% energy saving in accordance with AB/NZS 4234 for small load system;
      - 22 min. renewable energy certified for 3-4 bedrooms or >60% energy saving in accordance with AB/NZS 4234 for medium load system;
      - 28 min. renewable energy certified for 3-4 bedrooms or >80% energy saving in accordance with AB/NZS 4234 for large load system;



**FLOOR PLAN**

- NOTES!**
- Refrigerators and washing machines as shown on plan are not included in contract.
  - Landscaping plan to detail by others.
  - Provide mechanical ventilation to ensuite & baths to units 1, 2, 3 & 4 in accordance with clause 3.8.5 of BCA.
- SA Denotes location of smoke alarms installed in accordance with clause 3.7.2 of BCA and AS 3788
  - H.C. Denotes location of external hose cocks - to be confirmed on site
  - Denotes location of telephone connection points - to be confirmed prior to construction
  - Denotes location of external downpipes - refer to roof drainage plan for stormwater calculations.
  - HWS Denotes location of gas hot water systems
  - Denotes location of electrical distribution box
  - Denotes location of vented skylights to clause 3.8.5 of BCA

UNIT 4	UNIT 3	UNIT 2	UNIT 1
Floor Area: 109.14m <sup>2</sup> / 11.74sq	Floor Area: 106.08m <sup>2</sup> / 11.42sq	Floor Area: 106.08m <sup>2</sup> / 11.42sq	Floor Area: 107.12m <sup>2</sup> / 11.53sq
Outdoor Living Area: 11.76m <sup>2</sup> / 1.26sq	Outdoor Living Area: 9.80m <sup>2</sup> / 1.05sq	Outdoor Living Area: 9.80m <sup>2</sup> / 1.05sq	Outdoor Living Area: 10.56m <sup>2</sup> / 1.13sq
Porch Area: 1.79m <sup>2</sup> / 0.19sq	Porch Area: 2.25m <sup>2</sup> / 0.24sq	Porch Area: 2.25m <sup>2</sup> / 0.24sq	Porch Area: 1.86m <sup>2</sup> / 0.20sq
Total: 122.69m <sup>2</sup> / 13.20sq	Total: 118.22m <sup>2</sup> / 12.75sq	Total: 118.22m <sup>2</sup> / 12.75sq	Total: 119.54m <sup>2</sup> / 12.86sq

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**ALISCO** BUILDING DESIGN PROPERTY DEVELOPMENT  
TOWN PLANNING INVESTMENTS

45 Stephen Street,  
TOOWOOMBA QLD 4330  
P.O. Box 7542  
TOOWOOMBA, SOUTH QLD 4350

NO.	DATE	DESIGNER	AMENDMENT
1	05.02.13	E.F.M.	ISSUE FOR COMMENT
2	14.02.13	E.F.M.	ISSUE FOR COMMENT
3	11.03.13	E.F.M.	ISSUE FOR COMMENT
4	15.03.13	E.F.M.	ISSUE FOR COMMENT
5	03.06.13	E.F.M.	ISSUE FOR CONSTRUCTION

**PNL CONSULTING PTY LTD**  
TRADE PRACTICE  
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

**E. MILTON** N2  
CHECKED BY: [Signature]

CLIMATE ZONE: 5  
TC2.5 - T1 - FS

**FLOOR PLAN**

PROPOSED FOUR (4) MULTIPLE DWELLING UNITS AT: NO. 9 CRANLEY STREET TOOWOOMBA

SCALE: 1:100  
DRAWING NO.: 130102.02  
NO. IN SET: 7  
AMOUNT: 5  
A2