

**PROPERTY DESCRIPTION**

Lot 24 & 25  
R.P. 5591  
Parish of Drayton  
County of Aubigny

Area - 1014m<sup>2</sup>

PROJECT SUMMARY	
<b>PLANNING DETAILS</b>	
CLASS	VILLA CLASS 1a
TYPE	TYPE C CONSTRUCTION
<b>GENERAL</b>	
SITE AREA	1014m <sup>2</sup>
BUILDING NUMBERS	2 SUBJECT BUILDINGS
VILLA NUMBERS	4 VILLAS
<b>SITE COVER</b>	
TOTAL BUILDING FOOTPRINT AREA	550.0m <sup>2</sup> (54.3%)
HARDSTAND (DRIVEWAY/CARPARKS)	248.0m <sup>2</sup> (24.5%)
HARDSTAND (PATHS)	16.9m <sup>2</sup> (01.6%)
SOFTSTAND LANDSCAPING (GARDEN BEDS/TURF)	199.1m <sup>2</sup> (19.6%)
TOTAL SITE COVERAGE	1014.0m <sup>2</sup> (100.0%)
<b>CARPARKING REQUIRED</b>	
VILLA CARPARKING -	1.0 PER 2 BED VILLA (3) = 3
	2.0 PER 3 BED VILLA (1) = 2
<b>TOTAL NUMBER REQUIRED</b>	<b>5 SPACES</b>
<b>CARPARKING PROVIDED</b>	
VILLA CARPARKS	5 SPACES
DRIVEWAY CARPARKS	1 SPACES
<b>TOTAL NUMBER PROVIDED</b>	<b>6 SPACES</b>



**1 Site Plan**  
1 : 250

**B.A. Issue**

Signoff - Stage	.....
Date	...../...../.....
Client	.....
Consultant	.....
Other	.....

No	Date	Amendment
1	16/05/13	Preliminary BA Issue
2	20/05/13	BA Issue
3	24/05/13	Amended Floor Plans
4	24/06/13	Amended Floor Plans



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TOOWOOMBA  
Queensland 4350



**GENERAL NOTES**  
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND STANDARDS. NO AMENDMENTS SHALL BE MADE WITHOUT THE APPROVAL FROM ASPECT AND/OR THE RELEVANT LOCAL AUTHORITY. THESE DRAWINGS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF ERROR, ASPECT'S LIABILITY IS LIMITED ONLY TO THE COST OF AMENDING THESE DRAWINGS.  
CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PRODUCING SHOP DRAWINGS. THESE DRAWINGS ARE PROTECTED BY THE LAWS OF COPYRIGHT AND MAY NOT BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ASPECT.

**PNL Consulting Pty Ltd**  
**BRIGHT ST DEVELOPMENT**  
24 & 25 Bright Street,  
Toowoomba

<b>Site Plan</b>	
Plot Date	24/06/13
Designer	W. Eiser
Drawn by	BJM
Checked By	//
Client Signature	//
Project Number	12-0911
Sheet Number	A.001

Wind Rating | Scale  
As indicated

0 1cm 2cm 3cm  
Full Size On Original

design areas:

UNIT 1 LIVING:	117.00 m2
UNIT 1 ENTRY:	2.00 m2
UNIT 1 TERRACE:	13.00 m2
UNIT 2 LIVING:	117.00 m2
UNIT 2 ENTRY:	2.00 m2
UNIT 2 TERRACE:	13.00 m2
<b>TOTAL:</b>	<b>264.00 m2</b>

Provide smoke alarms to locations as set out on floor plan. Alarms to be 'ionisation' type BRK model no. 86RACBAUS (Standards Australia approved AS.3786) to comply with Part 3.7.2. of the BCA. Alarms to be connected to 240v power mains.

**ALL INTERNAL WALLS TO BE 70mm uno.**

# floor plan.



DRAWINGS FOR APPROVAL	d
DRAWINGS FOR APPROVAL	c
DRAWINGS FOR APPROVAL	b
DRAWINGS FOR APPROVAL	a
revision date:	24.06.2013
revision:	

THESE ARE THE DRAWINGS + SPECIFICATIONS REFERRED TO IN THE BUILDING CONTRACT BETWEEN ARDEN VALE HOMES P/L & D.D.L Mennie & C.L Mennie

Signed: \_\_\_\_\_ DATE: \_\_\_\_\_

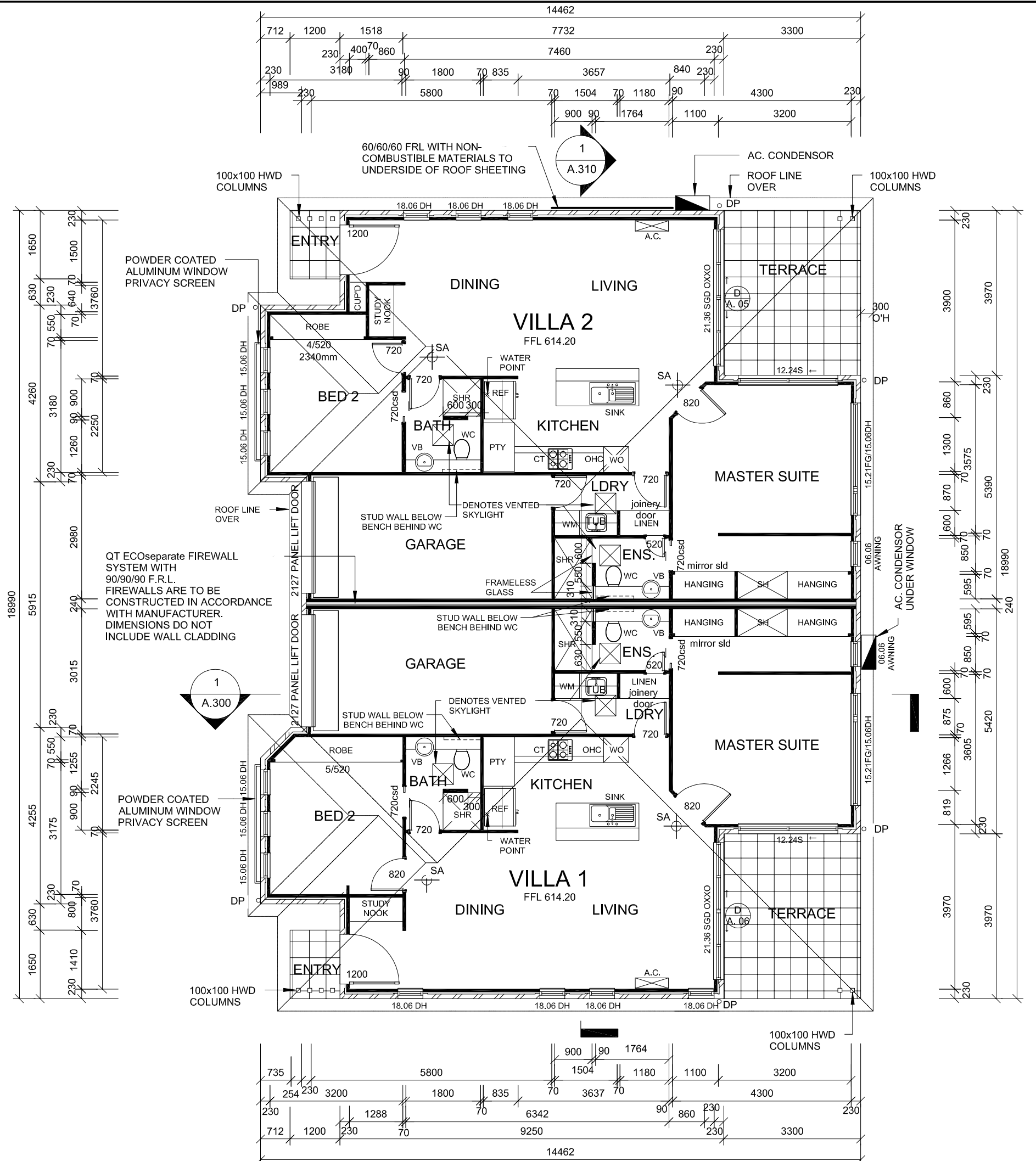
PRINCIPLE CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

Client Name: PNL CONSULTING PTY LTD	Job Number: 12-0911
Plan Description: Lot 24 & 25 on RP5591	drawing size: A3
Site Address: Bright Street, Toowoomba	Drawn by: ASPECT
AS.1684.2- N2 Scale: 1:100 Rev. by: ASPECT Sheet Number:	

**ARDEN VALE** homes

BSA number: 82008  
 P.O. Box 7337  
 TOOWOOMBA SOUTH.  
 Qld. 4350.  
 Phone: (07) 4635 3885  
 Fax: (07) 4635 8645

All dimensions are to be confirmed on site before commencing any excavation or the making of any workshop drawings. DO NOT SCALE OFF DRAWING. This drawing shall remain the property of Arden Vale Homes and shall not be copied in whole or part without written approval of the author.  
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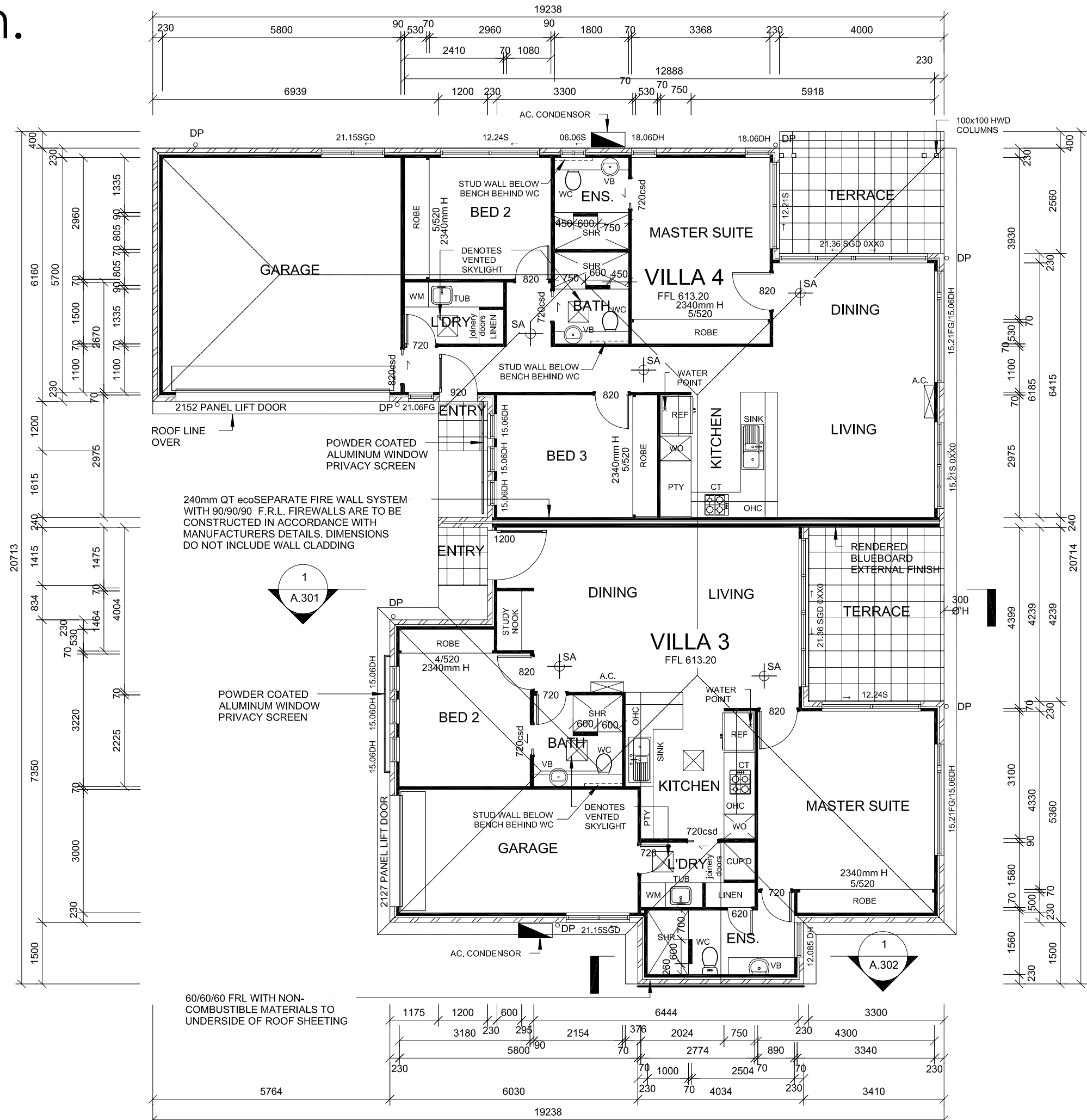
design areas:

UNIT 3 LIVING:	117.00 m2
UNIT 3 ENTRY:	1.00 m2
UNIT 3 TERRACE:	14.00 m2
UNIT 4 LIVING:	141.00 m2
UNIT 4 ENTRY:	1.00 m2
UNIT 4 TERRACE:	12.00 m2
<b>TOTAL:</b>	<b>286.00 m2</b>

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 OWNER/S: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PRINCIPLE CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

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Scale: 1:100	Rev. by: ASPECT
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