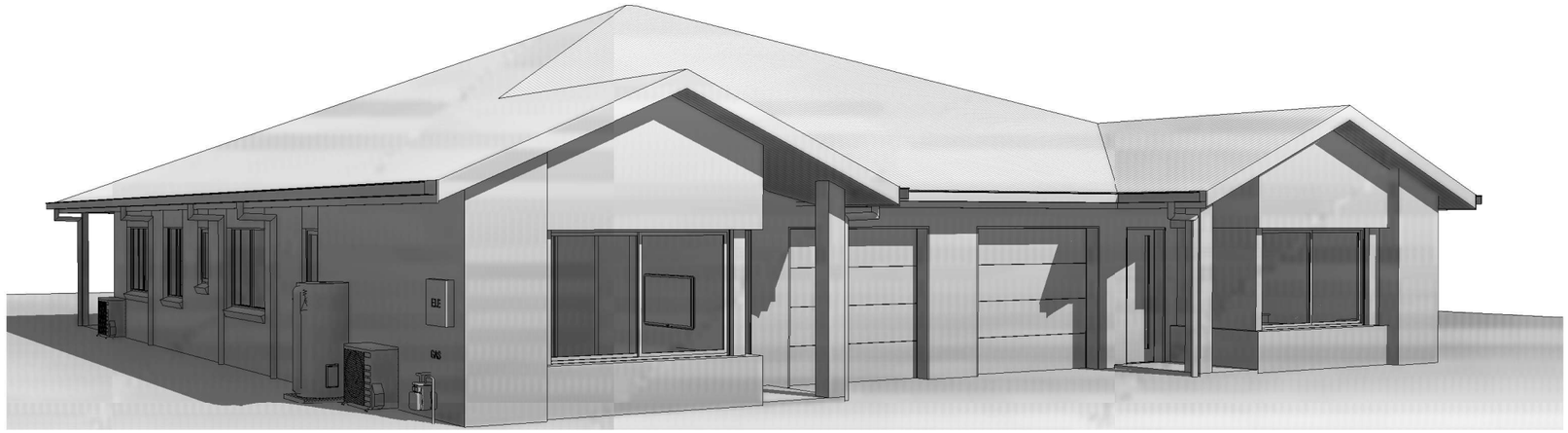
GENERAL NOTES:
-DO NOT SCALE FROM THIS DRAWING - WRITTEN
DIMENSIONS TAKE PRECEDENCE
OVER SCALE,

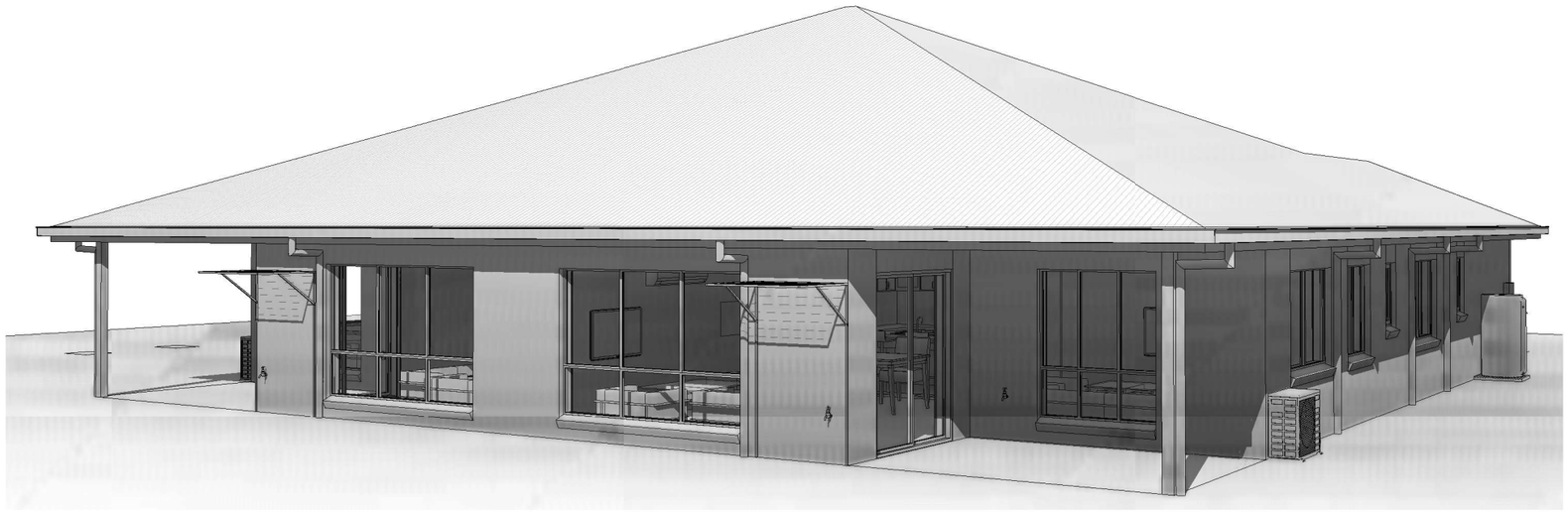
- ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF NEWSTART HOMES AUSTRALIA PRIOR TO COMMENCEMENT OF WORK. - VERIFY
  ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION,
- SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO COMPLY WITH BCA, PART 3.7.2
- ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & AS 4055-2006 FOR WIND LOADING.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE & LOCAL AUTHORITY REGULATIONS
- FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSOCIATED SOIL TESTS AND/ OR ENGINEERS SPECIFICATIONS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES.
- ARTICULATION JOINTS TO ENGINEERS DESIGN REPORT
- LOH -WHERE INDICATED TO BE REMOVABLE DOORS WITH LIFT OFF HINGES IN ACCORDANCE WITH BCA 3.8.3
- REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS
- WATER PROOFING TO WET AREAS TO COMPLY WITH BCA, PART 3.8.1
- SMOKE ALARMS TO BE INTER-CONNECTED

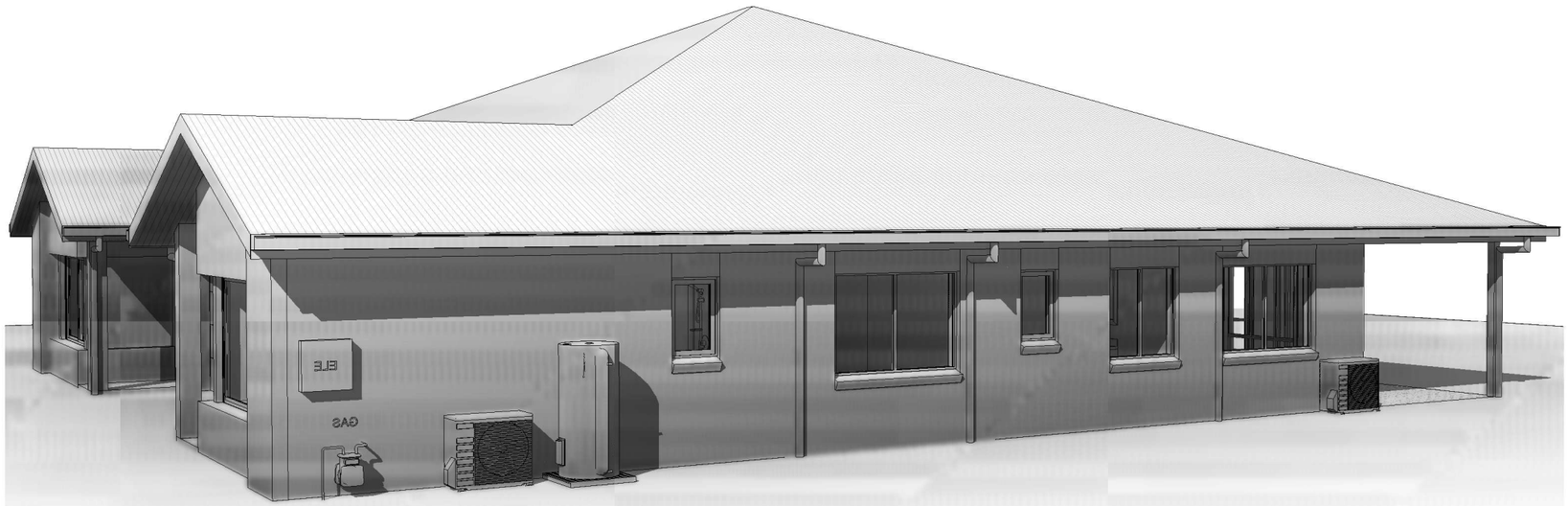
TERMITE PROTECTION:
TO AS3660-2000 JH TERMITE BARRIER TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870. REFER ENGINEERS PLAN FOR EXPANSION JOINT LOCATIONS.
SLAB:
STEP DOWNS TO EXTERNAL SURFACES TO COMPLY WITH THE BCA. CONCRETE SLABS, PATHS & DRIVEWAYS NOT DESIGNED BY ENGINEER ARE NOT PART OF THIS APPLICATION

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER AND REQUIRED PERIODICAL INSPECTIONS.
SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES-i)
ALL ROOMS WITHIN 500mm VERTICAL OF THE FLOOR
ii) BATHROOMS-WITHIN 1500mm VERTICAL OF THE BATH BASE
iii) FULLY GLAZED DOORS
iv) SHOWER SCREENS
v) WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL
vi) WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZE WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.
NOTE: GLAZING REQUIREMENTS MAYBE DIFFERENT FROM THAT STATED UNDER BUSHFIRE CATEGORY REQUIREMENTS REFER 'BAL RATING' FOOTINGS NOT TO ENCROACH TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY OF BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.
ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740. SPLASH BACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.
THERMAL INSULATION; INSULATION TO CEILING AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING REFER SARKING REQUIREMENT UNDER BUSH FIRE CATEGORY.
BEDROOMS REQUIRE MINIMUM 10% LIGHT & 5% VENTILATION TO TOTAL FLOOR AREA.
CONSTRUCTION TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REGULATIONS

- CONCRETE CONSTRUCTION TO COMPLY WITH NATIONAL CONSTRUCTION CODE.
- TIMBER STRUCTURE STANDARD AS 1720.1-2010.
- TIMBER CONSTRUCTION AS 1684-2010
- MASONRY STRUCTURES AS4773-2010
- CONCRETE STRUCTURES AS 3600-2009
- CONCRETE ROOF TILES AS2049-1992
- RESIDENTIAL SLABS & FOOTINGS AS2870-2006
- WINDOW & GLASS INSTALLATION AS2047 AND AS 1288.
- BARRIERS FOR SUBTERRANEAN TERMITES TO COMPLY WITH THE PROVISIONS OF PART 3.1.3 OF THE BCA AND WITH AS3660.1-2004
- WIND LOADS FOR HOUSING AS4055-1992
- STEEL STRUCTURES AS4100-1996
- DAMP PROOF COURSE & FLASHING AS/NZS2904
- PROTECTION OF MASONRY WALL TIES TO COMPLY WITH THE PROVISIONS OF PART 3.3.3.4 OF THE BCA







THIS SHEET
COVER SHEET

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME
RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

DESIGN:
DRAWN BY: Author
AMENDENT NUMBER: P01
FACADE: TRADITIONAL
DATE: 09/30/22
JOB NUMBER: 0001
SCALE:
SHEET NUMBER: A01

IMPORTANT NOTES:

*THE REQUIREMENT OF REGULATIONS TAKES PRECEDENCE OVER THE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS.
*DO NOT SCALE DRAWINGS - ALL DIMENSIONS IN "mm".
*BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS, PRODUCING SHOP DRAWINGS OR FABRICATING COMPONENTS.
*BUILDER TO CHECK DOORS/WINDOWS DIMENSIONS BEFORE ORDERING ON FLOOR PLAN AND ELEVATIONS.
*ALUMINIUM FRAMED DOORS/WINDOWS WITH OPENING STYLES IN ACCORDANCE WITH ELEVATIONS AND FROM APPROVED MANUFACTURER UNO.
*LINTELS TO TRUSS MANUFACTURERS TABLES, ROOF TRUSSES TO MANUFACTURER'S SPECIFICATION.
*ALL CONSTRUCTION WORK TO BE DONE IN ACCORDANCE WITH BCA AND RELEVANT AUSTRALIAN STANDARDS AND DEVELOPMENT CODES.
*TERMITE PROTECTION TO COMPLY WITH AS1694 'PHYSICAL BARRIERS' & AS3660 'APPENDIX D' AND TO ACT BUILDING CONTROL BUILDING NOTE NO3, FRAMING TO AS1684 'NATIONAL TIMBER FRAMING CODE' AND SUPPLIMENTS, HARDWOOD TO AS.2796, ELECTRICAL TO AS.3000, PLUMBING TO AS3500, CONCRETE TO AS.3600, BRICKWORK TO AS.3700, 'SAA MASONRY CODE' AND AS.1640 'SAA BRICKWORK CODE', STRUCTURAL STEEL TO AS.1170 & AS.4100, WET SEAL TO AS.3740 AND .
*SMOKE ALARMS CONNECTED TO MAINS POWER SUPPLY, WITH BATTERY BACKUP, ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786.

*SEDIMENT & EROSION CONTROL TO COMPLY WITHIN THE BEST PRACTICE GUIDELINES - PREVENT SOULTION FOR RESIDENTIAL BUILDING SITES MARCH 2006 AND ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT, MARCH 2011.
*BUILDER TO PROVIDE CRUSHED GRANITE OR AGGREGATES AT ACCESS POINT TO SITE DURING CONSTRUCTION

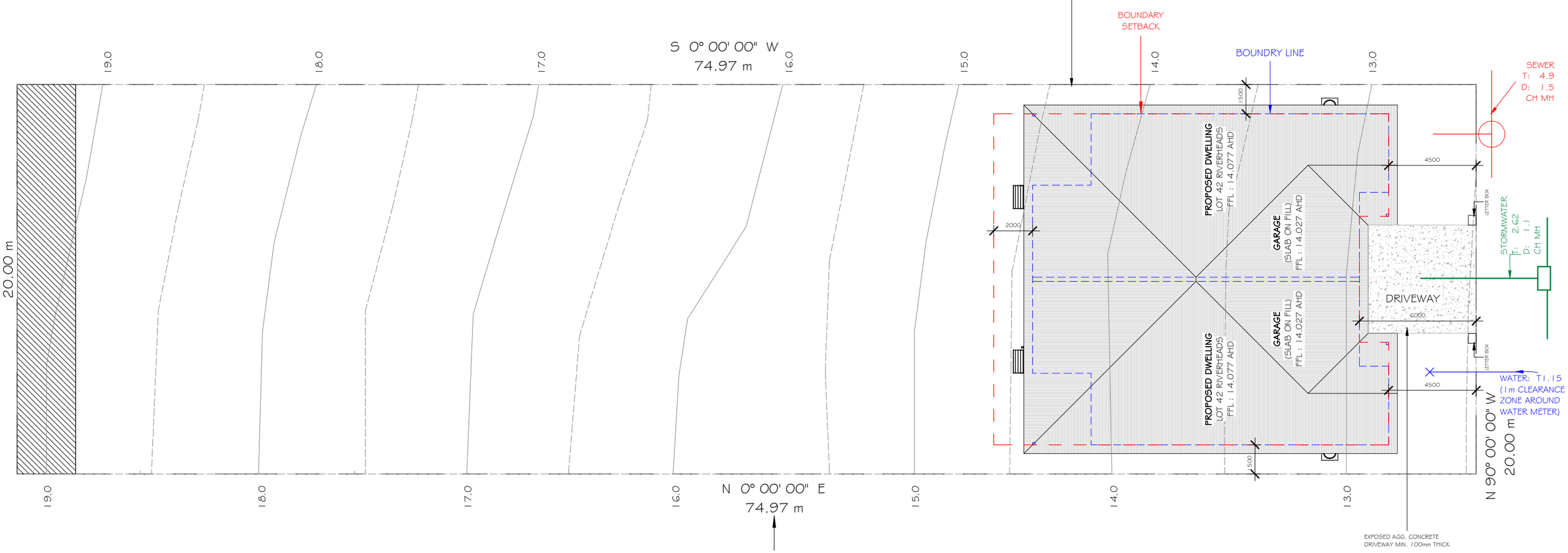
* DRIVEWAY TO COMPLY WITH GW/SD/DC.02 & FINISH TO COMPLY WITH ALL LEASE & DEVELOPMENT CONDITIONS AND RELEVANT LOCAL CODES
* IF LEVELS & CONTOURS ARE DIFFERENT ON SITE FROM THE DRAWING BUILDER TO PROVIDE CONTOUR PLAN & REPORT BACK TO THE DESIGNER TO ADJUST LEVELS ACCORDINGLY.
* NO PART OF CUT SHOULD ENCROACH OUT OF THE BOUNDARY OR EASEMENT

*BLOCK BOUNDARIES, CONTOURS, SERVICES AND EASEMENTS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.
*CONFIRM ALL LEVELS AND CONTOURS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUILDER IS RESPONSIBLE TO ENSURE ALL INFORMATION SHOWN HERE REGARDING LEVELS ARE ACCURATE AND REPRESENTS EXISTING ON SITE LEVELS.
*THE FFLs ARE SUBJECT TO CHANGE AND ARE UP TO BUILDERS DISCRETION TO BE VERIFIED ON SITE, MAXIMUM CHANGE UNDER 340 mm, TO BE CONFIRMED BY CERTIFIER.
*LOCATION OF CUTS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE. THEREFORE, ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR.
*0.3 M CUT APPROX AT LINE OF HOUSE - SITE TO BE LEVELED / GRADED TO ALLOW FOR SURFACE DRAINAGE AS PER BCA.
*RETAINING WALL TO BE BUILT ENSURING DRAINAGE AS PER RELEVANT CODES/BCA V2. HEIGHTS AND ALL LEVELS TO SUIT SITE CONDITIONS. FINAL HEIGHTS TO BE CONFIRMED BY BUILDER ON SITE.

* ENSURE SUBSOIL DRAINAGE SYSTEMS TO PRVENT SURFACE WATER ENTRY: AG PIPE / WATERPROOFING, COMPLIANCE AS PER NCC VOL 2, Part 3.1.2/AS 4654.2-2012

* SLEEPER RETAINING WALLS ALIGNMENT AND STEPS AS REQUIRED TO SITE CONDITION, ENSURING SURFACE DRAINAGE / COMPLIANCE TO RELEVANT CODES/AS/BCA

* DRIVEWAY TO COMPLY WITH GW/SD/DC.02 & FINISH TO COMPLY WITH ALL LEASE & DEVELOPMENT CONDITIONS AND RELEVANT LOCAL CODES
* IF LEVELS & CONTOURS ARE DIFFERENT ON SITE FROM THE DRAWING BUILDER TO PROVIDE CONTOUR PLAN & REPORT BACK TO THE DESIGNER TO ADJUST LEVELS ACCORDINGLY.
* NO PART OF CUT SHOULD ENCROACH OUT OF THE BOUNDARY OR EASEMENT



BOUNDARY DIMENSIONS / BEARINGS & CONTOURS BASED ON SURVEYOR'S REPORT

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET
SITE PLAN

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER
FACADE: TRADITIONAL	DATE: 09/30/22	P01
JOB NUMBER: 0001	SCALE: 1 : 200	SHEET NUMBER A02

DO NOT SCALE FROM THIS DRAWING - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF NEWSTART HOMES PRIOR TO COMMENCEMENT OF WORK. VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.

SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO COMPLY WITH BCA, PART 3.7.2.

ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & AS 4055-2006 FOR WINDLOADING.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE & LOCAL AUTHORITY REGULATIONS

FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSOCIATED SOIL TESTS AND/ OR ENGINEERS SPECIFICATIONS. DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES.

ARTICULATION JOINTS TO ENGINEERS DESIGN REPORT LOH - WHERE INDICATED TO BE REMOVABLE DOORS WITH LIFT OFF HINGES IN ACCORDANCE WITH BCA 3.8.3

REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS WATER PROOFING TO WET AREAS TO COMPLY WITH BCA, PART 3.8.1 SMOKE ALARMS TO BE INTER-CONNECTED AND COMPLIANT WITH CURRENT STANDARD

SUSTAINABILITY COMPLIANCE

1. TRIPLE 'A' RATED SHOWER ROSES.
2. DUAL FLUSH TOILETS (6 LITRE FULL FLUSH / 3 LITRE HALF FLUSH).
3. 500kpa WATER PRESSURE-LIMITING DEVICES.
4. ENERGY EFFICIENT LIGHTING TO 80% OF DWELLING INTERNAL FLOOR SPACE.

IMPORTANT INFORMATION

NOTES:

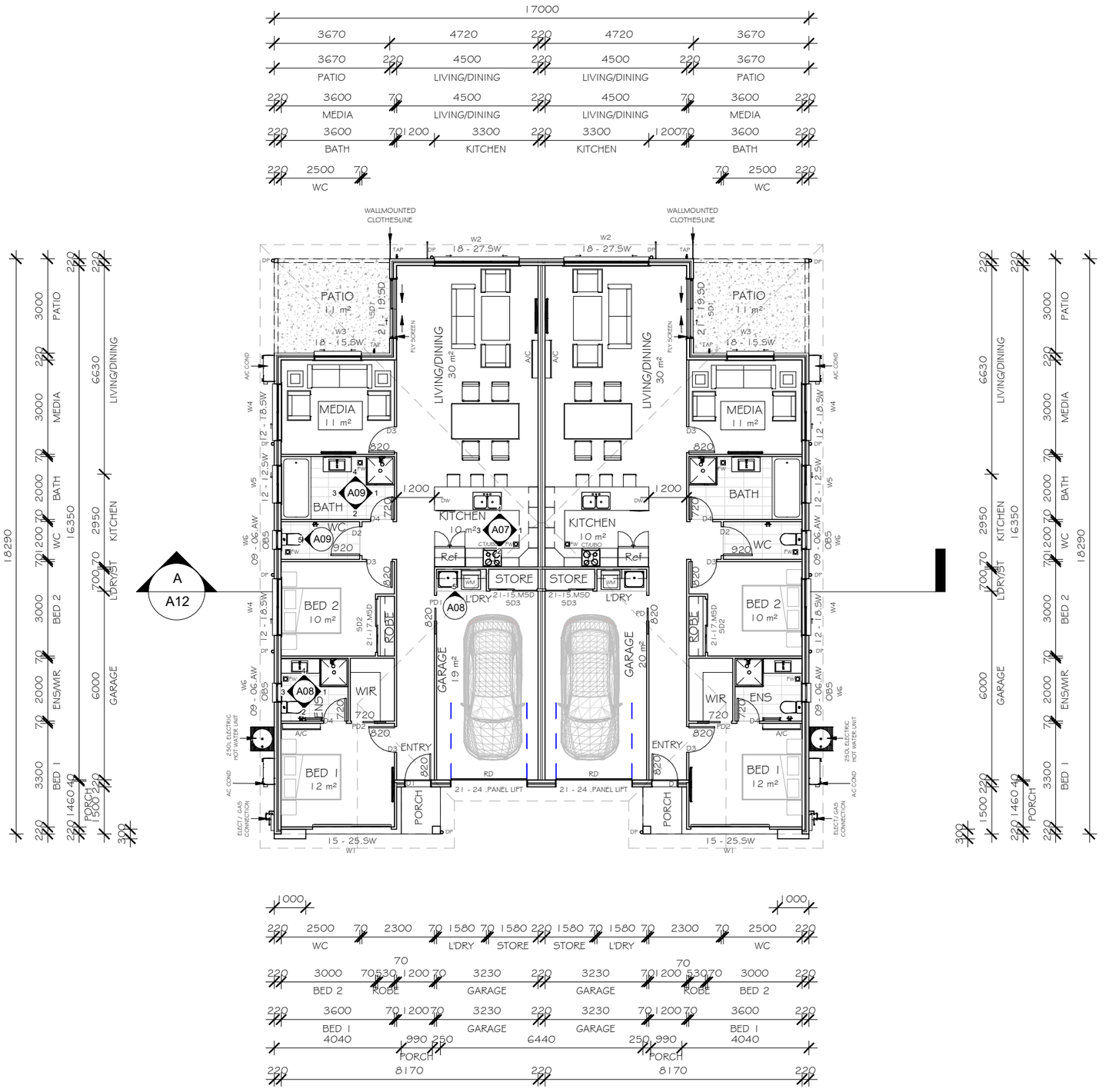
- PROVIDE R2.5 INSULATION TO CEILING (LIVING & -GARAGE AREAS). EXCLUDING OUTDOOR AREASSISALATION WRAP TO EXTERNAL WALLS.

WINDOWS AND DOORS:

- NOTE: * NON STANDARD WINDOW OR DOOR
- INTERNAL HINGED DOOR LEAF HEIGHTS 2040
- INTERNAL SLIDING DOOR HEIGHTS 2100
- EXTERIOR WINDOWS & SLIDING DOOR HEIGHTS 2100 AFL
- WINDOW SIZES AS DESIGNATED (WRITTEN) WINDOWS SIZES ARE NOT TO BE ALTERED TO CENTERED TO ROOM UNLESS OTHERWISE DIMENSIONED
- ALL SLIDING WINDOW OPENINGS ARE XO UNLESS OTHERWISE NOTED

TERMITE PROTECTION

SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870



AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

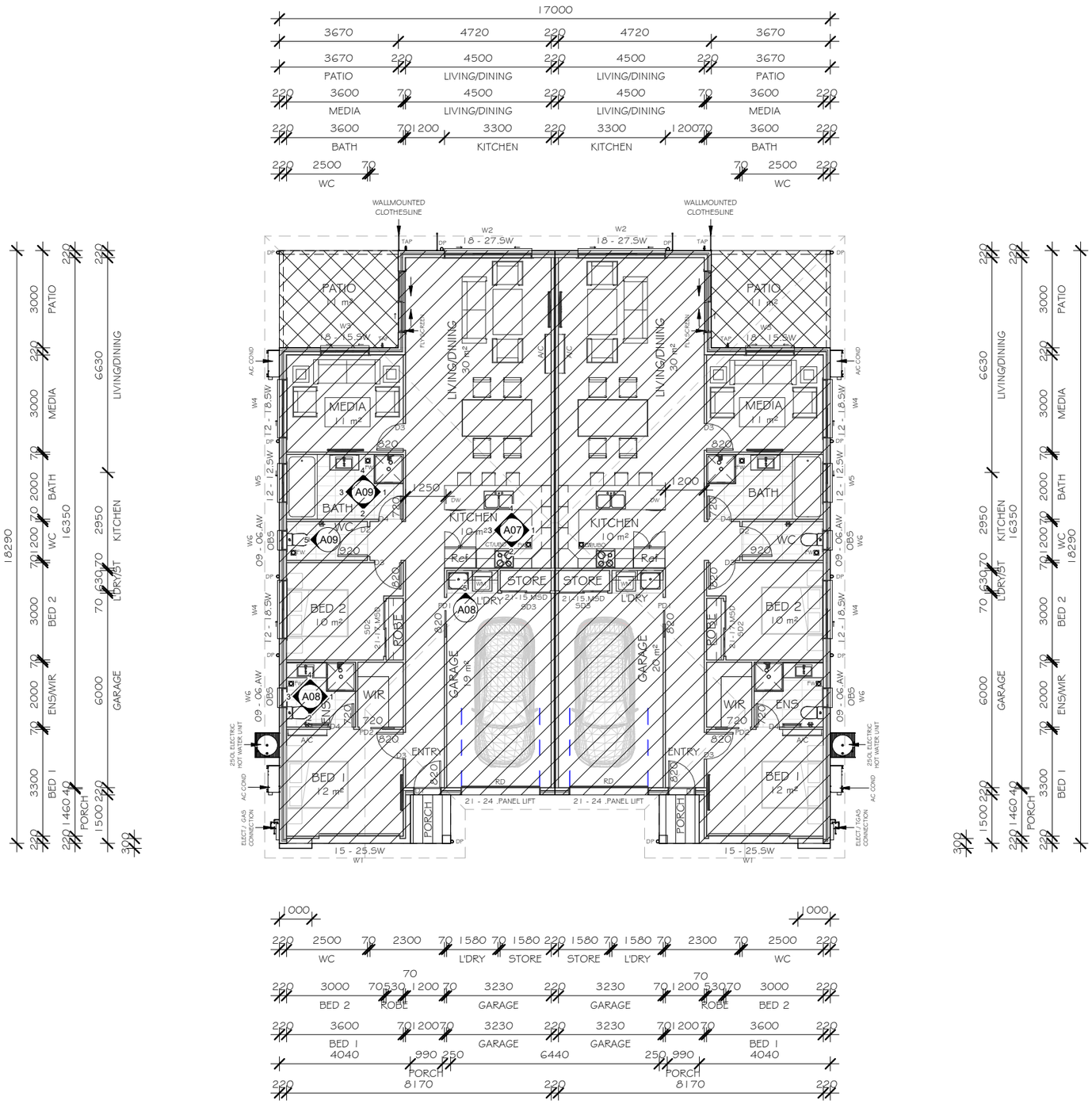
THIS SHEET

FLOOR PLAN

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: 1 : 150	SHEET NUMBER A03

AREA BLOCK A		
	GFA	: 137.698m²
	PATIO	: 11.010m²
	PORCH	: 1.845m²
	TOTAL AREA	: 150.553m²

AREA BLOCK B		
	GFA	: 137.698m²
	PATIO	: 11.010m²
	PORCH	: 1.845m²
	TOTAL AREA	: 150.553m²



AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

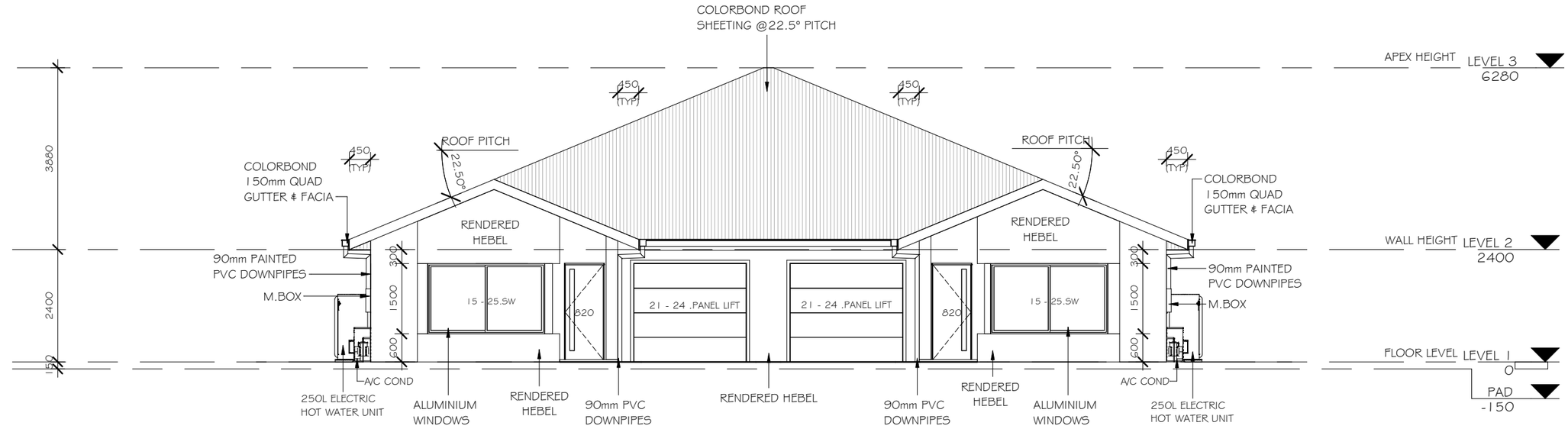
RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

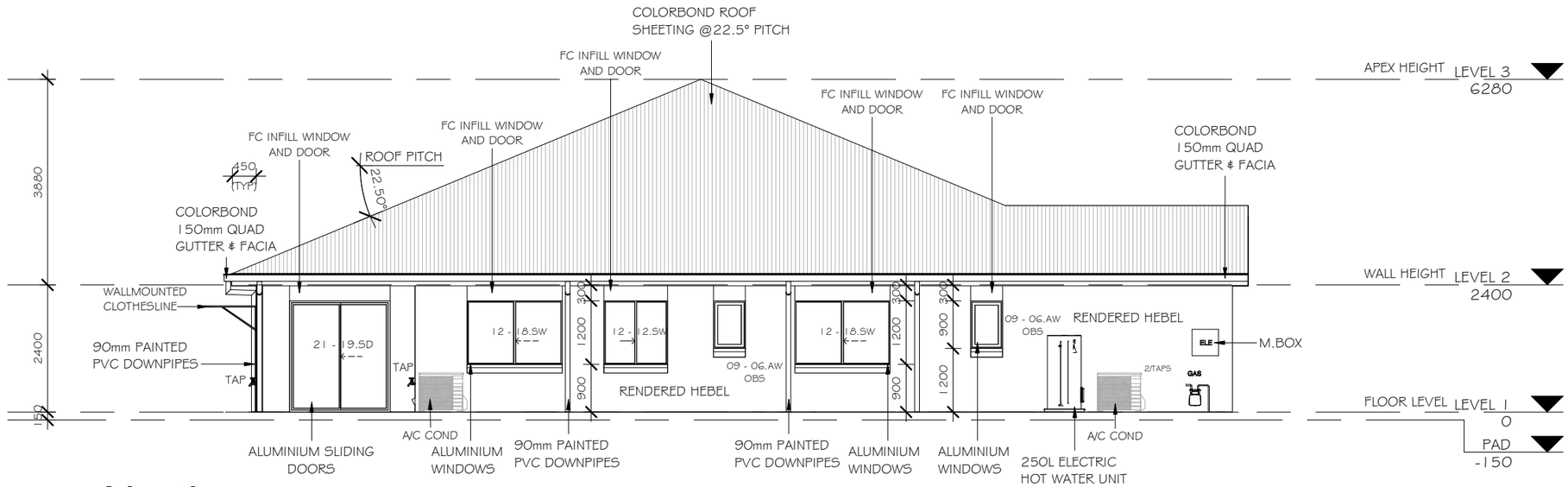
AREA PLAN

DESIGN:	DRAWN BY:	AMENDENT NUMBER
	Author	P01
FACADE:	DATE:	
TRADITIONAL	09/30/22	
JOB NUMBER:	SCALE:	SHEET NUMBER
0001	1 : 150	A04



1 West

1 : 100



2 North

1 : 100

IMPORTANT INFORMATION

MUST BE READ

NOTES:

- PROVIDE R2.5 INSULATION TO CEILING (LIVING & - GARAGE AREAS). EXCLUDING OUTDOOR AREASSISALATION WRAP TO EXTERNAL WALLS.

WINDOWS AND DOORS:

- NOTE: * NON STANDARD WINDOW OR DOOR.
- INTERNAL HINGED DOOR LEAF HEIGHTS 2100
- INTERNAL SLIDING DOOR HEIGHTS 2100
- EXTERIOR WINDOWS & SLIDING DOOR HEIGHTS 2100 AFL
- WINDOW SIZES AS DESIGNATED (WRITTEN) WINDOWS SIZES ARE NOT TO BE ALTERED TO CENTERED TO ROOM UNLESS OTHERWISE DIMENSIONED
- ALL SLIDING WINDOW OPENINGS ARE XO UNLESS OTHERWISE NOTED

TERMITE PROTECTION

TO AS3660-2000 TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870

NOTES:

REFER TO SOIL ENGINEERS REPORT/PLANS FOR ARTICULATION JOINT LOCATIONS.

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNERS _____

WITNESS _____ DATE _____

PROJECT NAME

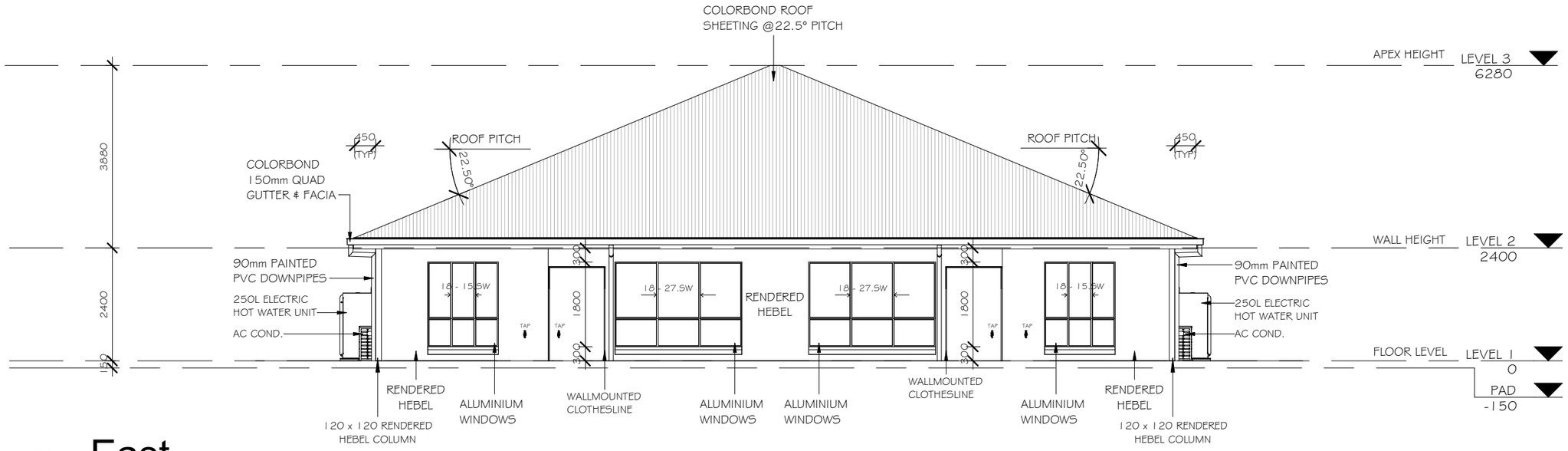
RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

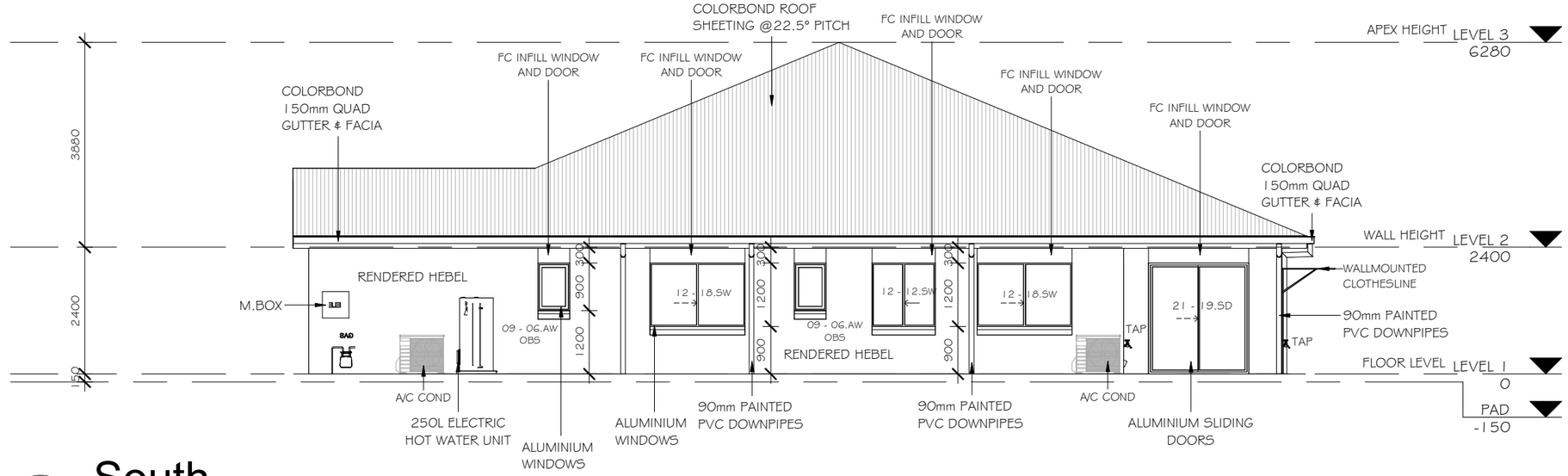
ELEVATION WEST & NORTH

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: 1 : 100	SHEET NUMBER A05



1 East

1 : 100



2 South

1 : 100

IMPORTANT INFORMATION

MUST BE READ

NOTES:

- PROVIDE R2.5 INSULATION TO CEILING (LIVING & GARAGE AREAS). EXCLUDING OUTDOOR AREASS- ISALATION WRAP TO EXTERNAL WALLS.

WINDOWS AND DOORS:

- NOTE: * NON STANDARD WINDOW OR DOOR
- INTERNAL HINGED DOOR LEAF HEIGHTS 2100
- INTERNAL SLIDING DOOR HEIGHTS 2100
- EXTERIOR WINDOWS & SLIDING DOOR HEIGHTS 2100 AFL
- WINDOW SIZES AS DESIGNATED (WRITTEN) WINDOWS SIZES ARE NOT TO BE ALTERED TO CENTERED TO ROOM UNLESS OTHERWISE DIMENSIONED
- ALL SLIDING WINDOW OPENINGS ARE XO UNLESS OTHERWISE NOTED

TERMITE PROTECTION

TO AS3660-2000 TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870

NOTES:

REFER TO SOIL ENGINEERS REPORT/PLANS FOR ARTICULATION JOINT LOCATIONS.

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNERS _____

WITNESS _____ DATE _____

PROJECT NAME

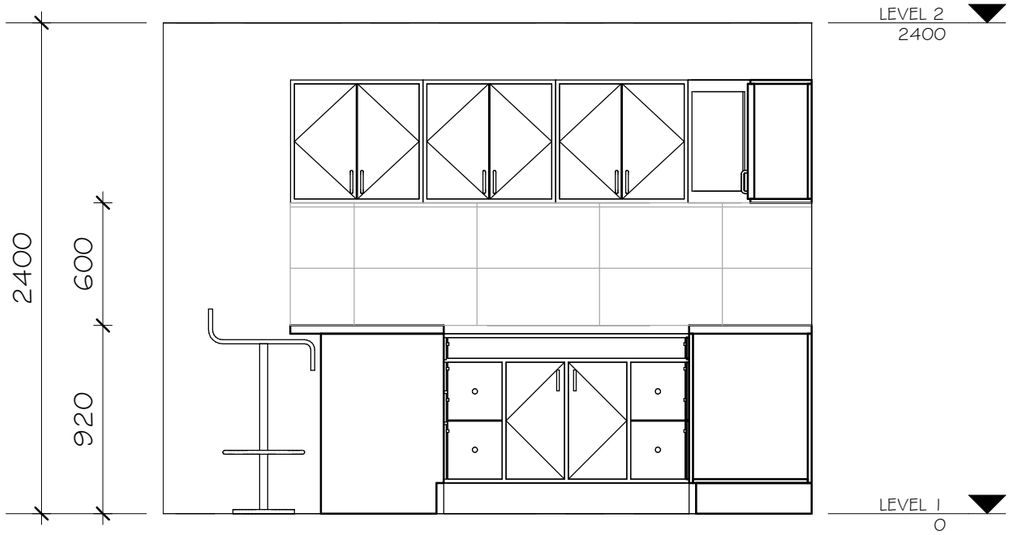
RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

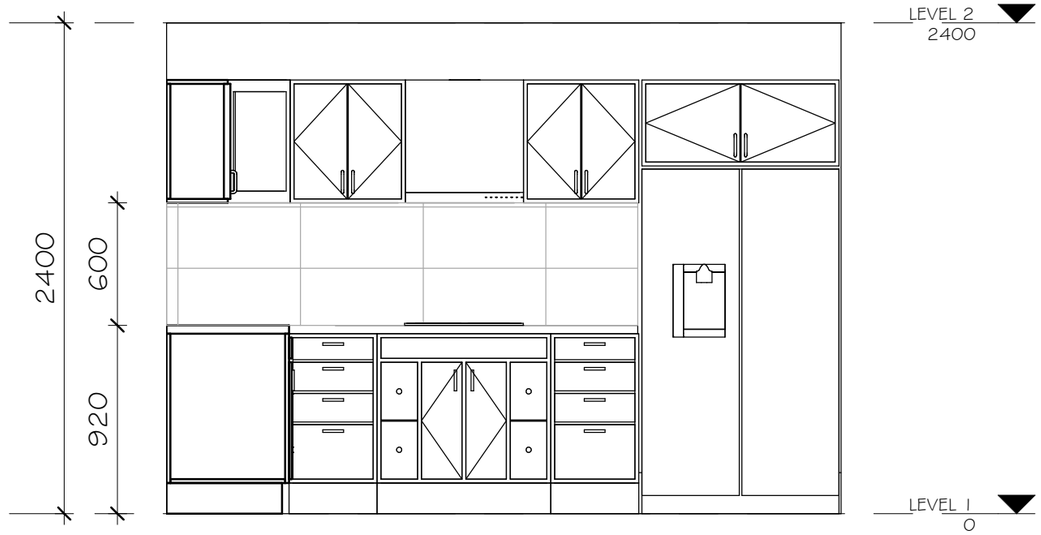
ELEVATION EAST & SOUTH

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: 1 : 100	SHEET NUMBER A06



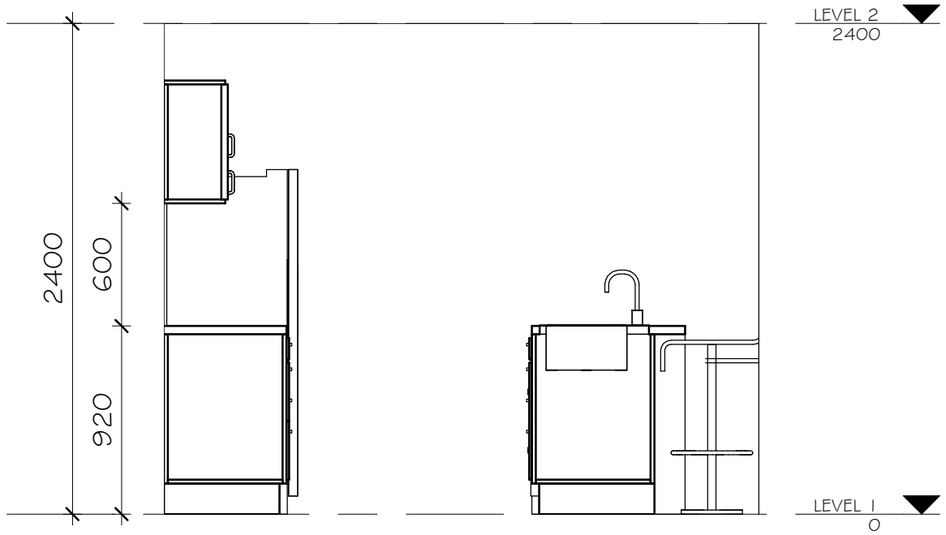
1 KITCHEN East Elevation

1 : 30



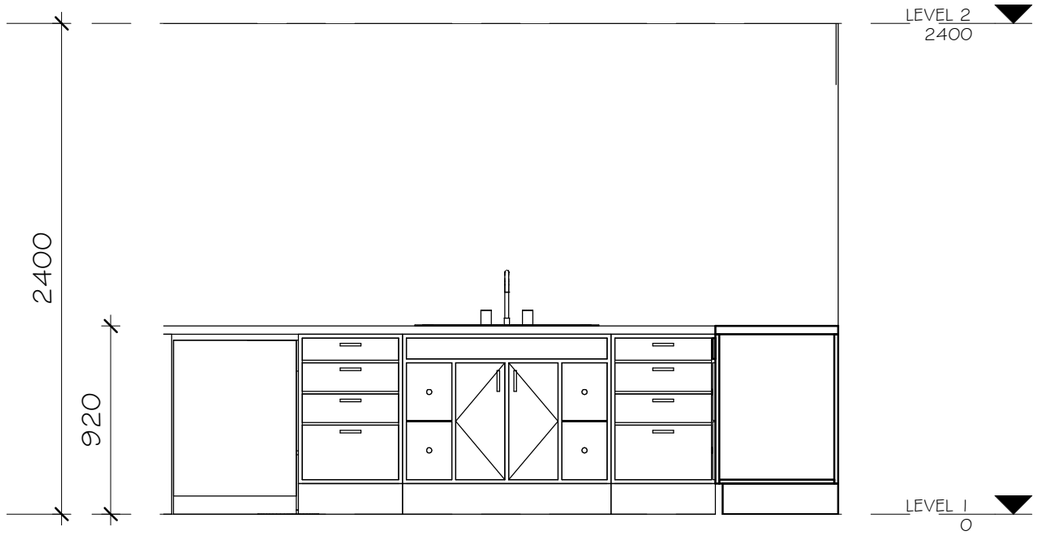
2 KITCHEN South Elevation

1 : 30



3 KITCHEN West Elevation

1 : 30



4 KITCHEN North Elevation

1 : 30

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

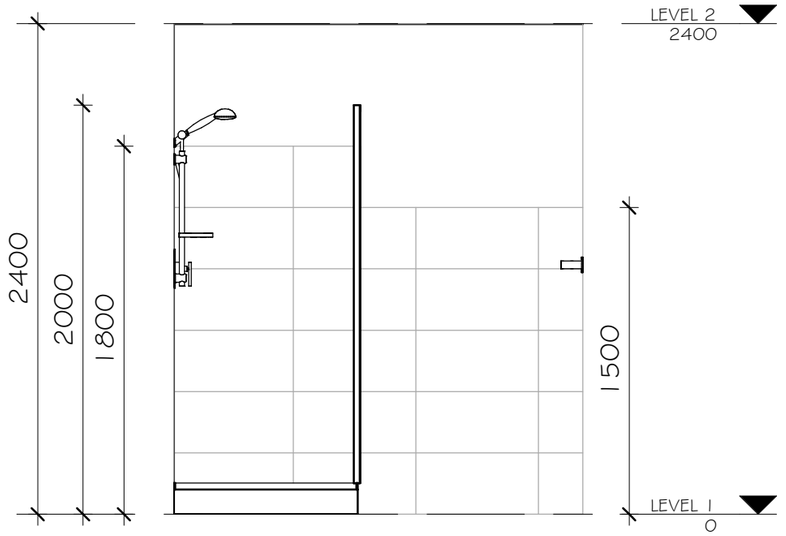
RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

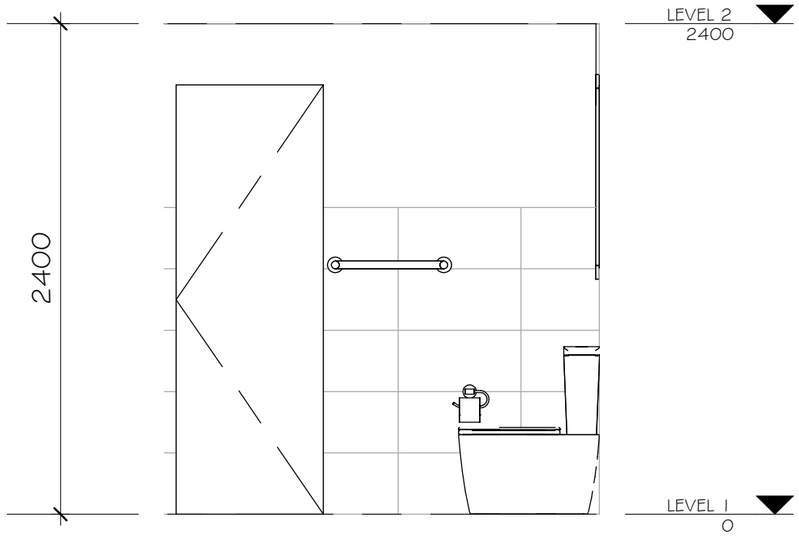
KITCHEN ELEVATION

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: 1 : 30	SHEET NUMBER A07



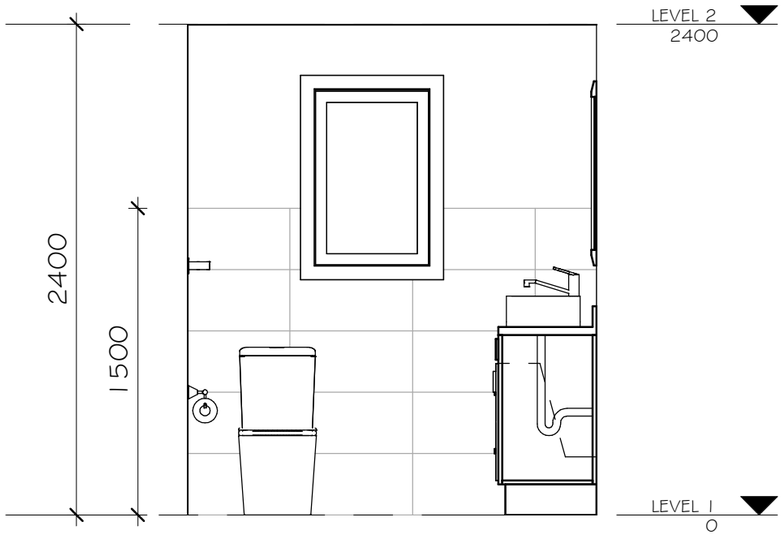
1 ENS East Elevation

1 : 30



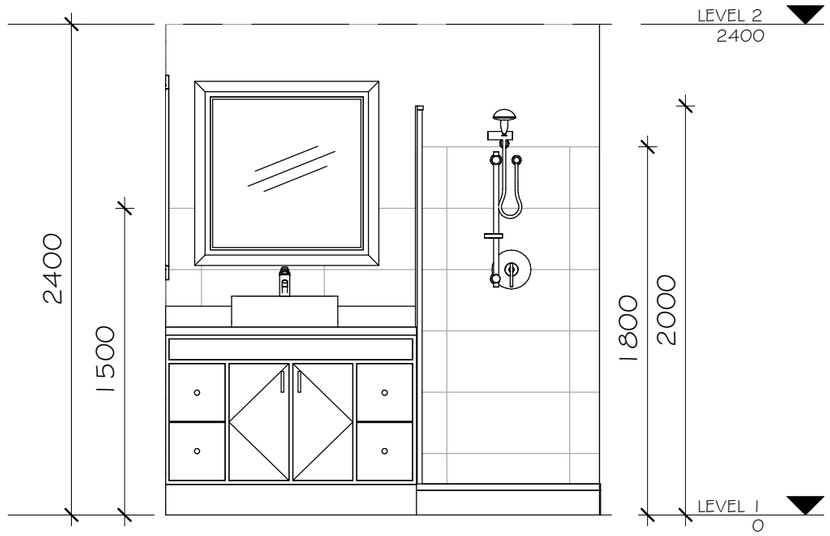
2 ENS South Elevation

1 : 30



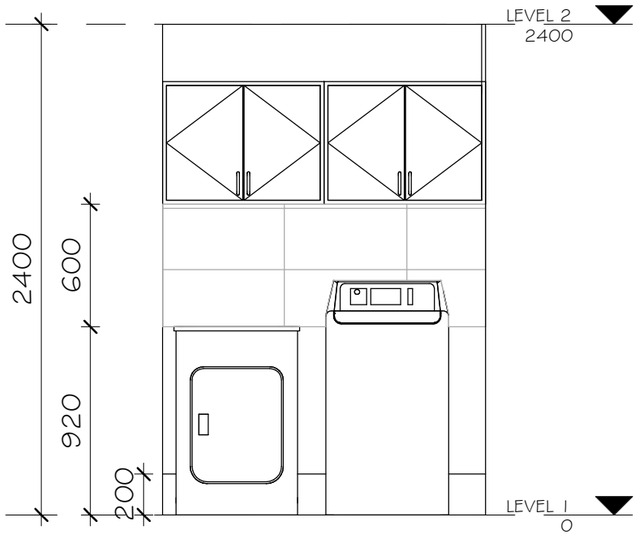
3 ENS West Elevation

1 : 30



4 ENS North Elevation

1 : 30



5 L'DRY North Elevation

1 : 30

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

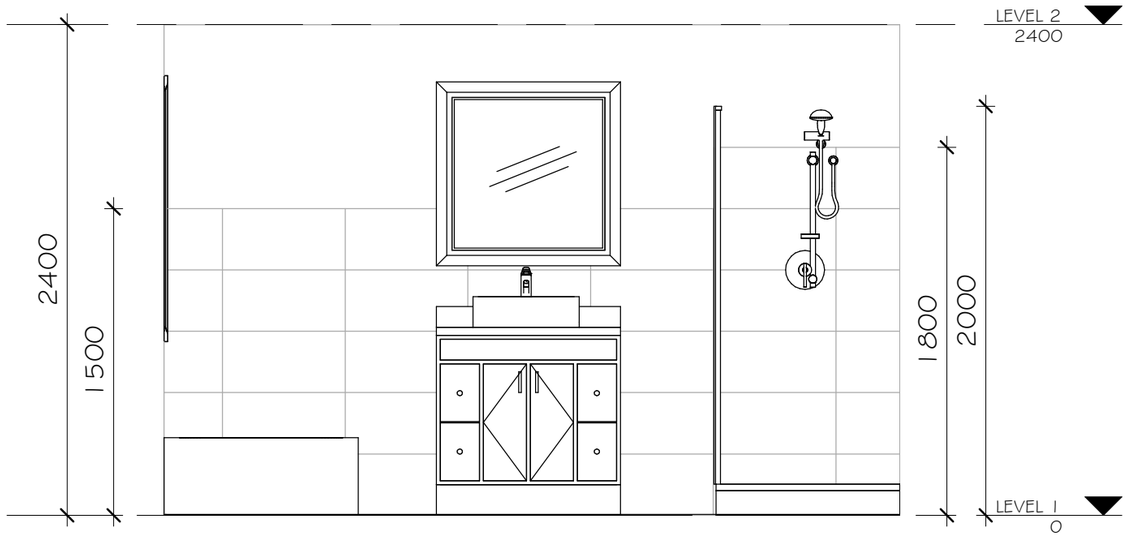
RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

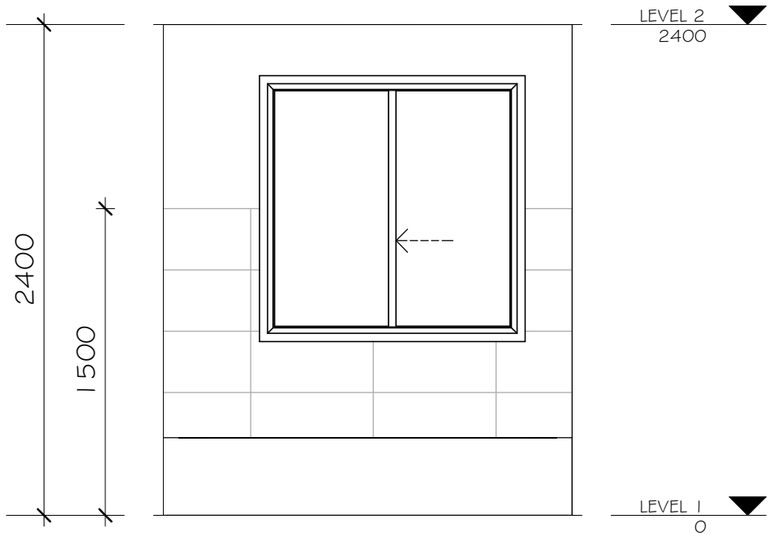
ENS ELEVATION

DESIGN:	DRAWN BY:	AMENDENT NUMBER
	Author	P01
FACADE:	DATE:	
TRADITIONAL	09/30/22	
JOB NUMBER:	SCALE:	SHEET NUMBER
0001	1 : 30	A08



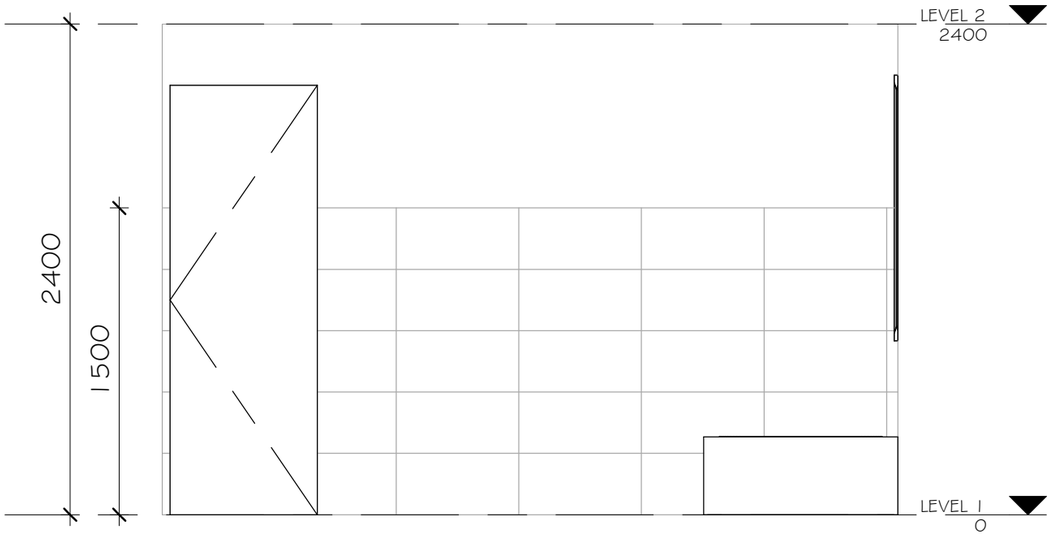
4 BATH North Elevation

1 : 30



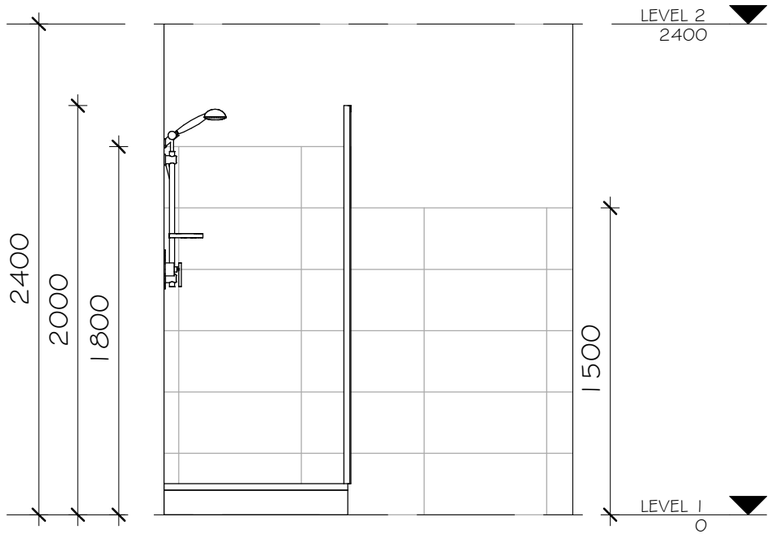
3 BATH West Elevation

1 : 30



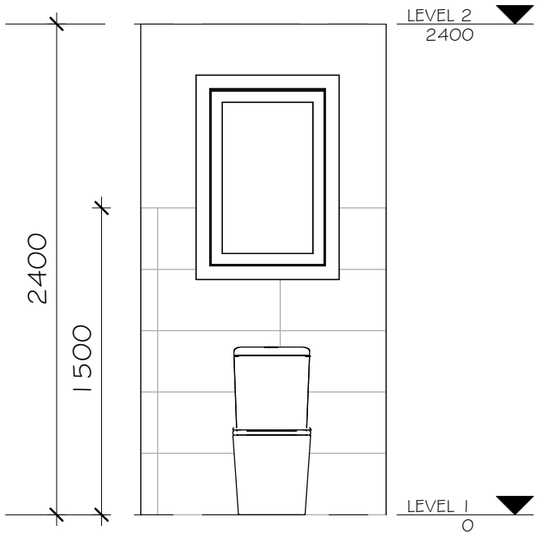
2 BATH South Elevation

1 : 30



1 BATH East Elevation

1 : 30



5 WC West Elevation

1 : 30

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

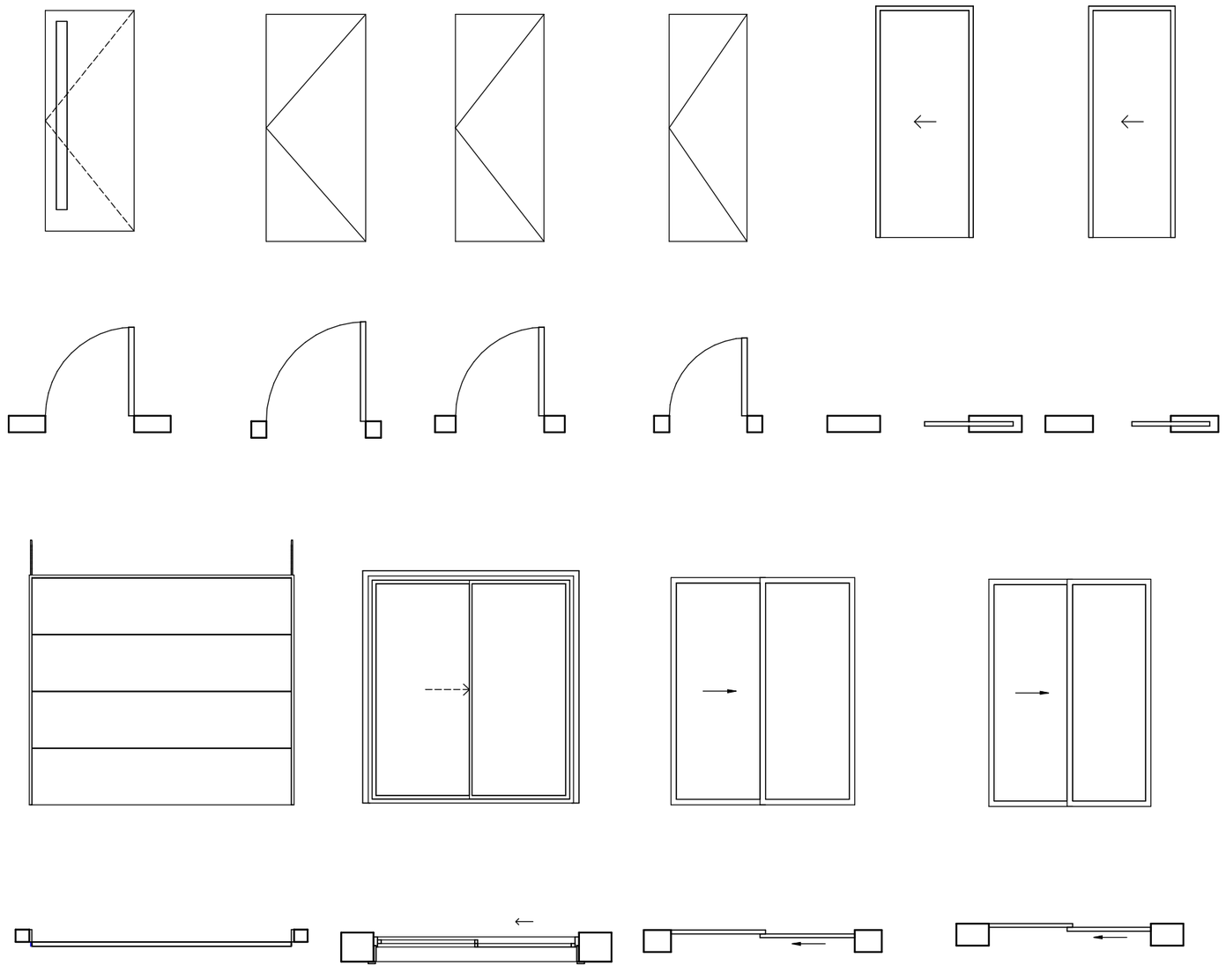
THIS SHEET

BATH ELEVATION

DESIGN:	DRAWN BY:	AMENDENT NUMBER
	Author	P01
FACADE:	DATE:	
TRADITIONAL	09/30/22	
JOB NUMBER:	SCALE:	SHEET NUMBER
0001	1 : 30	A09

DOOR SCHEDULE

Type Mark	Height	Width	Description	Count
D1	2040	820	Entry Door 2040h x 820w	1
D1	2040	820	Entry Door 2040h x 820w	1
				2
D2	2100	920	Single Door 2100h x 920w	1
D2	2100	920	Single Door 2100h x 920w	1
				2
D3	2100	820	Single Door 2100h x 820w	1
D3	2100	820	Single Door 2100h x 820w	1
D3	2100	820	Single Door 2100h x 820w	1
D3	2100	820	Single Door 2100h x 820w	1
D3	2100	820	Single Door 2100h x 820w	1
D3	2100	820	Single Door 2100h x 820w	1
				6
D4	2100	720	Single Door 2100h x 720w	1
D4	2100	720	Single Door 2100h x 720w	1
D4	2100	720	Single Door 2100h x 720w	1
D4	2100	720	Single Door 2100h x 720w	1
				4
PD1	2100	820	Pocket Door 2100h x 820w	1
PD1	2100	820	Pocket Door 2100h x 820w	1
				2
PD2	2100	720	Pocket Door 2100h x 720w	1
PD2	2100	720	Pocket Door 2100h x 720w	1
				2
RD	2100	2400	Garage Door 2100h x 2400w	1
RD	2100	2400	Garage Door 2100h x 2400w	1
				2
SD1	2100	1900	Double Sliding Door 2100h x 1900w	1
SD1	2100	1900	Double Sliding Door 2100h x 1900w	1
				2
SD2	2100	1700	Double Sliding Door 2100h x 1700w	1
SD2	2100	1700	Double Sliding Door 2100h x 1700w	1
				2
SD3	2100	1500	Double Sliding Door 2100h x 1500w	1
SD3	2100	1500	Double Sliding Door 2100h x 1500w	1
				2



AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

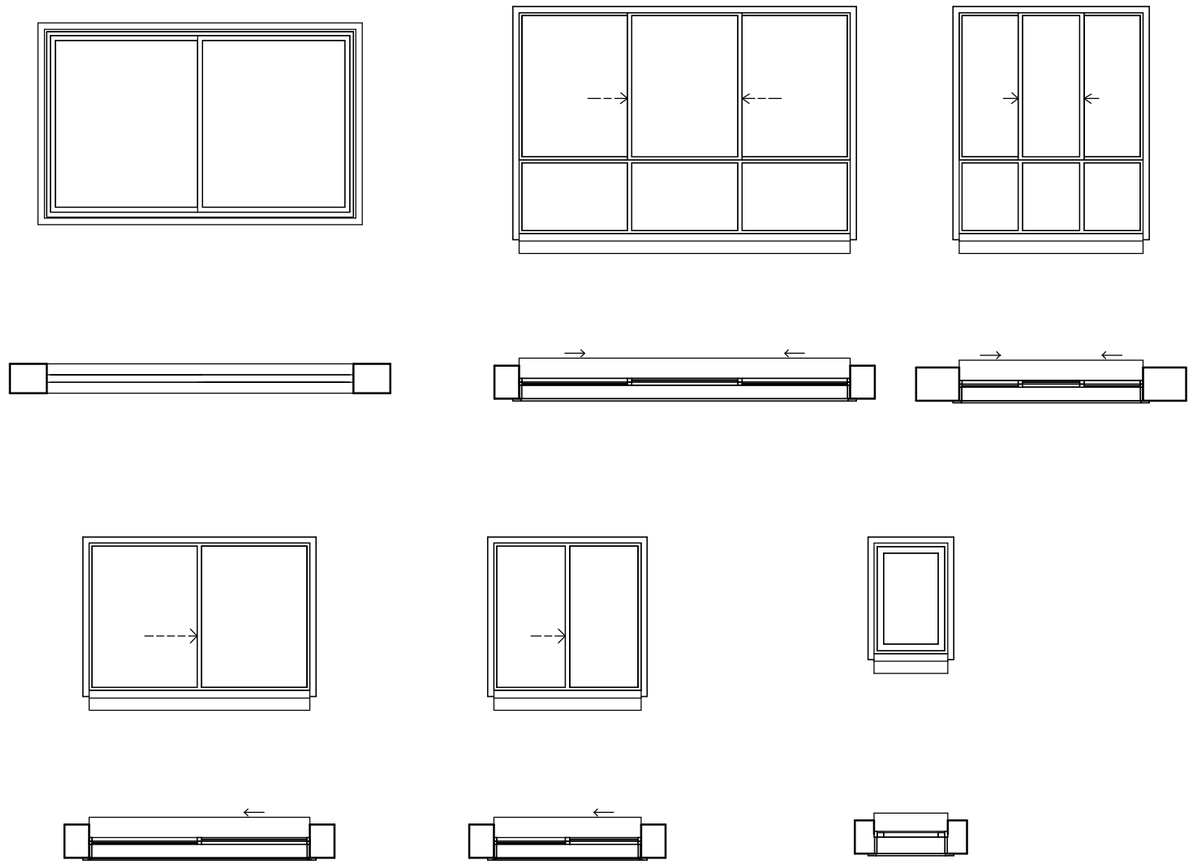
THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

DOOR SCHEDULE

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: 1 : 50	SHEET NUMBER A10

WINDOW SCHEDULE				
Type Mark	Height	Width	Description	Count
W1	1500	2500	2 Panel Slidding 1500h x 2500w	1
W1	1500	2500	2 Panel Slidding 1500h x 2500w	1
				2
W2	1800	2700	3 Panel Slidding 1800h x 2700w	1
W2	1800	2700	3 Panel Slidding 1800h x 2700w	1
				2
W3	1800	1500	3 Panel Slidding 1800h x 1500w	1
W3	1800	1500	3 Panel Slidding 1800h x 1500w	1
				2
W4	1200	1800	2 Panel Slidding 1200h x 1800w	1
W4	1200	1800	2 Panel Slidding 1200h x 1800w	1
W4	1200	1800	2 Panel Slidding 1200h x 1800w	1
W4	1200	1800	2 Panel Slidding 1200h x 1800w	1
				4
W5	1200	1200	2 Panel Slidding 1200h x 1200w	1
W5	1200	1200	2 Panel Slidding 1200h x 1200w	1
				2
W6	900	600	Awing With OBS 900h x 600w	1
W6	900	600	Awing With OBS 900h x 600w	1
W6	900	600	Awing With OBS 900h x 600w	1
W6	900	600	Awing With OBS 900h x 600w	1
				4



AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

WINDOW SCHEDULE

DESIGN:	DRAWN BY:	AMENDENT NUMBER
	Author	P01
FACADE:	DATE:	
TRADITIONAL	09/30/22	
JOB NUMBER:	SCALE:	SHEET NUMBER
0001	1 : 50	A11

WIND CLASSIFICATION N2 - CONCRETE ROOF AT 22.5° PITCH

DO NOT SCALE FROM THIS DRAWING - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES WHICH THE CONTRACTOR MAY FIND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF NEWSTART HOMES PRIOR TO COMMENCEMENT OF WORK. VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION.

SMOKE DETECTORS TO BE WIRED INTO ELECTRICITY MAINS AND TO COMPLY WITH BCA, PART 3.7.2.

ALL GLAZING TO COMPLY WITH AS 1288-2006 GLASS IN BUILDINGS & AS 4055-2006 FOR WINDLOADING.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, THE NATIONAL CONSTRUCTION CODE & LOCAL AUTHORITY REGULATIONS

FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH ASSOCIATED SOIL TESTS AND/ OR ENGINEERS SPECIFICATIONS.

DRAWINGS TO BE READ IN CONJUNCTION WITH ATTACHED ENGINEERS NOTES.

ARTICULATION JOINTS TO ENGINEERS DESIGN REPORT

LOH - WHERE INDICATED TO BE REMOVABLE DOORS WITH LIFT OFF HINGES IN ACCORDANCE WITH BCA 3.8.3

REFER ENGINEER'S PLAN FOR EXPANSION JOINT LOCATIONS

WATER PROOFING TO WET AREAS TO COMPLY WITH BCA, PART 3.8.1

SMOKE ALARMS TO BE INTER-CONNECTED

SUSTAINABILITY COMPLIANCE

1.TRIPLE 'A' RATED SHOWER ROSES.
2.DUAL FLUSH TOILETS (6 LITRE FULL FLUSH / 3 LITRE HALF FLUSH).
3.500kpa WATER PRESSURE-LIMITING DEVICES.
4.ENERGY EFFICIENT LIGHTING TO 80% OF DWELLING INTERNAL FLOOR SPACE.

IMPORTANT INFORMATION

MUST BE READ

NOTES:

- PROVIDE R2.5 INSULATION TO CEILING (LIVING & -GARAGE AREAS). EXCLUDING OUTDOOR AREASSISALATION WRAP TO EXTERNAL WALLS.

WINDOWS AND DOORS:

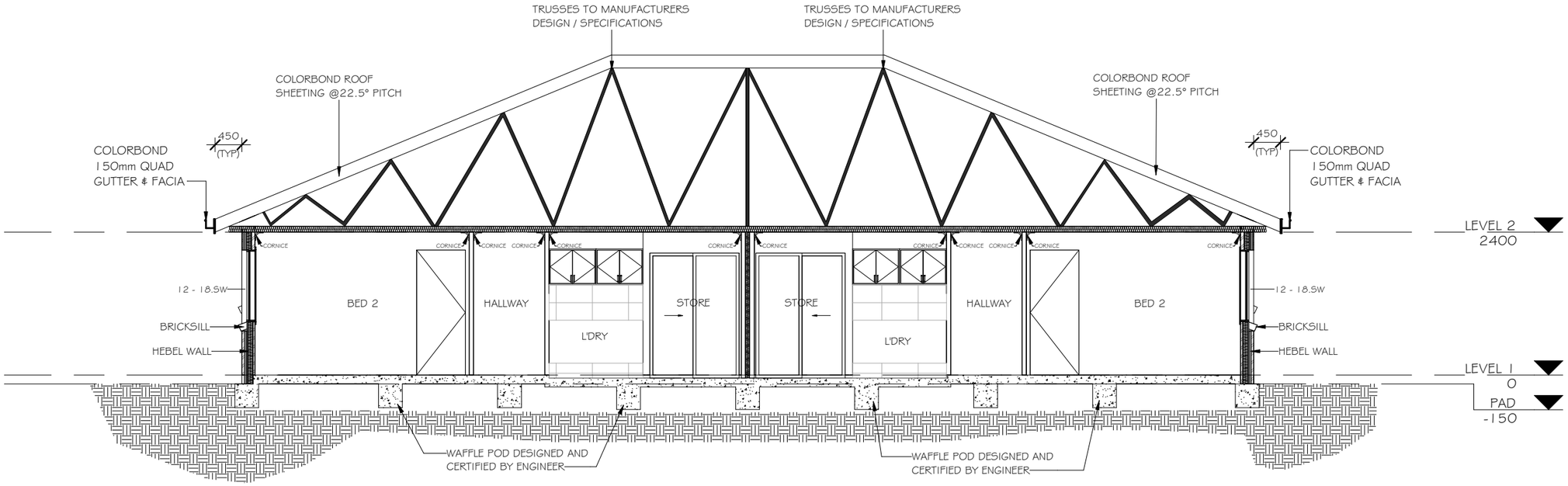
- NOTE: * NON STANDARD WINDOW OR DOOR
- INTERNAL HINGED DOOR LEAF HEIGHTS 2040
- INTERNAL SLIDING DOOR HEIGHTS 2100
- EXTERIOR WINDOWS & SLIDING DOOR HEIGHTS 2110 AFL
- WINDOW SIZES AS DESIGNATED (WRITTEN) WINDOWS SIZES ARE NOT TO BE ALTERED TO CENTERED TO ROOM UNLESS OTHERWISE DIMENSIONED
- ALL SLIDING WINDOW OPENINGS ARE XO UNLESS OTHERWISE NOTED

TERMITE PROTECTION

TO AS3660-2000 TERMITE MANAGEMENT SYSTEM TO ALL SLAB PENETRATIONS AND PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870

NOTES:
REFER TO SOIL ENGINEERS REPORT/PLANS FOR ARTICULATION JOINT LOCATIONS.

NOTE:
CONCRETE PIERS OR EXTENSIVE PIERS NOT INCLUDED. DEPENDING ON FALL OF LOT, IF ANY PART OF HOUSE IS ON UN-COMPACTED FILL, ENGINEER MAY DEEM IT NECESSARY TO SCHEDULE PIERS OR PILES WITHIN THE SLAB. THIS IS AT AN ADDITIONAL COST, AN ALLOWANCE TO COVER THIS IS RECOMMENDED.



A Section A

1 : 80

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

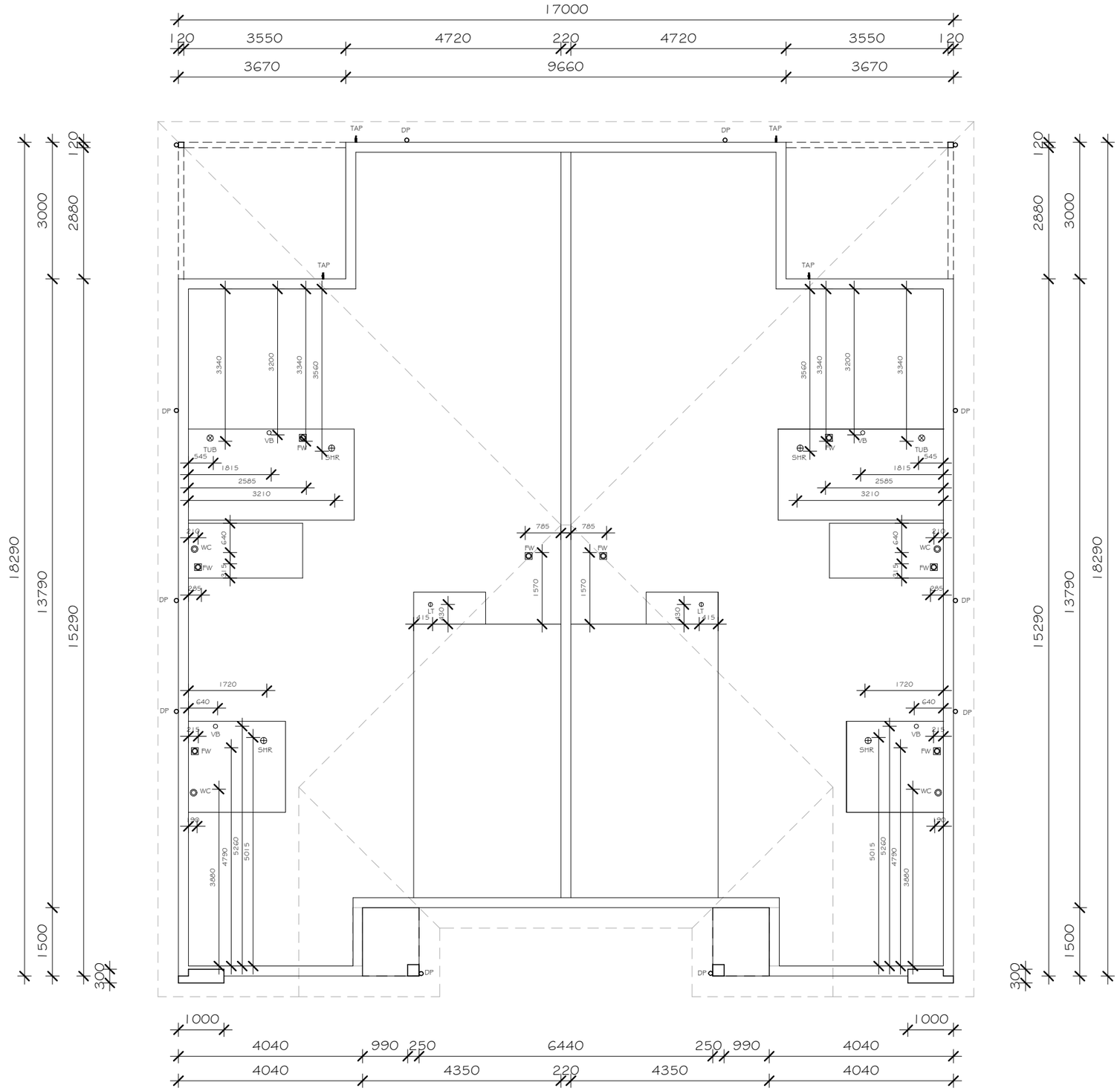
PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET
SECTION A

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: 1 : 80	SHEET NUMBER A12



LEGENDS FOR SLAB

SHR	:	SHOWER
WC	:	WATER CLOSET
FW	:	FLOOR WASTE
VB	:	WASH BASIN
LT	:	LAUNDRY TANK

NOTES:

TERMITE PROTECTION:

TO AS3660-2000 TERMITE MANAGEMENT SYSTEM
TO ALL SLAB PENETRATIONS
AND
PERIMETER OF SLAB. CONCRETE SLAB TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AS2870.
REFER ENGINEERS PLAN FOR EXPANSION JOINT LOCATIONS

PLUMBING

PLUMBER / DRAINER TO VERIFY ALL DIMENSIONS PRIOR TO POSITIONING UNDERSLAB POINTS. MEASUREMENTS MAY VARY.
FLOOR WASTE FIXTURES TO BE POSITIONED AT THE TIME OF CONSTRUCTION.

SLAB

SETDOWNS TO EXTERNAL SURFACES TO COMPLY WITH THE BCA.
CONCRETE SLABS, PATHS & DRIVEWAYS NOT DESIGNED BY ENGINEER ARE NOT PART OF THIS APPLICATION

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

SLAB LAYOUT

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: 1 : 100	SHEET NUMBER A13



TOTAL FLOOR AREA IN m²

LIVING	:	40.050m²
GARAGE	:	35.851m²
WET AREA	:	15.407m²
CARPET	:	46.390m²
EXTERNAL CONC	:	11.010m²
PORCH	:	1.845m²
TOTAL AREA	:	150.553m

- TILE AREA
- GARAGE CONC
- WET AREA
- CARPET AREA
- PATIO CONC
- PORCH

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

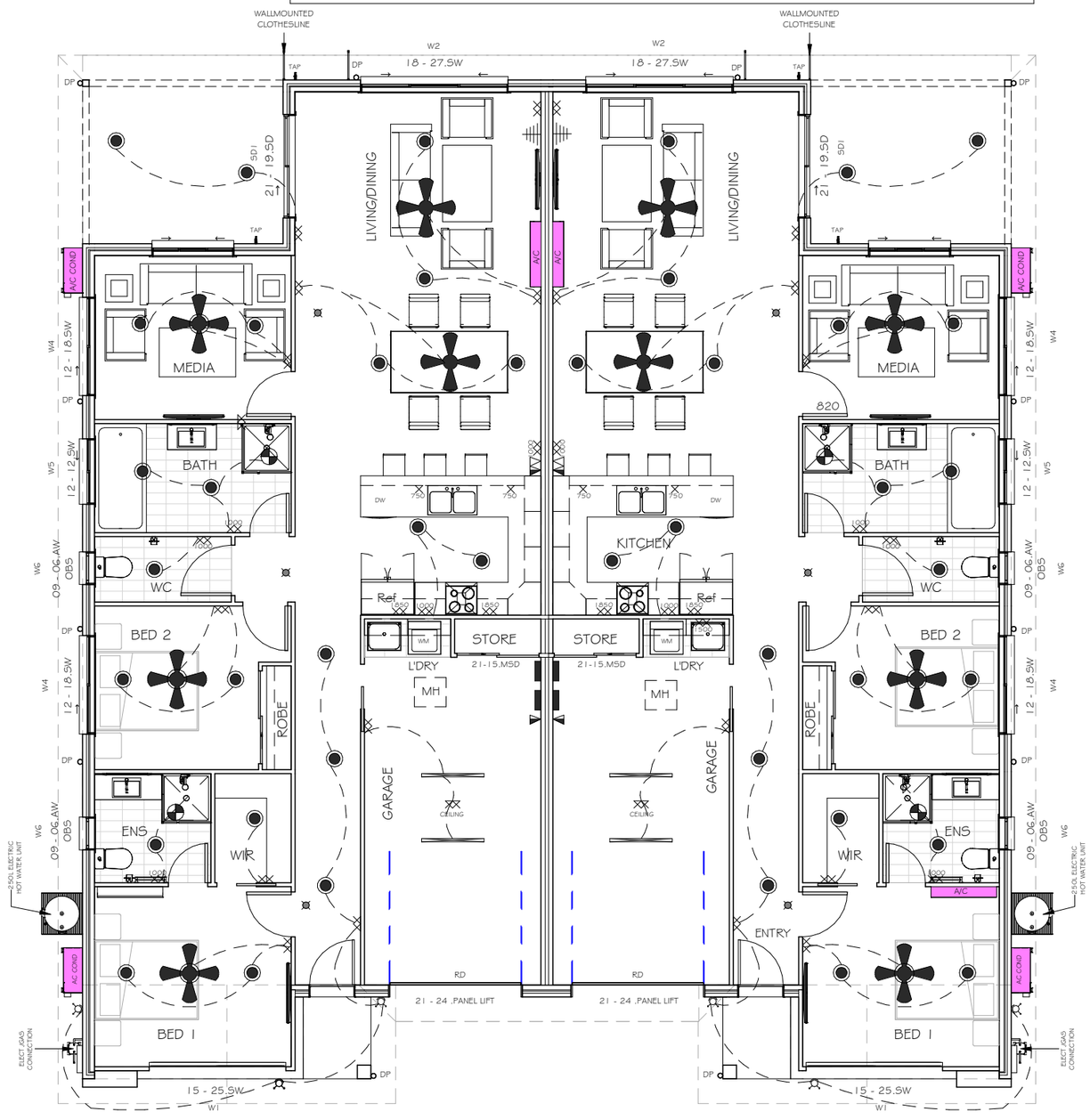
THIS SHEET

FLOOR COVERING PLAN

DESIGN:	DRAWN BY:	AMENDENT NUMBER
	Author	P01
FACADE:	DATE:	
TRADITIONAL	09/30/22	
JOB NUMBER:	SCALE:	SHEET NUMBER
0001	1 : 100	A14

NOMINAL HEIGHTS ABOVE FLOOR LEVEL	
GPO	300
TV POINT, PHONE	300
GPO ABOVE BENCH	1050
EXT. GPO	1000
BATH, ENS	1100
LIGHT SWITCHES	1300
WALL PHONE OUTLET	1350
LAUNDRY GPO	1350
TOP METER BOX	1800
WALL LIGHT	1900

NOTE:
CONTRACTOR TO COMPLY WITH ALL RELEVANT STANDARDS & CODES. LAYOUT SHOWN IS INDICATIVE ONLY. PROVIDE FITOUT & CONNECTION FOR GAS HWU. ELECTRICIAN MAY NEED TO CHANGE LOCATION OF GPO'S OR SWITCHES AS NECESSARY TO COMPLY WITH AS. STANDARDS & REGULATIONS



ELECTRICAL FITTINGS

SYMBOL	ITEM DESCRIPTION	Qty
	AIR SOURCE HEAT PUMP 22	4
	CEILING FAN	4
	CEILING FAN LIGHT	6
	DATA POINT	2
	DGPO	22
1000	DGPO 1000	10
1500	DGPO 1500	2
	DOUBLE FLOOD LIGHT	6
	EXHAUST FAN	4
	FLUORESCENT LIGHT	4
	ELECTRIC HOT WATER HEATER UNIT	2
	METER & ELECTRIC BOX	2
	PHONE POINT	4
	SELECTED DOWNLIGHT	44
1850	SGPO 1850	4
750	SGPO 750	4
CEILING	SGPO CEILING	2
	SMOKE DETECTOR	6
	TELEVISION ANTENNA POINT	2
	NBN CONNECTION BOX	2
	WALL MOUNTED AIR CONDITIONER	4

AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNERS _____

WITNESS _____ DATE _____

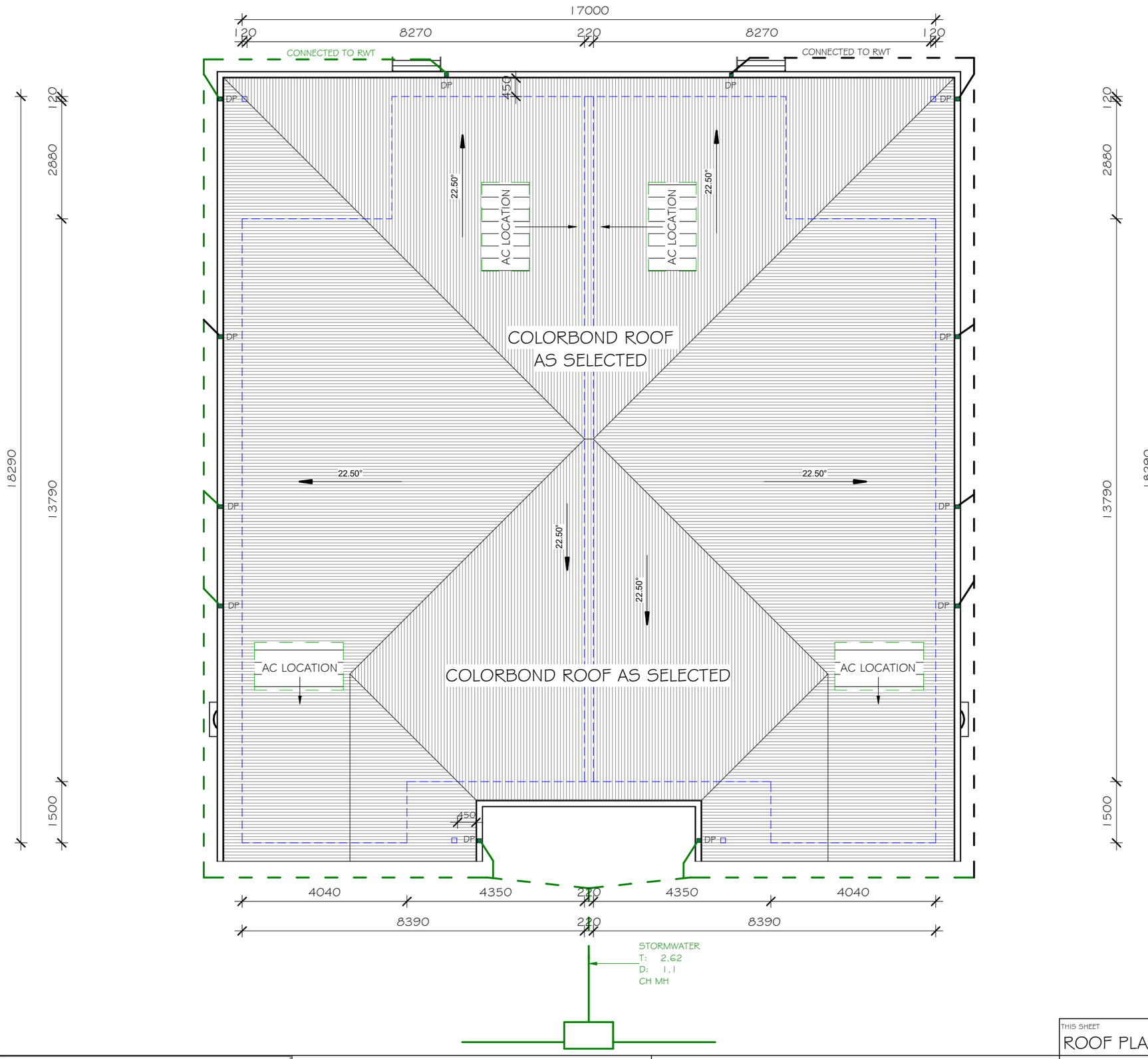
PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET
ELECTRICAL PLAN

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: As indicated	SHEET NUMBER A15



AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

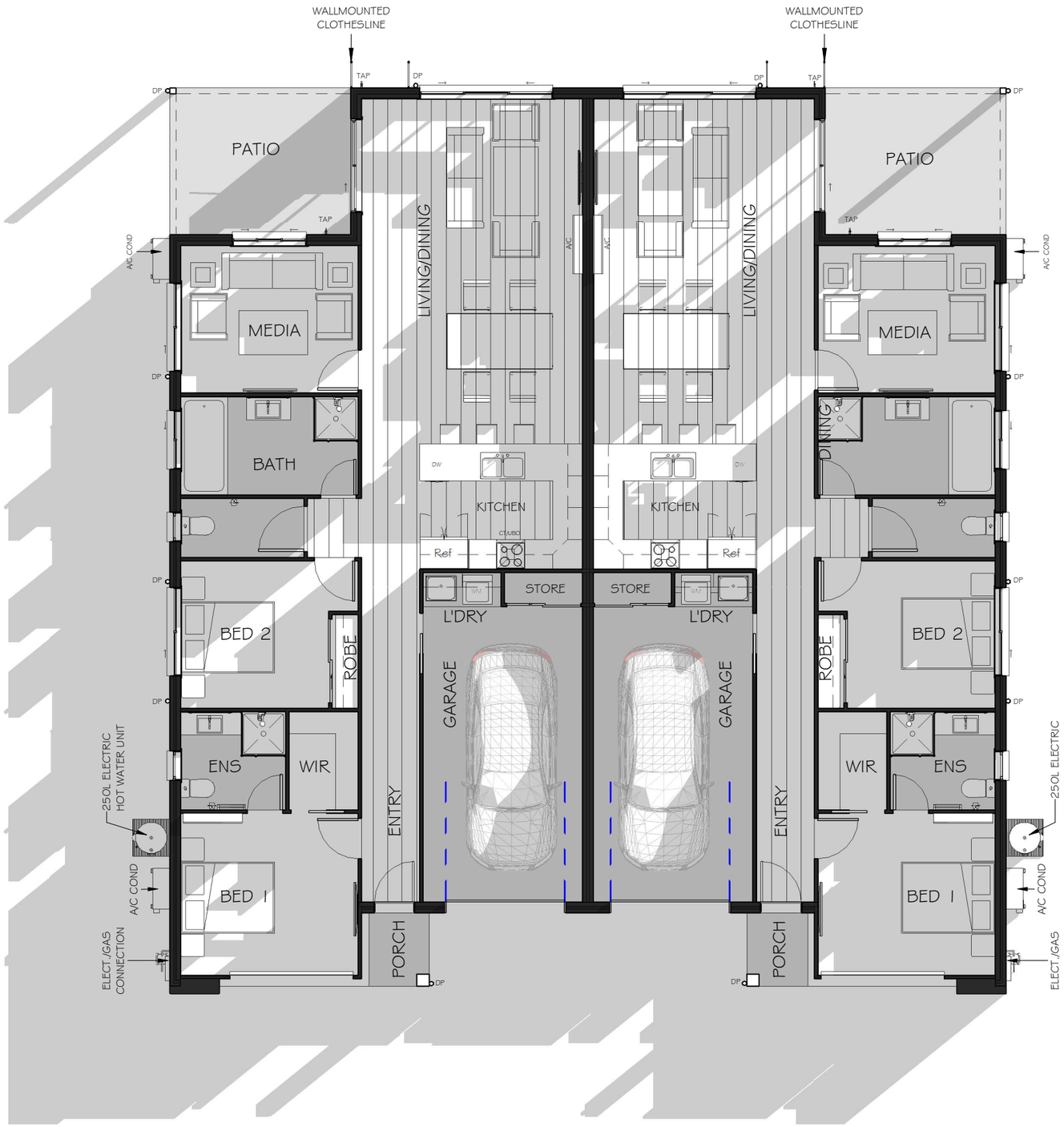
RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

ROOF PLAN

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: 1 : 100	SHEET NUMBER A16



AMENDMENTS

No.	REVISIONS	Revision Date	CK.
P01	Concept Drawing	30/09/22	

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECTLY IS THE ONE REFERRED TO IN THE PRELIMINARY ASSESSMENT AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PERVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

PROJECT NAME

RIVERHEADS HERVEY BAY - CONCEPT 1

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF GC HOMES ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES

THIS SHEET

PRESENTATION DRAWING

DESIGN:	DRAWN BY: Author	AMENDENT NUMBER P01
FACADE: TRADITIONAL	DATE: 09/30/22	
JOB NUMBER: 0001	SCALE: 1 : 100	SHEET NUMBER A17