

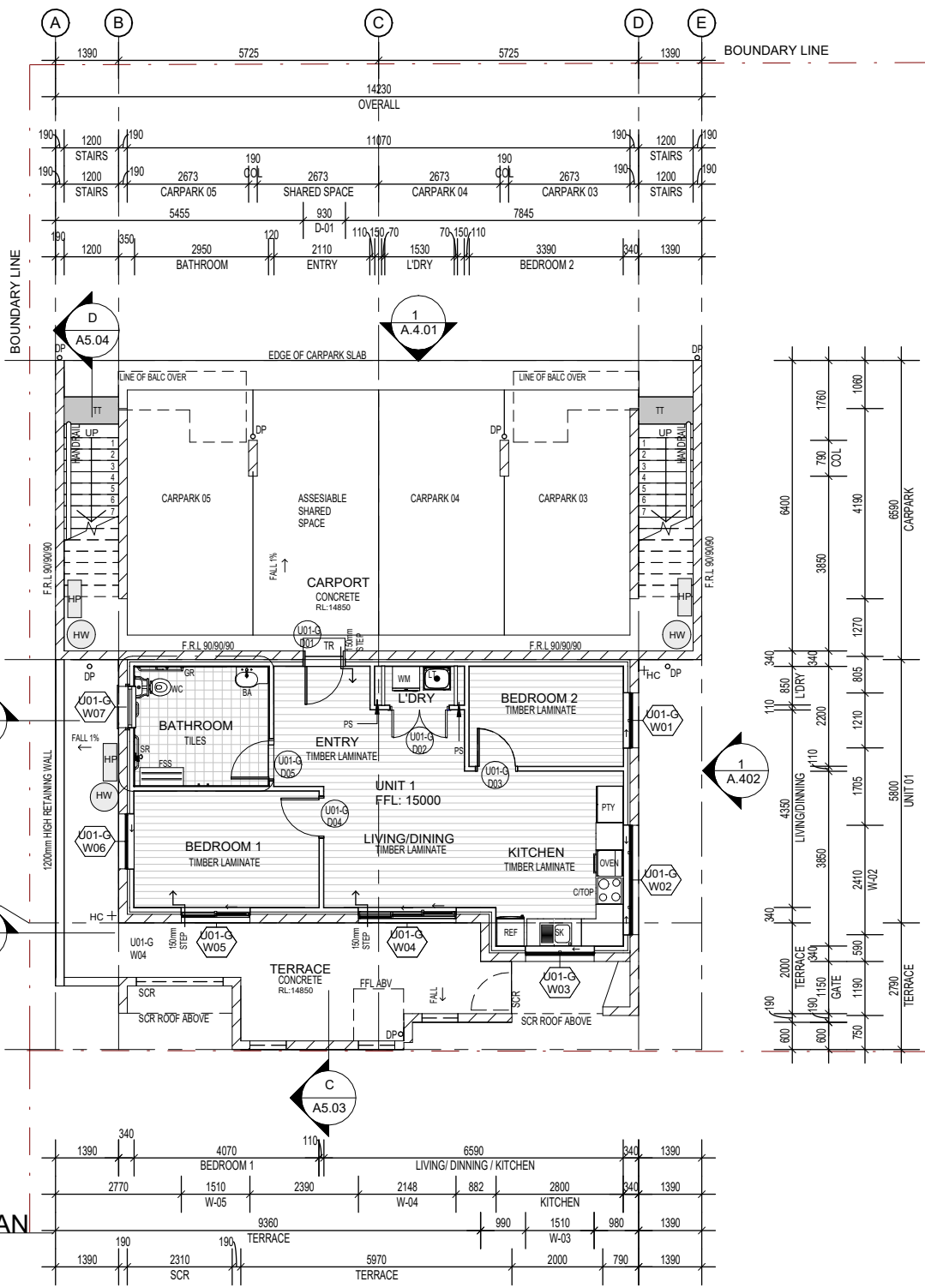


59 - 61 ANNE ST, SOUTHPORT, QLD  
LOT 150 & LOT 151 RP149887



rev	date	description	
<div><div><b>Griffith</b> UNIVERSITY</div><p>Queensland, Australia</p></div>			
Dominic Quinney   s5222179 1 Parklands Dr, Southport QLD 4215 Phone: 0000000000 ABN: 000000000			
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PROJECT:  <b>ANNE STREET GARDEN VILLAS</b>			
PROJECT ADDRESS:  <b>59-61 ANNE STREET, SOUTHPORT, QLD 4215</b>			
DRAWING TITLE:  <b>COVER PAGE</b>			
CLIENT: <div><div><b>Queensland Government</b> Department of Housing and Public Works</div></div>			
DATE: <b>23.10.23</b>		SCALE: @ A3	
DRAWN: <b>DQ</b>	CHECKED: <b>DQ</b>	NORTH:	
ISSUE: <b>BUILDING APPROVAL</b>			
PROJECT NO. <b>1</b>	DRAWING NO. <b>A0.01</b>	Revision No. <b>A</b>	Sheet NO. <b>1</b>





**A2.01 GROUND FOOR PLAN**  
1:100

**NOTES:**

HEIGHTS INDICATED ARE CLEAR HEIGHTS ABOVE FINISHED FLOOR LEVELS.

WET AREA FLOORS ARE TO BE WATERPROOFED IN ACCORDANCE WITH NCC, V2, SECTION 3.8.1, AND TO COMPLY WITH AS 3740-2021 FOR WET AREAS AND AS/NZS 4858.2004 WET AREA MEMBRANES AS CLASS II MEMBRANE.

FLOOR TILES IN WET AREAS TO BE LAID TO A MIN. FALL OF 1 IN 60 TO FLOOR WASTE.

ALL DIMENSIONS ARE TO STRUCTURE NOT FINISHED SURFACE, APART FROM WINDOWS (REFER WINDOW SCHEDULE)

REFER TO WINDOW MANUFACTURER FOR REQUIRED FRAME OPENINGS

REFER STRUCTURAL ENGINEERS DETAILS FOR STRUCTURAL INFORMATION.

TERMITE PROTECTION TO AS 3660.1:2000 SERIES VISUAL TERMITE BARRIER min 75mm

NO EXPOSED CONDUIT

FALL ALL ETERNAL GROUND AWAY FROM BUILDING

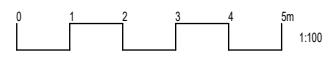
REFER TO STRUCTURAL ENGINEERS DETAILS FOR STRUCTURAL INFORMATION




ALL STEPS MUST COMPLY WITH NCC 2019 3.9.1

UNOBSTRUCTED CLEAR EXIT WIDTH TO COMPLY WITH Part D1 ACCESS AND EGRESS OF THE NCC 2022

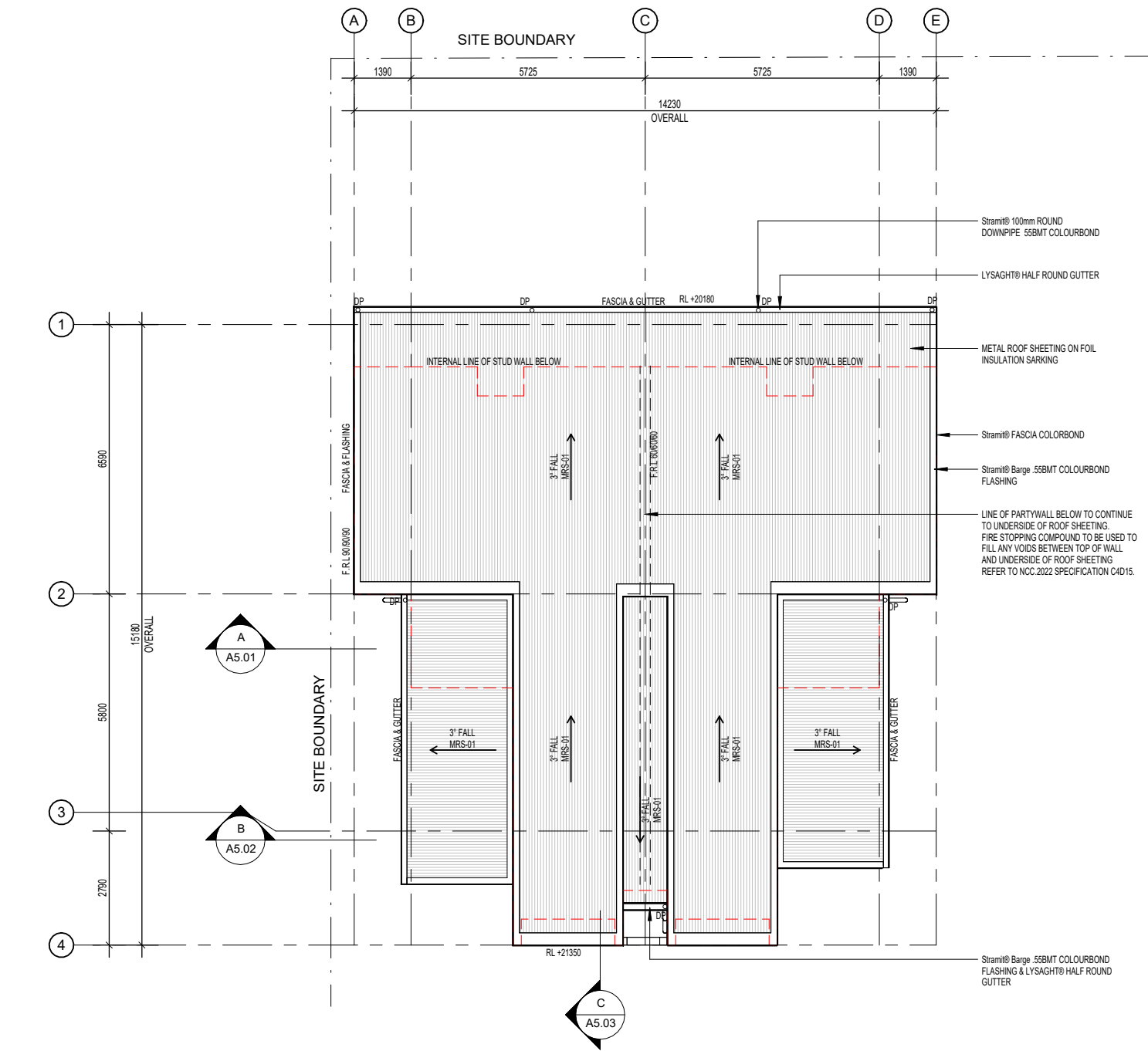
**LEGEND:**

- BA BASIN
- BALC BALCONY
- COTOP ELECTRIC COOKTOP
- DP DOWNPIPE
- F.F.L FINISHED FLOOR LEVEL
- F.R.L FIRE RESISTANCE LEVEL
- F.SS FOLDING SHOWER SEAT
- GR GRAB RAIL
- HC HOSE COCK
- HP HEAT PUMP UNIT
- HW SANDEN HOT WATER 160L
- LT LAUNDRY TUB
- PS PLUMBING STACK
- PTY PANTRY CUPBOARD
- REF REFRIDGERATOR
- RL RELATIVE LEVEL
- SCR SCREEN
- SR SHOWER RAIL
- SK SINK
- TR THRESHOLD RAMP
- TT TACTILE INDICATOR
- WM WASHING MACHINE
- WC TOILET



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PROJECT: <b>ANNE STREET GARDEN VILLAS</b>			
PROJECT ADDRESS: <b>59-61 ANNE STREET, SOUTHPORT, QLD 4215</b>			
DRAWING TITLE: <b>GROUND FLOOR PLAN</b>			
CLIENT: <div><b>Queensland Government</b> Department of Housing and Public Works</div>			
DATE: <b>23.10.23</b>		SCALE: @ A3 <b>1:100</b>	
DRAWN: <b>DQ</b>	CHECKED: <b>DQ</b>	NORTH: 	
ISSUE: <b>BUILDING APPROVAL</b>			
PROJECT NO. <b>1</b>	DRAWING NO. <b>A2.01</b>	Revision No. <b>1</b>	Sheet NO. <b>3</b>





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TERMITE PROTECTION TO AS 3660.2000 SERIES

NO EXPOSED CONDUIT

FALL ALL ETERNAL GROUND AWAY FROM BUILDING.

REFER STRUCTURAL ENGINEERS DETAILS FOR STRUCTURAL INFORMATION.

ALL GUTTERS TO BE STRAMIT QUEENSLANDER QUAD GUTTERING WITH MIN. 100 dia. DOWNPIPES, EACH DOWNPIPE SHALL BE POSITIONED AS PER AS 3500.3, SECTION 3.

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY

ALL STORMWATER AND DRAINAGE TO BE IN COMPLIANCE WITH NCC PARTS 3.1.2 & 3.5.2 AS WELL AS ASINZS 3500.

LEGEND:

DP DOWNPIPE  
F.F.L. FINISHED FLOOR LEVEL  
F.R.L. FIRE RESISTANCE LEVEL  
MRS-01 METAL ROOF SHEETING

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**ANNE STREET GARDEN VILLAS**

PROJECT ADDRESS:

**59-61 ANNE STREET, SOUTHPORT, QLD 4215**

DRAWING TITLE:

**ROOF PLAN**

CLIENT:



**Queensland Government**  
Department of Housing and Public Works

DATE:

**23.10.23**

SCALE: @ A3


**1:100**

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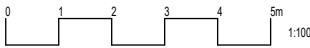


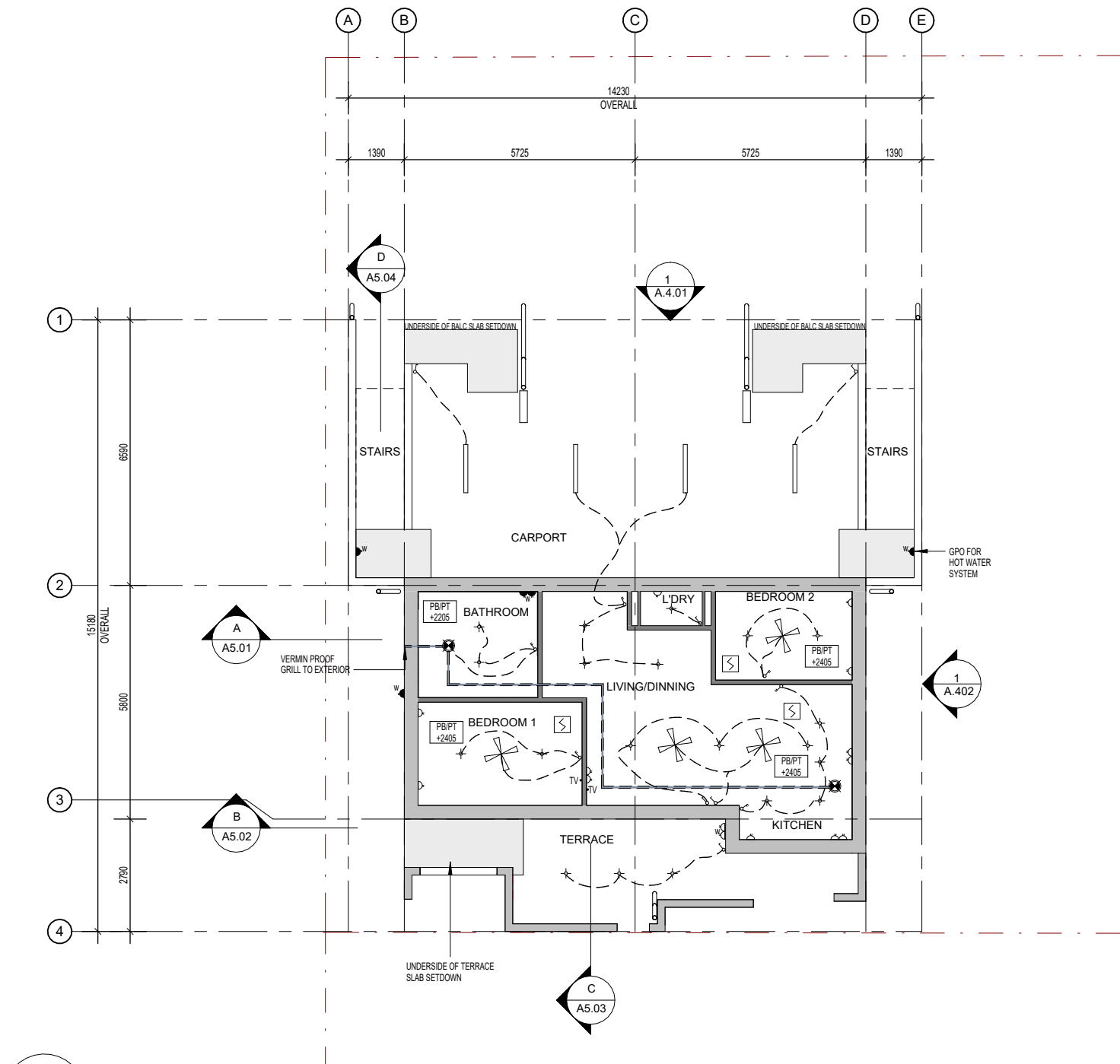
ISSUE:

**BUILDING APPROVAL**

PROJECT NO.	DRAWING NO.	Revision No.	Sheet NO.
1	A2.03	1	5

**A2.03 ROOF PLAN**  
1:100





**A3.01 GROUND FOOR RCP**  
1:100

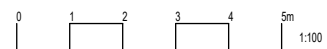
**NOTES:**

- HEIGHTS INDICATED ARE CLEAR HEIGHTS ABOVE FINISHED FLOOR LEVELS.
- WET AREA FLOORS ARE TO BE WATERPROOFED IN ACCORDANCE WITH NCC, V2, SECTION 3.8.1. AND TO COMPLY WITH AS 3740-2004 FOR WET AREAS AND AS/NZS 4058:2004 WET AREA MEMBRANES AS CLASS II MEMBRANE.
- FLOOR TILES IN WET AREAS TO BE LAID TO A MIN. FALL OF 1 IN 60 TO FLOOR WASTE.
- ALL DIMENSIONS ARE TO STRUCTURE NOT FINISHED SURFACE, APART FROM WINDOWS (REFER WINDOW SCHEDULE)
- REFER TO WINDOW MANUFACTURER FOR REQUIRED FRAME OPENINGS
- WINDOWS INCLUDING BEDROOMS W 2m FALL HEIGHT FROM FL TO GROUND BELOW MUST COMPLY WITH N.C 3.9.2.6. TO BE FITTED WITH NON-REMOVABLE SCREENS OR RESTRICTED TO 125mm OPENING
- TERMITE PROTECTION TO AS 3660:2000 SERIES
- NO EXPOSED CONDUIT
- FALL ALL ETERNAL GROUND AWAY FROM BUILDING.
- REFER STRUCTURAL ENGINEERS DETAILS FOR STRUCTURAL INFORMATION.
- PLACEMENT OF SMOKE ALARMS TO COMPLY WITH AS 3786:2014 SMOKE ALARMS
- LIGHTING TO COMPLY WITH THE ENERGY EFFICIENT LIGHTING STANDARD UNDER THE QLD DEVELOPMENT CODE OF 4.1 - SUSTAINABLE BUILDINGS (QDC4.1)

**ELECTRICAL LEGEND**  
(TO BE READ IN CONJUNCTION WITH THE SPECIFICATION)

SINGLE GPO	
DOUBLE GPO	
WEATHERPROOF SINGLE GPO	
TELEVISION OUTLET AT 400	
EXHAUST FAN - TO DISCHARGE OUTSIDE, THROUGH BRICKWORK OR SOFFIT, VIA FLOOR JOISTS (USED AS PLENUM) OR DUCTED, PROVIDE VERMIN PROOF GRILLE TO OUTLET.	
CEILING FAN AS SPECIFIED	
DOUBLE FLUORESCENT (GARAGE)	
SELECTED DOWNLIGHT	
SMOKE DETECTOR	
HOT WATER SYSTEM	
METER BOX (ELECTRICAL)	
LIGHTS SWITCHED ONE WAY (REFERS TO ACTUAL NUMBER OF LIGHTS SWITCHED) WALL PLATE, 1050 ABOVE F.F.L.	
LIGHTS SWITCHED TWO WAY (REFERS TO ACTUAL NUMBER OF LIGHTS SWITCHED) WALL PLATE, 1050 ABOVE F.F.L.	

**NOTE:**  
ELECTRIC METERBOARD, HOT WATER SYSTEM / BOOSTER & GAS METERBOARD, **WHERE REQUIRED** SHALL BE LOCATED AND POSITIONED ON-SITE, RELATIVE TO THE POSITION OF THE INCOMING POWER AND SUPPLY GAS LINES. REFER SPECIFICATION.



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PROJECT:  
**ANNE STREET GARDEN VILLAS**

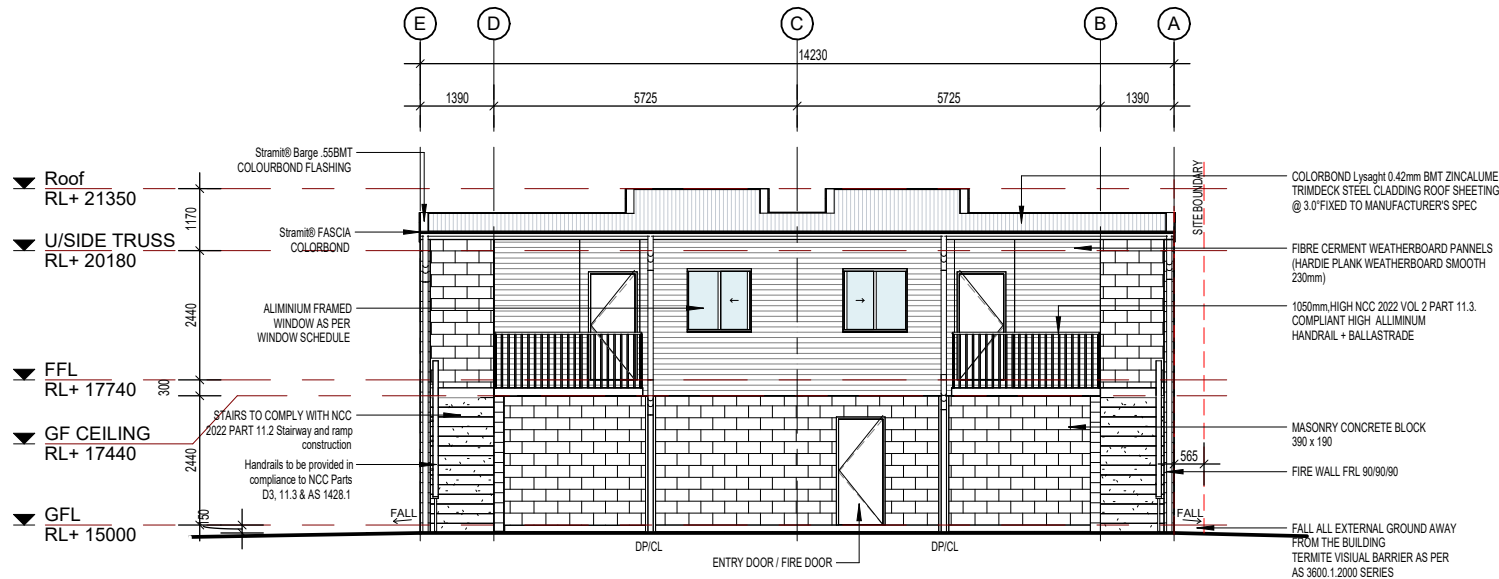
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**59-61 ANNE STREET, SOUTHPORT, QLD 4215**

DRAWING TITLE:  
**RCP GROUND FLOOR**

CLIENT:  
 **Queensland Government**  
Department of Housing and Public Works

DATE: <b>23.10.23</b>	SCALE: @ A3 <b>1:100</b>		
DRAWN: <b>DQ</b>	CHECKED: <b>DQ</b>		
ISSUE: <b>BUILDING APPROVAL</b>			
PROJECT NO. <b>1</b>	DRAWING NO. <b>A3.01</b>	Revision No. <b>1</b>	Sheet NO. <b>6</b>





NOTES:

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REFER STRUCTURAL ENGINEERS DETAILS FOR STRUCTURAL INFORMATION.

TERMITE PROTECTION TO AS 3660.1:2000 SERIES

NO EXPOSED CONDUIT

FALL ALL ETERNAL GROUND AWAY FROM BUILDING

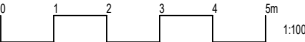
REFER TO STRUCTURAL ENGINEERS DETAILS FOR STRUCTURAL INFORMATION

ALL STEPS MUST COMPLY WITH NCC 3.9.1.

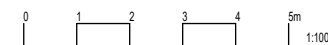
ROOM HEIGHTS TO COMPLY WITH NCC PART 10.3 ROOM HEIGHTS

LEGEND	MATERIAL	SPECIFICATION
CB	CONCRETE BLOCK	MASONARY CONCRETE BLOCK 390mm x 190mm
DP	DOWNPIPE	Stramit® 100MM ROUND DOWNPIPE .55BMT COLORBOND
FA	FASCIA	Stramit® FASCIA COLORBOND (COLOUR: Surfmat®)
FC	FIBRE CEMENT - ETERIOR CLADDING	FIBRE CEMENT WEATHERBOARD PANNELS (HARDIE PLANK WEATHERBOARD SMOOTH 230mm)
GU	EAVES GUTTER	LYSAGHT® HALF ROUND GUTTER
MRS	METAL ROOF SHEETING	COLORBOND Lysaght 0.42mm BMT ZINCALUME TRIMDECK STEEL CLADDING ROOF SHEETING (COLOUR: Surfmat®)

A4.01 NORTH ELEVATION  
1:100



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PROJECT: <b>ANNE STREET GARDEN VILLAS</b>			
PROJECT ADDRESS: <b>59-61 ANNE STREET, SOUTHPORT, QLD 4215</b>			
DRAWING TITLE: <b>NORTH ELEVATION</b>			
CLIENT:  <b>Queensland Government</b> Department of Housing and Public Works			
DATE: <b>23.10.23</b>		SCALE: @ A3 <b>1:100</b>	
DRAWN: <b>DQ</b>	CHECKED: <b>DQ</b>	NORTH:	
ISSUE: <b>BUILDING APPROVAL</b>			
PROJECT NO. <b>1</b>	DRAWING NO. <b>A4.01</b>	Revision No. <b>1</b>	Sheet NO. <b>7</b>







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PROJECT:

ANNE STREET GARDEN  
VILLAS

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59-61 ANNE STREET,  
SOUTHPORT, QLD 4215

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SECTION A

CLIENT:



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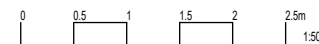
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PROJECT NO.	DRAWING NO.	Revision No.	Sheet NO.
1	A5.01	1	9



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PROJECT:

3. ANNE STREET GARDEN  
VILLAS

PROJECT ADDRESS:

59-61 ANNE STREET,  
SOUTHPORT. QLD 4215

DRAWING TITLE:

SECTION B

CLIENT:





DATE:  
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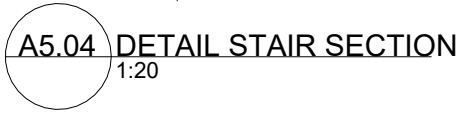
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**BUILDING  
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1	A5.02	1	10

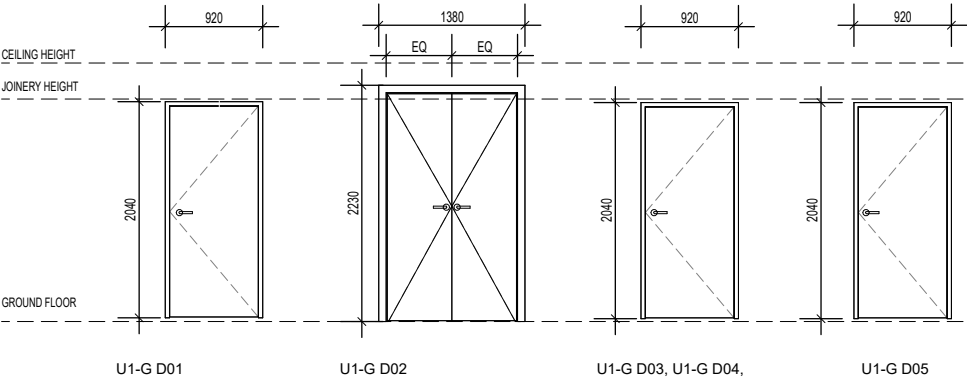


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PROJECT ADDRESS:  <b>59-61 ANNE STREET, SOUTHPORT, QLD 4215</b>			
DRAWING TITLE:  <b>SECTION C</b>			
CLIENT: <div><b>Queensland Government</b> Department of Housing and Public Works</div>			
DATE: <b>23.10.23</b>		SCALE: @ A3 <b>1:50</b>	
DRAWN: <b>DQ</b>	CHECKED: <b>DQ</b>	NORTH:	
ISSUE: <b>BUILDING APPROVAL</b>			
PROJECT NO. <b>1</b>	DRAWING NO. <b>A5.03</b>	Revision No. <b>1</b>	Sheet NO. <b>11</b>

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UNIT 1 - GROUND | DOOR SCHEDULE



EXTERIOR  
ENTRY (Front Door)

TO COMPLY WITH 90/90/90 REQ  
AS1905.1.2015  
ALUMINIUM FRAME WITH NON SLIP  
THRESHOLD

INTERIOR  
L'DRY

DOUBLE HINGED DOORS  
PAINTED HOLLOWCORE DOOR  
PAINTED TIMBER FRAME + ARCHITRAVES

INTERIOR  
BEDROOM 1, BEDROOM 2, BATHROOM

HINGED DOOR  
PAINTED HOLLOWCORE DOOR  
PAINTED TIMBER FRAME + ARCHITRAVES

INTERIOR  
BATHROOM

LIFT OFF HINGES REQ. TO BATHROOM  
HINGED DOOR  
PAINTED HOLLOWCORE DOOR  
PAINTED TIMBER FRAME + ARCHITRAVES

NOTES:

ALL WINDOWS TO COMPLY WITH AS 2047 PARTS 1 & 2.

ALL GLAZING TO COMPLY WITH AS 1288.

ALL GLAZING AS PER ACOUSTIC AND ENERGY  
REQUIREMENTS

DIMENSIONS SHOWN ARE NOMINAL WINDOW FRAME  
SIZES.

CONTRACTOR TO MEASURE ON SITE AND ALLOW FOR  
APPROPRIATE TOLLERANCES PRIOR TO FABRICATION.


ALL WINDOW AND SLIDING DOOR FRAMING TO BE  
POWDERCOATED ALUMINIUM, REFER SPECIFICATION.

ALL WINDOW AND SLIDING DOOR HARDWARE AS  
SPECIFIED.

ALL SLIDING DOOR AND WINDOW FRAMES IN RENDER  
CLADDING SYSTEM TO BE FULLY SEALED AND MADE  
WATERTIGHT IN COMPLIANCE WITH MANUFACTURER'S  
SPECIFICATIONS.

ALL HINGES AND FIXINGS TO BE STAINLESS STEEL.  
READ IN CONJUNCTION WITH DOOR HARDWARE  
SCHEDULE.

rev	date	description



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PROJECT:

ANNE STREET GARDEN  
VILLAS


PROJECT ADDRESS:

59-61 ANNE STREET,  
SOUTHPORT, QLD 4215

DRAWING TITLE:

DOOR SCHEDULE


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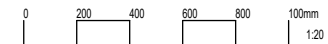




Queensland Government  
Department of Housing  
and Public Works

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ISSUE:		BUILDING APPROVAL	

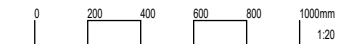
PROJECT NO.	DRAWING NO.	Revision No.	Sheet NO.
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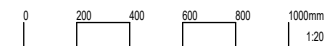
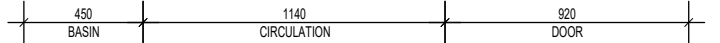




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PROJECT ADDRESS:  <b>59-61 ANNE STREET, SOUTHPORT, QLD 4215</b>			
DRAWING TITLE:  <b>WET AREA PLAN</b>			
CLIENT: <div><div><b>Queensland Government</b> Department of Housing and Public Works</div></div>			
DATE: <b>23.10.23</b>		SCALE: @ A3 <b>1:20</b>	
DRAWN: <b>DQ</b>	CHECKED: <b>DQ</b>	<div>NORTH: </div>	
ISSUE: <b>BUILDING APPROVAL</b>			
PROJECT NO. <b>1</b>	DRAWING NO. <b>A7.01</b>	Revision No. <b>1</b>	Sheet NO. <b>15</b>

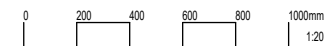




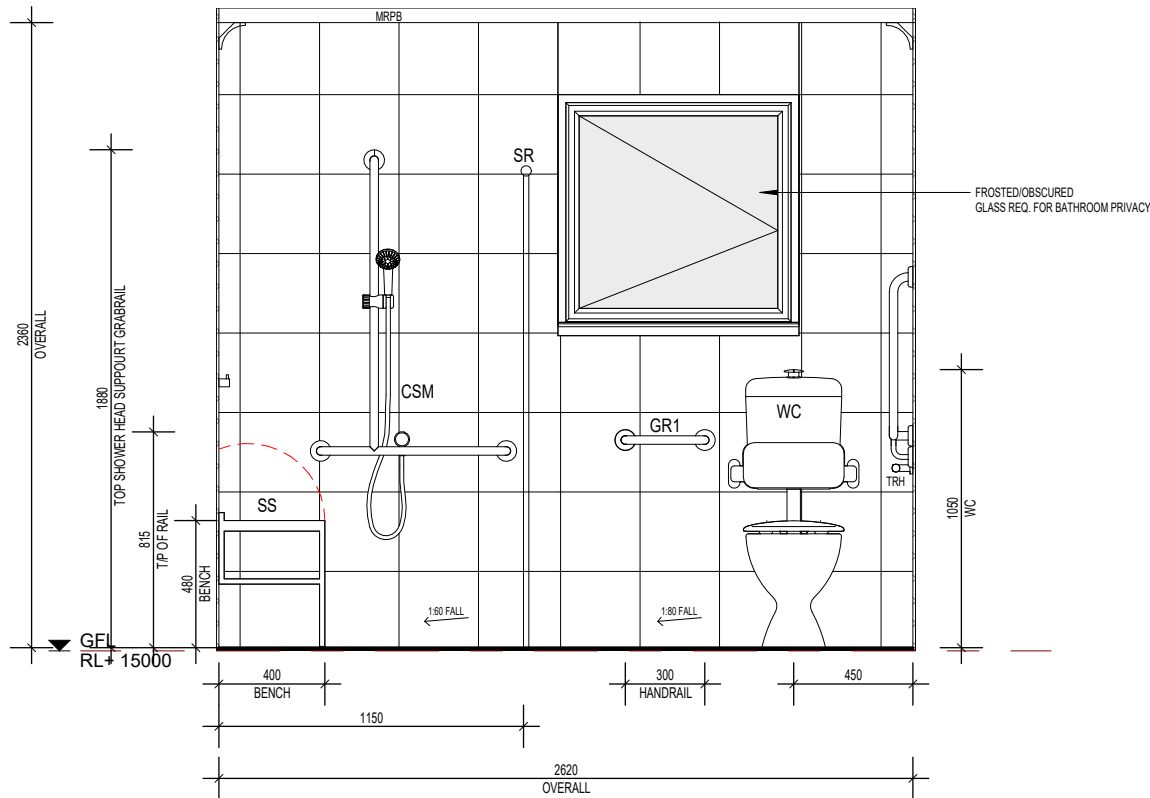


PROJECT NO.	DRAWING NO.	Revision No.	Sheet NO.
1	A7.03	1	17

(A7.03) WET AREA B  
1:20



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PROJECT:			
ANNE STREET GARDEN VILLAS			
PROJECT ADDRESS:			
59-61 ANNE STREET, SOUTHPORT, QLD 4215			
DRAWING TITLE:			
WET AREA ELEVATION C			
CLIENT:			
<div><div><b>Queensland Government</b> Department of Housing and Public Works</div></div>			
DATE:		SCALE: @ A3	
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DQ	DQ		
ISSUE:			
BUILDING APPROVAL			
PROJECT NO.	DRAWING NO.	Revision No.	Sheet NO.
1	A7.04	1	18



FROSTED/OBSCURED  
GLASS REQ. FOR BATHROOM PRIVACY

#### NOTES:

WET AREA FLOORS ARE TO BE WATERPROOFED IN ACCORDANCE WITH NCC, V2, SECTION 3.8.1. AND TO COMPLY WITH AS 3740-2004 FOR WET AREAS AND AS/NZS 4858-2004 WET AREA MEMBRANES AS CLASS II MEMBRANE.

FLOOR TILES IN WET AREAS TO BE LAID TO A MIN. FALL OF 1 IN 60 TO FLOOR WASTE.

ALL DIMENSIONS ARE TO STRUCTURE NOT FINISHED SURFACE, APART FROM WINDOWS (REFER WINDOW SCHEDULE)

REFER TO WINDOW MANUFACTURER FOR REQUIRED FRAME OPENINGS

TERMITE PROTECTION TO AS 3660.2000 SERIES

NO EXPOSED CONDUIT

FALL ALL ETERNAL GROUND AWAY FROM BUILDING.

UNIT 1 BATHROOM TO COMPLY WITH AS14.28.1 SERIES-2009 GENERAL REQUIREMENTS FOR ACCESS AND MOBILITY

#### LEGEND:

BA	BASIN
CH	CLOTHES HOOK
CSM	CAROMA MIXER SHOWER
FW	FLOOR WASTE
GR1	GRAB RAIL 300mm
GR2	GRAB RAIL 90° ANGLED
MI	MIRROR
MRPB	MOISTURE RESISTANT PB
MX	MIXER
SR	SHOWER CURTAIN RAIL
SS	SHOWER SEAT
TRH	TOILET ROLL HOLDER
WC	TOILET

rev	date	description



Queensland, Australia

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ANNE STREET GARDEN  
VILLAS

PROJECT ADDRESS:

59-61 ANNE STREET,  
SOUTHPORT, QLD 4215

DRAWING TITLE:

WET AREA ELEVATION D

CLIENT:



DATE:

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No.

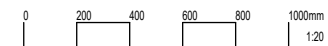
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## WET AREA SCHEDULE OF FIXTURES & FITTINGS

### UNIT 1 : AS1428.1 BATHROOM

LEGEND	TYPE	SPECIFICATION	QUANTITY	LOCATION	TECHNICAL DIMESIONS
BA	ACCESIAIBLE WALL BASIN	OPAL 720 WALL BASIN RIGHT HAND SHELF <a href="https://specify.caroma.com.au/products/basins/opal/opal-720-wall-basin-right-hand-shelf">https://specify.caroma.com.au/products/basins/opal/opal-720-wall-basin-right-hand-shelf</a>	1	U1-G BATH	H: 310 D: 450 W: 720
GR1	SUPPORT GRAB RAIL	CARE SUPPORT GRAB RAIL- 300MM STRAIGHT <a href="https://specify.caroma.com.au/products/grab-rails/care/care-support-grab-rail--300mm-straight">https://specify.caroma.com.au/products/grab-rails/care/care-support-grab-rail--300mm-straight</a>	1	U1-G BATH	H: D: 57 W: 300
GR2	SUPPORT GRAB RAIL	CARE SUPPORT GRAB RAIL - 90 DEGREE ANGLED 960X600 <a href="https://specify.caroma.com.au/products/grab-rails/care/caresupport-grab-rail---90-degree-angled-960x600">https://specify.caroma.com.au/products/grab-rails/care/caresupport-grab-rail---90-degree-angled-960x600</a>	1	U1- G BATH	H: 600 D: 32 W: 960
SS	SHOWER SEAT	Caroma Comfort Shower Seat 960x400mm <a href="https://www.caroma.com.au/bathroom/bathroom-access/livewell/caroma-comfort-shower-seat---960x400mm">https://www.caroma.com.au/bathroom/bathroom-access/livewell/caroma-comfort-shower-seat---960x400mm</a>	1	U1-G BATH	H: 480 D: 400 W: 960
CSM	SHOWER	CARE SUPPORT ACCESSIBLE SHOWER SET WITH INVERTED T RAIL <a href="https://specify.caroma.com.au/products/showers/care/care-support-accessible-shower-set-with-inverted-t-rail">https://specify.caroma.com.au/products/showers/care/care-support-accessible-shower-set-with-inverted-t-rail</a>	1	U1-G BATH	H: 1100 D: 56 W: 700
WC	TOILET	CARE 300 CONNECTOR SUITE WITH BACKREST <a href="https://specify.caroma.com.au/products/toilet-suites/care-300/care-300-connector-suite-with-backrest">https://specify.caroma.com.au/products/toilet-suites/care-300/care-300-connector-suite-with-backrest</a>	1	U1- G BATH	H: 1050 D: 810 W: 364
MX	BASIN MIXER	ACQUA CARE BASIN MIXER <a href="https://specify.caroma.com.au/products/mixer-taps/acqua/acqua-care-basin-mixer">https://specify.caroma.com.au/products/mixer-taps/acqua/acqua-care-basin-mixer</a>	1	U1- G BATH	H: 1050 D: 159 W:
CH	CLOTHES HOOK	ROUND ROBE HOOK <a href="https://specify.caroma.com.au/products/bathroom-accessories/round/round-robe-hook">https://specify.caroma.com.au/products/bathroom-accessories/round/round-robe-hook</a>	1	U1- G BATH	H: 45 D: 40 W: 30
TR	TOILET ROLL HOLDER	COSMO METAL TOILET ROLL HOLDER <a href="https://specify.caroma.com.au/products/bathroom-accessories/cosmo/cosmo-metal-toilet-roll-holder">https://specify.caroma.com.au/products/bathroom-accessories/cosmo/cosmo-metal-toilet-roll-holder</a>	1	U1- G BATH	H: D: 78 W: 170

rev	date	description	
<div><b>Griffith</b> UNIVERSITY <i>Queensland, Australia</i></div>			
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PROJECT ADDRESS:  <b>59-61 ANNE STREET, SOUTHPORT, QLD 4215</b>			
DRAWING TITLE:  <b>BATHROOM SCHEDULE FIXTURE AND FITTINGS</b>			
CLIENT: <div> <b>Queensland Government</b> Department of Housing and Public Works</div>			
DATE: <b>23.10.23</b>		SCALE: @ A3	
DRAWN: <b>DQ</b>	CHECKED: <b>DQ</b>	NORTH:	
ISSUE: <b>BUILDING APPROVAL</b>			
PROJECT NO. <b>1</b>	DRAWING NO. <b>A7.06</b>	Revision No. <b>1</b>	Sheet NO. <b>20</b>