SCHEMATIC DESIGN 90742PRIN1

CLIENT: Department of Communities, Housing & Digital Economy

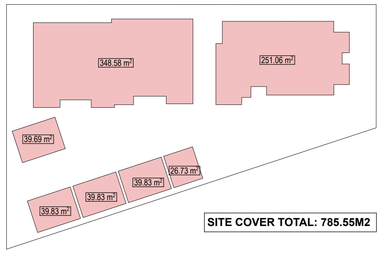
Queensland Government
Department of Energy and Public Works

On Behalf of
Department of Communities, Housing & Digital Economy

DEVELOPMENT DATA

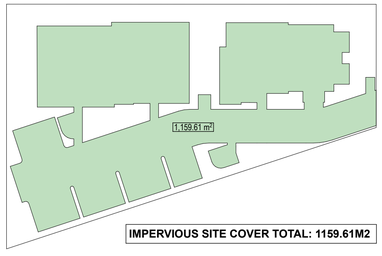
Site Address and Real Property Description
Lots 42 and 43 on RP17234
Electorate
Toowoomba North
Local Government Area
Toowoomba Regional Council
Planning Scheme
Toowoomba Regional Council Planning Scheme
Site Area
1,811 m2
Zoning
Low- Medium Density Residential (Urban Residential Precinct)
Site Cover
809.14 m2 (44.7%)
Impervious Site Cover
1178.20 m2 (65%)
Proposed Yield
14 x Apartments comprising:
2 x 1 Bed (Gold)
5 X 1 Bed (Silver)
7 x 1 Bed (General)
Communal Space
95.9m2

SITE COVER DIAGRAM



SITE COVER TOTAL: 785.55M2

IMPERVIOUS SITE COVER DIAGRAM



IMPERVIOUS SITE COVER TOTAL: 1159.61M2

APARTMENT DATA

UNIT NUMBER	ITEM	AREA
UNIT 1 (GOLD)		
	AREA INTERNAL	49.5
	GARDEN	84.6
	TERRACE	10.8
		144.9 m²
UNIT 2 (GOLD)		
	AREA INTERNAL	49.5
	GARDEN	25.1
	TERRACE	10.8
		85.4 m²
UNIT 3 (SILVER)		
	AREA INTERNAL	47.8
	GARDEN	61.9
	TERRACE	12.8
		122.5 m²
UNIT 4 (SILVER)		
	AREA INTERNAL	46.6
	GARDEN	59.3
	TERRACE	14.7
		120.6 m²
UNIT 5 (SILVER)		
	AREA INTERNAL	46.6
	GARDEN	13.8
	GARDEN	16.8
	TERRACE	13.9
		91.1 m²
UNIT 6 (SILVER)		
	AREA INTERNAL	46.6
	GARDEN	17.5
	GARDEN	20.3
	TERRACE	14.1
		98.5 m²
UNIT 7 (SILVER)		
	AREA INTERNAL	46.6
	GARDEN	115.9
	TERRACE	15.0
		177.5 m²
UNIT 8 (GENERAL)		
	AREA INTERNAL	49.5
	TERRACE	10.8
		60.3 m²
UNIT 9 (GENERAL)		
	AREA INTERNAL	49.5
	TERRACE	10.8
		60.3 m²
UNIT 10 (GENERAL)		
	AREA INTERNAL	47.8
	TERRACE	11.9
		59.7 m²
UNIT 11 (GENERAL)		
	AREA INTERNAL	46.6
	TERRACE	11.9
		58.5 m²
UNIT 12 (GENERAL)		
	AREA INTERNAL	46.6
	TERRACE	11.3
		57.9 m²
UNIT 13 (GENERAL)		
	AREA INTERNAL	46.6
	TERRACE	11.7
		58.3 m²
UNIT 14 (GENERAL)		
	AREA INTERNAL	46.6
	TERRACE	12.3
		58.9 m²

General Notes and Disclaimer.
All construction is to be carried out in accordance with the current edition of the NCCS, Building Code of Australia and current Australian Standards and Codes and the Contract Documents. Check all levels, details and dimensions on site prior to commencing work. Do not scale from drawing.

Termite protection to the in accordance with AS 3660.1.
Balustrade and handrails to comply with AS 1428.1 and the BCA.
Smoke detectors to be installed to comply with AS 1603.2
Glazing to comply with AS 1288
connect downpipes to street channel or stormwater system.
Insulation to comply with BCA Energy Efficiency Requirements.

SHEET INDEX

DRAWING No.	DESCRIPTION	REV
A00.00	COVER SHEET	05
A01.01	SITE PLAN EXISTING/DEMOLITION	03
A01.02	PROPOSED SITE / EXTERNAL WORKS PLAN	05
A01.03	PROPOSED SITE PLAN LEVEL 1	03
A01.04	SITE CIRCULATION PLAN	04
A01.05	PRIVATE OPEN SPACE PLAN GROUND FLOOR	03
A01.06	PRIVATE OPEN SPACE PLAN LEVEL 1	03
A02.01	GROUND FLOOR PLAN	05
A02.02	LEVEL 1 FLOOR PLAN	03
A02.03	ROOF PLAN	03
A02.04	GROUND FLOOR PLAN DIMENSIONED	03
A02.05	FIRST FLOOR PLAN DIMENSIONED	03
A02.10	TYPICAL LAYOUT PLANS	03
A02.11	TYPICAL LAYOUT PLANS	03
A03.01	EXTERIOR ELEVATIONS (SHEET 1)	04
A04.01	SECTIONS (SHEET 1)	03
A05.01	3D VIEWS (SHEET 1)	03
A05.02	3D VIEWS (SHEET 2)	03
A05.03	3D VIEWS (SHEET 3)	03
A05.04	3D VIEWS (SHEET 4)	03
A05.05	3D VIEWS (SHEET 5)	03
A05.06	3D VIEWS (SHEET 6)	04
A05.07	3D VIEWS (SHEET 7)	03

CONSULTANT TEAM

ARCHITECT:
WallaceBrice Architecture

CIVIL:
ACOR Consultants

STRUCTURAL:
ACOR Consultants

HYDRAULIC:
ACOR Consultants

BUILDING CERTIFICATION SERVICES:
Professional Certification Group







DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLAN
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLAN
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
05	20/12/22	SCHEMATIC DESIGN	JW

Queensland Government
Department of Energy and Public Works

On Behalf of
Department of Communities, Housing & Digital Economy

JW DRAWN DATE 20/12/22
JW DISCIPLINE TEAM LEADER DATE 20/12/22
JW AUTHORISED FOR ISSUE DATE 20/12/22

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ACOR Consultants

QUICKSTARTS QLD - HIGI NEW CONSTRUCTION CW

COVER SHEET

SCALE 1:500 AT A1 SIZE
MASTER SITE NUMBER
CLIENT REFERENCE NUMBER 90742PRIN1
DRAWING NUMBER 90742/SD/A00.00
ISSUE 05
SHEET NO -

CPSP301102

4RP112615

ExistingDwelling

TRUNK:0.5mSPREAD:8.0m
HEIGHT:15.0m

26°43'04"
60.346

MSS7

Sewer MHSL:606.100

606.00

EMT ASP295689

EMT BSP295689

608.00

607.00

TRUNK:0.3mSPREAD:5.0m
HEIGHT:12.0m

TRUNK:0.4mSPREAD:5.0m
HEIGHT:12.0m

TRUNK:0.3mSPREAD:5.0m
HEIGHT:10.0m

TRUNK:0.2mSPREAD:2.
0mHEIGHT:10.0m

42RP17234

ExistingWeatherboardDwelling

FL
607.99

116°42'29"
20.109

1RP111723

296°42'49"
39.330

606.00

MSS1

MSS6

TRUNK:0.3mSPREAD:10.0m
HEIGHT:10.0m

43RP17234

TRUNK:0.3mSPREAD
:10.0mHEIGHT:10.0m

TRUNK:0.4mSPREAD:5.0m
HEIGHT:10.0m

607.00

EXISTING RETAINING WALL TO BE REPLACED
SHOWN DASHED

EXISTING RETAINING WALL
SHOWN DASHED

2RP111723

ExistingUnits

TRUNK:0.4mSPREAD:
10.0mHEIGHT:10.0m

45SP195952

TRUNK:0.2mSPREAD:
5.0mHEIGHT:10.0m

MSS9

608.00

188°32'09"
63.520

TRUNK:0.2mSPREAD:5.0m
HEIGHT:10.0m

ExistingUnits

3RP111723

ExistingUnits

DEMOLITION LEGEND

- ITEMS TO BE DEMOLISHED
- FENCE TO BE DEMOLISHED
- ELEMENTS TO BE DEMOLISHED
- ELEMENTS TO REMAIN

SITE PLAN EXISTING/DEMOLITION
SCALE: 1:100

1 2 3 4 5 10 15 20

DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
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- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLAN
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLAN
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
03	16/12/22	SCHEMATIC DESIGN	KA

Queensland Government
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SITE PLAN EXISTING/DEMOLITION

SCALE	AT
1:50, 1:100	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER: 90742PRIN1
DRAWING NUMBER: 90742/SD/A01.01	ISSUE: 03
SHEET NO: -	



SITE / EXTERNAL WORKS PLAN
SCALE: 1:100

1 2 3 4 5 10 15 20

LEGEND

BR	BROOM CUPBOARD
DR	DRYER
GB	GARDEN BED
GS	GARDEN SHED
LIN	LINEN CUPBOARD
LP	LIGHTPOLE
SMH	SEWER MAN HOLE
W	WASHER
WS	WHEEL STOP
NBN	NBN CUPBOARD
MSB	MAIN SWITCHBOARD

CB	CONCRETE BROOM FINISH
CP	CARPET
FT	FLOOR TILE
VIN	VINYL
TRF	TURF
MRS-01	METAL ROOF SHEETING

- NEW LIGHTWEIGHT PARTITION
- NEW BLOCKWORK WALL
- F1 PALING FENCE (HT AS SHOWN)
- F2 POOL FENCE (HT AS SHOWN)
- BATTEN SCREEN
- WHEELCHAIR TURNING SPACE
- POINT OF ENTRY
- PROPOSED FEATURE SHRUB
- PROPOSED FEATURE CLIMBER
- COLOURED CONCRETE
- PROPOSED GARDEN BED
- PROPOSED TURF AREAS

DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
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- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
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PROPOSED SITE / EXTERNAL WORKS PLAN

SCALE	AT
1:100, 1:50	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	90742PRIN1
DRAWING NUMBER	ISSUE / SHEET NO
90742/SD/A01.02	05 / -



SITE PLAN LEVEL 1
SCALE: 1:100

1 2 3 4 5 10 15 20

LEGEND

BR	BROOM CUPBOARD
DR	DRYER
GB	GARDEN BED
GS	GARDEN SHED
LIN	LINEN CUPBOARD
LP	LIGHTPOLE
SMH	SEWER MAN HOLE
W	WASHER
WS	WHEEL STOP
NBN	NBN CUPBOARD
MSB	MAIN SWITCHBOARD

CB	CONCRETE BROOM FINISH
CP	CARPET
FT	FLOOR TILE
VIN	VINYL
TRF	TURF
MRS-01	METAL ROOF SHEETING

- NEW LIGHTWEIGHT PARTITION
- NEW BLOCKWORK WALL
- E1 PALING FENCE (HT AS SHOWN)
- E2 POOL FENCE (HT AS SHOWN)
- BATTEN SCREEN
- WHEELCHAIR TURNING SPACE
- POINT OF ENTRY
- PROPOSED FEATURE SHRUB
- PROPOSED FEATURE CLIMBER
- COLOURED CONCRETE
- PROPOSED GARDEN BED
- PROPOSED TURF AREAS

DRAWINGS INDEXING SYSTEM
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PROPOSED SITE PLAN LEVEL 1

N

SCALE	1:100, 1:50
AT	A1 SIZE
MASTER SITE NUMBER	
CLIENT REFERENCE NUMBER	90742PRIN1
DRAWING NUMBER	90742/SD/A01.03
ISSUE	03
SHEET NO	-



SITE CIRCULATION PLAN
SCALE: 1:100

1 2 3 4 5 10 15 20

LEGEND

- WHEELCHAIR TURNING SPACE
- POINT OF ENTRY
- PWD CARPARKS
- PROPOSED GARDEN BED
- PROPOSED TURF AREAS

DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLAN
- ☐ FURNITURE & EQUIPMENT
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- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
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AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
04	20/12/22	SCHEMATIC DESIGN	KA

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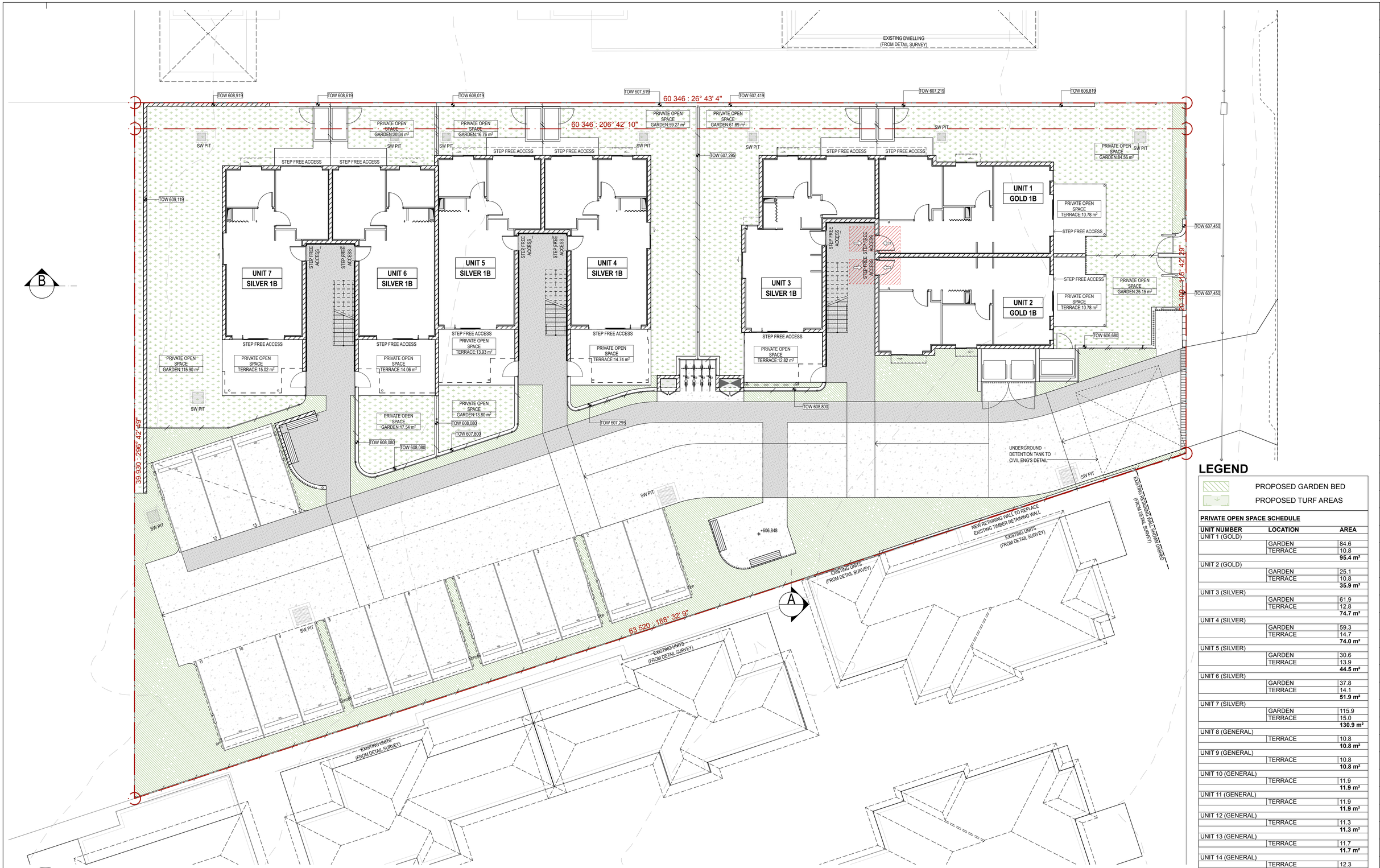
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SITE CIRCULATION PLAN

SCALE	1:100, 1:50
AT	A1 SIZE
MASTER SITE NUMBER	
CLIENT REFERENCE NUMBER	90742PRIN1
DRAWING NUMBER	90742/SD/A01.04
ISSUE	04
SHEET NO	-



PRIVATE OPEN SPACE GROUND FLOOR
SCALE: 1:100

1 2 3 4 5 10 15 20

LEGEND

PROPOSED GARDEN BED
PROPOSED TURF AREAS

PRIVATE OPEN SPACE SCHEDULE

UNIT NUMBER	LOCATION	AREA
UNIT 1 (GOLD)		
	GARDEN	84.6
	TERRACE	10.8
		95.4 m²
UNIT 2 (GOLD)		
	GARDEN	25.1
	TERRACE	10.8
		35.9 m²
UNIT 3 (SILVER)		
	GARDEN	61.9
	TERRACE	12.8
		74.7 m²
UNIT 4 (SILVER)		
	GARDEN	59.3
	TERRACE	14.7
		74.0 m²
UNIT 5 (SILVER)		
	GARDEN	30.6
	TERRACE	13.9
		44.5 m²
UNIT 6 (SILVER)		
	GARDEN	37.8
	TERRACE	14.1
		51.9 m²
UNIT 7 (SILVER)		
	GARDEN	115.9
	TERRACE	15.0
		130.9 m²
UNIT 8 (GENERAL)		
	TERRACE	10.8
		10.8 m²
UNIT 9 (GENERAL)		
	TERRACE	10.8
		10.8 m²
UNIT 10 (GENERAL)		
	TERRACE	11.9
		11.9 m²
UNIT 11 (GENERAL)		
	TERRACE	11.9
		11.9 m²
UNIT 12 (GENERAL)		
	TERRACE	11.3
		11.3 m²
UNIT 13 (GENERAL)		
	TERRACE	11.7
		11.7 m²
UNIT 14 (GENERAL)		
	TERRACE	12.3
		12.3 m²
		588.0 m²

DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
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- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLAN
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
03	16/12/22	SCHEMATIC DESIGN	KA

Queensland Government
Department of Energy and Public Works

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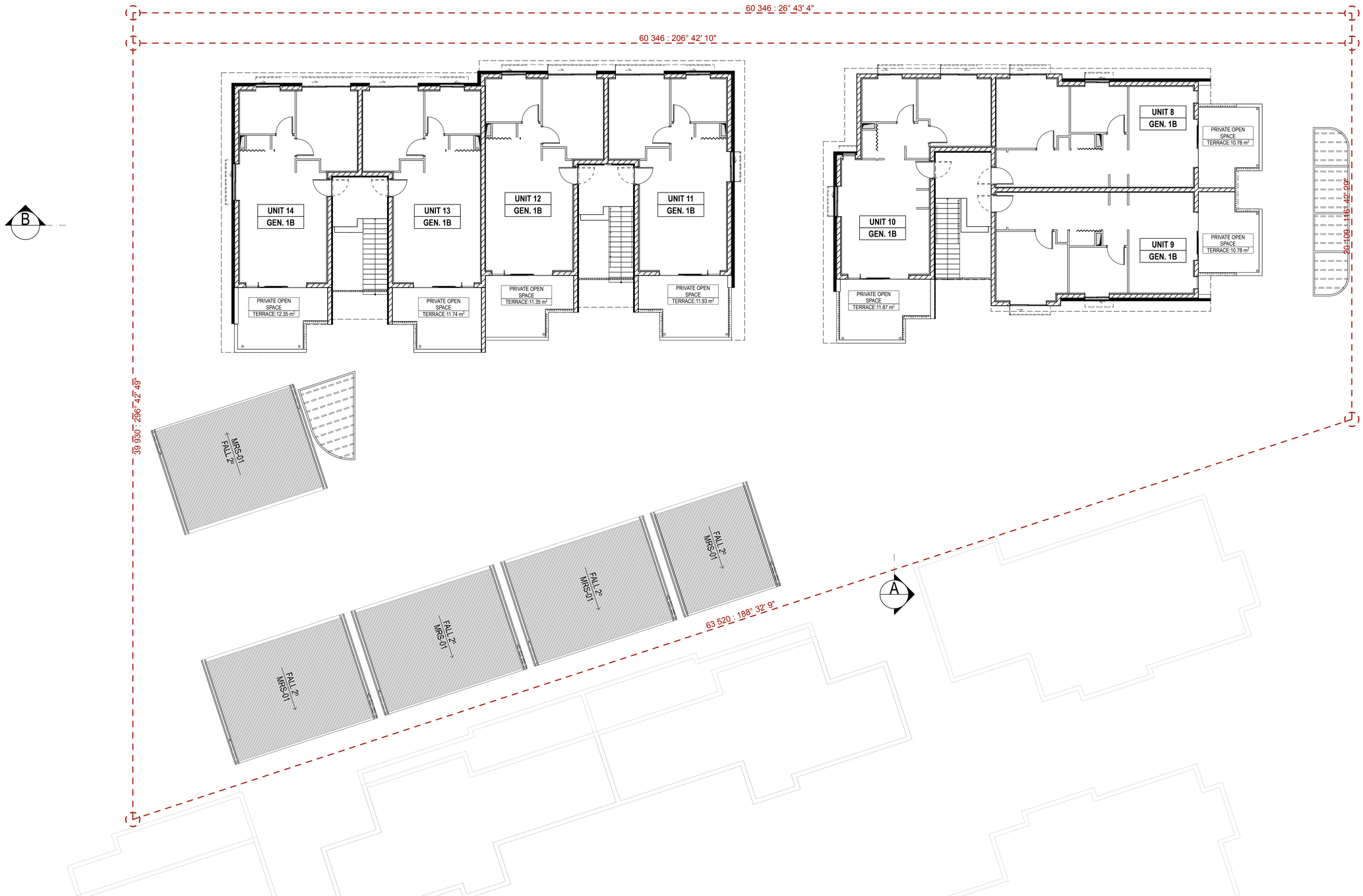
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QUICKSTARTS QLD - HIGI NEW CONSTRUCTION CW

PRIVATE OPEN SPACE PLAN GROUND FLOOR

SCALE 1:100 AT A1 SIZE
MASTER SITE NUMBER
CLIENT REFERENCE NUMBER 90742PRIN1
DRAWING NUMBER 90742/SD/A01.05
ISSUE 03
SHEET NO -



PRIVATE OPEN SPACE PLAN LEVEL 1
SCALE: 1:100

1 2 3 4 5 10 15 20

LEGEND

PROPOSED GARDEN BED

PROPOSED TURF AREAS

PRIVATE OPEN SPACE SCHEDULE

UNIT NUMBER	LOCATION	AREA
UNIT 1 (GOLD)		
	GARDEN	84.6
	TERRACE	10.8
		95.4 m²
UNIT 2 (GOLD)		
	GARDEN	25.1
	TERRACE	10.8
		35.9 m²
UNIT 3 (SILVER)		
	GARDEN	61.9
	TERRACE	12.8
		74.7 m²
UNIT 4 (SILVER)		
	GARDEN	59.3
	TERRACE	14.7
		74.0 m²
UNIT 5 (SILVER)		
	GARDEN	30.6
	TERRACE	13.9
		44.5 m²
UNIT 6 (SILVER)		
	GARDEN	37.8
	TERRACE	14.1
		51.9 m²
UNIT 7 (SILVER)		
	GARDEN	115.9
	TERRACE	15.0
		130.9 m²
UNIT 8 (GENERAL)		
	TERRACE	10.8
		10.8 m²
UNIT 9 (GENERAL)		
	TERRACE	10.8
		10.8 m²
UNIT 10 (GENERAL)		
	TERRACE	11.9
		11.9 m²
UNIT 11 (GENERAL)		
	TERRACE	11.9
		11.9 m²
UNIT 12 (GENERAL)		
	TERRACE	11.3
		11.3 m²
UNIT 13 (GENERAL)		
	TERRACE	11.7
		11.7 m²
UNIT 14 (GENERAL)		
	TERRACE	12.3
		12.3 m²
		588.0 m²

DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

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AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
03	16/12/22	SCHEMATIC DESIGN	KA

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QUICKSTARTS QLD - HIGI NEW CONSTRUCTION CW

PRIVATE OPEN SPACE PLAN LEVEL 1

SCALE	AT
1:100	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER: 90742PRIN1
DRAWING NUMBER: 90742/SD/A01.06	ISSUE: 03
	SHEET NO: -



LEGEND

BR	BROOM CUPBOARD
DR	DRYER
GB	GARDEN BED
GS	GARDEN SHED
LIN	LINEN CUPBOARD
LP	LIGHTPOLE
SMH	SEWER MAN HOLE
W	WASHER
WS	WHEEL STOP
NBN	NBN CUPBOARD
MSB	MAIN SWITCHBOARD

CB	CONCRETE BROOM FINISH
CP	CARPET
FT	FLOOR TILE
VIN	VINYL
TRF	TURF
MRS-01	METAL ROOF SHEETING

- NEW LIGHTWEIGHT PARTITION
- NEW BLOCKWORK WALL
- F1 — PALING FENCE (HT AS SHOWN)
- F2 — POOL FENCE (HT AS SHOWN)
- BATTEN SCREEN
- WHEELCHAIR TURNING SPACE
- POINT OF ENTRY
- PROPOSED FEATURE SHRUB
- PROPOSED FEATURE CLIMBER
- COLOURED CONCRETE
- PROPOSED GARDEN BED
- PROPOSED TURF AREAS

GROUND FLOOR PLAN
SCALE: 1:100

1 2 3 4 5 10 15 20

DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
- ☐ FLOOR PLAN
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLAN
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
05	20/12/22	SCHEMATIC DESIGN	JW

Queensland Government
Department of Energy and Public Works

On Behalf of
Department of Communities, Housing & Digital Economy

JW — DRAWN — DATE 20/12/22
JW — DISCIPLINE TEAM LEADER — DATE 20/12/22
JW — AUTHORISED FOR ISSUE — DATE 20/12/22

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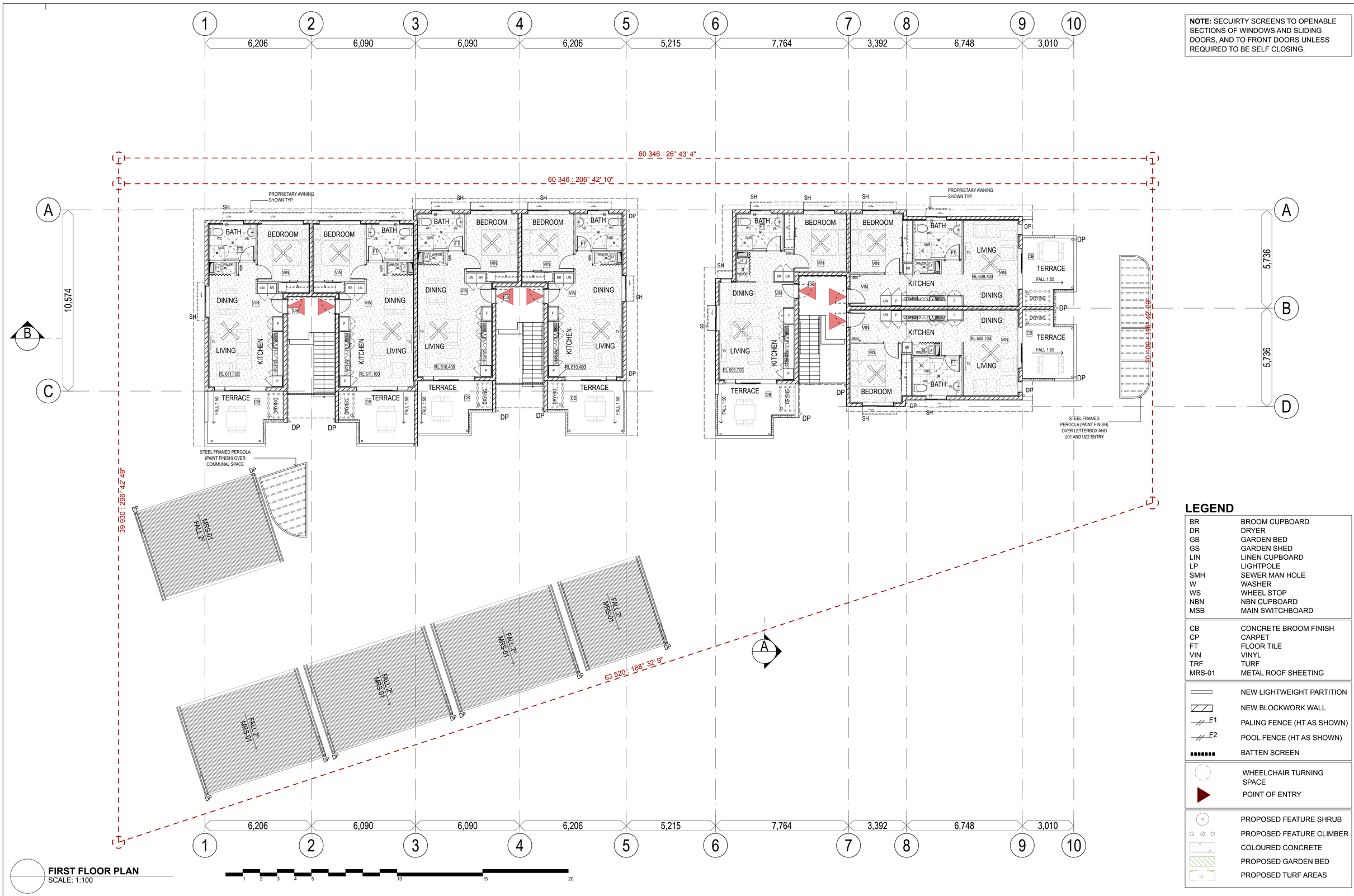
Structural Engineer, Civil Engineer, Hydraulic Services
ACOR Consultants

QUICKSTARTS QLD - HIGI NEW CONSTRUCTION CW

GROUND FLOOR PLAN

SCALE	1:50, 1:100
AT	A1 SIZE
MASTER SITE NUMBER	
CLIENT REFERENCE NUMBER	90742PRIN1
DRAWING NUMBER	90742/SD/A02.01
ISSUE	05
SHEET NO	-

NOTE: SECUIRTY SCREENS TO OPENABLE SECTIONS OF WINDOWS AND SLIDING DOORS, AND TO FRONT DOORS UNLESS REQUIRED TO BE SELF CLOSING.



LEGEND

BR	BROOM CUPBOARD
DR	DRYER
GB	GARDEN BED
GS	GARDEN SHED
LIN	LINEN CUPBOARD
LP	LIGHTPOLE
SMH	SEWER MAN HOLE
W	WASHER
WS	WHEEL STOP
NBN	NBN CUPBOARD
MSB	MAIN SWITCHBOARD

CB	CONCRETE BROOM FINISH
CP	CARPET
FT	FLOOR TILE
VIN	VINYL
TRF	TURF
MRS-01	METAL ROOF SHEETING

NEW LIGHTWEIGHT PARTITION
NEW BLOCKWORK WALL
F1 PALING FENCE (HT AS SHOWN)
F2 POOL FENCE (HT AS SHOWN)
BATTEN SCREEN

WHEELCHAIR TURNING SPACE
POINT OF ENTRY

PROPOSED FEATURE SHRUB
PROPOSED FEATURE CLIMBER
COLOURED CONCRETE
PROPOSED GARDEN BED
PROPOSED TURF AREAS

FIRST FLOOR PLAN
SCALE: 1:100

1 2 3 4 5 10 15 20

DRAWINGS INDEXING SYSTEM
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- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLAN
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
03	16/12/22	SCHEMATIC DESIGN	JW

Queensland Government
Department of Energy and Public Works

On Behalf of
Department of Communities, Housing & Digital Economy

JW DRAWN DATE 20/12/22
JW DISCIPLINE TEAM LEADER DATE 20/12/22
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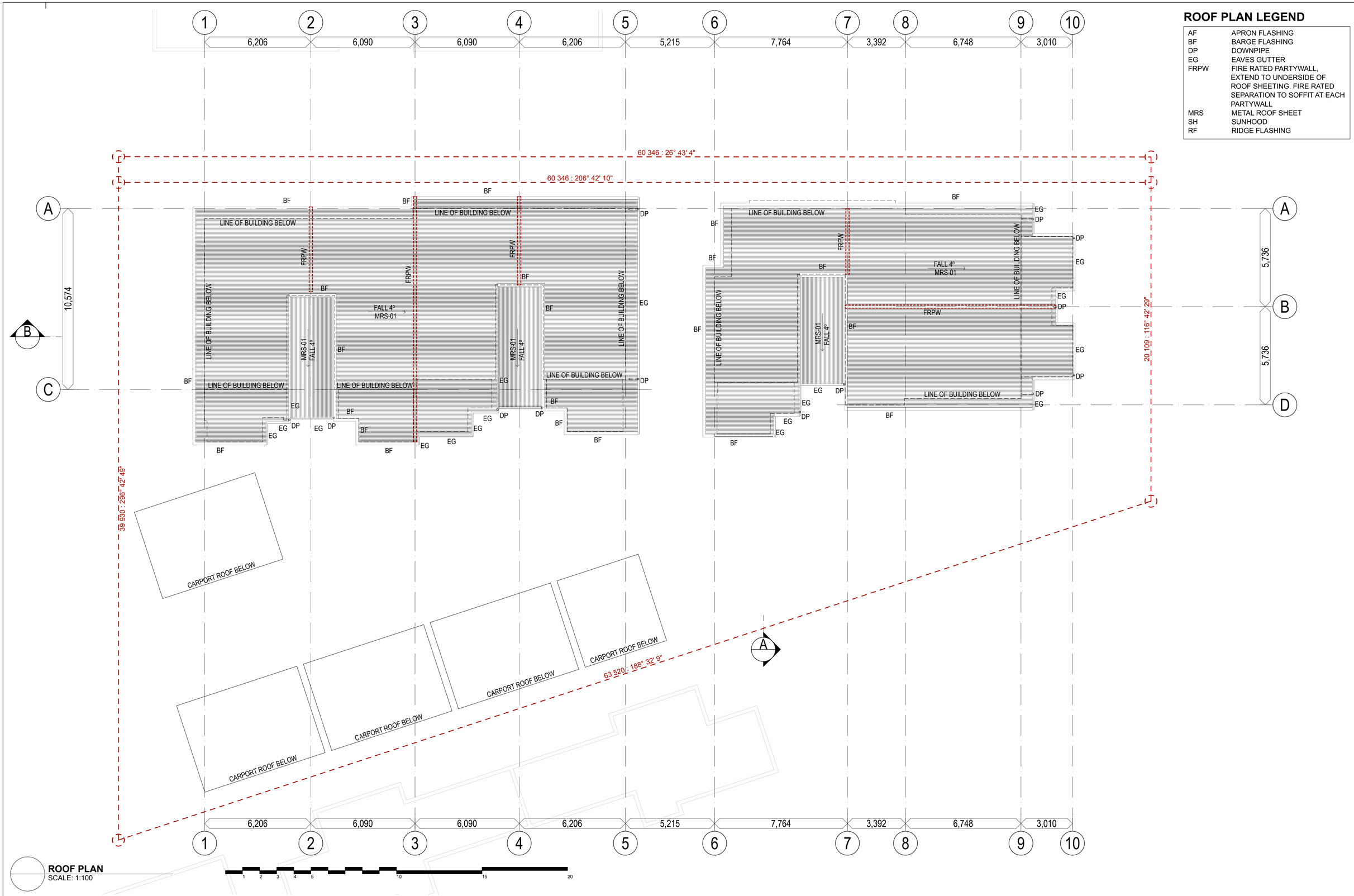
QUICKSTARTS QLD - HIGI NEW CONSTRUCTION CW

LEVEL 1 FLOOR PLAN

SCALE	AT
1:100, 1:50	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	90742PRIN1
DRAWING NUMBER	ISSUE / SHEET NO
90742/SD/A02.02	03 / -

ROOF PLAN LEGEND

AF	APRON FLASHING
BF	BARGE FLASHING
DP	DOWNPIPE
EG	EAVES GUTTER
FRPW	FIRE RATED PARTYWALL, EXTEND TO UNDERSIDE OF ROOF SHEETING. FIRE RATED SEPARATION TO SOFFIT AT EACH PARTYWALL
MRS	METAL ROOF SHEET
SH	SUNHOOD
RF	RIDGE FLASHING



ROOF PLAN
SCALE: 1:100

1 2 3 4 5 10 15 20

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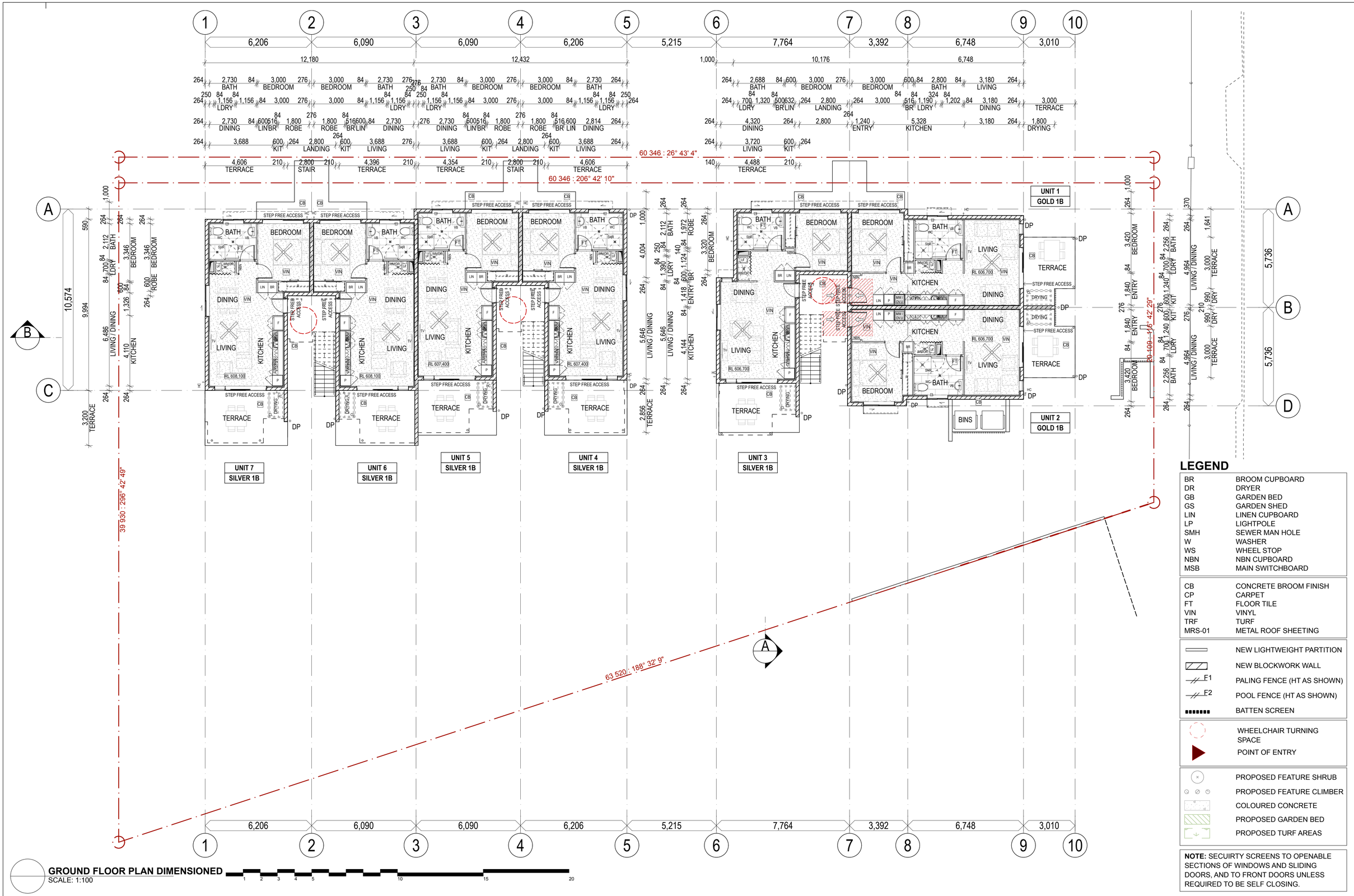
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QUICKSTARTS QLD - HIGI NEW CONSTRUCTION CW

ROOF PLAN

SCALE: 1:100, 1:50	AT: A1 SIZE	
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER: 90742PRIN1	
DRAWING NUMBER: 90742/SD/A02.03	ISSUE: 03	SHEET NO: -



LEGEND

BR	BROOM CUPBOARD
DR	DRYER
GB	GARDEN BED
GS	GARDEN SHED
LIN	LINEN CUPBOARD
LP	LIGHTPOLE
SMH	SEWER MAN HOLE
W	WASHER
WS	WHEEL STOP
NBN	NBN CUPBOARD
MSB	MAIN SWITCHBOARD

CB	CONCRETE BROOM FINISH
CP	CARPET
FT	FLOOR TILE
VIN	VINYL
TRF	TURF
MRS-01	METAL ROOF SHEETING

- NEW LIGHTWEIGHT PARTITION
- NEW BLOCKWORK WALL
- F1 PALING FENCE (HT AS SHOWN)
- F2 POOL FENCE (HT AS SHOWN)
- BATTEN SCREEN
- WHEELCHAIR TURNING SPACE
- POINT OF ENTRY
- PROPOSED FEATURE SHRUB
- PROPOSED FEATURE CLIMBER
- COLOURED CONCRETE
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- PROPOSED TURF AREAS

NOTE: SECUIRTY SCREENS TO OPENABLE SECTIONS OF WINDOWS AND SLIDING DOORS, AND TO FRONT DOORS UNLESS REQUIRED TO BE SELF CLOSING.

GROUND FLOOR PLAN DIMENSIONED
SCALE: 1:100

1 2 3 4 5 10 15 20

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AMENDMENTS

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Department of Energy and Public Works

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JW	AUTHORISED FOR ISSUE	20/12/22

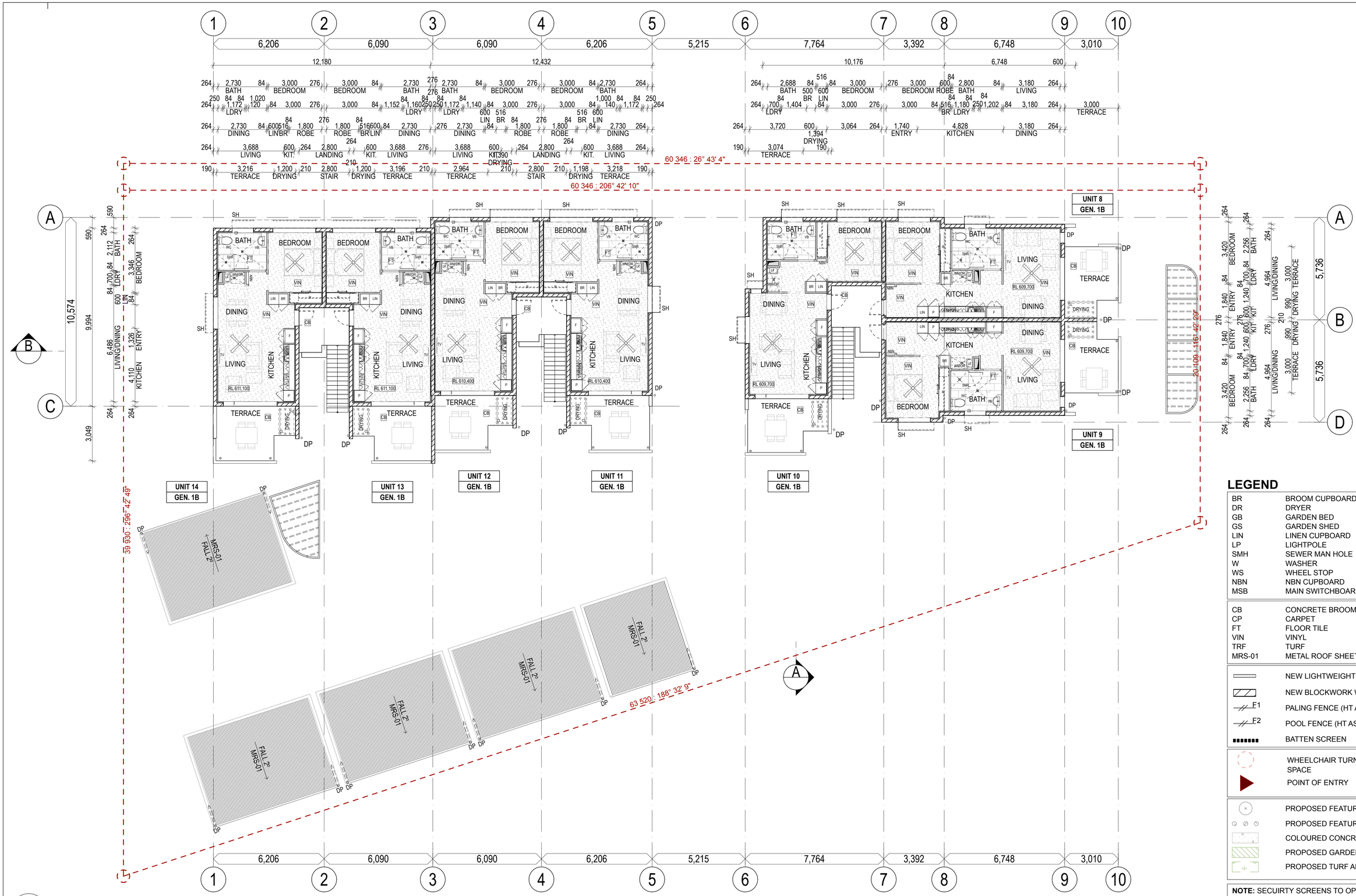
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GROUND FLOOR PLAN DIMENSIONED

SCALE	1:100, 1:50
AT	A1 SIZE
MASTER SITE NUMBER	
CLIENT REFERENCE NUMBER	90742PRIN1
DRAWING NUMBER	90742/SD/A02.04
ISSUE	03
SHEET NO	-



LEGEND

BR	BROOM CUPBOARD
DR	DRYER
GB	GARDEN BED
GS	GARDEN SHED
LIN	LINEN CUPBOARD
LP	LIGHTPOLE
SMH	SEWER MAN HOLE
W	WASHER
WS	WHEEL STOP
NBN	NBN CUPBOARD
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NOTE: SECUIRTY SCREENS TO OPENABLE SECTIONS OF WINDOWS AND SLIDING DOORS, AND TO FRONT DOORS UNLESS REQUIRED TO BE SELF CLOSING.

FIRST FLOOR PLAN DIMENSIONED
SCALE: 1:100

1 2 3 4 5 10 15 20

DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

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AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
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Department of Energy and Public Works

On Behalf of
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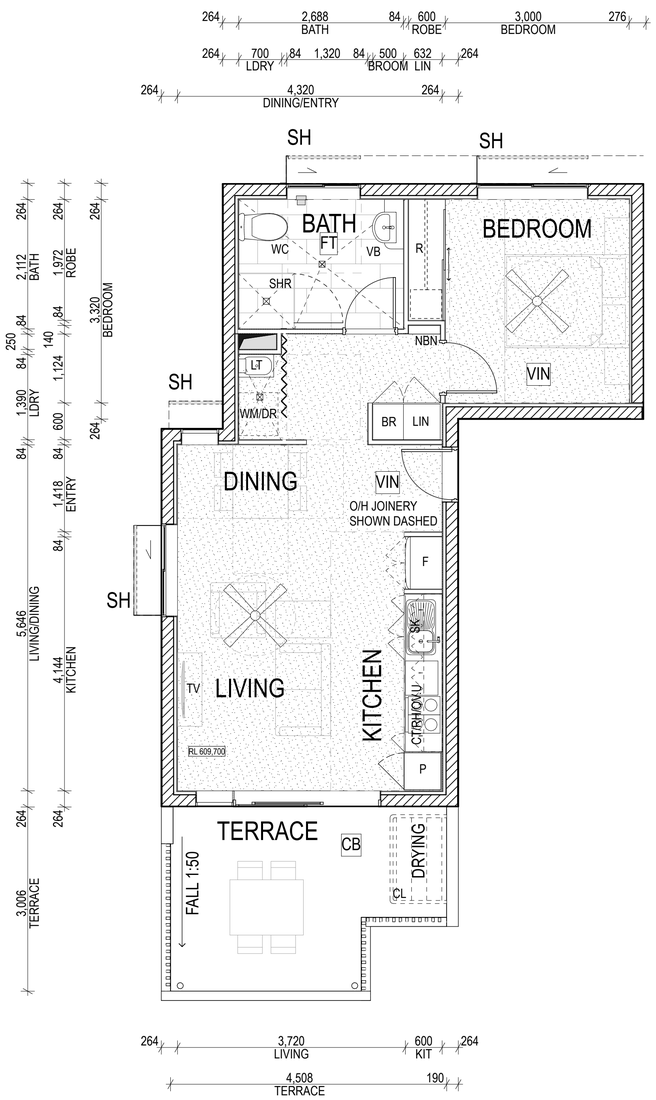
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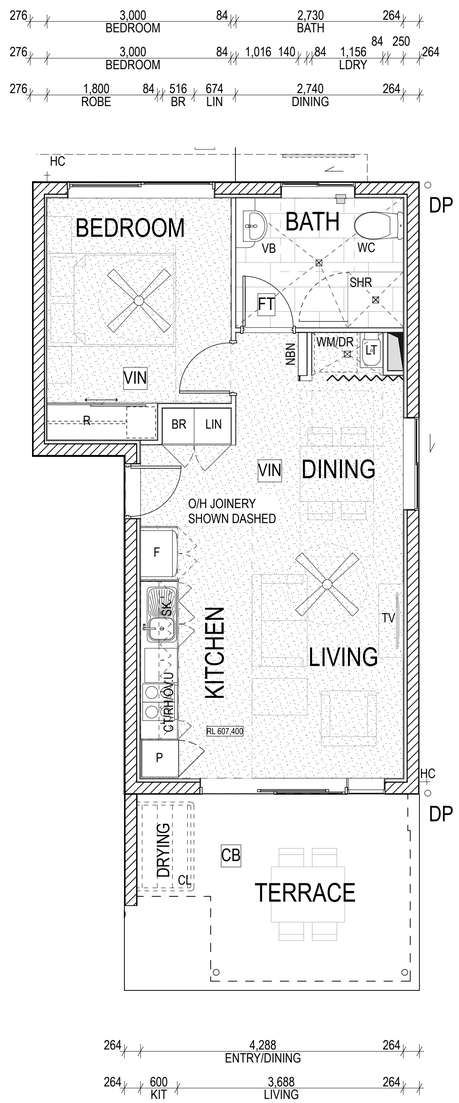
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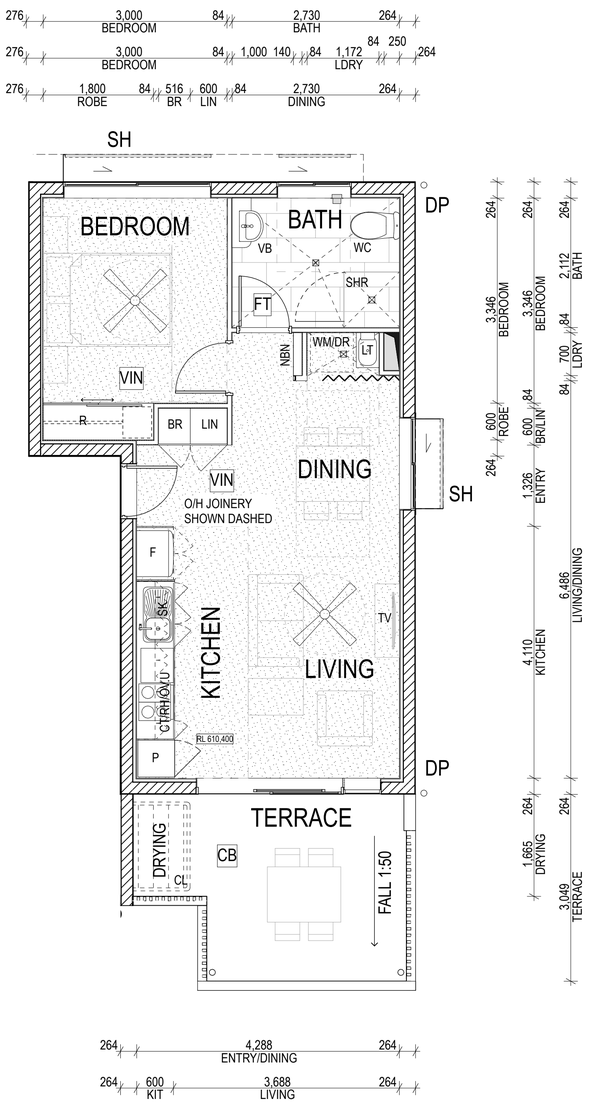
QUICKSTARTS QLD - HIGI NEW CONSTRUCTION CW

FIRST FLOOR PLAN DIMENSIONED

SCALE	1:100, 1:50
AT	A1 SIZE
MASTER SITE NUMBER	
CLIENT REFERENCE NUMBER	90742PRIN1
DRAWING NUMBER	90742/SD/A02.05
ISSUE	03
SHEET NO	-







LEGEND

BR	BROOM CUPBOARD
CL	CLOTHES LINE
CT	COOKTOP
DR	DRYER
F	REFRIGERATOR
LIN	LINEN CUPBOARD
LT	LAUNDRY TUB
NBN	NATIONAL BROADBAND NETWORK
OV.W	OVEN (WALL OVEN)
OV.U	OVEN (UNDER BENCH)
P	PANTRY
R	ROBE
RH	RANGEHOOD DUCTED
SHR	SHOWER
SK	SINK
TT	TILED THRESHOLD
TV	TELEVISION
VB	VANITY BASIN
WC	TOILET SUITE
WM	WASHING MACHINE

NEW LIGHTWEIGHT PARTITION

NEW BLOCKWORK WALL

UNIT TYPE D DETAIL PLAN
SCALE: 1:50

UNIT 10 (GENERAL)			
	AREA INTERNAL	47.8	LEVEL 1
	TERRACE	11.9	LEVEL 1
		59.7 m²	

UNIT TYPE E DETAIL PLAN
SCALE: 1:50

UNIT 4 (SILVER)			
	AREA INTERNAL	46.6	GROUND
	TERRACE	14.7	GROUND
		61.3 m²	
UNIT 5 (SILVER)			
	AREA INTERNAL	46.6	GROUND
	TERRACE	13.9	GROUND
		60.5 m²	
UNIT 6 (SILVER)			
	AREA INTERNAL	46.6	GROUND
	TERRACE	14.1	GROUND
		60.7 m²	
UNIT 7 (SILVER)			
	AREA INTERNAL	46.6	GROUND
	TERRACE	15.0	GROUND

UNIT TYPE F DETAIL PLAN
SCALE: 1:50

UNIT 11 (GENERAL)			
	AREA INTERNAL	46.6	LEVEL 1
	TERRACE	11.9	LEVEL 1
		58.5 m²	
UNIT 12 (GENERAL)			
	AREA INTERNAL	46.6	LEVEL 1
	TERRACE	11.3	LEVEL 1
		57.9 m²	
UNIT 13 (GENERAL)			
	AREA INTERNAL	46.6	LEVEL 1
	TERRACE	11.7	LEVEL 1
		58.3 m²	
UNIT 14 (GENERAL)			
	AREA INTERNAL	46.6	LEVEL 1
	TERRACE	12.3	LEVEL 1
		58.9 m²	

1 2 3 4 5

DRAWINGS INDEXING SYSTEM
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- ☐ SECTIONS
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- ☐ STANDARDS

AMENDMENTS

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03	16/12/22	SCHEMATIC DESIGN	JW

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On Behalf of
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JW DISCIPLINE TEAM LEADER DATE 20/12/22
JW AUTHORISED FOR ISSUE DATE 20/12/22

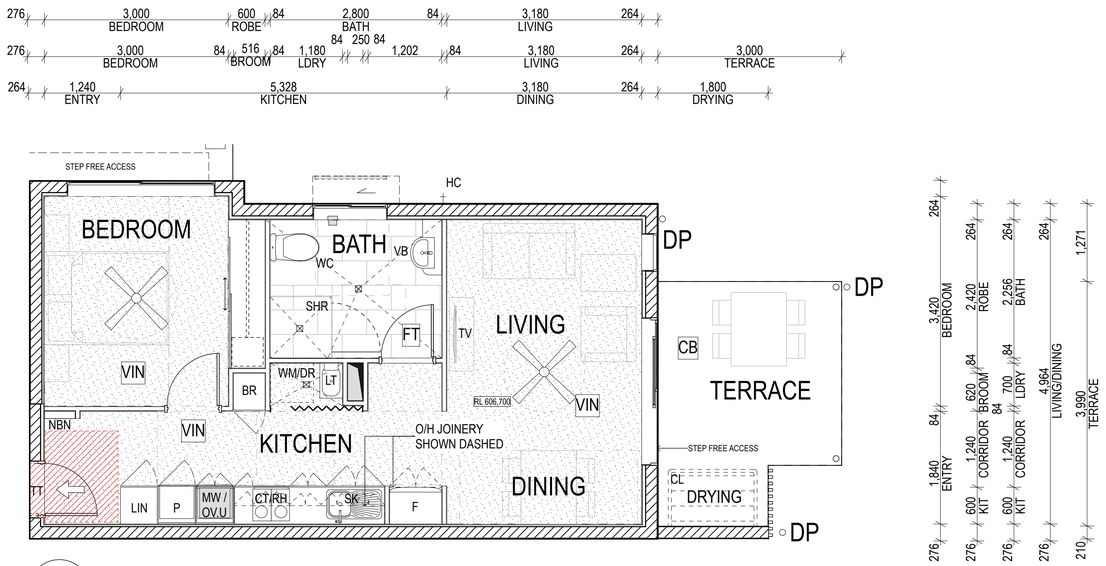
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ACOR Consultants

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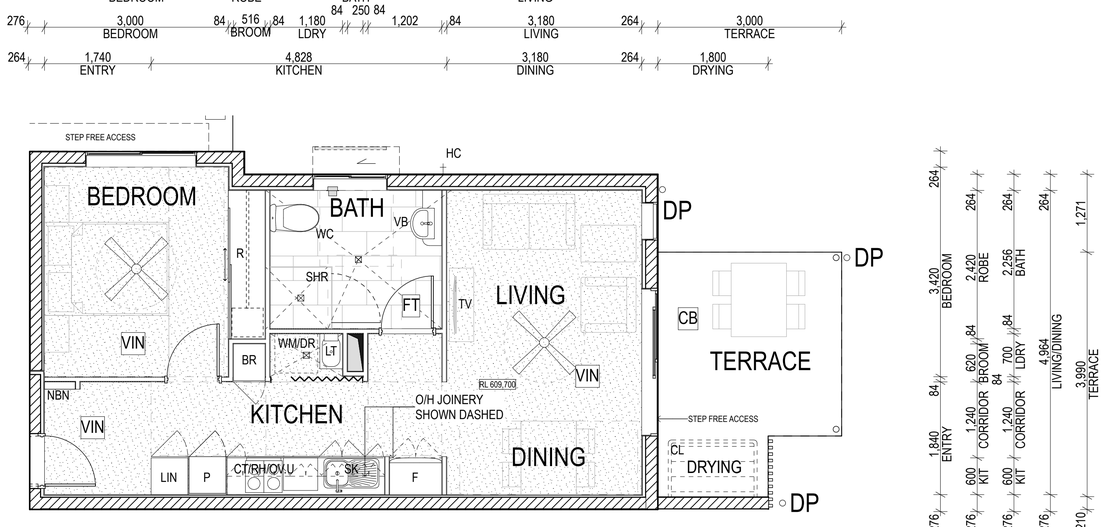
TYPICAL LAYOUT PLANS

SCALE	AT
1:50	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER 90742PRIN1
DRAWING NUMBER 90742/SD/A02.10	ISSUE 03 / SHEET NO -



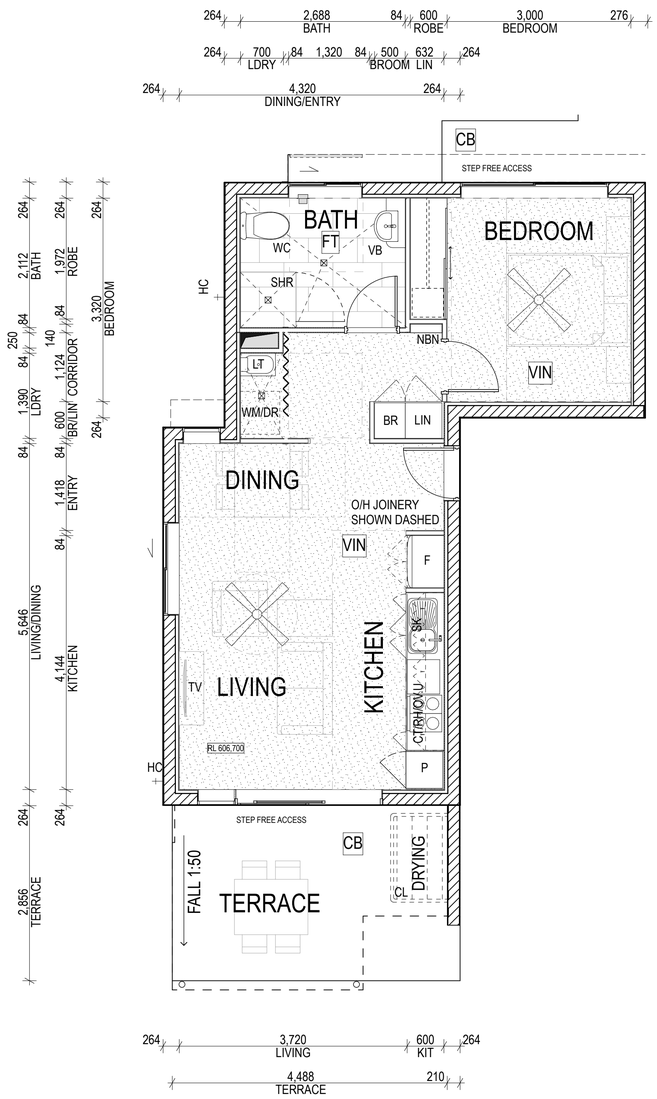
UNIT TYPE A DETAIL PLAN
SCALE: 1:50

UNIT 1 (GOLD)			
	AREA INTERNAL	49.5	GROUND
	TERRACE	10.8	GROUND
		60.3 m²	
UNIT 2 (GOLD)			
	AREA INTERNAL	49.5	GROUND
	TERRACE	10.8	GROUND
		60.3 m²	



UNIT TYPE C DETAIL PLAN
SCALE: 1:50

UNIT 8 (GENERAL)			
	AREA INTERNAL	49.5	LEVEL 1
	TERRACE	10.8	LEVEL 1
		60.3 m²	
UNIT 9 (GENERAL)			
	AREA INTERNAL	49.5	LEVEL 1
	TERRACE	10.8	LEVEL 1
		60.3 m²	



UNIT TYPE B DETAIL PLAN
SCALE: 1:50

UNIT 3 (SILVER)			
	AREA INTERNAL	47.8	GROUND
	TERRACE	12.8	GROUND
		60.6 m²	

LEGEND

BR	BROOM CUPBOARD
CL	CLOTHES LINE
CT	COOKTOP
DR	DRYER
F	REFRIGERATOR
LIN	LINEN CUPBOARD
LT	LAUNDRY TUB
NBN	NATIONAL BROADBAND NETWORK
OV.W	OVEN (WALL OVEN)
OV.U	OVEN (UNDER BENCH)
P	PANTRY
R	ROBE
RH	RANGEHOOD DUCTED
SHR	SHOWER
SK	SINK
TT	TILED THRESHOLD
TV	TELEVISION
VB	VANITY BASIN
WC	TOILET SUITE
WM	WASHING MACHINE

NEW LIGHTWEIGHT PARTITION

NEW BLOCKWORK WALL

1 2 3 4 5

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AMENDMENTS

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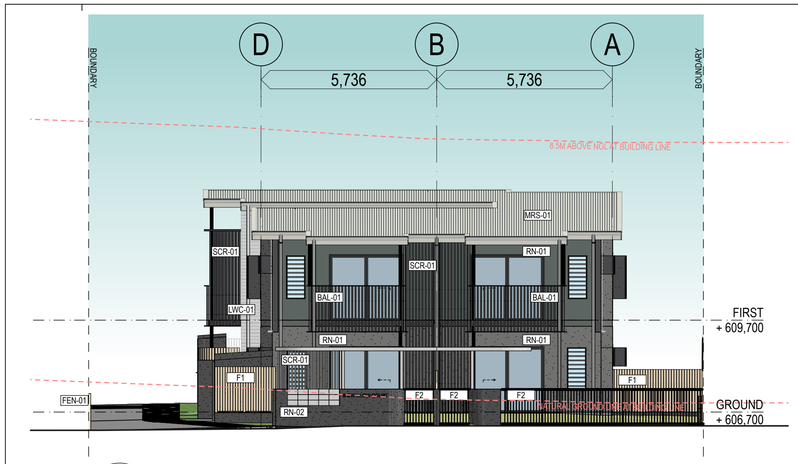
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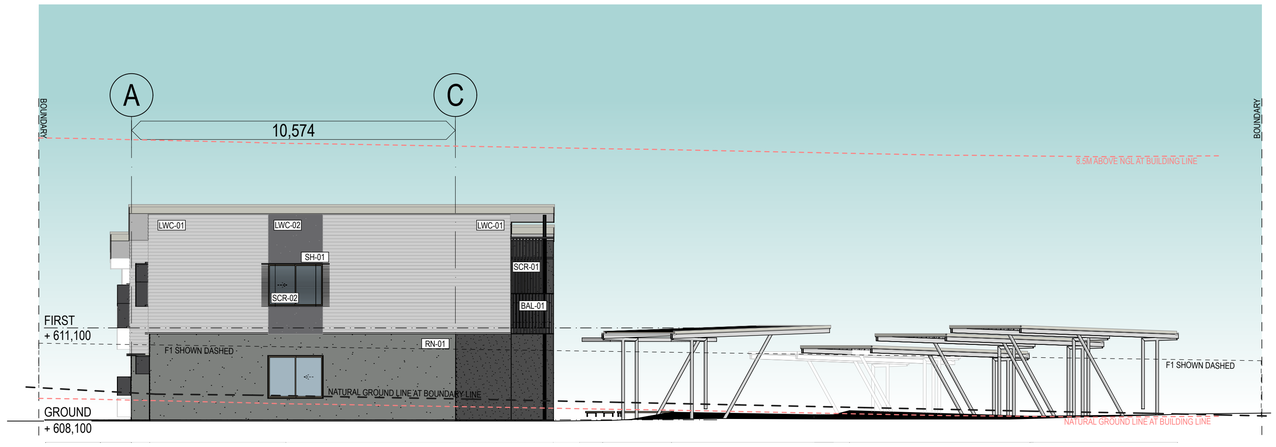
QUICKSTARTS QLD - HIGI NEW CONSTRUCTION CW

TYPICAL LAYOUT PLANS

SCALE	AT
1:50	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	90742PRIN1
DRAWING NUMBER	ISSUE / SHEET NO
90742/SD/A02.11	03 / -



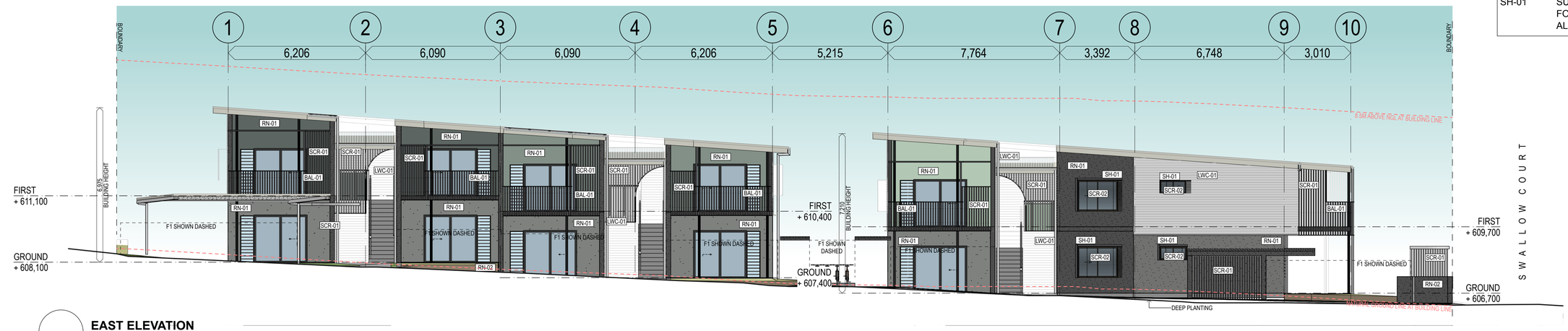
SOUTH ELEVATION
SCALE: 1:100



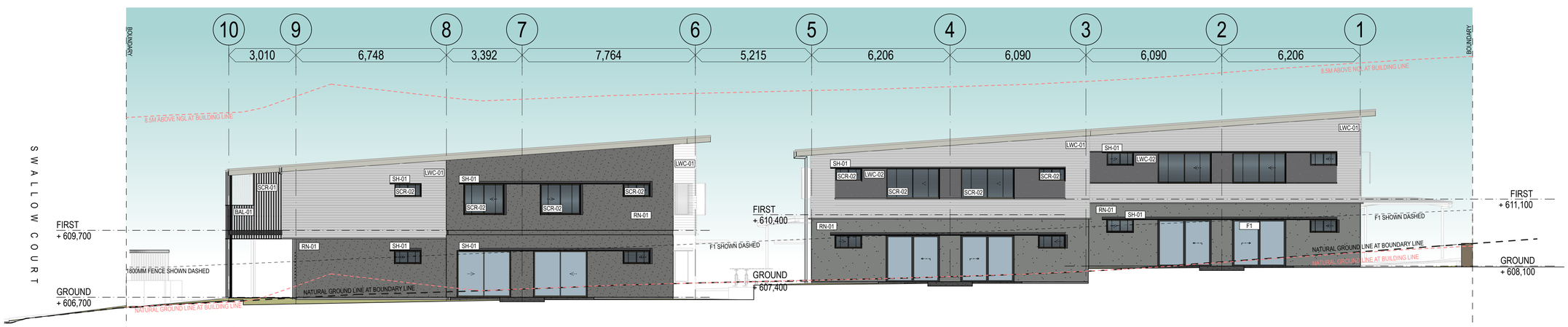
SOUTH ELEVATION
SCALE: 1:100

LEGEND

BAL-01	BALUSTRADE TYPE 1 POWDERCOATED VERTICAL RHS ALUMINIUM BATTEN BALUSTRADE WITH FLAT ALUMINIUM TOP AND BASE PLATE
F1	PALING FENCE (HT AS SHOWN)
F2	POOL FENCE 1200MM HIGH
LWC-01	LIGHTWEIGHT CLADDING TYPE 1 FIBRE CEMENT CHAMFER BOARD CLADDING PAINT FINISH
LWC-02	LIGHTWEIGHT CLADDING TYPE 2 FLUSH SET FIBRE CEMENT SHEET PAINT FINISH
MRS-01	METAL ROOF SHEETING
RN-01	SMOOTH TEXTURE CEMENT RENDER. PAINT FINISH
RN-02	HIGH BUILD TEXTURED RENDER. PAINT FINISH
SCR-01	SCREEN TYPE 1 VERTICAL RHS POWDERCOATED ALUMINIUM SCREEN WITH FLAT PLATE, AND RHS SUPPORT RAILS
SCR-02	HORIZONTAL POWDERCOATED ALUMINIUM LOUVRE SCREEN WITH ANGLE SUPPORT STANDOFF BRACKET FIXED TO WALL
SH-01	SUNHOOD TYPE 1 PROPRIETARY FOLDED POWDERCOATED ALUMINIUM SUNHOOD



EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

1 2 3 4 5 10 15 20

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- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLAN
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
04	16/12/22	SCHEMATIC DESIGN	JW

Queensland Government
Department of Energy and Public Works

On Behalf of
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JW	DRAWN	20/12/22
JW	DISCIPLINE TEAM LEADER	20/12/22
JW	AUTHORISED FOR ISSUE	20/12/22

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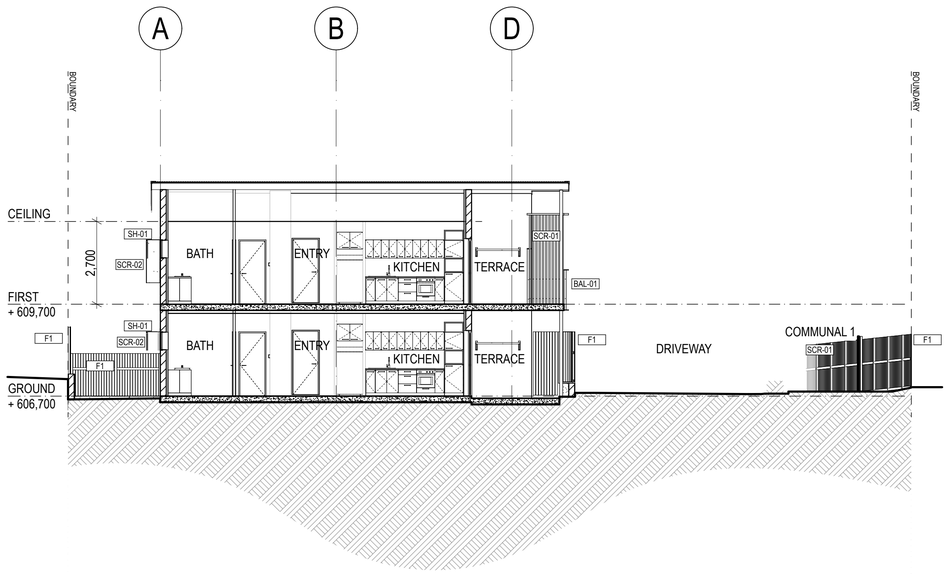
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EXTERIOR ELEVATIONS (SHEET 1)

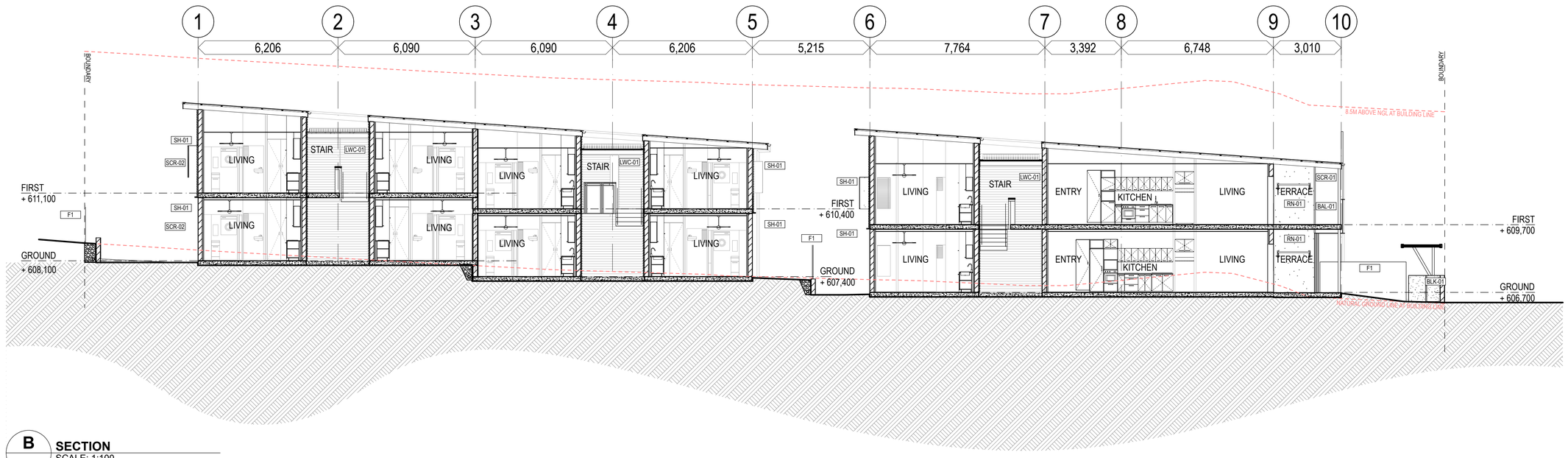
SCALE	1:100
AT	A1 SIZE
MASTER SITE NUMBER	
CLIENT REFERENCE NUMBER	90742PRIN1
DRAWING NUMBER	90742/SD/A03.01
ISSUE	04
SHEET NO	-

LEGEND

BAL-01	BALUSTRADE TYPE 1 POWDERCOATED VERTICAL RHS ALUMINIUM BATTEN BALUSTRADE WITH FLAT ALUMINIUM TOP AND BASE PLATE
F1	PALING FENCE (HT AS SHOWN)
F2	POOL FENCE 1200MM HIGH
LWC-01	LIGHTWEIGHT CLADDING TYPE 1 FIBRE CEMENT CHAMFER BOARD CLADDING PAINT FINISH
LWC-02	LIGHTWEIGHT CLADDING TYPE 2 FLUSH SET FIBRE CEMENT SHEET PAINT FINISH
MRS-01	METAL ROOF SHEETING
RN-01	SMOOTH TEXTURE CEMENT RENDER. PAINT FINISH
RN-02	HIGH BUILD TEXTURED RENDER. PAINT FINISH
SCR-01	SCREEN TYPE 1 VERTICAL RHS POWDERCOATED ALUMINIUM SCREEN WITH FLAT PLATE, AND RHS SUPPORT RAILS
SCR-02	HORIZONTAL POWDERCOATED ALUMINIUM LOUVRE SCREEN WITH ANGLE SUPPORT STANDOFF BRACKET FIXED TO WALL
SH-01	SUNHOOD TYPE 1 PROPRIETARY FOLDED POWDERCOATED ALUMINIUM SUNHOOD



A **SECTION**
SCALE: 1:100



B **SECTION**
SCALE: 1:100

1 2 3 4 5 10 15 20

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- ☐ HYDRAULICS
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- ☐ MISCELLANEOUS DETAILS
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SECTIONS (SHEET 1)

SCALE	1:100
AT	A1 SIZE
MASTER SITE NUMBER	
CLIENT REFERENCE NUMBER	90742PRIN1
DRAWING NUMBER	90742/SD/A04.01
ISSUE	03
SHEET NO	-

500 450 400 350 300 250 200 150 100 50 0



AERIAL VIEW
SCALE:

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3D VIEWS (SHEET 1)

SCALE AT A1 SIZE

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SHEET NO -



SCALE:

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3D VIEWS (SHEET 2)

SCALE	AT A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER 90742PRIN1
DRAWING NUMBER 90742/SD/A05.02	ISSUE 03 / SHEET NO -



VIEW FROM CROSSOVER
SCALE:

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3D VIEWS (SHEET 3)

SCALE	AT A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER 90742PRIN1
DRAWING NUMBER 90742/SD/A05.03	ISSUE 03 / SHEET NO -



VIEW FROM DRIVEWAY TO SOUTH

DRAWINGS INDEXING SYSTEM
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3D VIEWS (SHEET 4)

SCALE AT A1 SIZE

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER 90742PRIN1

DRAWING NUMBER 90742/SD/A05.04

ISSUE 03

SHEET NO -



VIEW FROM COMMUNAL SPACE 1

DRAWINGS INDEXING SYSTEM
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3D VIEWS (SHEET 5)

SCALE AT A1 SIZE

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER 90742PRIN1

DRAWING NUMBER 90742/SD/A05.05

ISSUE 03

SHEET NO -



VIEW TO COMMUNAL SPACE 2

DRAWINGS INDEXING SYSTEM
FOR QBUILD USE ONLY

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- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITOUTS
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3D VIEWS (SHEET 6)

SCALE	AT
	A1 SIZE
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
	90742PRIN1
DRAWING NUMBER	ISSUE / SHEET NO
90742/SD/A05.06	04 / -



VIEW FROM DRIVEWAY TO NORTH

DRAWINGS INDEXING SYSTEM
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- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
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3D VIEWS (SHEET 7)

SCALE AT A1 SIZE

MASTER SITE NUMBER

CLIENT REFERENCE NUMBER 90742PRIN1

DRAWING NUMBER 90742/SD/A05.07

ISSUE 03

SHEET NO -