

GENERAL NOTES

General Notes and Disclaimer:

Do not scale from drawings. Dimensions are to be checked on site prior to commencement of work. Discrepancies to be brought to the attention of the author.
Electronic drawings are uncontrolled documents and are issued for information only.
Any dimensions not nominated must be referred to the Architect for confirmation.

PROJECT DATA

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY NOTIONAL. STATE AND LOCAL JURISDICTION. Current versions.

Australian Standards
Building Code of Australia (BCA)
National Construction Code (NCC)
Contract Documents

RPD:
Lot 1 on SP110709
Lot 2 on SP110709
Lot 4 on EP1608

BUILDING CLASS: 2

SITE AREA: 3215m²
BUILDING USE: Multiple Dwellings (18 dwellings)
STOREYS: 2 storeys
CONSTRUCTION TYPE: C
FIRE SPRINKLERS: N/A
MAX BUILDING HEIGHT: 7.5m
MAX SITE COVER: 65%
LOCAL AUTHORITY: TCC

CONSULTANT TEAM

Architect:
Counterpoint Architecture

Structural / Civil / Traffic Engineers:
Northern Consulting Engineers

Electrical / Communications Engineer:
GT Consultants

Hydraulic Engineer:
Parker Hydraulics

Acoustic Engineer:
WSP

Landscape Architecture:
RPS

Energy Efficiency:
Star Busters

Certifier:
Development Certifications

TOWN PLANNING

Town Planning:

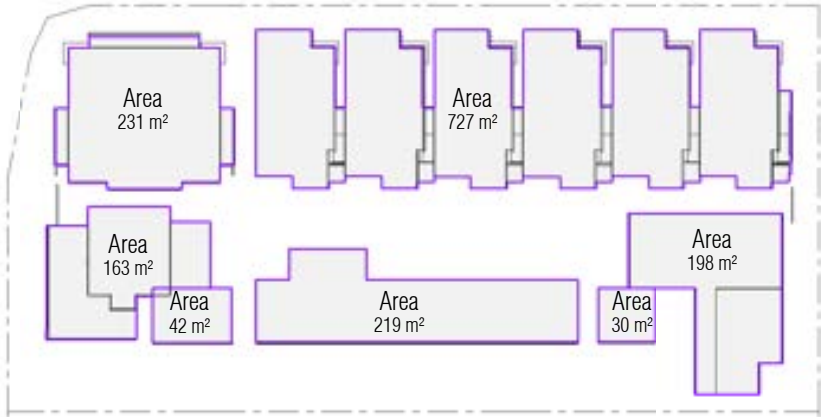
RPD: Lots 1 & 2 on RP110709 & Lot 4 on EP1608
Site Area: 3215m²
Max Height: 2 storeys and 7.5m
Max Site Cover: 65%
Proposed Site Cover: 44%

2 Storeys
18 x Carparks & 1 Ambulance Bay
8 x 2 Bedroom Silver Units to LHA Standards (Ground Level)
1 x 4 Bedroom Silver Unit to LHA Standards (Ground Level)
1 x 4 Bedroom Silver Unit to Ground Level only
8 x 2 Bedroom Standard Units to LHA Standards (Upper Level)



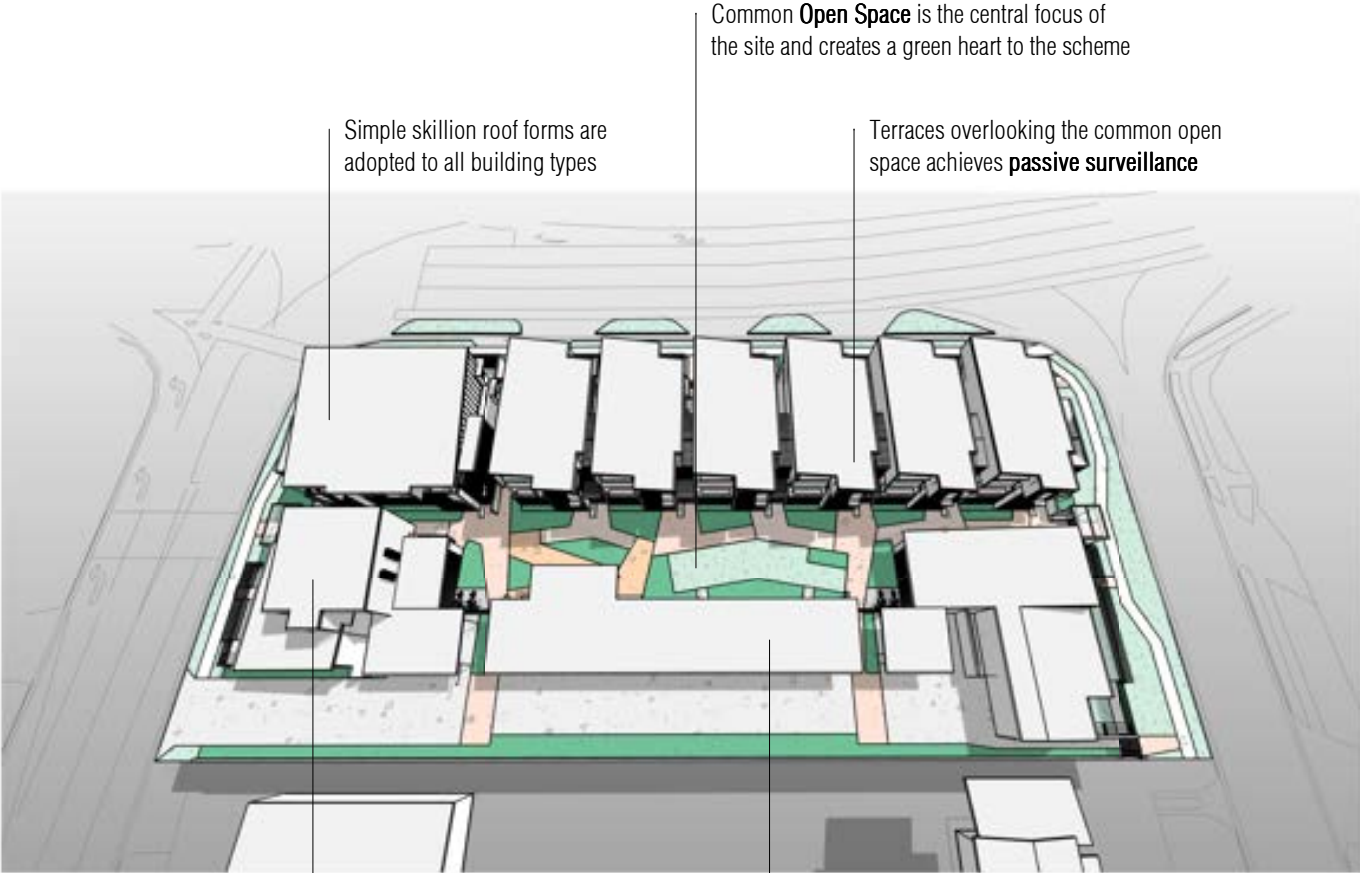
REV

SK-01	P7	LOCATION PLAN
SK-02	P7	PERSPECTIVE VIEWS - SHEET 1
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SK-25	P7	UNITS 6 - 17 TYPICAL PLANS
SK-26	P7	UNIT 18 PLAN



Note: Areas show here are calculated from roof line

2 TOTAL SITE COVER AREA PLAN
SK-15 SCALE 1 : 750



PERSPECTIVE 1

PERSPECTIVE 2

Common **Open Space** is the central focus of the site and creates a green heart to the scheme

Simple skillion roof forms are adopted to all building types

Terraces overlooking the common open space achieves **passive surveillance**

Detached 4 bedroom types on side streets breakdown scale to match the adjacent streetscape

Carparking located discretely to rear of the site and is not visible from the street

Extensive landscaping opportunities to all road frontages



CONTACT DETAILS

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PROJECT

CLIENT DETAILS

HOUSING PARTNERSHIPS OFFICE

DETAILS	
PROJECT No.	19420
DATE	21/05/2020
APPROVED	MK
DRAWN	AW/DA
SCALE AT A3	

REVISION	
P7	REVISED SD ISSUE
P6	100% SD ISSUE
P5	100% SD ISSUE
21/05/2020	
18/02/2020	
28/01/2020	

TITLE	
PERSPECTIVE VIEWS - SHEET 1	
DRAWING No.	SK-02
ISSUE	P7
PRELIMINARY	



PERSPECTIVE 3 -

Single Storey Four bedroom unit type to xxx
Street frontage reduces scale of the development
to match adjacent streetscape

Folded skillion roof types reference local
split level housing precedents



PERSPECTIVE 4 -

Mix of materials creates variety and
visual interest and breaks down the scale
of the development

Central pedestrian access spine creates clarity of
wayfinding

Carparking discretely located along the
Southern edge of the scheme and is not
visible from the street



PERSPECTIVE 5 -

Extensive screening of utility balconies

Series of six similar two storey "row houses"
creates a strong rhythm to the street frontage

Access breezeways between units create
differentiation of building forms

Differentiation of materials and details creates visual
interest and identity within the repeated types

Breeze block screening elements directly reference
local precedents and achieve privacy for residence



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SCALE AT A3

REVISION

P7 REVISED SD ISSUE
P6 100% SD ISSUE
P5 100% SD ISSUE

21/05/2020
18/02/2020
28/01/2020

TITLE

PERSPECTIVE VIEWS - SHEET 2

DRAWING No.

SK-03

ISSUE

P7

PRELIMINARY



PERSPECTIVE 6 - COMMON OPEN SPACE

All units are oriented around the central common open space



PERSPECTIVE 7 - COMMON OPEN SPACE

Central common open space is suitably scaled for children's play and informal community gathering



PERSPECTIVE 8 -



PERSPECTIVE 9 - COMMON OPEN SPACE

Central location of mailboxes for all residents.



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PROJECT
19420
21/05/2020
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SCALE AT A3

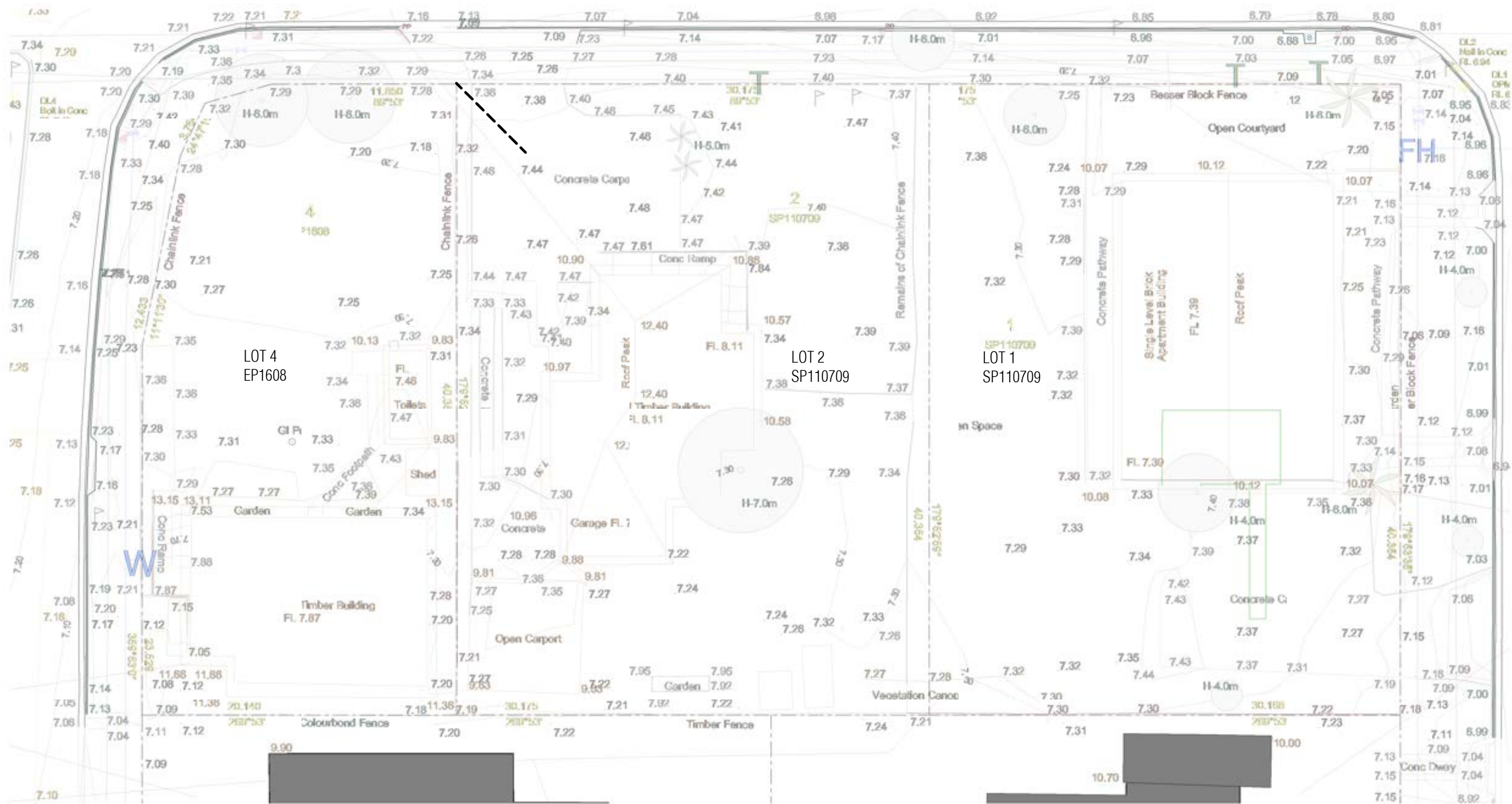
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APPROVED MK
DRAWN AW/DA
SCALE AT A3

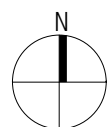
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PERSPECTIVE VIEWS - SHEET 3

DRAWING No. SK-04 ISSUE P7
PRELIMINARY



1 EXISTING SURVEY PLAN
SCALE 1:250



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PROJECT

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DETAILS

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SCALE AT A3	1:250

REVISION

P7	REVISED SD ISSUE	21/05/2020
P6	100% SD ISSUE	18/02/2020
P5	100% SD ISSUE	28/01/2020
P1	25% SD ISSUE	29/11/2019

TITLE

EXISTING SURVEY PLAN

DRAWING No.

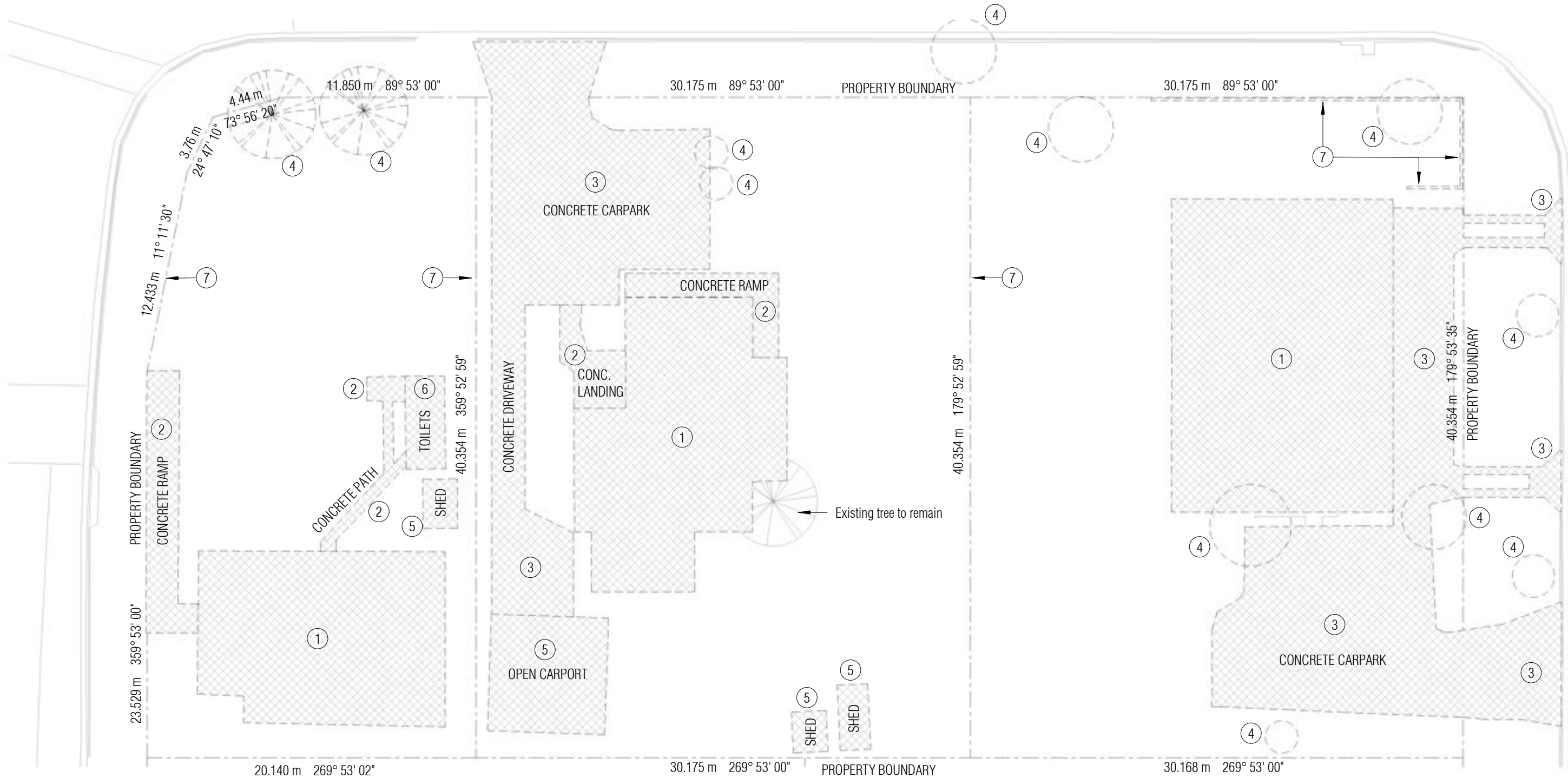
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ISSUE

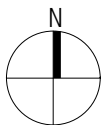
P7

PRELIMINARY

DEMOLITION NOTES	
Number	Description
1	Demolish existing house including slabs, footings, walls, roofs and asscessories.
2	Demolish and remove concrete ramps, landings, stairs and associated columns, steelwork and footings.
3	Demolish concrete driveways and carparks from house to crossover. Make good any council gutters and pathways where required.
4	Remove existing tress as indicated. Refer to plan for selected tress to remain (on advice from landscape architect).
5	Demolish open carports and sheds including slabs, footings, columns and steelwork.
6	Demolish toilet block including slabs and footings. Cap associated sewer and water services as per hydraulic engineers details.
7	Demolish chainlink and blockwork fencing and gates including any footings.



1 DEMOLITION SITE PLAN
SCALE 1 : 250



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DRAWN	AW/DA
SCALE AT A3	1 : 250

REVISION

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P5	100% SD ISSUE

21/05/2020
18/02/2020
28/01/2020

TITLE

DEMOLITION PLAN

DRAWING No.

SK-09

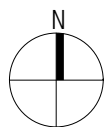
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PRELIMINARY



1 EXTERNAL WORKS PLAN
SCALE 1 : 250



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SCALE AT A3 1 : 250

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P5 100% SD ISSUE 28/01/2020

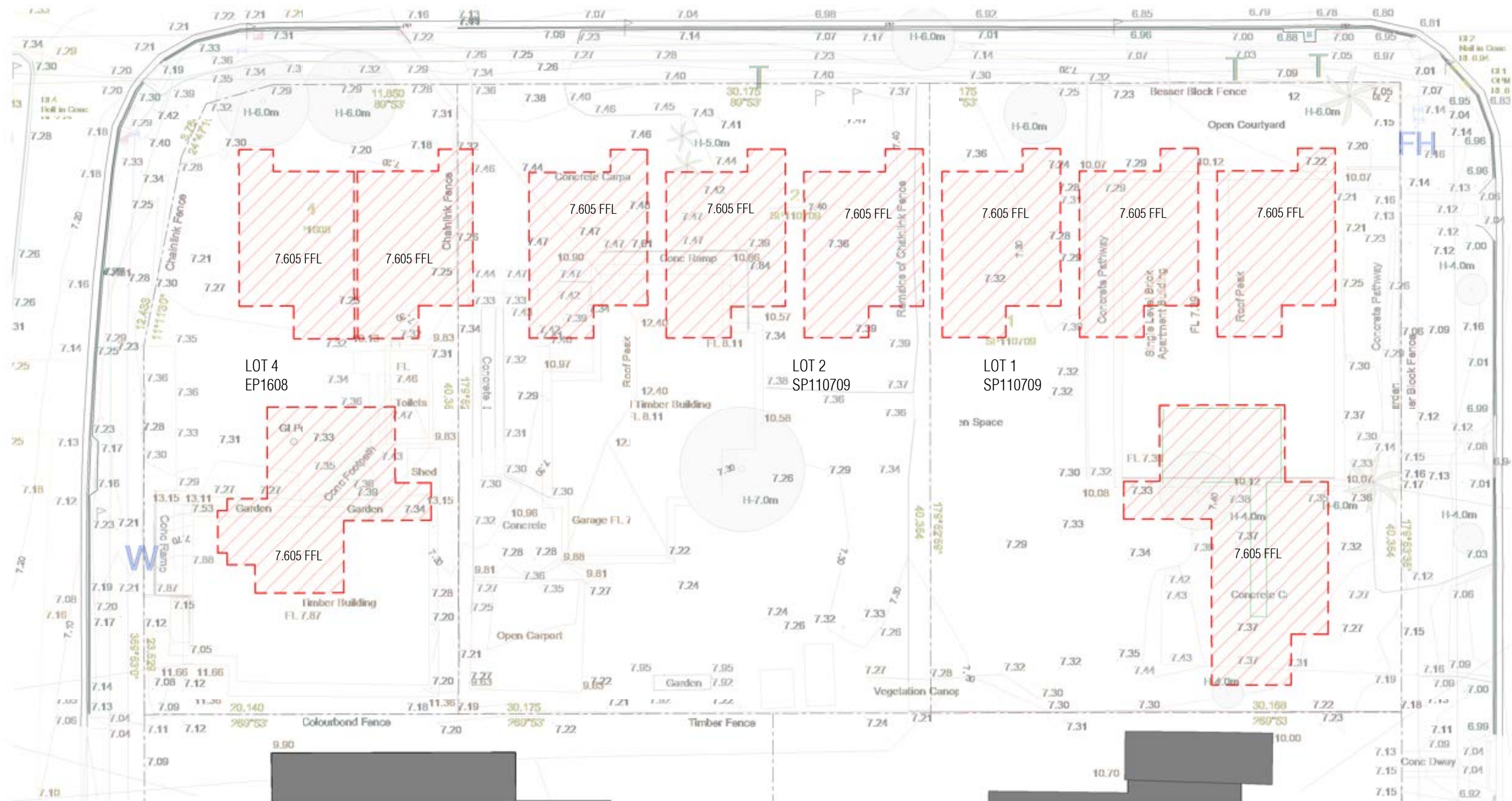
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EXTERNAL WORKS PLAN

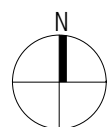
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PRELIMINARY

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1 PROPOSED CUT & FILL PLAN
SCALE 1:250



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SCALE AT A3 1:250

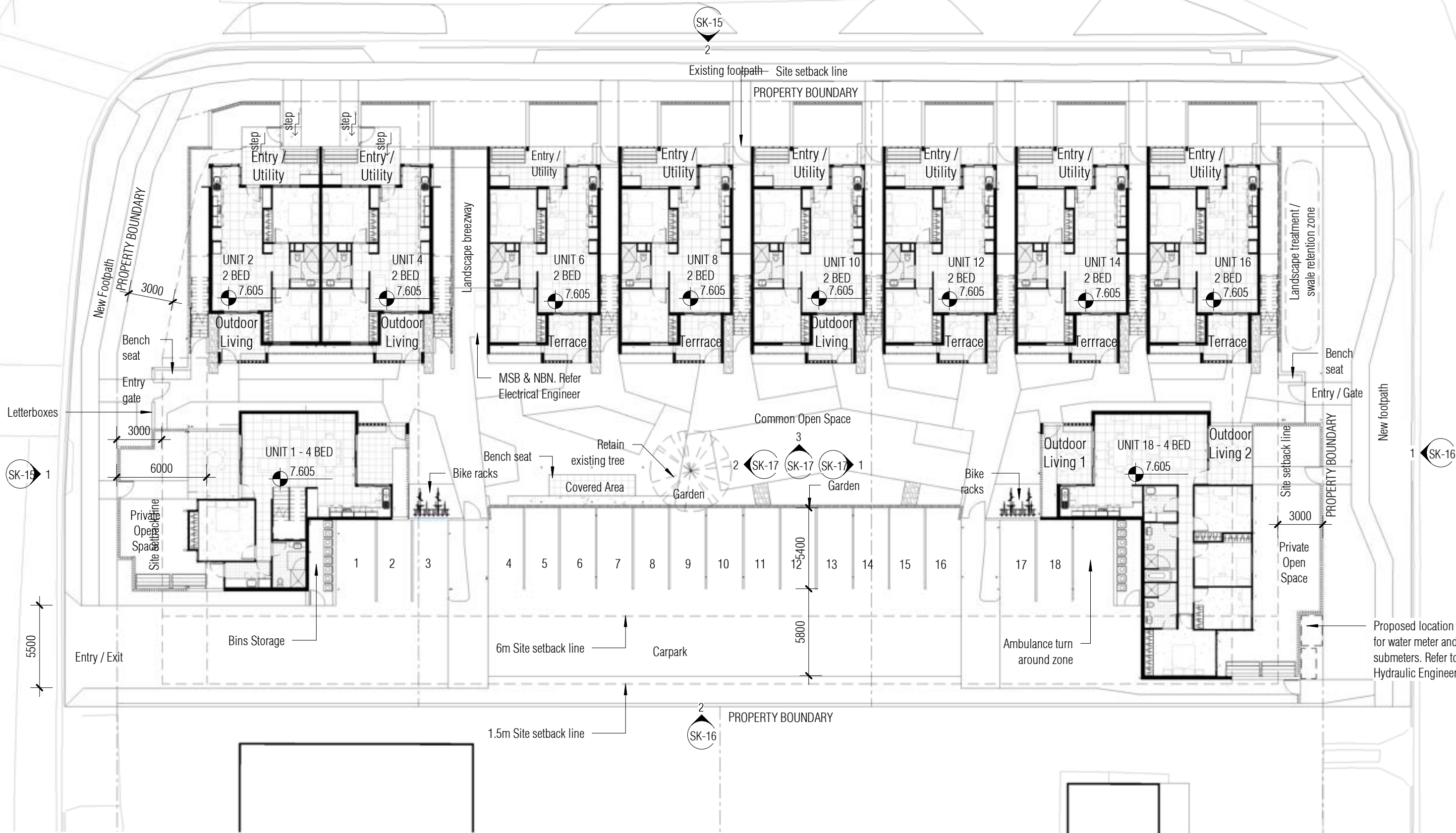
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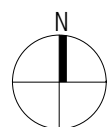
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PROPOSED CUT & FILL

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PRELIMINARY



1 PROPOSED GROUND FLOOR PLAN
SK-15 SCALE 1 : 250



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SCALE AT A3	1 : 250

REVISION

P7	REVISED SD ISSUE	21/05/2020
P6	100% SD ISSUE	18/02/2020
P5	100% SD ISSUE	28/01/2020
P3	FOR CONSULTANTS	20/01/2020
P2	50% SD ISSUE	16/12/2019
P1	25% SD ISSUE	29/11/2019

TITLE

GROUND FLOOR PLAN

DRAWING No.

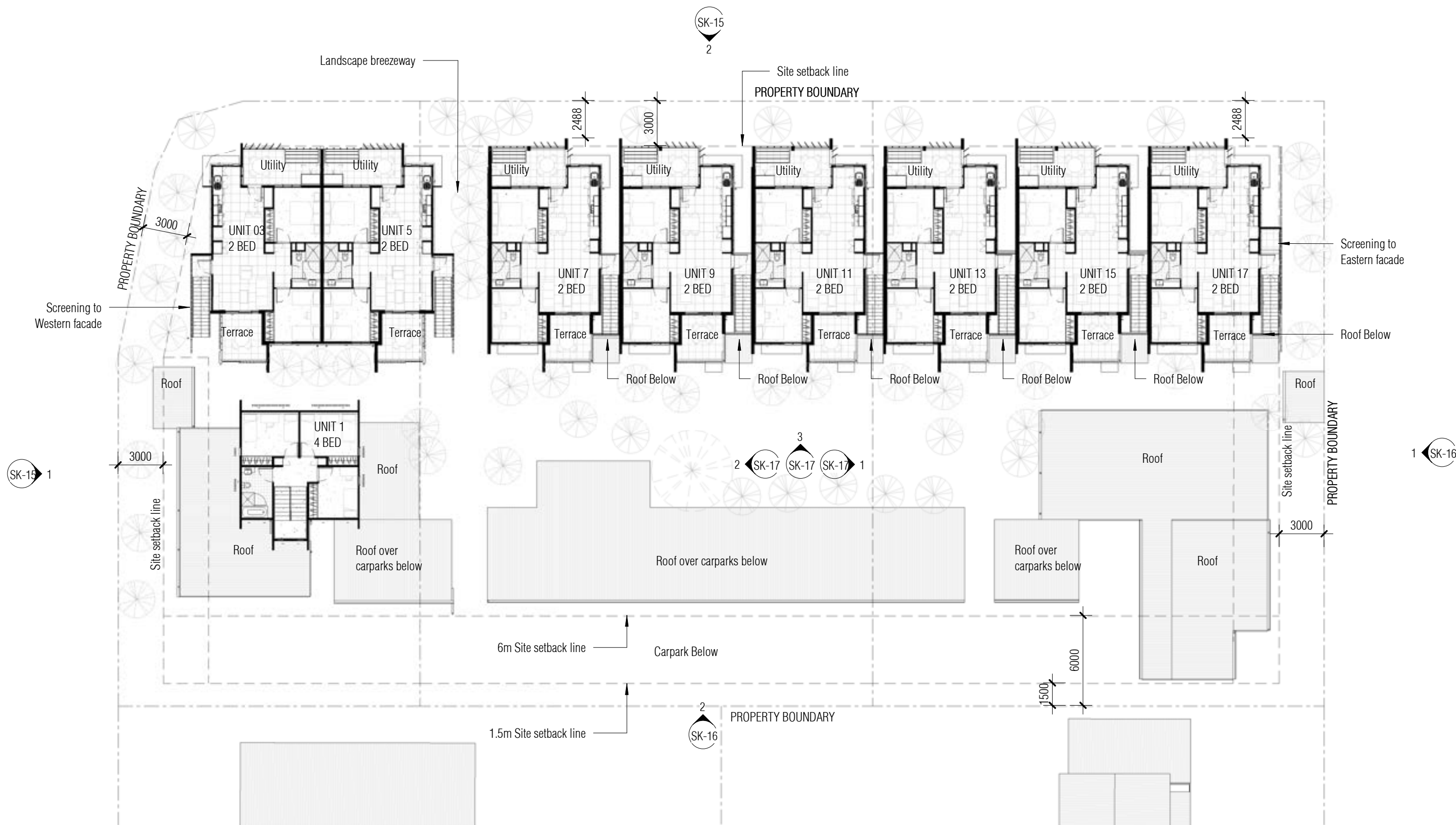
SK-12

ISSUE

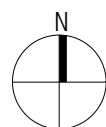
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PRELIMINARY

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1 PROPOSED FIRST FLOOR PLAN
SCALE 1 : 250



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SCALE AT A3	1 : 250

REVISION

P7	REVISED SD ISSUE	21/05/2020
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P3	FOR CONSULTANTS	20/01/2020
P2	50% SD ISSUE	16/12/2019
P1	25% SD ISSUE	29/11/2019

TITLE

FIRST FLOOR PLAN

DRAWING No.

SK-13

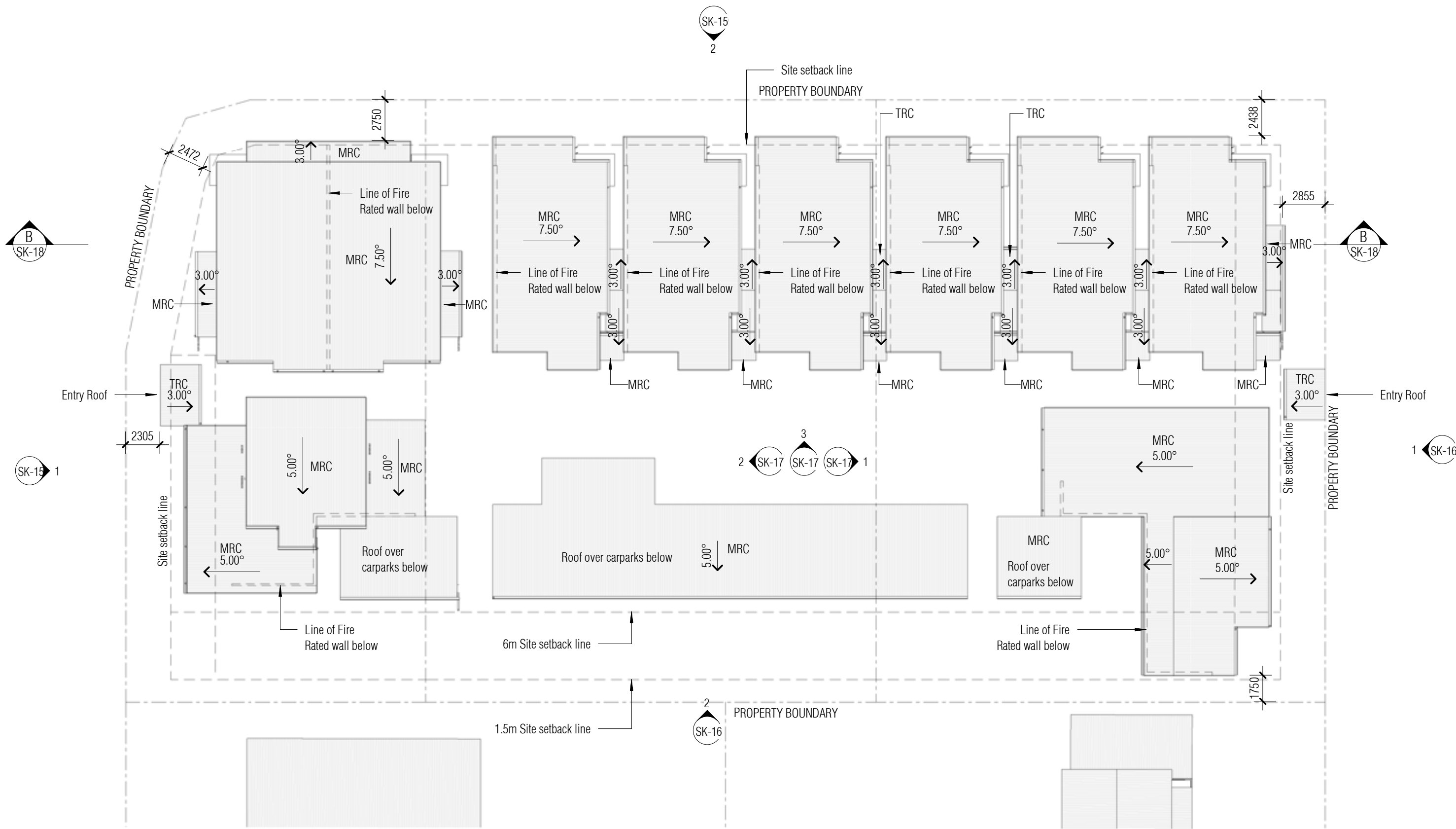
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PRELIMINARY

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LEGEND	
MRC	Profiled Metal Roof Cladding. Spandek profile. Light coloured colorbond finish.
TRC	Translucent Roof Cladding.



1
SK-15
PROPOSED ROOF PLAN
SCALE 1 : 250



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DATE 21/05/2020
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SCALE AT A3 1 : 250

REVISION

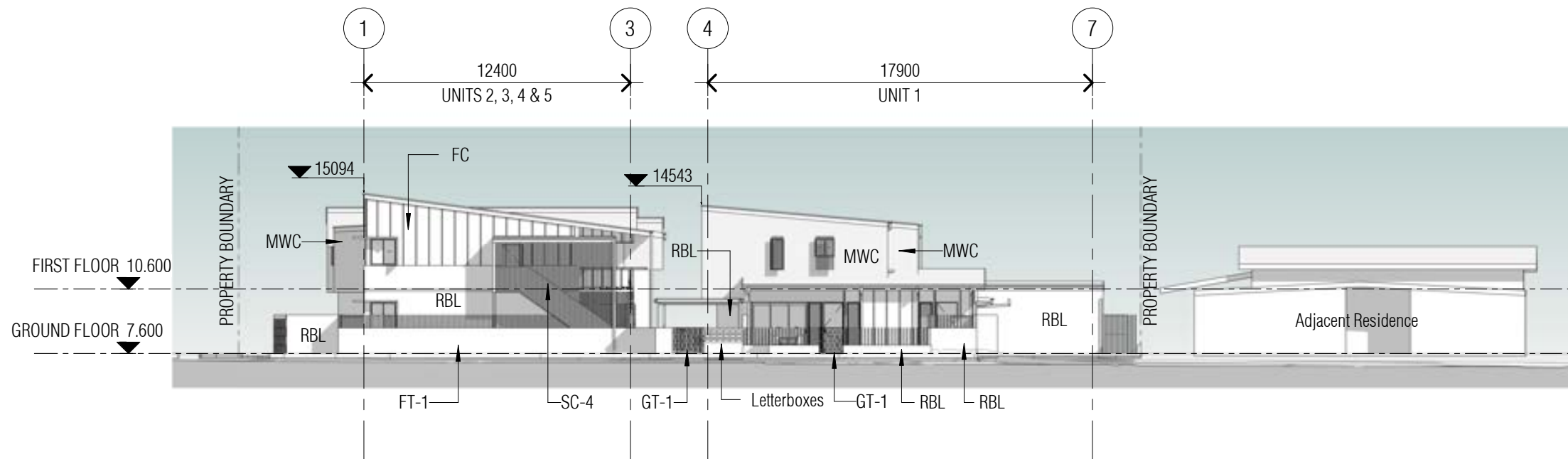
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TITLE

ROOF PLAN

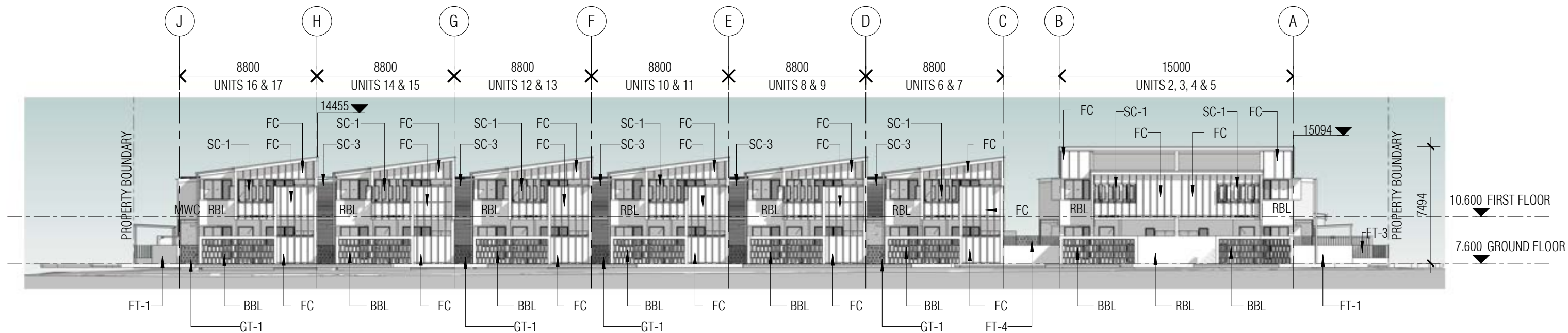
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PRELIMINARY



1 WEST STREET ELEVATION
SK-10 SCALE 1 : 250

BBL	Breezeblockwork screen wall to custom detail. Paint finish.
FC	Fibre Cement wall cladding with expressed cover battens. Paint finish.
FT-1	Fence Type 1: Rendered Blockwork to 1200mm high with powdercoat batten screen to 1800mm high
FT-3	Fence Type 3: Rendered Blockwork to 400mm high with powdercoat batten screen to 1200mm high
FT-4	Fence Type 4: 1200mm high. Custom detail fabricated powdercoated steel bar gate with pattern of plate joiners between bars
GT-1	Gate Type 1: 1200mm high. Custom detail fabricated powdercoated steel bar gate with pattern of plate joiners between bars
MWC	Profiled Metal Wall Cladding. Light coloured colorbond finish.
RBL	Rendered Blockwork Wall
SC-1	Screen Type 1 - FC Casement with steel subframe.
SC-3	Screen Type 3 - Horizontal Aluminium slat screen.
SC-4	Screen Type 4 - Vertical Aluminium rhs batten screen.



2 NORTH STREET ELEVATION
SK-10 SCALE 1 : 250



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REVISION

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P6 100% SD ISSUE
P5 100% SD ISSUE

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TITLE

STREET ELEVATIONS - SHEET 1

DRAWING No.

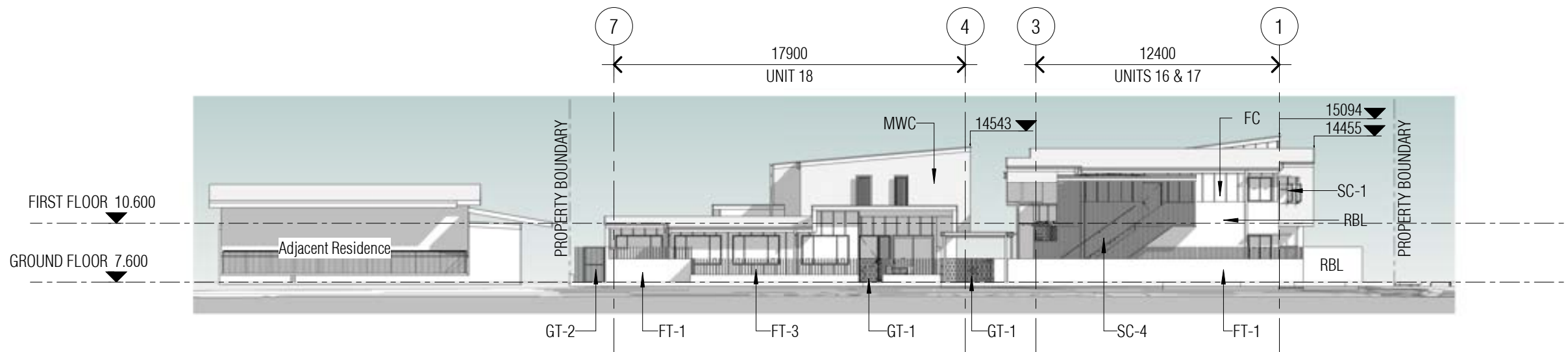
SK-15

ISSUE

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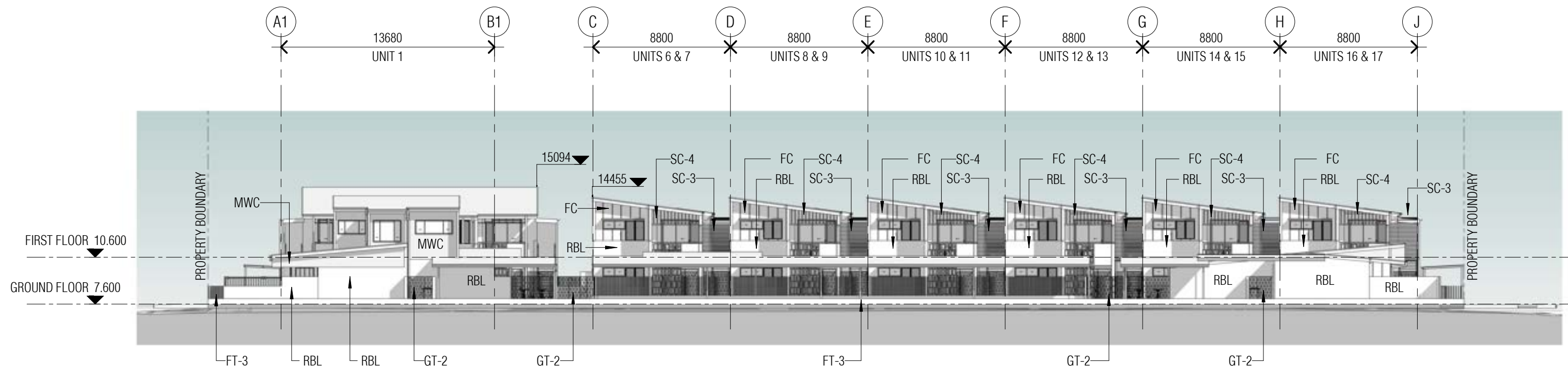
PRELIMINARY

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1 EAST STREET ELEVATION
SK-10 SCALE 1 : 250

FC	Fibre Cement wall cladding with expressed cover battens. Paint finish.
FT-1	Fence Type 1: Rendered Blockwork to 1200mm high with powdercoat batten screen to 1800mm high
FT-3	Fence Type 3: Rendered Blockwork to 400mm high with powdercoat batten screen to 1200mm high
GT-1	Gate Type 1: 1200mm high. Custom detail fabricated powdercoated steel bar gate with pattern of plate joiners between bars
GT-2	Gate Type 2: 2100mm high. Custom detail fabricated powdercoated steel bar gate with pattern of plate joiners between bars
MWC	Profiled Metal Wall Cladding. Light coloured colorbond finish.
RBL	Rendered Blockwork Wall
SC-1	Screen Type 1 - FC Casement with steel subframe.
SC-3	Screen Type 3 - Horizontal Aluminium slat screen.
SC-4	Screen Type 4 - Vertical Aluminium rhs batten screen.



2 SOUTH ELEVATION
SK-10 SCALE 1 : 250



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REVISION

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TITLE

STREET ELEVATIONS - SHEET 2

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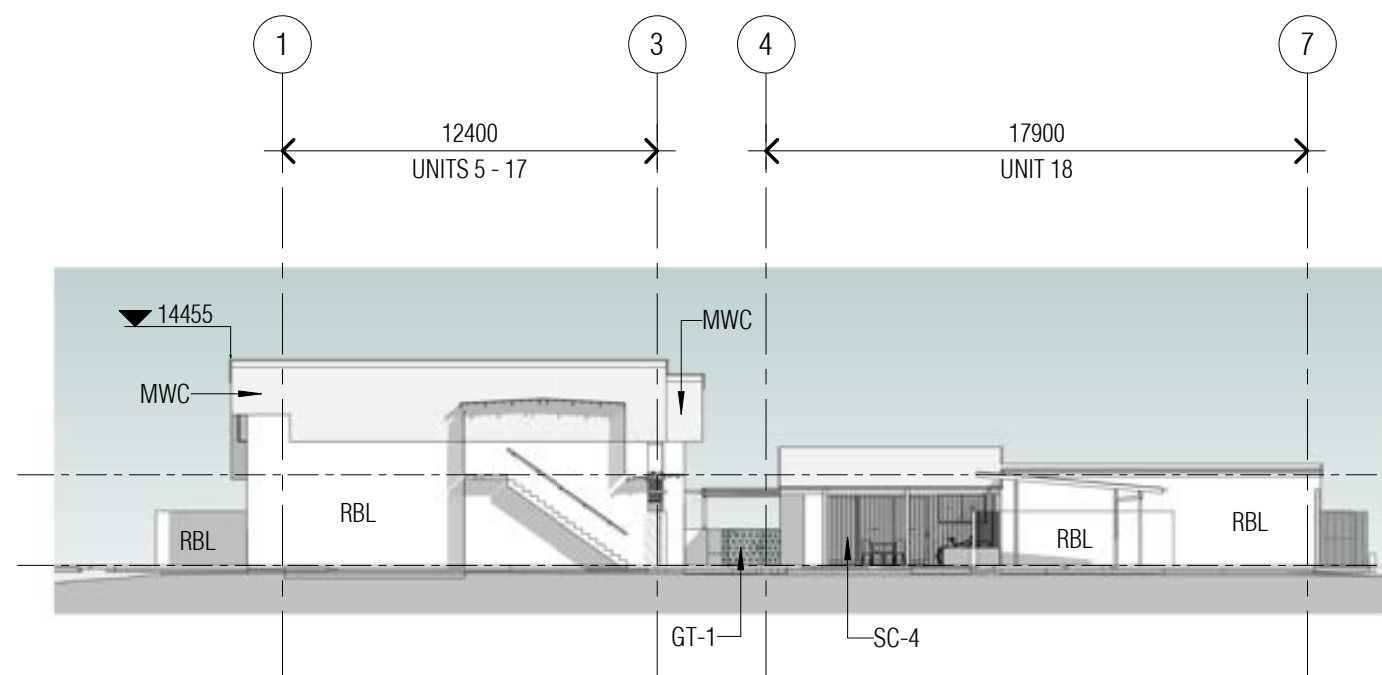
SK-16

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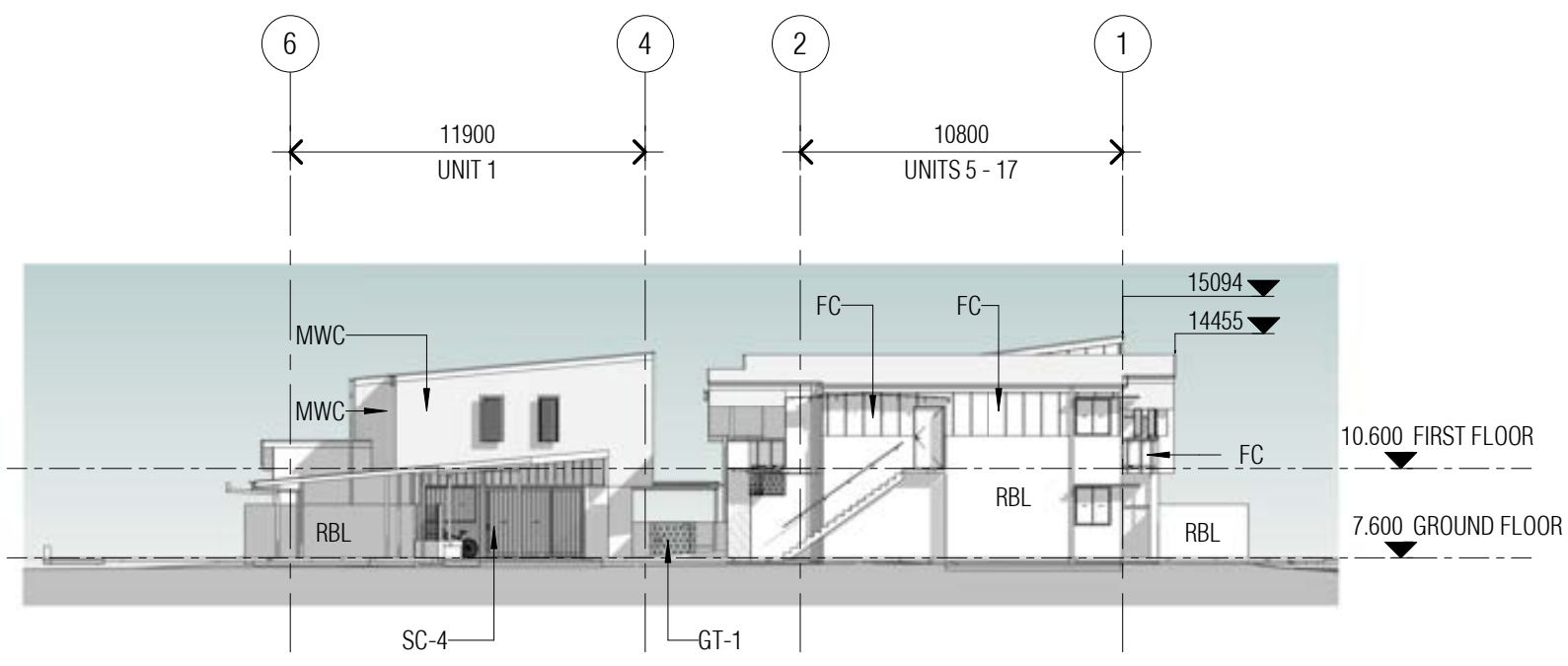
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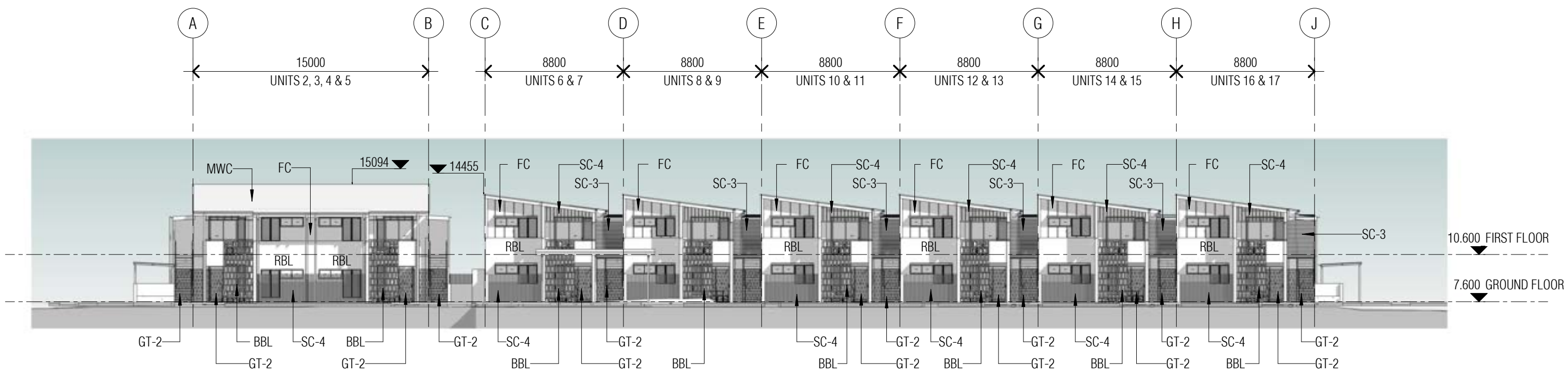
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1 COURTYARD EAST ELEVATION
SK-10 SCALE 1 : 250



2 COURTYARD WEST ELEVATION
SK-10 SCALE 1 : 250



3 SOUTH INTERNAL ELEVATION
SK-10 SCALE 1 : 250



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REVISION

P7	REVISED SD ISSUE
P6	100% SD ISSUE
P5	100% SD ISSUE

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TITLE

COURTYARD ELEVATIONS

DRAWING No.

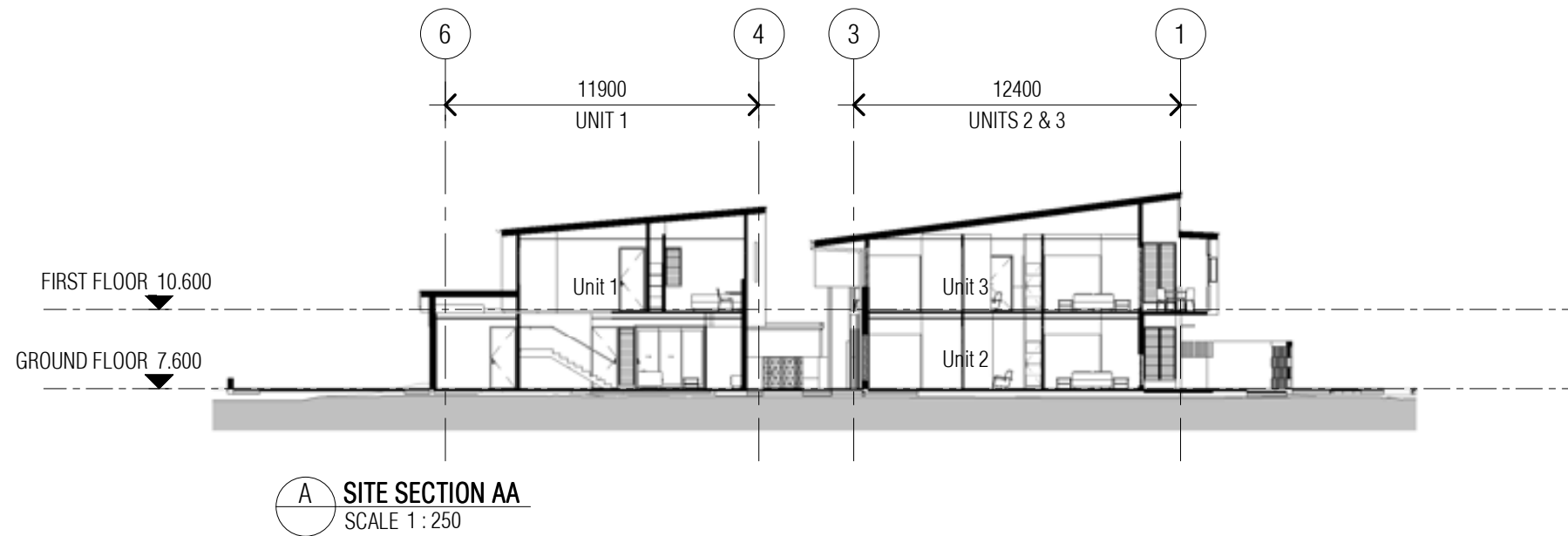
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18/02/2020
28/01/2020
23/01/2020

TITLE

SITE SECTIONS - SHEET 1

DRAWING No.

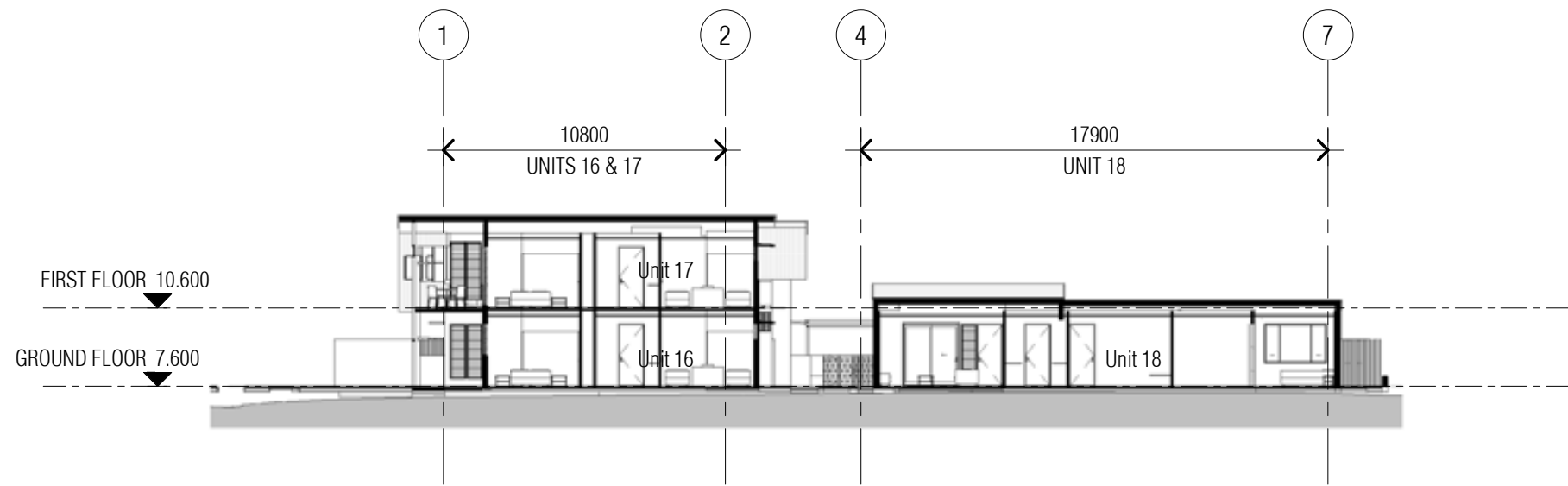
SK-18

ISSUE

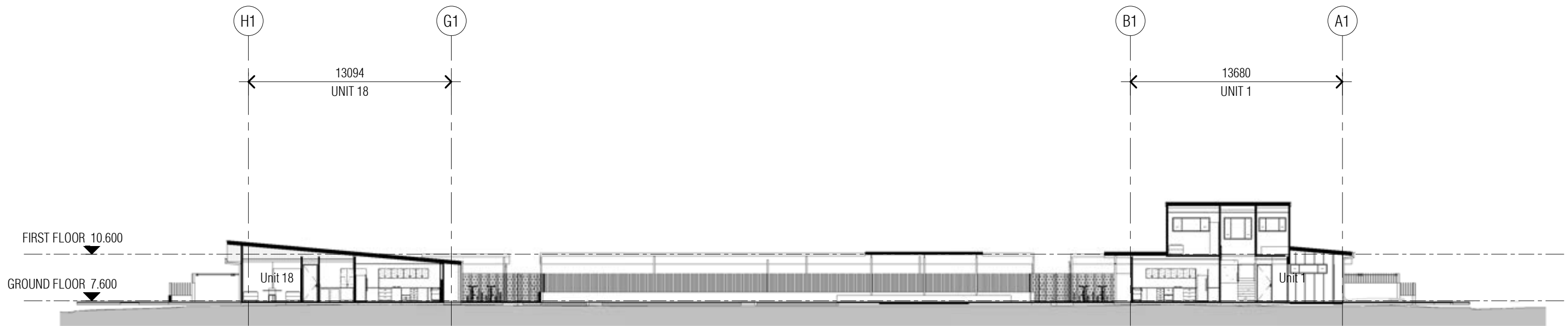
P7

PRELIMINARY

22/05/2020 10:42:37 AM



C SITE SECTION CC
SCALE 1 : 250



D SITE SECTION DD
SCALE 1 : 250



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PROJECT

CLIENT DETAILS

HOUSING PARTNERSHIPS OFFICE

DETAILS

PROJECT No.	19420
DATE	21/05/2020
APPROVED	MK
DRAWN	AW/DA
SCALE AT A3	1 : 250

REVISION

P7	REVISED SD ISSUE
P6	100% SD ISSUE
P4	FOR CONSULTANTS

21/05/2020
18/02/2020
23/01/2020

TITLE

SITE SECTIONS - SHEET 2

DRAWING No.

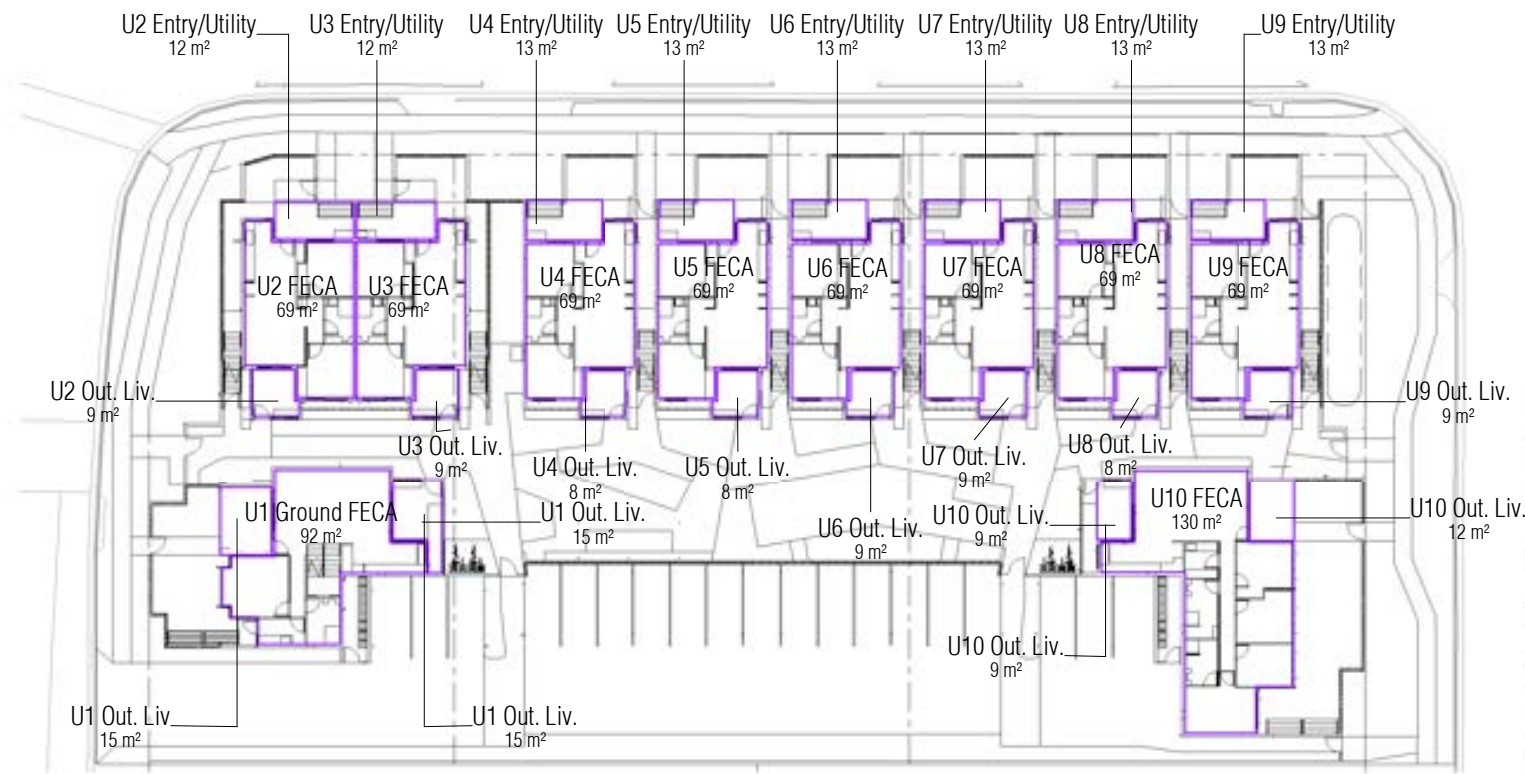
SK-19

ISSUE

P7

PRELIMINARY

22/05/2020 10:42:39 AM



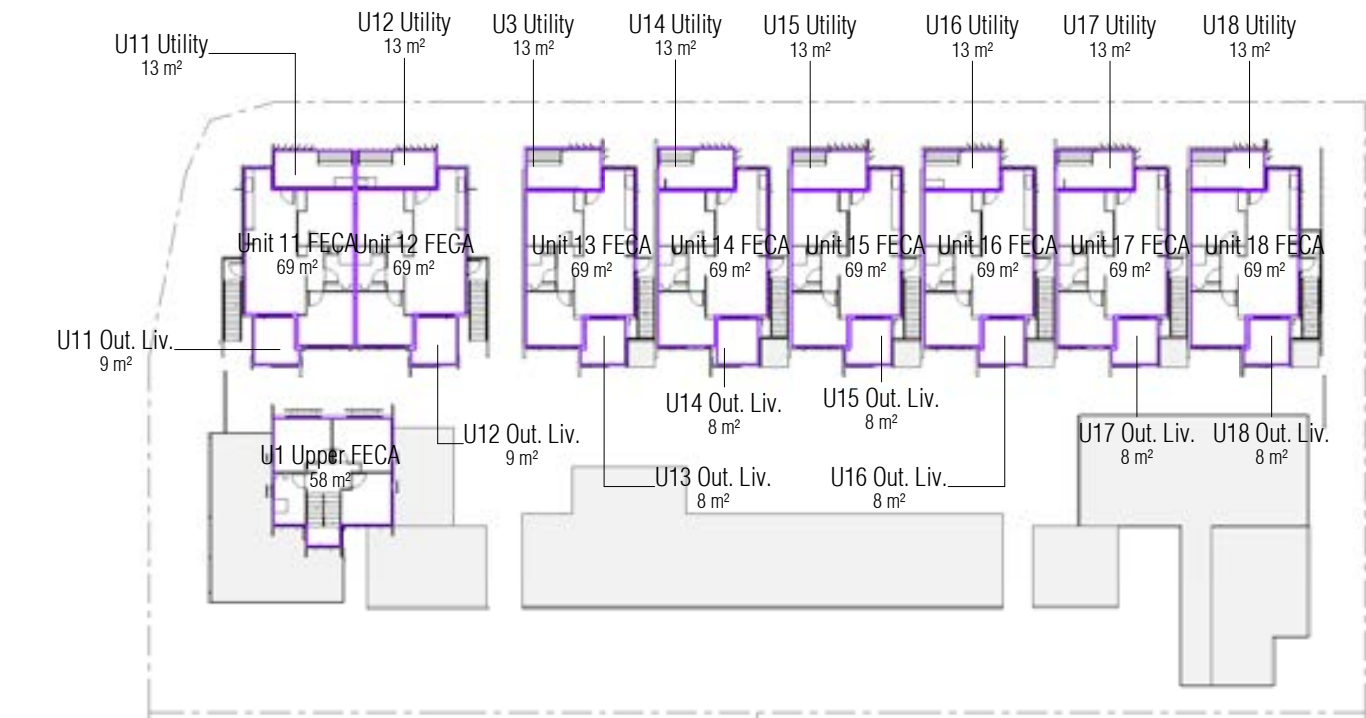
1 GROUND FLOOR AREA PLAN
SK-15 SCALE 1 : 500



3 SITE COVER AREA PLAN
SK-15 SCALE 1 : 500

Site Area 3215m²
Building Footprint 1420m²
Site Cover 44%

Area Calculation based on Townsville City town planning definition:
The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outermost projections of the building(s) and is expressed as a percentage.



2 FIRST FLOOR AREA PLAN
SK-15 SCALE 1 : 500

UNIT INTERNAL FLOOR AREAS (FECA)	
Name	Area

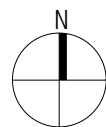
U1 Ground FECA	92 m ²
U1 Out. Liv	15 m ²
U1 Upper FECA	58 m ²
U2 FECA	69 m ²
U3 FECA	69 m ²
U4 FECA	69 m ²
U5 FECA	69 m ²
U6 FECA	69 m ²
U7 FECA	69 m ²
U8 FECA	69 m ²
U9 FECA	69 m ²
U10 FECA	130 m ²
Unit 11 FECA	69 m ²
Unit 12 FECA	69 m ²
Unit 13 FECA	69 m ²
Unit 14 FECA	69 m ²
Unit 15 FECA	69 m ²
Unit 16 FECA	69 m ²
Unit 17 FECA	69 m ²
Unit 18 FECA	69 m ²

UNIT EXTERNAL FLOOR AREAS (UCA)	
Name	Area

U1 Out. Liv	15 m ²
U1 Out. Liv.	15 m ²
U2 Entry/Utility	12 m ²
U2 Out. Liv.	9 m ²
U3 Entry/Utility	12 m ²
U3 Out. Liv.	9 m ²
U3 Utility	13 m ²
U4 Entry/Utility	13 m ²
U4 Out. Liv.	8 m ²
U5 Entry/Utility	13 m ²
U5 Out. Liv.	8 m ²
U6 Entry/Utility	13 m ²
U6 Out. Liv.	9 m ²
U7 Entry/Utility	13 m ²
U7 Out. Liv.	9 m ²
U8 Entry/Utility	13 m ²
U8 Out. Liv.	8 m ²
U9 Entry/Utility	13 m ²
U9 Out. Liv.	9 m ²

UNIT EXTERNAL FLOOR AREAS (UCA)	
Name	Area

U10 Out. Liv.	12 m ²
U10 Out. Liv.	9 m ²
U11 Out. Liv.	9 m ²
U11 Utility	13 m ²
U12 Out. Liv.	9 m ²
U12 Utility	13 m ²
U13 Out. Liv.	8 m ²
U14 Out. Liv.	8 m ²
U14 Utility	13 m ²
U15 Out. Liv.	8 m ²
U15 Utility	13 m ²
U16 Out. Liv.	8 m ²
U16 Utility	13 m ²
U17 Out. Liv.	8 m ²
U17 Utility	13 m ²
U18 Out. Liv.	8 m ²
U18 Utility	13 m ²



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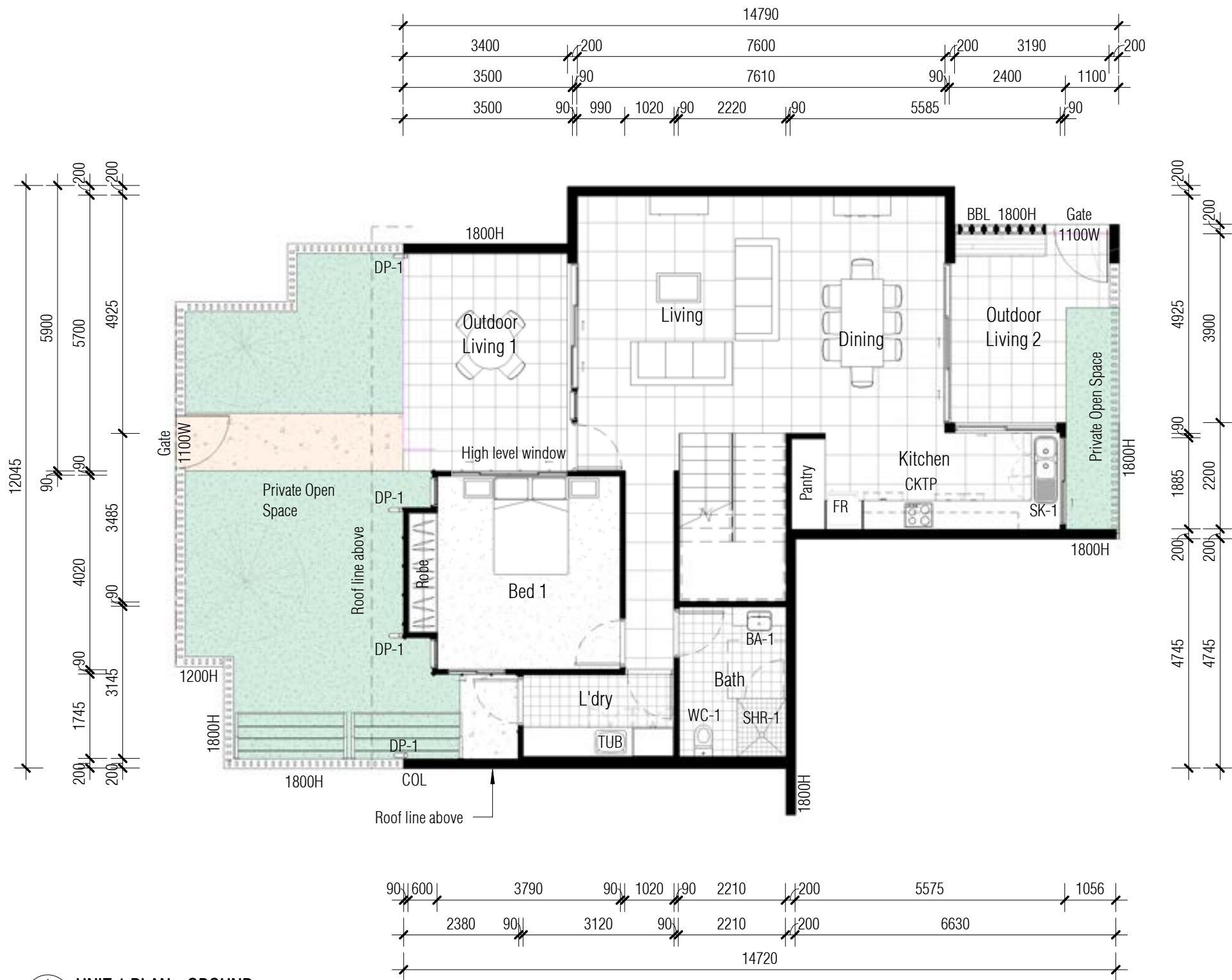
PROJECT
CLIENT DETAILS
HOUSING PARTNERSHIPS OFFICE

DETAILS
PROJECT No. 19420
DATE 21/05/2020
APPROVED MK
DRAWN AWW/DA
SCALE AT A3 1 : 500

REVISION
P7 REVISED SD ISSUE 21/05/2020
P6 100% SD ISSUE 18/02/2020
P5 100% SD ISSUE 28/01/2020

TITLE
AREA PLANS
DRAWING No. SK-20 ISSUE P7
PRELIMINARY

LEGEND	
BA-1	Basin Type 1.
BBL	Breezeblockwork screen wall to custom detail. Paint finish.
CKTP	Cooktop.
COL	Steel Column.
DP-1	Downpipe Type 1. 100mm DIA Metal round.
FR	Fridge.
SHR-1	Shower Type 1.
SK-1	Sink Type 1.
TUB	Laundry tub:
WC-1	Water Closet type 1.



1 UNIT 1 PLAN - GROUND
SCALE 1 : 100

DIMENSIONS NOTE:
Dimensions are to blockwork and stud framing, not wall finished faces.



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ABN:
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PROJECT

CLIENT DETAILS
HOUSING PARTNERSHIPS OFFICE

DETAILS

PROJECT No. 19420
DATE 21/05/2020
APPROVED MK
DRAWN AW/DA
SCALE AT A3 As indicated

REVISION

P7 REVISED SD ISSUE
P6 100% SD ISSUE
P5 100% SD ISSUE

21/05/2020
18/02/2020
28/01/2020

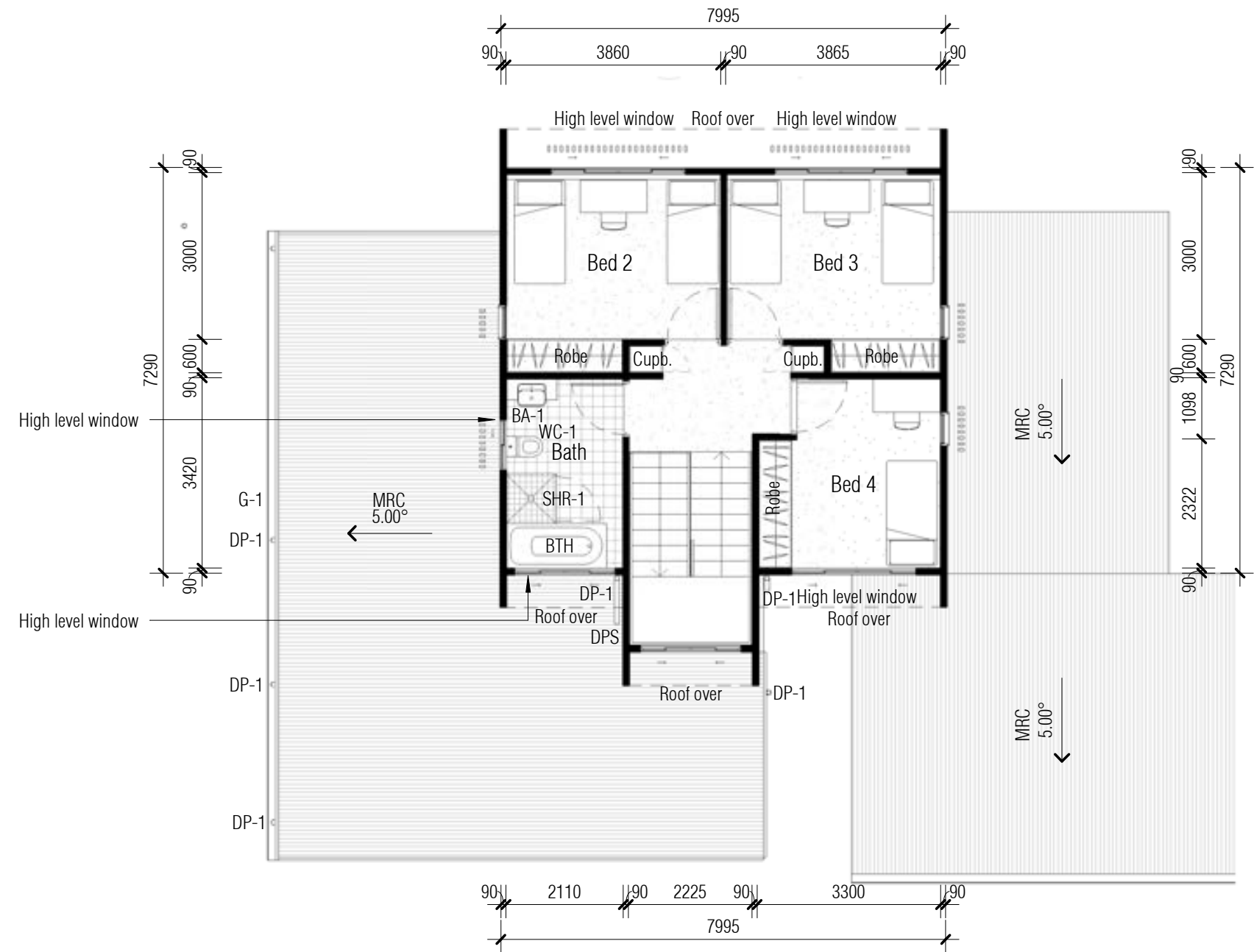
TITLE

UNIT 1 PLAN - GROUND

DRAWING No. SK-21 ISSUE P7

PRELIMINARY

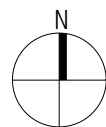
LEGEND	
BA-1	Basin Type 1.
BTH	Bath.
DP-1	Downpipe Type 1. 100mm DIA Metal round.
DPS	Downpipe Spreader. 100mm DIA Metal round.
G-1	Gutter Type 1.
MRC	Profiled Metal Roof Cladding. Spandek profile. Light coloured colorbond finish.
SHR-1	Shower Type 1.
WC-1	Water Closet type 1.



1 UNIT 1 PLAN - UPPER
SCALE 1 : 100

DIMENSIONS NOTE:

Dimensions are to blockwork and stud framing, not wall finished faces.



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PROJECT

CLIENT DETAILS

HOUSING PARTNERSHIPS OFFICE

DETAILS

PROJECT No. 19420
DATE 21/05/2020
APPROVED MK
DRAWN AW/DA
SCALE AT A3 As indicated

REVISION

P7 REVISED SD ISSUE
P6 100% SD ISSUE
P5 100% SD ISSUE

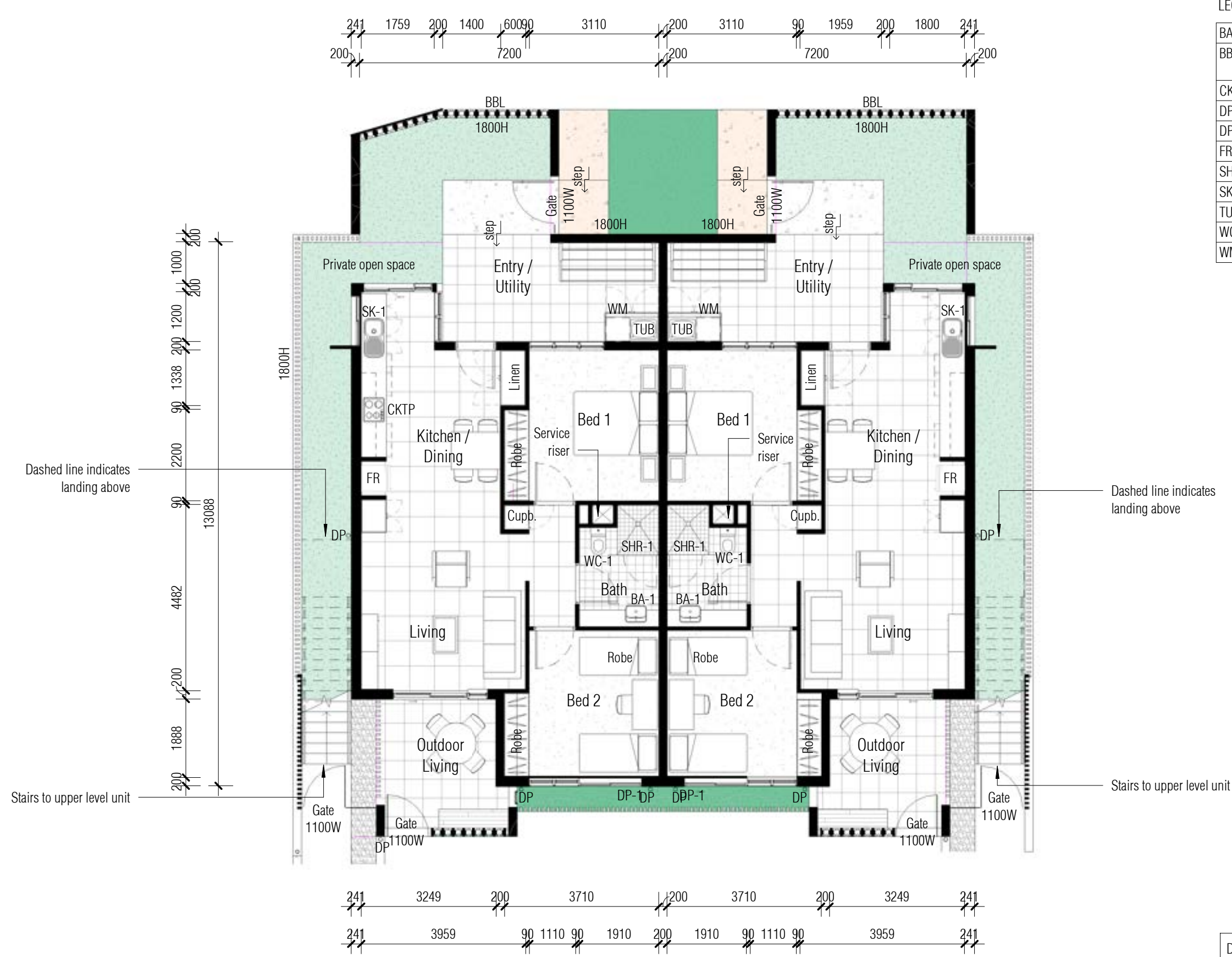
21/05/2020
18/02/2020
28/01/2020

TITLE

UNIT 1 PLAN - UPPER

DRAWING No. SK-22 ISSUE P7

PRELIMINARY

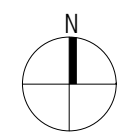


LEGEND	
BA-1	Basin Type 1.
BBL	Breezblockwork screen wall to custom detail. Paint finish.
CKTP	Cooktop.
DP	
DP-1	Downpipe Type 1. 100mm DIA Metal round.
FR	Fridge.
SHR-1	Shower Type 1.
SK-1	Sink Type 1.
TUB	Laundry tub:
WC-1	Water Closet type 1.
WM	Washing Machine.

1 UNIT 2 & 4 PLAN
SCALE 1 : 100

DIMENSIONS NOTE:

Dimensions are to blockwork and stud framing, not wall finished faces.



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PROJECT

CLIENT DETAILS
HOUSING PARTNERSHIPS OFFICE

DETAILS

PROJECT No. 19420
DATE 21/05/2020
APPROVED MK
DRAWN AW/DA
SCALE AT A3 As indicated

REVISION

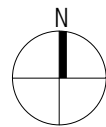
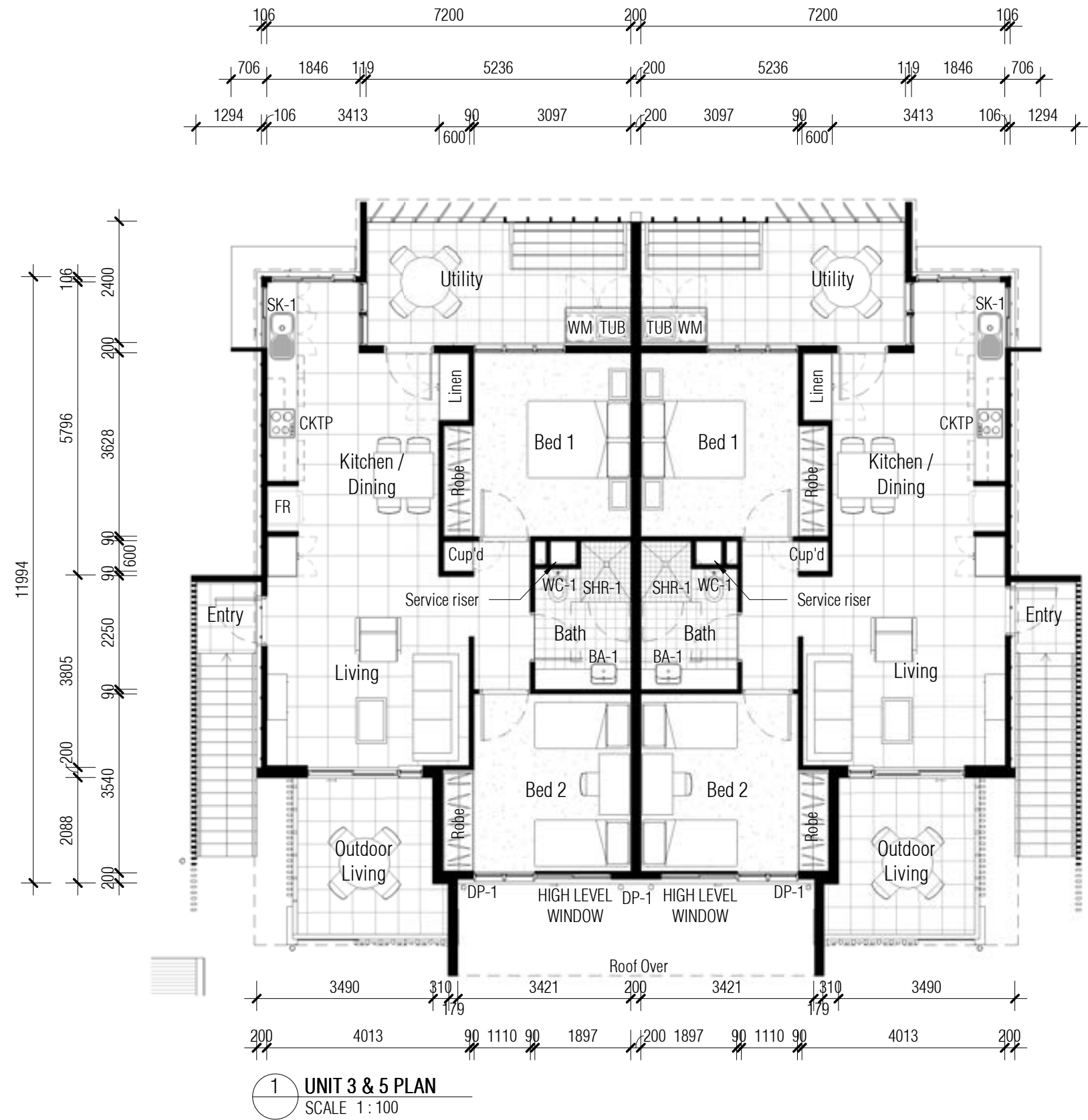
P7 REVISED SD ISSUE 21/05/2020
P6 100% SD ISSUE 18/02/2020
P5 100% SD ISSUE 28/01/2020

TITLE
UNITS 2 & 4 PLAN - GROUND

DRAWING No. SK-23 ISSUE P7
PRELIMINARY

22/05/2020 10:42:44 AM

LEGEND	
BA-1	Basin Type 1.
CKTP	Cooktop.
DP-1	Downpipe Type 1. 100mm DIA Metal round.
FR	Fridge.
SHR-1	Shower Type 1.
SK-1	Sink Type 1.
TUB	Laundry tub:
WC-1	Water Closet type 1.
WM	Washing Machine.



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PROJECT

CLIENT DETAILS

HOUSING PARTNERSHIPS OFFICE

DETAILS

PROJECT No.	19420
DATE	21/05/2020
APPROVED	MK
DRAWN	AW/DA
SCALE AT A3	1:100

REVISION

P7	REVISED SD ISSUE
P6	100% SD ISSUE
P5	100% SD ISSUE

21/05/2020
18/02/2020
28/01/2020

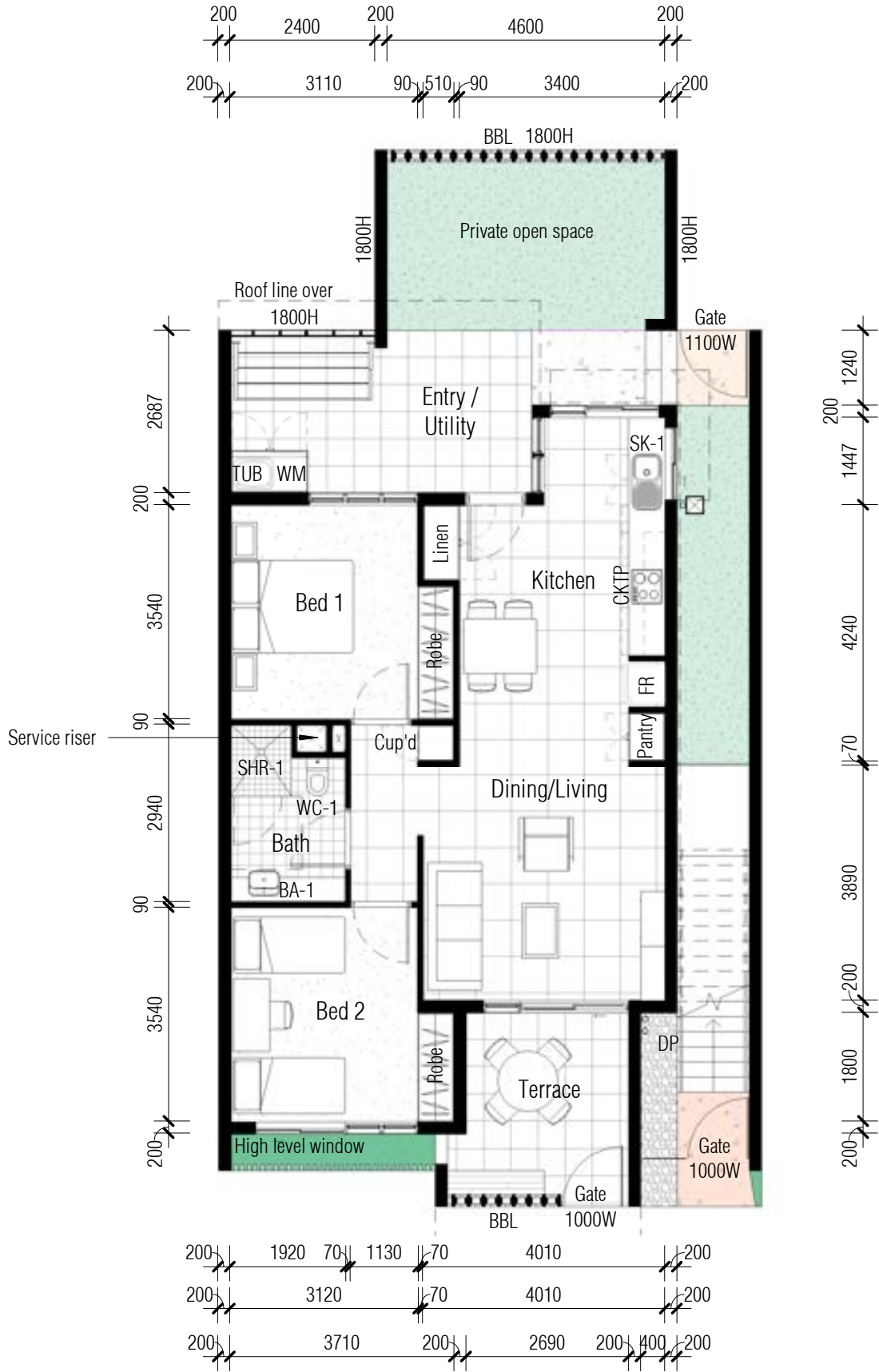
TITLE

UNITS 3 & 5 PLAN

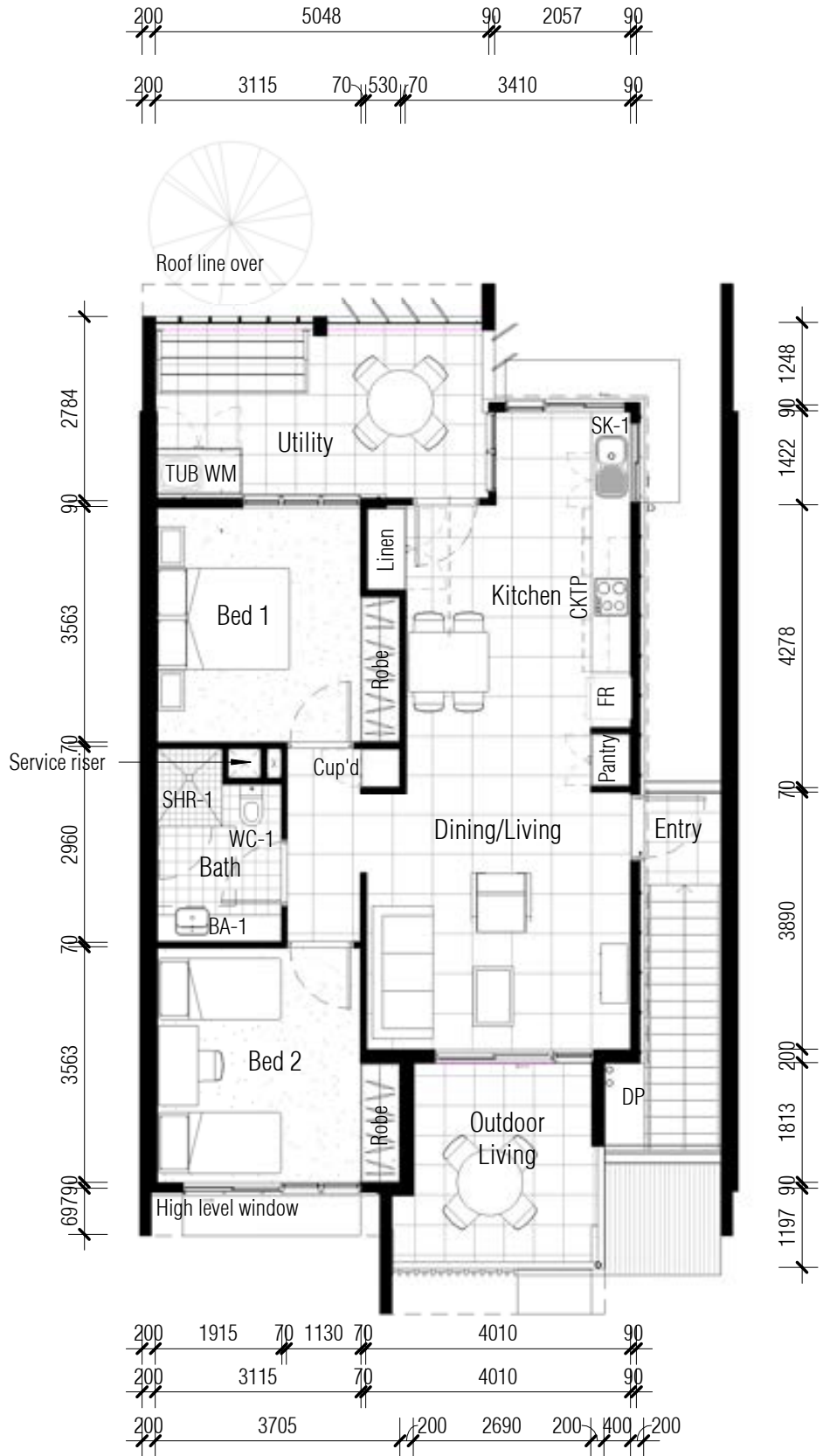
DRAWING No.	SK-24	ISSUE	P7
PRELIMINARY			

22/05/2020 10:42:46 AM

LEGEND	
BA-1	Basin Type 1.
BBL	Breezeblockwork screen wall to custom detail. Paint finish.
CKTP	Cooktop.
DP	
FR	Fridge.
SHR-1	Shower Type 1.
SK-1	Sink Type 1.
TUB	Laundry tub:
WC-1	Water Closet type 1.
WM	Washing Machine.

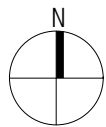


1 UNITS 6, 8, 10, 12, 14 & 16 TYPICAL PLAN
SCALE 1 : 100



2 UNITS 7, 9, 11, 13, 15 & 17 TYPICAL PLAN
SCALE 1 : 100

DIMENSIONS NOTE:
Dimensions are to blockwork and stud framing, not wall finished faces.



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PROJECT
CLIENT DETAILS
HOUSING PARTNERSHIPS OFFICE

DETAILS
PROJECT No. 19420
DATE 21/05/2020
APPROVED MK
DRAWN AW/DA
SCALE AT A3 As indicated

REVISION
P7 REVISED SD ISSUE 21/05/2020
P6 100% SD ISSUE 18/02/2020
P5 100% SD ISSUE 28/01/2020

TITLE
UNITS 6 - 17 TYPICAL PLANS

DRAWING No. SK-25 ISSUE P7

PRELIMINARY

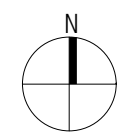


1 UNIT 18 PLAN
SCALE 1 : 100

LEGEND	
BA-1	Basin Type 1.
BBL	Breezeblockwork screen wall to custom detail. Paint finish.
CKTP	Cooktop.
FR	Fridge.
SHR-1	Shower Type 1.
SK-1	Sink Type 1.
TUB	Laundry tub:
WC-1	Water Closet type 1.

DIMENSIONS NOTE:

Dimensions are to blockwork and stud framing, not wall finished faces.



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PROJECT

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DETAILS

PROJECT No.	19420
DATE	21/05/2020
APPROVED	MK
DRAWN	AW/DA
SCALE AT A3	As indicated

REVISION

P7	REVISED SD ISSUE	21/05/2020
P6	100% SD ISSUE	18/02/2020
P5	100% SD ISSUE	28/01/2020

TITLE

UNIT 18 PLAN

DRAWING No.	SK-26	ISSUE	P7
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PRELIMINARY