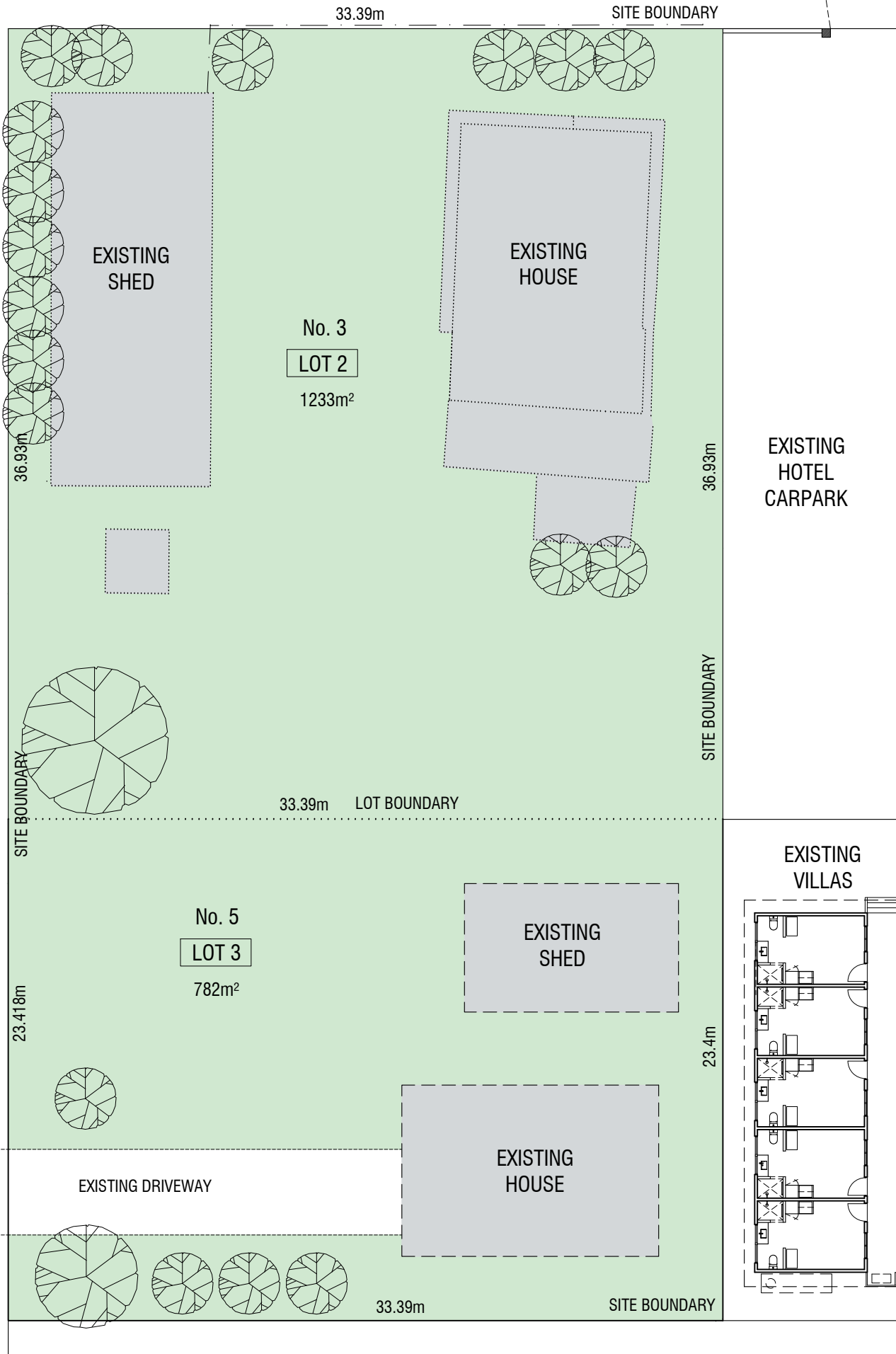


GOSSNER STREET



3 & 5 GOSSNER STREET
LUCINDA QLD 4850

3 GOSSNER ST
LOT 2 ON SP186122
SITE AREA: 1233m²

5 GOSSNER ST
LOT 3 ON SP186122
SITE AREA: 782m²

LOCAL AUTHORITY:
HINCHINBROOK SHIRE COUNCIL

GENERAL NOTES

SITE BOUNDARIES AND EXISTING
BUILDINGS ARE APPROXIMATE
ONLY.

REV	DATE	DESCRIPTION

THIS DRAWING IS INDICATIVE ONLY.
ALL MEASUREMENTS TO BE CHECKED ON SITE.

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PROJECT
NEW ACCOMMODATION UNITS
5 GOSSNER ST
LUCINDA QLD 4850

CLIENT PARIDON

DRAWING TITLE

EXISTING SITE PLAN

PRINT DATE	SCALE
27.11.24	1:250 @ A3

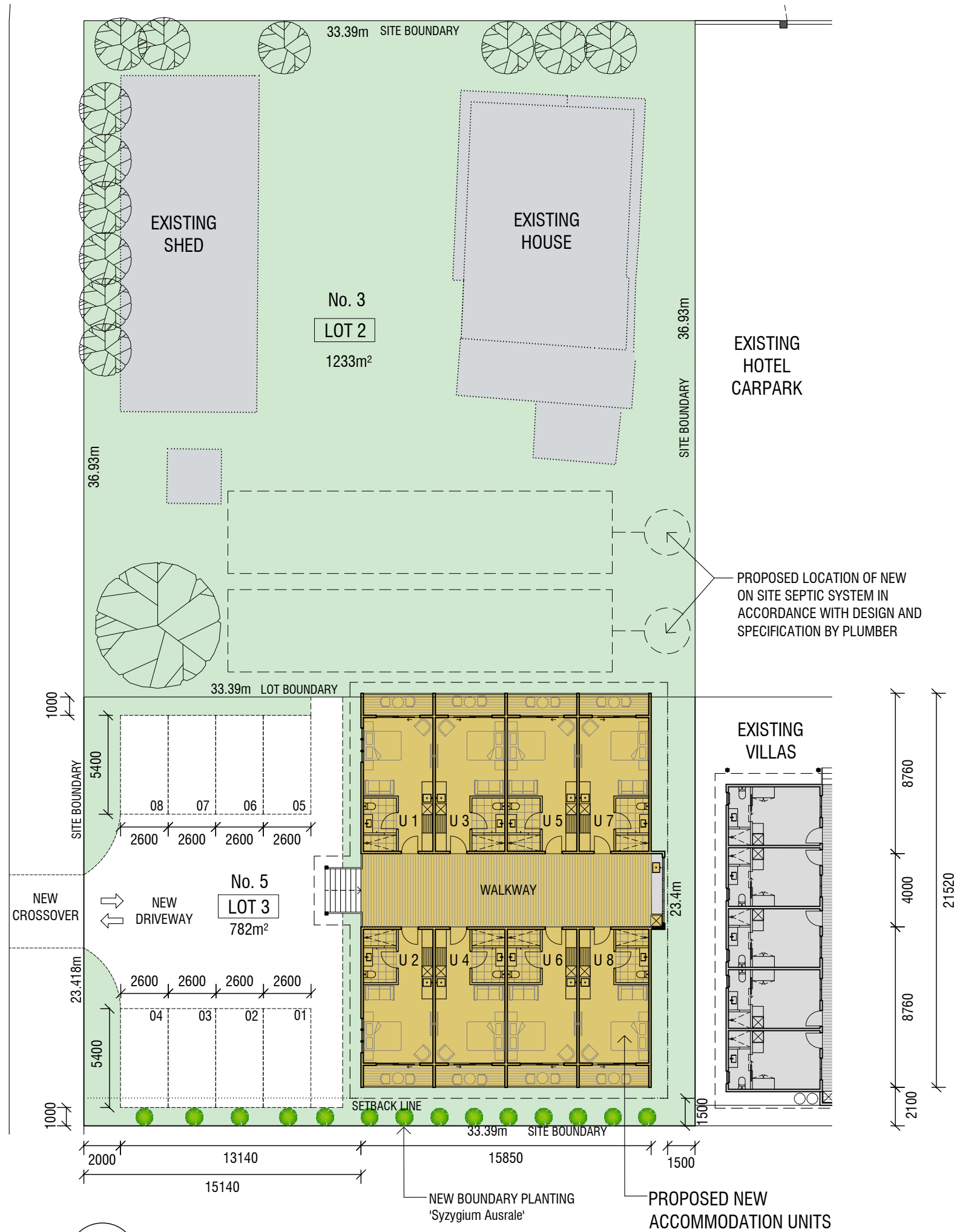
REVISION	ISSUE
A	DESIGN

DRAWING No.
A01

PRELIMINARY

GOSSNER STREET

10620
4000



01
-
1:250

PROPOSED SITE PLAN

GENERAL NOTES

1. SITE BOUNDARIES AND BUILDING EXISTING BUILDINGS ARE APPROXIMATE ONLY.
2. LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT.
3. PLUMBING AND DRAINAGE WORKS TO COMPLY WITH NCC AND AS3500. ALL DISCHARGE PIPES TO BE CONNECTED TO APPROVED POINT DISCHARGE.
4. STORMWATER FROM ROOF AREAS TO BE DIRECTED INTO RAINWATER TANKS FOR ON SITE IRRIGATION. TANKS TO BE CONNECTED TO EXTERNAL HOSE TAP.
5. READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION.
6. WIND LOADS TO AS4055 - C2

DESIGN DETAILS

NUMBER OF PROPOSED UNITS: 8

NUMBER OF PROPOSED CARPARKS: 8

NUMBER OF FLOORS: 1

UNIT INTERNAL AREA: 30m²

UNIT BALCONY AREA: 5m²

TOTAL UNIT AREA: 35m²

TOTAL WALKWAY AREA: 66m²

TOTAL BUILDING FOOTPRINT - 349m²

SITE COVERAGE: 45%

BUILDING HEIGHT - 5.83m
(max. 8.5m)

3 & 5 GOSSNER STREET LUCINDA QLD 4850

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LOT 2 ON SP186122
SITE AREA: 1233m²

5 GOSSNER ST
LOT 3 ON SP186122
SITE AREA: 782m²

LOCAL AUTHORITY:
HINCHINBROOK SHIRE COUNCIL

REV	DATE	DESCRIPTION

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PROJECT

NEW ACCOMMODATION UNITS
5 GOSSNER ST
LUCINDA QLD 4850

CLIENT PARIDON

DRAWING TITLE

PROPOSED SITE PLAN

PRINT DATE	SCALE
27.11.24	1:250 @ A3
REVISION	ISSUE
A	DESIGN



DRAWING No.

A02

PRELIMINARY



NEW ACCOMMODATION UNITS
DOOR AND WINDOW TYPES

SYMBOL	TYPE	SIZE
D1	SWING DOOR	2040 x 870mm PAINTED TIMBER DOOR
D2	SLIDING DOOR	2100 x 2400mm GLASS SLIDING DOOR
W1	FIXED GLASS	600 x 600mm FIXED GLASS WINDOW

GENERAL NOTES

1. READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION.
2. REFER SHEET A07 FOR TYPICAL ROOM DETAILS.
3. REFER SHEET A08 FOR SCHEDULES AND SPECIFICATION NOTES.
4. ALL NEW FIXTURES TO BE CONNECTED TO EXISTING TOWN WATER SUPPLY AND SEWERAGE/SEPTIC SYSTEMS.
5. ALL DRAINAGE FROM NEW FIXTURES TO BE CONNECTED TO LEGAL POINT OF DISCHARGE.
6. ALL COMPONENTS OF THE ELECTRICAL INSTALLATION TO COMPLY WITH NCC AND AS3000, AS3006 AND AS3018.
7. SMOKE ALARMS, FIRE EXTINGUISHERS AND FIRST AID KITS TO BE INSTALLED AND SUPPLIED TO MEET RELEVANT AUTHORITY REQUIREMENTS.
8. NEW AIR-CONDITIONING COMPRESSOR UNITS FOR NEW ACCOMMODATION TO BE CONTAINED IN SCREENED ENCLOSURES.
9. ALL PAINTING SHALL COMPLY WITH REQUIREMENTS OF AS2311. PAINTS FOR ANY IRON AND STEEL SURFACES SHALL COMPLY WITH AS2312.

LEGEND

QB	QUEEN BED
CPB	CUPBOARD
RK	LUGGAGE RACK
BEN	BENCH
S	SINK
FR	FRIDGE
SHW	SHOWER
WM	WASHING MACHINE
DRY	DRYER

REV	DATE	DESCRIPTION

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PROJECT
NEW ACCOMMODATION UNITS
5 GOSSNER ST
LUCINDA QLD 4850

CLIENT PARIDON

DRAWING TITLE

PROPOSED FLOOR PLAN

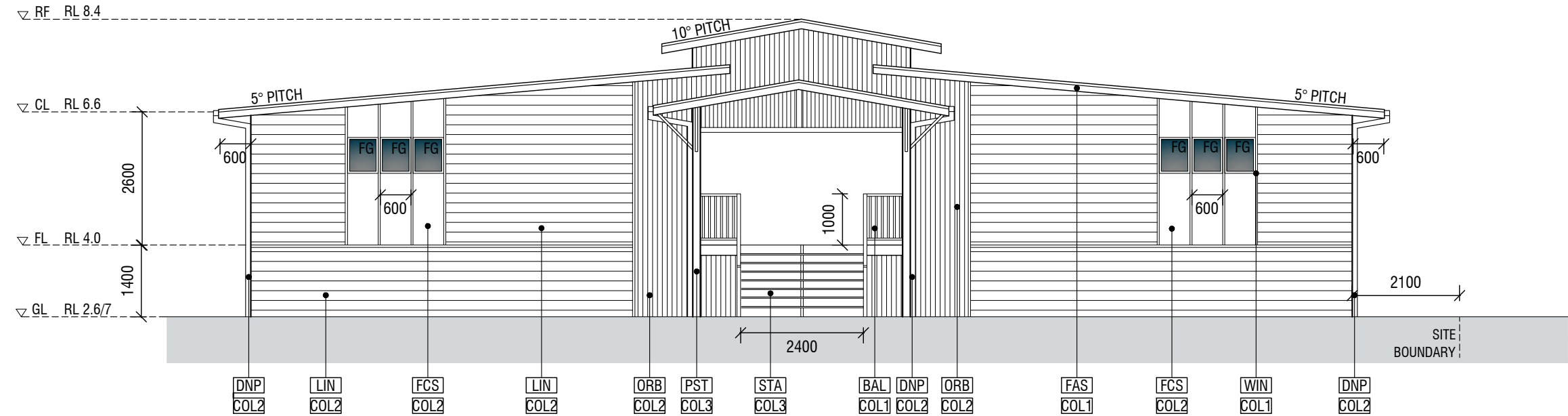
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REVISION A
ISSUE DESIGN

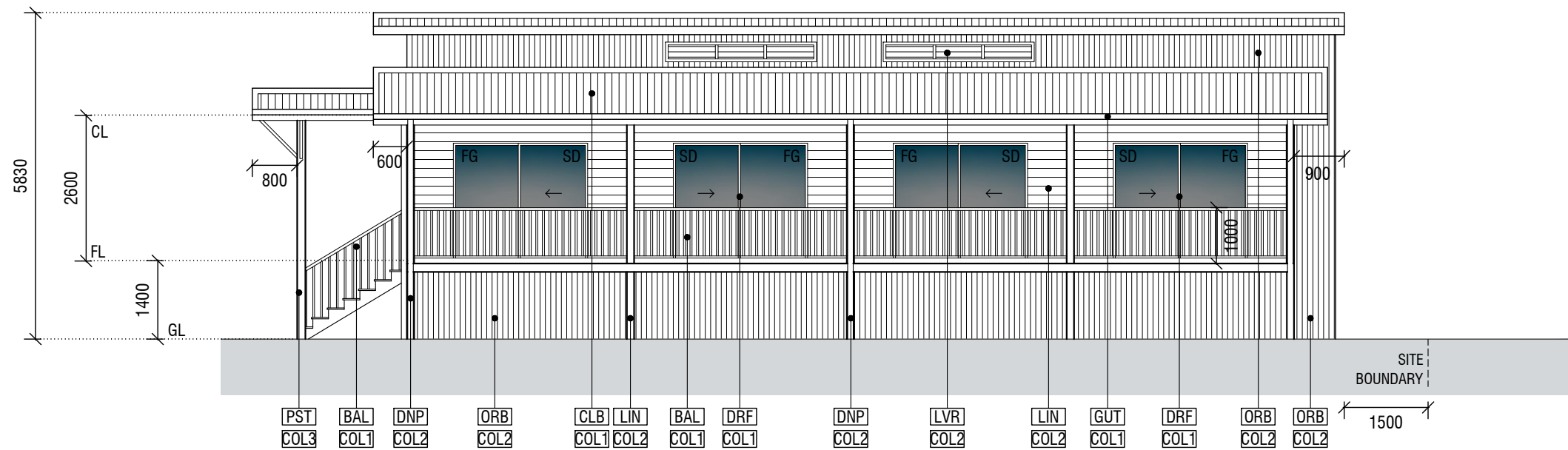
DRAWING No. **A03**

PRELIMINARY

01
-
PROPOSED FLOOR PLAN
1:100



01 PROPOSED SOUTH ELEVATION (STREET)
- 1:100



02 PROPOSED EAST ELEVATION
- 1:100

GENERAL NOTES

1. READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION.
2. REFER SHEET A07 FOR TYPICAL ROOM DETAILS.
3. REFER SHEET A08 FOR SCHEDULES AND SPECIFICATION NOTES.
4. SMOKE ALARMS, FIRE EXTINGUISHERS AND FIRST AID KITS TO BE INSTALLED AND SUPPLIED TO MEET RELEVANT AUTHORITY REQUIREMENTS.
5. NEW AIR-CONDITIONING COMPRESSOR UNITS FOR NEW ACCOMMODATION TO BE CONTAINED IN SCREENED ENCLOSURES.

REV	DATE	DESCRIPTION

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PROJECT
NEW ACCOMMODATION UNITS
5 GOSSNER ST
LUCINDA QLD 4850

CLIENT PARIDON

DRAWING TITLE

PROP. SOUTH & EAST ELEVATIONS

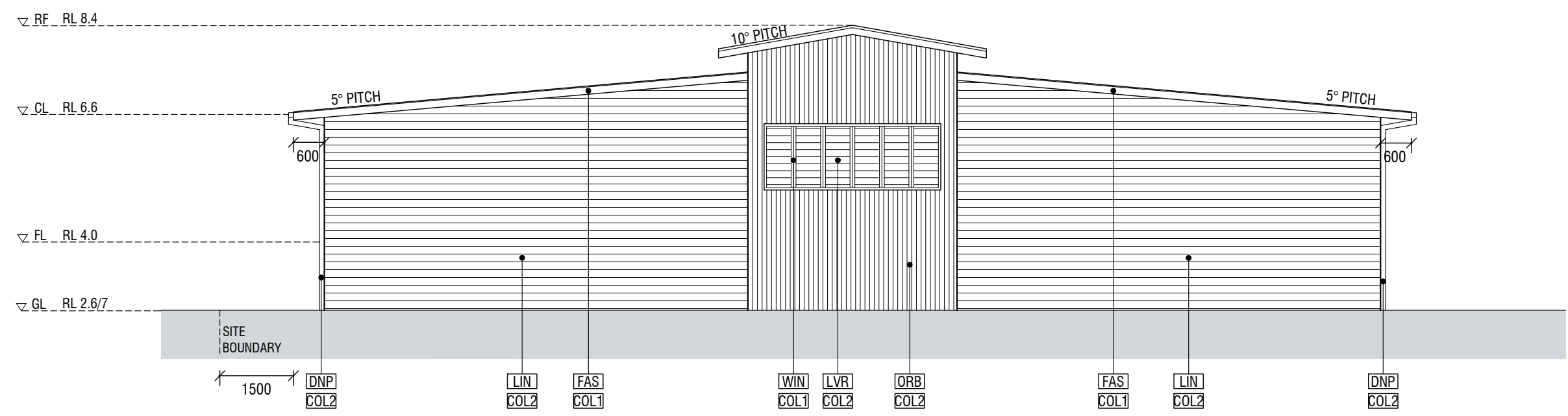
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REVISION	ISSUE
A	DESIGN

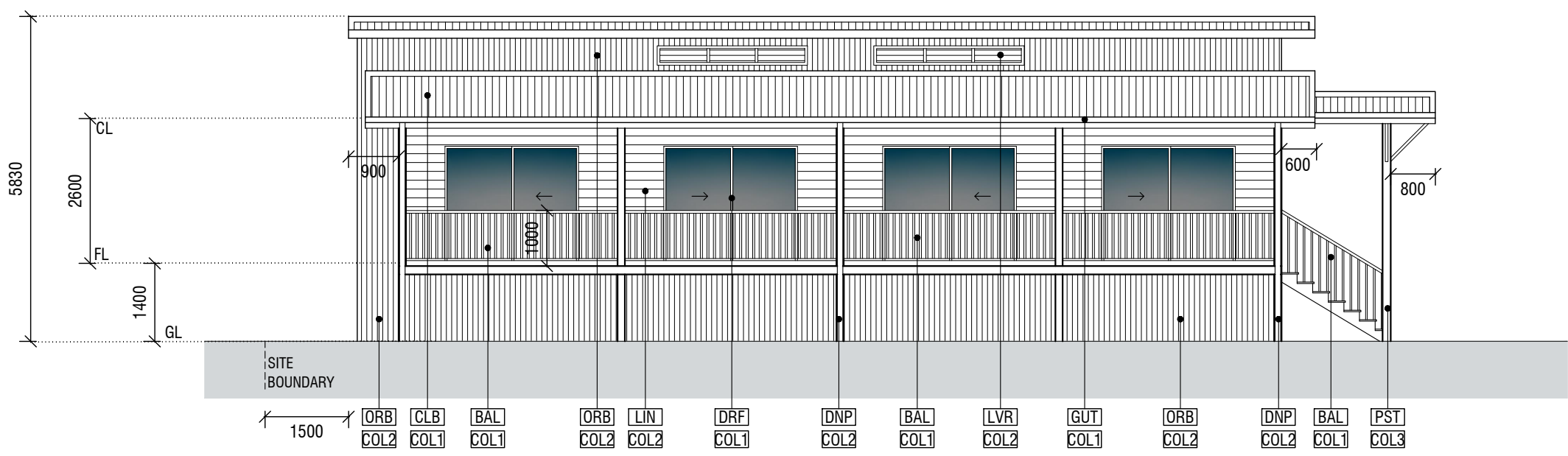
DRAWING No.

A04

PRELIMINARY



01
-
PROPOSED NORTH ELEVATION
1:100



02
-
PROPOSED WEST ELEVATION
1:100

GENERAL NOTES

1. READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION.
2. REFER SHEET A07 FOR TYPICAL ROOM DETAILS.
3. REFER SHEET A08 FOR SCHEDULES AND SPECIFICATION NOTES.
4. SMOKE ALARMS, FIRE EXTINGUISHERS AND FIRST AID KITS TO BE INSTALLED AND SUPPLIED TO MEET RELEVANT AUTHORITY REQUIREMENTS.
5. NEW AIR-CONDITIONING COMPRESSOR UNITS FOR NEW ACCOMMODATION TO BE CONTAINED IN SCREENED ENCLOSURES.

REV	DATE	DESCRIPTION

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PROJECT
NEW ACCOMMODATION UNITS
5 GOSSNER ST
LUCINDA QLD 4850

CLIENT PARIDON

DRAWING TITLE

PROP. NORTH & WEST ELEVATIONS

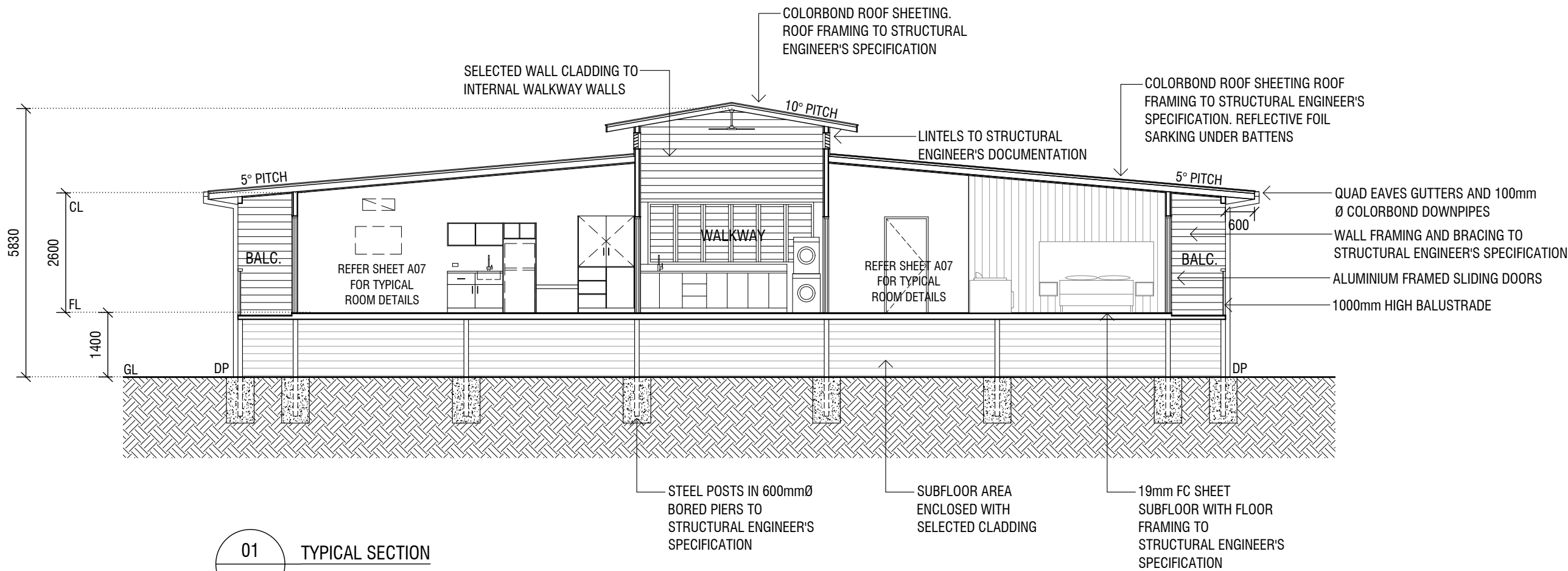
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REVISION	ISSUE
A	DESIGN

DRAWING No.

PRELIMINARY

A05



GENERAL NOTES

1. READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION.
2. REFER SHEET A07 FOR TYPICAL ROOM DETAILS.
3. REFER SHEET A08 FOR SCHEDULES AND SPECIFICATION NOTES.
4. ALL NEW FIXTURES TO BE CONNECTED TO EXISTING TOWN WATER SUPPLY AND SEWERAGE/SEPTIC SYSTEMS.
5. ALL COMPONENTS OF THE ELECTRICAL INSTALLATION TO COMPLY WITH NCC AND AS3000, AS3006 AND AS3018.
6. SMOKE ALARMS, FIRE EXTINGUISHERS AND FIRST AID KITS TO BE INSTALLED AND SUPPLIED TO MEET RELEVANT AUTHORITY REQUIREMENTS.
7. ALL PAINTING SHALL COMPLY WITH REQUIREMENTS OF AS2311. PAINTS FOR ANY IRON AND STEEL SURFACES SHALL COMPLY WITH AS2312.

REV	DATE	DESCRIPTION

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PROJECT

NEW ACCOMMODATION UNITS

5 GOSSNER ST

LUCINDA QLD 4850

CLIENT PARIDON

DRAWING TITLE

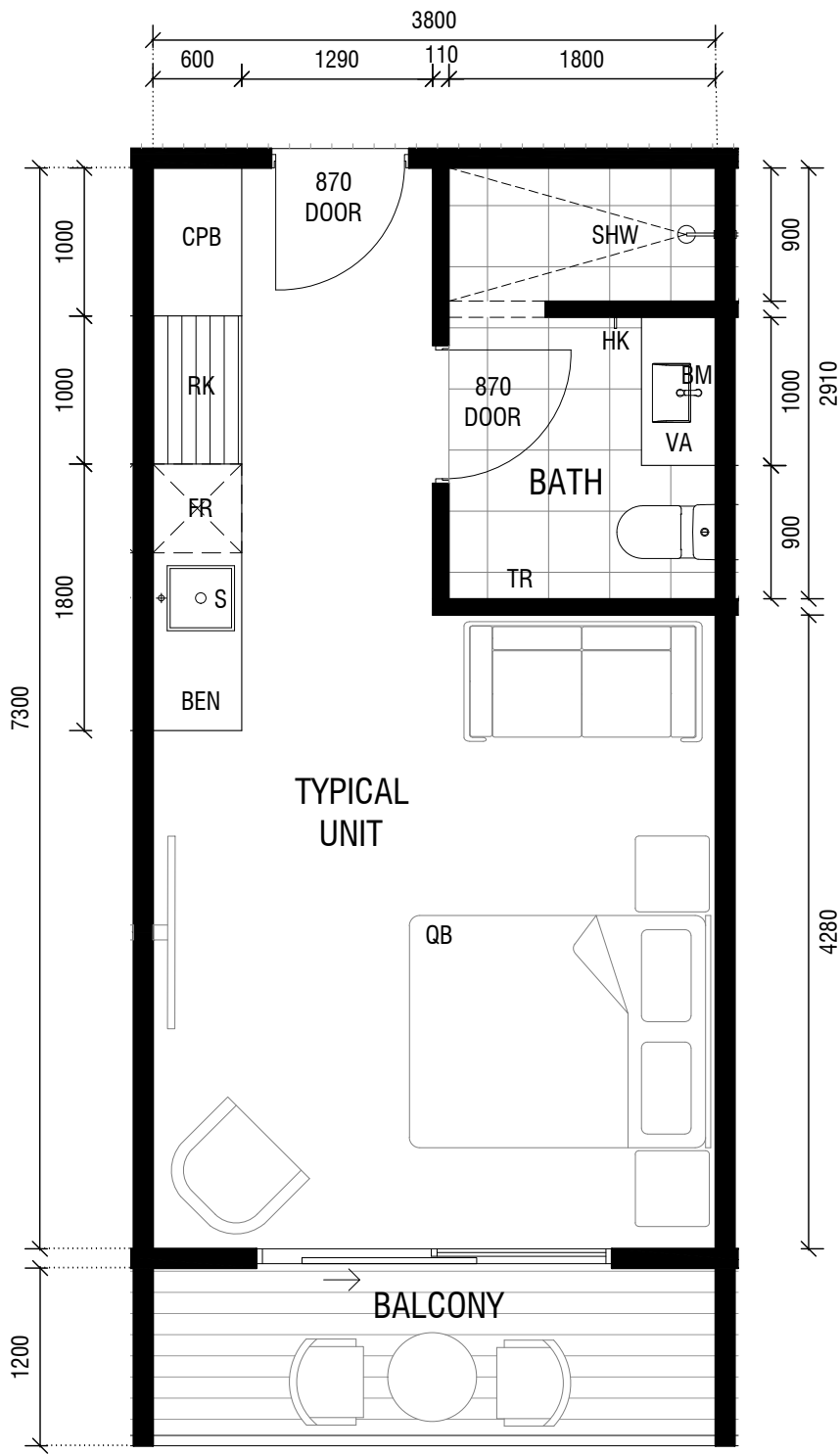
TYPICAL SECTION

PRINT DATE	SCALE
27.11.24	1:100 @ A3
REVISION	ISSUE
A	DESIGN

DRAWING No.

A06

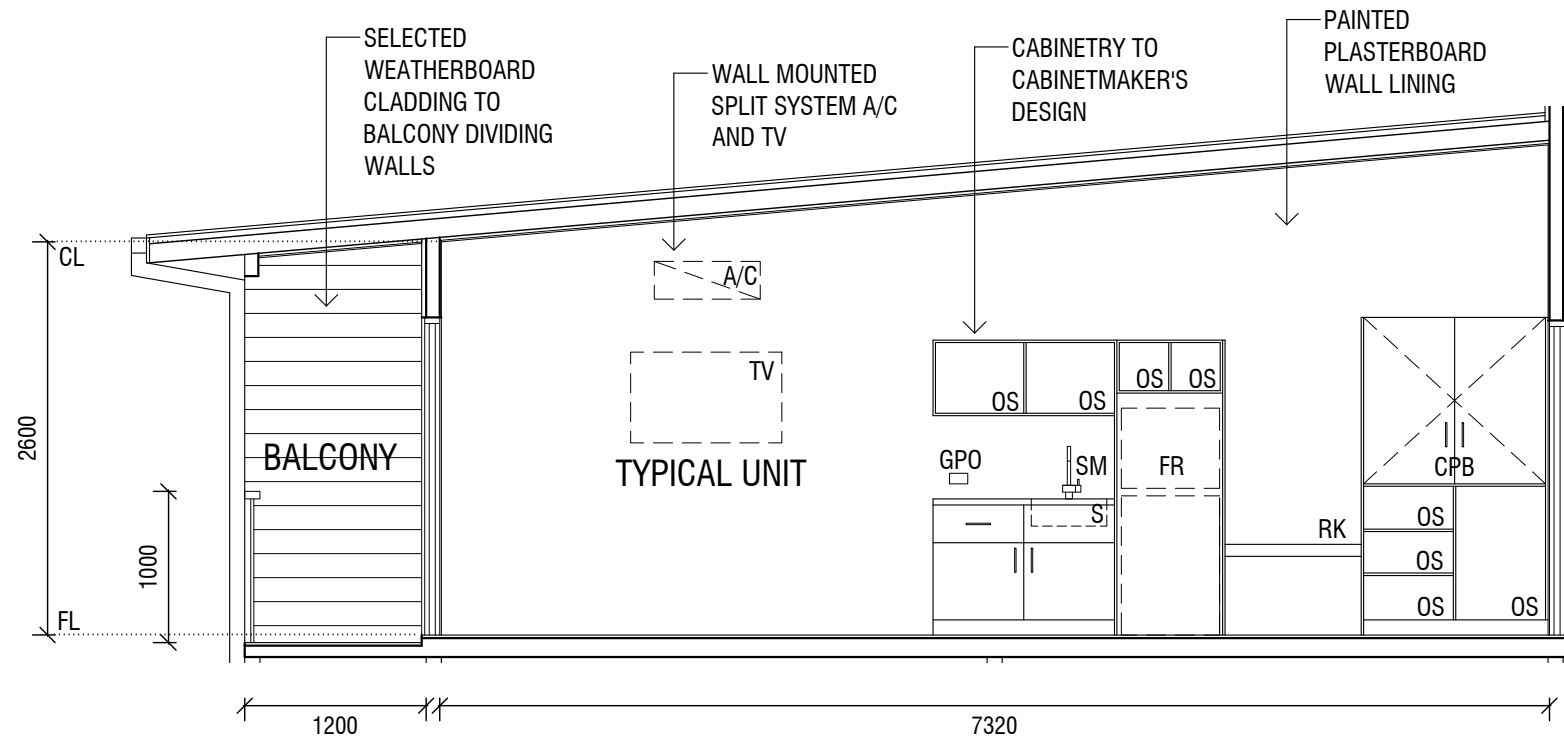
PRELIMINARY



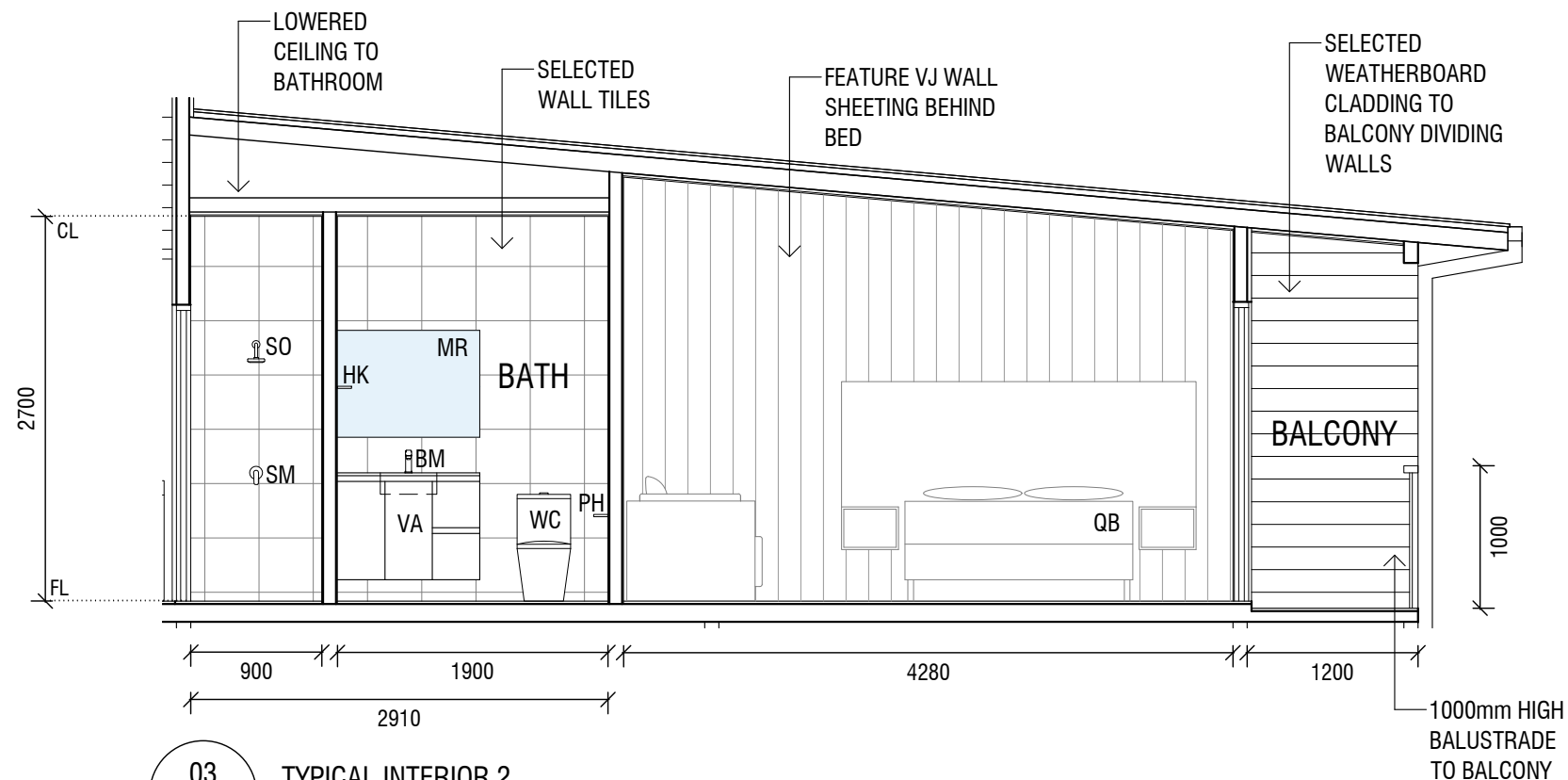
01
-
TYPICAL ROOM PLAN
1:50

GENERAL NOTES

1. PLUMBING, DRAINAGE AND WATER SUPPLY TO COMPLY WITH AS35000. COPPER PIPES TO AS1432, PVC PIPES TO AS1477. CONNECT DISCHARGE PIPES TO SEWER MAIN/SEPTIC SYSTEM.
2. INSTALL WATERPROOFING BEHIND ALL TILED AREAS IN ACCORDANCE WITH AS3740.
3. CERAMIC TILING INSTALLED IN ACCORDANCE WITH AS3958.
4. ALLOW EXTRA NOGGINGS IN WALLS AS REQUIRED TO FIT ALL ACCESSORIES.
5. ALL FLOORING THROUGHOUT ALL UNITS TO BE 19mm FC SHEET.
6. GYPSUM PLASTERBOARD SHEETS INSTALLED IN ACCORDANCE WITH AS2588 AND AS2589. WATER RESISTANT LININGS TO WET AREAS IN ACCORDANCE WITH AS3740.



02
-
TYPICAL INTERIOR 1
1:50



03
-
TYPICAL INTERIOR 2
1:50

7. INSTALLATION OF ELECTRICAL COMPONENTS TO COMPLY WITH NCC AND AS3000, AS3006 AND AS3018.
8. SMOKE ALARMS, FIRE EXTINGUISHERS AND FIRST AID KITS TO BE INSTALLED AND SUPPLIED TO MEET RELEVANT AUTHORITY REQUIREMENTS.

LEGEND

QB	QUEEN BED
BEN	BENCH
S	SINK
FR	FRIDGE
RK	LUGGAGE RACK
CPB	CUPBOARD
OS	OPEN SHELF
TV	TV
AC	AIR-CON
VA	VANITY BASIN
BM	BASIN MIXER
WC	TOILET SUITE
PH	PAPER HOLDER
SHW	SHOWER
MR	MIRROR
TR	TOWEL RAIL
HK	HOOK
GPO	GENERAL POWER OUTLET

REV	DATE	DESCRIPTION

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PROJECT

NEW ACCOMMODATION UNITS
5 GOSSNER ST
LUCINDA QLD 4850

CLIENT PARIDON

DRAWING TITLE

TYPICAL ROOM FLOOR PLAN

PRINT DATE	SCALE
27.11.24	1:50 @ A3
REVISION	ISSUE
A	DESIGN

DRAWING No.

A07

PRELIMINARY

NEW ACCOMMODATION UNITS
EXTERNAL FINISHES

SYMBOL	MATERIAL	DESCRIPTION	COLOUR
CLB	ROOFING	COLORBOND CORRUGATED SHEETING	COL1 MONUMENT
GUT	GUTTERS	LYSAGHT EAVES GUTTER	COL1 MONUMENT
FAS	FASCIA	LYSAGHT FASCIA	COL1 MONUMENT
DNP	DOWNPIPES	100mm Ø COLORBOND	COL2 SURFMIST
LIN	WALLS - CLADDING	SCYON LINEA 180mm WEATHERBOARDS (or equiv.)	COL2 SURFMIST
ORB	WALLS - CLADDING	POWDERCOATED MINI-ORB SHEETING	COL2 SURFMIST
FCS	WALLS - SHEETING	SCYON FC SHEET	COL2 SURFMIST
AXT	WALLS - TRIM	SCYON AXENT TRIM	COL2 SURFMIST
WIN	WINDOW FRAMES	POWDERCOATED ALUMINIUM	COL1 MONUMENT
LVR	LOUVRE BLADES	POWDERCOATED ALUMINIUM	COL2 SURFMIST
DRF	DOOR FRAMES	POWDERCOATED ALUMINIUM	COL1 MONUMENT
DRS	DOORS	PAINTED TIMBER	COL1 MONUMENT
BAL	BALUSTRADES	POWDERCOATED ALUMINIUM	COL1 MONUMENT
PST	POSTS	STAINED HARDWOOD	COL3 NATURAL TIMBER
STA	STAIR TREADS	STAINED HARDWOOD	COL3 NATURAL TIMBER

NEW ACCOMMODATION UNITS
DOOR AND WINDOW TYPES

SYMBOL	TYPE	SIZE
D1	SWING DOOR	2040 x 870mm PAINTED TIMBER DOOR
D2	SLIDING DOOR	2100 x 2400mm GLASS SLIDING DOOR
W1	FIXED GLASS	600 x 600mm FIXED GLASS WINDOW

NEW ACCOMMODATION UNITS
GENERAL NOTES

1. ROOF PITCH: 5°, 10°

2. WIND CLASSIFICATION REGION C2 AS PER AS4055.

3. READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DOCUMENTATION.

4. FULL ROOF INSTALLATION TO COMPLY WITH AS1562. ROOF PLUMBING TO COMPLY WITH AS3500, RAINWATER GOODS TO COMPLY WITH AS2179, FLASHINGS AND CAPPINGS TO COMPLY WITH AS2904.

5. CORRUGATED ROOF SHEETING TO BE SUPPLIED IN COLORBOND FINISH BY BLUESCOPE STEEL. ALL STEEL SHEET ROOFING TO BE LAID IN CONTINUOUS LENGTHS AND FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO SUIT WIND CATEGORY REGION C2.
6. REFLECTIVE FOIL SARKING TO BE INSTALLED UNDER ROOF BATTENS IN ACCORDANCE WITH AS2400.

7. ALL STRUCTURAL CONCRETE AND ASSOCIATED COMPONENTS TO COMPLY WITH NCC, AS3600 AND AS3700.

8. STRUCTURAL STEEL AND ASSOCIATED COMPONENTS TO BE FABRICATED AND ERECTED IN ACCORDANCE WITH NCC AND AS1554, AS1252 AND AS4100.

9. ALL TIMBER ROOF AND WALL FRAMING TO COMPLY WITH AS1684. STRESS GRADES OF STRUCTURAL TIMBER TO COMPLY WITH AS1684 AND BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S SPECIFICATION.

10. CORED FILLED BLOCKWORK TO COMPLY WITH NCC, AS3600 AND AS3700. MORTAR TO AS3700. BLOCKWORK UNITS TO BE 200 SERIES, BONDED, FILLED AND PROPPED IN ACCORDANCE WITH STRUCTURAL ENGINEER'S SPECIFICATION.
11. EXTERNAL DOORS AND WINDOWS TO BE POWDERCOATED ALUMINIUM FRAMES TO COMPLY WITH AS2047, AS1866 AND NCC.

12. EXTRUDED ALUMINIUM COMPONENTS MANUFACTURED FROM ALUMINIUM ALLOY 6063, TEMPER T5 OR T6. HEAD, JAMB AND SILL FLASHINGS TO SUIT THE INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

13. ALL GLAZING TO COMPLY WITH AS1170, AS1288, AS2208. GRADE A LAMINATED SAFETY IN ACCORDANCE WITH AS1288. FIT SLIDING INSECT SCREENS TO SLIDING DOORS.
14. PLUMBING, DRAINAGE AND WATER SUPPLY TO COMPLY WITH AS35000. COPPER PIPES TO AS1432, PVC PIPES TO AS1477. CONNECT DISCHARGE PIPES TO SEWER MAIN/SEPTIC SYSTEM.

15. INSTALL WATERPROOFING BEHIND ALL TILED AREAS IN ACCORDANCE WITH AS3740.

16. CERAMIC TILING INSTALLED IN ACCORDANCE WITH AS3958.

17. ALLOW EXTRA NOGGINGS IN WALLS AS REQUIRED FOR BUILDER TO SUPPLY & FIT ALL ACCESSORIES.

18. GYPSUM PLASTERBOARD SHEETS INSTALLED IN ACCORDANCE WITH AS2588 AND AS2589. WATER RESISTANT LININGS TO WET AREAS IN ACCORDANCE WITH AS3740.
19. INSTALLATION OF ELECTRICAL COMPONENTS TO COMPLY WITH NCC AND AS3000, AS3006 AND AS3018.

20. SMOKE ALARMS, FIRE EXTINGUISHERS AND FIRST AID KITS TO BE INSTALLED AND SUPPLIED TO MEET RELEVANT AUTHORITY REQUIREMENTS.

21. ALL INSULATION TO BE IN COMPLIANCE WITH NCC REQUIREMENTS.
- ROOF TO HAVE REFLECTIVE FOIL SARKING FIXED TO BATTENS
- CEILINGS TO HAVE BRADFORD GOLD BATTS MIN. R2.5

REV

DATE

DESCRIPTION

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PROJECT

NEW ACCOMMODATION UNITS

5 GOSSNER ST

LUCINDA QLD 4850

CLIENT

PARIDON

DRAWING TITLE

SCHEDULES AND NOTES

PRINT DATE

SCALE

27.11.24

REVISION

ISSUE

A

DESIGN

DRAWING No.

A08

PRELIMINARY