

# PROPOSED RESIDENCE

## HIGHLINE HOMES

### 5 PHOEBE STREET, LAKES CREEK

#### GENERAL:

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

#### CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

**LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.**

**NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9**

**IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-**

- \* **SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.**
- \* **ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.**
- \* **ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STAR WELS RATING.**

**(WELS - WATER EFFICIENCY LABELLING AND STANDARDS)  
(QDC - QUEENSLAND DEVELOPMENT CODE)  
(MP - MANDATORY PART)**

**SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009  
CLASS 1 BUILDINGS**

**NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-  
- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.**

**TANKS IF REQUIRED BY LOCAL AUTHORITY:**  
- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-  
- TO RECEIVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.  
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS.  
PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANK REQUIREMENTS

#### SHEET LIST

SHEET No.	SHEET NAME	Project Issue DATE	Poject Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	06.06.24	2	2	03.03.25	Preliminary Issue
02	SITE PLAN	06.06.24	2	2	03.03.25	Preliminary Issue
03	FLOOR PLAN	06.06.24	2	2	03.03.25	Preliminary Issue
04	ELEVATIONS	06.06.24	2	2	03.03.25	Preliminary Issue
05	ELEVATIONS	06.06.24	2	2	03.03.25	Preliminary Issue
06	PERSPECTIVE VIEWS	06.06.24	2	2	03.03.25	Preliminary Issue

#### PRELIMINARY

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BUILDING CERTIFICATION APPROVALS

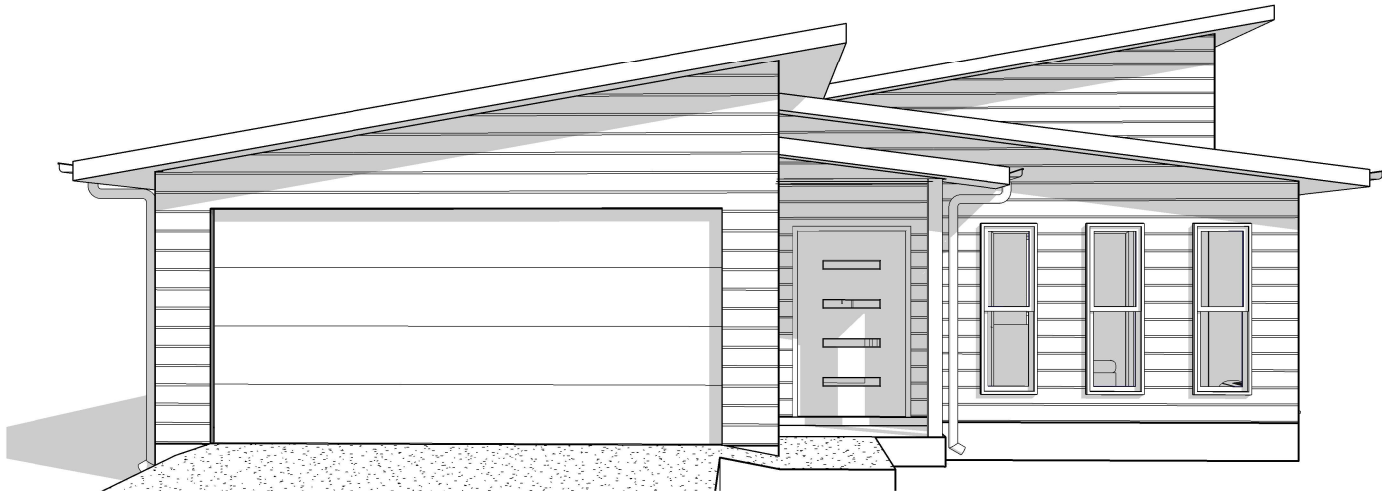
#### ROCKHAMPTON REGIONAL COUNCIL

#### APPROVED PLANS

These plans are approved subject to the current  
conditions of approval associated with

**Development Permit No.: D/13-2025**

**Dated: 10 April 2025**



The  
Design  
House <sup>NQ</sup>

THE DESIGN HOUSE NQ  
m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesignhousenq.com.au  
w: www.thedesignhousenq.com.au

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BUILDING DESIGN MEDIUM RISE

NOTE:  
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Project: PROPOSED RESIDENCE

Client: HIGHLINE HOMES

Location: 5 PHOEBE STREET, LAKES CREEK

Title : COVER PAGE

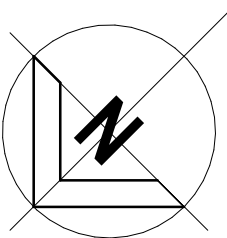
Date: 06.06.24 Drawn: N.H

Scale: 1 : 1 Designed: N.H

Job No:  
2024-152-R

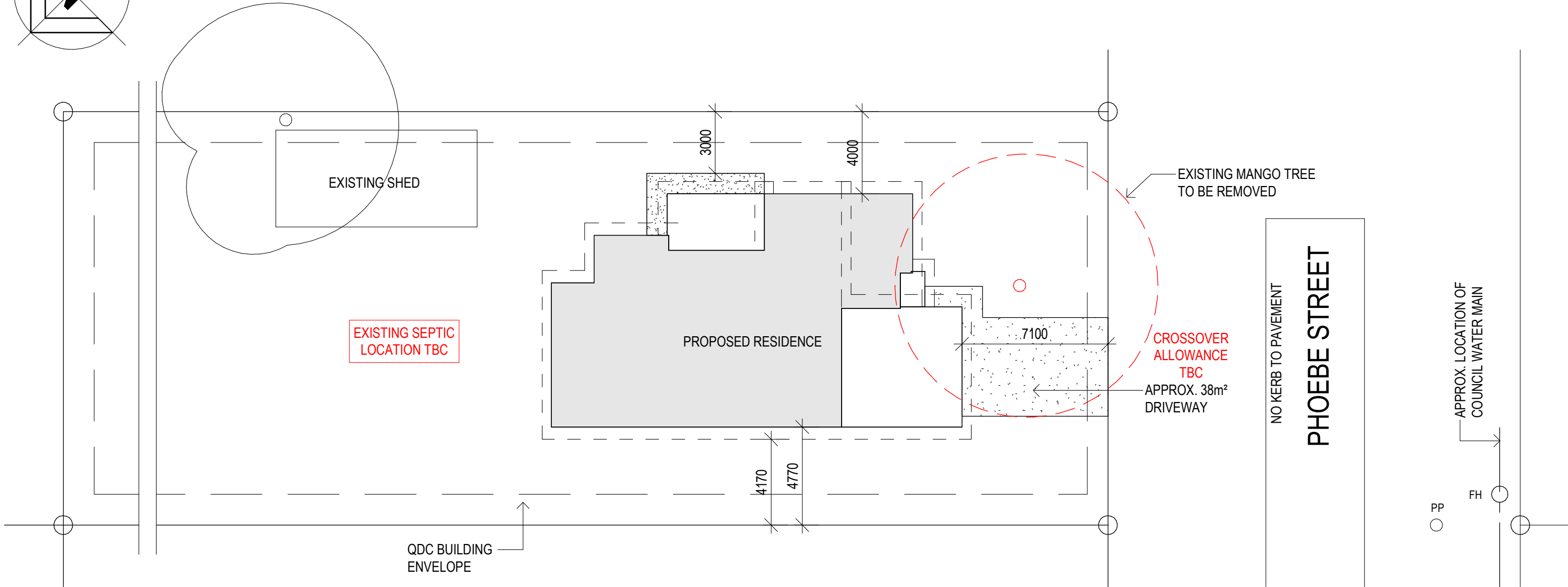
Drawing No: DD 01  
Rev. 2

WIND  
CATEGORY  
C2



**DOWNPIPE DISCHARGE NOTE:**  
- DOWNPIPE DISCHARGE TO COMPLY WITH PARTS H2D2 & H2D6 OF THE NCC VOL2. & PART 7.4 OF THE ABCB HOUSING PROVISIONS.  
- DOWNPIPES TO DISCHARGE TO KERB & CHANNEL OR SUPPLIED STORMWATER DRAINAGE  
- REFER TO FLOOR & ROOF PLAN FOR DOWNPIPE LOCATIONS.

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**REAL PROPERTY DESCRIPTION**  
LOT 57 ON RP603370  
AREA OF LAND: 1414m²  
LOCAL GOVERNMENT: ROCKHAMPTON CITY COUNCIL



1

SITE PLAN

1 : 200

2	03.03.25	Preliminary Issue
1	06.06.24	Preliminary Issue
REV	ISSUE	DATE
		DESCRIPTION

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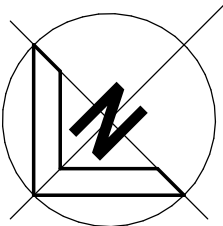
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Project: PROPOSED RESIDENCE  
Client: HIGHLINE HOMES  
Location: 5 PHOEBE STREET, LAKES CREEK

Title : SITE PLAN  
Date: 06.06.24 Drawn: A.G.  
Scale: 1 : 200 Designed: N.H

Job No: 2024-152-R  
Drawing No: DD 02 Rev. 2

WIND CATEGORY C2



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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140x140 PAINTED  
TIMBER POST

DENOTES 1000mm WIDE PATIO  
SLAB EXTENSION. ALL IN ONE SLAB.  
NOT INCLUDED IN FLOOR AREA  
SCHEDULE. APPROX. 8m<sup>2</sup>

EXTERNAL WALL  
BATTS R1.5

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CAVITY SLIDING DOOR NOTE:  
HUME ELVOLUTION CAVITY SLIDERS TO  
BE USED IN WET AREAS THROUGHOUT

1 FLOOR PLAN

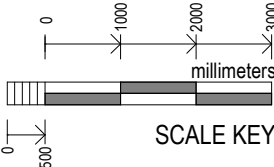
1 : 100

REINFORCEMENT OF THE DESIGNATED COMPLIANT  
SHOWER, BATH & SANITRY COMPARTMENT TO  
COMPLY WITH PART 6 OF THE LIVABLE HOUSING  
PROVISIONS. CONTRACTOR TO NOMINATE  
REINFORCEMENT WALL(S) AND METHOD

FLOOR WASTE NOTE:  
CONTRACTOR TO CONFIRM WITH BUILDER  
& CERTIFIER, FLOOR WASTE LOCATIONS  
& WET AREA SET DOWN REQUIREMENTS,  
BEFORE START OF WORKS & SLAB POUR.

CASEWORK NOTE:  
CASE WORK IS INDICATIVE ONLY, FINAL  
LAYOUT BY OTHERS, E.G CABINET MAKER,  
CARPENTER & TO BE PURSUANT TO  
RELEVANT AUSTRALIAN STANDARDS

FLOOR SCHEDULE	
Description	Area
LIVING	149.11 m <sup>2</sup>
GARAGE	34.08 m <sup>2</sup>
PATIO	12.90 m <sup>2</sup>
PORCH	2.03 m <sup>2</sup>
198.12 m <sup>2</sup>	



Highline  
HOMES

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1	06.06.24	Preliminary Issue	
REV	ISSUE	DATE	DESCRIPTION

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PERMIT

Project: PROPOSED RESIDENCE  
Client: HIGHLINE HOMES  
Location: 5 PHOEBE STREET, LAKES CREEK

Title : FLOOR PLAN

Date: 06.06.24 Drawn: A.G.  
Scale: 1 : 100 Designed: N.H

Job No:  
2024-152-R  
Drawing No: DD 03 Rev.  
2

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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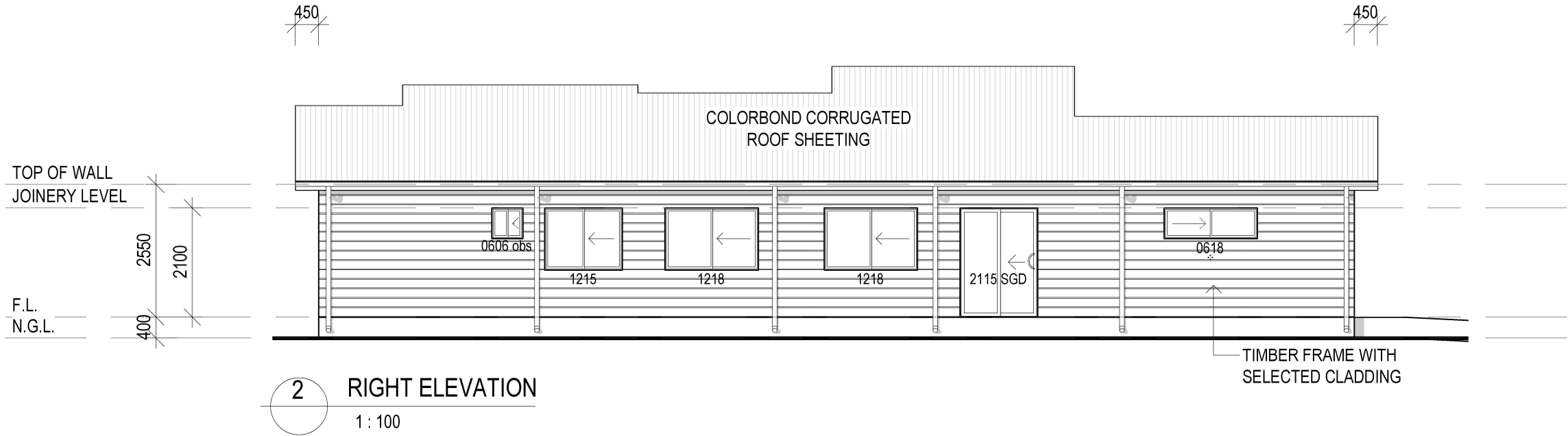
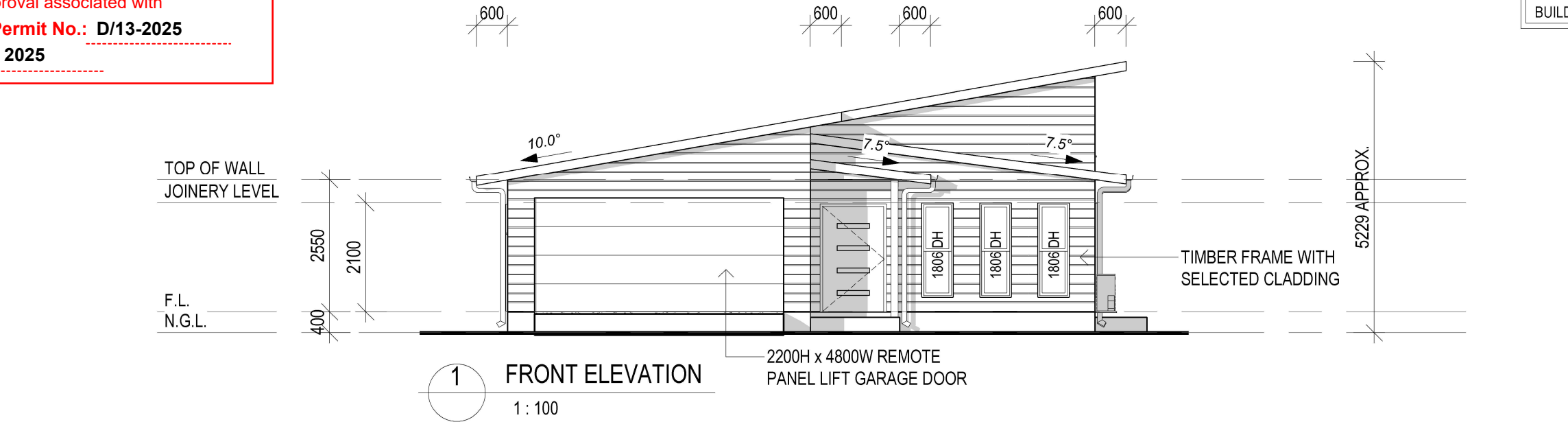
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Client: HIGHLINE HOMES

Location: 5 PHOEBE STREET, LAKES CREEK

Title : ELEVATIONS

Date: 06.06.24

Drawn: A.G.

Scale: 1 : 100

Designed: N.H

Job No:

2024-152-R

Drawing No:

DD 04

Rev.

2

Highline  
HOMES



**ROCKHAMPTON REGIONAL COUNCIL**

**APPROVED PLANS**

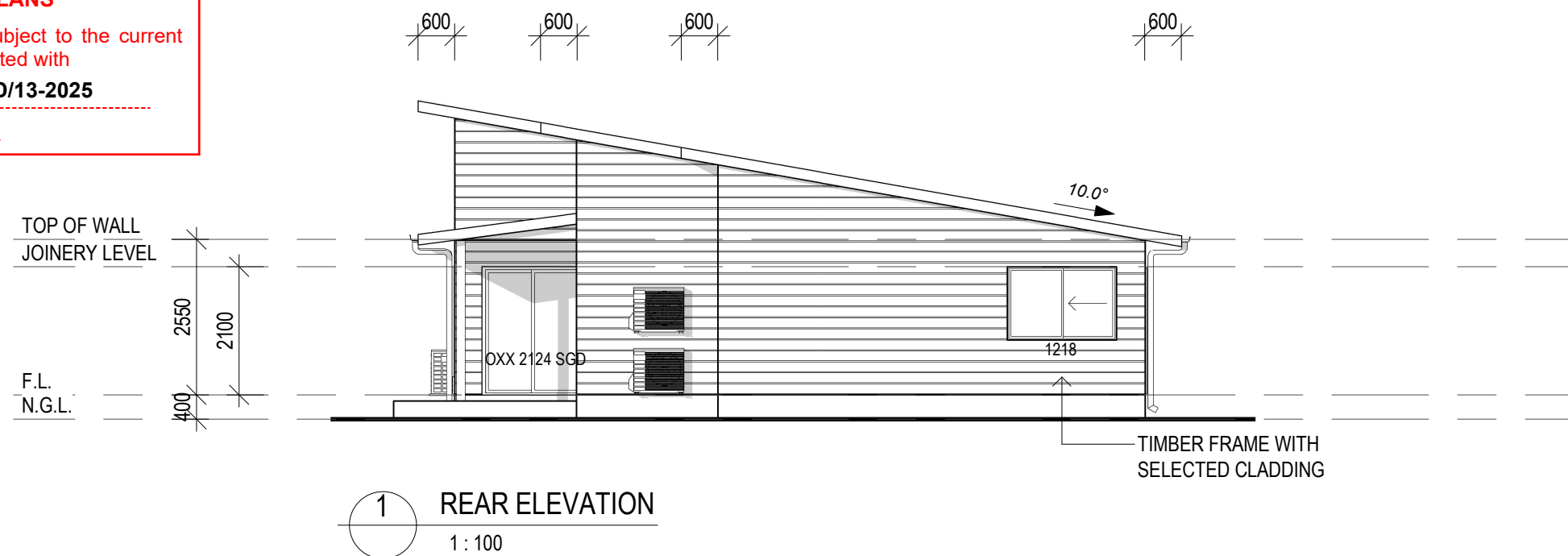
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Client: HIGHLINE HOMES

Location: 5 PHOEBE STREET, LAKES CREEK

Title : ELEVATIONS

Date: 06.06.24

Drawn: A.G.

Scale: 1 : 100

Designed: N.H

Job No:

2024-152-R

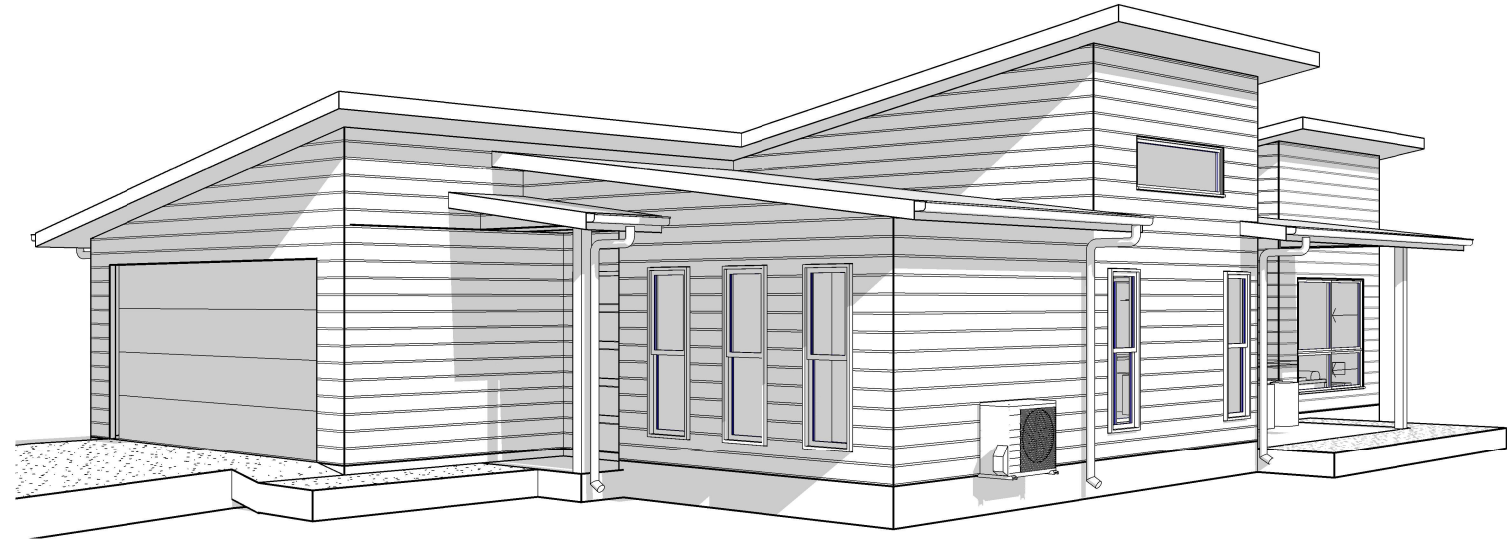
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DD 05

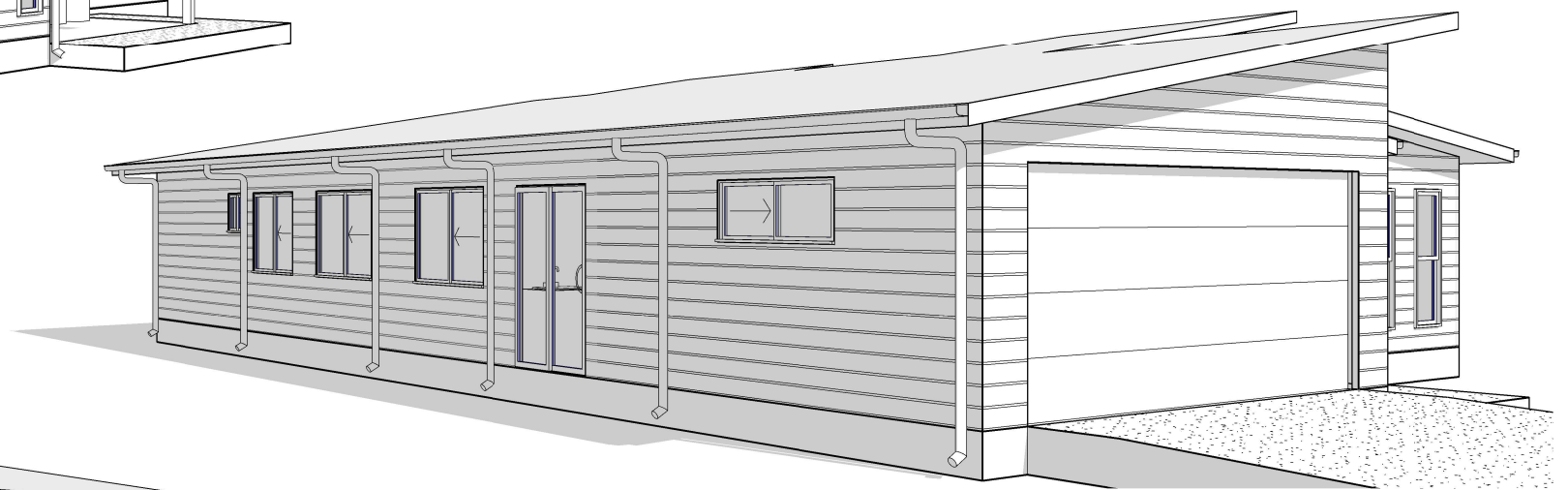
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Highline  
HOMES

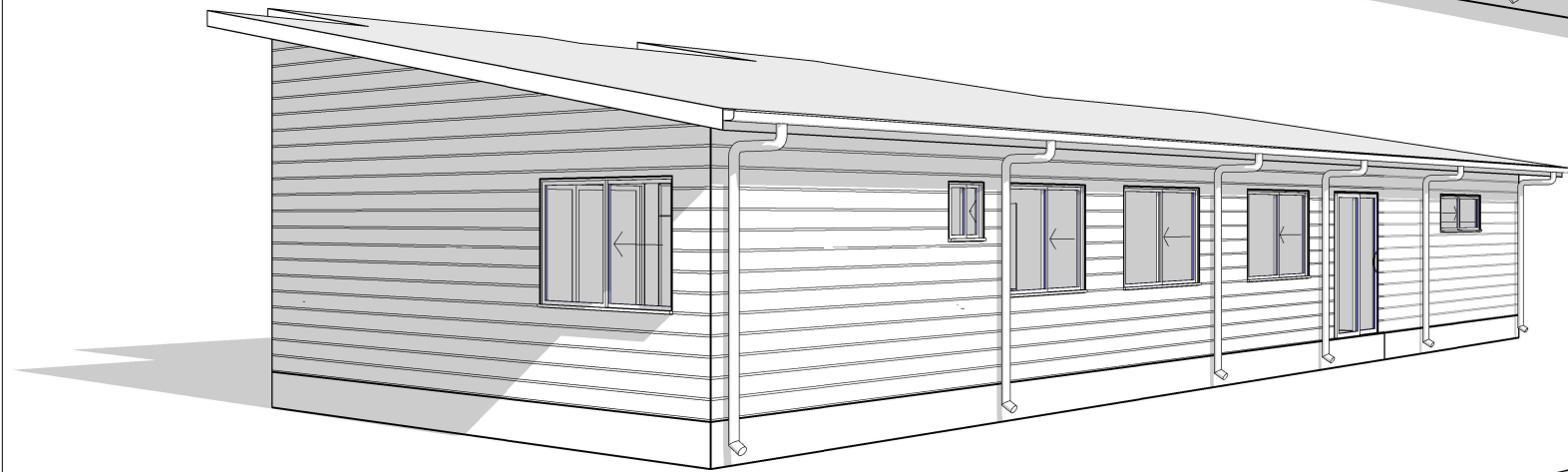
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1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

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Client: HIGHLINE HOMES  
Location: 5 PHOEBE STREET, LAKES CREEK

Title : PERSPECTIVE VIEWS  
Date: 06.06.24 Drawn: A.G.  
Scale: Designed: N.H

Job No:  
2024-152-R  
Drawing No: DD 06 Rev. 2