

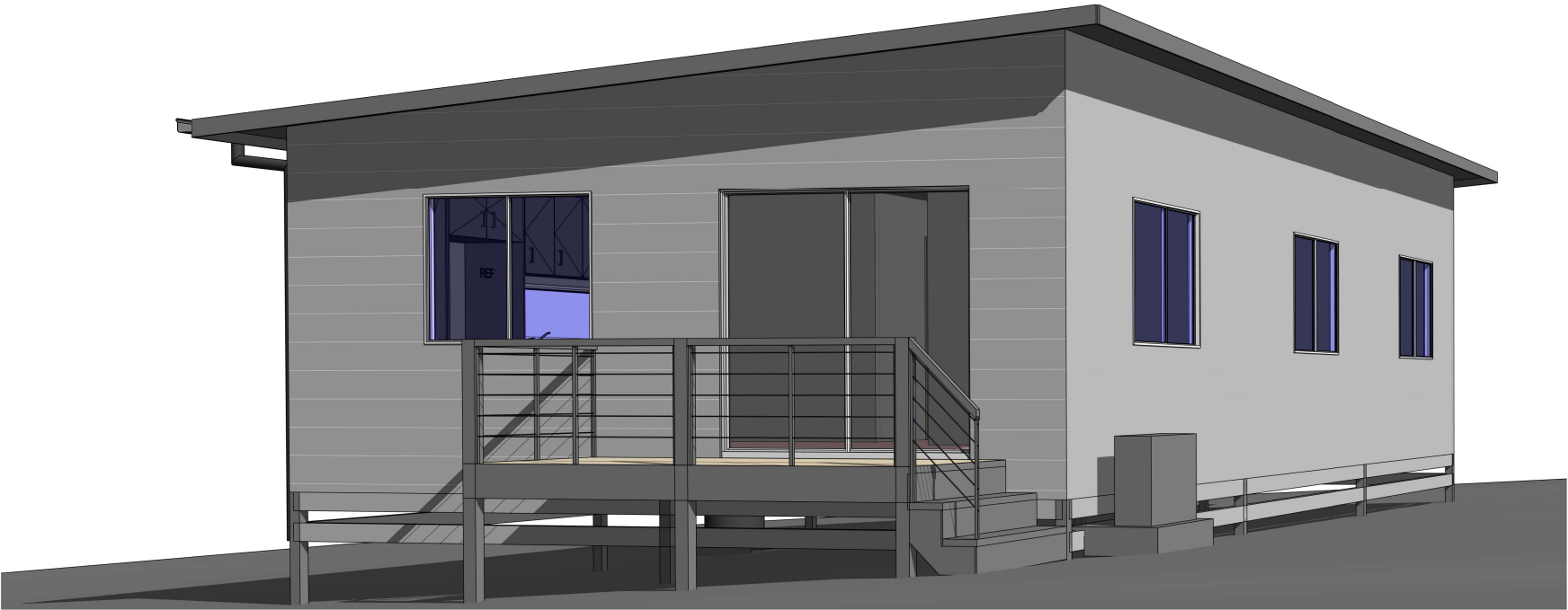


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3D View 1 - PROPOSED GRANNY FLAT

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/22-2025
Dated: 7 April 2025



3D View 2 - PROPOSED GRANNY FLAT

Artist Impressions are indicative only and construction detail is not to be assumed - final finishes & details may vary

 DC House DESIGN & CONSTRUCTION PREPARED FOR EXCLUSIVE USE FOR DC HOUSE Ph 07 5635 8990 team@dchouse.com.au 23-25 Prosper Crescent Burleigh Heads 4220 QBCC LIC 1310310 ACN 640 265 974 ABN 19 604 265 974 © 2023 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN	GENERAL NOTES: - REFRIGERATORS, DISHWASHERS, FREEZERS AND WASHING MACHINE SYMBOLS ARE FOR POSITIONING PURPOSES ONLY - WINDOWS DIMENSIONED AS HEIGHT X WIDTH - DOORS AND CUPBOARDS DIMENSIONED AS WIDTH	1. BUILDER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO SITE START 2. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE 3. DO NOT SCALE FROM PLAN 4. ALL WORK TO COMPLY WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY 5. TERMITE PROTECTION: TREATMENT AS PER AS 3660 - 2004 & AS3600. 1/2009 (A)&(B) 6. <u>ALL PROPOSED WORKS TO BE APPROVED BY A LICENCED CERTIFIER PRIOR TO CONSTRUCTION & ALL STRUCTURAL WORK SUBJECT TO ENGINEER DESIGN & SPECS.</u>	JOB DESCRIPTION: PROPOSED DUAL OCCUPANCY		CLIENT: DC HOUSE TEAM SITE ADDRESS: 11 James St, Gracemere, QLD 4702	DRAWING TITLE: PERSPECTIVE SCALE: A3		JOB NO: J2094 SHEET NO: 01 DRAWN BY: KA/MT CHECKED BY: KA		DESIGN: DCH 18
			ISSUE / DATE: CERTIFICATION ISSUE MONDAY, 24 MARCH 2025	REVISION:		SHEET NO:				
				REVISION D		01				
				REVISION E						
REVISION F										

1. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
2. BUILDER TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. LEVELS AND CONTOURS ARE BASED ON ASSUMED DATUM.
4. VEHICULAR CROSS OVERS TO BE CONSTRUCTED AS PER LOCAL COUNCIL REQUIREMENTS AND/OR APPROVAL.
5. THIS SITE PLAN IS A TRANSCRIPTION OF THE ORIGINAL CONTOUR/ID SURVEY OR SITE PLAN, THE BUILDER AND SUB-CONTRACTORS ARE TO VERIFY ALL INFORMATION CONTAINED HEREIN PRIOR TO SITE START AND ANY DISCREPANCY RESOLVE WITH THIS OFFICE PRIOR TO CONSTRUCTION.
6. IT IS RECOMMENDED TO OBTAIN A NEW CONTOUR AND/OR IDENTIFICATION SURVEY PLAN PRIOR TO COMMENCEMENT OF WORK.
7. SEWER TO HOUSE CONNECTION AND WATER MAIN TO HOUSE CONNECTION PLOTTED FROM GCCC INFRASTRUCTURE ASSET MAPPING - INDICATIVE ONLY, SUBJECT TO SURVEY OR SERVICE LOCATION

1. ROOFWATER TO BE PIPED VIA 100mm Ø PVC PIPE TO COUNCIL STORMWATER DRAINAGE SYSTEM OR ON SITE RAIN WATER TANKS IF APPLICABLE, WITH OVERFLOW TO DIRECT TO RUBBLE PITS OR COUNCIL DISCHARGE SYSTEM AS PER APPROVAL REQUIREMENTS.
2. ROOF AND SURFACE WATER TO COMPLY WITH COUNCIL PLUMBING AND DRAINAGE SERVICES CONDITIONS OF APPROVAL.
3. ALL HOUSEHOLD SEWER AND WASTE TO BE DISCHARGED TO COUNCIL SEWER SYSTEM OR ON SITE SEWERAGE FACILITY IF APPLICABLE - OSSF TO BE REVIEWED BY A QUALIFIED CONSULTANT
4. SITE CLASSIFICATION AND FOOTING/SLAB PREPARATION REFER NCC VOL 2. PART 3.2.
5. ALL GUTTERS AND DOWNPIPES TO ADHERE TO NCC VOL 2. PART 3.5.2.
6. ON SITE RAIN WATER HARVESTING WHERE NOT DIRECT LINES FROM ROOF/GUTTER TO HAVE CHARGED LINES. REFER MANUFACTURER INSTALLATION & SPECIFICATIONS.
7. ALL RETAINING WALLS GREATER THAN 1,000 IN HEIGHT TO BE DESIGNED BY A REGISTERED PRACTICING STRUCTURAL ENGINEER (RPEQ).

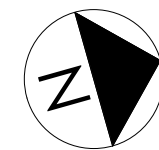
1. TERMITE PROTECTION IS A VISUAL BARRIER SYSTEM WITH APPROVED COLLARS AT PENETRATIONS IN ACCORDANCE WITH AS3660 2004 & AS3600.1/2009. - REFER TO CONDITIONS OF APPROVAL

2. ALL TERMITE PROTECTION TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

ADDRESS:	11 James St, Gracemere, QLD 4702
SITE AREA:	1104.81m ²
LOT NUMBER:	01
PLAN NUMBER:	RP608107
PARISH:	-
COUNTY:	-
LOCAL AUTHORITY:	ROCKHAMPTON CITY COUNCIL
BUILDING AREA:	156.48m ²
SITE COVERAGE:	14%

IT IS THE BUILDER'S RESPONSIBILITY TO CONDUCT AN IDENTIFY SURVEY AND SEWER LOCATION PRIOR TO CONSTRUCTION

- car parking spaces to comply with AS2890.1 - 2 covered and 2 uncovered
- setbacks in accordance with QDC MP1.3
- prior to construction builder to locate sewer line and ensure footing setback is 1200mm minimum from sewer, clearance above sewer connection 2500mm minimum -
- to comply with QDC part MP1.4
- any alteration to existing vehicular crossovers to comply with the local authority requirements



1

1 : 200

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- DOORS AND CUPBOARDS DIMENSIONED AS WIDTH

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ISSUE / DATE:
CERTIFICATION
ISSUE
MONDAY, 24 MARCH
2025

REVISION D
REVISION E
REVISION F

11 James St, Gracemere, QLD 4702

SCALE:
1 : 200 A3

DRAWN BY: KA	
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CHECKED BY:	KA
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DCH 18

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Dated: 7 April 2025

FLOOR PLAN NOTES

- SOME PARTS MAY NOT BE RELEVANT TO THIS JOB
- DO NOT SCALE FROM PLAN & DO NOT SCALE WINDOW & DOOR LOCATIONS FROM PLAN. IF IN DOUBT CONTACT THE DESIGNER OR BUILDER.
 - THE DEVELOPMENT WILL COMPLY WITH THE LOCAL ENVIRONMENT PROTECTION AUTHORITY, ENVIRONMENT PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE AREA AS REQUIRED.
 - WINDOW OPENING SIZES ARE TO BE CHECKED PRIOR TO MANUFACTURE. CONTACT THIS OFFICE IF IN DOUBT OF WINDOW POSITION.
 - ALL NEW OR REPLACED WINDOWS ARE DIMENSIONED, EXISTING UNCHANGED WINDOWS ARE LEFT UN-DIMENSIONED.
 - 4 STAR WELS RATING TAPS AND FITTINGS ARE TO BE USED FOR KITCHEN, BATHROOMS AND LAUNDRY.
 - TOILETS ARE TO BE DUAL FLUSH WITH A MINIMUM WELS RATING OF 4 STARS. SHOWER HEAD TO BE MINIMUM 3 STARS WELS RATING.
 - PROVIDE LIFT OFF HINGES TO TOILET DOOR.
 - ROBE SHELVES AT 1700MM ABOVE FLOOR WITH RAIL UNDER. WALK IN ROBES AT 1800MM / 2100 FOR DOUBLE RAIL LINEN, PANTRY AND STORES TO HAVE A 4 NUMBERS OF SHELVES. BROOM CUPBOARDS SHELF AT 1600MM.
 - SQ. SET DOOR HAMPERS ARE TO BE SQUARE SET AND 2100MM HEAD HEIGHT OR TO MATCH INTERNAL DOOR HEIGHTS.
 - ALL HANDRAILS TO BE FINISHED AT 1050MM ABOVE FINISHED FLOOR LEVEL.
 - PROVIDE A GPO AND COLD WATER CONNECTION TO DISHWASHER SPACE. PROVIDE GPO TO FRIDGE & RANGEHOOD SPACE.
 - 70MM WALL FRAMES TO HAVE R1.5 WALL BATTS & 90MM FRAMES TO HAVE R2.0 WALL BATTS, FLAT CEILINGS TO HAVE R3.0 CEILING BATTS & PITCHED CEILINGS TO HAVE R4.0 BATTS - INSULATION REQUIREMENTS MAY VARY WITH WALL FINISHES/COLOURS AND SUBJECT TO ENERGY REPORT.
 - DOWNPINES TO BE MAXIMUM 12M SPACING AND ADJACENT TO ALL VALLEY INTERSECTIONS.
 - DRAINAGE TO BE IN ACCORDANCE WITH PART 3 OF THE BCA. POINT OF DISCHARGE TO MEET LOCAL AUTHORITY REQUIREMENTS.
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 - ALL BATHROOMS TO HAVE FLOOR WASTES IN ACCORDANCE WITH AS3740 OR SHOWERS TO HAVE MINIMUM 900MM WIDE PANEL.
 - STRUCTURES WITHIN 100 METRES OF OCEAN TO HAVE COLORBOND STAINLESS STEEL ROOF SHEETING OR EQUIVALENT, AND WITHIN 100 - 200 METRES TO HAVE COLORBOND ULTRA OR EQUIVALENT. METAL WALL CLADDING WITHIN 500 METRES OF OCEANT TO HAVE COLORBOND STAINLESS STEEL OR EQUIVALENT, AND WITHIN 500 METRES TO 1KM TO HAVE COLORBOND ULTRA.
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WALL & CEILING INSULATION

R.20 BATTS TO EXTERNALL WALL 70 & 90MM FRAMES
R3.0 BATTS TO CEILING
ALL WALLS AND ROOF FRAME TO HAVE R.10
SISALATION WRAP / R1.0 SLAB INSULATION (OPT.)
WEATHER SEALS TO ALL DOORS & WINDOWS
NOTE: FINAL BUILDING COLOURS MAY EFFECT R-
VALUES REFER ENERGY REPORT

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PROVIDE CAVITY BATTEN BETWEEN CLADDING AND
FRAME - SEE DETAILS PAGE
ALL CLADDINGS TO BE INSTALLED TO
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FLOOR PLAN LEGEND

- SMOKE ALARM
PHOTOELECTRIC
- DOWNPIPE LOCATION
- MANHOLE LOCATION
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ELECTrical METERBOARD
TBD
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IN ACCORDANCE WITH BCA
VOLUME 2 CL. 3.3.1.8

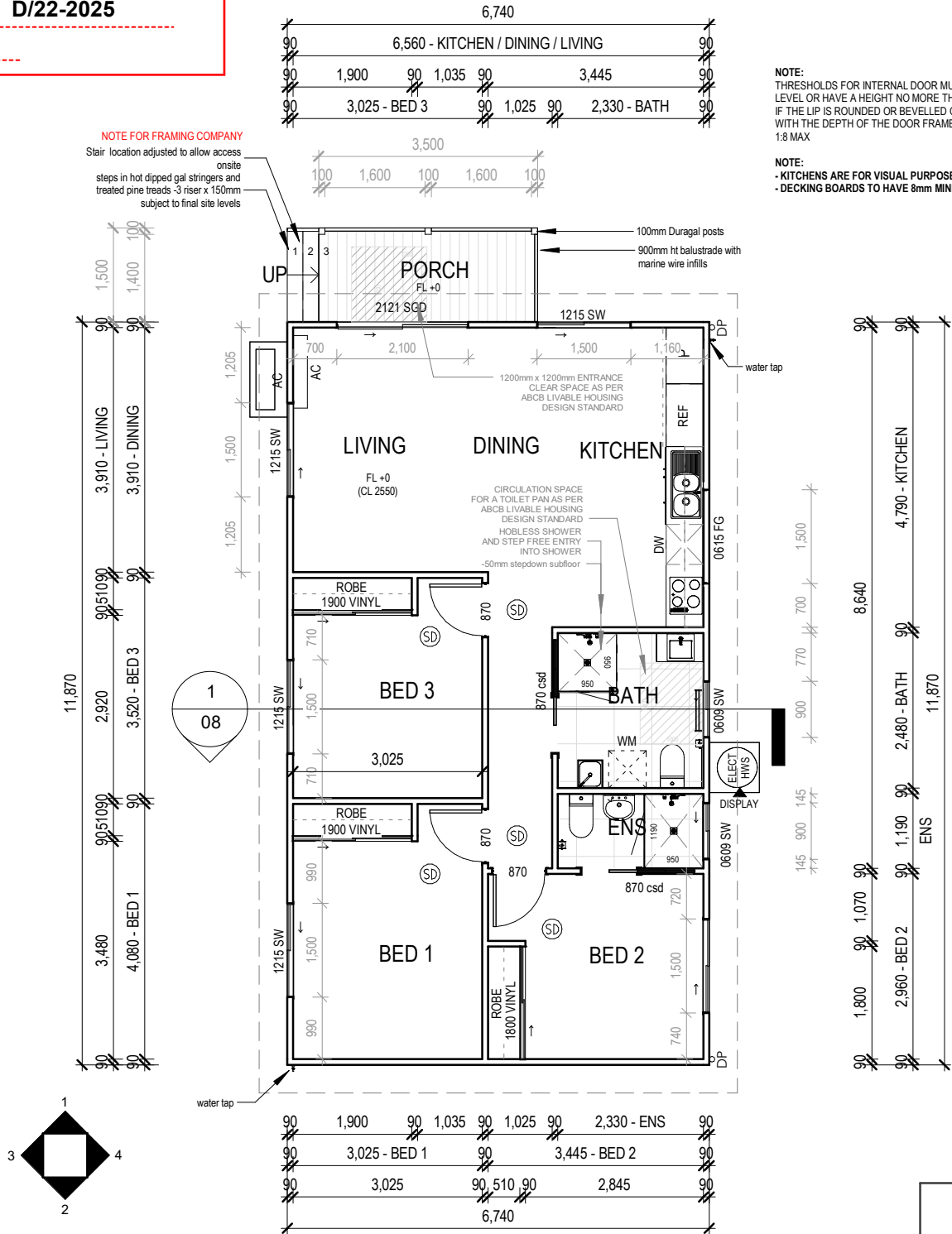
NB: SEE GENERAL NOTES FOR ABBREVIATIONS

EST FLOOR AREAS

Names	Area m2
Porch	5.25
Living Area	80.00
	85.25

WINDOWS & EXTERNAL DOORS

Family and Type	Width	Height	Comments
Fixed: 0615 FG	1500	600	External aluminium window and door frames
SGD 2 Panel: 2121 SGD	2100	2100	External aluminium window and door frames
SW: 0609 SW	900	600	External aluminium window and door frames
SW: 1215 SW	1500	1200	External aluminium window and door frames



Ground Floor Plan

1 : 100

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CERTIFICATION
ISSUE
MONDAY, 24 MARCH
2025

REVISION:

REVISION D
REVISION E
REVISION F

CLIENT:

DC HOUSE TEAM

SITE ADDRESS:

11 James St, Gracemere, QLD 4702

DRAWING TITLE:

GROUND FLOOR PLAN

SCALE:

1 : 100 A3

JOB NO:

J2094

SHEET NO:

05

DRAWN BY:

KA/MT

CHECKED BY:

KA

DESIGN:

DCH 18

PREPARED FOR EXCLUSIVE USE FOR DC HOUSE

Ph 07 5635 8990 team@dchouse.com.au

23-25 Prosper Crescent Burleigh Heads 4220

QBCC LIC 1310310

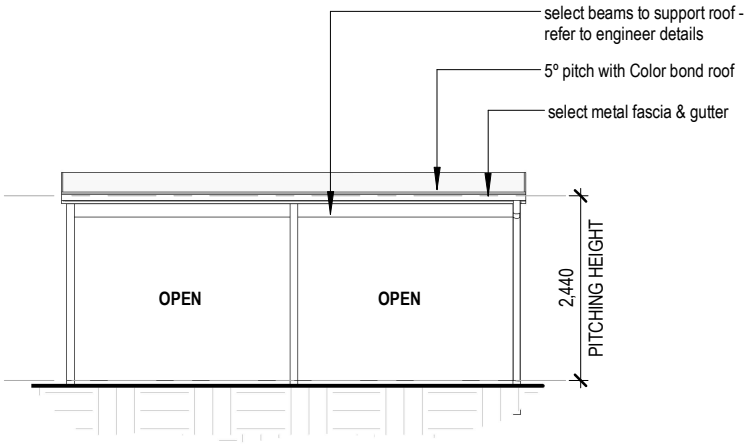
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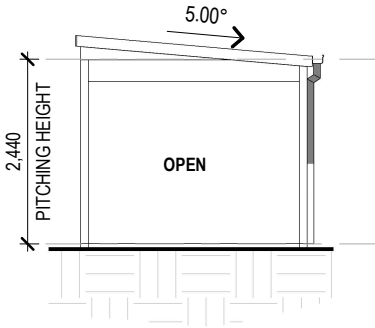
DC House
DESIGN & CONSTRUCTION

FLOOR PLAN NOTES

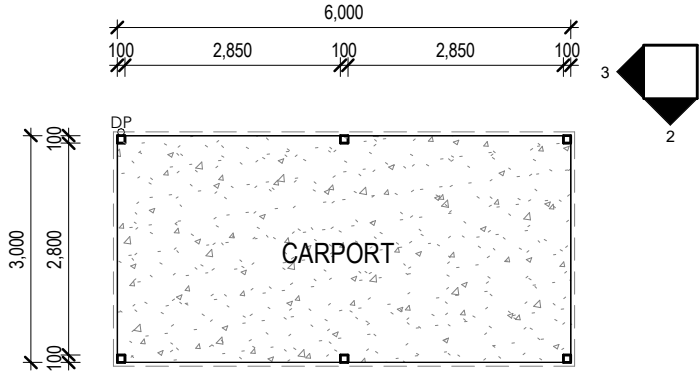
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2 Elevation - A
1 : 100



3 Elevation - B
1 : 100



1 Proposed Carport Plan
1 : 100

WALL & CEILING INSULATION

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R3.0 BATTS TO CEILING
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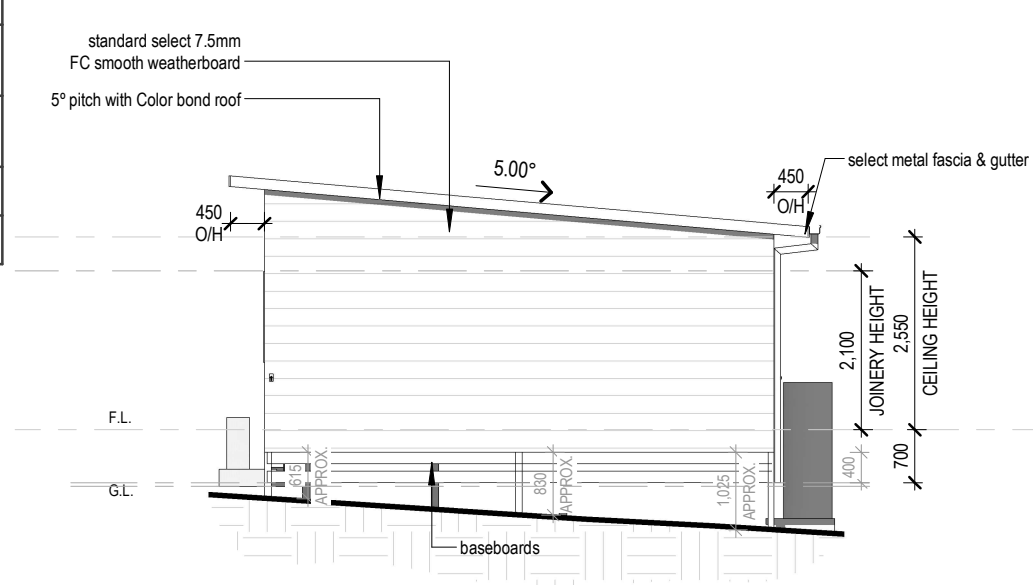
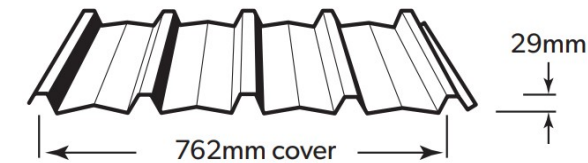
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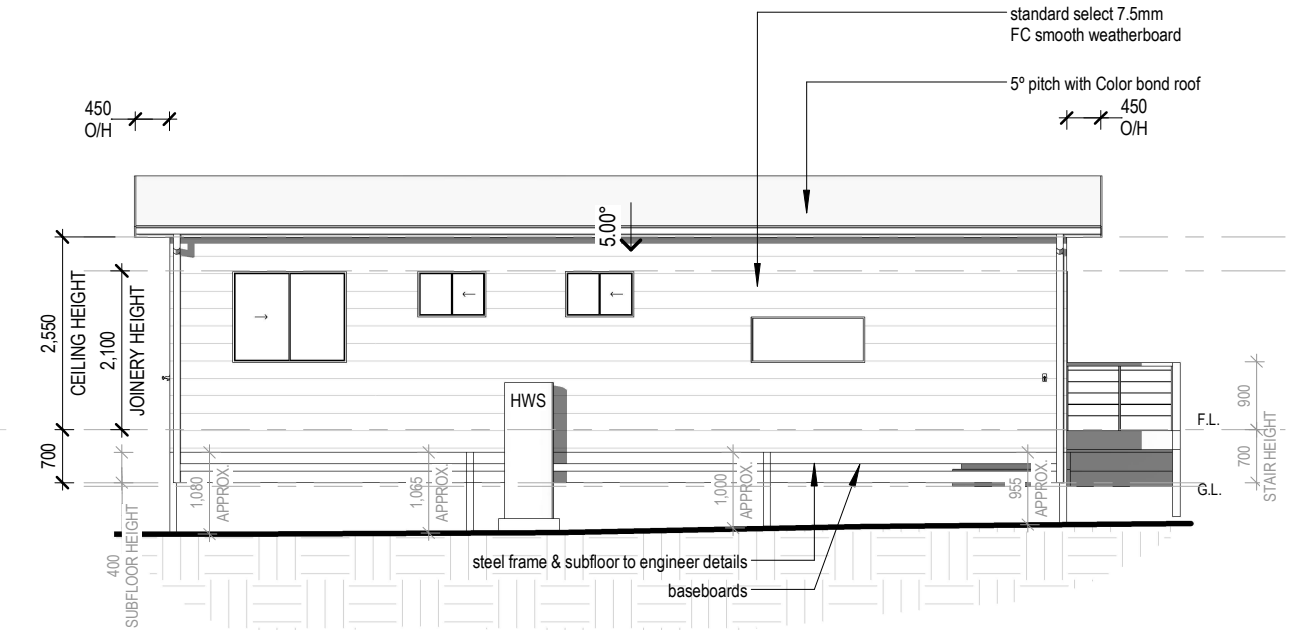
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EST EXTERNAL WALLS				
Family and Type	Length	Area m2	Function	Comments
Basic Wall: Baseboards	6670	4.00	Exterior	150 x 25mm Plinth H4 Treated Pine Sawn Wet 2.4m
Basic Wall: Baseboards	11780	7.07	Exterior	150 x 25mm Plinth H4 Treated Pine Sawn Wet 2.4m
Basic Wall: Cladding - 90 FC Horizontal Cladding	6650	37.05	Exterior	standard select 7.5mm FC smooth weatherboard
Basic Wall: Cladding - 90 FC Horizontal Cladding	11780	68.29	Exterior	standard select 7.5mm FC smooth weatherboard
Grand total		116.42		

TRIMDEK® cladding has a subtle square-fluted profile, available in long lengths, so on most jobs you can have one sheet from ridge to gutter without end-laps.
TRIMDEK® cladding is made of high strength steel and despite its lightness, provides excellent spanning and rainwater carrying capacity.
The strength, spanning ability, lightness and rigidity of TRIMDEK® cladding permits wide support spacings to be used with safety.

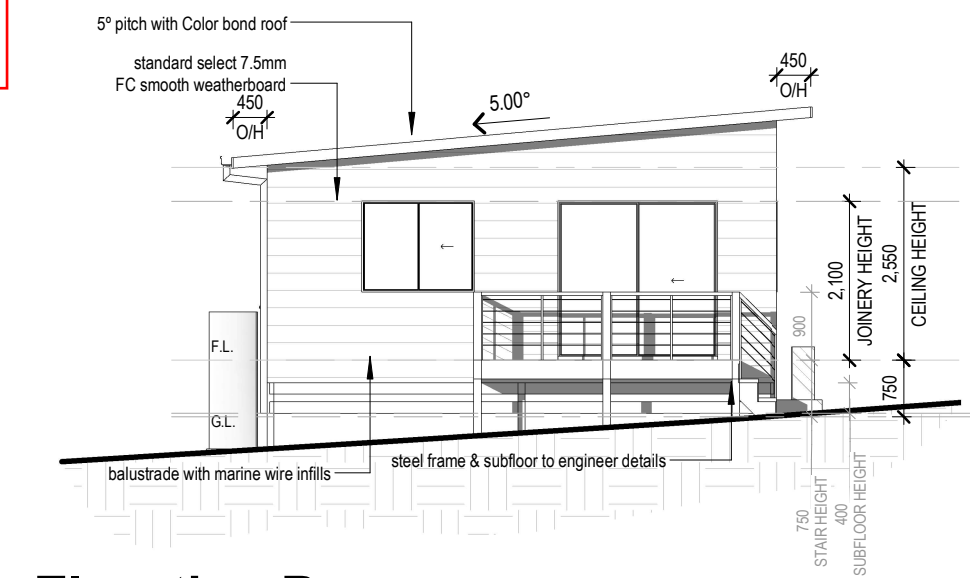


1 Elevation A
1 : 100



3 Elevation C
1 : 100

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2 Elevation B
1 : 100



4 Elevation D
1 : 100