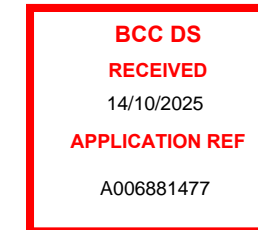


# Proposed 8 Townhouses

## 68 Queens Road

### Everton Park. Qld.

#### For - CXCON HOMES



**Matthew Xiu**  
managing Director  
m: 0452 615 808  
e: matthew.xui@cxconhomes.com  
w: www.cxconhomes.com  
Unit 4. 116 Compton Rd. Underwood

#### Drawings - Site Plans

- 01 SITE PLANS - 1:400 1:250
- 02 SITE ENTRY - 1:100
- 03 EAST & WEST ELEVATIONS - 1:250

#### GENERAL NOTES.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

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- AS 1562 – DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING
- AS 1684 – NATIONAL TIMBER FRAMING CODE
- AS 2047 – INSTALLATION OF WINDOW AND DOOR FRAMES
- AS 2049 – ROOF TILES
- AS 2050 – INSTALLATION OF ROOF TILES
- AS 3600 – CONCRETE STRUCTURES
- AS 3600 – BARRIERS FOR SUBTERRANEAN TERMITES
- AS 3700 – MASONRY IN BUILDINGS
- AS 3740 – WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
- AS 3786 – SMOKE ALARMS
- AS 4055 – WIND LOADINGS FOR HOUSES
- AS 4100 – STEEL STRUCTURES
- AS/NZ 2904 – DAMP PROOF COURSES AND FLASHINGS

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2. BATHROOMS – WITHIN 600mm VERTICAL OFF THE BATH BASE.
3. FULLY GLAZED DOORS.
4. SHOWER SCREENS.
5. WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL.
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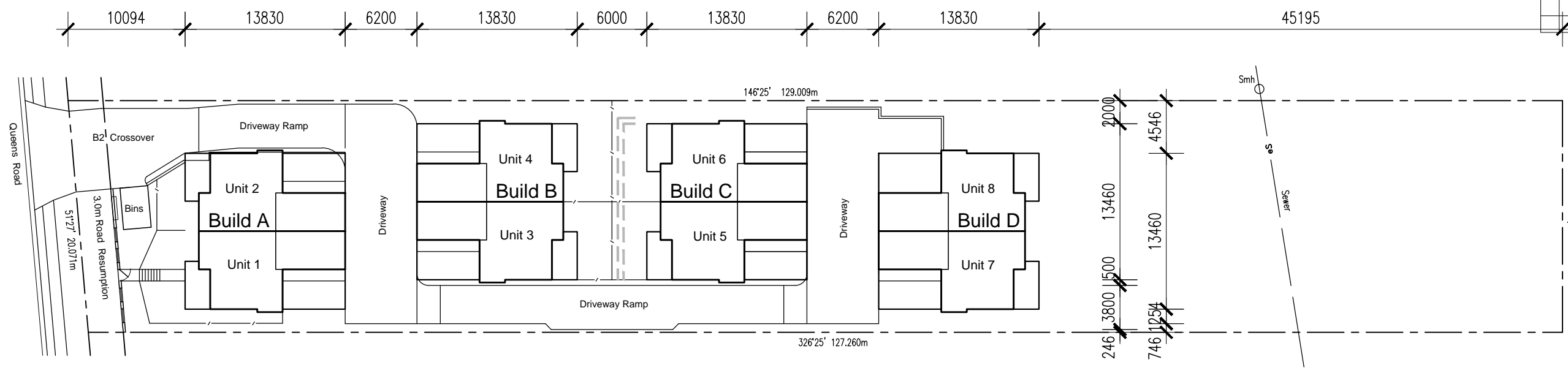
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EXHAUST FANS FROM W.C. OR BATHROOMS TO DISCHARGE TO THE OUTSIDE AIR OR TO A VENTED ROOF SPACE AS PER AS 1688.

## BUILDING APPLICATION

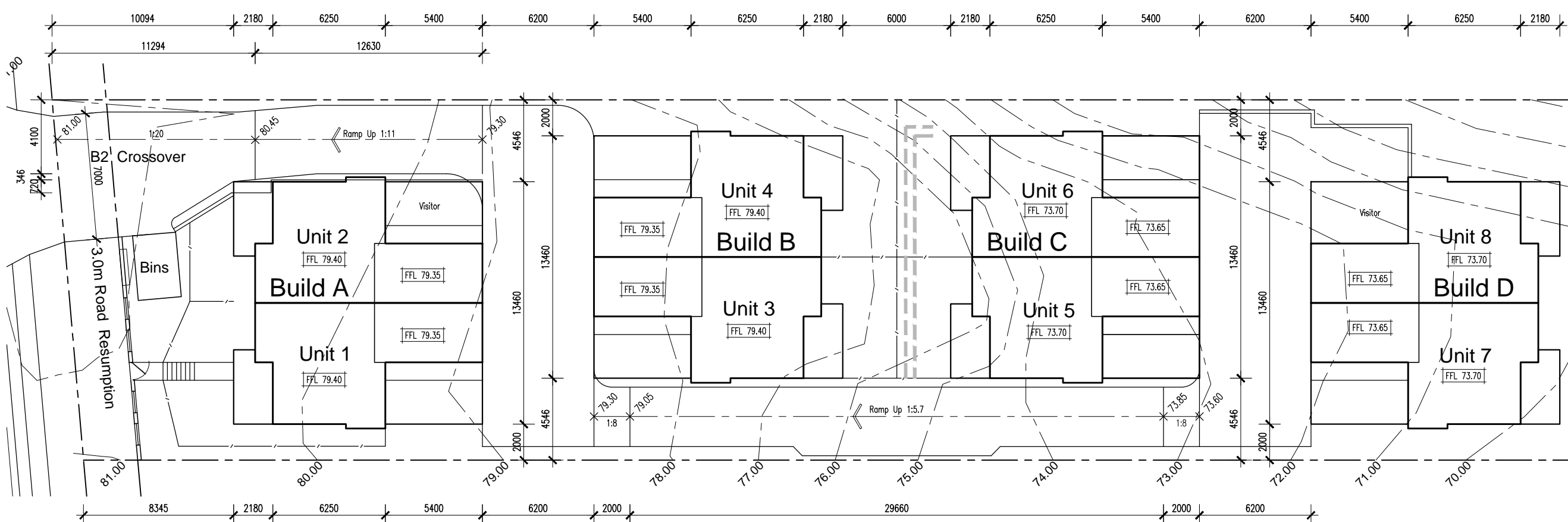
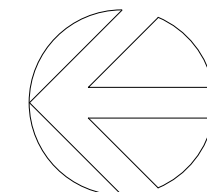
Issue date: 05-08-25

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A	05.08.25	Building Application



Site Plan scale 1:400

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Site Plan scale 1:250

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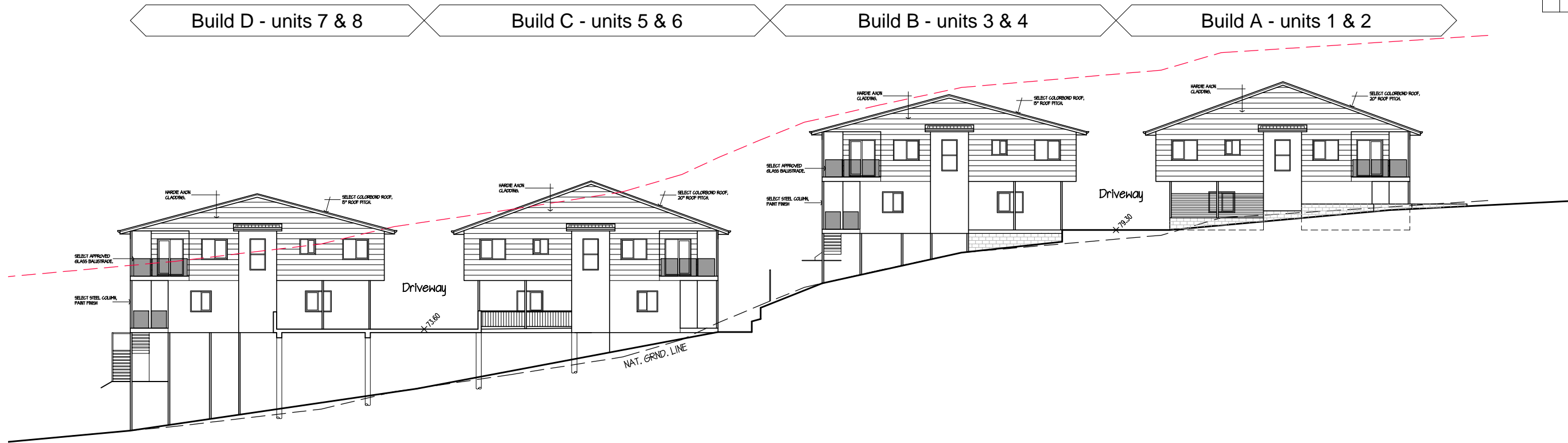
Project	Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.
Client	CXCON HOMES
Title	Site Plans
Project No.	250505
scale @ A3	As Noted
drawn	JMcD
sheet no.	revision
<b>01</b>	<b>A</b>

written dimintions shall take preference over scaled measurement – all contractors to verify dimensions prior to comencing work – this design and drawings are copyright

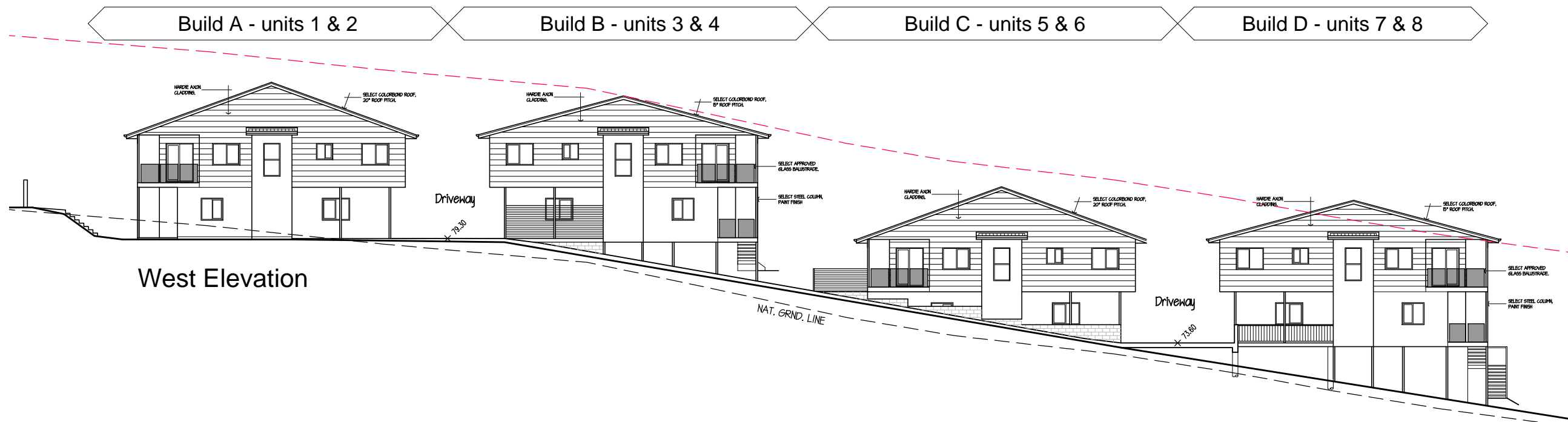


REV	DATE	AMENDMENT
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East Elevation



West Elevation

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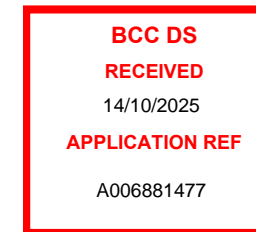
Project	
Proposed 8 Townhouses 68 Queens Road Everton Park, Qld.	
Client	
CXCON HOMES	
Title	
Site Plans East & West Elevations	
Project No.	250505
scale @ A3	1:250
drawn	JMcD
sheet no.	revision
<b>03</b>	<b>A</b>

# Proposed 8 Townhouses

## 68 Queens Road

## Everton Park. Qld.

### For - CXCON HOMES



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#### Drawings - Build A - Units 1 & 2

- 01 LOWER FLOOR PLANS - 1:100
- 02 UPPER FLOOR PLAN - 1:100
- 03 SLAB SETOUT PLAN - 1:100
- 04 ROOF PLAN - 1:100
- 05 SECTIONS A & B - 1:100
- 06 SECTIONS C & FIREWALL DETAIL - 1:100
- 07 ELEVATIONS NORTH & EAST - 1:100
- 08 ELEVATIONS SOUTH & WEST - 1:100

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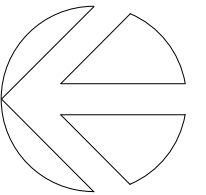
## BUILDING APPLICATION

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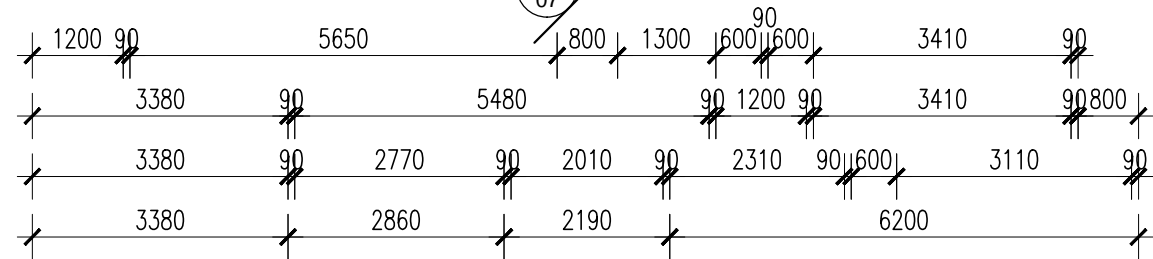
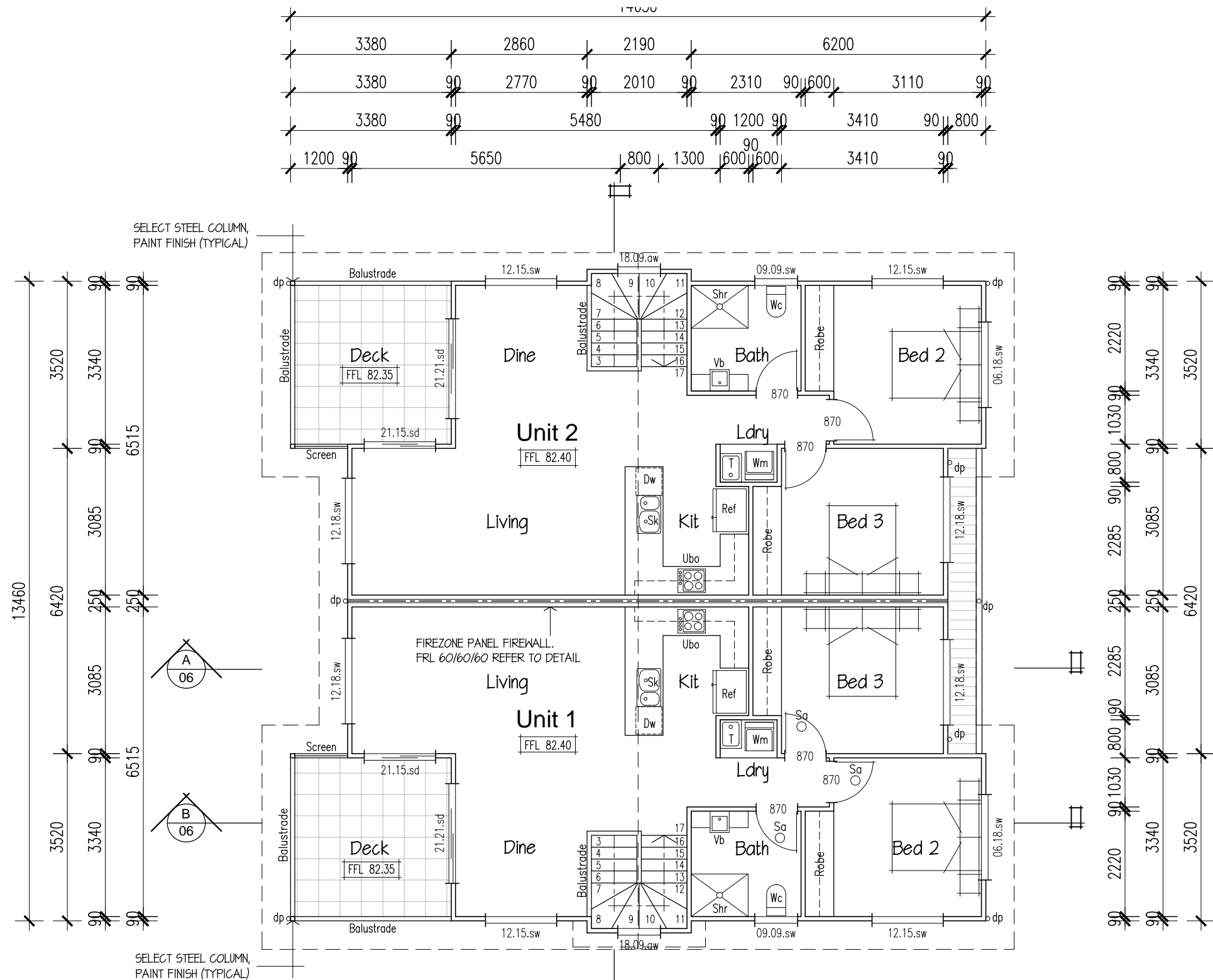


Project  
 Proposed 8 Townhouses  
 68 Queens Road  
 Everton Park, Qld.

Client  
 CXCON HOMES

Title  
 Build A - Units 1 & 2  
 Upper Floor Plan

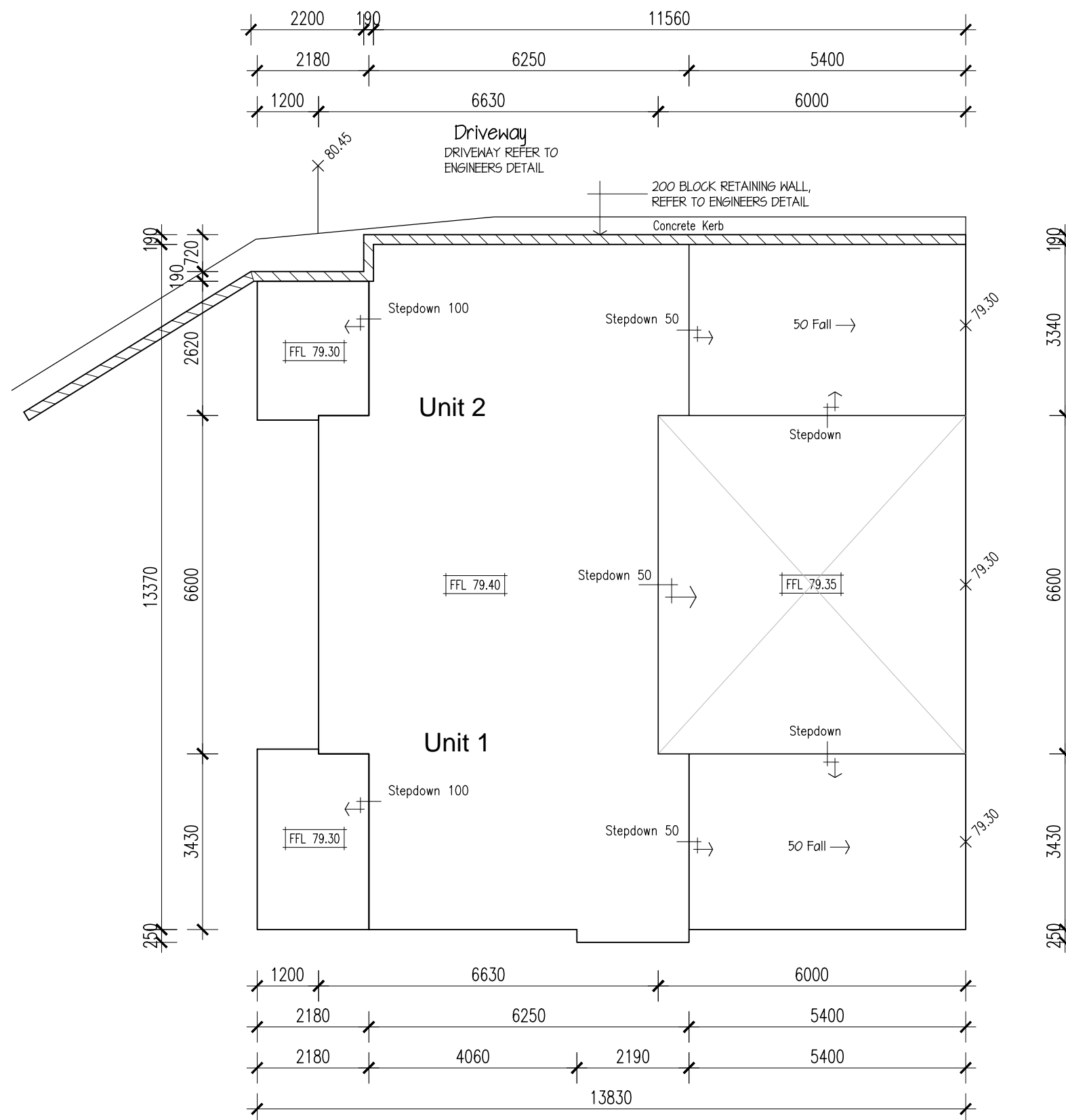
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>02</b>	<b>A</b>



**UPPER FLOOR PLAN - UNITS 1 & 2**

LIVING = 80.9 sq.m  
 DECK = 11.7 sq.m  
 TOTAL = 92.6 sq.m

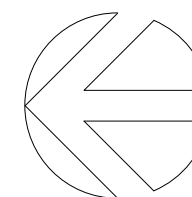
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**SLAB SETOUT PLAN**  
CONCRETE SLAB FLOOR, REFER TO ENGINEERS DRAWINGS.

NOTE - FOR ALL STRUCTURAL, BRACING & TIE DOWN DETAILS, REFER TO ENGINEERS DRAWINGS.

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Everton Park, Qld.

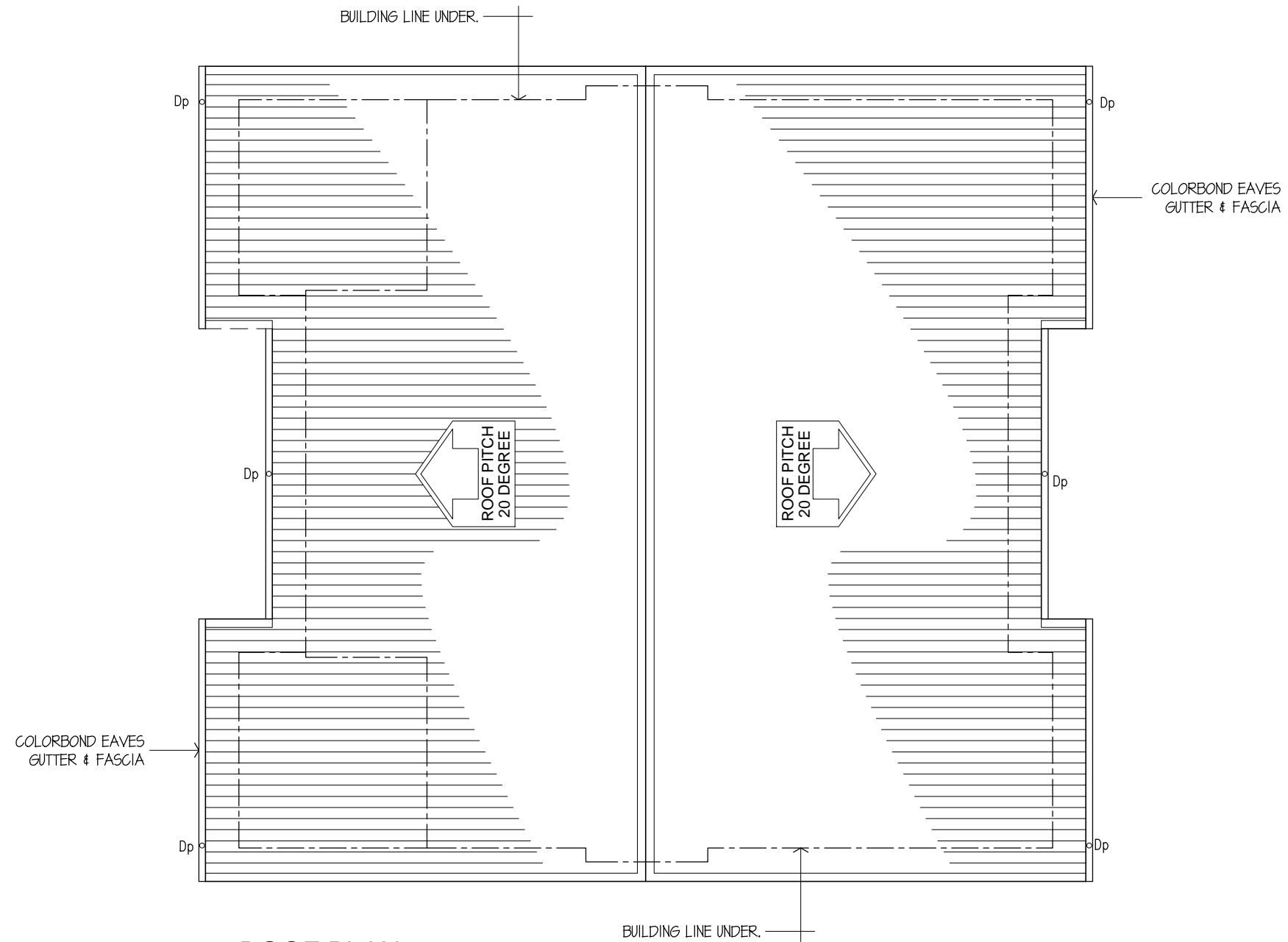
Client  
CXCON HOMES

Title  
Build A - Units 1 & 2  
Slab Setout Plan

Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>03</b>	<b>A</b>

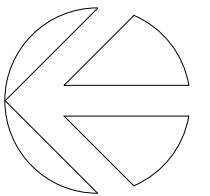
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### ROOF PLAN

NOTE - COLORBOND CUSTOM ORB ROOF SHEETING.  
600 EAVES PROJECTION



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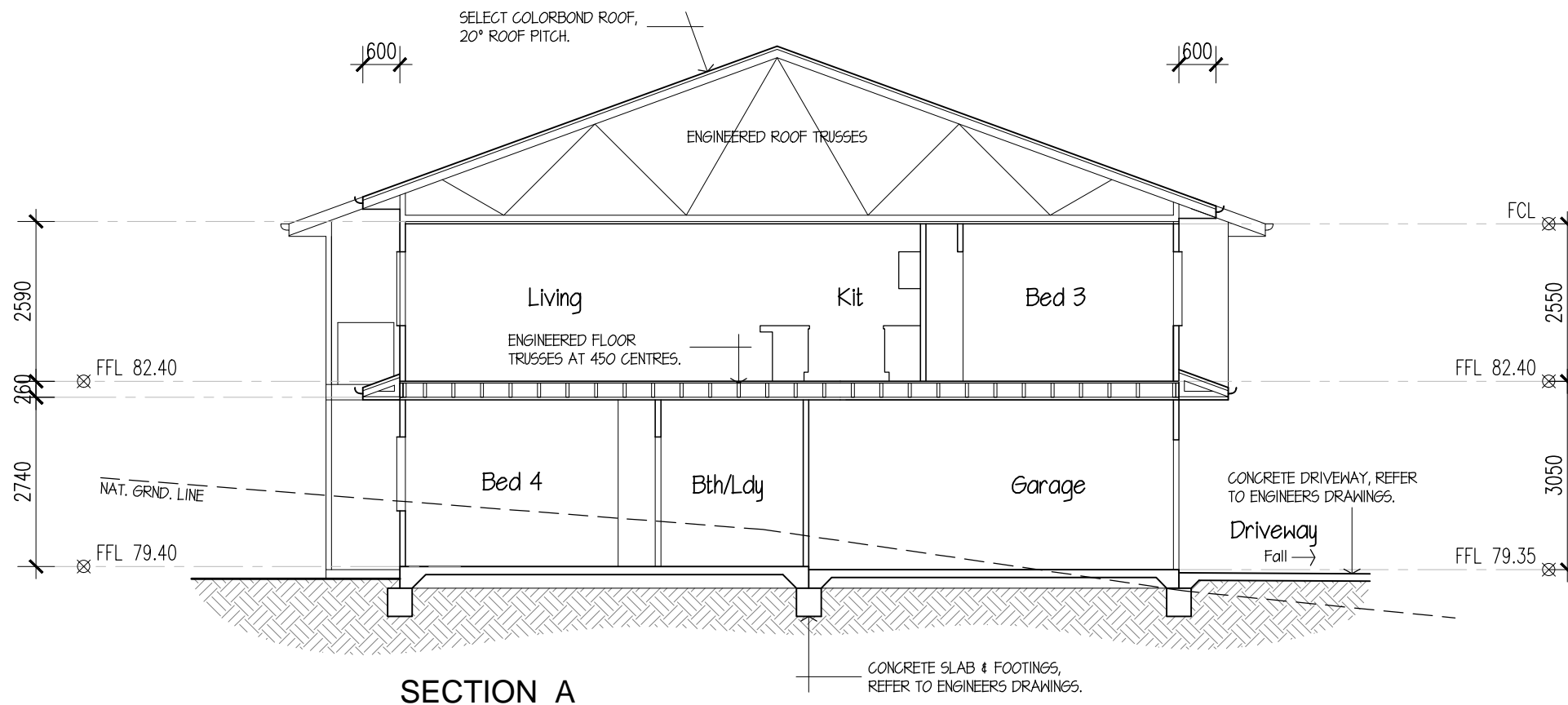
Project  
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Client  
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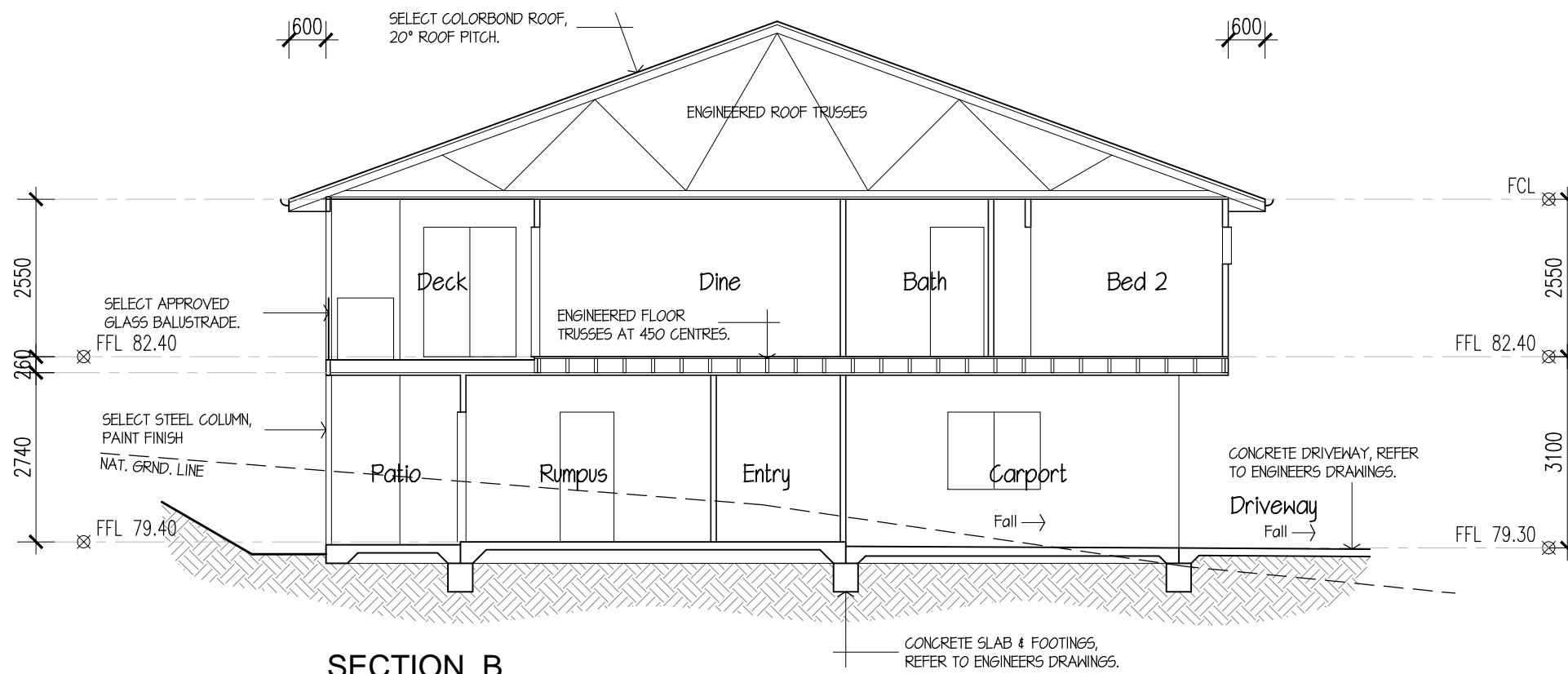
Title  
 Build A - Units 1 & 2  
 Roof Plan

Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>04</b>	<b>A</b>

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A	05.08.25	Building Application



SECTION A



SECTION B

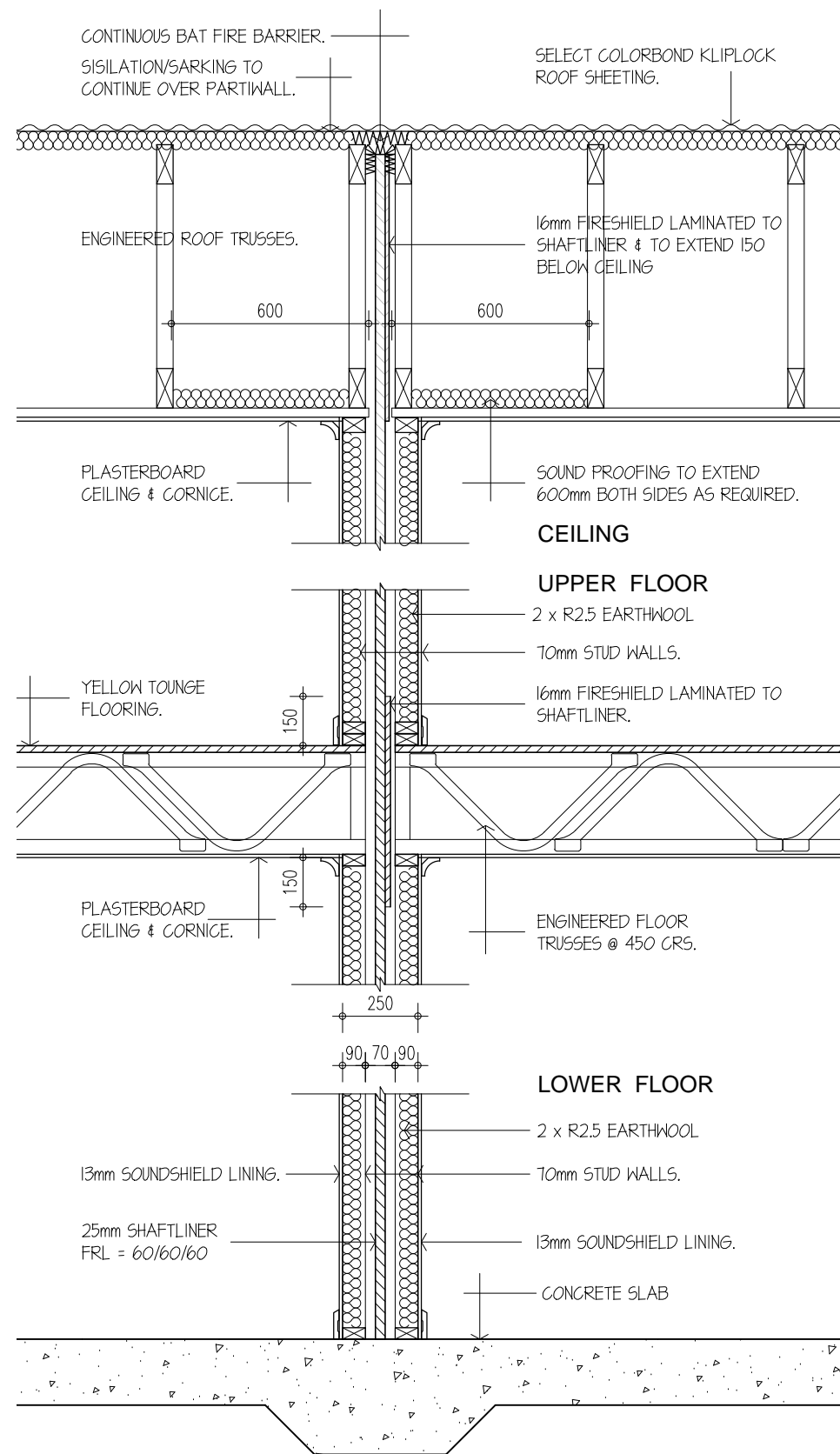
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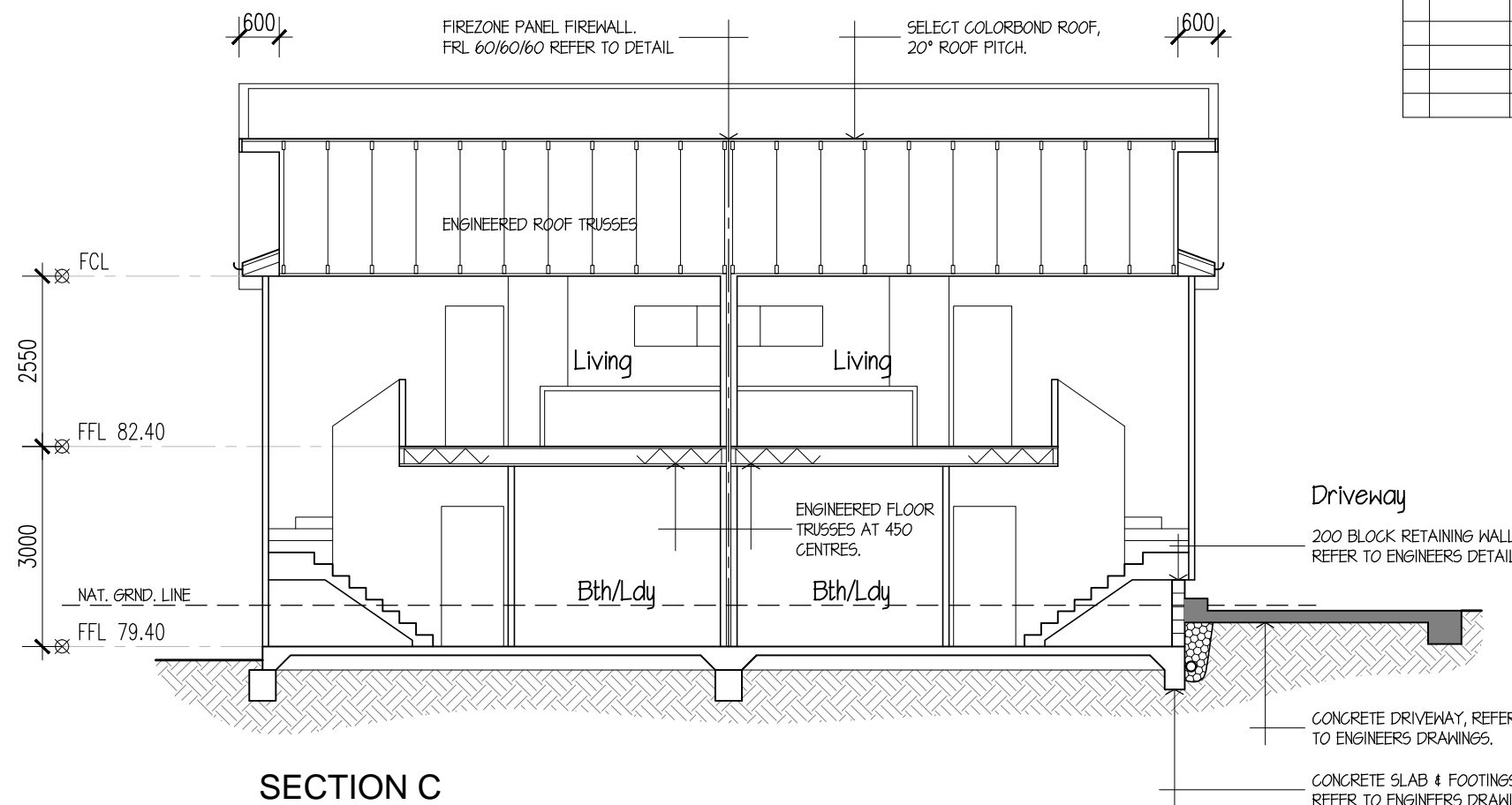


Project	Proposed 8 Townhouses 68 Queens Road Everton Park, Qld.
Client	CXCON HOMES
Title	Build A - Units 1 & 2 Sections A & B
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>05</b>	<b>A</b>

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**FIREZONE PARTY WALL SYSTEM.**  
**FRL 60/60/60 Rw = 50**  
**FIREWALL DETAIL**  
**SCALE 1:20**



**SECTION C**

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**NOTE: FIRE WALL TO BE BUILT STRICTLY TO MANUFACTURER'S SPECIFICATION & DETAILS, WHICH MAY OVERRIDE THIS DRAWING**

Project  
**Proposed 8 Townhouses**  
**68 Queens Road**  
**Everton Park. Qld.**

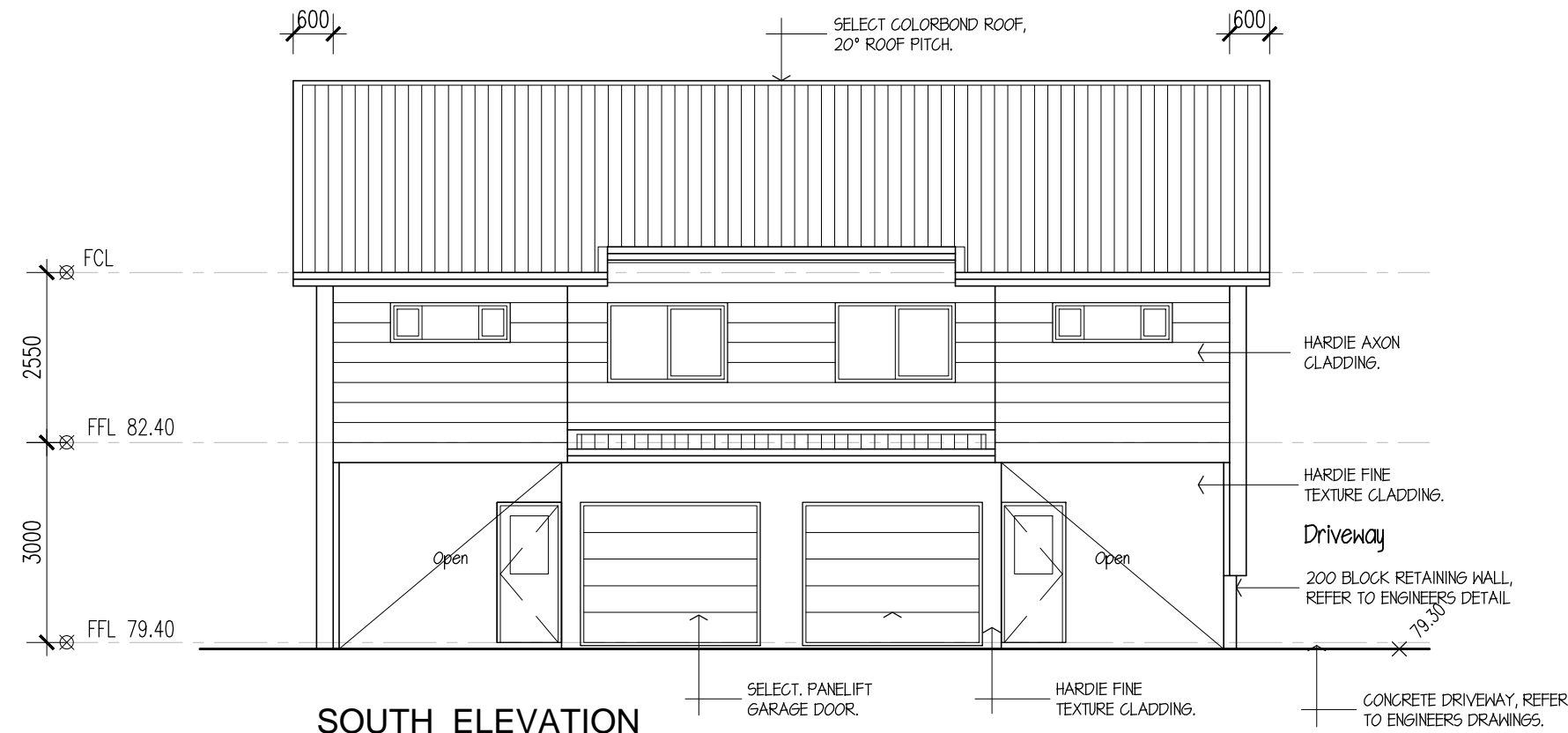
Client  
**CXCON HOMES**

Title  
**Build A - Units 1 & 2**  
**Sections C & Firewall**

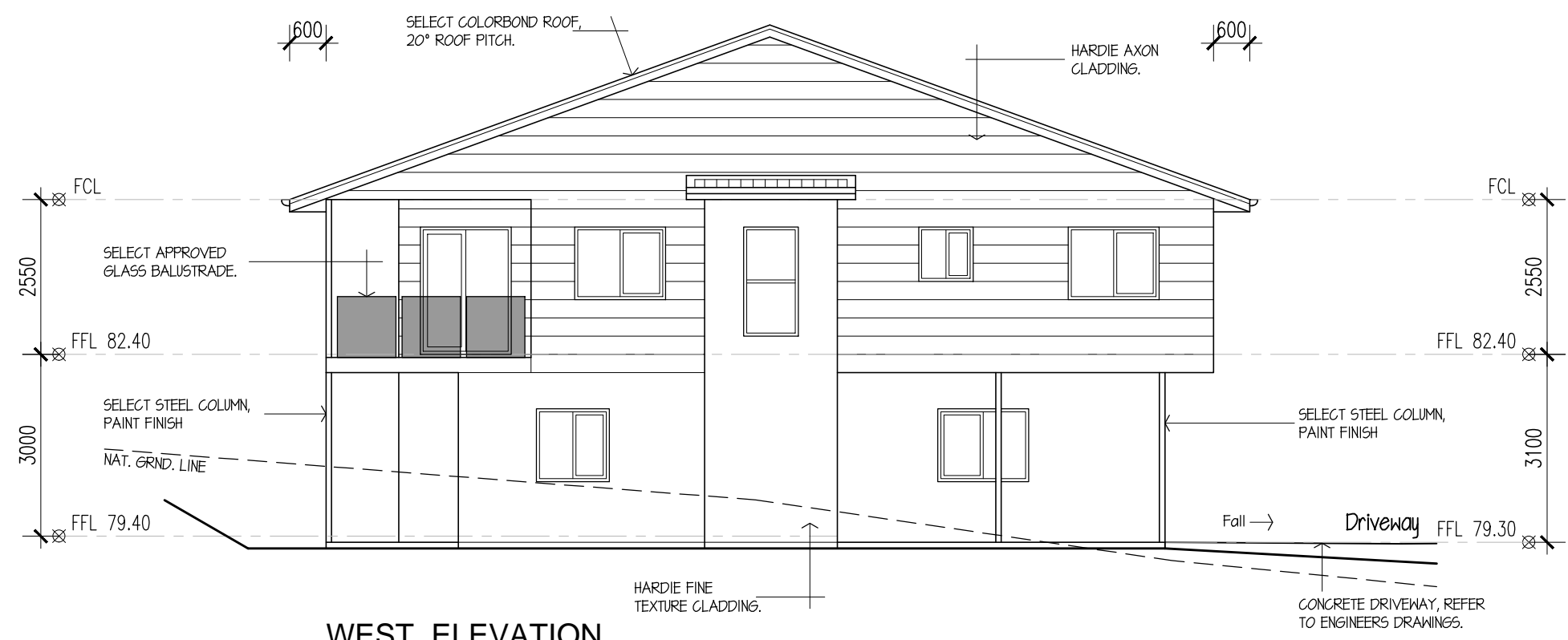
Project No.	250505
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drawn	JMcD
sheet no.	revision
<b>06</b>	<b>A</b>

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**SOUTH ELEVATION**



**WEST ELEVATION**

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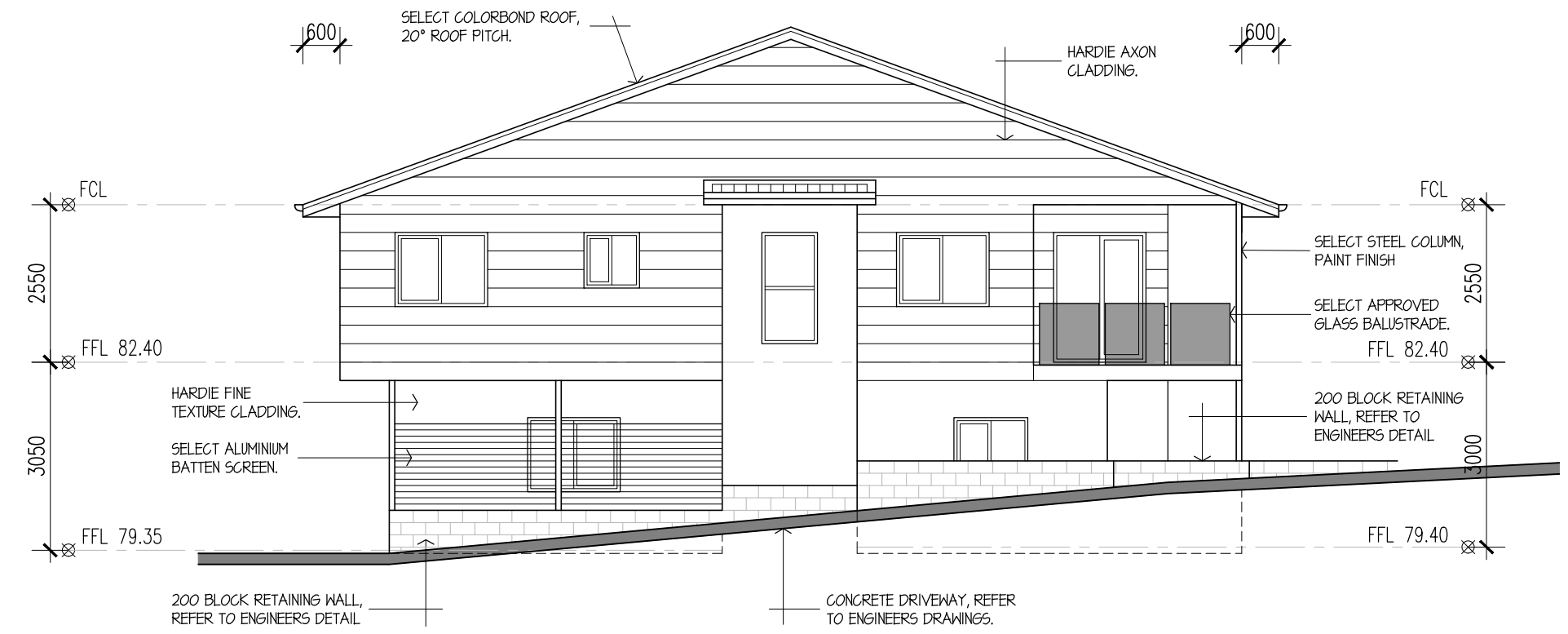


Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build A - Units 1 & 2 Elevations South & West	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>07</b>	<b>A</b>

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NORTH ELEVATION



EAST ELEVATION

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Project	
Proposed 8 Townhouses 68 Queens Road Everton Park, Qld.	
Client	
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Title	
Build A - Units 1 & 2 Elevations North & East	
Project No.	250505
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drawn	JMcD
sheet no.	revision
<b>08</b>	<b>A</b>

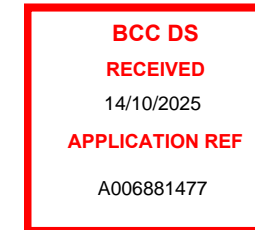
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# Proposed 8 Townhouses

## 68 Queens Road

### Everton Park. Qld.

#### For - CXCON HOMES



**Matthew Xiu**  
managing Director  
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w: www.cxconhomes.com  
Unit 4. 116 Compton Rd. Underwood

#### Drawings - Build B - Units 3 & 4

- 01 LOWER FLOOR PLANS - 1:100
- 02 UPPER FLOOR PLAN - 1:100
- 03 SLAB SETOUT PLAN - 1:100
- 04 ROOF PLAN - 1:100
- 05 SECTIONS A & B - 1:100
- 06 SECTIONS C & FIREWALL DETAIL - 1:100
- 07 ELEVATIONS NORTH & EAST - 1:100
- 08 ELEVATIONS SOUTH & WEST - 1:100

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AS 1562 – DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING  
AS 1684 – NATIONAL TIMBER FRAMING CODE  
AS 2047 – INSTALLATION OF WINDOW AND DOOR FRAMES  
AS 2049 – ROOF TILES  
AS 2050 – INSTALLATION OF ROOF TILES  
AS 3600 – CONCRETE STRUCTURES  
AS 3600 – BARRIERS FOR SUBTERRANEAN TERMITES  
AS 3700 – MASONRY IN BUILDINGS  
AS 3740 – WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS  
AS 3786 – SMOKE ALARMS  
AS 4055 – WIND LOADINGS FOR HOUSES  
AS 4100 – STEEL STRUCTURES  
AS/NZ 2904 – DAMP PROOF COURSES AND FLASHINGS

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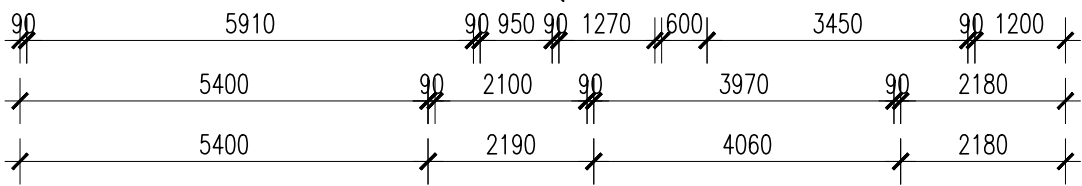
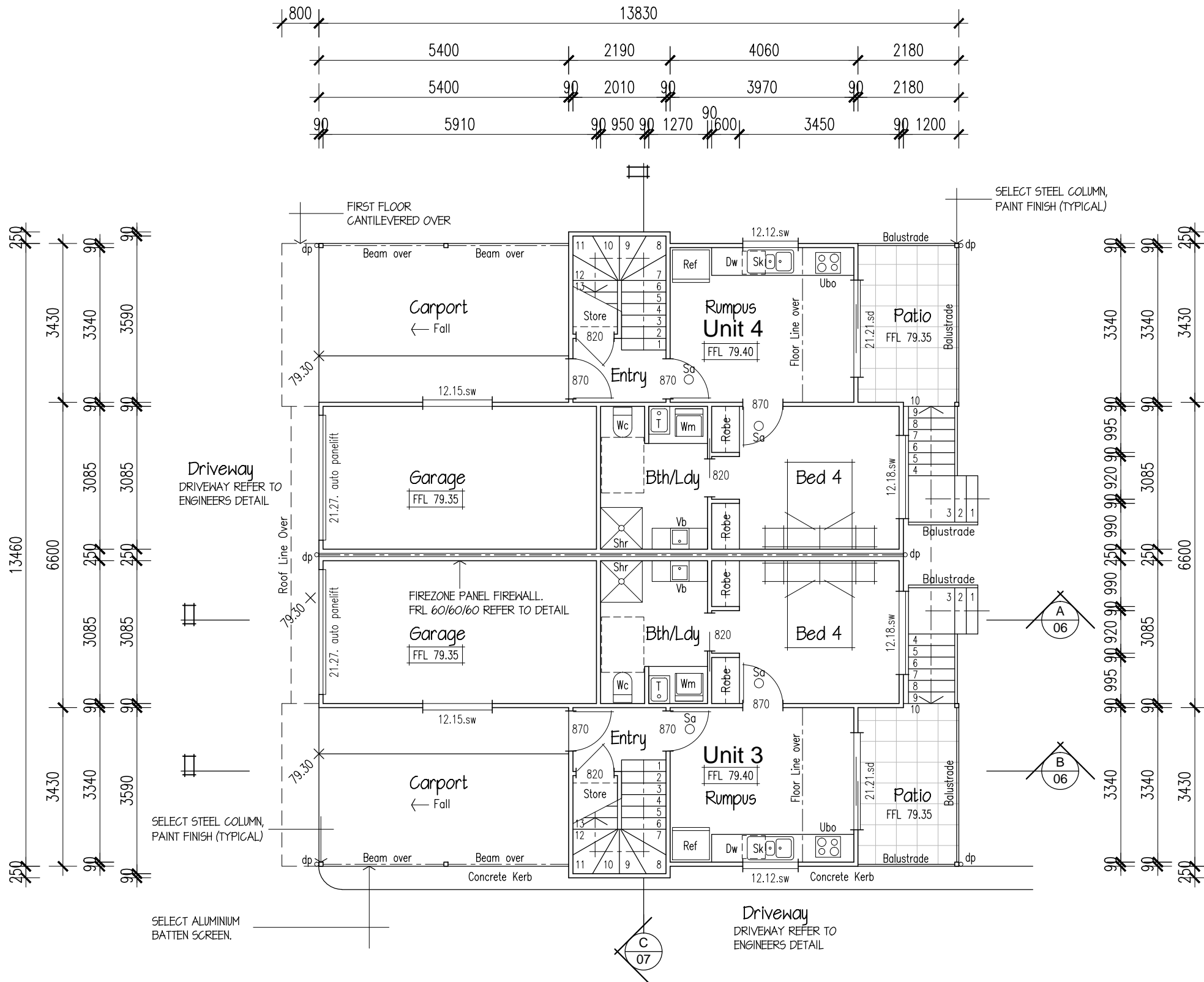
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## BUILDING APPLICATION

Issue date: 05-08-25

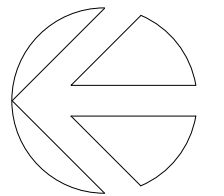
REV	DATE	AMENDMENT
A	05.08.25	Building Application

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 14/10/2025  
**APPLICATION REF**  
 A006881477



**LOWER FLOOR PLAN - UNITS 3 & 4**

- LIVING = 63.7 sq.m
- CARPORT = 18.5 sq.m
- PATIO = 7.6 sq.m
- TOTAL = 89.8 sq.m



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Project  
**Proposed 8 Townhouses**  
**68 Queens Road**  
**Everton Park, Qld.**

Client  
**CXCON HOMES**

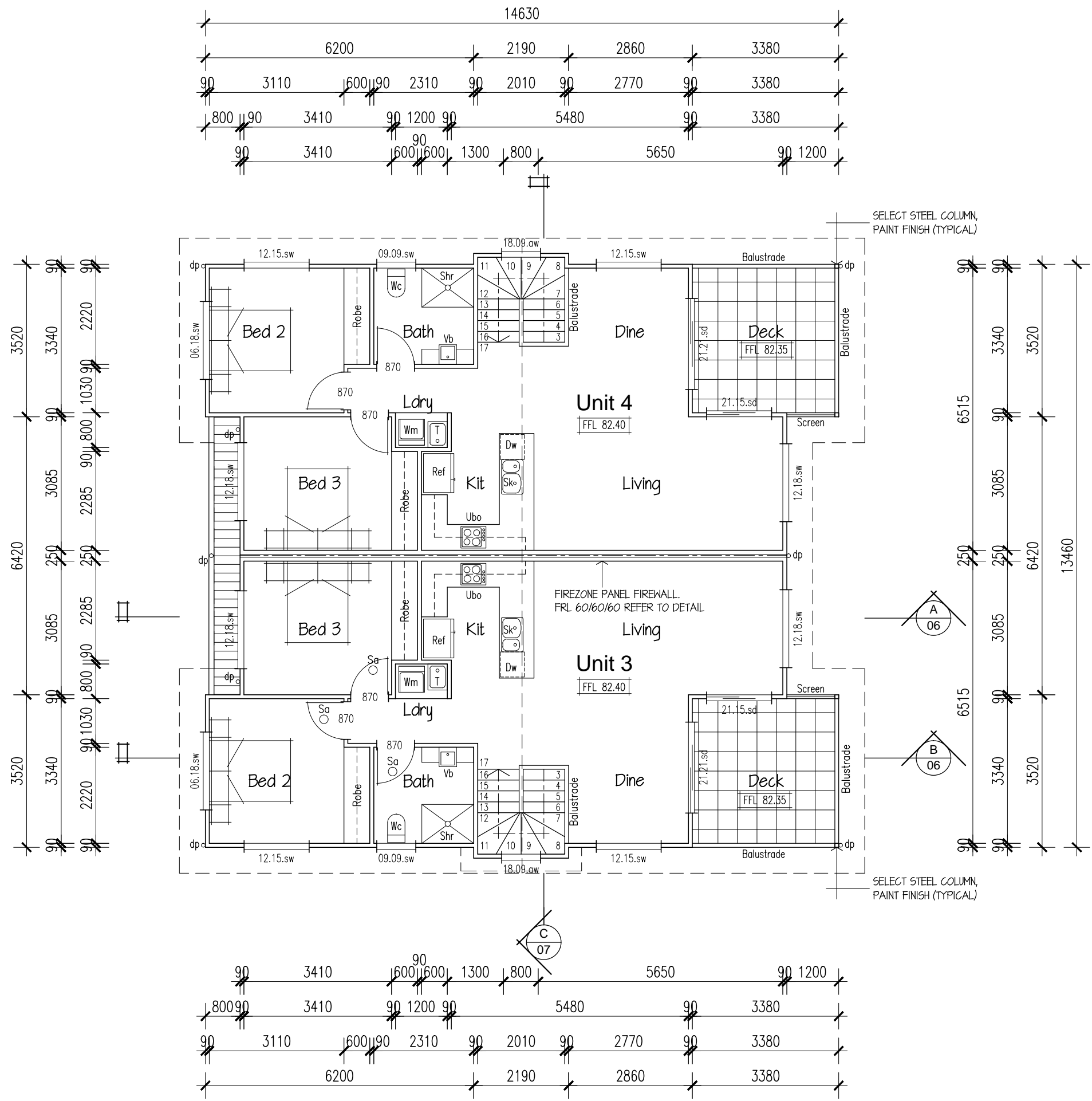
Title  
**Build B - Units 3 & 4**  
**Lower Floor Plan**

Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>01</b>	<b>A</b>

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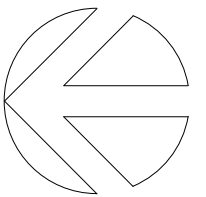
REV	DATE	AMENDMENT
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**UPPER FLOOR PLAN - UNITS 3 & 4**

LIVING = 80.9 sq.m  
 DECK = 11.7 sq.m  
 TOTAL = 92.6 sq.m



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Project  
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 68 Queens Road  
 Everton Park, Qld.

Client  
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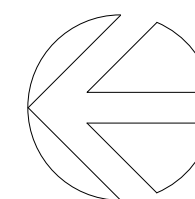
Title  
 Build B - Units 3 & 4  
 Upper Floor Plan

Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
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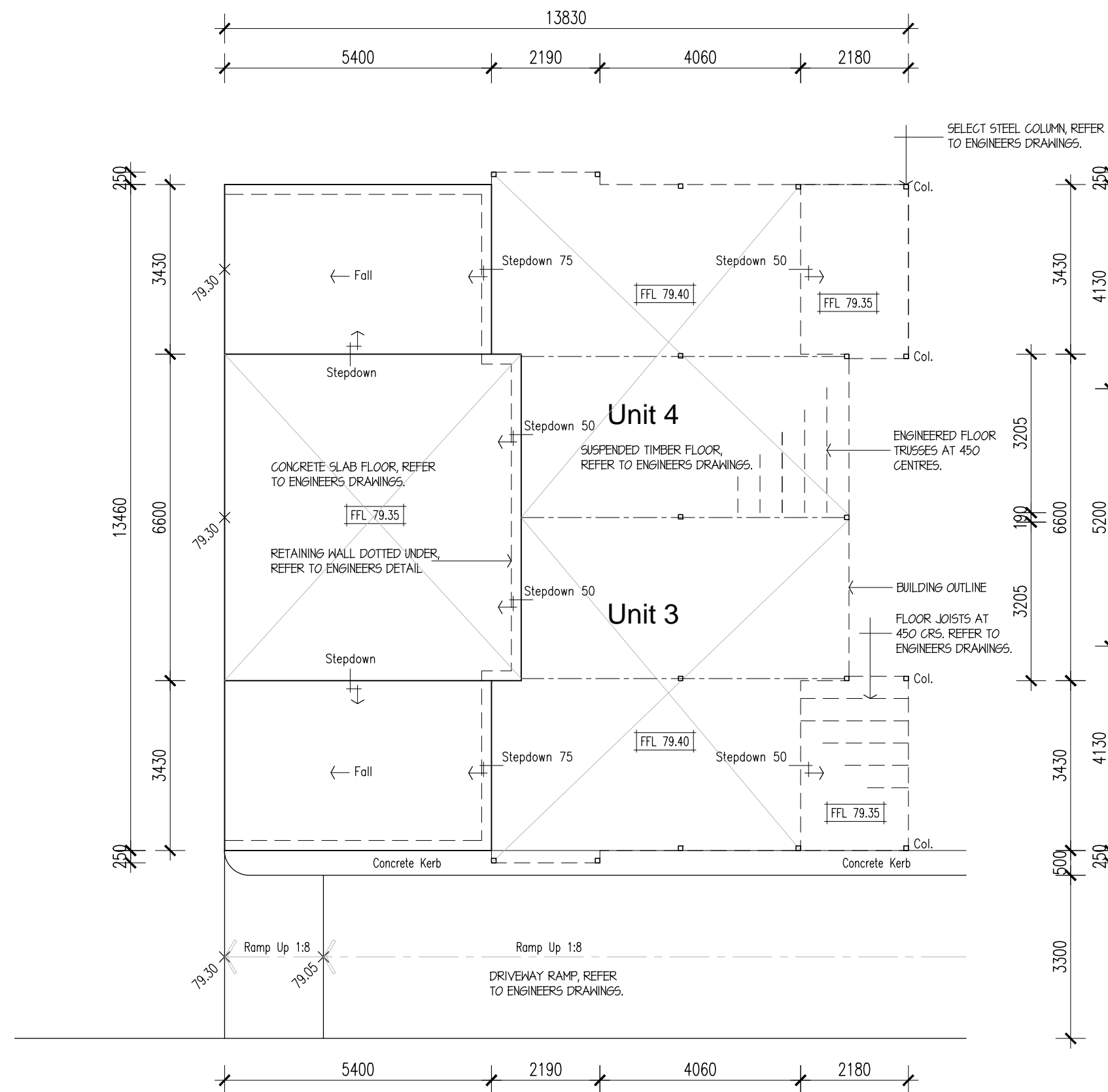
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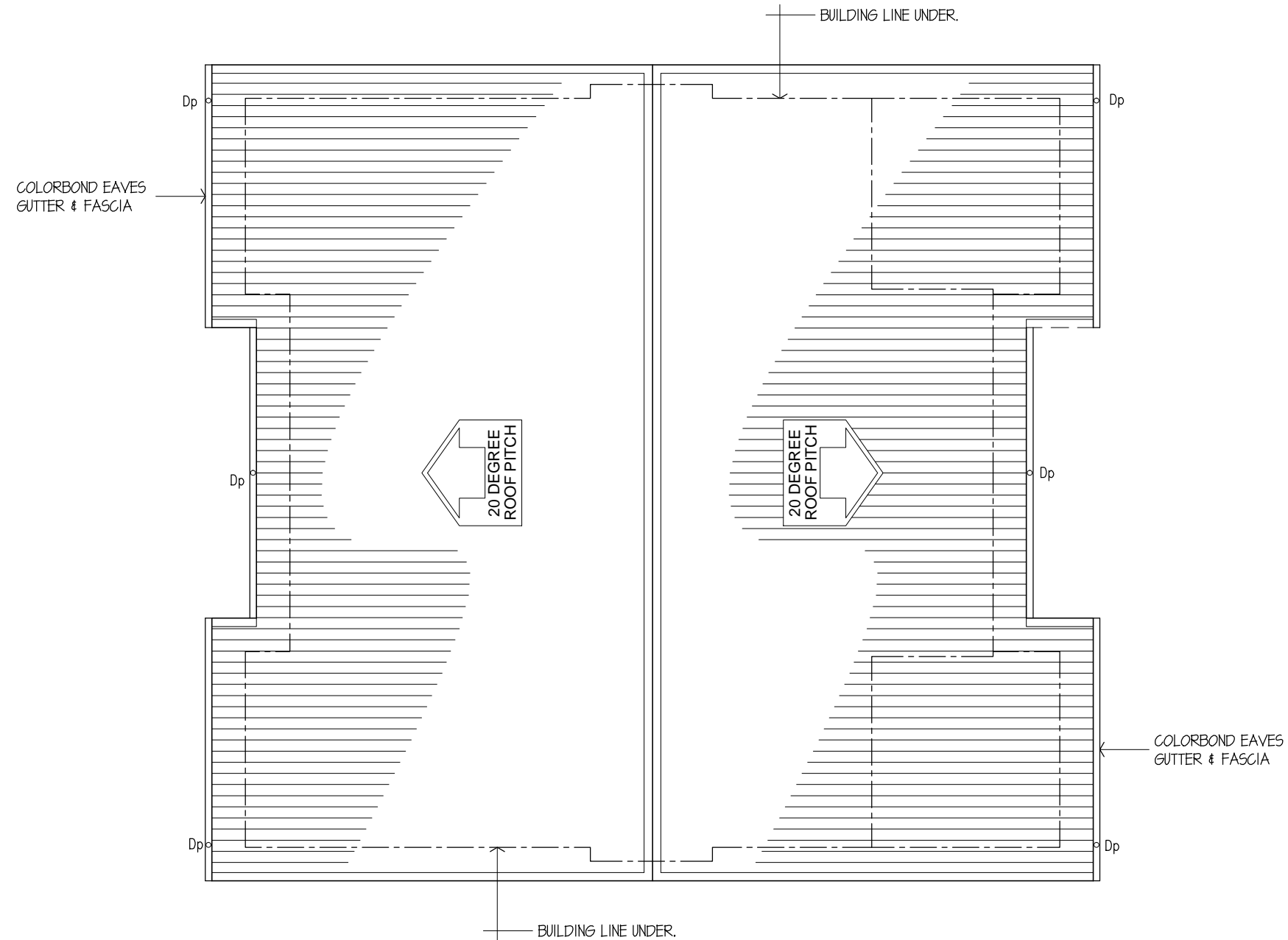
**SLAB SETOUT PLAN**

NOTE - FOR ALL STRUCTURAL, BRACING & TIE DOWN DETAILS, REFER TO ENGINEERS DRAWINGS

Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build B - Units 3 & 4 Slab Setout Plan	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>03</b>	<b>A</b>

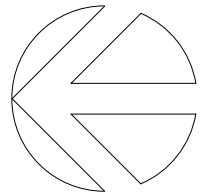
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**ROOF PLAN**

NOTE - COLORBOND CUSTOM ORB ROOF SHEETING.  
600 EAVES PROJECTION



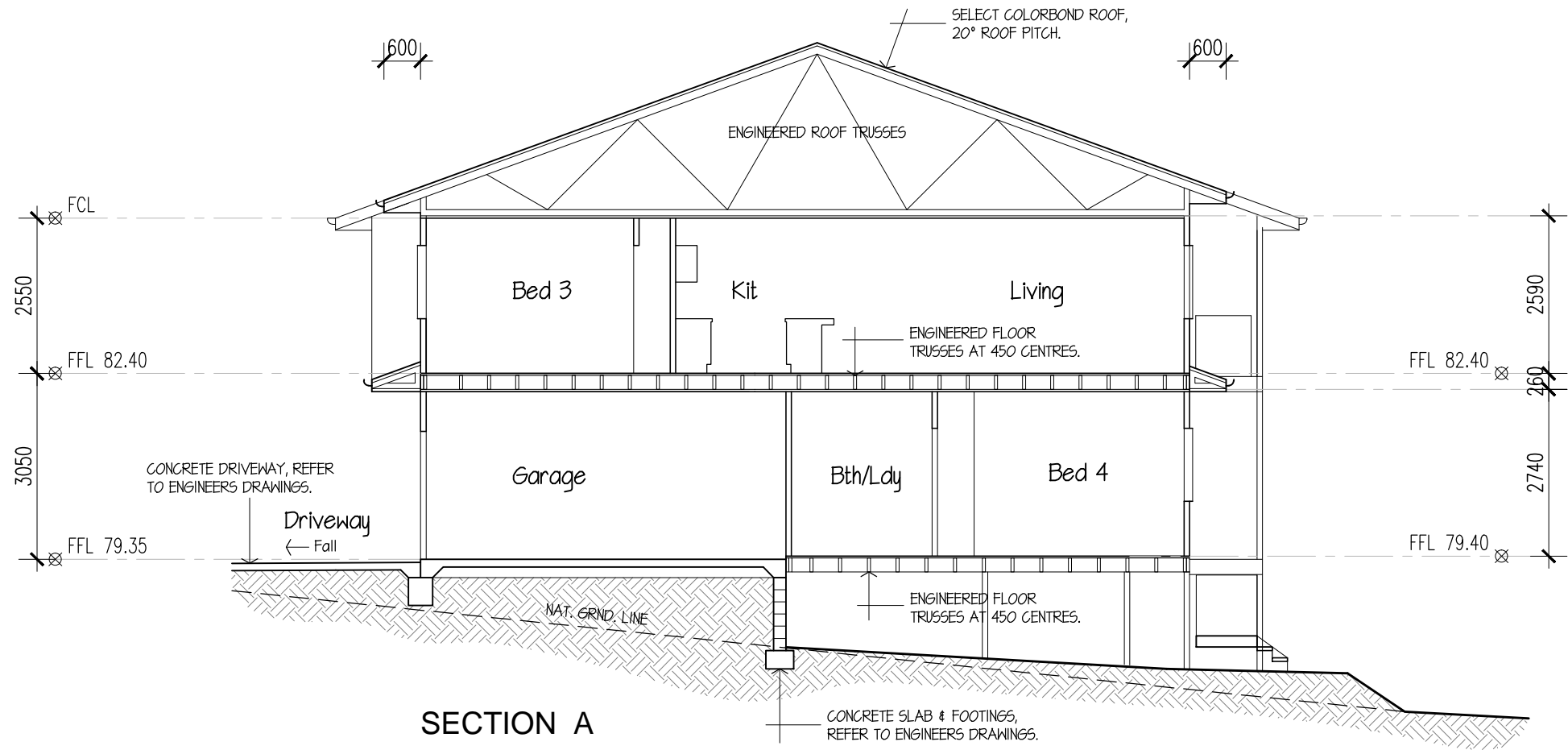
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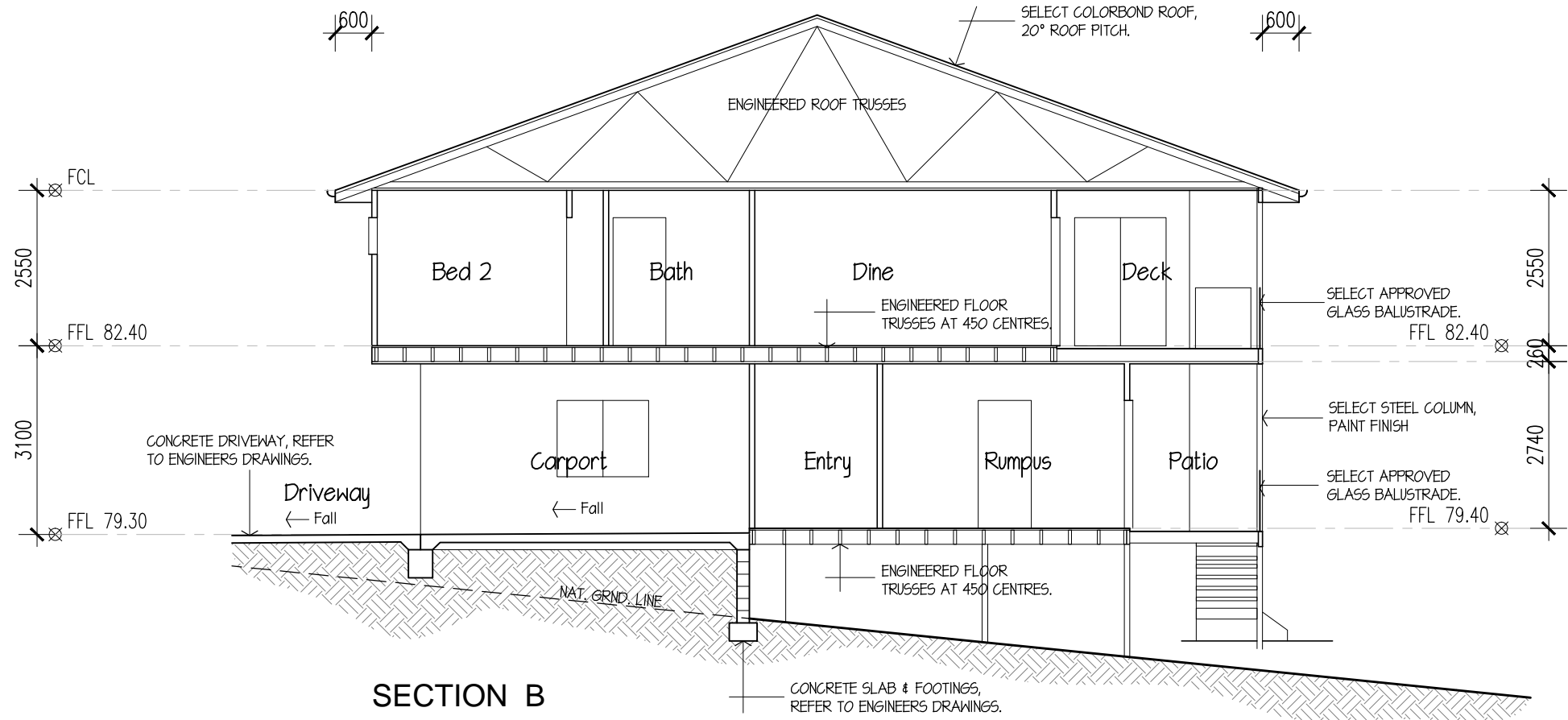
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Proposed 8 Townhouses 68 Queens Road Everton Park, Qld.	
Client	
CXCON HOMES	
Title	
Build B - Units 3 & 4 Roof Plan	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>04</b>	<b>A</b>

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**SECTION A**



**SECTION B**

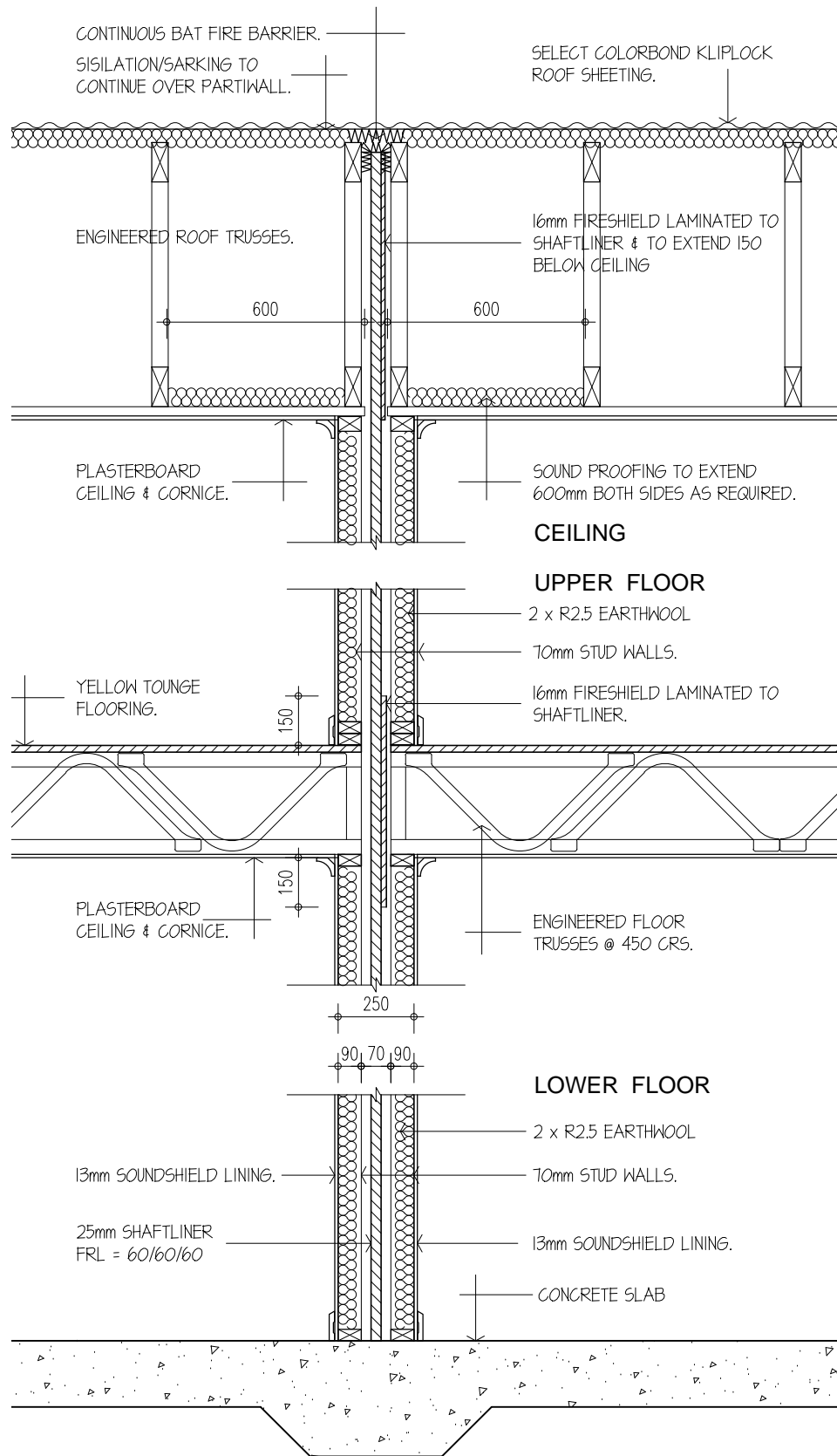
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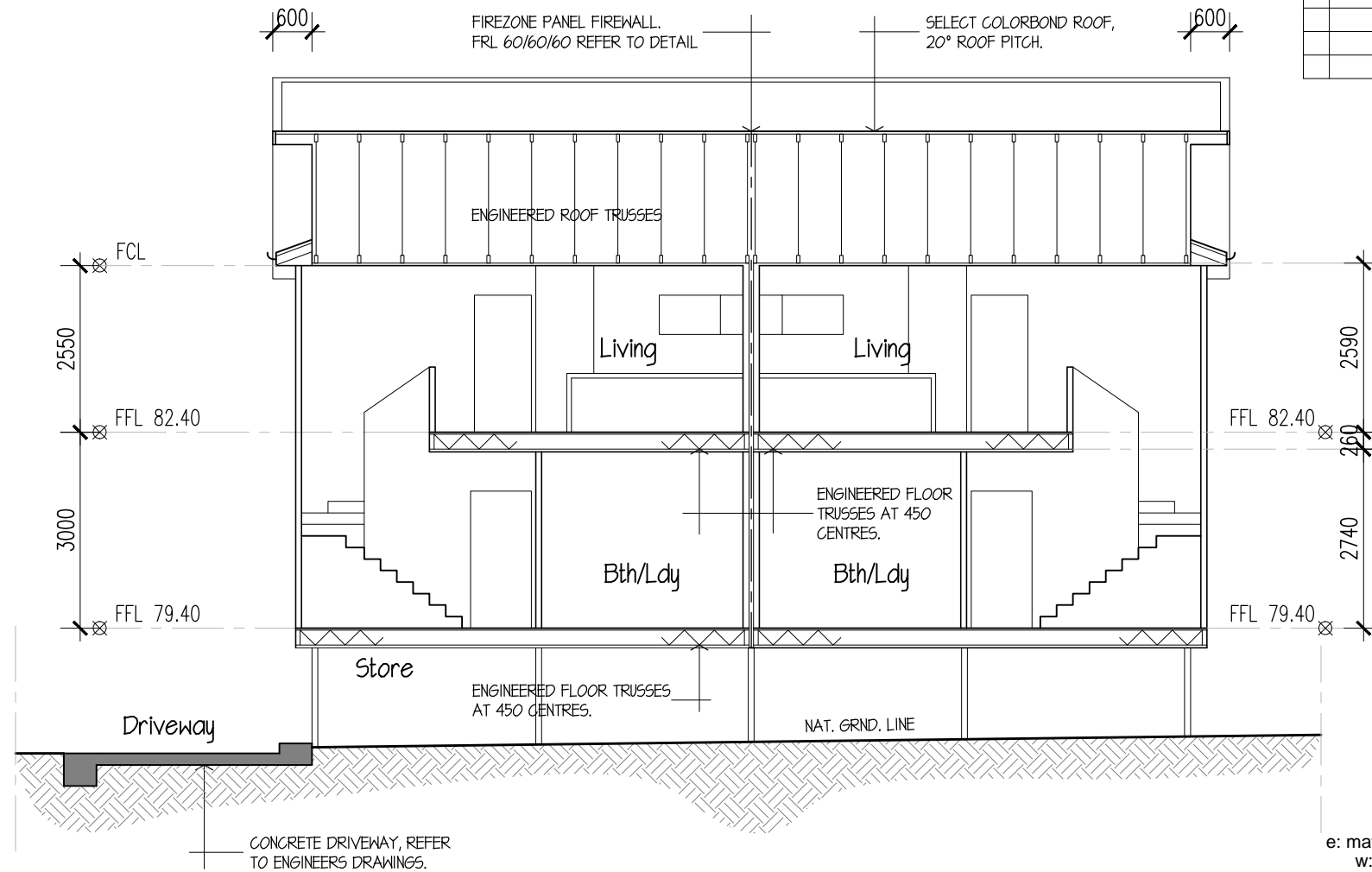
Project	
Proposed 8 Townhouses 68 Queens Road Everton Park, Qld.	
Client	
CXCON HOMES	
Title	
Build B - Units 3 & 4 Sections A & B	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>05</b>	<b>A</b>

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**FIREZONE PARTY WALL SYSTEM.**  
FRL 60/60/60 Rw = 50  
**FIREWALL DETAIL**  
SCALE 1:20



**SECTION C**

**NOTE: FIRE WALL TO BE BUILT STRICTLY TO MANUFACTURER'S SPECIFICATION & DETAILS, WHICH MAY OVERRIDE THIS DRAWING**

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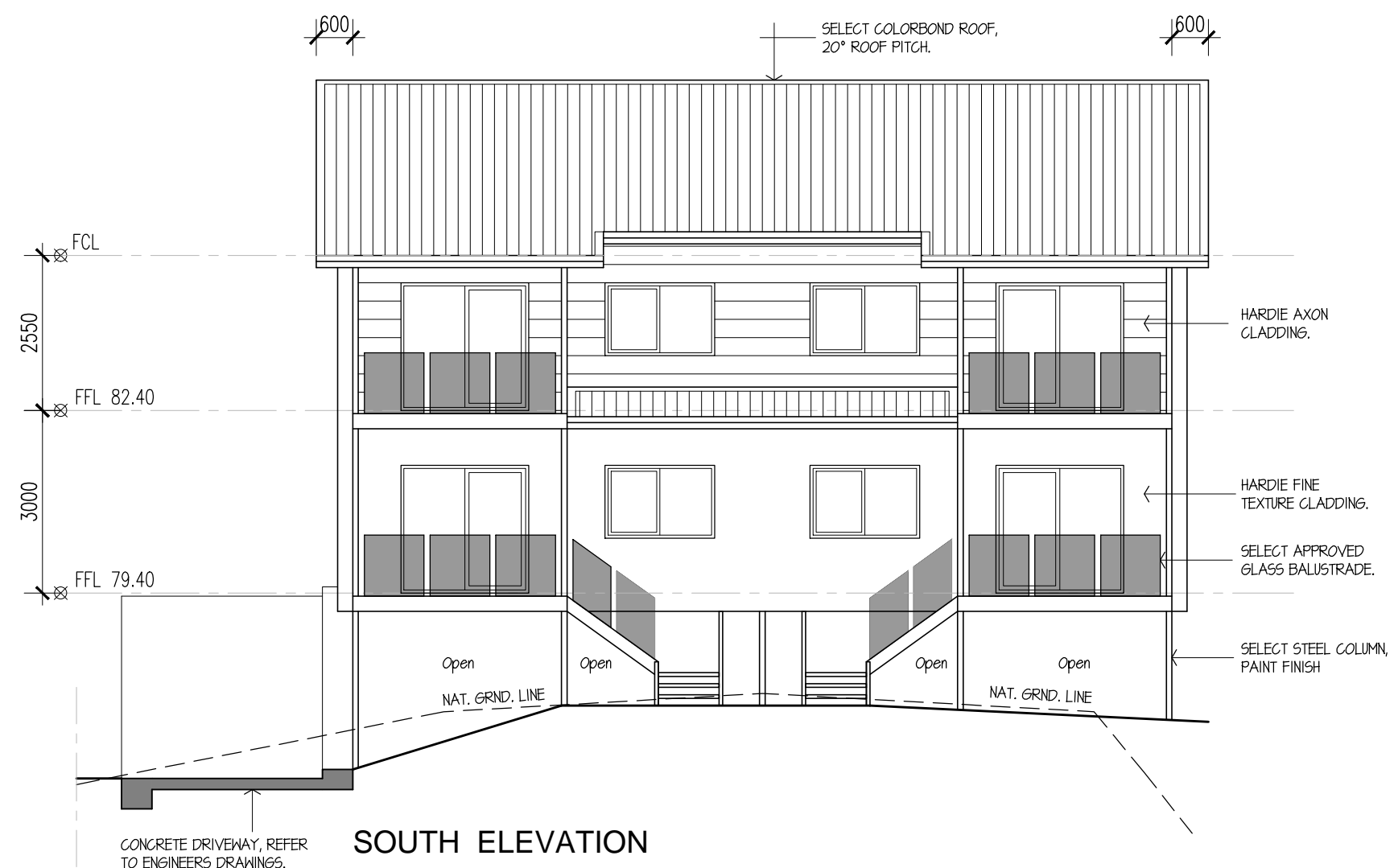
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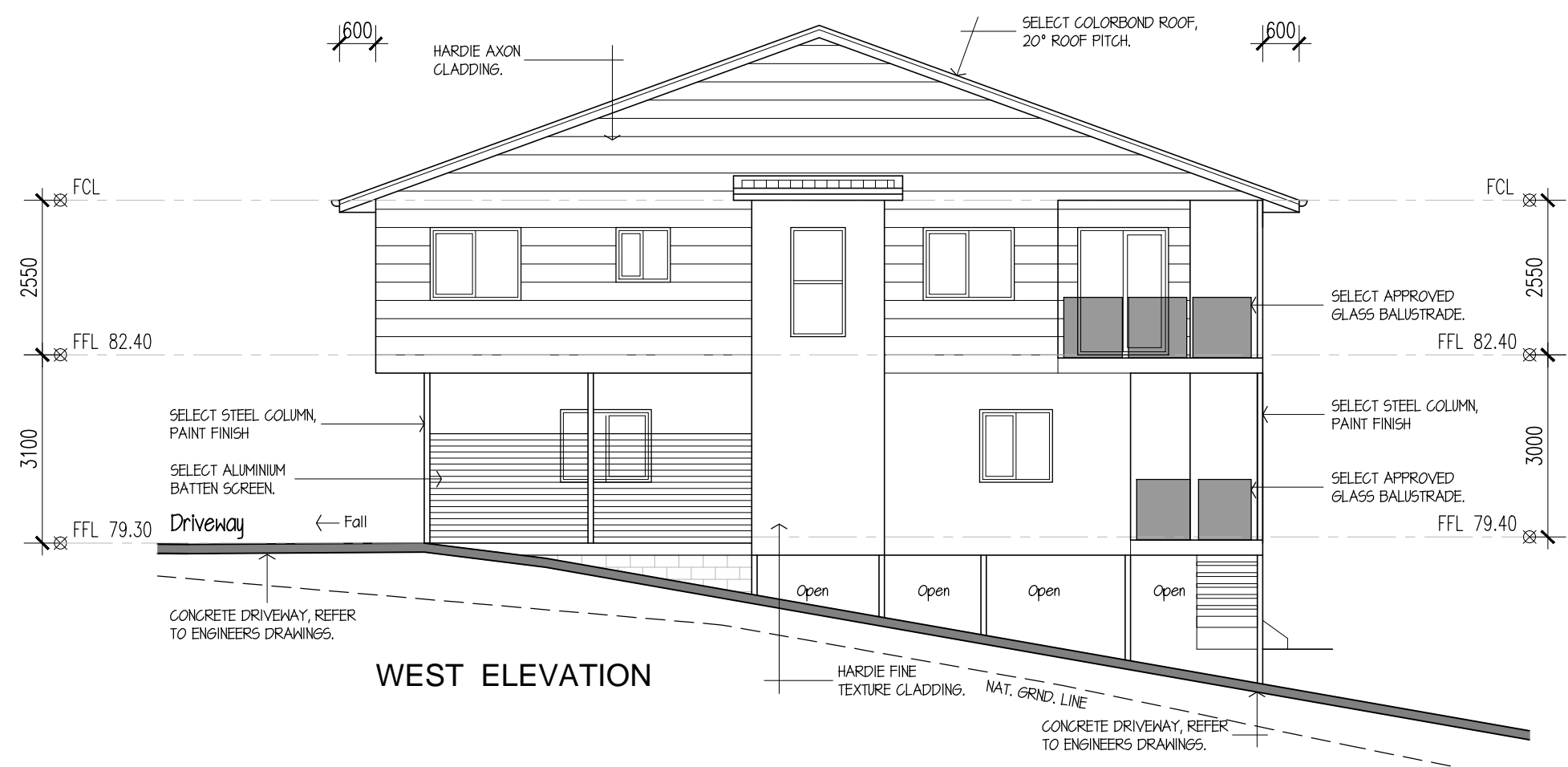
Project	Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.
Client	CXCON HOMES
Title	Build B - Units 3 & 4 Sections C & Firewall
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>06</b>	<b>A</b>

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**SOUTH ELEVATION**



**WEST ELEVATION**

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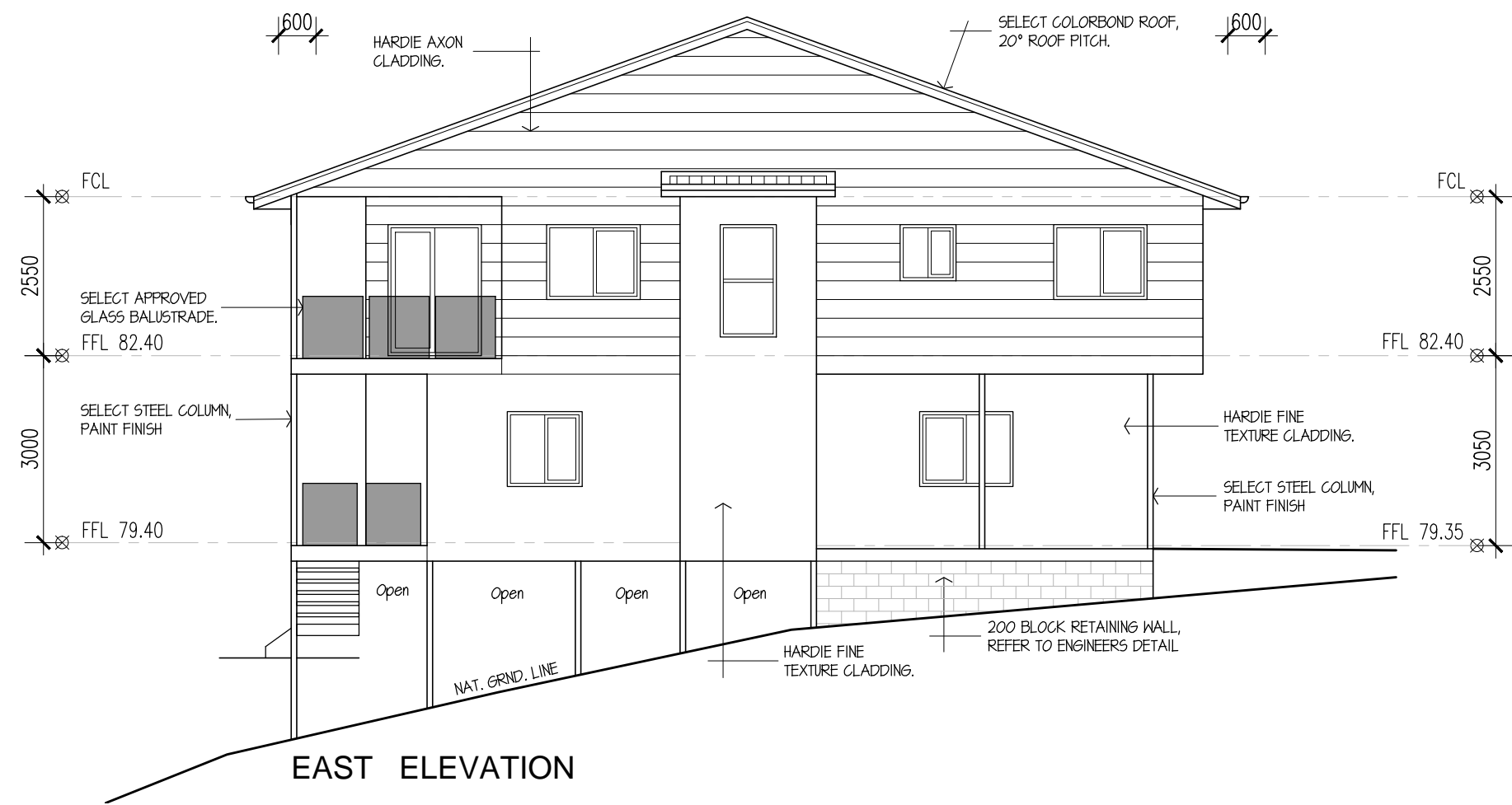
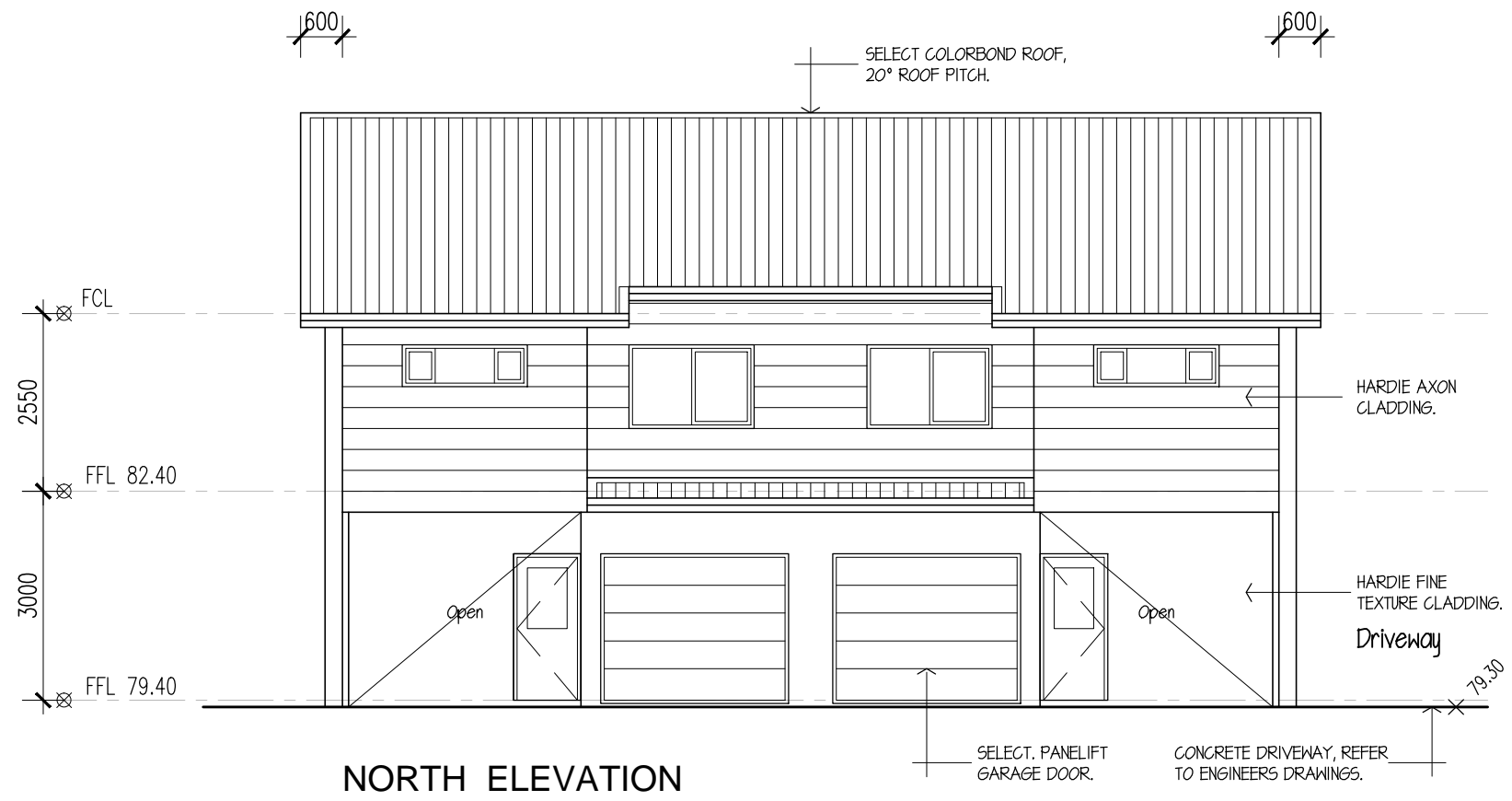


Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build B - Units 3 & 4 Elevations South & West	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>07</b>	<b>A</b>

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Project	
Proposed 8 Townhouses 68 Queens Road Everton Park, Qld.	
Client	
CXCON HOMES	
Title	
Build B - Units 3 & 4 Elevations North & East	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>08</b>	<b>A</b>

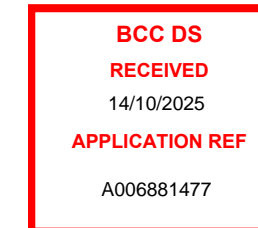
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## 68 Queens Road

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#### For - CXCON HOMES



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#### Drawings - Build C - Units 5 & 6

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- 05 SECTIONS A & B - 1:100
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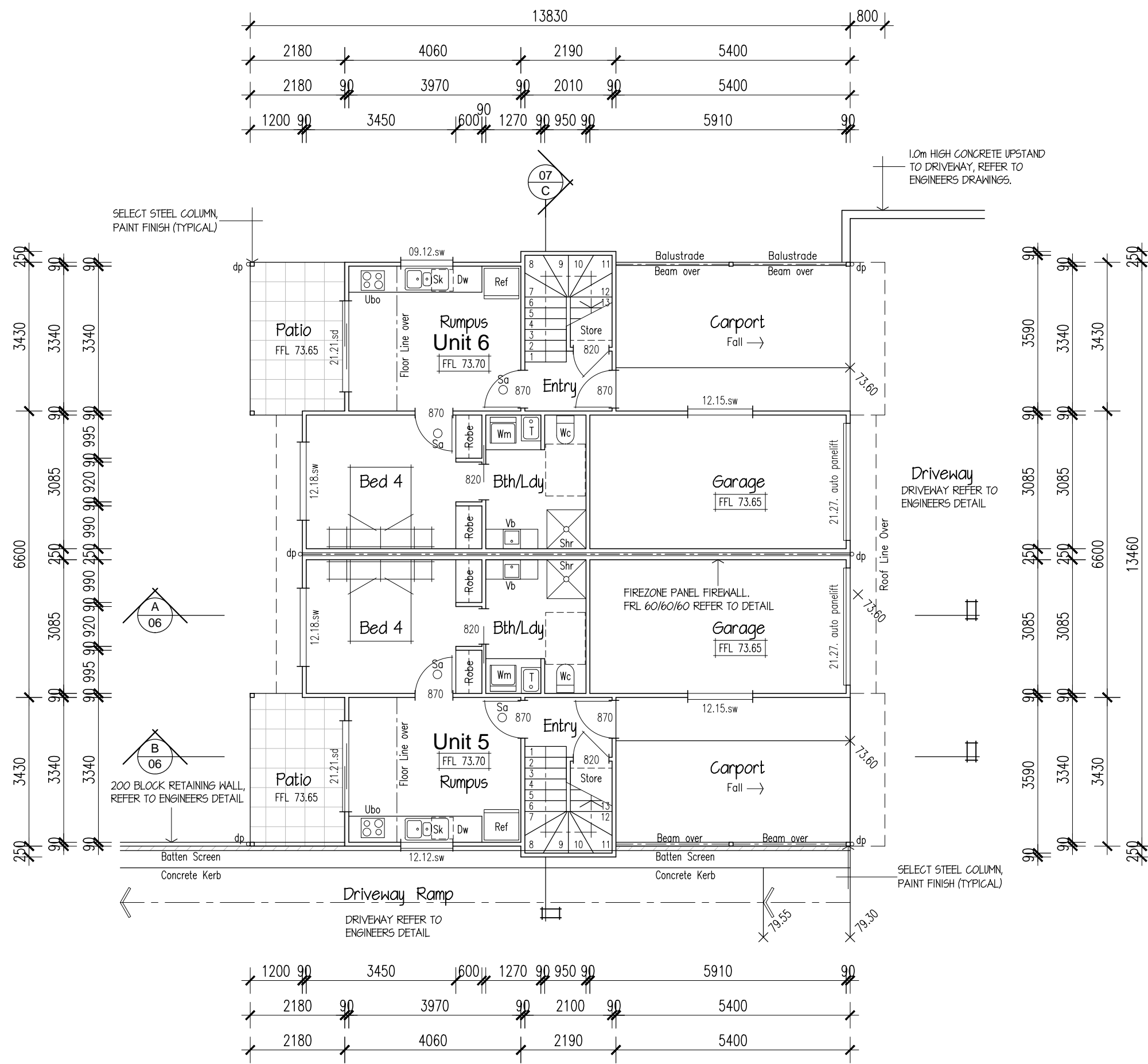
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## BUILDING APPLICATION

Issue date: 06-08-25

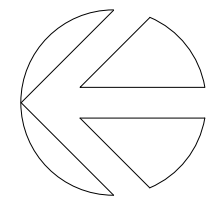
REV	DATE	AMENDMENT
A	06.08.25	Building Application



**LOWER FLOOR PLAN - UNITS 5 & 6**

LIVING	=	63.7 sq.m
CARPORT	=	18.5 sq.m
PATIO	=	7.6 sq.m
TOTAL	=	89.8 sq.m

**BCC DS  
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**APPLICATION REF**  
 A006881477



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 w: www.cxconhomes.com  
 Unit 4, 116 Compton Rd. Underwood



Project  
**Proposed 8 Townhouses  
 68 Queens Road  
 Everton Park, Qld.**

Client  
**CXCON HOMES**

Title  
**Build C - Units 5 & 6  
 Lower Floor Plan**

Project No. **250505**

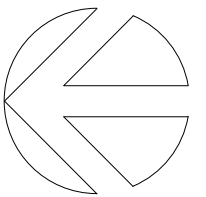
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drawn **JMcD**

sheet no. **01** revision **A**

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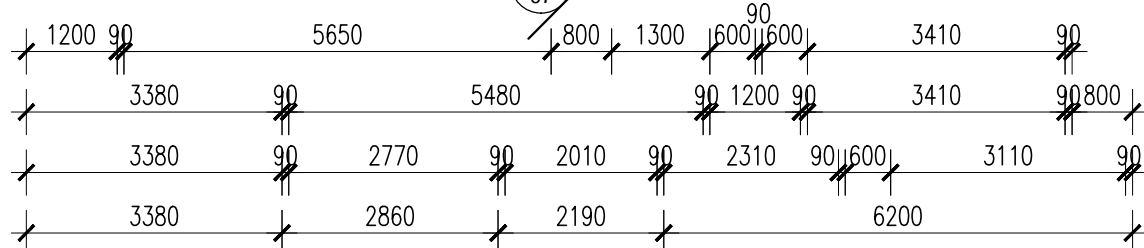
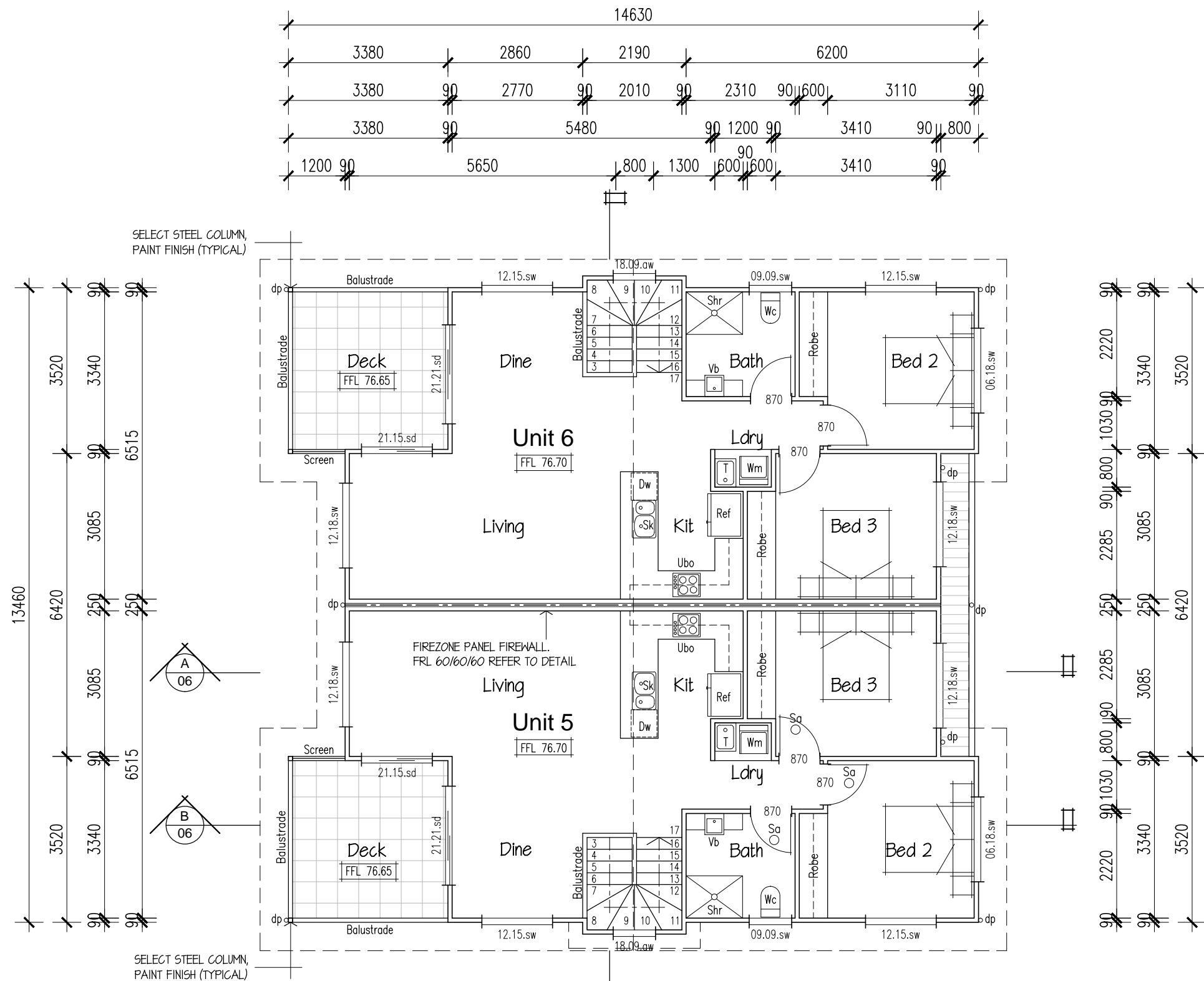


Project  
 Proposed 8 Townhouses  
 68 Queens Road  
 Everton Park, Qld.

Client  
 CXCON HOMES

Title  
 Build C - Units 5 & 6  
 Upper Floor Plan

Project No.	250505
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drawn	JMcD
sheet no.	revision
<b>02</b>	<b>A</b>

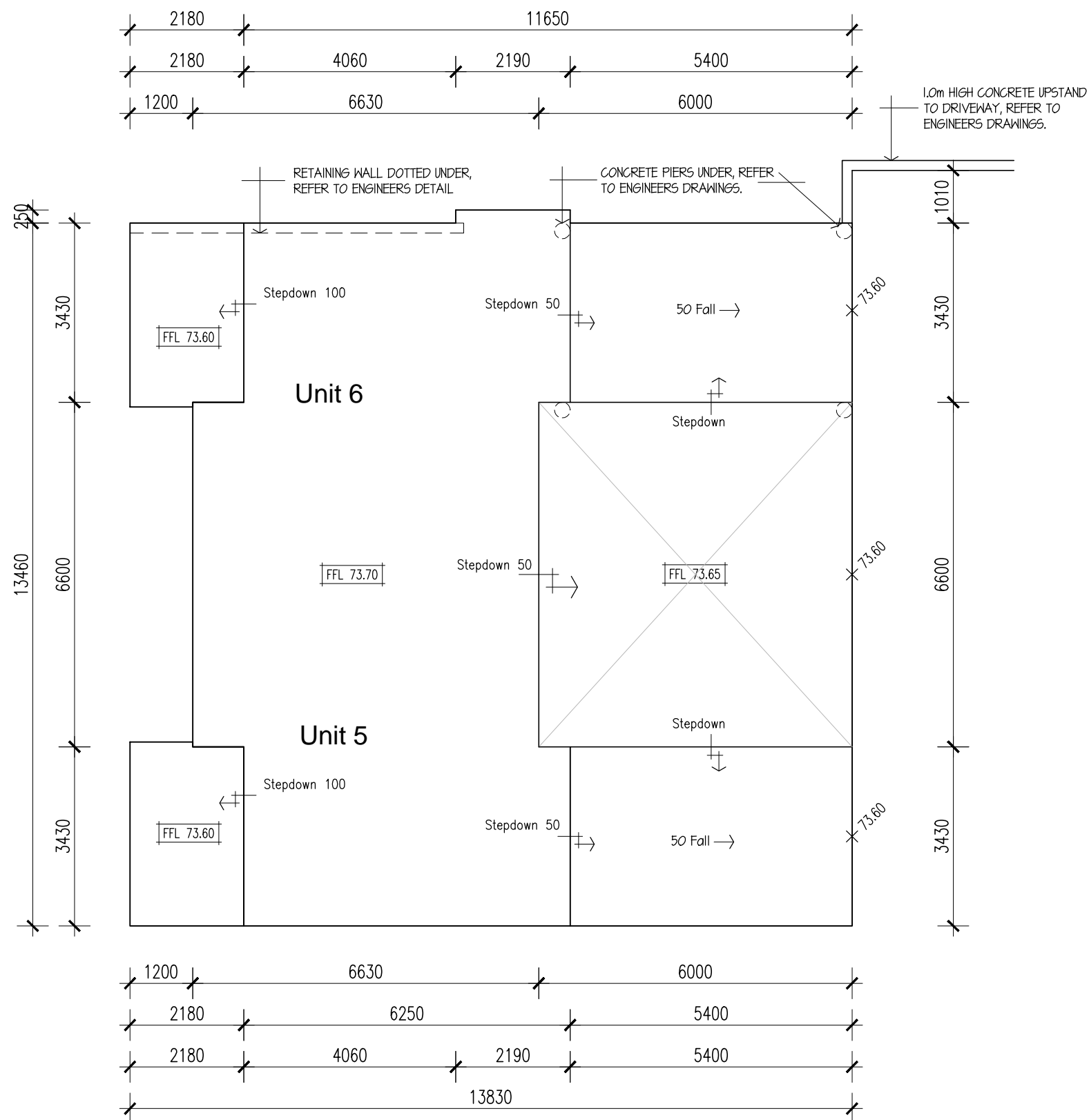


**UPPER FLOOR PLAN - UNITS 5 & 6**

LIVING = 80.9 sq.m  
 DECK = 11.7 sq.m  
 TOTAL = 92.6 sq.m

written dimintions shall take preference over scaled measurement – all contractors to verify dimensions prior to comencing work – this design and drawings are copyright

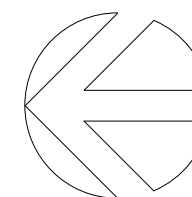
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**SLAB SETOUT PLAN**  
 CONCRETE SLAB FLOOR, REFER TO ENGINEERS DRAWINGS.

NOTE - FOR ALL STRUCTURAL, BRACING & TIE DOWN DETAILS, REFER TO ENGINEERS DRAWINGS.

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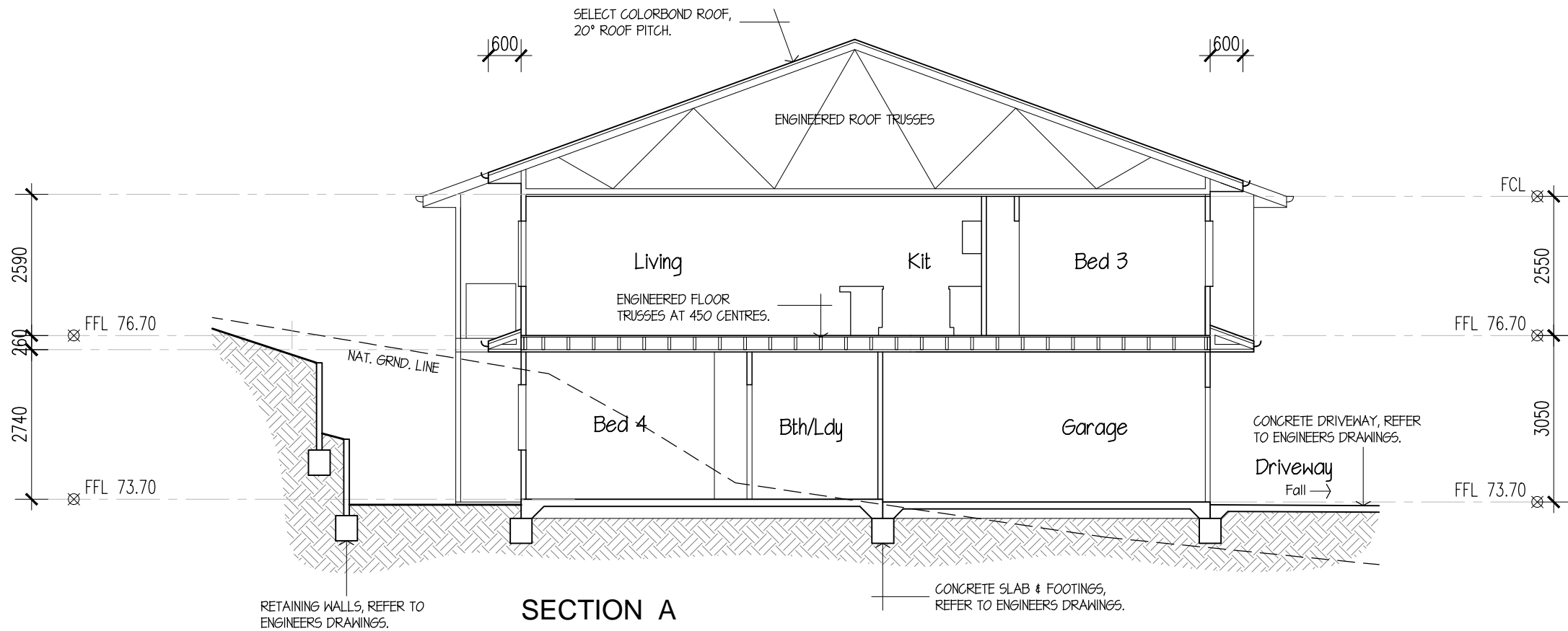


Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build C - Units 5 & 6 Slab Setout Plan	
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drawn	JMcD
sheet no.	revision
<b>03</b>	<b>A</b>

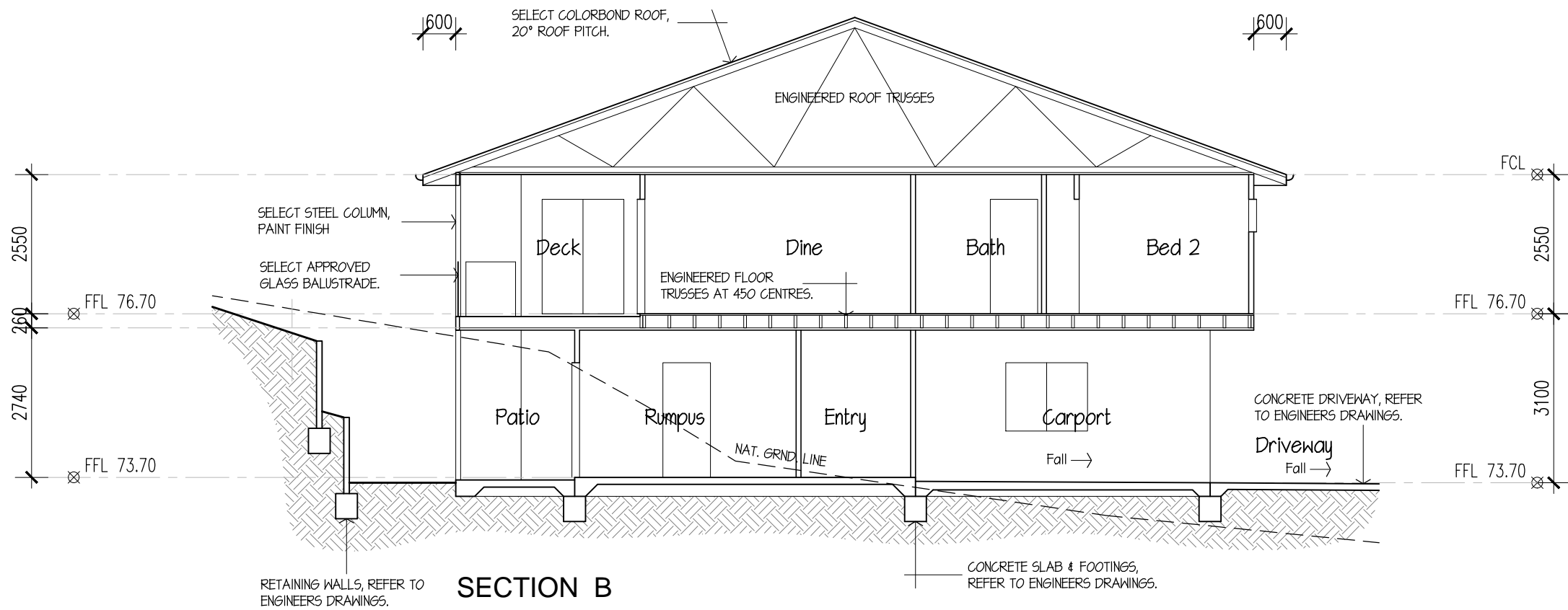


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**SECTION A**



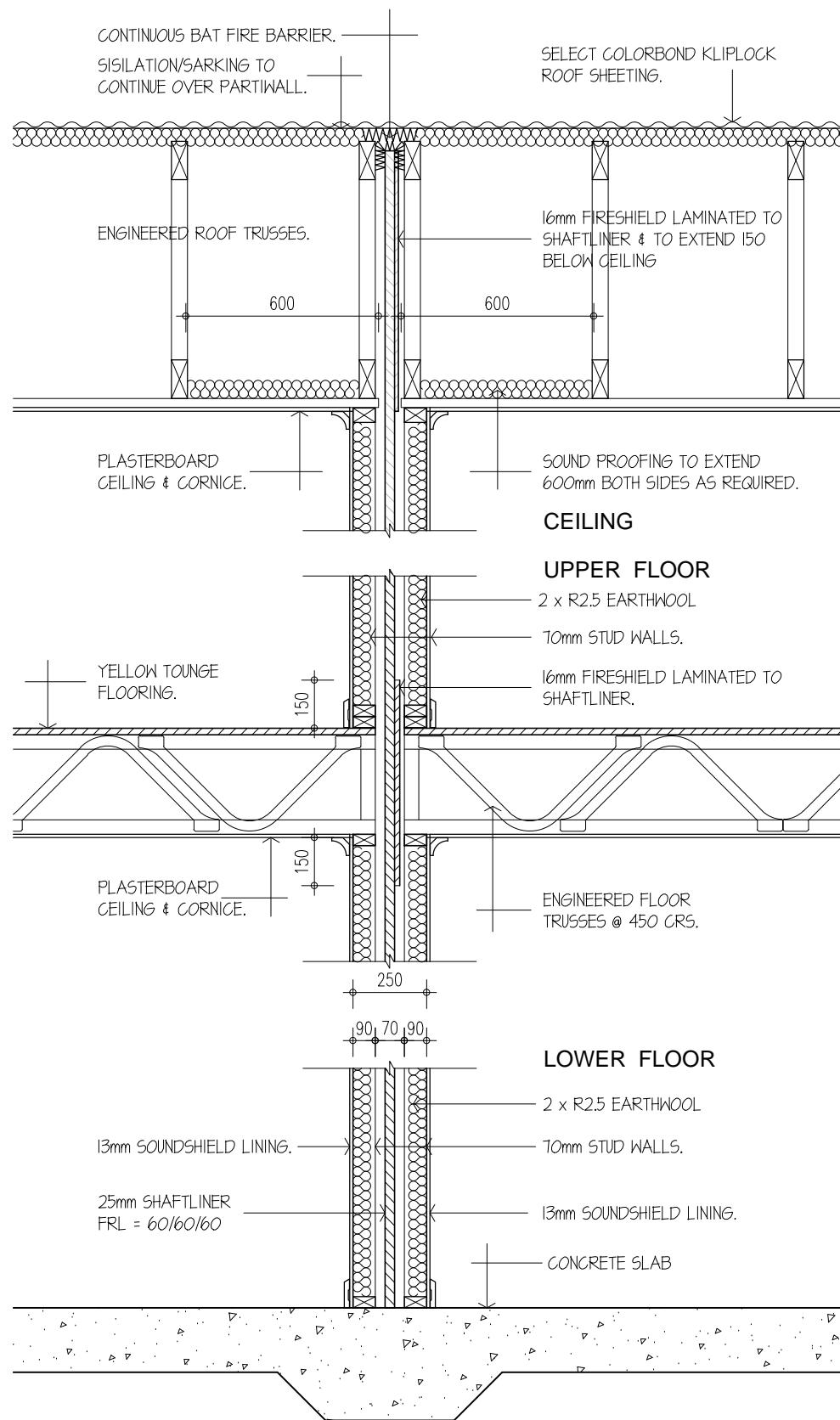
**SECTION B**

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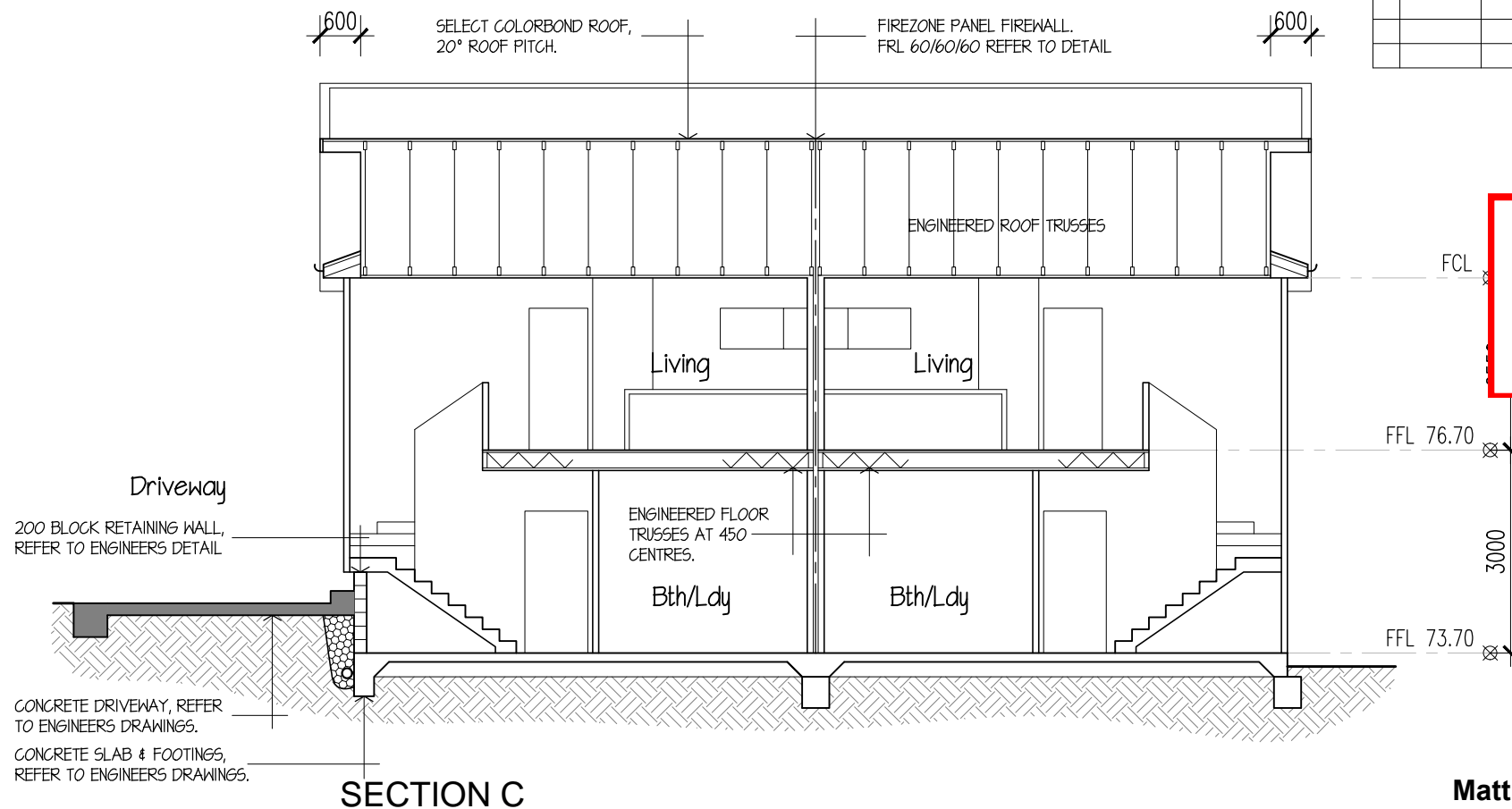


Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build C - Units 5 & 6 Sections A & B	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>05</b>	<b>A</b>

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**FIREZONE PARTY WALL SYSTEM.**  
FRL 60/60/60 Rw = 50  
**FIREWALL DETAIL**  
SCALE 1:20



**NOTE: FIRE WALL TO BE BUILT STRICTLY TO MANUFACTURER'S SPECIFICATION & DETAILS, WHICH MAY OVERRIDE THIS DRAWING**

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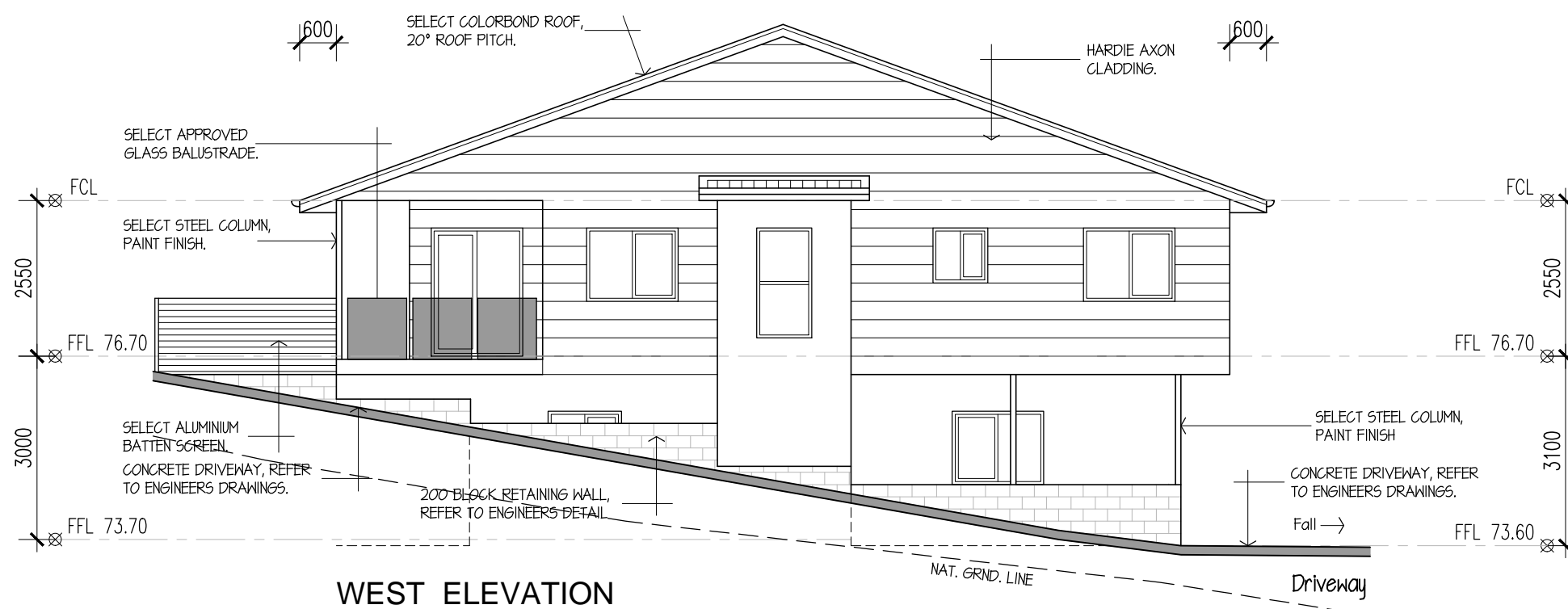
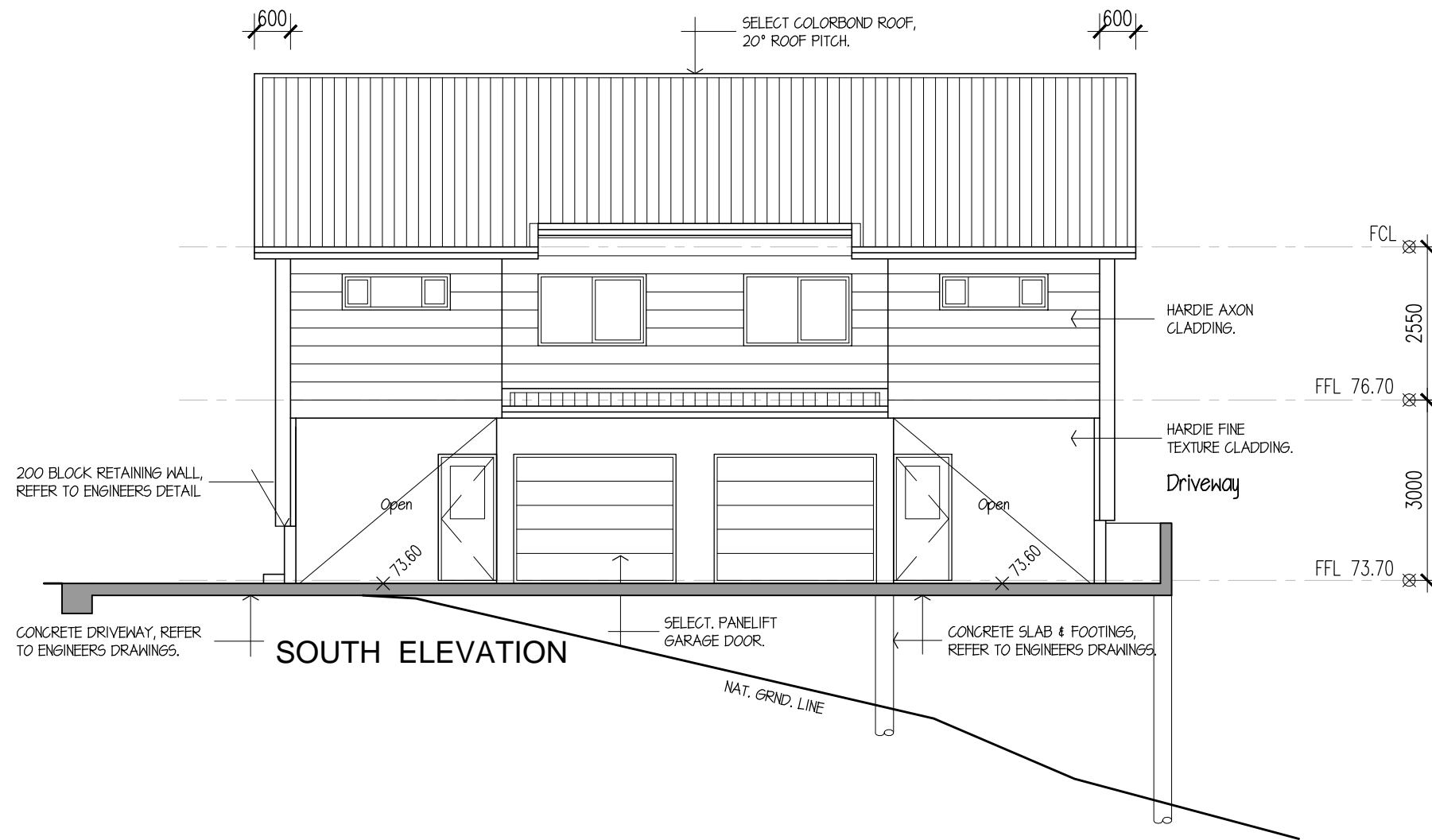
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Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build C - Units 5 & 6 Sections C & Firewall	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>06</b>	<b>A</b>

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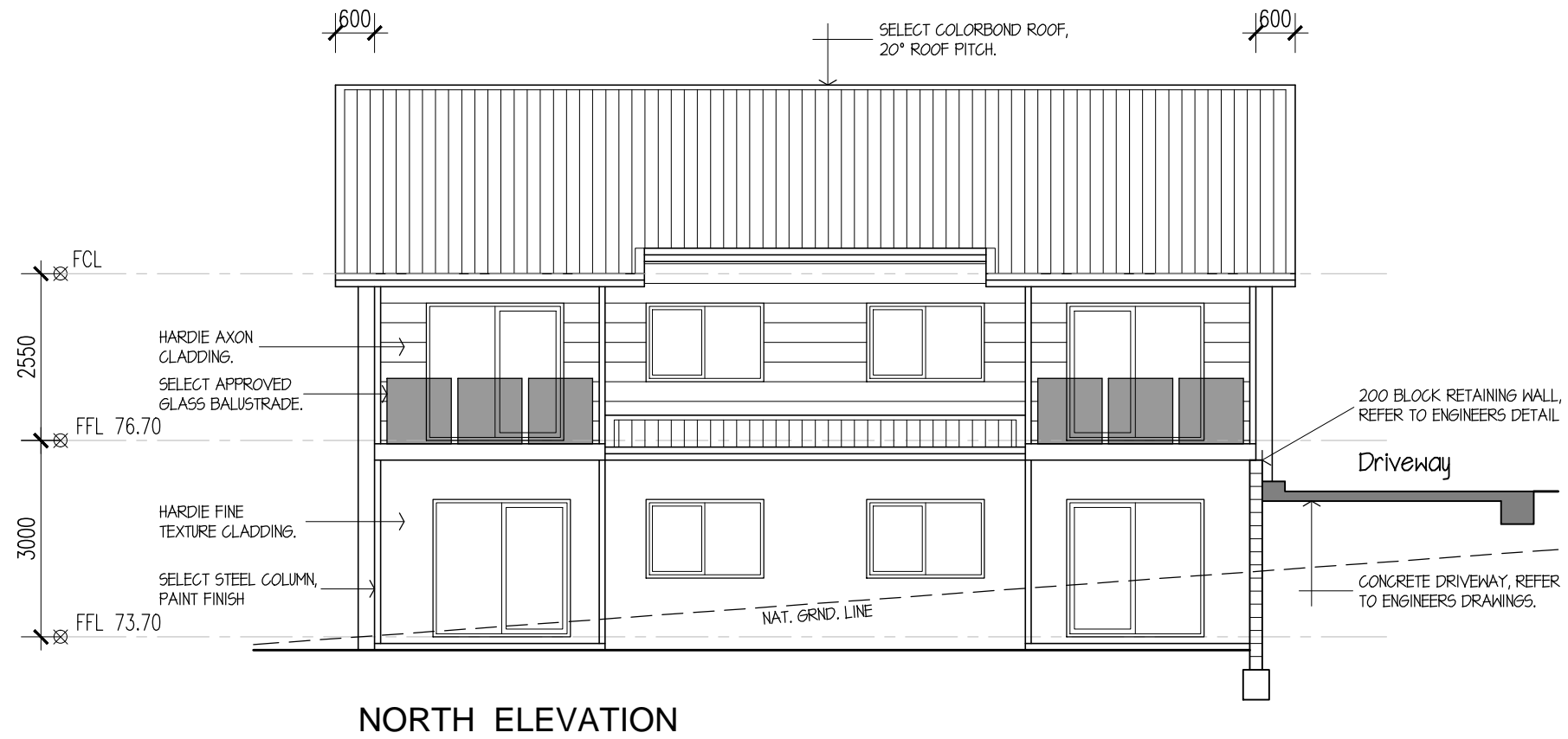
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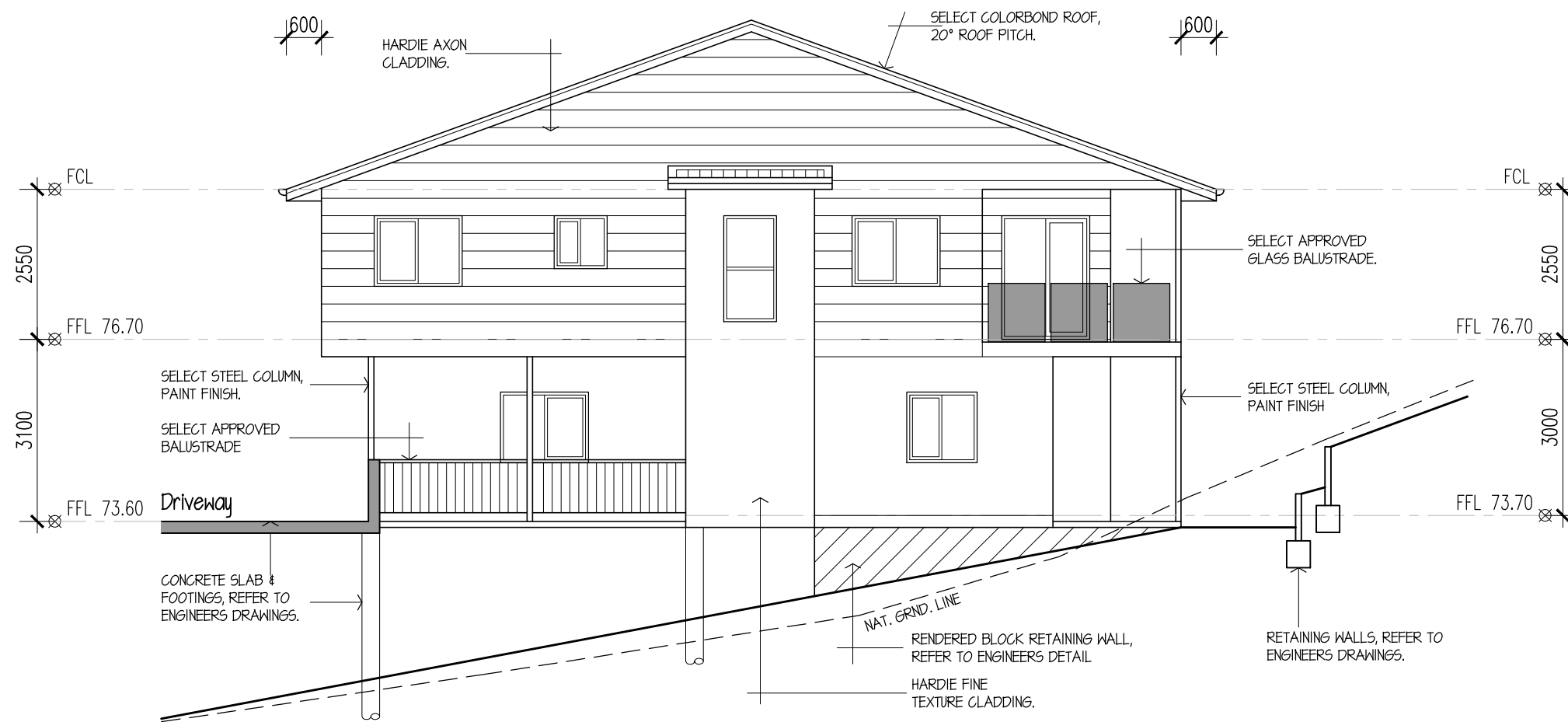
Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build C - Units 5 & 6 Elevations South & West	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>07</b>	<b>A</b>

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**NORTH ELEVATION**



**EAST ELEVATION**

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Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build C - Units 5 & 6 Elevations North & East	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
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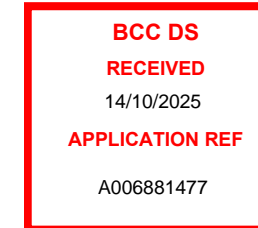
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# Proposed 8 Townhouses

## 68 Queens Road

## Everton Park. Qld.

### For - CXCON HOMES



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#### Drawings - Build D - Units 7 & 8

- 01 LOWER FLOOR PLANS - 1:100
- 02 UPPER FLOOR PLAN - 1:100
- 03 SLAB SETOUT PLAN - 1:100
- 04 ROOF PLAN - 1:100
- 05 SECTIONS A & B - 1:100
- 06 SECTIONS C & FIREWALL DETAIL - 1:100
- 07 ELEVATIONS NORTH & EAST - 1:100
- 08 ELEVATIONS SOUTH & WEST - 1:100

#### GENERAL NOTES.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFIRM TO THE BUILDING CODE OF AUSTRALIA, ALL RELEVANT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS. REPORT ANY DISCREPANCIES TO THIS OFFICE.

ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE LATEST BUILDING CODE OF AUSTRALIA AND THE LATEST AUSTRALIAN STANDARDS LISTED BELOW.

AS 1288 – GLASS IN BUILDINGS – SELECTION AND INSTALLATION  
AS 1562 – DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING  
AS 1684 – NATIONAL TIMBER FRAMING CODE  
AS 2047 – INSTALLATION OF WINDOW AND DOOR FRAMES  
AS 2049 – ROOF TILES  
AS 2050 – INSTALLATION OF ROOF TILES  
AS 3600 – CONCRETE STRUCTURES  
AS 3600 – BARRIERS FOR SUBTERRANEAN TERMITES  
AS 3700 – MASONRY IN BUILDINGS  
AS 3740 – WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS  
AS 3786 – SMOKE ALARMS  
AS 4055 – WIND LOADINGS FOR HOUSES  
AS 4100 – STEEL STRUCTURES  
AS/NZ 2904 – DAMP PROOF COURSES AND FLASHINGS

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY STRUCTURAL AND OR CIVIL ENGINEERING DRAWINGS.

SOIL CLASSIFICATION – REFER TO SOIL TEST REPORT.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE INVASION IN ACCORDANCE WITH AS 3688 AND A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER PROTECTION AND REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES –

1. ALL ROOMS – WITHIN 600mm VERTICAL OFF THE FLOOR.
2. BATHROOMS – WITHIN 600mm VERTICAL OFF THE BATH BASE.
3. FULLY GLAZED DOORS.
4. SHOWER SCREENS.
5. WITHIN 300mm OF A DOOR AND <1200mm ABOVE FLOOR LEVEL.
6. WINDOW SIZES ARE NOMINAL ONLY, ACTUAL SIZES MAY VARY WITH THE MANUFACTURER. FLASHING ALL ROUND.

THIS DESIGN ASSUMES THAT MASONRY ARTICULATION JOINTS WILL BE INSTALLED. ALL MASONRY WALLS REQUIRE ARTICULATION AT 600MM MAXIMUM SPACING. MASONRY ARTICULATION JOINTS SHOULD BE POSITIONED IN ACCORDANCE WITH TECHNICAL NOTE 61 PRODUCED BY CEMENT CONCRETE & AGGREGATES AUSTRALIA AND SECTION 12.6.4 OF AS3700-2001. WALL TIES SHALL BE SPACED AT 300MM MAXIMUM CENTRES ON BOTH SIDES OF ARTICULATION JOINTS, WITHIN 300MM OF THE JOINTS. TO COMPLY WITH AS.4773.2-2010 SECTION 7.

ALL GUTTERS TO BE STRAMIT QUAD GUTTERING WITH MIN. 100x75 RECTANGULAR OR 100 DIA. DOWNPIPES. EACH DOWNPIPE SHALL SERVICE A MAX. ROOF AREA OF 36 sq.m. OR SHALL BE POSITIONED AS PER AS 3500 3. SECTION 3

STORMWATER SHALL BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

TILED DECKS OVER LIVEABLE AREAS ARE TO BE IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS – 19mm COMPRESSED FIBRE CEMENT SHEET WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SCREED WITH A DFT OF 1300 MICRON, INSTALLED TO MANUFACTURES SPECIFICATIONS. FLOOR TILES OVER. ALL CORNERS TO HAVE A 20mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750.

FOOTINGS NOT TO ENCR OACH ON TITLE BOUNDARIES OR EASEMENTS. IT IS RECOMMENDED THAT WHERE BUILDINGS ARE TO BE LOCATED IN CLOSE PROXIMITY TO BOUNDARIES, A CHECK SURVEY BE CONDUCTED BY A LICENSED SURVEYOR.

ALL STEELWORK IN MASONRY TO BE HOT DIPPED GALVANISED.

ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740. SPLASHBACKS, SHALL BE IMPERVIOUS TO 150mm ABOVE SINKS, TROUGHS AND HAND BASINS WITHIN 75mm OF THE WALL.

PROVIDE WALL TIES AT 600mm SPACING BOTH VERTICAL AND HORIZONTAL AND WITHIN 300mm OF ARTICULATION JOINTS. BRICK TIES TO BE STAINLESS STEEL.

SUB FLOOR VENTILATION TO BE MIN.75.00mm SQ. FOR EXTERNAL WALLS AND 15.00mm SQ. FOR INTERNAL WALL BELOW BEARER.

THERMAL INSULATION – R2.5 BATTS TO CEILING AND R1.5 BATTS AND REFLECTIVE FOIL TO EXTERNAL WALLS OR AS PER ENERGY RATING.

STAIR REQUIREMENTS – TREAD MIN. – 240mm. RISER MIN. – 116mm MAX. – 190mm. SPACE BETWEEN OPEN TREADS MAX. – 125mm. TREADS TO BE A NON SLIP SURFACE. BALUSTRADES– MIN. 1000mm ABOVE FLOOR WITH MAX. OPENING OF 125mm AND IN ACCORDANCE WITH BCA 3.9.2 FOR STAINLESS STEEL WIRE BALUSTRADE, REFER TO TABLE 3.9.2.1, WIRE BALUSTRADE CONSTRUCTION – REQUIRED WIRE TENSION AND MAXIMUM PERMISSIBLE DEFLECTION, OF THE BCA.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY OF EXISTING AND NEW STRUCTURES THROUGHOUT CONSTRUCTION.

PROVIDE LIFT OFF HINGES TO W.C. OR OPEN OUT DOORS OR MIN. 1200mm CLEARANCE FROM DOOR TO PAN.

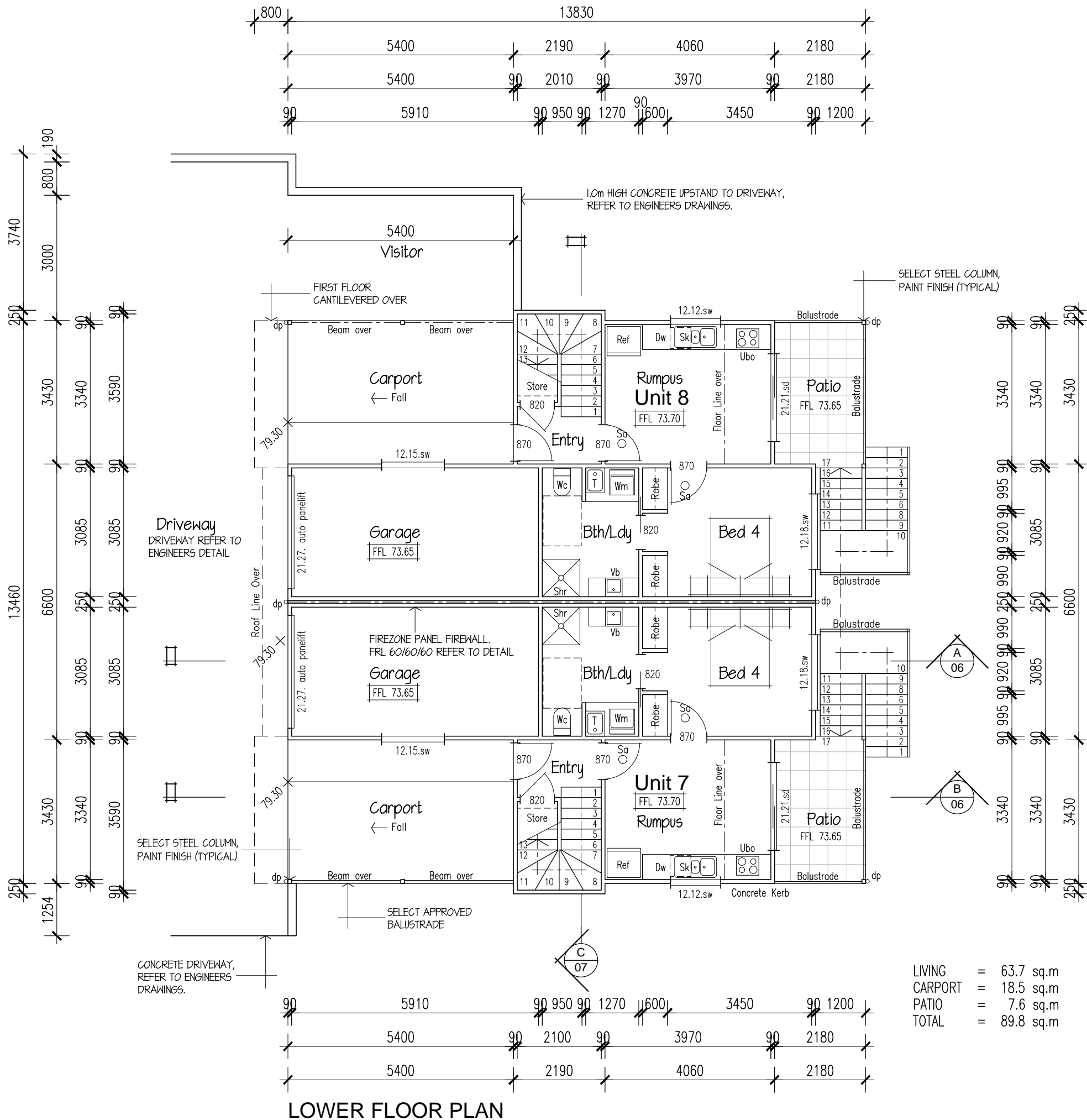
EXHAUST FANS FROM W.C. OR BATHROOMS TO DISCHARGE TO THE OUTSIDE AIR OR TO A VENTED ROOF SPACE AS PER AS 1688.

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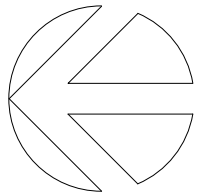
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**LOWER FLOOR PLAN**

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 PATIO = 7.6 sq.m  
 TOTAL = 89.8 sq.m



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Project  
**Proposed 8 Townhouses**  
**68 Queens Road**  
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Client  
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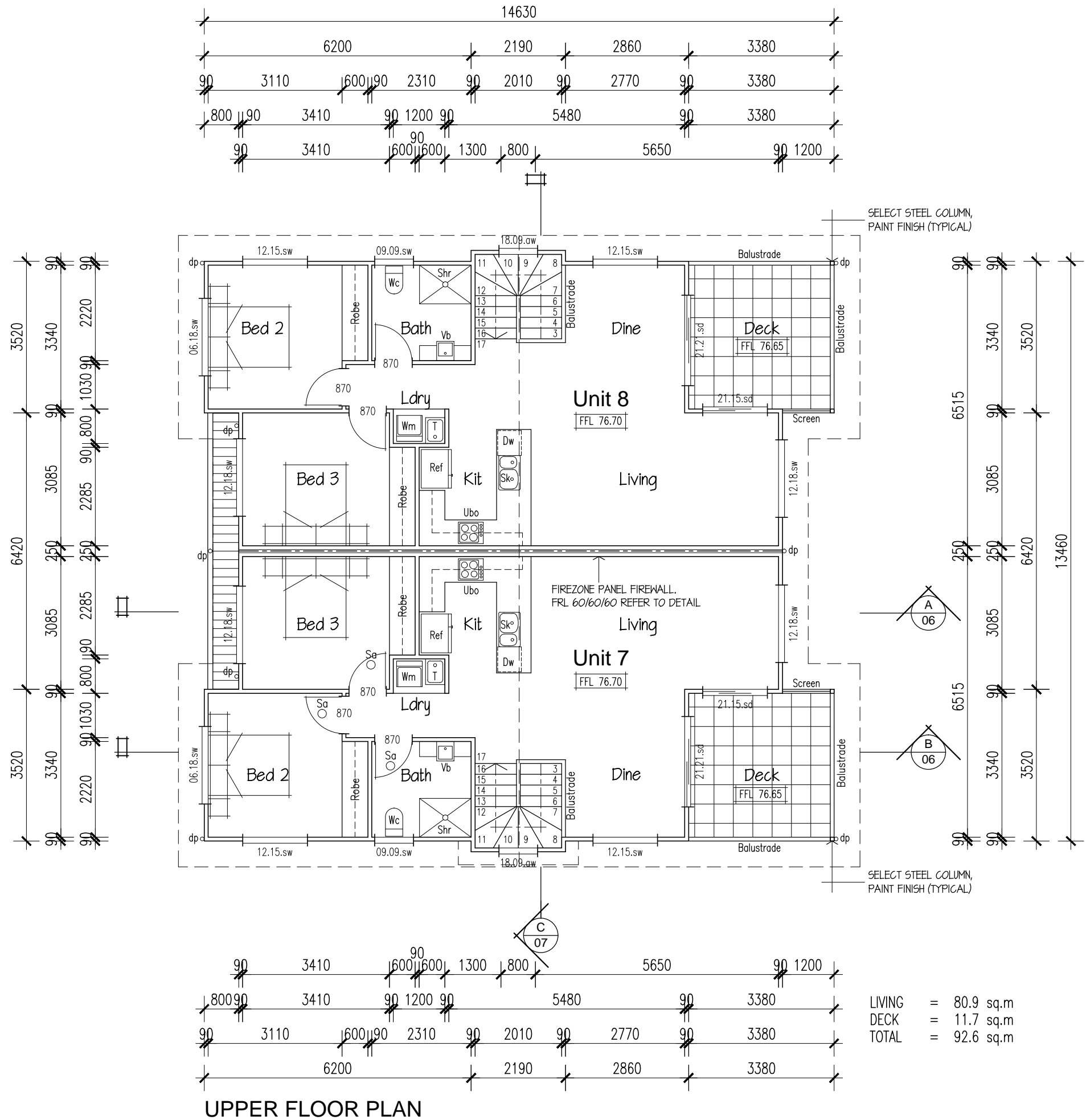
Title  
**Build D - Units 7 & 8**  
**Lower Floor Plan**

Project No.	250505
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drawn	JMcD
sheet no.	revision
<b>01</b>	<b>A</b>

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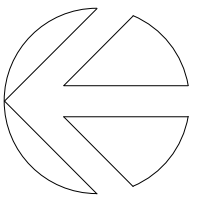
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SELECT STEEL COLUMN,  
PAINT FINISH (TYPICAL)

SELECT STEEL COLUMN,  
PAINT FINISH (TYPICAL)

LIVING = 80.9 sq.m  
 DECK = 11.7 sq.m  
 TOTAL = 92.6 sq.m



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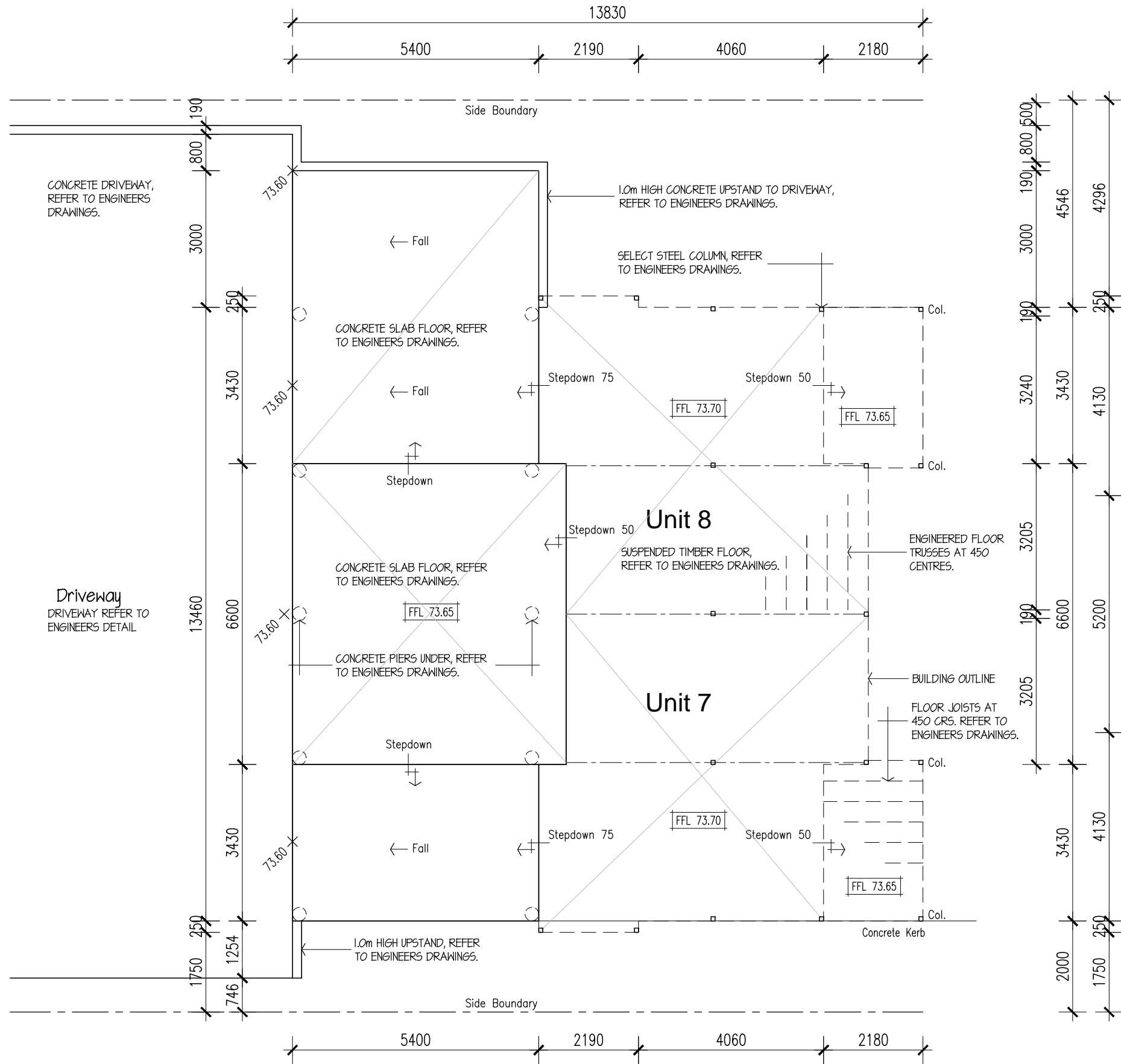
Project  
**Proposed 8 Townhouses**  
**68 Queens Road**  
**Everton Park, Qld.**

Client  
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Title  
**Build D - Units 7 & 8**  
**Upper Floor Plan**

Project No.	250505
scale @ A3	1:100
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sheet no.	revision
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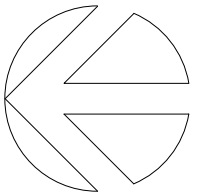
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**SLAB SETOUT PLAN**

NOTE - FOR ALL STRUCTURAL, BRACING & TIE DOWN DETAILS, REFER TO ENGINEERS DRAWINGS

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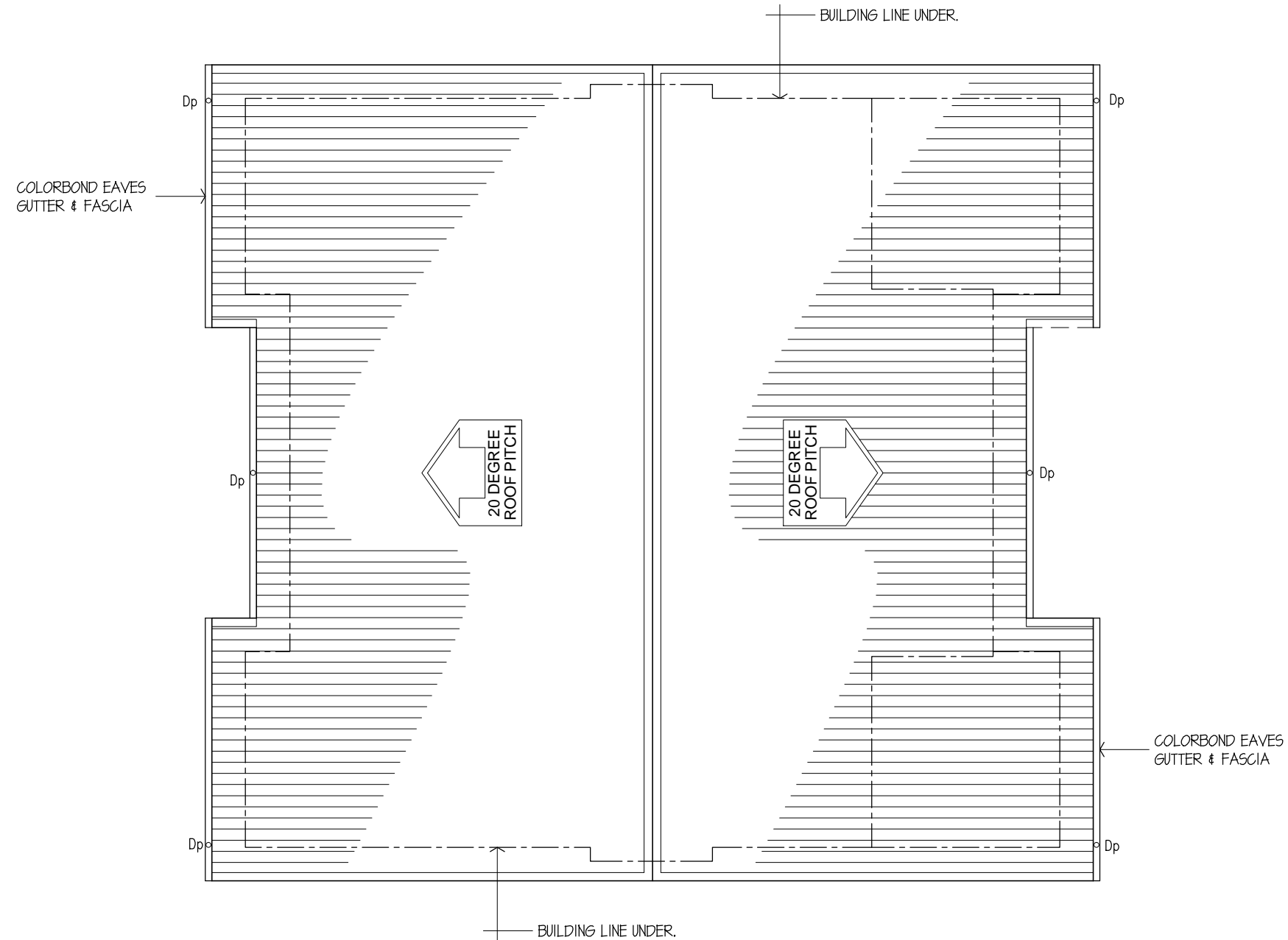
Client  
**CXCON HOMES**

Title  
**Build D - Units 7 & 8  
Slab Setout Plan**

Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>03</b>	<b>A</b>

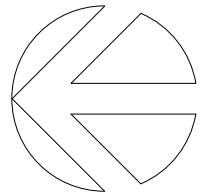
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**ROOF PLAN**

NOTE - COLORBOND CUSTOM ORB ROOF SHEETING.  
600 EAVES PROJECTION



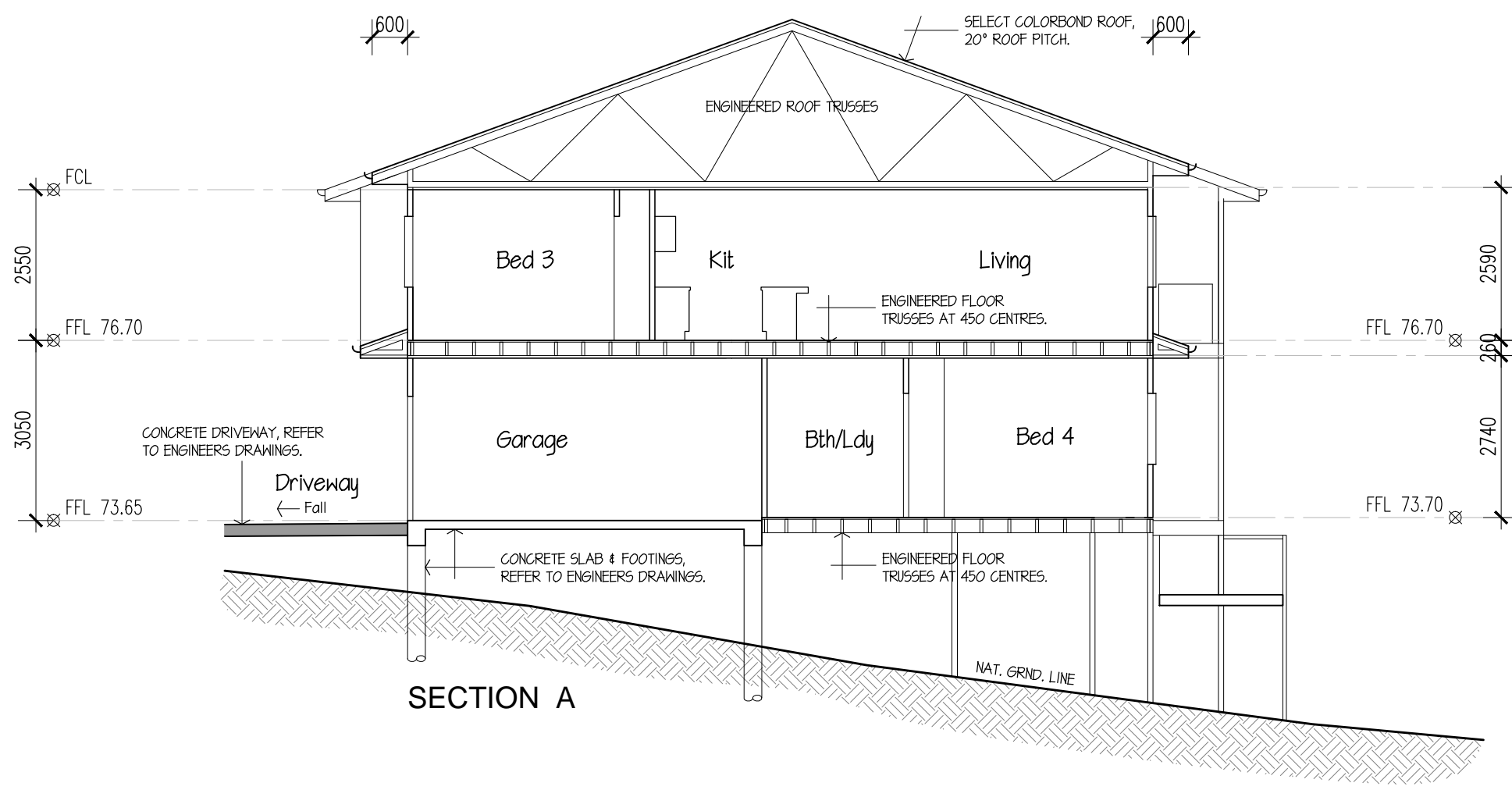
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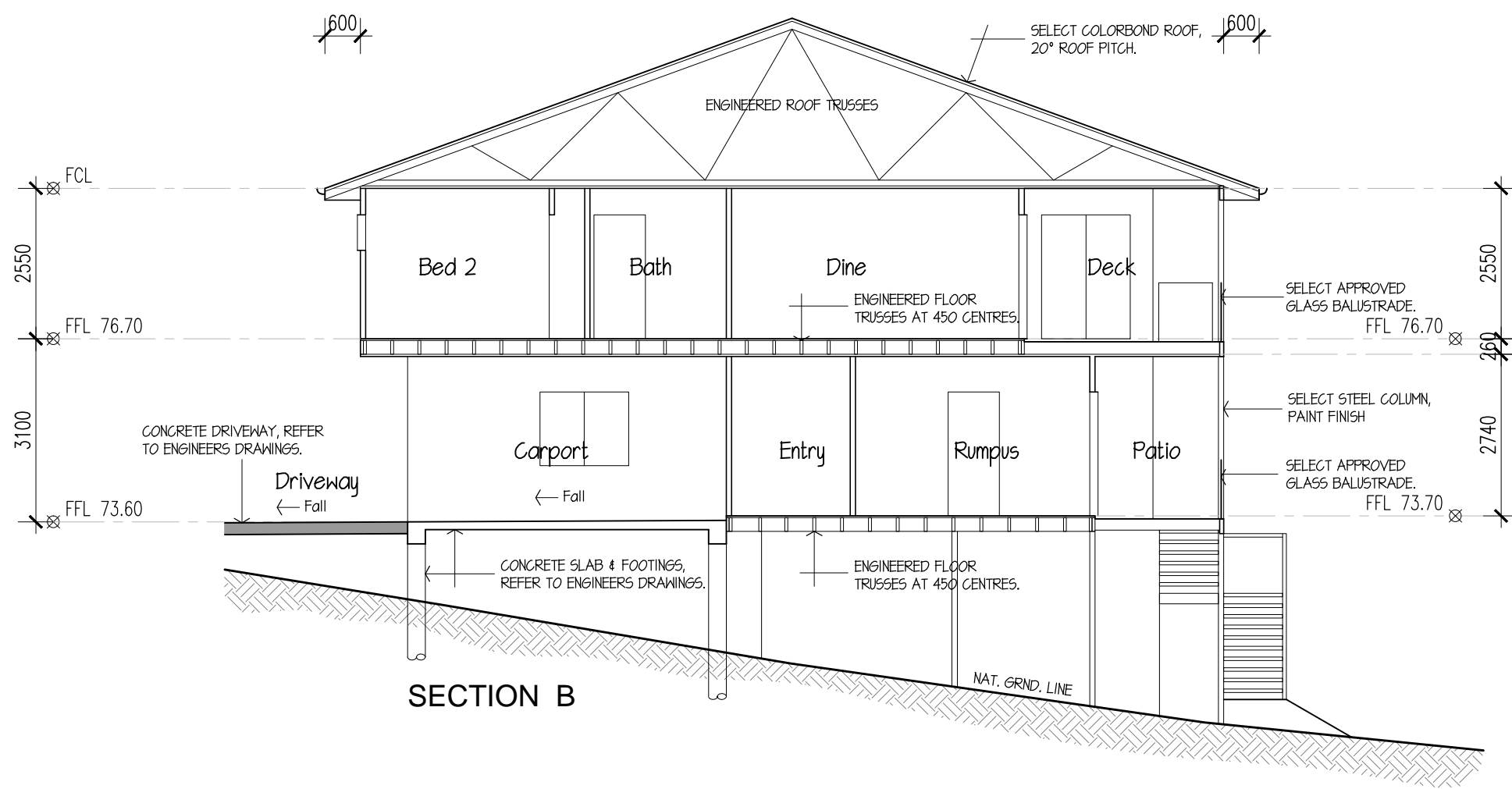
Project	
Proposed 8 Townhouses 68 Queens Road Everton Park, Qld.	
Client	
CXCON HOMES	
Title	
Build D - Units 7 & 8 Roof Plan	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
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<b>04</b>	<b>A</b>

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**SECTION A**



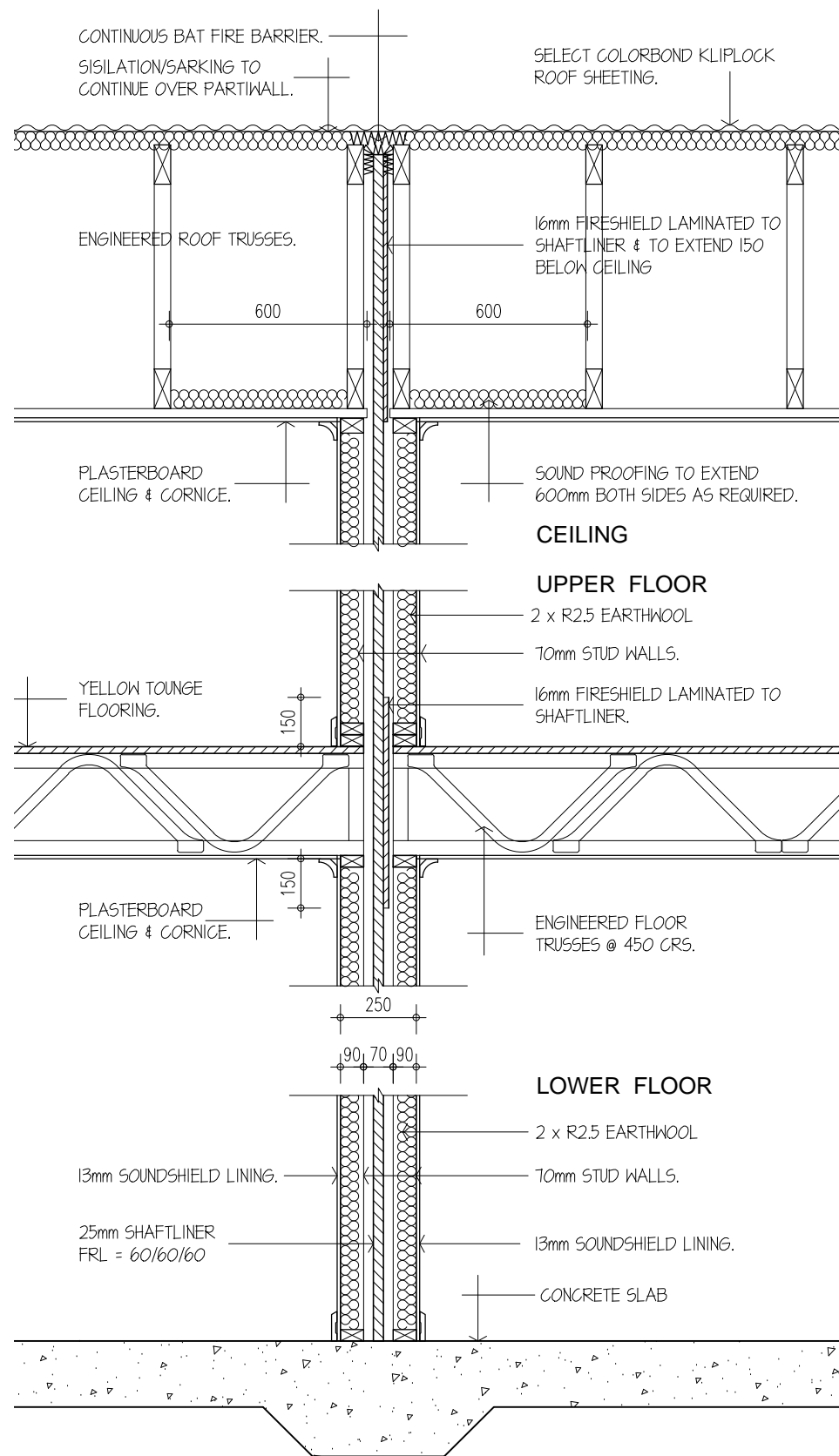
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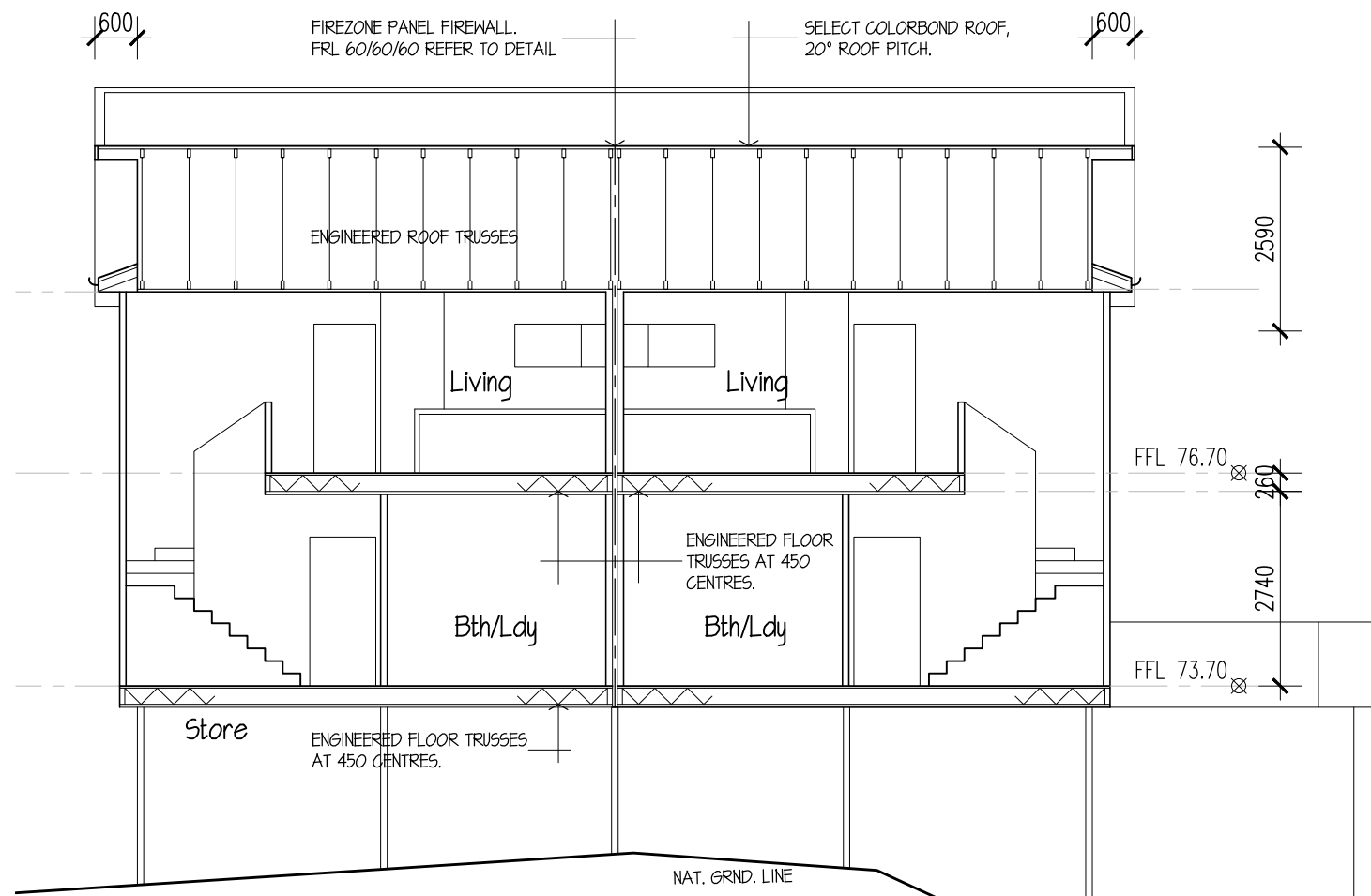


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**FIREZONE PARTY WALL SYSTEM.**  
FRL 60/60/60 Rw = 50  
**FIREWALL DETAIL**  
SCALE 1:20



**SECTION C**

**NOTE: FIRE WALL TO BE BUILT STRICTLY TO MANUFACTURER'S SPECIFICATION & DETAILS, WHICH MAY OVERRIDE THIS DRAWING**

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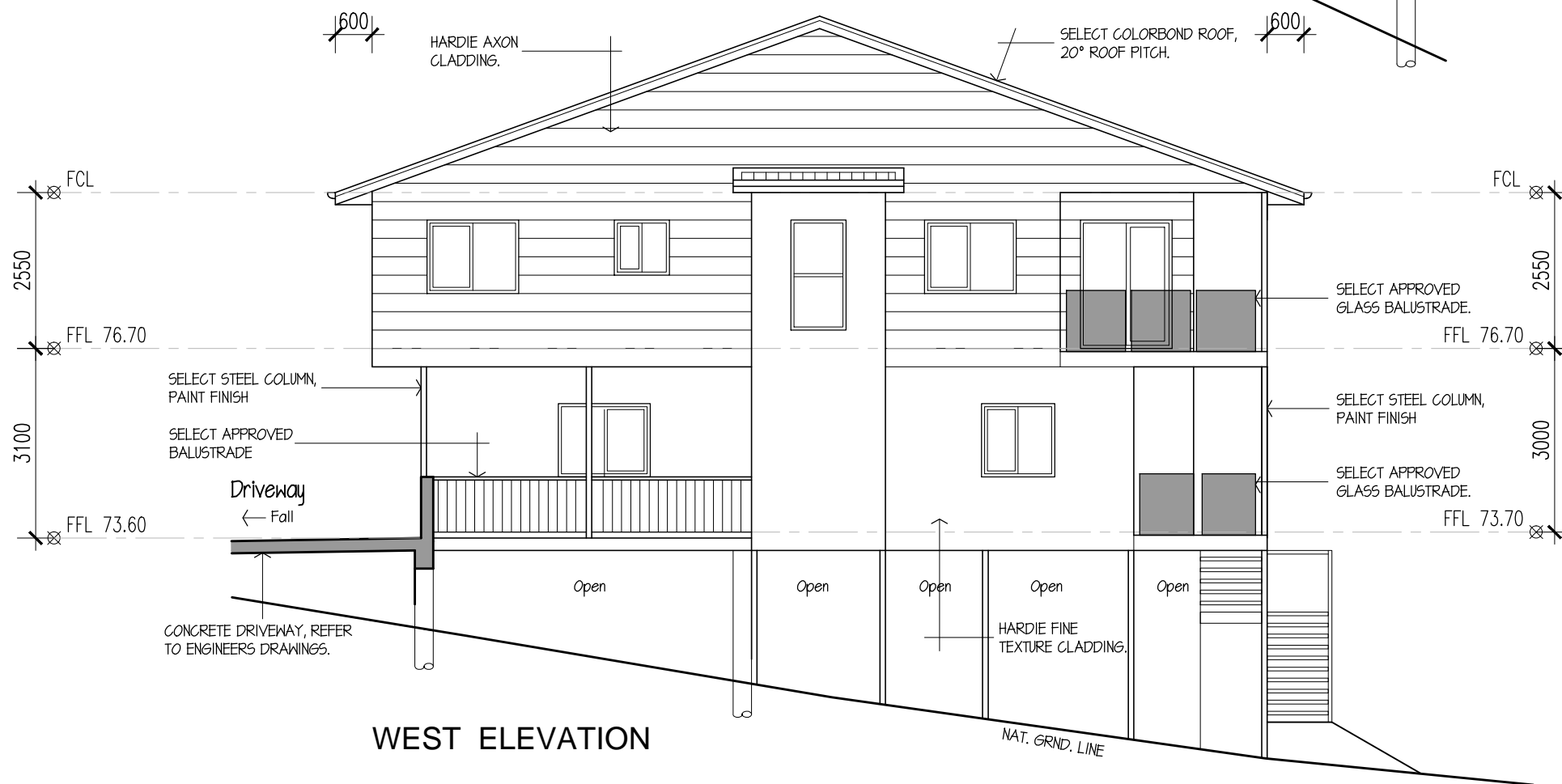
Project	
Proposed 8 Townhouses 68 Queens Road Everton Park, Qld.	
Client	
CXCON HOMES	
Title	
Build D - Units 7 & 8 Sections C & Firewall	
Project No.	250505
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drawn	JMcD
sheet no.	revision
<b>06</b>	<b>A</b>

REV	DATE	AMENDMENT
A	05.08.25	Building Application

**BCC DS**  
**RECEIVED**  
 14/10/2025  
**APPLICATION REF**  
 A006881477



**SOUTH ELEVATION**



**WEST ELEVATION**

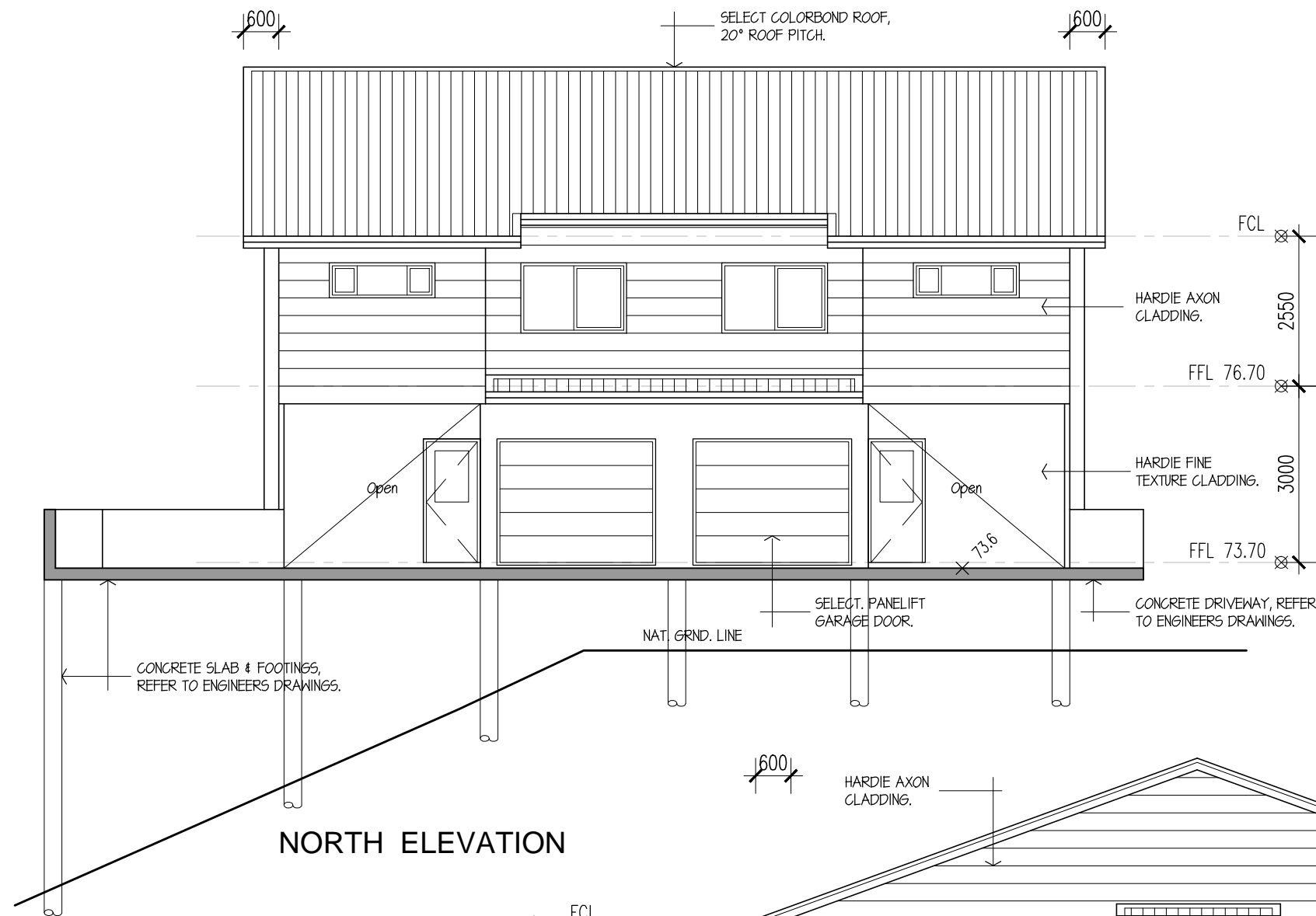
**Matthew Xiu**  
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 w: www.cxconhomes.com  
 Unit 4, 116 Compton Rd. Underwood



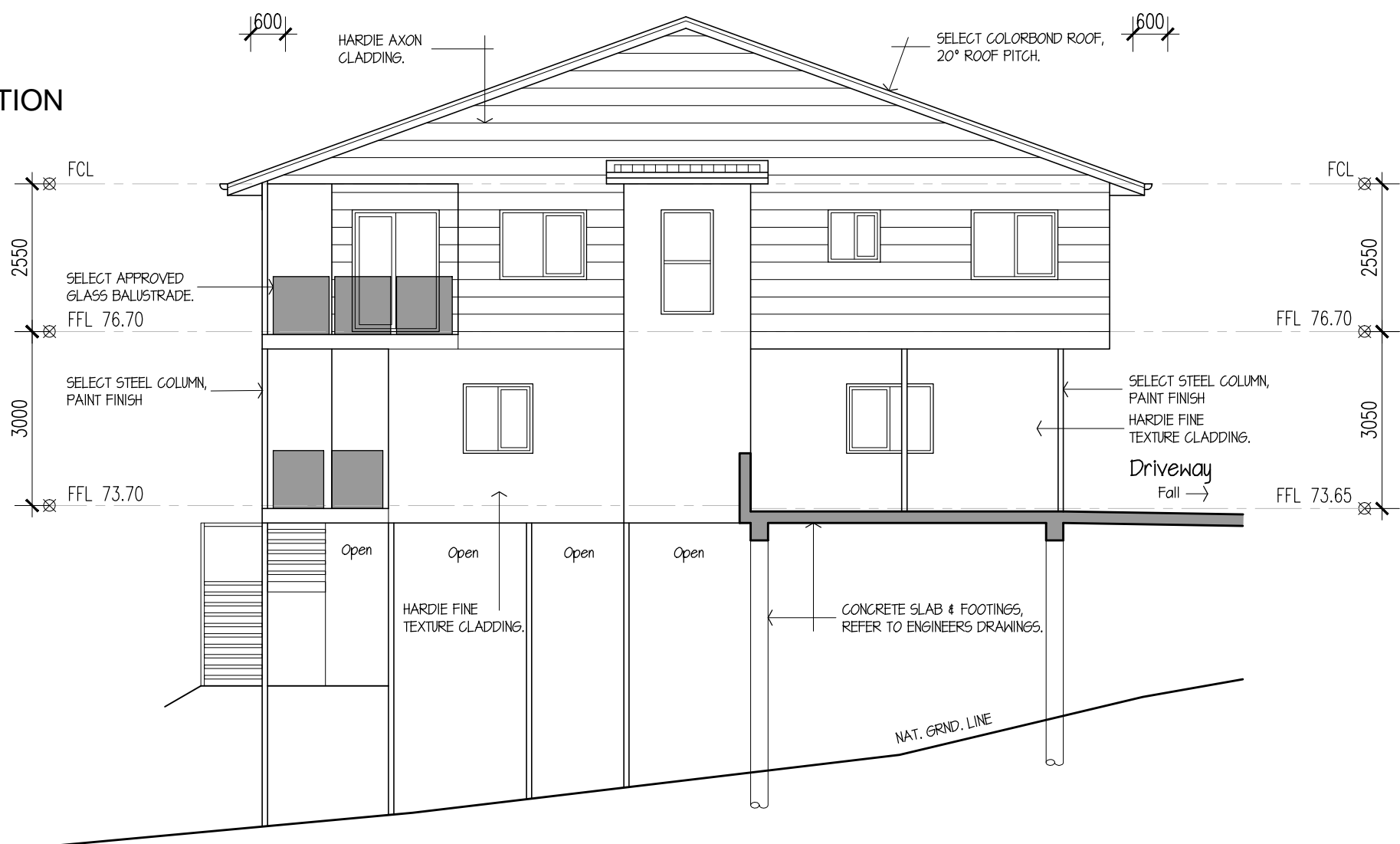
Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build D - Units 7 & 8 Elevations South & West	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>07</b>	<b>A</b>

REV	DATE	AMENDMENT
A	05.08.25	Building Application

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**APPLICATION REF**  
 A006881477



**NORTH ELEVATION**



**EAST ELEVATION**

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Project	
Proposed 8 Townhouses 68 Queens Road Everton Park. Qld.	
Client	
CXCON HOMES	
Title	
Build D - Units 7 & 8 Elevations North & East	
Project No.	250505
scale @ A3	1:100
drawn	JMcD
sheet no.	revision
<b>08</b>	<b>A</b>

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