

PROPOSED TOWNHOUSES

509 MILES PLATTING RD

ROCHEDALE



BCC DS
RECEIVED
13/04/2026
APPLICATION REF
A007001616

R.P.D.
L10 & L11 on RP.212895
SITE AREA - 3143m²
SITE COVER - 1430m² (46%)



DRAWING SCHEDULE	
DWG No.	DRAWING TITLE
BA 1.00	TITLE SHEET
BA 1.00-0	NOTES SHEET
BA 1.00-1	3D PERSPECTIVE 1
BA 1.00-2	3D PERSPECTIVE 2
BA 1.00-3	3D PERSPECTIVE 3
BA 1.00-4	3D PERSPECTIVE 4
BA 1.01	SITE PLAN
BA 1.02	GROUND FLOOR PLAN TOWNHOUSES 1-3
BA 1.03	GROUND FLOOR PLAN TOWNHOUSES 4-7
BA 1.04	GROUND FLOOR PLAN TOWNHOUSES 8-11
BA 1.05	GROUND FLOOR PLAN TOWNHOUSES 12-15
BA 1.06	UPPER FLOOR PLAN TOWNHOUSES 1-3
BA 1.07	UPPER FLOOR PLAN TOWNHOUSES 4-7
BA 1.08	UPPER FLOOR PLAN TOWNHOUSES 8-11
BA 1.09	UPPER FLOOR PLAN TOWNHOUSES 12-15
BA 1.10	ROOF PLAN TOWNHOUSES 1-3
BA 1.11	ROOF PLAN TOWNHOUSES 4-7
BA 1.12	ROOF PLAN TOWNHOUSES 8-11
BA 1.13	ROOF PLAN TOWNHOUSES 12-15
BA 2.01	ELEVATION TOWNHOUSES 1-3
BA 2.02	ELEVATION TOWNHOUSES 4-7
BA 2.03	ELEVATION TOWNHOUSES 8-11
BA 2.04	ELEVATION TOWNHOUSES 12-15
BA 3.01	SECTIONS
BA-4.01	REFUSE AREA DETAILS
BA-4.02	TYPICAL WALL DETAIL

PRELIMINARY
NOT FOR CONSTRUCTION

ENERGY EFFICIENCY REQUIREMENTS

ROOF & CEILING CONSTRUCTION:
LIGHT COLOURED ROOF R3.2 TOTAL INSULATION (R2.8 TO BE ADDED).
TYPICAL CONSTRUCTION OF A SHEET ROOF WITH SUSPENDED CEILING WITHOUT A RETURN AIR PLENUM WILL PROVIDE 0.42 INHERENT R-VALUE.
WALL CONSTRUCTION:
REQUIRED TO ACHIEVE R1.4 TO OFFICE, BATTENING & BULK INSULATION WILL BE REQUIRED.
FLOOR CONSTRUCTION:
REQUIRED TO ACHIEVE R2.0 FOR THE PORTION OF THE OFFICE ABOVE THE OPEN CAR-PARK.
A 150mm THICK SUSPENDED SLAB WILL PROVIDE AN INHERENT R0.34 VALUE.

QUEENSLAND PROVISIONS

SPACES BETWEEN BUILDINGS <600mm TO BE FLASHED/SEALED TO PREVENT THE ENTRANCE OF WEATHER & VERMIN.

CONSTRUCTION TO COMPLY WITH:

BCA CLASS 1 & 10 & CLASS 2 - 9	
MASONRY	AS 3700
CONCRETE CONSTRUCTION	AS 3600
STEEL CONSTRUCTION	AS 1250 / AS 1538 / AS 4100
COMPOSITE STEEL & CONCRETE	AS 2327
ALUMINIUM CONSTRUCTION	AS 1664
TIMBER CONSTRUCTION	AS 1684
WET AREAS	AS 3740
GLASS INSTALLATION	AS 1288
PROTECTION FROM TERMITES	AS 1694 / AS 2057
ROOF CONSTRUCTION -GUTTER/DP/FLASHING	AS 2179.1
-CONCRETE TILES	AS 2049 / AS 2050
-METAL ROOFING	AS 1562.1
SMOKE ALARMS	AS 3786
DISABLED AMENITIES / ACCESS MOBILITY	AS 1428.1
PLUMBING & DRAINAGE	AS 3500
EMERGENCY LIGHTING	AS / NZS 2293
FIRE HYDRANTS	AS 2419
FIRE HOSE REELS	AS 2441
FIRE EXTINGUISHERS	AS 2444
ELECTRICAL INSTALLATIONS	AS / NZS 3013
DAMP PROOF COURSES & FLASHING	AS / NZS 2904
MECHANICAL VENTILATION & A/C WINDOWS	AS / NZS 1668 AS 2047
RESIDENTIAL SLABS & FOOTINGS	AS 2870
WATERPROOFING OF WET AREAS	AS 3740
DISABLED ACCESS CODE PENETRATIONS	AS 1428
OPENINGS IN LIFT SHAFTS	C3.12 OF THE BCA
SERVICE OPENINGS	C3.13 OF THE BCA
CONSTRUCTION JOINTS	C3.15 OF THE BCA
SMOKE DOORS	C3.4 & D2.6(C) OF THE BCA
STAIR GOINGS & RISERS	D2.13 OF THE BCA
STAIR LANDINGS	D2.14 OF THE BCA
THRESHOLDS	D2.15 OF THE BCA
BALLUSTRADING & OTHER BARRIERS	D2.16 OF THE BCA
HANDRAILS	D2.17 OF THE BCA
FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS	D2.15 OF THE BCA
OPERATIONAL LATCHES	D2.21 OF THE BCA
SIGNAGE ON DOORS	D2.23 OF THE BCA
DISABLED UNITS	D3.7 & D3.8 OF THE BCA
ARTIFICIAL LIGHTING	F4.3 & F4.4 OF THE BCA
VENTILATION BORROWED FROM ADJOINING ROOMS	F4.7 OF THE BCA
FIRE HYDRANTS & FIRE HOSE REELS	E1.4 OF THE BCA

CAR PARKING SPACES & FACILITIES ARE CONSTRUCTED, SEALED, LINE MARKED IN ACCORDANCE WITH: AS2890.1 & AS2890.2
CAR PARKING SPACES & AISLES ARE DESIGNED TO HIGH TURNOVER OR CLASS 3 REQUIREMENTS OF: AS2980.1
ACCESS TO ROADS OR STREETS ADJACENT TO THE SITE IS IN ACCORDANCE WITH: AS2890.1 & AS2890.2
INTERNAL LAYOUT OF THE SITE IS IN ACCORDANCE WITH: AS2890.1 & AS2890.2
LOADING & SET DOWN AREAS ARE IN ACCORDANCE WITH: AS2890.2
THE DRIVEWAY IS DESIGNED IN ACCORDANCE WITH: AS2890.2 & STANDARD DRAWING No. 59218 SECTION 7.4 OF PLANNING SCHEME POLICY No. 11 - LAND DEVELOPMENT GUIDELINES.

GEOMETRIC DESIGN OF ENTRY & EXIT DRIVEWAYS CONFORMS WITH: STANDARD DRAWING No. 59218 OF PLANNING SCHEME POLICY No. 11 - LAND DEVELOPMENT GUIDELINES

A WORK SYSTEM FOR THE PROTECTION FOR MAINTENANCE WORKERS AND CLEANERS MUST BE USED IE: ANCHORAGE POINTS WHICH MUST BE INSTALLED IN A SAFELY ACCESSIBLE LOCATION AND COMPLY WITH-AS2626

SERVICES LEGEND

	AC SPLIT SYSTEM CONDENSER		STORMWATER PUMP STATION CONTROL PANEL
	AC SPLIT SYSTEM HEAD		HOT WATER SERVICE (SOLAR, GAS OR HEATPUMP TO COMPLY WITH ENERGY EFFICIENCY CODE)
	AC CONTROL PANEL		SWIMMING POOL FILTER & PUMP
	STEEL BOLLARD		VACCUAID
	SOLAR PANEL		EMERGENCY LIGHTING
	FIRE CONTROL PANEL		DUAL OUTLET PILLAR HYDRANT
	ELECTRICAL METER BOX / DISTRIBUTION BOARD		FIRE HOSE REEL
	2A-40B E DRY CHEMICAL FIRE EXTINGUISHERS		FLOOR WASTE
	SMOKE DETECTOR SMOKE ALARMS TO COMPLY WITH B.C.A. CLASS 1 & 10 ART 3.7.2 & WITH A.S.3786		STORMWATER OUTLET
	SQUARE HOLLOW SECTION POST		GULLY PIT
	HARDWOOD TIMBER POST		DOWNPIPE
	EXIT SIGN		WATER CLOSET
	EXIT ARROW		HAND BASIN
	EXTERIOR LIGHTPOLE		UNDER BENCH FRIDGE
	SUB BOARD		VANITY BASIN
	MECH. VENTILATION MECHANICAL VENTILATION REQUIRED WHERE INDICATED. MINIMUM EXHAUST AIR REQUIREMENTS BASED ON USE OF ENCLOSURE AS PER AS 1668 2 1991- APPENDIX B. LAUNDRY - 20L/S WIRED TO LIGHT SWITCH. BATH, WC, ENSUITE - 25L/S WIRED TO LIGHTSWITCH.		TUB
			URINAL
			TERMITE TREATMENT TERMITE TREATMENT TO AS 3660.1 - 2000 & BCA VOL 2 PART 3.1.3. TERMINGLASS TO EXTERNAL WALL CAVITY & COLLARS IN ACCORDANCE TO AS1 TO ALL SLAB PENETRATIONS. FLEXIBLE MASTIC TERMICIDE SEALANE TO OTHER AREAS. TERMITE STICKER TO BE IN METERBOX IN A VISABLE POSITION.

WINDOWS & DOORS GENERAL NOTES:

- ALL GLAZED WINDOWS & DOORS TO BE IN ACCORDANCE WITH AS 1288 SAA GLASS INSTALLATION CODE.
- GLAZED WINDOWS & DOORS TO BE IN ACCORDANCE WITH AS 2107 & ACOUSTIC ENGINEERS REPORT.
- SAFETY GLASS TO BE LAMINATED GENERALLY, TOUGHENED WHERE NOMINATED.
- ALL WINDOWS ABOVE KITCHEN OR BATHROOM BENCHES TO BE PROVIDED WITH LIMITING STAYS TO PREVENT WINDOW OPERATING BEYOND 125mm.
- ALL EXTERNAL OPENINGS TO HAVE WEATHER SEALS.
- DECALS ON FULL HEIGHT GLAZING TO AUSTRALIAN STANDARDS.
- CHECK FLOOR PLANS & ELEVATIONS FOR HANDING OF SLIDING DOORS & WINDOWS.
- BUILDER TO VERIFY ALL DIMENSIONS & SIZES ON SITE PRIOR TO FABRICATION & INSTALLATION.
- SHOP DRAWINGS TO BE PROVIDED FOR REVIEW & APPROVAL BY BUILDER.
- FRAMES SHOWN IN ALL DETAILS ARE INDICATIVE, REFER MANUFACTURERS DETAILS.
- PROVIDE WIRE MESH SECURITY SCREENS OR LIMIT OPENINGS TO ALL OPENABLE WINDOWS TO COMPLY WITH BCA CLAUSE D2.24 - PROTECTION OF OPENABLE WINDOWS.
- FIRE RATED & ENTRY DOOR FRAMES TO BE METAL. ALL OTHER INTERNAL DOORS TO BE TIMBER FRAMED.

GLAZING & FRAMING COLOURS:

- ALL GLAZING TO HAVE DARK TINT TO MEET ENERGY EFFICIENCY REQUIREMENTS.
- FRAMES TO BE BLACK, UNLESS NOTED OTHERWISE.

WINDOW ELEVATIONS LEGEND:

FG - FIXED GLAZING
F - FROSTED FILM TO GLAZING
CB - COLOURBACK WHITE (LINO)
LD - LIMITED OPENING
SS - SECURITY SCREEN
SJ - SILICONE JOINT

NOTES:

- PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
- PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
- BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
- REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
- REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
- REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
- ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
- PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
- ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
- DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
- ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
- ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
- PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
- ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
- CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
- ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
- ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
- ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

LEGEND:

A/C - AIR CONDITIONING	OG - OPAQUE GLASS
AL - ALUMINIUM	OHC - OVERHEAD CUPBOARD
AP - ACCESS PANEL	PB - PLASTERBOARD LINING
APP - APPLIANCE CUPBOARD	PD - PLUMBING DUCT
AS - AUSTRALIAN STANDARDS	PDR - POWDER ROOM
AWN - AWINING	PL - PLANTY
BA - BUILDING CODE OF AUSTRALIA	PTY - PANTRY CUPBOARD
BCO - BALCONY OUTLET	PV - PERMANENT VENT
BR - BROOM CUPBOARD	REF - REFRIGERATOR
BS - BAR SINK	RH - RANGEHOOD
BT - BUCKET TRAP	RL - REFERENCE LEVEL
CAV - CAVITY	RWH - RAINWATER HEAD
CBD - CUPBOARD	S - SMOKE DETECTOR
CONC - CONCRETE	SD - SLIDING DOOR
CS - CAVITY SLIDING DOOR	SEL - SELECTED
CTS - CENTRES	SH - SHELVES
DN - DOWN	SHR - SHOWER RECESS
DRY - CLOTHES DRYER	SK - SINK
DP - DOWNPIPE	SO - SOAP DISPENSER
DW - DISHWASHER	SP - SPITTER
E - EMERGENCY LIGHTING	SPR - RAINWATER SPREADER
FC - FIBRE CEMENT SHEETING	S/S - STAINLESS STEEL
FD - FIRE RATED DOOR	SSL - STRUCTURAL SURFACE LEVEL
FE - FIRE EXTINGUISHER	SWO - STORMWATER OUTLET
FFL - FINISHED FLOOR LEVEL	SWRM - STORMWATER RISING MAIN
FG - FIXED GLASS	T - LAUNDRY TUB
FH - FIRE HYDRANT	TR - TOWEL RAIL
FHR - FIRE HOSE REEL (36m)	TRL - TOILET ROLL HOLDER
FSL - FINISHED SURFACE LEVEL	TS - THERMAL SMOKE ALARM
FW - FLOOR WASTE	TYP - TYPICAL
GB - GLASS BRICKS	U/B - UNDER BENCH OVEN
GP - GULLY PIT	UR - URINAL
GW - GLASS WASHER	U/S - UNDERSIDE
HB - HAND BASIN	VB - VANITY BASIN
HC - HOSECOCK	VM - VACUUMAID
HD - HAND DRYER	W - SLIDING WINDOW
HP - HOTPLATES / COOKTOP	WC - WATER CLOSET
HWS - HOT WATER SERVICE	WM - WASHING MACHINE
K & C - KERB & CHANNEL	WO - WALL OVEN
LC - LAUNDRY CHUTE	WPM - WATER PROOF MEMBRANE
LIN - LINEN CUPBOARD	
LV - LOUVRE	
M - MIRROR	
MTSD - MULTI-TRACK SLIDING DOOR	
MV - MECH. VENTILLATION DUCT	
MW - MICROWAVE OVEN	

COURTYARD AREAS

Name	Area
UNIT 1	35.2 m ²
UNIT 2	35.2 m ²
UNIT 3	35.6 m ²
UNIT 4	37.6 m ²
UNIT 5	37.6 m ²
UNIT 6	43.6 m ²
UNIT 7	35.1 m ²
UNIT 8	35.5 m ²
UNIT 9	37.3 m ²
UNIT 10	37.1 m ²
UNIT 11	39.1 m ²
UNIT 12	37.6 m ²
UNIT 13	39.0 m ²
UNIT 14	38.5 m ²
UNIT 15	37.8 m ²
	562.1 m ²

DEEP PLANTING

Name	Area
DEEP PLANTING AREA 1	69.15 m ²
DEEP PLANTING AREA 2	65.02 m ²
DEEP PLANTING AREA 3	46.49 m ²
DEEP PLANTING AREA 4	87.19 m ²
DEEP PLANTING AREA 5	66.35 m ²
	334.20 m ²

GROSS FLOOR AREA

GROUND FLOOR	
TYPE A GARAGE	36.9 m ²
TYPE A LIVING	58.2 m ²
TYPE A PORCH	9.6 m ²
TYPE B GARAGE	36.9 m ²
TYPE B LIVING	58.2 m ²
TYPE B PORCH	9.6 m ²
UPPER FLOOR	
TYPE A LIVING	97.9 m ²
TYPE B LIVING	91.4 m ²
	398.7 m ²

COMMUNAL OPEN SPACE

Name	Area
OPEN SPACE / RECREATION AREA 1	159.4 m ²
	159.4 m ²

DOOR SCHEDULE

Type	Height	Width	Count	Description
PAD LEVEL				
1000w	1800	1000	15	POWDERCOATED AL. BATTEN GATE
GROUND FLOOR				
720d (2100h)	2100	720	30	HOLLOW CORE INTERNAL DOOR
820d (2100h)	2100	820	15	HOLLOW CORE INTERNAL DOOR
920d (2100h)	2100	920	15	HOLLOW CORE INTERNAL DOOR
4800w(2100h)	2100	4800	15	PANELFIT GARAGE DOOR
UPPER FLOOR				
21.15	2100	1500	15	2 x AL. FRAMED SLIDING CUPBOARD DOORS
21.15	2100	1500	3	2 x AL. FRAMED SLIDING MIRROR PANEL WARDROBE DOORS
21.18	2100	1800	6	2 x AL. FRAMED SLIDING MIRROR PANEL WARDROBE DOORS
21.21	2100	2100	15	3 x AL. FRAMED SLIDING MIRROR PANEL WARDROBE DOORS
21.27	2100	2700	6	3 x AL. FRAMED SLIDING CUPBOARD DOORS
21.30	2100	3000	15	3 x AL. FRAMED SLIDING CUPBOARD DOORS
24.15	2400	1500	15	2 x AL. FRAMED SLIDING CUPBOARD DOORS
720cs (2100h)	2040	1560	24	FLUSH PANEL HOLLOW CORE INTERNAL CAVITY SLIDING DOOR
720d (2100h)	2100	720	15	HOLLOW CORE INTERNAL DOOR
820d (2100h)	2100	820	45	HOLLOW CORE INTERNAL DOOR

WINDOW SCHEDULE

Type	Head Height	Height	Width	Manufacturer	Count	Description	Glazing
GROUND FLOOR							
21.27.msd	<var>	2100	2710	G JAMES or SIMILAR	15	POWDERCOATED AL. FRAMED MULTI-TRACK SLIDING GLASS DOORS (2 SLIDING/1 FIXED PANEL)	
UPPER FLOOR							
03.24.w	2100	300	2410	G JAMES or SIMILAR	3	POWDERCOATED AL. FRAMED SLIDING WINDOW	TO BE TINTED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE
03.24.w	2100	300	2410	G JAMES or SIMILAR	17	POWDERCOATED AL. FRAMED SLIDING WINDOW WITH VENTILLATION PANEL LOCATED IN SLIDING PORTION OF WINDOW	TO BE TINTED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE
03.30.w	2100	300	3010	G JAMES or SIMILAR	2	POWDERCOATED AL. FRAMED SLIDING WINDOW (3 PANELS - CENTRE PANEL SLIDING)	TO BE TINTED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE
18.06.own	2100	1800	610	G JAMES or SIMILAR	12	POWDERCOATED AL. FRAMED AWNING WINDOW WITH SAFETY MULLION @ 1000mm ABOVE F.F.L. IN ACCORDANCE WITH THE B.C.A.	TO BE TINTED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE
18.09.own	2100	1800	910	G JAMES or SIMILAR	15	POWDERCOATED AL. FRAMED AWNING WINDOW WITH SAFETY MULLION @ 1000mm ABOVE F.F.L. IN ACCORDANCE WITH THE B.C.A.	TO BE TINTED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE
18.27.w	2100	1800	2710	G JAMES or SIMILAR	5	POWDERCOATED AL. FRAMED SLIDING WINDOW WITH SAFETY MULLION @ 1000mm ABOVE F.F.L. (3 PANELS - 2 FIXED/1 SLIDING CENTRE PANEL ABOVE SAFETY MULLION)	<var>
21.06.own	2100	2100	610	G JAMES or SIMILAR	32	POWDERCOATED AL. FRAMED AWNING WINDOW WITH SAFETY MULLION @ 1000mm ABOVE F.F.L. IN ACCORDANCE WITH THE B.C.A.	TO BE TINTED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE
21.21.w	2100	2100	2110	G JAMES or SIMILAR	2	POWDERCOATED AL. FRAMED SLIDING WINDOW WITH SAFETY MULLION @ 1000mm ABOVE F.F.L. (3 PANELS - 2 FIXED/1 SLIDING CENTRE PANEL ABOVE SAFETY MULLION)	TO BE TINTED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE
21.24.w	2100	2100	2410	G JAMES or SIMILAR	2	POWDERCOATED AL. FRAMED SLIDING WINDOW WITH SAFETY MULLION @ 1000mm ABOVE F.F.L. (3 PANELS - 2 FIXED/1 SLIDING CENTRE PANEL ABOVE SAFETY MULLION)	TO BE TINTED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE
21.27.w	2100	2100	2710	G JAMES or SIMILAR	10	POWDERCOATED AL. FRAMED SLIDING WINDOW WITH SAFETY MULLION @ 1000mm ABOVE F.F.L. (3 PANELS - 2 FIXED/1 SLIDING CENTRE PANEL ABOVE SAFETY MULLION)	TO BE TINTED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE

PRELIMINARY
NOT FOR CONSTRUCTION



design vibe Pty. Ltd.

ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:

Suite 13
5 Markeri Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 246 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:

215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:

This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction, use or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK. TO BE READ IN CONJUNCTION WITH THE SEALED WORK AUTHORITY / CONTRACT.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

title:
NOTES SHEET

S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	



PRELIMINARY
NOT FOR CONSTRUCTION



design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6952 T

australia:
Suite 13
5 Market Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41055090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia
(1277851-V)

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and / or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.

Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

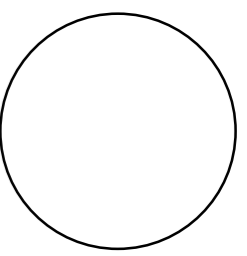
client:
BRAXVALE
CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED
TOWNHOUSES
509 MILES PLATTING
RD ROCHEDALE

title:
3D PERSPECTIVE 1

no.	amendment	date
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21

scale:		job no: 20013
date: 07/08/20	sheet no: BA 1.00-1	
drawn: MH	amendment: 1	
checked: SK	sheet size: A3	



1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



PRELIMINARY
NOT FOR CONSTRUCTION



design vibe Pty. Ltd.

ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6952 T

australia:

Suite 13
5 Market Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:

215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41055090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia
(1277851-V)

GENERAL NOTES:

This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and / or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.

Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

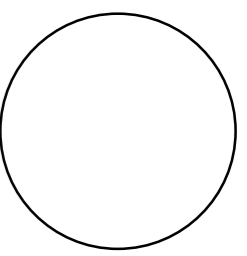
client:
BRAXVALE
CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED
TOWNHOUSES
509 MILES PLATTING
RD ROCHEDALE

title:
3D PERSPECTIVE 2

no.	amendment	date
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21

scale:		job no:	20013
date:	10/03/21	sheet no:	BA 1.00-2
drawn:	MH	amendment:	C
checked:	SK	sheet size:	A3



1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



PRELIMINARY
NOT FOR CONSTRUCTION



design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6952 T

australia:
Suite 13
5 Market Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41055090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia
(1277851-V)

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and / or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.

Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

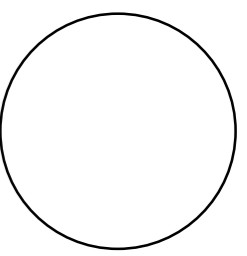
client:
BRAXVALE
CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED
TOWNHOUSES
509 MILES PLATTING
RD ROCHEDALE

title:
3D PERSPECTIVE 3

S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21
no.	amendment	date

scale:	job no: 20013
date: 20/08/21	sheet no: BA 1.00-3
drawn: MH	amendment: B
checked: SK	sheet size: A3



1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



PRELIMINARY
NOT FOR CONSTRUCTION



design vibe Pty. Ltd.

ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6952 T

australia:

Suite 13
5 Market Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:

215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41055090
Fax: +60 3-41066209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia
(1277851-V)

GENERAL NOTES:

This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and / or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.

Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

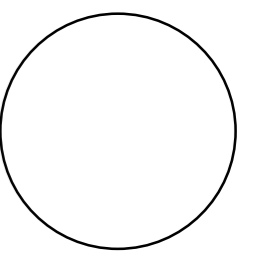
client:
BRAXVALE
CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED
TOWNHOUSES
509 MILES PLATTING
RD ROCHEDALE

title:
3D PERSPECTIVE 4

S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21
no.	amendment	date

scale:		job no:	20013
date:	20/08/21	sheet no:	BA 1.00-4
drawn:	MH	amendment:	B
checked:	SK	sheet size:	A3

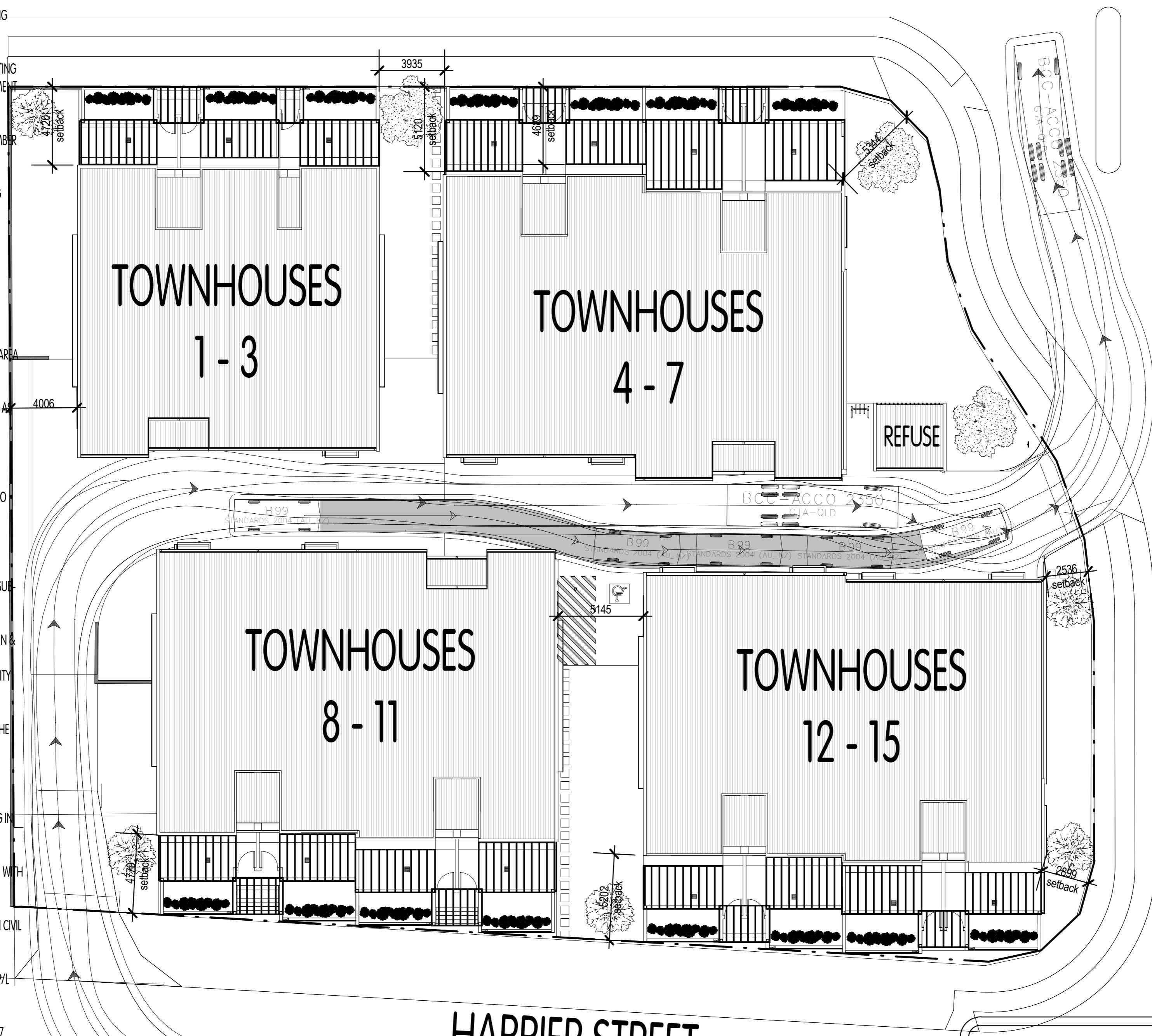


1:500 @ 5m
1:200 @ 5m
1:100 @ 5m

NOTES:

1. PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
2. PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
3. BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
4. FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
5. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
6. REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
7. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
8. REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
9. ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
10. PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
11. ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
12. ALL DOWNPIPES TO BE 75mm COLORBOND U.N.O.
13. DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
14. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
15. ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
16. ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
17. PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
18. ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
19. CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
20. ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
21. ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS 1657
22. ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

MILES PLATTING ROAD



1 SITE PLAN
SCALE: 1:250
BCC-ACCO 2350
GTA-QLD

PRELIMINARY
NOT FOR CONSTRUCTION

BCC DS
RECEIVED
13/04/2026
APPLICATION REF
A007001616



design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
OBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Markeri Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2 Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053090
Fax: +60 3-41062099
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia
(07788314)

GENERAL NOTES:

This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and/or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works or any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.
Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Australian Standards.
-All relevant Local Authority By-Laws and Planning Schemes.
DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

client:
BRAXVALE
CONSTRUCTIONS PTY. LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

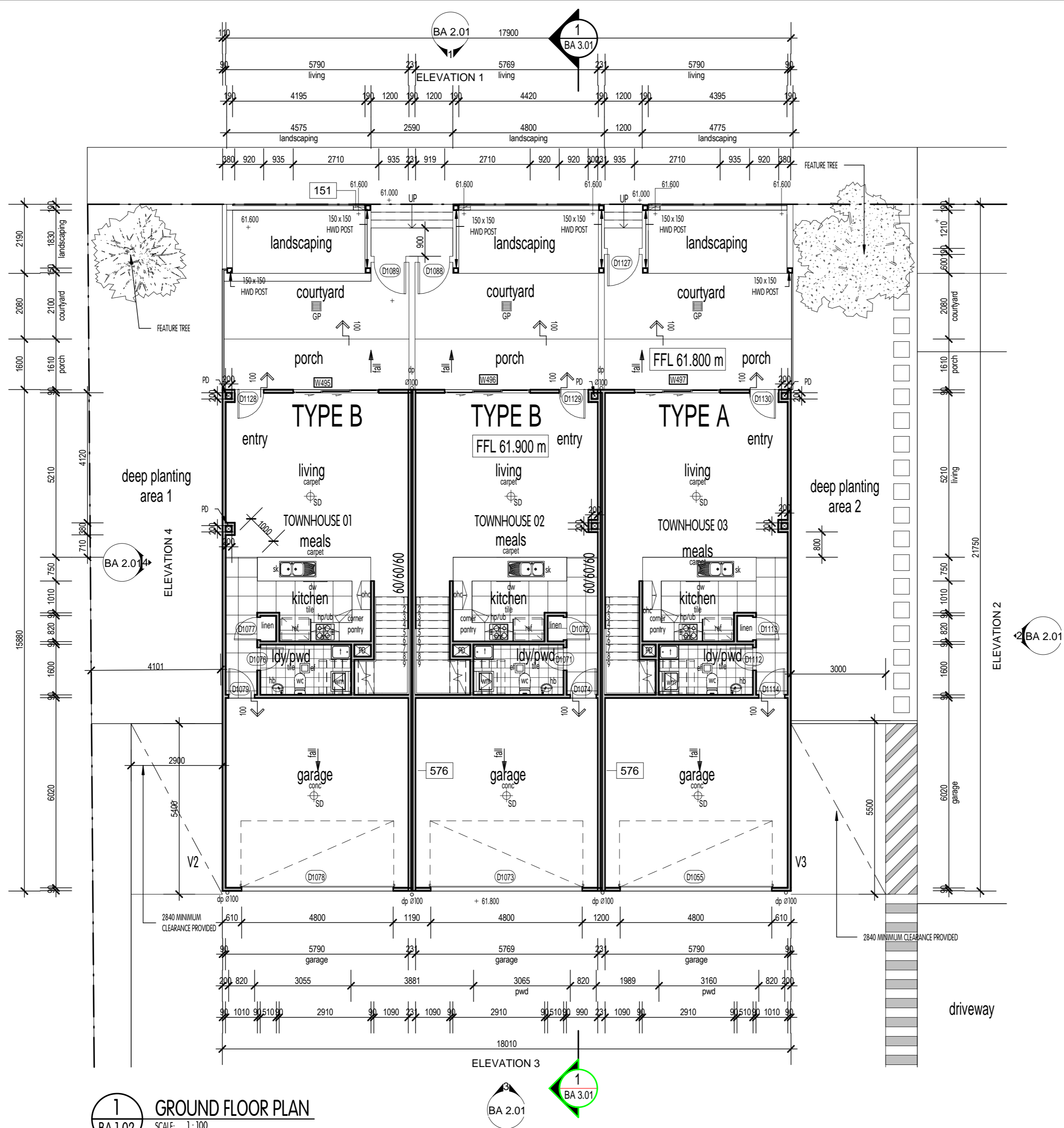
title:
SITE PLAN

V	REFUSE	30/3/26
U	CIVIL	20/3/26
T	AMENDMENT REQUEST	31/10/25
S	BA ISSUE	05/4/22
R	COUNCIL CHANGES	10/11/21

no.	amendment	date
job no:	20013	
sheet no:	BA 1.01	
amendment:	V	
sheet size:	A 3	
scale:	As indicated	
date:	03/02/22	
drawn:	MRT	
checked:	SK	



1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



GROSS FLOOR AREA	
GROUND FLOOR	
TYPE A GARAGE	36.9 m ²
TYPE A LIVING	58.2 m ²
TYPE A PORCH	9.6 m ²
TYPE B GARAGE	36.9 m ²
TYPE B LIVING	58.2 m ²
TYPE B PORCH	9.6 m ²
UPPER FLOOR	
TYPE A LIVING	97.9 m ²
TYPE B LIVING	91.4 m ²
	398.7 m ²

BCC DS RECEIVED
13/04/2026
APPLICATION REF
A007001616

- NOTES:**
- PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
 - PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
 - BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 - FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
 - REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
 - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
 - REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
 - ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
 - PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
 - ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
 - ALL DOWNPIPES TO BE 100mm COLORBOND U.N.O.
 - DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
 - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
 - ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
 - ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
 - PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
 - ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
 - CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
 - ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
 - ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
 - ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

NOTES	
04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MALBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	COLORBOND 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	4500 x 1500 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

PRELIMINARY
NOT FOR CONSTRUCTION

1 GROUND FLOOR PLAN
SCALE: 1:100
BA 1.02

1 BA 2.01
BA 3.01

design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Mermaid Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:
This design and documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction used or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.
Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SCALED WORK AUTHORITY / CONTRACT.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

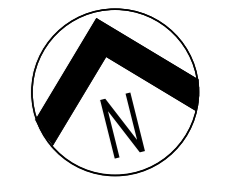
project:
PROPOSED TOWNHOUSES
509 MILES PLATING RD
ROCHEDALE

consultants:

title:
GROUND FLOOR PLAN
TOWNHOUSES 1-3

no.	amendment	date
V	MAIL / REFUSE	30/03/26
U	CIVIL	20/03/26
T	AMENDMENT REQUEST	31/10/25
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21

scale:	1:100	job no:	20013
date:	31/10/25	sheet no:	BA 1.02
drawn:	MH	amendment:	V
checked:	SK	sheet size:	A 2

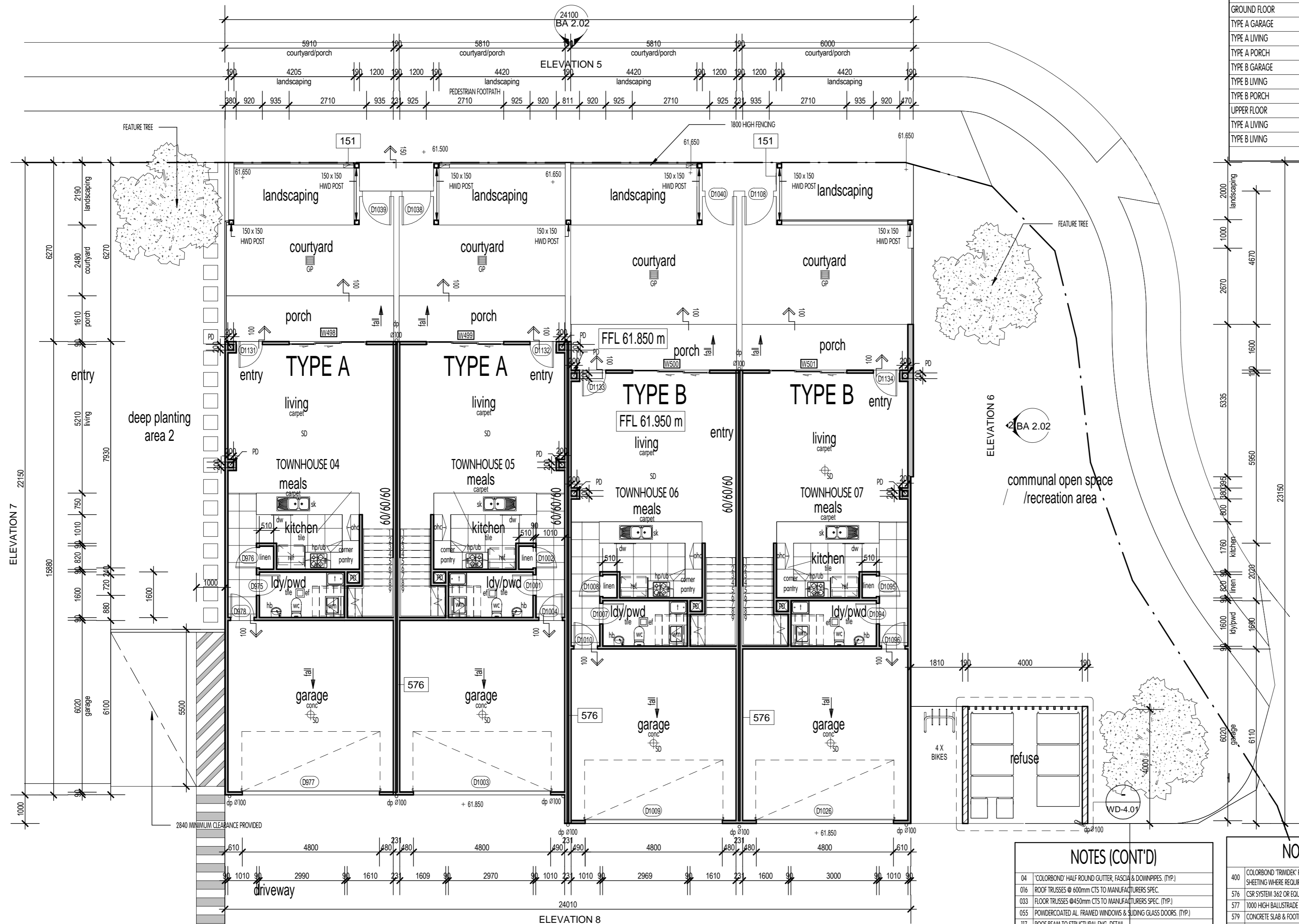


1:500 @ 5m
1:200 @ 5m
1:100 @ 5m

GROSS FLOOR AREA	
GROUND FLOOR	
TYPE A GARAGE	36.9 m ²
TYPE A LIVING	58.2 m ²
TYPE A PORCH	9.6 m ²
TYPE B GARAGE	36.9 m ²
TYPE B LIVING	58.2 m ²
TYPE B PORCH	9.6 m ²
UPPER FLOOR	
TYPE A LIVING	97.9 m ²
TYPE B LIVING	91.4 m ²
	398.7 m ²

- NOTES:**
- PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
 - PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
 - BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 - FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
 - REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
 - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
 - REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
 - ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
 - PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
 - ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
 - ALL DOWNPIPES TO BE Ø100 COLORBOND U.N.O.
 - DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
 - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
 - ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
 - ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
 - PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
 - ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
 - CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
 - ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
 - ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
 - ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

BCS DS RECEIVED
13/04/2026
APPLICATION REF
A007001616



1 GROUND FLOOR PLAN
BA 1.03 SCALE: 1:100

NOTES (CONT'D)

04	"COLORBOND" HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.

NOTES (CONT'D)

400	COLORBOND "TRIMDEK" ROOF SHEETING. PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. (TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
655	450W x 150D "COLORBOND" BOX GUTTER. REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)
657	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

PRELIMINARY
NOT FOR CONSTRUCTION



design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Markeri Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 246 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053099
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:
This design and documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction or use of this design or any part thereof without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or clarification.

Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK. TO BE READ IN CONJUNCTION WITH THE SCALED WORK AUTHORITY / CONTRACT.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

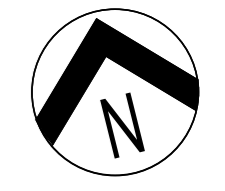
project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

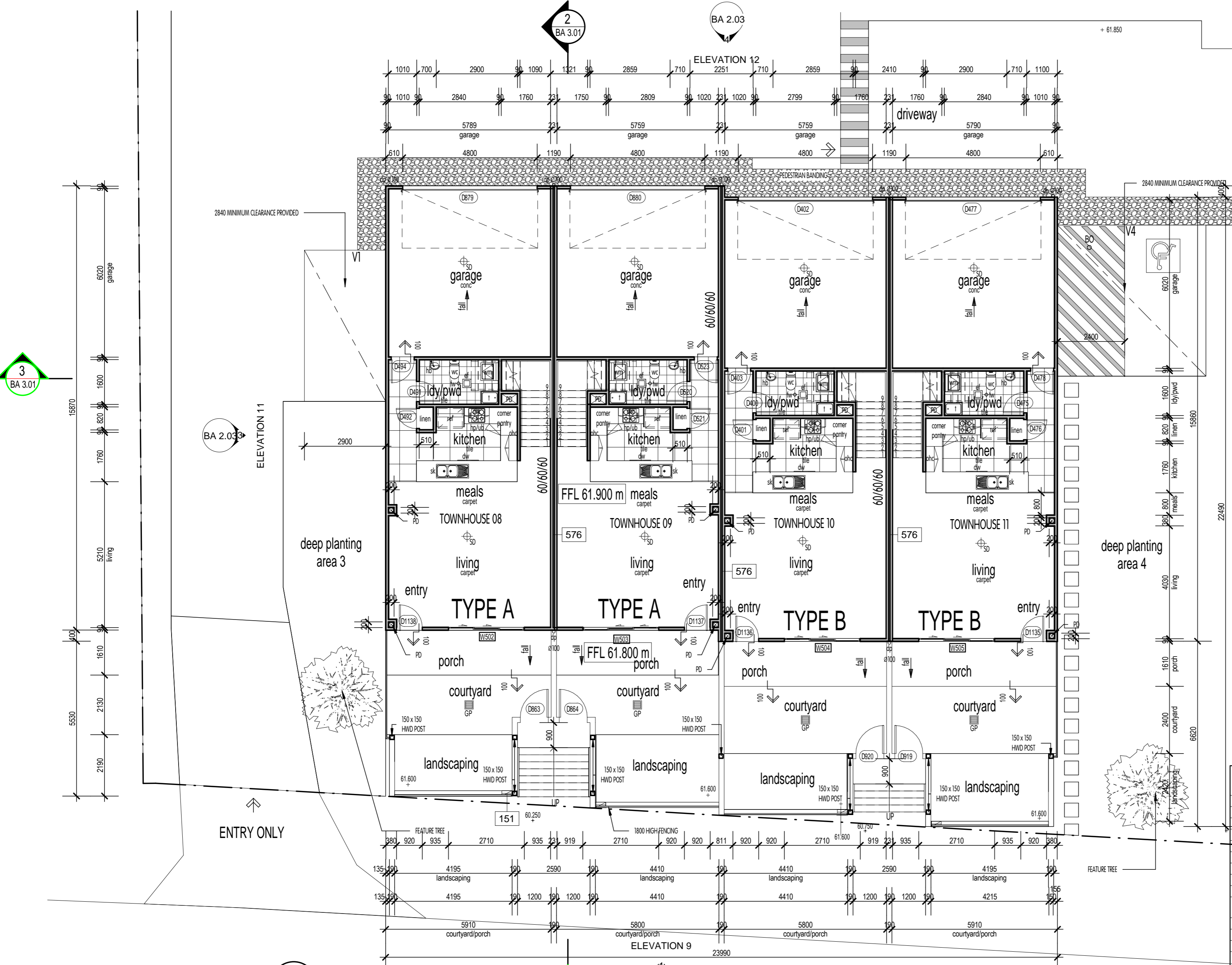
title:
GROUND FLOOR PLAN
TOWNHOUSES 4-7

no.	amendment	date
V	MAIL / REFUSE	30/03/26
U	CIVIL	20/03/26
T	AMENDMENT REQUEST	31/10/25
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21

scale: 1:100
job no: 20013
date: 31/10/25
sheet no: BA 1.03
drawn: MRT
amendment: V
checked: SK
sheet size: A 2



1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



GROSS FLOOR AREA	
GROUND FLOOR	
TYPE A GARAGE	36.9 m ²
TYPE A LIVING	58.2 m ²
TYPE A PORCH	9.6 m ²
TYPE B GARAGE	36.9 m ²
TYPE B LIVING	58.2 m ²
TYPE B PORCH	9.6 m ²
UPPER FLOOR	
TYPE A LIVING	97.9 m ²
TYPE B LIVING	91.4 m ²
TOTAL	398.7 m²

- NOTES:**
- PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
 - PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
 - BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 - FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
 - REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
 - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
 - REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
 - ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
 - PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
 - ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
 - ALL DOWNPIPES TO BE Ø100 COLORBOND U.N.O.
 - DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
 - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
 - ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
 - ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
 - PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
 - ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
 - CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
 - ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
 - ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
 - ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

BCC DS
RECEIVED
13/04/2026
APPLICATION REF
A007001616

NOTES	
04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	'COLORBOND TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	4500 x 1500 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

1 GROUND FLOOR PLAN
SCALE: 1:100

2 BA 3.01

PRELIMINARY
NOT FOR CONSTRUCTION

design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Mermaid Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction used or alteration are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
All works are to comply with the following:
- The Building Code of Australia.
- The Queensland Building Act.
- All relevant Local Authority By-Laws and Planning Schemes.
- All relevant Australian Standards.
DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK. TO BE READ IN CONJUNCTION WITH THE SCALED WORK AUTHORITY / CONTRACT.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

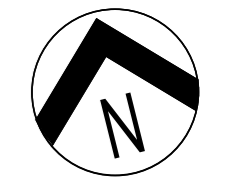
project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

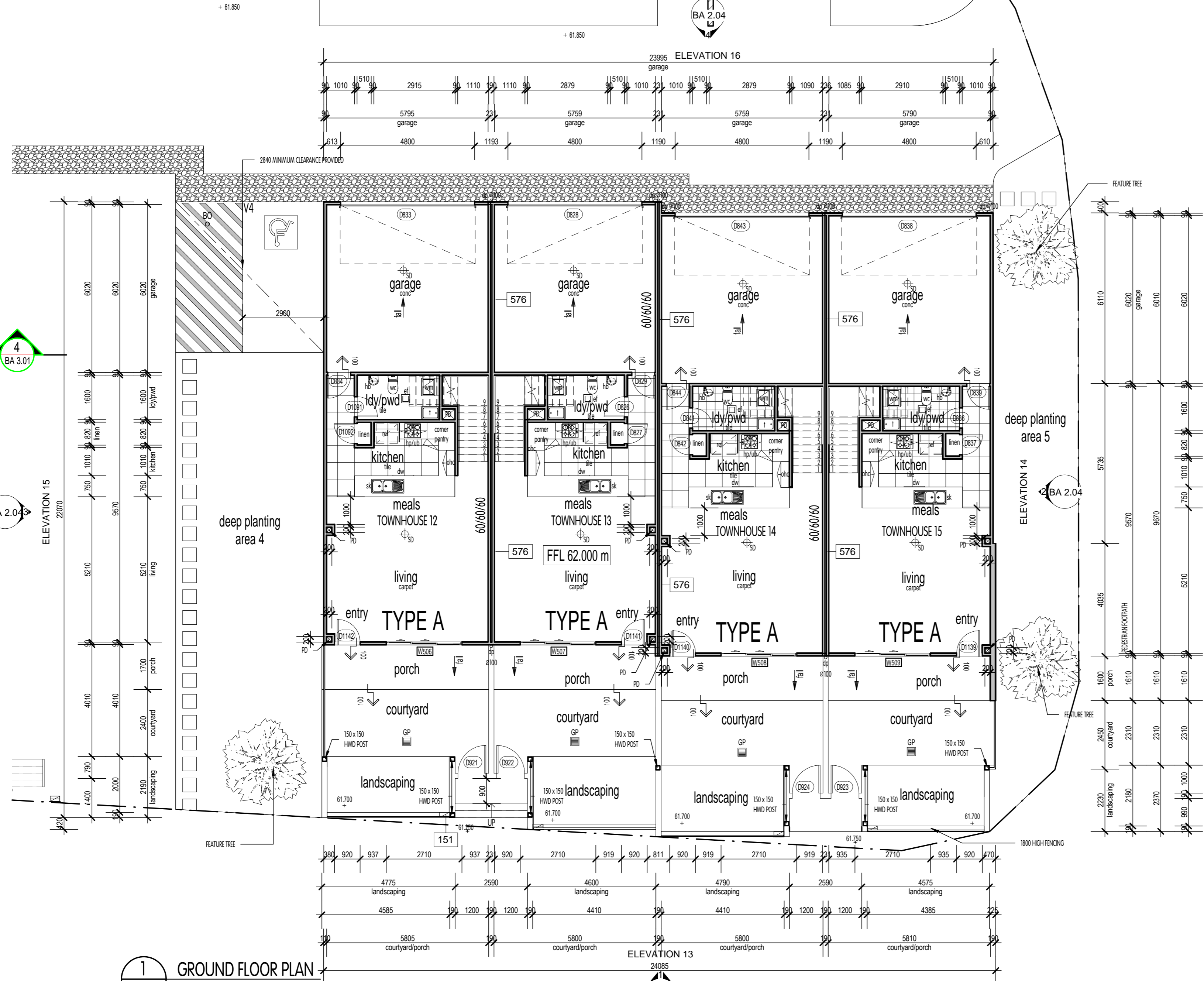
title:
GROUND FLOOR PLAN
TOWNHOUSES 8-11

no.	amendment	date	checked:
V	MAIL / REFUSE	30/03/26	SK
U	CIVIL	20/03/26	
T	AMENDMENT REQUEST	31/10/25	
S	BA ISSUE	05/04/22	
R	COUNCIL CHANGES	10/11/21	
Q	PLANNER CHANGES	01/09/21	

scale:	1:100	job no:	20013
date:	31/10/25	sheet no:	BA 1.04
drawn:	MRT	amendment:	V
checked:	SK	sheet size:	A 2



1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



GROSS FLOOR AREA	
GROUND FLOOR	
TYPE A GARAGE	36.9 m ²
TYPE A LIVING	58.2 m ²
TYPE A PORCH	9.6 m ²
TYPE B GARAGE	36.9 m ²
TYPE B LIVING	58.2 m ²
TYPE B PORCH	9.6 m ²
UPPER FLOOR	
TYPE A LIVING	97.9 m ²
TYPE B LIVING	91.4 m ²
	398.7 m ²

- NOTES:**
- PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
 - PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
 - BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 - FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
 - REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
 - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
 - REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
 - ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
 - PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
 - ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
 - ALL DOWNPIPES TO BE Ø100 COLORBOND U.N.O.
 - DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
 - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
 - ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
 - ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
 - PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
 - ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
 - CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
 - ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
 - ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
 - ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

BCC DS RECEIVED
13/04/2026
APPLICATION REF
A007001616

NOTES	
04	'COLORBOND' HALF ROUND GLITTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	COLORBOND 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GLITTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GLITTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

PRELIMINARY
NOT FOR CONSTRUCTION

1 GROUND FLOOR PLAN
BA 1.05
SCALE: 1:100



design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 10191713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Marker Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 246 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053099
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction used or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commitment of any works relating to these plans and associated documentation is conditional upon the receipt of these plans and that they are correct in all matters and that they truly represent their intent to the project.
In the event of these drawings or associated documentation, please contact this firm for advice or alteration.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

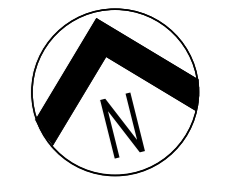
project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

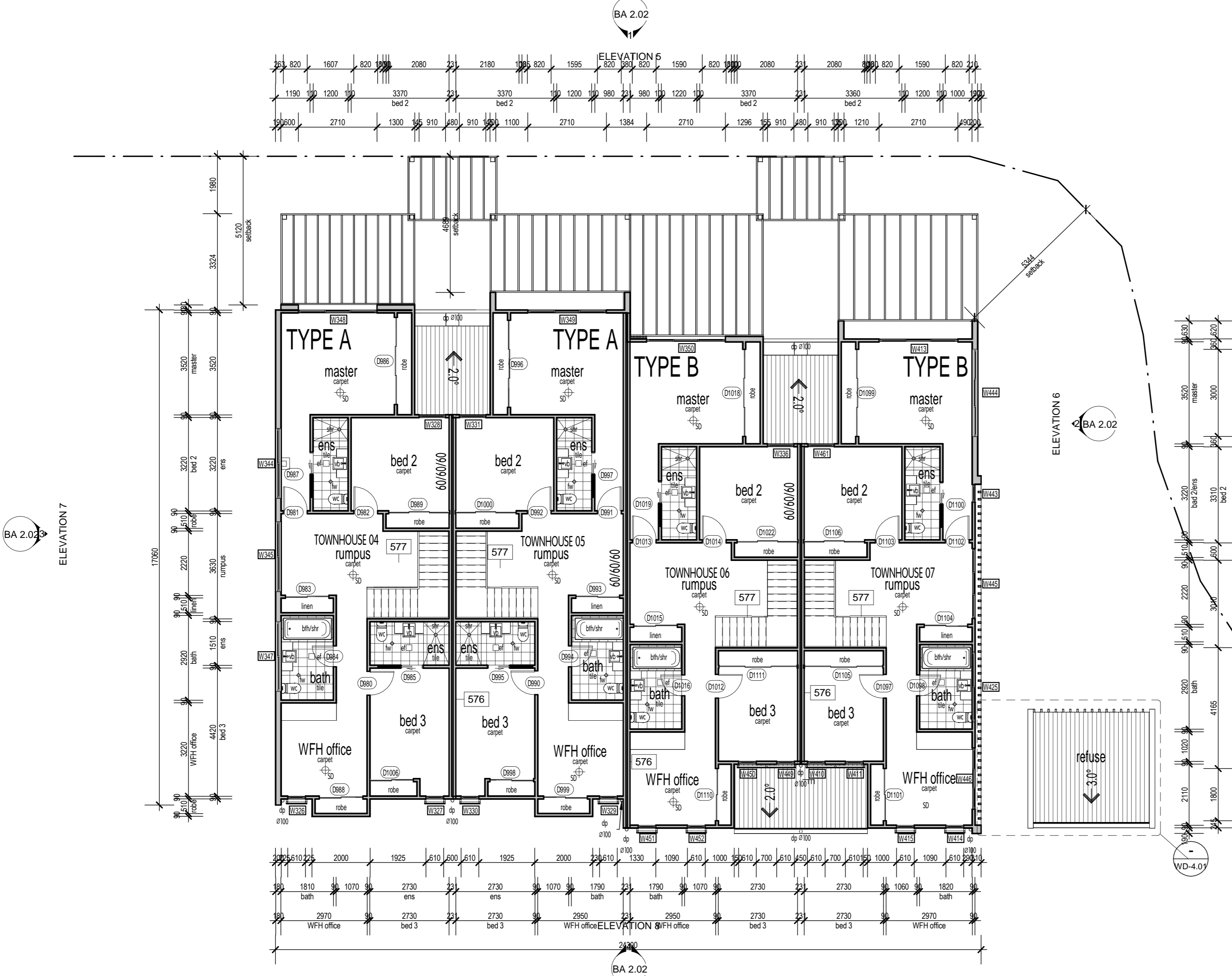
title:
GROUND FLOOR PLAN
TOWNHOUSES 12-15

no.	amendment	date
V	MAIL / REFUSE	30/03/26
U	CIVIL	20/03/26
T	AMENDMENT REQUEST	31/10/25
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21

scale:	1:100	job no:	20013
date:	31/10/25	sheet no:	BA 1.05
drawn:	MRT	amendment:	V
checked:	SK	sheet size:	A 2



1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



GROSS FLOOR AREA	
GROUND FLOOR	
TYPE A GARAGE	36.9 m ²
TYPE A LIVING	58.2 m ²
TYPE A PORCH	9.6 m ²
TYPE B GARAGE	36.9 m ²
TYPE B LIVING	58.2 m ²
TYPE B PORCH	9.6 m ²
UPPER FLOOR	
TYPE A LIVING	97.9 m ²
TYPE B LIVING	91.4 m ²
	398.7 m ²

- NOTES:**
- PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
 - PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
 - BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 - FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
 - REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
 - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
 - REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
 - ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
 - PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
 - ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
 - ALL DOWNPIPES TO BE Ø100 COLORBOND U.N.O.
 - DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
 - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
 - ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
 - ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
 - PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
 - ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
 - CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
 - ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
 - ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
 - ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

BCC DS
RECEIVED
13/04/2026
APPLICATION REF
A007001616

NOTES

04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	'COLORBOND TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GLITTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GLITTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

1 UPPER FLOOR PLAN
SCALE: 1:100

PRELIMINARY
NOT FOR CONSTRUCTION

design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia: Suite 13, 5 Marker Street, Mermaid Beach QLD 4218, Australia. Ph: +61 07 55 266 812. E-Mail: admin@designvibe.com.au Web: www.designvibe.com.au

malaysia: 215B, Level 2, Jalan Negara 2, Taman Melawati, 53100 Kuala Lumpur Ph: +60 3-41053099. Fax: +60 3-41086209. E-Mail: admin@designvibe.asia Web: www.designvibe.asia

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction used or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.

All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK. TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

client: BRAXVALE CONSTRUCTIONS PTY. LTD.

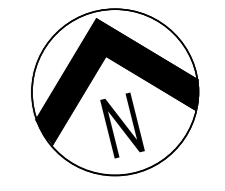
project: PROPOSED TOWNHOUSES 509 MILES PLATING RD ROCHEDEALE

consultants:

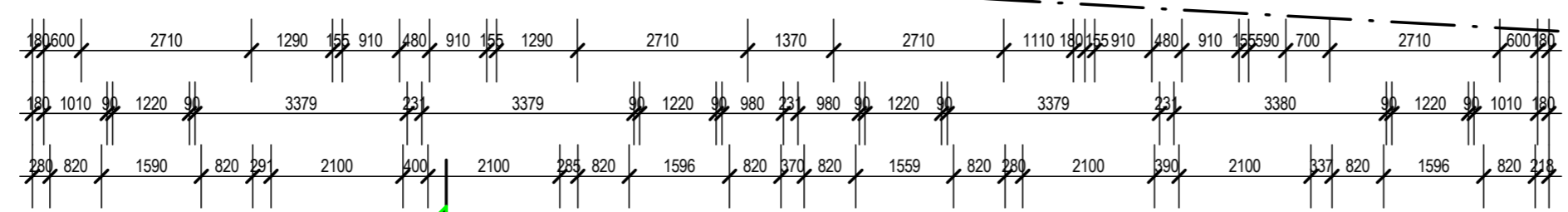
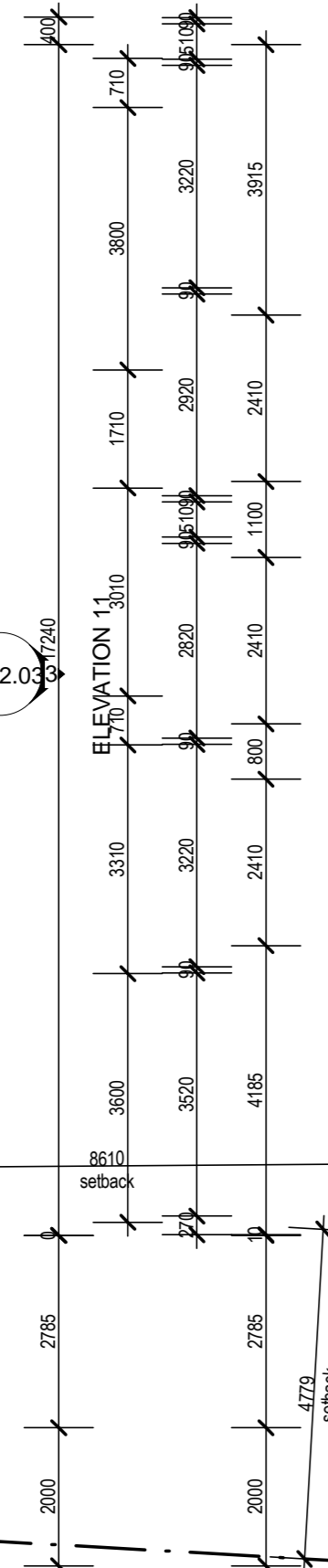
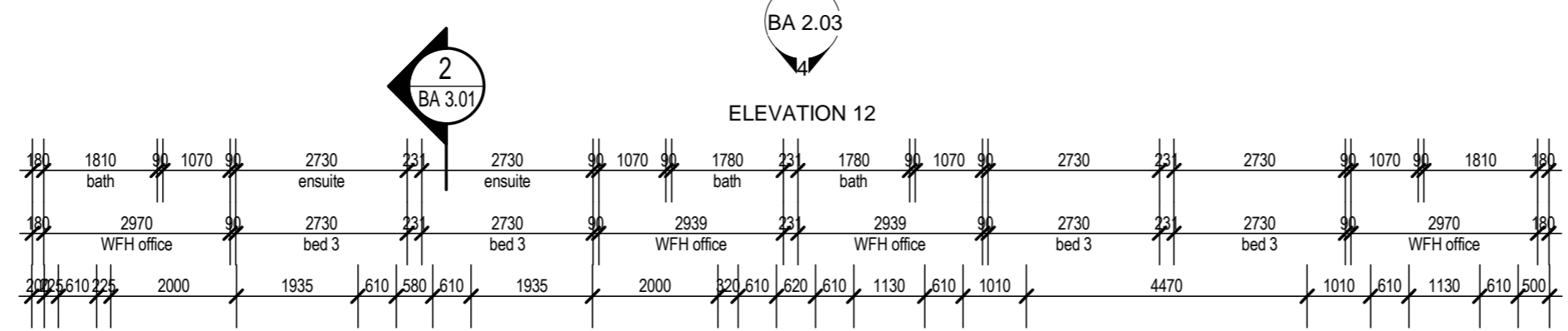
title: UPPER FLOOR PLAN TOWNHOUSES 4-7

no.	amendment	date	checked:
S	BA ISSUE	05/04/22	
R	COUNCIL CHANGES	10/11/21	
Q	PLANNER CHANGES	01/09/21	
P	INFO REQUEST	20/08/21	
O	COUNCIL CHANGES	26/05/21	
N	TRAFFIC CHANGES	31/03/21	

scale: 1:100 **job no:** 20013
date: 03/02/22 **sheet no:** BA 1.07
drawn: MRT **amendment:** S
checked: SK **sheet size:** A 2



1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



GROSS FLOOR AREA	
GROUND FLOOR	
TYPE A GARAGE	36.9 m ²
TYPE A LIVING	58.2 m ²
TYPE A PORCH	9.6 m ²
TYPE B GARAGE	36.9 m ²
TYPE B LIVING	58.2 m ²
TYPE B PORCH	9.6 m ²
UPPER FLOOR	
TYPE A LIVING	97.9 m ²
TYPE B LIVING	91.4 m ²
	398.7 m ²

- NOTES:**
- PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
 - PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
 - BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 - FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
 - REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
 - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
 - REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
 - ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
 - PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
 - ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
 - ALL DOWNPIPES TO BE Ø100 COLORBOND U.N.O.
 - DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
 - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
 - ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
 - ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
 - PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
 - ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
 - CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
 - ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
 - ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
 - ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

BCC DS
RECEIVED
13/04/2026
APPLICATION REF
A007001616



NOTES

04	'COLORBOND' HALF ROUND GLUTTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MALBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	COLORBOND 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GLUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GLUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

PRELIMINARY
NOT FOR CONSTRUCTION

1
BA 1.08
SCALE: 1:100
UPPER FLOOR PLAN

2
BA 3.01
ELEVATION 9



design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019173
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6552 T

australia:
Suite 13
5 Marker Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and/or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to the project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.

Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK. TO BE READ IN CONJUNCTION WITH THE SCALED WORK AUTHORITY / CONTRACT.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

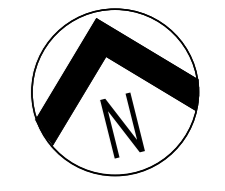
project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

title:
UPPER FLOOR PLAN
TOWNHOUSES 8-11

no.	amendment	date
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21
N	TRAFFIC CHANGES	31/03/21

scale:	1:100	job no:	20013
date:	03/02/22	sheet no:	BA 1.08
drawn:	Author	amendment:	designer
checked:	Checker	sheet size:	A 2



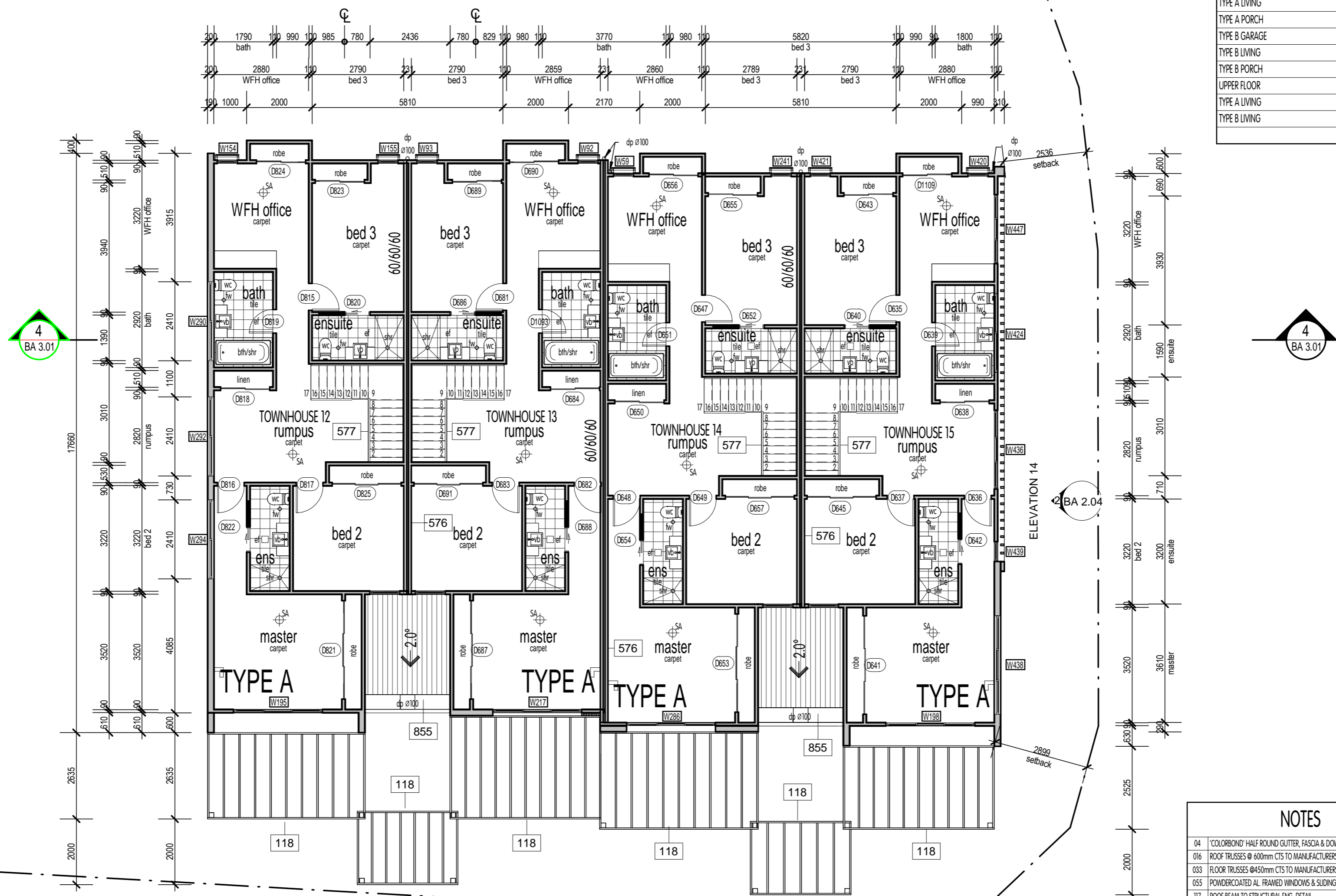
1:500 @ 5m
1:200 @ 5m
1:100 @ 5m

BA 2.04
ELEVATION 16

GROSS FLOOR AREA	
GROUND FLOOR	
TYPE A GARAGE	36.9 m ²
TYPE A LIVING	58.2 m ²
TYPE A PORCH	9.6 m ²
TYPE B GARAGE	36.9 m ²
TYPE B LIVING	58.2 m ²
TYPE B PORCH	9.6 m ²
UPPER FLOOR	
TYPE A LIVING	97.9 m ²
TYPE B LIVING	91.4 m ²
TOTAL	398.7 m²

- NOTES:**
- PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
 - PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
 - BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 - FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
 - REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
 - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
 - REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
 - ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
 - PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
 - ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
 - ALL DOWNPIPES TO BE Ø100 COLORBOND U.N.O.
 - DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
 - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
 - ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
 - ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
 - PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
 - ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
 - CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
 - ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
 - ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
 - ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

BCC DS
RECEIVED
13/04/2026
APPLICATION REF
A007001616



NOTES

04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	COLORBOND 'TRINDER' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

PRELIMINARY
NOT FOR CONSTRUCTION

1 UPPER FLOOR PLAN
BA 1.09 SCALE: 1:100

ELEVATION 13

GENERAL NOTES:

This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction used or alterations are permitted without the written permission of this firm. All Rights Reserved.

The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.

Commentation of any works relating to these plans and documentation deemed that the recipients of these plans are notified that they are correct in all manners and that they truly represent their intent to the project.

In the event of these drawings or associated documentation, please contact this firm for advice or alteration.

Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.

All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.

DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

BA 2.04
client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

title:
UPPER FLOOR PLAN
TOWNHOUSES 12-15

no.	amendment	date
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21
N	TRAFFIC CHANGES	31/03/21

scale:	1:100	job no:	20013
date:	03/02/22	sheet no:	BA 1.09
drawn:	Author	amendment:	designer
checked:	Checker	sheet size:	A 2

design vibe Pty. Ltd.

ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

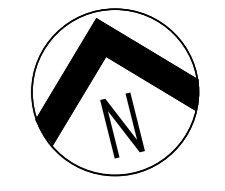
australia:

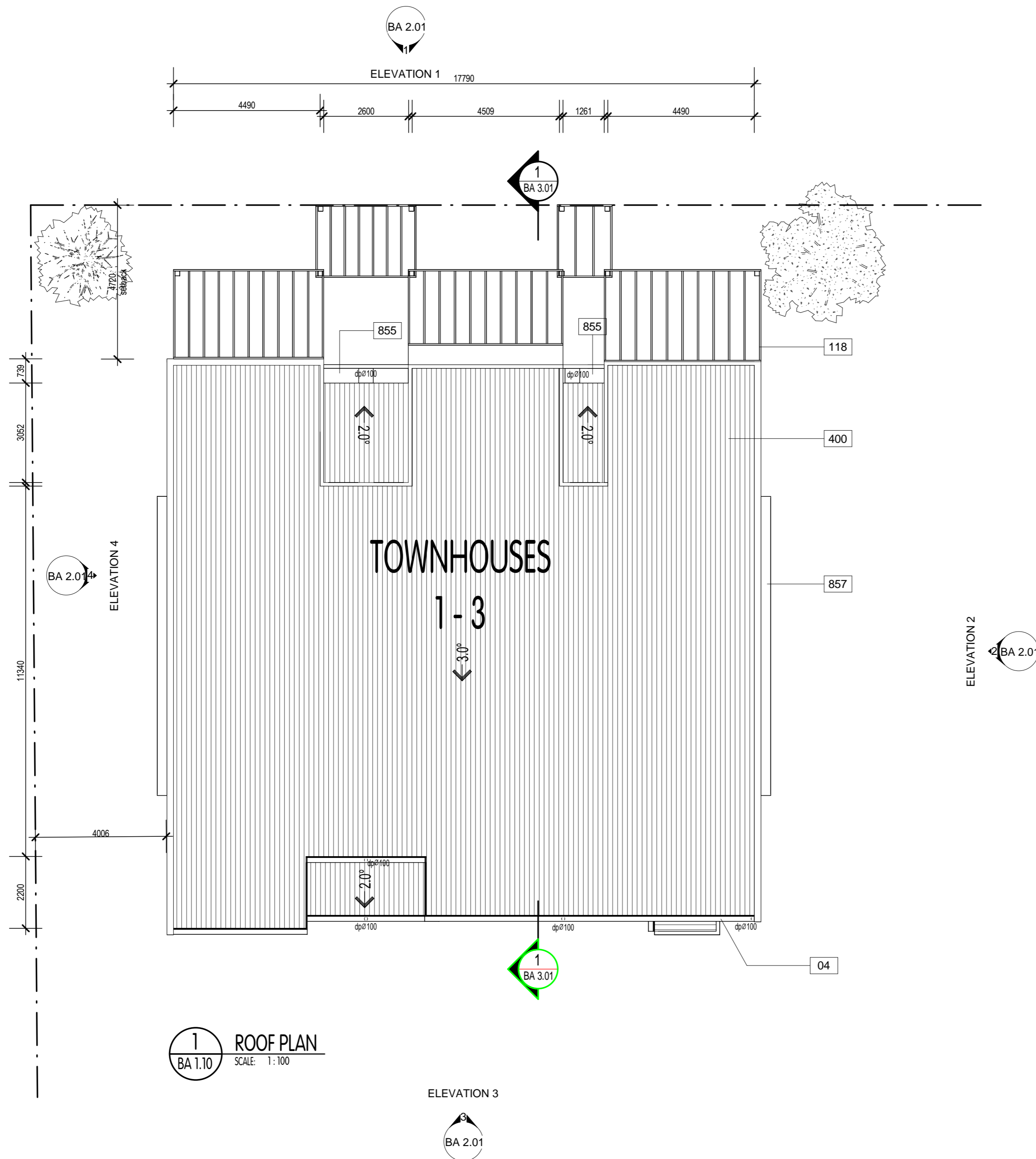
Suite 13
5 Marker Street
Mermaid Beach
QLD 4218

malaysia:

215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053099
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

1:500 @ 5m
1:200 @ 5m
1:100 @ 5m





1 ROOF PLAN
BA 1.10 SCALE: 1:100

BCC DS
RECEIVED
13/04/2026
APPLICATION REF
A007001616

NOTES		
04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)	
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.	
033	FLOOR TRUSSES @450mm CTS TO MANUFACTURERS SPEC. (TYP.)	
055	POWDERCOATED AL FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)	
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.	
118	PERGOLA TO STRUCTURAL ENG. DETAIL.	
119	POWDERCOATED AL FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)	
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)	
232	EXPOSED AGGREGATE FINISH.	
400	COLORBOND TRIMDEK ROOF SHEETING (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC.(TYP.)	
576	CSR SYSTEM 362 OR EQUIVALENT.	
577	1000 HIGH BALUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.	
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.	
855	450W x 150D 'COLORBOND' BOX GUTTER (REFER HYDRAULIC CONSULTANTS PLANS FOR GLITTER & DOWNPIPE LOCATIONS & SIZES)	
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.	
1061	HARDIES SCYON FINE TEXTURE CLADDING	

- NOTES:**
1. PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
 2. PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
 3. BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 4. FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
 5. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
 6. REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
 7. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
 8. REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
 9. ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
 10. PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
 11. ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
 12. ALL DOWNPIPES TO BE 100 COLORBOND U.N.O.
 13. DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
 14. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
 15. ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
 16. ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
 17. PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
 18. ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
 19. CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
 20. ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
 21. ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
 22. ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

PRELIMINARY
NOT FOR CONSTRUCTION

design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Mermaid Street
Mermaid Beach
QLD 4218
Australia
Ph:- +61 07 55 266 812
E-Mail:- admin@designvibe.com.au
Web:- www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph:- +60 3-41053090
Fax:- +60 3-41086209
E-Mail:- admin@designvibe.asia
Web:- www.designvibe.asia

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and/or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
In the event of these drawings or associated documentation, please contact this firm for advice or alteration.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

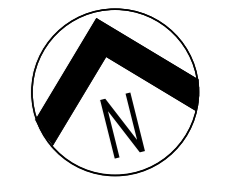
project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

title:
ROOF PLAN TOWNHOUSES
1-3

no.	amendment	date
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21
N	TRAFFIC CHANGES	31/03/21

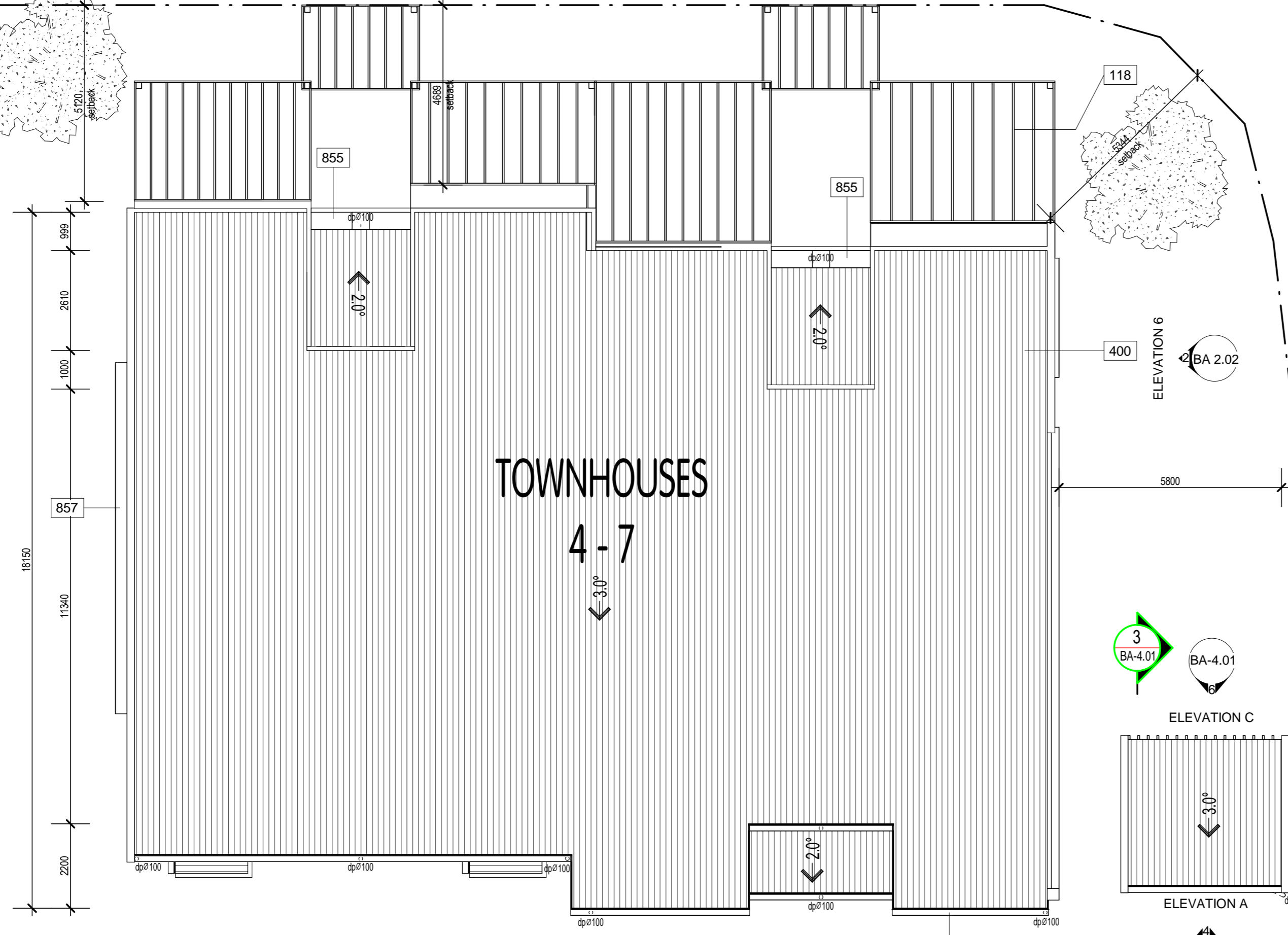
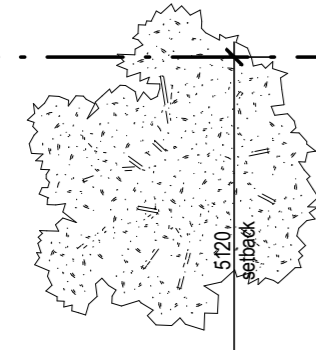
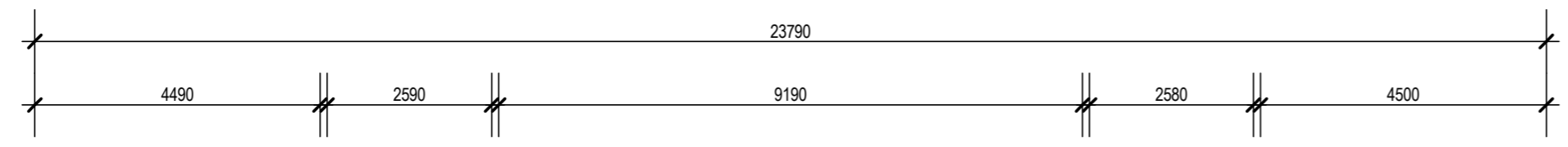
scale:	1:100	job no:	20013
date:	04/06/22	sheet no:	BA 1.10
drawn:	Author	amendment:	designer
checked:	Checker	sheet size:	A 2



1:500 @ 5m
1:200 @ 5m
1:100 @ 5m

BA 2.02

ELEVATION 5



BA 2.02

ELEVATION 7

1 ROOF PLAN
BA 1.11 SCALE: 1:100

ELEVATION 8

BA 2.02

NOTES:

1. PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
2. PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
3. BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
4. FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
5. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
6. REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
7. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
8. REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
9. ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
10. PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
11. ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
12. ALL DOWNPIPES TO BE Ø100 COLORBOND U.N.O.
13. DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
14. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
15. ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
16. ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
17. PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
18. ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
19. CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
20. ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
21. ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
22. ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

BCC DS RECEIVED 13/04/2026 APPLICATION REF A007001616

NOTES		
04	'COLORBOND' HALF ROUND GLITTER FASCIA & DOWNPIPES. (TYP.)	
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.	
033	FLOOR TRUSSES @450mm CTS TO MANUFACTURERS SPEC. (TYP.)	
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)	
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.	
118	PERGOLA TO STRUCTURAL ENG. DETAIL.	
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)	
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)	
232	EXPOSED AGGREGATE FINISH.	
400	COLORBOND 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC.TYP.)	
576	CSR SYSTEM 362 OR EQUIVALENT.	
577	1000 HIGH BALUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.	
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.	
855	450W x 150D 'COLORBOND' BOX GLITTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GLITTER & DOWNPIPE LOCATIONS & SIZES)	
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.	
1061	HARDIES SCYON FINE TEXTURE CLADDING	

PRELIMINARY NOT FOR CONSTRUCTION



design vibe Pty. Ltd.
 ACN 102 812 233 / ABN 13 102 812 233
 QBCC Lic. No. 1019713
 VIC. Reg. No. DP - AD 36611 / DP - SD 36612
 TAS. Reg. No. CC 652 T

australia:
 Suite 13
 5 Market Street
 Mermaid Beach
 QLD 4218
 Australia
 Ph:- +61 07 55 266 812
 E-Mail:- admin@designvibe.com.au
 Web:- www.designvibe.com.au

malaysia:
 215B, Level 2, Jalan Negara 2
 Taman Melawati, 53100
 Kuala Lumpur
 Ph:- +60 3-41053090
 Fax:- +60 3-41086209
 E-Mail:- admin@designvibe.asia
 Web:- www.designvibe.asia

GENERAL NOTES:
 This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and / or alterations are permitted without the written permission of this firm. All Rights Reserved.
 The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
 Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to the project.
 In the event of these drawings or associated documentation, please contact this firm for advice or alteration.

client:
 BRAXVALE CONSTRUCTIONS
 PTY. LTD.

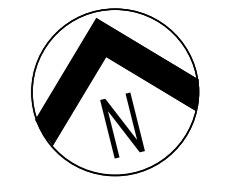
project:
 PROPOSED TOWNHOUSES
 509 MILES PLATTING RD
 ROCHEDEALE

consultants:

title:
 ROOF PLAN TOWNHOUSES
 4-7

S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21
N	TRAFFIC CHANGES	31/03/21
no.	amendment	date

scale: 1:100
date: 04/06/22
drawn: MRT
checked: SK
job no: 20013
sheet no: BA 1.11
amendment: A
sheet size: A 2

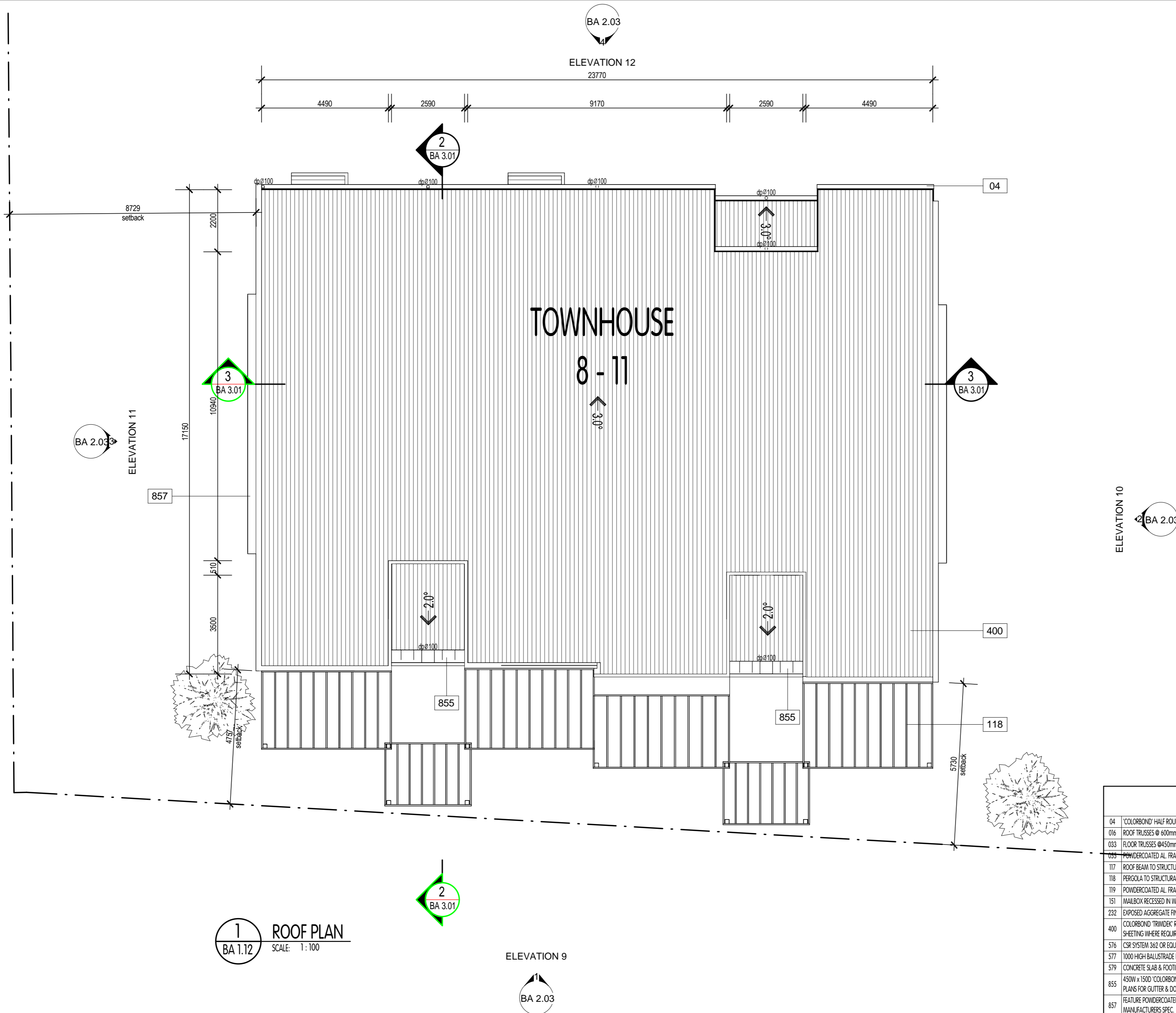


1:500 @ 5m
1:200 @ 5m
1:100 @ 5m

NOTES:

1. PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
2. PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
3. BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
4. FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
5. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
6. REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
7. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
8. REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
9. ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
10. PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
11. ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
12. ALL DOWNPIPES TO BE 90mm COLORBOND U.N.O.
13. DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
14. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
15. ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
16. ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
17. PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
18. ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
19. CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
20. ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
21. ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
22. ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

**BCC DS
RECEIVED**
 13/04/2026
APPLICATION REF
 A007001616



NOTES		
04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)	
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.	
033	FLOOR TRUSSES @450mm CTS TO MANUFACTURERS SPEC. (TYP.)	
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)	
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.	
118	PERGOLA TO STRUCTURAL ENG. DETAIL.	
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)	
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)	
232	EXPOSED AGGREGATE FINISH.	
400	COLORBOND 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)	
576	CSR SYSTEM 362 OR EQUIVALENT.	
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.	
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.	
855	450W x 150D 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)	
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.	
1061	HARDIES SCYON FINE TEXTURE CLADDING	

1 ROOF PLAN
 BA 1.12 SCALE: 1:100

ELEVATION 9
 BA 2.03

GENERAL NOTES:

This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and/or alterations are permitted without the written permission of this firm. All Rights Reserved.

The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.

Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to the project.

If in doubt of these drawings or associated documentation, please contact this firm for advice or clarification.

All works are to comply with the following:
 -The Building Code of Australia.
 -The Queensland Building Act.
 -All relevant Local Authority (By-Laws and Planning Schemes).
 -All relevant Australian Standards.

DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK. TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

client:
 BRAXVALE CONSTRUCTIONS
 PTY. LTD.

project:
 PROPOSED TOWNHOUSES
 509 MILES PLATTING RD
 ROCHEDEALE

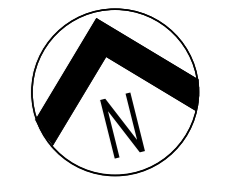
consultants:

title:
 ROOF PLAN TOWNHOUSES
 8-11

no.	amendment	date
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21
N	TRAFFIC CHANGES	31/03/21

scale: 1:100 **job no:** 20013
date: 04/06/22 **sheet no:** BA 1.12
drawn: Author **amendment:** Designer
checked: Checker **sheet size:** A 2

PRELIMINARY
 NOT FOR CONSTRUCTION



design vibe Pty. Ltd.
 ACN 102 812 233 / ABN 13 102 812 233
 QBCC Lic. No. 1019713
 VIC. Reg. No. DP - AD 36611 / DP - SD 36612
 TAS. Reg. No. CC 6052 T

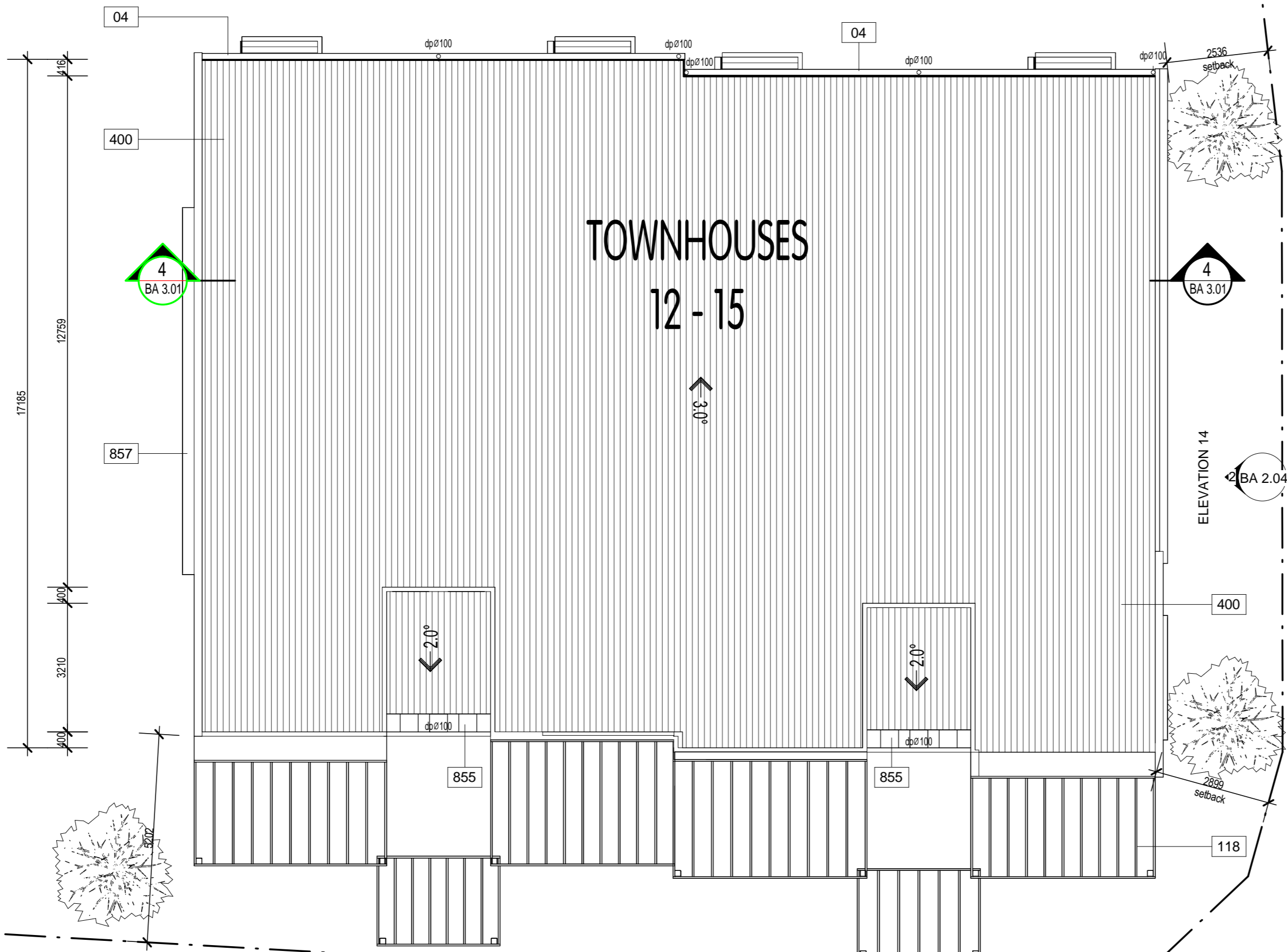
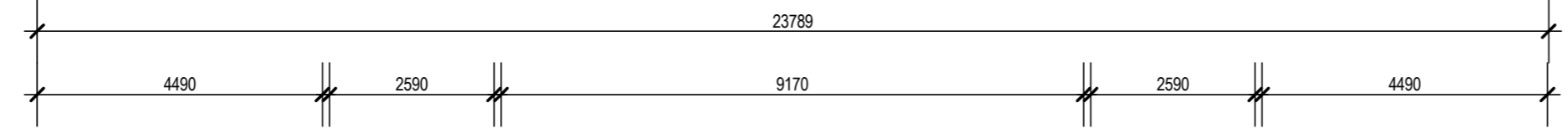
australia:
 Suite 13
 5 Mermaid Street
 Mermaid Beach
 QLD 4218
 Australia
 Ph:- +61 07 55 266 812
 E-Mail:- admin@designvibe.com.au
 Web:- www.designvibe.com.au

malaysia:
 215B, Level 2, Jalan Negara 2
 Taman Melawati, 53100
 Kuala Lumpur
 Ph:- +60 3-41053090
 Fax:- +60 3-41086209
 E-Mail:- admin@designvibe.asia
 Web:- www.designvibe.asia

1:500 @ 5m
 1:200 @ 5m
 1:100 @ 5m

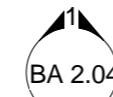


ELEVATION 16



1 ROOF PLAN
BA 1.13 SCALE: 1:100

ELEVATION 13



design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Mermaid Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:

This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and/or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to the project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or clarification.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

title:
ROOF PLAN TOWNHOUSES
12-15

no.	amendment	date
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21
N	TRAFFIC CHANGES	31/03/21

scale: 1:100
job no: 20013
date: 04/06/22
sheet no: BA 1.13
drawn: Author
amendment: Designer
checked: Checker
sheet size: A 2

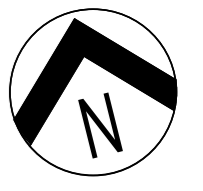
NOTES:

1. PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
2. PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS. FIRE RATED & STC RATED TO BCA REQUIREMENTS.
3. BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
4. FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
5. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
6. REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
7. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
8. REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
9. ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
10. PROVIDE 50mm SETDOWN TO FLOORS IN ALL WETAREAS.
11. ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN)
12. ALL DOWNPIPES TO BE Ø100 COLORBOND U.N.O.
13. DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
14. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
15. ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
16. ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
17. PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
18. ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
19. CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
20. ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
21. ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS.1657
22. ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

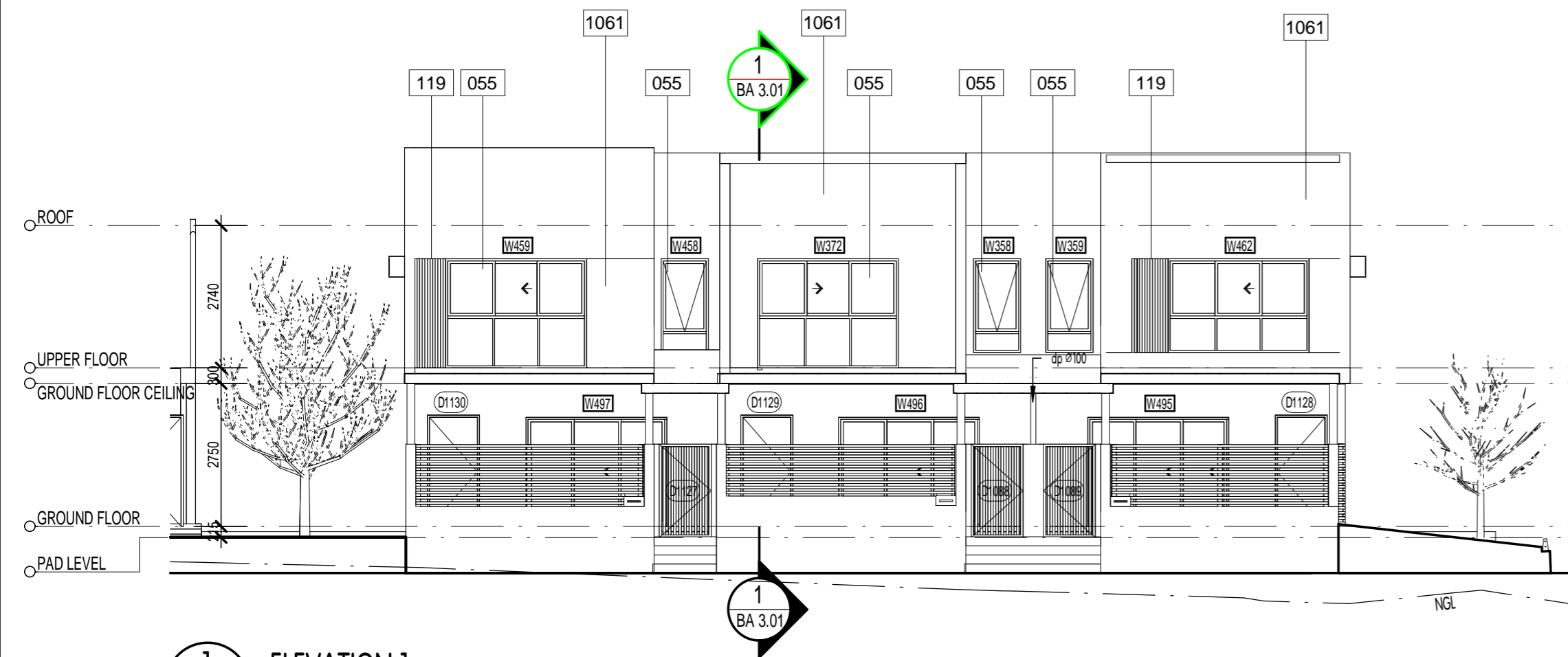
BCC DS
RECEIVED
13/04/2026
APPLICATION REF
A007001616

NOTES	
04	'COLORBOND' HALF ROUND GLITTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	COLORBOND 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC.TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GLUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GLUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

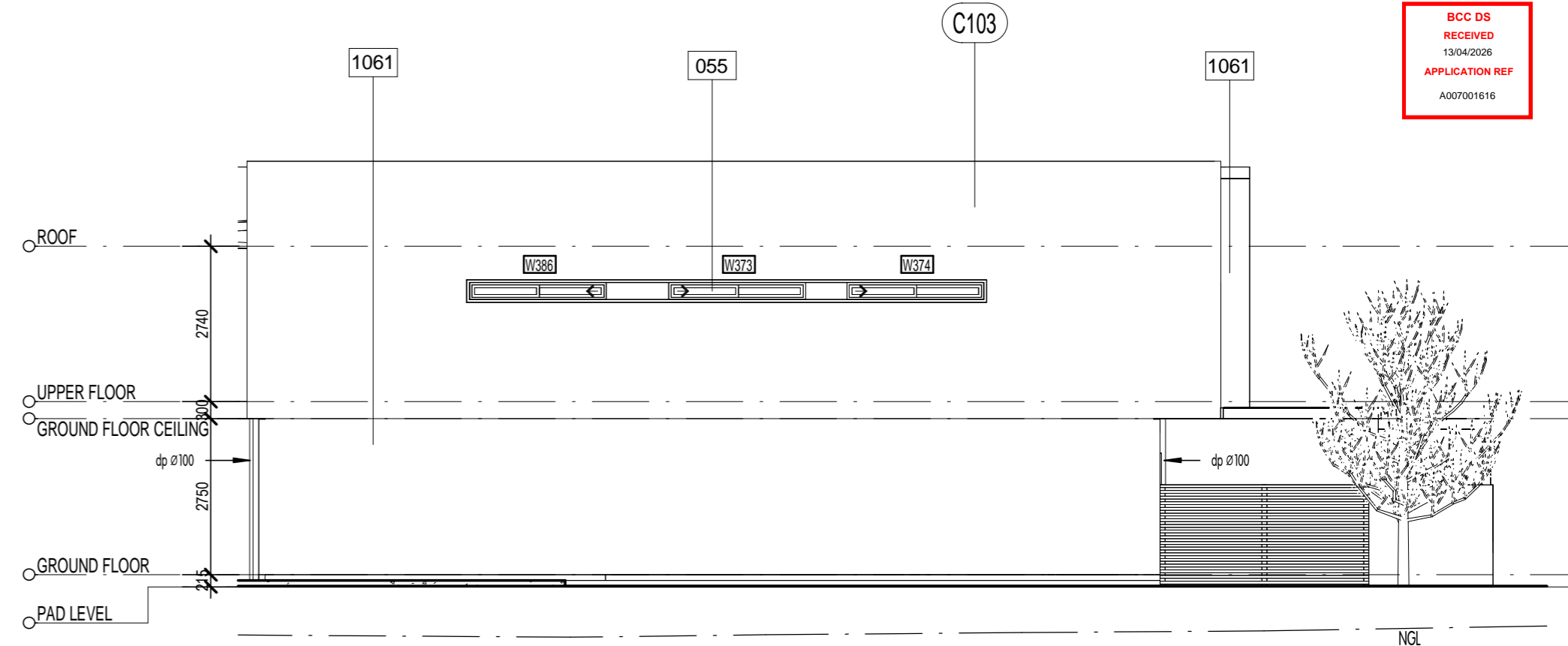
PRELIMINARY
NOT FOR CONSTRUCTION



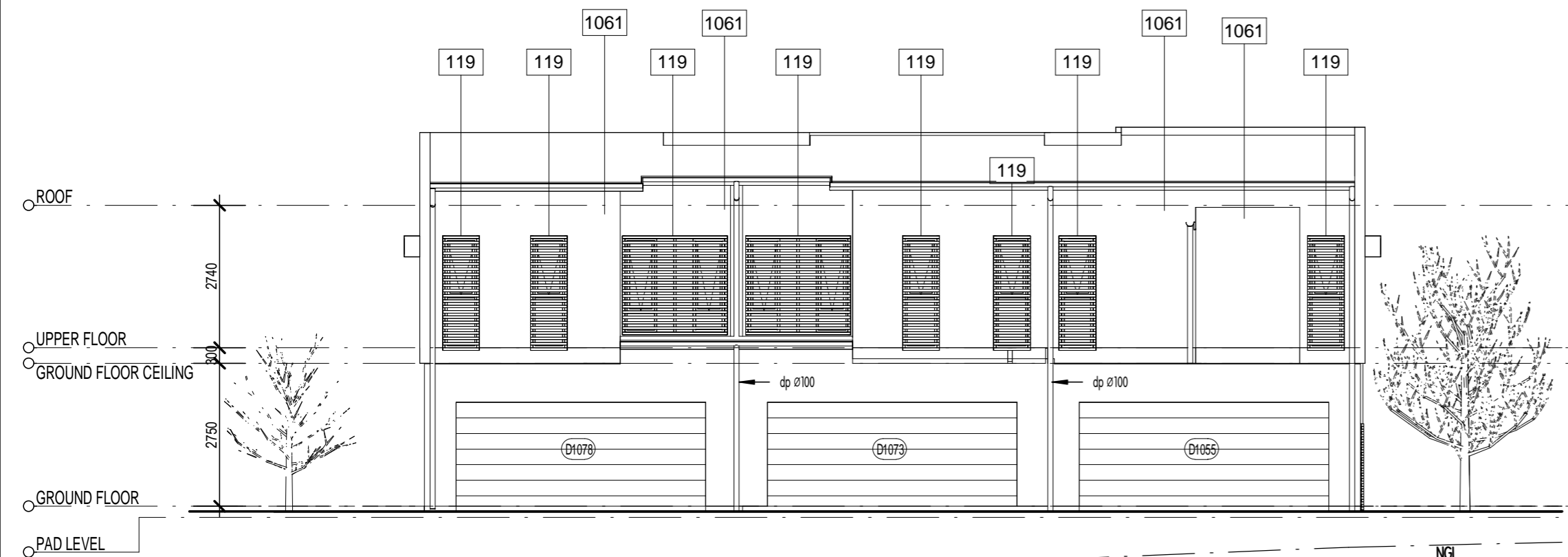
1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



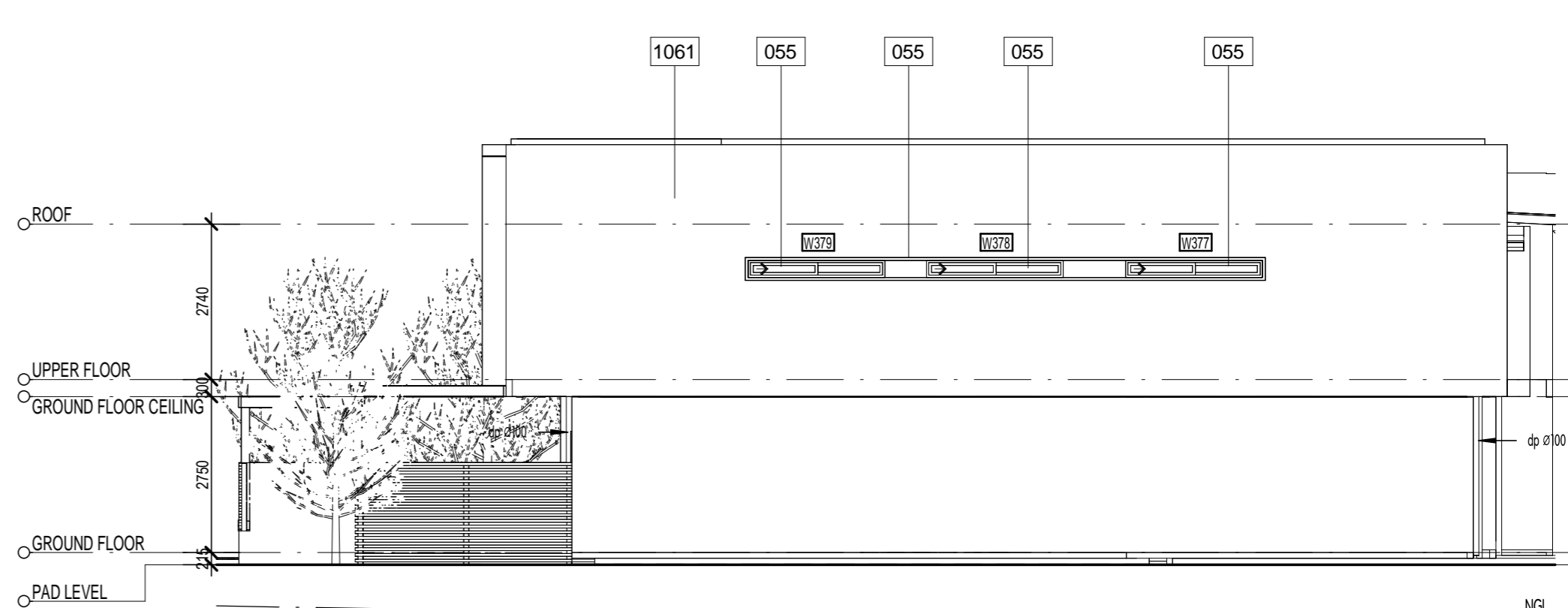
1 ELEVATION 1
BA 2.01 SCALE: 1:100



2 ELEVATION 2
BA 2.01 SCALE: 1:100



3 ELEVATION 3
BA 2.01 SCALE: 1:100



4 ELEVATION 4
BA 2.01 SCALE: 1:100

NOTES		
04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)	20/03/26
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.	31/10/25
033	FLOOR TRUSSES @450mm CTS TO MANUFACTURERS SPEC. (TYP.)	05/04/22
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)	10/11/21
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.	01/09/21
118	PERGOLA TO STRUCTURAL ENG. DETAIL.	20/08/21
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)	
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)	
232	EXPOSED AGGREGATE FINISH.	
400	COLORBOND 'TRINDER' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. (TYP.))	
576	CSR SYSTEM 362 OR EQUIVALENT.	
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.	
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.	
855	450W x 150D 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)	
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.	
1061	HARDIES SCYON FINE TEXTURE CLADDING	

COLOUR LEGEND	
C103	DULUX 'BLACK' or SIMILAR
C104	DULUX 'VIVID WHITE' or SIMILAR

PRELIMINARY
NOT FOR CONSTRUCTION



design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 652 T

australia:
Suite 13
5 Market Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

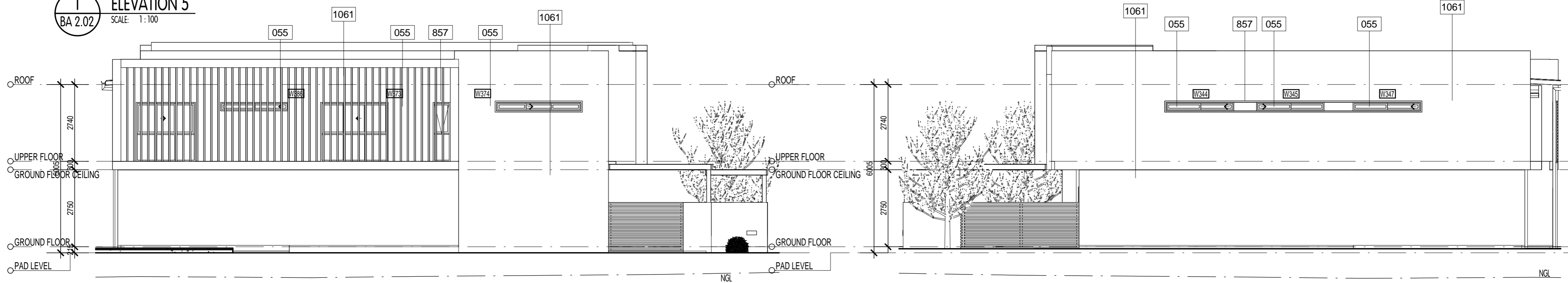
title:
ELEVATION TOWNHOUSES 1-3

no.	amendment	date
U	CIVIL	20/03/26
T	AMENDMENT REQUEST	31/10/25
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21

scale: 1:100
date: 19/08/20
drawn: MH
checked: SK
job no: 20013
sheet no: BA 2.01
amendment: U
sheet size: A 2



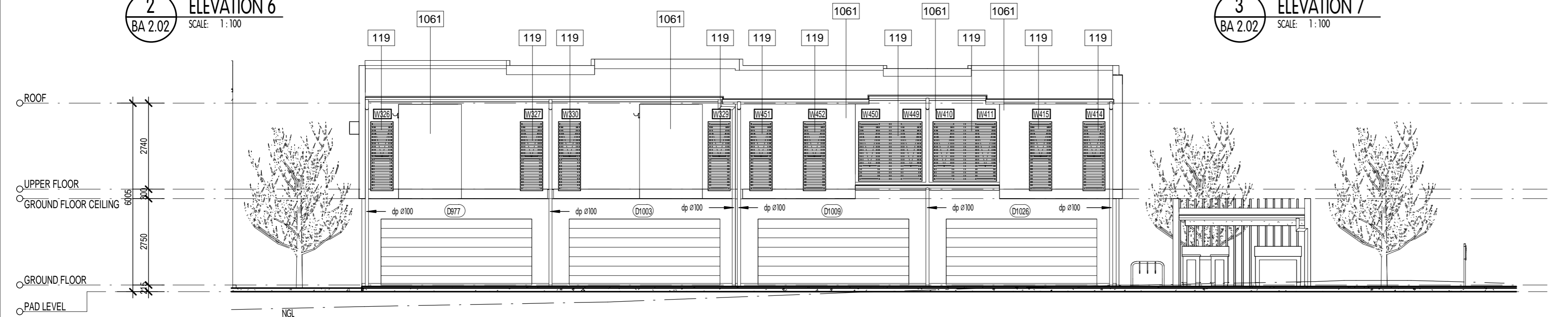
1 ELEVATION 5
BA 2.02 SCALE: 1:100



2 ELEVATION 6
BA 2.02 SCALE: 1:100

3 ELEVATION 7
BA 2.02 SCALE: 1:100

COLOUR LEGEND	
C103	DULUX 'BLACK' or SIMILAR
C104	DULUX 'VIVID WHITE' or SIMILAR



4 ELEVATION 8
BA 2.02 SCALE: 1:100

NOTES	
04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	COLORBOND 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

PRELIMINARY
NOT FOR CONSTRUCTION

design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Marker Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053099
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

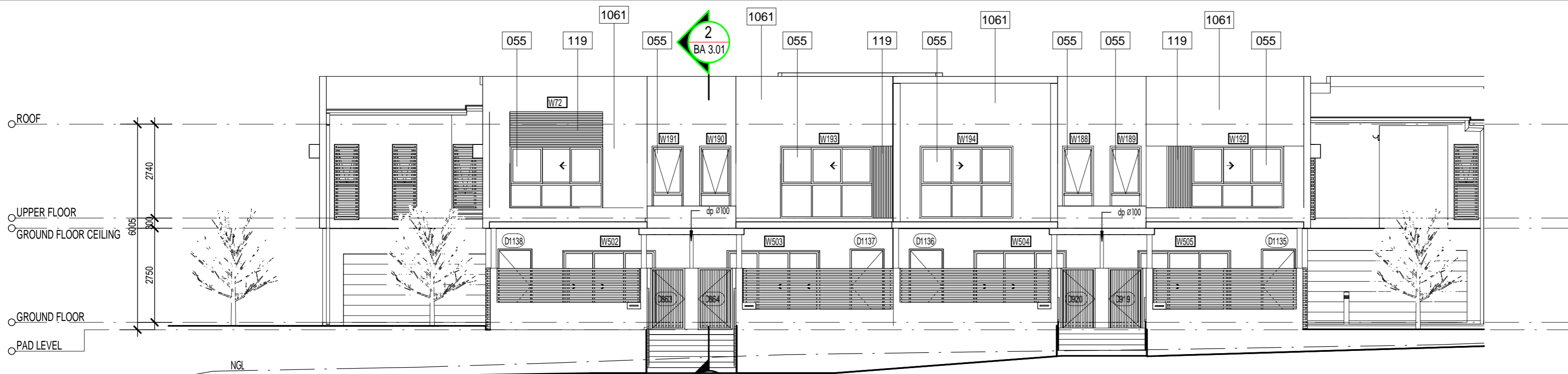
project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

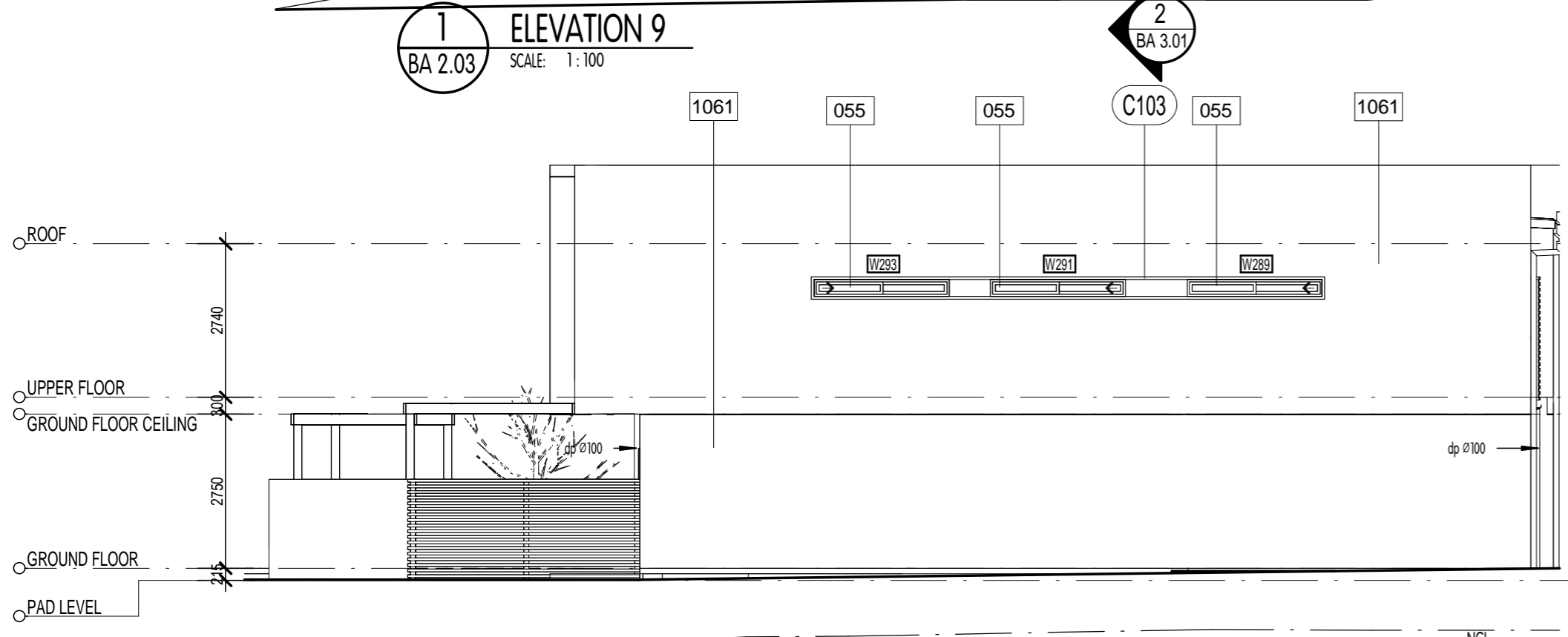
no.	amendment	date
U	CIVIL	20/03/26
T	AMENDMENT REQUEST	31/10/25
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21

scale:	1:100	job no:	20013
date:	19/08/20	sheet no:	BA 2.02
drawn:	MH	amendment:	U
checked:	SK	sheet size:	A 2

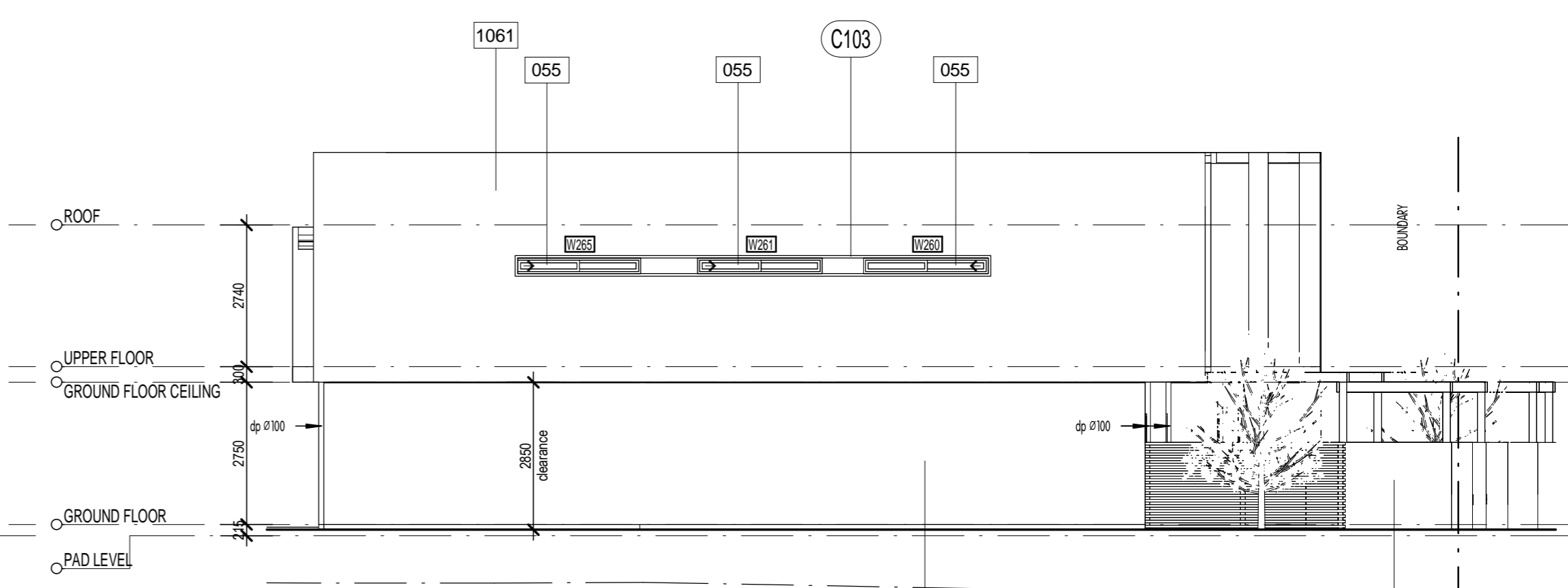
1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



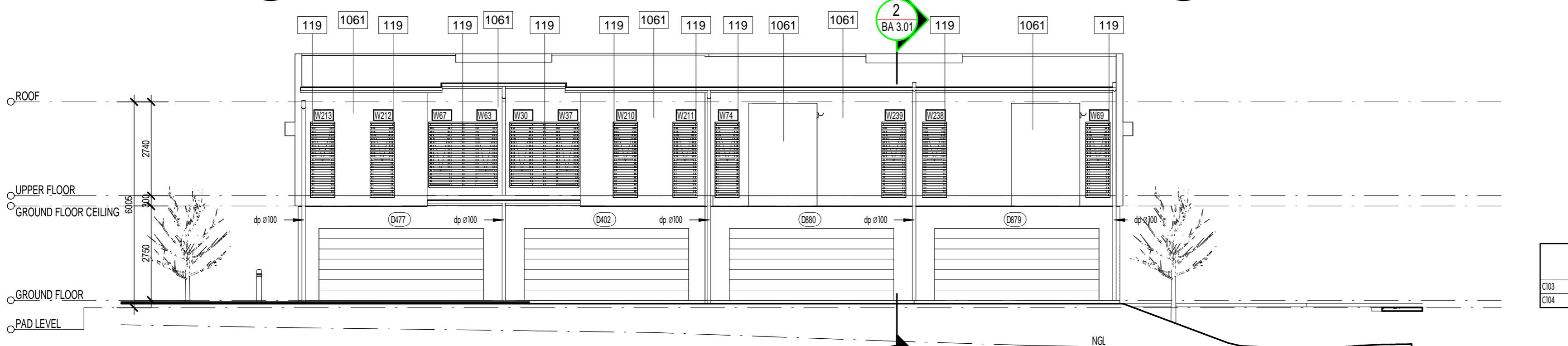
1 ELEVATION 9
BA 2.03 SCALE: 1:100



2 ELEVATION 10
BA 2.03 SCALE: 1:100



3 ELEVATION 11
BA 2.03 SCALE: 1:100



4 ELEVATION 12
BA 2.03 SCALE: 1:100

NOTES	
04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	'COLORBOND' TRIMDEK ROOF SHEETING (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

COLOUR LEGEND	
C103	DULUX 'BLACK' or SIMILAR
C104	DULUX 'VIVID WHITE' or SIMILAR

PRELIMINARY
NOT FOR CONSTRUCTION

design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Market Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053099
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction used or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commentation of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all manners and that they truly represent their intent to the project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or clarification.
Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK. TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

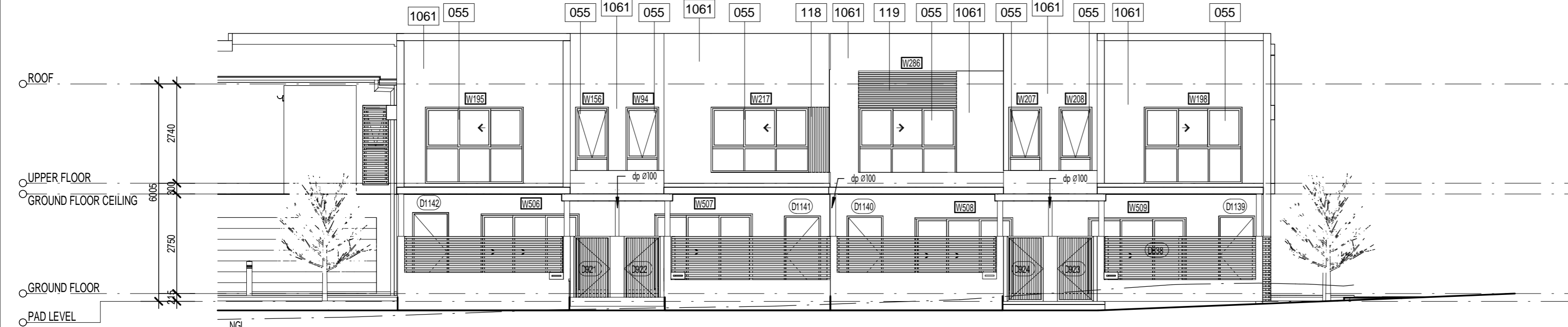
consultants:

title:
ELEVATION TOWNHOUSES
8-11

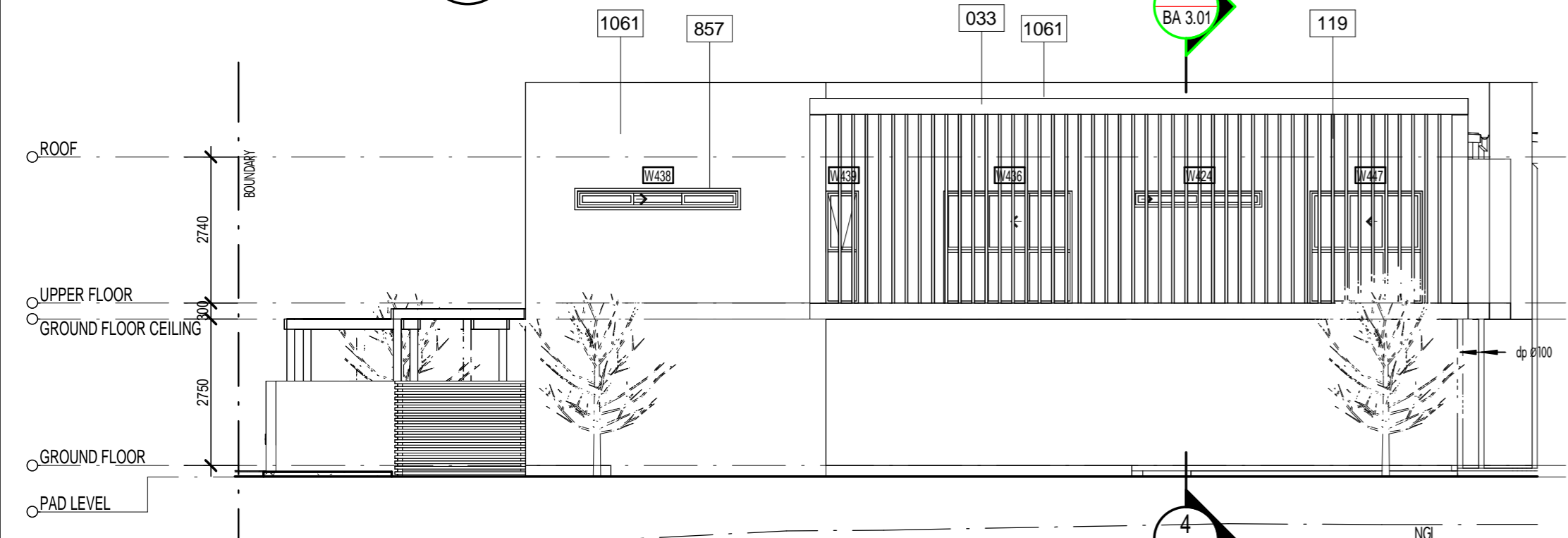
no.	amendment	date	checked:
U	CIVIL	20/03/26	
T	AMENDMENT REQUEST	31/10/25	
S	BA ISSUE	05/04/22	
R	COUNCIL CHANGES	10/11/21	
Q	PLANNER CHANGES	01/09/21	
P	INFO REQUEST	20/08/21	

scale:	1:100	job no:	20013
date:	26/05/21	sheet no:	BA 2.03
drawn:	MH	amendment:	U
checked:	SK	sheet size:	A 2

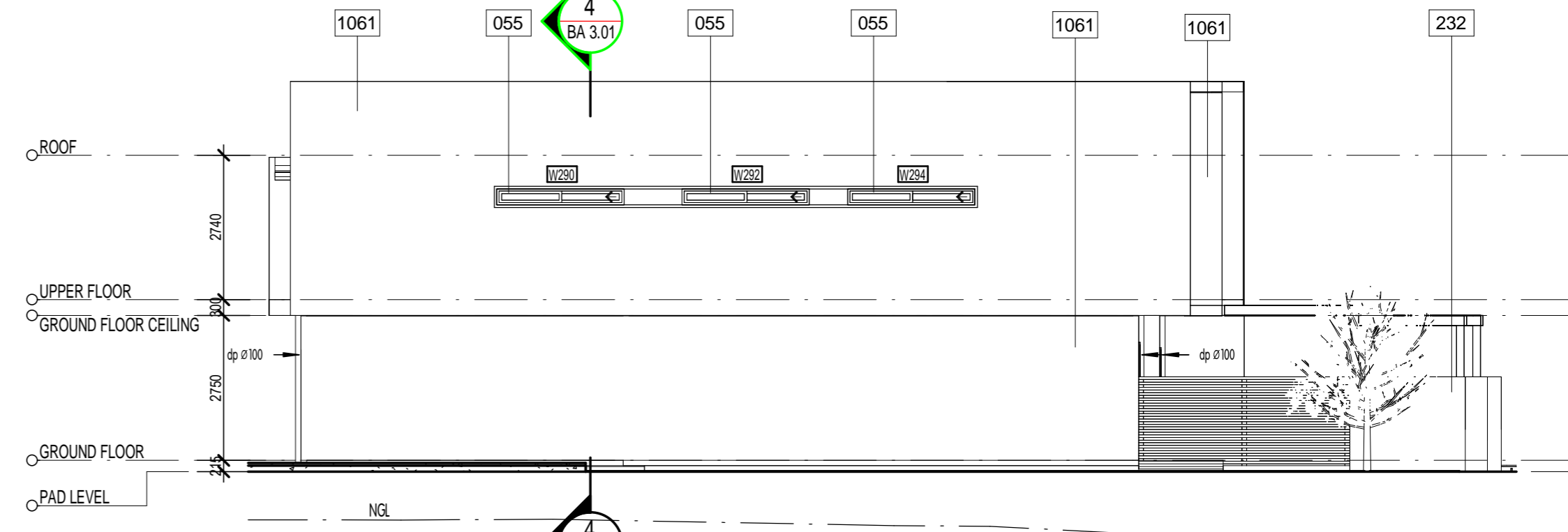
1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



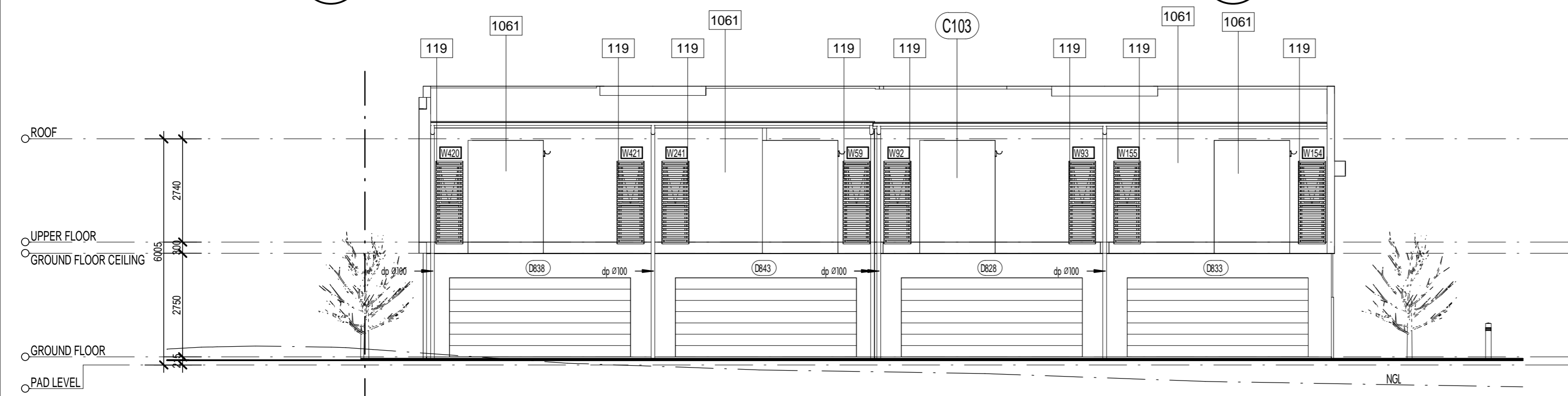
1 ELEVATION 13
BA 2.04 SCALE: 1:100



2 ELEVATION 14
BA 2.04 SCALE: 1:100



3 ELEVATION 15
BA 2.04 SCALE: 1:100



4 ELEVATION 16
BA 2.04 SCALE: 1:100

COLOUR LEGEND

C103	DULUX 'BLACK' or SIMILAR
C104	DULUX 'VIVID WHITE' or SIMILAR

NOTES

04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	COLORBOND 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC.TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

PRELIMINARY
NOT FOR CONSTRUCTION



design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Market Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:

This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction used / or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to the project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or clarification.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

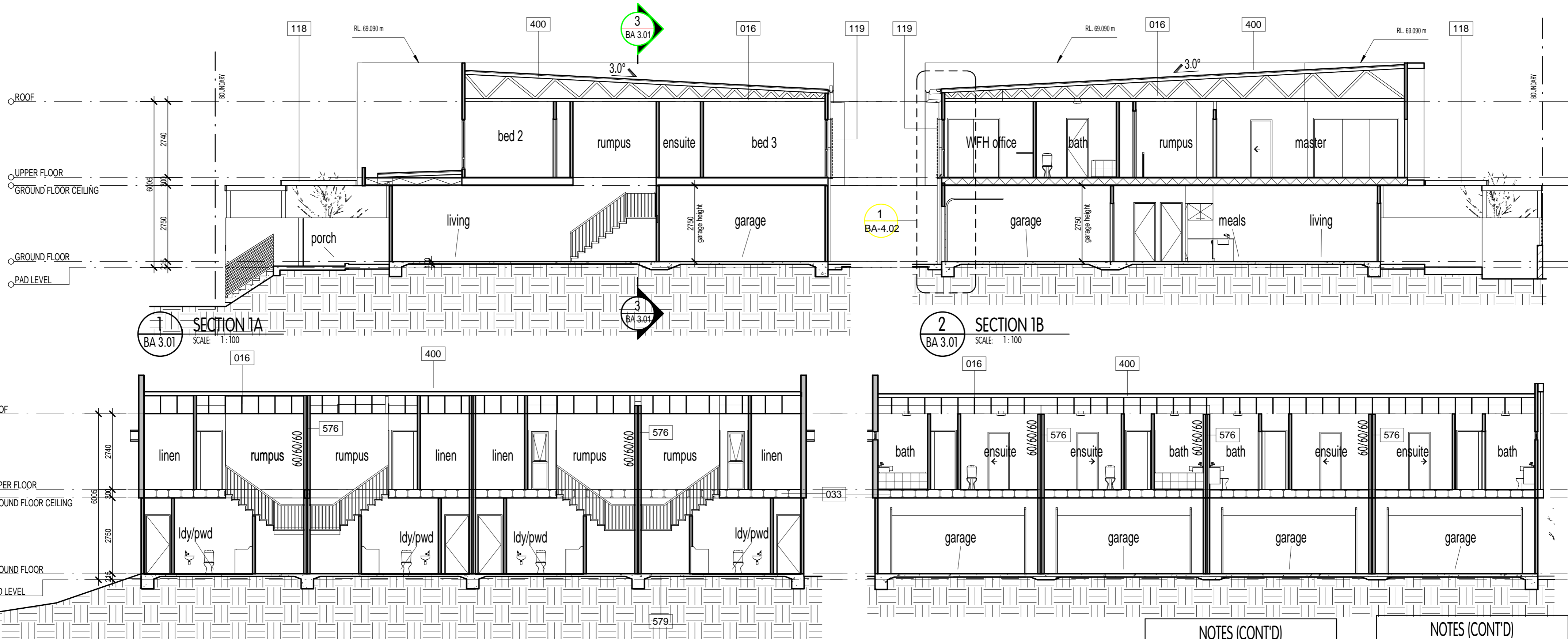
consultants:

title:
ELEVATION TOWNHOUSES
12-15

no.	amendment	date
U	CIVIL	20/03/26
T	AMENDMENT REQUEST	31/10/25
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21

scale:	1:100	job no:	20013
date:	20/08/21	sheet no:	BA 2.04
drawn:	MH	amendment:	U
checked:	SK	sheet size:	A 2

1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



1 SECTION 1A
BA 3.01 SCALE: 1:100

2 SECTION 1B
BA 3.01 SCALE: 1:100

3 SECTION 2A
BA 3.01 SCALE: 1:100

4 SECTION 2B
BA 3.01 SCALE: 1:100

NOTES (CONT'D)

04	COLORBOND® HALF ROUND GLITTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE. (TYP.)
232	EXPOSED AGGREGATE FINISH.

NOTES (CONT'D)

400	COLORBOND® TRIMDEK® ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. (TYP.)
576	CSP SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GLITTER. REFER HYDRAULIC CONSULTANTS PLANS FOR GLITTER & DOWNPIPE LOCATIONS & SIZES
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

PRELIMINARY
NOT FOR CONSTRUCTION

COLOUR LEGEND

C103	DULUX® 'BLACK' or SIMILAR
C104	DULUX® 'IVID WHITE' or SIMILAR

- NOTES:**
- PROVIDE SELF CONTAINED SMOKE ALARMS IN ACCORDANCE WITH APPROVED PLANS.
 - PROVIDE 'BRAYWAY' OR SIMILAR ACCESS PANELS TO ALL PLUMBING DUCTS, FIRE RATED & STC RATED TO BCA REQUIREMENTS.
 - BUILDING CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING BUILDINGS, SERVICES & BOUNDARIES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
 - FOR ALL BRACING, TIE-DOWN, FOOTINGS & ALL STRUCTURAL MEMBER SIZES, REFER TO STRUCTURAL ENGINEERS DRAWINGS.
 - REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING DETAILS.
 - REFER TO HYDRAULIC CONSULTANTS DRAWINGS FOR HYDRAULIC SERVICES DETAILS.
 - REFER TO MECHANICAL ENGINEERS DRAWINGS FOR MECHANICAL SERVICES DETAILS.
 - REFER TO CIVIL ENGINEERS DOCUMENTS FOR DETAILED CARPARK AREA & DRAINAGE DESIGN.
 - ALL WATERPROOFING TO BE CARRIED OUT IN ACCORDANCE WITH AS 3740 & TO BE CERTIFIED BY THE WATERPROOFING CONTRACTOR.
 - PROVIDE 50mm SETDOWN TO FLOORS IN ALL WET AREAS.
 - ALL FLOOR WASTES TO BE 'CONCEALED' TYPE WITH INFILL COVER TO MATCH TILING (OR S/S GRATES WHERE SHOWN).
 - ALL DOWNPIPES TO BE 100 COLORBOND U.N.O.
 - DOCUMENTS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SUB-CONSULTANTS DOCUMENTS.
 - THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL WRITTEN & OTHER PRIVATE CERTIFIER & LOCAL AUTHORITY TOWN PLANNING DEPARTMENT APPROVAL DOCUMENTS. NO VARIATIONS OR LIABILITY WILL BE TAKEN BY THIS FIRM FOR FAILURE TO DO SO.
 - ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
 - ALL LIGHTING TO COMPLY WITH THE ENERGY EFFICIENCY CODE.
 - PROVIDE SMOKE ALARMS, EMERGENCY LIGHTING & EXIT LIGHTING IN ACCORDANCE WITH THE ELECTRICAL ENGINEERS DETAILS.
 - ALL ACCESS / EGRESS & DISABLED TOILETS TO BE IN ACCORDANCE WITH AS 1428.1 (REFER TO DETAILS)
 - CARPARK LINEMARKING & SIGNAGE TO BE IN ACCORDANCE WITH CIVIL ENG. DWG.
 - ALL DRAWINGS TO BE READ IN ACCORDANCE WITH DESIGN VIBE P/L SPECIFICATION DOCUMENT.
 - ROOF ACCESS & WALKWAYS TO BE IN ACCORDANCE WITH AS 1657
 - ROOF SAFETY & ANCHOR POINTS TO BE IN ACCORDANCE WITH AS 1891.1 & AS 4488.2

INTERNAL LININGS:

- CEILINGS - 'SQUARE-SET' ALL PLASTERBOARD WALL / CEILING JUNCTIONS (TYP.)
- WALLS - 10mm PLASTERBOARD LINING TO INTERNAL STUD WALLS (VILLABOARD® TO WET AREAS) - SEL. PAINT FINISH (TYP.)
- PACK OUT WALL LINING FROM CONC. TILT-UP PANELS TO ACCOMMODATE PLUMBING WHERE REQUIRED TO WET AREAS (TYP.)
- ALL WALLS & CEILINGS TO BE INSULATED IN ACCORDANCE WITH THE ENERGY EFFICIENCY CODE.
- DOORS - ALL INTERNAL DOORS TO BE AS PER DOOR SCHEDULE
- REFER TO MECHANICAL ENGINEERS DRAWINGS FOR LOCATION OF ACCESS PANELS & AIRCONDITIONING / MECHANICAL VENTILATION REGISTERS.
- 13mm PLASTERBOARD LINING SCREW-FIXED TO U/S OF FLOOR TRUSSES / CEILING FRAMING - SEL. PAINT FINISH (TYP.)

BCC DS RECEIVED 13/04/2025 APPLICATION REF A007001616

design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:
Suite 13
5 Market Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053090
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and/or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SEaled WORK AUTHORITY / CONTRACT.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

title:
SECTIONS

no.	amendment	date	checked:
S	BA ISSUE	05/04/22	
R	COUNCIL CHANGES	10/11/21	
Q	PLANNER CHANGES	01/09/21	
P	INFO REQUEST	20/08/21	
O	COUNCIL CHANGES	26/05/21	
N	TRAFFIC CHANGES	31/03/21	

scale: 1:100

date: 31/03/21

drawn: MH

checked: SK

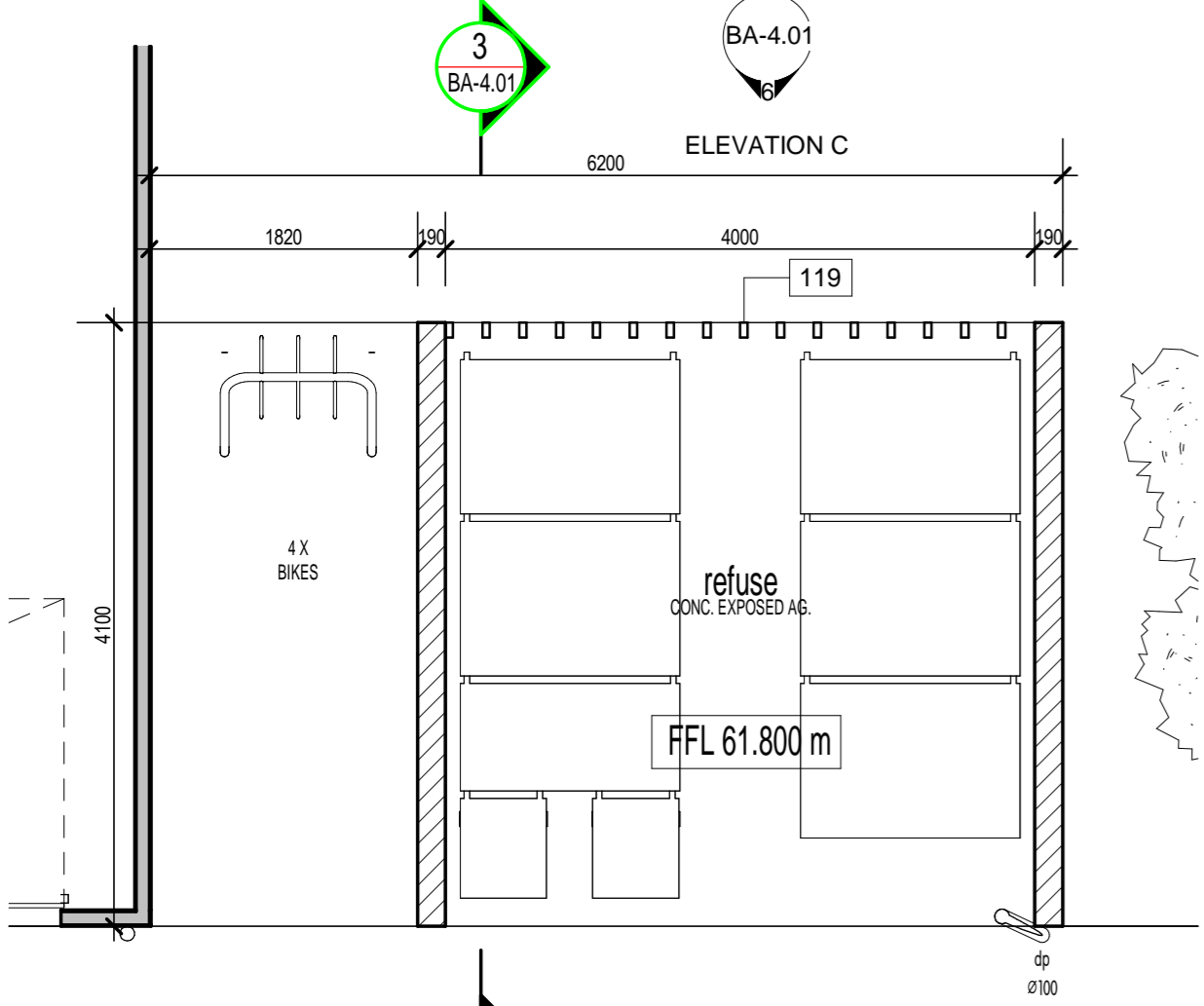
job no: 20013

sheet no: BA 3.01

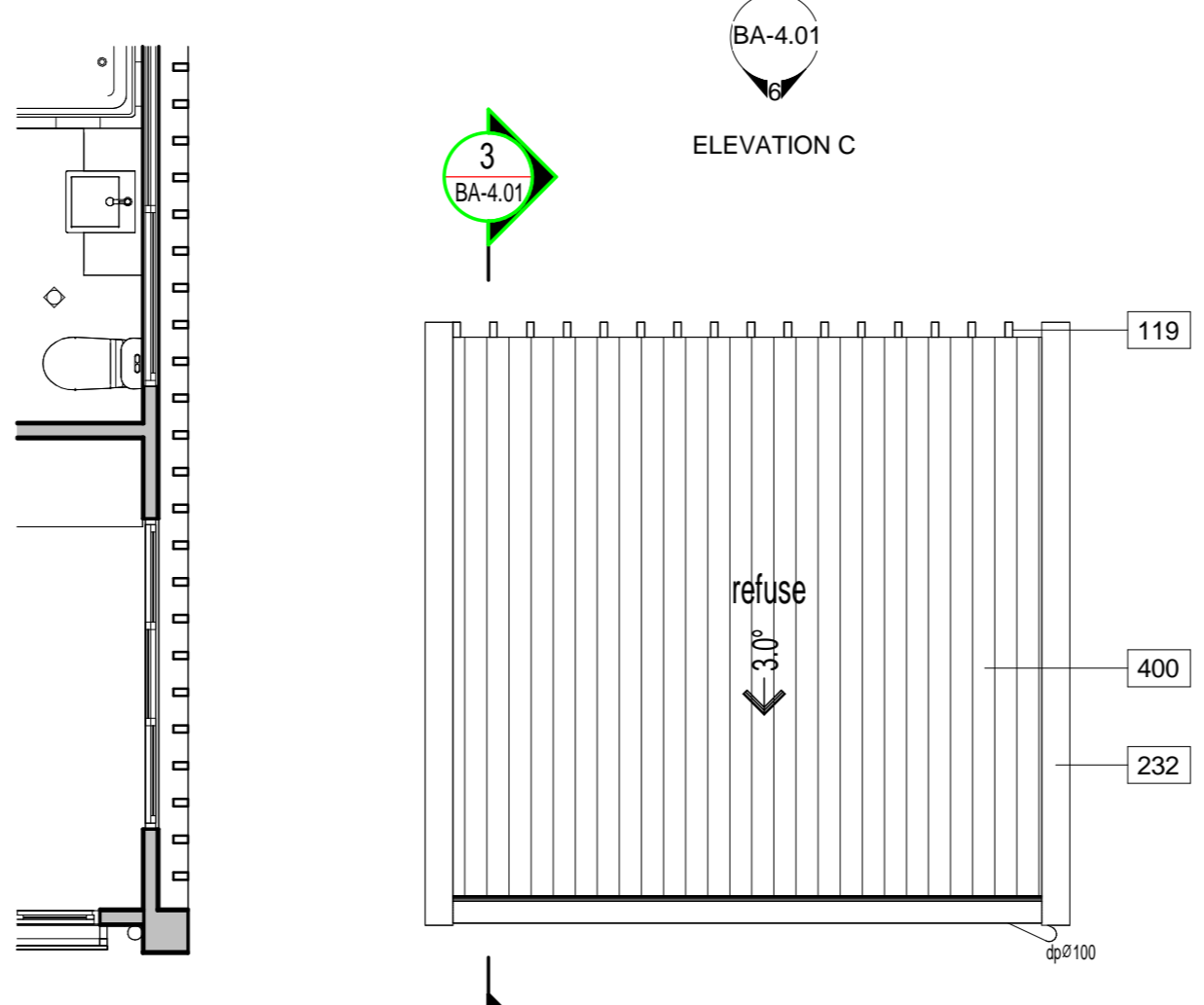
amendment: E

sheet size: A 2

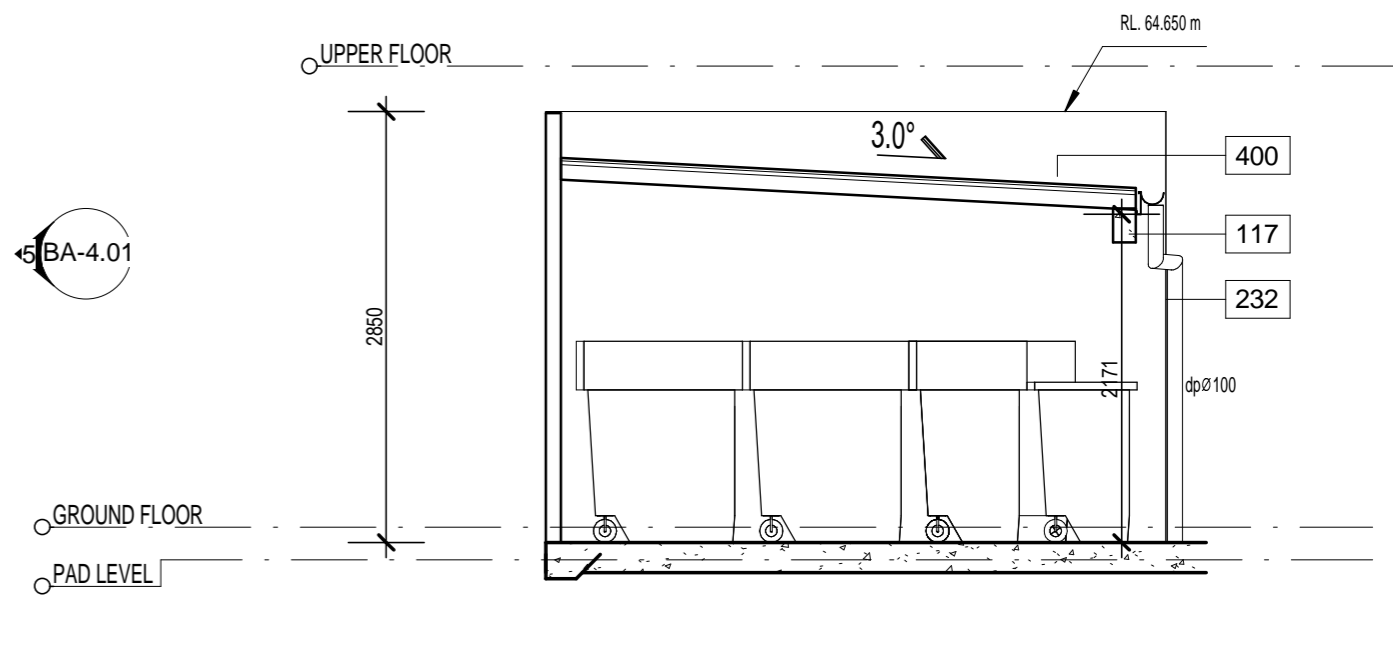
1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



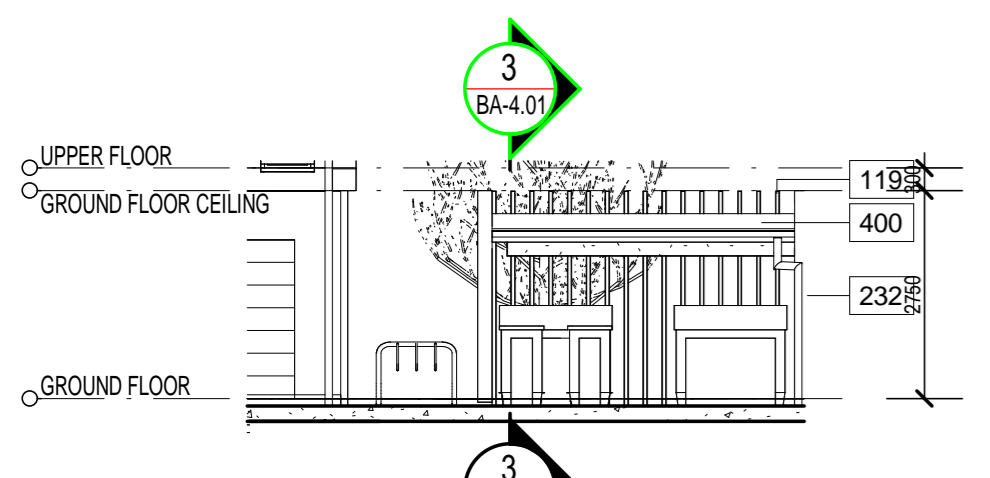
1
BA-4.01
GROUND FLOOR PLAN
SCALE: 1:50



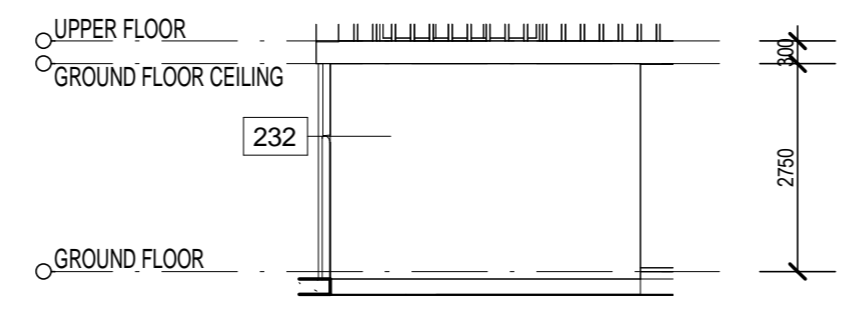
2
BA-4.01
ROOF PLAN
SCALE: 1:50



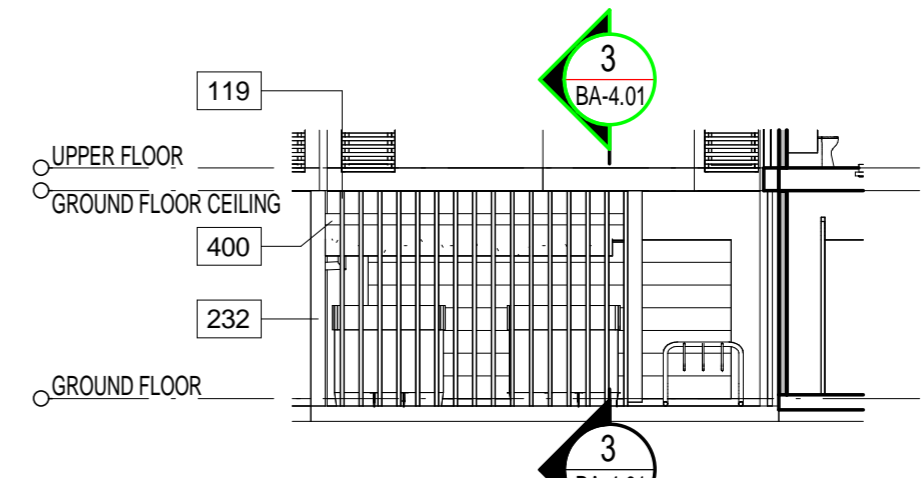
3
BA-4.01
REFUSE SECTION
SCALE: 1:50



4
BA-4.01
ELEVATION A
SCALE: 1:100



5
BA-4.01
ELEVATION B
SCALE: 1:100



6
BA-4.01
ELEVATION C
SCALE: 1:100

COLOUR LEGEND	
C103	DULUX 'BLACK' or SIMILAR
C104	DULUX 'VIVID WHITE' or SIMILAR

NOTES	
04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	'COLORBOND' 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

PRELIMINARY
NOT FOR CONSTRUCTION

design vibe Pty. Ltd.
ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019713
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6552 T

australia:
Suite 13
5 Mariner Street
Mermaid Beach
QLD 4218
Australia
Ph: +61 07 55 266 812
E-Mail: admin@designvibe.com.au
Web: www.designvibe.com.au

malaysia:
215B, Level 2, Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph: +60 3-41053099
Fax: +60 3-41086209
E-Mail: admin@designvibe.asia
Web: www.designvibe.asia

GENERAL NOTES:
This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd. No reproduction and/or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to the project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.

Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
-The Building Code of Australia.
-The Queensland Building Act.
-All relevant Local Authority By-Laws and Planning Schemes.
-All relevant Australian Standards.
DO NOT SCALE THE DRAWING. IF IN DOUBT, ASK TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

client:
BRAXVALE CONSTRUCTIONS
PTY. LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:

title:
REFUSE AREA DETAILS

no.	amendment	date
S	BA ISSUE	05/04/22
R	COUNCIL CHANGES	10/11/21
Q	PLANNER CHANGES	01/09/21
P	INFO REQUEST	20/08/21
O	COUNCIL CHANGES	26/05/21
N	TRAFFIC CHANGES	31/03/21

scale:	As indicated	job no:	20013
date:	03/24/22	sheet no:	BA-4.01
drawn:	Author	amendment:	Designer
checked:	Checker	sheet size:	A 2

1:500 @ 5m
1:200 @ 5m
1:100 @ 5m



design vibe Pty. Ltd.

ACN 102 812 233 / ABN 13 102 812 233
QBCC Lic. No. 1019718
VIC. Reg. No. DP - AD 36611 / DP - SD 36612
TAS. Reg. No. CC 6052 T

australia:

Suite 13
5 Market Street
Mermaid Beach
QLD 4218
Australia
Ph:- +61 07 55 266 812
E-Mail:- admin@designvibe.com.au
Web:- www.designvibe.com.au

malaysia:

215B, Level 2 Jalan Negara 2
Taman Melawati, 53100
Kuala Lumpur
Ph:- +60 3-41053090
Fax:- +60 3-41084209
E-Mail:- admin@designvibe.asia
Web:- www.designvibe.asia

GENERAL NOTES:

This design & documentation remains the sole property / Copyright of Design Vibe Pty. Ltd.
No reproduction and / or alterations are permitted without the written permission of this firm. All Rights Reserved.
The builder and owner of this project are to verify all aspects of this plan and associated documentation prior to the commencement of any building works / any application or distribution to subcontractors and suppliers.
Commencement of any works relating to these plans and documentation deems that the recipients of these plans are satisfied that they are correct in all matters and that they truly represent their intent to this project.
If in doubt of these drawings or associated documentation, please contact this firm for advice or alteration.
Design Vibe Pty. Ltd. will not take any responsibility for the builder / contractor or project owners variations that do not comply with Local Authority / Private Certifier approved documents.
All works are to comply with the following:
- The Building Code of Australia
- The Queensland Building Act
- All relevant Australian Standards
- All relevant Local Authority By-Laws and Planning Schemes.
DO NOT SCALE THESE DRAWINGS. IF IN DOUBT, ASK.
TO BE READ IN CONJUNCTION WITH THE SIGNED WORK AUTHORITY / CONTRACT.

client:
BRAXVALE CONSTRUCTIONS PTY.
LTD.

project:
PROPOSED TOWNHOUSES
509 MILES PLATTING RD
ROCHEDALE

consultants:
Approver

title:
TYPICAL WALL DETAIL

no.	amendment	date

scale: 1 : 20 job no: 20013
date: 04/05/22 sheet no: BA-4.02
drawn: Author amendment: Des
checked: Checker sheet size: A 2

COLORBOND 'TRIMDEK' ROOF SHEETING @ 3° PITCH (TYP.)

HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)
(REFER TO ENGINEERS DRAWINGS FOR SIZE)

ROOF TRUSSES @600MM CTS TO MANUFACTURERS SPECS.

90mm TIMBER OR STEEL STUD WALL (REFER PLANS)

POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS (TYP.) -
INSTALLED IN ACCORDANCE WITH MANUF. SPEC. & MANUFACTURED IN
ACCORDANCE WITH A.S. 2047

NOTE:
WATERPROOFING OF WINDOWS & SLIDING GLASS DOORS IN
ACCORDANCE WITH MANUFACTURERS SPEC.

POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL
(TYP)

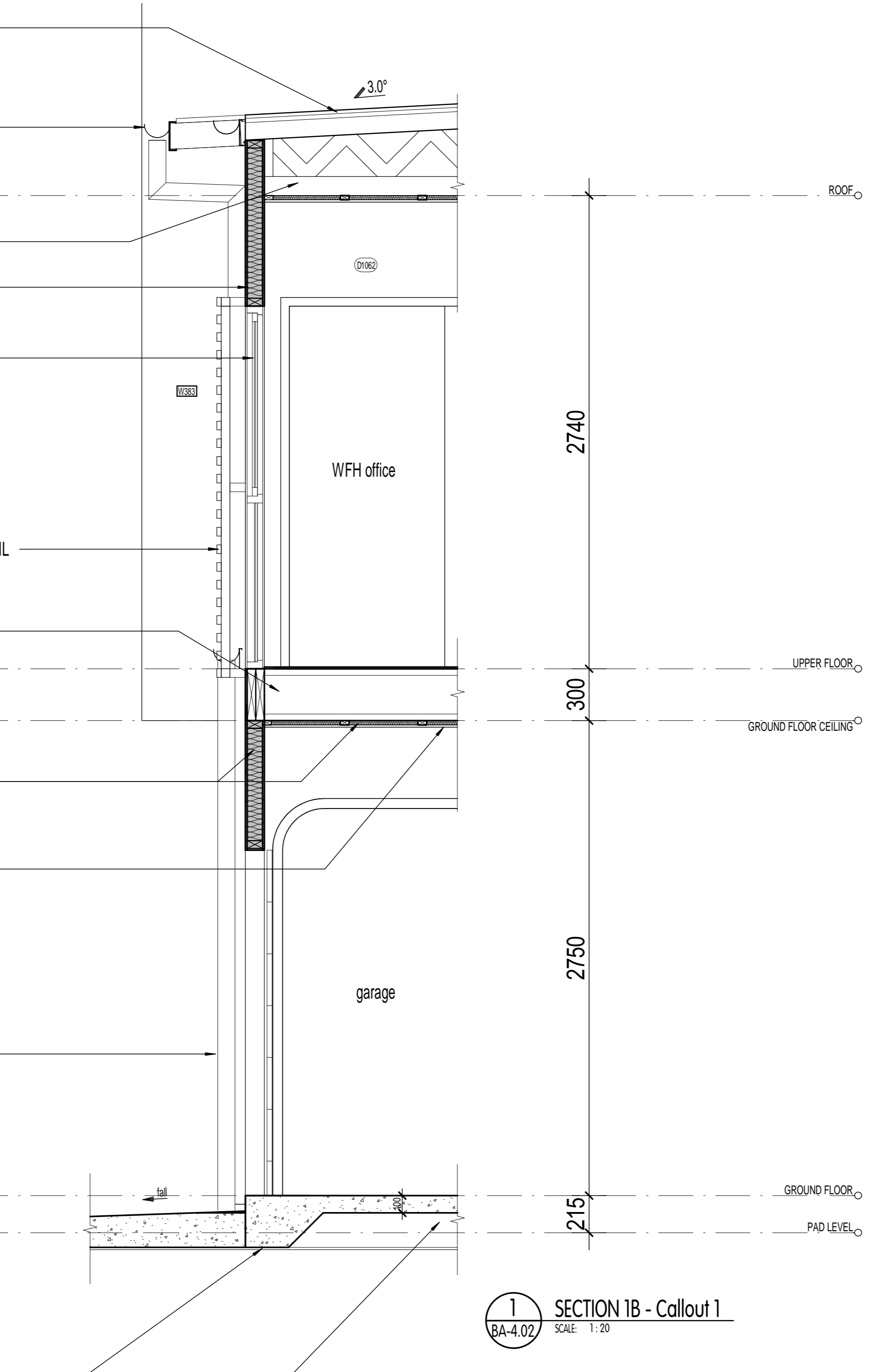
FLOOR TRUSSES @ 450mm CTS TO MANUFACTURERS SPEC. (TYP.)

WALL & CEILING INSULATION IN ACCORDANCE WITH THE ENERGY
EFFICIENCY CODE & ENERGY EFFICIENCY REPORTS

13mm PLASTERBOARD CEILING ON BATTENS

DOWNPIPE (IN ACCORDANCE WITH HYDRAULIC ENGINEERS DETAILS)

REINFORCED CONC. SLAB & FOOTINGS TO STRUCTURAL ENG. DETAILS
(TYP.)



BCC DS
RECEIVED
13/04/2026
APPLICATION REF
A007001616

COLOUR LEGEND

C103	DULUX 'BLACK' or SIMILAR
C104	DULUX 'VIVID WHITE' or SIMILAR

NOTES

04	'COLORBOND' HALF ROUND GUTTER, FASCIA & DOWNPIPES. (TYP.)
016	ROOF TRUSSES @ 600mm CTS TO MANUFACTURERS SPEC.
033	FLOOR TRUSSES @450mm CTS TO MANUFACTURERS SPEC. (TYP.)
055	POWDERCOATED AL. FRAMED WINDOWS & SLIDING GLASS DOORS. (TYP.)
117	ROOF BEAM TO STRUCTURAL ENG. DETAIL.
118	PERGOLA TO STRUCTURAL ENG. DETAIL.
119	POWDERCOATED AL. FRAMED BATTEN SCREEN TO STRUCTURAL ENG. DETAIL. (TYP.)
151	MAILBOX RECESSED IN WALL/FENCE (TYP.)
232	EXPOSED AGGREGATE FINISH.
400	COLORBOND 'TRIMDEK' ROOF SHEETING. (PROVIDE EXPANSION JOINTS IN ROOF SHEETING WHERE REQUIRED IN ACCORDANCE WITH MANUFACTURERS SPEC. TYP.)
576	CSR SYSTEM 362 OR EQUIVALENT.
577	1000 HIGH BALLUSTRADE IN ACCORDANCE WITH BCA REQUIREMENT.
579	CONCRETE SLAB & FOOTING TO STRUCTURE ENGINEERS DETAIL.
855	450W x 150D 'COLORBOND' BOX GUTTER. (REFER HYDRAULIC CONSULTANTS PLANS FOR GUTTER & DOWNPIPE LOCATIONS & SIZES)
857	FEATURE POWDERCOATED ALUMINIUM SHEET ON ALUMINIUM FRAME TO MANUFACTURERS SPEC.
1061	HARDIES SCYON FINE TEXTURE CLADDING

1 SECTION 1B - Callout 1
SCALE: 1 : 20

PRELIMINARY
NOT FOR CONSTRUCTION

1:300 @ 5m
1:200 @ 5m
1:100 @ 5m