



GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET, 203 ROBINA TOWN CENTRE DRIVE,
ROBINA QLD 4226, PO BOX 8087, GOLD COAST MAIL CENTER QLD 9726
PH: (07) 3804 7833 EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129

BRIARHILL - D4 - 180 - RH - FACADE III (1225)
DESIGNER INCLUSIONS

DATE: 6/3/26							
ID	LAYOUT	DRAFTED	ISSUE	ISSUE	ISSUE	ISSUE	ISSUE
	TITLE PAGE	EM	A				
1	GENERAL NOTES	EM	A				
2	SITE PLAN	EM	A				
3	FLOOR PLAN	EM	A				
4	ROOF PLAN	EM	A				
5	ELEVATIONS	EM	A				
6	SLAB PLAN	EM	A				
7	CLADDING PLAN	EM	A				
8	ELECTRICAL & RCP LAYOUT	EM	A				
9	KITCHEN / WIP ELEVATIONS	EM	A				
10	ENSUITE / BATH ELEVATIONS	EM	A				
11	W.I.R / L'DRY ELEVATIONS	EM	A				
12	SECTION & DETAILS	EM	A				



IMAGE IS DIAGRAMMATIC ONLY.
REFER TO ELEVATIONS FOR DETAILS

RECEIVED
21/09/2026
TOOWOOMBA
REGIONAL COUNCIL



PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

SHBR STAMP:
STOCK HOME APPROVED BY DRAFTING & DESIGN TEAM QABUILD
CONSTRUCTION STAMP:
BAL STAMP:
N/A
ACOUSTIC STAMP:
N/A

2 + 1
BED + MPR

2
BATH

2
GARAGE

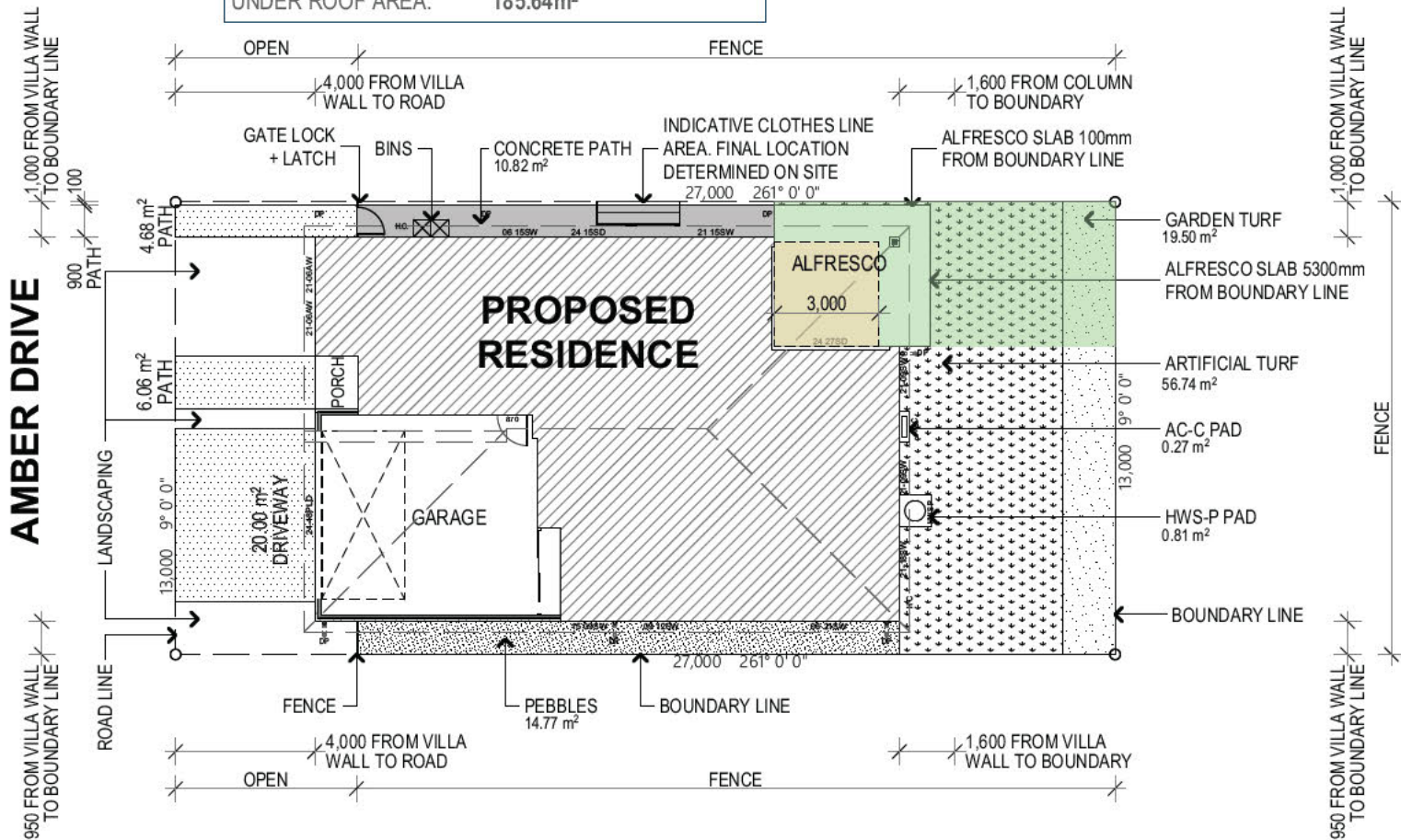
1
ALFRESCO

WIP ✓

D4 - RH - FACADE III (1225)
INTERNAL LOT LAYOUT

SITE DESCRIPTION	
SITE:	014
LOT:	LOT 1 ON SP330786
AUTHORITY:	TOOWOOMBA REGIONAL COUNCIL

SITE CALCULATIONS:	
SITE AREA:	351m ²
UNDER ROOF AREA:	185.64m ²



NOTE: IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSE 9.2.1, NO BUILDING IS TO BE LOCATED WITHIN 1.8M FROM THE PROPOSED VILLA, OTHER THAN ALLOWABLE ENCROACHMENTS PERMITTED UP TO A MAXIMUM OF 900MM FROM ANOTHER BUILDING OR ENCROACHMENT ON THE SAME ALLOTMENT, OR ITS VERTICAL PROJECTION AS PERMITTED IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSES 9.2.9 (3) AND (4), INCLUDING ANY COOLING OR HEATING APPLIANCE.

SITE CALCULATIONS					
LEGEND	AREA	REQUIRED	SQ METERS	% ACHIEVED	ACHIEVED
	3X3M MIN. PRIVATE OPEN SPACE	3X3M / 9M2	9.00		YES
	PRIVATE OPEN SPACE	16M2 MIN.	40.50		YES

1 SITE PLAN
1:200

2 SITE LOCATION

BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	A	MODEL:	BRIARHILL - D4 - RH FACADE III (1225) - DESIGNER
SHEET NUMBER:	2 OF 12	CLIENT:	GTH PROJECT NO.2 PTY LTD
ISSUE DATE:	6/3/26	JOB NUMBER:	CH - 014
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D4.3A.3.180.V014

SITE ADDRESS:
VILLA 014, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ **DATE:** _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

© 2026 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	06.03.26

SHBR STAMP:	
CONSTRUCTION STAMP:	
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A

FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	18.11
GARAGE	39.79
LIVING	132.71
PORCH	1.89
TOTAL =	192.50 m²

UNDER ROOF AREA	
AREA	SQ METERS
ALFRESCO	11.25
TOTAL UNDER ROOF	185.64

FLOOR FINISHES LEGEND	
	SELECTED TILES
	SELECTED CARPET
	SELECTED HYBRID PLANK
	EPOXY-COATED FLOOR
	SELECTED DECKING

1

FLOOR PLAN
1:100

BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



DO NOT SCALE FROM PLAN - VERIFY ALL
DIMENSIONS PRIOR TO ORDERING OR
SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE
POSITIONS OF THE BCA AND NCC OF
AUSTRALIA, AUSTRALIAN STANDARDS
AND ANY BYLAWS OR REQUIREMENTS
OF THE LOCAL AUTHORITY.

ISSUE:	A	MODEL:	BRIARHILL - D4 - RH FACADE III (1225) - DESIGNER
SHEET NUMBER:	3 OF 12	CLIENT:	GTH PROJECT NO.2 PTY LTD
ISSUE DATE:	6/3/26	JOB NUMBER:	CH - 014
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D4.3A.3.180.V014

SITE ADDRESS:
VILLA 014, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ DATE: _____

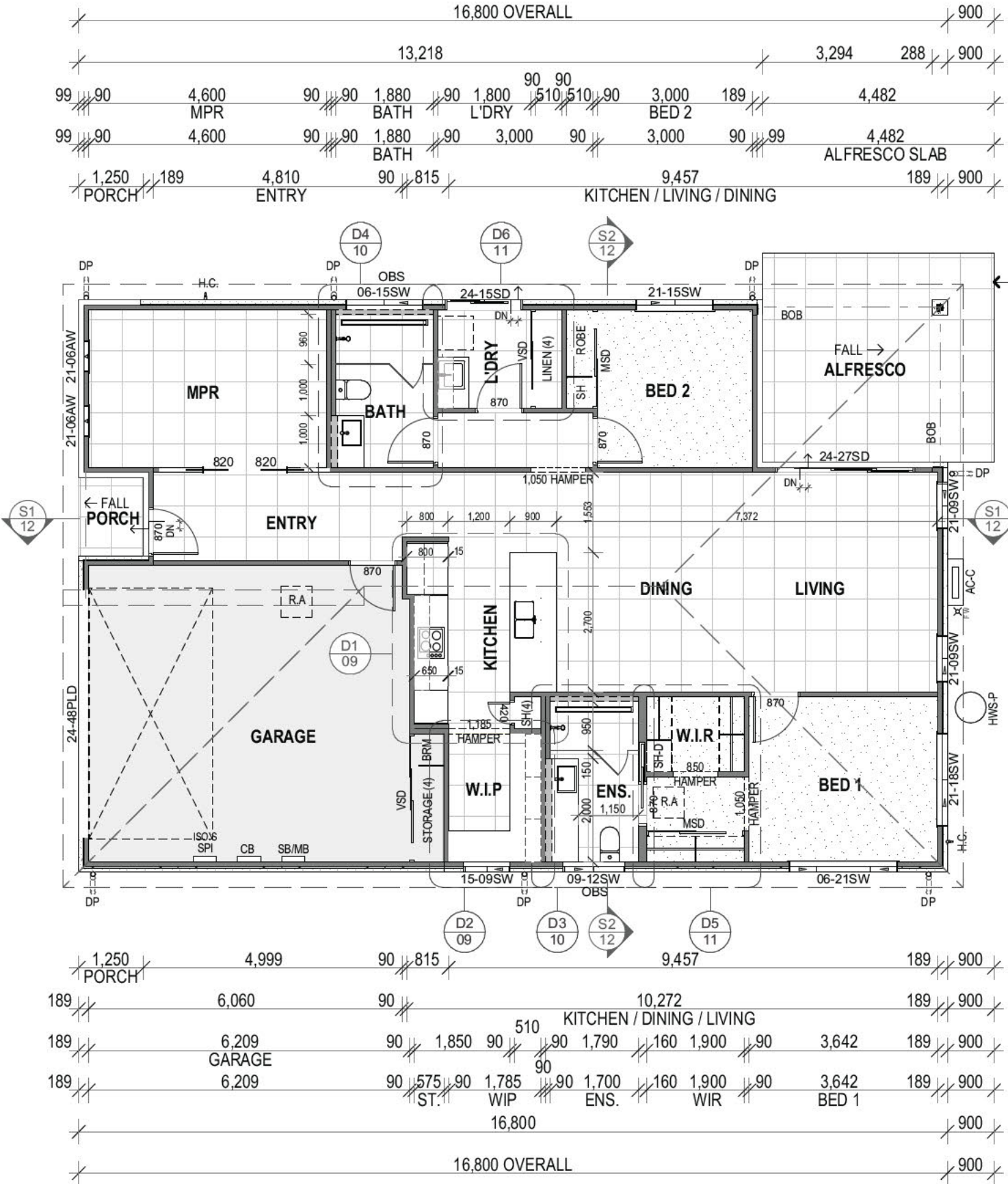
PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE
ONE REFERRED TO IN THE CONTRACT &
SPECIFICATIONS AND I UNDERSTAND
CHANGES HEREAFTER MAY NOT BE
POSSIBLE. THESE SUPERSEDE ALL
OTHER PREVIOUS PLANS OR
SKETCHES.

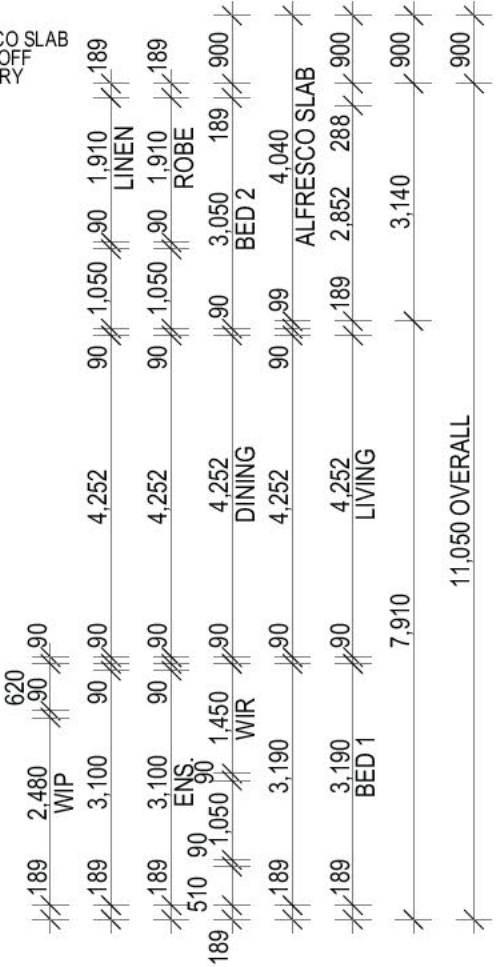
© 2026 REPRODUCTION IN PART OR
WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	06.03.26

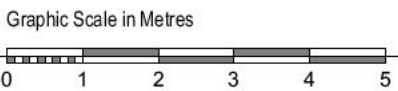
SHBR STAMP:	
CONSTRUCTION STAMP:	
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A



ROOM	ADDITIONAL NOTES
BED 1	
BED 2	
MPR	
BATH	- FULL HEIGHT TILES TO ALL WALLS - 120MM DEEP VC INTO 90MM STUD WALL ABOVE VB - 450MM CENTER STUDS TO ALL ENS. & BATH WALLS - 450MM CENTERS TO FLOORING JOISTS IN ENS. & BATH
ENS.	- ADDITIONAL NOGGINS TO BE PROVIDED TO ENS. TO COMPLY WITH PART 6 LHD (SEE DETAILS BOOK) - ENSUITE TO COMPLY WITH LHD STANDARDS (2022)
W.I.R	
W.I.P	- 15-09SW TO BE AT BENCH HEIGHT. NO BOTTOM REVEAL
L'DRY	- TILES & SKIRTING - EXTRA NOGGINGS FOR WALL HUNG DRYER
GARAGE	- STEP FREE ENTRANCE TO BE IMPLEMENTED THROUGH THE GARAGE. TO COMPLY WITH LHD 2.2
ALFRESCO	
LIVING	- ADDITIONAL NOGGINS FOR WALL HUNG TV
DINING	
KITCHEN	- BULKHEAD BY CARPENTER. REFER TO ELECTRICAL & RCP PLAN
PORCH	
ENTRY	



NOTE:
SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND
EXTERNAL HINGED DOORS



NOTE:

- CLADDING LOCATION / TYPE REFER TO CLADDING / WINDOW / DOOR PLAN
- OBSCURE GLASS TO BATH AND ENSUITE WINDOWS
- SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND EXTERNAL HINGED DOORS

NOTE:

* HEBEL SILL TO UNDERSIDE OF EFC. REFER TO CLADDING AND FLOOR PLAN

SOLAR NOTES:

ROOFING

- 1ST BATTEN SPACING TO BE 600MM FOLLOWED BY 900MM SPACING THERE AFTER.
- SOLAR PANELS NOT TO BE INSTALLED WITHIN 200MM OF ALL ROOF EDGES. INCLUDES RIDGES.

SYSTEM DETAILS

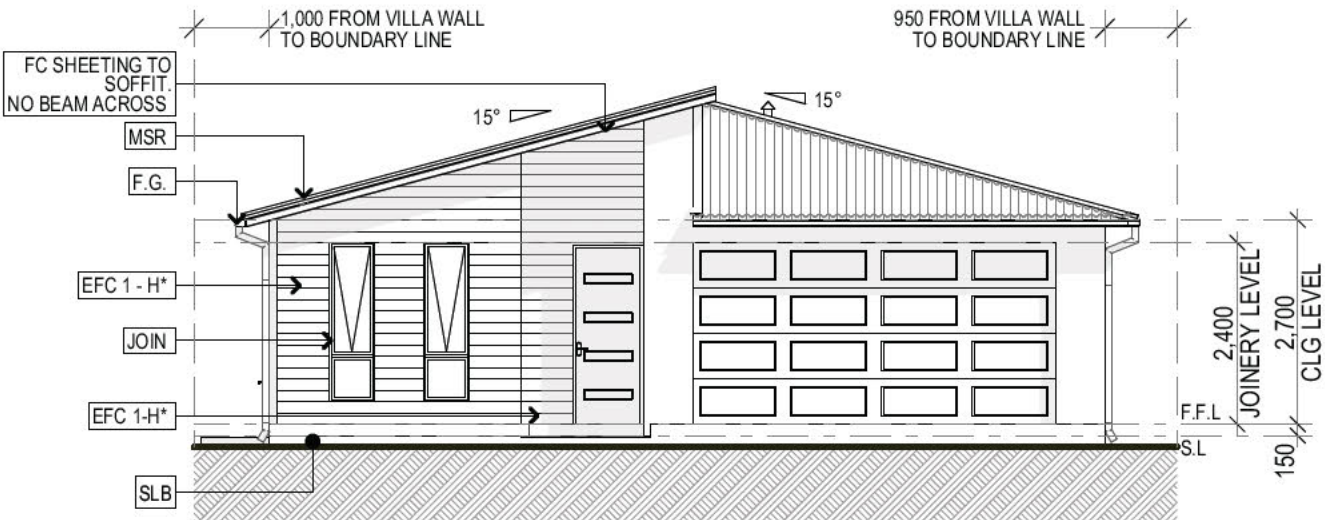
- MONOCRYSTALLINE, 410W PEAK, CEC LISTED, APPROX. 1000 X 1800MM, $\eta > 18\%$
- 1 X INVERTER
- 2 X IMO DC ISOLATORS

INSTALLATION MUST ADHERE TO:

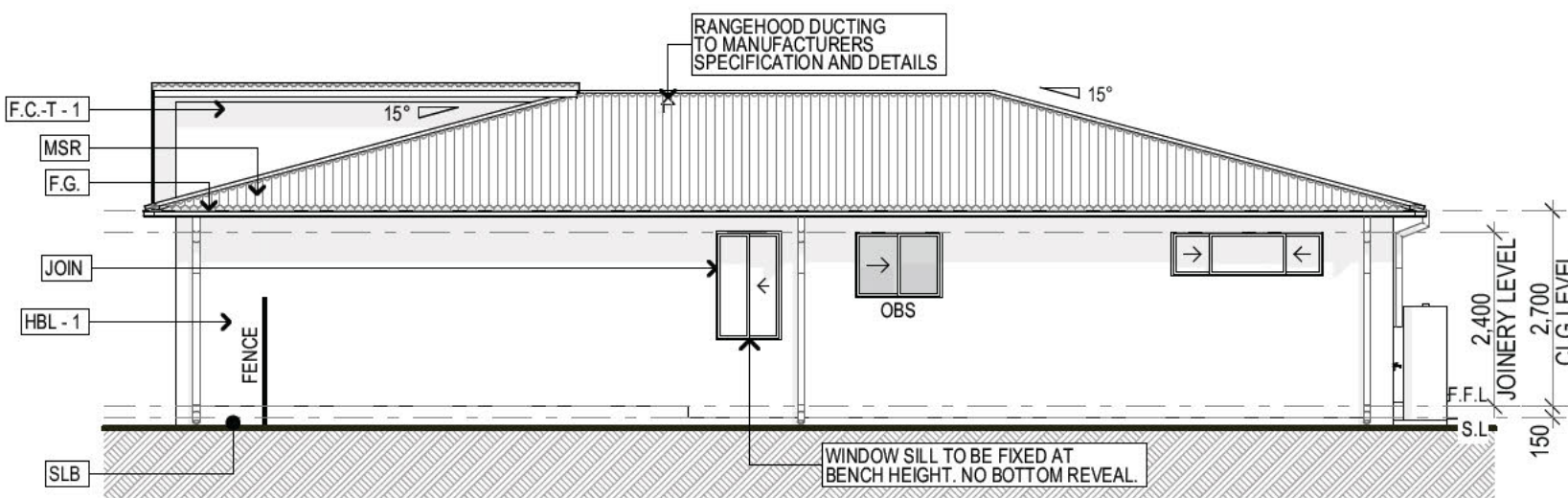
- AS3000:2018 ELECTRICAL INSTALLATIONS
- AS5033:2014 INSTALLATION AND SAFETY REQUIREMENTS FOR PHOTOVOLTAIC (PV) ARRAYS
- AS4777.1-2016 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS
- AS4777.2-2015 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS

LEGEND:

HBL - 1	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (REFER TO COLOUR SELECTIONS)	F.G.	FASCIA AND GUTTER
HBL - 2	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (FEATURE PAINT COLOUR, REFER TO COLOUR SELECTIONS)	JOIN	POWDER COATED ALUMINIUM JOINERY
HARDIE	HARDIFLEX CLADDING (REFER TO COLOUR SELECTIONS)	MSR	METAL SHEET ROOFING
EFC 1 - H	EXTERNAL FEATURE CLADDING - HORIZONTAL (REFER TO COLOUR SELECTIONS)	COLUMN	75X75MM SHS POST.CLAD IN HEBEL(REFER TO COLOUR SELECTIONS)
EFC 1 - V	EXTERNAL FEATURE CLADDING - VERTICAL (REFER TO COLOUR SELECTIONS)	POST	75X75MM SHS POST(REFER TO COLOUR SELECTIONS)
EFC 2 - H / V	REFER TO COLOUR SELECTIONS FOR PRODUCT DETAILS. CLADDING INSTALLED TO MANUFACTURERS SPECIFICATION AND DETAILS. REFER TO INSTALLATION GUIDE.	SHADE	SELECT SHADE SCREEN. REFER TO COLOUR SELECTIONS
F.B.	FEATURE BATTEN	SLB	SLAB EDGE
F.C.	F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)	L.S.S	SELECT LOUVRED SHADE SYSTEM. REFER TO MANUFACTURERS SPECS & DETAILS
F.C.-T - 1	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		
F.C.-T - 2	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		
D.F.	DECORATIVE FEATURE (REFER TO COLOUR SELECTIONS)		



1 ELEVATION 1
1:100



2 ELEVATION 2
1:100



3 ELEVATION 3
1:100



4 ELEVATION 4
1:100

BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129

DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	A	MODEL:	BRIARHILL - D4 - RH FACADE III (1225) - DESIGNER
SHEET NUMBER:	5 OF 12	CLIENT:	GTH PROJECT NO.2 PTY LTD
ISSUE DATE:	6/3/26	JOB NUMBER:	CH - 014
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D4.3A.3.180.V014

SITE ADDRESS:
VILLA 014, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ **DATE:** _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

© 2026 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	06.03.26

SHBR STAMP:	
CONSTRUCTION STAMP:	
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A



GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET, 203 ROBINA TOWN CENTRE DRIVE,
ROBINA QLD 4226, PO BOX 8087, GOLD COAST MAIL CENTER QLD 9726
PH: (07) 3804 7833 EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129

ELWOOD - D3 - 180 - LH - FACADE I (1025)

DESIGNER INCLUSIONS

DATE: 30/1/26

ID	LAYOUT	DRAFTED	ISSUE	ISSUE	ISSUE	ISSUE	ISSUE
	TITLE PAGE	EM	A	B			
1	GENERAL NOTES	EM	A	B			
2	SITE PLAN	EM	A	B			
3	FLOOR PLAN	KC	A	B			
4	ROOF PLAN	EM	A	B			
5	ELEVATIONS	EM	A	B			
6	SLAB PLAN	EM	A	B			
7	CLADDING PLAN	EM	A	B			
8	ELECTRICAL & RCP LAYOUT	KC	A	B			
9	KITCHEN / WIP ELEVATIONS	EM	A	B			
10	ENSUITE / BATH ELEVATIONS	KC	A	B			
11	W.I.R / L'DRY ELEVATIONS	EM	A	B			
12	SECTION & DETAILS	KC	A	B			



IMAGE IS DIAGRAMMATIC ONLY.
REFER TO ELEVATIONS FOR DETAILS



PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S_____

WITNESS_____ DATE_____

SHBR STAMP:

STOCK HOME APPROVED BY
DRAFTING & DESIGN TEAM

QABUILD

CONSTRUCTION STAMP:

CONSTRUCTION
ISSUE

BAL STAMP:

N/A

ACOUSTIC STAMP:

N/A



2 + 1
BED + MPR



2
BATH



2
GARAGE



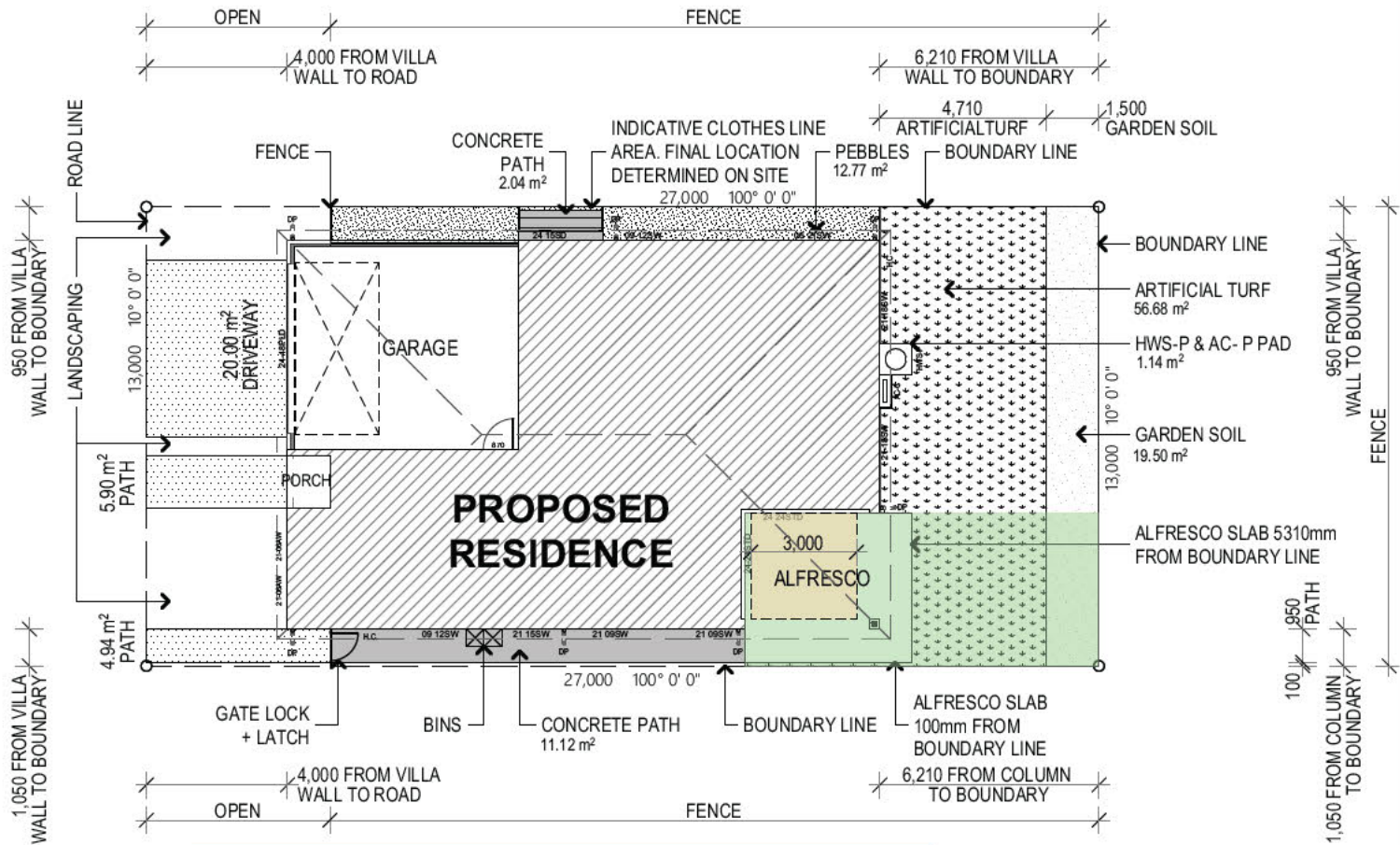
1
ALFRESCO



✓
WIP

D3 - LH - FACADE I (1025)
INTERNAL LOT LAYOUT

SITE DESCRIPTION	
SITE:	017
LOT :	LOT 1 ON SP353500
AUTHORITY :	TOOWOOMBA REGIONAL COUNCIL
SITE CALCULATIONS:	
SITE AREA:	351m ²
UNDER ROOF AREA:	184.69m ²



NOTE: IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSE 9.2.1, NO BUILDING IS TO BE LOCATED WITHIN 1.8M FROM THE PROPOSED VILLA, OTHER THAN ALLOWABLE ENCROACHMENTS PERMITTED UP TO A MAXIMUM OF 900MM FROM ANOTHER BUILDING OR ENCROACHMENT ON THE SAME ALLOTMENT, OR ITS VERTICAL PROJECTION AS PERMITTED IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSES 9.2.9 (3) AND (4), INCLUDING ANY COOLING OR HEATING APPLIANCE.

SITE CALCULATIONS					
LEGEND	AREA	REQUIRED	SQ METERS	% ACHIEVED	ACHIEVED
	3X3M MIN. PRIVATE OPEN SPACE	3X3M / 9M2			YES
	PRIVATE OPEN SPACE	16M2 MIN.	43.43		YES

1 SITE PLAN
1:200

BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	B	MODEL:	ELWOOD - D3 - LH FACADE I (1025) - DESIGNER
SHEET NUMBER:	2 OF 12	CLIENT:	GTH PROJECT NO.2 PTY LTD
ISSUE DATE:	30/1/26	JOB NUMBER:	CH - 017
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D3.1A.3.180.V017

SITE ADDRESS:
VILLA 017, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ **DATE:** _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

© 2025 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	25/11/25
B	PRELIMINARY - FP & TR-H ADDED	30/1/26

SHBR STAMP:	
CONSTRUCTION STAMP:	CONSTRUCTION ISSUE
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A

FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	20.01
GARAGE	38.99
LIVING	131.37
PORCH	1.77
TOTAL =	192.14 m²

UNDER ROOF AREA	
AREA	SQ METERS
ALFRESCO	12.56
TOTAL UNDER ROOF	184.69

FLOOR FINISHES LEGEND	
	SELECTED TILES
	SELECTED CARPET
	SELECTED HYBRID PLANK
	EPOXY-COATED FLOOR
	SELECTED DECKING

1

FLOOR PLAN

1:100

QABUILD

GemLife
COTSWOLD HILLS

BUILDER:

GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833

EMAIL: ADRIAN@GEMLIFE.COM.AU

QBCC LICENCE NUMBER: 15029129

DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	MODEL:
B	ELWOOD - D3 - LH FACADE I (1025) - DESIGNER
SHEET NUMBER: 3 OF 12	CLIENT: GTH PROJECT NO.2 PTY LTD
ISSUE DATE: 30/1/26	JOB NUMBER: CH - 017
PAGE SIZE: A3	DRAWING NUMBER: CH.D3.1A.3.180.V017

SITE ADDRESS:
VILLA 017, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ DATE: _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

© 2025 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	25/11/25
B	PRELIMINARY - FP & TR-H ADDED	30/1/26

SHBR STAMP:	CHECK NAME AUTHORIZED BY DRAFTING & DESIGN TEAM QABUILD
CONSTRUCTION STAMP:	CONSTRUCTION ISSUE
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A

The floor plan shows a rectangular building with an overall width of 16,790 and a depth of 11,000. The layout includes a large garage (6,360) on the left, a living area (4,252) and dining area (3,991) in the center, and a kitchen (2,030) and alfresco area (3,551) on the right. There are two bedrooms (3,400 each), a bathroom (1,980), and a master bedroom (3,610) with an ensuite (1,205) and walk-in wardrobe (1,050). The plan also shows a porch (1,770), a storage area (1,110), and a linen closet (1,080). Structural elements like columns (D1, D2, D3, D4, D5, D6), doors (S1, S2), and windows (W1, W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12, W13, W14, W15, W16, W17, W18, W19, W20, W21, W22, W23, W24, W25, W26, W27, W28, W29, W30, W31, W32, W33, W34, W35, W36, W37, W38, W39, W40, W41, W42, W43, W44, W45, W46, W47, W48, W49, W50, W51, W52, W53, W54, W55, W56, W57, W58, W59, W60, W61, W62, W63, W64, W65, W66, W67, W68, W69, W70, W71, W72, W73, W74, W75, W76, W77, W78, W79, W80, W81, W82, W83, W84, W85, W86, W87, W88, W89, W90, W91, W92, W93, W94, W95, W96, W97, W98, W99, W100) are indicated. The plan also shows a north arrow and a graphic scale in metres.

ROOM	ADDITIONAL NOTES
BED 1	
BED 2	
MPR	- SEE COLOUR SELECTIONS FOR STORAGE FITOUT
BATH	- FULL HEIGHT TILES TO ALL WALLS - 120M DEEP VC INTO 90MM STUD WALL ABOVE VB - 450MM CENTER STUDS TO ALL ENS. & BATH WALLS - 450MM CENTERS TO FLOORING JOISTS IN ENS. & BATH - ADDITIONAL NOGGINS TO BE PROVIDED TO ENS. TO COMPLY WITH PART 6 LHD (SEE DETAILS BOOK)
ENS.	- ENSUITE TO COMPLY WITH LHD STANDARDS (2022)
W.I.R	
W.I.P	
L'DRY	- TILES & SKIRTING - EXTRA NOGGINGS FOR WALL HUNG DRYER
GARAGE	- STEP FREE ENTRANCE TO BE IMPLEMENTED THROUGH THE GARAGE. TO COMPLY WITH LHD 2.2
ALFRESCO	
LIVING	- ADDITIONAL NOGGINGS FOR WALL HUNG TV 24 24STD & 24 24STD TO BE CORNER OPENING
DINING	
KITCHEN	- BULKHEAD BY CARPENTER. REFER TO ELECTRICAL & RCP PLAN
PORCH	
ENTRY	

The side elevation shows the building's profile with a total height of 11,000. It includes dimensions for the roofline, walls, and floor levels. Key features include a porch (1,770), a storage area (1,110), a linen closet (1,080), and a master bedroom (3,610) with an ensuite (1,205) and walk-in wardrobe (1,050). The elevation also shows a north arrow and a graphic scale in metres.

NOTE:
SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND EXTERNAL HINGED DOORS

NOTE:

- CLADDING LOCATION / TYPE REFER TO CLADDING / WINDOW / DOOR PLAN
- OBSCURE GLASS TO BATH AND ENSUITE WINDOWS
- SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND EXTERNAL HINGED DOORS

NOTE:

* HEBEL SILL TO UNDERSIDE OF EFC. REFER TO CLADDING AND FLOOR PLAN

SOLAR NOTES:

ROOFING

- 1ST BATTEN SPACING TO BE 600MM FOLLOWED BY 900MM SPACING THERE AFTER.
- SOLAR PANELS NOT TO BE INSTALLED WITHIN 200MM OF ALL ROOF EDGES. INCLUDES RIDGES.

SYSTEM DETAILS

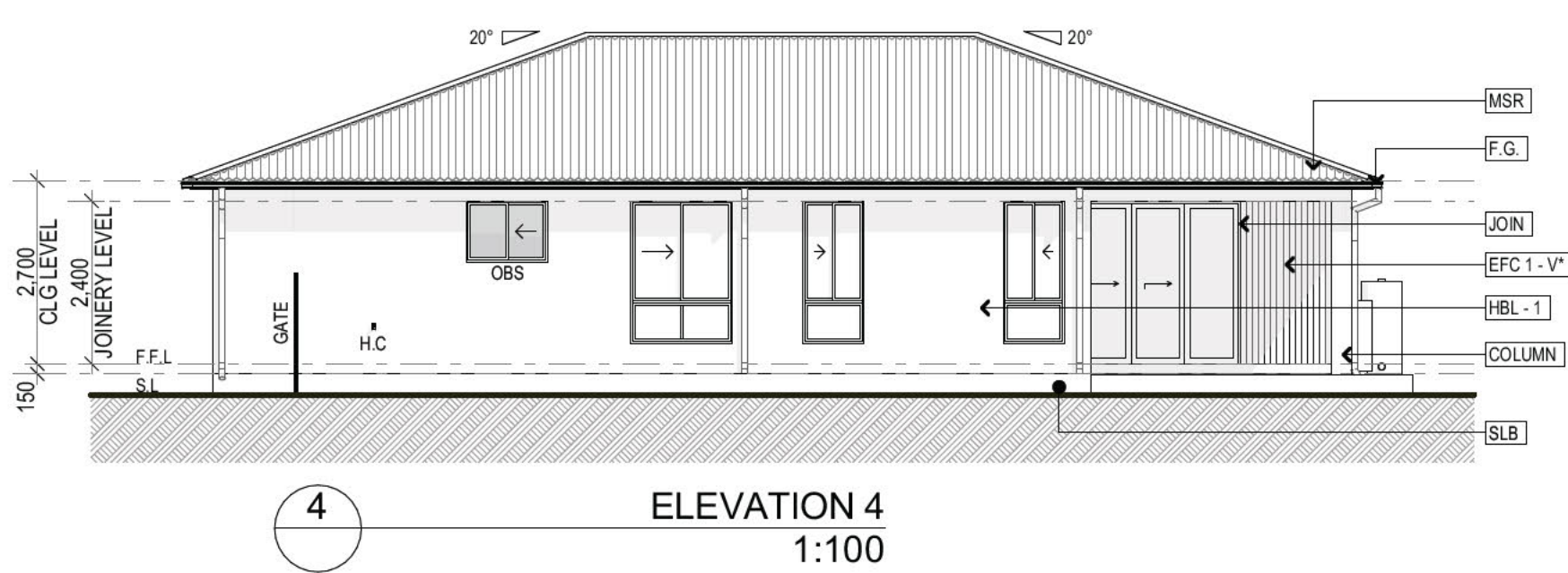
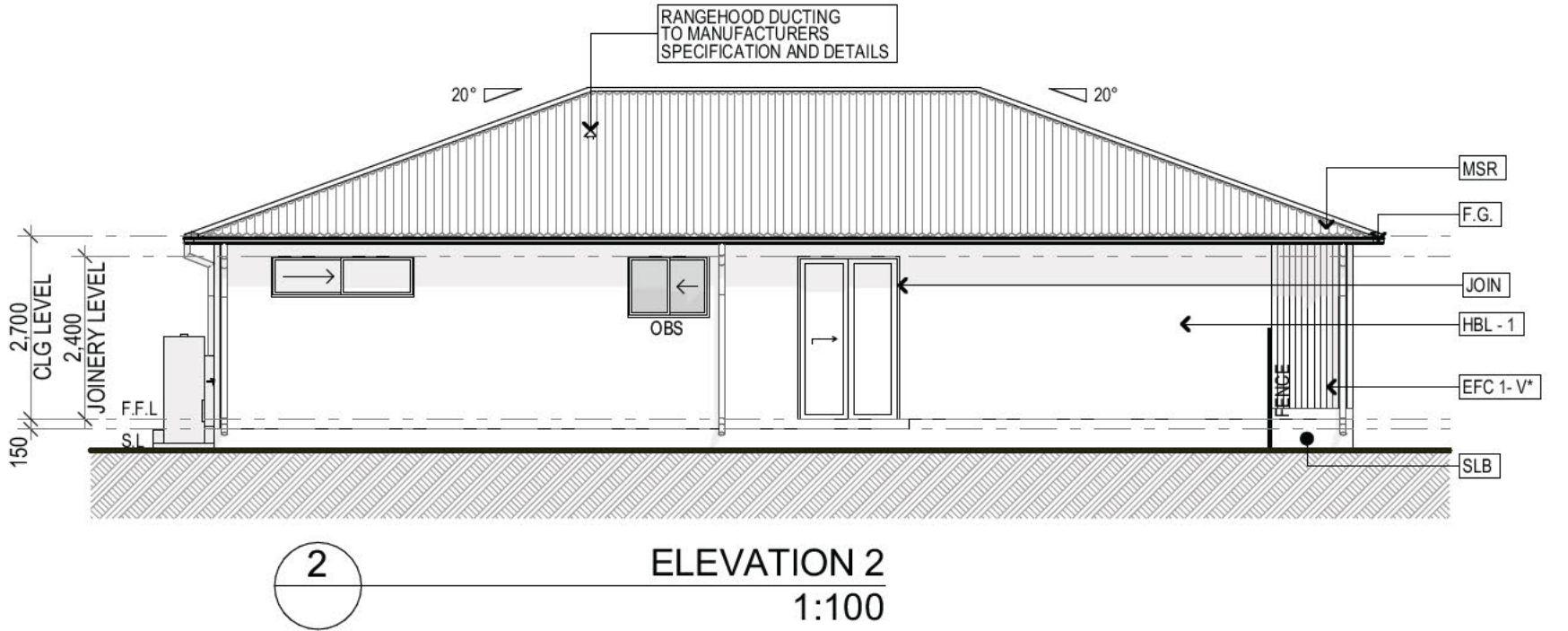
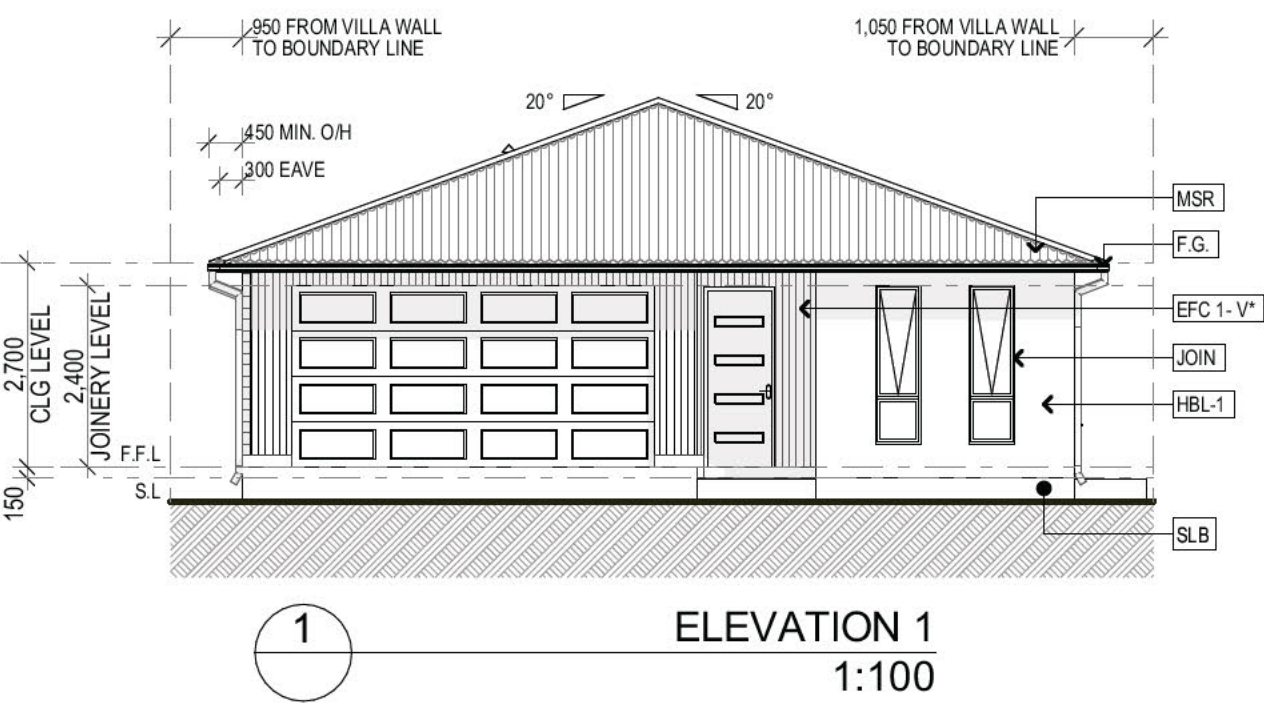
- MONOCRYSTALLINE, 410W PEAK, CEC LISTED, APPROX. 1000 X 1800MM, $\eta > 18\%$
- 1 X INVERTER
- 2 X IMO DC ISOLATORS

INSTALLATION MUST ADHERE TO:

- AS3000:2018 ELECTRICAL INSTALLATIONS
- AS5033:2014 INSTALLATION AND SAFETY REQUIREMENTS FOR PHOTOVOLTAIC (PV) ARRAYS
- AS4777.1-2016 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS
- AS4777.2-2015 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS

LEGEND:

HBL - 1	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (REFER TO COLOUR SELECTIONS)	F.G.	FASCIA AND GUTTER
HBL - 2	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (FEATURE PAINT COLOUR, REFER TO COLOUR SELECTIONS)	JOIN	POWDER COATED ALUMINIUM JOINERY
HARDIE	HARDIFLEX CLADDING (REFER TO COLOUR SELECTIONS)	MSR	METAL SHEET ROOFING
EFC 1 - H	EXTERNAL FEATURE CLADDING - HORIZONTAL (REFER TO COLOUR SELECTIONS)	COLUMN	75X75MM SHS POST.CLAD IN HEBEL(REFER TO COLOUR SELECTIONS)
EFC 1 - V	EXTERNAL FEATURE CLADDING - VERTICAL (REFER TO COLOUR SELECTIONS)	POST	75X75MM SHS POST(REFER TO COLOUR SELECTIONS)
EFC 2 - H / V	REFER TO COLOUR SELECTIONS FOR PRODUCT DETAILS. CLADDING INSTALLED TO MANUFACTURERS SPECIFICATION AND DETAILS. REFER TO INSTALLATION GUIDE.	SHADE	SELECT SHADE SCREEN. REFER TO COLOUR SELECTIONS
F.B.	FEATURE BATTEN	SLB	SLAB EDGE
F.C.	F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)	L.S.S	SELECT LOUVRED SHADE SYSTEM. REFER TO MANUFACTURERS SPECS & DETAILS
F.C.-T - 1	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		
F.C.-T - 2	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		



QA BUILD	BUILDER: GTH PROJECT NO.2 PTY LTD WMS CHARTERED ACCOUNTANTS SUITE 1401, LEVEL 14, THE ROCKET, 203 ROBINA TOWN CENTRE DRIVE, ROBINA QLD 4226 PO BOX 8087, GOLD COAST MAIL CENTER QLD 9726 PH: (07) 3804 7833 EMAIL: ADRIAN@GEMLIFE.COM.AU QBCC LICENCE NUMBER: 15029129		DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK. ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.	ISSUE: B SHEET NUMBER: 5 OF 12 ISSUE DATE: 30/1/26 PAGE SIZE: A3	MODEL: ELWOOD - D3 - LH FACADE I (1025) - DESIGNER CLIENT: GTH PROJECT NO.2 PTY LTD JOB NUMBER: CH - 017 DRAWING NUMBER: CH.D3.1A.3.180.V017	SITE ADDRESS: VILLA 017, AMBER DRIVE 25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350 OWNER/S: _____ WITNESS: _____ DATE: _____	PLEASE READ CAREFULLY THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES. © 2025 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN	<table><thead><tr><th>ISSUE</th><th>REVISION</th><th>DATE</th></tr></thead><tbody><tr><td>A</td><td>PRELIMINARY</td><td>25/11/25</td></tr><tr><td>B</td><td>PRELIMINARY - FP & TR-H ADDED</td><td>30/1/26</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>	ISSUE	REVISION	DATE	A	PRELIMINARY	25/11/25	B	PRELIMINARY - FP & TR-H ADDED	30/1/26													SHBR STAMP: CONSTRUCTION STAMP: BAL STAMP: ACOUSTIC STAMP:
ISSUE	REVISION	DATE																												
A	PRELIMINARY	25/11/25																												
B	PRELIMINARY - FP & TR-H ADDED	30/1/26																												



GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET, 203 ROBINA TOWN CENTRE DRIVE,
ROBINA QLD 4226, PO BOX 8087, GOLD COAST MAIL CENTER QLD 9726
PH: (07) 3804 7833 EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129

ROSELAKE - D6 - 180 - LH - FACADE III (1025)
DESIGNER INCLUSIONS

DATE: 29/1/26							
ID	LAYOUT	DRAFTED	ISSUE	ISSUE	ISSUE	ISSUE	ISSUE
	TITLE PAGE	EM	A	B			
1	GENERAL NOTES	EM	A	B			
2	SITE PLAN	EM	A	B			
3	FLOOR PLAN	KC	A	B			
4	ROOF PLAN	EM	A	B			
5	ELEVATIONS	EM	A	B			
6	SLAB PLAN	EM	A	B			
7	CLADDING PLAN	EM	A	B			
8	ELECTRICAL & RCP LAYOUT	KC	A	B			
9	KITCHEN / WIP ELEVATIONS	EM	A	B			
10	ENSUITE / BATH ELEVATIONS	KC	A	B			
11	W.I.R / L'DRY ELEVATIONS	EM	A	B			
12	STORAGE ELEVATIONS	EM	A	B			
13	SECTION & DETAILS	KC	A	B			

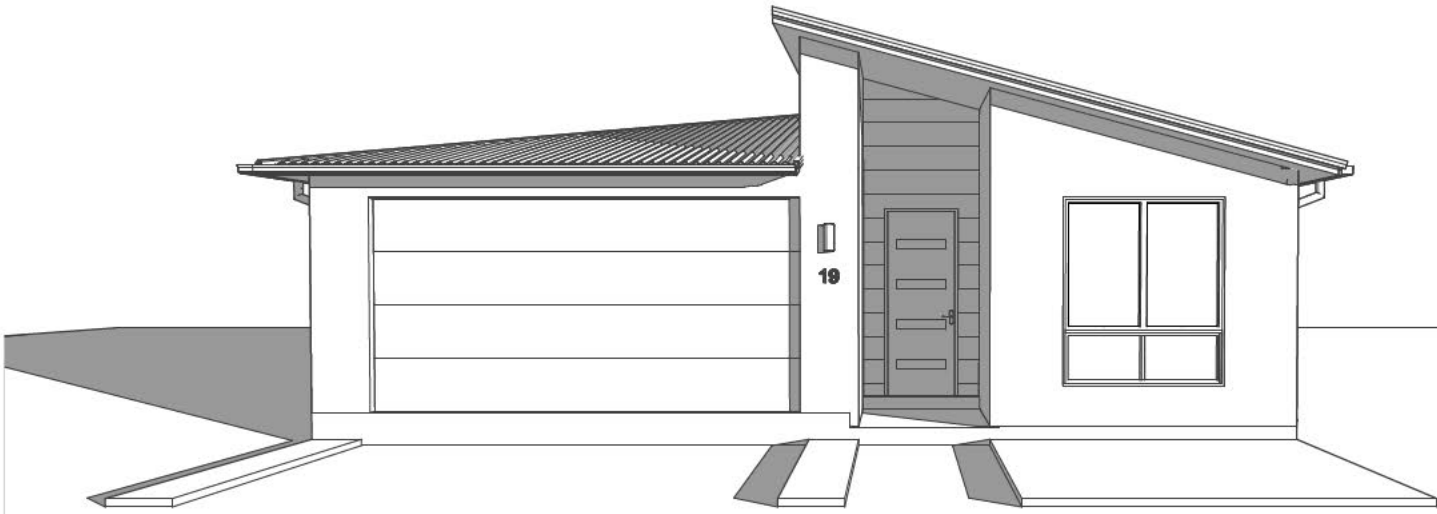


IMAGE IS DIAGRAMMATIC ONLY.
REFER TO ELEVATIONS FOR DETAILS



PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

SHBR STAMP:
STOCK HOME APPROVED BY DRAFTING & DESIGN TEAM QABUILD
CONSTRUCTION STAMP:
CONSTRUCTION ISSUE
BAL STAMP:
N/A
ACOUSTIC STAMP:
N/A

2 + 1
BED + MPR

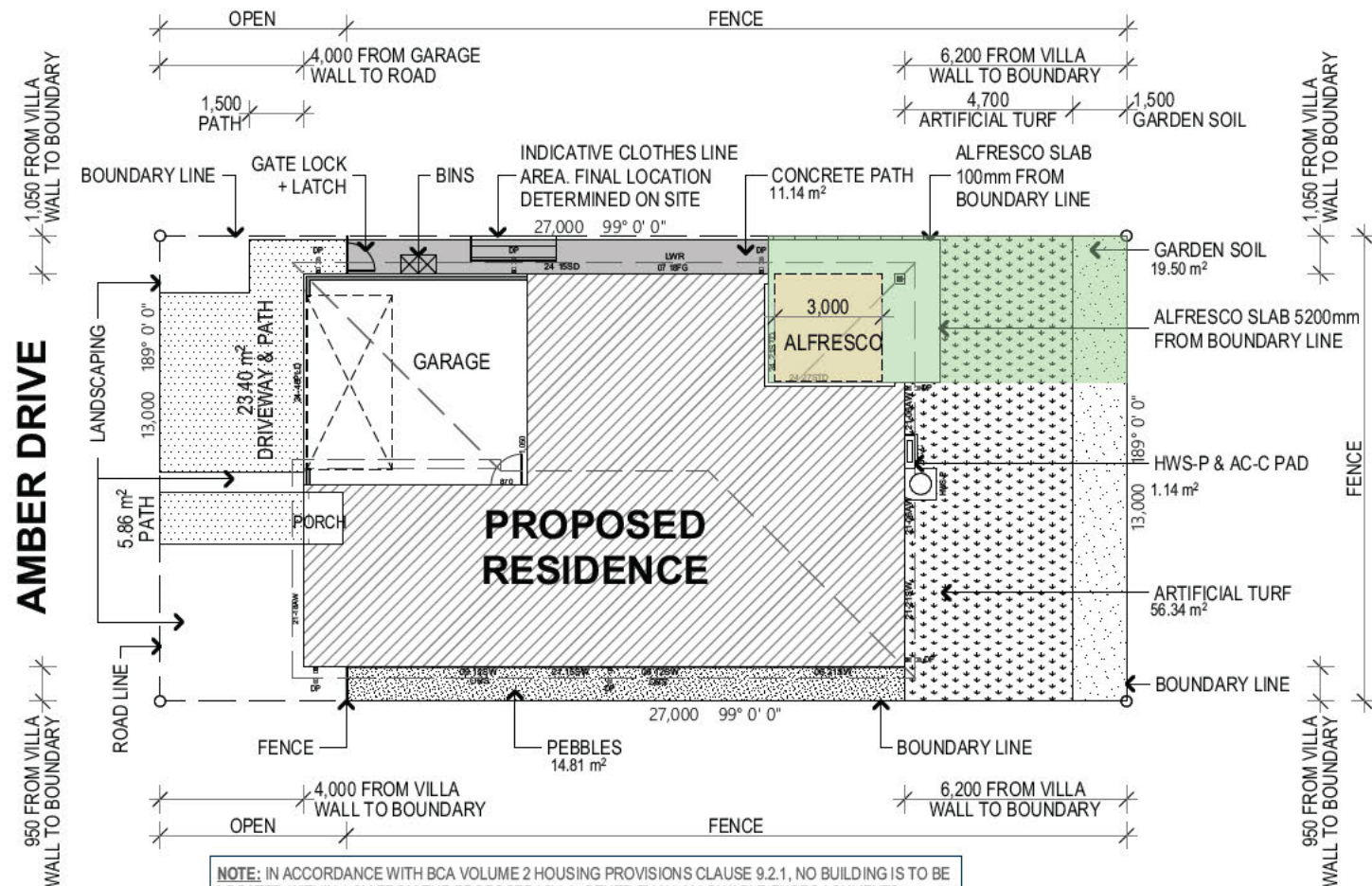
2
BATH

2
GARAGE

1
ALFRESCO

✓
WIP

SITE DESCRIPTION	
SITE:	019
LOT:	LOT 1 ON SP330786
AUTHORITY:	TOOWOOMBA REGIONAL COUNCIL
SITE CALCULATIONS:	
SITE AREA:	351m ²
UNDER ROOF AREA:	184.80m ²



NOTE: IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSE 9.2.1, NO BUILDING IS TO BE LOCATED WITHIN 1.8M FROM THE PROPOSED VILLA, OTHER THAN ALLOWABLE ENCROACHMENTS PERMITTED UP TO A MAXIMUM OF 900MM FROM ANOTHER BUILDING OR ENCROACHMENT ON THE SAME ALLOTMENT, OR ITS VERTICAL PROJECTION AS PERMITTED IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSES 9.2.9 (3) AND (4), INCLUDING ANY COOLING OR HEATING APPLIANCE.

SITE CALCULATIONS					
LEGEND	AREA	REQUIRED	SQ METERS	% ACHIEVED	ACHIEVED
	3X3M MIN. PRIVATE OPEN SPACE	3X3M / 9M2			YES
	PRIVATE OPEN SPACE	16M2 MIN.	41.21		YES

1 SITE PLAN
1:200

2 SITE LOCATION

QA BUILD™



BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

 **GemLife™**
COTSWOLD HILLS

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



DO NOT SCALE FROM PLAN - VERIFY ALL
DIMENSIONS PRIOR TO ORDERING OR
SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	B	MODEL:	ROSELAKE - D6 - LH FACADE III (1025) - DESIGNER
SHEET NUMBER:	2 OF 13	CLIENT:	GTH PROJECT NO. 2 PTY LTD
ISSUE DATE:	29/1/26	JOB NUMBER:	CH - 019
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D6.3A.3.180.V019

SITE ADDRESS:
VILLA 019, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ DATE: _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

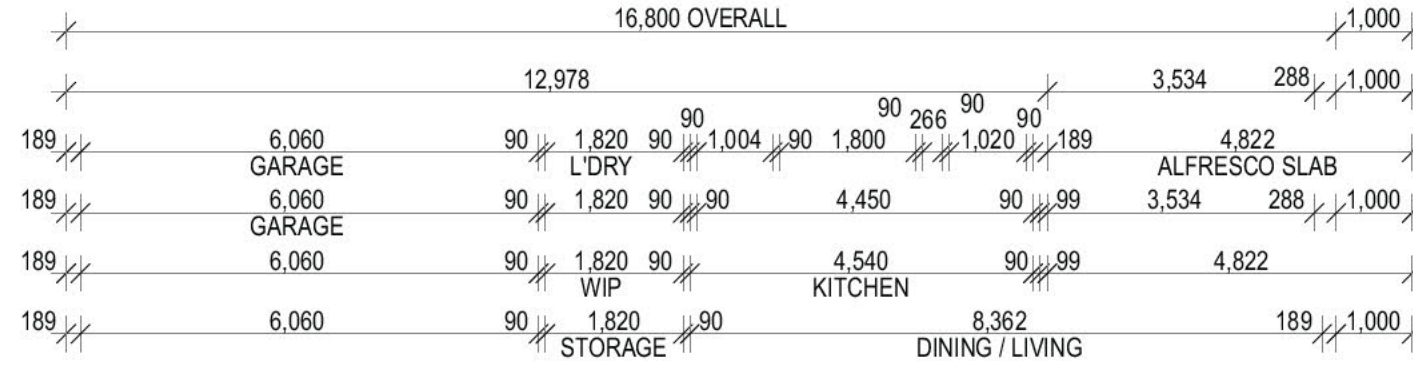
© 2025 REPRODUCTION IN PART OR
WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	24/11/25
B	PRELIMINARY - FP & TR-H ADDED	09/01/26
-	CONSTRUCTION ISSUE	29/01/26

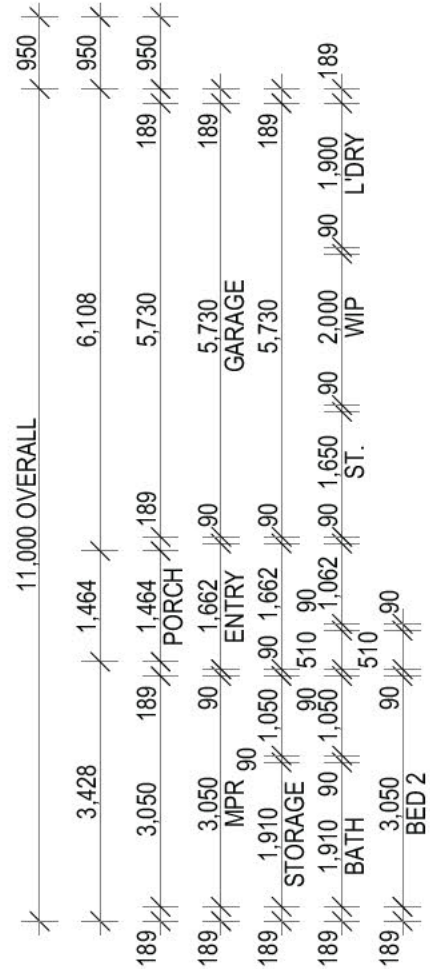
SHBR STAMP:	 DESIGN HOME APPROVED BY DRAFTING & DESIGN TEAM QA BUILD
CONSTRUCTION STAMP:	CONSTRUCTION ISSUE
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A

FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	19.34
GARAGE	40.38
LIVING	130.89
PORCH	1.83
TOTAL =	192.44 m²

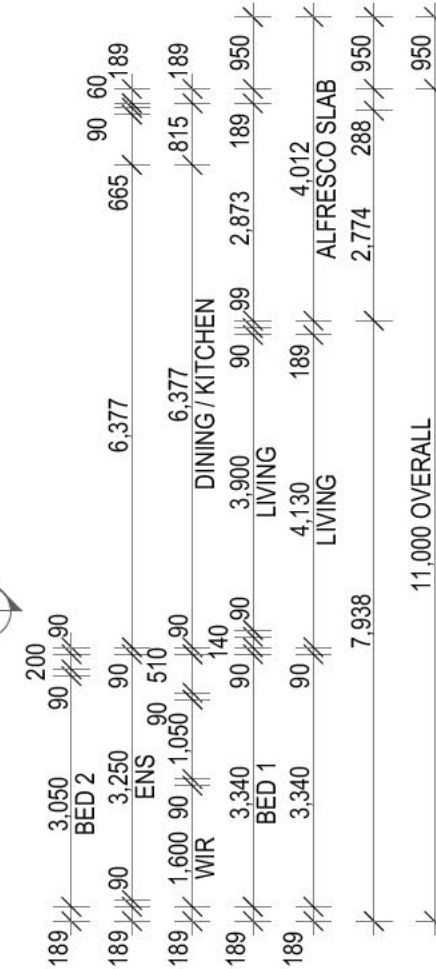
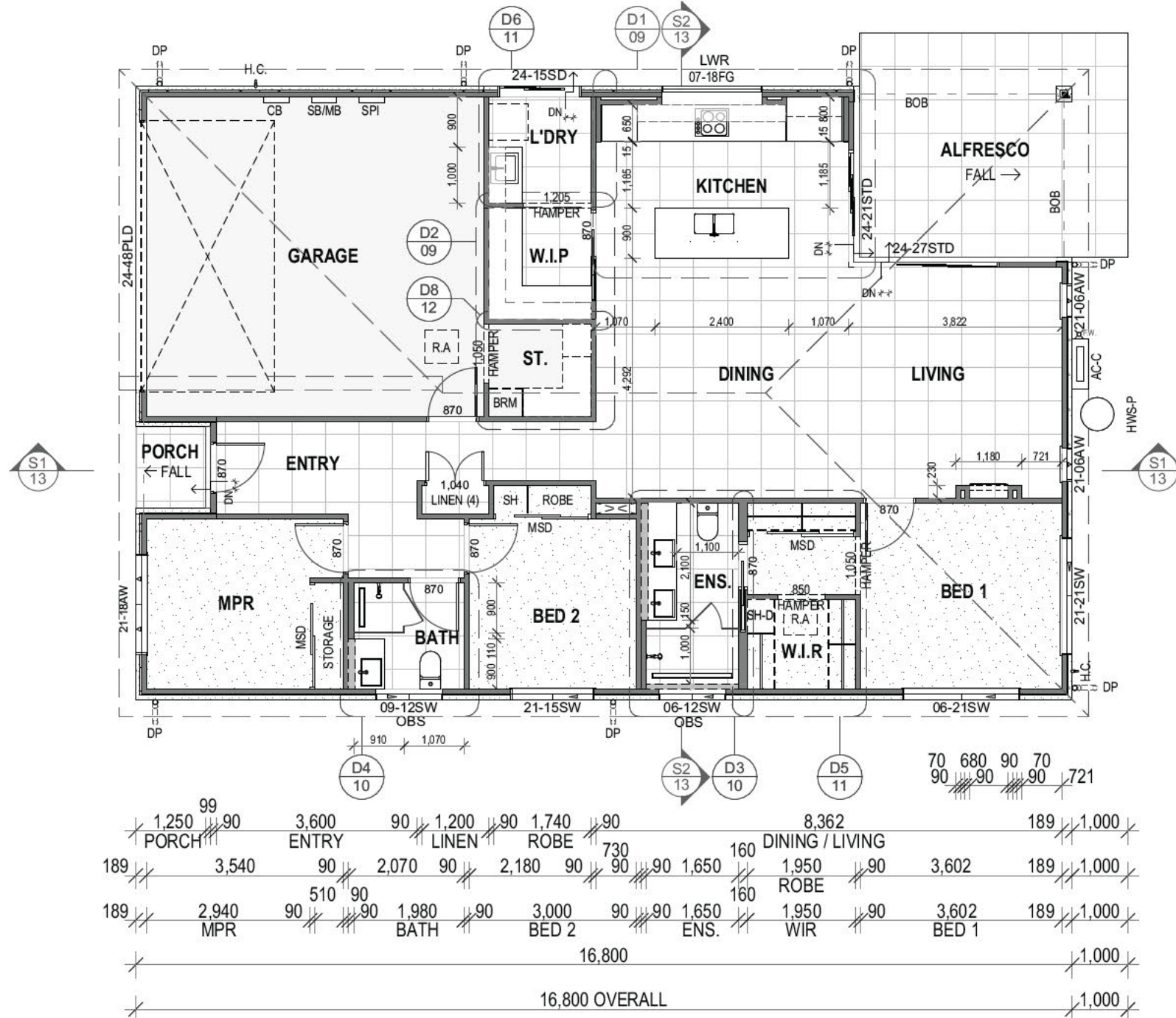
UNDER ROOF AREA	
AREA	SQ METERS
ALFRESCO	11.70
TOTAL UNDER ROOF	184.80



ROOM	ADDITIONAL NOTES
BED 1	
BED 2	
MPR	- SEE COLOUR SELECTIONS FOR STORAGE FITOUT
BATH	- FULL HEIGHT TILES TO ALL WALLS - 120M DEEP VC INTO 90MM STUD WALL ABOVE VB - 450MM CENTER STUDS TO ALL ENS. & BATH WALLS - 450MM CENTERS TO FLOORING JOISTS IN ENS. & BATH
ENS.	- ADDITIONAL NOGGINS TO BE PROVIDED TO ENS. TO COMPLY WITH PART 6 LHD (SEE DETAILS BOOK) - ENSUITE TO COMPLY WITH LHD STANDARDS (2022)
W.I.R	
W.J.P	
L'DRY	- TILES & SKIRTING - EXTRA NOGGINGS FOR WALL HUNG DRYER
GARAGE	- STEP FREE ENTRANCE TO BE IMPLEMENTED THROUGH THE GARAGE. TO COMPLY WITH LHD 2.2
ALFRESCO	
LIVING	- ADDITIONAL NOGGINS FOR WALL HUNG TV 24 21STD & 24 27STD TO BE CORNER OPENING
DINING	
KITCHEN	- BULKHEAD BY CARPENTER. REFER TO ELECTRICAL & RCP PLAN
PORCH	
ENTRY	



FLOOR FINISHES LEGEND	
	SELECTED TILES
	SELECTED CARPET
	SELECTED HYBRID PLANK
	EPOXY-COATED FLOOR
	SELECTED DECKING



NOTE:
SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND
EXTERNAL HINGED DOORS

Graphic Scale in Metres



DO NOT SCALE FROM PLAN - VERIFY ALL
DIMENSIONS PRIOR TO ORDERING OR
SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	B	MODEL:	ROSELAKE - D6 - LH FACADE III (1025) - DESIGNER
SHEET NUMBER:	3 OF 13	CLIENT:	GTH PROJECT NO. 2 PTY LTD
ISSUE DATE:	29/1/26	JOB NUMBER:	CH - 019
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D6.3A.3.180.V019

SITE ADDRESS:
VILLA 019, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ DATE: _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

© 2025 REPRODUCTION IN PART OR
WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	24/11/25
B	PRELIMINARY - FP & TR-H ADDED	09/01/26
-	CONSTRUCTION ISSUE	29/01/26

SHRR STAMP:	YOUR STATE AGENCY BY
-------------	----------------------

CONSTRUCTION	
--------------	--

BAL STAMP: _____

ACOUSTIC STAMP: _____

NOTE:

- CLADDING LOCATION / TYPE REFER TO CLADDING / WINDOW / DOOR PLAN
- OBSCURE GLASS TO BATH AND ENSUITE WINDOWS
- SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND EXTERNAL HINGED DOORS

NOTE:

* HEBEL SILL TO UNDERSIDE OF EFC. REFER TO CLADDING AND FLOOR PLAN

SOLAR NOTES:

ROOFING

- 1ST BATTEN SPACING TO BE 600MM FOLLOWED BY 900MM SPACING THERE AFTER.
- SOLAR PANELS NOT TO BE INSTALLED WITHIN 200MM OF ALL ROOF EDGES. INCLUDES RIDGES.

SYSTEM DETAILS

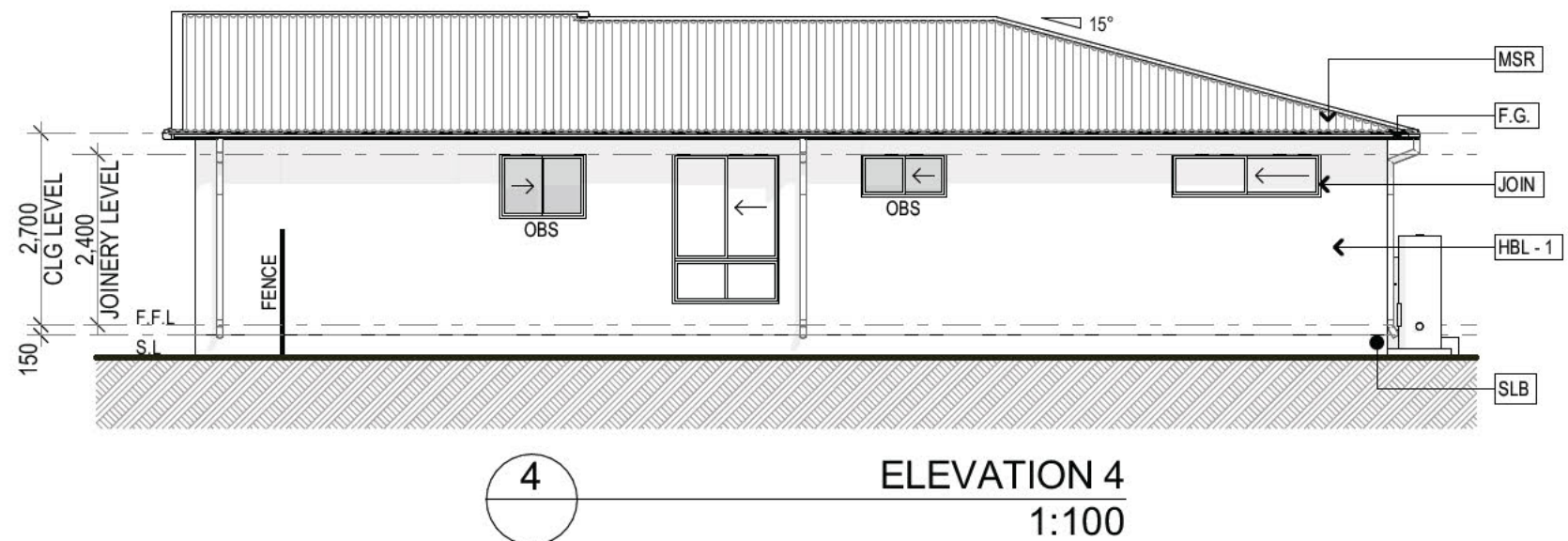
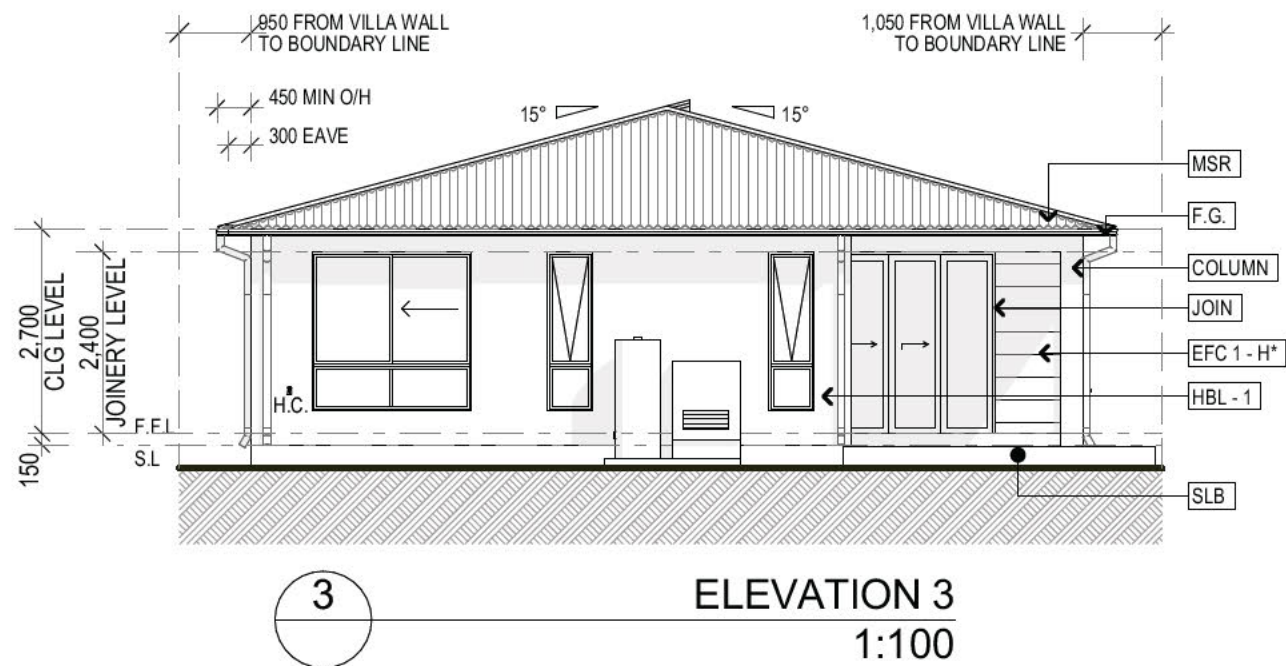
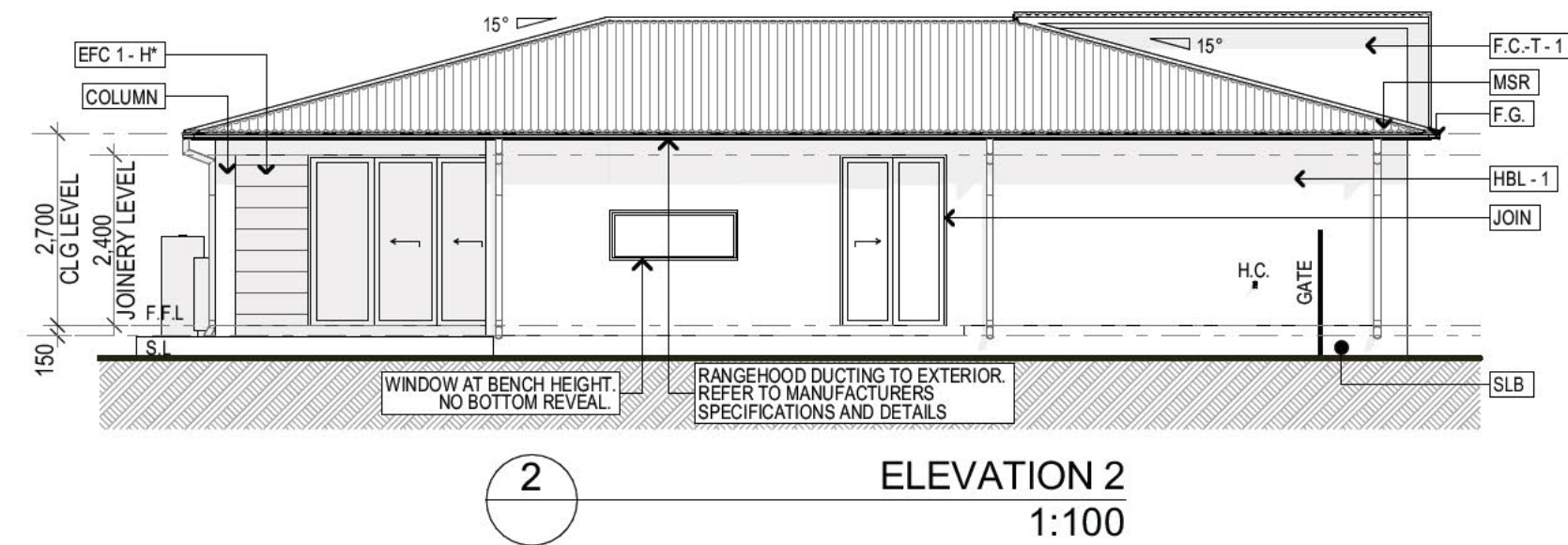
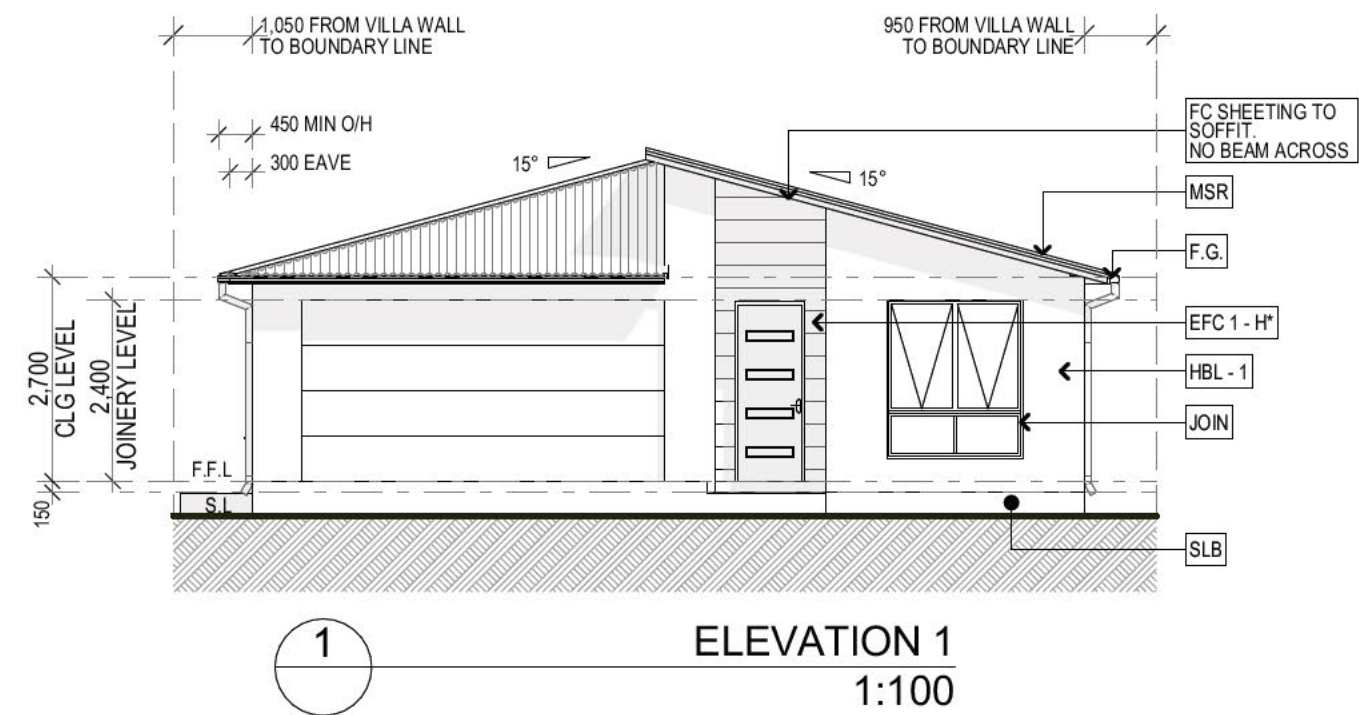
- MONOCRYSTALLINE, 410W PEAK, CEC LISTED, APPROX. 1000 X 1800MM, $\eta > 18\%$
- 1 X INVERTER
- 2 X IMO DC ISOLATORS

INSTALLATION MUST ADHERE TO:

- AS3000:2018 ELECTRICAL INSTALLATIONS
- AS5033:2014 INSTALLATION AND SAFETY REQUIREMENTS FOR PHOTOVOLTAIC (PV) ARRAYS
- AS4777.1-2016 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS
- AS4777.2-2015 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS

LEGEND:

HBL - 1	75MM HEBEL POWER PANEL PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (REFER TO COLOUR SELECTIONS)	F.G.	FASCIA AND GUTTER
HBL - 2	75MM HEBEL POWER PANEL PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (FEATURE PAINT COLOUR, REFER TO COLOUR SELECTIONS)	JOIN	POWDER COATED ALUMINIUM JOINERY
HARDIE	HARDIFLEX CLADDING (REFER TO COLOUR SELECTIONS)	MSR	METAL SHEET ROOFING
EFC 1 - H	EXTERNAL FEATURE CLADDING - HORIZONTAL (REFER TO COLOUR SELECTIONS)	COLUMN	75X75MM SHS POST CLAD IN HEBEL (REFER TO COLOUR SELECTIONS)
EFC 1 - V	EXTERNAL FEATURE CLADDING - VERTICAL (REFER TO COLOUR SELECTIONS)	POST	75X75MM SHS POST (REFER TO COLOUR SELECTIONS)
EFC 2 - H / V	REFER TO COLOUR SELECTIONS FOR PRODUCT DETAILS. CLADDING INSTALLED TO MANUFACTURERS SPECIFICATION AND DETAILS. REFER TO INSTALLATION GUIDE.	SHADE	SELECT SHADE SCREEN. REFER TO COLOUR SELECTIONS
F.B.	FEATURE BATTEN	SLB	SLAB EDGE
F.C.	F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)	L.S.S	SELECT LOUVRED SHADE SYSTEM. REFER TO MANUFACTURERS SPECS & DETAILS
F.C.-T - 1	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		
F.C.-T - 2	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		





GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET, 203 ROBINA TOWN CENTRE DRIVE,
ROBINA QLD 4226, PO BOX 8087, GOLD COAST MAIL CENTER QLD 9726
PH: (07) 3804 7833 EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129

FERNLEIGH - D1 - 180 - RH - FACADE I (1025)
DESIGNER INCLUSIONS

DATE: 29/1/26							
ID	LAYOUT	DRAFTED	ISSUE	ISSUE	ISSUE	ISSUE	ISSUE
	TITLE PAGE	EM	A	B			
1	GENERAL NOTES	EM	A	B			
2	SITE PLAN	EM	A	B			
3	FLOOR PLAN	KC	A	B			
4	ROOF PLAN	EM	A	B			
5	ELEVATIONS	EM	A	B			
6	SLAB PLAN	EM	A	B			
7	CLADDING PLAN	EM	A	B			
8	ELECTRICAL & RCP LAYOUT	KC	A	B			
9	KITCHEN / WIP ELEVATIONS	EM	A	B			
10	ENSUITE / BATH ELEVATIONS	KC	A	B			
11	W.I.R / L'DRY ELEVATIONS	EM	A	B			
12	SECTION & DETAIL MARKERS	KC	A	B			



IMAGE IS DIAGRAMMATIC ONLY.
REFER TO ELEVATIONS FOR DETAILS



PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

SHBR STAMP:

STOCK HOME APPROVED BY
DRAFTING & DESIGN TEAM

QABUILD

CONSTRUCTION STAMP:

CONSTRUCTION
ISSUE

BAL STAMP:

N/A

ACOUSTIC STAMP:

N/A



2 + 1
BED + MPR



2
BATH



2
GARAGE



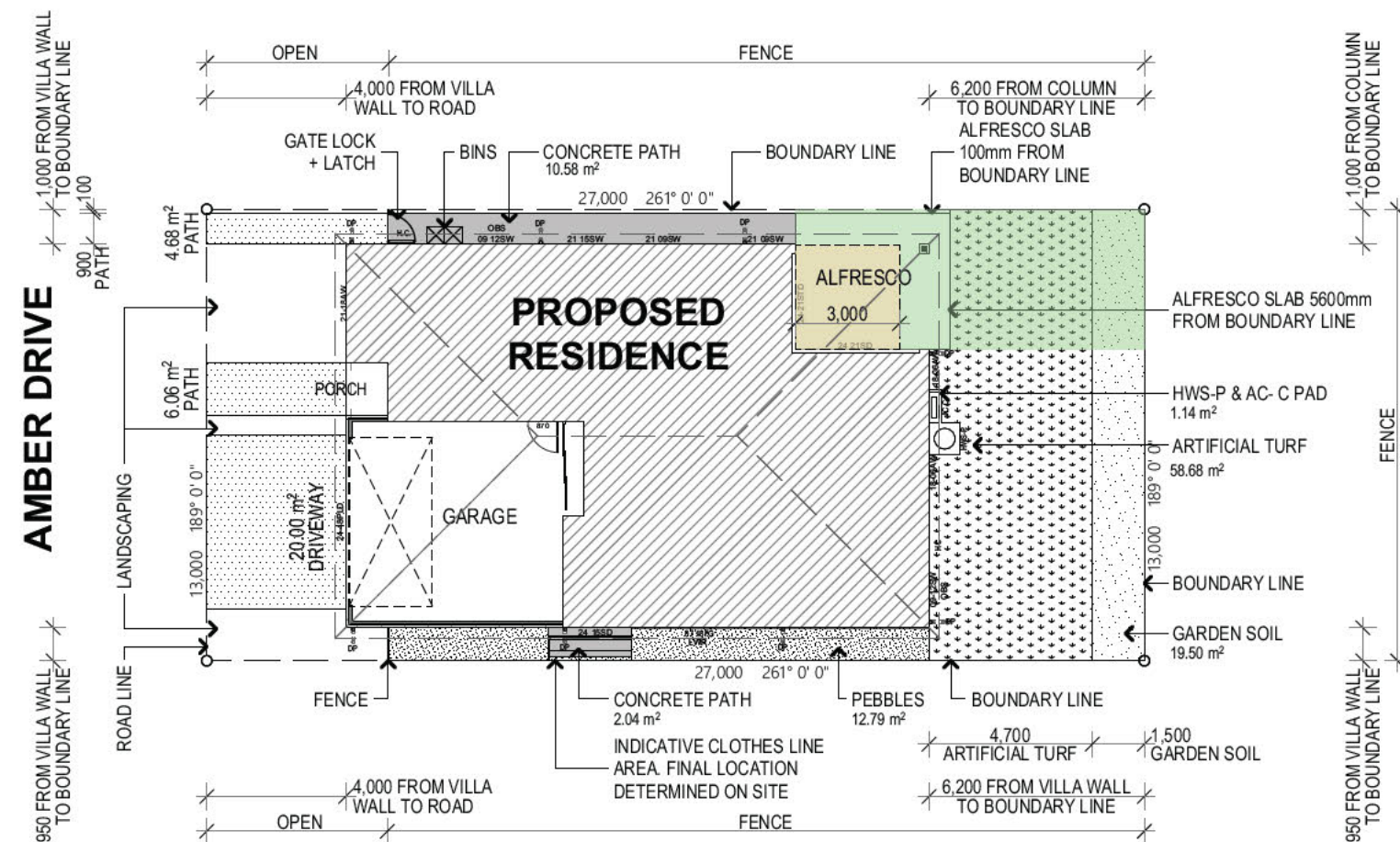
1
ALFRESCO



WIP

D1 - RH - FACADE I (1025)
INTERNAL LOT LAYOUT

SITE DESCRIPTION	
SITE:	025
LOT:	LOT 1 ON SP330786
AUTHORITY :	TOOWOOMBA REGIONAL COUNCIL
SITE CALCULATIONS:	
SITE AREA:	351m ²
UNDER ROOF AREA:	185.64m ²



NOTE: IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSE 9.2.1, NO BUILDING IS TO BE LOCATED WITHIN 1.8M FROM THE PROPOSED VILLA, OTHER THAN ALLOWABLE ENCROACHMENTS PERMITTED UP TO A MAXIMUM OF 900MM FROM ANOTHER BUILDING OR ENCROACHMENT ON THE SAME ALLOTMENT, OR ITS VERTICAL PROJECTION AS PERMITTED IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSES 9.2.9 (3) AND (4), INCLUDING ANY COOLING OR HEATING APPLIANCE.

SITE CALCULATIONS					
LEGEND	AREA	REQUIRED	SQ METERS	% ACHIEVED	ACHIEVED
	3X3M MIN. PRIVATE OPEN SPACE	3X3M / 9M2			YES
	PRIVATE OPEN SPACE	16M2 MIN.	40.52		YES

1 SITE PLAN
1:200



2 SITE LOCATION

QA BUILD™

 **GemLife™**
COTSWOLD HILLS

BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM AU
QBCC LICENCE NUMBER: 15029129



DO NOT SCALE FROM PLAN - VERIFY ALL
DIMENSIONS PRIOR TO ORDERING OR
SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE: B	MODEL: FERNLEIGH - D1 - RH FACADE I (1025) - DESIGNER
SHEET NUMBER: 2 OF 12	CLIENT: GTH PROJECT NO.2 PTY LTD
ISSUE DATE: 29/1/26	JOB NUMBER: CH - 025
PAGE SIZE: A3	DRAWING NUMBER: CH.D1.1A.3.180.V025

SITE ADDRESS:
VILLA 025, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ DATE: _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

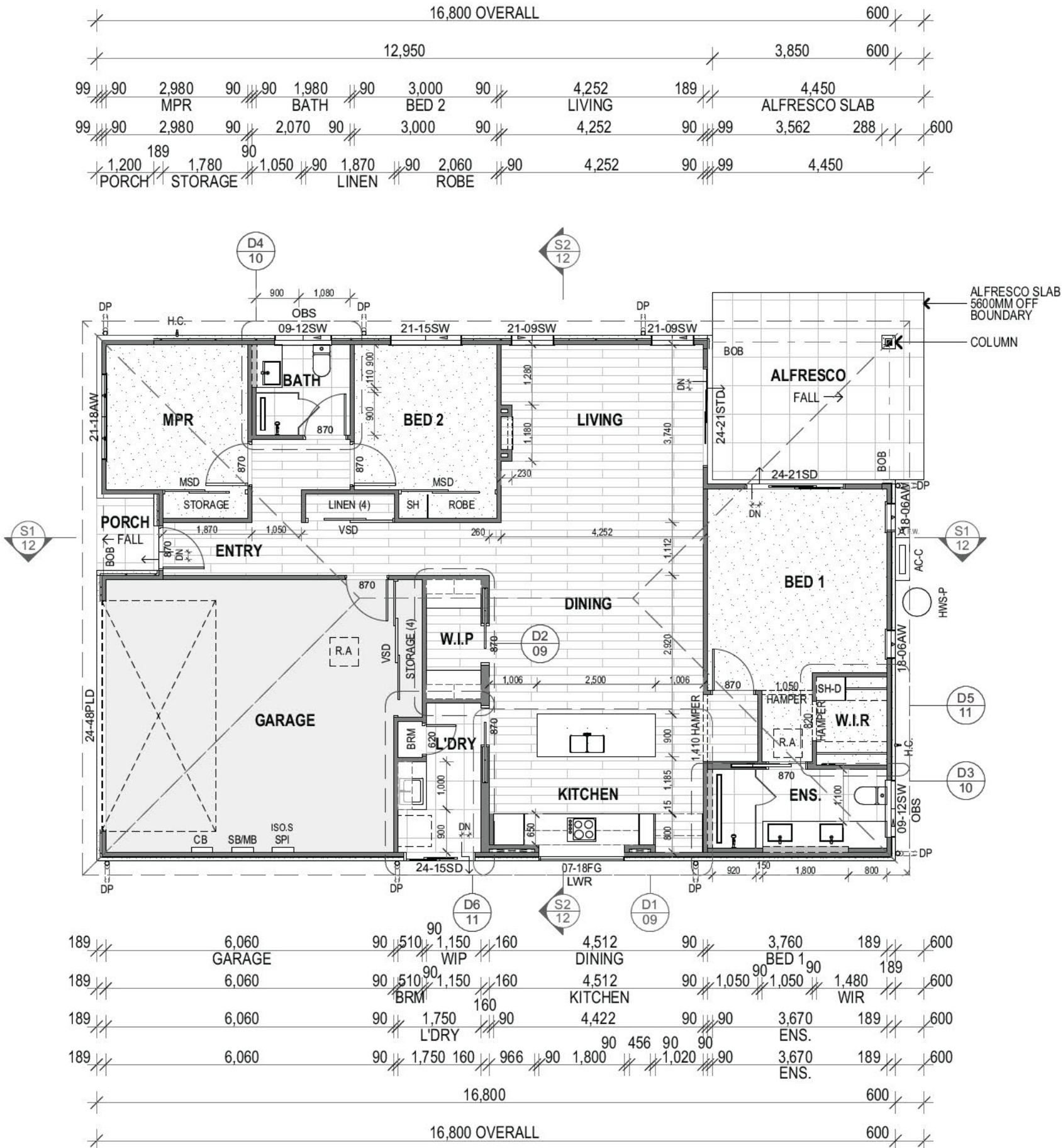
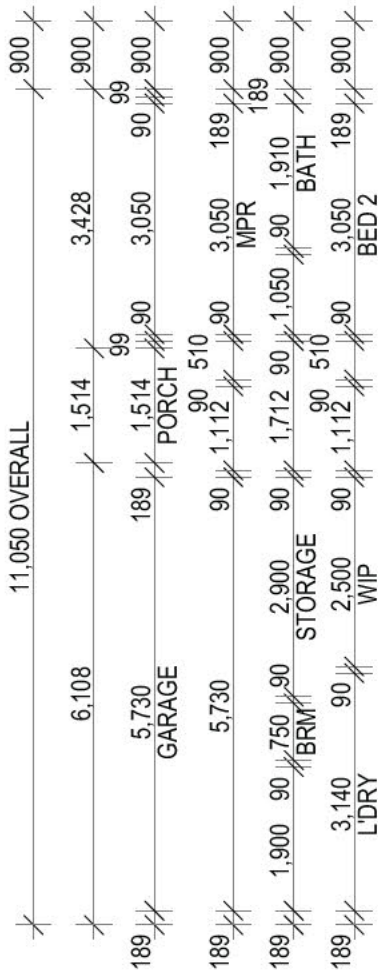
© 2025 REPRODUCTION IN PART OR
WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	28/11/25
B	PRELIMINARY - FP & TR-H ADDED	09/01/26
-	CONSTRUCTION ISSUE	29/01/26

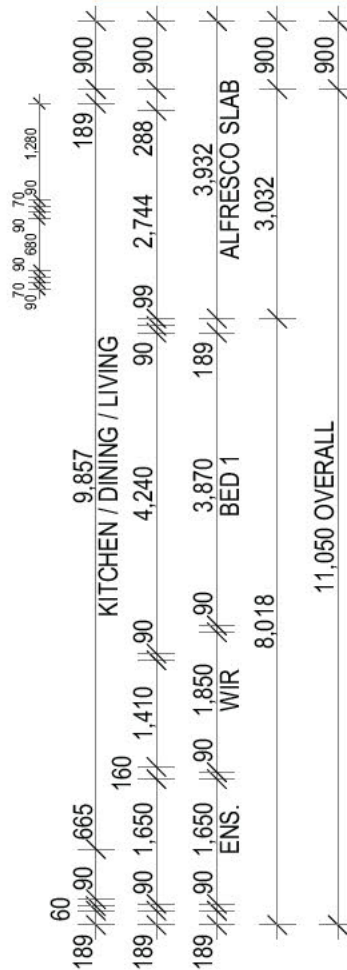
SHBR STAMP:	STICK FRAME APPROVED BY BRAFTING & SCREW TEAM QA BUILD
CONSTRUCTION STAMP:	CONSTRUCTION ISSUE
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A

FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	17.50
GARAGE	38.95
LIVING	133.19
PORCH	1.82
TOTAL =	191.46 m²

UNDER ROOF AREA	
AREA	SQ METERS
ALFRESCO	11.67
TOTAL UNDER ROOF	185.64



ROOM	ADDITIONAL NOTES
BED 1	
BED 2	
MPR	- SEE COLOUR SELECTIONS FOR STORAGE FITOUT
BATH	- FULL HEIGHT TILES TO ALL WALLS - 120M DEEP VC INTO 90MM STUD WALL ABOVE VB - 450MM CENTER STUDS TO ALL ENS. & BATH WALLS - 450MM CENTERS TO FLOORING JOISTS IN ENS. & BATH
ENS.	- ADDITIONAL NOGGINS TO BE PROVIDED TO ENS. TO COMPLY WITH PART 6 LHD (SEE DETAILS BOOK) - ENSUITE TO COMPLY WITH LHD STANDARDS (2022)
W.I.R	
W.I.P	
L'DRY	- TILES & SKIRTING - EXTRA NOGGINGS FOR WALL HUNG DRYER
GARAGE	- STEP FREE ENTRANCE TO BE IMPLEMENTED THROUGH THE GARAGE. TO COMPLY WITH LHD 2.2
ALFRESCO	
LIVING	- ADDITIONAL NOGGINS FOR WALL HUNG TV
DINING	
KITCHEN	- BULKHEAD BY CARPENTER. REFER TO ELECTRICAL & RCP PLAN
PORCH	
ENTRY	



FLOOR FINISHES LEGEND	
	SELECTED TILES
	SELECTED CARPET
	SELECTED HYBRID PLANK
	EPOXY-COATED FLOOR
	SELECTED DECKING

FLOOR PLAN
1:100



DO NOT SCALE FROM PLAN - VERIFY ALL
DIMENSIONS PRIOR TO ORDERING OR
SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE
POSITIONS OF THE BCA AND NCC OF
AUSTRALIA, AUSTRALIAN STANDARDS
AND ANY BYLAWS OR REQUIREMENTS
OF THE LOCAL AUTHORITY.

ISSUE:	B	MODEL:	FERNLEIGH - D1 - RH FACADE I (1025) - DESIGNER
SHEET NUMBER:	3 OF 12	CLIENT:	GTH PROJECT NO.2 PTY LTD
ISSUE DATE:	29/1/26	JOB NUMBER:	CH - 025
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D1.1A.3.180.V025

SITE ADDRESS:
VILLA 025, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ DATE: _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

© 2025 REPRODUCTION IN PART OR
WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	28/11/25
B	PRELIMINARY - FP & TR-H ADDED	09/01/26
-	CONSTRUCTION ISSUE	29/01/26

SHBR STAMP:	STOCK HOME APPROVED BY
-------------	------------------------

CONSTRUCTION STAMP:	CONSTRUCTION ISSUE
------------------------	-----------------------

BAL STAMP:	
------------	--

ACOUSTIC STAMP:

N/A

NOTE:
SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND
EXTERNAL HINGED DOORS

Graphic Scale in Metres



NOTE:
- CLADDING LOCATION / TYPE REFER TO CLADDING / WINDOW / DOOR PLAN
- OBSCURE GLASS TO BATH AND ENSUITE WINDOWS
- SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND EXTERNAL HINGED DOORS

NOTE:
* HEBEL SILL TO UNDERSIDE OF EFC. REFER TO CLADDING AND FLOOR PLAN

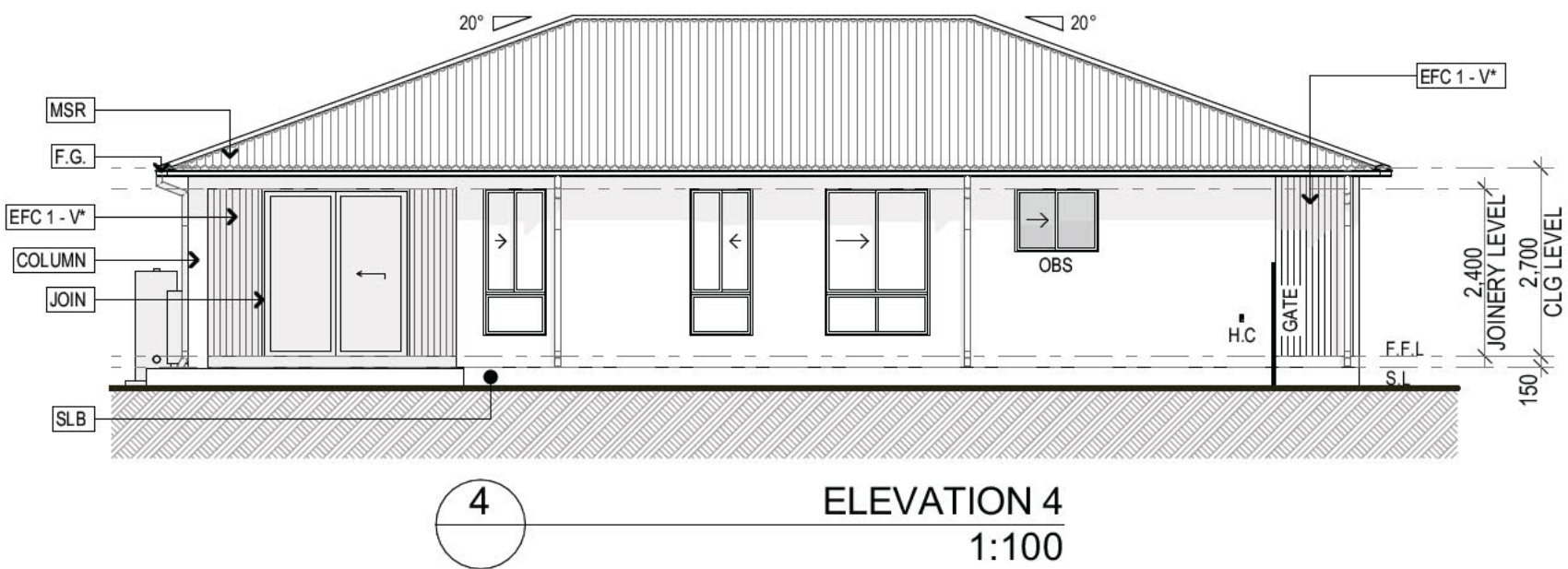
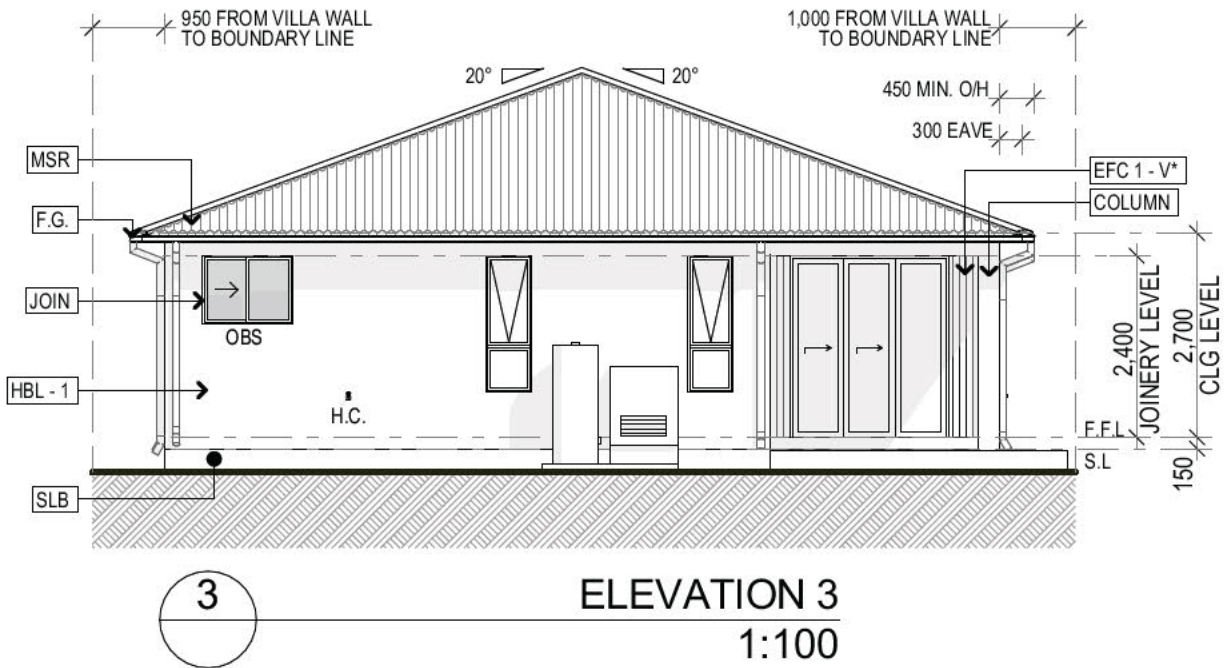
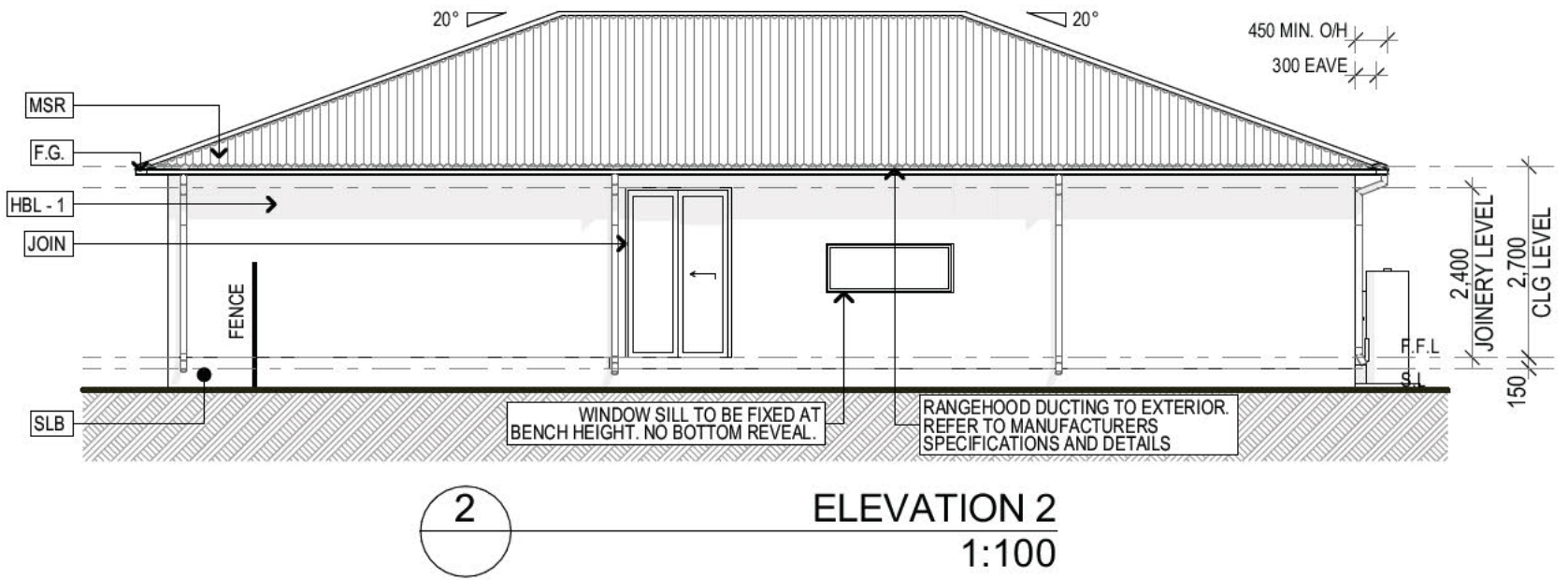
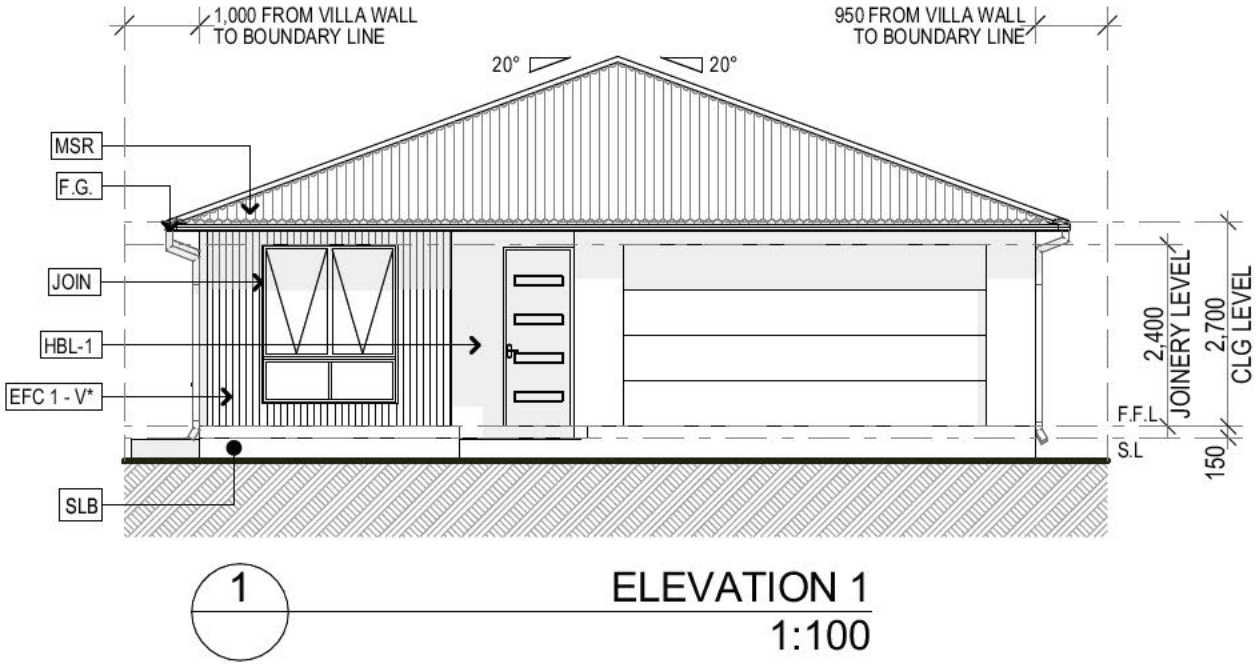
SOLAR NOTES:

ROOFING
- 1ST BATTEN SPACING TO BE 600MM FOLLOWED BY 900MM SPACING THERE AFTER.
- SOLAR PANELS NOT TO BE INSTALLED WITHIN 200MM OF ALL ROOF EDGES. INCLUDES RIDGES.

SYSTEM DETAILS
- MONOCRYSTALLINE, 410W PEAK, CEC LISTED, APPROX. 1000 X 1800MM, $\eta > 18\%$
- 1 X INVERTER
- 2 X IMO DC ISOLATORS

INSTALLATION MUST ADHERE TO:
- AS3000:2018 ELECTRICAL INSTALLATIONS
- AS5033:2014 INSTALLATION AND SAFETY REQUIREMENTS FOR PHOTOVOLTAIC (PV) ARRAYS
- AS4777.1-2016 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS
- AS4777.2-2015 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS

LEGEND:			
HBL - 1	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (REFER TO COLOUR SELECTIONS)	F.G.	FASCIA AND GUTTER
HBL - 2	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (FEATURE PAINT COLOUR, REFER TO COLOUR SELECTIONS)	JOIN	POWDER COATED ALUMINIUM JOINERY
HARDIE	HARDIFLEX CLADDING (REFER TO COLOUR SELECTIONS)	MSR	METAL SHEET ROOFING
EFC 1 - H	EXTERNAL FEATURE CLADDING - HORIZONTAL (REFER TO COLOUR SELECTIONS)	COLUMN	75X75MM SHS POST.CLAD IN HEBEL(REFER TO COLOUR SELECTIONS)
EFC 1 - V	EXTERNAL FEATURE CLADDING - VERTICAL (REFER TO COLOUR SELECTIONS)	POST	75X75MM SHS POST(REFER TO COLOUR SELECTIONS)
EFC 2 - H / V	REFER TO COLOUR SELECTIONS FOR PRODUCT DETAILS. CLADDING INSTALLED TO MANUFACTURERS SPECIFICATION AND DETAILS. REFER TO INSTALLATION GUIDE.	SHADE	SELECT SHADE SCREEN. REFER TO COLOUR SELECTIONS
F.B.	FEATURE BATTEN	SLB	SLAB EDGE
F.C.	F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)	L.S.S	SELECT LOUVRED SHADE SYSTEM. REFER TO MANUFACTURERS SPECS & DETAILS
F.C.-T - 1	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		
F.C.-T - 2	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		



BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129

DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	B	MODEL:	FERNLEIGH - D1 - RH FACADE I (1025) - DESIGNER
SHEET NUMBER:	5 OF 12	CLIENT:	GTH PROJECT NO.2 PTY LTD
ISSUE DATE:	29/1/26	JOB NUMBER:	CH - 025
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D1.1A.3.180.V025

SITE ADDRESS:
VILLA 025, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ **DATE:** _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

© 2025 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	28/11/25
B	PRELIMINARY - FP & TR-H ADDED	09/01/26
-	CONSTRUCTION ISSUE	29/01/26

SHBR STAMP:	
CONSTRUCTION STAMP:	
BAL STAMP:	
ACOUSTIC STAMP:	



GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET, 203 ROBINA TOWN CENTRE DRIVE,
ROBINA QLD 4226, PO BOX 8087, GOLD COAST MAIL CENTER QLD 9726
PH: (07) 3804 7833 EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129

WINDERMERE - D2 - 180 - LH - FACADE II (1025)

DESIGNER INCLUSIONS

DATE: 29/1/26							
ID	LAYOUT	DRAFTED	ISSUE	ISSUE	ISSUE	ISSUE	ISSUE
	TITLE PAGE	EM	A	B			
1	GENERAL NOTES	EM	A	B			
2	SITE PLAN	EM	A	B			
3	FLOOR PLAN	KC	A	B			
4	ROOF PLAN	EM	A	B			
5	ELEVATIONS	EM	A	B			
6	SLAB PLAN	EM	A	B			
7	CLADDING PLAN	EM	A	B			
8	ELECTRICAL & RCP LAYOUT	KC	A	B			
9	KITCHEN / WIP ELEVATIONS	EM	A	B			
10	ENSUITE / BATH ELEVATIONS	KC	A	B			
11	W.I.R / L'DRY ELEVATIONS	EM	A	B			
12	SECTION & DETAIL MARKERS	KC	A	B			



IMAGE IS DIAGRAMMATIC ONLY.
REFER TO ELEVATIONS FOR DETAILS



PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

SHBR STAMP:
STOCK HOME APPROVED BY DRAFTING & DESIGN TEAM
QABUILD
CONSTRUCTION STAMP:
CONSTRUCTION ISSUE
BAL STAMP:
N/A
ACOUSTIC STAMP:
N/A



2 + 1
BED + MPR



2
BATH



2
GARAGE



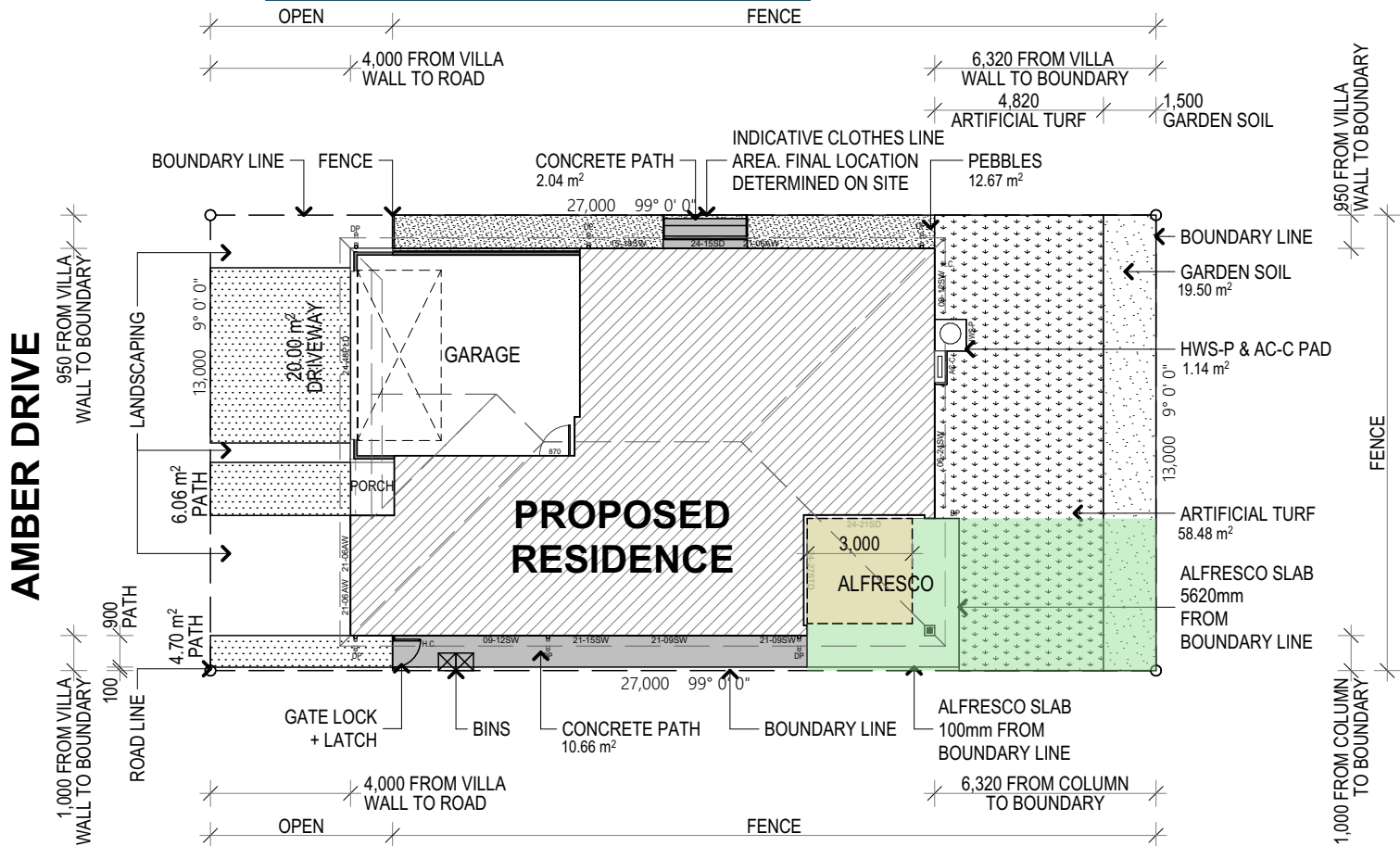
1
ALFRESCO



✓
WIP

D2 - LH - FACADE II (1025)
INTERNAL LOT LAYOUT

SITE DESCRIPTION	
SITE:	018
LOT :	LOT 1 ON SP330786
AUTHORITY :	TOOWOOMBA REGIONAL COUNCIL
SITE CALCULATIONS:	
SITE AREA:	351m ²
UNDER ROOF AREA:	184.31m ²



NOTE: IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSE 9.2.1, NO BUILDING IS TO BE LOCATED WITHIN 1.8M FROM THE PROPOSED VILLA, OTHER THAN *ALLOWABLE ENCROACHMENTS* PERMITTED UP TO A MAXIMUM OF 900MM FROM ANOTHER BUILDING OR ENCROACHMENT ON THE SAME ALLOTMENT, OR ITS VERTICAL PROJECTION AS PERMITTED IN ACCORDANCE WITH BCA VOLUME 2 HOUSING PROVISIONS CLAUSES 9.2.9 (3) AND (4), INCLUDING ANY COOLING OR HEATING APPLIANCE.

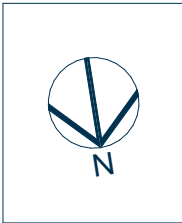
SITE CALCULATIONS					
LEGEND	AREA	REQUIRED	SQ METERS	% ACHIEVED	ACHIEVED
	3X3M MIN. PRIVATE OPEN SPACE	3X3M / 9M2			YES
	PRIVATE OPEN SPACE	16M2 MIN.	43.25		YES

1 SITE PLAN
1:200

2 SITE LOCATION

BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	B	MODEL:	WINDERMERE - D2 - LH FACADE II (1025) - DESIGNER
SHEET NUMBER:	2 OF 12	CLIENT:	GTH PROJECT NO.2 PTY LTD
ISSUE DATE:	29/1/26	JOB NUMBER:	CH - 018
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D2.2A.3.180.V018

SITE ADDRESS:
VILLA 018, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ **DATE:** _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

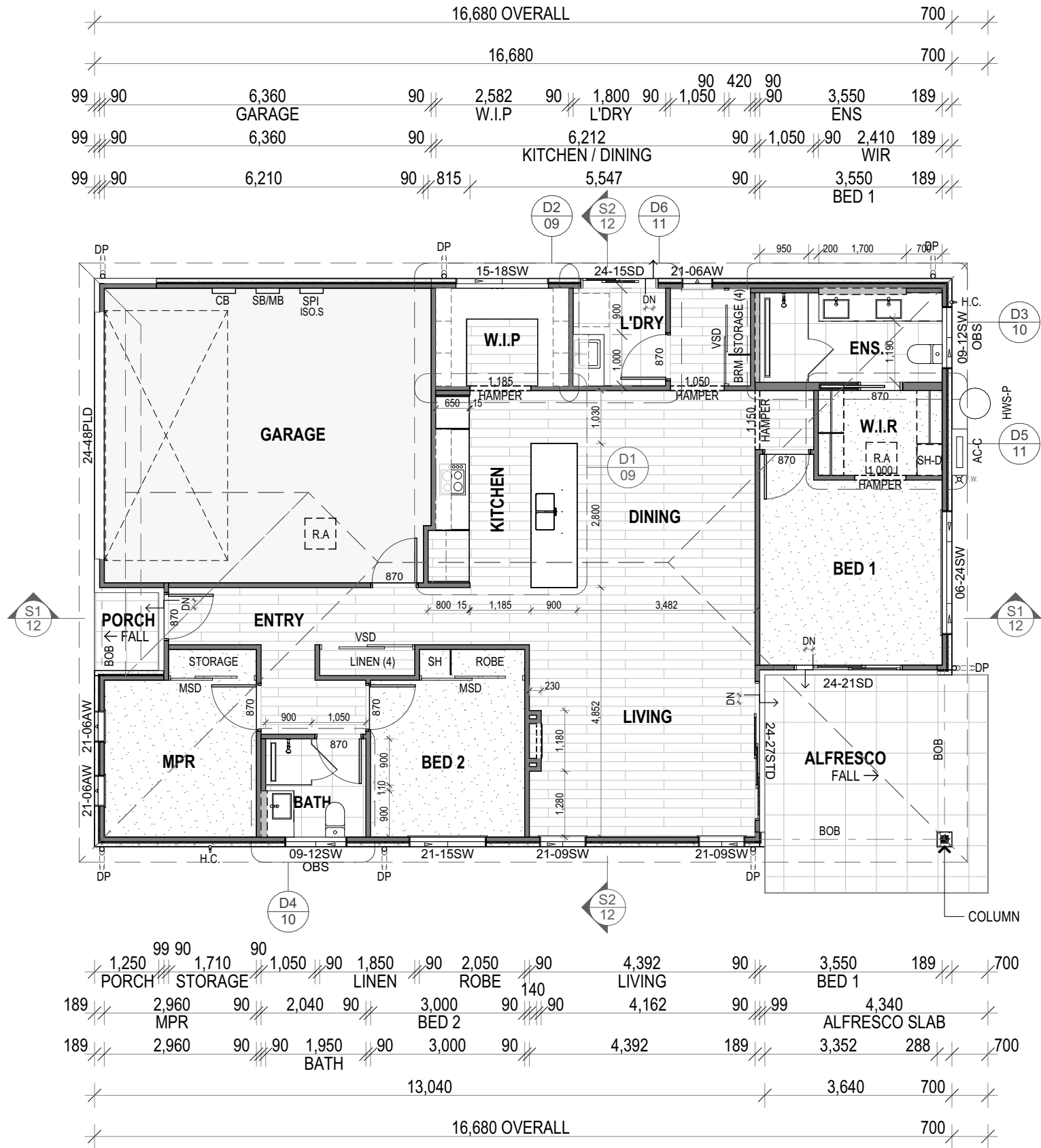
© 2025 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	24/11/25
B	PRELIMINARY - FP & TR-H ADDED	09/01/26
-	CONSTRUCTION ISSUE	29/01/26

SHBR STAMP:	STOCK HOME APPROVED BY DRAFTING & DESIGN TEAM QABUILD
CONSTRUCTION STAMP:	CONSTRUCTION ISSUE
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A

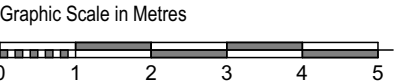
FLOOR AREAS	
AREA	SQ METERS
ALFRESCO	18.41
GARAGE	38.84
LIVING	131.42
PORCH	1.89
TOTAL =	190.56 m²

UNDER ROOF AREA	
AREA	SQ METERS
ALFRESCO	12.16
TOTAL UNDER ROOF	184.31



ROOM	ADDITIONAL NOTES
BED 1	
BED 2	
MPR	- SEE COLOUR SELECTIONS FOR STORAGE FITOUT
BATH	- FULL HEIGHT TILES TO ALL WALLS - 120MM DEEP VC INTO 90MM STUD WALL ABOVE VB - 450MM CENTER STUDS TO ALL ENS. & BATH WALLS - 450MM CENTERS TO FLOORING JOISTS IN ENS. & BATH - ADDITIONAL NOGGINS TO BE PROVIDED TO ENS. TO COMPLY WITH PART 6 LHD (SEE DETAILS BOOK)
ENS.	- ENSUITE TO COMPLY WITH LHD STANDARDS (2022)
W.I.R	
W.I.P	- 15-18SW TO BE AT BENCH HEIGHT. NO BOTTOM REVEAL
L'DRY	- TILES & SKIRTING - EXTRA NOGGINGS FOR WALL HUNG DRYER
GARAGE	- STEP FREE ENTRANCE TO BE IMPLEMENTED THROUGH THE GARAGE. TO COMPLY WITH LHD 2.2
ALFRESCO	
LIVING	- ADDITIONAL NOGGINGS FOR WALL HUNG TV
DINING	
KITCHEN	- BULKHEAD BY CARPENTER. REFER TO ELECTRICAL & RCP PLAN
PORCH	
ENTRY	

NOTE:
SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND EXTERNAL HINGED DOORS

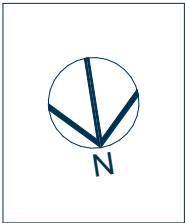


FLOOR FINISHES LEGEND	
	SELECTED TILES
	SELECTED CARPET
	SELECTED HYBRID PLANK
	EPOXY-COATED FLOOR
	SELECTED DECKING

1 FLOOR PLAN 1:100

BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	MODEL:
B	WINDERMERE - D2 - LH FACADE II (1025) - DESIGNER
SHEET NUMBER:	CLIENT:
3 OF 12	GTH PROJECT NO.2 PTY LTD
ISSUE DATE:	JOB NUMBER:
29/1/26	CH - 018
PAGE SIZE:	DRAWING NUMBER:
A3	CH.D2.2A.3.180.V018

SITE ADDRESS:
VILLA 018, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ **DATE:** _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

© 2025 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	24/11/25
B	PRELIMINARY - FP & TR-H ADDED	09/01/26
-	CONSTRUCTION ISSUE	29/01/26

SHBR STAMP:	
CONSTRUCTION STAMP:	CONSTRUCTION ISSUE
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A

NOTE:

- CLADDING LOCATION / TYPE REFER TO CLADDING / WINDOW / DOOR PLAN
- OBSCURE GLASS TO BATH AND ENSUITE WINDOWS
- SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND EXTERNAL HINGED DOORS

NOTE:

* HEBEL SILL TO UNDERSIDE OF EFC. REFER TO CLADDING AND FLOOR PLAN

SOLAR NOTES:

ROOFING

- 1ST BATTEN SPACING TO BE 600MM FOLLOWED BY 900MM SPACING THERE AFTER.
- SOLAR PANELS NOT TO BE INSTALLED WITHIN 200MM OF ALL ROOF EDGES. INCLUDES RIDGES.

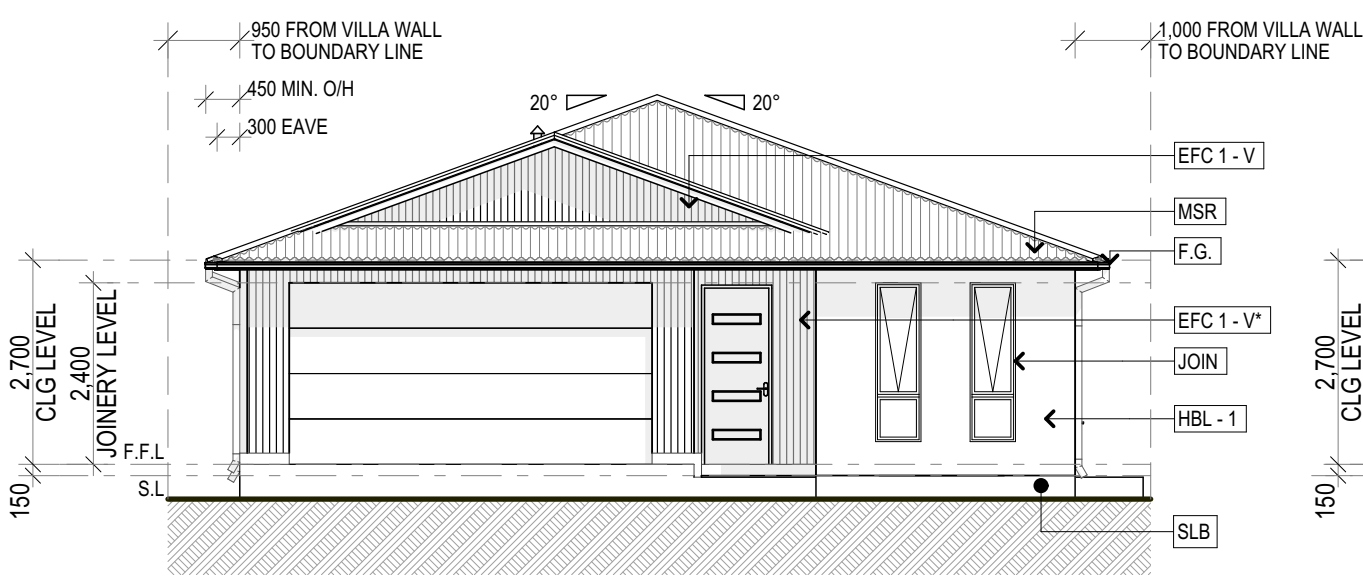
SYSTEM DETAILS

- MONOCRYSTALLINE, 410W PEAK, CEC LISTED, APPROX. 1000 X 1800MM, $\eta > 18\%$
- 1 X INVERTER
- 2 X IMO DC ISOLATORS

INSTALLATION MUST ADHERE TO:

- AS3000-2018 ELECTRICAL INSTALLATIONS
- AS5033-2014 INSTALLATION AND SAFETY REQUIREMENTS FOR PHOTOVOLTAIC (PV) ARRAYS
- AS4777.1-2016 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS
- AS4777.2-2015 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS

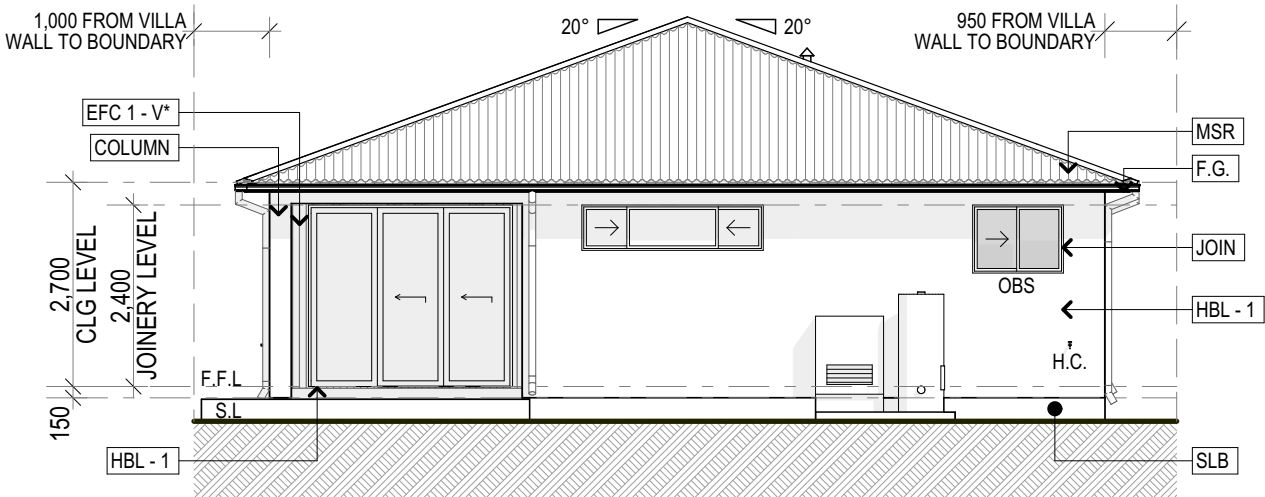
LEGEND:			
HBL - 1	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (REFER TO COLOUR SELECTIONS)	F.G.	FASCIA AND GUTTER
HBL - 2	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (FEATURE PAINT COLOUR, REFER TO COLOUR SELECTIONS)	JOIN	POWDER COATED ALUMINIUM JOINERY
HARDIE	HARDIEFLEX CLADDING (REFER TO COLOUR SELECTIONS)	MSR	METAL SHEET ROOFING
EFC 1 - H	EXTERNAL FEATURE CLADDING - HORIZONTAL (REFER TO COLOUR SELECTIONS)	COLUMN	75X75MM SHS POST.CLAD IN HEBEL(REFER TO COLOUR SELECTIONS)
EFC 1 - V	EXTERNAL FEATURE CLADDING - VERTICAL (REFER TO COLOUR SELECTIONS)	POST	75X75MM SHS POST(REFER TO COLOUR SELECTIONS)
EFC 2 - H / V	REFER TO COLOUR SELECTIONS FOR PRODUCT DETAILS. CLADDING INSTALLED TO MANUFACTURERS SPECIFICATION AND DETAILS. REFER TO INSTALLATION GUIDE.	SHADE	SELECT SHADE SCREEN. REFER TO COLOUR SELECTIONS
F.B.	FEATURE BATTEN	SLB	SLAB EDGE
F.C.	F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)	L.S.S	SELECT LOUVRED SHADE SYSTEM. REFER TO MANUFACTURERS SPECS & DETAILS
F.C.-T - 1	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		
F.C.-T - 2	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		



1 ELEVATION 1
1:100



2 ELEVATION 2
1:100



3 ELEVATION 3
1:100



4 ELEVATION 4
1:100

QABUILD



BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



DO NOT SCALE FROM PLAN - VERIFY ALL
DIMENSIONS PRIOR TO ORDERING OR
SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE
POSITIONS OF THE BCA AND NCC OF
AUSTRALIA, AUSTRALIAN STANDARDS
AND ANY BYLAWS OR REQUIREMENTS
OF THE LOCAL AUTHORITY.

ISSUE:	B	MODEL:	WINDERMERE - D2 - LH FACADE II (1025) - DESIGNER
SHEET NUMBER:	5 OF 12	CLIENT:	GTH PROJECT NO.2 PTY LTD
ISSUE DATE:	29/1/26	JOB NUMBER:	CH - 018
PAGE SIZE:	A3	DRAWING NUMBER:	CH.D2.2A.3.180.V018

SITE ADDRESS:
VILLA 018, AMBER DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ **DATE:** _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE
ONE REFERRED TO IN THE CONTRACT &
SPECIFICATIONS AND I UNDERSTAND
CHANGES HEREFTER MAY NOT BE
POSSIBLE. THESE SUPERSEDE ALL
OTHER PREVIOUS PLANS OR
SKETCHES.

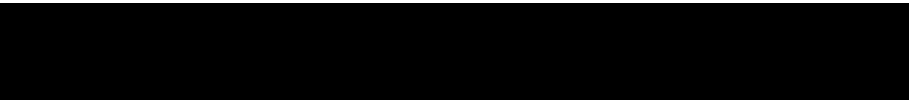
© 2025 REPRODUCTION IN PART OR
WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	24/11/25
B	PRELIMINARY - FP & TR-H ADDED	09/01/26
-	CONSTRUCTION ISSUE	29/01/26

SHBR STAMP:	STOCK HOME APPROVED BY DRAFTING & DESIGN TEAM QABUILD
CONSTRUCTION STAMP:	CONSTRUCTION ISSUE
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A



GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET, 203 ROBINA TOWN CENTRE DRIVE,
ROBINA QLD 4226, PO BOX 8087, GOLD COAST MAIL CENTER QLD 9726
PH: (07) 3804 7833 EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



MAPLEWOOD - DCH1 - 200 - RH - FACADE I (0226)

DESIGNER INCLUSIONS

DATE: 15/6/26							
ID	LAYOUT	DRAFTED	ISSUE	ISSUE	ISSUE	ISSUE	ISSUE
	TITLE PAGE	EM	A				
1	GENERAL NOTES	EM	A				
2	SITE PLAN	EM	A				
3	FLOOR PLAN	EM	A				
4	ROOF PLAN	EM	A				
5	ELEVATIONS	EM	A				
6	SLAB PLAN	EM	A				
7	CLADDING PLAN	EM	A				
8	ELECTRICAL & RCP LAYOUT	EM	A				
9	KITCHEN / WIP ELEVATIONS	EM	A				
10	ENSUITE / BATH ELEVATIONS	EM	A				
11	W.I.R / LAUNDRY ELEVATIONS	EM	A				
12	SECTION & DETAILS	EM	A				

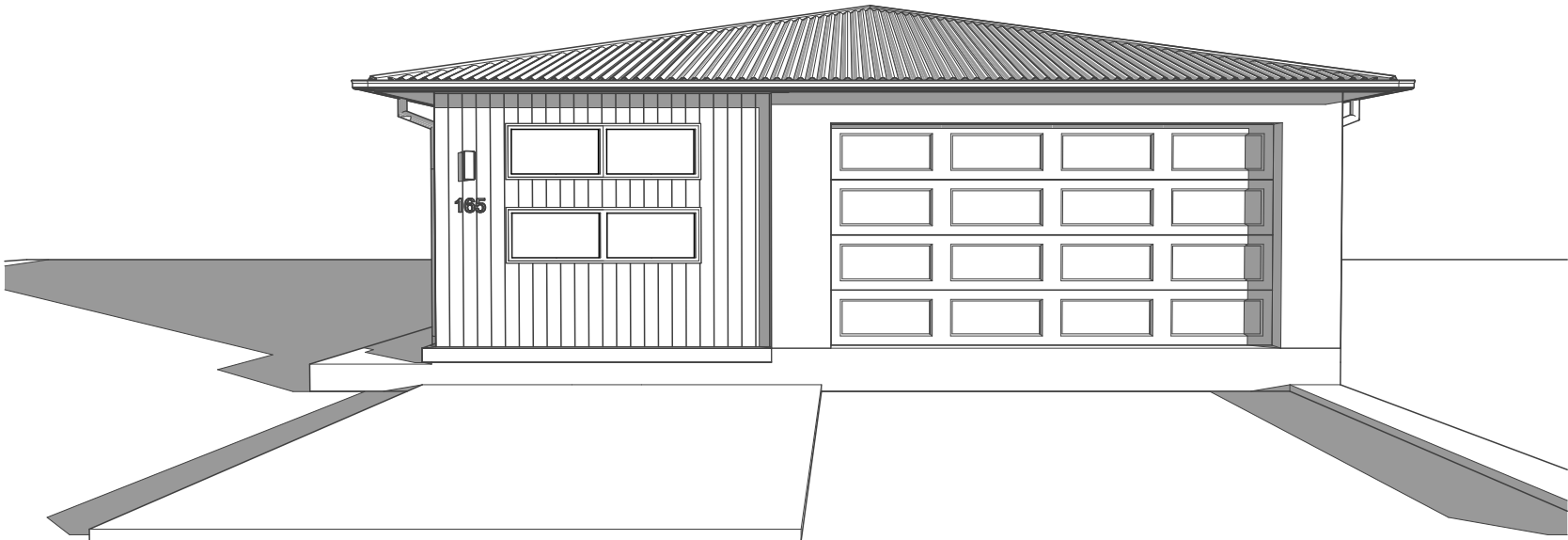


IMAGE IS DIAGRAMMATIC ONLY.
REFER TO ELEVATIONS FOR DETAILS



PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S _____

WITNESS _____ DATE _____

SHBR STAMP:
STOCK HOME APPROVED BY DRAFTING & DESIGN TEAM QABUILD
CONSTRUCTION STAMP:
BAL STAMP:
N/A
ACOUSTIC STAMP:
N/A



2 + 1
BED + MPR



2
BATH



2
GARAGE

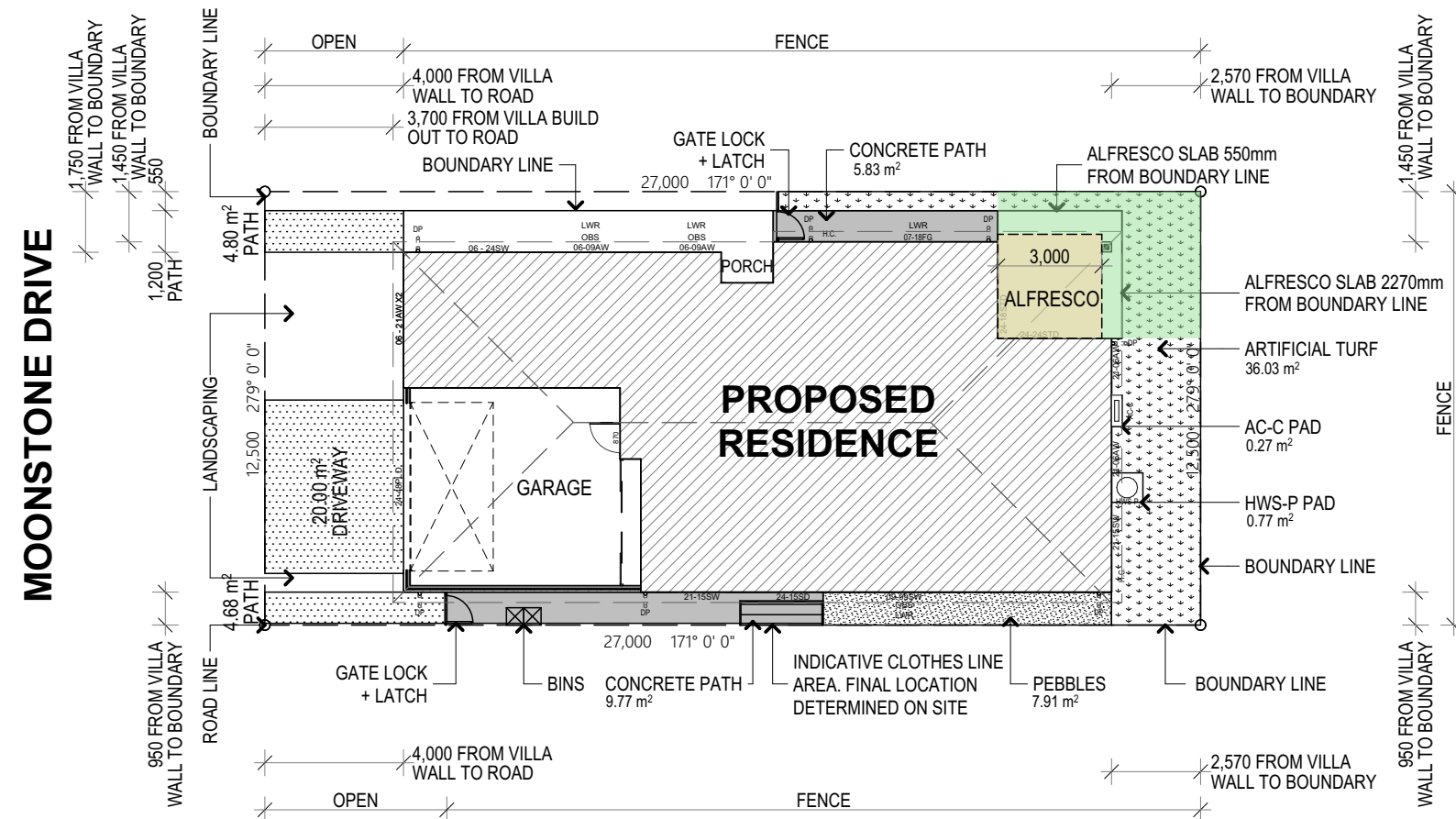


1
ALFRESCO



WIP

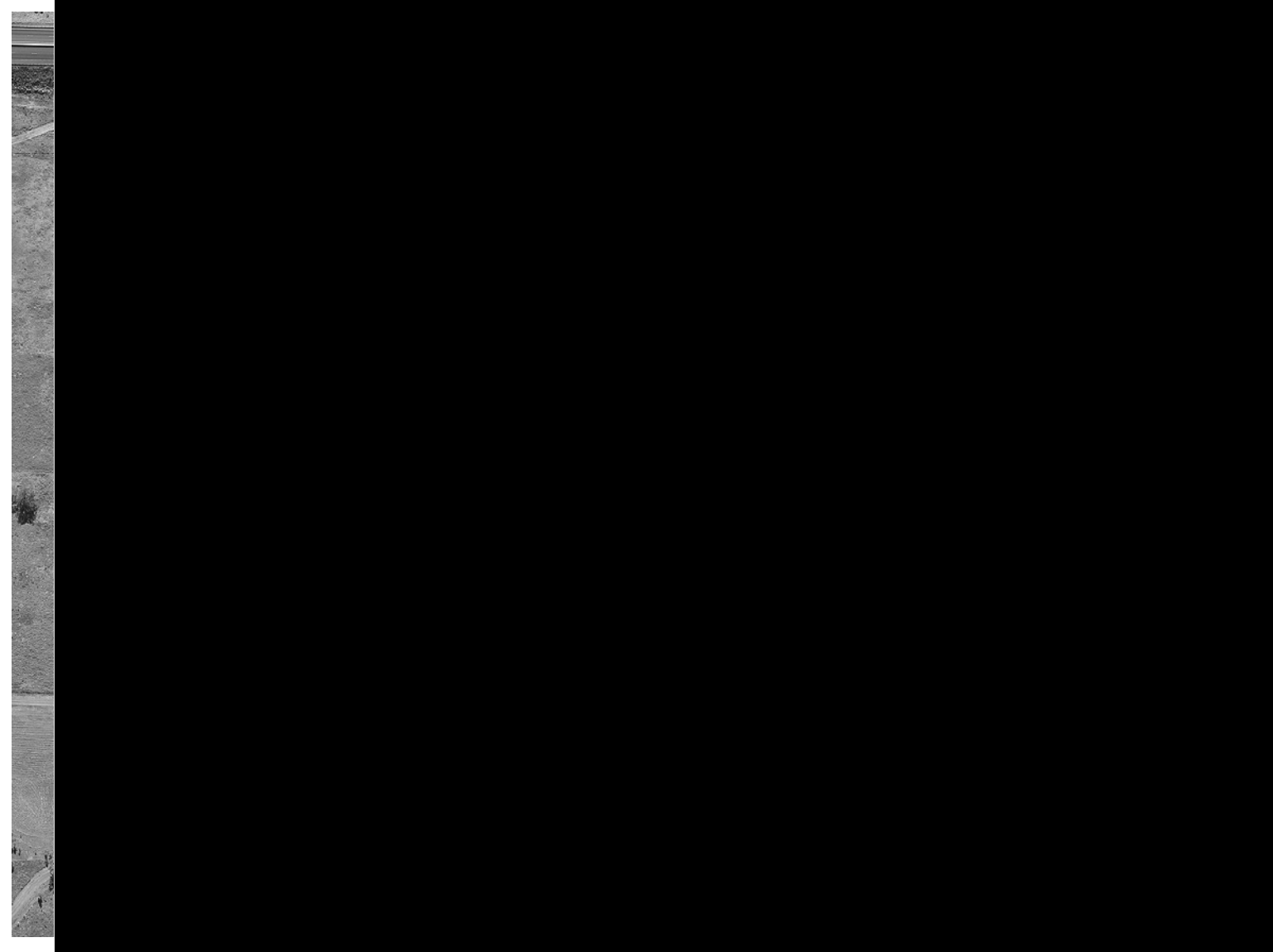
SITE DESCRIPTION	
SITE:	165
LOT :	LOT 1
	ON SP330786
AUTHORITY :	TOOWOOMBA REGIONAL COUNCIL
SITE CALCULATIONS:	
SITE AREA:	337.5m ²
UNDER ROOF AREA:	203.14m ²



SITE CALCULATIONS					
LEGEND	AREA	REQUIRED	SQ METERS	% ACHIEVED	ACHIEVED
	3X3M MIN. PRIVATE OPEN SPACE	3X3M / 9M2			YES
	PRIVATE OPEN SPACE	16M2 MIN.	24.76		YES

SITE PLAN

1:200



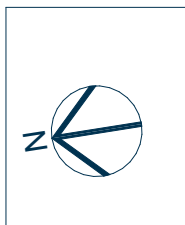
SITE LOCATION

QABUILD™

 **GemLife™**
COTSWOLD HILLS

BUILDER:
GTH PROJECT NO 2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE: A	MODEL: MAPLEWOOD - DCH1 - RH FACADE 1 (0226) - DESIGNER
SHEET NUMBER: 2 OF 12	CLIENT: GTH PROJECT NO. 2 PTY LTD
ISSUE DATE: 15/6/26	JOB NUMBER: CH - 165
PAGE SIZE: A3	DRAWING NUMBER: CH.DCH1.1A.3.200.V165

OWNER/S: _____

WITNESS: _____ DATE: _____

© 2025 REPRODUCTION IN PART OR
WHOLE IS STRICTLY FORBIDDEN

[illegible]

SHBR STAMP:	STOCK HOME APPROVED BY DRAFTING & DESIGN TEAM QA BUILD
CONSTRUCTION STAMP:	
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A

NOTE:

- CLADDING LOCATION / TYPE REFER TO CLADDING / WINDOW / DOOR PLAN
- OBSCURE GLASS TO BATH AND ENSUITE WINDOWS
- SECURITY SCREENS TO ALL WINDOWS, SLIDING GLASS DOORS AND EXTERNAL HINGED DOORS

NOTE:

* HEBEL SILL TO UNDERSIDE OF EFC. REFER TO CLADDING AND FLOOR PLAN

SOLAR NOTES:

ROOFING

- 1ST BATTEN SPACING TO BE 600MM FOLLOWED BY 900MM SPACING THERE AFTER.
- SOLAR PANELS NOT TO BE INSTALLED WITHIN 200MM OF ALL ROOF EDGES. INCLUDES RIDGES.

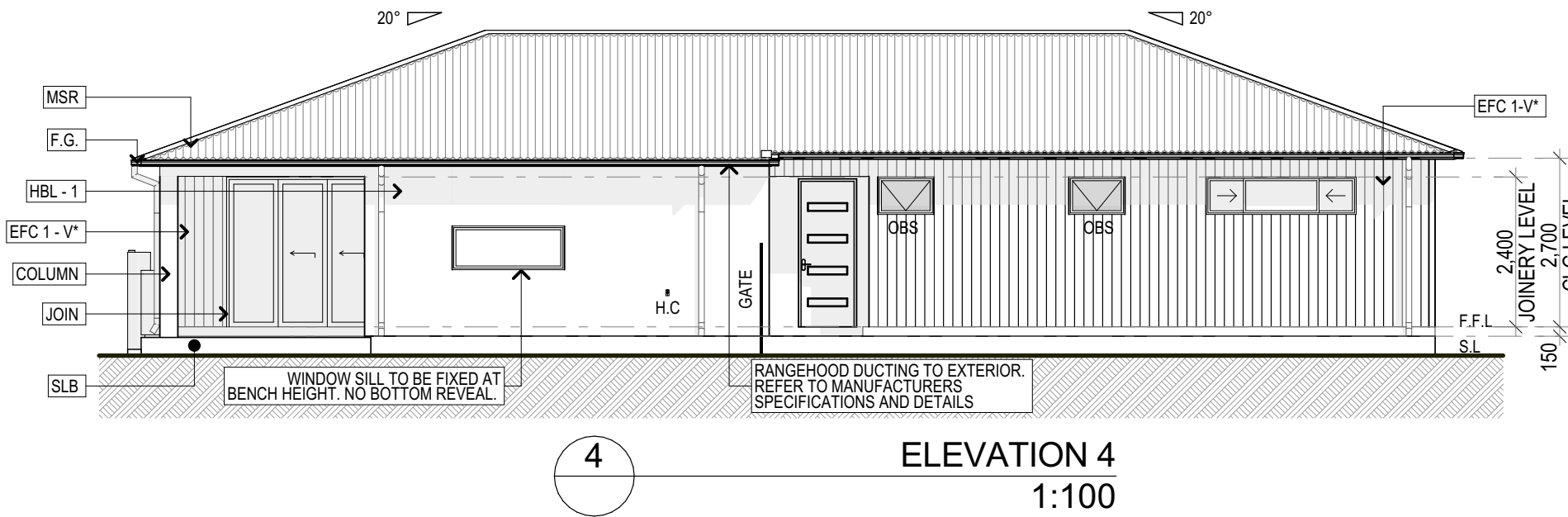
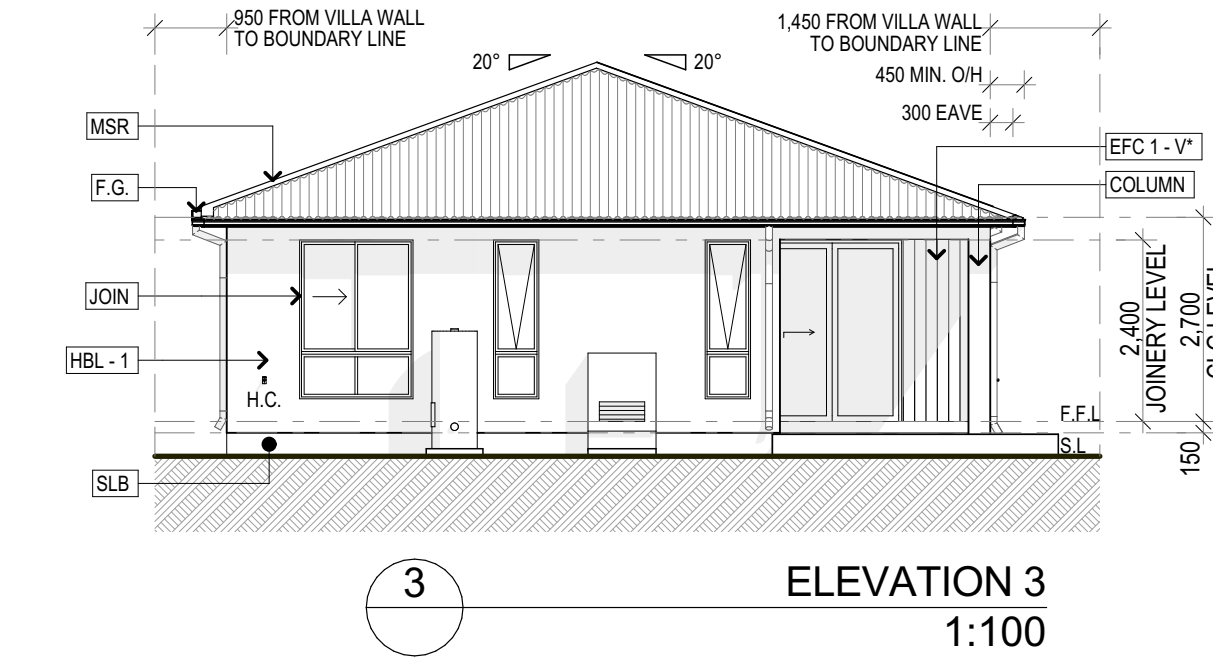
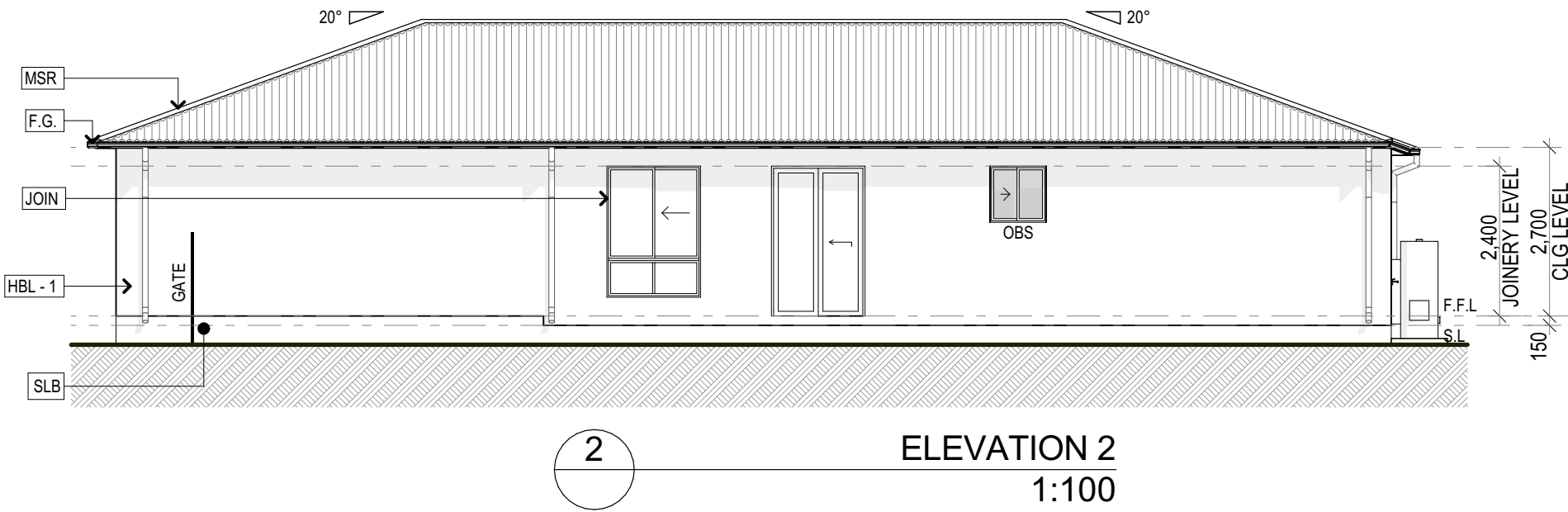
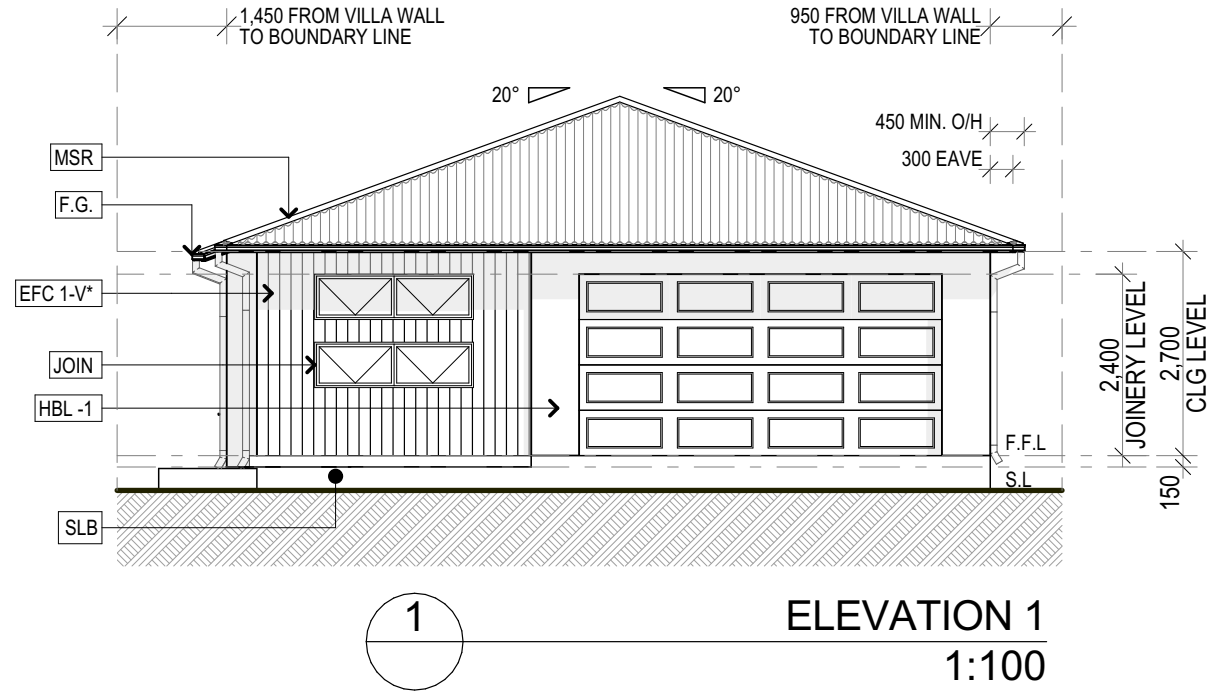
SYSTEM DETAILS

- MONOCRYSTALLINE, 410W PEAK, CEC LISTED, APPROX. 1000 X 1800MM, η>18%
- 1 X INVERTER
- 2 X IMO DC ISOLATORS

INSTALLATION MUST ADHERE TO:

- AS3000-2018 ELECTRICAL INSTALLATIONS
- AS5033-2014 INSTALLATION AND SAFETY REQUIREMENTS FOR PHOTOVOLTAIC (PV) ARRAYS
- AS4777.1-2016 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS
- AS4777.2-2015 GRID CONNECTION OF ENERGY SYSTEMS VIA INVERTERS

LEGEND:			
HBL - 1	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (REFER TO COLOUR SELECTIONS)	F.G.	FASCIA AND GUTTER
HBL - 2	75MM HEBEL POWER PANEL.PAINT APPLIED FINISH TO EXTERNAL SUBSTRATE (FEATURE PAINT COLOUR, REFER TO COLOUR SELECTIONS)	JOIN	POWDER COATED ALUMINIUM JOINERY
HARDIE	HARDIEFLEX CLADDING (REFER TO COLOUR SELECTIONS)	MSR	METAL SHEET ROOFING
EFC 1 - H	EXTERNAL FEATURE CLADDING - HORIZONTAL (REFER TO COLOUR SELECTIONS)	COLUMN	75X75MM SHS POST.CLAD IN HEBEL(REFER TO COLOUR SELECTIONS)
EFC 1 - V	EXTERNAL FEATURE CLADDING - VERTICAL (REFER TO COLOUR SELECTIONS)	POST	75X75MM SHS POST(REFER TO COLOUR SELECTIONS)
EFC 2 - H / V	REFER TO COLOUR SELECTIONS FOR PRODUCT DETAILS. CLADDING INSTALLED TO MANUFACTURERS SPECIFICATION AND DETAILS. REFER TO INSTALLATION GUIDE.	SHADE	SELECT SHADE SCREEN. REFER TO COLOUR SELECTIONS
F.B.	FEATURE BATTEN	SLB	SLAB EDGE
F.C.	F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)	L.S.S	SELECT LOUVRED SHADE SYSTEM. REFER TO MANUFACTURERS SPECS & DETAILS
F.C.-T - 1	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		
F.C.-T - 2	TEXTURED F.C. SHEET CLADDING (REFER TO COLOUR SELECTIONS)		
D.F.	DECORATIVE FEATURE (REFER TO COLOUR SELECTIONS)		

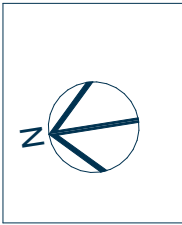


QABUILD

**GemLife**
COTSWOLD HILLS

BUILDER:
GTH PROJECT NO.2 PTY LTD
WMS CHARTERED ACCOUNTANTS
SUITE 1401, LEVEL 14, THE ROCKET,
203 ROBINA TOWN CENTRE DRIVE, ROBINA
QLD 4226
PO BOX 8087, GOLD COAST MAIL CENTER
QLD 9726

PH: (07) 3804 7833
EMAIL: ADRIAN@GEMLIFE.COM.AU
QBCC LICENCE NUMBER: 15029129



DO NOT SCALE FROM PLAN - VERIFY ALL DIMENSIONS PRIOR TO ORDERING OR SHOP FABRICATION. IF IN DOUBT ASK.

ALL WORK TO COMPLY WITH THE POSITIONS OF THE BCA AND NCC OF AUSTRALIA, AUSTRALIAN STANDARDS AND ANY BYLAWS OR REQUIREMENTS OF THE LOCAL AUTHORITY.

ISSUE:	A	MODEL:	MAPLEWOOD - DCH1 - RH FACADE I (0226) - DESIGNER
SHEET NUMBER:	5 OF 12	CLIENT:	GTH PROJECT NO. 2 PTY LTD
ISSUE DATE:	15/6/26	JOB NUMBER:	CH - 165
PAGE SIZE:	A3	DRAWING NUMBER:	CH.DCH1.1A.3.200.V165

SITE ADDRESS:
VILLA 165, MOONSTONE DRIVE
25 TALL OAK DRIVE, COTSWOLD HILLS QLD 4350

OWNER/S: _____

WITNESS: _____ **DATE:** _____

PLEASE READ CAREFULLY

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE SUPERSEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

© 2025 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

ISSUE	REVISION	DATE
A	PRELIMINARY	15/06/26

SHBR STAMP:	STICK HOME APPROVED BY DRAFTING & DESIGN TEAM QABUILD
CONSTRUCTION STAMP:	
BAL STAMP:	N/A
ACOUSTIC STAMP:	N/A