

MGA COORDINATES GDA-2020

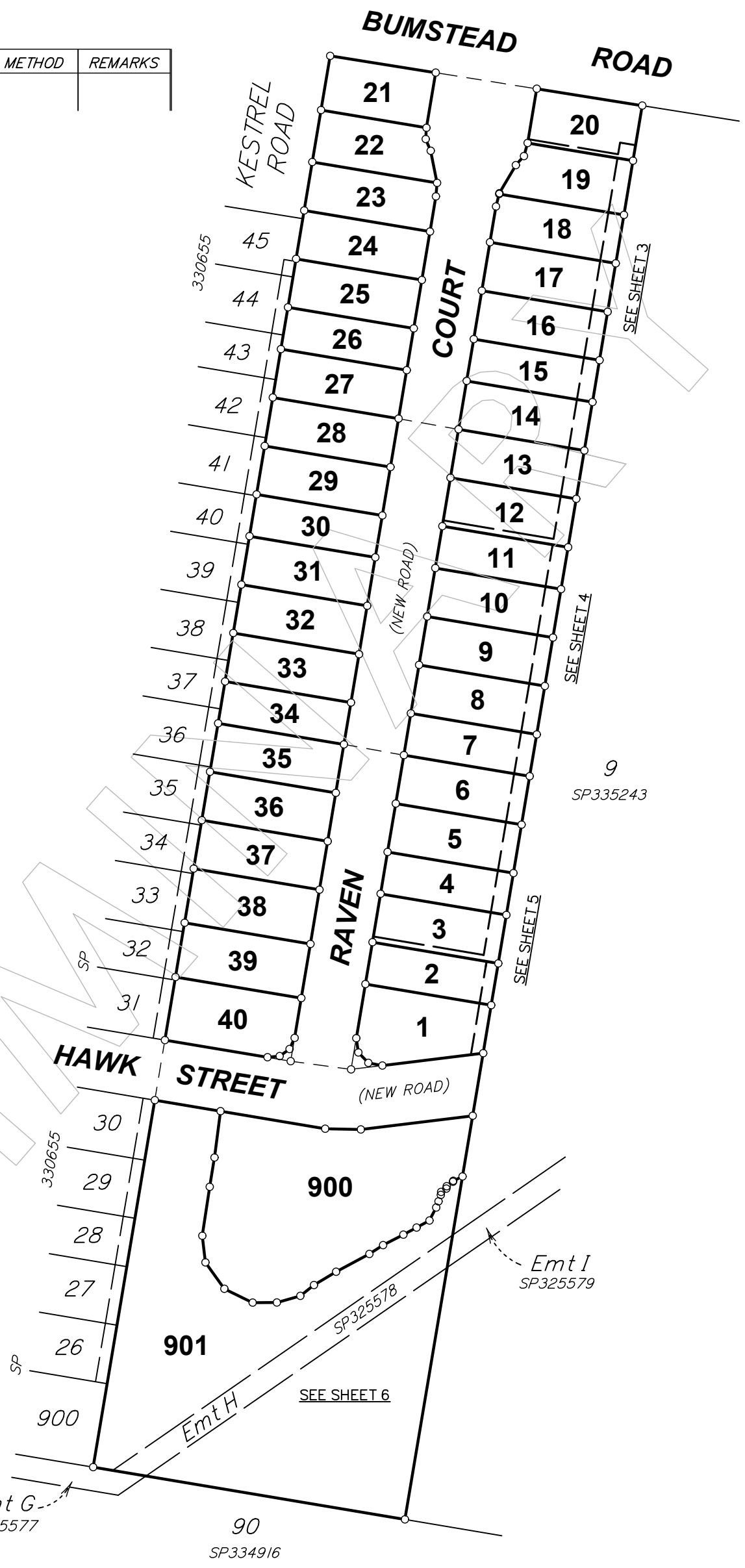
STATION	EAST	NORTH	ZONE	P.U.	LINEAGE	METHOD	REMARKS

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST

Peg placed at all new corners unless otherwise stated.

Area of New Road
5466 m²

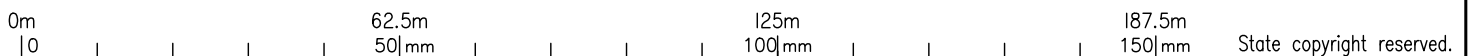


PRELIMINARY STATUS

ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

Brisbane Office
Level 1 18 Little Cribb St
Milton Qld 4064
PO Box 1399 Milton Qld 4064

p: (07) 3842 1000
e: info@landpartners.com.au
w: www.landpartners.com.au



Plan of Lots 1-40, 900, 901 & Easements A-R in Lots 1-20 respectively.

cancelling Lot 8 on SP335242

LOCAL GOVERNMENT: LOGAN C.C.

LOCALITY: PARK RIDGE

Meridian: MGA (Zone 56) Vide CORS

Survey Records: No

Scale: 1:1250

Format: STANDARD

PRELIMINARY
SP346178

BRSS7825-000-143-2 SP346178

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

(Dealing No.)

4. Lodged by

(Include address, phone number, email, reference, and Lodger Code)

I. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
51296067	Lot 8 on SP335242	I-40, 900 & 901	New Rd	Emts A-R

MORTGAGE ALLOCATIONS

Mortgage	Lots Fully Encumbered	Lots Partially Encumbered
721707906	I-40, 900 & 901	-

ENCUMBRANCE EASEMENT ALLOCATION

Easement	Lots To Be Encumbered
721500003 (Emt H on SP325578)	901

ADMINISTRATIVE ADVICE ALLOCATION

Administrative Advice	Lots to be Encumbered
710378123	I-40, 900 & 901

Reinstatement Report

.....
.....
.....

6. Building Format Plans only.
I certify that :
* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
* Part of the building shown on this plan encroaches onto adjoining * lots and road
.....
Cadastral Surveyor/Director* Date
*delete words not required

7. Lodgement Fees :

Survey Deposit	\$\$
Lodgement	\$\$
.....New Titles	\$\$
Photocopy	\$\$
Postage	\$\$
TOTAL	\$\$

I-40, 900 & 901	Por 68V
Lots	Orig

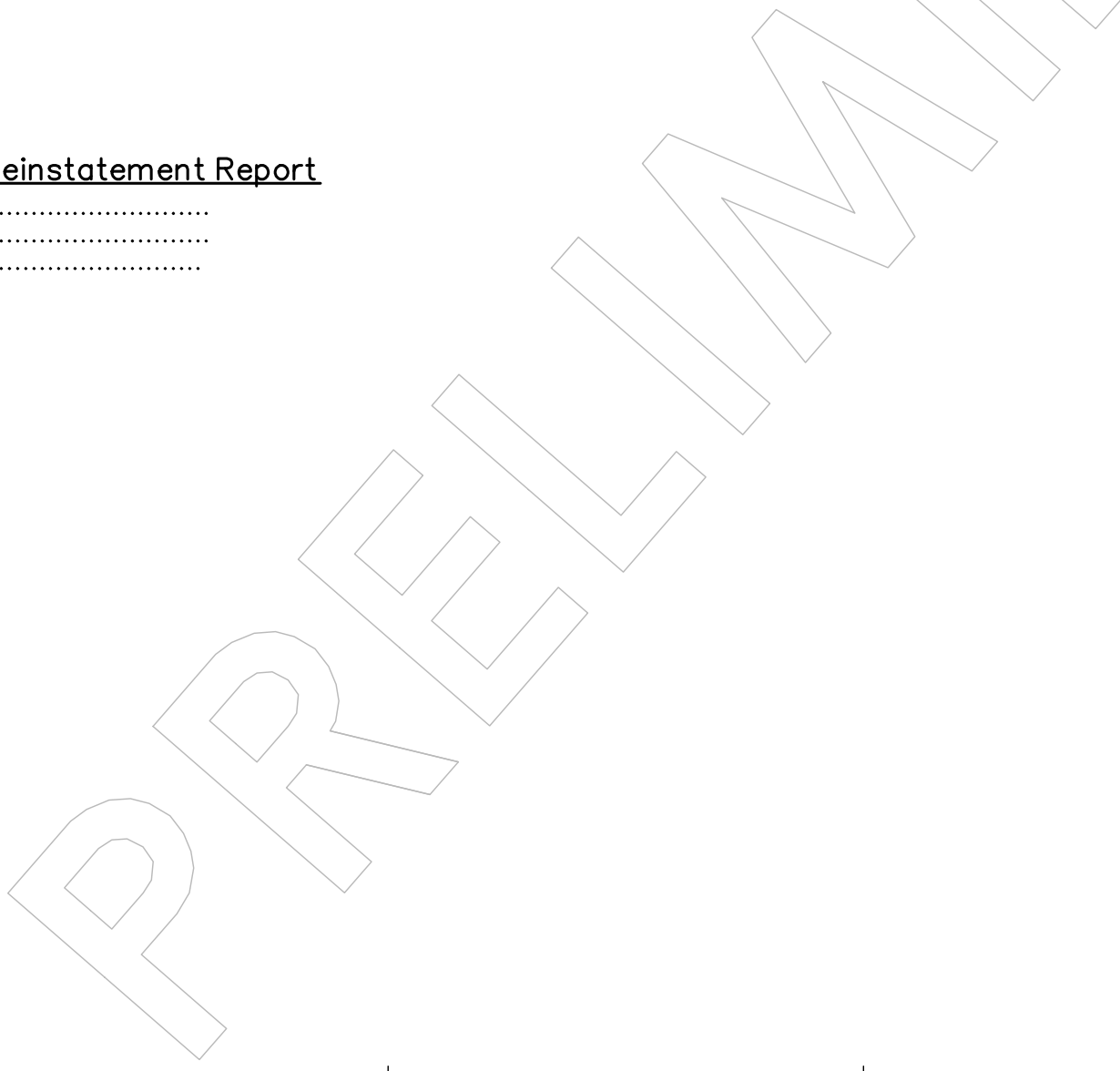
2. Orig Grant Allocation :

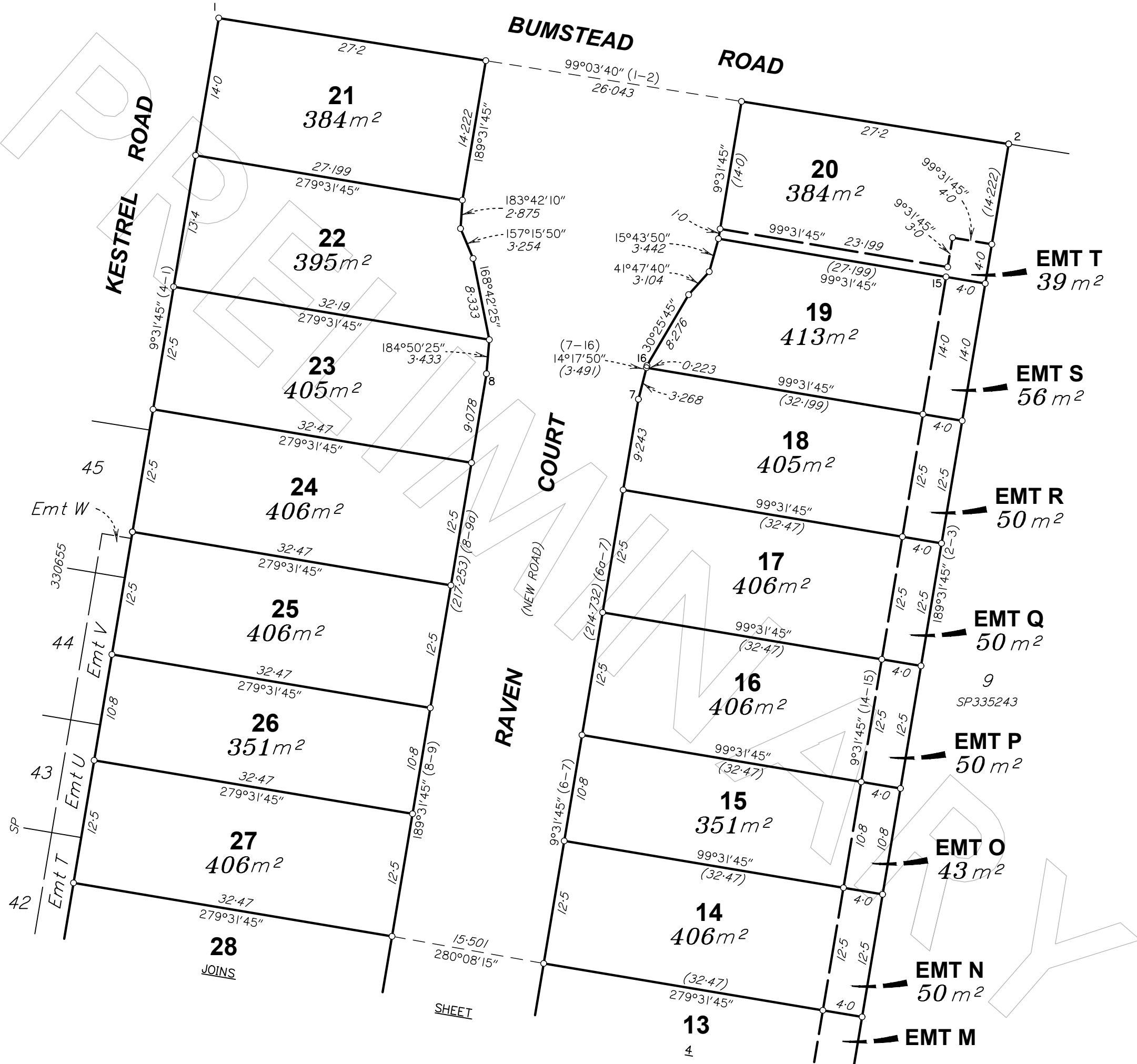
3. References :
Dept File :
Local Govt :
Surveyor : BRSS7825.000

5. Passed & Endorsed :

By: LandPartners Pty Ltd
Date :
Signed :
Designation : Liaison Officer

8. Insert Plan Number **SP346178**

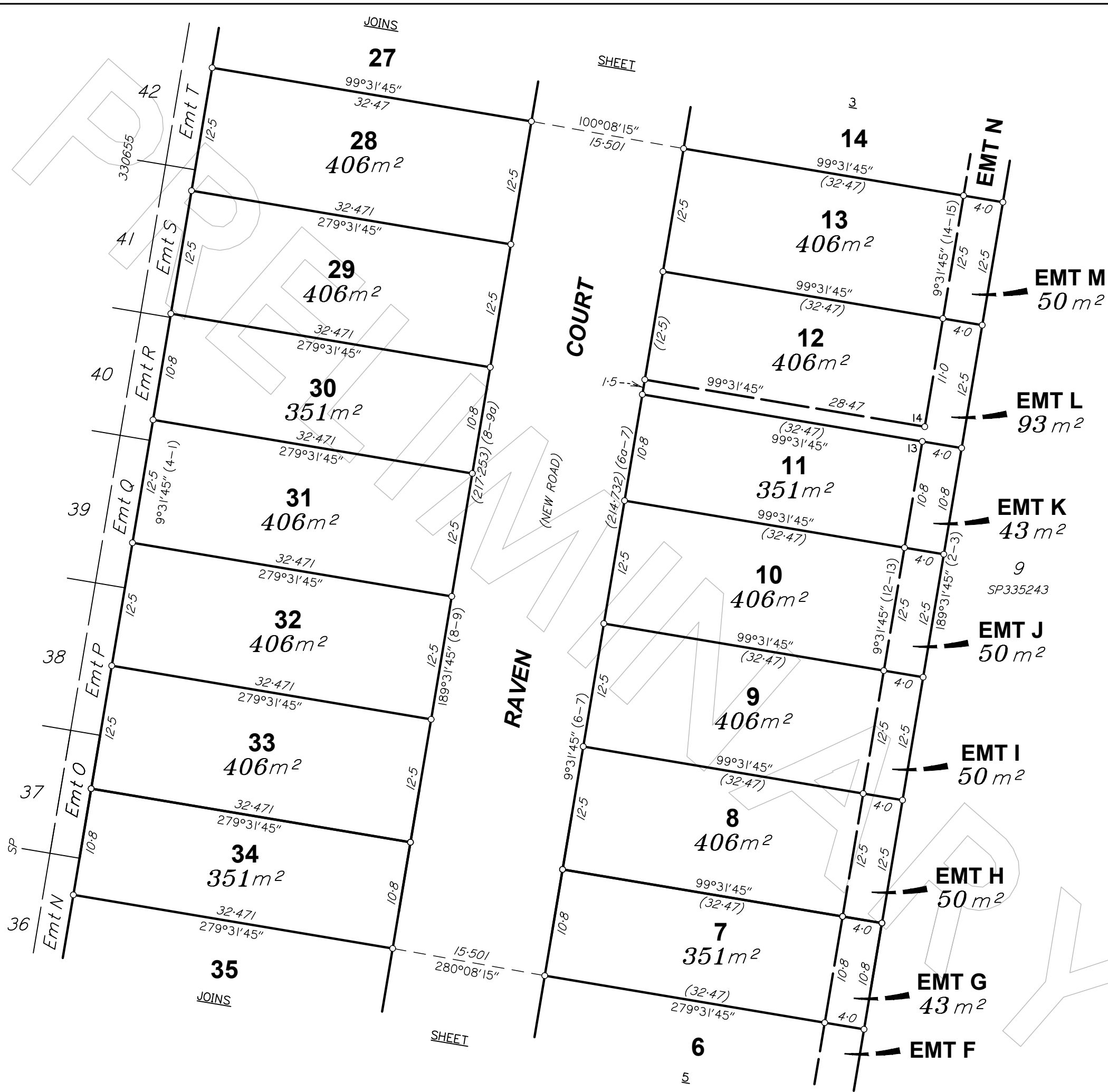




SCALE 1:400

Insert
Plan
Number
SP346178

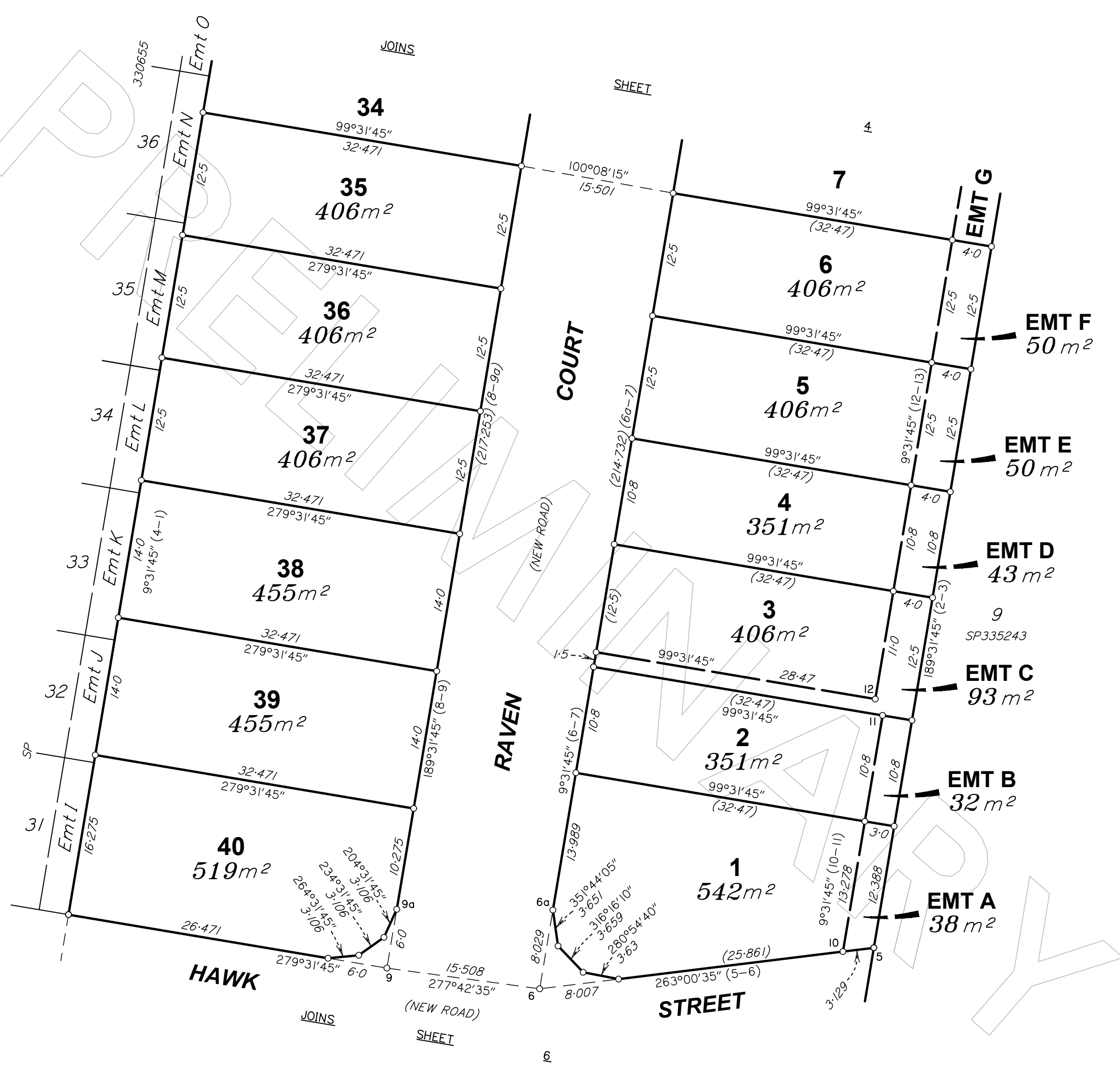
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SCALE 1:400

Insert
Plan
Number
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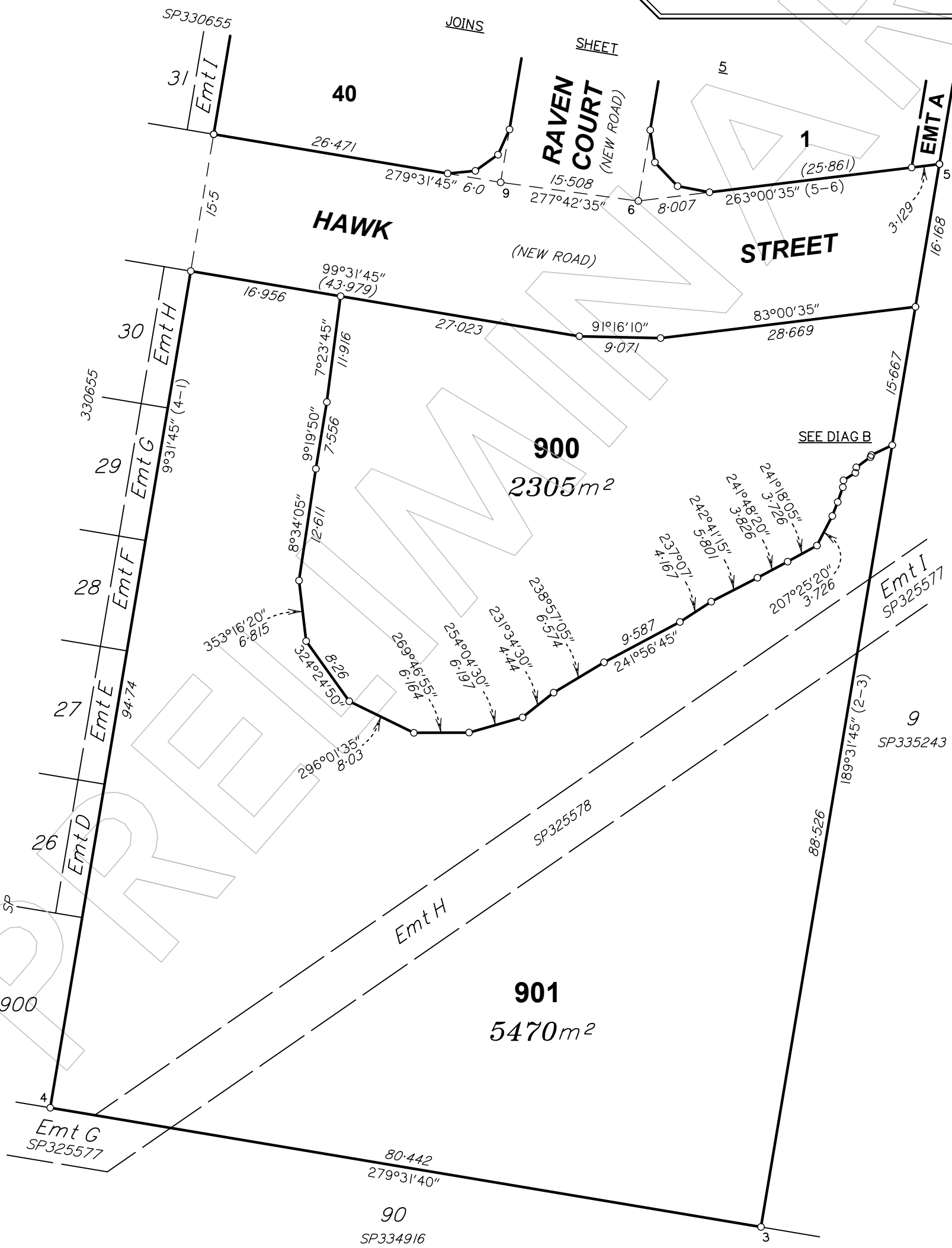
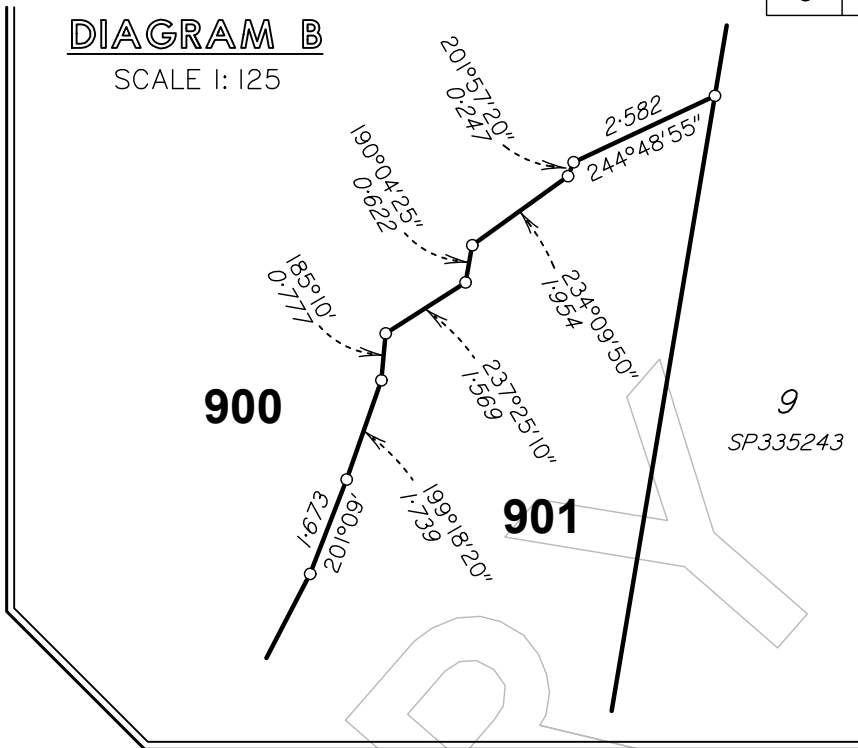
SCALE 1:400

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Plan
Number
SP346178
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DIAGRAM B

SCALE 1:125



SCALE 1:500

State copyright reserved

Insert Plan Number

SP346178

AVIARY RIDGE

Discover the perfect blend of modern living and strategic investment at Aviary Ridge.

The epitome of modern living at Aviary Ridge, a premier residential development ideally located in Brisbane's Park Ridge. With a limited offering of 40 lots, this exclusive estate is designed for owner occupier family living, and astute investor buyers seeking a blend of high-quality living and lucrative rental demand.



← GOLD COAST
45min

→ BRISBANE CBD
35min

AVIARY RIDGE

← Park Ridge
Town Centre
9min

Fuel
5min

Bright Future
Early
Education
Centre
5min

NEW Primary School
at 450 Park Ridge Rd to
open January 2025
4min

Bumstead
Park
2min

NEW Logan Reserve
Neighbourhood
Shopping Centre
6min

Local Shops
2min

Fuel
1min

St Francis
College
2min

Marsden
Woolworths
7min →

Judith Park
3min

Crestmead PCYC &
Community Centre
5min

Edge Early
Learning
Crestmead
4min

Crestmead Early
Education Centre
3min

Crestmead
Park
4min

Crestmead
Skate Park
5min

↓ Good Life Kindergarten and
Child Care Logan Reserve
7min

↓ Marsden
State School
6min

↓ Marsden State
High School
7min

↓ Marsden
Coles
8min

↓ Burrows
State School
6min →

Crestmead
Industrial Park
7min

Crestmead
State School
4min



Top education for growing families

Experience the perfect blend of education and healthcare at Aviary Ridge.



Education & Healthcare

Surrounded by top-tier schools, this family-friendly neighbourhood ensures a nurturing environment for children, making it an ideal choice for families.

- St Francis College (2 mins)
- Marsden State High School (6 mins)
- Crestmead State School (4 mins)
- Marsden State School (7 mins)

Set to open in January 2025 is a new primary school located at 450 Park Ridge Road. With a budget of \$80.3 million, the school is now under construction and will feature state of the art facilities.

The neighbourhood is ideal for growing families, boasting two childcare facilities nearby – Edge Early Learning Crestmead and Crestmead Early Education Centre.

All of life's essentials are on the estate's doorstep, with seven medical facilities located within just a 10-minute drive, including Crestmead Medical Centre. Logan Hospital is only 15 minutes away providing residents with easy access to quality medical services. The hospital is currently undergoing a \$460 million expansion to increase its capacity in line with the Logan region's rapid population growth.



St Francis College, Crestmead



Marsden State High School, Waterford West



\$460 million Logan Hospital Expansion

Artists impression



Future primary school at 450 Park Ridge Road

Artists impression

PARK RIDGE ROAD

Parks and recreation, right in your backyard

Surrounded by nearby parks and recreational spaces, Aviary Ridge is ideal for families of all ages and lifestyles.

Parks & Recreation

With this new estate so close in proximity to the popular Crestmead Park, enjoying all that this vast play space has to offer will be easy with the following amenities within walking distance from your front door.

- Walking tracks
- Children's playground
- Basketball court
- Skate park
- Dog park
- Community garden
- Crestmead PCYC



Crestmead PCYC, Basketball Court and Skate Park



Crestmead Park Playground

A hub for transport and employment

The City of Logan is fast growing into a powerhouse region, backed by significant investment by the Queensland Government across infrastructure, health and education.



Transport & Employment

Aviary Ridge offers a rare opportunity to invest in one of the regions strongest growth corridors as property values here continue to rise.

The estate is strategically positioned nearby both the Crestmead Industrial Park as well as the Crestmead Logistics Estate which is now under construction and will deliver up to 6,000 new jobs for residents of the region upon completion. This new industrial estate will be one of the largest in Queensland, offering 650,000sqm of warehousing, business, logistics and manufacturing space.

Shops, schools and major shopping centres are easy to access via the nearby M1 and M3.

Residents can also look forward to the PRC, a future transport link that will further connect development in the wider Park Ridge area to nearby centres like Browns Plains and Logan Central, allowing faster access to the Logan and Gateway Motorways.



Crestmead Logistics Estate



Crestmead Industrial Park



Crestmead Logistics Estate Under Construction

Vibrant shopping and entertainment, close to home

Convenience and retail therapy abound with a host of retail precincts nearby.

Entertainment & Shopping

Residents will be well catered for with the Crestmead Shopping Centre, Kensington Fair, Logan Central Plaza, Marsden on Fifth and Home Co. Marsden just a short distance away.

The nearby Logan Hyperdome Shopping Centre boasts over 220 retailers and is Logan's ultimate shopping, restaurant, dining, and family fun experience. With a cinema and regular family events, it's the perfect weekend fun for the entire family!

The all-new Logan Reserve Neighbourhood Shopping Centre is currently under construction and set to open early 2024. The 4000sqm shopping centre will feature a Woolworths supermarket and 15 specialty stores, including an alfresco dining precinct. The development is expected to create significant employment opportunities including 140 retail jobs on completion.

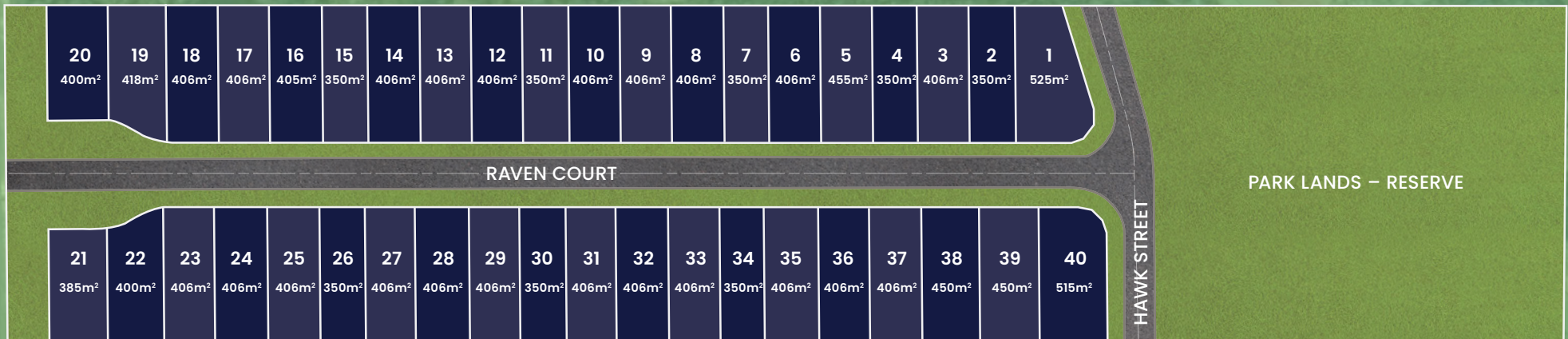


Aviary Ridge Master Plan

Your Future Home Awaits! Aviary Ridge is a boutique community consisting of 40 pristine residential lots on Bumstead Road, Park Ridge. With blocks ranging from 350m² to 525m², and all with minimum frontage of 10.8m, Aviary Ridge provides a range of blocks and homes to suit every buyer and budget.



BUMSTEAD ROAD



AVIARY RIDGE



Master Plan







EXTERNAL ROOFTILE



EXTERNAL COLORBOND

Textures through the scheme promotes interest in this calm classic.

Brick House

Brick: Austral Pepper
 Joints: Raked
 Mortar: Natural

Rendered House

Feature Brick: Austral Sea Salt
 Joints: Raked
 Mortar: Natural

External Walls Render

Colour: Wattyl Tuz Lake 46.70

Feature Render or Cladding

Colour: Wattyl Floral White 18.70

Roof

Roof Tile Colour: Barramundi
 Tile Profile: Elabana
 Colourbond® Roof: Standard profile
 Colourbond® Colour: Colorbond Monument

Colour bond® Fascia & Gutter

Fascia Colour: Colorbond Surfmist
 Gutter Colour: Colorbond Night Sky
 Downpipe Colour: Colorbond Night Sky

Driveway / Paths: Exposed aggregate

Window / Flyscreen Frames

Colour: Pearl White

Garage Door

Type: Colourbond® Woodgrain Panelift
 Style: Contemporary
 Colour: Colorbond Surfmist

External Paint / Finishes

Metre Box: Colorbond Monument
 Gable Trim: Colorbond Monument
 Gables / Eave Lining: Colorbond Surfmist
 Balustrading: Surfmist

Front Door Style: XV10 Paint Grade
 Front Door / Frame: Colorbond Surfmist
 Entry Fixed Glass: Obscure
 External Door Furniture: Stainless Steel
 Front Door / Locks: Deadlock & Entry Set
 Rear Door / Frame: Wattyl White
 Rear Door Locks: Deadlock & Entry Set

External Light Colour: White
 Letterbox Colour: Colorbond Monument
 Letterbox Style: Milk Can
 Clothesline Colour: Colorbond Surfmist

KITCHEN

Kitchen Benchtop: Caesarstone Osprey
 Edging: 20mm Arris

Cupboard Fronts:

Cupboard Colour: Polytec Classic White Sheen
 Handle Style / Position:..... Choice Standard

Appliances

Cooktop: Ceramic
 Oven / Rangehood: Stainless steel
 Kitchen Sink: Stainless steel with Flick Mixer
 Hot Water System: 250lt Energy Efficient
 Laundry Tub: White Metal with Stainless Steel Tub

Tiles

Main Floor Tiles: 1256616 OMNIFORM WHITE 450x450
 Kitchen Splashback: 1001983 United White Satin 100x300
 Laundry Splashback: 1001983 United White Satin 100x300
 Laundry Skirting: 1256616 OMNIFORM WHITE 450x450

Note: Splashback tiles laid 300 side horizontal brick bond.



BATHROOM

Bathroom / ensuite

Vanity Benchtop: Caesarstone Osprey
 Cupboard Fronts: Polytec Classic White Sheen
 Handle Style / Position:..... Choice Standard
 Tap Handles: Chrome
 Bathtub / Basin: White
 Mirror / Shower Frame: Chrome
 Shower Screen: Clear Laminate
 Shower Soap Holder: Chrome on Shower Rail
 Towel Rail: Chrome
 Toilet Roll Holder: Chrome
 Toilet Suite: White

Bathroom Tiles

Shower Floor: 1256624 OMNIFORM WHITE 300x300
 Bathroom/Ensuite Floor: 1256616 OMNIFORM WHITE 450x450
Note: Bath/Ensuite wall tiles laid 400 side horizontal stack bond.
 Bathroom/Ensuite Walls: 1220964 Unit White Satin 250 x 400
 WC Skirting: 1256616 OMNIFORM WHITE 450x450



LIVING

Internal Paint / Finishes

Ceiling Cornice: Wattyl Cotton Grey 18.20
 Wall Colour: Wattyl Cotton Grey 18.20
 Wall Paint Type: Ultra ASU & ID ADV Low Sheen
 Skirting / Architraves: Wattyl Cotton Grey 18.20
 Internal Door Style: Redicoat
 Internal Door Colour: Wattyl Cotton Grey 18.20
 Interior Door Furniture: Chrome

Other Interior Paint / Finishes

Robe Frames: White
 Robe Inserts: SLQ Vinyl Glacier
 Light Switches: White
 Ceiling Fans: Brushed chrome
 Carpet: Kingscliff Slick
 Verticals: Focus Dove



August 2024

APPRAISAL OF RENTAL VALUE

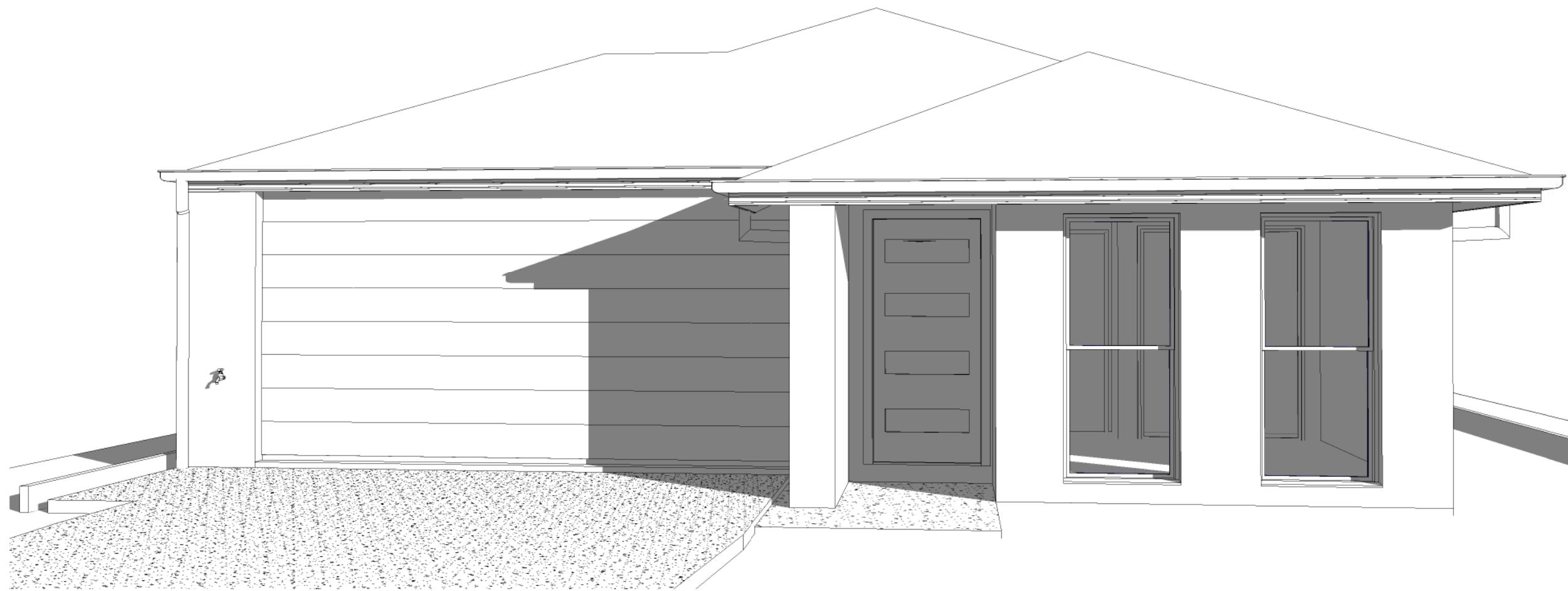
"Aviary Ridge"

PARK RIDGE 4125

Key design features-

- 4 Bedrooms
- Main Bathroom + Ensuite
- Double Lock Up Remote Garage
- Brand New Single Storey Home
- Tiled Air-conditioned Living + Dining
- Separate Carpeted Living Area
- Covered Outdoor Entertaining Area

Our team would be delighted to manage your investment and work to ensure your property is achieving the best possible rental price and maximising your return on investment. We believe that you could expect to achieve **\$760.00-\$780.00 per week.**



Perspective

ACN 061 632 862 LIC. No. 71541
 P.O. BOX 396
 PARADISE POINT, QLD 4216
 PHONE: 07-5501 3300 WEBSITE:
 FAX No: 07-5501 3399 www.choicehomes.com.au

Use figured dimensions at all times. Refer enquiries to **CHOICE HOMES (QLD) PTY LTD.** All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
 The design, in part or whole, is subject to Choice Homes (QLD) Pty Ltd COPYRIGHT ©

STANDARD TEMPLATE

CONCRETE TILE ROOF. CAT 2 NOISE
 N2 WIND RATING TBC

Estimation Details:

ISS	DATE	DESCRIPTION
B	10.05.24	NOISE CAT ADDED
A	30.04.24	SITING

SITING

SITE DETAILS:
 LOT 22 RAVEN COURT
 AVIARY RIDGE ESTATE STAGE 1
 PARK RIDGE QLD

PROPERTY DETAILS
 S.P NUMBER 346178

HOUSE NAME:
WINCHESTER (1)

HOUSE TYPE:
 SINGLE STOREY

CLIENT:
CHOICE HOMES

CLIENTS SIGNATURE:

DATE: 30.04.24	DWG Name
SCALE:	Perspective
DRAWN: TB	DWG No: 000
CHECKED: TB	ISSUE B
JOB No: 022AVR01	

1. EARTHWORKS

- a) Cut and fill indicated on plan may vary at construction stage and builder is to verify and adjust as required.
- b) Any variation at construction stage is to comply with Council policy on earthworks/drainage for residential sites.
- c) Site works indicated on this plan are for construction purposes only.

2. RETAINING WALLS

- a) All retaining walls are to comply with Council policy on retaining walls and embankments on residential building sites.
- b) Position of retaining wall may vary and must be verified by builder prior to commencement.
- c) Any variation at construction stage to comply with Council policy.

3. CONTOURS AND LEVELS

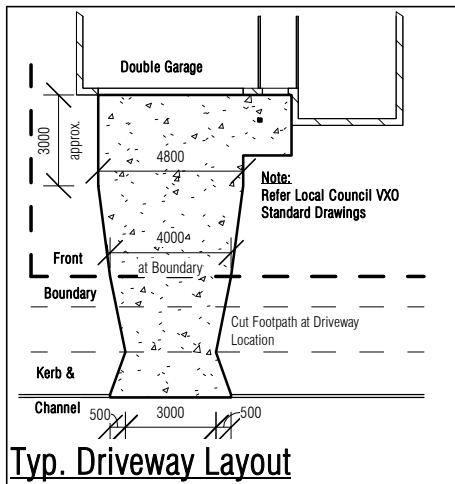
- a) Contours and levels shown on plan are taken from levels supplied by contour surveyor and no responsibility is taken for accuracy or cut and fill levels.

4. STORMWATER

- a) Drainage is calculated for this proposed development only and may not be adequate for any subsequent roofed or paved areas.
- b) Minimum 100x75 or 100Ø downpipes at a rate of 1 per 40m² of roof area, discharging into 100Ø stormwater pipework connecting yard gullies.
- c) Minimum grade of 1% to kerb adapter or rubble pit if applicable.

EMERGENCY ACTION PLAN

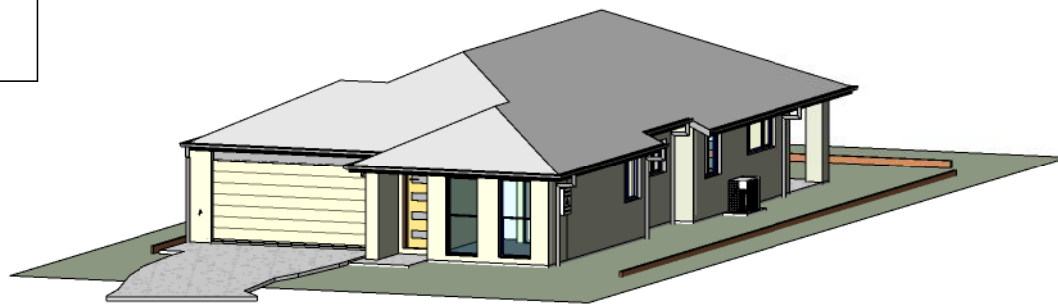
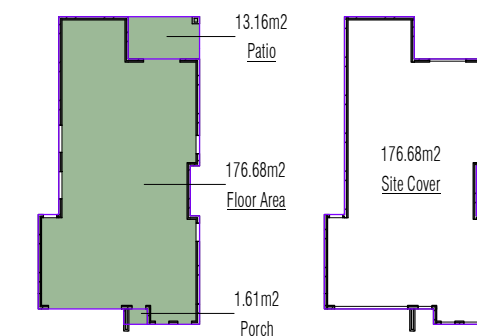
- EAP** ASSEMBLY AREA
- FOLLOW ARROWS



AREA SCHEDULE		
Name	Area	Perimeter
Floor Area	176.68 m ²	63.21 m
Patio	13.16 m ²	15.00 m
Porch	1.61 m ²	5.19 m
Grand total: 3	191.45 m ²	

EXTERNAL CONCRETE	
Type	Area
Patio	12.94 m ²
AC ODU	0.98 m ²
Water Heater	0.49 m ²
Porch & Path	3.57 m ²
Clothesline	8.06 m ²
Driveway	50.50 m ²
Grand total: 6	76.53 m ²

RETAINING WALLS		
Type	Length	Area
Timber Retaining Wall	48.30 m	13.13 m ²
Timber Sleeper on Fence	13.30 m	2.66 m ²



Site Plan

NO BUSHFIRE REQUIREMENTS

QDC MP4.4 NOISE CAT. 2

- WINDOWS R_w 32 TO ANY WINDOW IN A HABITABLE ROOM WITH A GLAZED AREA ≤ 1.8m²
- WINDOWS R_w 35 TO ANY WINDOW IN A HABITABLE ROOM WITH A GLAZED AREA > 1.8m²
- ENTRY DOOR R_w 33
- WALLS R_w 41 : 220 BRICK VENEER WITH 10mm PLBD, MINERAL/ GLASS WOOL INSULATION ≥ 50mm THICK AND ≥ 11kg/m² DENSITY.
- ROOF R_w 38 : METAL OR TILES ON SARKING WITH 10mmPLBD & MINERAL/ GLASS WOOL INSULATION ≥ 50mm THICK AND ≥ 11kg/m² DENSITY.

RETAINING WALLS & LANDSCAPE

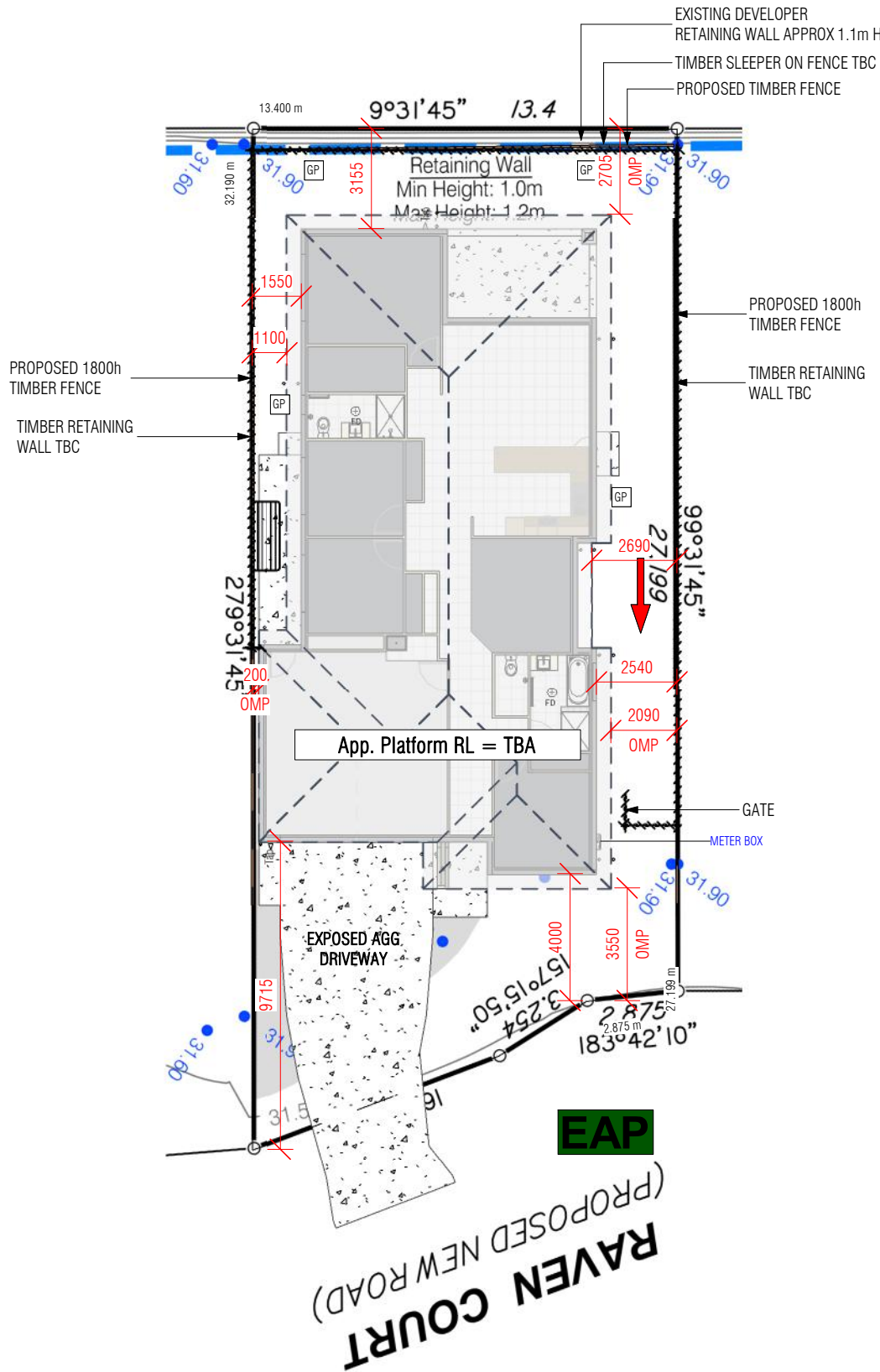
- NEW RETAINING WALLS ARE TREATED PINE UNO.
- RETAINING WALL & LANDSCAPE QUANTITIES MAY VARY ON SITE TO SUIT AS CONSTRUCTED SITE DETAILS.

FENCES

FENCE CAPPING

FINISHES

NOTE - RETAINING WALLS MAY VARY ON SITE ACCORDING TO SITE PROFILES AT CONSTRUCTION START. SITE SUPERVISOR TO DETERMINE ON SITE.



ACN 061 632 862 LIC. No. 71541
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SITE COVERAGE	45%
LOT AREA	395m ²
BUILDING SITE COVER	177m ²

STANDARD TEMPLATE
CONCRETE TILE ROOF. CAT 2 NOISE
N2 WIND RATING TBC

ISS	DATE	DESCRIPTION
B	10.05.24	NOISE CAT ADDED
A	30.04.24	SITING

SITING

SITE DETAILS:
LOT 22 RAVEN COURT
AVIARY RIDGE ESTATE STAGE 1
PARK RIDGE QLD

PROPERTY DETAILS
S.P NUMBER 346178

HOUSE NAME:
WINCHESTER (1)

HOUSE TYPE:
SINGLE STOREY

CLIENT:
CHOICE HOMES

CLIENTS SIGNATURE:

DATE: 30.04.24	DWG Name
SCALE: As indicated	Site Plan
DRAWN: TB	DWG No:
CHECKED: TB	101
JOB No: 022AVR01	ISSUE
	B

LEGEND	
W.I.R.	WALK IN ROBE
BRM	BROOM CUPBOARD
UBO	UNDER BENCH OVEN
DW	DISHWASHER
MW	MICROWAVE
F	FRIDGE SPACE
P	PANTRY
OHC	OVERHEAD CABINETS
DP	DOWN PIPE
SHS	SQUARE HOLLOW SECTION
tap	EXT. 12mm HOSE COCK
gas	NATURAL GAS POINT
FD	FLOOR WASTE
WH	HOT WATER SYSTEM
GWH	GAS HOT WATER SYSTEM
ISA	IONISATION SMOKE ALARM
METER BOX	METER BOX
GAS METER	GAS METER

AREA SCHEDULE		
Name	Area	Perimeter
Floor Area	176.68 m ²	63.21 m
Patio	13.16 m ²	15.00 m
Porch	1.61 m ²	5.19 m
Grand total: 3	191.45 m ²	

INTERNAL WALLS			
Type	Length	Area	Width
Stud 70	60.09 m	111.17 m ²	70
Stud 90	8.41 m	15.16 m ²	90
Stud 150	1.01 m	0.63 m ²	150

FLOOR TILES	
Type	Area
Bath	4.39 m ²
Ensuite	4.21 m ²
Laundry	1.26 m ²
Main Floor	46.77 m ²
WC	2.02 m ²
	58.65 m ²

CARPET	
Type	Area
Carpet	61.87 m ²

NOTE:
THE DRAWING PATTERNS, STYLE AND FINISH OF APPLIED ELEMENTS ARE INDICATIVE FOR THE PURPOSE OF A DRAWING STANDARD. REFER TO THE CONTRACT "COLOUR SELECTION" FOR SELECTED STYLES, FINISH AND COLOUR OF DOORS, WINDOWS, ACCESSORIES, FINISHES AND FIXTURES.

NOTE:
FINAL POSITION OF DOWNPIPES, METER BOX, GAS METER, GAS CONNECTIONS, TAPS, AC, AC ODU, WATER TANK, HOT WATER SYSTEM AND CLOTHESLINE MAY DIFFER TO PLAN DUE TO CONDITIONS ON SITE. (IF PART OF SPECIFICATION)

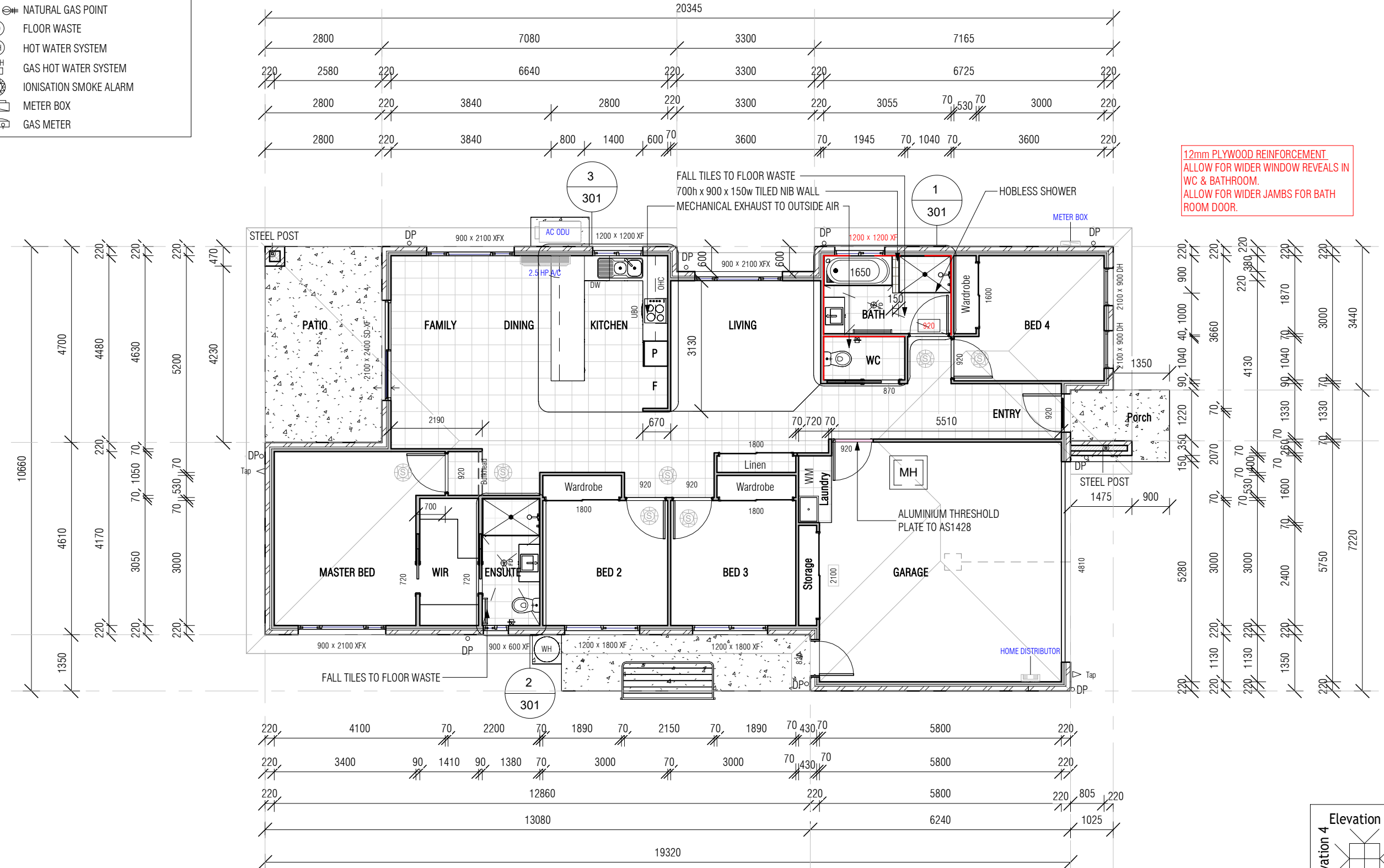
NBN REQUIREMENTS:
1 x HOME DISTRIBUTOR & POWER SUPPLY
2 X PHONE POINTS
2 X TV POINTS
2 X DATA POINT

ENERGY EFFICIENCY REQ'S NCC 2022
• R2.5 INSULATION INSTALLED TO ENTIRE CEILING INCLUDING PATIO.
• SARKING INSTALLED TO ALL WALLS
• 1.5 INSULATION BATTS TO ALL EXTERNAL WALLS WITH CLADDING
• CEILING FAN TO PATIO
• HEAT PUMP TO HOT WATER UNIT
• REFER TO ENERGY EFFICIENCY REPORT FOR ANY ADDITIONAL REQUIREMENTS

ALL NON LOAD BEARING WALLS TO BE AT 600 CTRS AND MGP10

ACN 061 632 862 LIC. No. 71541
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12mm PLYWOOD REINFORCEMENT
ALLOW FOR WIDER WINDOW REVEALS IN WC & BATHROOM.
ALLOW FOR WIDER JAMBS FOR BATH ROOM DOOR.

STANDARD TEMPLATE	
CONCRETE TILE ROOF. CAT 2 NOISE	
N2 WIND RATING TBC	

ISS	DATE	DESCRIPTION
B	10.05.24	NOISE CAT ADDED
A	30.04.24	SITING

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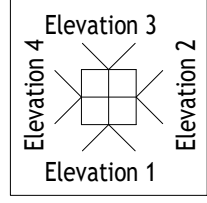
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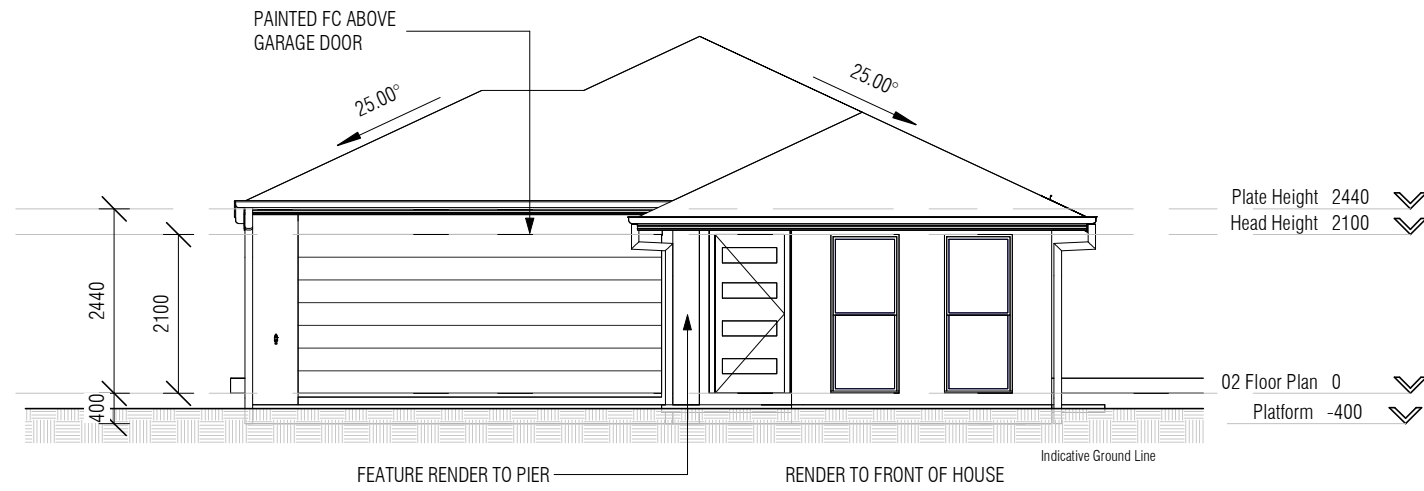
HOUSE TYPE:
SINGLE STOREY

CLIENT:
CHOICE HOMES

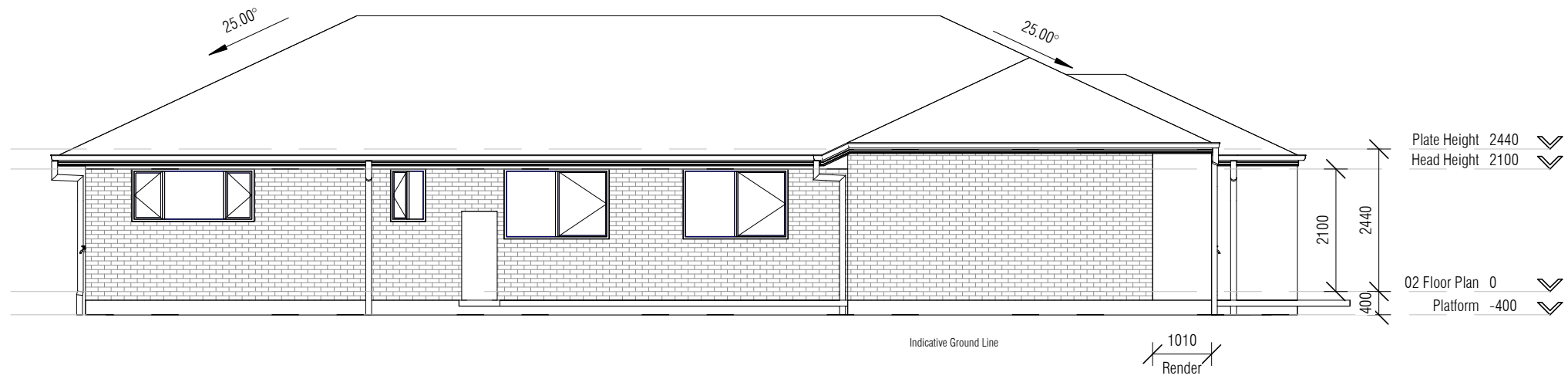
CLIENTS SIGNATURE:	
DATE: 30.04.24	DWG Name
SCALE: 1:100	Floor Plan
DRAWN: TB	DWG No:
CHECKED: TB	102
JOB No: 022AVR01	ISSUE
	B

Floor Plan





Elevation 1
1 : 100



Elevation 2
1 : 100

ROOF

- **SELECTED CONCRETE TILE ROOF AT NOTED PITCH FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.**
- ROOF BATTENS @ 330 CRS TO SUIT TILE PROFILE & FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- ROOF TRUSSES @ 600 CRS ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- **NOTE:** BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CLADDING & FINISHES

- **FACE BRICK EXTERNAL WALLS UNLESS NOTED OTHERWISE ON THE DRAWING.**
- PAINTED FC ABOVE WINDOW & DOOR HEADS UNO.
- THE DRAWING PATTERNS, STYLE AND FINISH OF APPLIED ELEMENTS ARE INDICATIVE FOR THE PURPOSE OF A DRAWING STANDARD. REFER TO THE CONTRACT "COLOUR SELECTION" FOR SELECTED STYLES, FINISH AND COLOUR OF DOORS, WINDOWS, ACCESSORIES, FINISHES AND FIXTURES.

ACN 061 632 862 LIC. No. 71541
 P.O. BOX 396
 PARADISE POINT, QLD 4216
 PHONE: 07-5501 3300 WEBSITE:
 FAX No: 07-5501 3399 www.choicehomes.com.au

Use figured dimensions at all times. Refer enquiries to **CHOICE HOMES (QLD) PTY LTD.** All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
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STANDARD TEMPLATE	
Estimation Details	CONCRETE TILE ROOF. CAT 2 NOISE
	N2 WIND RATING TBC

ISS	DATE	DESCRIPTION
B	10.05.24	NOISE CAT ADDED
A	30.04.24	SITING

SITING

SITE DETAILS:
 LOT 22 RAVEN COURT
 AVIARY RIDGE ESTATE STAGE 1
 PARK RIDGE QLD

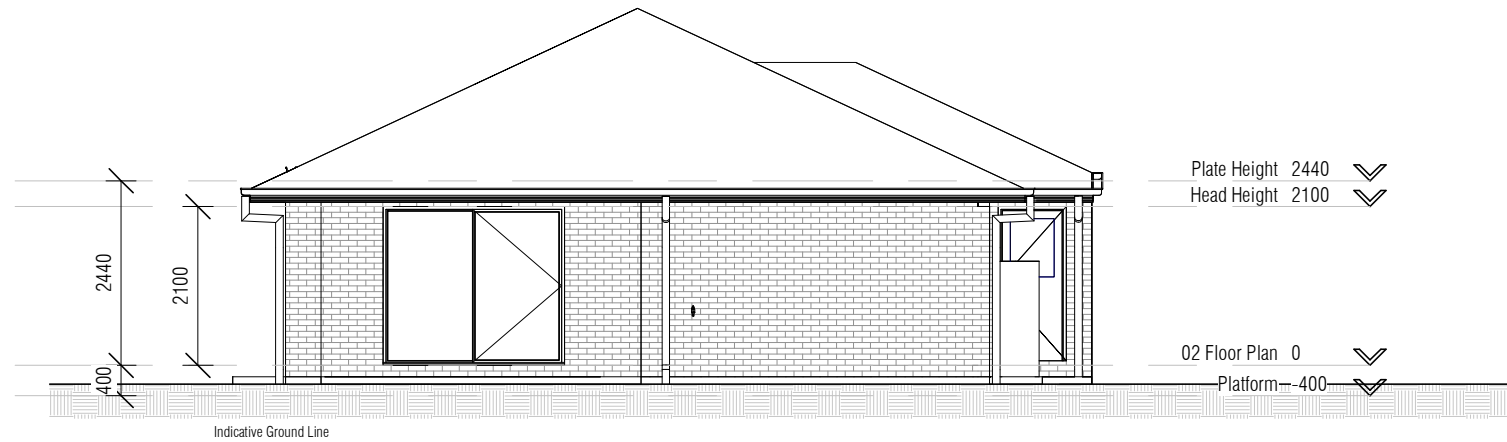
PROPERTY DETAILS
 S.P NUMBER 346178

HOUSE NAME:
WINCHESTER (1)

HOUSE TYPE:
 SINGLE STOREY

CLIENT:
CHOICE HOMES

CLIENTS SIGNATURE: _____	
DATE: 30.04.24	DWG Name
SCALE: 1 : 100	Elevations
DRAWN: TB	DWG No: 201
CHECKED: TB	ISSUE
JOB No: 022AVR01	B



Elevation 3
1 : 100

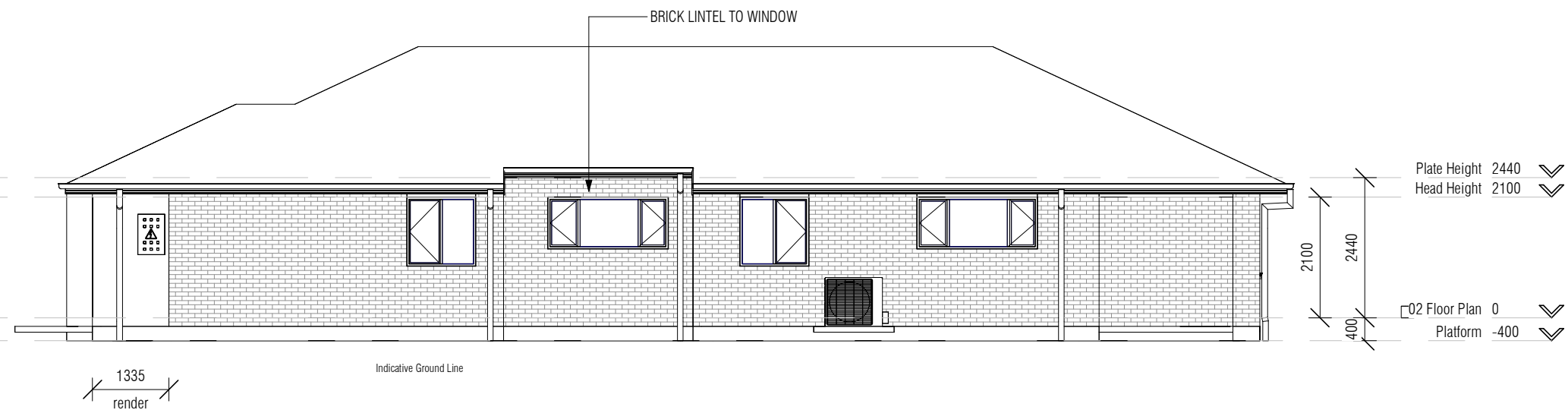
- ROOF**
- **SELECTED CONCRETE TILE ROOF AT NOTED PITCH FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.**
 - ROOF BATTENS @ 330 CRS TO SUIT TILE PROFILE & FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - ROOF TRUSSES @ 600 CRS ACCORDING TO MANUFACTURERS SPECIFICATIONS.
 - **NOTE:** BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

- CLADDING & FINISHES**
- **FACE BRICK EXTERNAL WALLS UNLESS NOTED OTHERWISE ON THE DRAWING.**
 - PAINTED FC ABOVE WINDOW & DOOR HEADS UNO.
 - THE DRAWING PATTERNS, STYLE AND FINISH OF APPLIED ELEMENTS ARE INDICATIVE FOR THE PURPOSE OF A DRAWING STANDARD. REFER TO THE CONTRACT "COLOUR SELECTION" FOR SELECTED STYLES, FINISH AND COLOUR OF DOORS, WINDOWS, ACCESSORIES, FINISHES AND FIXTURES.

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STANDARD TEMPLATE		
Estimation Details:	CONCRETE TILE ROOF. CAT 2 NOISE	
	N2 WIND RATING TBC	
B	10.05.24	NOISE CAT ADDED
A	30.04.24	SITING
ISS	DATE	DESCRIPTION



Elevation 4
1 : 100

SITING

SITE DETAILS:
LOT 22 RAVEN COURT
AVIARY RIDGE ESTATE STAGE 1
PARK RIDGE QLD

PROPERTY DETAILS
S.P NUMBER 346178

HOUSE NAME:
WINCHESTER (1)

HOUSE TYPE:
SINGLE STOREY

CLIENT:
CHOICE HOMES

CLIENTS SIGNATURE: _____

DATE:	30.04.24	DWG Name	Elevations
SCALE:	1 : 100	DWG No:	
DRAWN:	TB	ISSUE	B
CHECKED:	TB		
JOB No:	022AVR01		