

NOTE: - PATH TO FRONT BOUNDARY TO BE DETERMINED ON SITE.

NOTE:
EXTERNAL HARD STAND AREAS (CONCRETE) TO HAVE MAX GRADIENT. 1:21 IN DIRECTION OF TRAVEL & 1:40 ACROSS THE DIRECTION OF TRAVEL

PROPOSED LEVELS

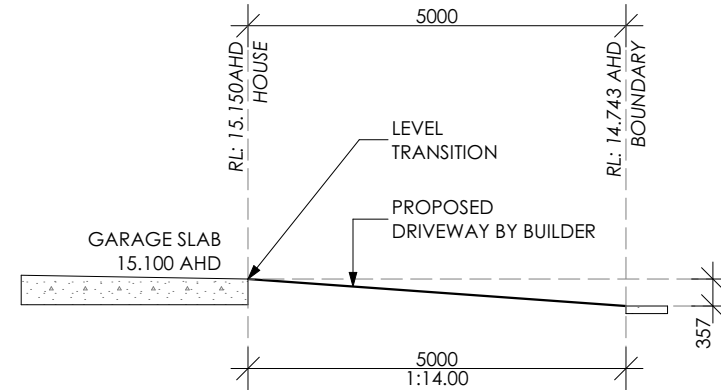
PAD LEVEL (P.L.): 14.750
CUT: 300mm
FILL: 150mm
FINISHED FLOOR: 15.150
LEVEL (F.F.L.)

SITE NOTES

LOCAL AUTHORITY: SUNSHINE COAST R. C.
SITE AREA: 420m²
SITE COVER: 59.95%
WIND CLASS: N2
SOIL CLASS: H1
BAL RATING: N/A
ACOUSTICS: N/A

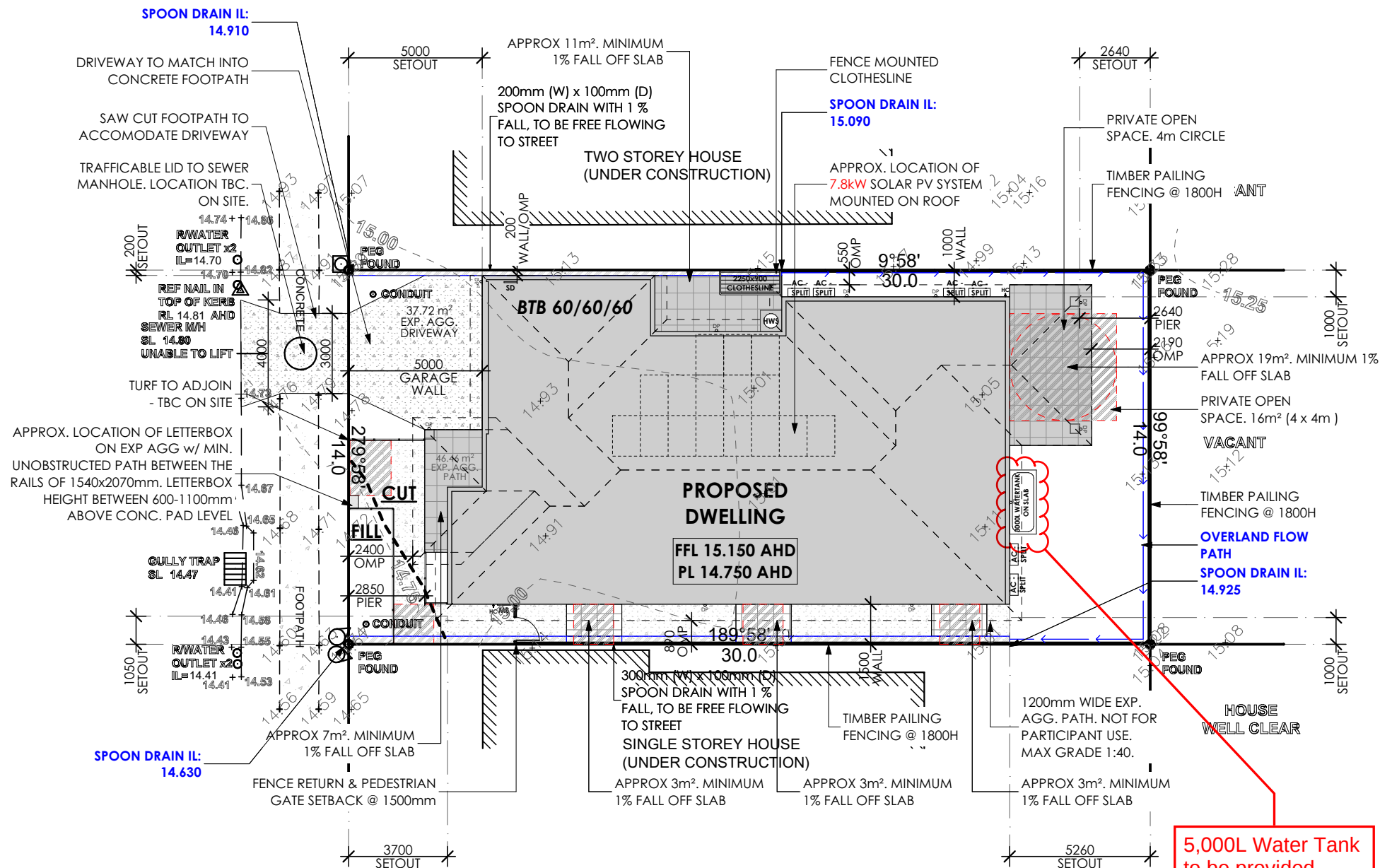
SERVICES LEGEND:

- YARD GULLY → FIELD GULLY TO RAINWATER CONNECTION LINE
- SEWER
- STORMWATER
- OVERHEAD ELECTRICAL & POWERPOLE
- GAS
- TELSTRA
- WATER METER
- ELECTRICITY SUPPLY
- NBN PIT



DRIVEWAY SECTION
1:100

CARNARVON CRESCENT



SITE PLAN
1:200

AMENDED IN RED

By: Vivian Lun
Date: 6 June 2024

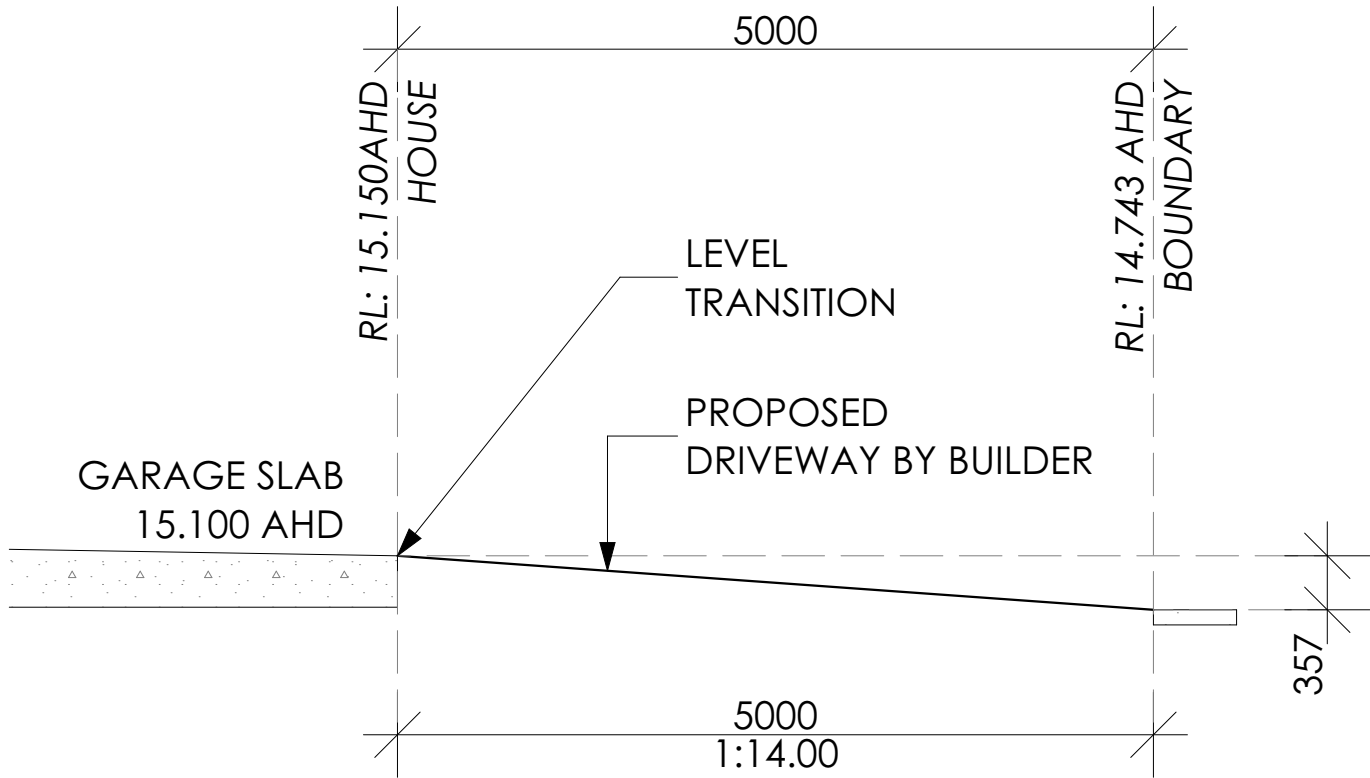


PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1510
Date: 12 June 2024







DRIVEWAY SECTION
1:50

NOTE:
EXTERNAL HARD STAND AREAS
(CONCRETE) TO HAVE MAX 1:40
GRADIENT. 1:21 IN DIRECTION OF TRAVEL
& 1:40 ACROSS THE DIRECTION OF TRAVEL

NOTES:
EAVES: 450mm UNLESS NOTED OTHERWISE
WIND CLASS: N2
SOIL CLASS: H1
ROOF PITCH: 25°
BAL RATING: N/A
ACOUSTICS: N/A

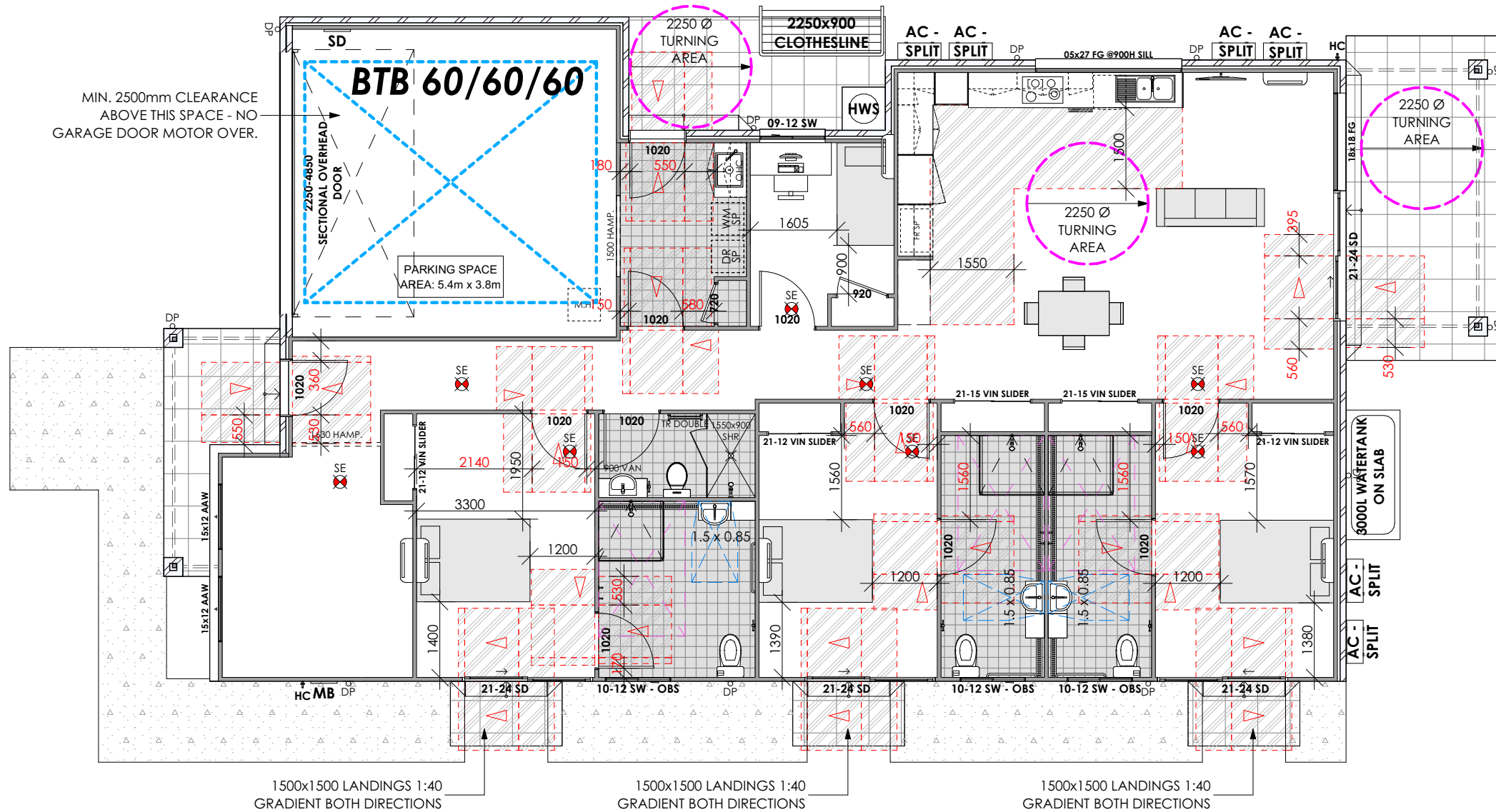
* PROVIDE EXPANSION JOINTS TO CEILINGS WHERE REQUIRED
* PROVIDE 22mm ENGINEERED STONE BENCHTOPS THROUGHOUT DWELLING
* PROVIDE BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING WINDOWS ONLY

NOTE:
SDA: HIGH PHYSICAL SUPPORT REQUIREMENTS
LHA: PLATINUM
NCC: CLASS 1B
2590H CEILINGS

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referred to in the PDA
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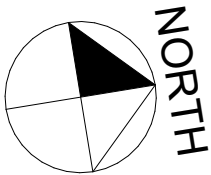
CIRCULATION PLAN
1:100

AREA TABLE	
1. LIVING	194.27
2. GARAGE	37.43
3. PORCH	6.70
4. ALFRESCO	18.45
256.85 m ²	

LANDSCAPE LEGEND		
NO.	SURFACE	TYPE
1		TURF
2		S&P STONES
3		GARDEN MULCH
4		GARDEN BED EDGING
5		EXPOSED AGGREGATE
6		PLAIN CONCRETE
7		BRUSHED CONCRETE
8		COMPACTED CRUSHER DUST

LANDSCAPE AREAS	
SURFACE	AREA
TURF	49.86
S&P STONES	10.49
GARDEN MULCH	15.38
GARDEN BED EDGING	2.99

NOTE: - LANDSCAPING PLAN IS INDICATIVE ONLY; LAYOUT MAY VARY DUE TO SITE CONDITIONS.

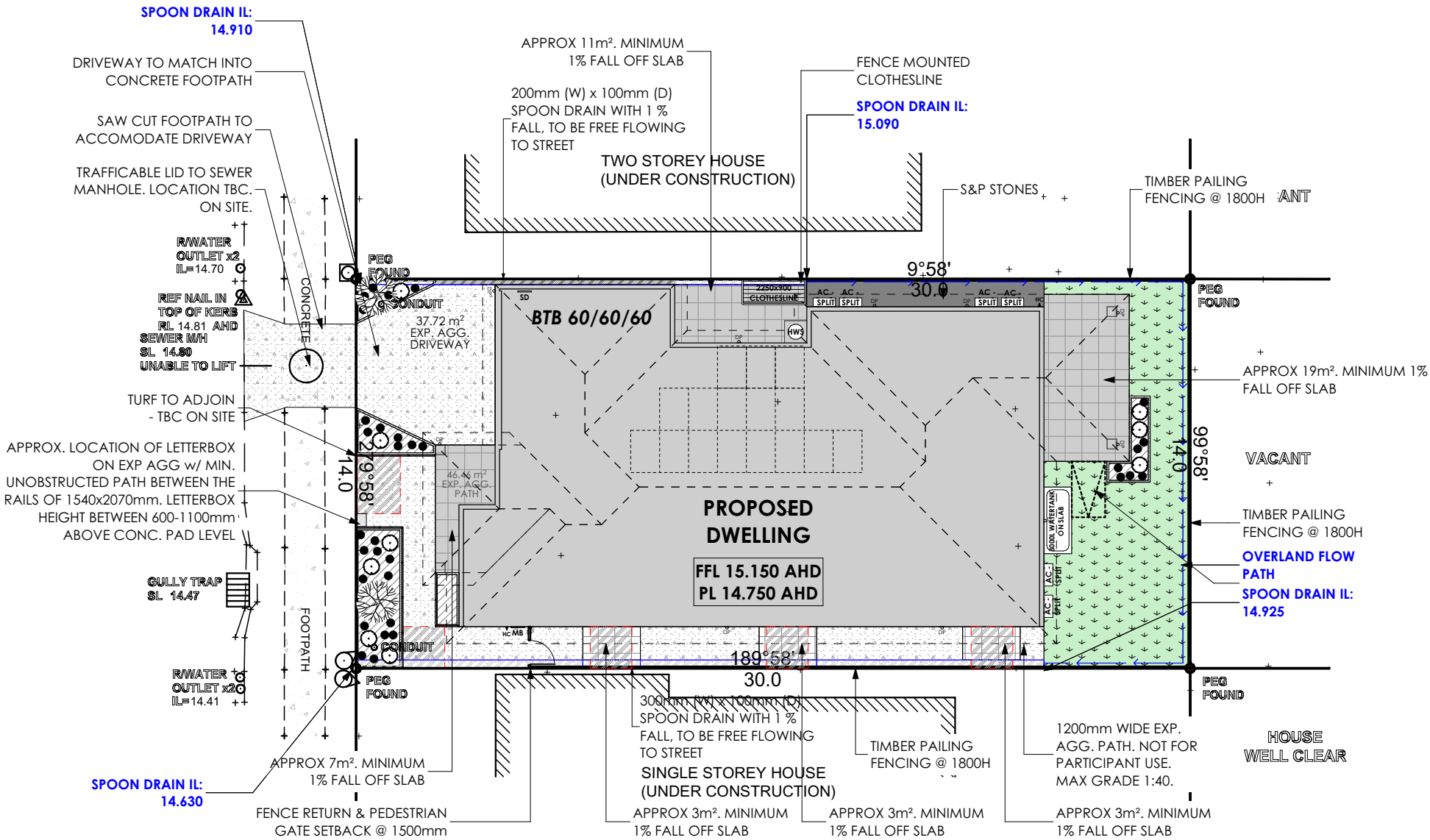


NOTE:
EXTERNAL HARD STAND AREAS (CONCRETE) TO HAVE MAX 1:40 GRADIENT. 1:21 IN DIRECTION OF TRAVEL & 1:40 ACROSS THE DIRECTION OF TRAVEL

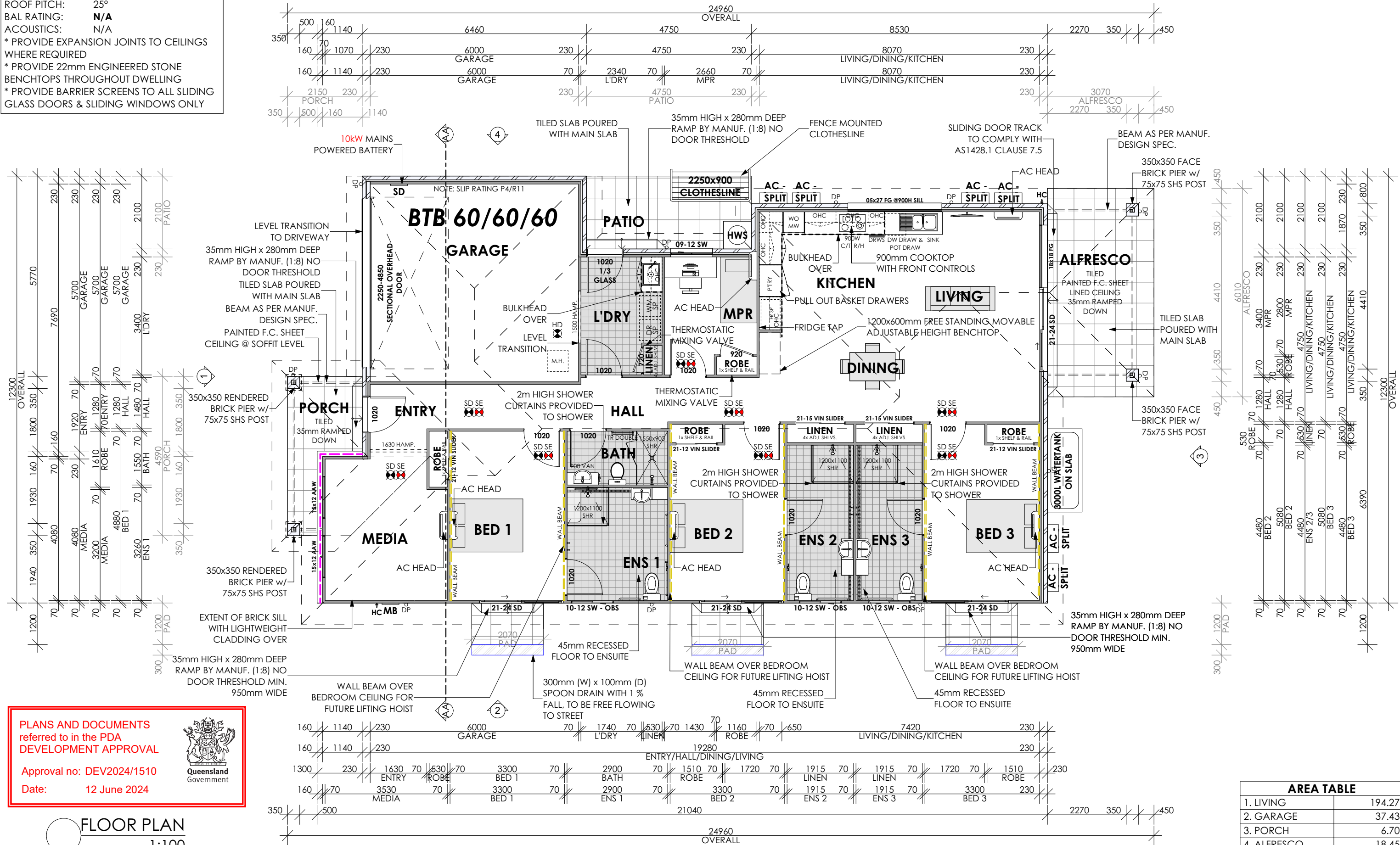
	TELEPHONE 0756448644 WEBSITE: www.silkwoodhomes.com.au QLD LICENSE #: 1218048 ABN 65767966 NSW LICENSE #: 248052C ABN 14156406352 UNIT 4/13 INDY COURT NERANG, QLD 4211 AUSTRALIA	© Silkwood Homes. The copyright of these plans are owned by Silkwood Homes. The plans may not be reproduced, copied or dealt with in any manner which infringes the exclusive rights of Silkwood Homes.	I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____	Issue	Date	Drawn	Amendments	CLIENT: Gonzalez-Munoz Pty Ltd off Gonzalez Munoz Disc Trust AT: LOT 8444, CARNARVON CRESCENT BANYA, QLD 4551	Facade: RASIED PORTICO Design Name: CUSTOM	Title: LANDSCAPE PLAN Page: 6	Issue: H Wind Rating: N2	Scale: AS SHOWN Plot Date: 4/10/2024 Drawn By: SP Checked By: MB
				D	28.11.2023	SP	UPDATE					
				E	27.02.2024	SP	FWD					
				F	08.03.2024	SP	RFI					
				G	01.04.2024	SP	PERFORMANCE SOLUTION					
				H	10.04.2024	SP	TB MARKUP'S - ADD SEAT ENS 1					

CARNARVON CRESCENT

LANDSCAPE PLAN
1:200



NOTES:
EAVES: 450mm UNLESS NOTED OTHERWISE
WIND CLASS: N2
SOIL CLASS: H1
ROOF PITCH: 25°
BAL RATING: N/A
ACOUSTICS: N/A
* PROVIDE EXPANSION JOINTS TO CEILINGS WHERE REQUIRED
* PROVIDE 22mm ENGINEERED STONE BENCHTOPS THROUGHOUT DWELLING
* PROVIDE BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING WINDOWS ONLY



PLANS AND DOCUMENTS
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Date: 12 June 2024

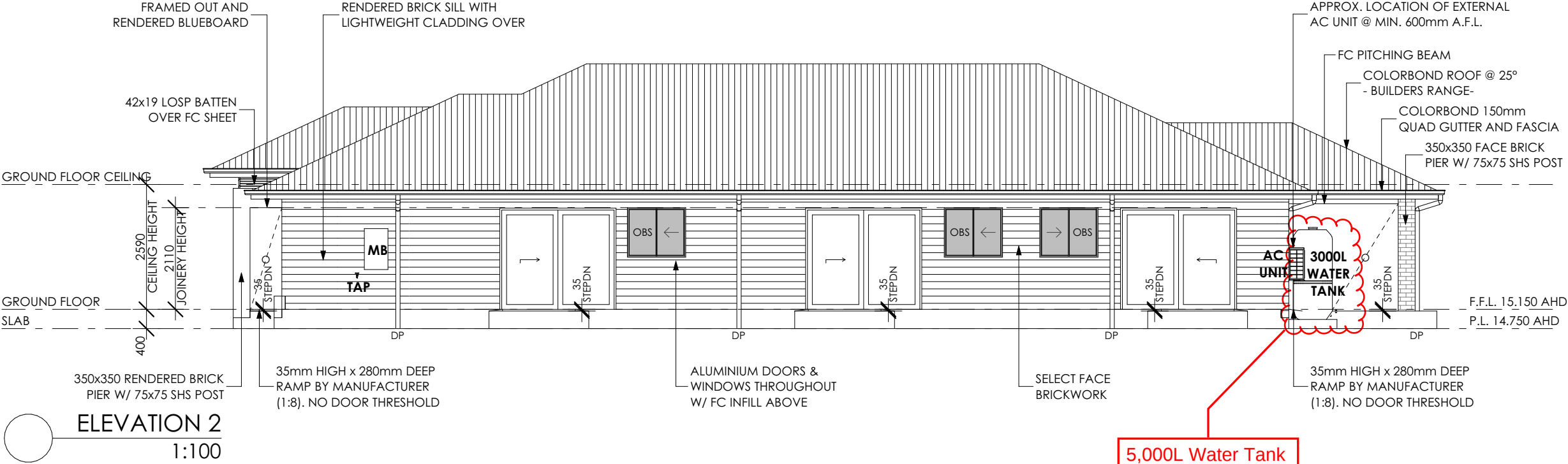
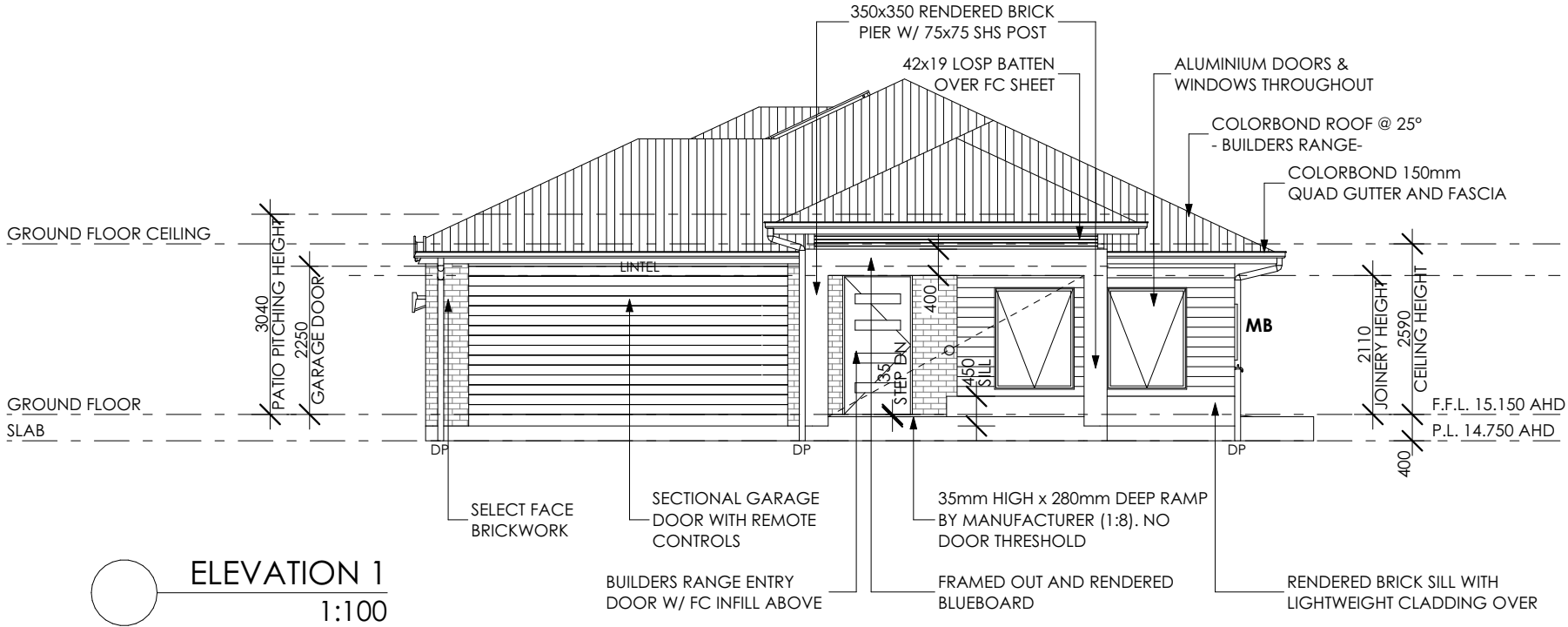


FLOOR PLAN
1:100

AREA TABLE	
1. LIVING	194.27
2. GARAGE	37.43
3. PORCH	6.70
4. ALFRESCO	18.45
256.85 m²	

NOTES:
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SOIL CLASS: H1
ROOF PITCH: 25°
BAL RATING: N/A
ACOUSTICS: N/A

CLADDING KEY:
4.5mm SOFFIT
6mm FC SHEET
8.5mm EASYLAP
9mm AXON
8mm MATRIX
7.5mm BLUE BOARD
9mm PRIMELINE



5,000L Water Tank
to be provided

NOTES:
-PROVIDE MIN 3 No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS TO SUIT LIGHT WEIGHT CLADDING FIXING
-NOTE: PROVIDE 68x31 TIMBER STOPS TO ALL CORNERS TO SUIT FINISHING OF WEATHERBOARDS.
-42x42 SURROUNDS TO ALL WINDOWS IN LIGHTWEIGHT CLADDING
-42x42 SURROUNDS TO ALL GLASS SLIDING DOORS IN LIGHTWEIGHT CLADDING
-BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING GLASS WINDOWS ONLY

MASONRY CONTROL JOINTS
-WHERE ARTICULATION IS BESIDE A WINDOW, IT MUST EXTEND FROM THE DAMP-PROOF COURSE, ALONG THE EDGE OF WINDOW TO THE TOP OF THE BRICKWORK OR SOFFIT
-JOINTS MUST HAVE A WIDTH OF AT LEAST 10mm AND MUST BE ADEQUATELY WEATHERPROOFED

AMENDED IN RED

By: Vivian Lun
Date: 6 June 2024



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1510
Date: 12 June 2024



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I/ WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT
SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

Issue	Date	Drawn	Amendments
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H	10.04.2024	SP	TB MARKUP'S - ADD SEAT ENS 1

CLIENT: Gonzalez-Munoz Pty Ltd off Gonzalez Munoz Disc Trust
AT: LOT 8444, CARNAVON CRESCENT
BANYA, QLD 4551

Facade: RASIED PORTICO
Design Name: CUSTOM

Title: ELEVATIONS
Page: 10

Issue: H
Scale: AS SHOWN
Plot Date: 4/10/2024
Wind Rating: N2
Drawn By: SP
Checked By: MB

EAVES: 450mm UNLESS NOTED OTHERWISE
WIND CLASS: N2
SOIL CLASS: H1
ROOF PITCH: 25°
BAL RATING: **N/A**
ACOUSTICS: N/A

4.5mm	SOFFIT
6mm	FC SHEET
8.5mm	EASYLAP
9mm	AXON
8mm	MATRIX
7.5mm	BLUE BOARD
9mm	PRIMELINE



- PROVIDE MIN 3 No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS TO SUIT LIGHT WEIGHT CLADDING FIXING
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Queensland
Government