



NOTE:

PROPOSED LEVELS

SITE NOTES

SERVICES LEGEND:

—S—S— SEWER

— SW — SW — STORMWATER

—OH●—OH· OVERHEAD ELECTRICAL & POWERPOLE

_____GAS_____ GAS

—T—T— TELSTRA

 WATER METER

ELECTRICITY SUPPLY

 NBN PIT

By: Ali Rizayee

Date: 13 June 2024



7650
SP327556

7625
RP327078

7624
RP327078

7623
RP327078

7652
SP327556

— APPROX. LOCATION
OF SEWER MAIN LINE
 — APPROX LOCATION
OF SEWER HC
 — APPROX LOCATION
OF SEWER HC

Site TBM
GI Nail in B
RL=13.92m

TURF TO ADJOIN
- TBC ON SITE

APPROX. LOCATION OF LETTERBOX
ON EXP AGG PAD w/ MIN.
UNOBSTRUCTED PATH BETWEEN THE
RAILS OF 1540x2070mm. LETTERBOX
HEIGHT BETWEEN 600-1100mm
ABOVE CONC. PAD LEVEL

65-75mm OR 150mm
HIGH KERB RAIL

SITE PLAN
1:200

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1515

Date: 14 June 2024



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

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

SIGNATURE _____ DATE _____

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Issue	Date	Drawn	Amendments
A	17.04.2024	SP	CONTRACT PLAN
B	16.05.2024	WM	WORKING DRAWINGS
C	17.05.2024	WM	DRIVEWAY
D	22.05.2024	WM	PATH UPDATE

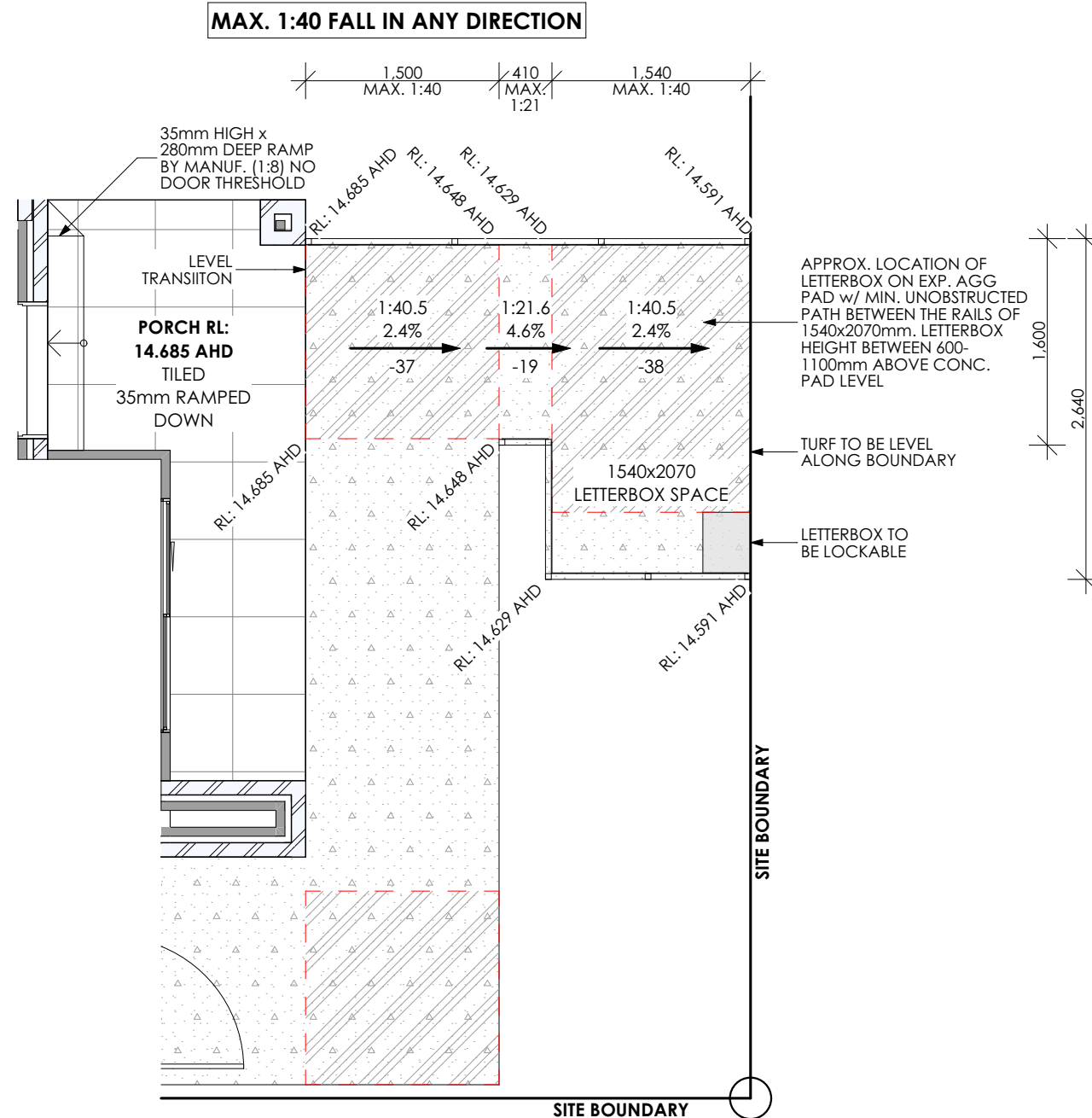
CLIENT: MICHELLE TANYA COX
AT: LOT 7651, LINDEMAN CRESCENT BANYA, QLD
4551

Facade:
PLANTATION

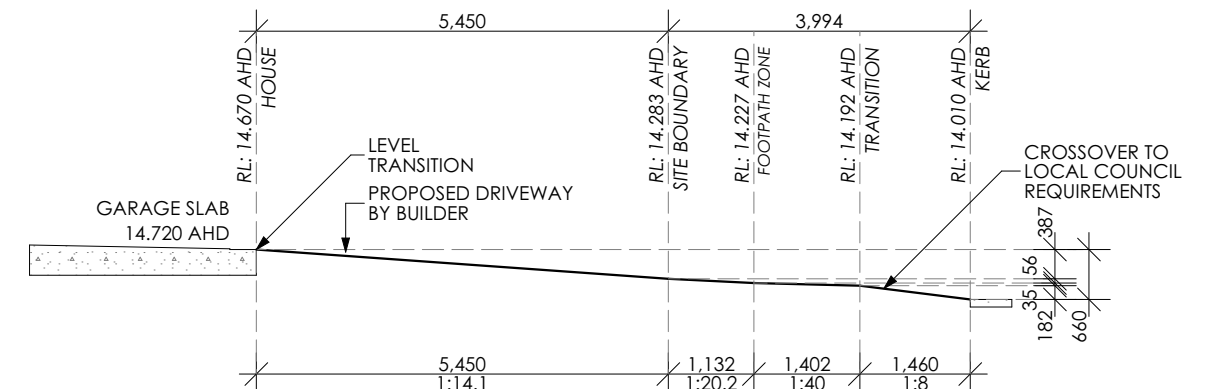
Design Name:
SILVER GUM 227

Title:	SITE PLAN
Page:	3

Issue: D	Scale: AS SHOWN
	Plot Date: 22/05/2024
Wind Rating: TBC	Drawn By: SP
	Checked By: MB



PATHWAY DETAIL
1:50



DRIVEWAY SECTION
1:100

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

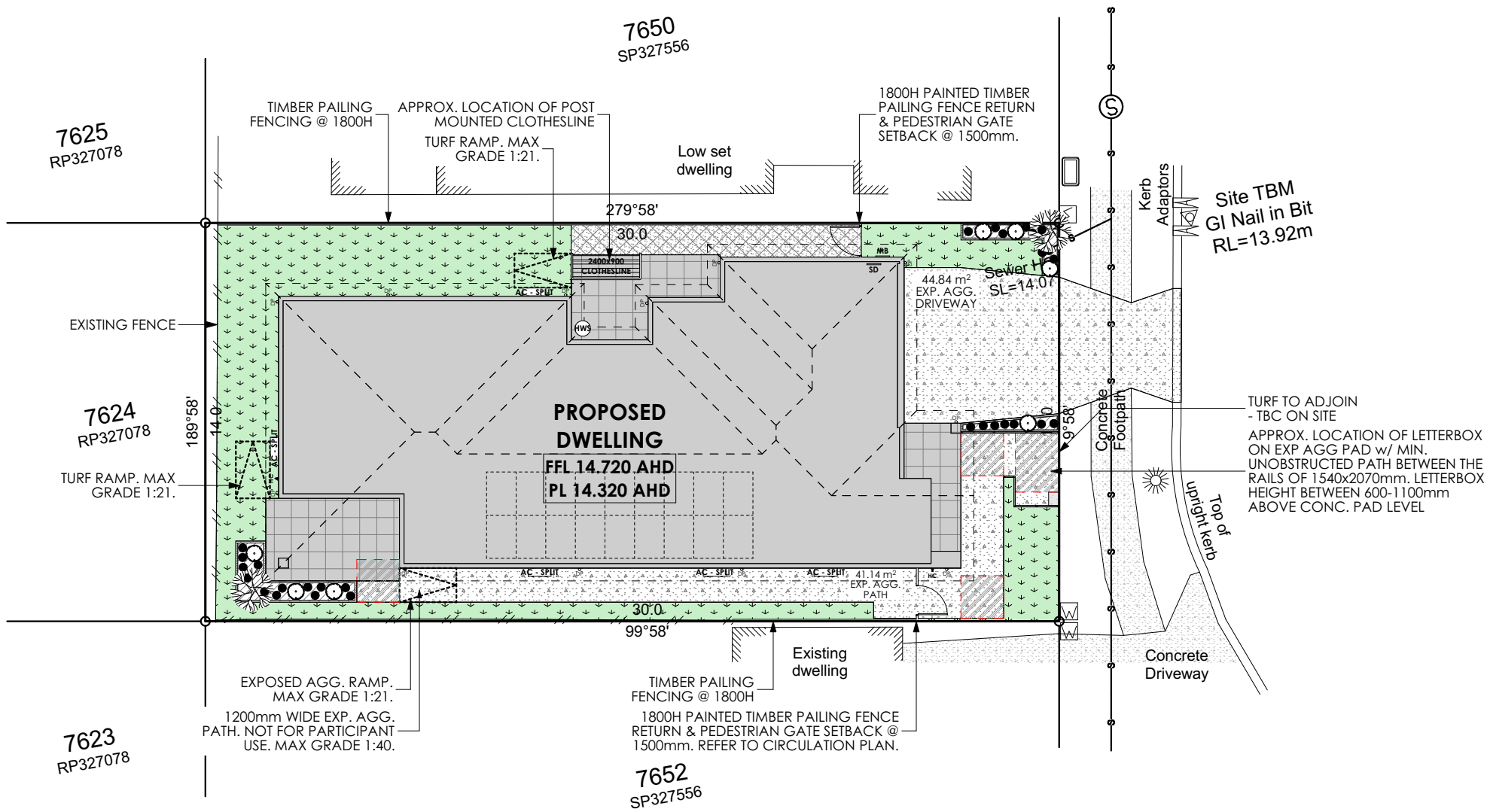
LANDSCAPE AREAS	
SURFACE	AREA
TURF	81.76
GARDEN MULCH	6.97
GARDEN BED EDGING	2.14
EXPOSED AGGREGATE	85.98
COMPACTED CRUSHER DUST	11.81

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. 1:14 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: MICHELLE TANYA COX AT: LOT 7651, LINDEMAN CRESCENT BANYA, QLD 4551	Facade: PLANTATION Design Name: SILVER GUM 227	Title: LANDSCAPE PLAN Page: 5	Issue: D Wind Rating: TBC	Scale: AS SHOWN Plot Date: 22/05/2024 Drawn By: SP Checked By: MB
				A	17.04.2024	SP	CONTRACT PLAN					
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LINDEMAN CRESCENT

4.1 Extent of landscaping

As a minimum, each lot is to provide the following requirements within the property boundary:

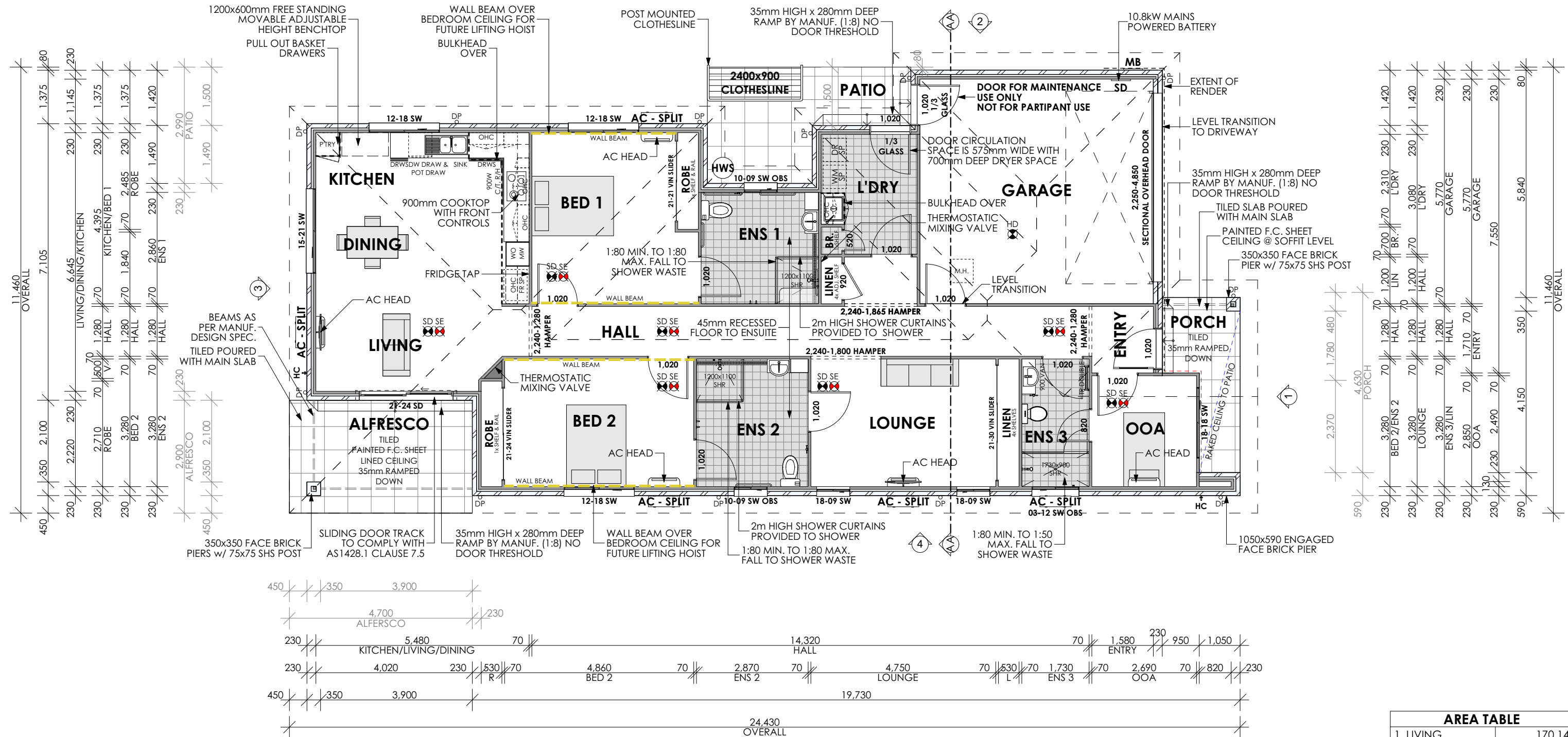
- Three (3) established plants with a minimum height of 1.5m within a garden bed.
- One (1) established feature tree with a minimum height of 1.0m to be planted within a garden bed that is located between the front build line and the property boundary.
- Potted plants can be used, but will not be accepted as part of the above minimum landscaping requirements.
- All garden beds are to be edged and mulched or have stones in lieu of mulch. Timber edging visible from the street must be painted or stained.
- Artificial turf is accepted within the boundary line.
- A maximum of 60% of the front yard (excluding driveways, decks or paths) is to be turfed.
- All landscaping is to be completed within 6 weeks after handover from builder.

NOTES:
EAVES: 450mm UNLESS NOTED OTHERWISE
WIND CLASS: TBC
SOIL CLASS: TBC
ROOF PITCH: 25°
BAL RATING: TBC
ACOUSTICS: NIL
* PROVIDE EXPANSION JOINTS TO CEILINGS WHERE REQUIRED
* PROVIDE 20mm STONE BENCHTOPS THROUGHOUT DWELLING
* PROVIDE BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING WINDOWS ONLY

NOTE:-
WALL REINFORCEMENT FOR ENS 1 & 2
TO BE 15mm STRUCTURAL PLY

PLANS AND DOCUMENTS
referred to in the PDA
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Date: 14 June 2024



FLOOR PLAN (NDIS)
1:100

AREA TABLE	
1. LIVING	170.14
2. GARAGE	37.71
3. PORCH	6.57
4. ALFRESCO	13.63
228.05 m²	



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AT: **LOT 7651, LINDEMAN CRESCENT BANYA, QLD**
4551

Facade: **PLANTATION**
Design Name: **SILVER GUM 227**

Title: **FLOOR PLAN**
Page: **6**

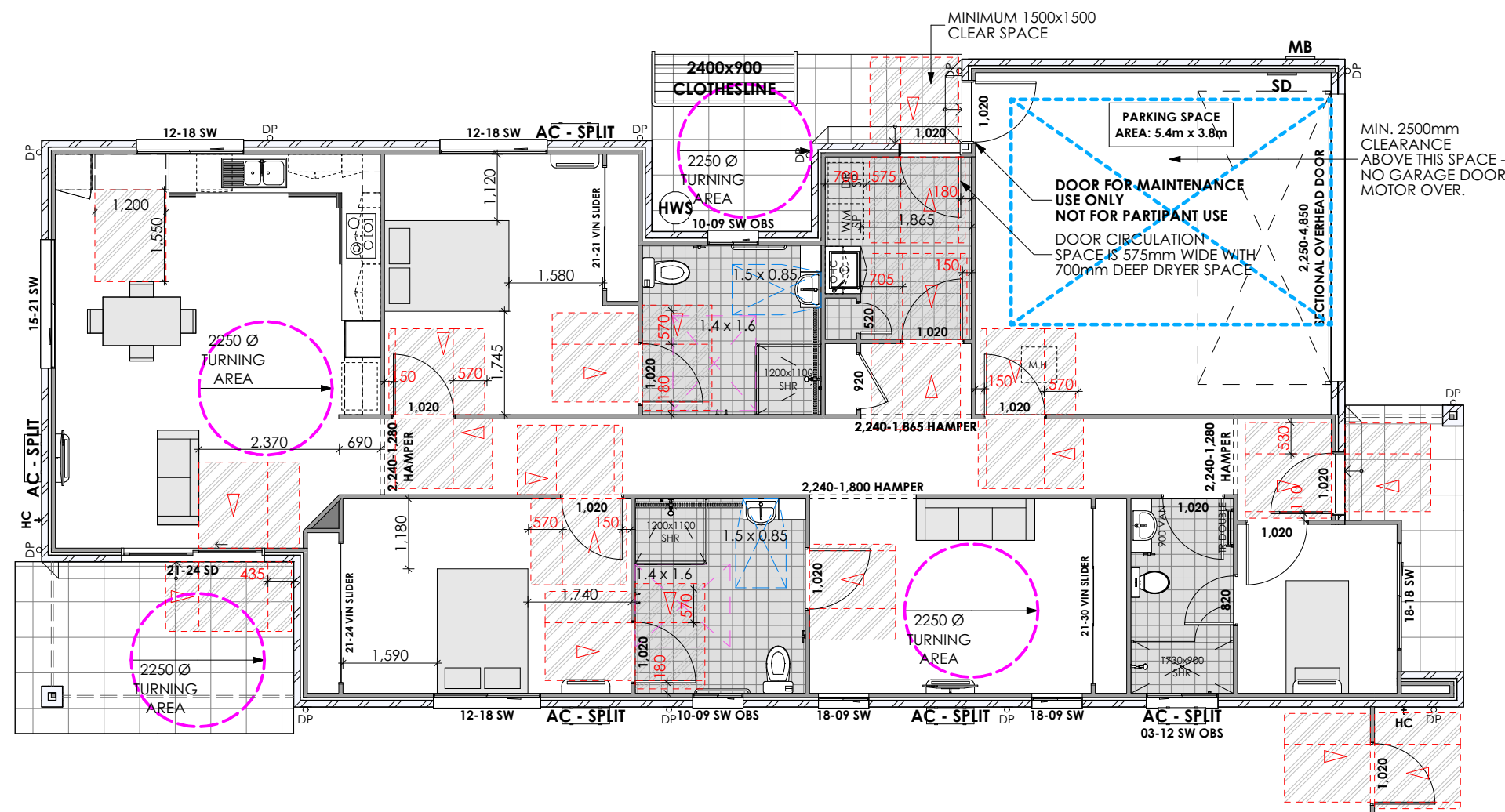
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Scale: **AS SHOWN**
Plot Date: **22/05/2024**
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BAL RATING: TBC
ACOUSTICS: NIL

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

Date: 14 June 2024

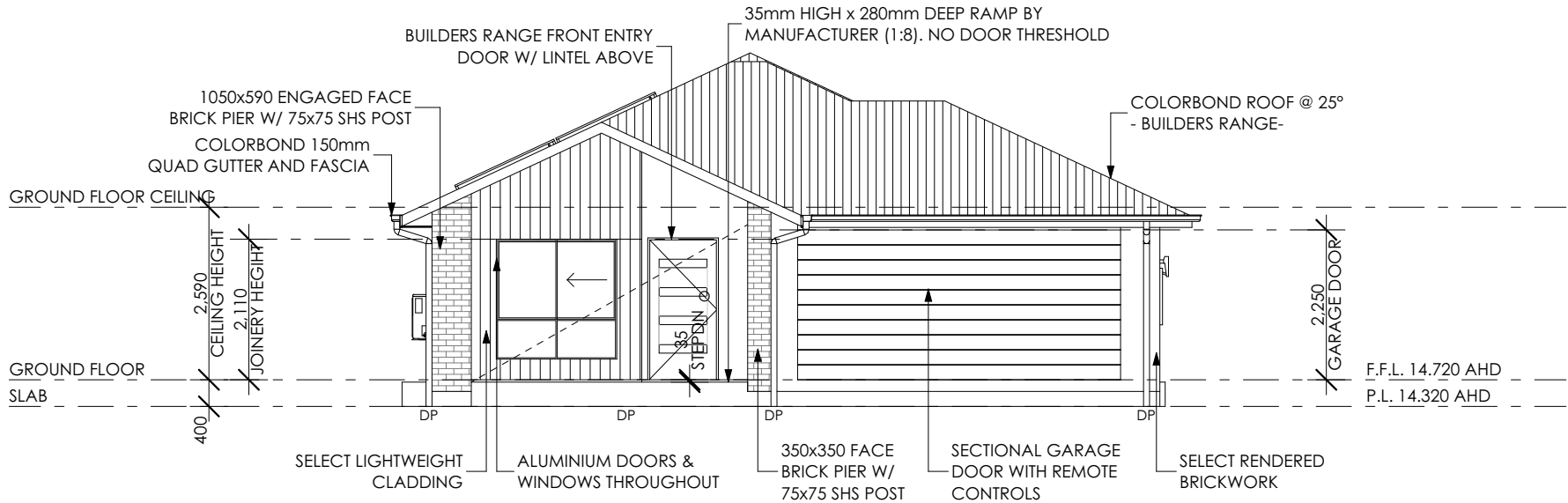


CIRCULATION PLAN
1:100

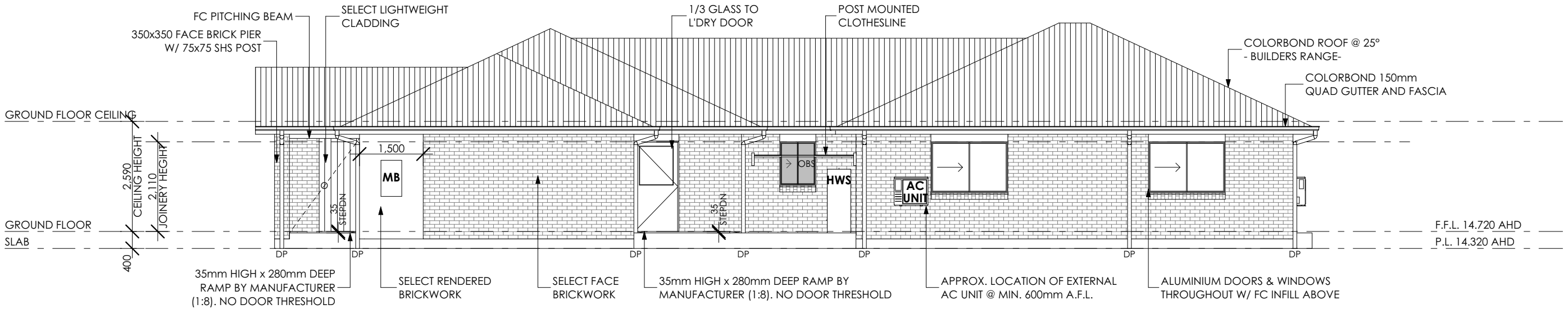
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BAL RATING: TBC
ACOUSTICS: NIL

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



ELEVATION 1
1:100



ELEVATION 2
1:100

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

PLANS AND DOCUMENTS
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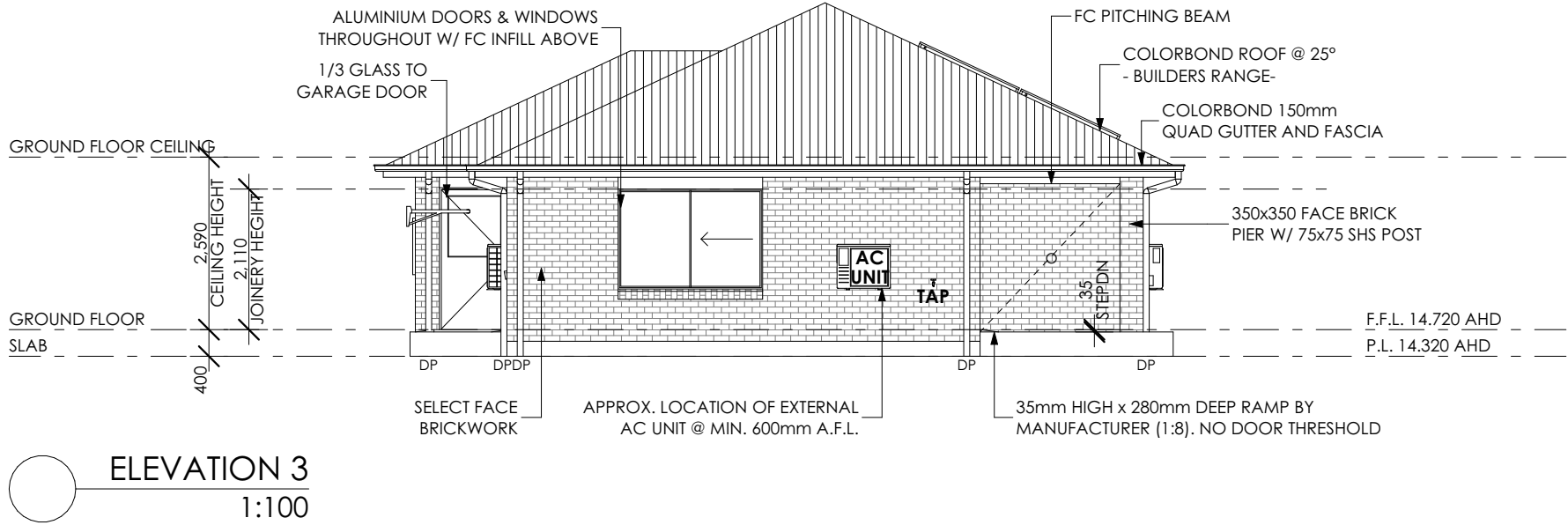
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ELEVATIONS
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9

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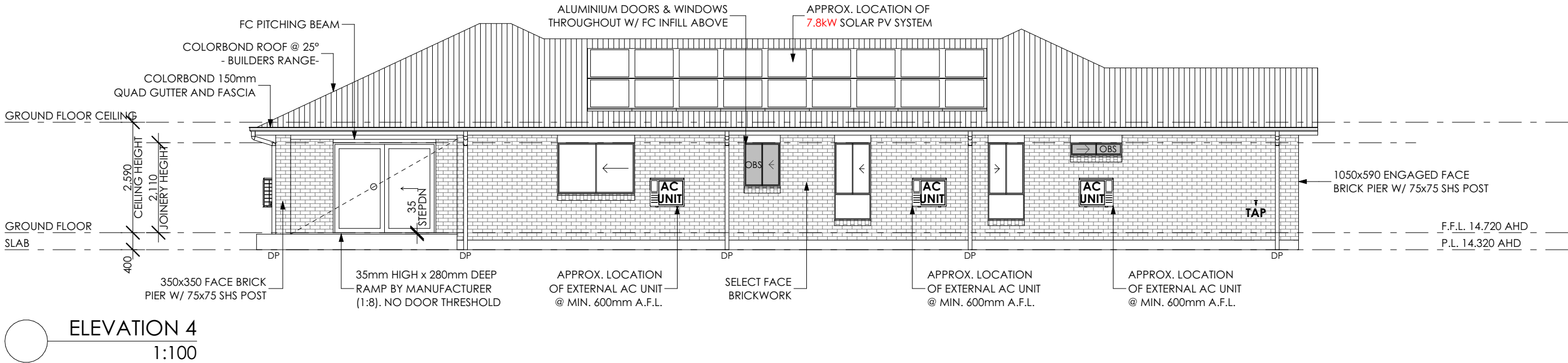
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