

VARIATION SCHEDULE

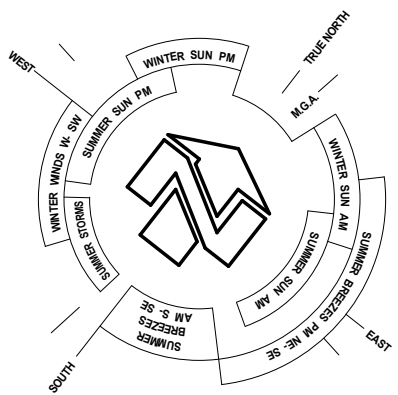
1. Acoustic category 1 to lot
2. Heritage style entry door
3. Hampton style garage door – ‘Regency’ profile with ‘plain’ windows
4. French style doors to Bed 1/Balcony
5. Shaker style cabinets to kitchen, bathrooms and laundry
6. Hampton style window to Nursery
7. 2740mm ceiling height to ground floor & first floor
8. Full height tiling to Bathroom & Ensuite
9. 2x freestanding baths
10. Back to wall toilets
11. Upgraded landscaping (refer to plans)
12. Overhead cupboard/bulkhead to laundry
13. Extra noggins to laundry wall for wall mounted dryer
14. 900mm vanity to WC
15. Corner stacker door to Alfresco (No post)
16. Built-in study desks by cabinet maker (Bed 4 & retreat)
17. Open showers with 1 side of shower screen (Ensuite, Bathroom)
18. Provide 2x extra downlights (Ensuite, Bathroom)
19. Provide 4x extra DGPO's (Bed 4, Master Bed, Retreat, Study Nook)
20. Provide 3x extra Data points (Master Bed, Study Nook, Retreat)

VARIATION SCHEDULE

21. Provide 2x extra TV points (Master Bed, Retreat)
22. Extra external concrete (Alfresco, Porch, Clothesline)
23. Hampton style balustrade to staircase
24. Hampton style balustrade to Balcony
25. Painted hardwood base surround to all porch posts
26. Two tone paint features to facade
27. Electronic entrance set to front door
28. 4x Feature lights in white to facade
29. Back to wall toilets throughout

Site Notes

- 1.) Contours and levels shown are produced from disclosure plans and are not guaranteed to be correct
- 2.) Topography shown is based on an assumed datum Point.
- 3.) All survey pegs are to be located prior to earthworks.
- 4.) Surface water to be drained away from dwelling (provide a 1:20 minimum fall).
- 5.) Maximum batters shall be provided as follows:
(i) CUT-1:1 (ii) FILL-1:2 (iii) VEHICULAR ACCESS-1:4
- 6.) The working PAD RL noted on the site plan shall have a tolerance of up to 100mm
- 7.) The Builder takes no responsibility for retaining or drainage requirements caused by conditions on adjoining properties. Such works are to be carried out by the owner.
- 8.) Footpath in driveway may or may not be removed subject to site conditions.
- 9.) Site Pad level to be determined/confirmed by the Engineer. Refer to the engineering plans/report for further details.
- 10.) All retaining walls will be decided on site by the relevant site supervisor.



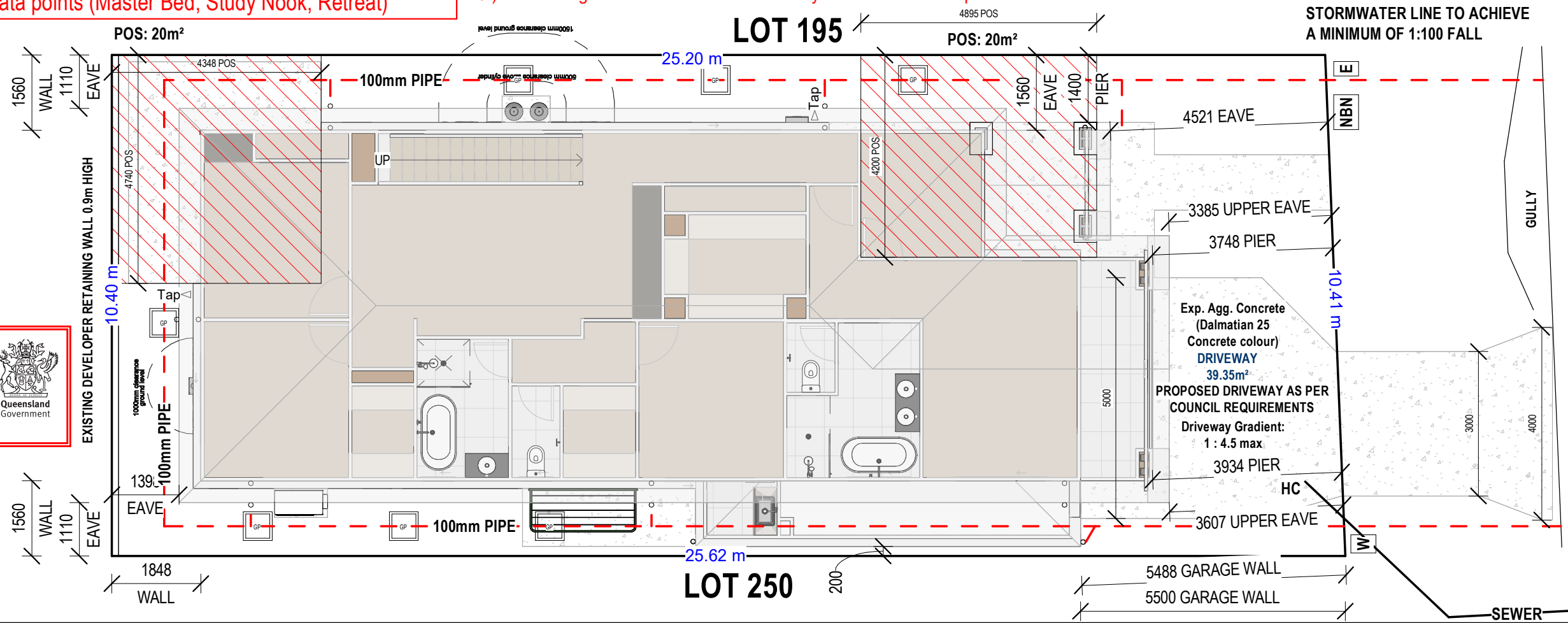
SITE COVERAGE = 65%
 LOT AREA = 264m²
 HOUSE FOOTPRINT = 171m²

GL = 54.0
 CUT = 100mm
 FILL = 100mm
 FL = REFER TO ENGINEERS

PROPERTY DESCRIPTION

Lot - 251
 Street Number - 37
 SP - SP338311
 Authority - Logan City

Acoustic category 1 to lot



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2024/1516
 Date: 26 July 2024



Site Plan

ISS	DATE	DESCRIPTION
B	03.07.24	AMENDMENTS
A	20.03.24	WORKING DRAWINGS

Use figured dimensions at all times. Refer enquiries to **KARSTON BUILDING GROUP**.
 All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
 All drawings copyright to **KARSTON BUILDING GROUP**.

HOUSE TYPE: Wellington 285 - Hampton	DRAWN: RPW	A3 KARSTON BUILDING GROUP QBSA LIC. 15199098 ABN: 74 640 557 008 PHONE: (07) 5502 6252 EMAIL: admin@karstonthomes.com.au
CLIENT: Karston Homes	PAGE #: 100 ISSUE: B	
SITE DETAILS: Lot 251 Wellington Circuit, Yarrabilba Estate - Stage 37 Yarrabilba. QLD. 4207	DATE: 14.03.24	
	JOB No: 298900	
	SCALE: 1 : 100	



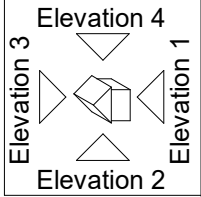
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Area Schedule	
Name	Area
Alfresco	8.88 m²
Balcony	6.96 m²
Garage	38.14 m²
Lower Living	88.85 m²
Porch	14.67 m²
Upper Living	127.75 m²
Grand total:	285.25 m²

1:80 fall minimum fall to all drains

2740mm ceiling height to lower
2740mm ceiling height to upper

Acoustic category 1 to lot



GENERAL NOTES:

Figure dimensions take precedence to scaled dimensions.
Internal dimensions between framing, etc. do not include the allowance for lining thicknesses.
Angled walls shall be 45° unless noted otherwise.

Separate W/C rooms to have Lift off Hinges

All Bathrooms, W/Cs, Ensuities and Laundries, without Natural Ventilation (windows) to have Mechanical Exhaust Fans.

Bulkheads:
2260mm from slab to underside (unless noted otherwise).

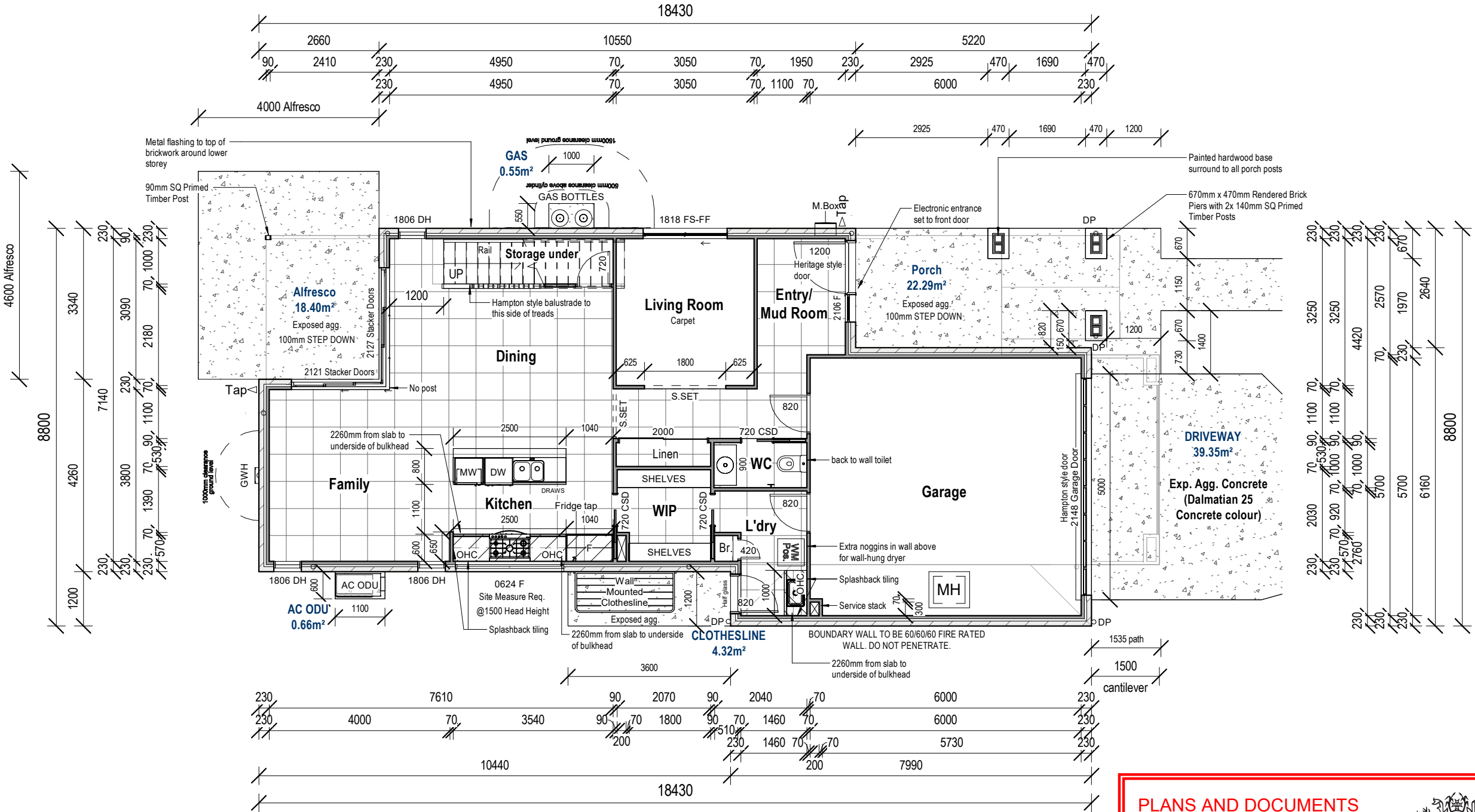
ENERGY EFFICIENCY

Owners are to incorporate energy saving design features in their house designs. Designs must achieve without concessions a 6 Star Energy Efficiency Rating as set out by the Queensland Development Code 4.1 -Sustainable Buildings (QDC).

NOTE - A 6 STAR ENERGY EFFICIENCY REPORT WITHOUT QDC CONCESSION IS REQUIRED

NOTE :
Kitchen Cabinetry :
Jackson Shaker Panel - 2 Pac
Matt white (30% gloss)

NOTE :
Laundry & Bathroom Cabinetry :
Jackson Shaker Panel - 2 Pac
Matt white (30% gloss)



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Ground Floor Plan

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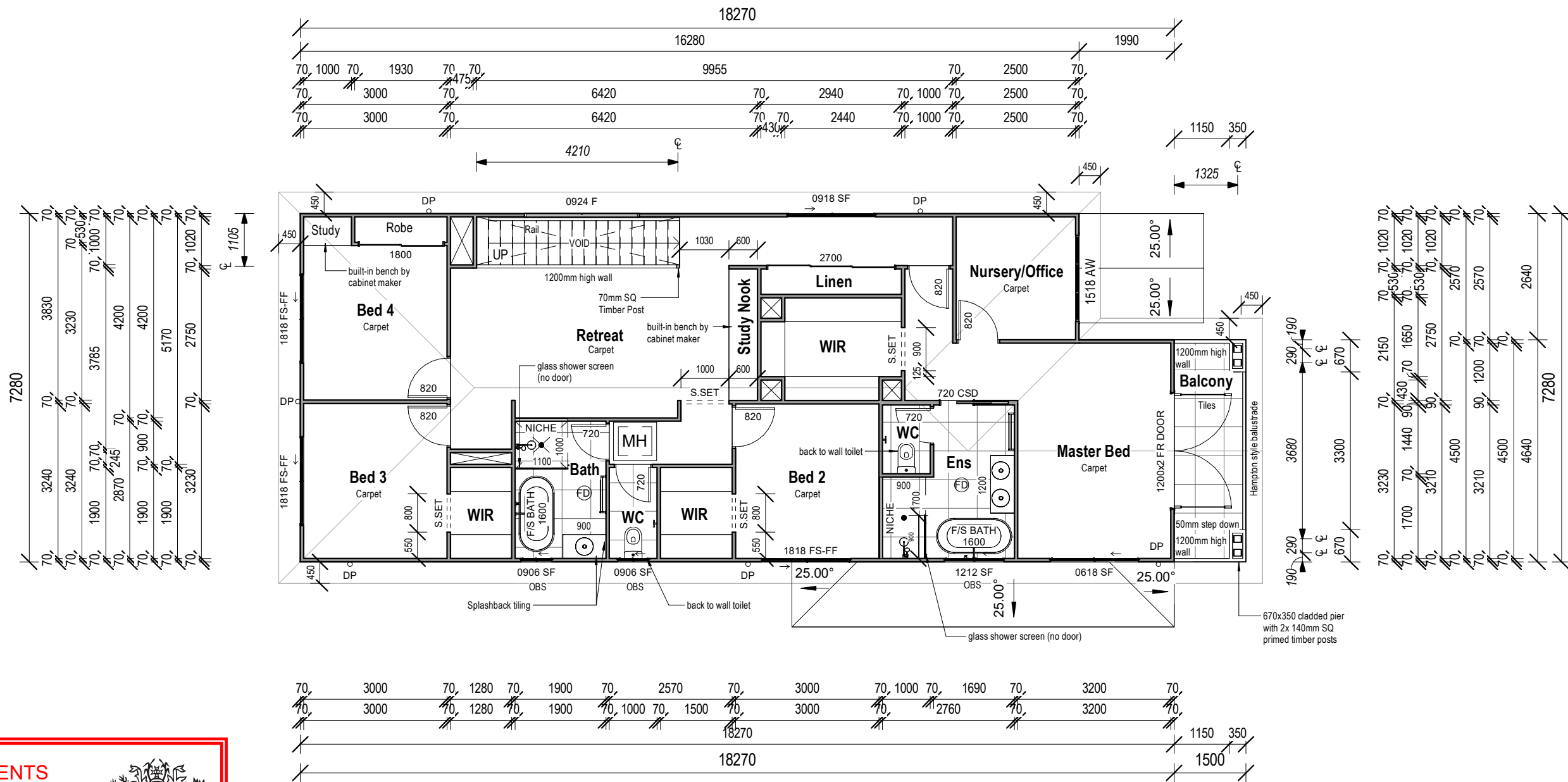
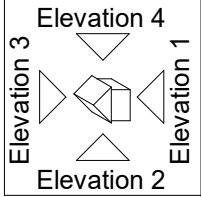
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Garage	38.14 m²
Lower Living	88.85 m²
Porch	14.67 m²
Upper Living	127.75 m²
Grand total: 7	285.25 m²

1:80 fall minimum fall to all drains

2740mm ceiling height to lower
2740mm ceiling height to upper

50mm slab recess for bathroom/
ensuite tile bedding

Acoustic category 1 to lot



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First Floor Plan

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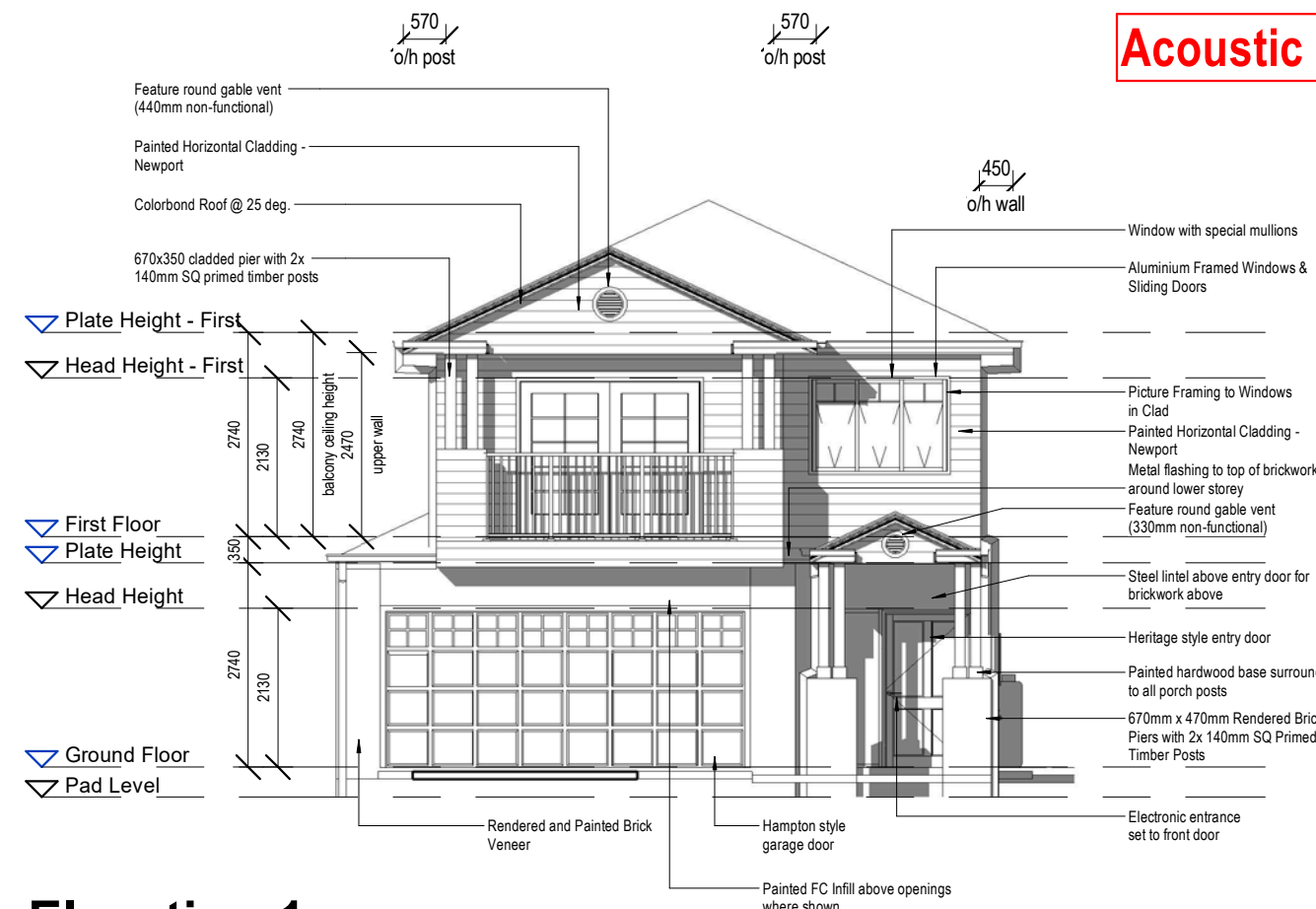
2740mm ceiling height to lower
2740mm ceiling height to upper

PLANS AND DOCUMENTS
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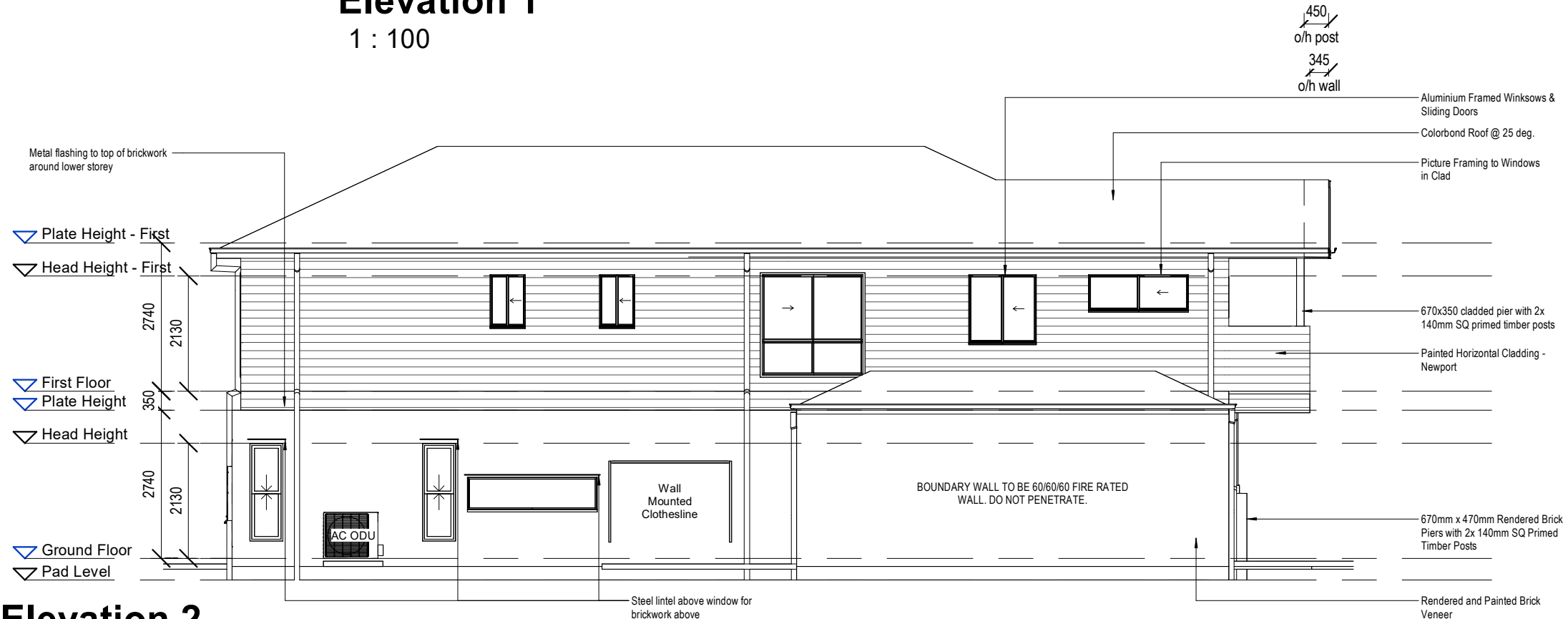
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Government



Elevation 1
1 : 100



Elevation 2
1 : 100

Elevations			Use figured dimensions at all times. Refer enquiries to KARSTON BUILDING GROUP . All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA. All drawings copyright to KARSTON BUILDING GROUP .	HOUSE TYPE: Wellington 285 - Hampton	DRAWN: RPW		A3 KARSTON BUILDING GROUP QBSA LIC. 15199098 ABN: 74 640 557 008 PHONE: (07) 5502 6252 EMAIL: admin@karstonthomes.com.au	
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	ISS	DATE	DESCRIPTION					

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2740mm ceiling height to lower
2740mm ceiling height to upper

EAVES 450 UNO

PLANS AND DOCUMENTS
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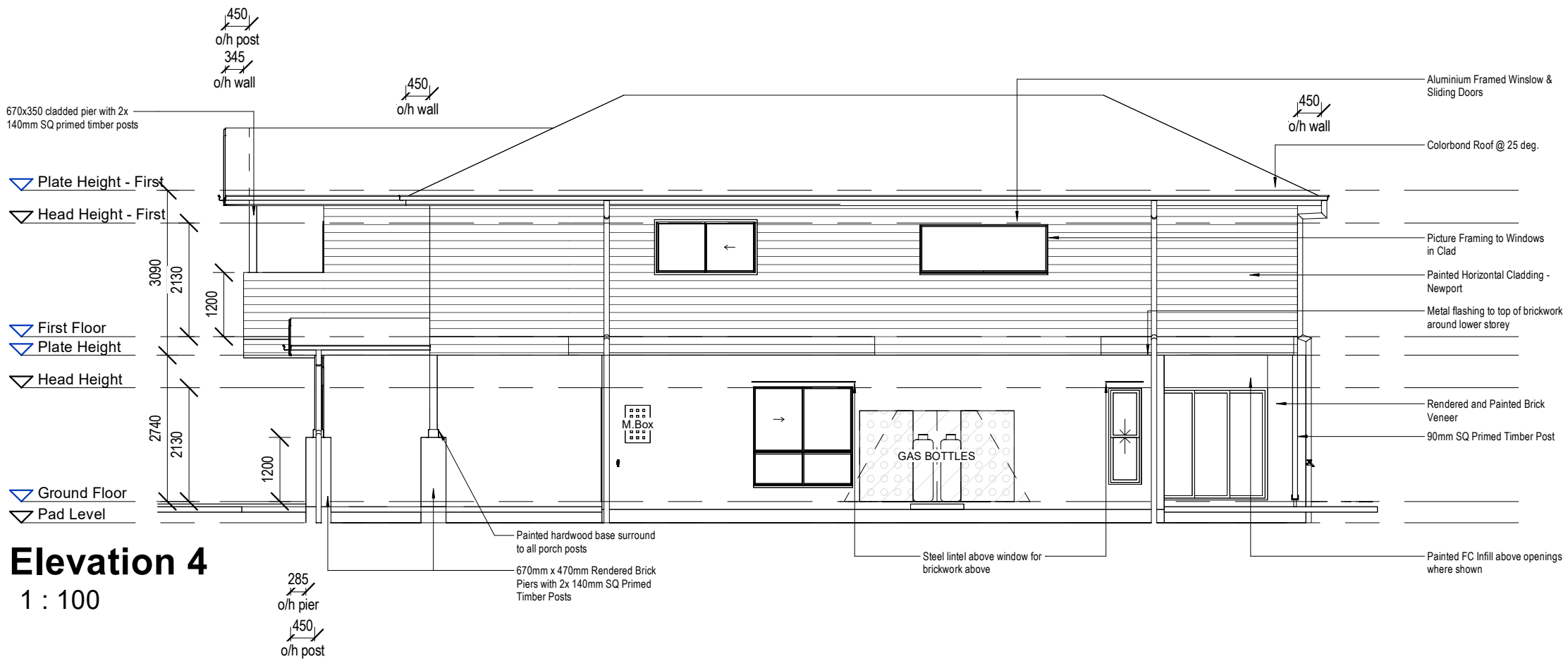
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Elevation 3
1 : 100



Elevation 4
1 : 100

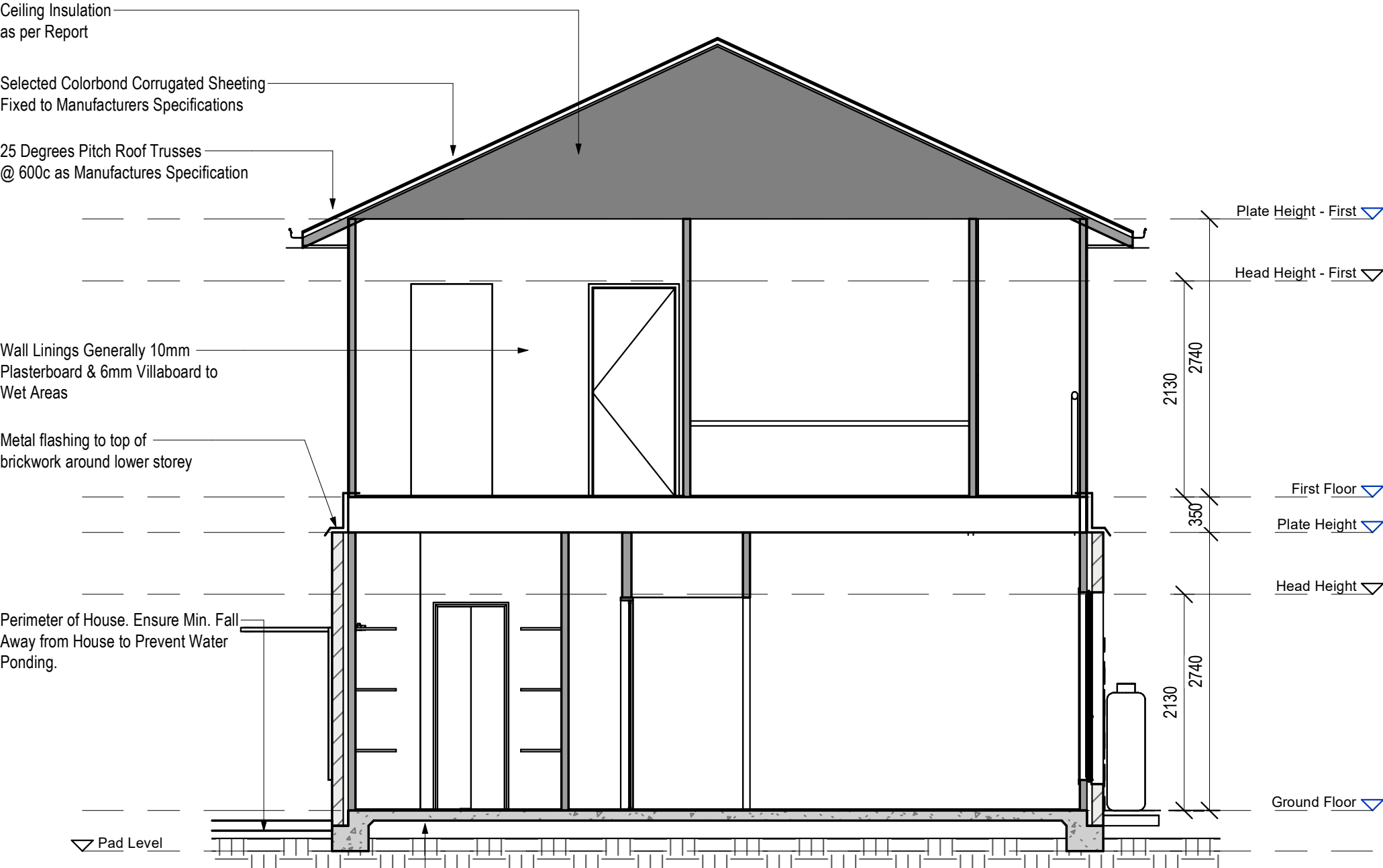
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	ISS	DATE	DESCRIPTION					

COLORBOND

- SELECTED COLORBOND ROOF FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- ROOF BATTENS @ 900 CRS TO SUIT COLORBOND.
- ROOF BATTENS FIXED IN ACCORDANCE WITH COLORBOND MANUFACTURERS SPECIFICATIONS.
- ROOF TRUSSES @ 600 CRS ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- **NOTE:** BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

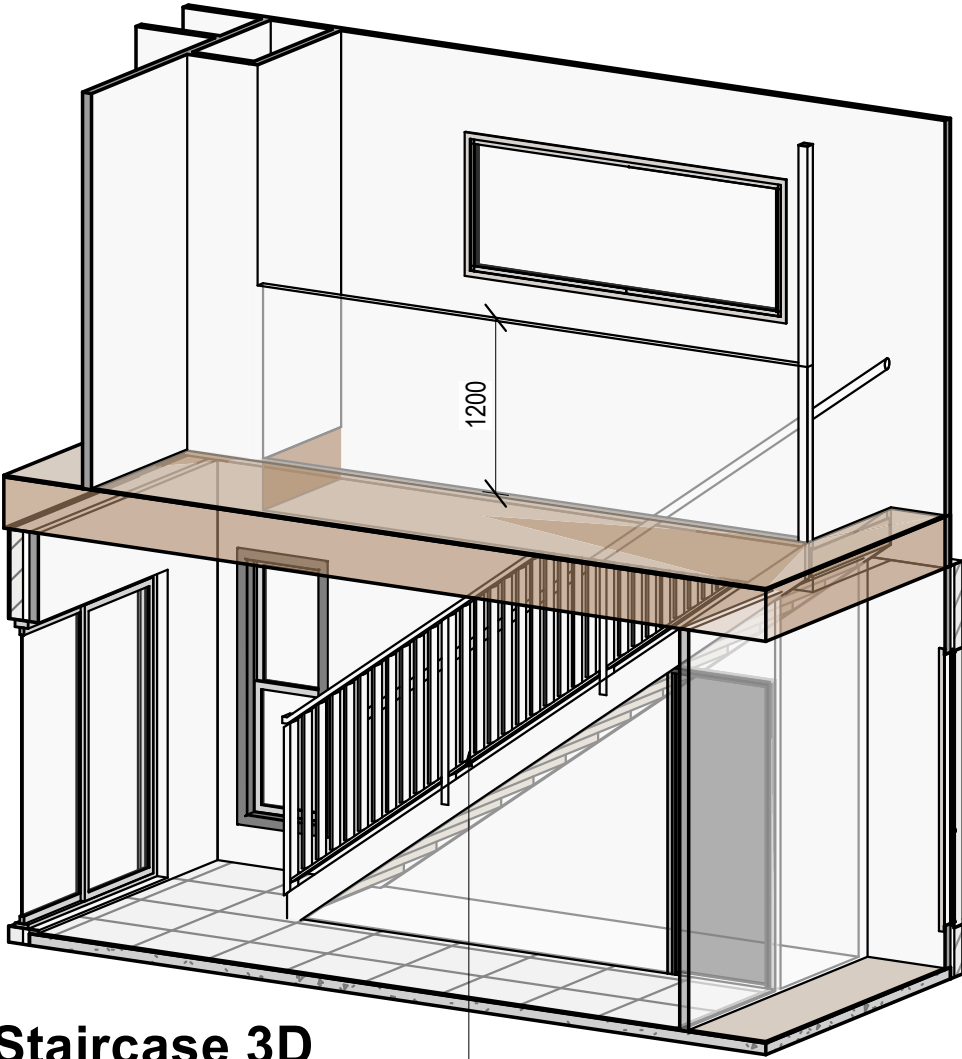
Acoustic category 1 to lot

- NOTE: THIS SECTION IS TO BE USED AS A GUIDE**
- ALL TIMBER SIZES TO CONFORM WITH B.C.A.
 - STRUCTURAL FOOTINGS TO BE DESIGNED BY ENGINEER



Footing & Slab Design to AS2870 as per Engineer's Spec's. Indicative Shown Here.

Cross Section
1 : 50



Staircase 3D

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Sections & Details				Use figured dimensions at all times. Refer enquiries to KARSTON BUILDING GROUP . All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA. All drawings copyright to KARSTON BUILDING GROUP .	HOUSE TYPE: Wellington 285 - Hampton	DRAWN: RPW		A3	KARSTON BUILDING GROUP QBSA LIC. 15199098 ABN: 74 640 557 008 PHONE: (07) 5502 6252 EMAIL: admin@karstonthomes.com.au	
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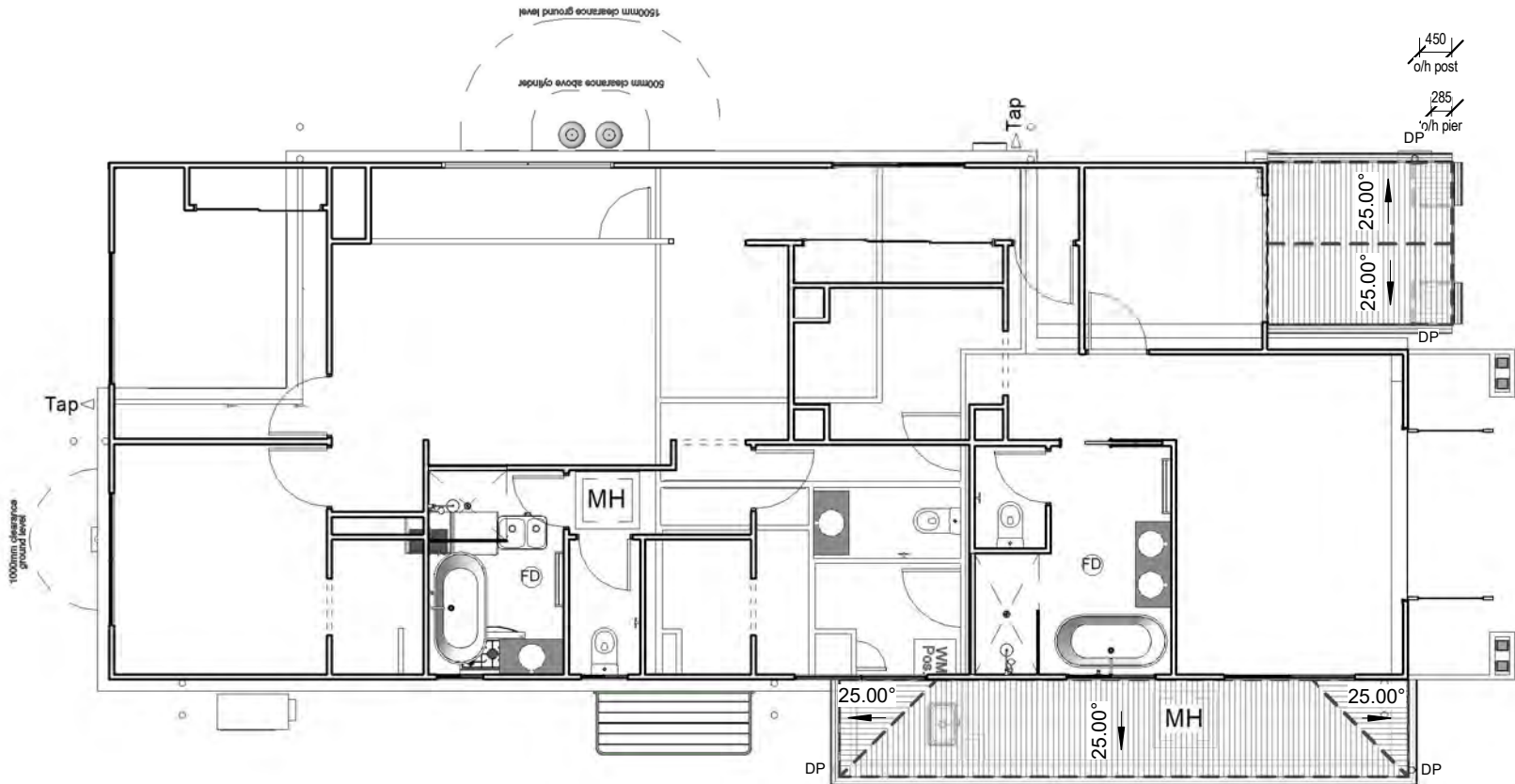
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Roof Notes

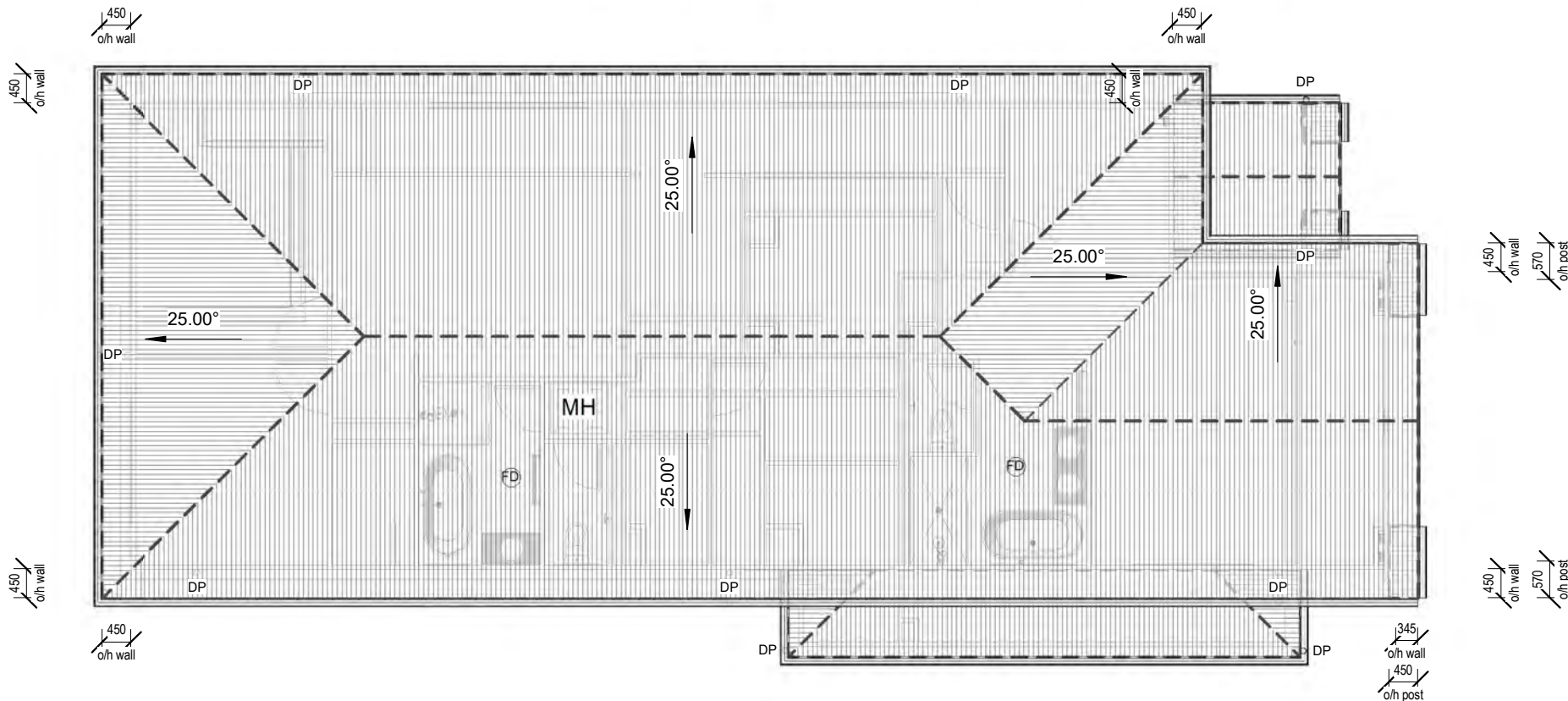
- For metal roof sheeting – compliance with:
- i. Part 7.2 of BCA 2022 and
 - ii. AS1562.1-2018 which is for Design and installation of sheet roof and wall cladding — Metal

Roof Plan - Ground Floor



Roof Plan - First Floor

1 : 100



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Roof Plan

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LEGEND:

- Proposed Turfed Area (Wintergreen couch)
- Proposed Edged Garden Bed with black mulch
- Proposed Selected Pebbles (white colour)
- Exposed Aggregate Concrete

Proposed 1800mm high Treated Pine Fence (Butted Timber - Natural Finish) (Sides/rear/returns)

Letter Box (Concrete & Colour to match house)

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Queensland Government

Yarrabilba Landscape Requirements

A minimum of 50% of your front yard must be landscaped with garden beds and / or grass (and cannot be all concrete and hardstand).

50% Calculated

A minimum of 25% of your front yard (including the driveway) must comprise gardens including trees or shrubs capable of growing beyond 3.0 metres tall and at least 600mm high when planted. A minimum of 3 trees or shrubs must be included. A minimum of 1 plant per 1m2 of garden bed area is required.

25% calculated

LANDSCAPING SUBJECT TO CHANGED BASED ON SITE CONDITIONS.

TURF MAY BE SUBSTITUTED WITH LANDSCAPING GRAVEL TO AREAS OF LOW LIGHT.

PROPOSED RETAINING WALLS AND FENCING IS SUBJECT TO CHANGE.

PLANTS ARE INDICATIVE ONLY.

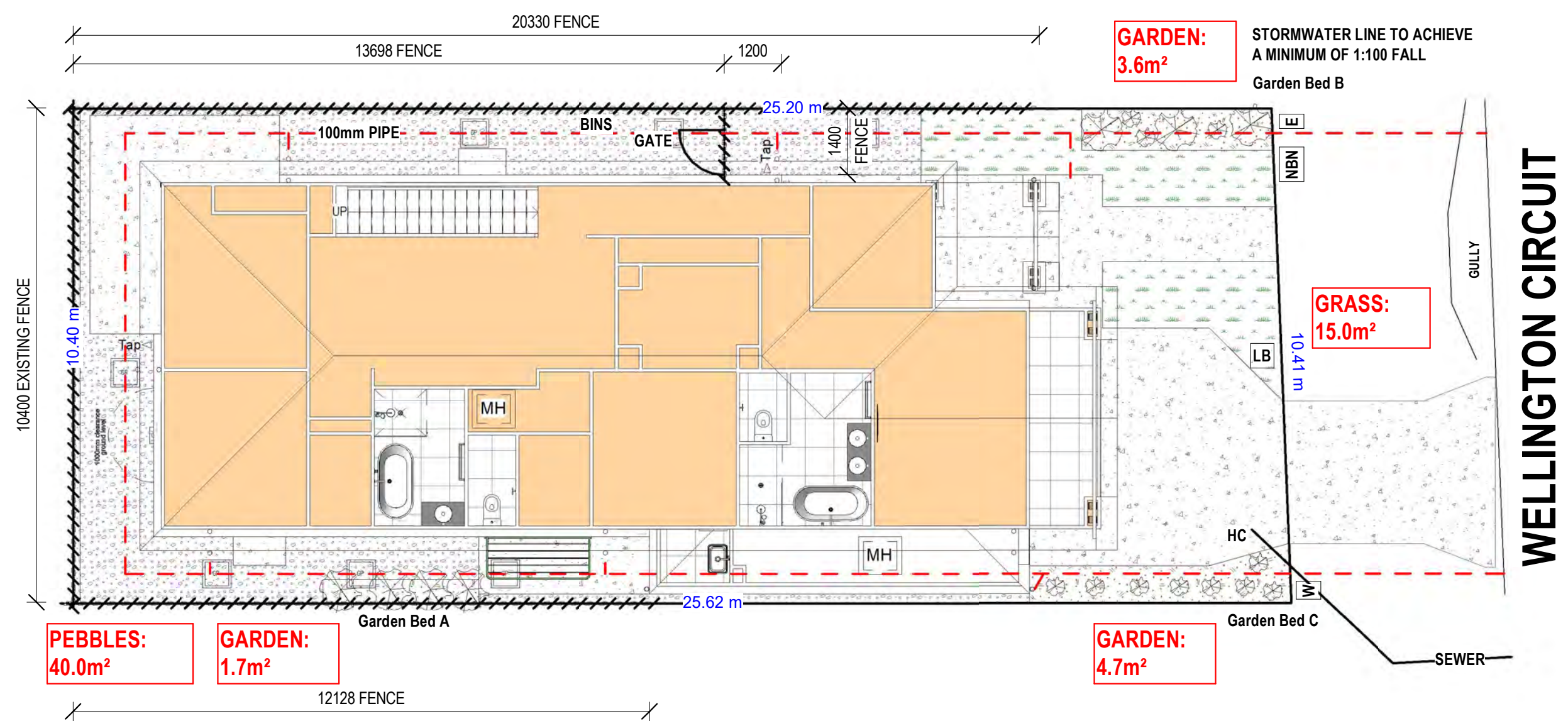
Plant schedule:

- Garden Bed A: 4x Windmill Palm
- Garden Bed B: 3x Desert star, 3x Bird of Paradise (200mm pots)
- Garden Bed C: 8x Lilly Pilly (300mm pots)

PROPERTY DESCRIPTION

Lot - 251
Street Number - 37
SP - SP338311
Authority - Logan City

Turf	15.0 m2
Pebble	40.0 m2
Garden	10.0 m2
Total	65.0m2



GARDEN: 3.6m²

STORMWATER LINE TO ACHIEVE A MINIMUM OF 1:100 FALL
Garden Bed B

GRASS: 15.0m²

PEBBLES: 40.0m²

GARDEN: 1.7m²

GARDEN: 4.7m²

Landscape Plan

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