

2/4/24
DRAWN FROM MASTER

LOT 5007 (#14) THE AVENUE, NIRIMBA QLD 4551



FLOOR AREAS	
GARAGE	34.24 m²
LIVING	167.33 m²
PAVILION	22.61 m²
PORTICO	4.13 m²
TOTAL	228.30 m²

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1598
Date: 21/3/2025



DRAWING SCHEDULE - WORKING DRAWING	
SHEET No.	SHEET NAME
2.001	COVER PAGE
2.101	SITE PLAN
2.201	FLOOR PLAN
2.301	ELEVATIONS 1
2.302	ELEVATIONS 2
2.401	ELECTRICAL PLAN
2.501	KITCHEN / LAUNDRY INTERNALS
2.502	BATHROOM / WC INTERNALS
2.503	ENSUITE INTERNALS
2.601	FLOOR FINISHES PLAN
2.701	SETOUT PLAN
2.801	SLAB PLAN
2.901	PLUMBING PLAN
2.1001	SECTIONS
2.1101	DETAILS
2.1201	DOOR & WINDOW SCHEDULE
2.1301	ROOF PLAN
2.1401	REFLECTED CEILING PLAN
2.1501	HYDRAULIC LAYOUT PLAN
2.1601	LANDSCAPING PLAN
2.1701	HARD LANDSCAPING PLAN
2.1801	SAFETY IN DESIGN NOTES
2.1802	NCC NOTES
2.1803	COMPLIANCE PLAN
2.1804	INCLUSIVE NOTES (HPS)
2.1805	INCLUSIVE NOTES (HPS)

FRONT PERSPECTIVE

NOTE TO SUPERVISOR:
REFER TO DETAIL BOOK FOR CONSTRUCTION DETAILS

ENERGY EFFICIENCY		PLEASE REFER TO EE REPORT FOR DETAILS
FRAME TYPE	TIMBER FRAME	
ROOF	N/A	
CEILING	R3.0 BATTS	
EXT WALLS BRICK VENEER	REFLECTIVE FOIL	
EXT WALLS L/W CLADDING	N/A	
INTERNAL WALLS	N/A	
SLAB ON GROUND	WAFFLE POD 300/100	
SUSPENDED FLOOR	N/A	
GLAZING	REFER WINDOW SCHEDULE	

COVENANT REQUIREMENTS
*5000L WATER TANK *RENDER TO ALL EXTERNAL BRICK WALLS *TOTAL OF 2x 1.5m FEATURE TREES *TOTAL OF 6x 0.5m PLANTS * PORTICO TO HAVE MIN. 4m² AND MIN DEPTH OF 2m - MODERNIST FACADE * DOUBLE GARAGE CROSSOVER TO BE 4.8

CLIENT UPGRADES
*LAMINATE BASE CABINETRY WITH DROP IN STAINLESS STEEL TROUGH AND EXTENDED BENCHTOP OVER WASHING MACHINE AND DRYER SPACE TO LAUNDRY ILO STANDARD *PROVIDE EXPOSED AGG PATHWAY UP LHS OF HOUSE FROM ENTRY GATE TO PAVILION *PROVIDE EXPOSED AGG PATHWAY FROM LDRY TO BED 3 *PROVIDE SPOTLIGHT WITH SENSOR TWIN 100WATT HALOGEN IN SILVER TO REAR OF PAVILION * PROVIDE ADDITIONAL TV POINT TO LIVING /DINING * PROVIDE ADDITIONAL INTERNAL DOUBLE GPO POINT TO BEDROOMS, HALLWAYS, DINING/LIVING * PROVIDE ADDITIONAL EXTERNAL DOUBLE GPO POINT * PROVIDE ADDITIONAL LED DOWNLIGHT TO PARTICIPANT ENSUITES, LAUNDRY AND PAVILION * PROVIDE ADDITIONAL SINGLE DATA POINT TO PARTICIPANT BEDROOMS, KITCHEN & LIVING/DINING * PROVIDE SHAVING CABINETRY/TALL STORAGE TO PARTICIPANT BEDROOMS * PROVIDE 450 x 450mm TILES ILO EXPOSED AGGREGATE OUTSIDE LAUNDRY AND OOA

SITE REQUIREMENTS

N/A

BUSHFIRE RATING LEVEL

REFER TO BAL REQUIREMENTS SHEET FOR DETAILS

QDC MP4.4 Noise Category N/A	
MIN dB (A) FOR HABITABLE ROOMS	- Rw
GLAZING (>1.8m²)	-- Rw
GLAZING (<1.8m²)	-- Rw
EXTERNAL WALLS	-- Rw
ROOF	Rw
FLOORS	Rw
ENTRY DOOR	Rw

NOTES	REVISION	DESCRIPTION	DATE	DRAWN BY
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	2.5	ISSUE FOR CONSTRUCTION	03.02.2025	CMB
	2.6	FRONT DOOR PROFILE ADJUSTED	05.02.2025	CMB
	2.7	CABINETRY RFI	12.02.2025	CMB

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QBCC: 1207880

Project Description: PROPOSED SINGLE STOREY RESIDENCE Design: HPS 227 2P 1M Facade: HAMPTONS	Project Address: LOT 5007 (#14) THE AVENUE, NIRIMBA QLD 4551	Sheet: COVER PAGE Job #: 5007AUR
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Sheet Number:

2.001

Revision:

2.7

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1598

Date: 21/3/2025



SCALE 1: 200 2 0 2 4 6 8 10 m

PAD LEVEL ADJUSTMENT

CONTACT GALLERY HOMES PRIOR TO
MAKING LEVEL ADJUSTMENTS

CRITICAL HEIGHT

PAD LEVEL CANNOT BE ADJUSTED
☒ DUE TO RESTRICTED SITE
CONDITIONS.

NON - CRITICAL HEIGHT

PAD LEVEL CAN BE ADJUSTED
☐ MARGINALLY TO SUIT CUT / FILL
CONDITIONS.

SITE INFORMATION

MAXIMUM SITE COVER	60%
SITE AREA	464 m ²
ACTUAL SITE COVER	227.52 m ²
SITE COVER ACHIEVED	YES
P.O.S. REQUIRED	25 m ²
P.O.S. PROVIDED	50 m ²
P.O.S. ACHIEVED	YES
BAL REQUIRED	TBC
ACOUSTICS REQUIRED	NO
SETBACKS	TO WALL
FRONT	2400mm
GARAGE	5000mm
SIDES	1000mm
REAR	1500mm
COVENANT CHECKED	YES
SECONDARY DWELLING MAX LIVING ALLOWED	0m ²
SECONDARY DWELLING MAX LIVING ACHIEVED	0m ²

SERVICES LEGEND

	O/H POWER
	U/G POWER
	WATER
	TELECOM
	GAS
	SEWER
	ROOFWATER
	STORMWATER
	O/H LIGHT
	STORMWATER PIT
	FIRE HYDRANT
	WATER VALVE
	MOUNTABLE KERB
	NON-MOUNT KERB

REAL PROPERTY
DESCRIPTION

LOT:	5007
COUNCIL:	S.C.R.C.
RP / SP:	SP333904

FLOOR AREAS

GARAGE	34.24 m ²
LIVING	167.33 m ²
PAVILION	22.61 m ²
PORTICO	4.13 m ²
TOTAL	228.30 m ²

1 - SITE PLAN

1 : 200 @ A3

FLOOR LEVELS (AHD)

FINISHED GROUND LEVEL	11.525 m
FLOOR LEVEL	11.850 m

BUILDING PAD

NOTE:
SITE BUILDING PAD TO EXTEND A MINIMUM
OF 1200mm FROM THE BUILDING, UNLESS
CONSTRAINED BY SITE SETBACKS.

NOTE:
THE FINISHED GROUND LEVEL REFERED TO IN THE FLOOR LEVELS TABLE IS
THE SITE CUT LEVEL (IE. BASE OF SLAB). THE EXPECTED FINISHED SURFACE
LEVEL (ALLOWING FOR BACK FILL AND TURF) IS ANTICIPATED TO BE FLOOR
LEVEL MINUS 40mm.

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2.7	CABINETS RFI	12.02.2025	CMB

GALLERY

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**PROPOSED SINGLE STOREY
RESIDENCE**
Design:
HPS 227 2P 1M
Facade:
HAMPTONS

Project Address:
**LOT 5007 (#14) THE AVENUE,
NIRIMBA QLD 4551**

Sheet:
SITE PLAN
Job #:
5007AUR

Sheet Number:

2.101

Revision:

2.7



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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SCALE 1: 100 1 0 1 2 3 4 5 m

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PORTICO	4.13 m ²
TOTAL	228.30 m ²

WALL TYPE LEGEND

	BRICK VENEER, 70mm STUD FRAME
	RENDERED BRICK VENEER, 70mm STUD FRAME
	70mm STUD FRAME
	70mm LOAD BEARING STUD FRAME
	90mm STUD FRAME
	90mm LOAD BEARING STUD FRAME
	FOAM CLADDING, 70mm STUD FRAME
	190mm BLOCK WALL
	190mm RENDERED BLOCK WALL

ABBREVIATION LEGEND

TP	TIMBER COLUMN WITH GALVANISED STEEL CONCEALED STIRRUP TO ENGINEERS SPECIFICATION. NON BAL: 135 X 135 PRE-PRIMED PINE BAL: 140 X 140 MERBAU. REFER FF+E SCHEDULE FOR SPECIFIC FINISH.
CBO	CONCEALED TIMBER BEAM OVER TO TRUSS MANUFACTURERS SPECIFICATION.
DP	DENOTES 90MM ROUND PVC PAINTED TO MATCH WALL COLOUR. REFER FF+E SCHEDULE FOR COLOUR.
	GUTTER PROFILE TO BE 150 QAUD HI FRONT SLOTTED. REFER FF+E SCHEDULE FOR COLOUR.
HWU	DENOTES HOT WATER UNIT. REFER SPECIFICATION.
HC	DENOTES HOSE COCK.
MW	DENOTES MICROWAVE OVEN. REFER SPECIFICATION.
DW	DENOTES DISHWASHER. REFER SPECIFICATION.
TRH	DENOTES TOILET ROLE HOLDER. REFER FF+E SCHEDULE.
WC	DENOTES TOILET SUITE. REFER FF+E SCHEDULE.
PT100	DENOTES EXTERNAL PAINT COLOUR. REFER FF+E SPECIFICATION

NOTE:

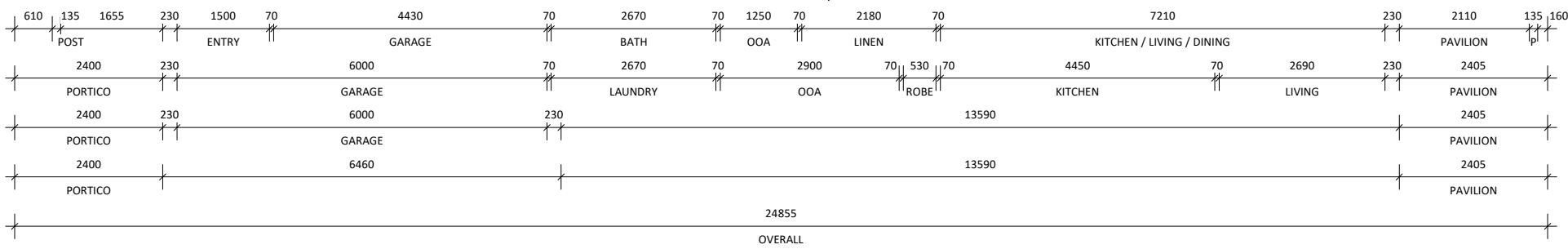
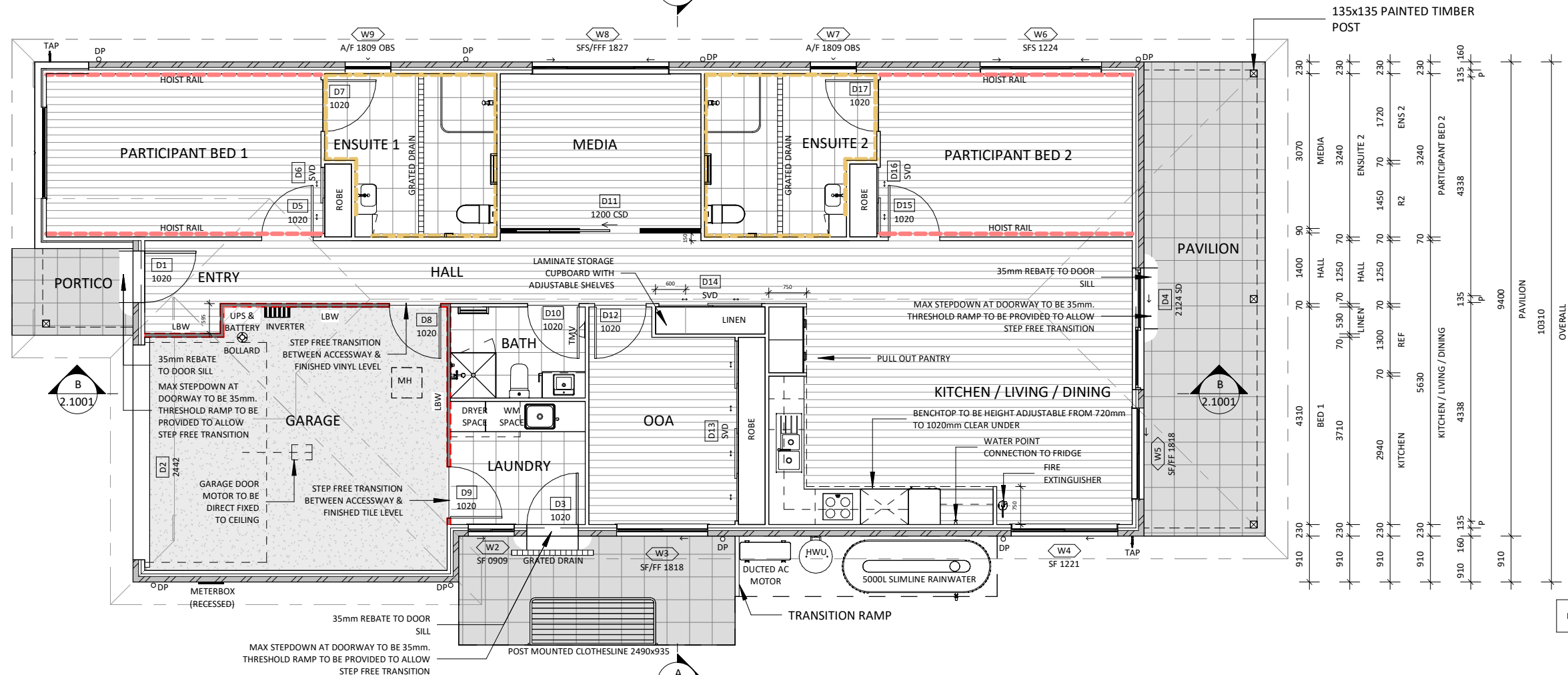
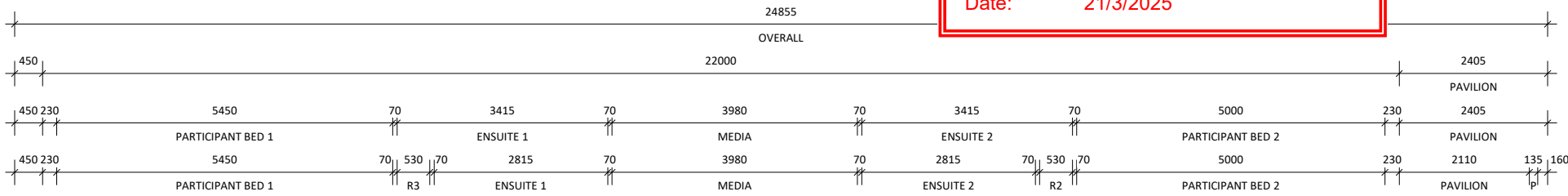
ALL STAIRS AND RAMPS MUST HAVE THE MINIMUM SLIP- RESISTANCE AS NOMINATED BY THE NATIONAL CODE OF CONSTRUCTION (N.C.C) VOLUME 2 "SECTION 3.9.1.4-SLIP RESISTANCE". REFER TO COLOUR SCHEDULE/ SPECIFICATIONS FOR REQUIRED METHOD TO SUIT FINISH.

NOTE:

* CARPENTER TO PROVIDE ADDITIONAL NOGGINGS FOR GARAGE DOOR TRACK FIXINGS

NOTE:

REPRESENTS THE EXTENT OF MIN. 12mm THICK PLY REINFORCEMENT TO BE PROVIDED FROM FFL TO CEILING.



1 - FLOOR PLAN

1 : 100 @ A3

NOTES

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2.5	ISSUE FOR CONSTRUCTION	03.02.2025	CMB
2.6	FRONT DOOR PROFILE ADJUSTED	05.02.2025	CMB
2.7	CABINETRY RFI	12.02.2025	CMB

GALLERY

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QBCC: 1207880

Project Description:
**PROPOSED SINGLE STOREY
RESIDENCE**
Design:
HPS 227 2P 1M
Facade:
HAMPTONS

Project Address:
**LOT 5007 (#14) THE AVENUE,
NIRIMBA QLD 4551**

Sheet:
FLOOR PLAN
Job #:
5007AUR

Sheet Number:

2.201

Revision:

2.7

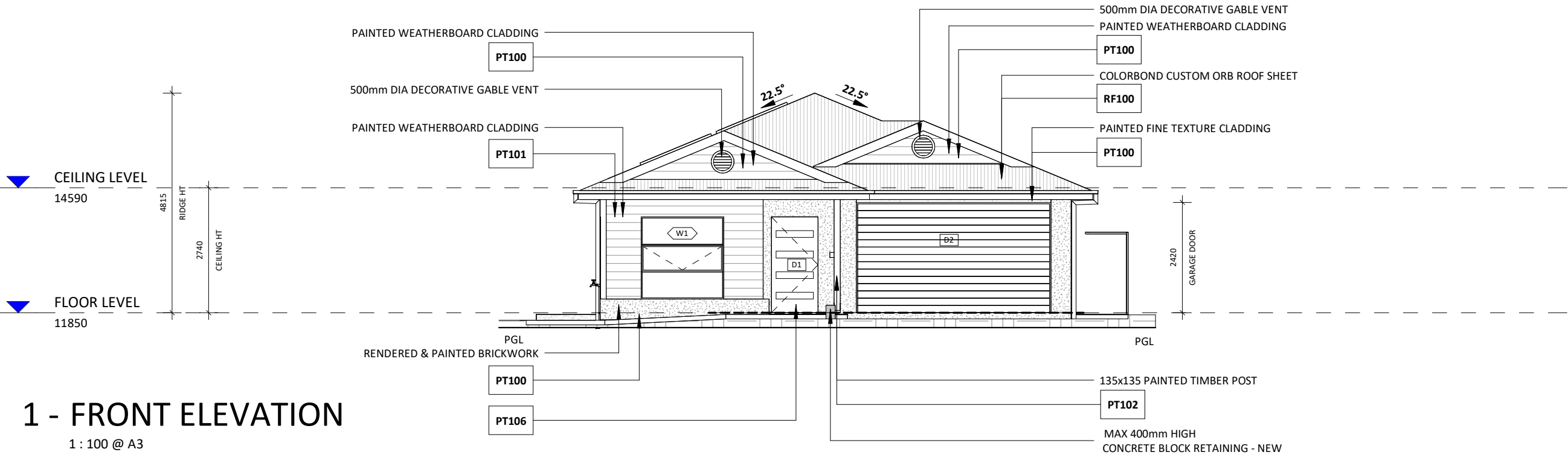


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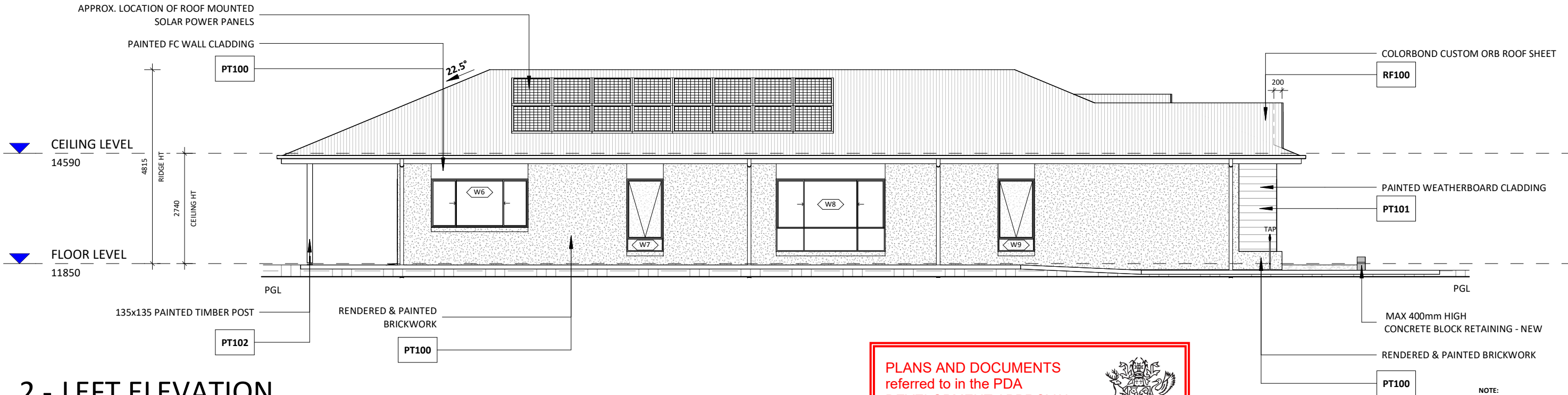
1 - FRONT ELEVATION

1 : 100 @ A3



2 - LEFT ELEVATION

1 : 100 @ A3



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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NOTE:
FINISHED GROUND LEVEL TO FALL AWAY FROM HOUSE MIN. 1:20 OVER 1.0m.

FLOOR AREAS

GARAGE	34.24 m ²
LIVING	167.33 m ²
PAVILION	22.61 m ²
PORTICO	4.13 m ²
TOTAL	228.30 m ²

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Facade:
HAMPTONS

Project Address:
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NIRIMBA QLD 4551**

Sheet:
ELEVATIONS 1
Job #:
5007AUR

Sheet Number:

2.301

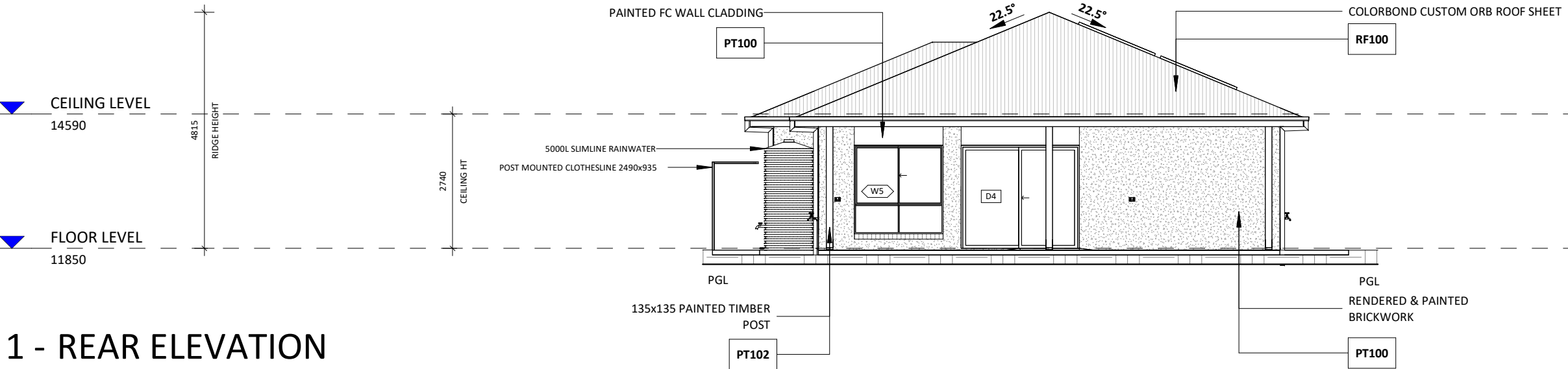
Revision:

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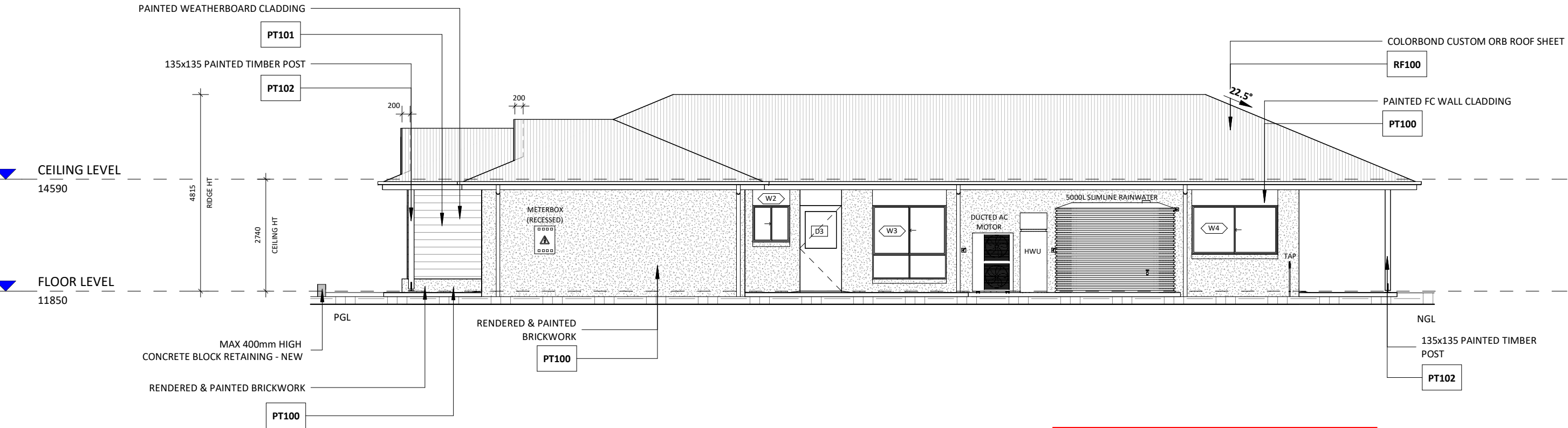


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- WC DENOTES TOILET SUITE.
REFER FF+E SCHEDULE.
- PT100 DENOTES EXTERNAL PAINT COLOUR.
REFER FF+E SPECIFICATION



1 - REAR ELEVATION
1 : 100 @ A3



2 - RIGHT ELEVATION
1 : 100 @ A3

NOTE:
DIMENSIONS SHOWN TO CEILING LEVEL IS TO STRUCTURAL CEILING (ie. UNDERSIDE OF TRUSS OR FLOOR ABOVE). ACTUAL CEILING LEVEL WILL BE DETERMINED ON-SITE.

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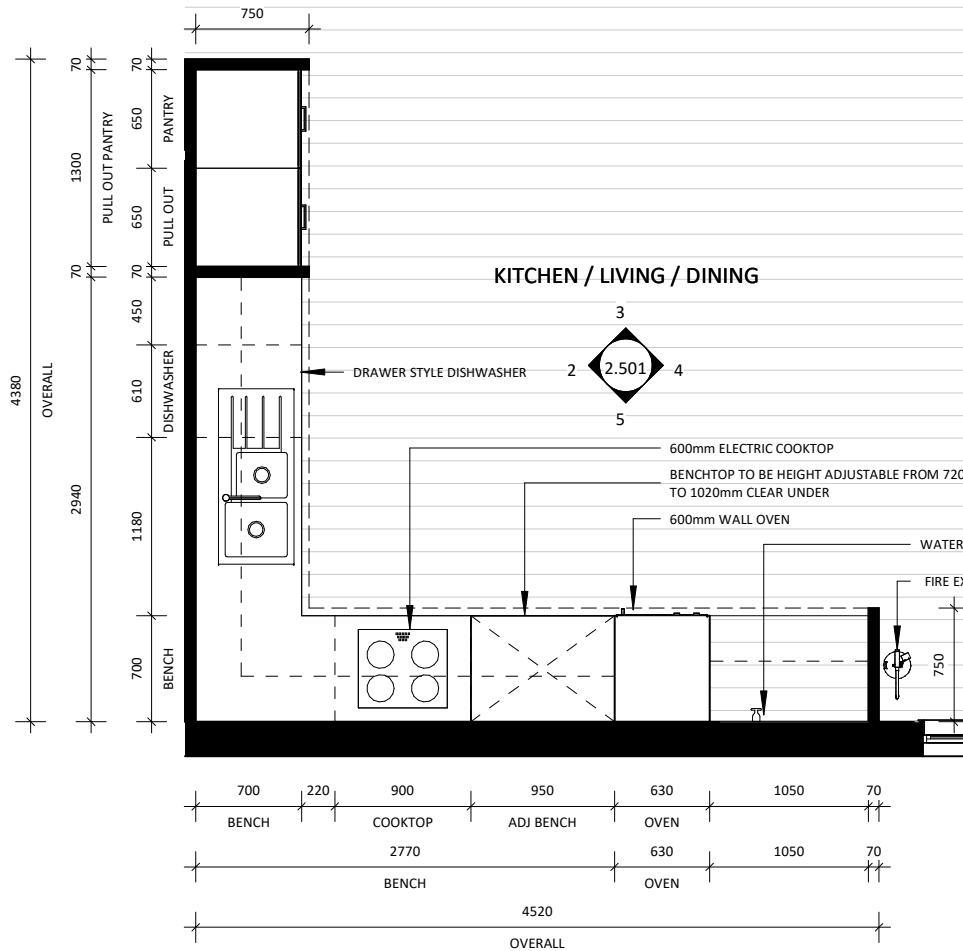
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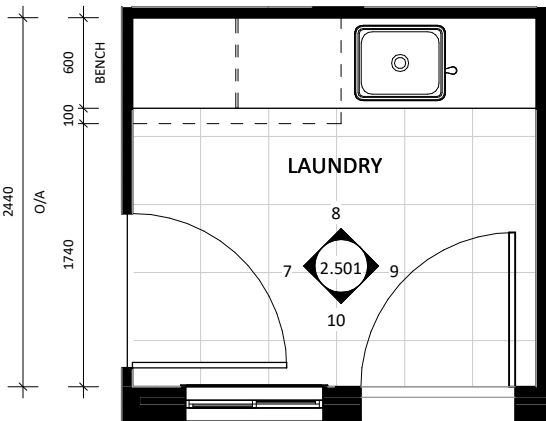
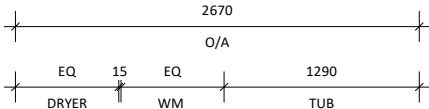
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**LOT 5007 (#14) THE AVENUE,
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Sheet:
ELEVATIONS 2
Job #:
5007AUR

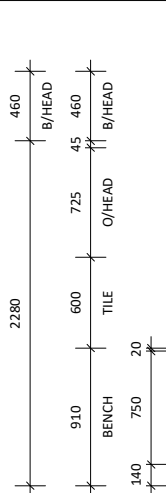
Sheet Number:
2.302
Revision:
2.7



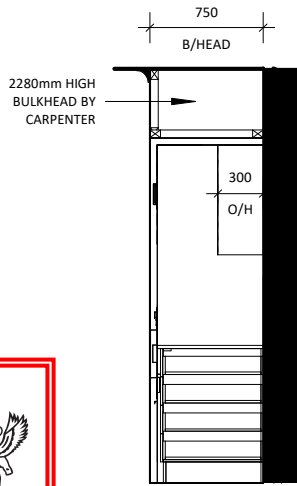
1 - KITCHEN
1 : 50 @ A3



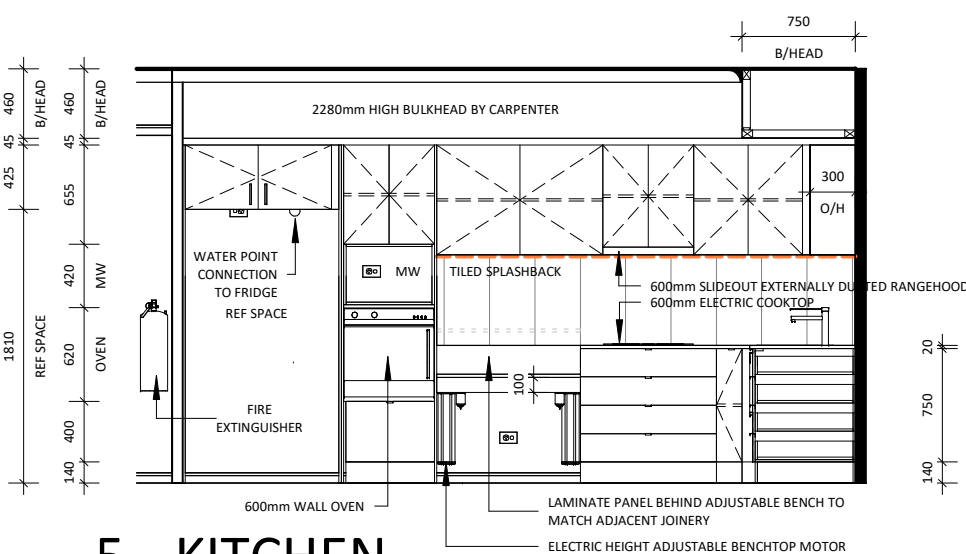
6 - LAUNDRY
1 : 50 @ A3



2 - KITCHEN
1 : 50 @ A3



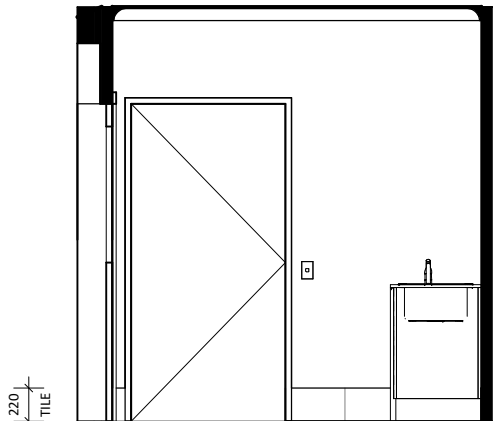
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1 : 50 @ A3



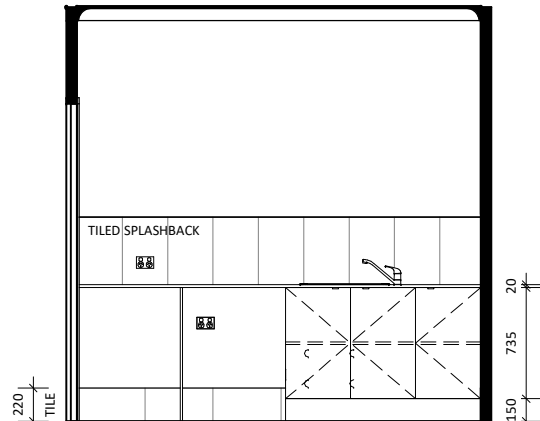
4 - KITCHEN
1 : 50 @ A3

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DEVELOPMENT APPROVAL

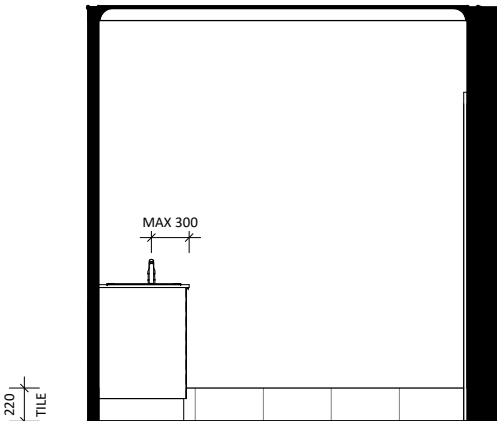
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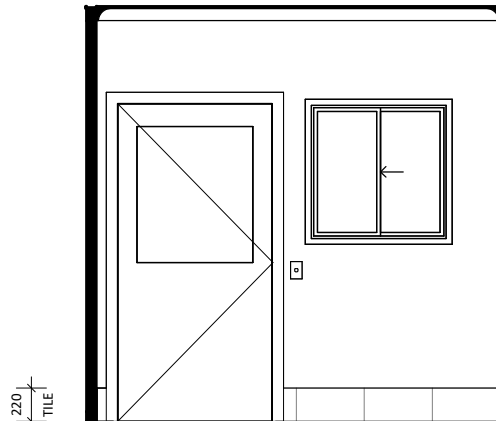
7 - LAUNDRY
1 : 50 @ A3



8 - LAUNDRY
1 : 50 @ A3



9 - LAUNDRY
1 : 50 @ A3



10 - LAUNDRY
1 : 50 @ A3

NOTE:

EXTENT OF LED
STRIP LIGHTING

NOTE:

CABINETRY WIDTHS TO BE
DETERMINED BY CABINET MAKER
UNLESS OTHERWISE DIMENSIONED.

NOTE:

REPRESENTS THE
EXTENT OF MIN. 12mm THICK PLY
REINFORCEMENT TO BE PROVIDED
FROM FFL TO CEILING.

NOTE:

TILE SETOUT INDICATIVE ONLY

NOTE:

REFER TO FIXTURES AND FINISHES
SCHEDULE FOR DETAILS

NOTES

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**PROPOSED SINGLE STOREY
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HAMPTONS

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NIRIMBA QLD 4551**

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KITCHEN / LAUNDRY INTERNALS
Job #:
5007AUR

Sheet Number:

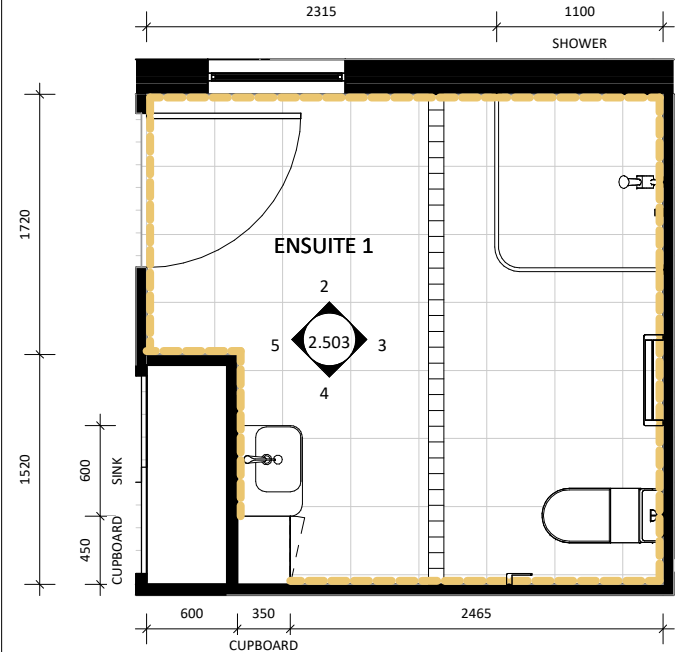
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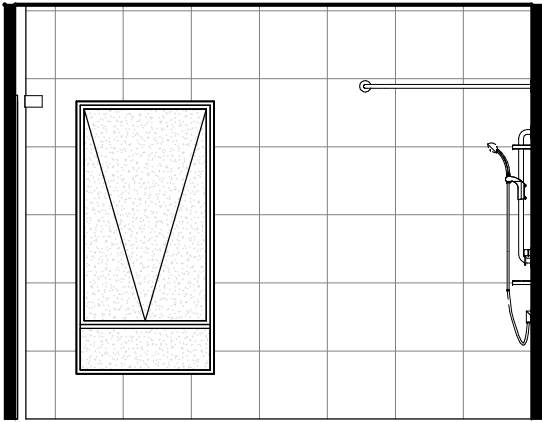
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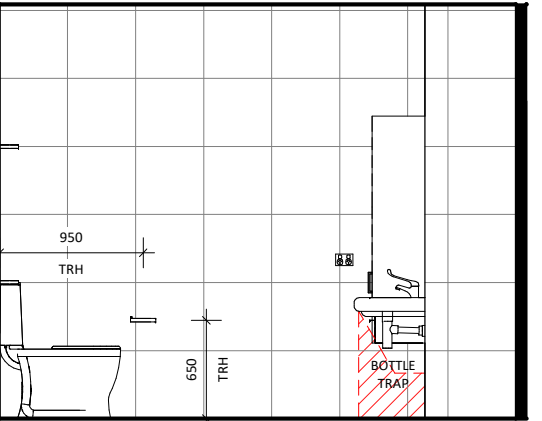
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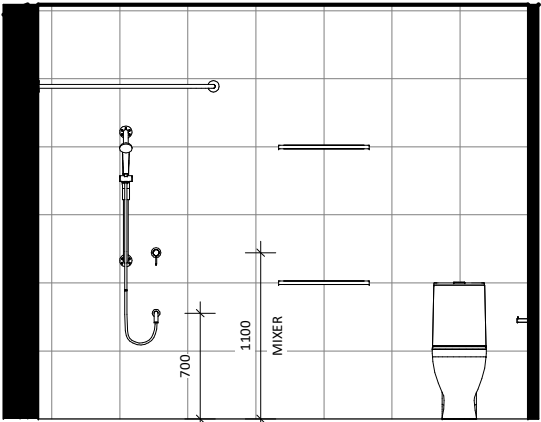
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1 : 50 @ A3



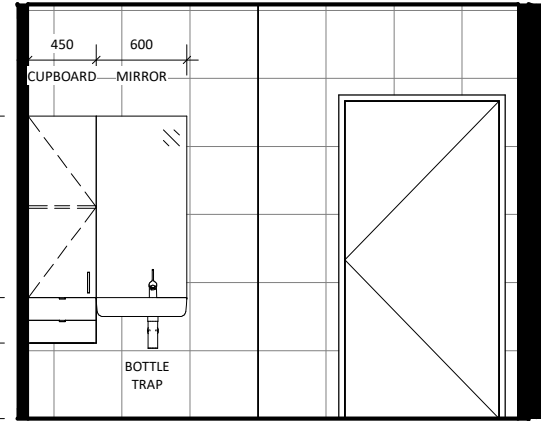
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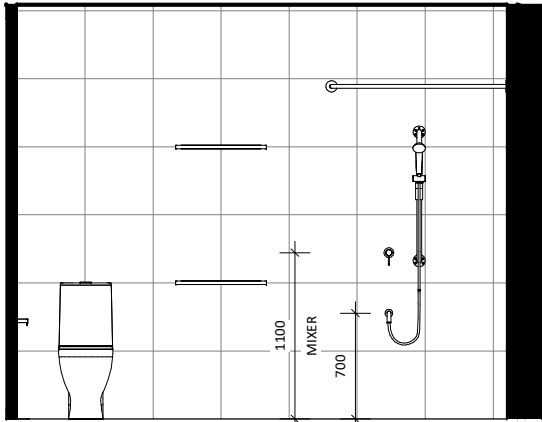
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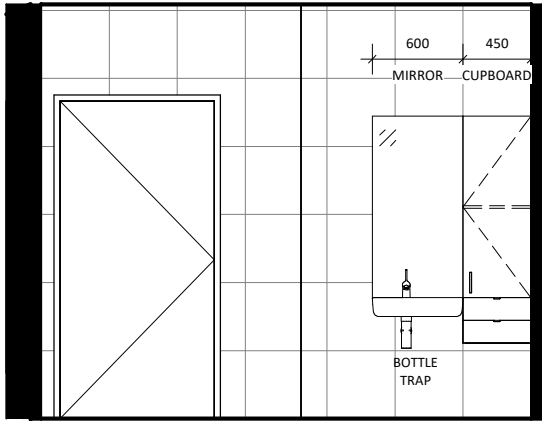
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1 : 50 @ A3



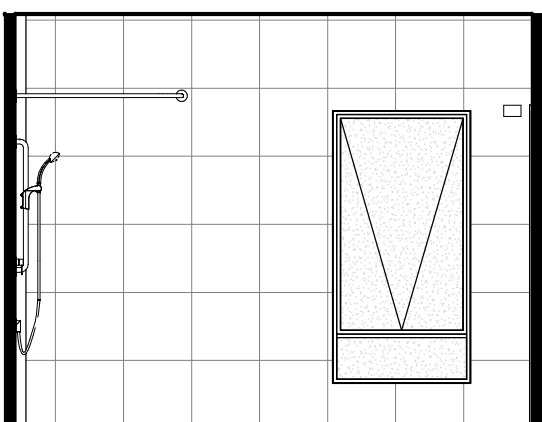
5 - ENSUITE 1
1 : 50 @ A3



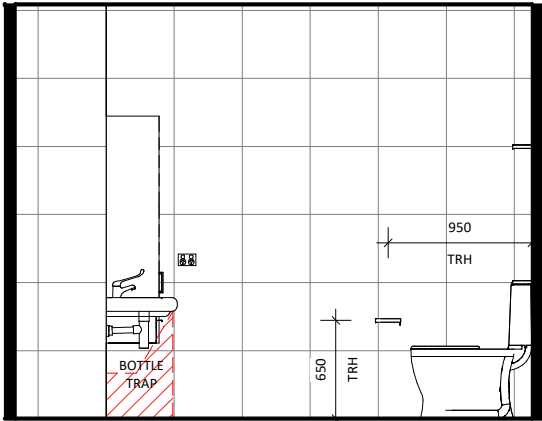
7 - ENSUITE 2
1 : 50 @ A3



9 - ENSUITE 2
1 : 50 @ A3



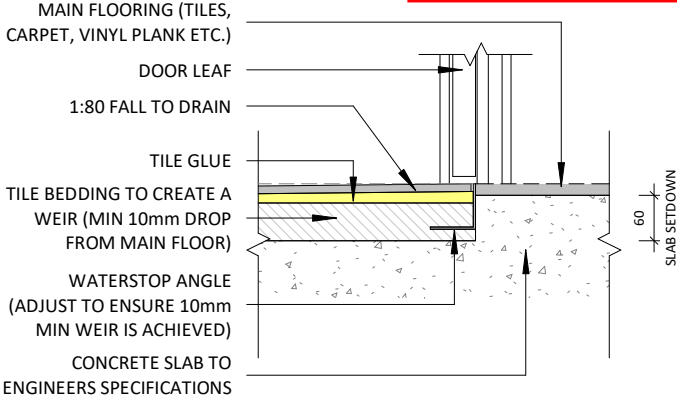
8 - ENSUITE 2
1 : 50 @ A3



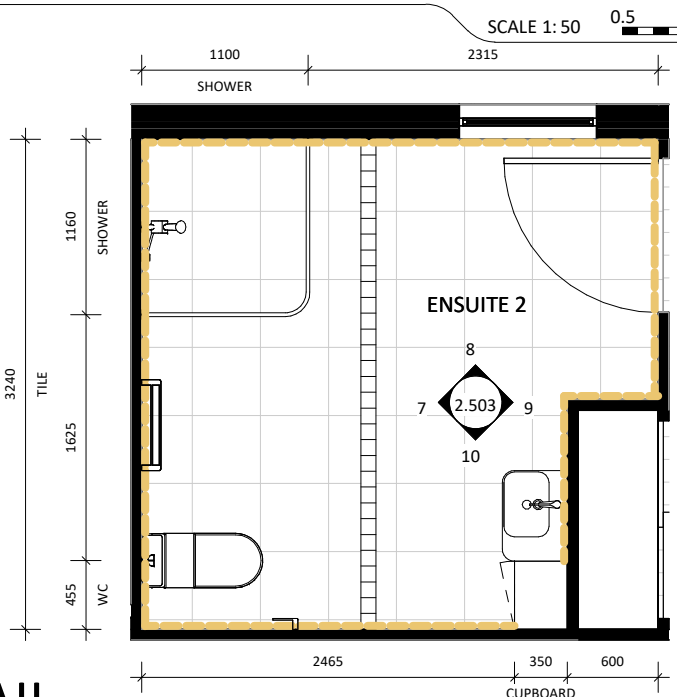
10 - ENSUITE 2
1 : 50 @ A3

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1598
Date: 21/3/2025



11 - WET AREA FLOOR GRADE TRANSITION DETAIL
1 : 10 @ A3



6 - ENSUITE 2
1 : 50 @ A3

NOTE:
CABINETY WIDTHS TO BE
DETERMINED BY CABINET MAKER
UNLESS OTHERWISE DIMENSIONED.

NOTE:
--- REPRESENTS THE
EXTENT OF MIN. 12mm THICK PLY
REINFORCEMENT TO BE PROVIDED
FROM FFL TO CEILING.

NOTE:
TILE SETOUT INDICATIVE ONLY

NOTE:
REFER TO FIXTURES AND FINISHES
SCHEDULE FOR DETAILS

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REVISION	DESCRIPTION	DATE	DRAWN BY
2.4	AMENDED FACADE AS PER COVENANT	14.01.2025	EK
2.5	ISSUE FOR CONSTRUCTION	03.02.2025	CMB
2.6	FRONT DOOR PROFILE ADJUSTED	05.02.2025	CMB
2.7	CABINETS RFI	12.02.2025	CMB

GALLERY

www.gallerygroup.com.au QBCC: 1207880

Project Description:
PROPOSED SINGLE STOREY
RESIDENCE
Design:
HPS 227 2P 1M
Facade:
HAMPTONS

Project Address:
LOT 5007 (#14) THE AVENUE,
NIRIMBA QLD 4551

Sheet:
ENSUITE INTERNALS

Job #:
5007AUR

Sheet Number:
2.503

Revision:
2.7



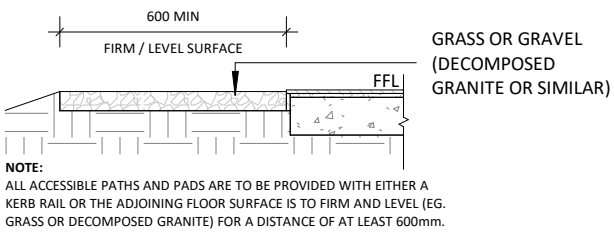
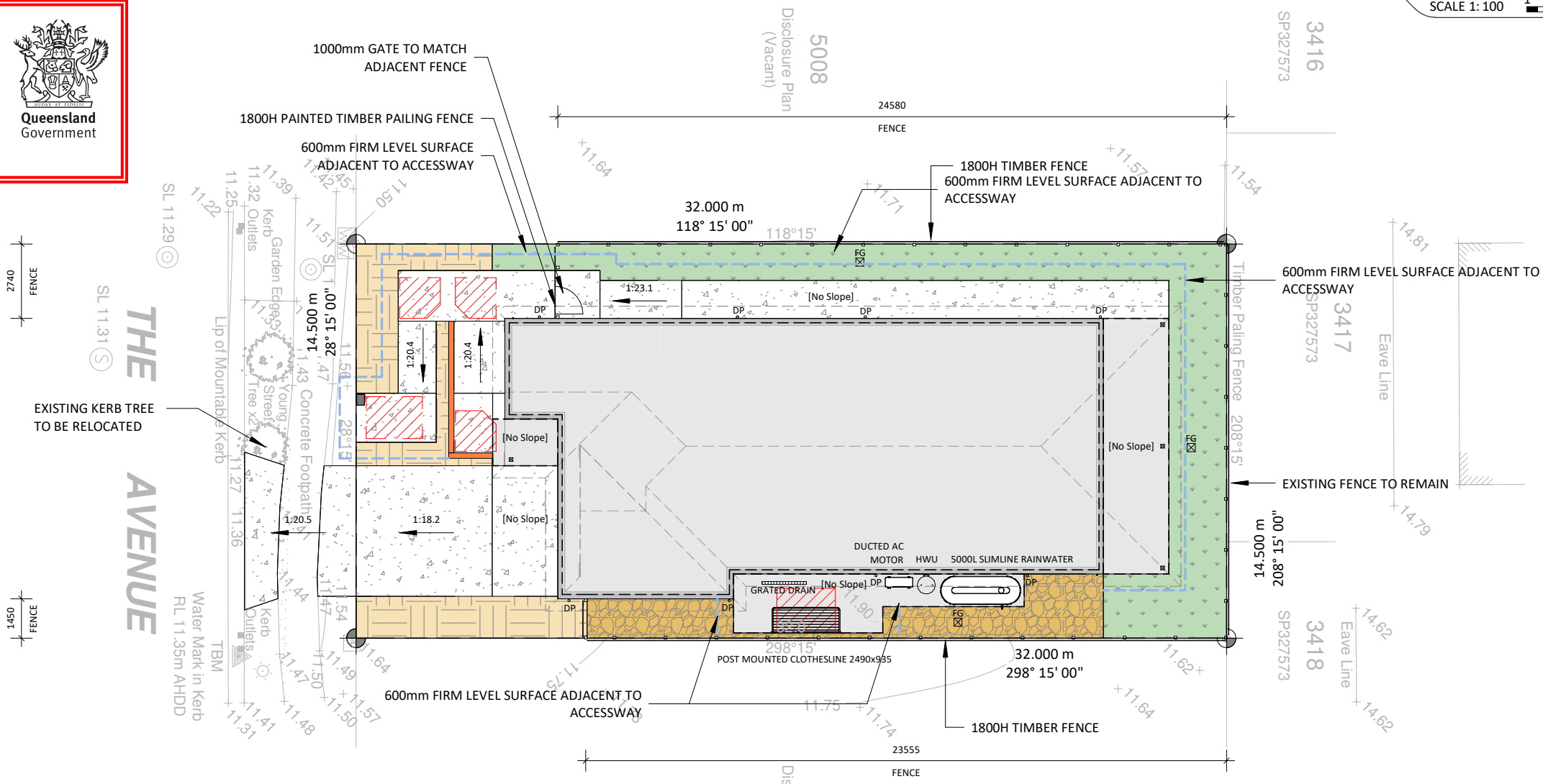
PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

Approval no: DEV2025/1598

Date: 21/3/2025



SCALE 1: 100 1 0 1 2 3 4 5 m



NOTE:
ALL ACCESSIBLE PATHS AND PADS ARE TO BE PROVIDED WITH EITHER A KERB RAIL OR THE ADJOINING FLOOR SURFACE IS TO FIRM AND LEVEL (EG. GRASS OR DECOMPOSED GRANITE) FOR A DISTANCE OF AT LEAST 600mm.

LANDSCAPING LEGEND

- RAISED GARDEN BED WITH MULCH
- LAWN TURF
- 20mm GRAVEL
- MULCH ONLY
- EXPOSED AGGREGATE CONCRETE
- PAVER EDGE
- FIELD GULLY

LANDSCAPING SCHEDULE	
MATERIAL	AREA
GARDEN	30 m ²
GRASS	68 m ²
GRAVEL	22 m ²
Grand total	121 m ²

BUILDING PAD

NOTE:
SITE BUILDING PAD TO EXTEND A MINIMUM OF 1200mm FROM THE BUILDING, UNLESS CONSTRAINED BY SITE SETBACKS.

FLOOR LEVELS (AHD)	
FINISHED GROUND LEVEL	11.525 m
FLOOR LEVEL	11.850 m

NOTE:
THE FINISHED GROUND LEVEL REFERRED TO IN THE FLOOR LEVELS TABLE IS THE SITE CUT LEVEL (IE. BASE OF SLAB). THE EXPECTED FINISHED SURFACE LEVEL (ALLOWING FOR BACK FILL AND TURF) IS ANTICIPATED TO BE FLOOR LEVEL MINUS 40mm.

CODE	PLANT SPECIES	SIZE	QTY
TYPE 1	GROUND COVER PLANTING	140mm	8
TYPE 2	SHRUB PLANTNG	500mm	6
TYPE 3	TREE	45L	2

1 GROUNDCOVER PLANT SELECTION

2 SHRUB PLANT SELECTION

3 TREE SELECTION

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GALLERY

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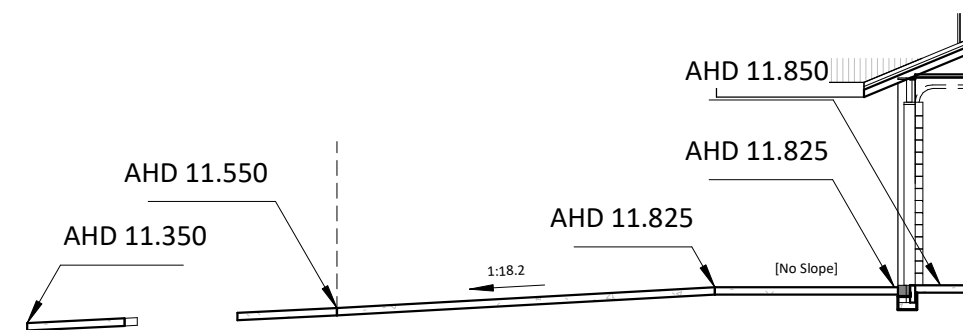
Project Description:
PROPOSED SINGLE STOREY RESIDENCE
Design:
HPS 227 2P 1M
Facade:
HAMPTONS

Project Address:
LOT 5007 (#14) THE AVENUE, NIRIMBA QLD 4551

Sheet:
LANDSCAPING PLAN
Job #:
5007AUR

Sheet Number:
2.1601
Revision:
2.7

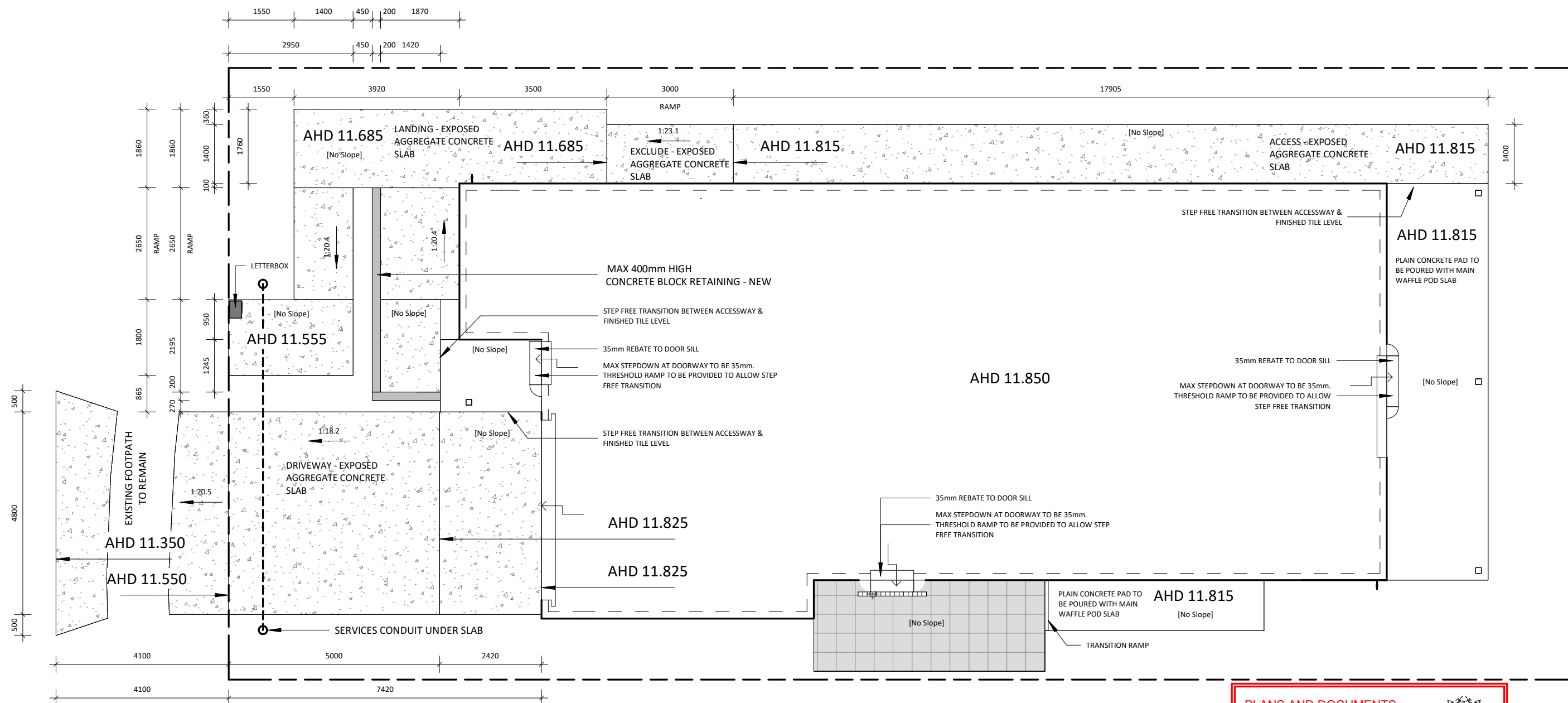




CONCRETE SCHEDULE - HARD LANDSCAPING			
SLAB LOCATION	TYPE	APPROX VOLUME (100mm THICK)	SURFACE AREA
DRIVEWAY	EXPOSED AGGREGATE CONCRETE SLAB	1.16 m³	11.6 m²
ACCESS	EXPOSED AGGREGATE CONCRETE SLAB	2.51 m³	25.1 m²
LANDING	EXPOSED AGGREGATE CONCRETE SLAB	0.31 m³	3.1 m²
DRIVEWAY	EXPOSED AGGREGATE CONCRETE SLAB	2.40 m³	24.0 m²
DRIVEWAY VERGE	EXPOSED AGGREGATE CONCRETE SLAB	1.33 m³	13.3 m²
LETTERBOX	EXPOSED AGGREGATE CONCRETE SLAB	0.53 m³	5.3 m²
LANDING	EXPOSED AGGREGATE CONCRETE SLAB	1.35 m³	13.5 m²
		9.59 m³	95.9 m²

3 - DRIVEWAY SECTION

1 : 100 @ A3



1 : 100 @ A3

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QBCC: 1207880

Project Address:
**LOT 5007 (#14) THE AVENUE,
NIRIMBA QLD 4551**

NOTE:
ALL EXTERNAL PADS ARE TO
INCORPORATE A 1:40 FALL AWAY
FROM THE HOUSE

Sheet:

HARD LANDSCAPING PLAN

Job #:

5007AUR

Sheet Number:

Revision:
2.7

