

ORIGINALLY DRAWN
DRAWN FROM MASTER

LOT 7539 (#54) BLACKWOOD CIRCUIT, BANYA QLD 4551

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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1599
Date: 21/3/2025



FRONT PERSPECTIVE

FLOOR AREAS

GARAGE	36.99 m ²
LIVING	166.04 m ²
PAVILION	26.84 m ²
PORTICO	5.49 m ²
TOTAL	235.36 m ²

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)

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	REFLECTIVE FOIL & R2.0 BATTS
INTERNAL WALLS	N/A
SLAB ON GROUND	WAFFLE POD 300/100
SUSPENDED FLOOR	N/A
GLAZING	REFER WINDOW SCHEDULE

COVENANT REQUIREMENTS

1. PORTICO MUST HAVE A MINIMUM UNDER ROOF AREA OF 3SQM AND A MINIMUM DEPTH OF 1.5M
2. A 5,000 LITRE WATER TANK IS REQUIRED FOR LOTS GREATER THAN 300M2.
3. THREE (3) ESTABLISHED PLANTS WITH A MINIMUM HEIGHT OF 1.5M WITHIN A GARDEN BED. - ADDITIONAL 2 TREES.
4. FOR A DOUBLE GARAGE THE CROSSOVER IS TO BE 4.8M.
5. PROVIDE RENDER TO ALL EXTERNAL BRICK WALLS

CLIENT UPGRADES

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 (>1.8m ²)	-- Rw
GLAZING (<1.8m ²)	-- Rw
EXTERNAL WALLS	-- Rw
ROOF	Rw
FLOORS	Rw
ENTRY DOOR	Rw

NOTES

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REVISION	DESCRIPTION	DATE	DRAWN BY
1.1	CONTRACT SET	19.11.2024	RM
2.2	SDA RFI	31.01.2024	CMB
2.3	DG RFI	07.02.2025	AK
2.4	ISSUE FOR CONSTRUCTION	17.02.2025	CMB

GALLERY

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QBCC: 1207880

Project Description:
**PROPOSED SINGLE STOREY
RESIDENCE**
Design:
H 233 2P 1M
Facade:
SURREALIST

Project Address:
**LOT 7539 (#54) BLACKWOOD
CIRCUIT, BANYA QLD 4551**

Sheet:
COVER PAGE
Job #:
7539AUR

Sheet Number:
2.001
Revision:
2.4



PLANS AND DOCUMENTS
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Approval no: DEV2025/1599
Date: 21/3/2025



SCOPE OF APPROVAL

The proposed dwelling forms part of this approval. All other buildings or structures require a separate approval, where required.

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

PAD LEVEL ADJUSTMENT

CONTACT GALLERY HOMES PRIOR TO
MAKING LEVEL ADJUSTMENTS

CRITICAL HEIGHT

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

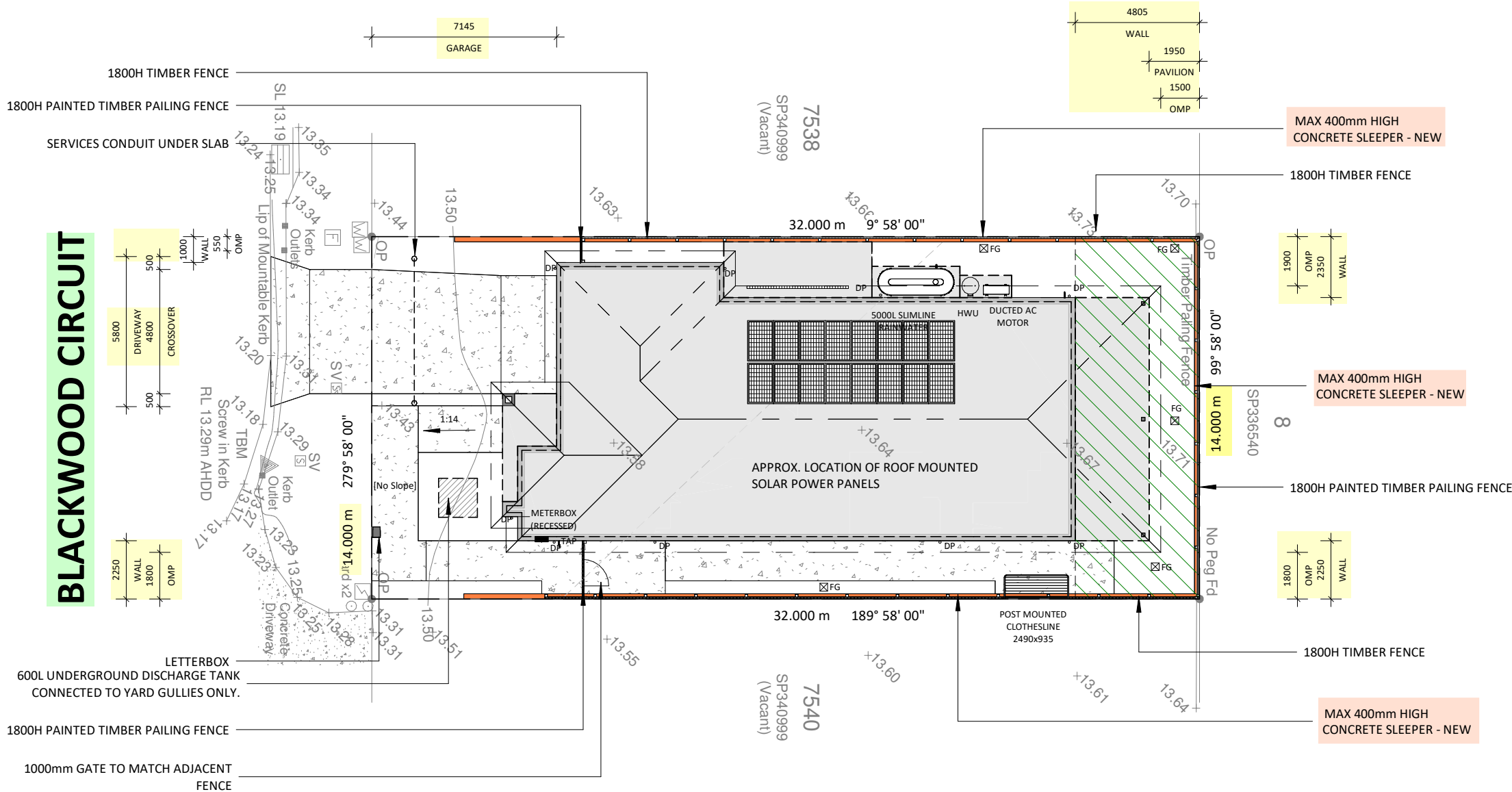
NON - CRITICAL HEIGHT

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

SITE INFORMATION

MAXIMUM SITE COVER	65%
SITE AREA	448 m ²
ACTUAL SITE COVER	235.36 m ²
SITE COVER ACHIEVED	YES
P.O.S. REQUIRED	0 m ²
P.O.S. PROVIDED	0 m ²
P.O.S. ACHIEVED	NO
BAL REQUIRED	NO
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

BLACKWOOD CIRCUIT



1 - SITE PLAN

1 : 200 @ A3

FLOOR LEVELS (AHD)

FINISHED GROUND LEVEL	13.340 m
FLOOR LEVEL	13.665 m

BUILDING PAD

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

NOTE:
ALLOW FOR CHARGED
DOWNSPIPE CONNECTION TO
STORMWATER LEGAL POINT
OF DISCHARGE.

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.

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: 7539
COUNCIL: SUNSHINE COAST.
RP / SP: SP340999

FLOOR AREAS

GARAGE	36.99 m ²
LIVING	166.04 m ²
PAVILION	26.84 m ²
PORTICO	5.49 m ²
TOTAL	235.36 m ²

NOTES

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GALLERY

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QBCC: 1207880

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**PROPOSED SINGLE STOREY
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Design:
H 233 2P 1M
Facade:
SURREALIST

Project Address:
**LOT 7539 (#54) BLACKWOOD
CIRCUIT, BANYA QLD 4551**

Sheet:
SITE PLAN
Job #:
7539AUR

Sheet Number:

2.101

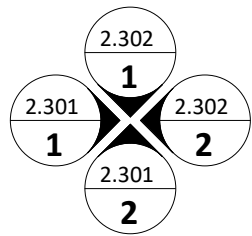
Revision:

2.4



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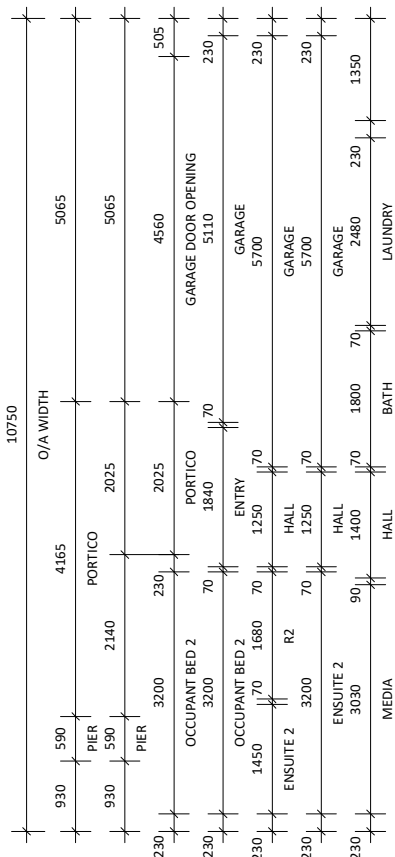

Queensland
Government

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

FLOOR AREAS

GARAGE	36.99 m ²
LIVING	166.04 m ²
PAVILION	26.84 m ²
PORTICO	5.49 m ²
TOTAL	235.36 m ²

OUTDOOR LIVING AREA
The outdoor living area roof must achieve a total R-Value of at least 1.5 and have a permanently installed **1,200mm** diameter ceiling fan with a speed controller to comply with the minimum energy efficiency requirements.



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

1 - FLOOR PLAN

1 : 100 @ A3

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**LOT 7539 (#54) BLACKWOOD
CIRCUIT, BANYA QLD 4551**

Sheet:
FLOOR PLAN
Job #:
7539AUR

Sheet Number:

2.201

Revision:

2.4



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DEVELOPMENT APPROVAL

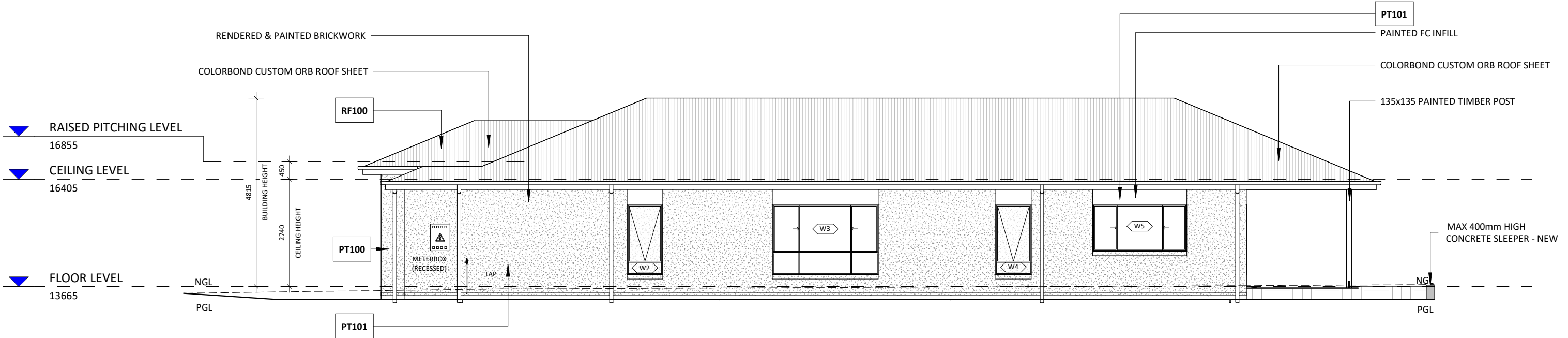
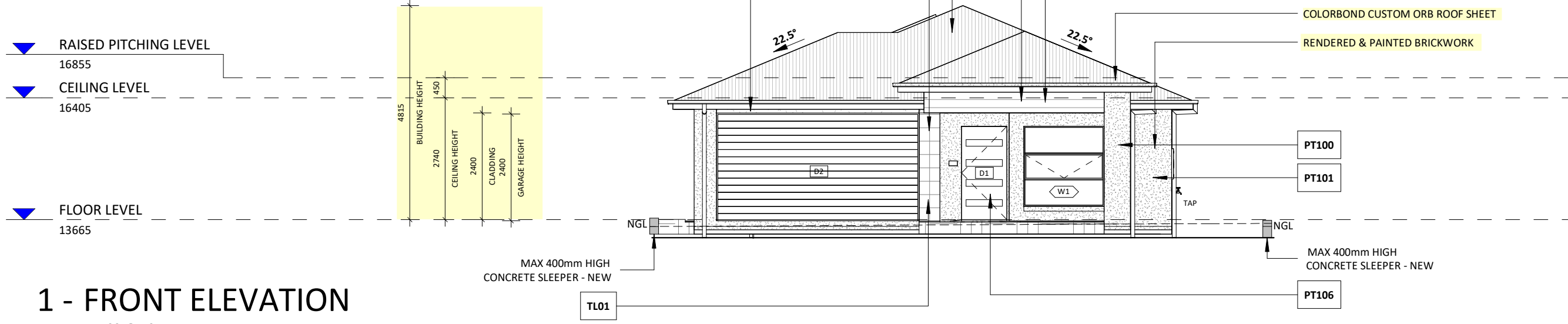
Approval no: DEV2025/1599
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SCALE 1: 100 1 0 1 2 3 4 5 m

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

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

FLOOR AREAS	
GARAGE	36.99 m ²
LIVING	166.04 m ²
PAVILION	26.84 m ²
PORTICO	5.49 m ²
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Project Address:
LOT 7539 (#54) BLACKWOOD CIRCUIT, BANYA QLD 4551

Sheet:
ELEVATIONS 1
Job #:
7539AUR

Sheet Number:
2.301
Revision:
2.4

17/02/2025 10:12:11 AM

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

ABBREVIATION LEGEND

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- 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

CEILING LEVEL

16405

FLOOR LEVEL

13665

2 - REAR ELEVATION

1 : 100 @ A3

MAX 400mm HIGH
CONCRETE SLEEPER - NEW

NGL
PGL

RENDERED & PAINTED BRICKWORK

PT101

PT101

RF100

PAINTED FC INFILL

COLORBOND CUSTOM ORB ROOF SHEET

5000L SLMLINE RAINWATER

DUCTED AC MOTOR

MAX 400mm HIGH
CONCRETE SLEEPER - NEW

NGL
PGL

CEILING LEVEL

16405

FLOOR LEVEL

13665

1 - LEFT ELEVATION

1 : 100 @ A3

4815
BUILDING HEIGHT

2740
CEILING HEIGHT

450
CEILING HEIGHT

CEILING LEVEL

16405

FLOOR LEVEL

13665

MAX 400mm HIGH
CONCRETE SLEEPER - NEW

135x135 PAINTED TIMBER POST

RENDERED & PAINTED BRICKWORK

PT101

PAINTED FC INFILL

COLORBOND CUSTOM ORB ROOF SHEET

22.5°

22.5°

5000L SLMLINE RAINWATER

DUCTED AC MOTOR

HWU

D3

AS1428.1 COMPLIANT HANDRAIL - POST MOUNTED

2400
CLADDING

FACEBRICK COLUMN WITH FEATURE TILE CLADDING

TL01

PT101

APPROX. LOCATION OF ROOF MOUNTED SOLAR POWER PANELS

RF100

RENDERED & PAINTED BRICKWORK

PAINTED WEATHERBOARD CLADDING

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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H 233 2P 1M
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Project Address:
LOT 7539 (#54) BLACKWOOD CIRCUIT, BANYA QLD 4551

Sheet:
ELEVATIONS 2
Job #:
7539AUR

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

FLOOR AREAS

GARAGE	36.99 m ²
LIVING	166.04 m ²
PAVILION	26.84 m ²
PORTICO	5.49 m ²
TOTAL	235.36 m ²

Sheet Number:

2.302

Revision:

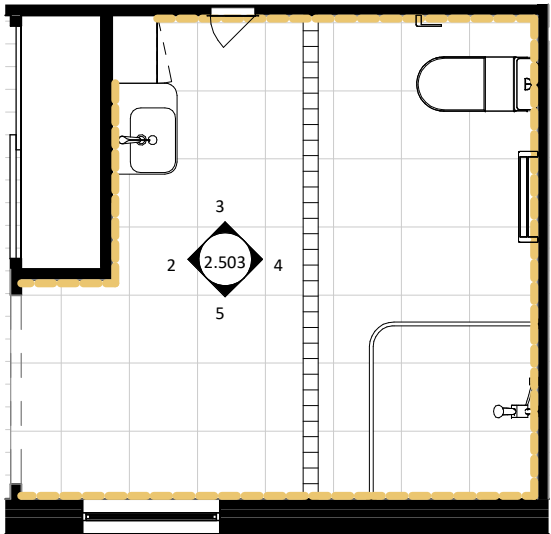
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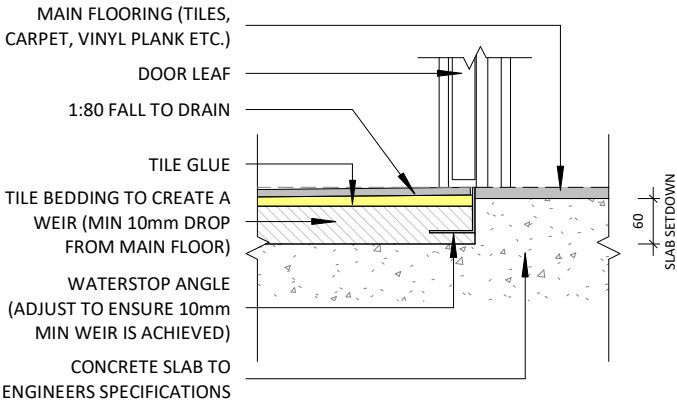
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1 - ENSUITE 2

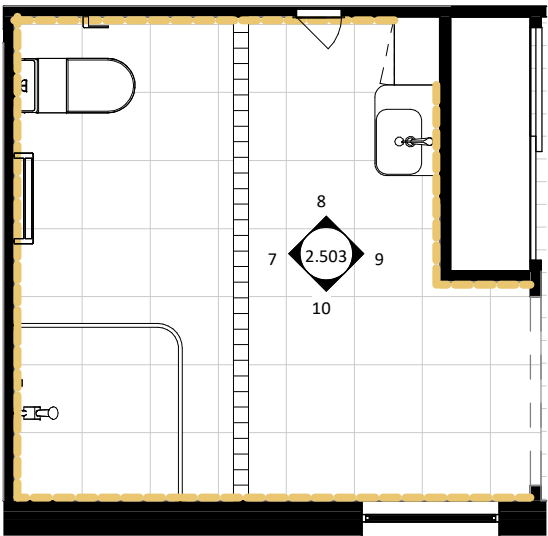
1 : 50 @ A3



WET AREA FLOOR GRADE

11 - TRANSITION DETAIL

1 : 10 @ A3



6 - ENSUITE 3

1 : 50 @ A3

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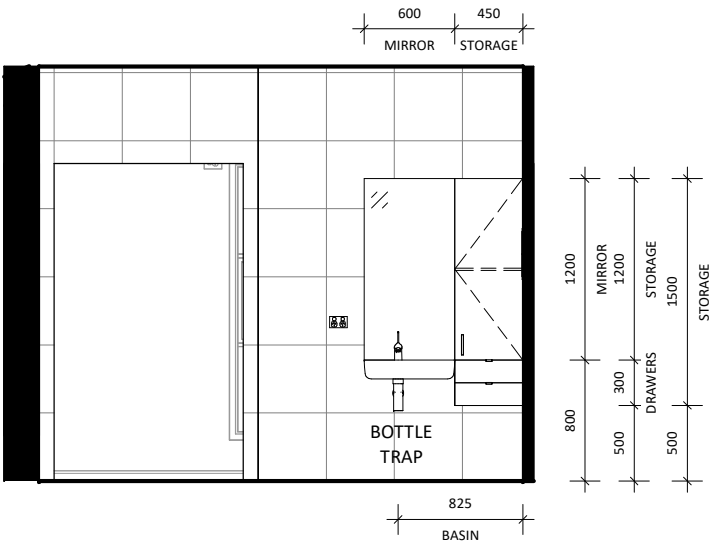
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Job #:
7539AUR

Sheet Number:

2.503

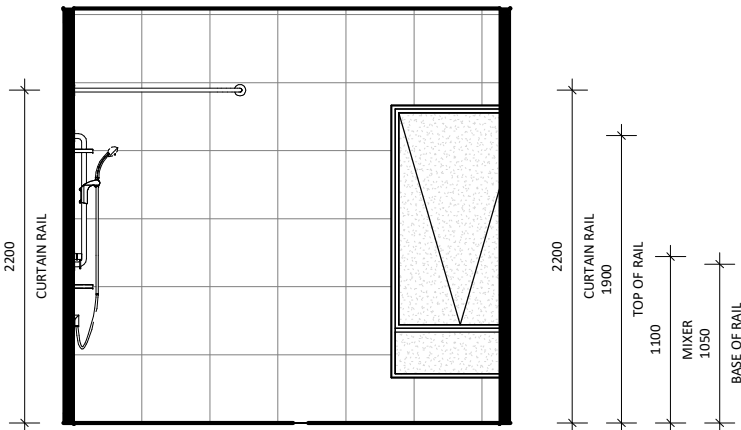
Revision:

2.4



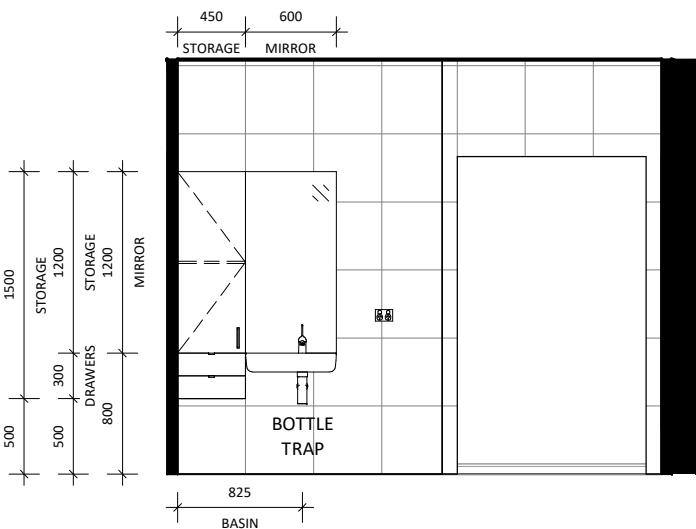
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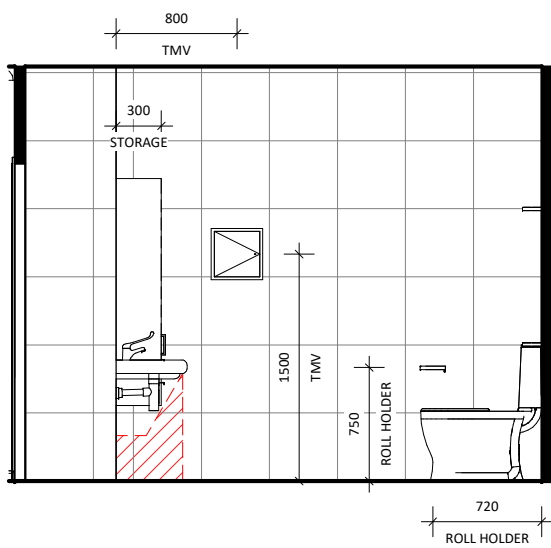
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1 : 50 @ A3



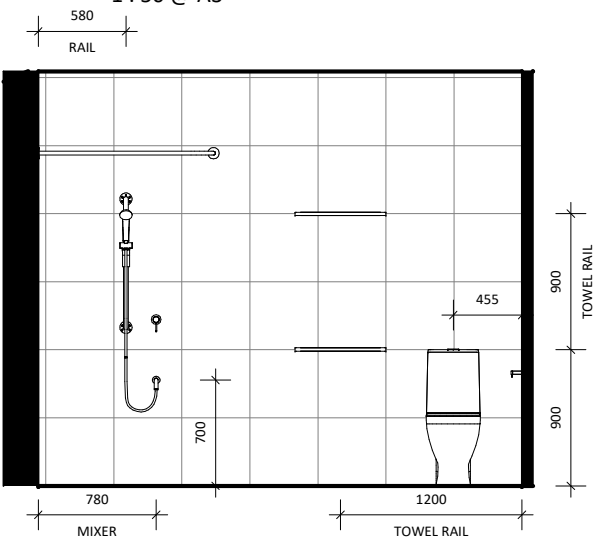
9 - ENSUITE 3

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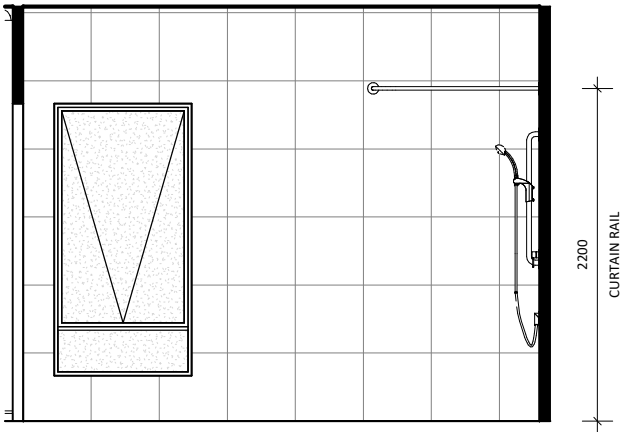
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1 : 50 @ A3



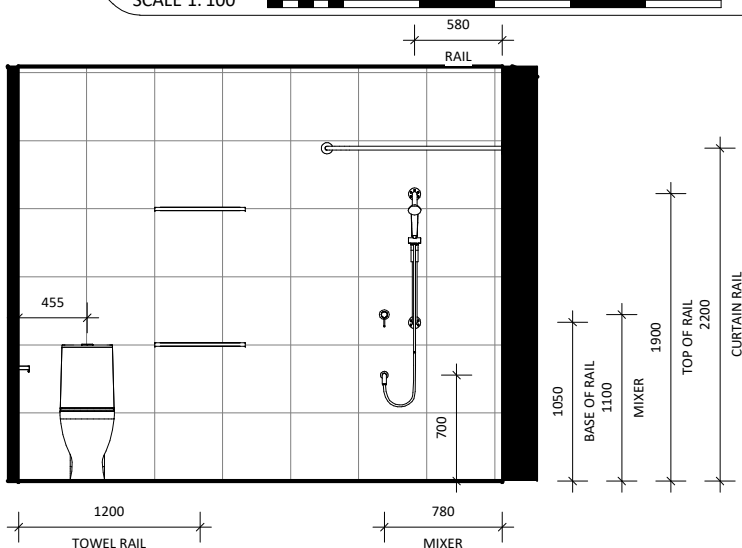
7 - ENSUITE 3

1 : 50 @ A3



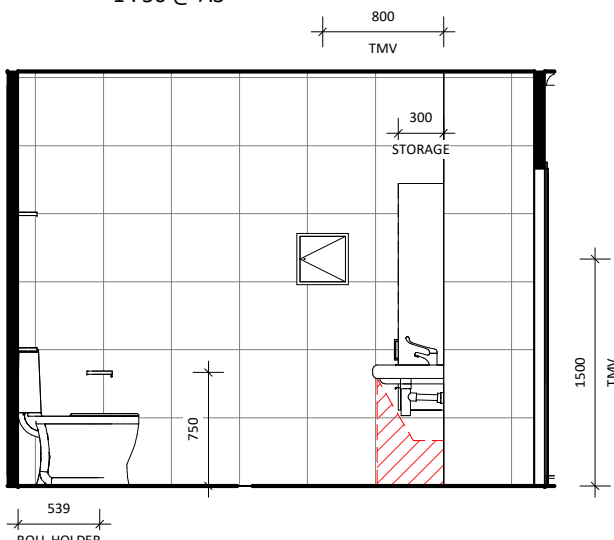
10 - ENSUITE 3

1 : 50 @ A3



4 - ENSUITE 2

1 : 50 @ A3



8 - ENSUITE 3

1 : 50 @ A3

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 21/3/2025



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:

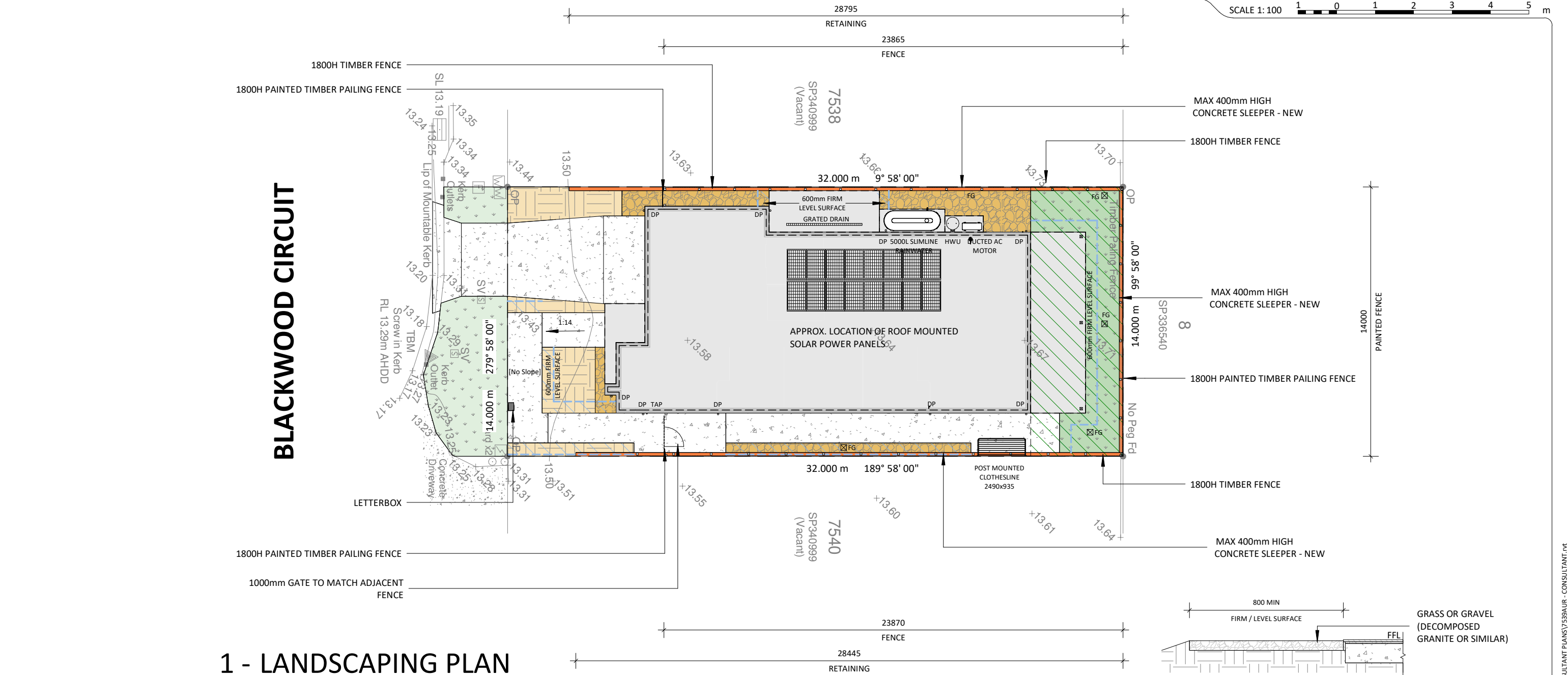
TILE SETOUT INDICATIVE ONLY

NOTE:

REFER TO FIXTURES AND FINISHES SCHEDULE FOR DETAILS

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LANDSCAPING LEGEND

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

NOTE: LOCATIONS ARE INDICATIVE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ADEQUATE DRAINAGE LOCATIONS.

NOTES

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LANDSCAPING SCHEDULE	
MATERIAL	AREA
GARDEN	26 m ²
GRASS	33 m ²
GRASS VERGE (IF REQUIRED)	38 m ²
GRAVEL	26 m ²
Grand total	123 m ²

FLOOR LEVELS (AHD)	
FINISHED GROUND LEVEL	13.340 m
FLOOR LEVEL	13.665 m

BUILDING PAD

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

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1599

Date: 21/3/2025

Queensland Government

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	200mm	4
TYPE 3	TREE	45L	3

1 GROUNDCOVER PLANT SELECTION

- Liriodendron Evergreen Giant
- Dieris grandiflora
- Lomandra Tanika
- Philodendron xanadu

2 SHRUB PLANT SELECTION

- Gardenia 'Magnifica'
- Syzygium 'Aussie Boomer'
- Syzygium 'Hinterland Gold'
- Syzygium 'Resilience'

3 TREE SELECTION

- Randia fitzalanii
- Buckinghamia Celicissima
- Tabebuia Argentina

GALLERY

www.gallerygroup.com.au

QBCC: 1207880

Project Description:
PROPOSED SINGLE STOREY RESIDENCE
Design:
H 233 2P 1M
Facade:
SURREALIST

Project Address:
LOT 7539 (#54) BLACKWOOD CIRCUIT, BANYA QLD 4551

Sheet:
LANDSCAPING PLAN
Job #:
7539AUR

Sheet Number:
2.1601
Revision:
2.4



ORIGINALLY DRAWN

DRAWN FROM MASTER

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

CONCRETE SCHEDULE - HARD LANDSCAPING

SLAB LOCATION	TYPE	APPROX VOLUME (100mm THICK)	SURFACE AREA
PATH / CLOTHESLINE PAD	EXPOSED AGGREGATE CONCRETE SLAB	2.92 m³	29.2 m²
DRIVEWAY	EXPOSED AGGREGATE CONCRETE SLAB	5.27 m³	52.7 m²
PATH	EXPOSED AGGREGATE CONCRETE SLAB	1.26 m³	12.6 m²
PATH	EXPOSED AGGREGATE CONCRETE SLAB	1.67 m³	16.7 m²
RAMP	EXPOSED AGGREGATE CONCRETE SLAB	0.59 m³	5.9 m²
		11.71 m³	117.1 m²

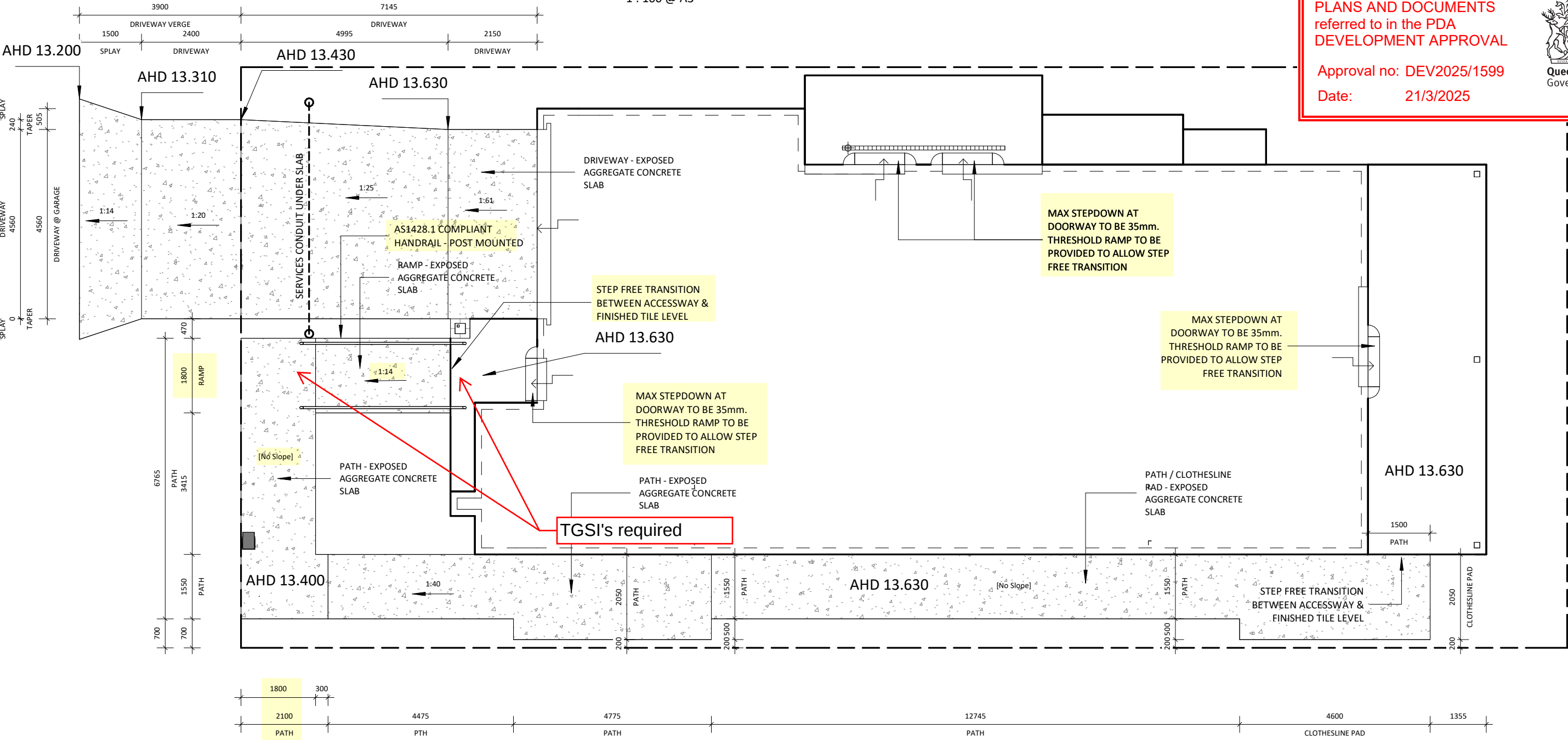
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1599
Date: 21/3/2025



2 - DRIVEWAY SECTION

1 : 100 @ A3



1 - HARD LANDSCAPING PLAN

1 : 100 @ A3

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

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REVISION	DESCRIPTION	DATE	DRAWN BY
1.1	CONTRACT SET	19.11.2024	RM
2.1	CONSULTANT ISSUE	30.01.2024	CMB
2.2	SDA RFI	31.01.2024	CMB
2.3	DG RFI	07.02.2025	AK
2.4	ISSUE FOR CONSTRUCTION	17.02.2025	CMB

GALLERY

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CIRCUIT, BANYA QLD 4551**

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