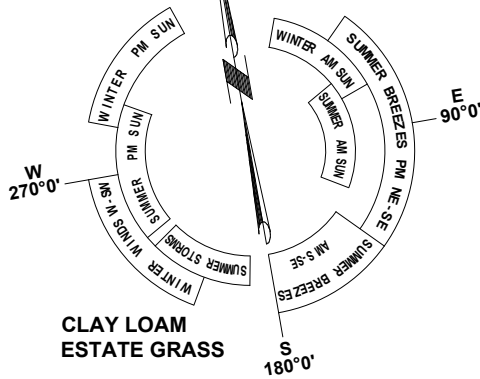


PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1624

Date: 2 June 2025



NOTE: ALL CORNER PEGS HAVE BEEN LOCATED IN THE FIELD. HOWEVER IT DOES NOT GUARANTEE THE POSITION OF BOUNDARIES. CLIENT SHOULD CONSIDER AN IDENTIFICATION SURVEY BEFORE CONSTRUCTION COMMENCES.

BUILDING ON A NOISE AFFECTED ALLOTMENT. This allotment is noise affected and must comply with the subdivision acoustic report. Construction of the dwelling is required to comply with category 1 of MP4.4

ZEPHYR CRESCENT

NOTE
5000 LT WATER TANK TO BE PLUMBED TO L'DRY WM, WC COLD WATER TAPS & ONE EXTERNAL HC

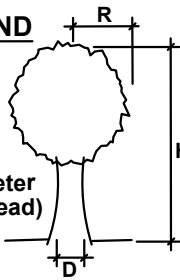
NOTE
WHERE CONCRETE/ LANDSCAPING IS AROUND ORG, FALL CONCRETE/ LANDSCAPING AWAY FROM ORG

NOTE: SEWER AS-CONSTRUCTED PLANS WERE UNAVAILABLE AT THE TIME OF SURVEY. FOR THE EXACT POSITION OF SEWER LINES CONTACT THE LOCAL AUTHORITY.

OVERLAND FLOW POTENTIAL:
(PER QBCC SUBSIDENCE POLICY) We have inspected the subject site during survey and consider that it is **UNLIKELY** there is any potential for concentrated stormwater overland flow. The aim is to identify features such as a drain, gully or low point. No specific Local Council searches have been conducted and engineering analysis may be required.

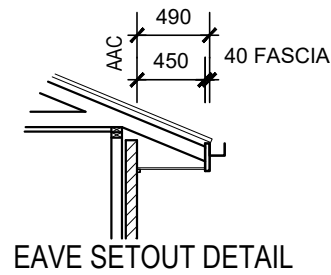
TREE LEGEND

D=Trunk Diameter
R=Radius (Spread)
H=Tree Height

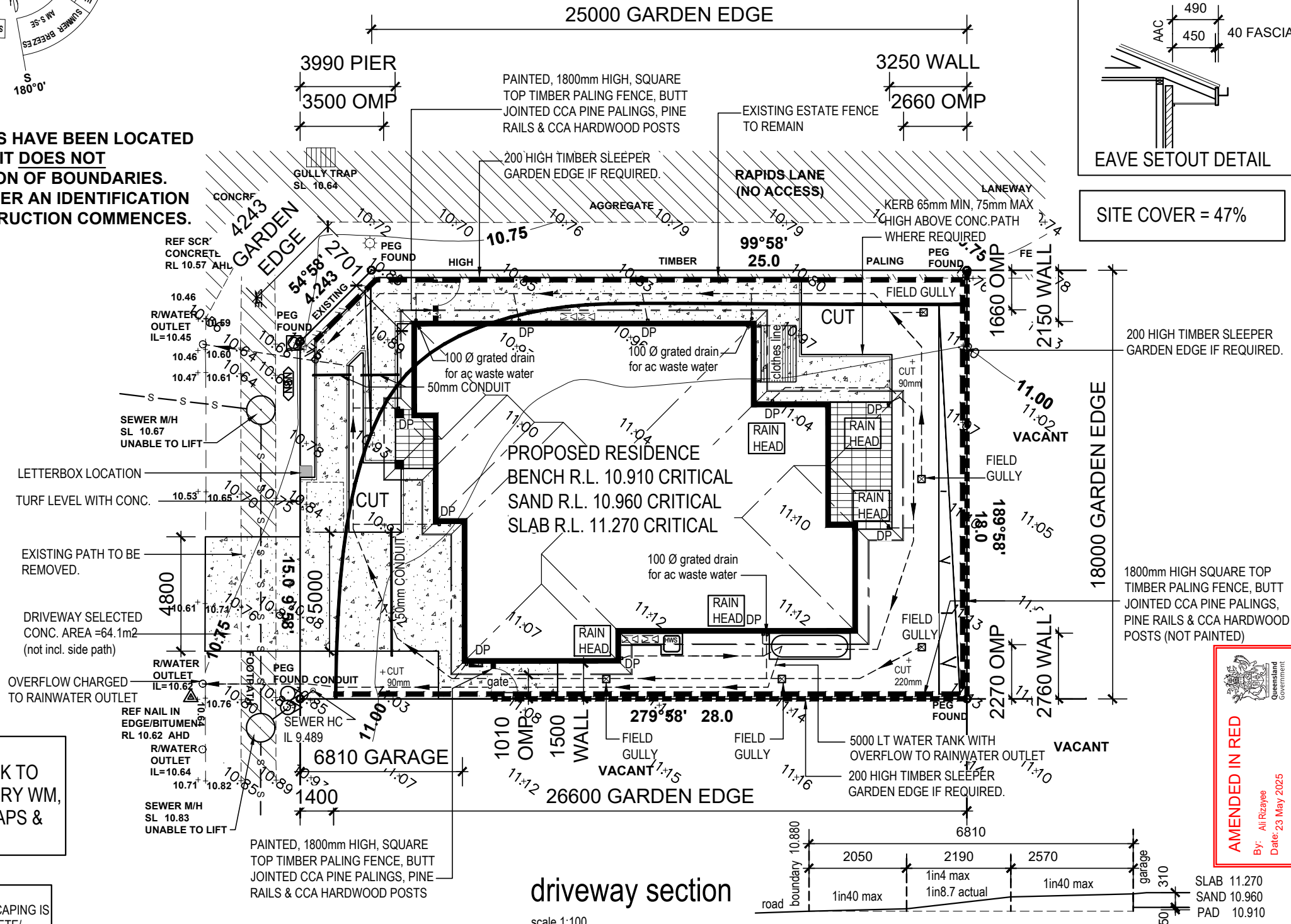


G.L 10.910 CRITICAL
CUT 220
FILL 0
F.L 11.270 CRITICAL

Services shown hereon have been located where possible by field survey.
If not able to be located, services have been plotted from the records of relevant authorities where available.
Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services.



SITE COVER = 47%



driveway section

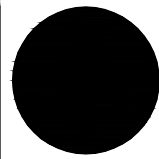
scale 1:100

THIS IS THE DRAWING REFERRED TO IN OUR CONTRACT AND PROJECT SPECIFICATIONS
DATE _____
OWNER'S INITIALS _____
BUILDER'S INITIALS _____

NO.	DESCRIPTION	DATE
A	CONCEPT PLAN	30.10.24
B	CLIENT AMENDMENTS	22.11.24
C	OFFICE DRAWINGS	08.04.25
D	SDA RFI AMENDMENTS	09.04.25

SITE PLAN

N 2 WINDOWS NON EXPOSED	Job No. 1113ZEPH Date 29.10.24 Drawn By C. THAPA Checked By R. MILGATE Const. Issue By -
-------------------------------	--



**STEVE COOPER
& ASSOCIATES PTY LTD**
ABN 67 010 839 022
LICENSED LAND SURVEYORS,
LAND PLANNING CONSULTANTS.
PH:- 3846 6477

27 NORFOLK ROAD, SOUTH BRISBANE 4101
EMAIL:- admin@stevecooper.com.au

SITE:

**ZEPHYR CRESCENT
BANYA
LOT 1113 ON SP347393**

LOCAL AUTH: SUNSHINE COAST R.C.
AREA: 500m²
UBD REF: SC 108 D10

CONTOUR AND DETAIL SURVEY

THIS SURVEY MAPS THE SITE FEATURES AND LEVEL, IT **DOES NOT** GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

SERVICES

O/H POWER	⊕	NO
U/G POWER	⊠	YES
WATER	💧	YES
TELECOM	⬡	YES (NBN)
GAS	— GAS —	NOT FOUND
SEWER	— S —	YES
ROOFWATER	— RW —	ROAD
STORMWATER	— SW —	ROAD

LEGEND

O/H LIGHT	☼
S/WATER PIT	⬢
FIRE HYDRANT	⊠
WATER VALVE	⊠
MOUNTABLE KERB	— — — — —
NON-MOUNT KERB	= = = = =
REF RL. 10.57	△
DATUM AHD (VIA LOT 1204) [24-2089]	

DATE: 24/03/2025
CCAD: 25-251.mjo
DRAWN BY: FC
SURVEYOR: TA
CHECKED: LH

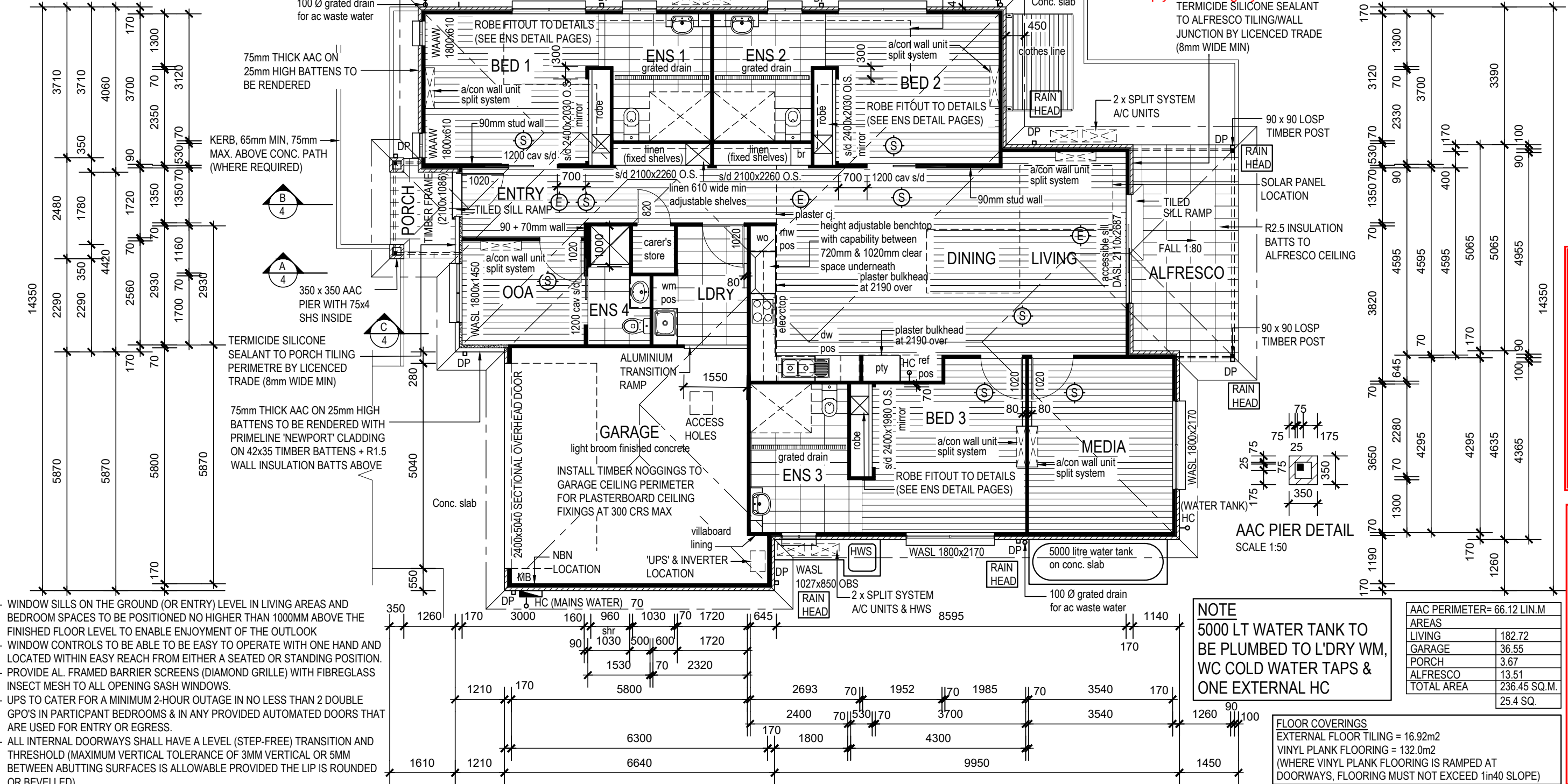
SCALE: 1:200 - Orig A3
2 0 2 4 6 8 10

JOB NO: 25-251

AMENDED IN RED
By: Ali Ruzayee
Date: 23 May 2025

NOTE

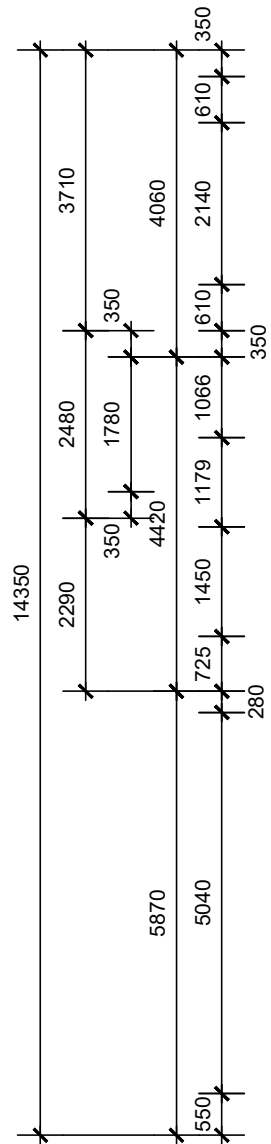
- ALL HAMPERS TO BE 2400mm HIGH
- PROVIDE MANUAL CHAIN CONTROLLED ROLLER BLINDS TO WINDOWS THROUGHOUT & GLASS SLIDING DOOR (EXCLUDING WET AREAS)
- PROVIDE CAPPED OFF ELECTRICAL CIRCUIT TO EACH BEDROOM, KITCHEN AND LIVING WINDOW & GLASS SLIDING DOOR HEAD FOR FUTURE HARD WIRED BLINDS. (EXCLUDES WET AREAS & OOA)
- D- PULL STYLE DOOR HARDWARE (EXCLUDING OOA) TO BE INSTALLED BETWEEN 900-1100MM ABOVE FFL.
- 15mm MAX. CLEARANCE FROM BOTTOM OF DOOR TO FLOOR COVERINGS
- PROVIDE A 75mm HIGH 30% LUMINANCE CONTRAST STRIP TO GLASS SLIDING DOOR TO COMPLY WITH AS1428.1
- STRUCTURAL SUPPORT IN BEDROOM & ENSUITE CEILINGS ONLY FOR FUTURE CEILING HOIST (WEIGHT UP TO 250KG MIN.) EXCLUDING OOA
- PROVIDE LOCKABLE WINDOWS.
- OOA DOOR FURNITURE TO COMPLY WITH AS1428.1



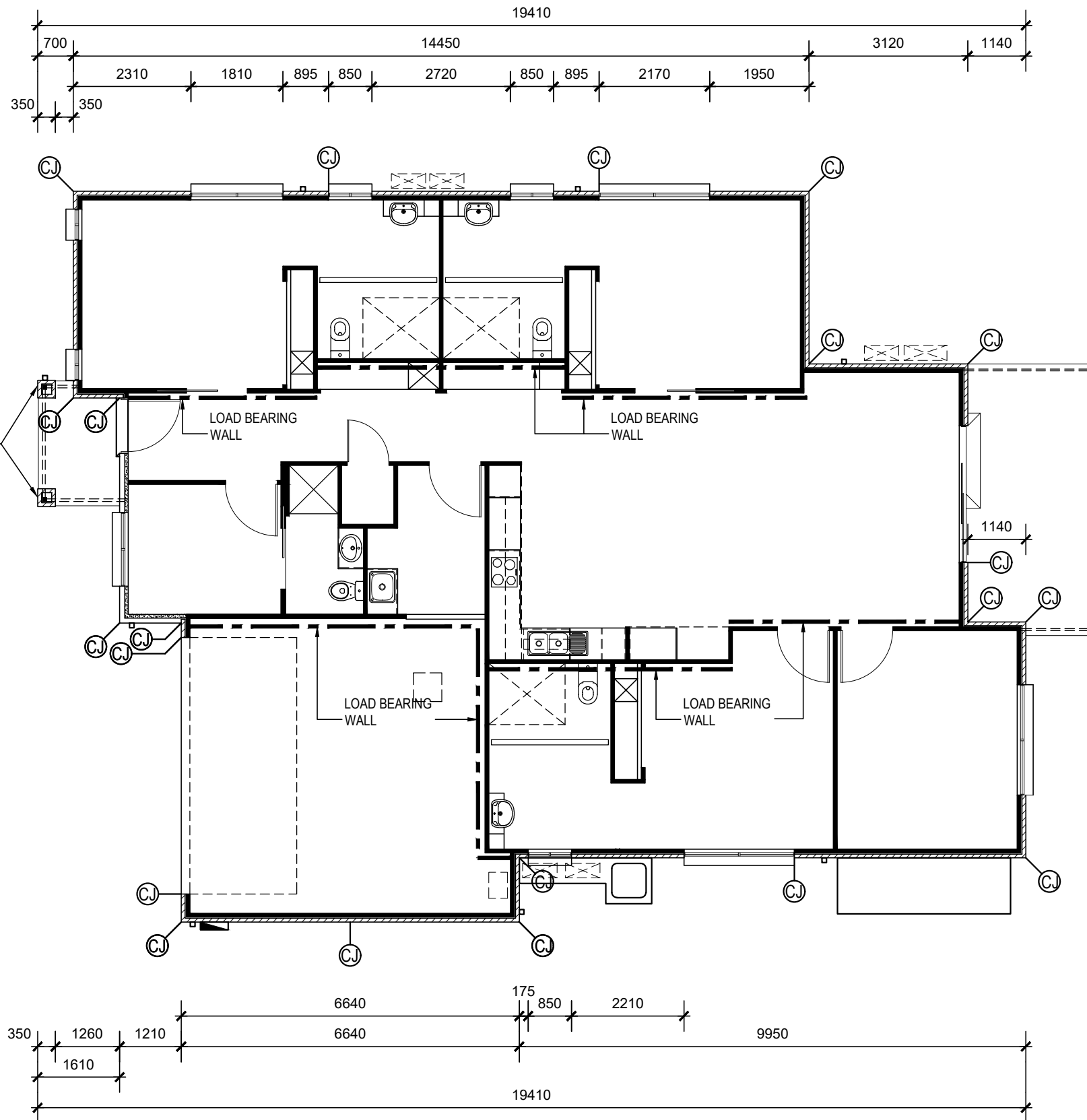
CONTROL JOINT REQUIREMENTS WHEN INSTALLING AAC

- VERTICAL CONTROL JOINTS ARE REQUIRED AT MAX. 5.5m CENTRES
- VERTICAL CONTROL JOINTS ARE REQUIRED AT EXTERNAL AND INTERNAL CORNERS
- CONTROL JOINTS ARE REQUIRED TO ONE SIDE OF A DOOR OR WINDOW OPENING IF EQUAL/GREATER THAN 2450mm
- CONTROL JOINTS ARE REQUIRED TO BOTH SIDES OF DOOR OR WINDOW OPENINGS IF EQUAL/GREATER THAN 3600mm

Ⓢ — CONTROL JOINT TO AAC



CJ TO EACH EXTERNAL CORNER OF PIER



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QBSA Lic. No. 1034627 Ph: (07) 3370 6000
8 Murdoch Circuit, Acacia Ridge Fax: (07) 3370 6001
P.O. Box 1796, Sunnybank Hills QLD 4109

Figured dimensions are to take preference over scale.

PROPOSED RESIDENCE

at LOT 1113 ZEPHYR CRESCENT
BANYA

OWNER JPDP PTY. LTD atf FFB TRUST

UBD REF.SC 108 D10

WINDOW SETOUT

N 2	Job No. 1113ZEPH
WINDOWS	Date 29.10.24
NON EXPOSED	Drawn By C. THAPA
Scales 1:100	Checked By R. MILGATE
Sheet No. 2	Const. Issue By -

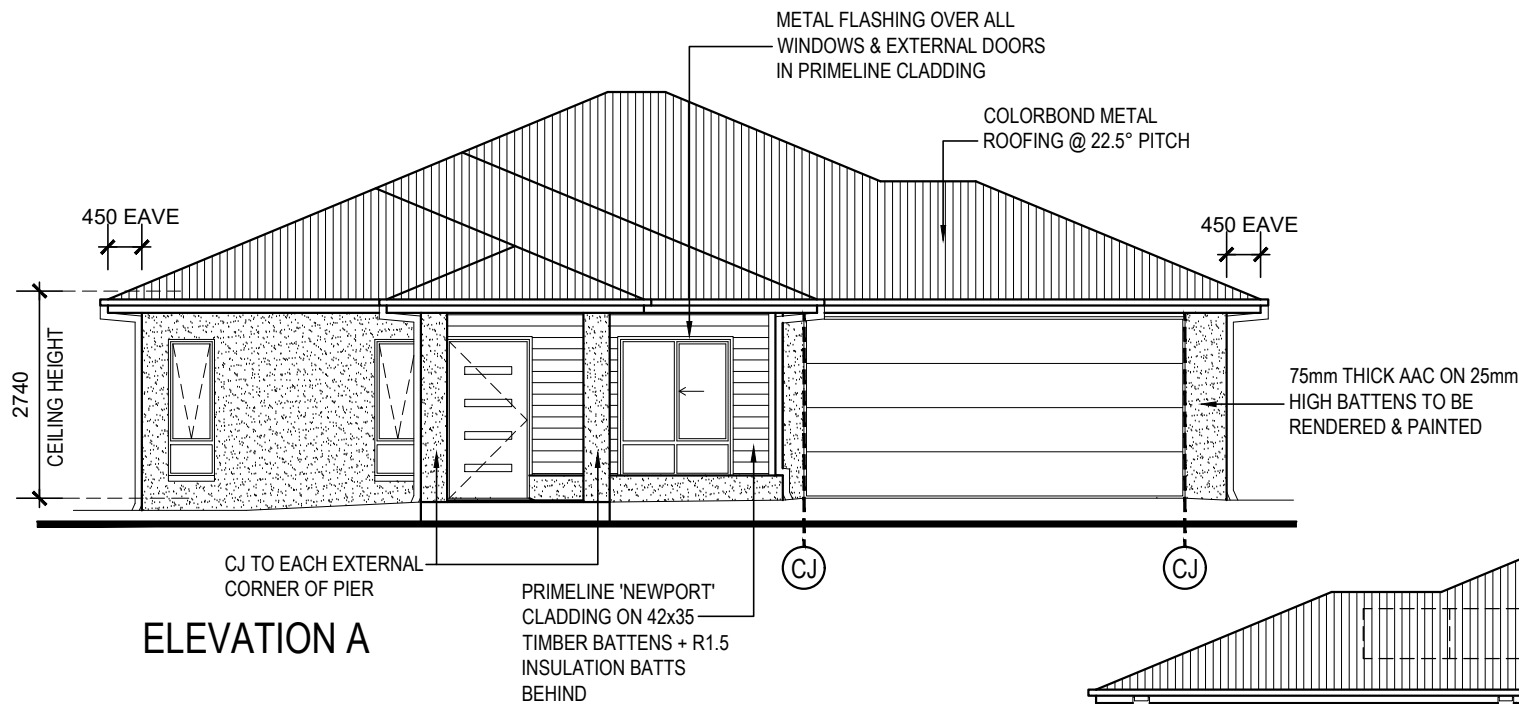
NO.	DESCRIPTION	DATE
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DATE _____

OWNER'S INITIALS _____

BUILDER'S INITIALS _____



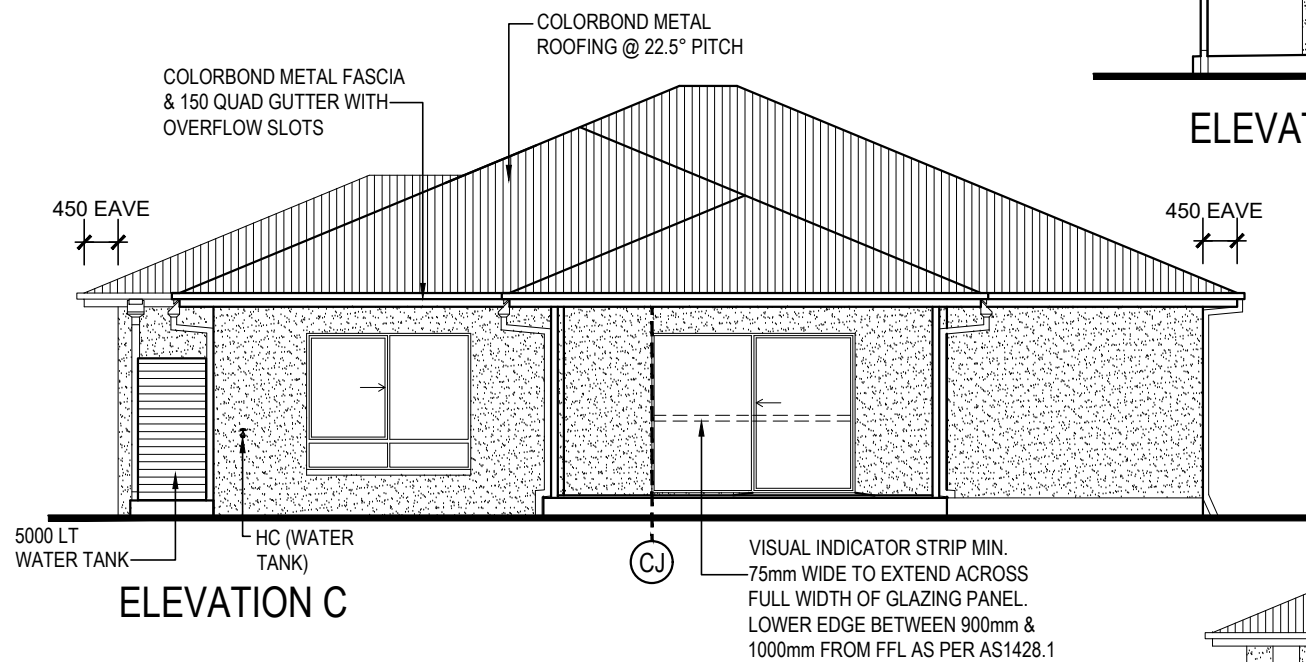
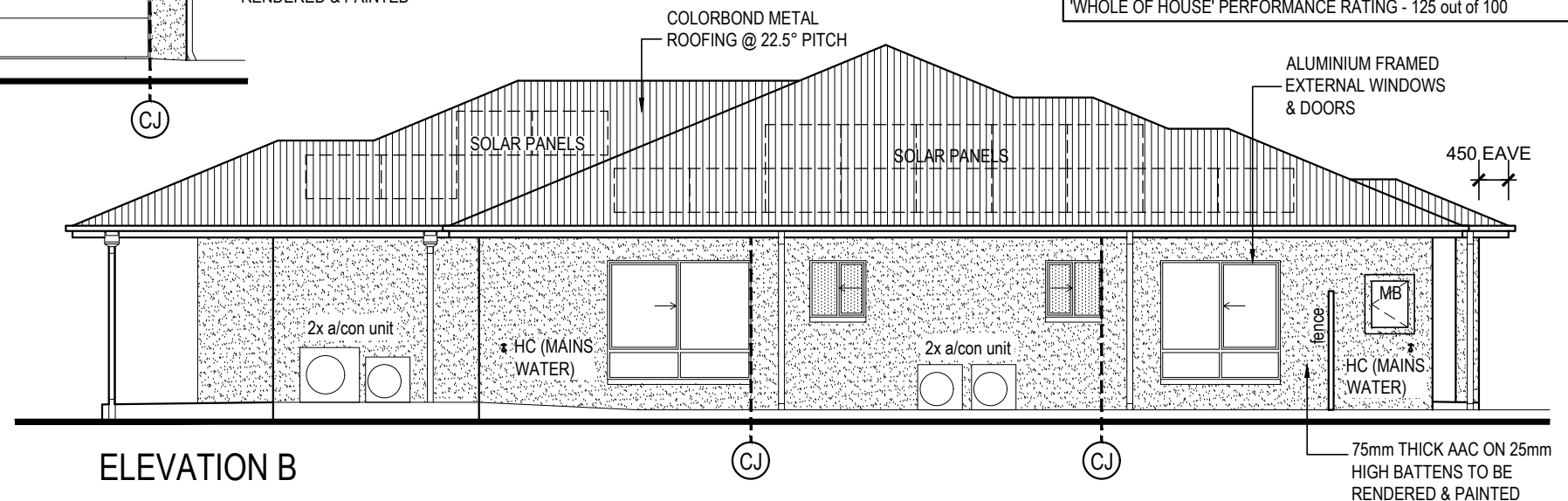
BUILDING ENERGY RATING SCHEME 'BERS' STAR RATING
The following shall be installed to achieve 7.0 stars minimum

- REFLECTIVE FOIL WALL WRAP TO ALL EXTERNAL WALLS
- R2.5 INSULATION BATTS TO ALL CEILINGS EXCLUDING GARAGE & PORCH
- R1.5 INSULATION BATTS TO ALL PRIMELINE CLAD EXTERNAL WALLS
- SARKING TO ROOF
- WEATHER STRIPS TO FRONT ENTRY DOORS
- CEILING FANS TO OOA & LIVING AREAS (TOTAL 2)

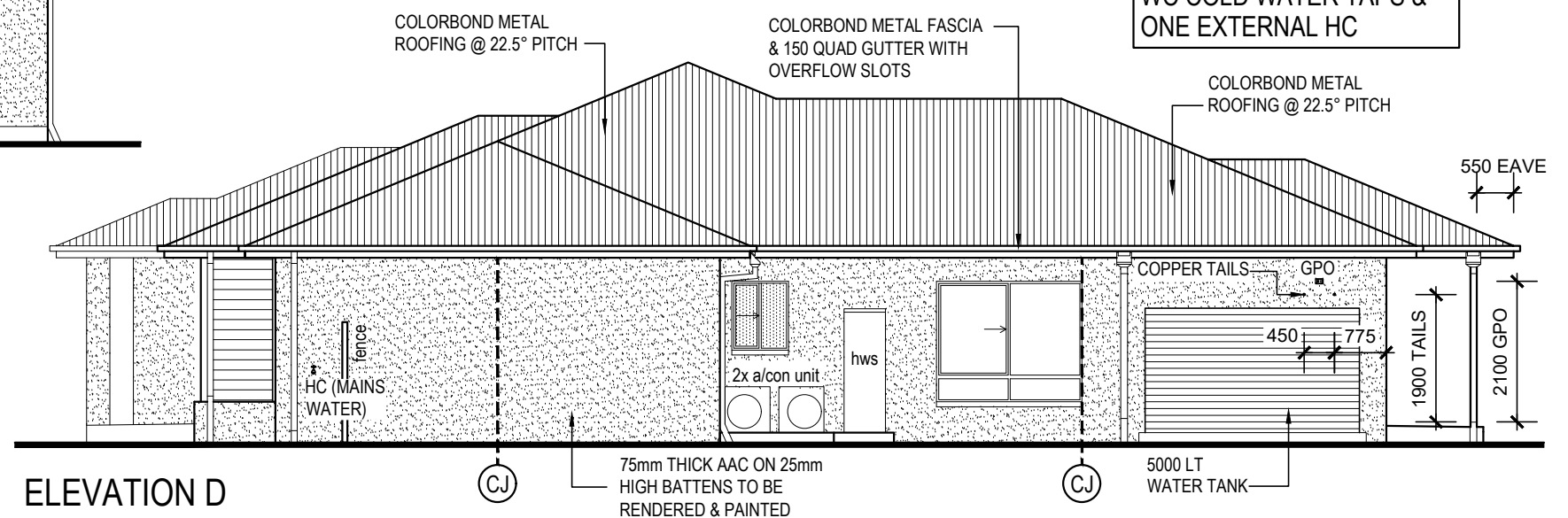
STAR RATING ACHIEVED - 7.3 STARS
HEATING ACHIEVED - 4.9 MJ/m² HEATING LIMIT - 16.0 MJ/m²
COOLING ACHIEVED - 36.5 MJ/m² COOLING LIMIT - 39.0 MJ/m²

- PROVIDE 7.8 kW SOLAR PV SYSTEM TO NORTH FACING ROOF
- PROVIDE 11.0 kWh LITHIUM ION BATTERY CONNECTED TO SOLAR PV SYSTEM
- PROVIDE HEAT PUMP HWS

'WHOLE OF HOUSE' PERFORMANCE RATING - 125 out of 100



NOTE
5000 LT WATER TANK TO BE PLUMBED TO L'DRY WM, WC COLD WATER TAPS & ONE EXTERNAL HC



NOTE
90x42mm PINK PRIMED TRIM TO EXTERNAL CORNERS IN PRIMELINE CLADDING
42x42mm PINK PRIMED TRIM TO INTERNAL CORNERS OF PRIMELINE CLADDING
42x42mm PINK PRIMED TRIM TO WINDOWS IN PRIMELINE CLADDING

*SOLAR PANEL LOCATION AND ALIGNMENT MAY CHANGE ON SITE.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2025/1624
Date: 2 June 2025



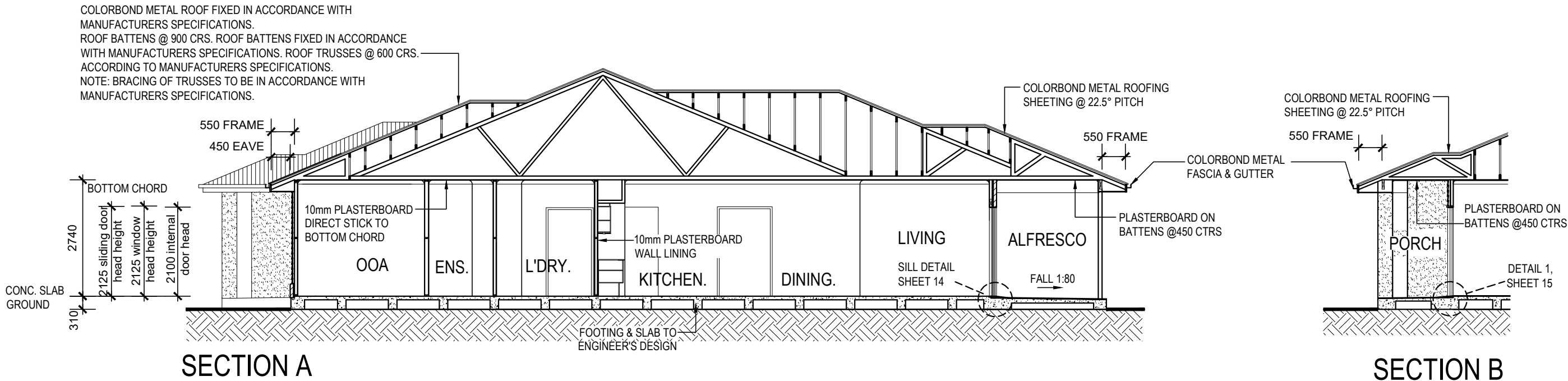
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QBSA Lic. No. 1034627 Ph: (07) 3370 6000
8 Murdoch Circuit, Acacia Ridge Fax: (07) 3370 6001
P.O. Box 1796, Sunnybank Hills QLD 4109
Figured dimensions are to take preference over scale.

PROPOSED RESIDENCE
at LOT 1113 ZEPHYR CRESCENT
BANYA
OWNER JPDP PTY. LTD at FFB TRUST
UBD REF.SC 108 D10

ELEVATIONS
N 2
WINDOWS NON EXPOSED
Scales 1:100
Sheet No. 3
Job No. 1113ZEPH
Date 29.10.24
Drawn By C. THAPA
Checked By R. MILGATE
Const. Issue By -

NO.	DESCRIPTION	DATE
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BUILDER'S INITIALS _____



NOTE
WINDOW CODES NOMINATED ON PLAN ARE STANDARD A & L CODES ONLY.

FOR EXACT WINDOW SIZES, REFER TO A & L WINDOW MANUFACTURER'S SPECIFICATION.

- GENERAL NOTES**
- ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT QLD AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS.
 - IT IS AT THE BUILDERS DISCRETION TO POSITION BULKHEADS OR SERVICE PANELS UNDER FLOOR FRAMING TO ACCOMMODATE PLUMBING SERVICES.

- SITE**
- GROUND SURFACE TO BE SLOPED 1:20 (MIN) AWAY FROM BUILDING FOR 900mm MIN AND TO A POINT WHERE PONDING WILL NOT OCCUR NEAR BUILDING.

- BLOCKWORK**
- ALL BLOCKWORK CORES TO BE CORE FILLED & REINFORCED TO ENGINEERS DETAILS. - DAMP PROOF COURSE AT 150 ABOVE GROUND.
 - BLOCKWORK TO CONFORM WITH AS3700.

- BRICKWORK**
- APPROVED TIES AT 600x600 CRS AND AT 300 CRS TO RAISED FLOOR LEVELS.
 - STANDARD REINFORCEMENT TO EVERY 7TH COURSE.
 - DAMP PROOF COURSE AT 150 ABOVE GROUND.
 - BRICK VENEER WALLS TO HAVE CONTINUOUS CAVITY KEPT CLEAR OR MORTAL DROPPINGS.
 - BRICK FOUNDATION WALLS BELOW F.F.L. TO HAVE VENTS AT 7500 SQ.MM. PER METRE LENGTH OF EXTERNAL WALL. (APPROX 1 BRICK SIZED VENT EVERY 2 METRES)
 - BRICKWORK TO CONFORM WITH AS4455

- STEELWORK**
- FABRICATE AND ERECT IN ACCORDANCE WITH AS1250.

- WATERPROOFING**
- WATERPROOFING IS TO BE IN ACCORDANCE WITH NCC H4D1 & PART 10.2 OF THE ABCB HOUSING PROVISIONS.

NOTE
LINEN = 4 SHELVES 450mm WIDE AT 450 CRS
STORE = 4 SHELVES 450mm WIDE AT 450 CRS
CARER'S STORE = NO SHELVES
PANTRY = PRE FAB PULL OUT BASKET SYSTEM
BROOM = 1 SHELF 450mm WIDE AT 1700 ABOVE F.F.L.
ROBE = AS DETAILED
WIR = 1 SHELF 450mm WIDE AT 1700 ABOVE F.F.L. + 1 HANGING RAIL

- WHERE FLOOR WASTES ARE PROVIDED, FLOOR GRADES ARE MINIMUM 1in80 AND MAXIMUM 1in50 IN ACCORDANCE WITH PART 10.2.12 OF THE ABCB HOUSING PROVISIONS.
- EXTERNAL WATERPROOFING TO BE IN ACCORDANCE WITH NCC PART H2D8 & MUST COMPLY WITH AS4654.1 & AS4654.2
- TILED WET AREA FLOORS AND SHOWER FLOORS WHERE A 'FLOOR WASTE' IS REQUIRED, WILL GENERALLY REQUIRE TILES TO BE DIAGONALLY CUT TO ACHIEVE COMPLIANT FALLS.

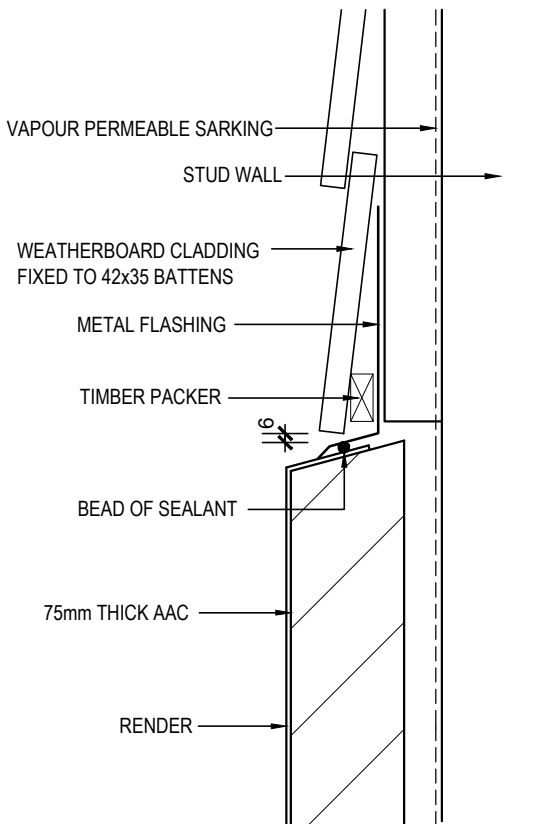
- WET AREA SURFACES**
- FLOOR SURFACES TO BATH & L'DRY SHALL BE IMPERVIOUS, WITH JUNCTIONS BETWEEN WALL AND FLOOR FLASHED TO PREVENT MOISTURE PENETRATION INTO WALLS.
 - CERAMIC TILES OR OTHER APPROVED IMPERVIOUS MATERIAL TO WALLS ABOVE SHOWERS TO 1800mm MIN ABOVE FLOOR.

- NOTE:**
- ALL CONSTRUCTION TO IN ACCORDANCE WITH BUILDING ACT, B.C.A. , AS 1684 & STRUCTURAL ENGINEERS DETAILS.
 - 10mm PLASTERBOARD SHEETING TO WALLS & CEILINGS GENERALLY
 - 6mm VILLABOARD SHEETING TO WET AREAS
 - DO NOT SCALE DRAWINGS, ANY DISCREPANCIES TO BE REPORTED TO BUILDER, PRIOR TO PROCEEDING WITH WORK

- TERMITE TREATMENT**
- TERMITE TREATMENT TO BE CAMELLERI RETICULATION SYSTEM TREATED WITH AN APPROVED TERMITICIDE TO THE PERIMETER OF THE DWELLING WITH COLLARS TO ALL SLAB PENETRATIONS AS PER AS 3660-1

THE OWNER ACKNOWLEDGES RECEIVING INFORMATION FROM INDIGO HOMES ON THE ABOVE SYSTEM AND IS AWARE OF THEIR RESPONSIBILITIES IN REGARDS TO ONGOING UPKEEP AND ANNUAL INSPECTIONS

OWNER: _____ DATE: _____



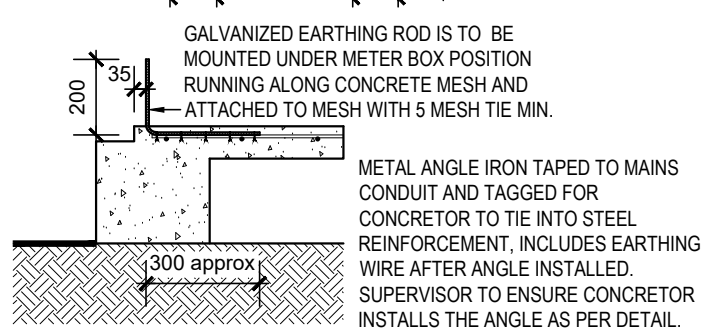
SCALE 1:5

SLIP RESISTANCE	
SANITARY FACILITIES	P3 / R10
KITCHEN	P3 / R10
LAUNDRY	P3 / R10
INTERNAL FLOORS	P3 / R10
PATH @ 1:20	P4 / R11
STEP RAMP @ 1:10	P5 / R12
PATH @ 1:14	P4 / R11
CAR PARKING- internally	P4 / R11
ALFRESCO - external tiling	P3 / R10
ALFRESCO - ramp	P4 / R11

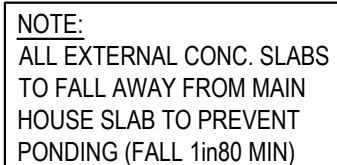
NOTE
STUDS AT 300 MAX CRS TO ALL SHOWER WALLS

PENDULUM TEST	SLIP RISK
P0	VERY HIGH
P1	VERY HIGH
P2	HIGH
P3	MODERATE
P4	LOW
P5	VERY LOW

TIMBER SCHEDULE (6381 R.L.W.)			
MEMBER	SIZE	SPACING	JOINT GROUP
BOTTOM PLATES (EXTERNAL)	35 x 70 (MGP10)		JD5
BOTTOM PLATES (INTERNAL)	35 x 70 (MGP10)		JD5
STUDS (EXTERNAL)	70 x 35 (MGP10)	450 MAX NOT NOTCHED	JD5
STUDS (INTERNAL)	70 x 35 (MGP10)	600 MAX NOT NOTCHED	JD5
JAMB STUDS			
UP TO 1300 OPENING	2/70 x 35 (MGP10)		JD5
UP TO 2200 OPENING	3/70 x 35 (MGP10)		JD5
UP TO 3200 OPENING	4/70 x 35 (MGP10)		JD5
UP TO 3300 OPENING	4/70 x 45 (MGP10)		JD5
UP TO 3800 OPENING	4/70 x 35 (MGP12)		JD5
UP TO 5000 OPENING	4/70 x 45 (MGP12)		JD5
TOP PLATES (EXTERNAL)	2/45 x 70 (MGP10)		JD5
TOP PLATES (INTERNAL)	35 x 70 (MGP10)		JD5
LINTELS	TO TRUSS MANUFACTURER'S DESIGN		
ROOF BATTENS	STEEL ROOF BATTENS AT 900 CRS. 600 MAX		JD5
ROOF TRUSSES			JD5
ROOF BRACING	SPEEDBRACE 70 x 35 (MGP10)	3000 MAX	JD5
ROOF BINDERS			
FLOORING	100mm CONC. SLAB AS TO ENGINEER'S DESIGN		
<u>NOTE</u> TIMBER SIZES SHOWN ARE SUBJECT TO CHANGE BY TIMBER FRAME MANUFACTURER. FRAME SUPPLIER TO PROVIDE ENGINEERING CERTIFICATE IN THIS CASE.			



METAL ANGLE IRON TAPED TO MAINS
CONDUIT AND TAGGED FOR
CONCRETOR TO TIE INTO STEEL
REINFORCEMENT, INCLUDES EARTHING
WIRE AFTER ANGLE INSTALLED.
SUPERVISOR TO ENSURE CONCRETOR
INSTALLS THE ANGLE AS PER DETAIL.



GARAGE DOOR RAMP
SCALE 1:20



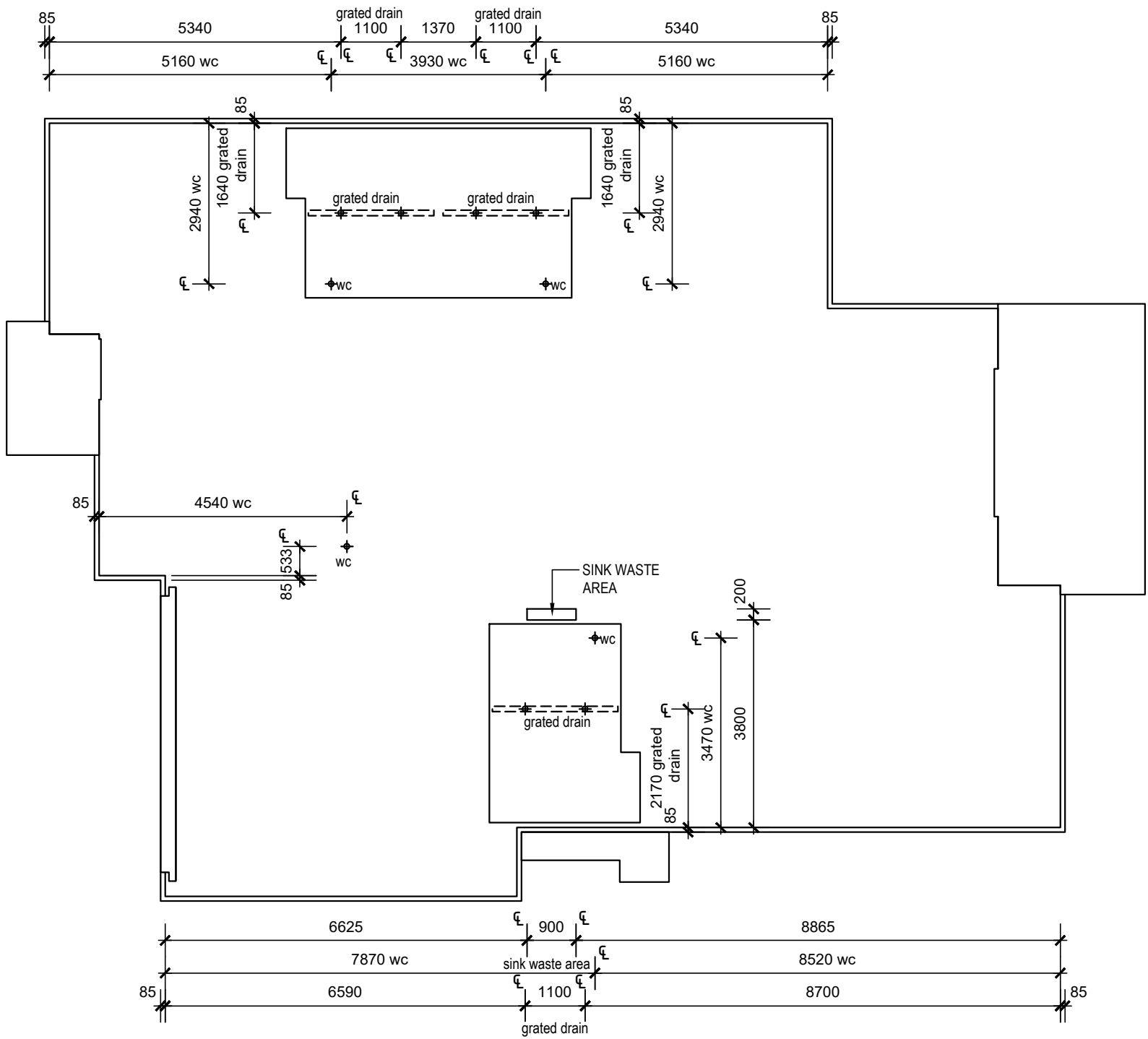
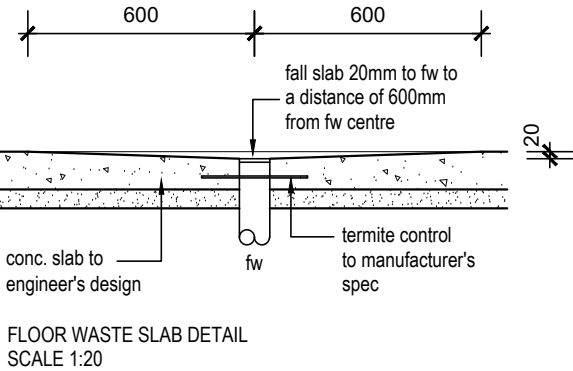
Figured dimensions are to take preference over scale.

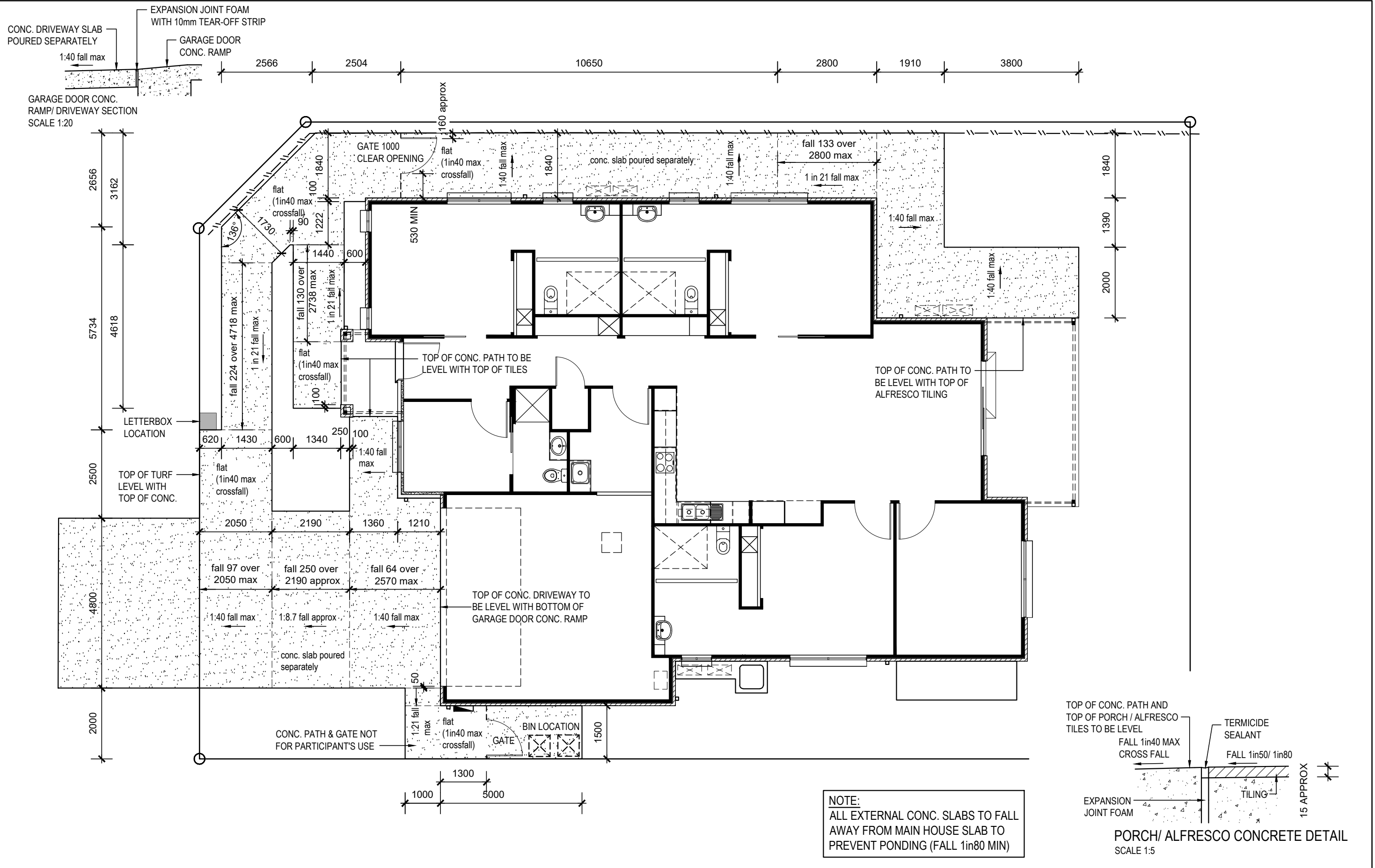
UBD REF.SC 108 D10

Job No.	1113ZEPH
Date	29.10.24
Drawn By	C. THAPA
Checked By	R. MILGAT
Const. Issue By	-

BUILDER'S INITIALS _____

NOTE:
GRATED DRAIN PROVISIONS TO BE MEASURED ON SITE
WHEN APPLICABLE (OVERALL LENGTH, OUTLET POSITIONS,
OUTLET DIAMETER AND DEPTH) AND FORWARDED TO THE
ESTIMATING DEPARTMENT FOR ORDERING.*





BRACING PROVIDED		
TB4B (900mm)	8.1m x 5.2kN/m	42.12 kN
TB4B (600mm to 899mm)	0.00m x 5.6kN/m	0.00 kN
TB1	0.00m x 1.5kN/m	0.00 kN
TOTAL		42.12 kN

WINDLOAD
17.25 kN

LEGEND:

NET BRACE: WELDED METAL BRACING SYSTEM TO MANUFACTURER'S SPEC
(www.networksteel.com.au/netbrace)

TB4B: F14 4.0mm MIN PLYWOOD BRACING ON STUDS AT 450 CRS MAX TO AS 1684.2 2021 PAGE 145 TABLE 8.18(h) METHOD B (5.2kN/m 900 MIN PANEL WHERE SUPPORTED BY CONC. SLAB) (4.8kN/m 900 MIN PANEL WHERE SUPPORTED BY TIMBER FLOOR FRAMING)

F14 4.0mm MIN PLYWOOD BRACING ON STUDS AT 450 CRS MAX TO AS 1684.2 2021 PAGE 145 TABLE 8.18(h) METHOD A & PAGE 150 CLAUSE 8.3.6.5(a) (M12 ANCHOR ROD TO EACH END OF SHORT PLYWOOD BRACINGPANELS 600mm TO 900mm LONG) (5.6kN/m 600mm MIN PANEL WHERE SUPPORTED BY CONC. SLAB) (5.16kN/m 600 MIN PANEL WHERE SUPPORTED BY TIMBER FLOOR FRAMING)

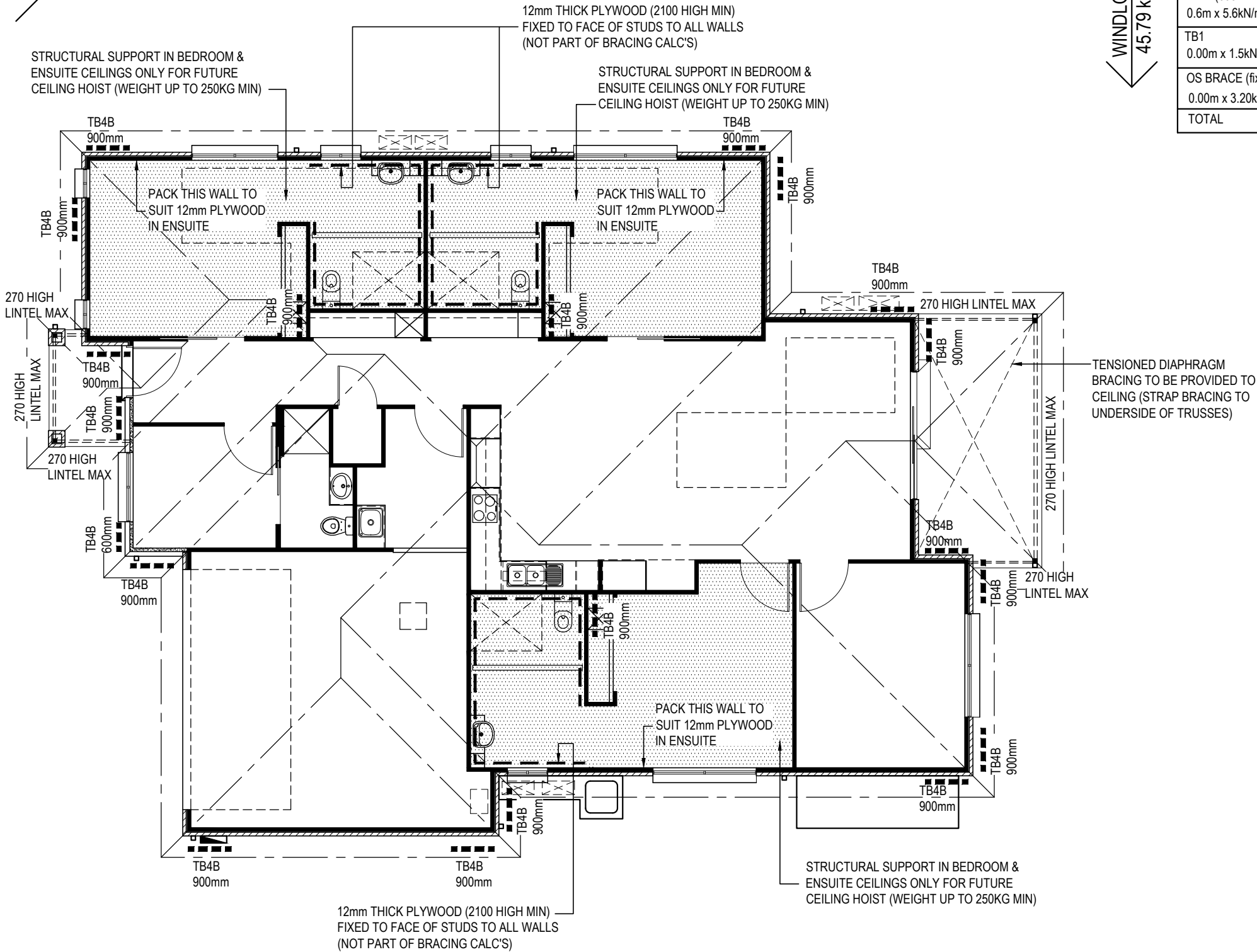
(WHERE PLYWOOD BRACING IS FIXED TO BOTH SIDES OF WALL, THE BOTTOM PLATE SHALL BE A MINIMUM OF 45mm THICK AND 1/M16 ANCHOR ROD + CHEMSET 801 (26kN TIEDOWN) INSTALLED AT BOTH ENDS OF BRACING SHEET)

TB1: 20x18x1.2 METAL ANGLE AS PER AS1684.2 2021 PAGE 141 TABLE 8.18(C) 1.5kN/m

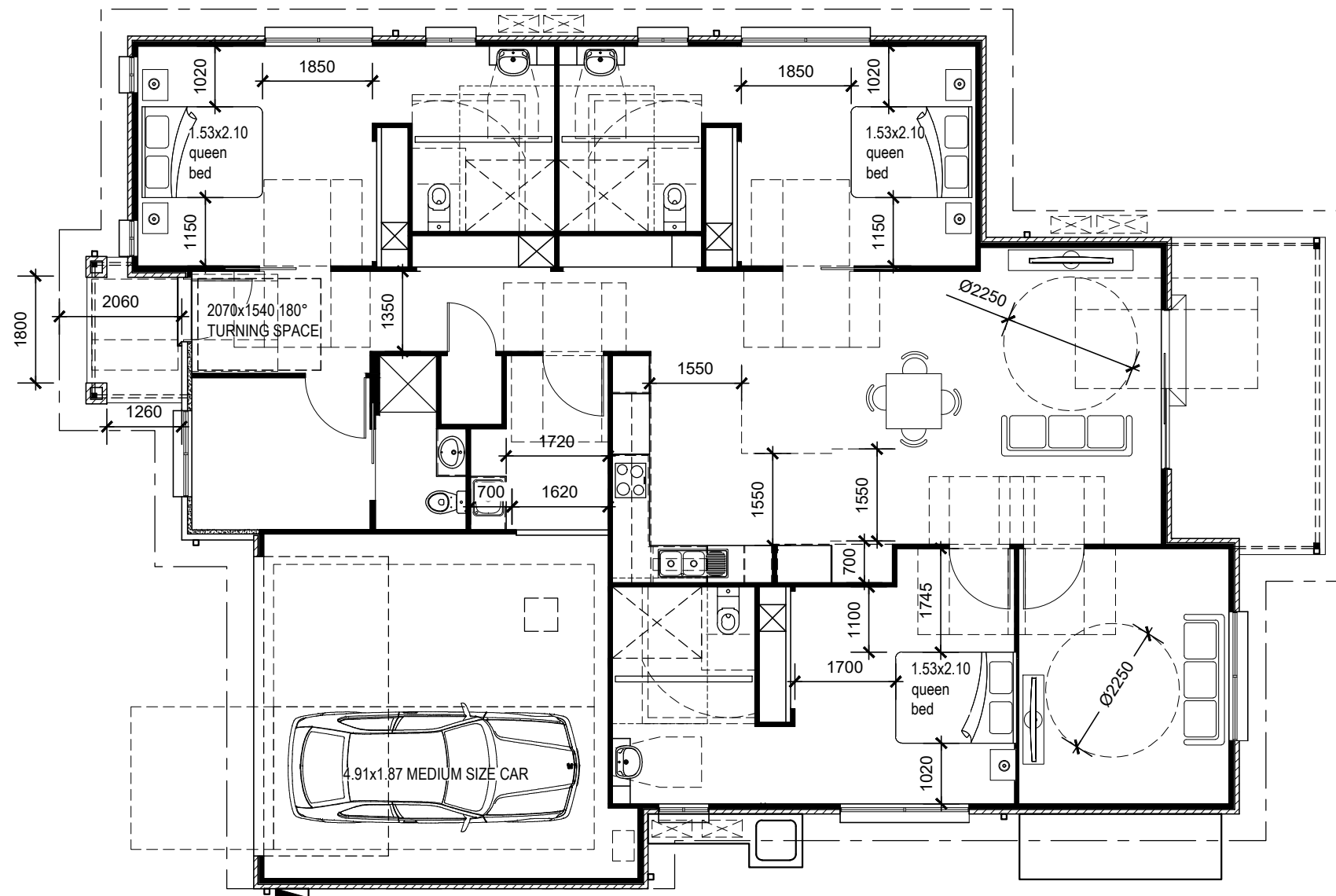
OS' BRACE: 6mm THICK FLAT PRESSED 'EGGER EUROSTRAND' OSB PANEL OF ORIENTED STRAND BOARD ON STUDS AT 600 CRS MAX (JD5 MIN) FIXED TO ONE SIDE OF FRAME TO PAGE 9 OF MANUFACTURER'S SPEC. (M12 ANCHOR ROD TO EACH END OF OS' BRACE PANEL) TYPE #4 SHORT WALL BRACING 3.2 kN/m 450mm MIN PANEL
(http://www.egger.com/en_AU/Professional/_/N-1z13y9n)
6mm THICK FLAT PRESSED 'EGGER EUROSTRAND' OSB PANEL OF ORIENTED STRAND BOARD ON STUDS AT 600 CRS MAX (JD5 MIN) FIXED TO BOTH SIDES OF FRAME TO PAGE 9 OF MANUFACTURER'S SPEC. (M12 ANCHOR ROD TO EACH END + 1/M10 x70mm COACHSCREW & 1/50x50x3 WASHER TO ALL CORNERS OF CAVITY SIDE OS' BRACE PANEL + DOUBLE THICKNESS BOTTOM PLATE) TYPE #4 SHORT WALL BRACING 5.4 kN/m 450mm MIN PANEL
(http://www.egger.com/en_AU/Professional/_/N-1z13y9n)

BRACING PROVIDED		
TB4B (900mm)	9.0m x 5.2kN/m	46.8 kN
TB4B (600mm to 899mm)	0.6m x 5.6kN/m	3.36 kN
TB1	0.00m x 1.5kN/m	0.0 kN
OS BRACE (fixed 1 side)	0.00m x 3.20kN/m	0.0 kN
TOTAL		50.16 kN

WINDLOAD
45.79 kN



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LEGEND

850
700 800
425 min.

1160 min. 1250
1100 min.
400
shower clearance

900
800
1200 2300
1400 450
100
1900
exclusion zone
toilet clearance door must not intrude
encroachment zone for basins

REFER TO AS1428.1-2009 DESIGN FOR ACCESS AND MOBILITY (PAGE 58-60) FOR CIRCULATION SPACES AT DOORWAYS FOR SWINGING AND SLIDING DOORS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1624
Date: 2 June 2025


Queensland
Government

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8 Murdoch Circuit, Acacia Ridge Fax: (07) 3370 6001
P.O. Box 1796, Sunnybank Hills QLD 4109
Figured dimensions are to take preference over scale.

PROPOSED RESIDENCE
at LOT 1113 ZEPHYR CRESCENT
BANYA
OWNER JPDP PTY. LTD atf FFB TRUST
UBD REF.SC 108 D10

CLEARANCE PLAN
N 2
WINDOWS
NON EXPOSED
Scales 1:100
Sheet No. 7

Job No. 1113ZEPH
Date 29.10.24
Drawn By C. THAPA
Checked By R. MILGATE
Const. Issue By -

NO.	DESCRIPTION	DATE
A	CONCEPT PLAN	30.10.24
B	CLIENT AMENDMENTS	22.11.24
C	OFFICE DRAWINGS	08.04.25
D	SDA RFI AMENDMENTS	09.04.25

THIS IS THE DRAWING REFERRED TO IN OUR
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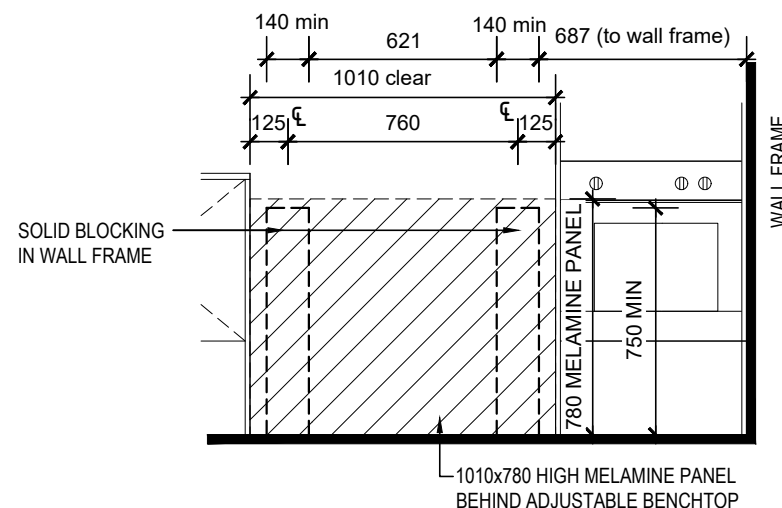
DATE _____

OWNER'S INITIALS _____

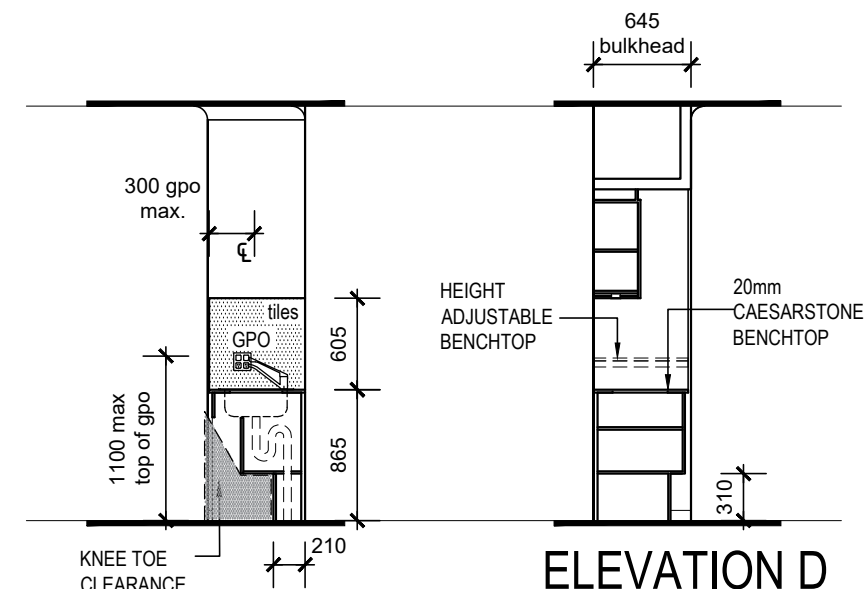
BUILDER'S INITIALS _____



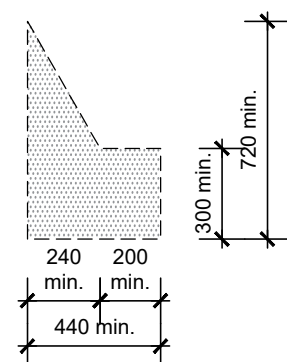
- NOTES:
- SUPPLY & INSTALL WESTINGHOUSE WVES613SCL 600mm ELECTRIC WALL OVEN WITH SIDE HINGED DOOR (AT LEAST ONE SHELF ON TELESCOPIC RAILS WITHIN THE OVEN)
 - SUPPLY & INSTALL BEKO HIC644021 60cm CERAMIC COOKTOP
 - SUPPLY & INSTALL NORJ NR60SOX1 SLIDEOUT RANGEHOOD TO BE DUCTED THROUGH SOFFIT TO EXTERIOR
 - SUPPLY & INSTALL 20mm CAESARTONE BENCHTOP TO MAIN KITCHEN ONLY
 - SUPPLY & INSTALL FISHER & PAYKEL DD60DAX9 DISHWASHER DRAWERS TO MAIN KITCHEN ONLY
 - SUPPLY & INSTALL ACL OTUS 1180 DOUBLE BOWL STAINLESS STEEL SINK TO KITCHEN
 - SUPPLY & INSTALL ELECTRIC ADJUSTABLE HEIGHT BENCHTOP TO KITCHEN
 - FLOORING TO KITCHEN TO ACHIEVE P3 OR R10 SLIP RATING
 - PROVIDE 'PUSH-LATCHES' TO ALL KITCHEN CABINETS EXCLUDING PANTRY
 - SUPPLY & INSTALL NERO CLASSIC CARE EXTENDED LEVER SINK MIXER TO KITCHEN



SOLID WALL BLOCKING FOR ADJUSTABLE BENCHTOP
ELEVATION 1
SCALE 1:25



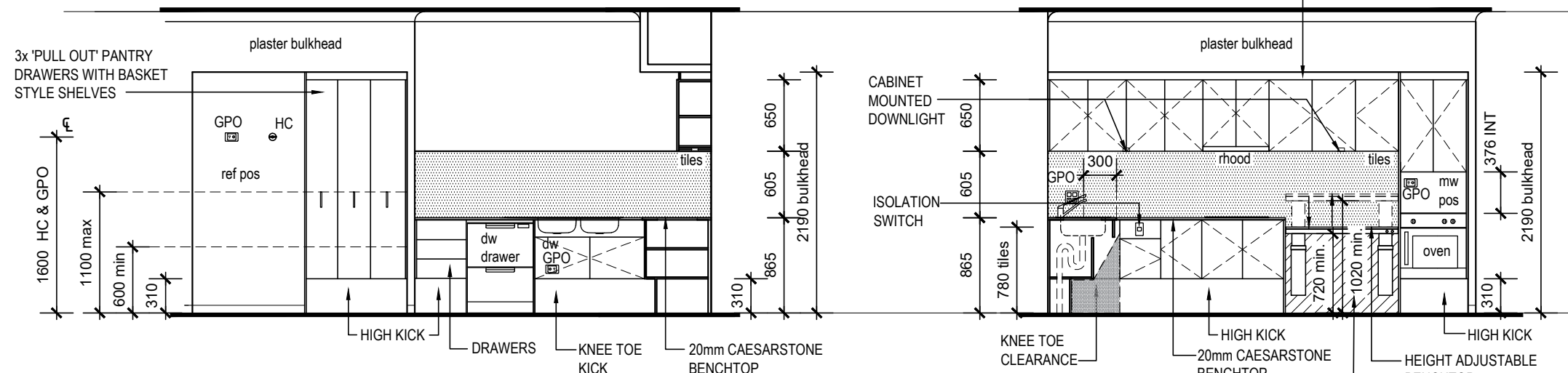
ELEVATION A



KNEE TOE CLEARANCES

SCALE 1:25

NOTE
625 WIDE KITCHEN
BENCHTOPS AS SHOWN



ELEVATION B

ELEVATION C



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BANYA

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UBD REF.SC 108 D10

KITCHEN

N 2
WINDOWS
NON EXPOSED

Scales 1:50

Sheet No. 8

Job No. 1113ZEPH

Date	29.10.24
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Drawn By	C. THAPA
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Checked By R. M
Const. Issue By -

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NOTES:

TILING ON-SITE MAY VARY SLIGHTLY FROM WRITTEN DIMENSIONS ACCORDING TO TILE SIZE & FRIEZE LOCATIONS

TILING TO ENSUITE TO ACHIEVE P3 OR R10 SLIP RATING

SUPPLY & INSTALL FIENZA DELTA CARE 800 BTW TOILET SUITE WITH GREY SEAT & RAISED BUTTONS TO ENSUITE 1, 2 & 3.

SUPPLY & INSTALL FIENZA STELLA CARE RAIL SHOWER TO ENSUITE 1, 2 & 3.

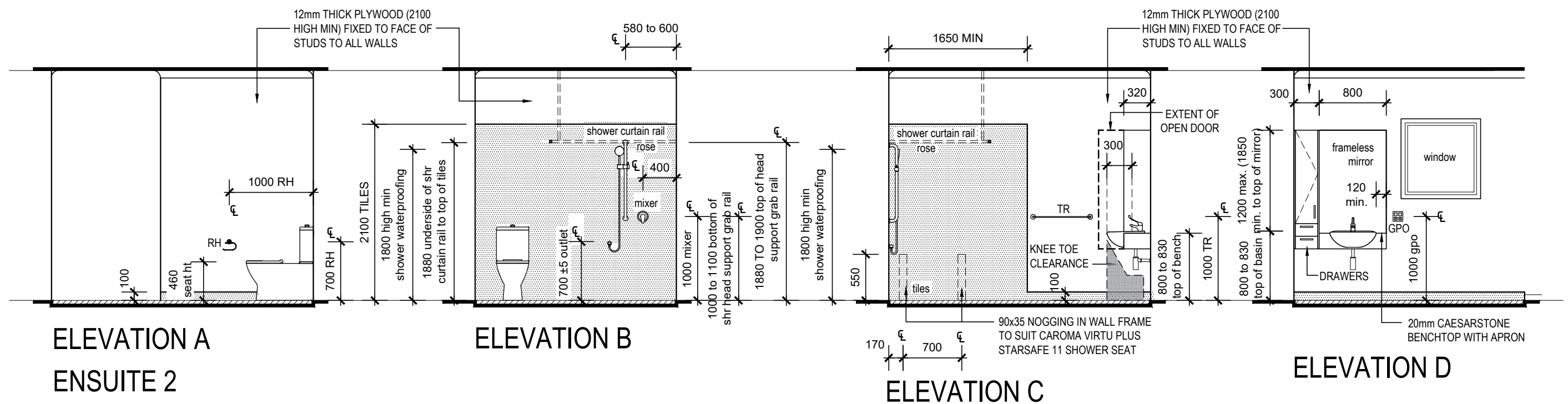
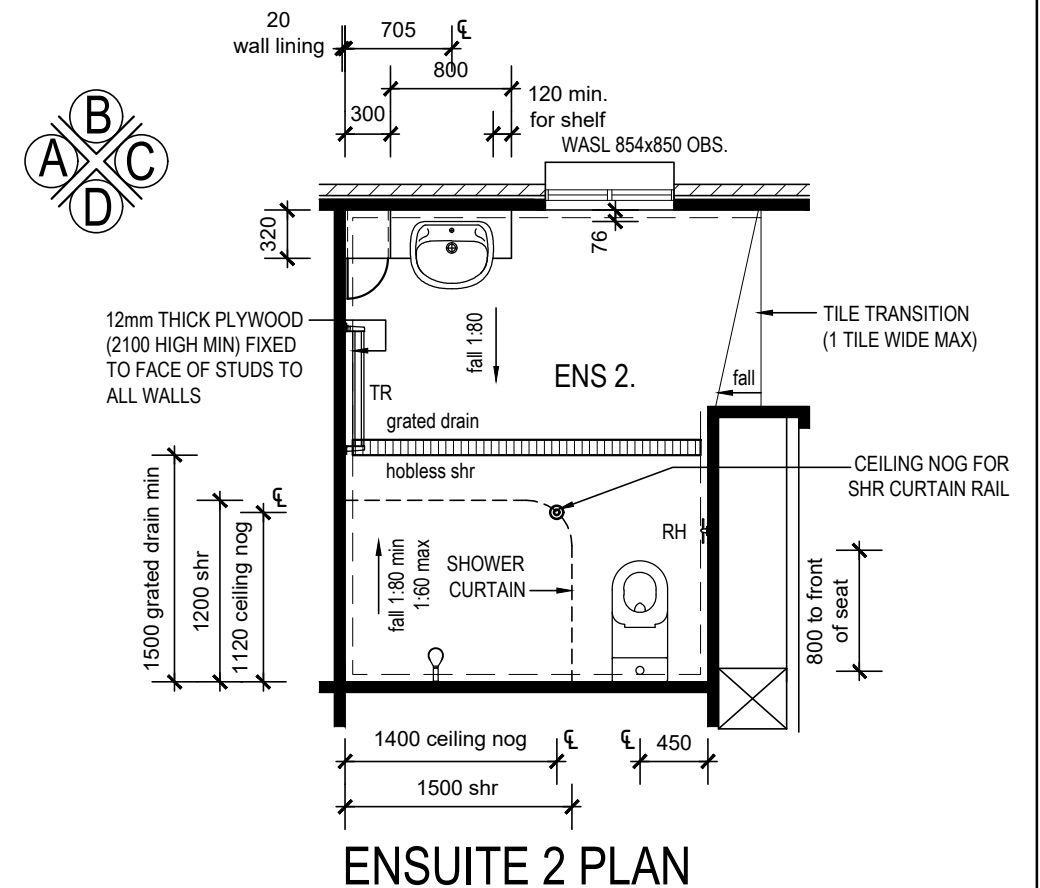
SUPPLY & INSTALL CONSERV SHOWER HOSE HOLDER HR015C TO ENSUITE 1, 2 & 3.

SUPPLY & INSTALL NERO CLASSIC CARE BASIN MIXER TO ENSUITE 1, 2 & 3 BASINS.

SUPPLY & INSTALL NERO CLASSIC CARE LEVER SHOWER MIXERS TO ENSUITE 1, 2 & 3.

SUPPLY & INSTALL CAROMA CARAVELLE 550 SEMI-RECESSED BASIN TO ENSUITE 1, 2 & 3.

SLOPE KEY	%	mm/m	° (DEGREE)
FALL 1in4	25%	250.0 mm/m	14°2'10"
FALL 1in6	16.6%	166.6mm/m	9°27'44"
FALL 1in8	12.5%	125.0mm/m	7°7'30"
FALL 1in10	10.0%	100.0mm/m	5°42'38"
FALL 1in21	4.76%	47.6mm/m	2°43'34"
FALL 1in40	2.5%	25.0mm/m	1°25'55"
FALL 1in60	1.67%	16.6mm/m	0°57'17"
FALL 1in80	1.25%	12.5 mm/m	0°42'58"
FALL 1in100	1.0%	10.0mm/m	0°34'22"



NOTES:

TILING ON-SITE MAY VARY SLIGHTLY FROM WRITTEN DIMENSIONS ACCORDING TO TILE SIZE & FRIEZE LOCATIONS

TILING TO ENSUITE TO ACHIEVE P3 OR R10 SLIP RATING

SUPPLY & INSTALL FIENZA DELTA CARE 800 BTW TOILET SUITE WITH GREY SEAT & RAISED BUTTONS TO ENSUITE 1, 2 & 3.

SUPPLY & INSTALL FIENZA STELLA CARE RAIL SHOWER TO ENSUITE 1, 2 & 3.

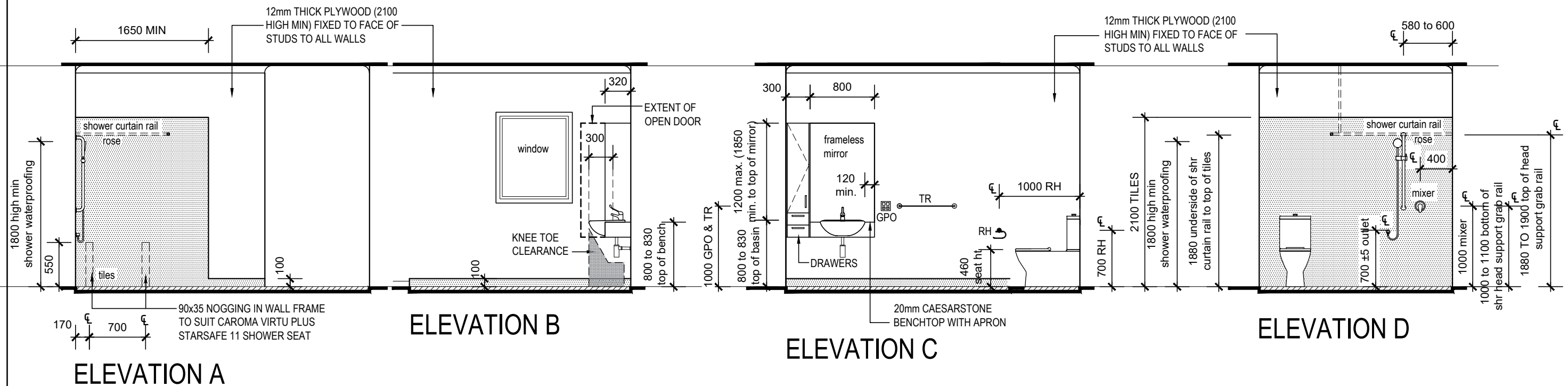
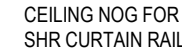
SUPPLY & INSTALL CONSERV SHOWER HOSE HOLDER HR015C TO ENSUITE 1, 2 & 3.

SUPPLY & INSTALL NERO CLASSIC CARE BASIN MIXER TO ENSUITE 1, 2 & 3 BASINS.

SUPPLY & INSTALL NERO CLASSIC CARE LEVER SHOWER MIXERS TO ENSUITE 1, 2 & 3.

SUPPLY & INSTALL CAROMA CARAVELLE 550 SEMI-RECESSED BASIN TO ENSUITE 1, 2 & 3.

- NOTES:
- TILING ON-SITE MAY VARY SLIGHTLY FROM WRITTEN DIMENSIONS ACCORDING TO TILE SIZE & FRIEZE LOCATIONS
 - TILING TO ENSUITE TO ACHIEVE P3 OR R10 SLIP RATING
 - SUPPLY & INSTALL FIENZA DELTA CARE 800 BTW TOILET SUITE WITH GREY SEAT & RAISED BUTTONS TO ENSUITE 1, 2 & 3.
 - SUPPLY & INSTALL FIENZA STELLA CARE RAIL SHOWER TO ENSUITE 1, 2 & 3.
 - SUPPLY & INSTALL CONSERV SHOWER HOSE HOLDER HR015C TO ENSUITE 1, 2 & 3.
 - SUPPLY & INSTALL NERO CLASSIC CARE BASIN MIXER TO ENSUITE 1, 2 & 3 BASINS.
 - SUPPLY & INSTALL NERO CLASSIC CARE LEVER SHOWER MIXERS TO ENSUITE 1, 2 & 3.
 - SUPPLY & INSTALL CAROMA CARAVELLE 550 SEMI-RECESSED BASIN TO ENSUITE 1, 2 & 3.

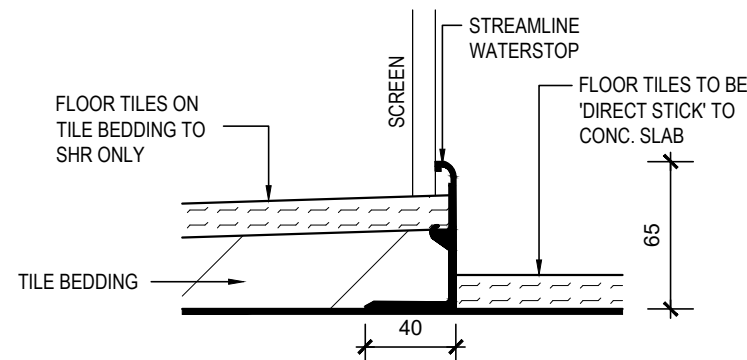
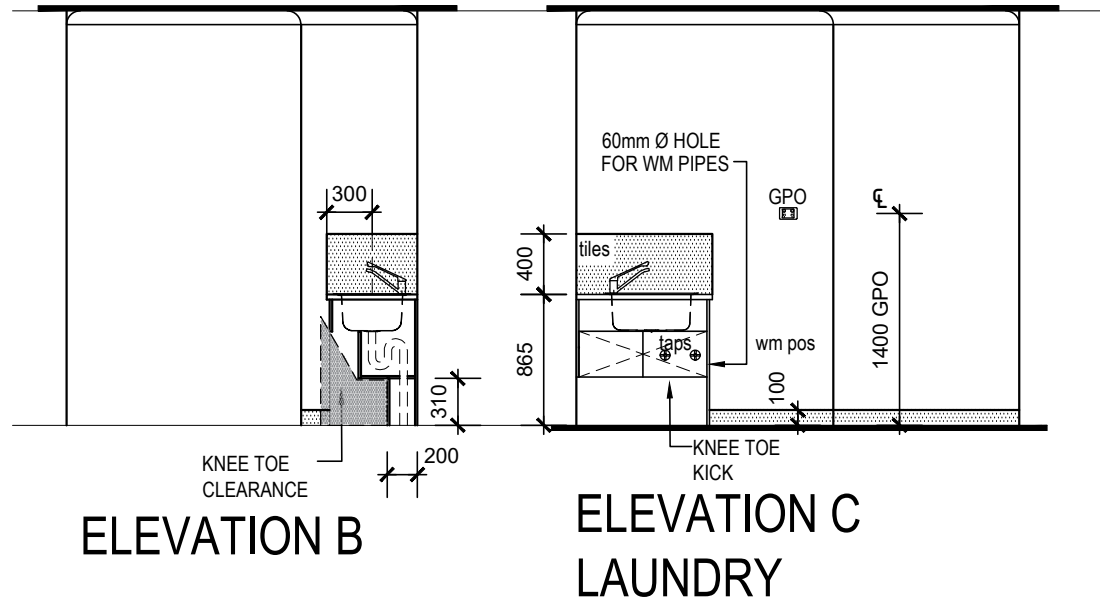
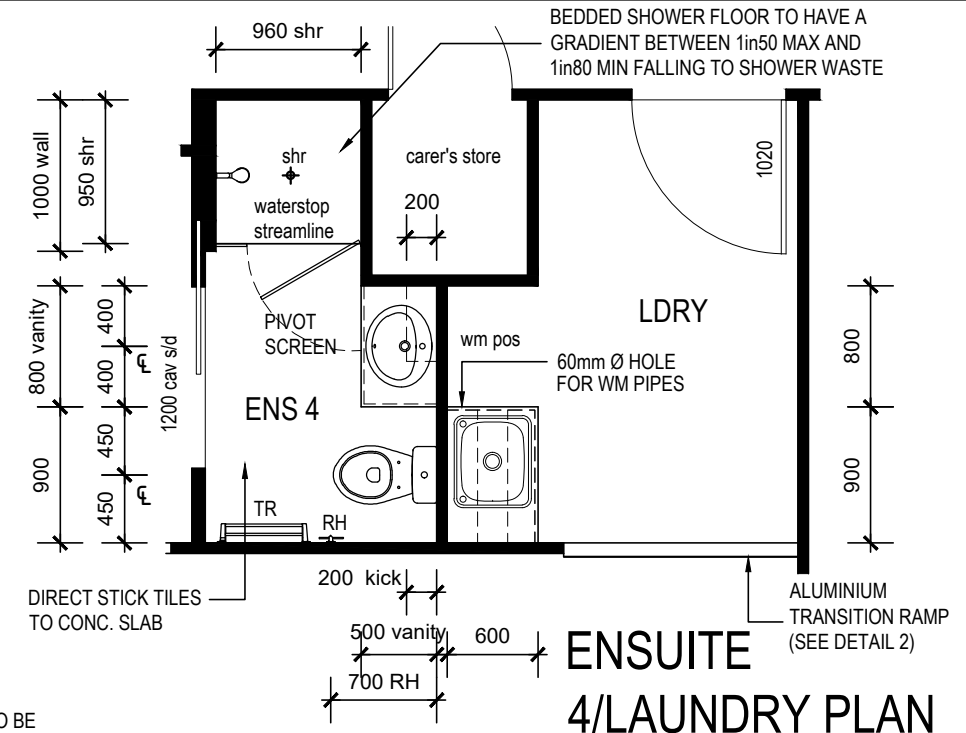
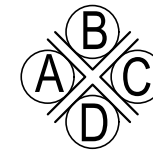
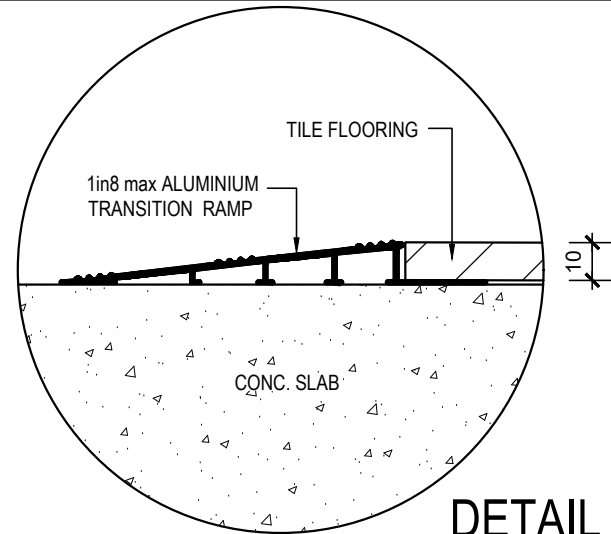


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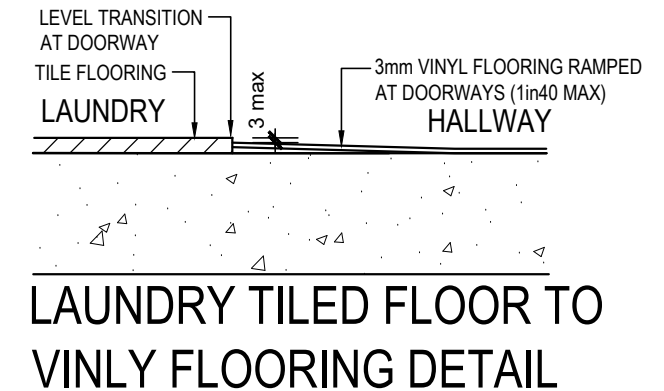
- TILING ON-SITE MAY VARY SLIGHTLY FROM WRITTEN DIMENSIONS ACCORDING TO TILE SIZE & FRIEZE LOCATIONS
- SUPPLY & INSTALL NERO CLASSIC CARE SINK MIXER TO LAUNDRY TUB
- SUPPLY & INSTALL FIENZA TIVA 45L STAINLESS STEEL DROP IN LAUNDRY TUB
- TILING TO LAUNDRY TO ACHIEVE P3 OR R10 SLIP RATING
- SUPPLY & INSTALL NEO AZZURRA WHITE CLOSED COUPLED S TRAP TOILET SUITE TO BATH
- SUPPLY & INSTALL FIENZA STELLA WHITE DROP-IN CERAMIC BASIN TO BATH
- SUPPLY & INSTALL NERO CLASSIC CHROME MIXERS TO BATH

WATERPROOFING

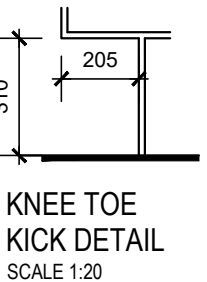
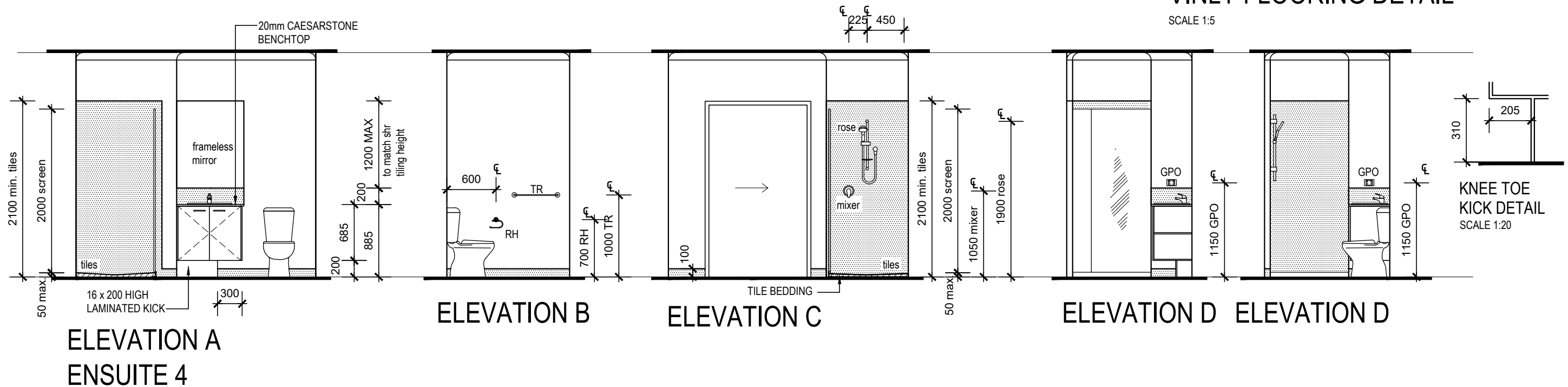
- WATERPROOFING IS TO BE IN ACCORDANCE WITH NCC H4D1 & PART 10.2 OF THE ABCB HOUSING PROVISIONS.
- WHERE FLOOR WASTES ARE PROVIDED, FLOOR GRADES ARE MINIMUM 1in80 AND MAXIMUM 1in50 IN ACCORDANCE WITH PART 10.2.12 OF THE ABCB HOUSING PROVISIONS.
- TILED WET AREA FLOORS AND SHOWER FLOORS WHERE A 'FLOOR WASTE' IS REQUIRED, WILL GENERALLY REQUIRE TILES TO BE DIAGONALLY CUT TO ACHIEVE COMPLIANT FALLS.



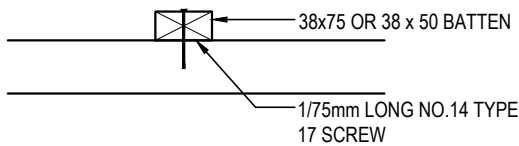
SCALE 3:1



SCALE 1:5

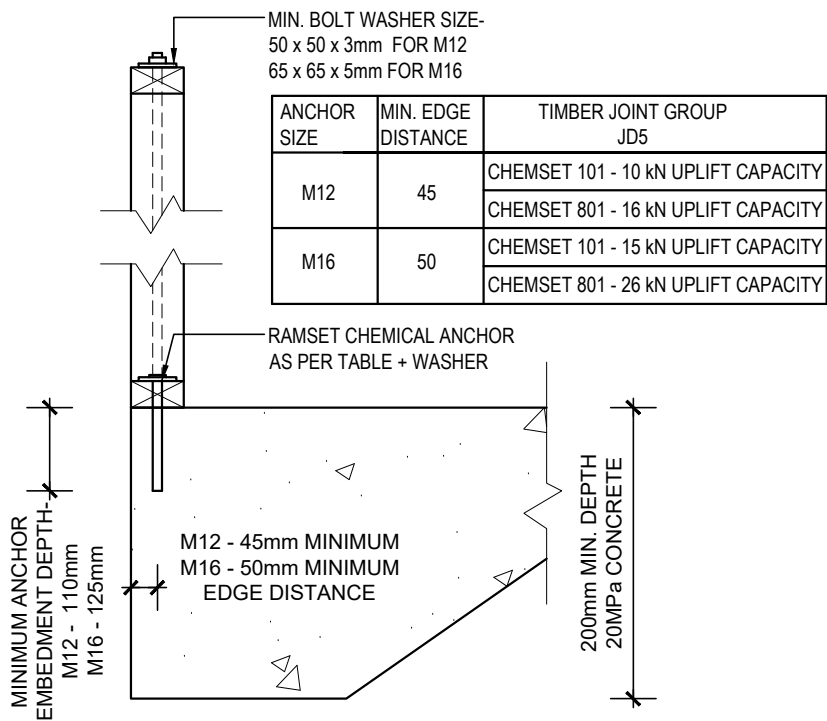


TIEDOWN SCHEDULE (5895 U.L.W. N2 SHEET ROOF, TRUSSES AT 600 CRS)						
CONNECTION MEMBERS	CONNECTION METHOD	PAGE	TABLE	JOINT GROUP	UPLIFT FORCE	DESIGN STRENGTH
BOTTOM PLATE TO SLAB STUDS TO WALL PLATES TRUSS TO TOP PLATE	1/M12 ANCHOR RODS AT 1200 MAX CRS (CHEMSET 801)	201	9.18	JD5	3.0 kN	16.0 kN
	1/M12 ANCHOR RODS AT 1200 MAX CRS (CHEMSET 801)	201	9.18	JD5	5.3 kN	16.0 kN
	MITEK CYCLONE TIE CT600 FACE FIXED 4 NAILS EACH SIDE (2/MITEK 30x2.8mm NAILS TO RIBBON PLATE, 2/MITEK 30x2.8mm NAILS TO TOP PLATE)	215	9.21	JD5	2.6 kN	5.1 kN
LINTELS TO WALL FRAME (GENERAL) LINTELS TO WALL FRAME (GARAGE DOOR) LINTELS TO TIMBER POST IN ALFRESCO LINTELS TO STEEL POST BATTEN TO TRUSS	1/M12 ANCHOR RODS (CHEMSET 801)	208	9.20	JD5	7.5 kN	16.0 kN
	1/M12 ANCHOR RODS (CHEMSET 801)	208	9.20	JD5	8.2 kN	16.0 kN
	2/M12 ANCHOR BOLTS (CPT - CONCEALED POST BASE TIE, 2/M12 DYNA BOLTS TO BASE 13.5kN)	212	9.20	JD5	4.4 kN	7.2 kN
	2/M12 ANCHOR BOLTS (2/M12 DYNA BOLTS TO BASE)	195	9.16	JD5	1.8 kN	17 kN
	(WITHIN 1200 OF EDGES) 1/75mm No 14 TYPE 17 SCREW	233	9.25	JD5	1.0 kN	3.6 kN



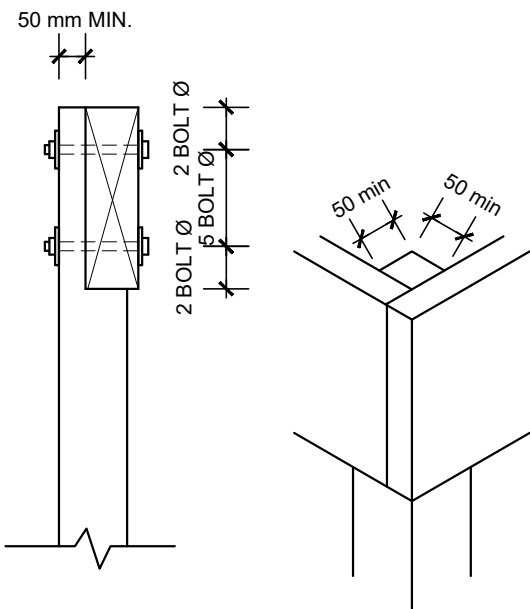
BATTENS TO TRUSSES

SCALE 1:10



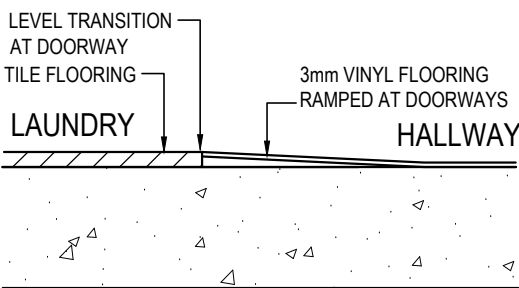
BOTTOM PLATES TO SLAB / STUDS TO WALL PLATES

SCALE 1:10



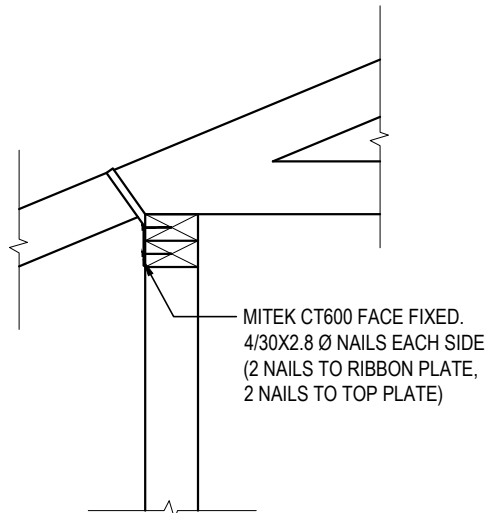
LINTELS TO TIMBER POSTS

SCALE 1:10



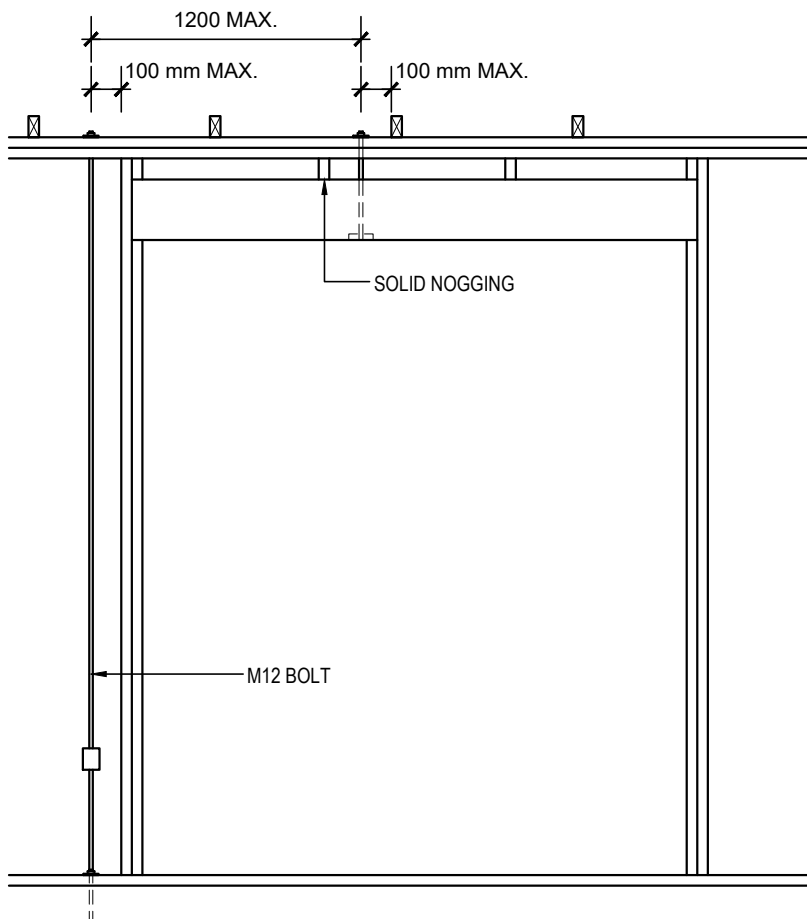
LAUNDRY TILED FLOOR TO VINLY FLOORING DETAIL SECTION E

SCALE 1:5



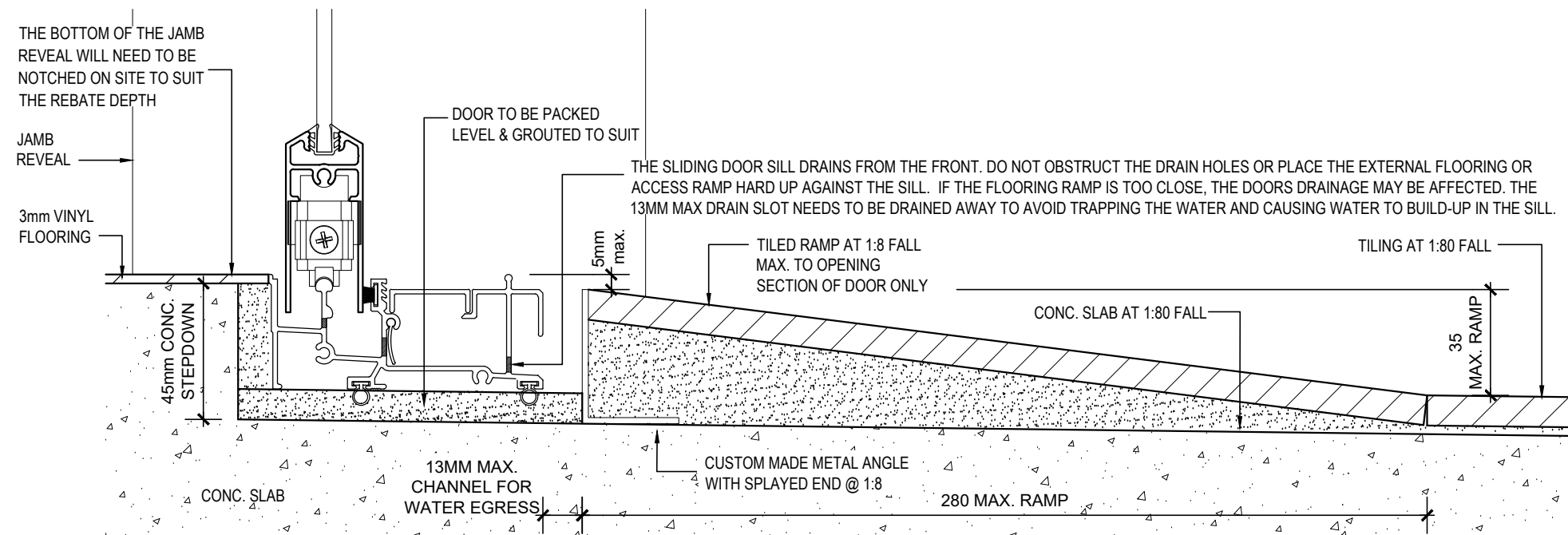
TRUSSES TO TOP PLATE

SCALE 1:10



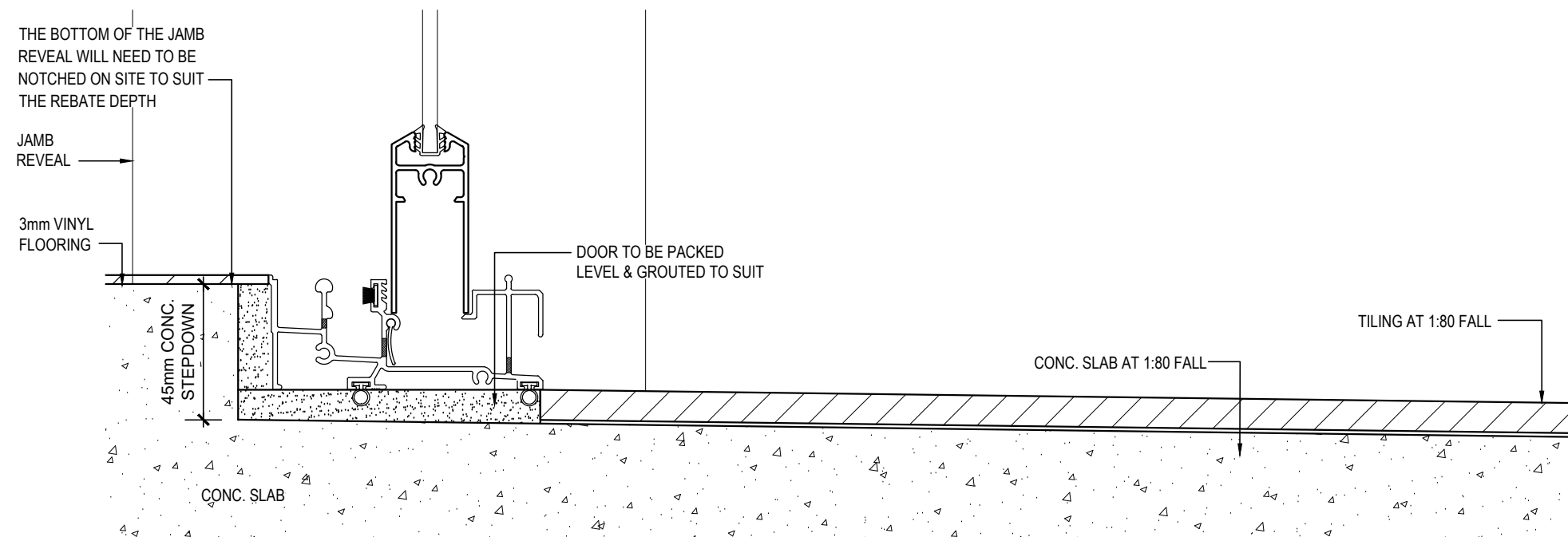
LINTELS TO WALL FRAME

SCALE 1:25



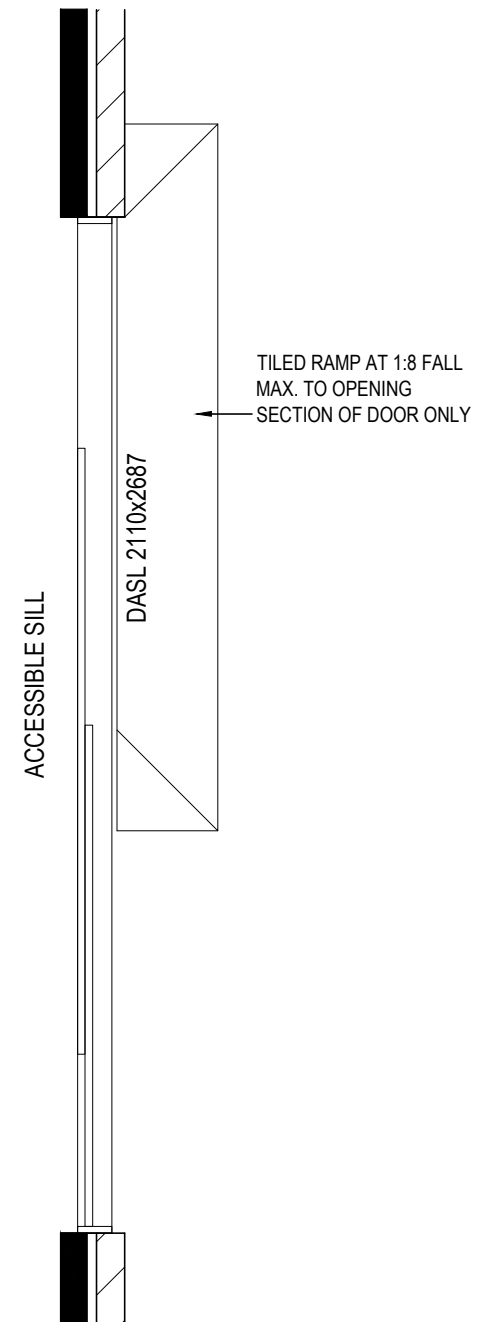
ALFRESCO SLIDING DOOR DETAIL (OPENING PANEL)

SCALE 1:2



ALFRESCO SLIDING DOOR DETAIL (FIXED PANEL)

SCALE 1:2



ALFRESCO SLIDING DOOR PLAN

SCALE 1:20



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PROPOSED RESIDENCE

at LOT 1113 ZEPHYR CRESCENT
BANYA

OWNER JPDP PTY. LTD at FFB TRUST

UBD REF.SC 108 D10

DETAILS

N 2	Job No. 1113ZEPH
WINDOWS	Date 29.10.24
NON EXPOSED	Drawn By C. THAPA
Scales 1:2, 1:20	Checked By R. MILGATE
Sheet No. 14	Const. Issue By -

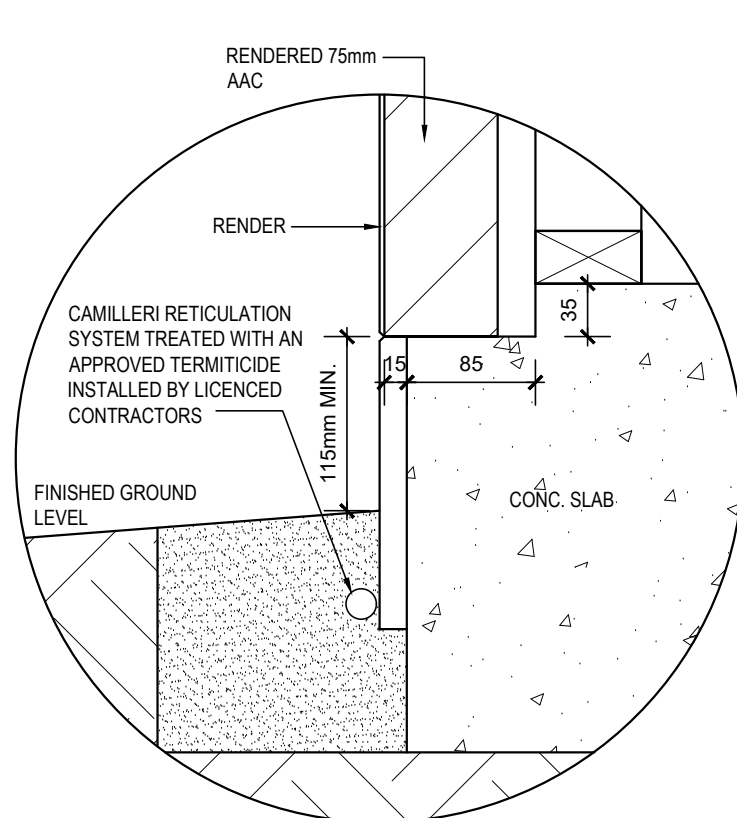
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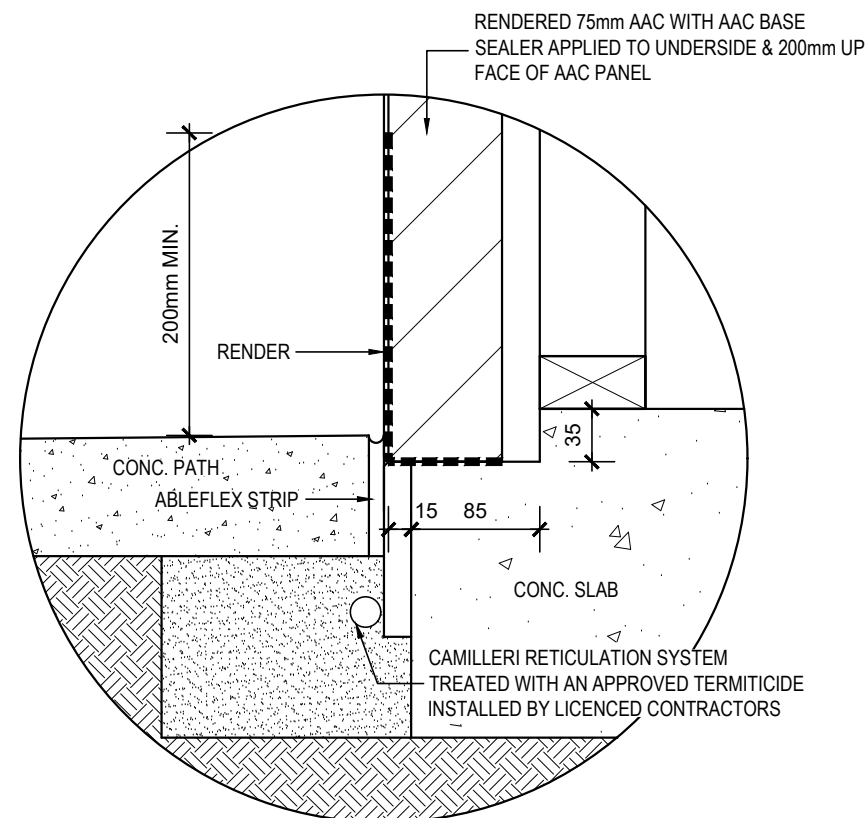
OWNER'S INITIALS _____

BUILDER'S INITIALS _____



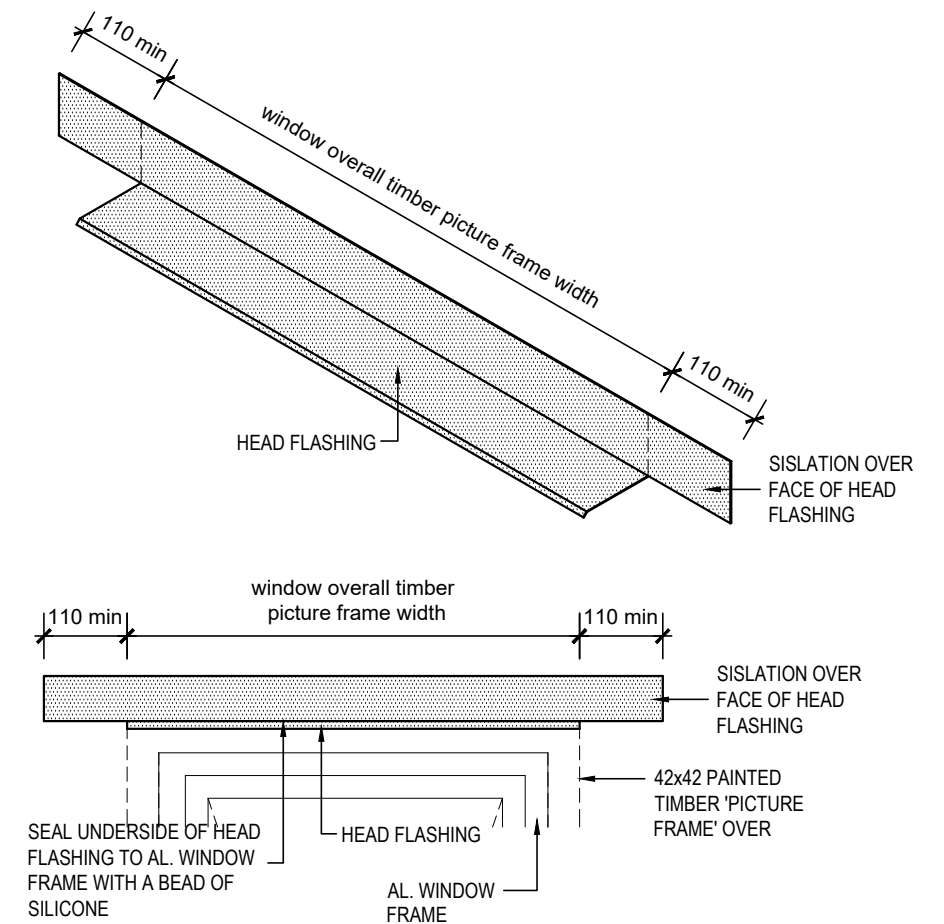
TERMITE DETAIL

SCALE 1:5

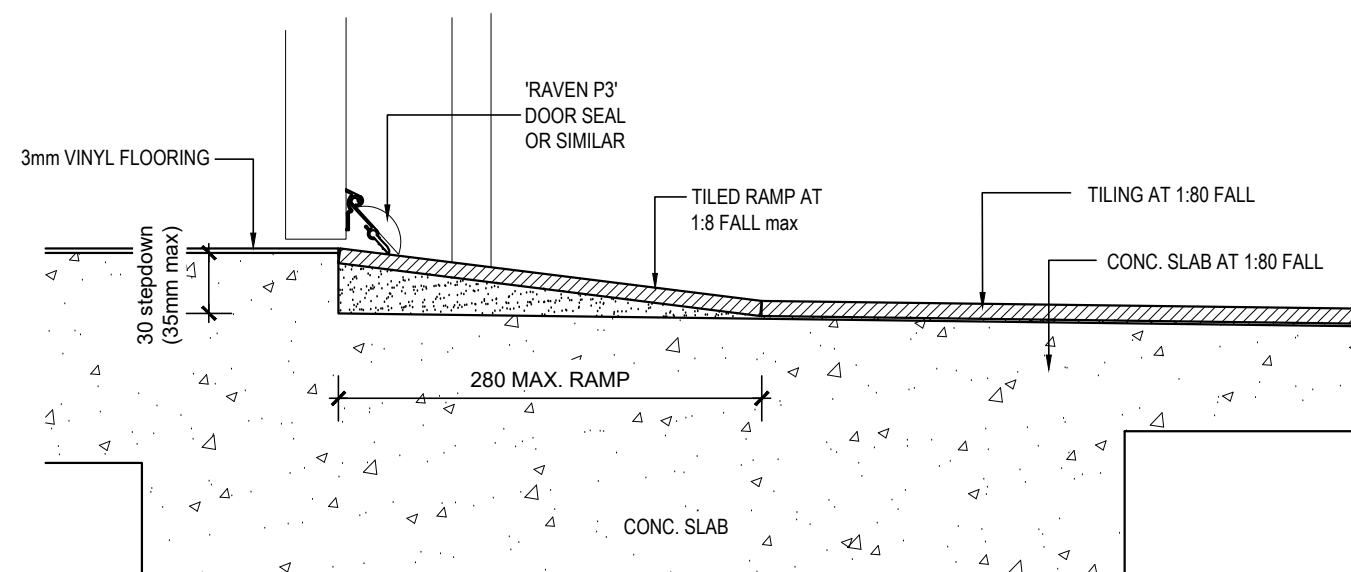


PATH DETAIL

SCALE 1:5

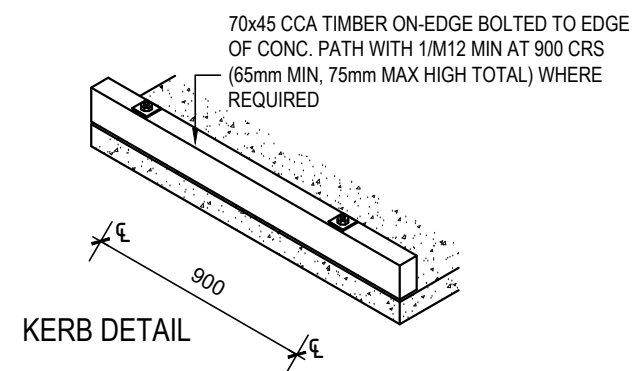


WINDOW HEAD FLASHING ELEVATION (LIGHT WEIGHT CONSTRUCTION)

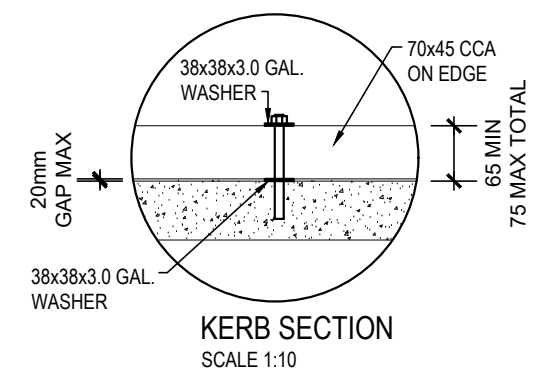


DETAIL 1

SCALE 1:5



KERB DETAIL



KERB SECTION

SCALE 1:10



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UBD REF. SC 108 D10

DETAILS

N 2
WINDOWS
NON EXPOSED

Scales 1:5, 1:10

Sheet No. 15

Job No. 1113ZEPH
Date 29.10.24
Drawn By C. THAPA

Checked By R. MILGATE

Const. Issue By -

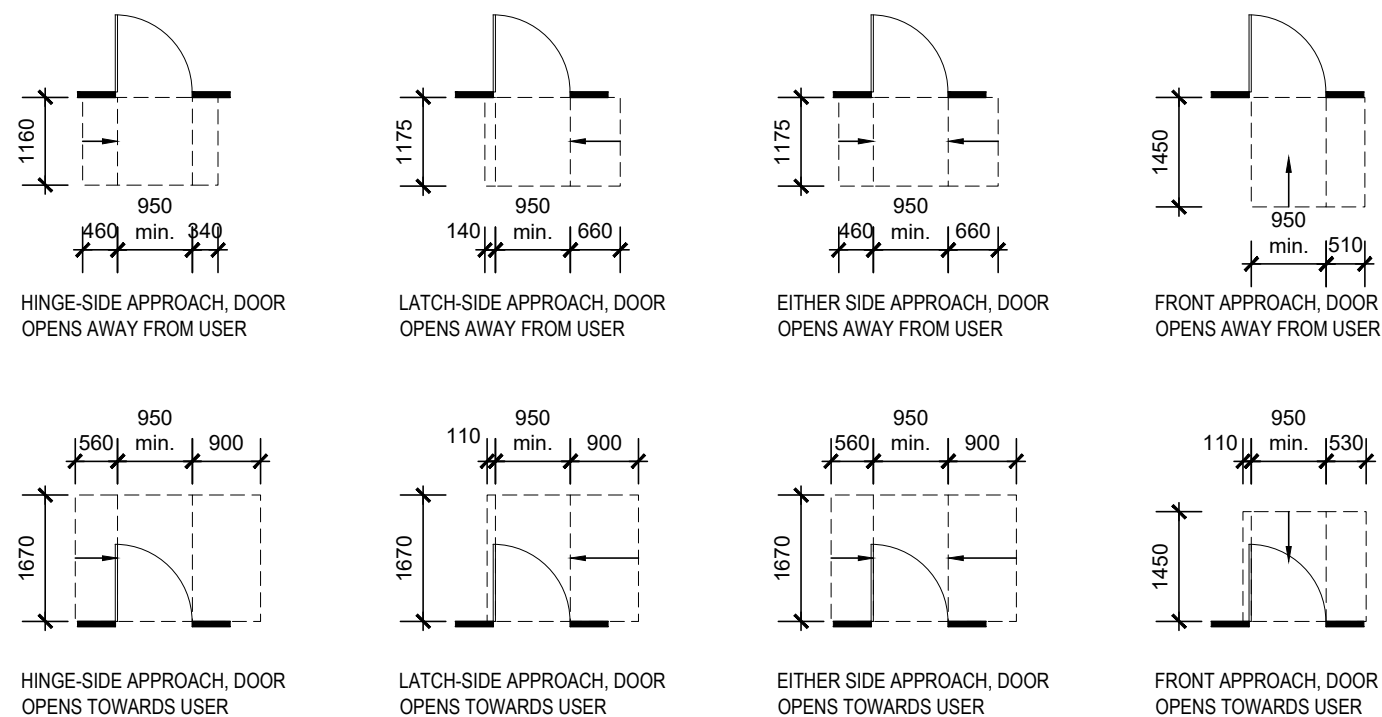
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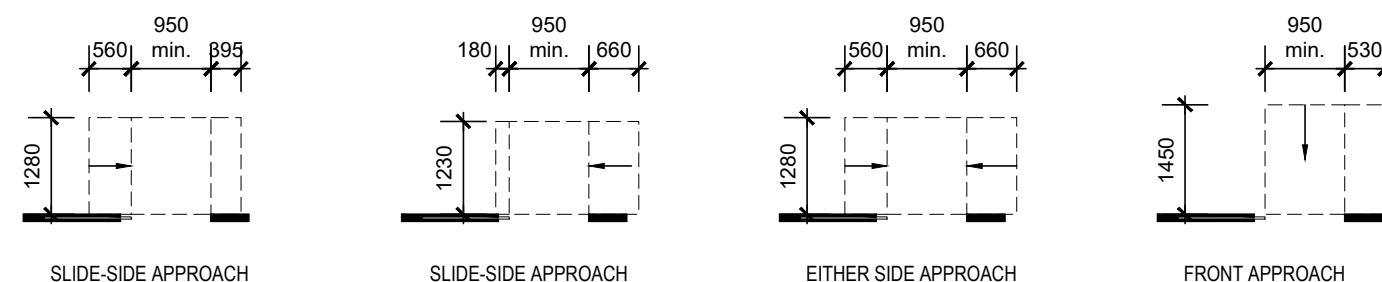
DATE _____

OWNER'S INITIALS _____

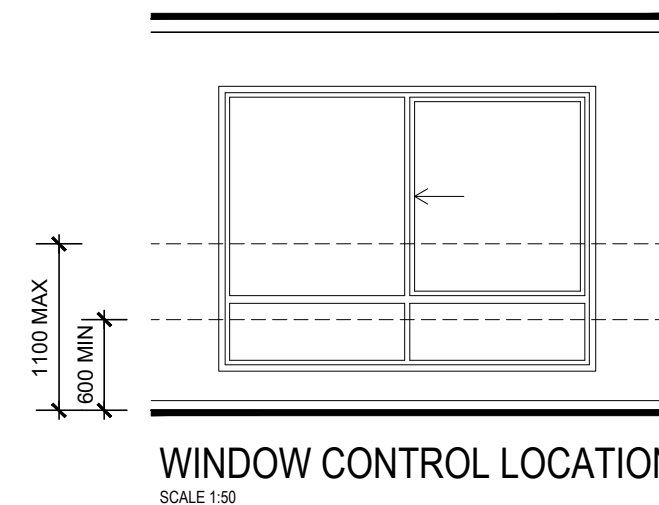
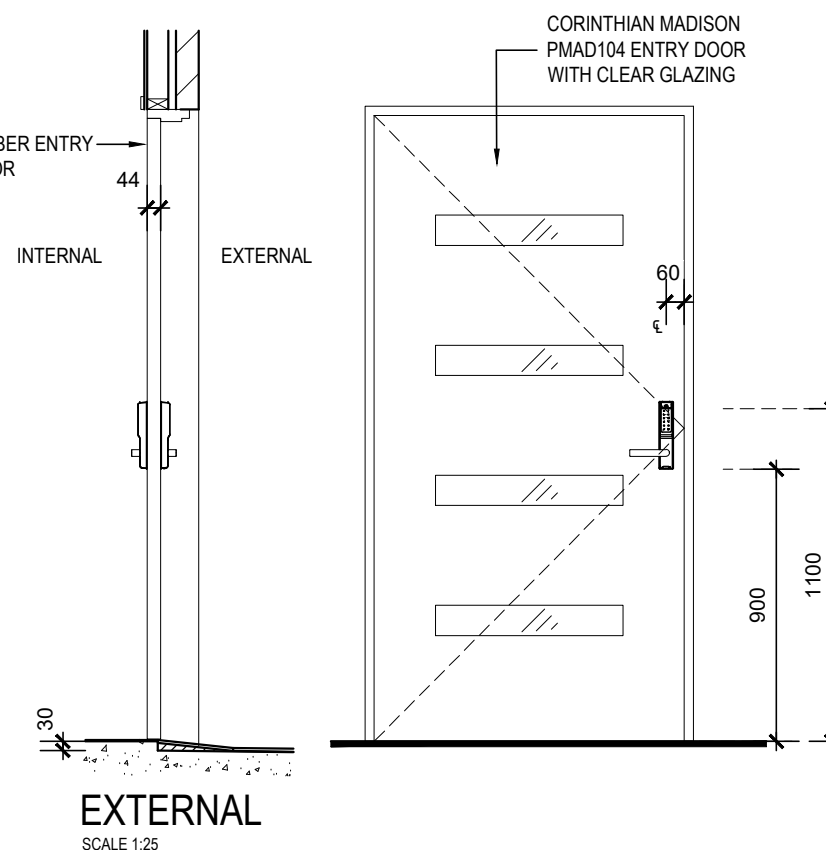
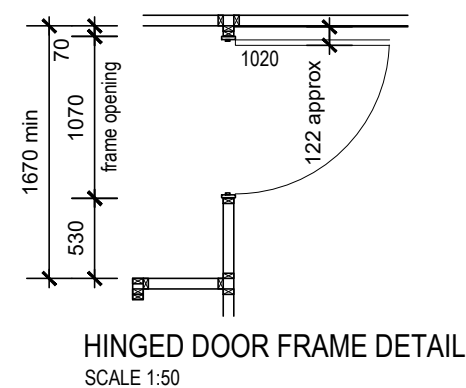
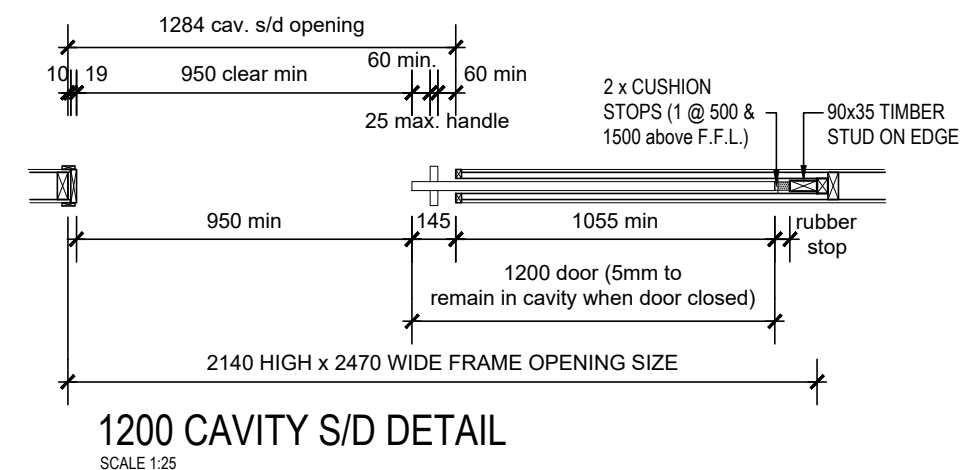
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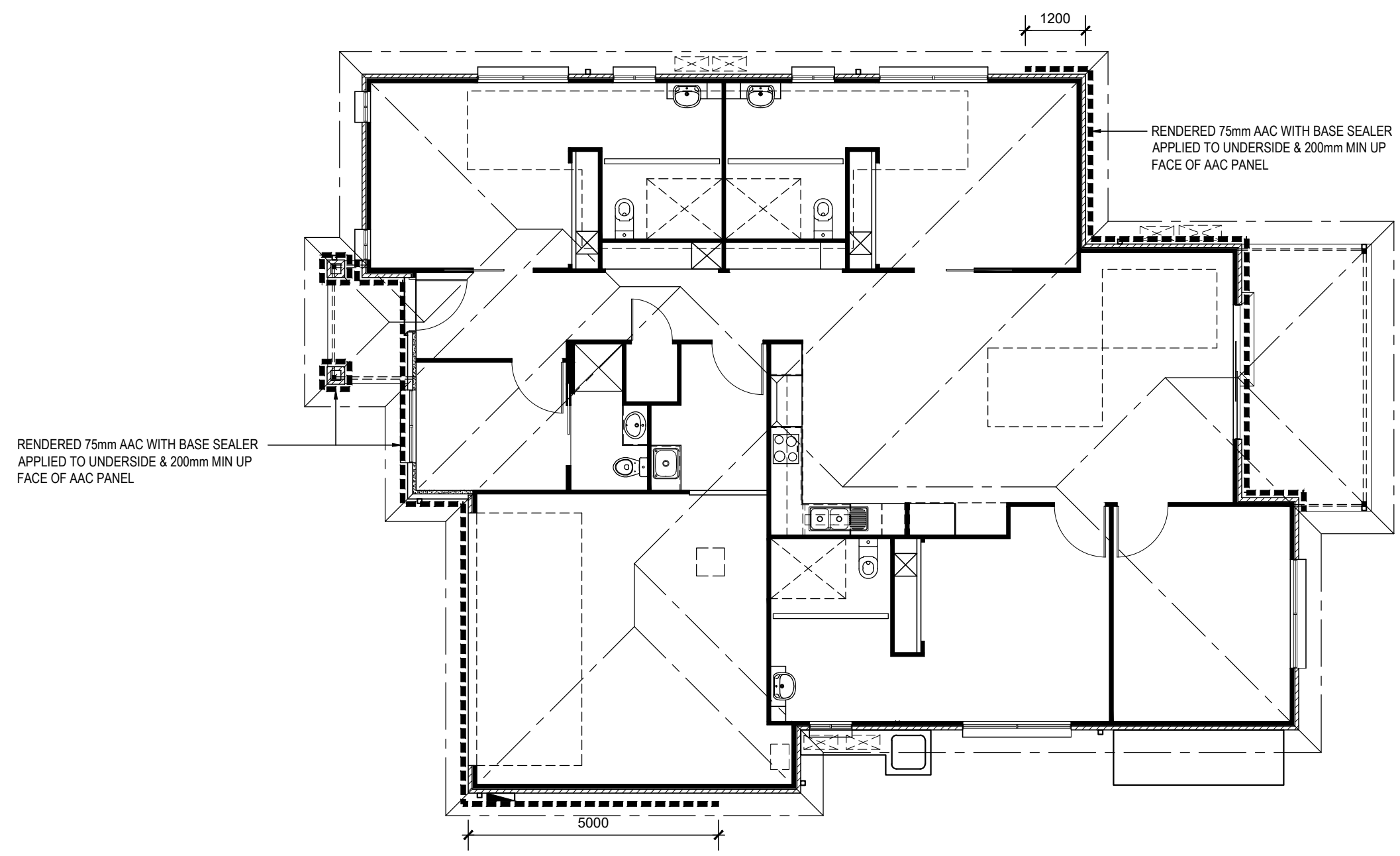


AS1428.1 - 2009, FIGURE 31 CIRCULATION SPACES AT DOORWAYS WITH SWINGING DOORS

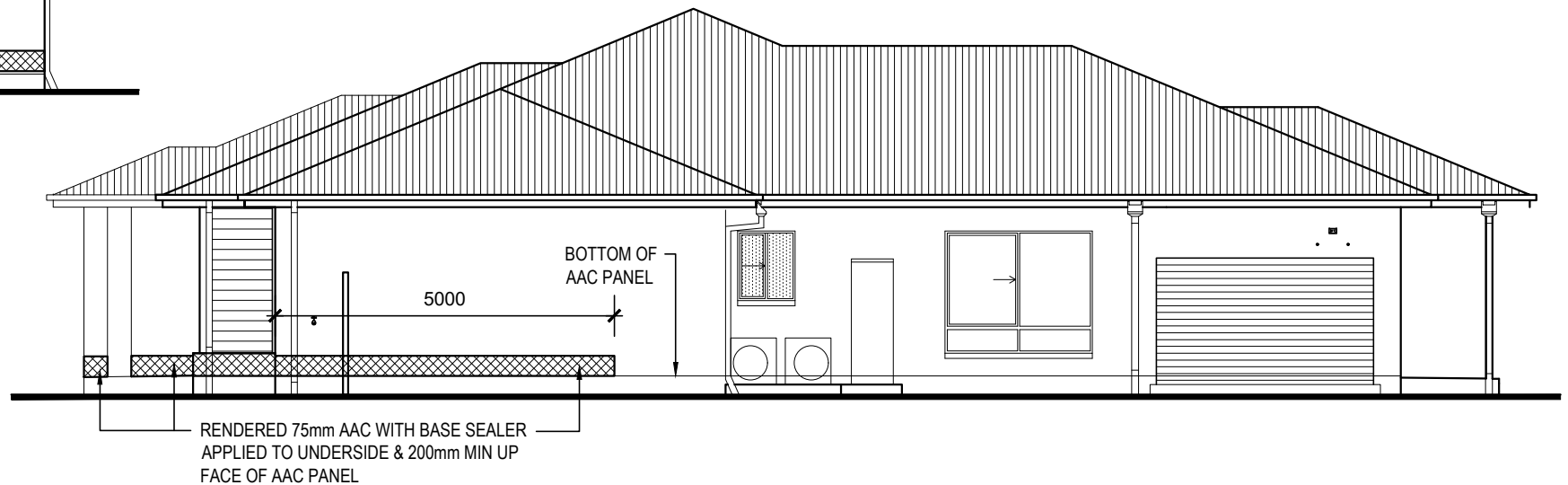
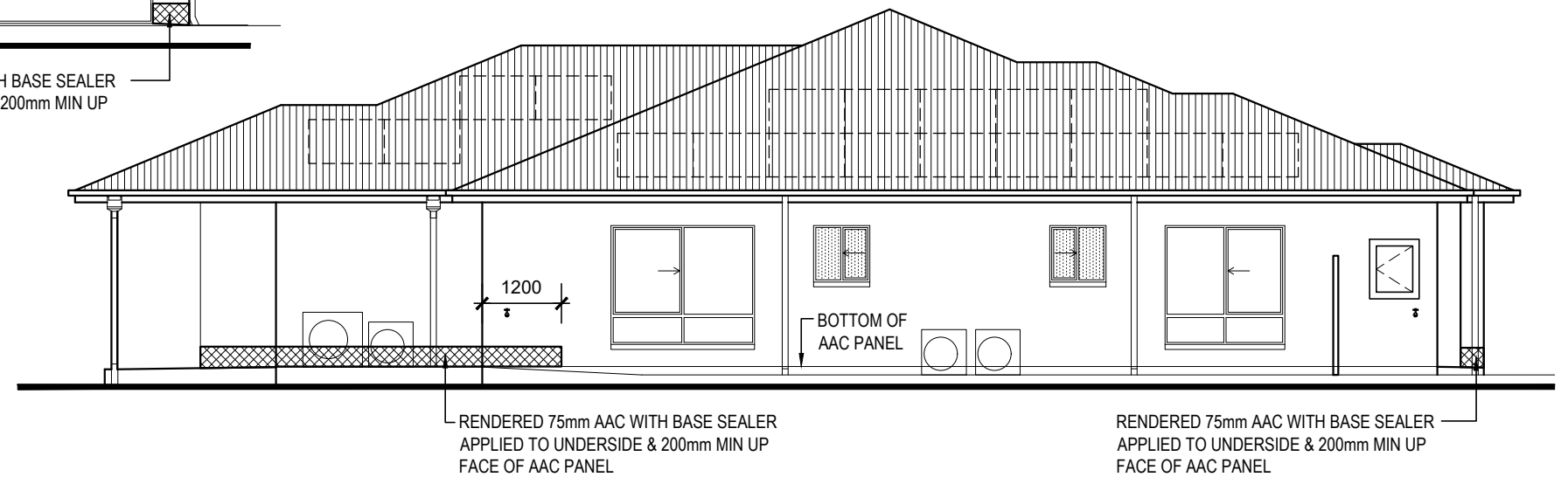


AS1428.1 - 2009, FIGURE 32 CIRCULATION SPACES AT DOORWAYS WITH SLIDING DOORS





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UBD REF.SC 108 D10

AAC SEALER ELEV

N 2
WINDOWS
NON EXPOSED
Scales 1:100
Sheet No. 18
Job No. 1113ZEPH
Date 29.10.24
Drawn By C. THAPA
Checked By R. MILGATE
Const. Issue By -

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OWNER'S INITIALS _____

BUILDER'S INITIALS _____

LANDSCAPING LEGEND

	200 High Timber Sleeper Garden Edge	73.8 m
	Concrete Sleeper Retaining Wall	0 m
	Painted 1800 High Timber Paling Fence (LHS Return)	2.10 m
	Painted 1800 High Timber Paling Fence (RHS Return)	1.5 m
	1800 High Timber Paling Fence (RHS)	20.0 m
	1800 High Timber Paling Fence (REAR)	18.0 m
	Turf	119.7 m2
	Selected Concrete Driveway (Not incl. porch)	64.1 m2
	Selected Concrete Slab (Behind gate)	71.5m2
	Gardens	21.4 m2
	Gravel	33.5 m2

NOTE

LANDSCAPING PLAN IS INDICATIVE ONLY AND MAY VARY ACCORDING TO SITE CONDITIONS

"Landscaping to include the following

Supply and lay 'A' Grade cover grass in areas designated on plan. Turf is to be laid flat, with 70mm gap between termite barrier and lawn, to be flush with existing footpath, paths and driveway, turf to be rolled after laying. Soil to be a minimum of 50 mm thick and wetting crystals at double the recommended application rates to be watered in with initial watering.

Garden beds to have one 45 litre sized plant OR 2 to 3 300mm sized plants, seven 200mm sized plants and 15 x 140mm sized plants. Mulch to be 1' hoop pine or 1" pine bark. Tub ground mulch OR forest mulch suitable when mulching large banks only. Minimum depth 100mm.

Garden beds against house to be planted with quality mulch and 150mm barrier of stone for termite protection.

Gravel areas to include decorative 20mm gravel on suitable weed mat. Timber or concrete edge between turf and gravel.

Existing street trees to be re-mulch and left tidy with good quality mulch to 100mm depth.

All weeds to be dug along sides of house, fence lines and existing fixtures such as Energex fixtures.

Watering in accordance with current water restrictions to establish both grass and plants for maximum of two weeks."

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2025/1624

Date: 2 June 2025

PLANT LIST AND POT SIZES

8 x 300mm SYGYZIUM VARIETY

5 x 200mm METROSIDEROS LITTLE DUGALD

8 x 200mm PHILODENDRON XANADU

14 x 140mm LIRIOPE EVERGREEN GIANTS

RAPIDS LANE

ZEPHYR CRESCENT

PAINTED, 1800mm HIGH, SQUARE TOP TIMBER PALING FENCE, BUTT JOINTED CCA PINE PALINGS, PINE RAILS & CCA HARDWOOD POSTS

LETTERBOX LOCATION

Turf level with conc.

50mm CONDUIT

BIN LOCATION

1400

26600 GARDEN EDGE

200 HIGH TIMBER SLEEPER GARDEN EDGE IF REQUIRED.

1800mm HIGH SQUARE TOP TIMBER PALING FENCE, BUTT JOINTED CCA PINE PALINGS, PINE RAILS & CCA HARDWOOD POSTS

18000 GARDEN EDGE

200 HIGH TIMBER SLEEPER GARDEN EDGE IF REQUIRED.

EXISTING ESTATE FENCING TO REMAIN

25000 GARDEN EDGE

530 min

1000 CLEAR GATE

4300 GARDEN EDGE

PROPOSED RESIDENCE

GATE

PAINTED, 1800mm HIGH, SQUARE TOP TIMBER PALING FENCE, BUTT JOINTED CCA PINE PALINGS, PINE RAILS & CCA HARDWOOD POSTS

200 HIGH TIMBER SLEEPER GARDEN EDGE IF REQUIRED.

1800mm HIGH SQUARE TOP TIMBER PALING FENCE, BUTT JOINTED CCA PINE PALINGS, PINE RAILS & CCA HARDWOOD POSTS

PATH SECTION

scale 1:100