AMENDED IN RED
By: Ali Rizayee
Date: 10 October 2025

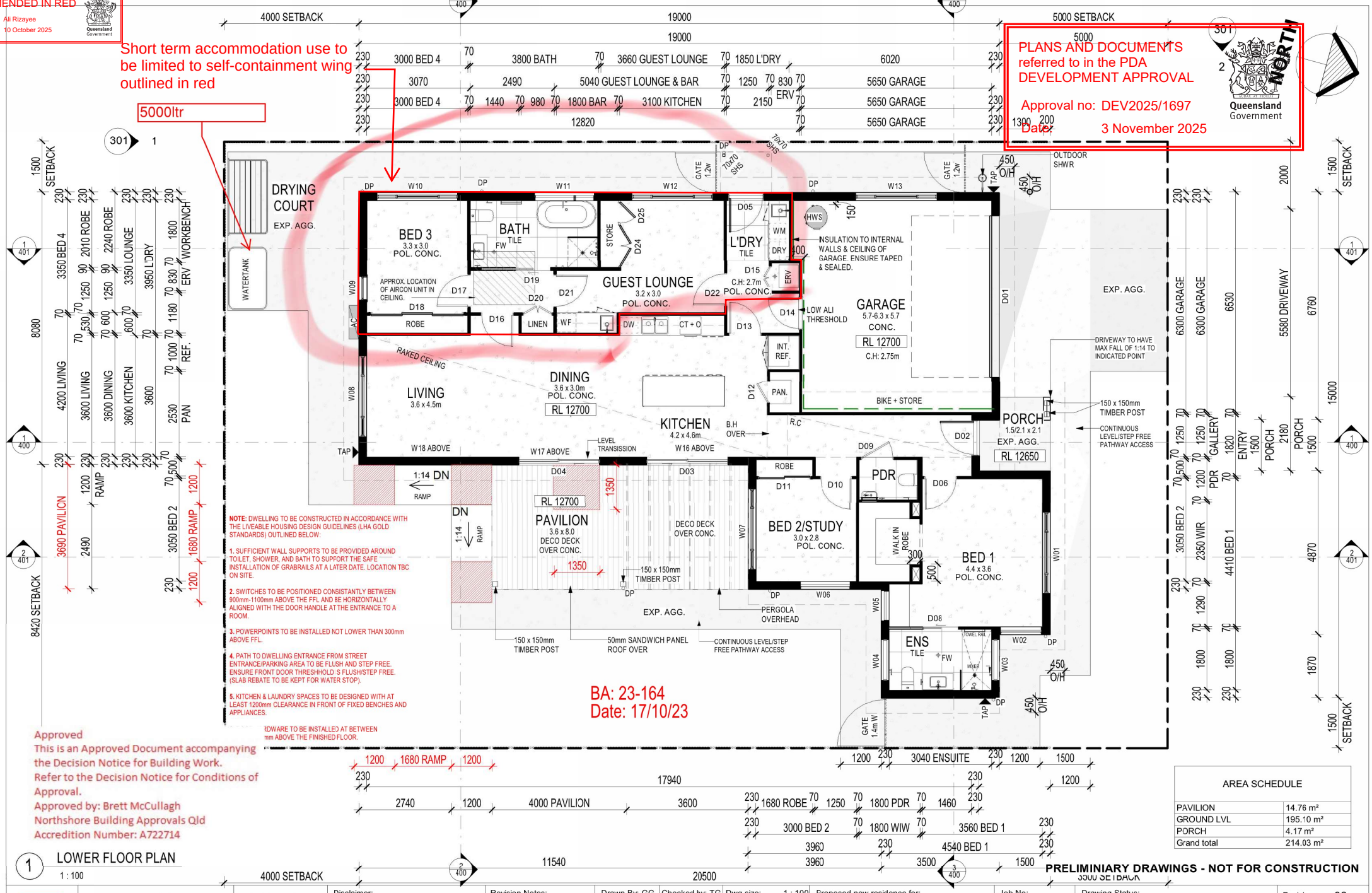
Queensland Government

Short term accommodation use to be limited to self-containment wing outlined in red

5000ltr

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2025/1697
Date: 3 November 2025

Queensland Government



NOTE: DWELLING TO BE CONSTRUCTED IN ACCORDANCE WITH THE LIVEABLE HOUSING DESIGN GUIDELINES (LHA GOLD STANDARDS) OUTLINED BELOW:

1. SUFFICIENT WALL SUPPORTS TO BE PROVIDED AROUND TOILET, SHOWER, AND BATH TO SUPPORT THE SAFE INSTALLATION OF GRABRAILS AT A LATER DATE. LOCATION TBC ON SITE.

2. SWITCHES TO BE POSITIONED CONSISTANTLY BETWEEN 900mm-1100mm ABOVE THE FFL AND BE HORIZONTALLY ALIGNED WITH THE DOOR HANDLE AT THE ENTRANCE TO A ROOM.

3. POWERPOINTS TO BE INSTALLED NOT LOWER THAN 300mm ABOVE FFL.

4. PATH TO DWELLING ENTRANCE FROM STREET ENTRANCE/PARKING AREA TO BE FLUSH AND STEP FREE. ENSURE FRONT DOOR THRESHHOLD S FLUSH/STEP FREE. (SLAB REBATE TO BE KEPT FOR WATER STOP).

5. KITCHEN & LAUNDRY SPACES TO BE DESIGNED WITH AT LEAST 1200mm CLEARANCE IN FRONT OF FIXED BENCHES AND APPLIANCES.

RDWARE TO BE INSTALLED AT BETWEEN
mm ABOVE THE FINISHED FLOOR.

BA: 23-164
Date: 17/10/23

Approved
This is an Approved Document accompanying the Decision Notice for Building Work.
Refer to the Decision Notice for Conditions of Approval.
Approved by: Brett McCullagh
Northshore Building Approvals Qld
Accredition Number: A722714

1 LOWER FLOOR PLAN
1 : 100

AREA SCHEDULE	
PAVILION	14.76 m²
GROUND LVL	195.10 m²
PORCH	4.17 m²
Grand total	214.03 m²

PRELIMINIARY DRAWINGS - NOT FOR CONSTRUCTION

H4 PLAN • DESIGN • BUILD
NEW HOMES • RENOVATIONS
Guiding you home

H4 - PLAN DESIGN BUILD
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Disclaimer:
The information in these drawings pertaining to dimensions, heights & details are for information only and not be relied upon. Specific dimensions, heights & details are subject to change during construction. Changes can occour due to multiple factors including but not limited to; service clearances, joint & construction detailing & material changes

Revision Notes:

Rev.	Date	Amendment notes:
05	21/03/23	Client Amendments
05	03/04/23	Livable Housing Design standards notes added.
06	17/07/23	Client Amendments - See amendments page
07	07/09/23	Amendments - See amendments page
07	13/09/23	Landscaping Plan Added
08	04/10/23	Amendments - See amendments page

Drawn By: GG
Checked by: TG
Dwg size: 1 : 100 @ A3
JR Concept Design
Signature of Owner:
Proposed new residence for: TOM LESTER
Site Location: 17 TITAN CRES. BANYA QLD
Job No: H4N017TITA
Drawing Status: CONTRACT
Drawing title: GROUND FLOOR PLAN
Revision: 08
Date: 04/10/23
Drawing number: 100