PROPOSED DWELLING FOR : DAMIEN JON LOUIS CAMILLERI
LOT 399, 52 LEARMONTH DRIVE
BELIVAH QLD 4207

Lot 399 on SP290614
Local Auth: LOGAN CITY COUNCIL

ALLEGRA HOMES

GENERAL NOTES

1. THE BUILDING CODE OF AUSTRALIA (NCC.) & RELEVANT AMENDMENTS AND UPDATES, INCLUDING THE STANDARDS ASSOCIATION OF AUST. (AS.) CODES SHALL BE THE MINIMUM STANDARDS FOR COMPLIANCE.

2. CHECK ALL DIMENSIONS OF SITE AND BUILDING(S) SETOUT PLANS AND CHECK AGAINST SURVEYORS SITE SETOUT. CLARIFY ANY DISCREPANCY TO NOTED DIMENSIONS OR OFFSETS PRIOR TO CONSTRUCTION OF ANY WORK. ENSURE SURVEYORS WORK RELATES TO CURRENT SITE FIELD WORK AND NOT THE COMPILED VIDE TITLE.

3. NOTED DIMENSIONS SHALL TAKE PRECEDENCE TO SCALED DIMENSIONS.

4. CHECK HYDRAULIC AND MECHANICAL PLANS FOR SETOUT AND SIZING OF SERVICE DUCT(S) WHERE & IF APPLICABLE.

5. CO-ORDINATE ALL CONSULTANTS DOCUMENTS AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE RELEVANT CONSULTANT(S) PRIOR TO THE CONSTRUCTION OF THAT PART OF THE WORKS.

6. CHECK ON SITE - OPENINGS BEFORE FABRICATION OF DOORS, WINDOWS & ANY OTHER FIXTURES. GIVEN SIZES ARE FOR QUOTATION PURPOSES ONLY AND MUST BE CONFIRMED ON SITE.

7. CHECK THE CONSTRUCTION PLAN IS THE MOST RECENT AMENDMENT. IF IN DOUBT CONFIRM WITH THE RELEVANT CONSULTANT.

8. REFER SPECIFIC CONDITIONS OF BUILDING APPROVAL FOR ANY ADDITIONAL REQUIREMENTS.

9. ENSURE DOORS TO SANITARY COMPARTMENTS COMPLY WITH THE BUILDING CODE OF AUSTRALIA F4P5 AND HAVE EITHER:
(a) LIFT OFF HINGES FOR INWARD SWINGING DOORS, or
(b) OUTWARD SWINGING DOORS.

10. ALL AREAS UNDER BUILDING WORK TO BE PROTECTED FROM TERMITE ATTACK IN ACCORDANCE WITH AN APPROVED METHOD UNDER AS.3660.1

11. STEEL FRAMING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (NCC.), PLUS ALL AMENDMENTS, FRAMING CODE AS.4100 - STEEL STRUCTURES

AUSTRALIAN STANDARDS

ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND THE CURRENT BUILDING ACT.

SMOKE ALARMS TO COMPLY WITH NCC. PART H3D6 AND WITH A.S. 3786.

ALUMINIUM FRAMED, GLAZED JOINERY SHALL BE INSTALLED IN ACCORDANCE WITH A.S.1288 "INSTALLATION OF GLASS IN BUILDINGS"

WET AREAS SHALL BE WATERPROOFED IN ACCORDANCE WITH AS.3740 "WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS"

AREAS OF BUILDING TO BE TERMITE PROTECTED SHALL BE DONE SO IN ACCORDANCE WITH AS.3660.1 "PROTECTION OF BUILDING FROM SUBTERRANEAN TERMITES" PART 1:NEW BUILDINGS.



Not to scale - measurements approximate. SOUTHCOAST BUILDING GROUP PTY LTD T/A ALLEGRA HOMES reserves the right to make alterations without notice.
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REQUIREMENTS FOR SUSTAINABLE BUILDINGS

FOR NEW CLASS 1 BUILDING INCLUDING DUAL-OCCUPANCY RESIDENCES RENOVATED BATHROOMS IN AN EXISTING CLASS 1 AND A SOLE-OCCUPANCY UNIT OF AN EXISTING CLASS 2 FOR BUILDING.

REFER TO ENERGY EFFICIENCY REPORT

ACCEPTABLE SOLUTIONS:

SHOWER ROSES: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)
THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS, OR WHERE THE BATHROOM OF THESE BUILDING RENOVATIONS. SHOWER ROSES TO BE 3 STAR RATING UNDER WATER EFFICIENCY LABELLING SCHEME (WELS) OR A AAA RATING WHEN ASSESSED AGAINST AS/NZ 6400:2005 WATER EFFICIENT PRODUCTS- RATING AND LABELLING.

WATER PRESSURE LIMIT: (TO RETICULATED MAINS WATER SUPPLY AREAS ONLY)
THE MAXIMUM PRESSURE LEVEL OF WATER FROM ANY OUTLET WITHIN THE PROPERTY BOUNDARIES OF A NEW CLASS 1 BUILDING MUST NOT EXCEED 500KPA. COMPLIANCE CAN BE ACHIEVED THROUGH THE INSTALLATION OF A WATER PRESSURE LIMITING DEVICE IN LINE WITH THE WATER METER. WHERE IT IS KNOWN THAT THE PRESSURE LEVEL OF THE WATER SUPPLY DOES NOT EXCEED 500KPA, WATER PRESSURE LIMITING DEVICE IS NOT REQUIRED.

DUAL FLUSH TOILETS:
THIS APPLIES TO NEW CLASS 1 BUILDINGS AND SOLE-OCCUPANCY UNITS OF NEW CLASS 2 BUILDINGS OR WHERE TOILETS ARE REPLACED IN THE BATHROOMS OF THESE BUILDING CLASSIFICATIONS UNDERGO RENOVATIONS. A TOILET MUST HAVE A DUAL FLUSH CAPACITY THAT DOES NOT EXCEED 6 LITRES ON FULL FLUSH AND 3 ON HALF FLUSH.

ENERGY EFFICIENT LIGHTING:
THIS APPLIES TO NEW CLASS 1 BUILDINGS INCLUDING DUAL-OCCUPANCY REFER TO THE ENERGY EFFICIENCY REPORT

HOT WATER SUPPLY: (IN A NEW CLASS 1)
A SUITABLE HOT WATER SYSTEM INCLUDES:
A) A ELECTRIC HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING

METAL ROOF - N3
TIMBER FRAME

COMPLIANT WITH NCC 2022 & LIVEABLE HOUSING

SHEET INDEX

Layout No.	Name
01	COVER PAGE
02	SITE PLAN
03	LANDSCAPE PLAN
04	GROUND FLOOR PLAN
05	ELEVATIONS
06	ELEVATIONS
07	ELECTRICAL PLAN
08	ROOF PLAN
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13	FLOOR COVERINGS
14	INTERNAL ELEVATIONS
15	INTERNAL ELEVATIONS
16	INTERNAL ELEVATIONS
17	INTERNAL ELEVATIONS
18	FLOOR WASTE DETAILS
19	REINFORCEMENT DETAILS

J:\01 ESTATES\DAVIDSON'S AT BELIVAH\LOT 399 LEARMONTH DRIVE\WA - LOT 399 LEARMONTH.pln

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Client Details:
DAMIEN JON LOUIS CAMILLERI
LOT 399, 52 LEARMONTH DRIVE 'DAVIDSON'S AT BELIVAH', BELIVAH QLD 4207 SP290614

Design: **CUSTOM DUPLEX**
Facade: **CLASSIC**

Drawing Title: **COVER PAGE**

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

Issue: **WA**
Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026

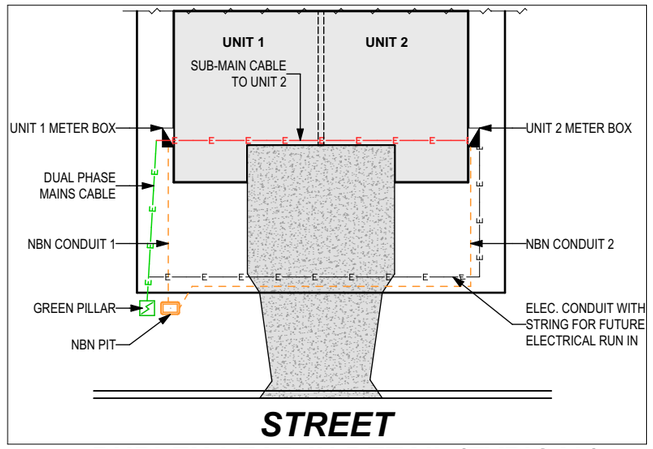
Drawing Scale @ A3
1 OF 19
Sheet Number

SITE NOTES:

1. CONTOURS AND LEVELS SHOWN ARE PROVIDED BY A LICENCED SURVEYOR.
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. UNLESS NOTED OTHERWISE, REMOVAL OF EXISTING TREES AND CONSTRUCTION OF RETAINING WALLS AND ON SITE DRAINAGE REQUIREMENTS, WHERE REQUIRED, SHALL BE PROVIDED BY OWNER.
6. MAXIMUM BATTERS SHALL BE PROVIDED AS FOLLOWS: 1) CUT-1:1, 2) FILL-1:2, 3) VEHICULAR ACCESS-1:4
7. THE WORKING PAD RL NOTED ON THE SITE PLAN SHALL HAVE A TOLERANCE OF UP TO 100mm.

NOTE:
TERMITE PROTECTION TO BE SHEET MATERIAL BARRIER TO PERIMETER WITH PHYSICAL PROTECTION OF SLAB PENETRATIONS

: PRIVATE OPEN SPACE



DUPLEX LEAD IN DETAIL (TYPICAL)

REAL PROPERTY DESCRIPTION

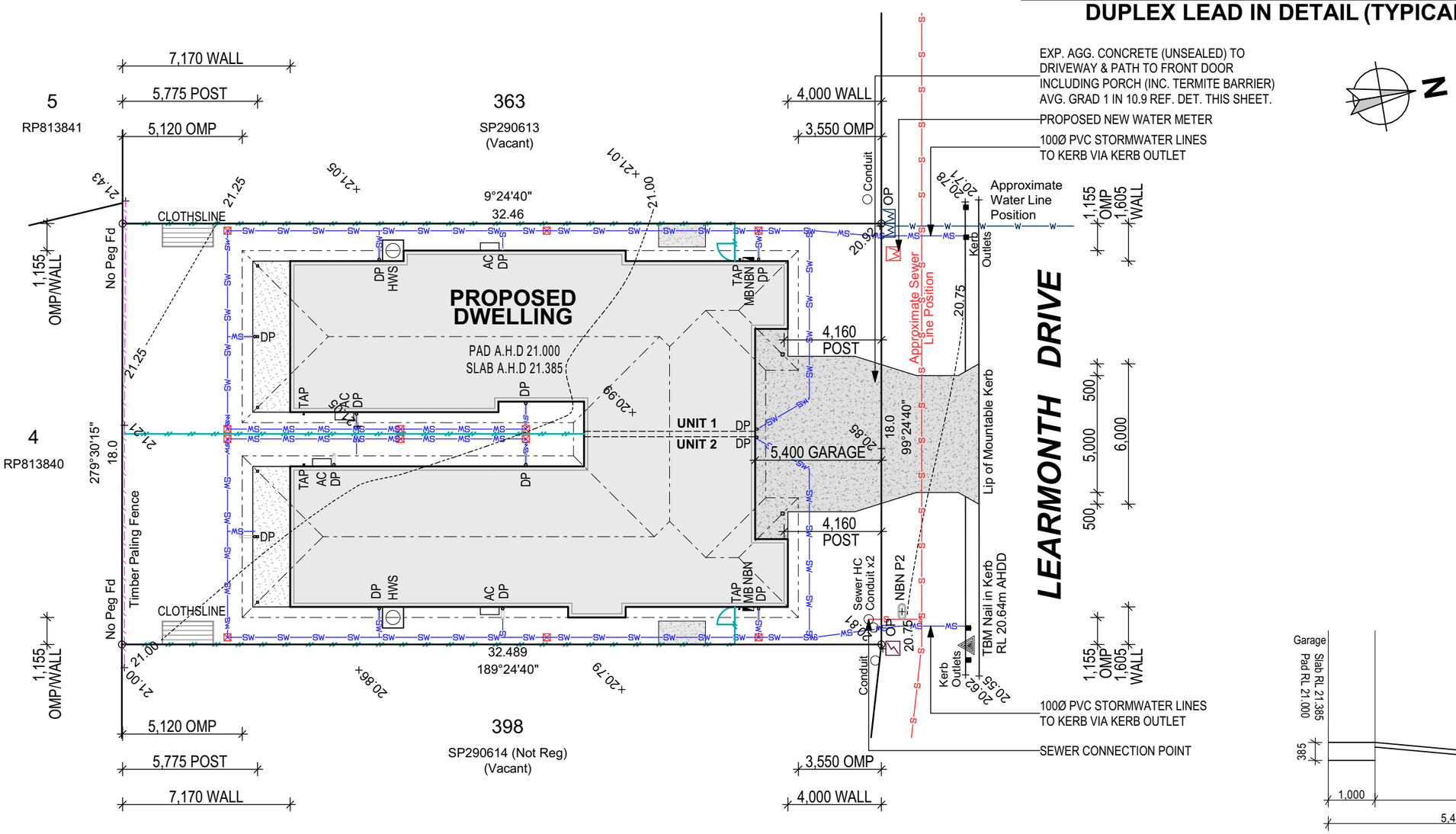
Lot:	**399**	**on:**	**SP290614**
Area:			**585 m²**
Local Authority:			**LOGAN CITY COUNCIL**
Contour Interval:			**0.25m**
Datum:			**AHDD (via GNSS)**
Site Coverage:			**51.37%**

LEGEND

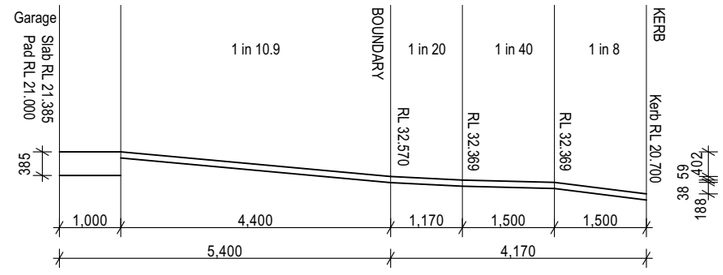
LIGHT POLE		LOCATOR POTHOLE	
POWER POLE	PP	FIRE HYDRANT	F
POWER BOX		AIR VALVE	A
POWER LINE	E	STOP VALVE	S
UNDERGROUND ELEC	E	WATER METER	W
TELSTRA PIT		WATER LINE	W
TELSTRA LINE	T	STORMWATER M/HOLE	S
GAS MARKER	G	GULLY GRATE	
GAS LINE	G	ROOFWATER PIT	R
SEWER MANHOLE	S	STORMWATER LINE	SW
SEWER LINE	S	ROCK RETAINING WALL	
SIGN		RETAINING WALL	
TEMPORARY BENCH MARK		TOP OF BANK	
PERMANENT SURVEY MARK		TOE OF BANK	
ORIGINAL PEG	OP	FENCE	

Disclaimer: The position of Fence Lines, Retaining Walls and other detail is indicative only and should not be relied upon as depicting the Boundary Lines. This is a plan of VISIBLE SERVICES ONLY. The location of pegs found have NOT BEEN CHECKED and as such should not be relied on as marking the corners of the lot. An Identification Survey should be carried out prior to any construction works.

SURVEYED BY KEVIN HOLT CONSULTING



SITE PLAN
1:200



DRIVEWAY SECTION
1:100

J:\01 ESTATES\DAVIDSON'S AT BELIVAH\LOT 399 LEARMONTH DRIVE\WA - LOT 399 LEARMONTH.pln

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'DAVIDSON'S AT BELIVAH',
BELIVAH QLD 4207 SP290614

Design: **CUSTOM DUPLEX**

Facade: **CLASSIC**

Drawing Title: **SITE PLAN**

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

Issue: **WA**

1:200 *Drawing Scale @ A3*

Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026

2 OF 19 *Sheet Number*

LEGEND

- TURF
- GARDEN
- CRUSHED ROCK
- EXP. AGG. CONC.
- STANDARD CONC.
- LETTERBOX
- CLOTHESLINE
- 140mm PLANTS
- FEATURE TREE
- BIN LOCATION
- FENCE / GATE

LANDSCAPE AREAS	
TYPE	**AREA (m²)**
DRIVEWAY & PATH	64.78
GARDEN BED	16.30
TURF	128.14
CRUSHED ROCK	96.99
	306.21 m²

LANDSCAPE NOTES:

DRIVEWAY, PATH AND FRONT PORCH CONCRETE FINISH AS REQUIRED BY ESTATE COVENANTS.

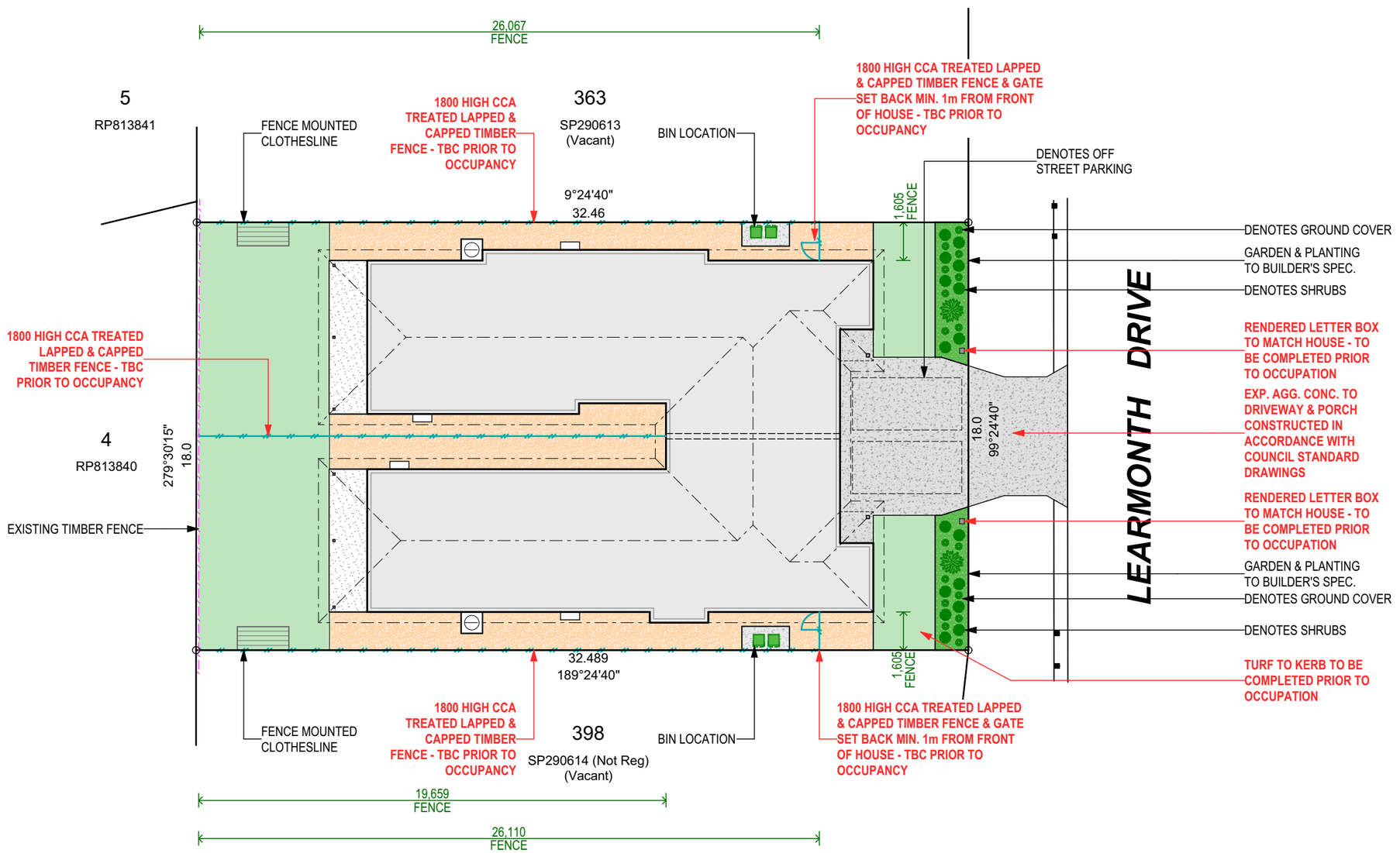
GROUND PREPARATION TO ALL AREAS TO BE LANDSCAPED, INCLUDING TURF, SELECTED PLANTS AND MULCH WITH CONCRETE GARDEN EDGING. STONE / PEBBLE AT THE BUILDER'S DISCRETION .

1800mm (APPROXIMATE) HIGH TIMBER PALING FENCE TO PERIMETER (3 SIDES) WITH RETURNS TO HOUSE INCLUDING SINGLE GATE (UNLESS NOTED OTHERWISE).

BUILDER'S STANDARD FOLD DOWN CLOTHESLINE.

BUILDER'S STANDARD RENDERED FEATURE LETTERBOX INCLUDING NUMBERS.

LANDSCAPE PLAN IS INDICATIVE ONLY AND AT THE BUILDER'S DISCRETION.



LANDSCAPE PLAN

1:200

J:\01 ESTATES\DAVIDSON'S AT BELIVAH\LOT 399 LEARMONTH DRIVE\WA - LOT 399 LEARMONTH.pln

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Design: **CUSTOM DUPLEX**

Facade: **CLASSIC**

Drawing Title: **LANDSCAPE PLAN**

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

Issue: **WA**

1:200 *Drawing Scale @ A3*

Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026

3 OF 19 *Sheet Number*

NOTE:
INSTALL ELECTRICAL CONDUIT UNDER SLAB FOR POWER TO KITCHEN BAR (WHERE REQUIRED).

INSULATION:
ROOF: ANTICON BLANKET & REFER TO EER
CEILING: REFER TO ENERGY EFFICIENCY REPORT
BRICK/CLAD WALLS: SARKING & REFER TO EER

NOTE:
WALLS WITH **PURPLE** TO HAVE NOGGINGS AS PER NCC DETAILS. STEP FREE ENTRY TO BE PROVIDED TO ALL BATHROOMS/ENSUITES

SHEET METAL ROOF - N3 WIND CATGORY - 22.5° ROOF PITCH WITH 450mm EAVE O/H - 2440mm HIGH CEILING

NOTE: SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF THE NCC VOL.2-2022 & PART 9.5 OF THE ABCB HOUSING PROVISIONS. DESIGN OF SMOKE ALARMS MUST COMPLY WITH A.S.3786.

ABBREVIATIONS

AC	AIR CONDITIONER
AFL	ABOVE FLOOR LEVEL
AW	AWNING
B.BAR	BREAKFAST BAR
BR	BROOM CUPBOARDS
CONC	CONCRETE
CSD	CAVITY SLIDING DOOR
CT	COOK TOP
DH	DOUBLE HUNG
DP	DOWNPIPE
DR	DRAWERS
DW	DISHWASHER SPACE
FC	FIBRE CEMENT
FG	FIXED GLASS
FW	FLOOR WASTE NOM. TO SUIT REQ'S
HOB	HOB 150 NOM. ABOVE BATH
HWS	HOT WATER SYSTEM
MB	METERBOX
MH	600X600 NOM. MANHOLE
MSD	MIRROR SLIDING DOORS
MW	MICROWAVE OVEN SPACE
OBS	OBSCURE GLASS
OHC	OVERHEAD CUPBOARDS
POT	POT DRAWERS
PTY	PANTRY
REF	REFRIGERATOR SPACE
RH	RANGEHOOD
S	SLIDING WINDOW
SD	SLIDING DOOR
SH	SHELVES
SHR	SHOWER
SHS	SQ. HOLLOW SECTION STEEL POST
T	LAUNDRY TUB
TR	TOWEL RAIL
TRG	TOWEL RING
TRH	TOILET ROLL HOLDER
UBO	UNDER BENCH OVEN
WM	WASHING MACHINE PROV.
WO	WALL OVEN
WIL	WALK-IN LINEN
WIR	WALK-IN ROBE
VSD	VINYL SLIDING DOORS
XO	GLASS SLIDING(X), FIXED(O)

Timber Key:

31x11	Soffit trim
31x11	Alfresco cornice trim
68x42	Cladding external corners
42x42	Cladding internal corners
42x42	Window surrounds
31x11	FC Infills above windows
31x12	Shelf trim to front
66x11	Architraves
66x11	Skirtings
92x19	Door jambs
112x19	Cavity sliding door jambs
66x11	Architraves to entry doors
16mm	Melamine shelving

UNIT 1	AREA (m²)
UNIT 1 PORCH	1.85
UNIT 1 ALFRESCO	10.34
UNIT 1 GARAGE	23.77
UNIT 1 LIVING	118.25
	154.21 m²
UNIT 2	**AREA (m²)**
UNIT 2 PORCH	1.85
UNIT 2 ALFRESCO	9.62
UNIT 2 GARAGE	23.77
UNIT 2 LIVING	111.07
	146.31 m²
BUILD TOTAL	**300.52 m²**
SOFFIT	51.12 m²
DESIGN TOTAL	**351.64 m²**

PARTY WALL AREAS	
Wall ID	**Surface Area (m²)**
PW01	22.88
	22.88 m²

GENERAL NOTES:
- CONCRETE CONSTRUCTION TO COMPLY WITH NCC VOL.2-2022 CLAUSE H1D4 & AS2870.1-2011 / AS3600-2018
- TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF THE NCC VOL.2-2022 CLAUSE 3.4.2 ABCB & AS3660.1-2014
- TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART H1D6 OF THE NCC VOL.2-2022 & AS1720.1-2010
- ALL WALL FRAMING TO AS 1684.2-2021 & AS 1170.2-2021
- ALL ROOF TRUSS CONSTRUCTION TO AS 4440-2004
- STEEL SHEET ROOFING TO COMPLY WITH NCC VOL.2-2022 CLAUSE 7.2 AND A.S.1562.1-2018 FOR N3 CONDITIONS
- PROVIDE ALCOR BARRIER BETWEEN FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED.
- MASONRY WEEPHOLES AT 900 CTRS. AS PER NCC VOL.2-2022 CLAUSE 5.7.5
- WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 10.2 ABCB OF THE NCC VOL.2-2022
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH H4D2 OF THE NCC VOL.2-2022 & AS3740-2021- --- WET AREA FLOOR & SHOWER WASTES TO COMPLY WITH PART H4D3 OF THE NCC VOL.2-2022
- WET AREA FLOOR FALLS COMPLY TO HP 10.2.12 PART H4D2 OF THE NCC VOL.2-2022
- PROTECTION OF WALL TIES & LINTELS IN MASONRY TO COMPLY WITH PROVISIONS OF PART 5.6.5 ABCB OF NCC
- GLASS INSTALLATION TO COMPLY WITH NCC VOL.2-2022 AND AS1288-2021 / AS2047-2014
- SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF NCC VOL.2-2022 & PART 9.5 OF THE ABCB HOUSING PROVISIONS
- MANHOLE POSITION APPROX. ONLY, DETERMINE ON SITE
- ALL EXTERNAL WALLS WITHIN 900mm FROM AN ALLOTMENT BOUNDARY TO HAVE AN FRL OF NOT LESS THAN 60/60/60 WHEN TESTED FROM THE OUTSIDE (NO PROTECTION REQ'D FOR THE WALL AT RIGHT ANGLES OR MORE TO THE BOUNDARY) AS PER NCC VOL.2-2022 CLAUSE 3.7
- KEEP NON WALL-MOUNTED HWS 100 CLEAR OF WALLS.
- PROTECTION OF WALL TIES & LINTELS IN MASONRY TO COMPLY WITH PROVISIONS OF PART 5.6.5 ABCB OF THE NCC VOL.2-2022
- W.C. DOORS TO BE FITTED WITH LIFT-OFF HINGES OR TO SWING OUT IN ACCORDANCE WITH NCC VOL.2-2022

J:\01 ESTATES\DAVIDSON'S AT BELIVAH\LOT 399 LEARMONTH DRIVE\WA - LOT 399 LEARMONTH.pln

GROUND FLOOR PLAN
1:100

PARTY WALL AREA
1:1

ALLEGRA HOMES
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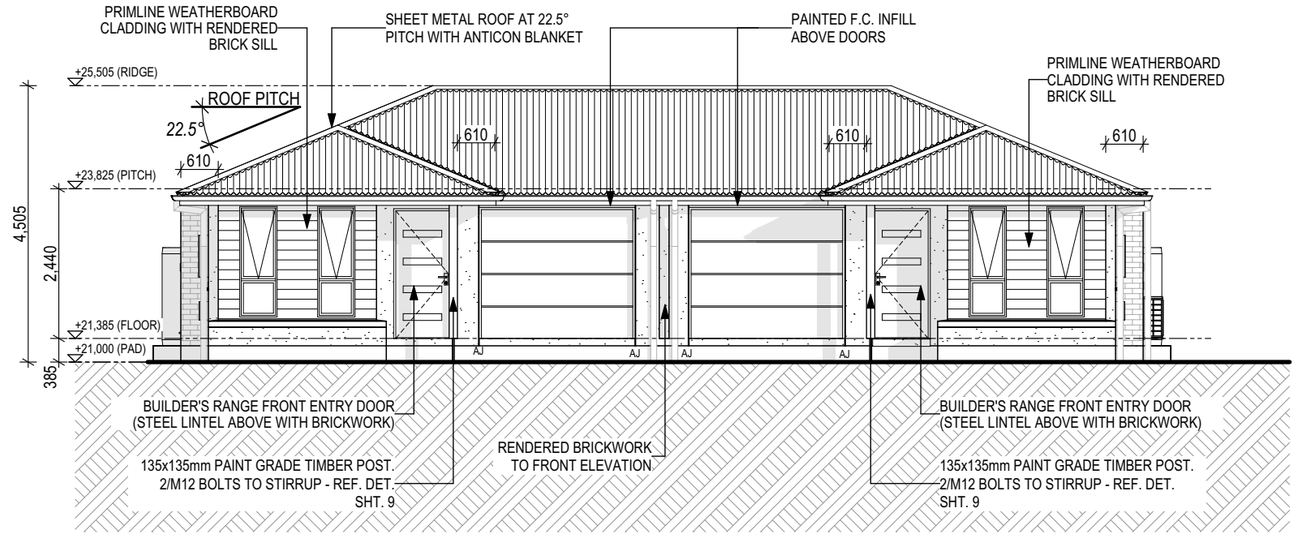
Drawing Title: **GROUND FLOOR PLAN**

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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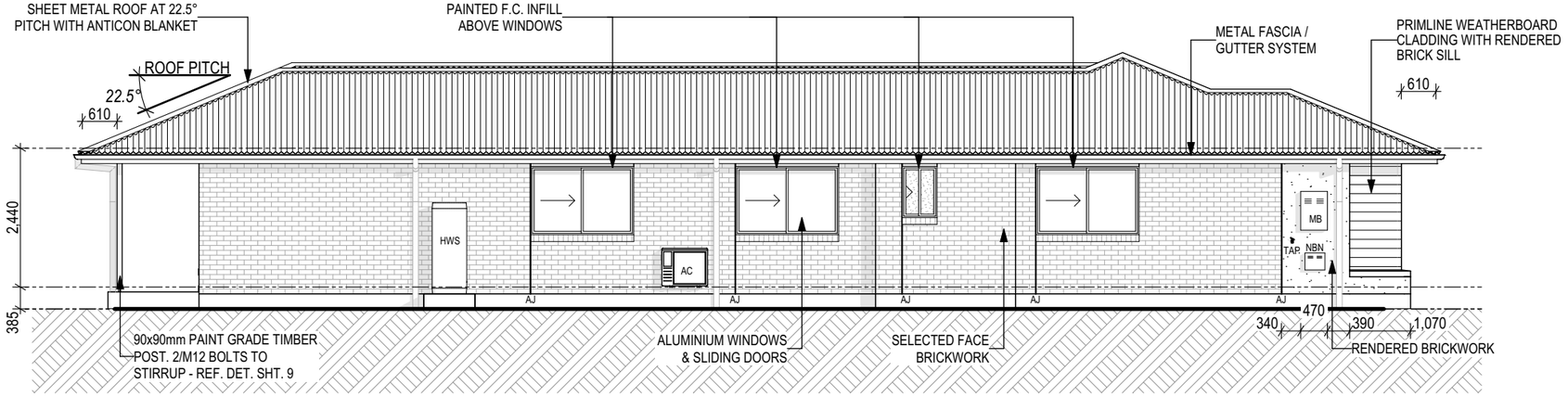
CONSTRUCTION ISSUE

Issue: **WA**
1:100 *Drawing Scale @ A3*
Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026
4 OF 19 *Sheet Number*

METAL ROOF - N3
TIMBER FRAME



E-01 FRONT ELEVATION - NORTH
1:100



E-02 LEFT ELEVATION - EAST
1:100

Cladding Key:

4.5mm	Soffit
6mm	FC Sheet
8.5mm	Ezi-Lap
9mm	Axon
8mm	Matrix
7.5mm	Blue Board
9mm	Primeline

GENERAL NOTES
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH: NCC VOL2 - 2022
- TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF THE NCC VOL.2 - 2022 CLAUSE 3.4.2 ABCB AND AS3660.1-2014
- CONCRETE CONSTRUCTION TO COMPLY WITH NCC VOL.2 - 2022 CLAUSE H1D4 AND AS2870.1-2011 / AS3600-2018.
- TIMBER CONSTRUCTION TO COMPLY WITH THE PROVISIONS OF PART H1D6 OF THE NCC VOL.2-2022 AND AS1720.1-2010 / AS1684-2021
- NOMINATED ROOFING TO BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR **N3** CONDITIONS
- STEEL ROOFING TO COMPLY WITH NCC VOL.2-2022 CLAUSE 7.2 AND A.S.1562.1-2018
- PROVIDE ALCOR BARRIER BETWEEN LEAD FLASHING AND ZINCALUME VALLEY GUTTER AS REQUIRED
- WEEPHOLES IN MASONRY WALLS AT 900 CTRS AS PER NCC VOL.2 - 2022 CLAUSE 5.7.5
- VERTICAL ARTICULATION IN MASONRY WALLS TO COMPLY WITH THE PROVISIONS OF PART 5.6.8 ABCB OF THE NCC VOL.2 - 2022
- GLASS INSTALLATION TO COMPLY WITH NCC VOL.2 - 2022 AND AS1288-2021/ AS2047-2014
- MASONRY CONSTRUCTION TO COMPLY WITH NCC VOL.2 - 2022 SECTION 5 ABCB AND AS 3700-2018 / AS 4773.1 AND AS 4773.2-2015

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Client Details:
DAMIEN JON LOUIS CAMILLERI
LOT 399, 52 LEARMONTH DRIVE
'DAVIDSON'S AT BELIVAH',
BELIVAH QLD 4207 SP290614

Design:
CUSTOM DUPLEX

Facade:
CLASSIC

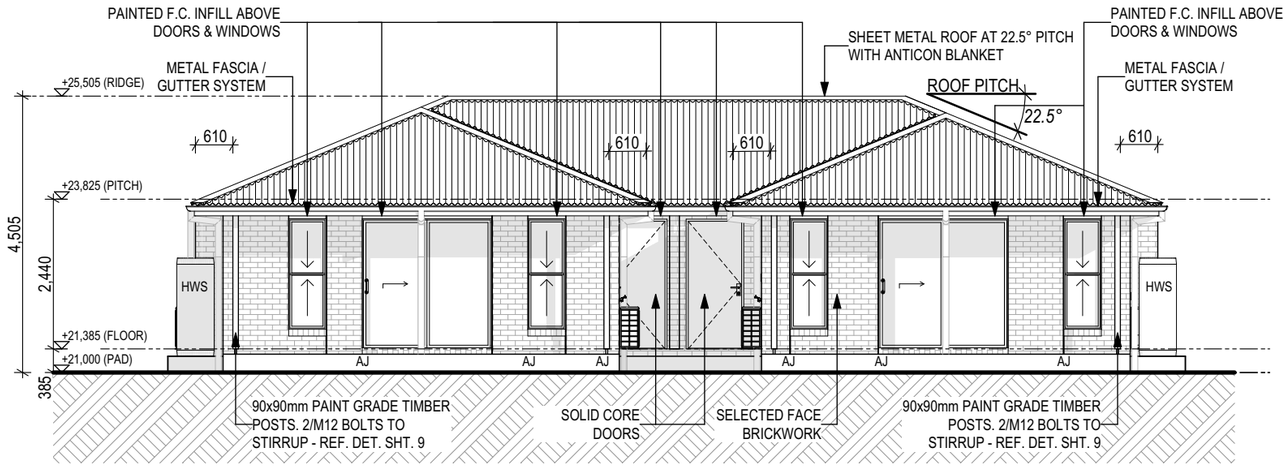
Drawing Title:
ELEVATIONS

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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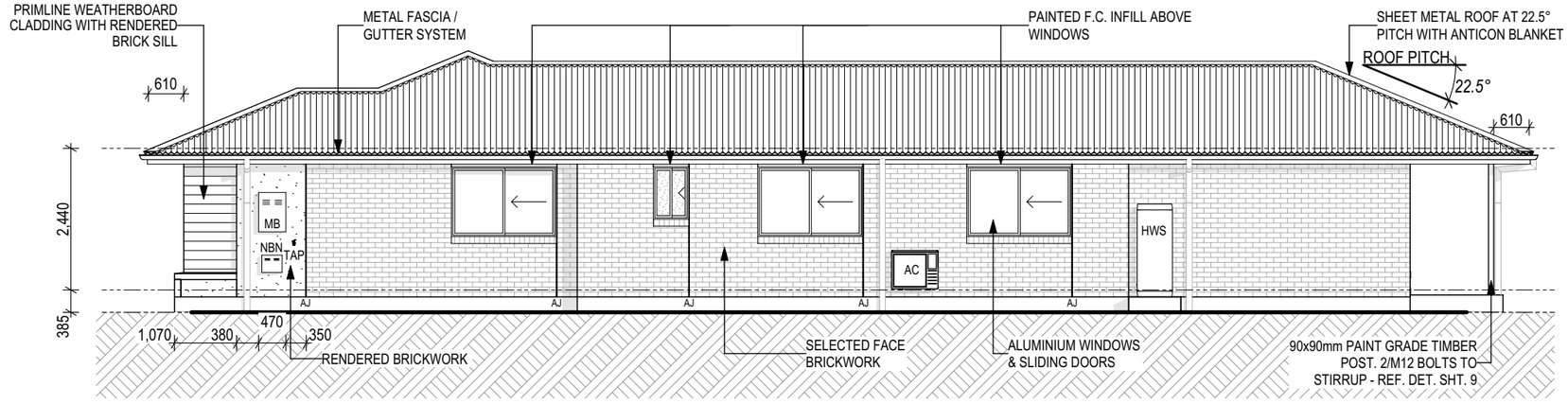
CONSTRUCTION ISSUE

Issue: **WA**
1:100 *Drawing Scale @ A3*
Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026
5 OF 19 *Sheet Number*

METAL ROOF - N3
TIMBER FRAME



E-03 REAR ELEVATION - SOUTH
1:100



E-04 RIGHT ELEVATION - WEST
1:100

Cladding Key:

4.5mm	Soffit
6mm	FC Sheet
8.5mm	Ezi-Lap
9mm	Axon
8mm	Matrix
7.5mm	Blue Board
9mm	Primeline

GENERAL NOTES
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH: NCC VOL2 - 2022
- TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF THE NCC VOL.2 - 2022 CLAUSE 3.4.2 ABCB AND AS3660.1-2014
- CONCRETE CONSTRUCTION TO COMPLY WITH NCC VOL.2 - 2022 CLAUSE H1D4 AND AS2870.1-2011 / AS3600-2018.
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Design:
CUSTOM DUPLEX

Facade:
CLASSIC

Drawing Title:
ELEVATIONS

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

Issue: **WA**
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Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026
6 OF 19 *Sheet Number*

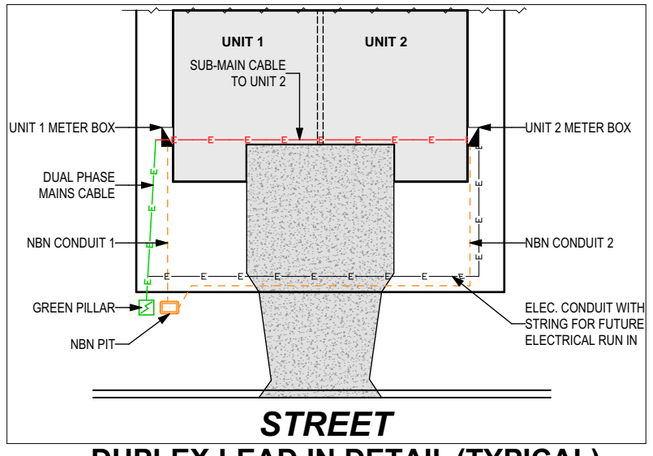
ELECTRICAL LEGEND

- SINGLE GPO @ 300
- DOUBLE GPO @ 300
- SINGLE GPO @ 1050
- DOUBLE GPO @ 1050
- VANITY GPO @ 1100
- GARAGE GPO @ 1350
- FRIDGE GPO @ 1800
- RANGEHOOD GPO @ 1800
- MICROWAVE GPO @ 550
- DGPO WITH ISOL. SWITCH @ 1050
- GPO NBN @ 1800
- LED DOWNLIGHT
- BUNKER LIGHT
- SPOTLIGHT
- HEAT LAMP / LIGHT / FAN
- FLUORO LIGHT 1200
- DOUBLE W/PROOF GPO @ 300
- SINGLE W/PROOF GPO @ 300
- IN-CEILING GPO
- EXHAUST FAN
- TV POINT
- PHONE POINT
- DATA POINT
- SMOKE ALARMS BY ELECTRICIAN TO AS3786
- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES
- ELECTRICAL POINTS MAY BE RELOCATED ON SITE TO SUIT CURRENT STATUTORY REQUIREMENTS.
- SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF THE NCC VOL.2-2022 & PART 9.5 OF THE ABCB HOUSING PROVISIONS. DESIGN OF SMOKE ALARMS MUST COMPLY WITH A.S.3786. ALL SMOKE ALARMS SHALL BE PHOTOELECTRIC, HARD-WIRED & INTERCONNECTED. A CERTIFICATE OF INSTALLATION FROM A LICENCED ELECTRICAL CONTRACTOR IS REQUIRED AT FINAL INSPECTION.
- LOCATION OF A/C UNITS & CONDENSERS ARE INDICATIVE ONLY AND MAY VARY AT CONSTRUCTION.
- 240V ENERGY EFFICIENT INTERNAL LIGHTS FITTINGS THROUGHOUT WITH ENERGY EFFICIENT GLOBES.
- ALL EXHAUST FANS DUCTED TO OUTSIDE AIR TO COMPLY WITH NCC REQUIREMENTS H4D7
- FAN LIGHT SWITCHES INTEGRATED WITH 10 MIN. RUN TIMER

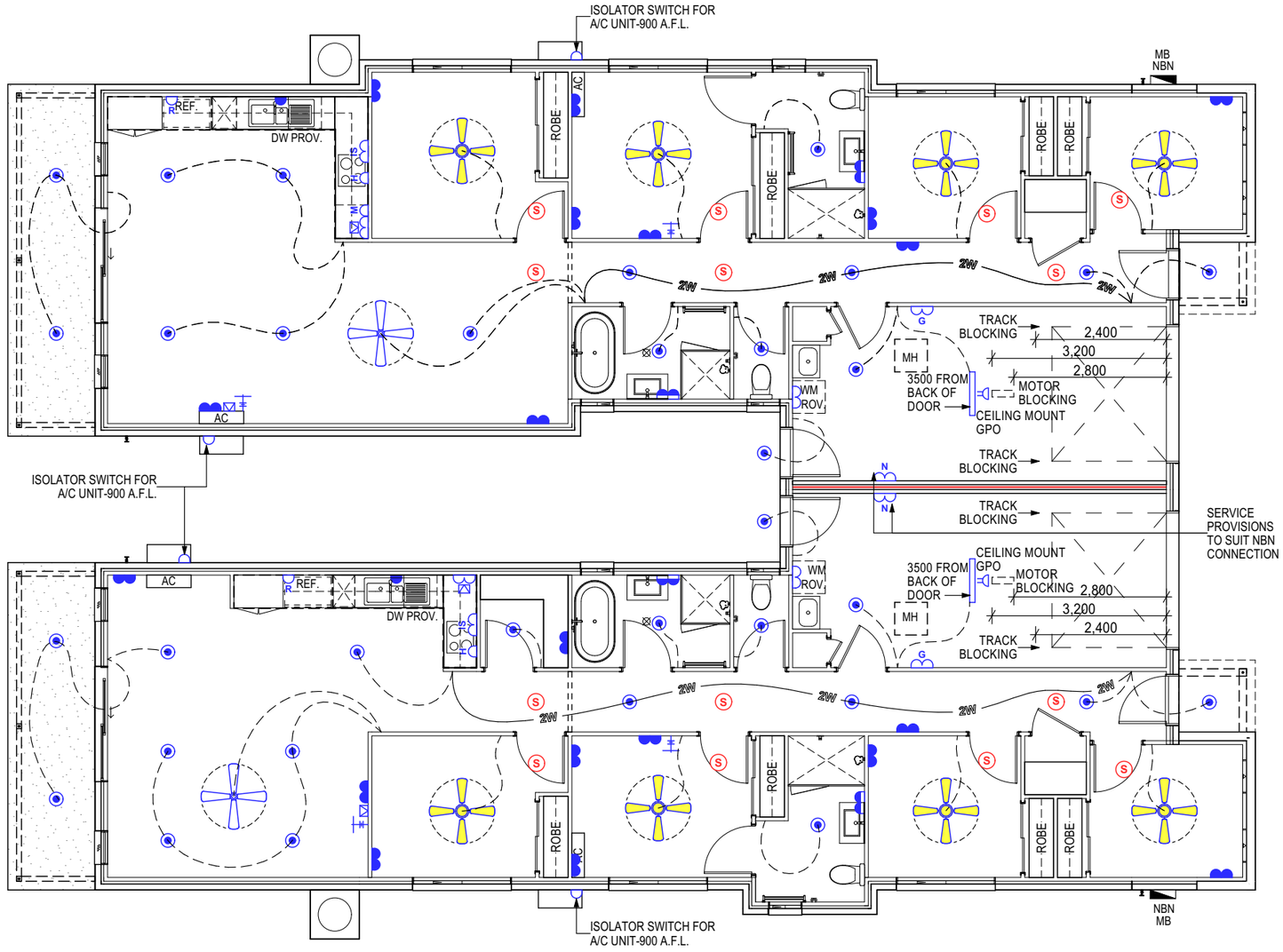
QUANTITIES TABLE

Description	Quantity	2D Symbol
CEILING FAN	2	
CEILING FAN WITH LIGHT	8	
DATA POINT	4	
GPO CEILING MOUNT	2	
GPO DOUBLE & ISOL SWITCH @ 1050	2	
GPO DOUBLE @ 300	19	
GPO DOUBLE @ 1050	4	
GPO FRIDGE @ 1800	2	
GPO GARAGE @ 1350	2	
GPO ISOL. SWITCH AC	4	
GPO MICROWAVE @ 550	1	
GPO NBN @ 1800	2	
GPO RANGEHOOD @ 1800	2	
GPO SINGLE @ 300	2	
GPO VANITY @ 1100	4	
LED DOWNLIGHT	34	
LED FLUORO LIGHT 1200	2	
TV POINT	4	



DUPLEX LEAD IN DETAIL (TYPICAL)

NOTE:
1.SMOKE ALARMS TO COMPLY WITH THE PROVISIONS OF PART H3D6 OF THE NCC VOL.2-2022 & PART 9.5 OF THE ABCB HOUSING PROVISIONS. DESIGN OF SMOKE ALARMS MUST COMPLY WITH A.S.3786.
2. LIGHT SWITCHES AT APPROX. 1350mm HIGH



ELECTRICAL PLAN
1:100

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BELIVAH QLD 4207 SP290614

Design: **CUSTOM DUPLEX**

Facade: **CLASSIC**

Drawing Title: **ELECTRICAL PLAN**

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

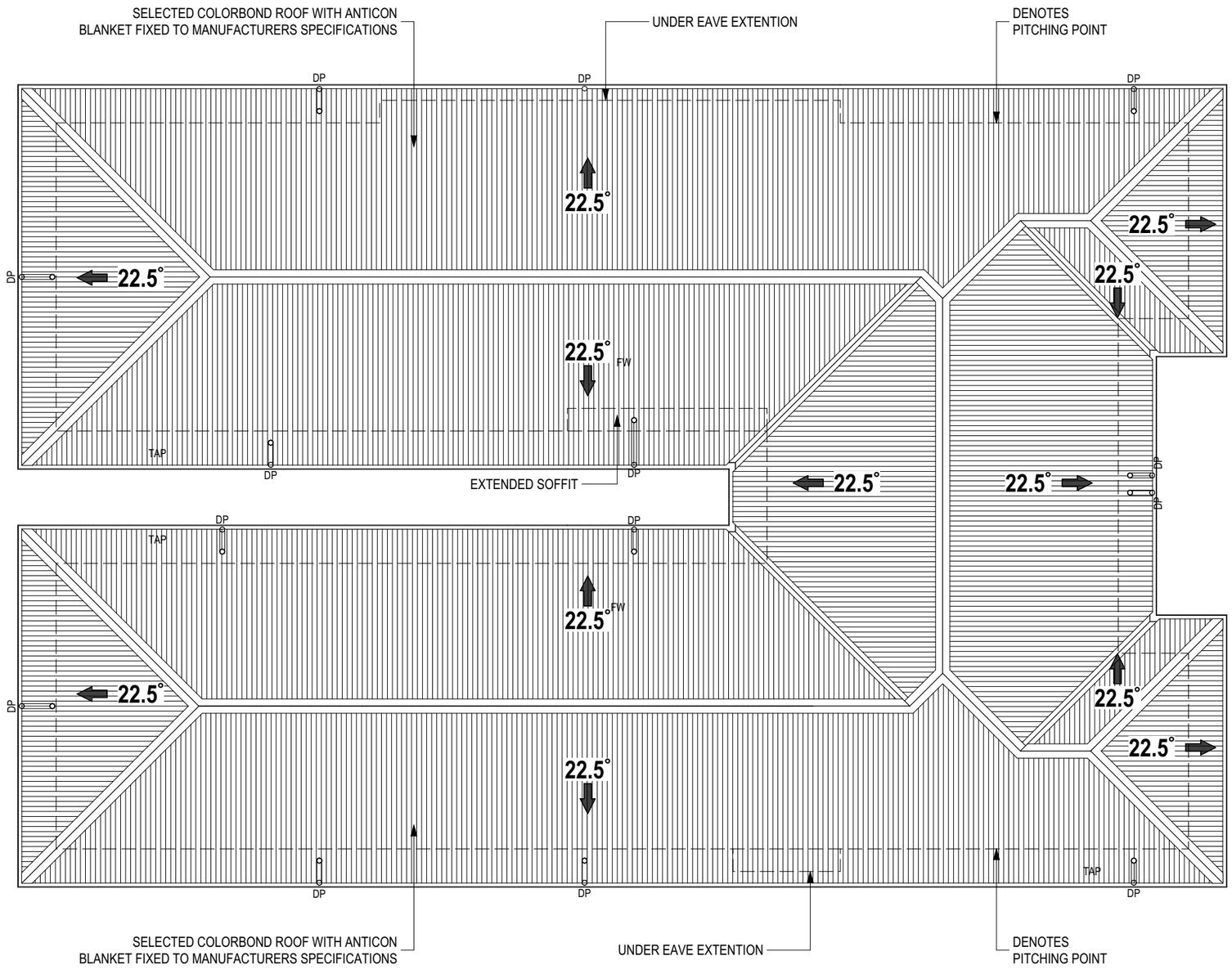
Issue: **WA**
1:100 *Drawing Scale @ A3*
Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026
7 OF 19 *Sheet Number*

ROOF NOTES:
ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS 1562.1.

DP'S MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.

DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.

ARROW INDICATES DIRECTION OF ROOF FALL



ROOF PLAN
1:100

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BELIVAH QLD 4207 SP290614

Design: **CUSTOM DUPLEX**

Facade: **CLASSIC**

Drawing Title: **ROOF PLAN**

Issue	*Date*	*Description*	*By*
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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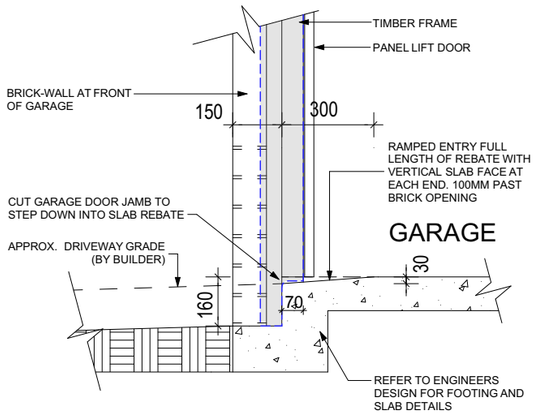
CONSTRUCTION ISSUE

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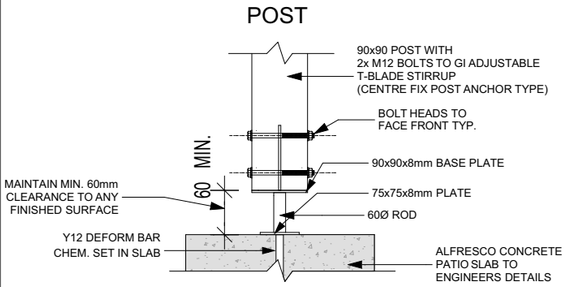
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Checked By: GD
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GARAGE DOOR REBATE/END DETAIL

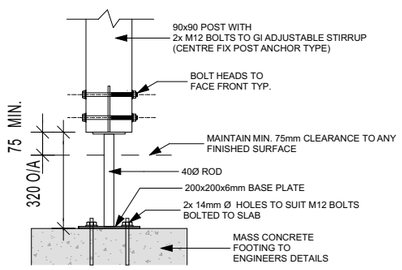
1:20



TIMBER POST - ALFRESCO

INTEGRATED SLAB 1:20

88/90mm



SLAB PENETRATIONS LEGEND:

FW - FLOOR WASTE
PS - PLUMBING STACK
SINK - KITCHEN SINK
TUB - LAUNDRY TUB
VB - VANITY BASIN
BATH - BATH
SHR - SHOWER
WC - TOILET

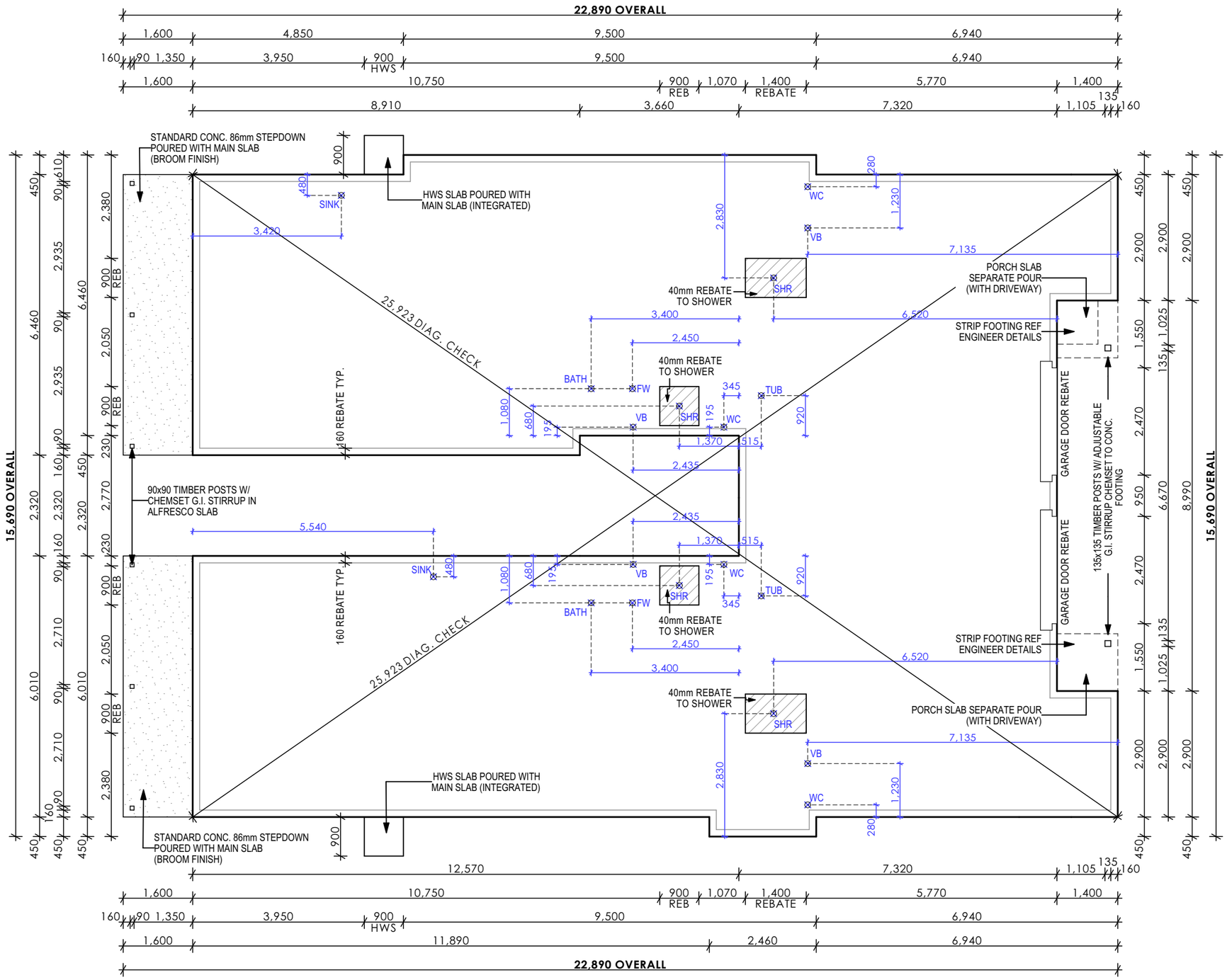
TIMBER POST - PORCH

INDEPENDANT SLAB 1:20

135/140mm

SLAB PLAN

1:100



CONCRETOR NOTES
- SLAB AND FOOTINGS AS PER ENGINEERS DESIGN AND SPECIFICATION.
- SLAB TO BE WAFFLE POD SYSTEM UNLESS OTHERWISE RECOMMENDED BY ENGINEER.
- ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH NCC VOL.2-2022 AND AS3600-2018.
- FOOTINGS & SLABS SHALL COMPLY WITH AS2870.1-2011 / AS3600-2018.
- WHERE LOCAL AUTHORITIES REQUIRE SOIL TESTS AND ENGINEERED FOOTING & SLAB DETAILS, THESE ENGINEERED DETAILS TAKE PRECEDENCE OVER DRAWN DETAILS.
- TERMITE TREATMENT TO COMPLY WITH THE PROVISIONS OF PART 3.4.2 OF THE NCC VOL.2-2022 AND WITH AS3660.1-2014
- PROVIDE ABLEFLEX EXPANSION JOINT FILLER BETWEEN ADJOINING CONCRETE SLABS.
- EARTH ROD BONDED TO SLAB MESH LOCATED NEXT TO METERBOX POWER CONDUIT AND CONNECTED TO EARTHING SYSTEM IN ACCORDANCE WITH AS3000.
- WET AREAS TO COMPLY WITH THE PROVISIONS OF PART 10.2 ABCB OF THE NCC VOL.2-2022.

NOTE: ALL DIMENSIONS TAKEN FROM OUTSIDE EDGE OF SLAB (EG. OUTSIDE BRICKWORK)

NOTE: 40MM REBATE SETDOWN TO SHOWER LOCATIONS

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Design: **CUSTOM DUPLEX**

Facade: **CLASSIC**

Drawing Title: **SLAB PLAN**

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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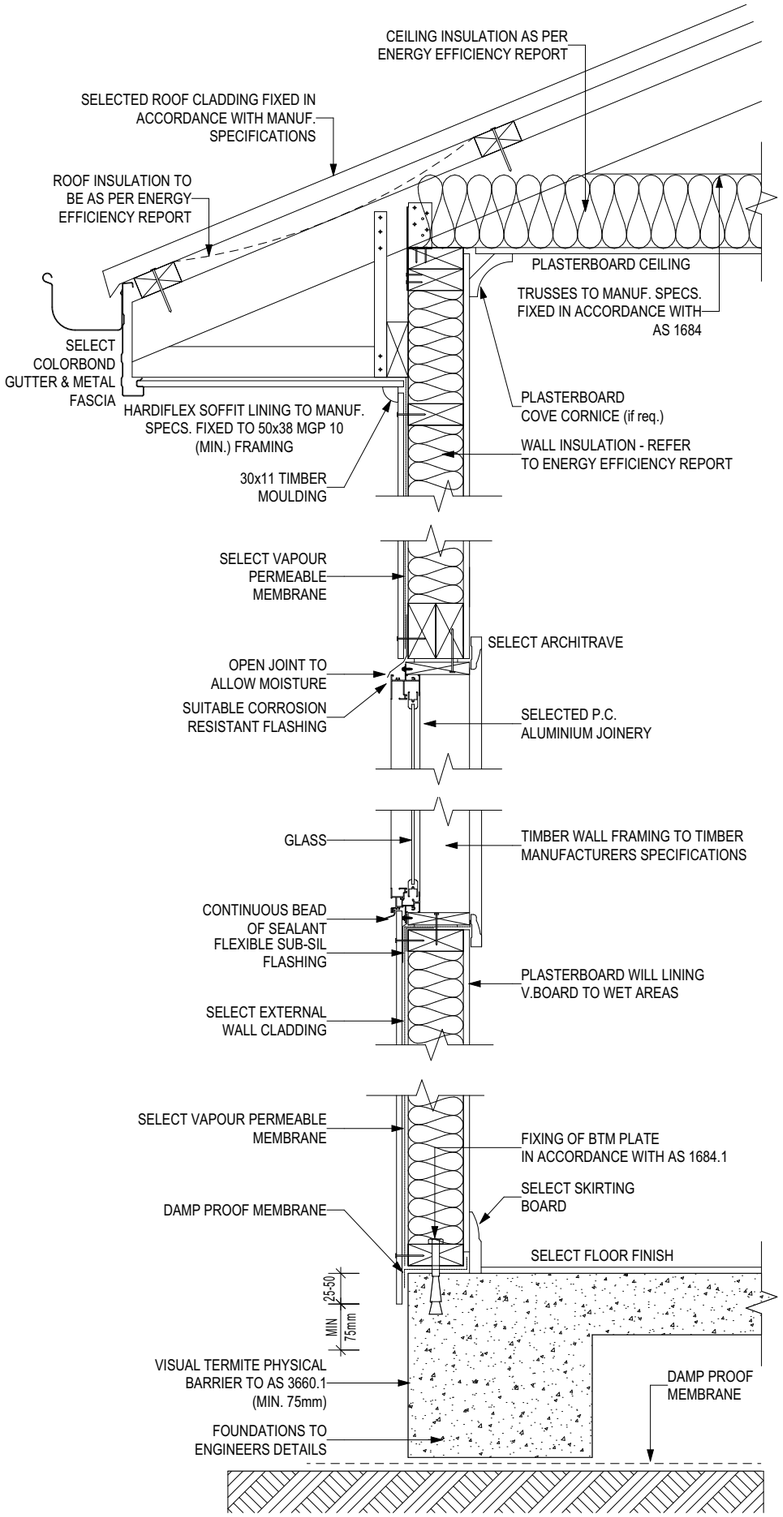
CONSTRUCTION ISSUE

Issue: **WA**

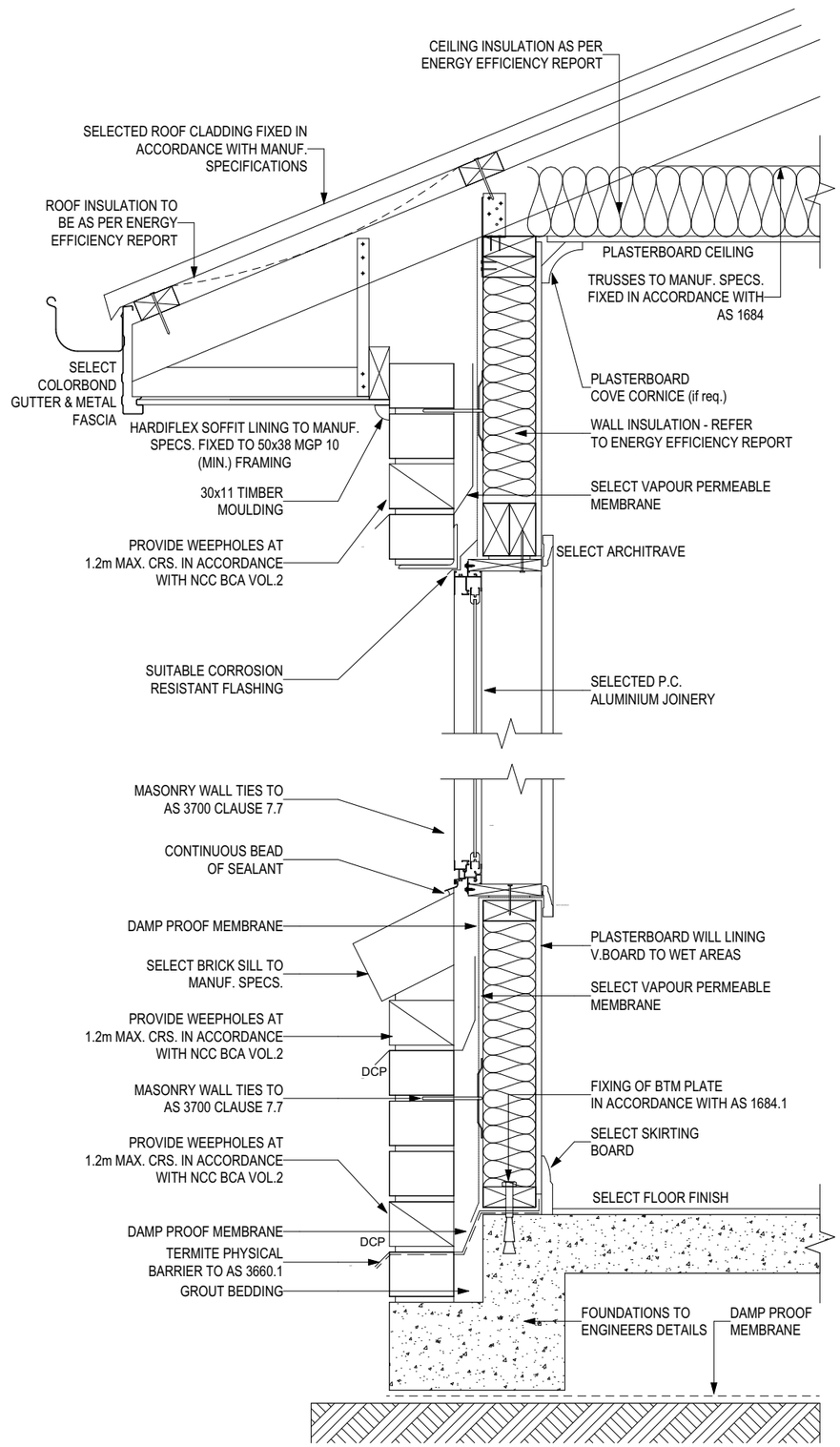
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Drawn By: SW
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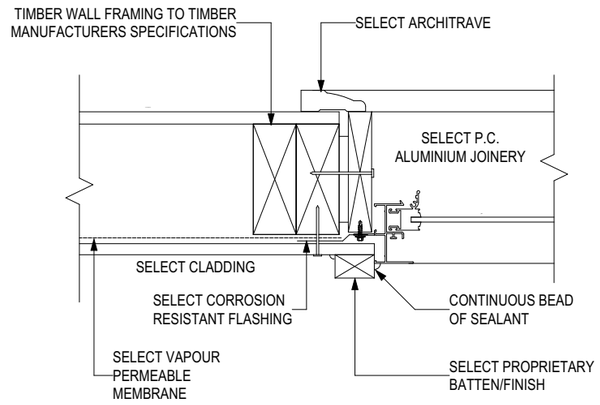
9 OF 19 *Sheet Number*



WALL SECTION - CLADDING 1:10



WALL SECTION - BRICK VENEER 1:10



WINDOW JAMB 1:5

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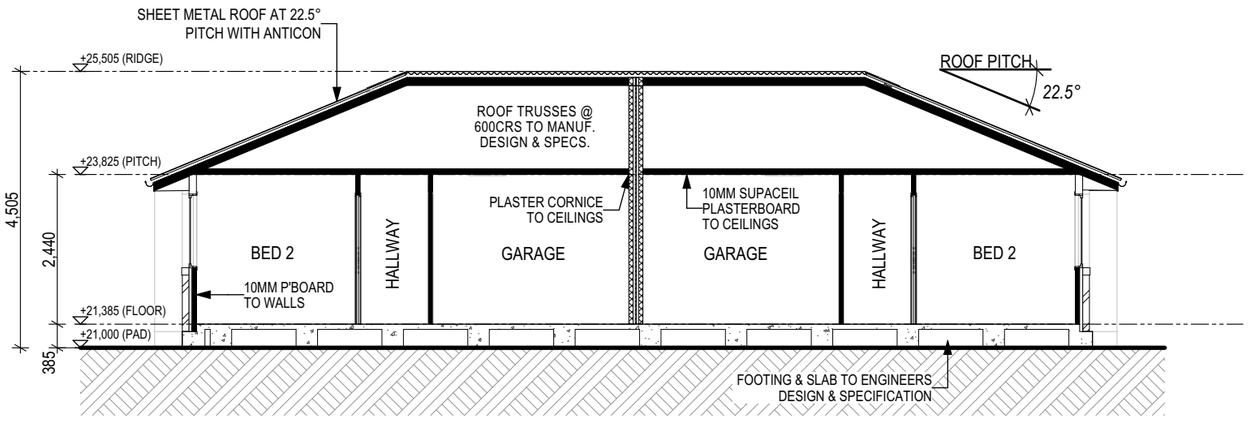
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Drawing Title:
DETAILS

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CONSTRUCTION ISSUE

Issue: **WA**
AS NOTED *Drawing Scale @ A3*
Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026
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SECTION A-A

1:100

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CONSTRUCTION ISSUE

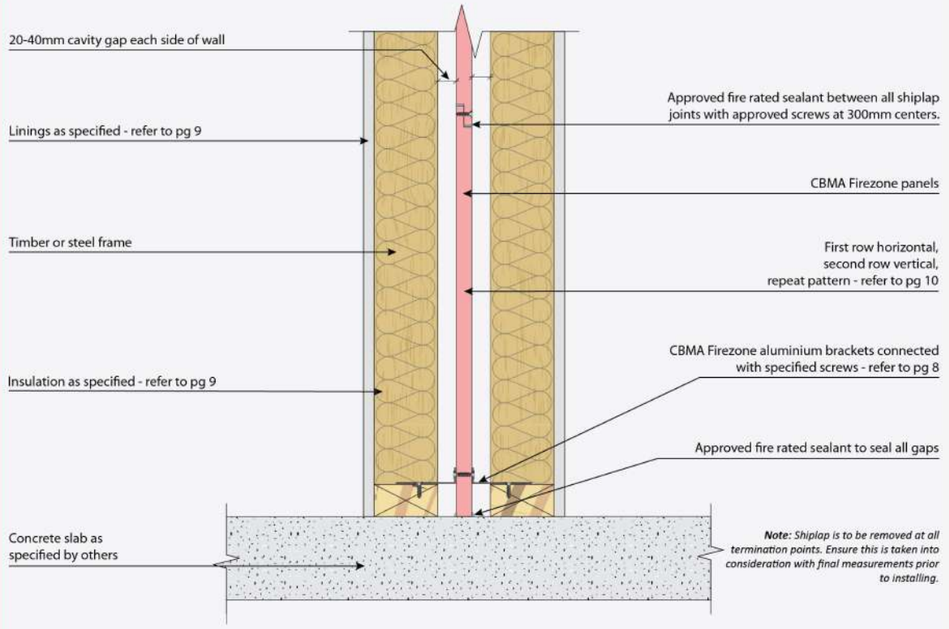
Issue: **WA**

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Drawing Scale @ A3

Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026

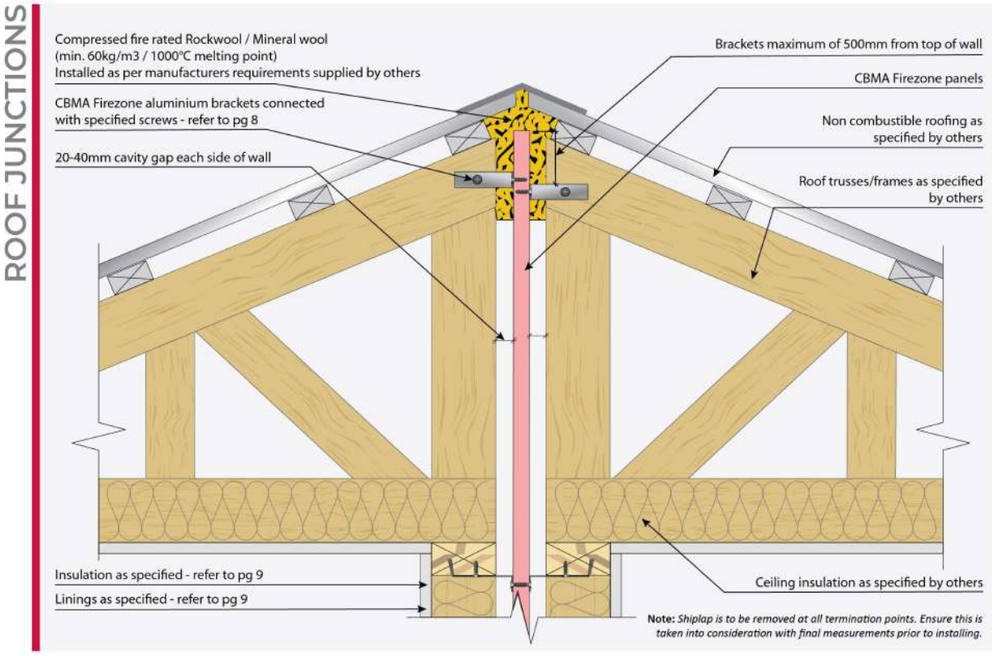
11 OF 19
Sheet Number

BASE JUNCTIONS



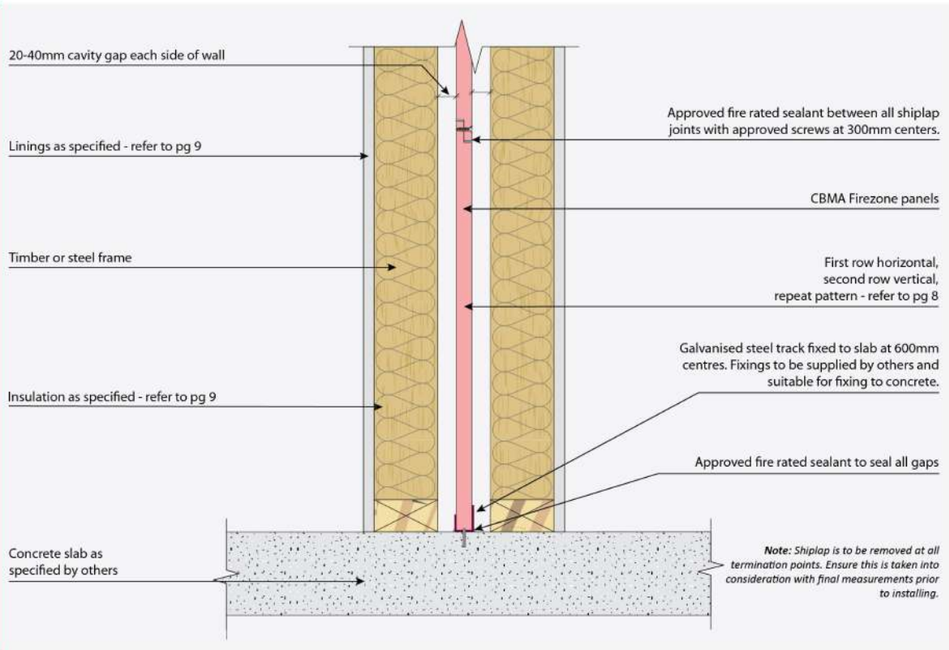
FIREZONE TYPICAL SLAB DETAIL
DIAGRAM 3

ROOF JUNCTIONS



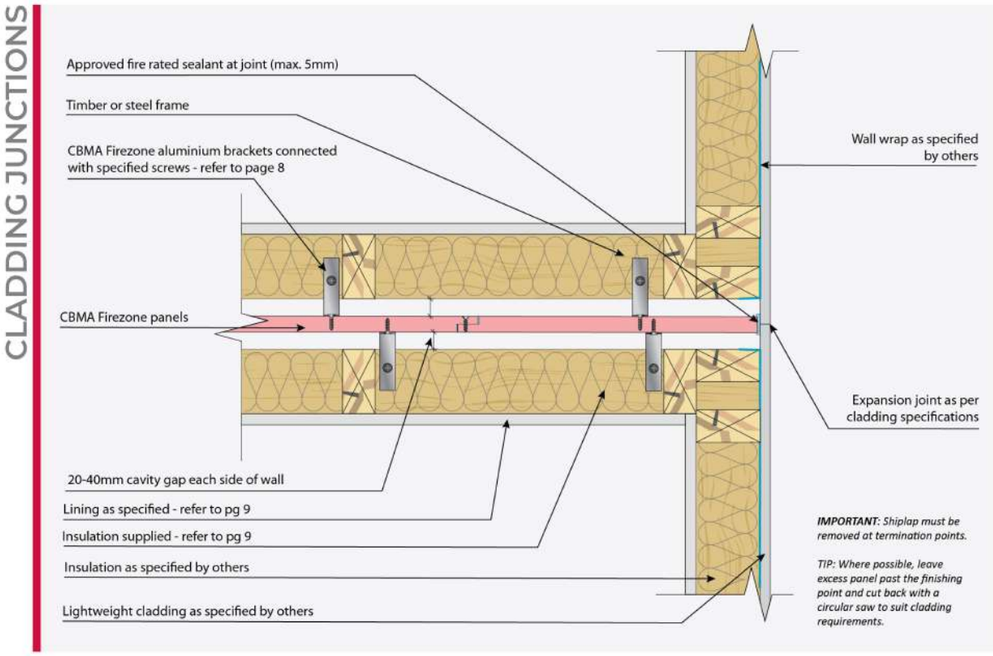
FIREZONE TYPICAL PITCHED ROOF DETAIL
DIAGRAM 9

BASE JUNCTIONS



FIREZONE TYPICAL SLAB ALTERNATIVE DETAIL
DIAGRAM 4

CLADDING JUNCTIONS



FIREZONE TYPICAL LIGHTWEIGHT CLADDING JUNCTION DETAIL ALTERNATIVE
DIAGRAM 25

J:\01 ESTATES\DAVIDSON'S AT BELIVAH\LOT 399 LEARMONTH DRIVE\WA - LOT 399 LEARMONTH.pln

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Client Details:
DAMIEN JON LOUIS CAMILLERI
LOT 399, 52 LEARMONTH DRIVE
'DAVIDSON'S AT BELIVAH',
BELIVAH QLD 4207 SP290614

Design:
CUSTOM DUPLEX

Facade:
CLASSIC

Drawing Title:
FIREZONE PARTY WALL DETAILS

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

Issue: **WA**
Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026

1:20
Drawing Scale @ A3

12 OF 19
Sheet Number

FLOOR COVERINGS LEGEND

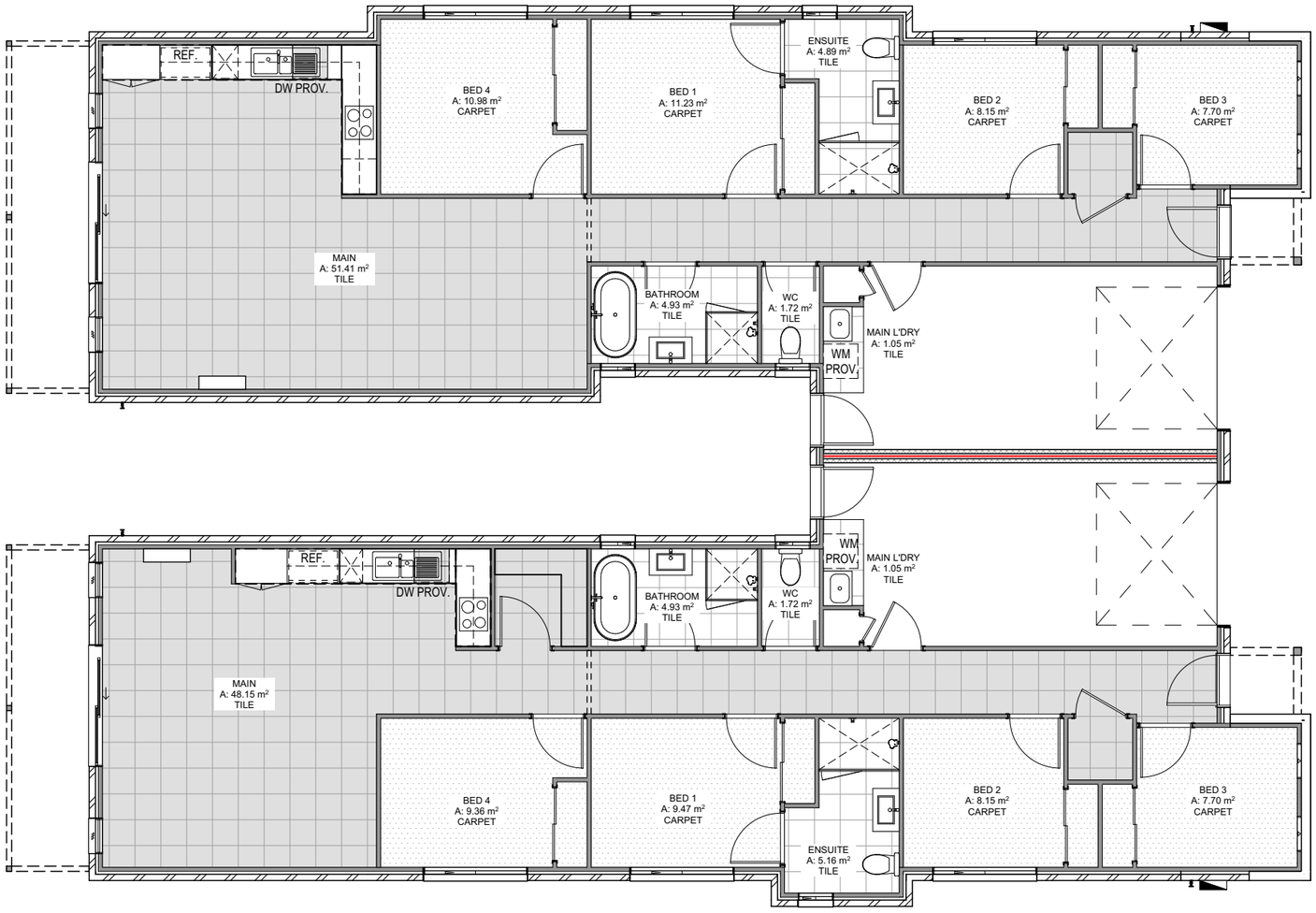
- MAIN FLOOR TILE
- CARPET
- WET AREA TILE
- VINYL FLOORING

NOTES:

UNLESS NOTED OTHERWISE (CHECK COLOUR SELECTION):

3mm GROUT GAPS TO WALL TILING (TYPICAL)
3-5mm GROUT GAPS TO FLOOR TILING (TYPICAL)
WHERE APPROPRIATE SKIRTING TILES TO LINE UP WITH FLOOR TILES

FLOOR COVERINGS		
MATERIAL	**ROOM**	**AREA (m²)**
CARPET	BED 1	9.47
CARPET	BED 1	11.23
CARPET	BED 2	8.15
CARPET	BED 2	8.15
CARPET	BED 3	7.70
CARPET	BED 3	7.70
CARPET	BED 4	9.36
CARPET	BED 4	10.98
		72.74 m²
MAIN TILE	MAIN	48.15
MAIN TILE	MAIN	51.41
		99.56 m²
WET AREA TILE	BATHROOM	4.93
WET AREA TILE	BATHROOM	4.93
WET AREA TILE	ENSUITE	5.16
WET AREA TILE	ENSUITE	4.89
WET AREA TILE	MAIN L'DRY	1.05
WET AREA TILE	MAIN L'DRY	1.05
WET AREA TILE	WC	1.72
WET AREA TILE	WC	1.72
		25.45 m²
		197.75 m²



GROUND FLOOR COVERINGS

1:100

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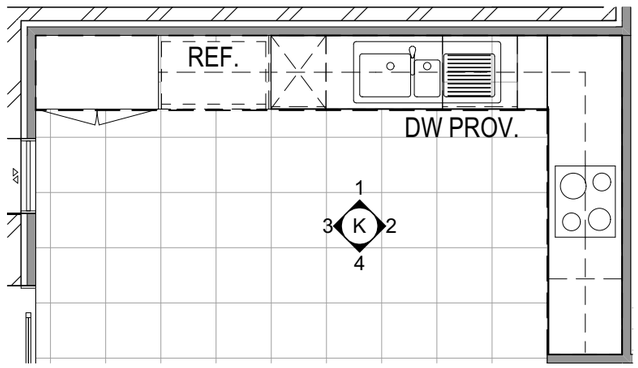
Facade:
CLASSIC

Drawing Title:
FLOOR COVERINGS

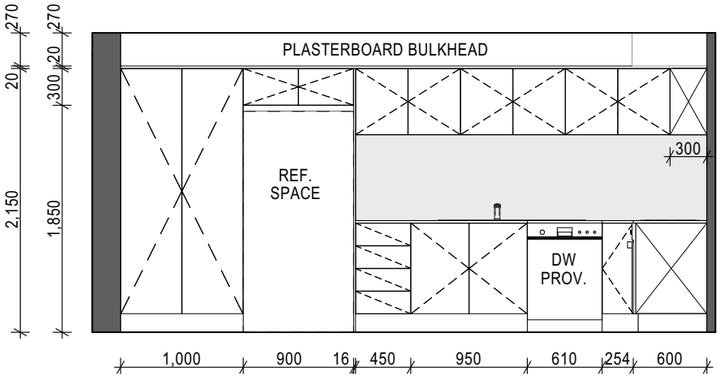
Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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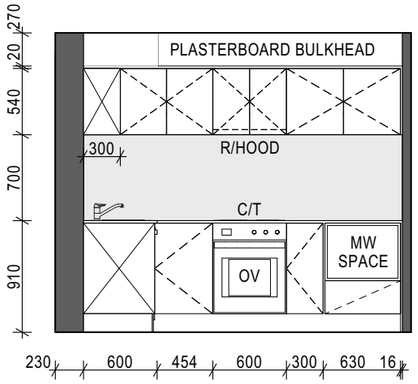
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Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026
13 OF 19 *Sheet Number*



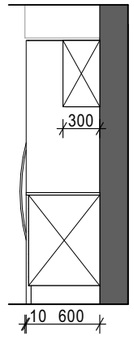
KITCHEN PLAN
1:50



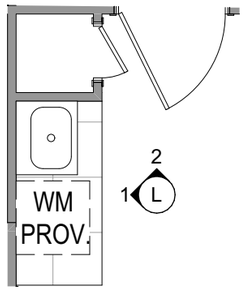
K1 KITCHEN ELEVATION
1:50



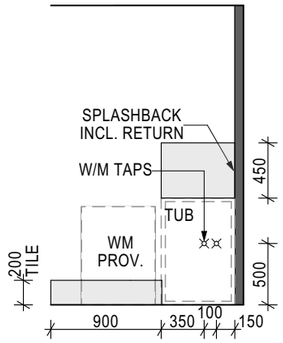
K2 KITCHEN ELEVATION
1:50



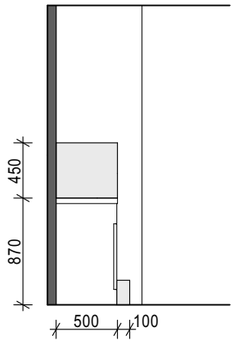
K3 KITCHEN ELEVATION
1:50



L'DRY PLAN
1:50

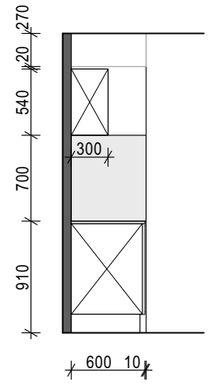


L1 LAUNDRY ELEVATION
1:50

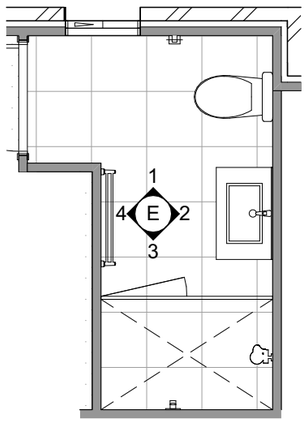


L 2 LAUNDRY ELEVATION
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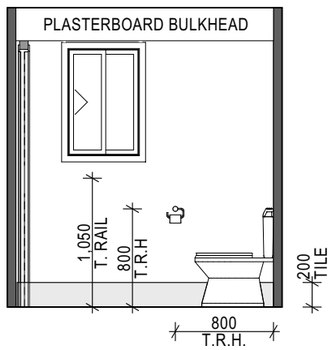
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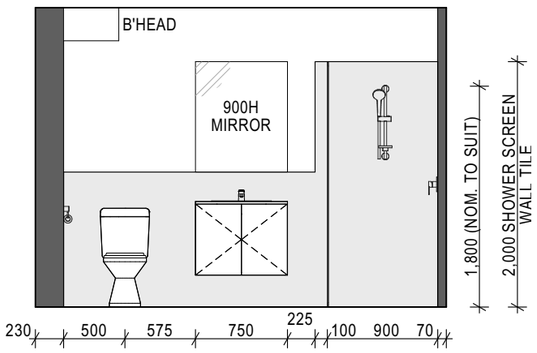
K4 KITCHEN ELEVATION
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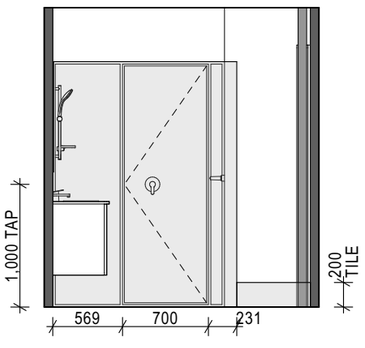
ENSUITE PLAN
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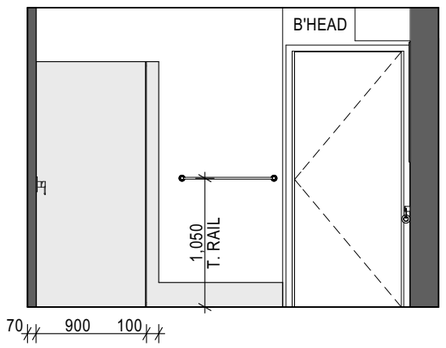
E1 ENSUITE ELEVATION
1:50



E2 ENSUITE ELEVATION
1:50



E3 ENSUITE ELEVATION
1:50



E4 ENSUITE ELEVATION
1:50

J:\01 ESTATES\DAVIDSON'S AT BELIVAH\LOT 399 LEARMONTH DRIVE\WA - LOT 399 LEARMONTH.pln

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Design:
CUSTOM DUPLEX

Facade:
CLASSIC

Drawing Title:
INTERNAL ELEVATIONS

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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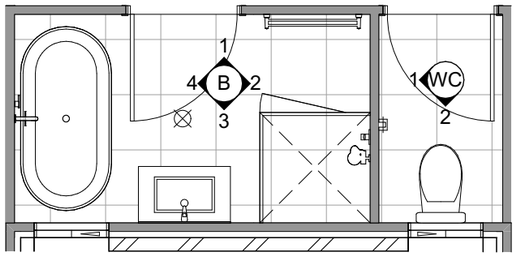
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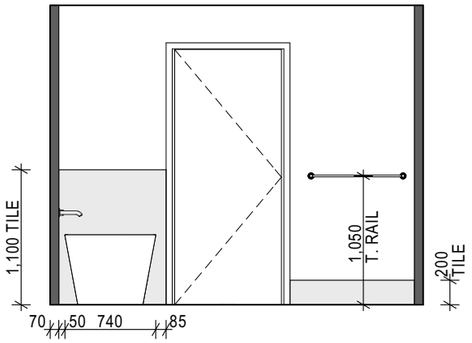
Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026

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Drawing Scale @ A3

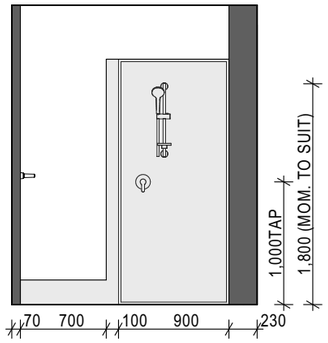
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Sheet Number



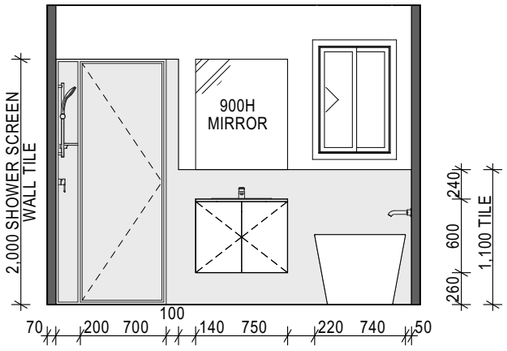
BATH & W.C. PLAN
1:50



B1 BATHROOM ELEVATION
1:50

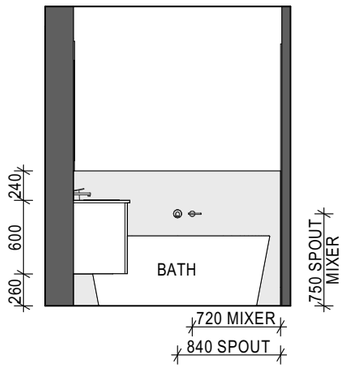


B2 BATHROOM ELEVATION
1:50

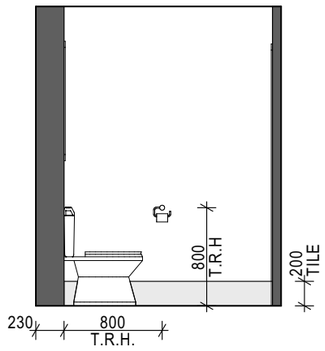


B3 BATHROOM ELEVATION
1:50

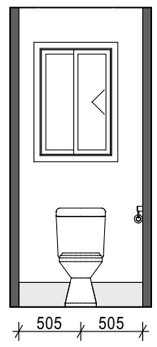
: TILES / SPLASHBACK



B4 BATHROOM ELEVATION
1:50



WC 1 BATHROOM ELEVATION
1:50



WC 2 BATHROOM ELEVATION
1:50

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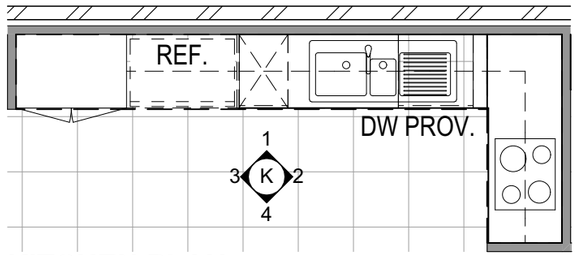
CONSTRUCTION ISSUE

Issue: **WA**

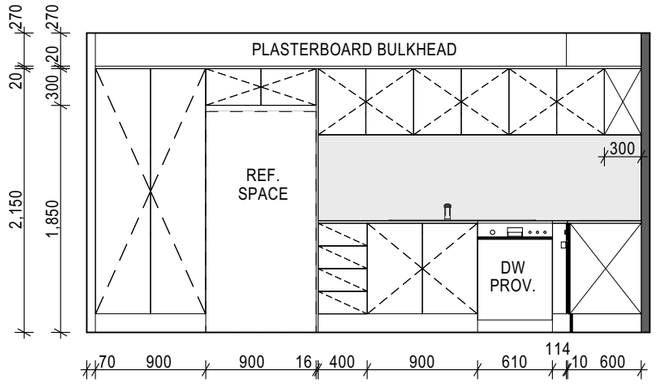
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Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026

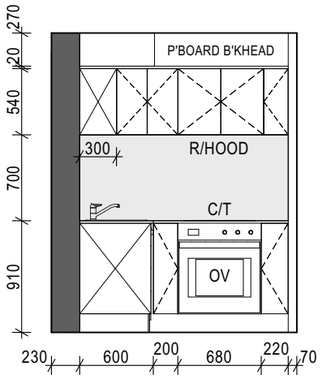
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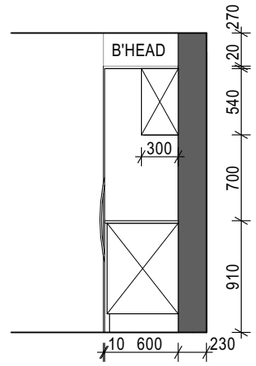
KITCHEN PLAN
1:50



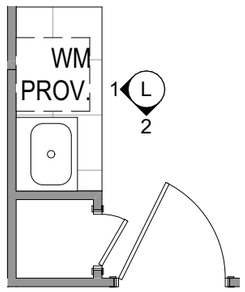
K1 KITCHEN ELEVATION
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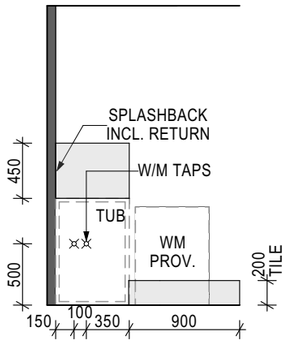
K2 KITCHEN ELEVATION
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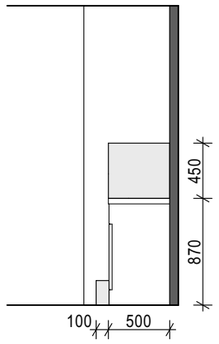
K3 KITCHEN ELEVATION
1:50



L'DRY PLAN
1:50

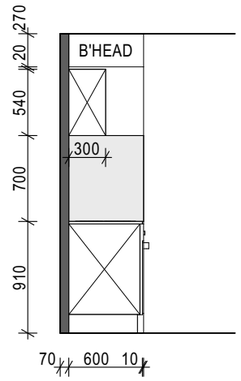


L1 L'DRY ELEVATION
1:50

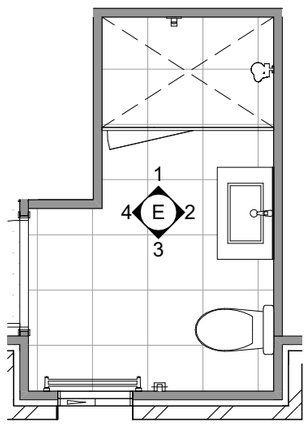


L2 L'DRY ELEVATION
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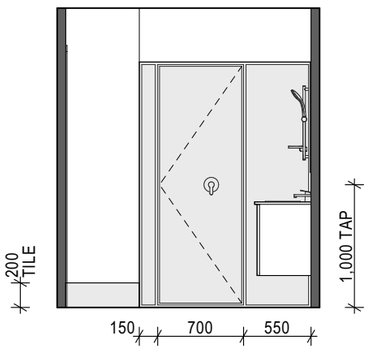
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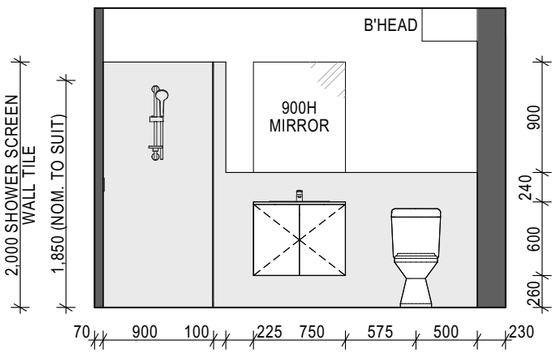
K4 KITCHEN ELEVATION
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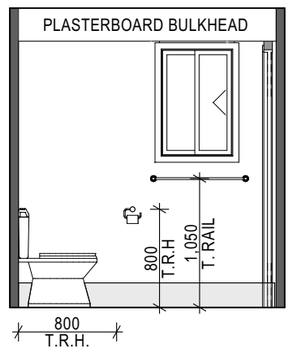
ENSUITE PLAN
1:50



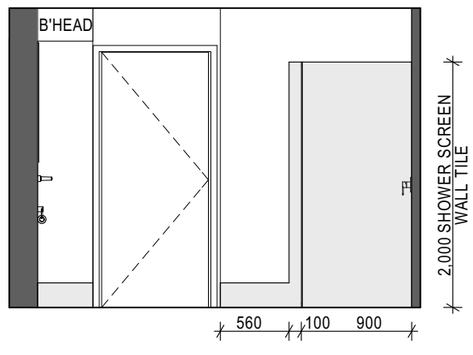
E1 ENSUITE ELEVATION
1:50



E2 ENSUITE ELEVATION
1:50



E3 ENSUITE ELEVATION
1:50



E4 ENSUITE ELEVATION
1:50

J:\01 ESTATES\DAVIDSON'S AT BELIVAH\LOT 399 LEARMONTH DRIVE\WA - LOT 399 LEARMONTH.pln

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Client Details:
DAMIEN JON LOUIS CAMILLERI
LOT 399, 52 LEARMONTH DRIVE
'DAVIDSON'S AT BELIVAH',
BELIVAH QLD 4207 SP290614

Design:
CUSTOM DUPLEX

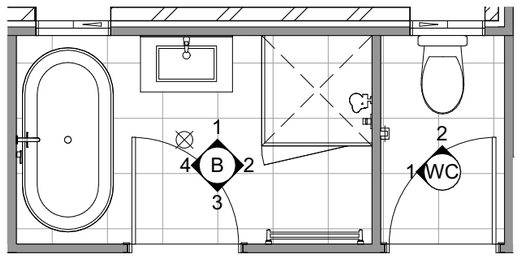
Facade:
CLASSIC

Drawing Title:
INTERNAL ELEVATIONS

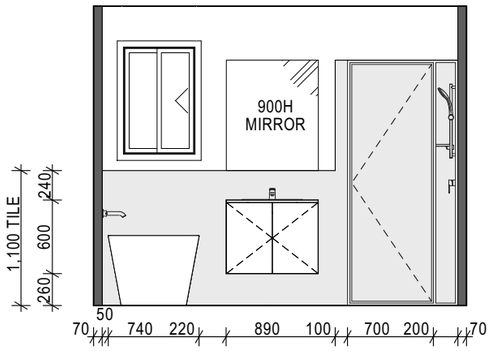
Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

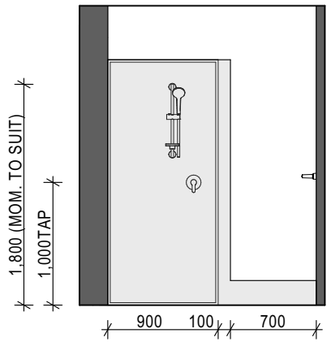
Issue: **WA**
Drawing Scale @ A3: **1:50**
Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026
Sheet Number: **16 OF 19**



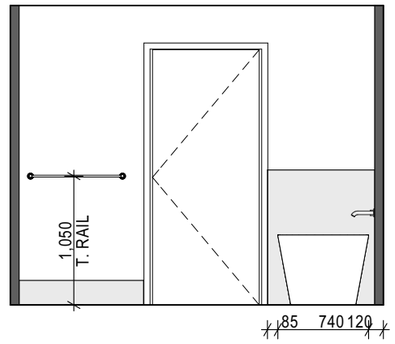
BATH & W.C. PLAN
1:50



B1 BATHROOM ELEVATION
1:50

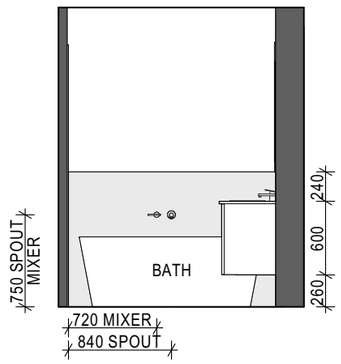


B2 BATHROOM ELEVATION
1:50

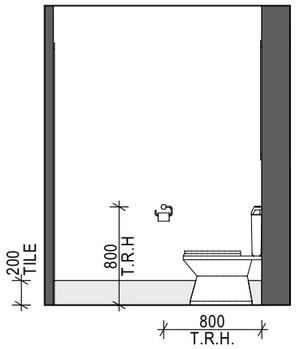


B3 BATHROOM ELEVATION
1:50

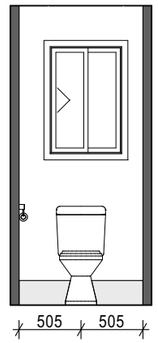
: TILES / SPLASHBACK



B4 BATHROOM ELEVATION
1:50



WC 1 BATHROOM ELEVATION
1:50



WC 2 BATHROOM ELEVATION
1:50

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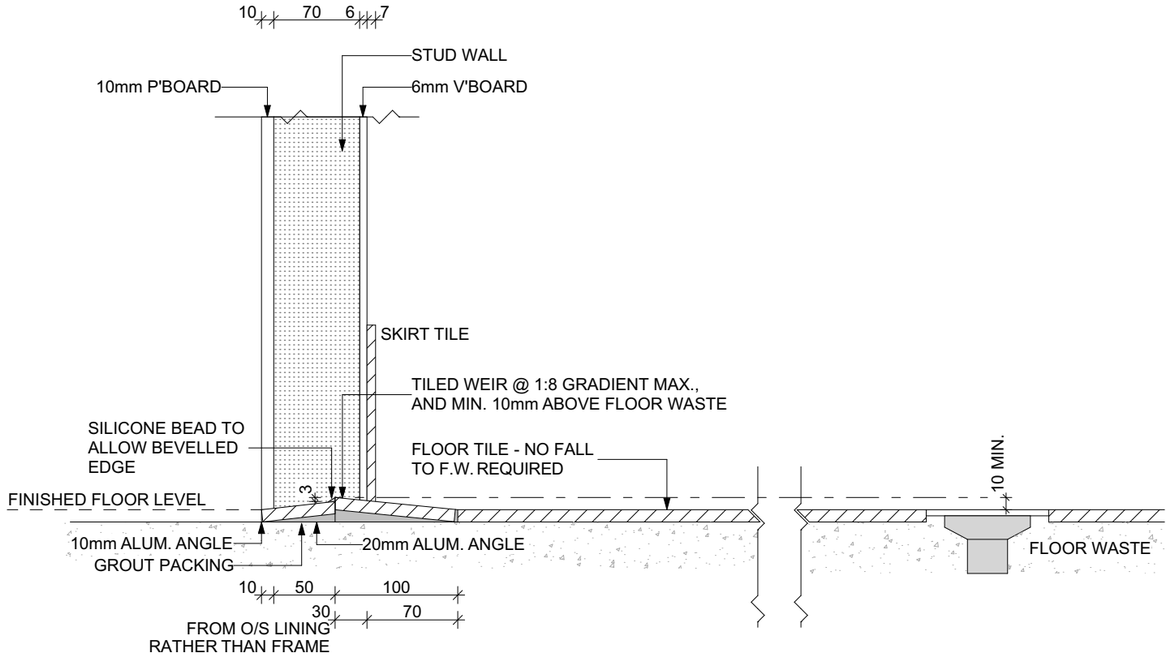
Facade:
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Drawing Title:
INTERNAL ELEVATIONS

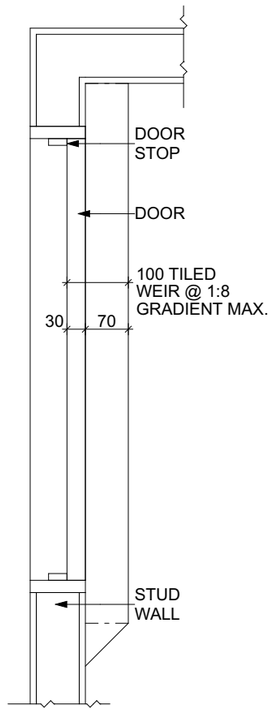
Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

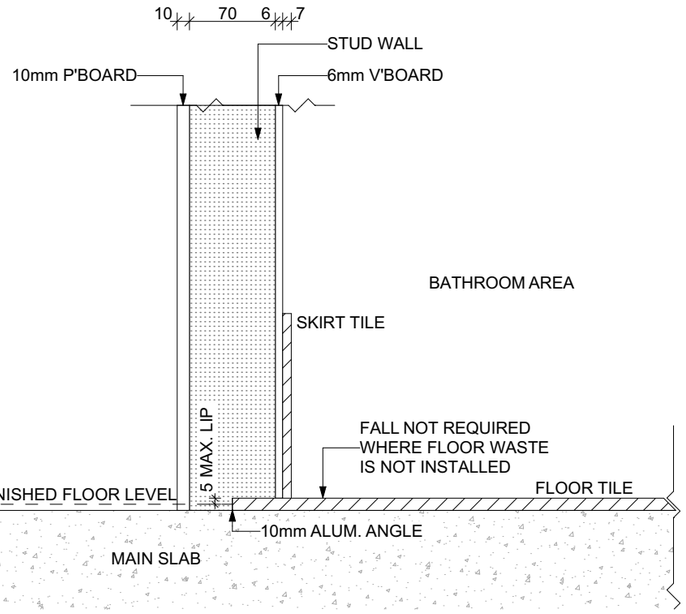
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Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026
17 OF 19 *Sheet Number*



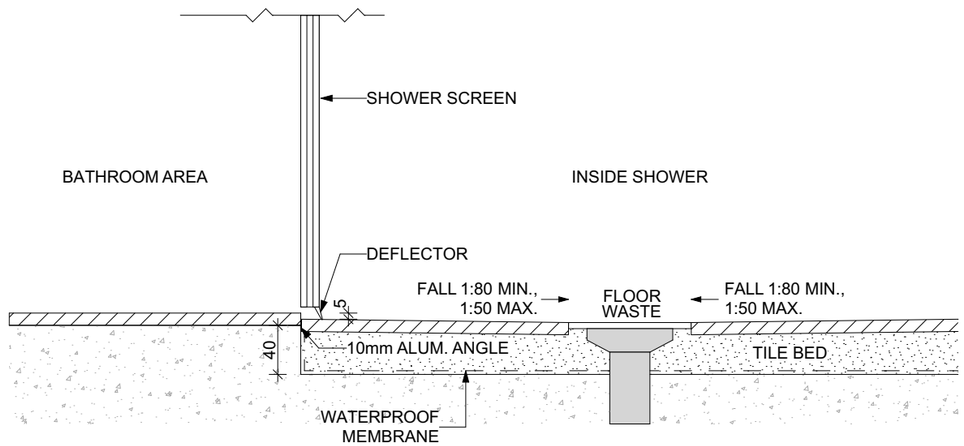
FW1 - BATHROOM TILE FALL TO FLOOR WASTE 1:5



FW1 - TILED WEIR PLAN 1:10



FW0 - BATHROOM TILE WITHOUT FLOOR WASTE 1:5



FW2 - SHOWER TILE FALL TO WASTE 1:5

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Design:
CUSTOM DUPLEX

Facade:
CLASSIC

Drawing Title:
FLOOR WASTE DETAILS

Issue	Date	Description	By
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

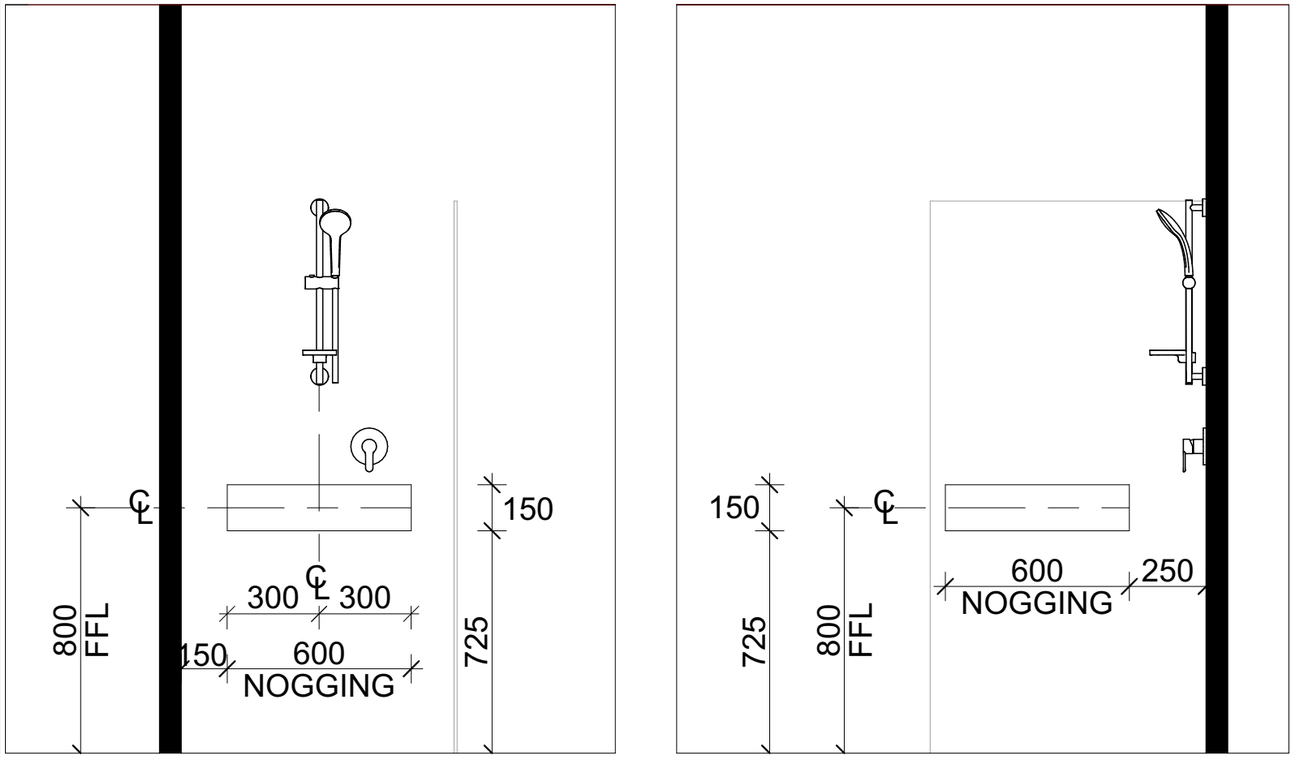
Issue: **WA**

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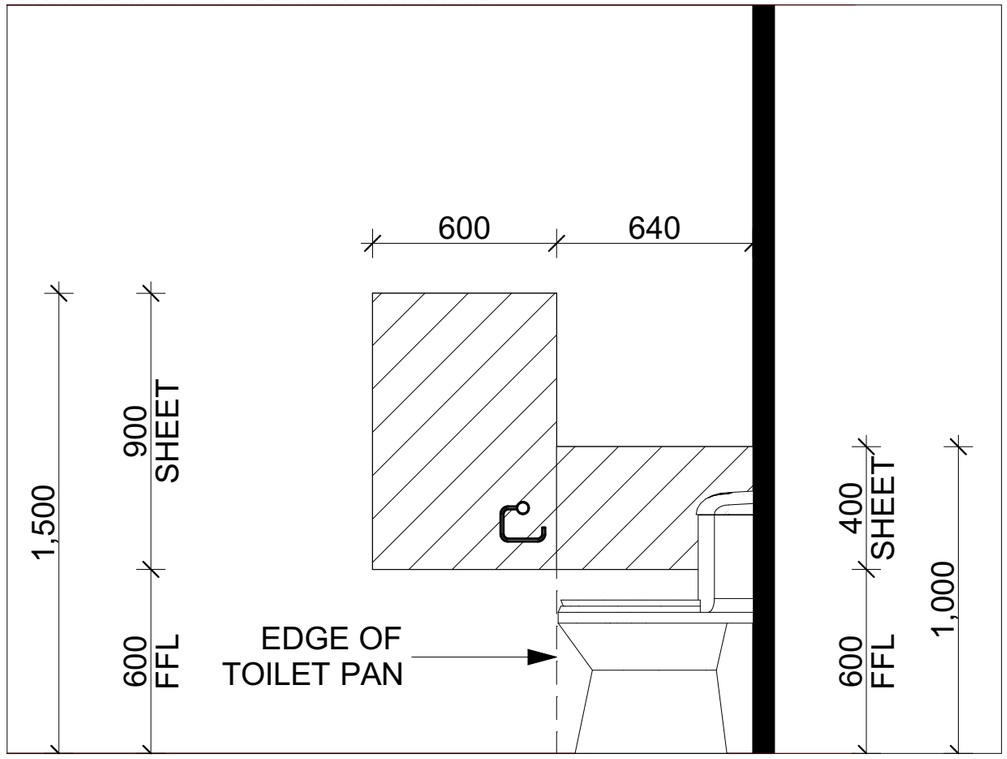
Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026

18 OF 19 *Sheet Number*

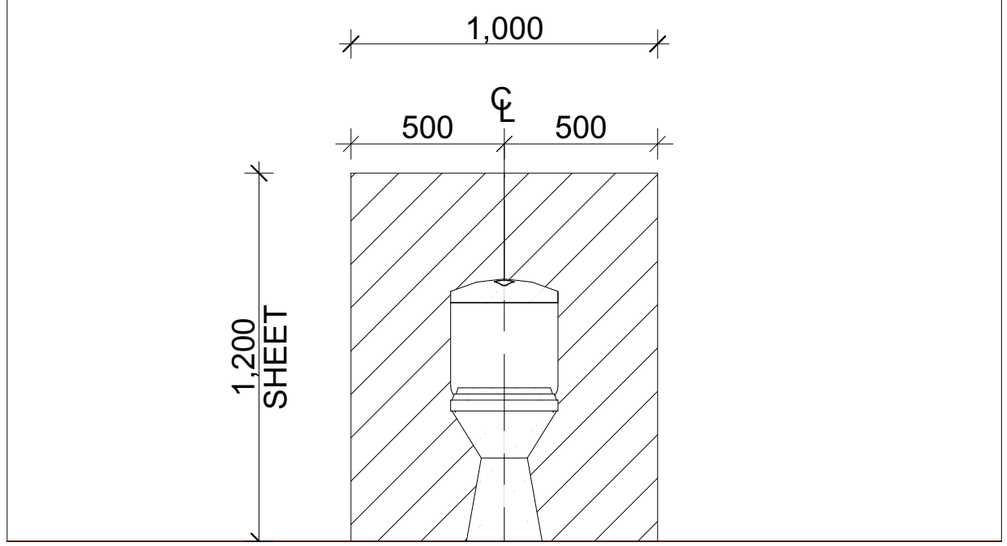
IN ACORDANCE WITH NCC 2022 VOL.2 SECTION H8P1(F) & PART 6 OF THE ABCB LIVABLE HOUSING DESIGN STANDARD



SHOWER NOGGING **1:20**



WC STRUCTURAL SHEETING **1:20**



WC STRUCTURAL SHEETING WITHOUT SIDE WALLS **1:20**

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Design:
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Facade:
CLASSIC

Drawing Title:
REINFORCEMENT DETAILS

Issue	*Date*	*Description*	*By*
PA	20.05.2026	PRELIMINARY PLANS	SW
WA	16.06.2026	WORKING DRAWINGS	LR
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CONSTRUCTION ISSUE

Issue: **WA**

1:20 *Drawing Scale @ A3*

Drawn By: SW
Checked By: GD
Plot Date: 20/05/2026

19 OF 19 *Sheet Number*