

Faraday Duplex - Modern

ARTIST IMPRESSION ONLY

Perspectives

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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All dimensions to be verified on site prior to construction. All work to comply with Local Authority regulations & BCA.
All drawings copyright to **KARSTON BUILDING GROUP**.

HOUSE TYPE: ***Faraday Duplex - Modern***

CLIENT: Bharatpur Investment Pty Ltd ACN: 687932896 / ATF Bharatpur Unit Trust

SITE DETAILS: ***Lot 373 Learmonth Drive, Davidsons at Belivah Estate - Stage 3C, Belivah, QLD, 4207***

DRAWN: ***RSM***	ISSUE: ***D***
PAGE #: ***000***	BAL: ***TBC***
WIND: ***N3***	ACOUSTIC: ***TBC***
JOB No: ***2025168***	
SCALE:	

A3

KARSTON BUILDING GROUP
QBSA LIC. 15199098
ABN: 74 640 557 008
PHONE: (07) 5502 6252
EMAIL: admin@karstonhomes.com.au

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STANDARD NOTES:

GENERAL

* KARSTON HOMES TAKES NO RESPONSIBILITY FOR STRUCTURAL SIZES OR DESIGN IF CHANGES OR ALTERATIONS ARE MADE TO THE PLAN DURING OR PRIOR TO CONSTRUCTION WITHOUT WRITTEN NOTICE AND APPROVAL.
* WALL FRAMING/LINTEL/STRUCTURAL SIZES SPECIFIED MAY VARY AT CONSTRUCTION STAGE DUE TO AVAILABILITY. SUBSTITUTED FRAMING MUST COMPLY WITH CURRENT RESIDENTIAL TIMBER FRAMING MANUALS.
* **DO NOT SCALE OFF PLAN** - WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE.
*ALL ROOM DIMENSIONS ARE MEASURED FROM FRAME TO FRAME.
*ALL HEIGHTS ARE MEASURED FROM CONCRETE SLAB TO UNDERSIDE OF TRUSS.
*KARSTON HOMES HAS THE RIGHT TO MAKE ON THE SPOT MINOR CHANGES IN RELATION TO SITE CONDITIONS.

GLAZING/JOINERY

- ALL EXTERNAL DOORS AND WINDOWS UNLESS NOTED OTHERWISE TO BE ALUMINUM FRAMED TO SIZE AND POSITION SHOWN ON PLAN.
- TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & RELEVANT AUSTRALIAN STANDARDS FOR DESIGN A.S.1288-2021 & WIND VELOCITY A.S.4055-2012.
- ALL WINDOWS TO BE 'XO' SLIDING UNLESS NOTED OTHERWISE.
- ALL BATHROOM AND WET AREA WINDOWS TO BE OBSCURE GLAZING UNO
- FOR ALL WALL FRAMING AND STRUCTURAL SIZES REFER TO ENGINEERS DESIGN AND DETAILS.
- PROVIDE FALL PROTECTION TO ALL WINDOWS WITH A SILL HEIGHT OF 2m OR MORE ABOVE GROUND LEVEL OR BE RESTRICTED TO BE UNOPENABLE BEYOND 125mm AS PER THE NCC/BCA 2022.
- WINDOW HEAD HEIGHT DIMENSION GENERALLY TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
- WINDOW SUPPLIER TO PROVIDE COVER BOARDS TO ALL CORNER WINDOWS U.N.O.

STAIRS & BALUSTRADES

- TREADS AND RISERS TO COMPLY WITH NCC/BCA 2022
- LANDINGS TO COMPLY WITH NCC/BCA 2022
- THRESHOLDS TO COMPLY WITH NCC/BCA 2022
- BALUSTRADES/HANDRAILS TO COMPLY WITH NCC/BCA 2022

CLADDING

ROOF

- ALL ROOF CLADDING TO BE AS PER ELEVATIONS
- SELECT COLORBOND FASCIA & GUTTER AS PER BUILDERS SPECIFICATIONS
- SELECT PAINTED PVC DOWNPIPES/RAINHEADS/SPITTERS WHERE NOTED TO BE CONNECTED TO U/G DRAINAGE.

ROOF SHEETING TO BE IN COMPLIANCE WITH PART 7.2 OF BCA 2022 & AS1562.1-2018

INTERNAL

- CEILING TO BE DIRECT FIX 10mm PLASTERBOARD OR APPROVED EQUIVALENT U.N.O.
- WALLS TO BE 10mm PLASTERBOARD

EXTERNAL

- CEILING TO BE DIRECT FIX 10mm W/R PLASTERBOARD OR APPROVED EQUIVALENT U.N.O.
- PROVIDE F.C. SHEET INFILL ABOVE SIDE AND REAR ELEVATION WINDOWS WHERE INDICATED, TO WALLS WITH SELECT FACE BRICKWORK.
- PROVIDE BRICKWORK ARTICULATION JOINTS AS PER ENGINEERS SLAB DESIGN NCC/BCA 2022 FOR FULL HEIGHT MASONRY ARTICULATION JOINT LOCATIONS.
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm Min. LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 30mm Min. VERTICAL OVERHANG)
- PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPENINGS.
- RENDERER IS TO ENSURE WINDOW & DOOR OVERFLOW DRAINAGE HOLES ARE KEPT FREE OF RENDER & ARE NOT BLOCKED, IF RENDERED.

STRUCTURAL/FRAMING

- REFER TO ENGINEERS DESIGN & DETAILS FOR ALL FRAMING, BEAMS, LINTELS REQUIRED.
- ALL TRUSS & FRAMING SHALL BE IN ACCORDANCE WITH AS1684.2 - 2021 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION
- REFER TO FRAME & TRUSS MANUFACTURERS DESIGN & DETAILS FOR ALL SPECIFICATIONS.

BRICKWORK

- KARSTON HAS THE OPTION TO USE FACE BRICK TO BOUNDARY WALLS IN A SIMILAR COLOUR TO RENDER WHEN REQUIRED.

FOOTING/FOUNDATIONS

- REFER TO ENGINEERS DESIGN FOR ALL SLAB AND FOOTING DETAILS REQUIRED.

SOFFIT

- PROVIDE 4.5mm F.C. SHEET U.N.O.
- SPECIFIED EAVE WIDTH MEASURED FROM FACE OR BRICK/CLADDING

BRICK PIERS/COLUMNS/POSTS

- PROVIDE BALCONY/PORTICO & OR ROOF SUPPORT WITH ENCASED ADJUSTABLE SHS POSTS (FULL LENGTH UNO) CHEMSET TO CONCRETE FOOTING AS PER ENGINEERS DETAILS.
- HEADER COURSE TO TOP OF ALL BRICK PIERS LOWER THAN SOFFIT LINE.
- PROVIDE 'T-BLADE' M.S. BRACKET TO ALL TIMBER POSTS

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC/BCA 2022 DTS PROVISIONS
- WALL LINING TO WET AREAS TO BE 6mm VILLABOARD U.N.O.
- CEILING IS DIRECT FIX 10mm PLASTERBOARD U.N.O.
- ALL WALL TILING HEIGHTS ARE NOMINAL, AND TO BE ADJUSTED ON SITE TO SUIT.
- SHOWER TILING TO EXTEND MIN. 20mm ABOVE SCREEN.
- PROVIDE WONDERCAP TO ALL FLOOR WASTES INSTALLED INTO ALL FIRST FLOOR OR FRAMED FLOOR AREAS AS PER MANUFACTURERS SPECIFICATIONS
- 1:80 FALL MINIMUM FALL TO SHOWER DRAINS
- SHOWER AREAS CONSTRUCTED AS PER FIG. 10.2.17 TYPICAL HOBLESS CONSTRUCTION (NCC 2022)

TERMITE PROTECTION

- PROVIDE TERMITE MANAGEMENT SYSTEM DEEMED TO SATISFY A.S.3660.1-2014

LIVABLE HOUSING DESIGN

- LIVABLE HOUSING DESIGN REQUIREMENTS AS PER THE LIVABLE HOUSING DESIGN STANDARD 2022
- REFER TO SHEET 820 FOR FURTHER DETAILS

SITE NOTES

- SEWERAGE AND/OR SEPTIC DRAINAGE TO BE IN ACCORDANCE WITH COUNCIL PREPARED PLAN U.N.O.
- POSITION OF STORMWATER LINES, DOWNPIPES, RETAINING WALLS, CUT/FILL EMBANKMENTS ARE APPROXIMATE ONLY AND MAY VARY TO SUIT SITE CONDITIONS AND BUILDER IS TO VERIFY AND ADJUST AS REQUIRED.
- ALL CUT/FILL EMBANKMENTS, RETAINING WALLS SHOWN AND CONSTRUCTED ARE TO COMPLY WITH COUNCIL POLICY & B.C.A. HOUSING PROVISIONS.
- SITE PAD LEVEL TO BE DETERMINED/CONFIRMED BY THE ENGINEER. REFER TO THE ENGINEERING PLANS/REPORT FOR FURTHER DETAILS.
- STORMWATER PIPES TO BE 90mm CLASS 6 UPVC & LAID IN ACCORDANCE WITH THE B.C.A. HOUSING PROVISIONS U.N.O.
- UNDERGROUND DRAINAGE (90mm CLASS 6 UPVC) 1-90mm PIPE FOR 100m² OF ROOF AREA.

MIN. GRADE OF PIPE TO BE 1:100 IN 75mm SAND BED COVER
- 300mm TO SOIL AREAS.
- 50mm UNDER CONCRETE/PAVED AREAS.
- 75mm UNDER CONCRETE DRIVEWAY AREAS.
- 100mm UNDER PAVED DRIVEWAY AREAS.

- CONTOURS, LEVELS & SITE DETAILS ARE TAKEN FROM AND SUPPLIED BY OTHERS AND NO RESPONSIBILITY IS TAKEN FOR ACCURACY OR SUBSEQUENT EARTHWORKS DETAILS.
- PAD CUT TO ALLOW GROUND WATER TO DRAIN AWAY FROM DWELLING ALL ROUND AT 1:20 FALL.
- ALL BOUNDARY CLEARANCES & SETOUT DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
- ALL RETAINING WALLS ARE TO BE CONFIRMED ON SITE. KARSTON HOMES RESERVES THE RIGHT TO ADJUST ANY WALL HEIGHTS, POSITION ON SITE AND MATERIALS ACCORDINGLY AND AS REQUIRED TO SUIT THE SITE CONDITIONS.

RETAINING WALLS MAY BE REPOSITIONED ON SITE DUE TO PROXIMITY TO OTHER STRUCTURES AND SOIL CONDITIONS.
THIS IN TURN MAY EFFECT THE USABLE AREA AND YARD SPACE ACCORDINGLY.
- CLOTHESLINE & LETTERBOX POSITION SUBJECT TO SITE CONDITIONS AND MAY CHANGE.

MISCELLANEOUS

- ALL HOT WATER SYSTEMS TO BE HEAT PUMP U.N.O
- FLUES FOR ALL HEATERS (WHERE APPLICABLE) ARE TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
- W.C. DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC/BCA 2022
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC/BCA 2022 & A.S. 3500

ENERGY EFFICIENT MEASURES

- ENERGY EFFICIENT REQUIREMENTS AS PER Q.D.C. MP4.1 SUSTAINABLE BUILDINGS
- REFER TO REPORT BY OTHERS FOR MEASURES REQUIRED FOR ALL INSULATION TO WALLS & CEILINGS AND ANY ADDITIONAL REQUIREMENTS TO MAKE COMPLY.
- PROVIDE WEATHER STRIPPING TO ENTRY & LAUNDRY DOORS.

BUILDING FIRE SAFETY - REGULATION 2016

- Must be PHOTOELECTRIC (as per AS 3786-2014) and NOT CONTAIN AN ISOLATION SENSOR
- HARDWIRED TO THE MAINS POWER WITH A SECONDARY POWER SOURCE (ie BATTERY)
- INTERCONNECTED WITH EVERY OTHER SMOKE ALARM IN THE DWELLING SO ALL ACTIVATE TOGETHER.

PROPERTY DETAILS	
LOT	373
S.P. NO.	SP290613
PARISH	
COUNTY	
AREA	543m²

KARSTON BUILDING GROUP

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Bharatpur Investment Pty Ltd ACN: 687932896 / ATF Bharatpur Unit Trust

SITE DETAILS:
Lot 373 Learmonth Drive,
Davidsons at Belivah Estate - Stage 3C,
Belivah, QLD, 4207

JOB No: ***2025168***

ISSUE: ***D***

SHEET ROOF - N3 - 6000mm RLW

TIE-DOWN SCHEDULE

The following calculations are based on & taken from the following codes:

BUILDING CODE OF AUSTRALIA 2022
AS 1684.2 - 2021 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION

DESIGN CRITERIA:
WIND CLASSIFICATION: ***N3***

SPECIFICATION OF TIMBER & MATERIAL:

*ULW (UPLIFT LOAD WIDTH): 6000mm Max.
*RAFTER/TRUSS SPACING: 600
*BATTEN MATERIAL: METAL
*ROOF MATERIAL: METAL SHEET
*BATTEN SPACING: 900mm
*STUD SPACING: 450mm
*WALL FRAMING MATERIAL: SEAS. PINE MGP10
*TOP/STUD/BOTTOM PLATE FIXING AT: AS NOTED
*STUD HEIGHT: 2740mm MAX
*RAFTER MATERIAL: TBA

TIEDOWN MEMBER	TABLE NO:	UPLIFT FORCE:	FIGURE NO:	ALLOW LOAD (kN):	DESCRIPTION/TYPE OF FIXING
BATTEN TO GENERAL TRUSS/RAFTER	9.14	1.2	9.25(d)	4.5	1/75mm LONG NO. 14 TYPE 17 SCREW
BATTEN TO TRUSS RAFTER (END)	9.14	2.3	9.25(d)	4.5	1/75mm LONG NO. 14 TYPE 17 SCREW
TRUSS/RAFTER TO TOP PLATE	9.13	4.7	9.21(c)	4.7	1/30x0.8mm G.I STRAP WITH 2/2.8mm Dia NAILS TO EACH END (600mm FIXING CRS)
TOP PLATE TO STUD	9.13	14.0	9.19(f)	15.0	1/M10H.D. BOLT AT NOT MORE THAN 1800mm CRS
BOTTOM PLATE TO STUD	9.13	14.0	9.19(f)	15.0	1/M10H.D. BOLT AT NOT MORE THAN 1800mm CRS
BOTTOM PLATE TO BEARER/UNDERBATTEN	9.13	14.0	9.19(f)	15.0	1/M10H.D. BOLT AT NOT MORE THAN 1800mm CRS
BOTTOM PLATE TO SLAB	9.13	14.0	9.19(f)	15.0	1/M10H.D. BOLT AT NOT MORE THAN 1800mm CRS
LINTELS TO FRAME (UP TO 1800)	9.13	14.0	9.20(c)	15.0	1/M10 BOLT EACH SIDE OF OPENING
LINTELS TO FRAME (1800-3000)	9.13	23.0	9.20(c)	35.0	1/M10 BOLT EACH SIDE OF OPENING
FLOOR JOIST TO BEARER/SUPPORT	9.10	2.7	9.17(g)	5.9	G.I. JOIST HANGER WITH 4 WINGS AND 4/2.8mm DIA NAILS EACH WIND OR AS PER MANUFACTURES SPECIFICATIONS

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Site Notes
1.) Contours and levels shown are produced from disclosure plans and are not guaranteed to be correct
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.) Maximum batters shall be provided as follows:
(i) CUT-1:1 (ii) FILL-1:2 (iii) VEHICULAR ACCESS-1:4
6.) The working PAD RL noted on the site plan shall have a tolerance of up to 100mm
7.) The Builder takes no responsibility for retaining or drainage requirements caused by conditions on adjoining properties. Such works are to be carried out by the owner.
8.) Footpath in driveway may or may not be removed subject to site conditions.
9.) Site Pad level to be determined/confirmed by the Engineer. Refer to the engineering plans/report for further details.
10.) All retaining walls will be decided on site by the relevant site supervisor.
11.) Clothesline & letterbox position subject to site conditions and may change.

VARIATION SCHEDULE

1. 2740mm ceiling height to ground floor
2. 2440mm ceiling height to first floor
3. Livable Housing Applicable
4. Whole of Home Applicable
5. Freestanding electric cooktop/oven
6. Heat pump hot water system
7. Lot is connected to the NBN network
8. Proposed 1800mm high CCA Treated Timber Fencing (Lapped & Capped - Natural Finish) (Sides, rear)
9. Proposed 1800mm high CCA Treated Timber Fencing (Lapped & Capped - Painted Finish) (Returns)
10. Remove diamond barrier grilles to façade & provide standard fly screen mesh only
11. Provide concrete pad for bins
12. Bulk insulation to first floor ceiling only
13. CBMA Party wall system
14. Provide upgraded loop pile nylon carpet
15. Provide sub-meter to main water meter
16. Provide sub-fuse board to secondary unit

Perimeter & side fencing & gates is to be 1800mm high CCA treated "lapped & capped" timber fencing & completed prior to occupation of the dwelling

Driveway to be exposed aggregate and constructed in accordance with LCC standard drawings RS 049 & RS 050

Turf to the kerb & landscaping to be completed prior to occupation of the dwelling

No diamond grilles permitted to primary and secondary facade - mesh only

Wheelie bin storage location shown on a concrete pad behind the side fence

The letter box is to match the materials of the dwellings facade

Variations & Notes

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
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HOUSE TYPE: ***Faraday Duplex - Modern***
CLIENT: Bharatpur Investment Pty Ltd ACN: 687932896 / ATF Bharatpur Unit Trust
SITE DETAILS: ***Lot 373 Learmonth Drive, Davidsons at Belivah Estate - Stage 3C, Belivah, QLD, 4207***

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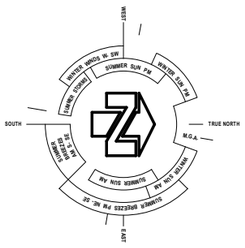
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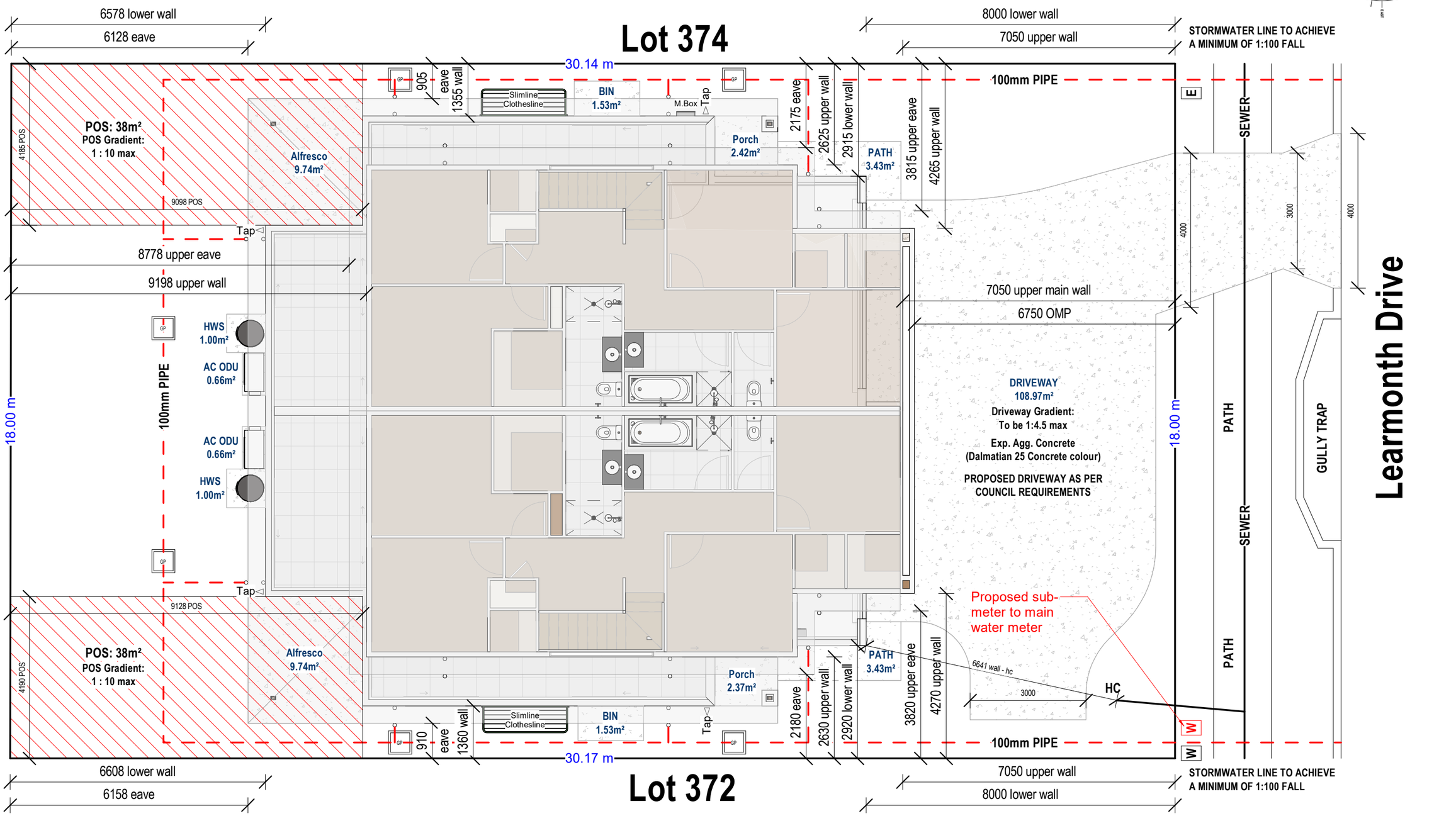
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GL = 23.80
CUT = 50mm
FILL = 50mm
FL = REFER TO ENGINEERS

SITE COVERAGE = 45%
LOT AREA = 543m²
HOUSE FOOTPRINT = 246m²

PROPERTY DESCRIPTION
Lot - 373
Street Number - N/A
SP - SP290613
Authority - Logan City





Site Plan

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EAVES 450 UNO

Area Schedule	
Name	**Area**
U1 Alfresco	9.74 m²
U1 Garage	37.36 m²
U1 Lower Level	68.31 m²
U1 Porch	2.54 m²
U1 Upper Living	82.73 m²
U2 Alfresco	9.74 m²
U2 Garage	37.36 m²
U2 Lower Living	68.31 m²
U2 Porch	2.54 m²
U2 Upper Living	82.73 m²
Grand total: 10	401.36 m²

No diamond grills permitted to primary and secondary facade - mesh only

Wheelie bin storage location shown on a concrete pad behind the side fence

Energy Efficiency Requirements

Plan is to achieve a minimum ***7 (out of 10) star energy efficiency rating*** as set out by the Queensland Development Code 4.1 - Sustainable Buildings (QDC MP 4.1).
Plan is to achieve a minimum ***60 (out of 100) Whole of Home assessment rating*** as set out in the National Construction Code (NCC 2022)

GENERAL NOTES:

Figure dimentions take precedence to scaled dimensions. Internal dimensions between framing, etc. do not include the allowance for lining thicknesses.
Angled walls shall be 45° unless noted otherwise.

Separate W/C rooms to have Lift off Hinges

All Bathrooms, W/Cs, Ensuites and Laundries, without Natural Ventilation (windows) to have Mechanical Exhaust Fans.

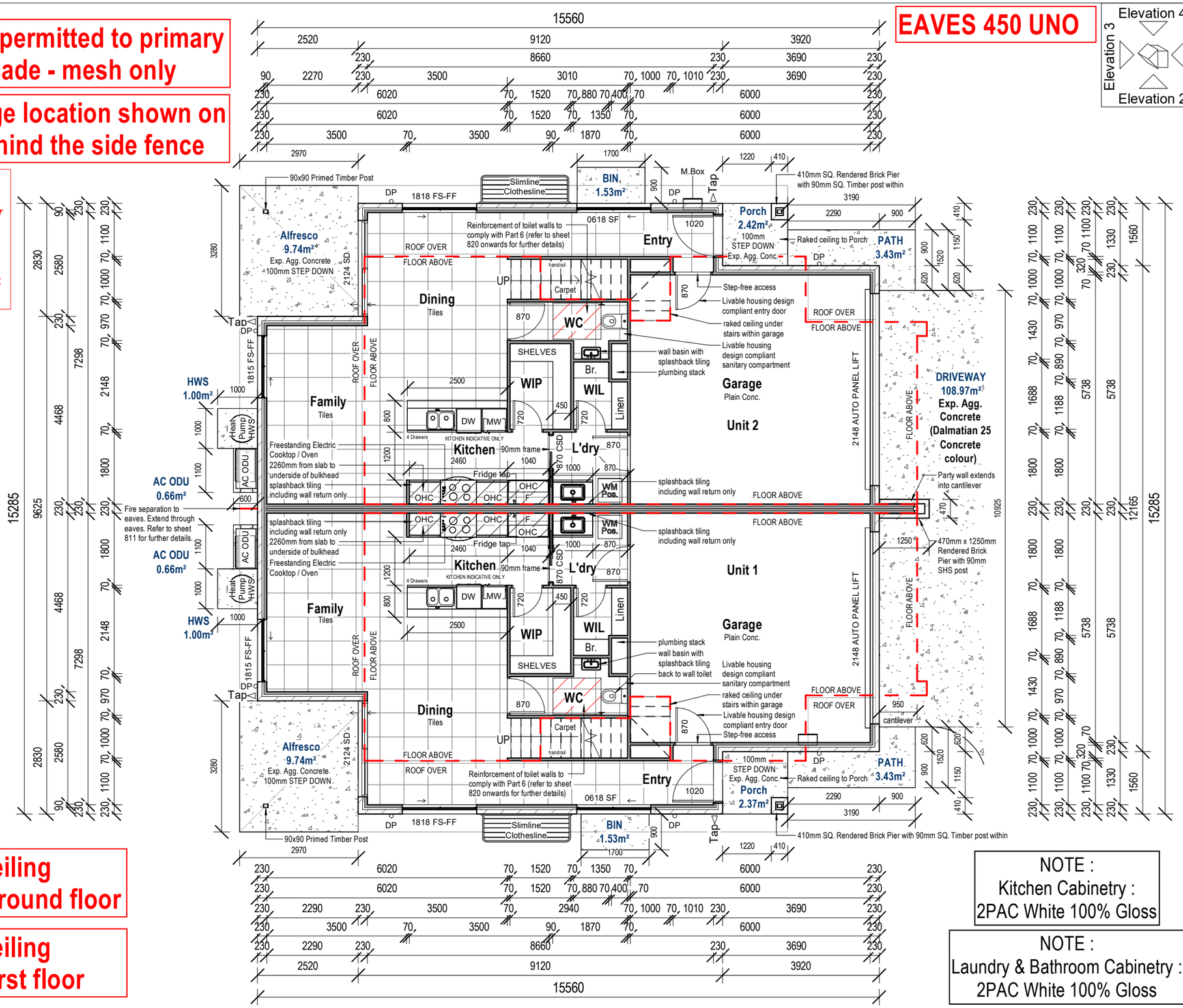
Bulkheads:
2260mm from slab to underside (unless noted otherwise).

Livable Housing Design:

Plans to comply with Livable Housing Design Standard 2022. Refer to sheet 820 onwards for further details.

Step Free Access Path Exemption

This lot is using a step free access path via the driveway/garage due to one of the following:
-The average slope of the ground on which the access path would be constructed exceeds a gradient of 1:14.
-To provide an external step-free access path would necessitate construction of ramping that exceeds the length and gradient allowed by Clause 1.1(4).
-There is insufficient space available on the site on which to construct a step-free access path complying with Clause 1.1.
-Subject to (3), the difference in level, measured vertically from the pedestrian entry at the allotment boundary or parking space to the floor level at the entrance door on the nearest floor containing habitable rooms, would necessitate construction of ramping that exceeds the length and gradient allowed under Clause 1.1(4).



2740mm ceiling height to ground floor

2440mm ceiling height to first floor

NOTE :
Kitchen Cabinetry :
2PAC White 100% Gloss

NOTE :
Laundry & Bathroom Cabinetry :
2PAC White 100% Gloss

Ground Floor Plan

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Angled walls shall be 45° unless noted otherwise.

Separate W/C rooms to have Lift off Hinges

All Bathrooms, W/Cs, Ensuites and Laundries, without Natural Ventilation (windows) to have Mechanical Exhaust Fans.

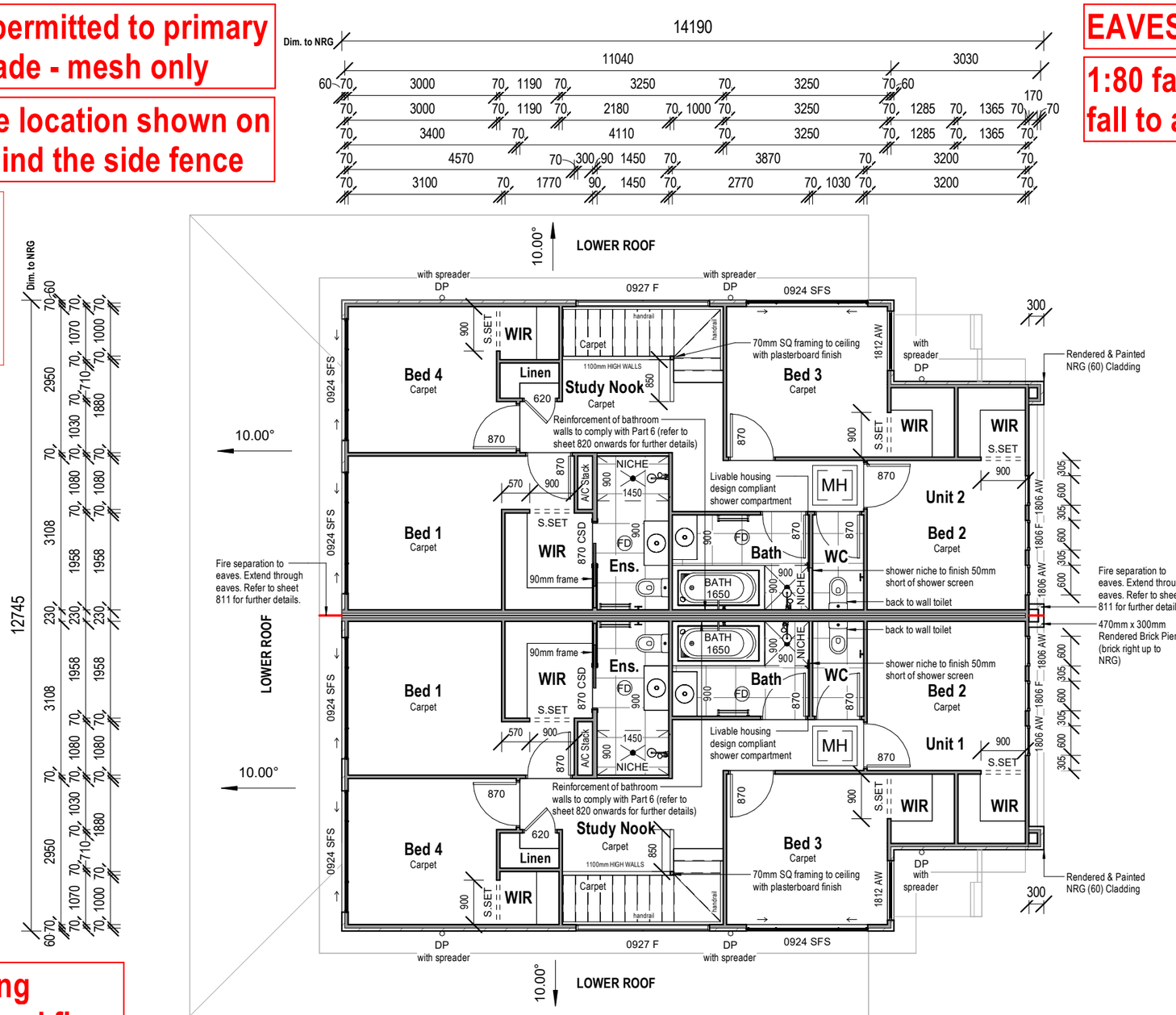
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-There is insufficient space available on the site on which to construct a step-free access path complying with Clause 1.1.
-Subject to (3), the difference in level, measured vertically from the pedestrian entry at the allotment boundary or parking space to the floor level at the entrance door on the nearest floor containing habitable rooms, would necessitate construction of ramping that exceeds the length and gradient allowed under Clause 1.1(4).



2740mm ceiling height to ground floor

2440mm ceiling height to first floor

50mm floor system recess for bathroom / ensuite tile bedding

EAVES 450 UNO

1:80 fall minimum fall to all drains

Elevation 4
Elevation 3
Elevation 1
Elevation 2

NOTE :
Kitchen Cabinetry :
2PAC White 100% Gloss

NOTE :
Laundry & Bathroom Cabinetry :
2PAC White 100% Gloss

First Floor Plan

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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HOUSE TYPE: ***Faraday Duplex - Modern***
CLIENT: Bharatpur Investment Pty Ltd ACN: 687932896 / ATF Bharatpur Unit Trust
SITE DETAILS: ***Lot 373 Learmonth Drive, Davidsons at Belivah Estate - Stage 3C, Belivah, QLD, 4207***

DRAWN: ***RSM*** | ISSUE: ***D***
PAGE #: ***300*** | BAL: ***TBC***
WIND: ***N3*** | ACOUSTIC: ***TBC***
JOB No: ***2025168***
SCALE: ***1 : 100***
A3

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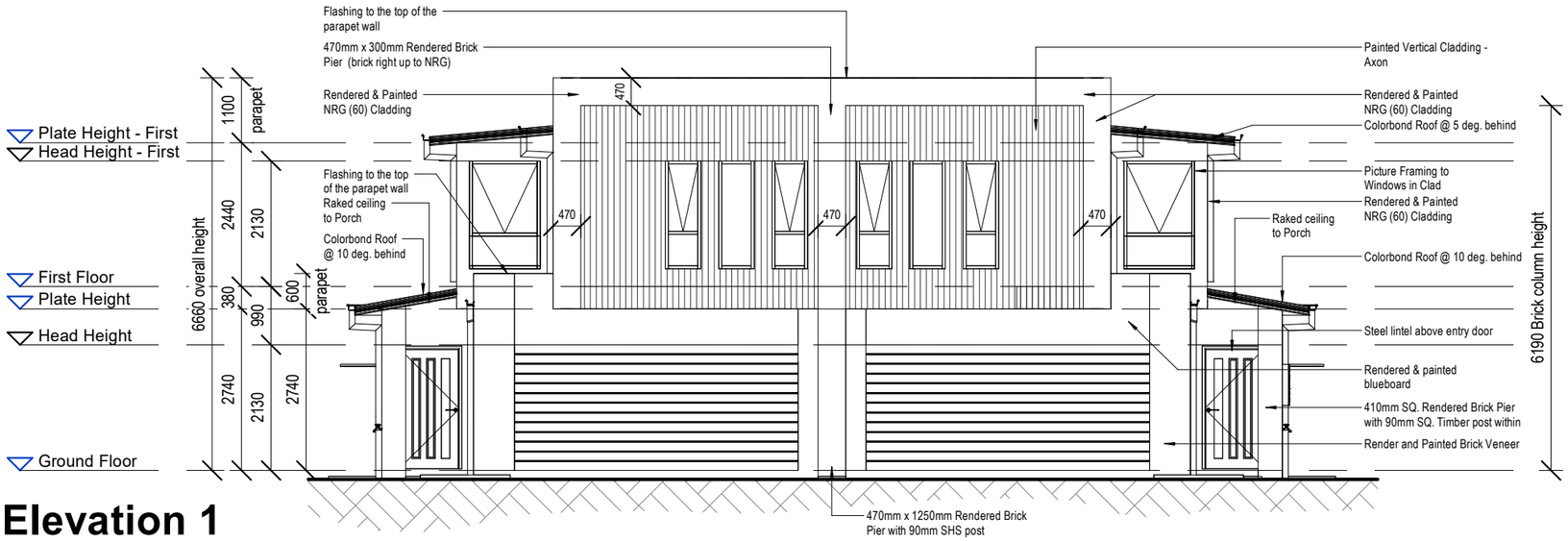
EAVES 450 UNO

No diamond grills permitted to primary and secondary facade - mesh only

Picture frames, stop ends, posts, crows foot / vent to be painted in Greyology 1

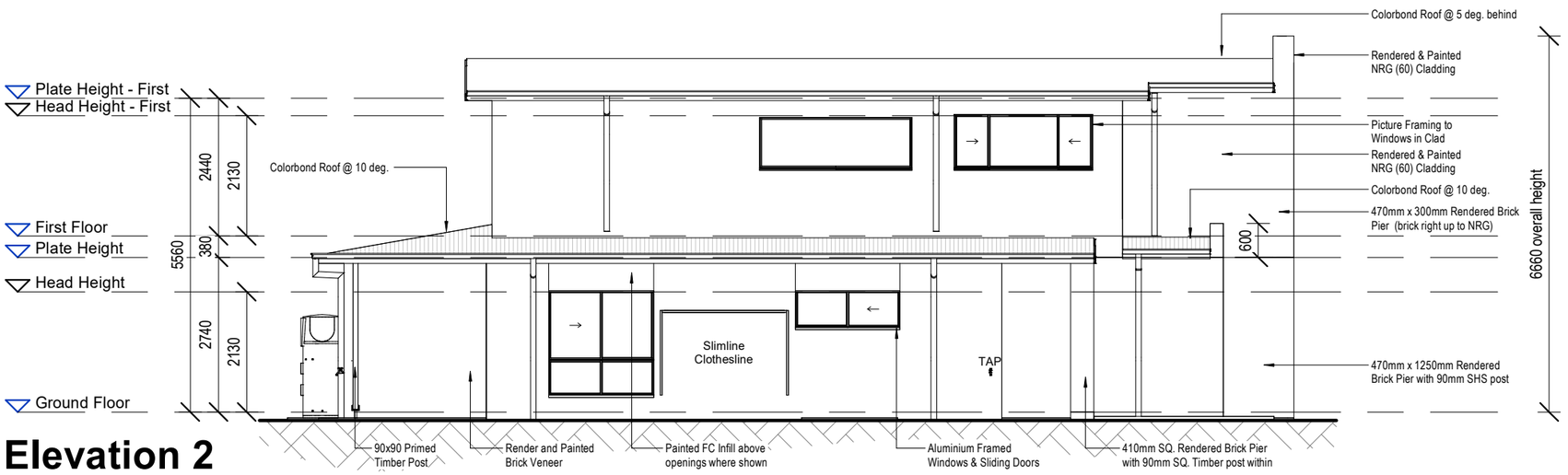
2440mm ceiling height to first floor

2740mm ceiling height to ground floor



Elevation 1

1 : 100



Elevation 2

1 : 100

Elevations

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JOB No: ***2025168***	
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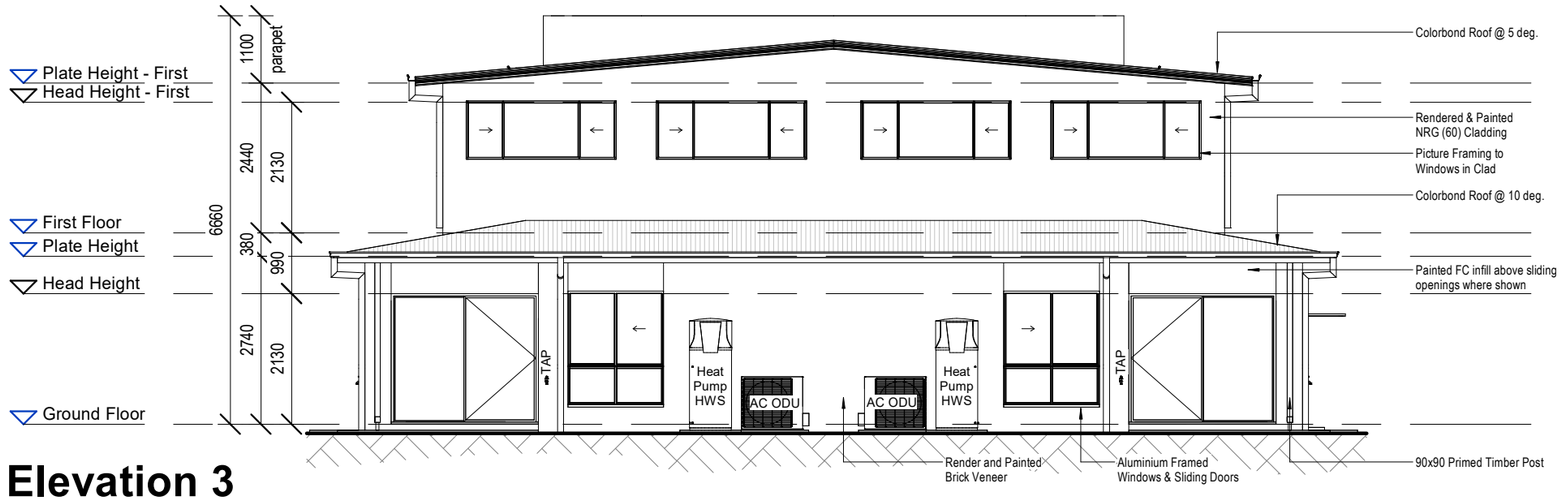
EAVES 450 UNO

No diamond grills permitted to primary and secondary facade - mesh only

Picture frames, stop ends, posts, crows foot / vent to be painted in Greyology 1

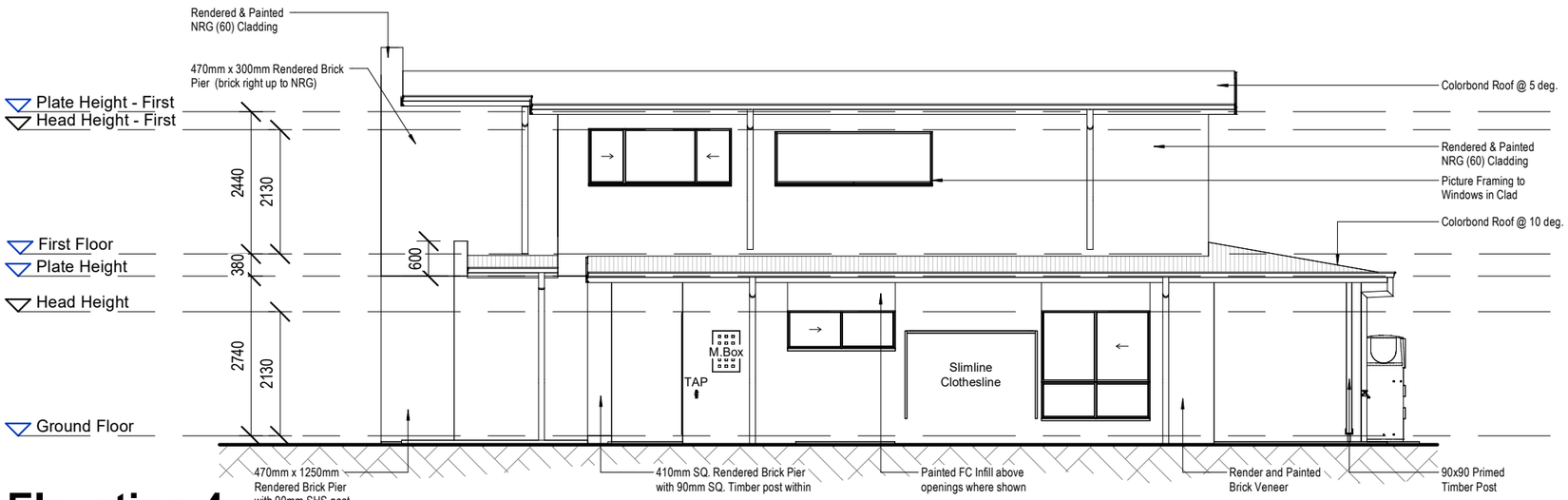
2440mm ceiling height to first floor

2740mm ceiling height to ground floor



Elevation 3

1 : 100



Elevation 4

1 : 100

Elevations

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DRAWN: ***RSM*** | ISSUE: ***D***

PAGE #: ***401*** | BAL: ***TBC***

WIND: ***N3*** | ACOUSTIC: ***TBC***

JOB No: ***2025168***

SCALE: ***1 : 100***

A3

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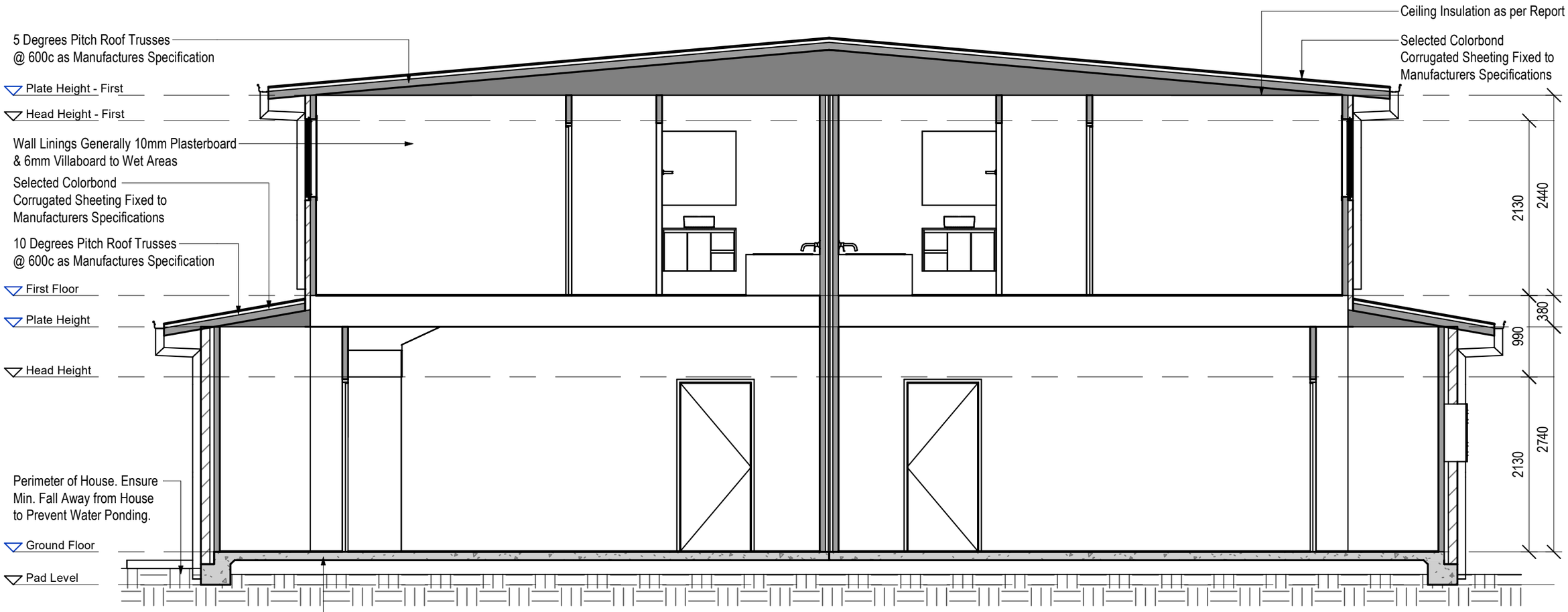
COLORBOND

- SELECTED COLORBOND ROOF FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- ROOF BATTENS @ 900 CRS TO SUIT COLORBOND.
- ROOF BATTENS FIXED IN ACCORDANCE WITH COLORBOND MANUFACTURERS SPECIFICATIONS.
- ROOF TRUSSES @ 600 CRS ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- **NOTE:** BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

2740mm ceiling height to ground floor **2440mm ceiling height to first floor**

EAVES 450 UNO

NOTE: THIS SECTION IS TO BE USED AS A GUIDE ONLY.
-ALL TIMBER SIZES TO CONFORM WITH B.C.A. STANDARDS
-STRUCTURAL FOOTINGS TO BE DESIGNED BY ENGINEER



Cross Section

1 : 50

Sections & Details

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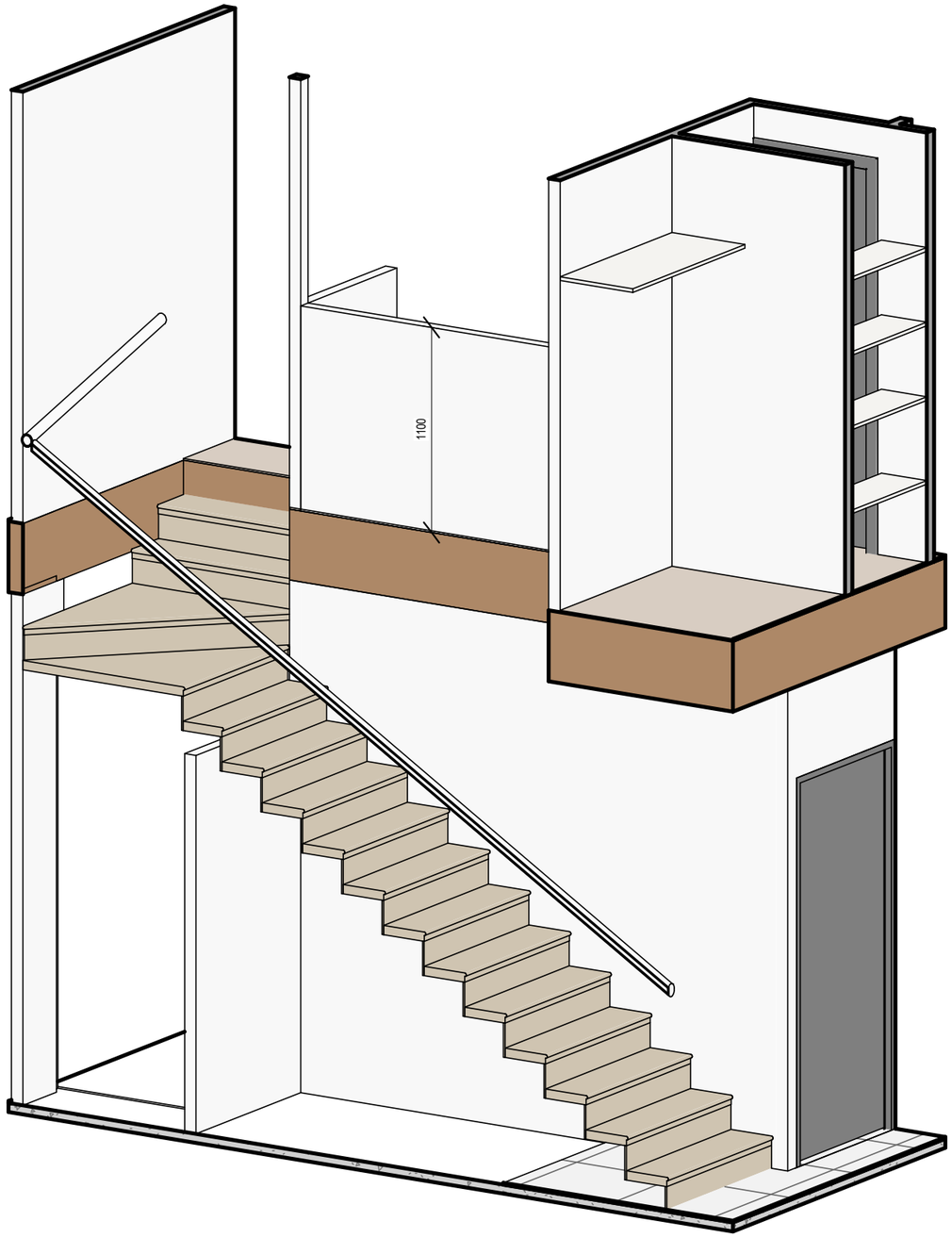
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WIND: ***N3***	ACOUSTIC: ***TBC***		
JOB No: ***2025168***			
SCALE: ***1 : 50***			

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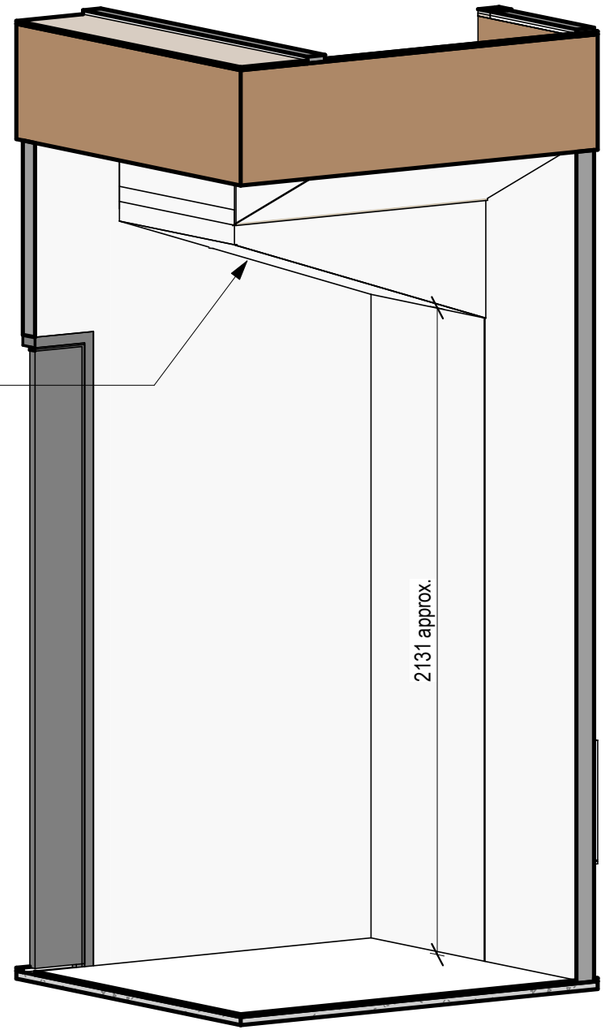
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Stair 3D Section

raked ceiling under
stairs within garage



Raked ceiling within garage (under stairs)

Sections & Details

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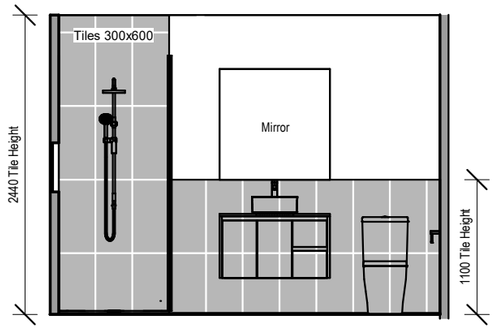
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JOB No: ***2025168***
SCALE:

A3

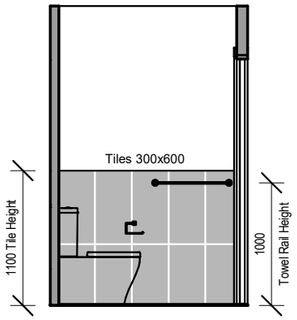
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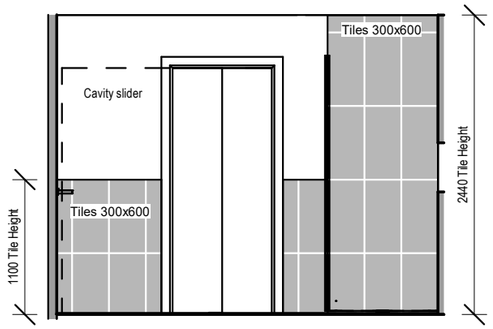
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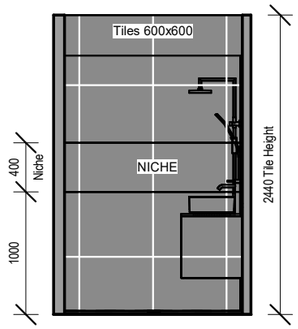
Ens. 01.
1 : 50



Ens. 02.
1 : 50



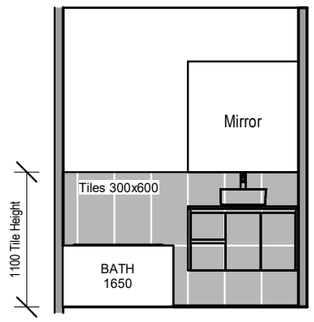
Ens. 03
1 : 50



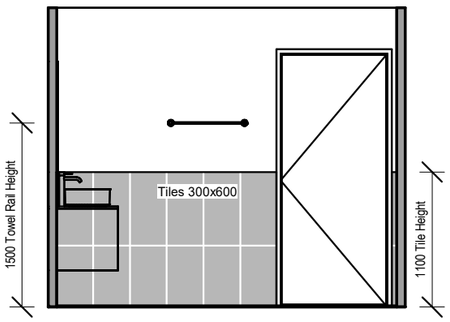
Ens. 04
1 : 50

FIXING HEIGHTS	
ITEM	HEIGHT
WC WATERSTOP VALVE	within cistern
TOILET ROLL HOLDER	700mm
TOWEL RAILS	1500mm
SHOWER ROSE	1800mm
SHOWER MIXER	1000mm
SHOWER SCREEN	2000mm
SHOWER TILING	2740mm
HOSE COCK TO FRIDGE RECESS	1900mm
POWER POINTS TO FRIDGE RECESS	1900mm
POWER POINTS TO WET AREAS	1050mm
POWER POINTS TO SPLASHBACK	1050mm
POWER POINTS TO DISHWASHER	700mm

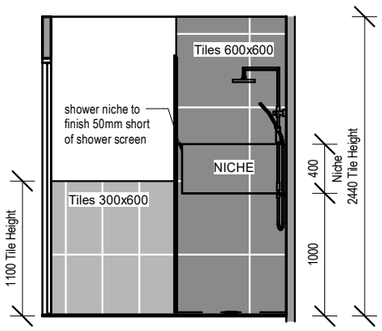
Always refer to cabinet maker details for final measurements



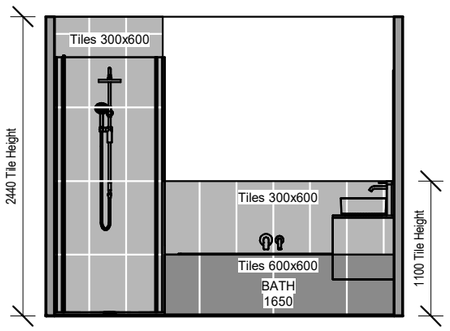
Bath. 01
1 : 50



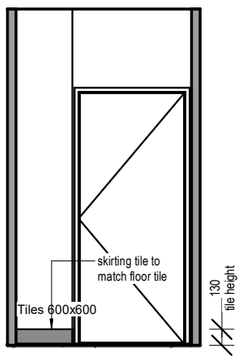
Bath. 02
1 : 50



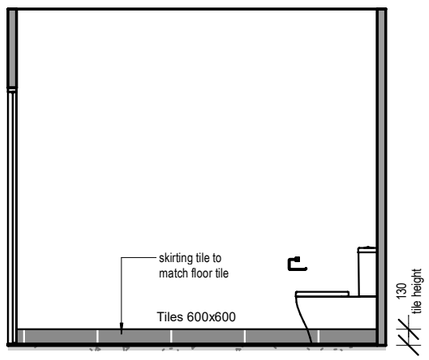
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1 : 50



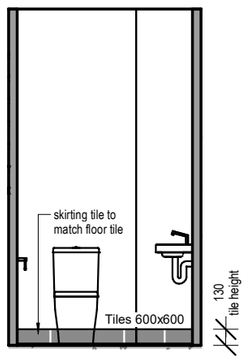
Bath. 04
1 : 50



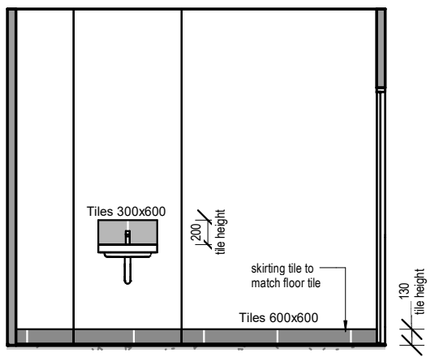
WC 01
1 : 50



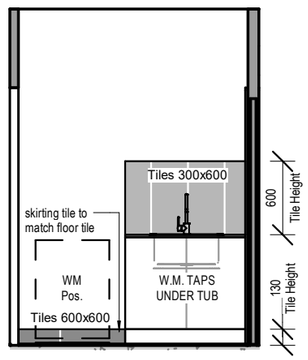
WC 02
1 : 50



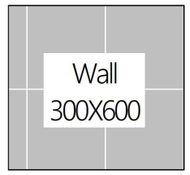
WC 03
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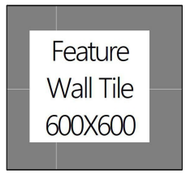


WC 04
1 : 50



L'dry 1
1 : 50





NOTE:
Unit 2 Internal elevations shown.
Unit 1 same but mirrored.

NOTE:
Reinforcement of bathroom & toilet walls to comply with Part 6 (refer to sheet 820 onwards for further details)

NOTE :
Laundry & Bathroom Cabinetry :
2PAC White 100% Gloss

Typical Internal Elevations

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A3

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ELECTRICAL LEGEND

	DOWNLIGHT
	DOUBLE FLUORESCENT
	DOWNLIGHT w/ BUILT-IN SENSOR
F	CIRCULAR FLURO
	OYSTER LIGHT
	PENDANT LIGHT
	EXTERNAL BUNKER WALL LIGHT
	SEPERATE SENSOR
	EXTERNAL 2 BULB & SENSOR SPOT LIGHT
	TASTIC - 3 IN 1
	FEATURE LIGHT
S	SMOKE ALARM
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN WITH LIGHT
	POWER OUTLETS
	DOUBLE POWER OUTLET w/ USB
	EXTERNAL POWER OUTLETS
	TELEVISION OUTLET
	TELEPHONE OUTLET
	DATA POINT
	NBN HOME DISTRIBUTOR
	METER BOX
	GAS METER
	REVERSE CYCLE AIR CONDITIONER

Electrical Fixtures

Description	Count
Air Con. Outdoor Unit	2
Ceiling Fan	14
Data Point	4
Double Power Outlet	32
Downlight	72
Exhaust Fan with light	10
External Wall Light	2
Home Distributor Unit	2
Isolator	4
Meter Box	1
Single Power Outlet	10
Smoke Alarm	25
Sub-Fuse Board	1
Telephone Outlet	2
TV Outlet	4
Weatherproof Double Power Outlet	2

LEGEND
MB - Meterbox
DW - Dishwasher
MW - Microwave
REF - Refrigerator
HWS - Hot water system
RH - Rangehood
UB - Under Bench
Ph.Pt. - Phone Point

NOTE:
DUCTED A/C

Photoelectric Smoke Alarm
300mm clearence to any wall or light fitting
400mm clearence to any Fan Blade
Smoke Alarm Legend

NOTE:
- PHONE LEAD IN MUST BE NBN COMPLIANT
- SMOKE ALARMS TO BE INTERCONNECTED & IN ACCORDANCE WITH NCC CLAUSE 3.7.2.2 & COMPLY WITH AS 3786
- ALL WET AREA GPO'S ARE TO HAVE MINIMUM CLEARANCE FROM BASINS AS PER AS3000

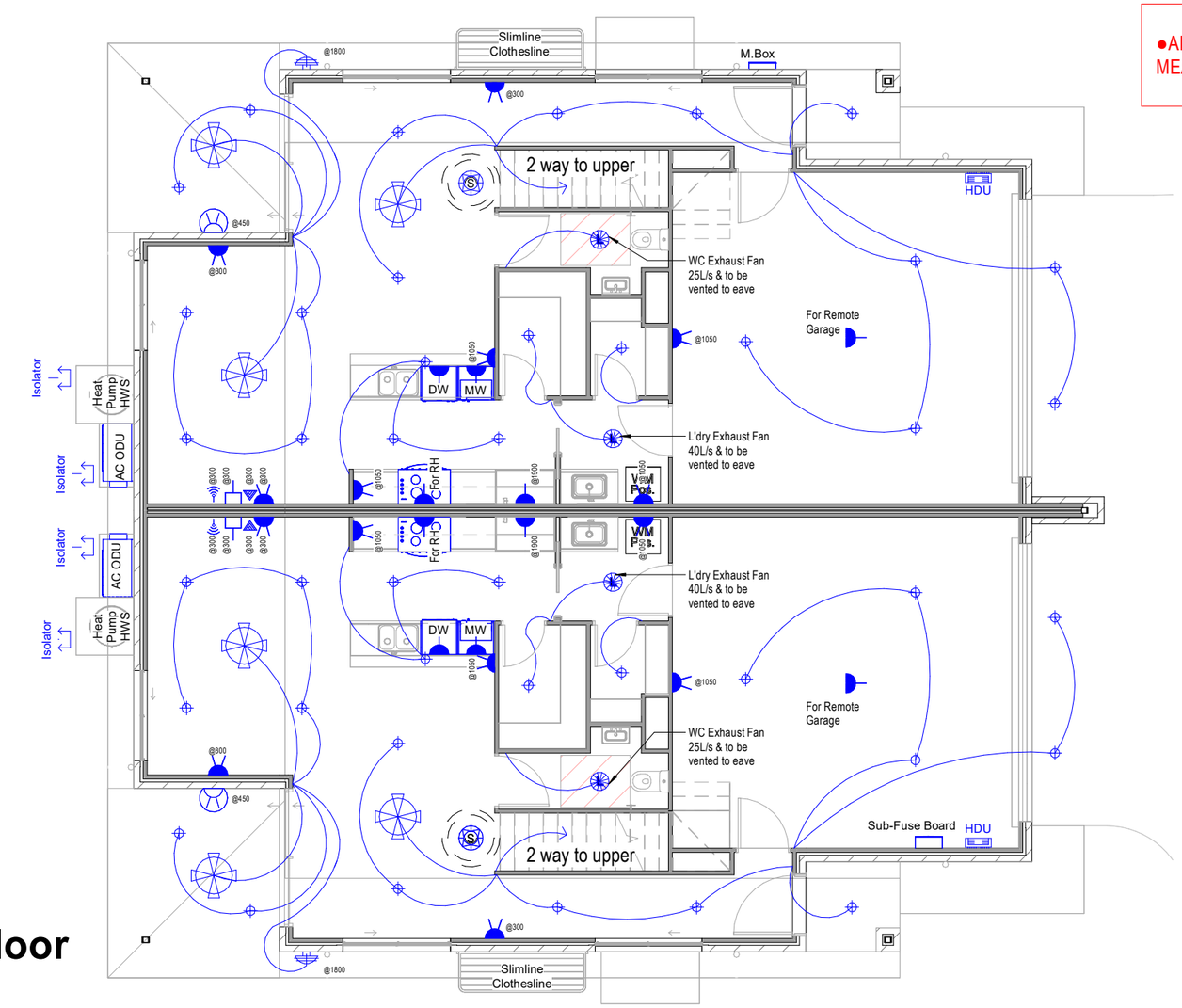
NOTE:
- LOCATION OF WET AREA POWERPOINTS SUBJECT TO MOVE TO COMPLY WITH ELECTRICAL REQUIREMENTS

NOTE:
- ALL LIGHT SWITCHES TO BE AT 1250mm FROM FLOOR LEVEL

NOTE:
- THE LOCATION OF ALL ELECTRICAL POINTS/SWITCHES ARE SUBJECT TO RELOCATION SHOULD STRUCTURAL FRAMING ELEMENTS OBSTRUCT LOCATION DICTATED ON PLANS

NOTE:
- ALL BEDROOM DOWNLIGHTS TO BE MEASURED 600mm FROM FAN BLADE UNLESS NOTED OTHERWISE

Lot is connected to the NBN network



Electrical Plan - Ground Floor
1 : 100

Electrical Plan - Ground Floor

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A3

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ELECTRICAL LEGEND

	DOWNLIGHT
	DOUBLE FLUORESCENT
	DOWNLIGHT w/ BUILT-IN SENSOR
F	CIRCULAR FLURO
	OYSTER LIGHT
	PENDANT LIGHT
	EXTERNAL BUNKER WALL LIGHT
	SEPERATE SENSOR
	EXTERNAL 2 BULB & SENSOR SPOT LIGHT
	TASTIC - 3 IN 1
	FEATURE LIGHT
S	SMOKE ALARM
	CEILING FAN
	EXHAUST FAN
L	EXHAUST FAN WITH LIGHT
	POWER OUTLETS
	DOUBLE POWER OUTLET w/ USB
	EXTERNAL POWER OUTLETS
	TELEVISION OUTLET
	TELEPHONE OUTLET
	DATA POINT
	NBN HOME DISTRIBUTOR
	METER BOX
	GAS METER
	REVERSE CYCLE AIR CONDITIONER

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Single Power Outlet	10
Smoke Alarm	25
Sub-Fuse Board	1
Telephone Outlet	2
TV Outlet	4
Weatherproof Double Power Outlet	2

LEGEND
MB - Meterbox
DW - Dishwasher
MW - Microwave
REF - Refrigerator
HWS - Hot water system
RH - Rangehood
UB - Under Bench
Ph.Pt. - Phone Point

NOTE:
DUCTED A/C

SD
Photoelectric Smoke Alarm
300mm clearence to any wall or light fitting
400mm clearence to any Fan Blade
Smoke Alarm Legend

NOTE:
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- SMOKE ALARMS TO BE INTERCONNECTED & IN ACCORDANCE WITH NCC CLAUSE 3.7.2.2 & COMPLY WITH AS 3786
- ALL WET AREA GPO'S ARE TO HAVE MINIMUM CLEARANCE FROM BASINS AS PER AS3000

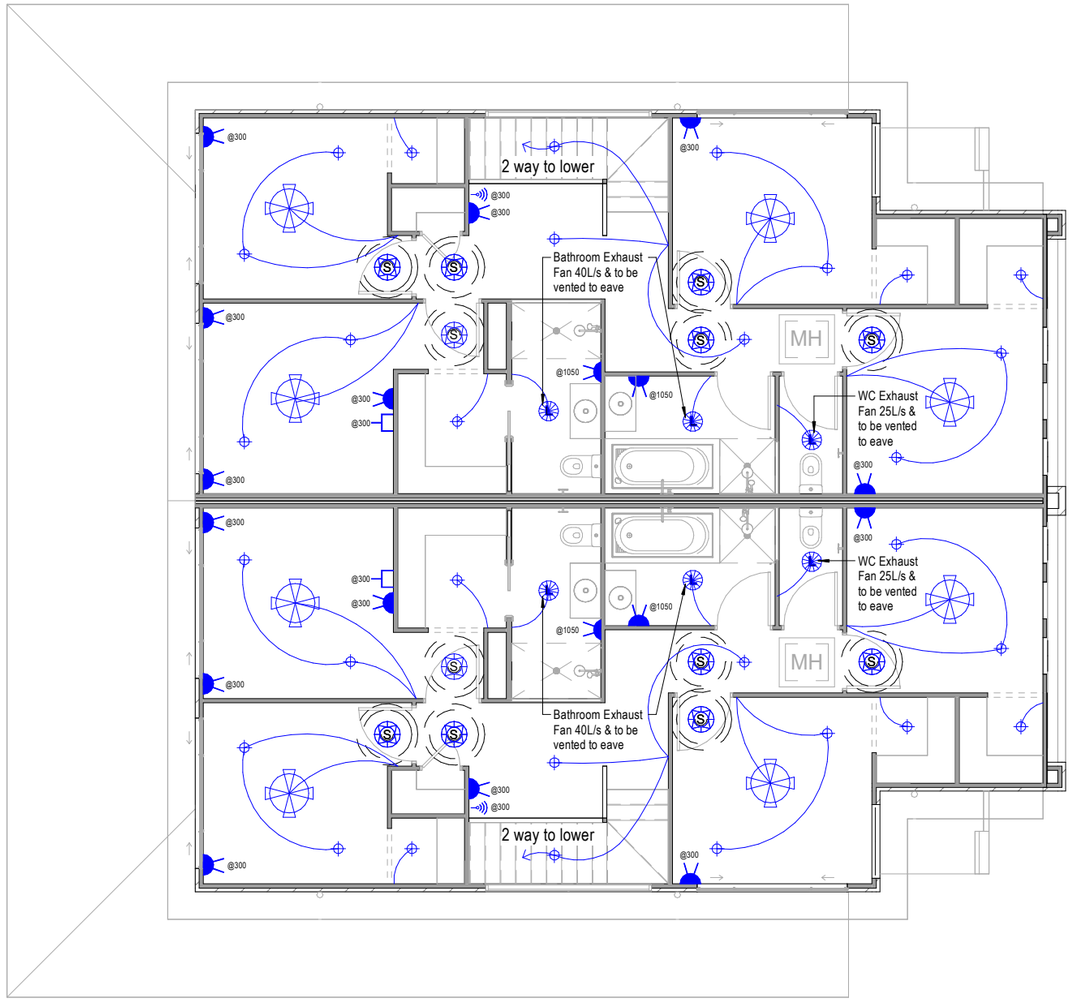
NOTE:
- LOCATION OF WET AREA POWERPOINTS SUBJECT TO MOVE TO COMPLY WITH ELECTRICAL REQUIREMENTS

NOTE:
- ALL LIGHT SWITCHES TO BE AT 1250mm FROM FLOOR LEVEL

NOTE:
- THE LOCATION OF ALL ELECTRICAL POINTS/SWITCHES ARE SUBJECT TO RELOCATION SHOULD STRUCTURAL FRAMING ELEMENTS OBSTRUCT LOCATION DICTATED ON PLANS

NOTE:
- ALL BEDROOM DOWNLIGHTS TO BE MEASURED 600mm FROM FAN BLADE UNLESS NOTED OTHERWISE

Lot is connected to the NBN network



Electrical Plan - First Floor
1 : 100

Electrical Plan - First Floor

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B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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HOUSE TYPE: ***Faraday Duplex - Modern***
CLIENT: Bharatpur Investment Pty Ltd ACN: 687932896 / ATF Bharatpur Unit Trust
SITE DETAILS: ***Lot 373 Learmonth Drive, Davidsons at Belivah Estate - Stage 3C, Belivah, QLD, 4207***

DRAWN: ***RSM*** ISSUE: ***D***
PAGE #: ***701*** BAL: ***TBC***
WIND: ***N3*** ACOUSTIC: ***TBC***
JOB No: ***2025168***
SCALE: ***1 : 100***

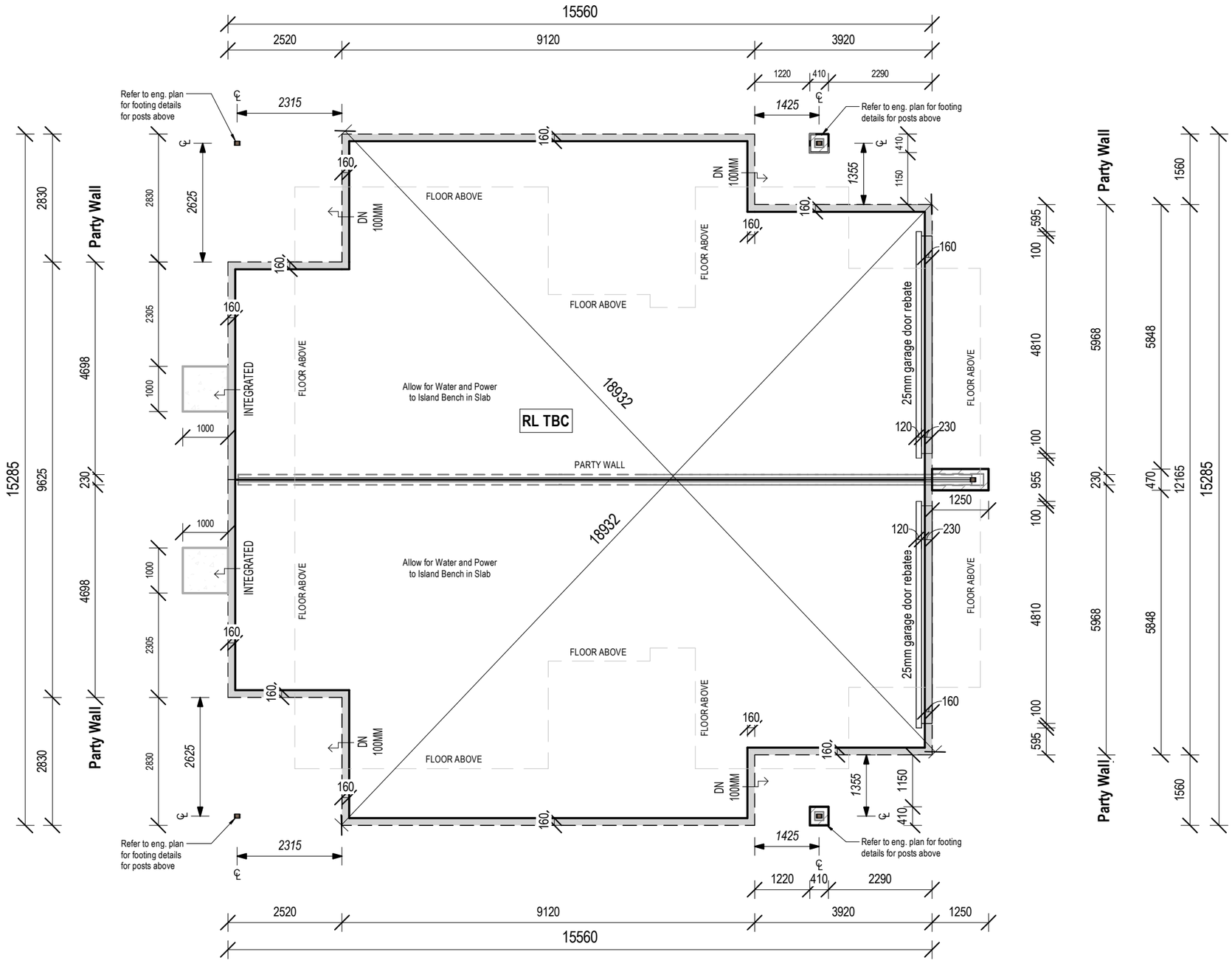
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1:80 fall minimum fall to all drains **50mm floor system recess for bathroom/ensuite tile bedding**



TERMITE PROTECTION

Termite Protection in accordance with AS 3660.1/2000

Slab Plan

ISS	DATE	DESCRIPTION
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C	20.07.26	AMENDMENTS
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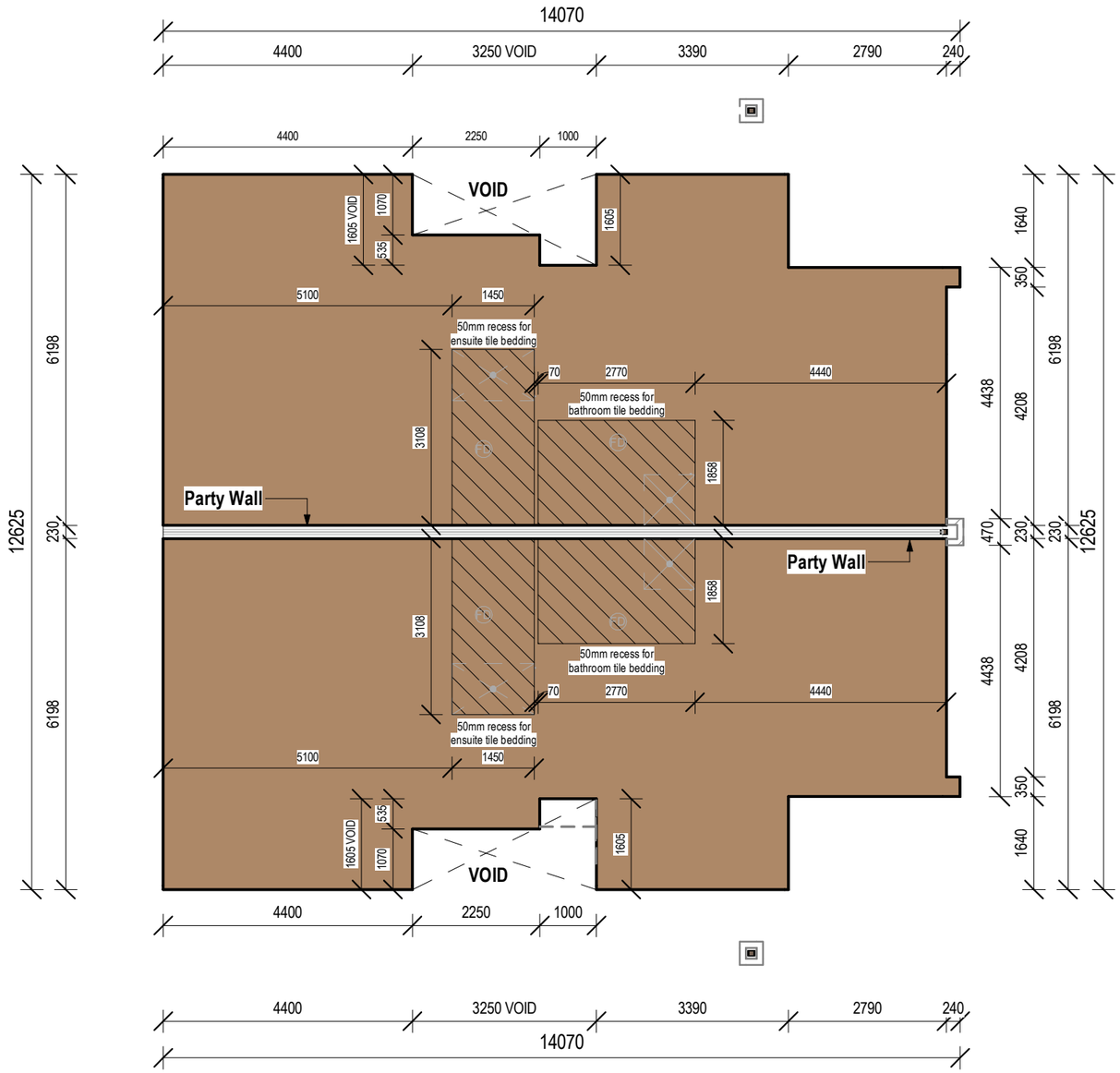
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JOB No: ***2025168***			
SCALE: ***1 : 100***			

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1:80 fall minimum fall to all drains

50mm floor system recess for bathroom/ensuite tile bedding



TERMITE PROTECTION

Termite Protection in accordance with AS 3660.1/2000

Timber floor System Plan

ISS	DATE	DESCRIPTION
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DRAWN: ***RSM*** | ISSUE: ***D***

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JOB No: ***2025168***

SCALE: ***1 : 100***

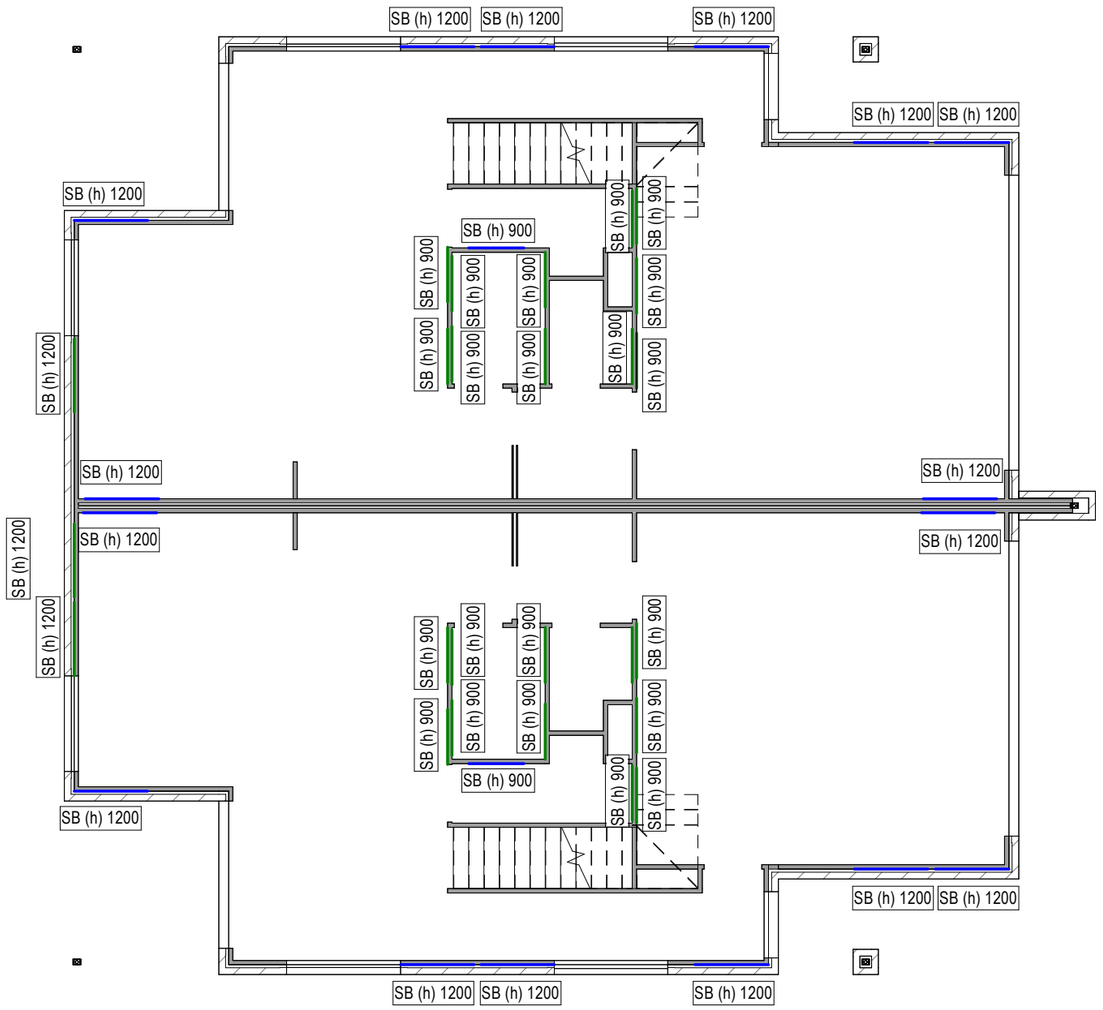
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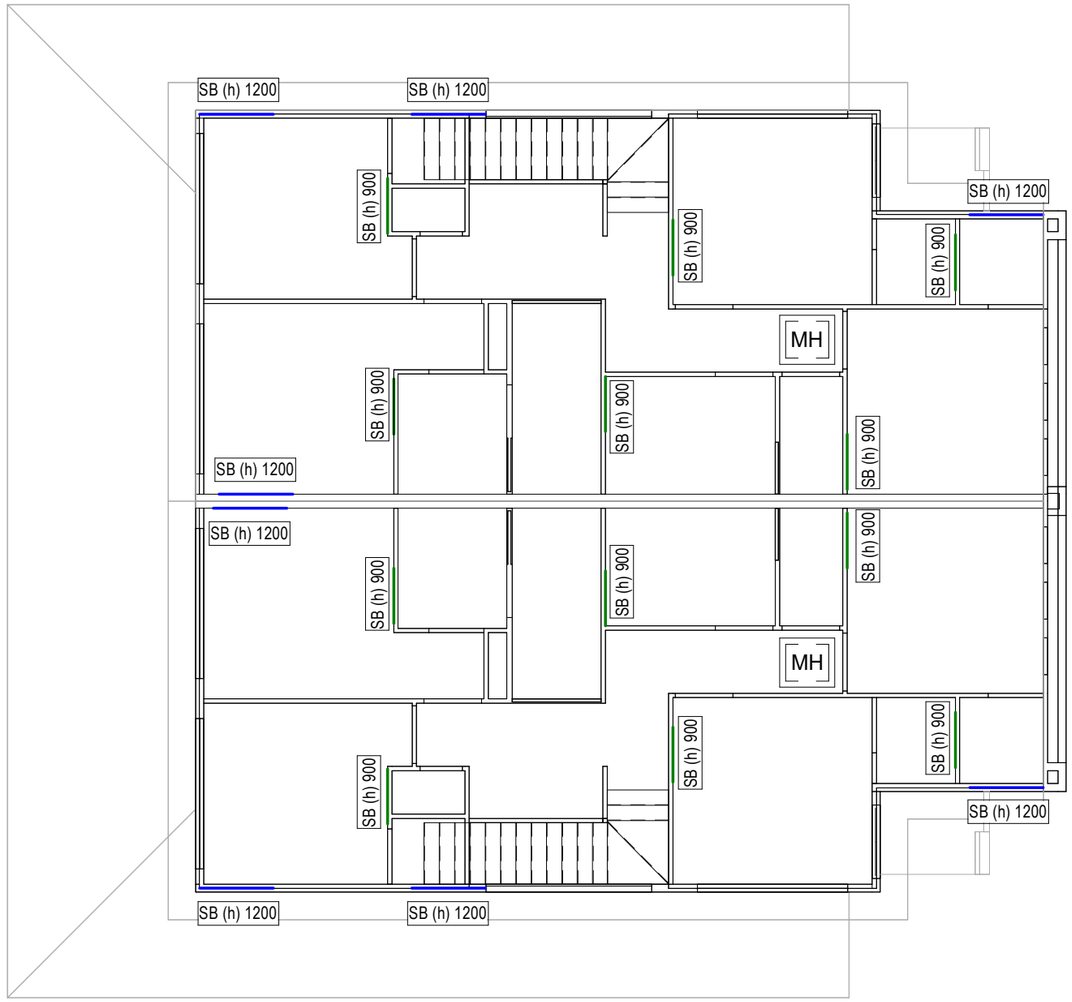
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REFER TO MANUFACTURER FOR BRACING & FIXING DETAILS


SB (h) 1200
SB (h) 900
SB (h) 1200
SB (h) 1200
SB (h) 1200

REFER TO MANUFACTURER FOR BRACING & FIXING DETAILS



RESISTANCE REQUIRED "DIRECTION A" = 36.26 kN/m
RESISTANCE REQUIRED "DIRECTION B" = 38.78 kN/m

N3

BRACING LEGEND

TB1	GALVANISED STEEL ANGLE	1kN/m
PLY	STRUCTURAL PINE PLY 7mm OR F27 4mm WITH ANCHOR RODS OR WITH ANCHOR BOLTS AND NAILING @50mm CRS. TOP AND BTM.	5.2kN/m

B
A A
B

NOTE: CYCLONE RODS TO BE ON BOTH SIDES OF GARAGE OPENING AND ALSO WHERE NOTED
NOTE: ANY LINTEL SUPPORTING CONCENTRATED LOADS FROM GIRDER TRUSSES OR TRUNCATED GIRDER TRUSSES SHALL BE DESIGNED AND CERTIFIED BY THE STRUCTURAL ENGINEER RESPONSIBLE FOR THE DESIGN OF THE ROOF.

Bracing Panels - First Floor

No of	Pane ID	Panel Description	Length	kN/m	Dir A kN	Dir B kN	Type Comments
Direction A							
8	SB (h) 1200	Ply Brace F11 4.5mm	1200	5.2	49.92	0	upper
Direction A: 8					49.92	0	
Direction B							
12	SB (h) 900	Ply Brace F11 4.5mm	900	5.2	0	56.16	upper
Direction B: 12					0	56.16	
Grand total: 20					49.92	56.16	

Bracing - First Floor

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DRAWN: ***RSM*** ISSUE: ***D***
PAGE #: ***802b*** BAL: ***TBC***
WIND: ***N3*** ACOUSTIC: ***TBC***
JOB No: ***2025168***
SCALE: ***1 : 100***

A3

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COLORBOND

- SELECTED COLORBOND ROOF FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- ROOF BATTENS @ 900 CRS TO SUIT COLORBOND.
- ROOF BATTENS FIXED IN ACCORDANCE WITH COLORBOND MANUFACTURERS SPECIFICATIONS.
- ROOF TRUSSES @ 600 CRS ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- **NOTE:** BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

Roof Notes

For metal roof sheeting – compliance with:

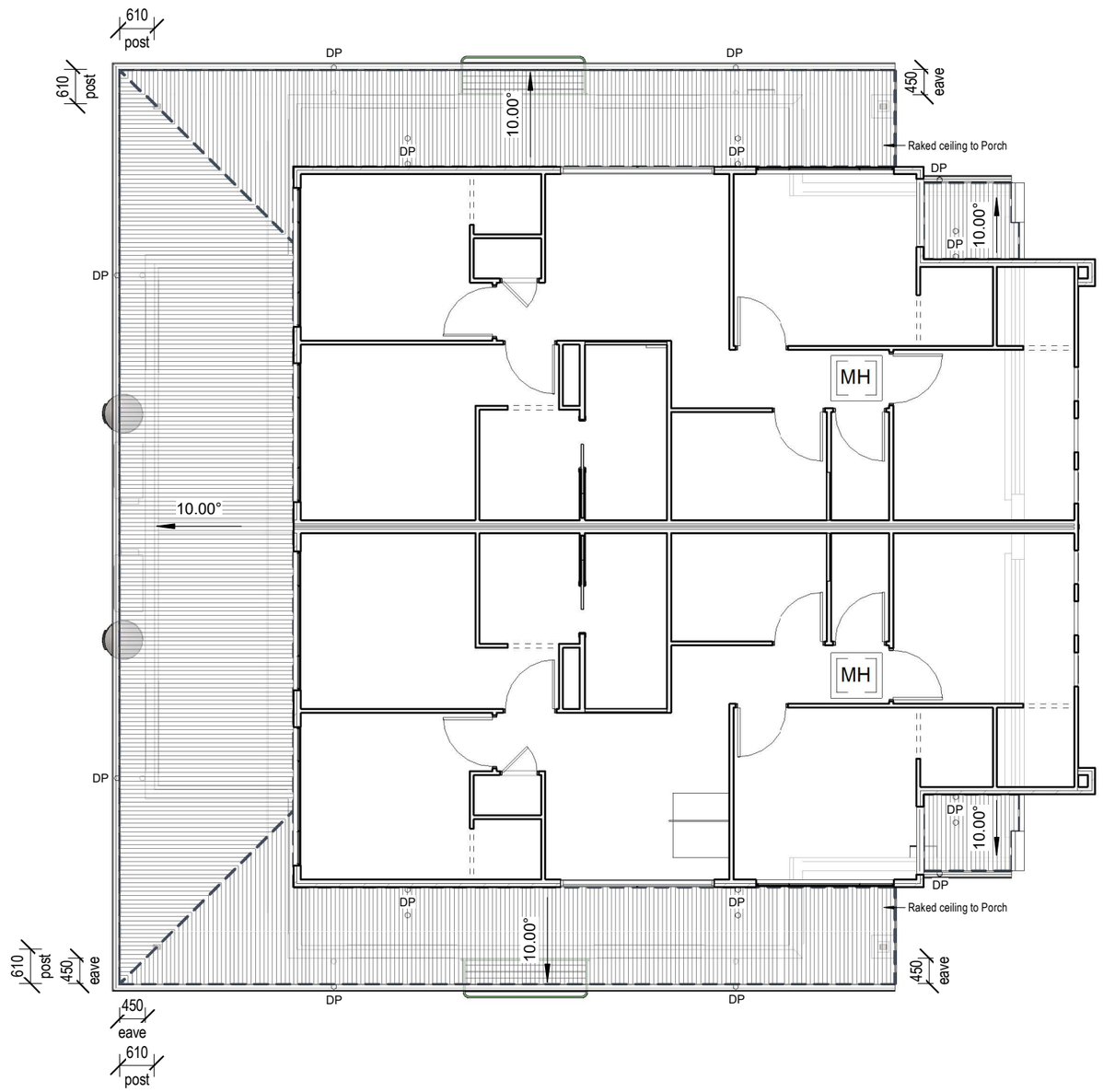
i. Part 7.2 of BCA 2022 and

ii. AS1562.1-2018 which is for Design and installation of sheet roof and wall cladding — Metal

2740mm ceiling height to ground floor

2440mm ceiling height to first floor

EAVES 450 UNO



Roof Plan - Ground Floor

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DRAWN: ***RSM***	ISSUE: ***D***
PAGE #: ***803a***	BAL: ***TBC***
WIND: ***N3***	ACOUSTIC: ***TBC***
JOB No: ***2025168***	
SCALE: ***1 : 100***	

A3

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- ROOF BATTENS @ 900 CRS TO SUIT COLORBOND.
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- **NOTE:** BRACING OF TRUSSES TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

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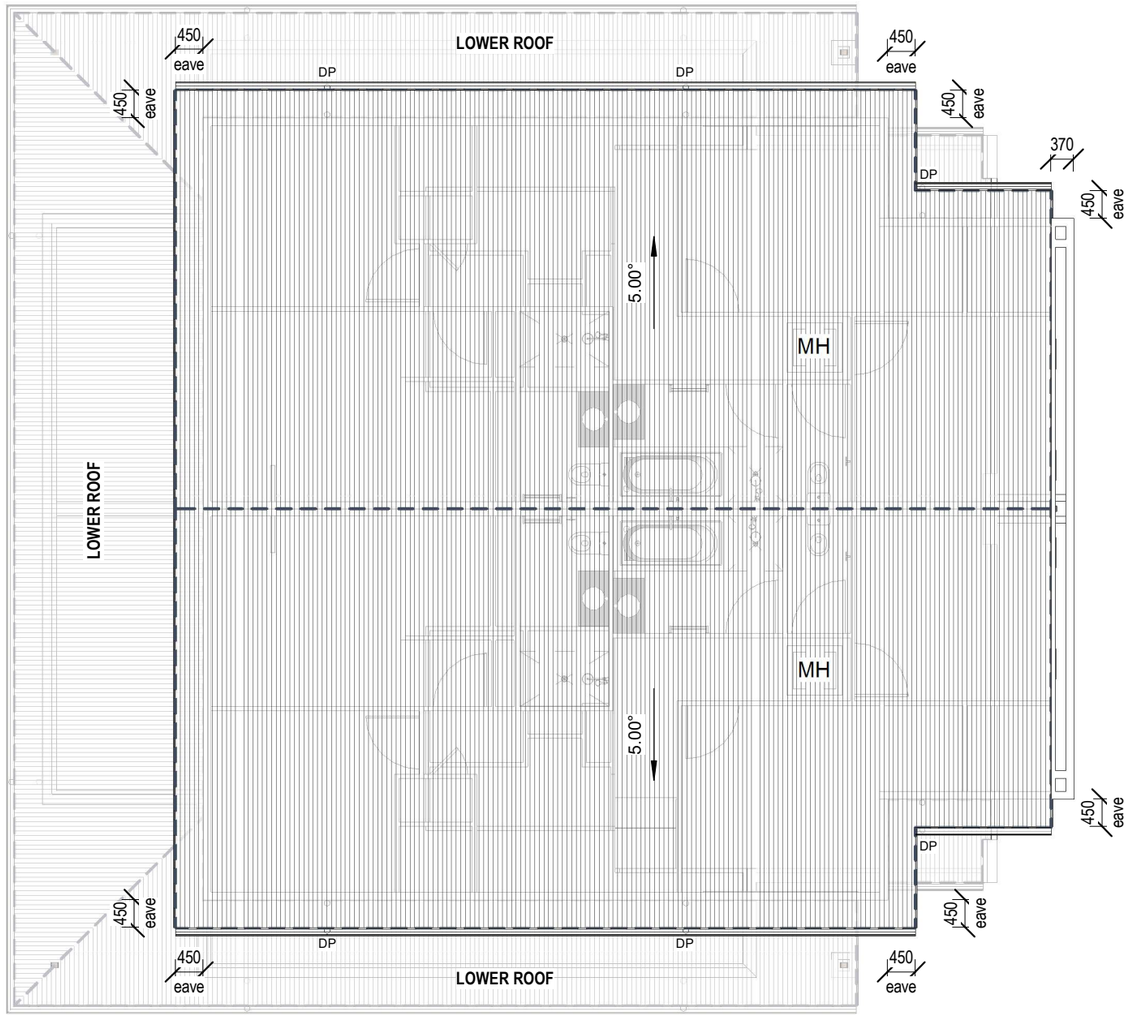
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2740mm ceiling height to ground floor

2440mm ceiling height to first floor

EAVES 450 UNO



Roof Plan - First Floor

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DRAWN: ***RSM*** ISSUE: ***D***

PAGE #: ***803b*** BAL: ***TBC***

WIND: ***N3*** ACOUSTIC: ***TBC***

JOB No: ***2025168***

SCALE: ***1 : 100***

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EAVE SHEETS

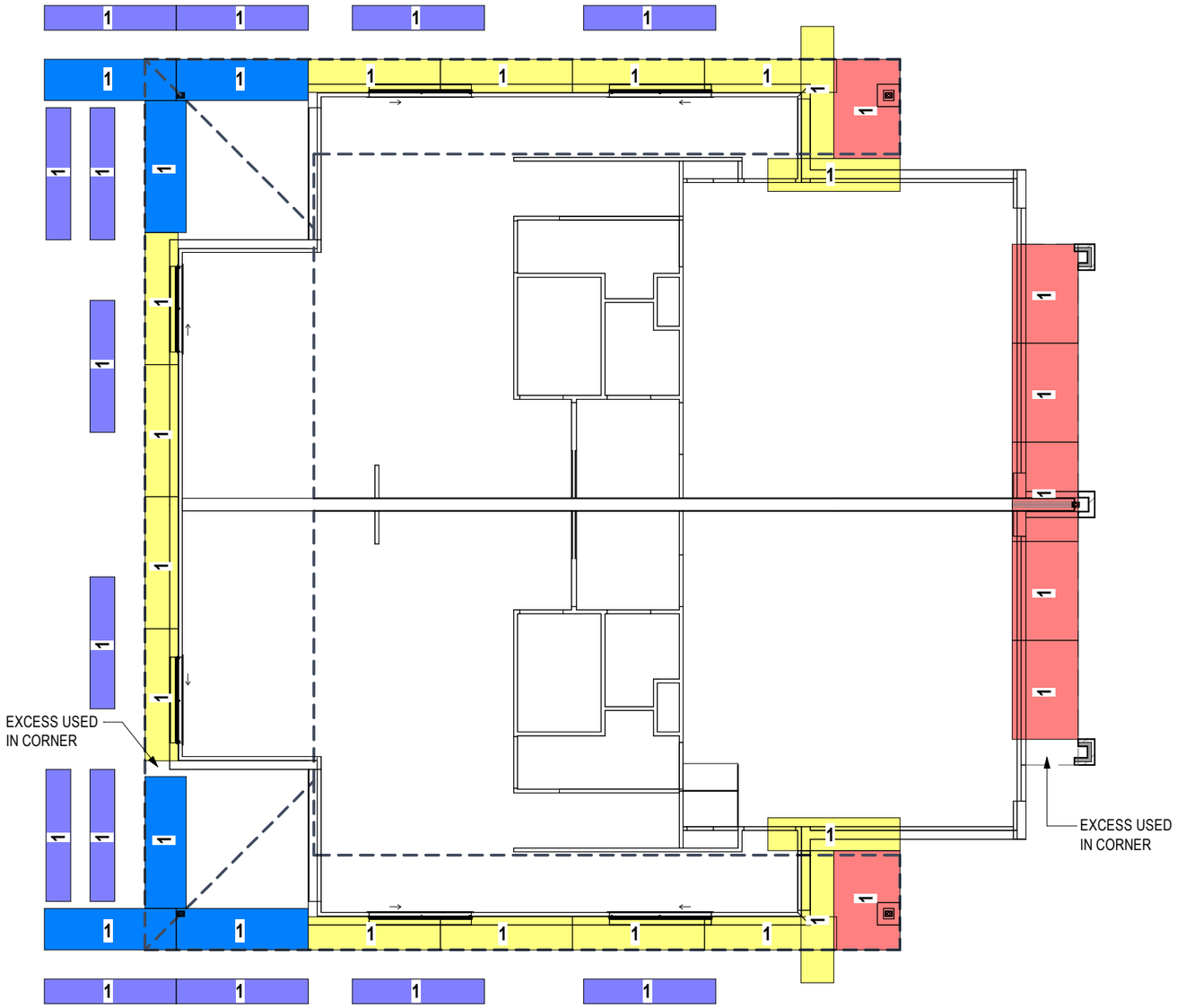
1 450 x 2400 Bulkead Sheet

1 600 x 2400 Eave Sheet

1 750 x 2400 Eave Sheet

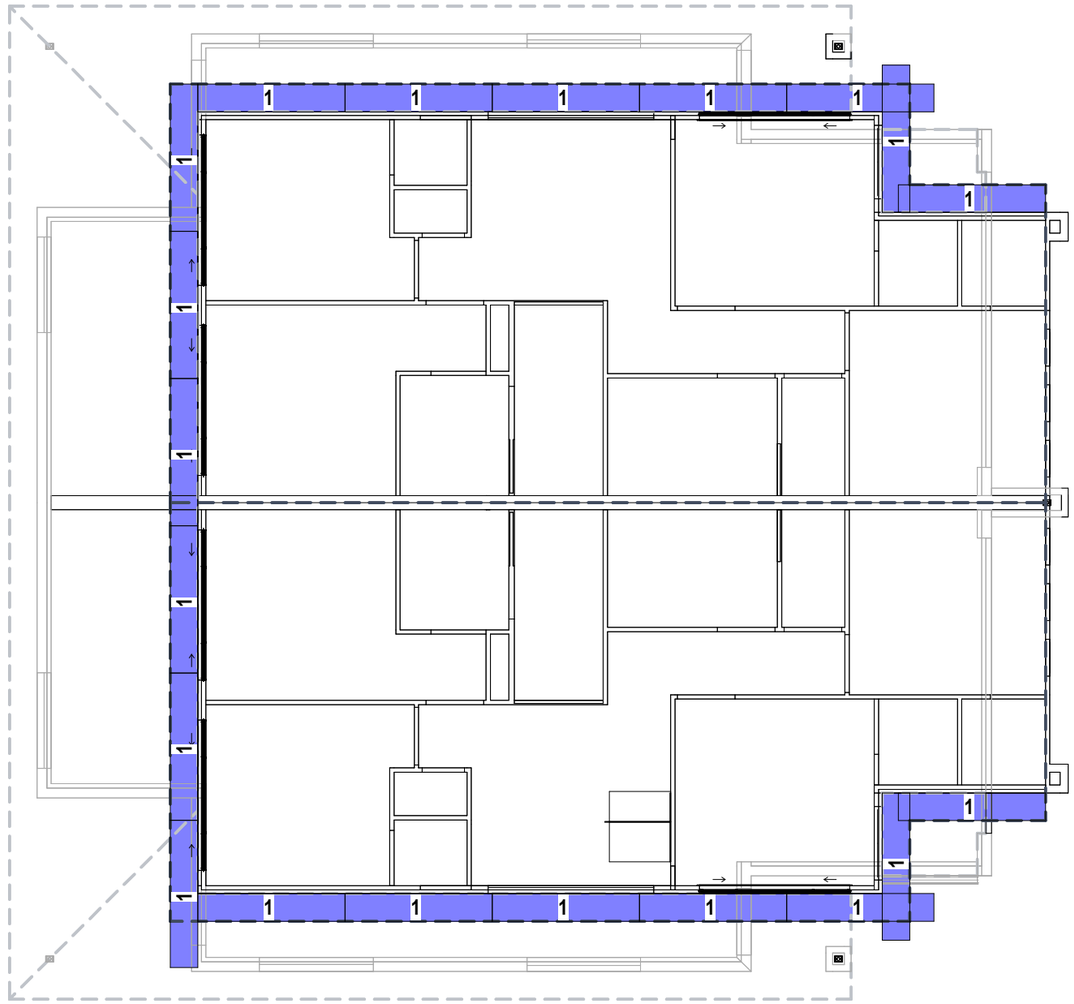
1 1200 x 2400 Eave Sheet

1 1800 x 1200 Eave Sheet



Eave Layout - Ground Floor

1 : 100



Eave Layout - First Floor

1 : 100

Eave Layout

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WIND: ***N3*** ACOUSTIC: ***TBC***

JOB No: ***2025168***

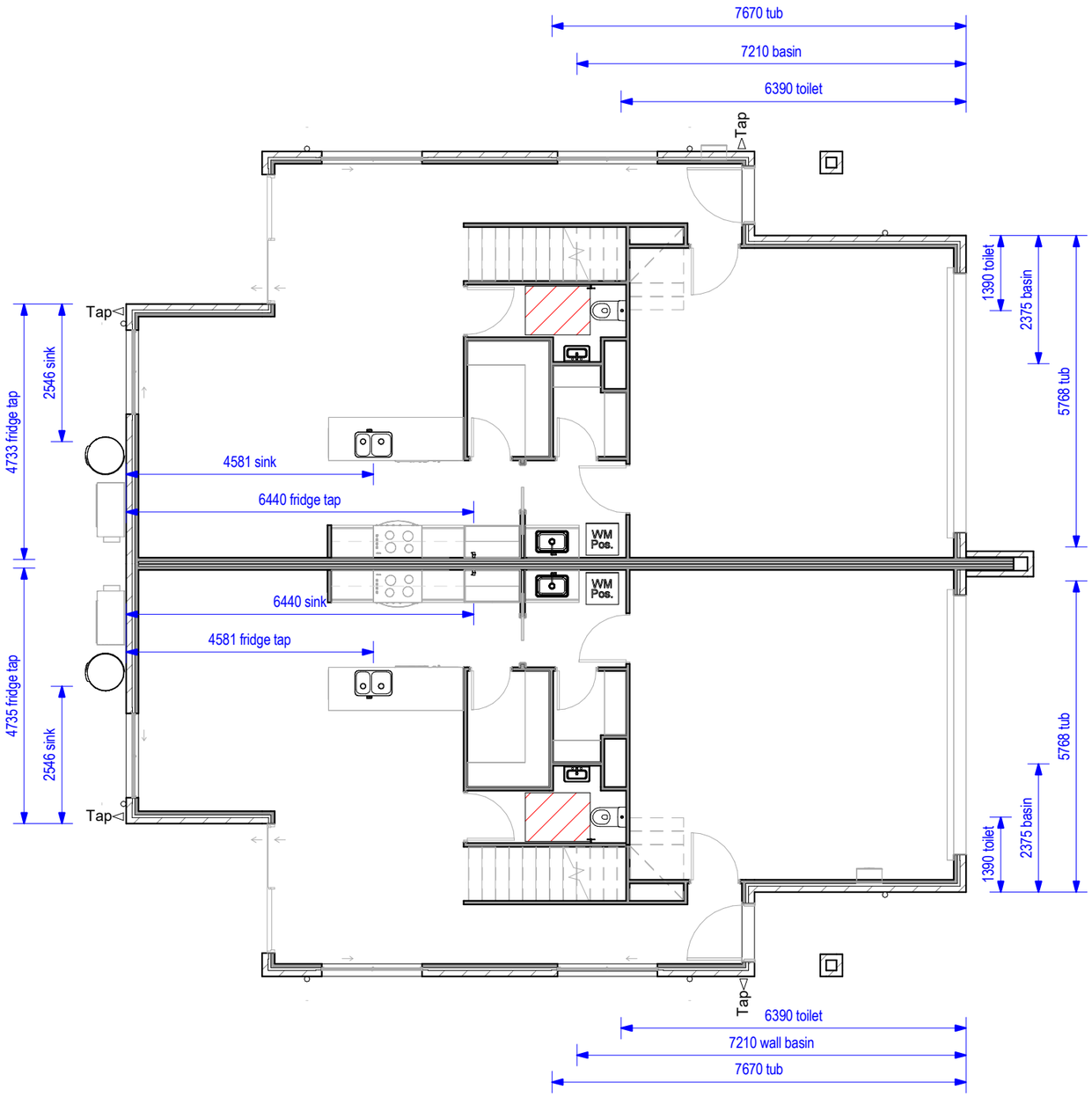
SCALE: ***1 : 100***

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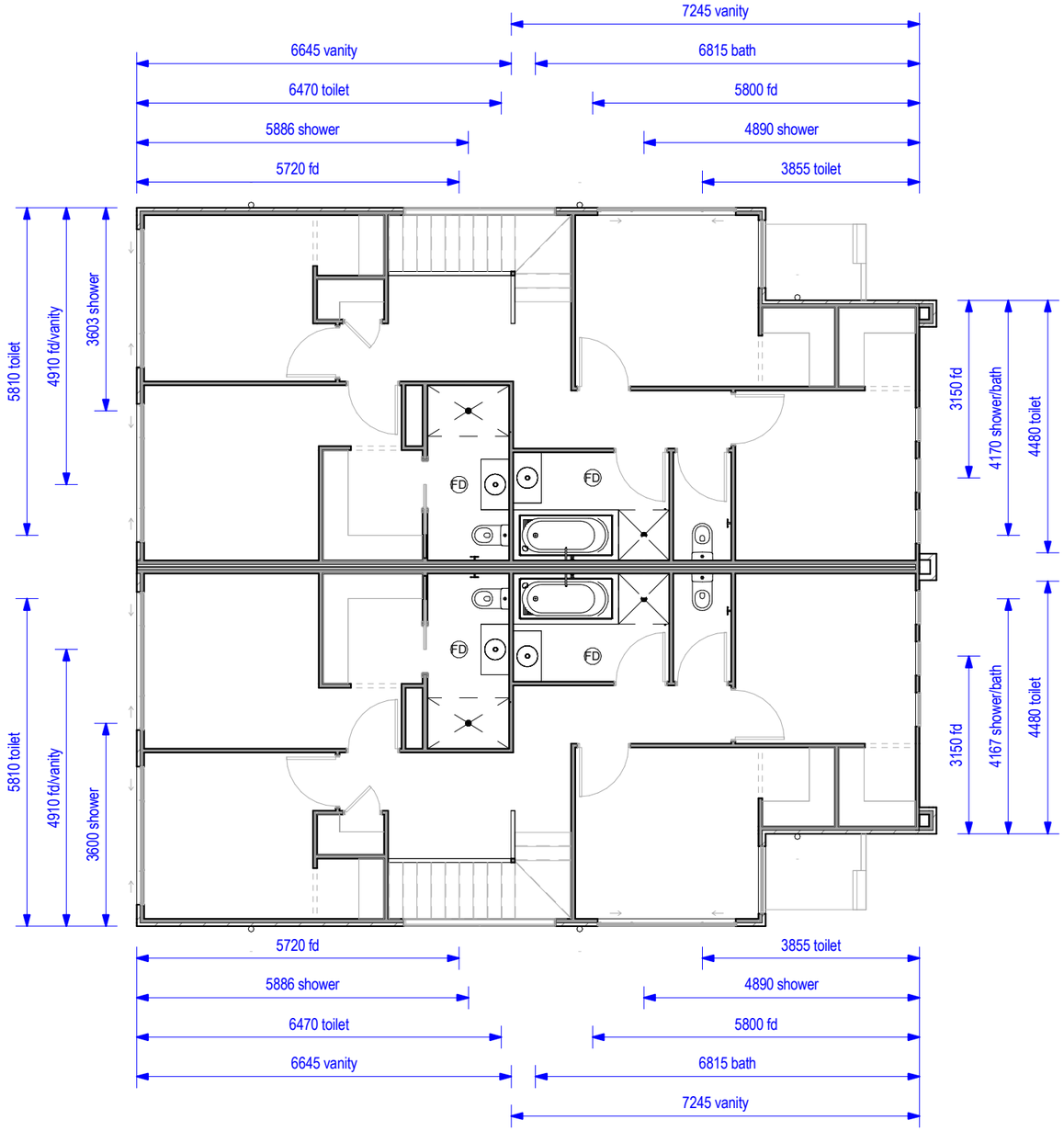
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Plumbing Plan - Ground Floor

1 : 100



Plumbing Plan - First Floor

1 : 100

Plumbing Plan

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JOB No: ***2025168***
SCALE: ***1 : 100***

A3

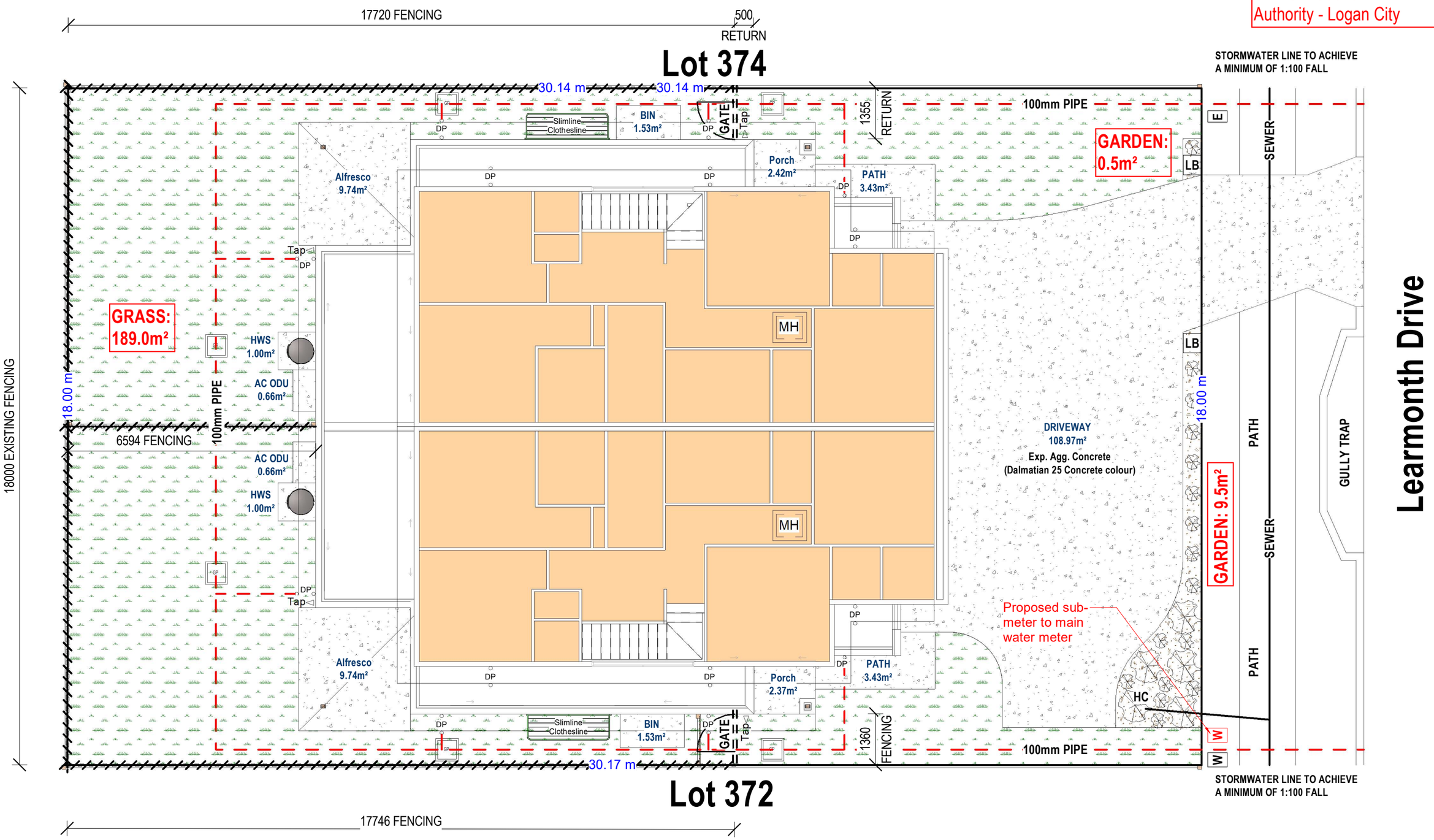
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Turf	189.0 m2
Pebble	0.0 m2
Garden	10.0 m2
Total	199.0m2

PROPERTY DESCRIPTION
Lot - 373
Street Number - N/A
SP - SP290613
Authority - Logan City



Landscape Plan

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
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PAGE #: *805* | BAL: *TBC*
WIND: *N3* | ACOUSTIC: *TBC*
JOB No: *2025168*
SCALE: *1 : 100*

A3

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LEGEND:

Proposed Turfed Area (Wintergreen couch)	Proposed 1800mm high CCA Treated Timber Fencing (Lapped & Capped - Natural Finish) (Sides, rear)
Proposed Edged Garden Bed	
Proposed Selected Pebbles	Proposed 1800mm high CCA Treated Timber Fencing (Lapped & Capped - Painted Finish) (Returns)
Exposed Aggregate Concrete	LB — Letter Box (Concrete & Colour to match house)

LANDSCAPING SUBJECT TO CHANGE BASED ON SITE CONDITIONS.

- - -

TURF MAY BE SUBSTITUTED WITH LANDSCAPING GRAVEL TO AREAS OF LOW LIGHT AT THE DISCRETION OF THE BUILDER ONLY

- - -

PROPOSED RETAINING WALLS AND FENCING IS SUBJECT TO CHANGE.

- - -

PLANTS ARE INDICATIVE ONLY.

Perimeter & side fencing & gates is to be 1800mm high CCA treated "lapped & capped" timber fencing & completed prior to occupation of the dwelling

Turf to the kerb & landscaping to be completed prior to occupation of the dwelling

The letter box is to match the materials of the dwellings facade

Wheelie bin storage location shown on a concrete pad behind the side fence

No diamond grills permitted to primary and secondary facade - mesh only

Driveway to be exposed aggregate and constructed in accordance wit LCC standard drawings RS 049 & RS 050

Landscape Notes

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A3

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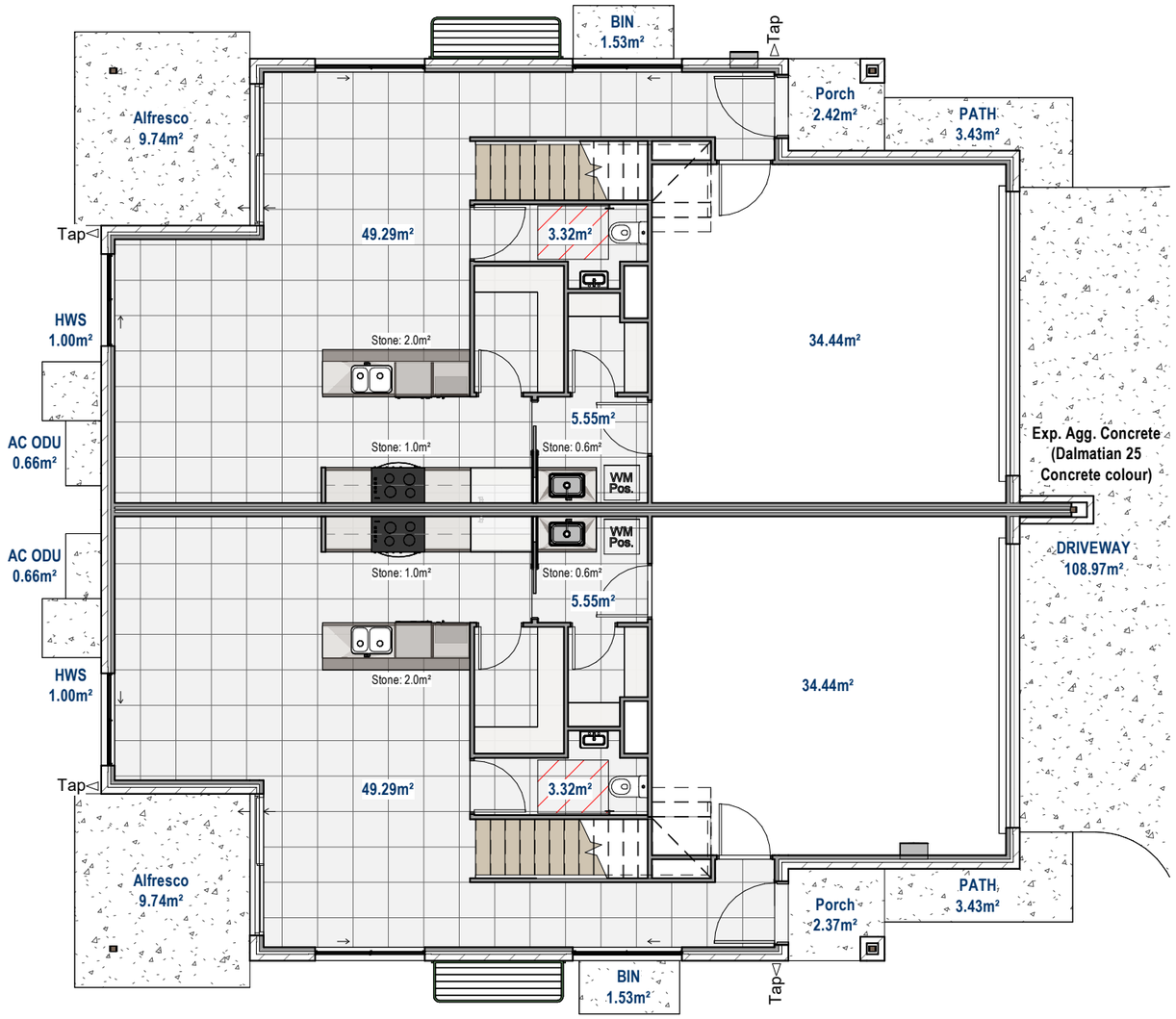
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Flooring TBC	External Concrete
Carpet	600 x 600 Tiles
Plain Concrete	Vinyl Floor Boards

FLOOR COVERINGS KEY

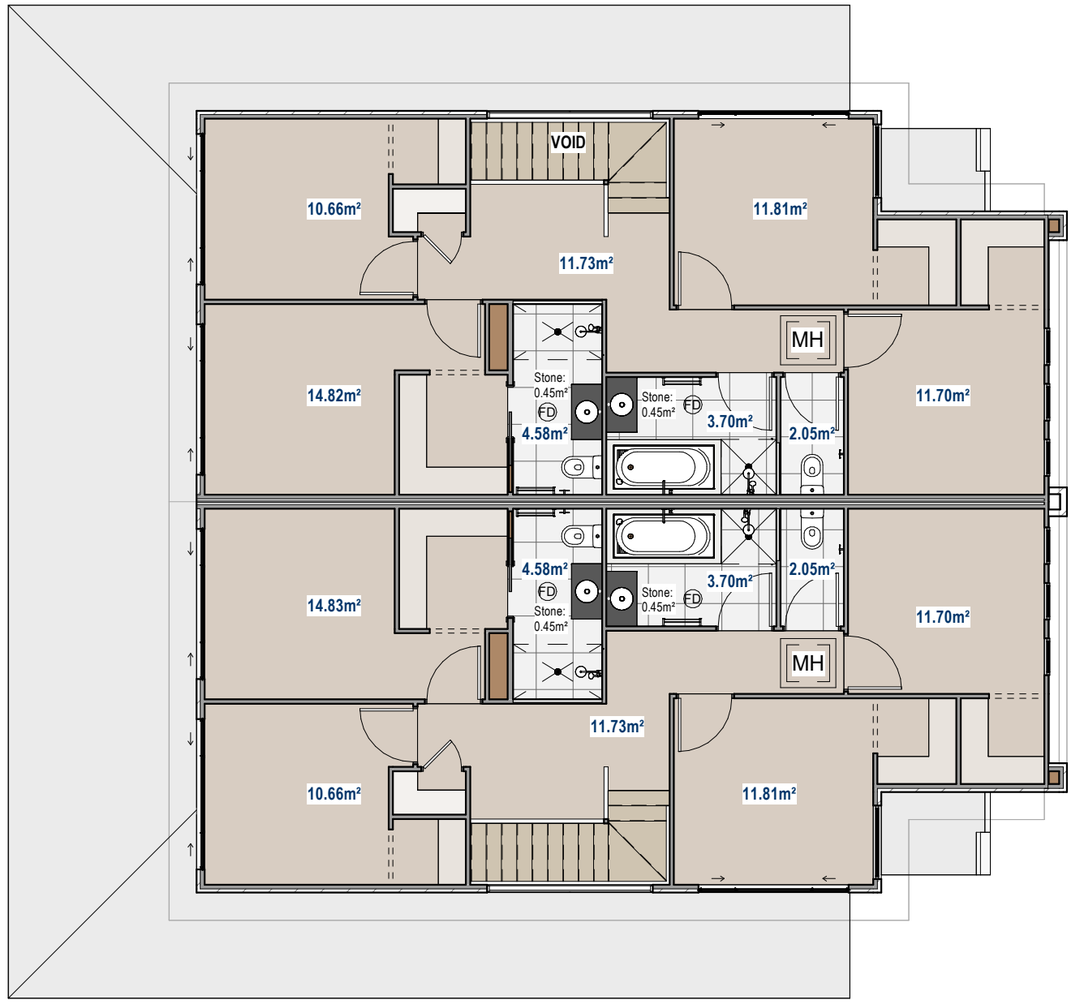
Floor Tiles/Plain Concrete/Vinyl Planks	
Type	**Area**
Plain Concrete	68.88 m²
Tiles 600	146.17 m²
	215.05 m²

Carpet	
Type	**Area**
Carpet	121.46 m²



Floor coverings - Ground Floor

1 : 100



Floor coverings - First Floor

1 : 100

Floor Coverings

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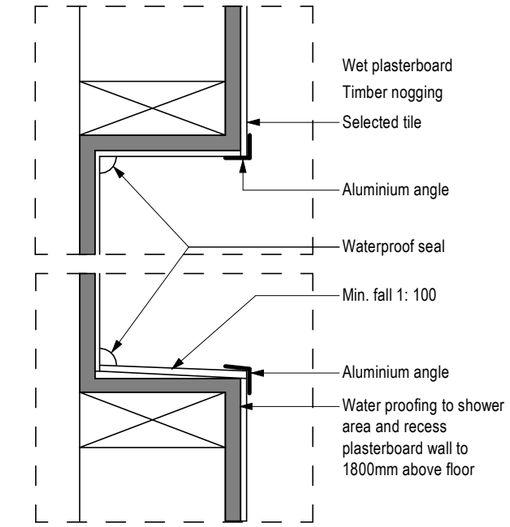
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PAGE #: ***807***	BAL: ***TBC***
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JOB No: ***2025168***	
SCALE: ***1 : 100***	

A3

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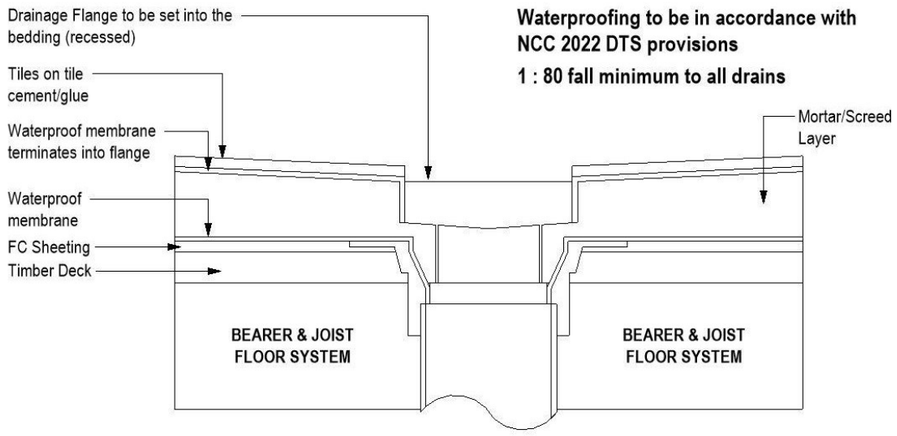
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Refer to to the plans for wall recess opening sizes (floor plan sizing is to frame opening, allow for paster & tiling for finihsied opening size

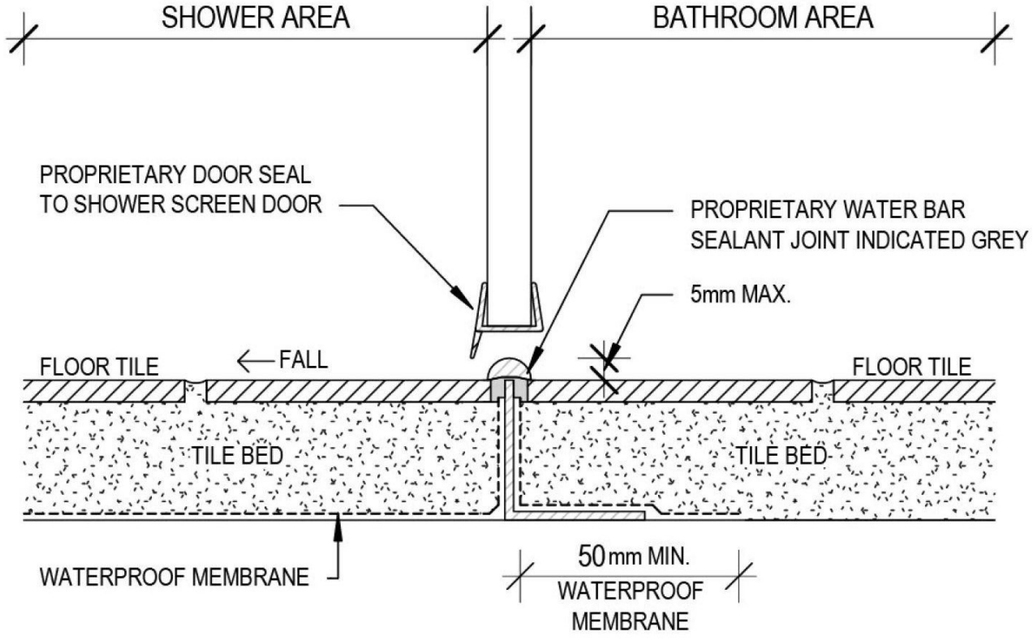
Shower Niche Detail



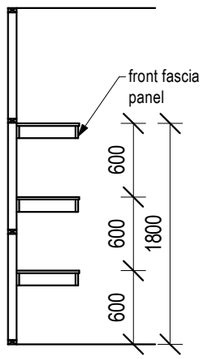
Bearer/Joist Wet Area Waste Detail

NOTE: BUILDER TO USE ALTERNATIVE DETAILS AT OWN DISCRETION IF NECESSARY. TYPICAL DETAILS. REFER TO MANUFACTURER SPECIFICATION.

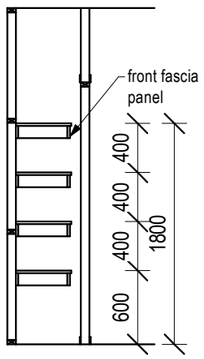
TYPICAL DETAILS. REFER TO MANUFACTURER SPECIFICATION.



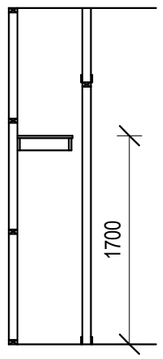
Typical Hobless Construction (NCC 2022)



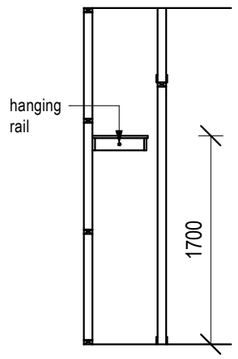
Typical WIP Shelf Detail



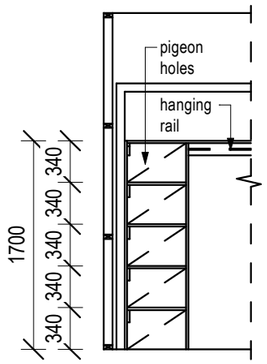
Typical Linen Shelf Detail



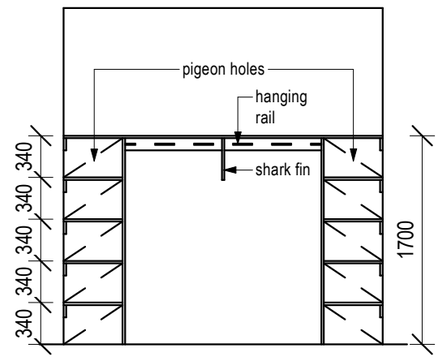
Typical Broom Shelf Detail



Typical Robe Shelf Detail



Typical Robe Detail



Typical WIR Detail

Cabinetry Details

Details 1

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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HOUSE TYPE: ***Faraday Duplex - Modern***

CLIENT: Bharatpur Investment Pty Ltd ACN: 687932896 / ATF Bharatpur Unit Trust

SITE DETAILS: ***Lot 373 Learmonth Drive, Davidsons at Belivah Estate - Stage 3C, Belivah, QLD, 4207***

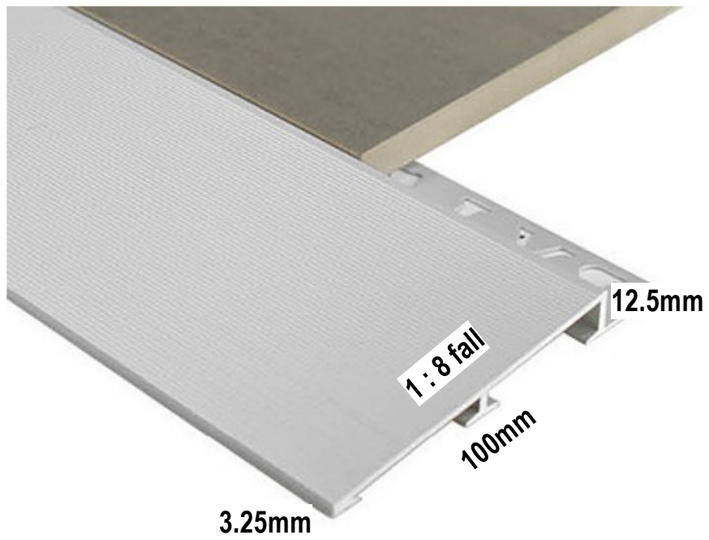
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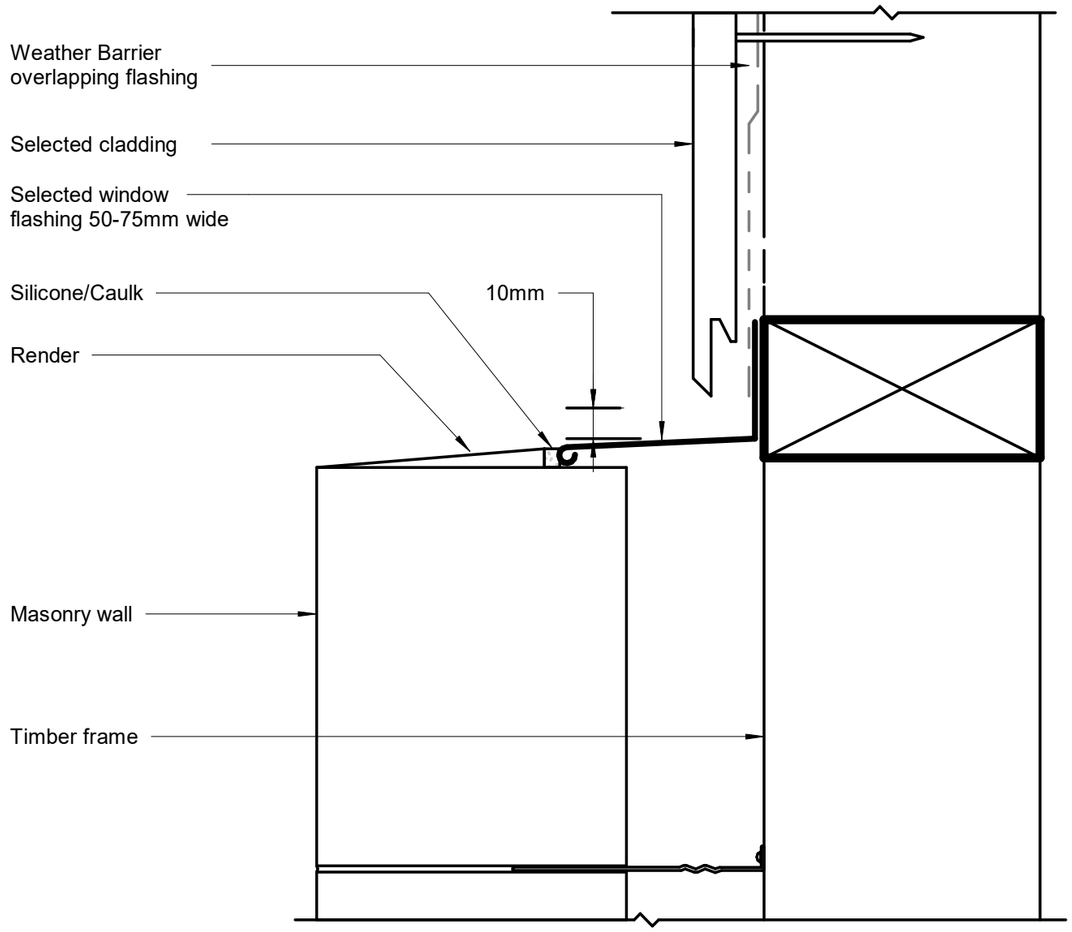
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Typical Garage Entry Threshold.



Horizontal Brick Junction

TYPICAL DETAILS. REFER TO MANUFACTURER SPECIFICATION.

NOTE: BUILDER TO USE ALTERNATIVE DETAILS AT OWN DISCRETION IF NECESSARY. TYPICAL DETAILS. REFER TO MANUFACTURER SPECIFICATION.

Details 2

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SCALE: ***As indicated***

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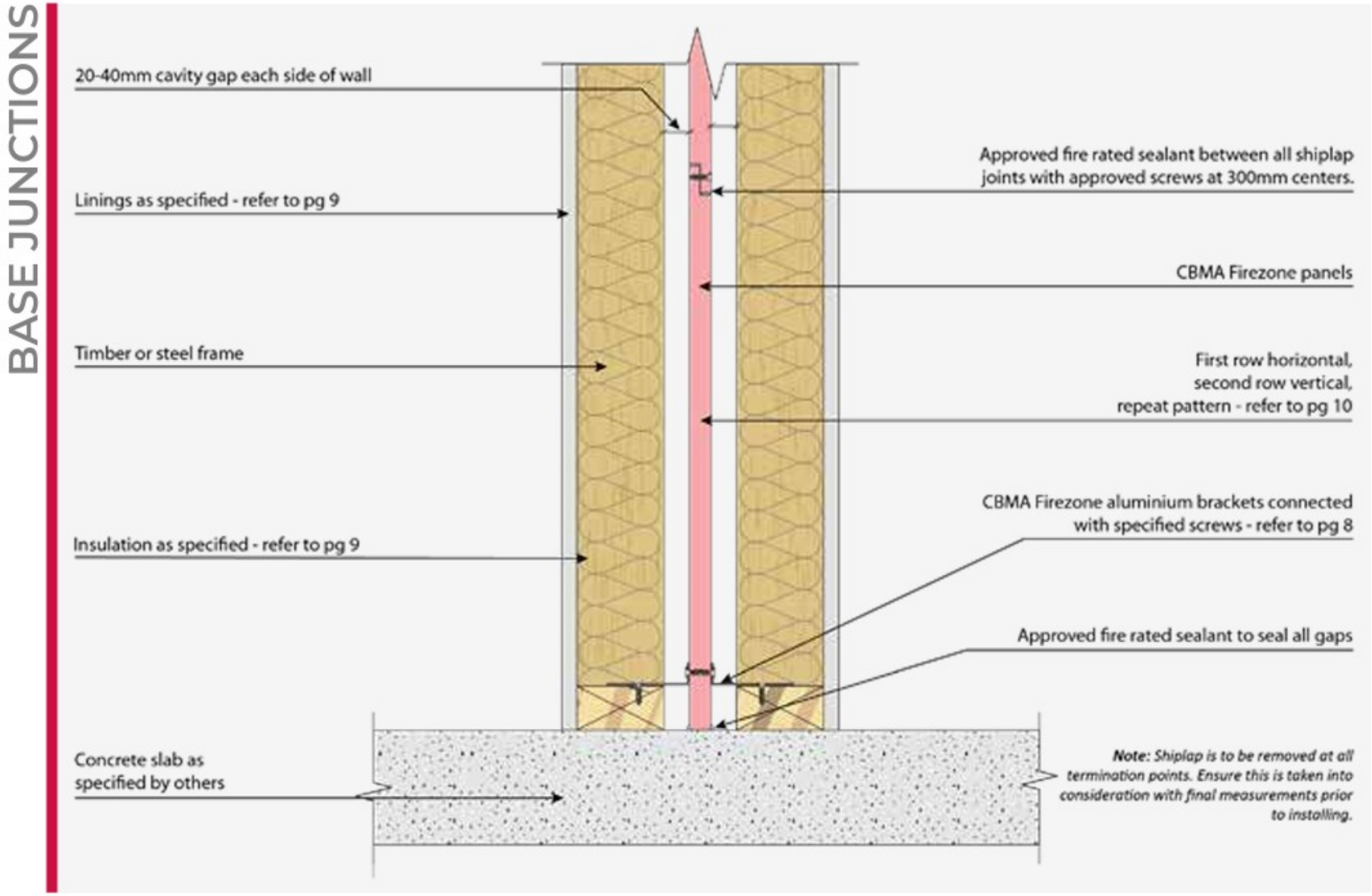
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FIRE WALL SYSTEM DETAILS

CBMA FZ10104N SYSTEM (70mm Studs)



FIREZONE TYPICAL SLAB DETAIL
DIAGRAM 3

Details 3

ISS	DATE	DESCRIPTION
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B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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SCALE:

A3

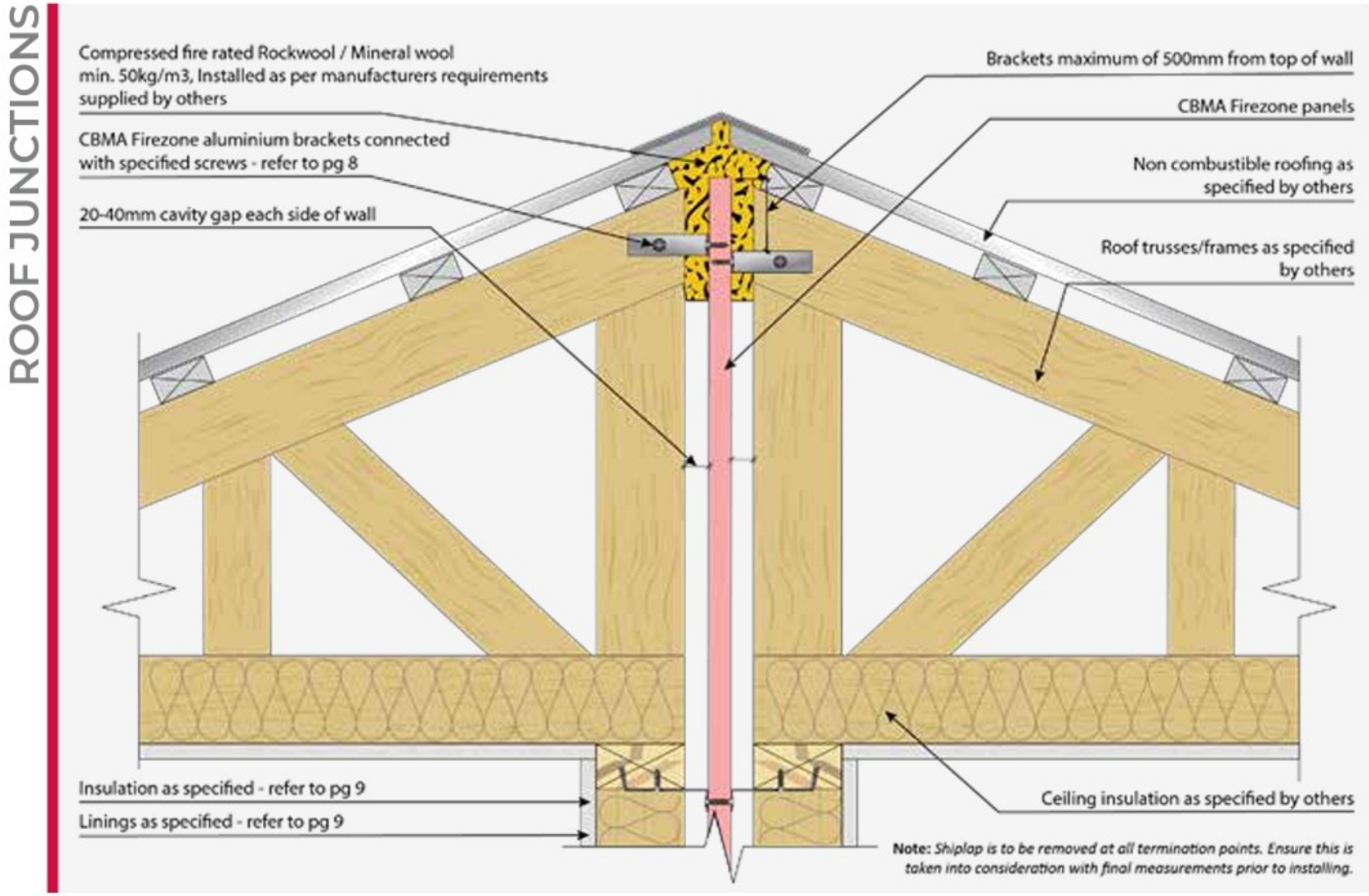
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FIRE WALL SYSTEM DETAILS

CBMA FZ10104N SYSTEM (70mm Studs)



FIREZONE TYPICAL PITCHED ROOF DETAIL
DIAGRAM 9

Details 4

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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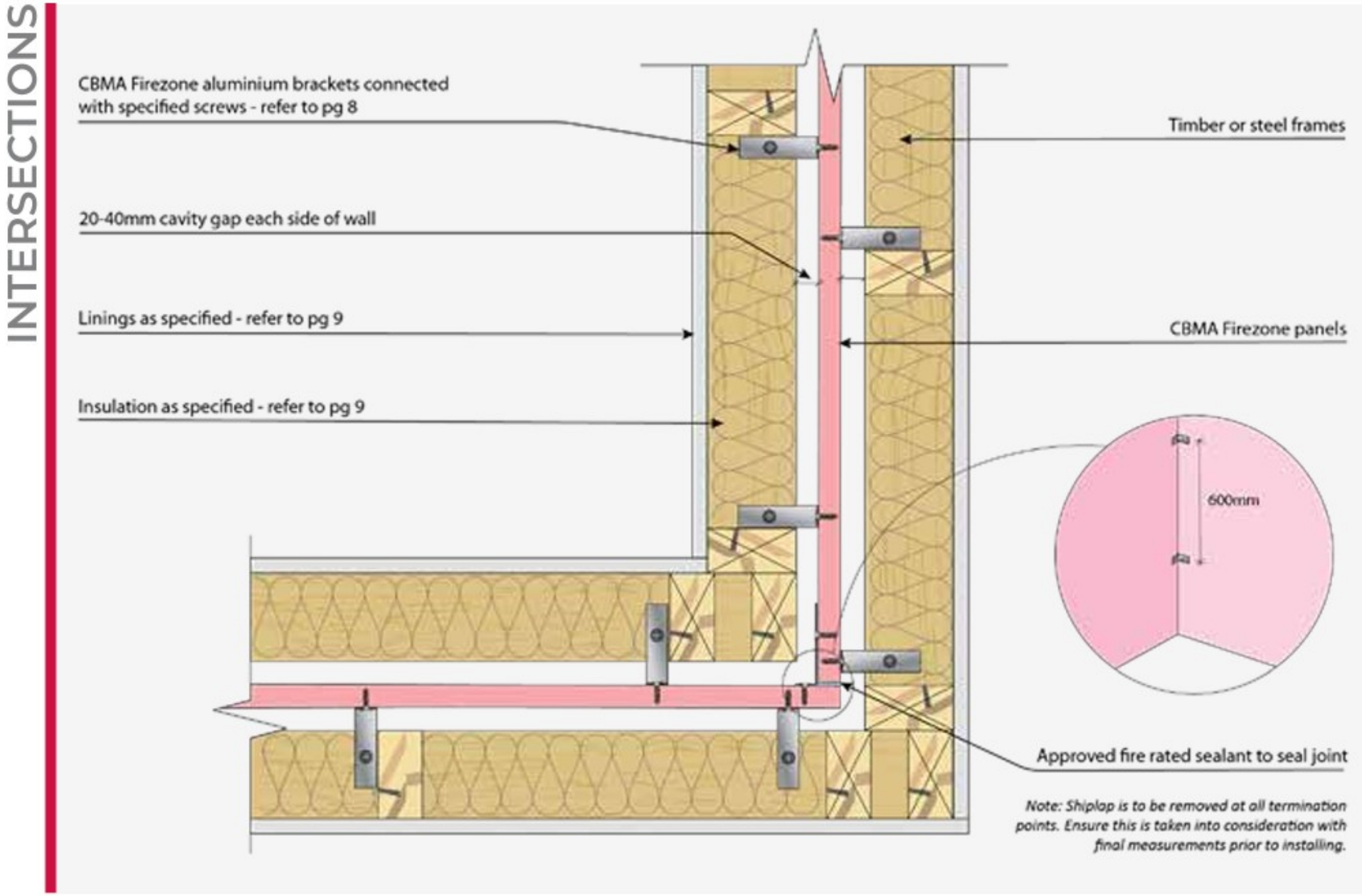
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FIRE WALL SYSTEM DETAILS

CBMA FZ10104N SYSTEM (70mm Studs)



FIREZONE TYPICAL CORNER DETAIL

DIAGRAM 17

Details 5

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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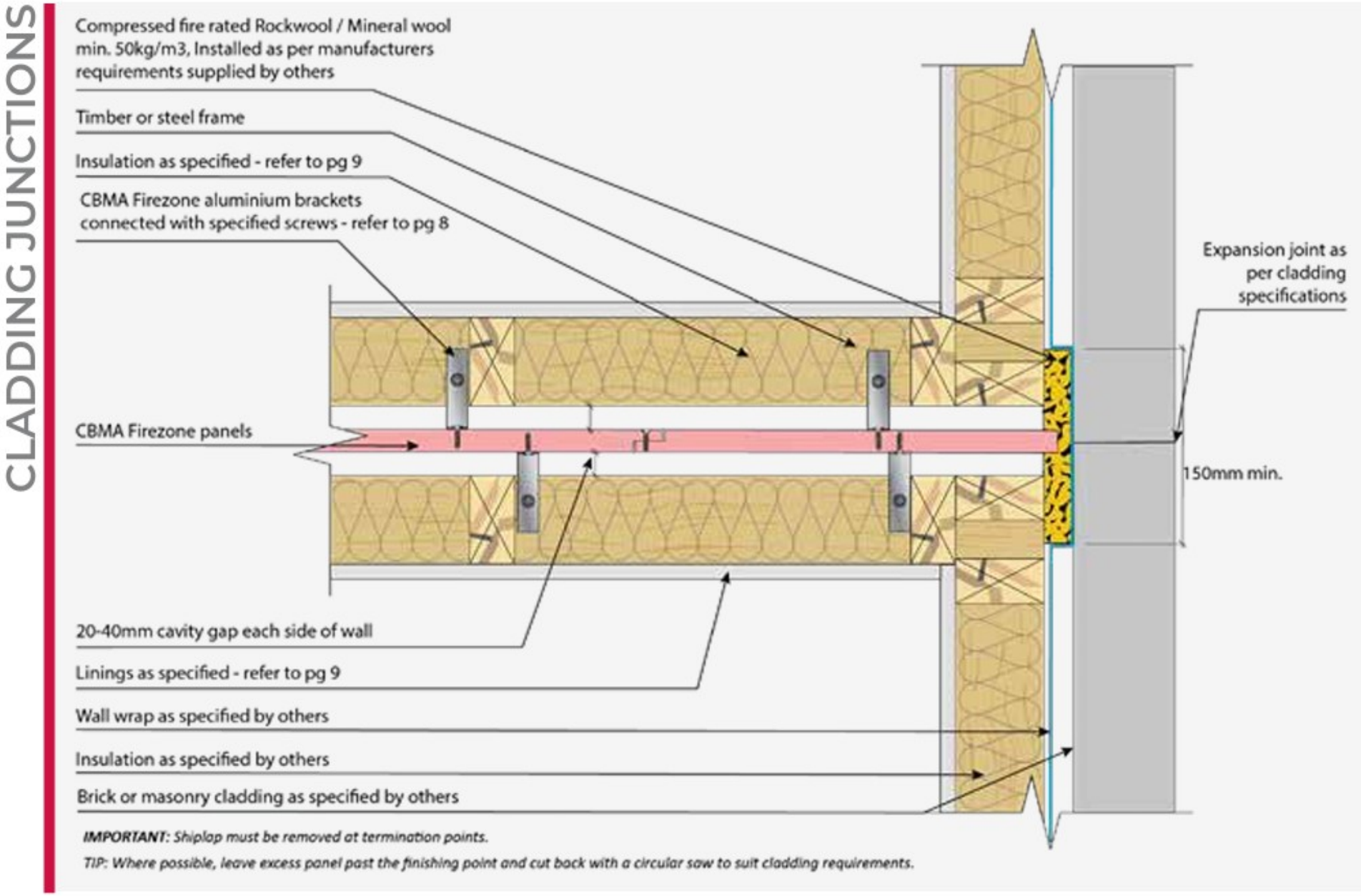
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FIRE WALL SYSTEM DETAILS

CBMA FZ10104N SYSTEM (70mm Studs)



FIREZONE TYPICAL BRICK/MASONRY JUNCTION DETAIL

DIAGRAM 21

Details 6

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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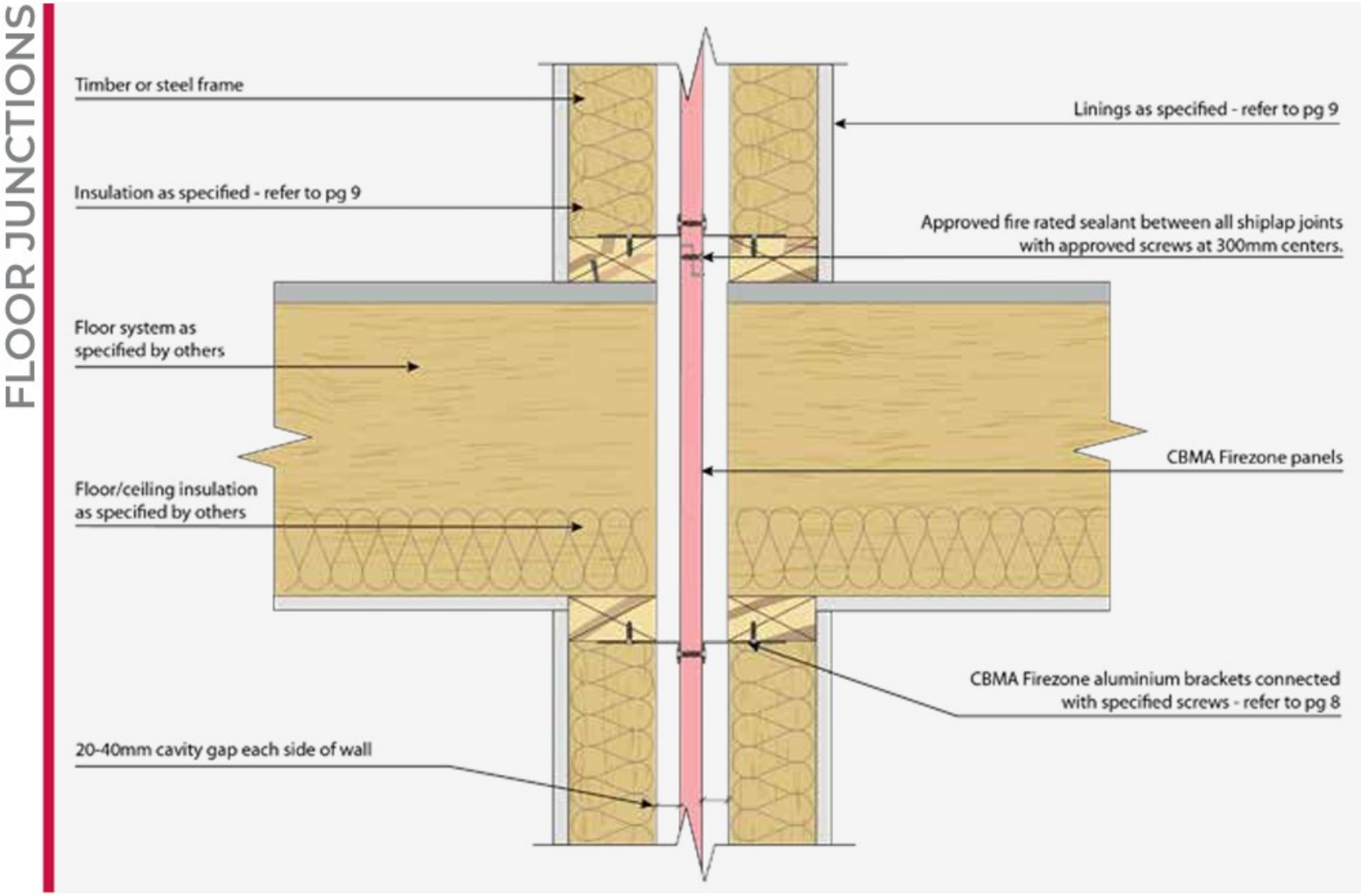
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FIRE WALL SYSTEM DETAILS

CBMA FZ10104N SYSTEM (70mm Studs)



FIREZONE TYPICAL FLOOR JUNCTION DETAIL

DIAGRAM 15

Details 7

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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JOB No: ***2025168***

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A3

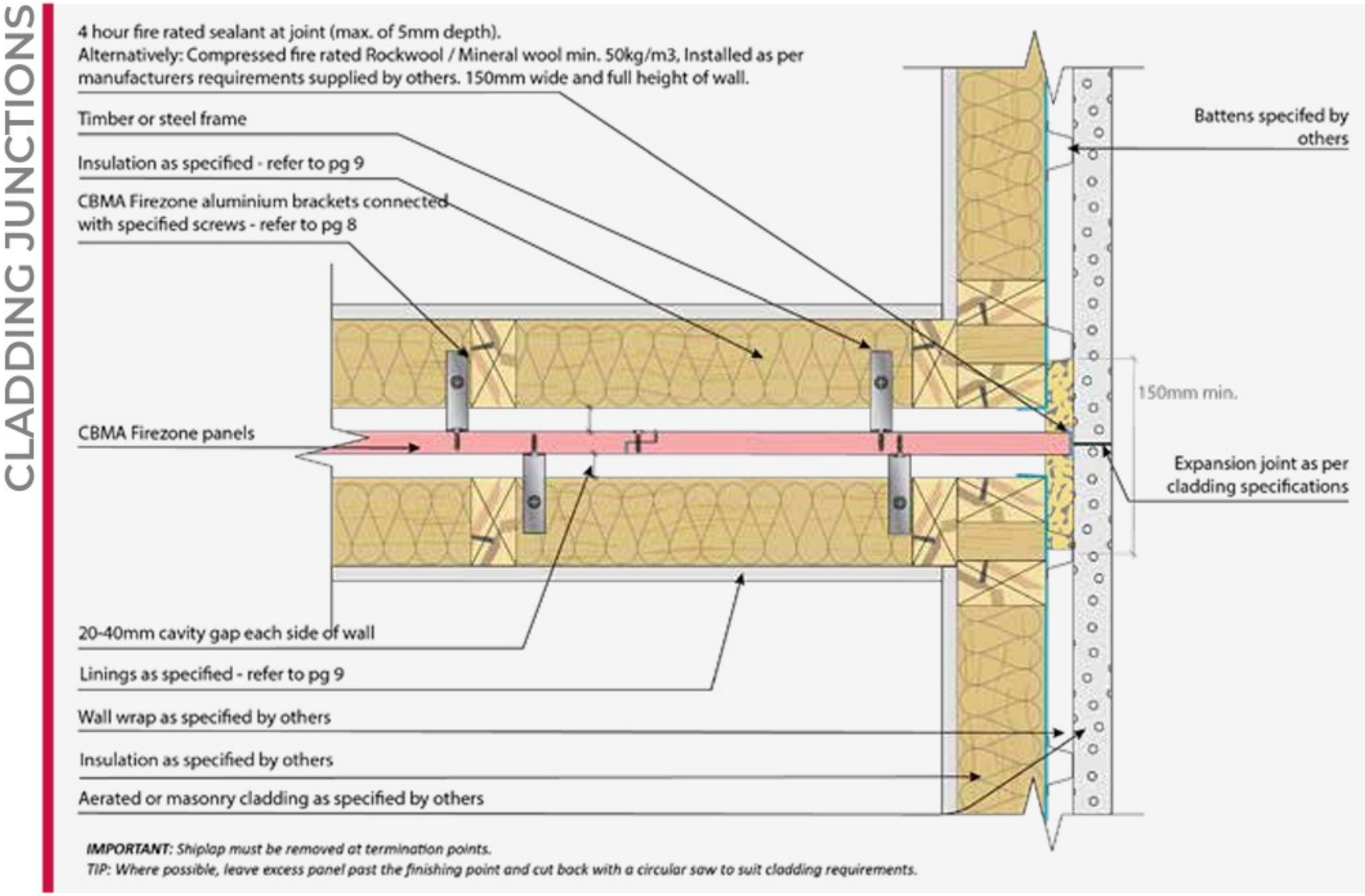
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FIRE WALL SYSTEM DETAILS

CBMA FZ10104N SYSTEM (70mm Studs)



FIREZONE TYPICAL AAC (AERATED) CLADDING JUNCTION DETAIL

DIAGRAM 22

Details 8

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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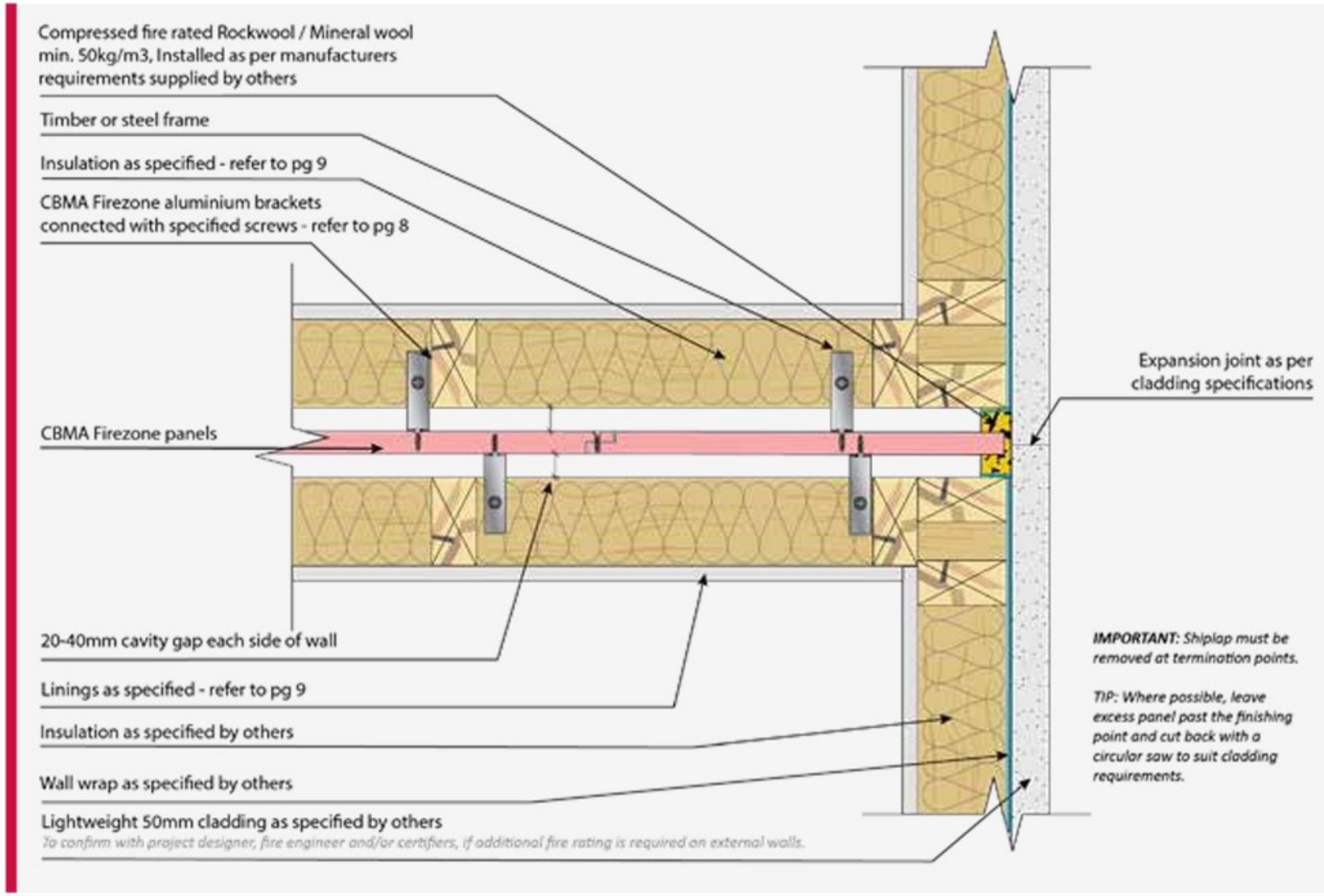
A3

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FIRE WALL SYSTEM DETAILS

CBMA FZ10104N SYSTEM (70mm Studs)



FIREZONE TYPICAL LIGHTWEIGHT 50MM CLADDING JUNCTION DETAIL

DIAGRAM 23

Details 9

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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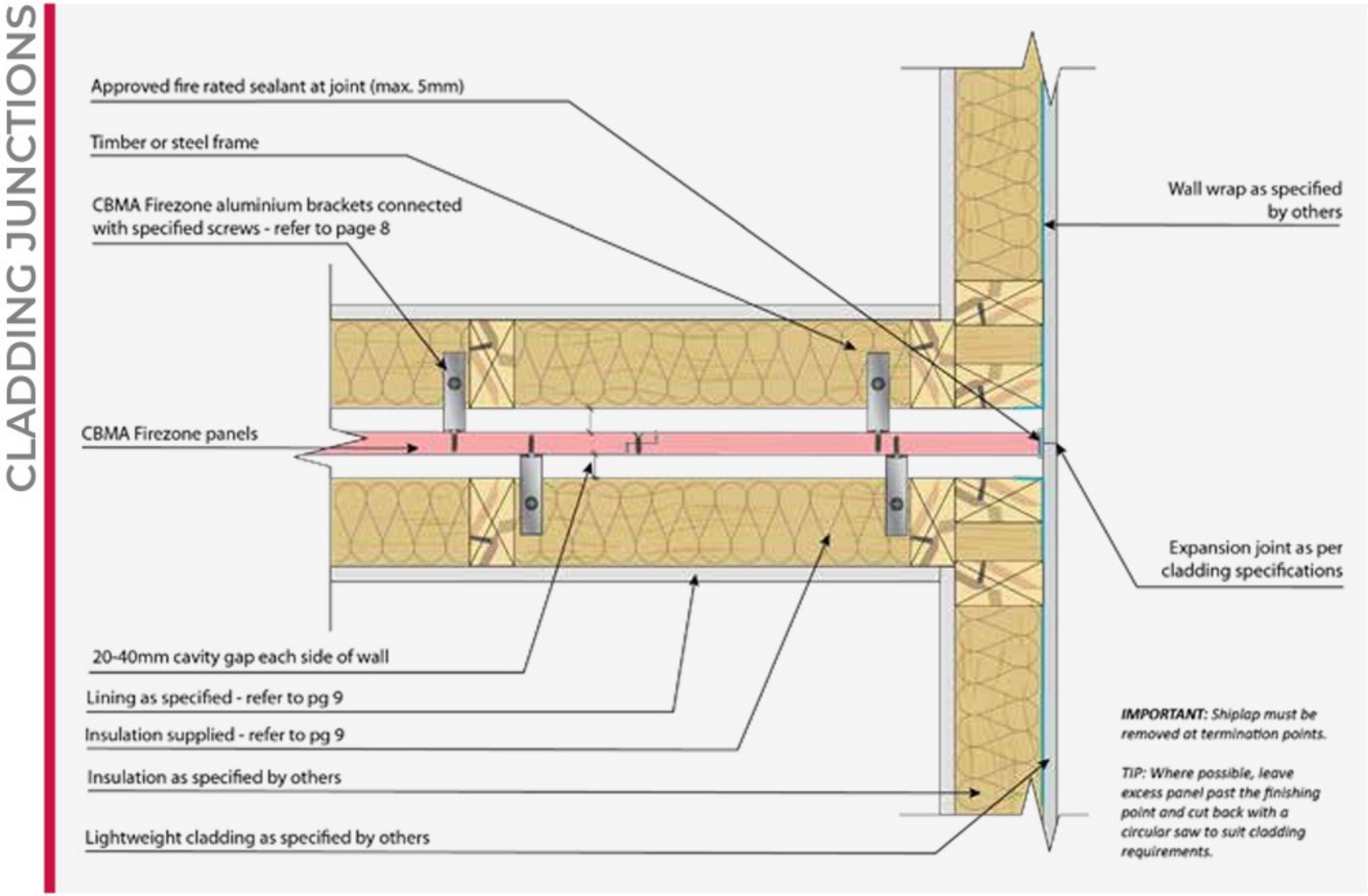
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FIRE WALL SYSTEM DETAILS

CBMA FZ10104N SYSTEM (70mm Studs)



FIREZONE TYPICAL LIGHTWEIGHT CLADDING JUNCTION DETAIL ALTERNATIVE
DIAGRAM 25

Details 10

ISS	DATE	DESCRIPTION
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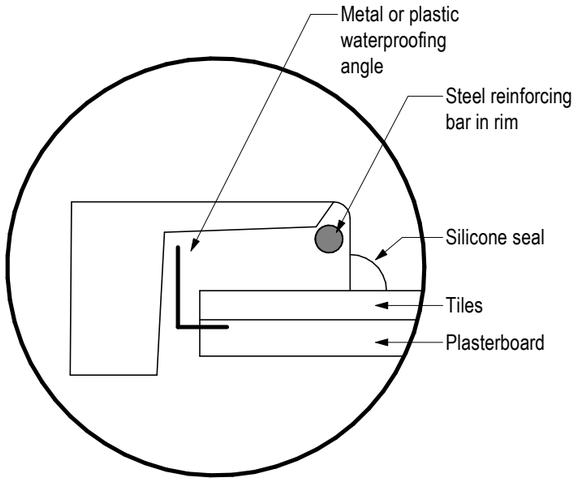
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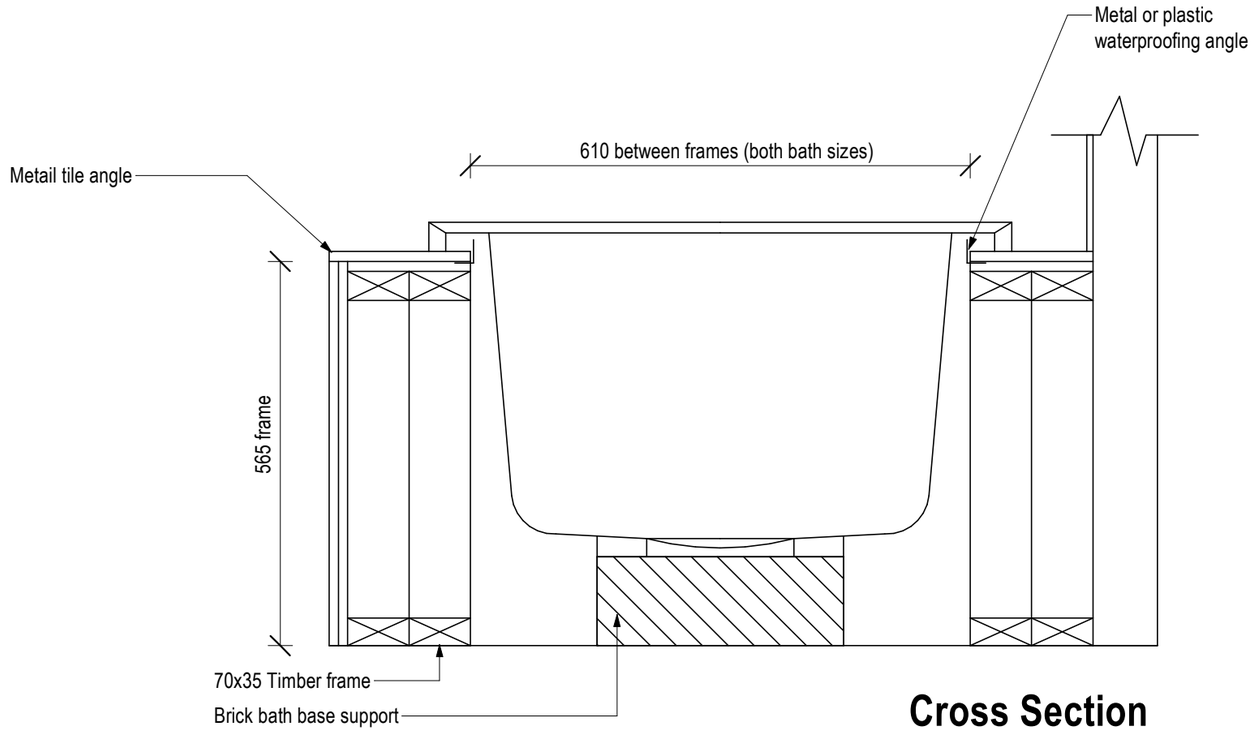
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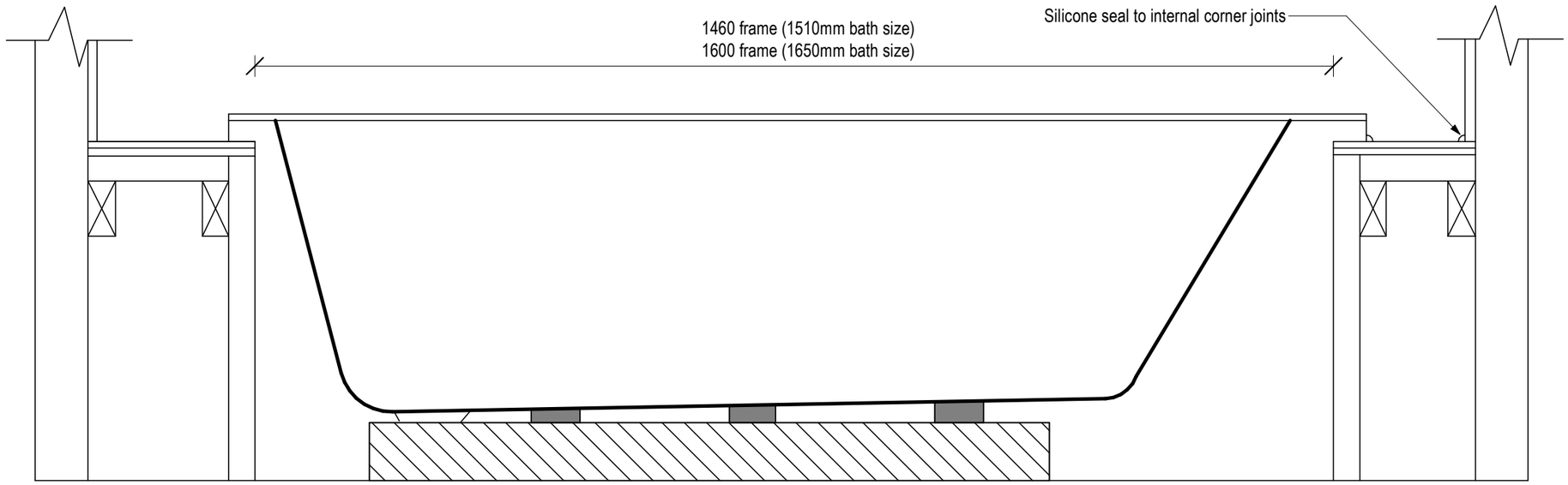
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Callout Detail



Cross Section



Long Section

Bath Details

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A3

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Livable Housing Requirements:

Step-free Access Path (Refer to Diagrams) - ***If required***
-From ground level at lot boundary to entry door (or internal garage door that meets requirements)
-Min. 1000mm wide
-No steps
-1:14 gradient max in ramp section
-1:40 gradient max in landing sections
-Landing at starting-end of ramp 1200xwidth of ramp
-Step free access path exemptions under NCC 2022 H8D2.2
-Where one or more car parking spaces are connected to or form part of a required access path, at least one of the car parking spcaes must have-
a) a minimum unobstructed car parking space of 3200mm wide x 5400mm long
b) a gradient not more than 1:33 for bitumen or 1:40 for any other surface

Porch Landing Area
-Landing at porch 1200mmx1200mm
-Level or gradient no more than 1:40
-Roof covering a min. 1200mmx1200mm

Entrance Door
-Clear opening width of 820mm (870 leaf)
The threshold of an entrance door that is subject to Clause 2.1 must
a) be level; or
b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or
c) have a ramped threshold that—
i) does not extend beyond the depth of the door jamb; and
ii) has a gradient not steeper than 1:8; and
iii) is at least as wide as the minimum clear opening width of the entrance door; and
iv) does not intrude into the minimum dimensions of a landing area that is required by Clause 2.3; or
d) for external entrance doors, have a sill with a total lip height not more than 15 mm and with no one part of the profile or upstand greater than 5 mm in any part of its profile.

Weatherproofing for external step-free entrance
Weatherproofing for an external step-free entrance must be provided in accordance with one or a combination of the following:
(a) Where the external surface is concrete or another impermeable surface, a channel drain that meets the requirements of Volume Two H2D2 is to be provided for the width of the entrance.

(b) Where the external trafficable surface is decking or another raised permeable surface, a drainage surface below the trafficable surface is to be provided that meets the requirements of Volume Two H2D2, and drainage gaps in the trafficable surface, such as those between decking boards, are to be no greater than—
(i)8 mm: or
(ii)in a designated bushfire prone area, that permitted by AS 3959.

(c) A roof covering an area no smaller than 1200 mm by 1200 mm, where the area is provided with a fall away from the building not greater than 1:40.

Internal Doors
-Clear opening width of 820mm (870 leaf)
The threshold of an internal door that is subject to Clause 3.1 must
a) be level; or
b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or
c) have a ramped threshold that—
i) does not extend beyond the depth of the door jamb; and
ii) has a gradient not steeper than 1:8; and
iii) is at least as wide as the minimum clear opening width of the doorway it serves.

Corridor Width
-Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls.

Sanitary Compartment (Room containing a toilet) (Refer to Fig. 4.2)
-Must be at least 1 sanitary compartment on the ground floor of house
-Clear width of 900mm between finished surfaces of walls
-Toilet located in bathroom must be located min. 450mm from any other fixed obstruction
-Minimum circulation space of 1200mm x 900mm in front of the toilet (Fig. 4.2)

Shower
-At least 1 shower in the house to comply with Clause 5.2
-Clause 5.2 - Hobless and step free entry;
-At lease one shower to have hobless and step-free entry
-A lip not more than 5mm in height may be provided for water retention
(Refer to QDC. Part 4.5 - Figure A4 (3) & NCC 2022 - Figure 10.2.17 Typical hobless construction)
-Refer to AS 3740 & Part 10.2 of the ABCB Housing Provisions for specific requirements for Waterproofing a hobless shower

Reinforcement of bathroom & sanitary compartment walls (Refer to Fig. 6.2a, 6.2b, 6.2c, 6.2d, 6.2e, 6.2f, 6.2g)
-Walls to be reinforced in Sanitary compartments and bathrooms containing a shower that is subject to part 5
-Bath walls to be reinforced unless it is a freestanding bath and is in the room of the complying shower.
-Reinforcement constructed with timber noggings with a min thickness of 25mm.
-Refer to diagrams for locations

Livable Housing Notes

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A	20.03.25	PRELIMINARY SET

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HOUSE TYPE: ***Faraday Duplex - Modern***
CLIENT: Bharatpur Investment Pty Ltd ACN: 687932896 / ATF Bharatpur Unit Trust
SITE DETAILS: ***Lot 373 Learmonth Drive, Davidsons at Belivah Estate - Stage 3C, Belivah, QLD, 4207***

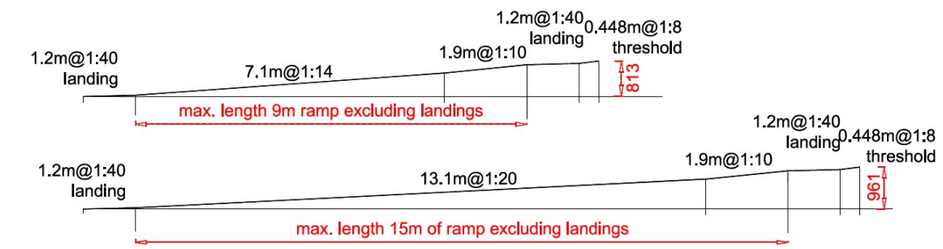
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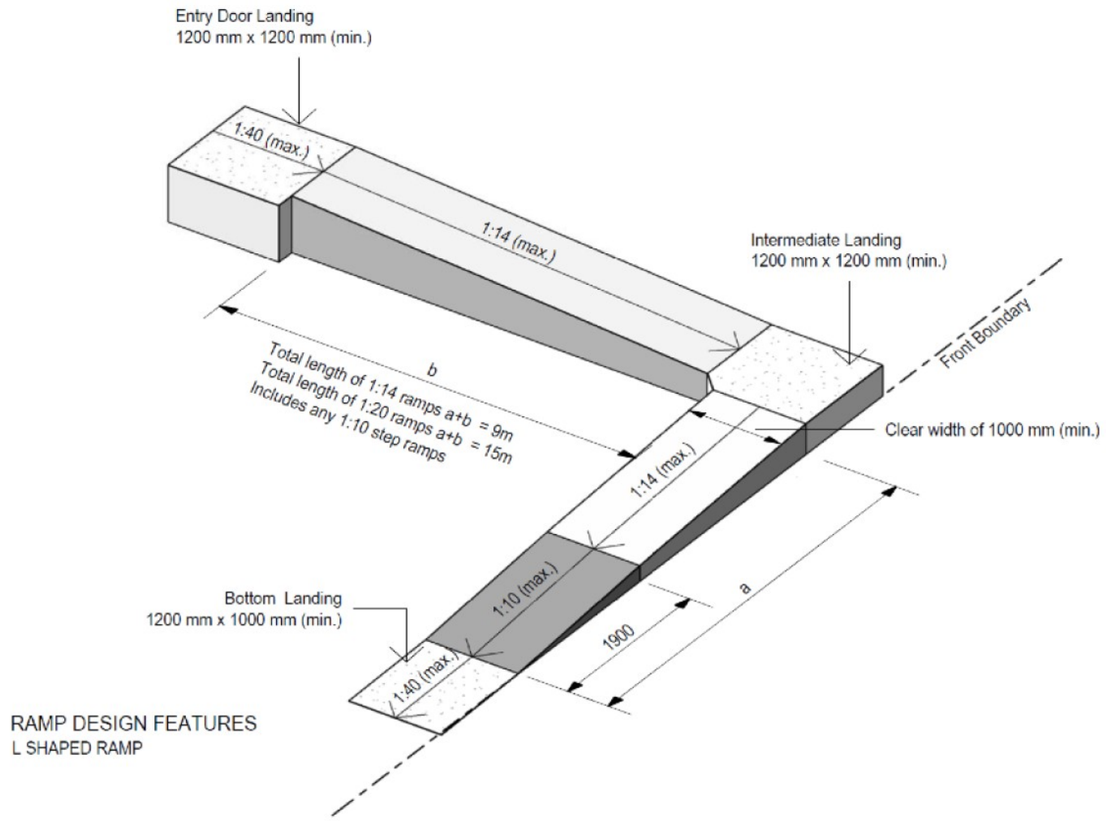


MAXIMUM LENGTHS OF RAMP AND HEIGHTS ACHIEVED FOR COMPLIANT STEP FREE PATH UNDER THE STANDARD

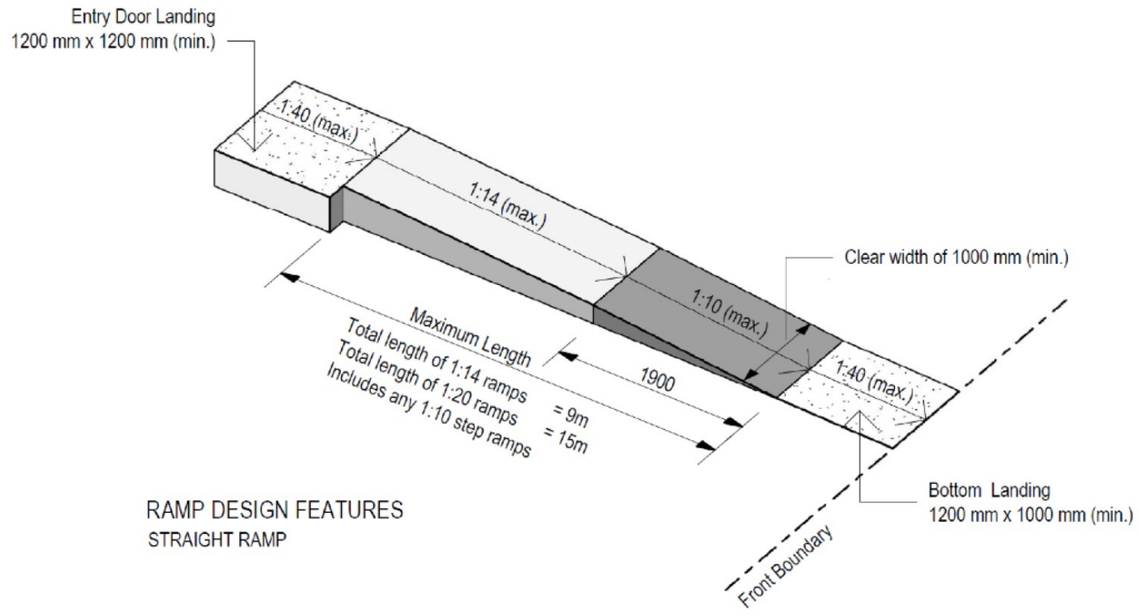
Step Free Access Path Exemption

This lot is using a step free access path via the driveway/garage due to one of the following:

-The average slope of the ground on which the access path would be constructed exceeds a gradient of 1:14.
-To provide an external step-free access path would necessitate construction of ramping that exceeds the length and gradient allowed by Clause 1.1(4).
-There is insufficient space available on the site on which to construct a step-free access path complying with Clause 1.1.
-Subject to (3), the difference in level, measured vertically from the pedestrian entry at the allotment boundary or parking space to the floor level at the entrance door on the nearest floor containing habitable rooms, would necessitate construction of ramping that exceeds the length and gradient allowed under Clause 1.1(4).



RAMP DESIGN FEATURES
L SHAPED RAMP



RAMP DESIGN FEATURES
STRAIGHT RAMP

Step-free Access Details

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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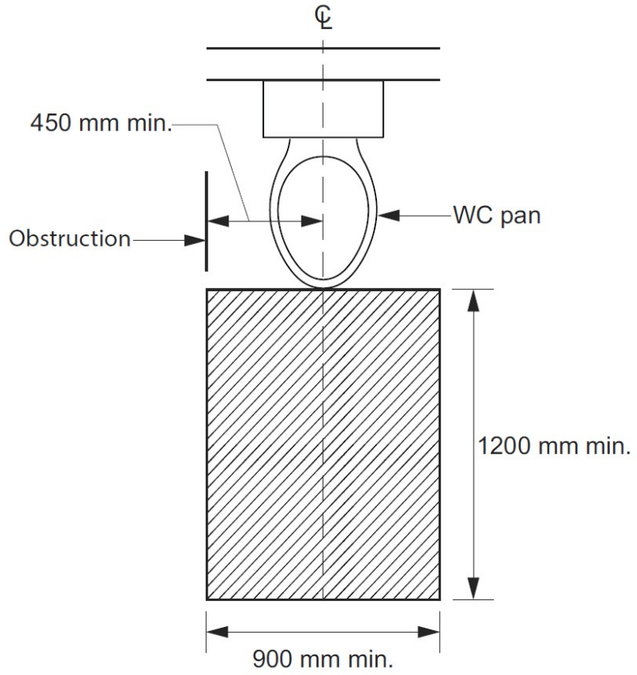


Figure 4.2: Circulation space for a toilet pan

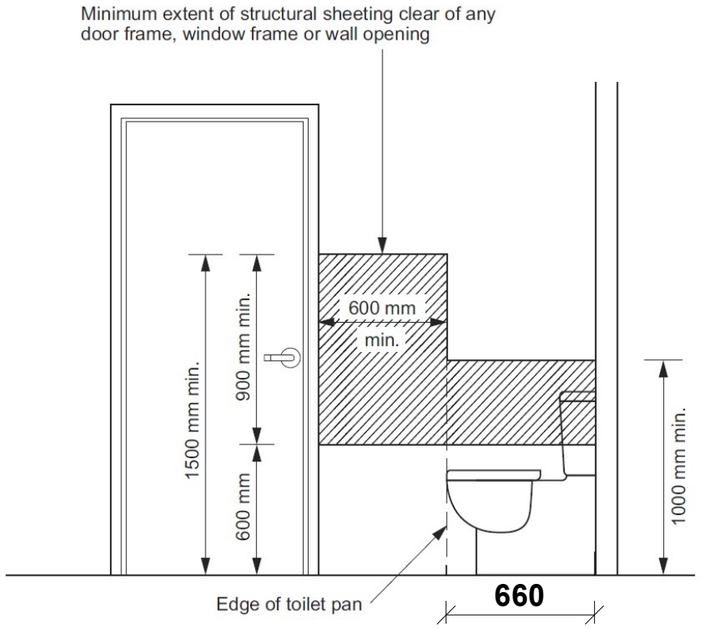


Figure 6.2e: Minimum extent of sheeting for wall adjacent to a toilet pan

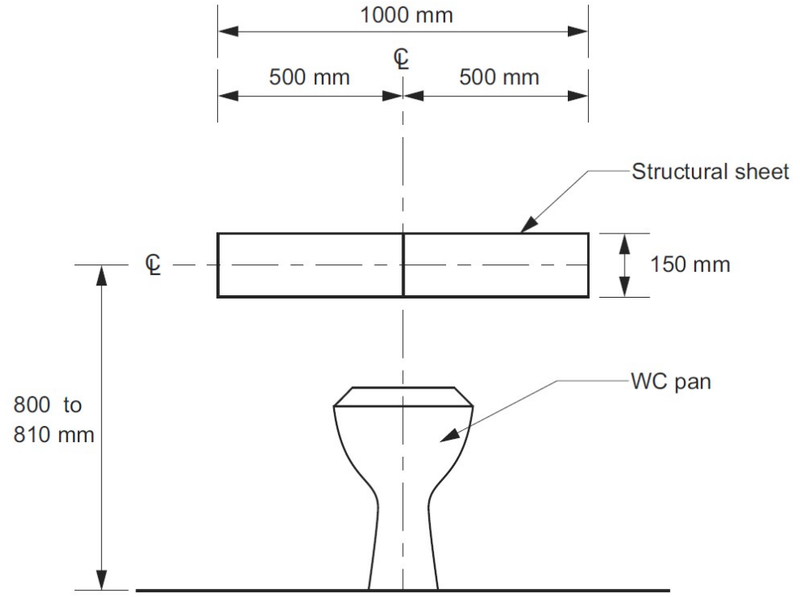


Figure 6.2f: Location of noggings for a wall behind a toilet pan

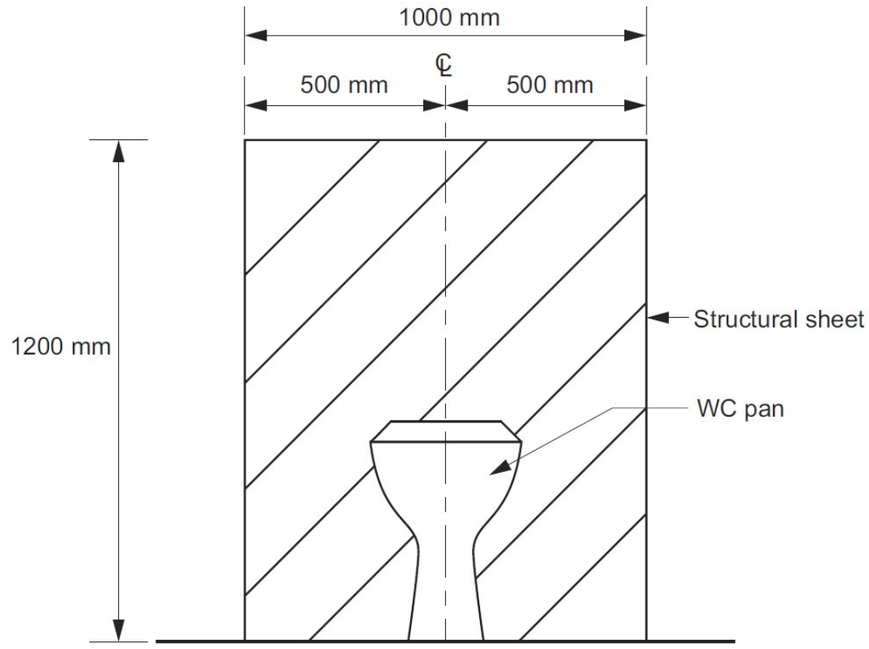


Figure 6.2g: Location of sheeting for a wall behind a toilet pan

Livable Toilet Details

ISS	DATE	DESCRIPTION
D	08.09.26	AMENDMENTS
C	20.07.26	AMENDMENTS
B	24.06.26	WORKING DRAWINGS
A	20.03.25	PRELIMINARY SET

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HOUSE TYPE: ***Faraday Duplex - Modern***

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SITE DETAILS: ***Lot 373 Learmonth Drive, Davidsons at Belivah Estate - Stage 3C, Belivah, QLD, 4207***

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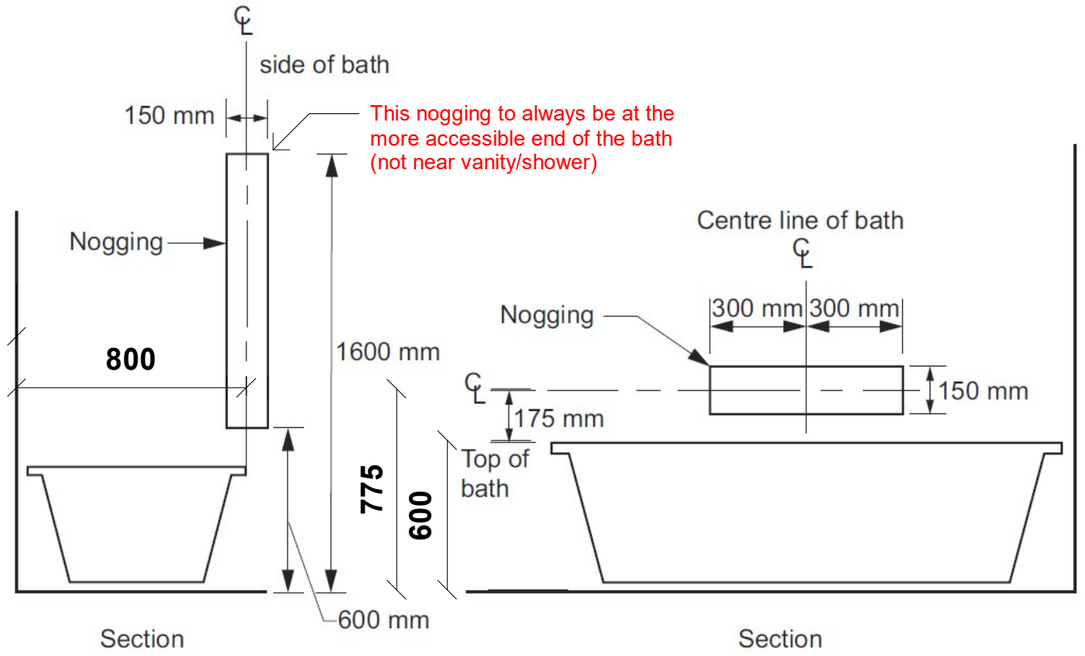


Figure 6.2a: Location of noggings for walls surrounding a bath

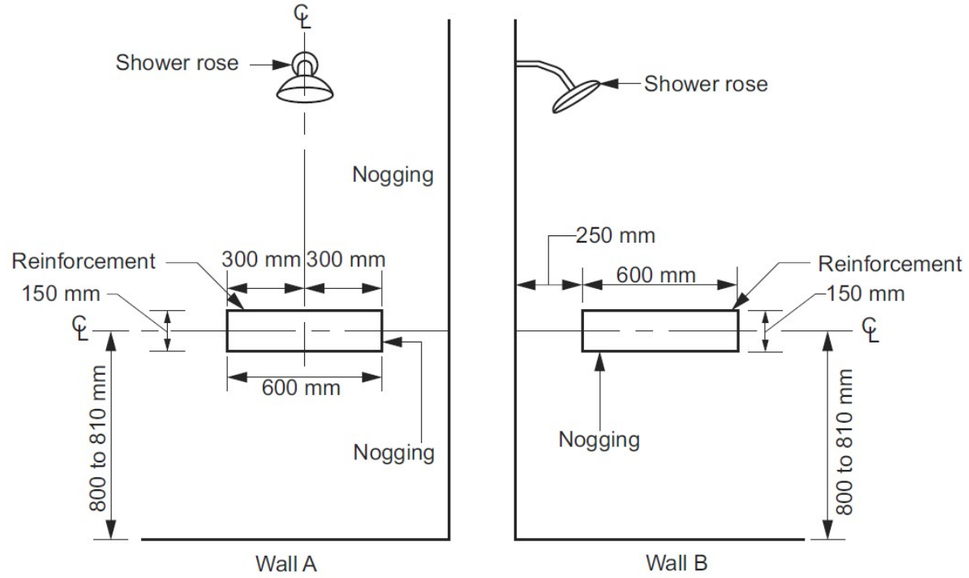


Figure 6.2c: Location of noggings for shower walls

Livable Bath Details			
	D	08.09.26	AMENDMENTS
	C	20.07.26	AMENDMENTS
	B	24.06.26	WORKING DRAWINGS
	A	20.03.25	PRELIMINARY SET
	ISS	DATE	DESCRIPTION

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