SILKWOOD HOMES
SILVER GUM 227 - CEDAR PRESTIGE

PROPOSED DWELLING FOR:
ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST

JOB NO.: SILK1251
LOT 124 (#13) MACKELLER DRIVE
UPPER COOMERA, QLD 4209

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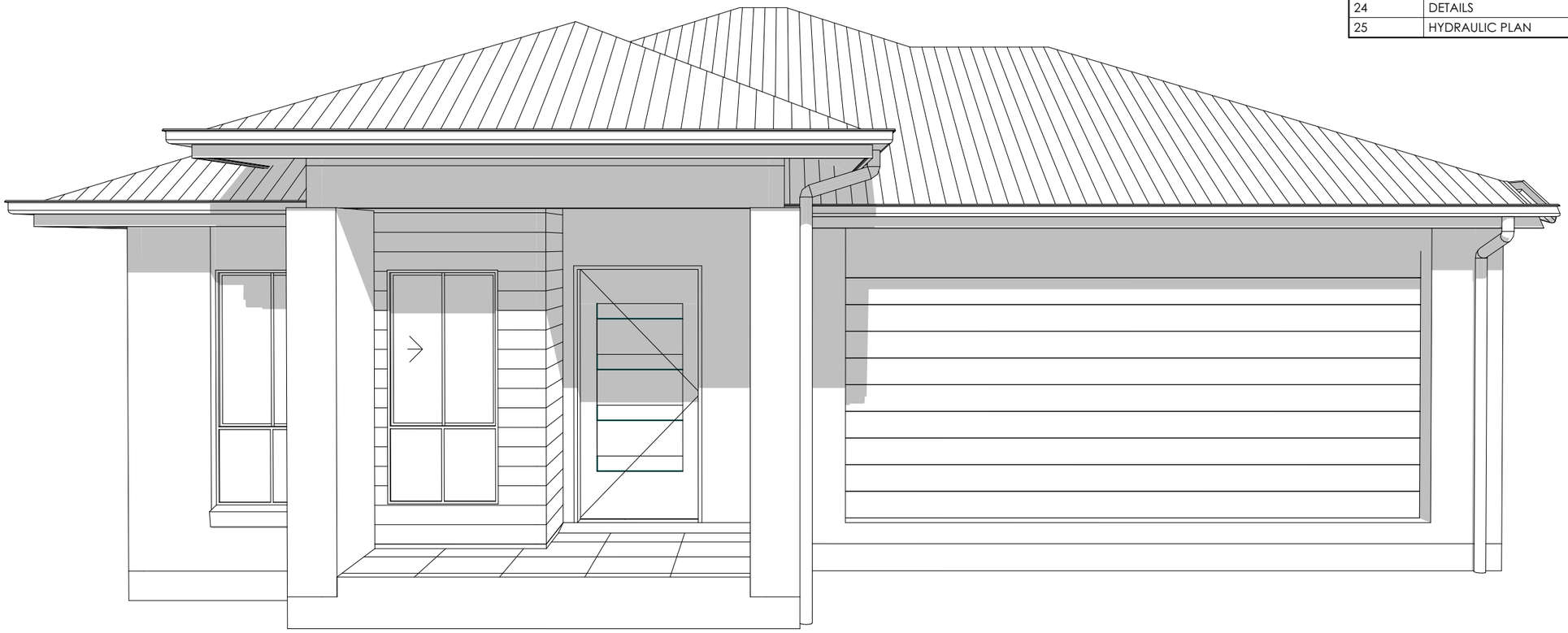

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Issue	Date	Drawn	Amendments
A	02.12.2024	EC	CONTRACT
B	24.01.2025	PP	FWD
C	17.02.2025	PP	SDA RFI

CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**

AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade:	Title:	Issue:	Scale: AS SHOWN
CEDAR PRESTIGE	COVER PAGE	C	Plot Date: 17/02/2025
Design Name: SILVER GUM 227	Page: 1	Wind Rating: N4	Drawn By: PP
			Checked By: MB

GENERAL NOTES

1. THE BUILDING CODE OF AUSTRALIA (B.C.A.) & 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

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 F2.5 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. TIMBER FRAMING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (B.C.A.) , PLUS ALL AMENDMENTS, AND THE 'LIGHT TIMBER FRAMING CODE' AS.1684, PART 2 FOR NON-CYCLONIC AREAS AND AS.1684 PART 1 FOR CYCLONIC AREAS.

AUSTRALIAN STANDARDS

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

SMOKE ALARMS TO COMPLY WITH NCC 2022 ABCA HOUSING PROVISIONS PART 9.5

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

WATERPROOFING TO BE IN ACCORDANCE WITH NCC 2022 SECTION 10.2 OF THE ABCB HOUSING PROVISIONS
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.

REQUIREMENTS FOR SUSTAINABLE BUILDINGS

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

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 AND SOLE-OCCUPANCY UNITS IN CLASS 2 BUILDINGS. ENERGY EFFICIENT LIGHTING INCLUDES FLUORESCENT AND LED LIGHTS. IT DOES NOT INCLUDE INCANDESCENT OR HALOGEN LIGHTS. COMPLIANCE IS ACHIEVED WHEN ENERGY EFFICIENT LIGHTS ARE USED FOR ABOUT 80% OF THE TOTAL FLOOR AREA OF THE BUILDING OR SOLE-OCCUPANCY UNIT. (FLOOR AREA MEANS THE AREA OF A ROOM MEASURED WITHIN THE FINISHED SURFACES OF THE WALLS, AND INCLUDES THE AREA OCCUPIED BY ANY CUPBOARD OR OTHER BUILT IN FURNITURE, FIXTURE OR FITTING) THIS AREA INCLUDES ASSOCIATED GARAGES.
WHERE PART OF A HOUSE IS LIT BY MORE THEN ONE LIGHT SOURCE, AND ONE MORE OF THOSE LIGHT SOURCES IS NOT DEEMED TO BE EFFICIENT LIGHTING, THEN THAT PART OF THE HOUSE IS NOT CONSIDERED TO HAVE EFFICIENT LIGHTING, AND THEN THEREFORE DOES NOT QUALIFY TOWARDS THE 80% EFFICIENT LIGHT REQUIREMENT.

HOT WATER SUPPLY: IN A NEW CLASS 1
A SUITABLE HOT WATER SYSTEM INCLUDES:
A) A GAS HOT WATER SYSTEM WITH A FIVE STAR ENERGY RATING: OR
B) A HEAT PUMP OR A SOLAR HOT WATER SYSTEM WHERE:
I) IN A BUILDING 3 OR MORE BEDROOMS , THE HOT WATER SYSTEM, MUST BE ELIGIBLE TO RECEIVE AT LEAST 22 RENEWABLE ENERGY CERTIFICATES; OR
II)IN A BUILDING WITH 1 OR 2 BEDROOMS THE HOT WATER SYSTEM MUST BE ELIGIBLE TO RECEIVE AT LEAST 14 RENEWABLE ENERGY CERTIFICATES.

NOTES:
* METER BOX & HWS POSITIONS TO BE DETERMINED BY SUPERVISOR.
* L.O.H. DOORS TO W.C.
* SHOWERS - NO DOOR 900 CLEAR OPENING U.N.O.
* Smoke alarms to comply with the Building Regs 06 Part 3A, Fire & Emergency Services Bill 2016 & the NCC.

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AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade: **CEDAR PRESTIGE**	Title: **GENERAL NOTES**	Issue: **C**	Scale: **AS SHOWN**
Design Name: **SILVER GUM 227**	Page: **2**	Wind Rating: **N4**	Plot Date: **17/02/2025**
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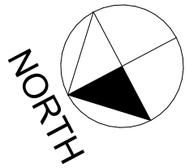


NOTE: - PATH TO FRONT BOUNDARY TO BE DETERMINED ON SITE.

NOTE:
EXTERNAL HARD STAND AREAS (CONCRETE) TO HAVE MAX GRADIENT. 1:21 IN DIRECTION OF TRAVEL & 1:40 ACROSS THE DIRECTION OF TRAVEL

PROPOSED LEVELS

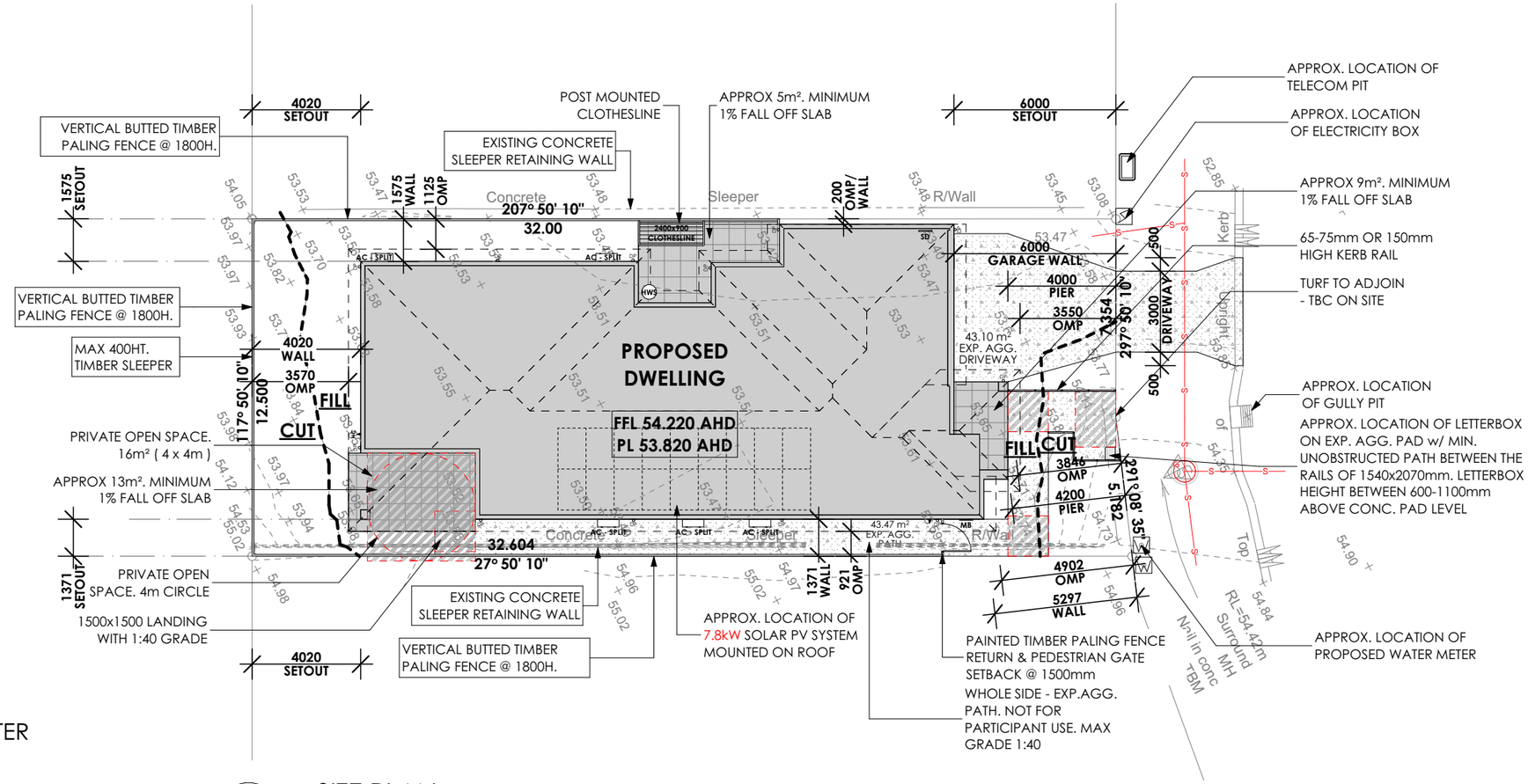
PAD LEVEL (P.L.):	53.820
CUT:	220mm
FILL:	300mm
FINISHED FLOOR: LEVEL (F.F.L.)	54.220

SITE NOTES

LOCAL AUTHORITY:	GOLD COAST C.C.
SITE AREA:	402m2
SITE COVER:	56.40%
WIND CLASS:	N4
SOIL CLASS:	'P' M
BAL RATING:	**NIL**
ACOUSTICS:	NIL

SERVICES LEGEND:

- YARD GULLY — FIELD GULLY TO RAINWATER CONNECTION LINE
- S — SEWER
- SW — STORMWATER
- OH — OVERHEAD ELECTRICAL & POWERPOLE
- GAS — GAS
- T — TELSTRA
- W — WATER METER
- E — ELECTRICITY SUPPLY
- NBN PIT



SITE PLAN
1:200

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Design Name: **SILVER GUM 227**	Page: **3**	Wind Rating: **N4**	Plot Date: **17/02/2025**
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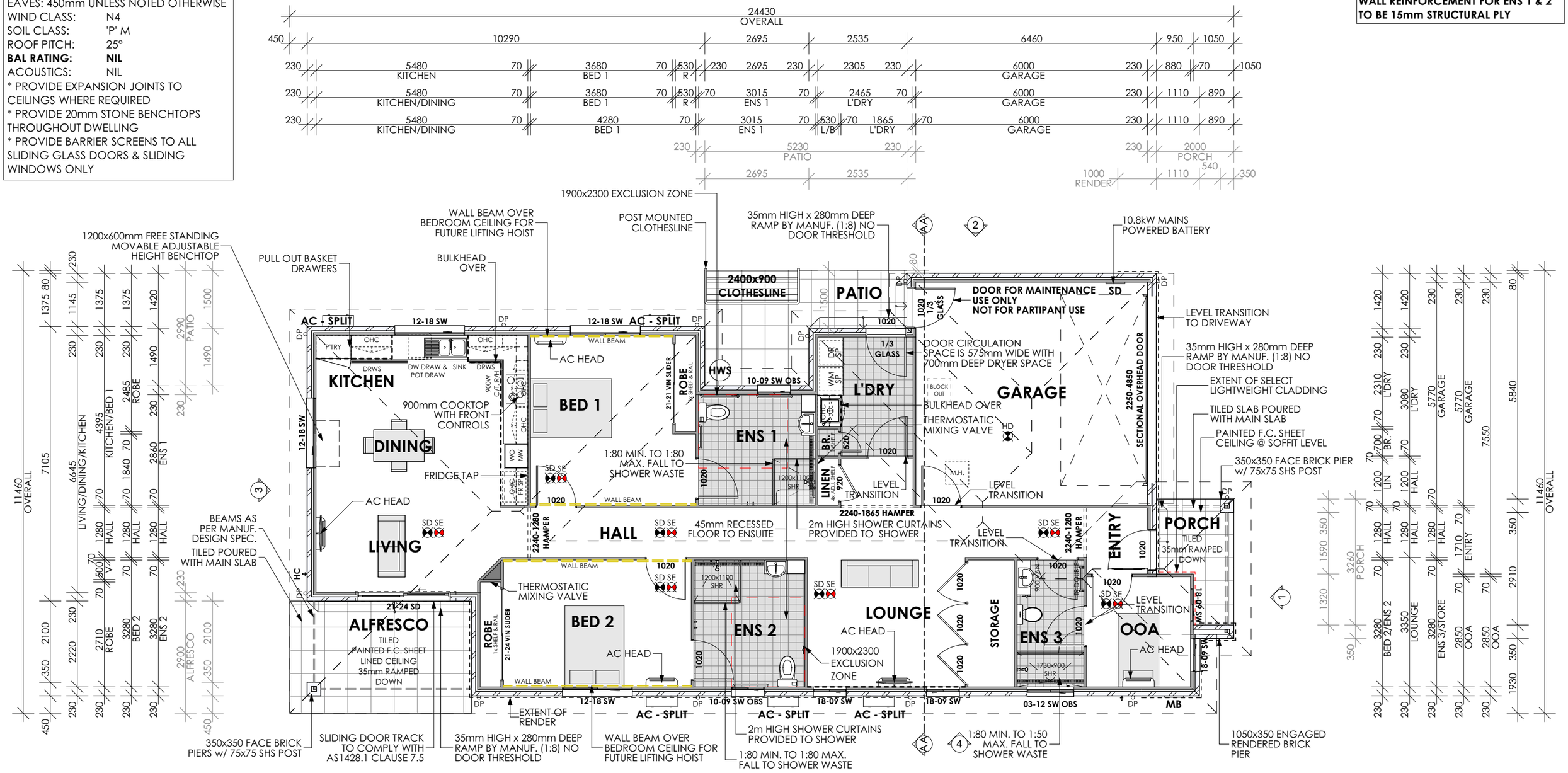
NOTES:
EAVES: 450mm UNLESS NOTED OTHERWISE
WIND CLASS: N4
SOIL CLASS: 'P' M
ROOF PITCH: 25°
BAL RATING: NIL
ACOUSTICS: NIL
* PROVIDE EXPANSION JOINTS TO CEILINGS WHERE REQUIRED
* PROVIDE 20mm STONE BENCHTOPS THROUGHOUT DWELLING
* PROVIDE BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING WINDOWS ONLY

NOTE:-
WALL REINFORCEMENT FOR ENS 1 & 2 TO BE 15mm STRUCTURAL PLY



FLOOR PLAN (NDIS)
1:100

AREA TABLE	
1. LIVING	170.13
2. GARAGE	37.71
3. PORCH	5.27
4. ALFRESCO	13.63
	226.74 m²

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Facade: **CEDAR PRESTIGE**	Title: **FLOOR PLAN**	Issue: **C**	Scale: **AS SHOWN**
Design Name: **SILVER GUM 227**	Page: **4**	Wind Rating: **N4**	Plot Date: **17/02/2025**
			Drawn By: **PP**
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NOTES:
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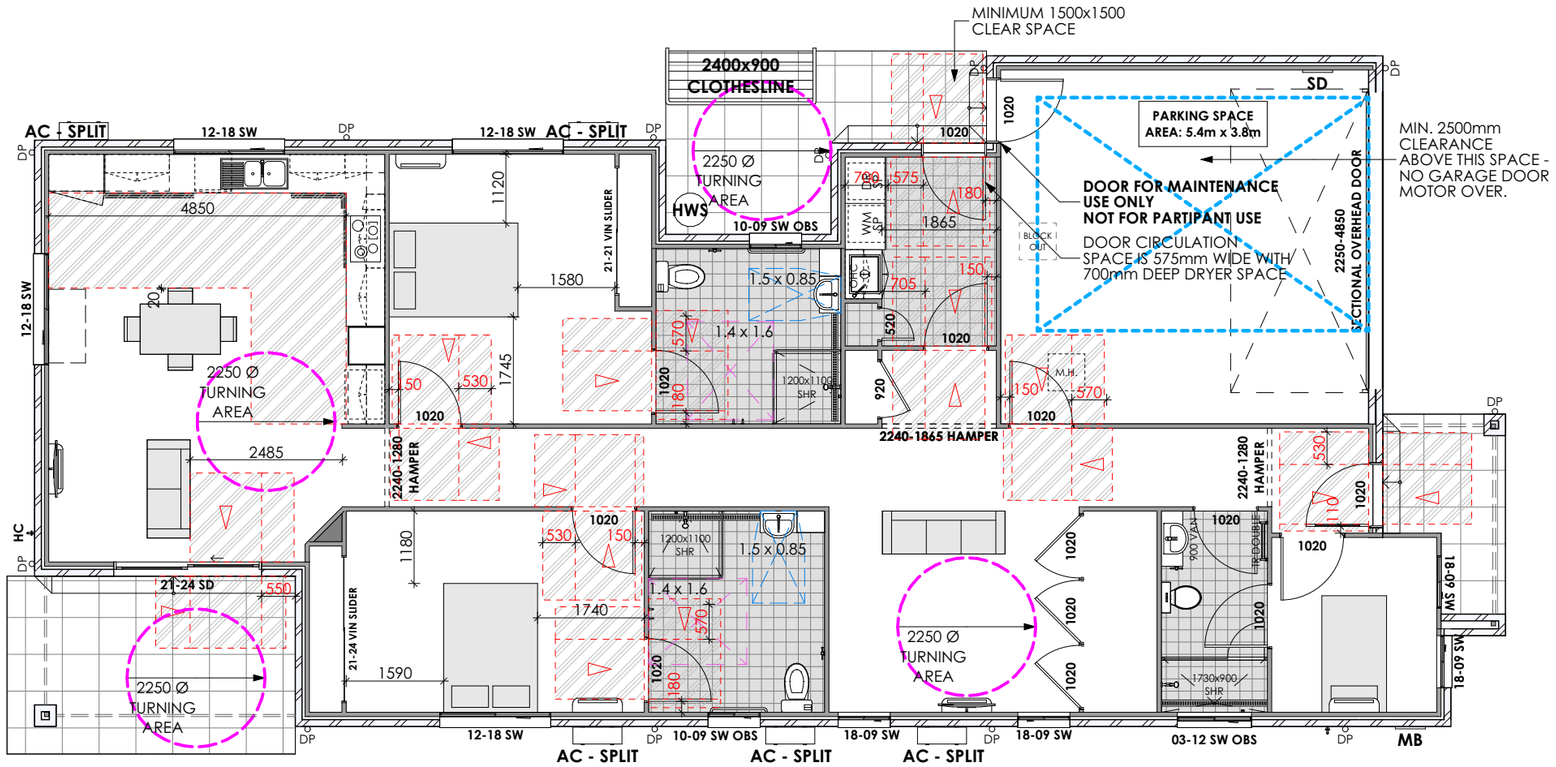
WIND CLASS: N4
SOIL CLASS: 'P' M
ROOF PITCH: 25°
BAL RATING: NIL
ACOUSTICS: NIL
* PROVIDE EXPANSION JOINTS TO CEILINGS WHERE REQUIRED
* PROVIDE 20mm STONE BENCHTOPS THROUGHOUT DWELLING
* PROVIDE BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING WINDOWS ONLY

NOTE:
SDA: HIGH PHYSICAL SUPPORT REQUIREMENTS
LHA: PLATINUM
NCC: CLASS 1B
2590H CEILINGS



CIRCULATION PLAN
1:100

AREA TABLE	
1. LIVING	170.13
2. GARAGE	37.71
3. PORCH	5.27
4. ALFRESCO	13.63
	226.74 m²

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Design Name: **SILVER GUM 227**	Page: **5**	Wind Rating: **N4**	Drawn By: **PP**
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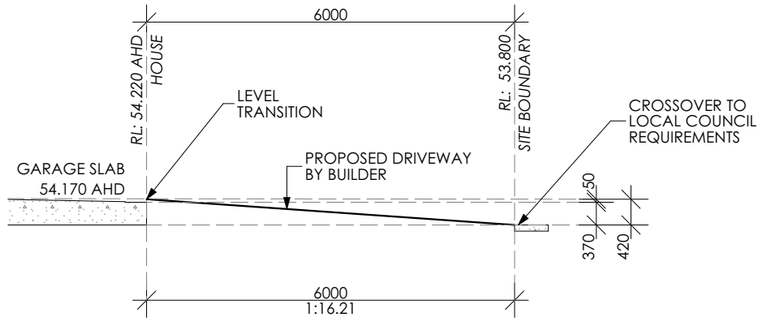
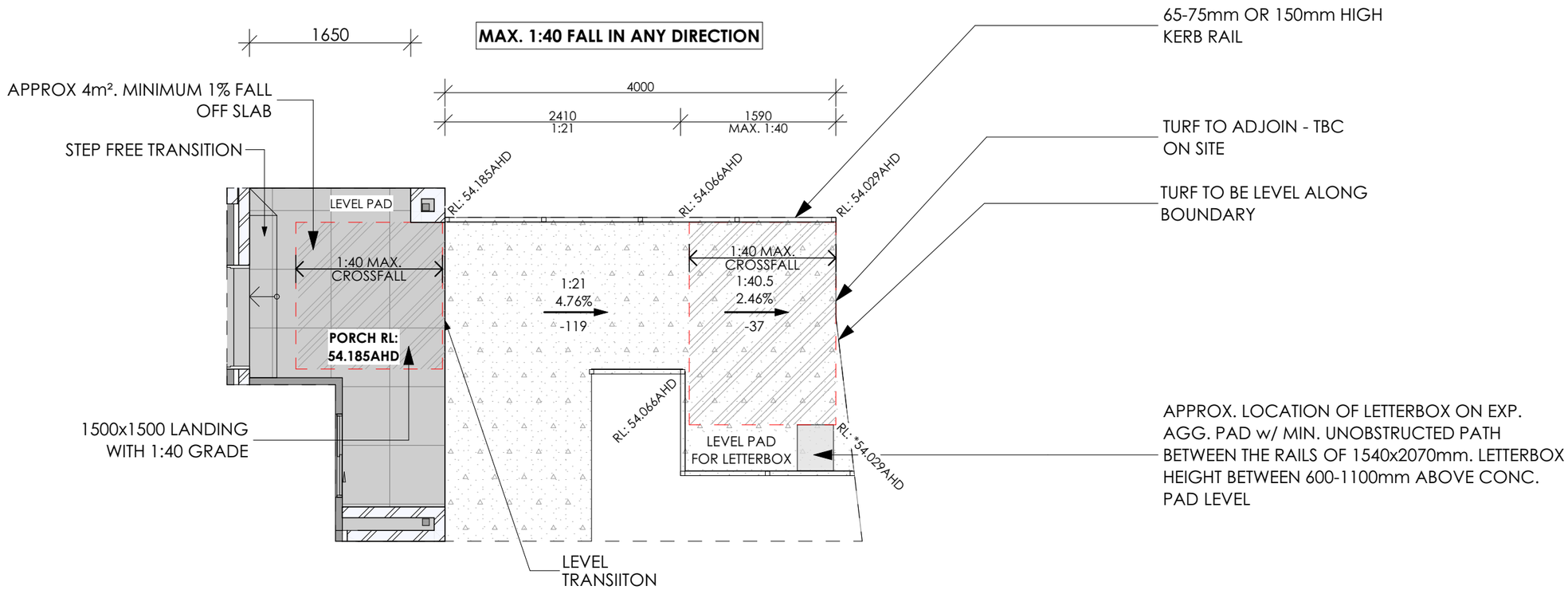
NOTE:- PROVIDE LETTERBOX;
- SITUATED ON A HARD STANDING AREA OF 1540x2070mm AND HAVE A GRADIENT AND CROSSFALL DIRECTLY IN FRONT WHICH IS LESS THAN 1:40 IN ANY DIRECTION,
- SHALL HAVE WHEELCHAIR ACCESS BY A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE DWELLING TO THE LETTERBOX,
- SHALL BE LOCKABLE,
- THE HEIGHT OF THE LETTERBOX SHALL BE BETWEEN 600mm AND 1100mm ABOVE FFL.

NOTE:- PROVIDE A SAFE, CONTINUOUS STEP-FREE ACCESSWAY SHALL BE PROVIDED FROM THE FRONT BOUNDARY OF THE SITE TO AN ENTRY DOORWAY OF THE DWELLING. WITH GRADIENT OF:
- 1:21 FIRM AND LEVEL SURFACE, AND EXTEND HORIZONTALLY FOR AN ADDITIONAL MINIMUM OF 600mm (P4/R11) DESIGN AS PER AS1428.1
- 1:14 RAMP, KERB AND HANDRAIL AS PER AS1428.1 (P5/R12)
- 1:10 RAMP, KERB AND HANDRAIL AS PER AS1428.1 (P/R11)
ALL RAMPS WITH:
- CLEAR WIDTH 1200mm
- LANDING AS PER A1428.1

NOTE:
EXTERNAL HARD STAND AREAS (CONCRETE) TO HAVE MAX GRADIENT. 1:21 IN DIRECTION OF TRAVEL & 1:40 ACROSS THE DIRECTION OF TRAVEL



DRIVEWAY SECTION
1:100



PATHWAY DETAIL
1:50

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Facade:	Title:	Issue:	Scale: AS SHOWN
CEDAR PRESTIGE	**DRIVEWAY SECTION/PATHWAY DETAIL**	**C**	Plot Date: **17/02/2025**
Design Name: **SILVER GUM 227**	Page: **6**	Wind Rating: **N4**	Drawn By: **PP**
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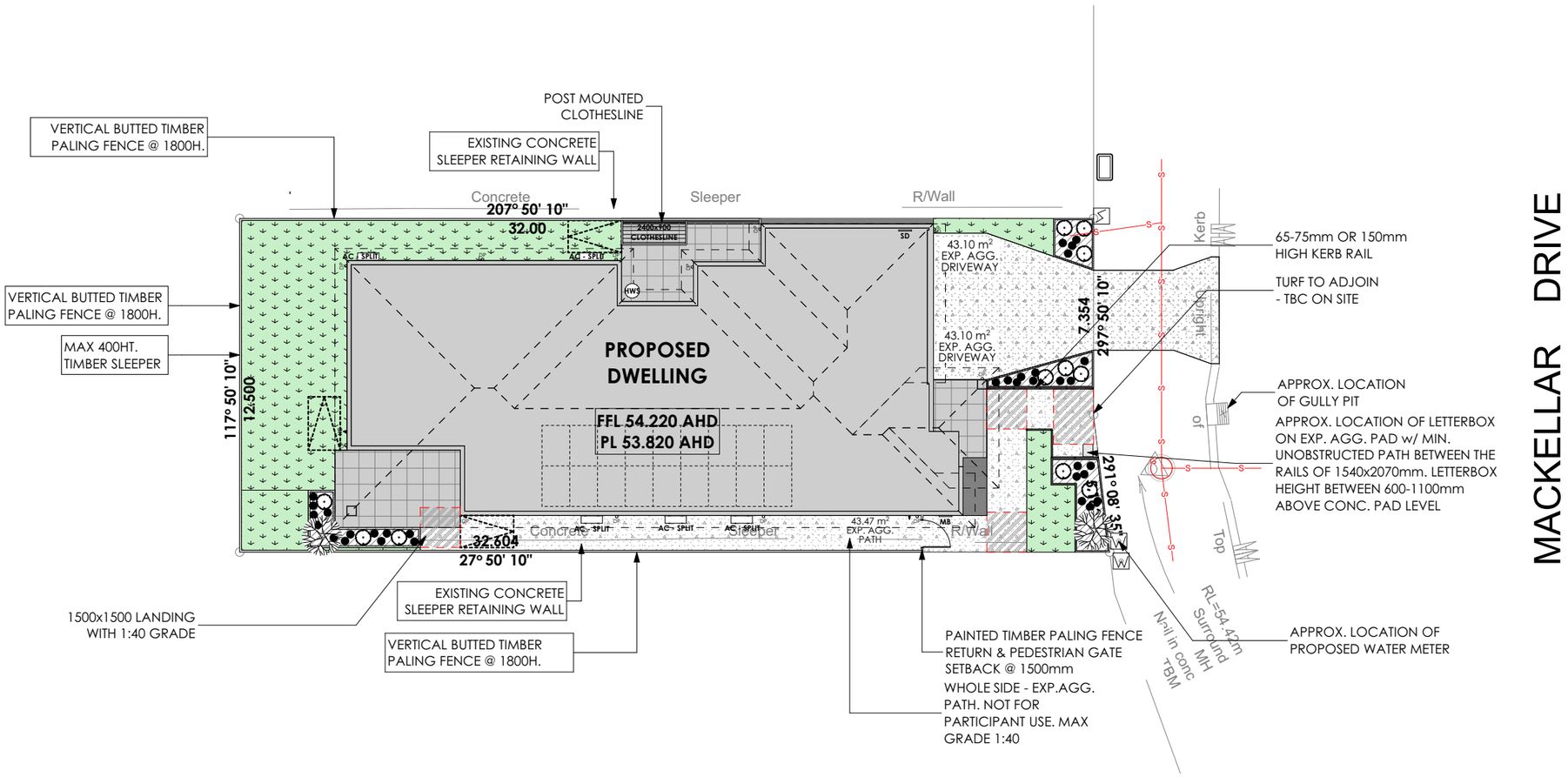
LANDSCAPE LEGEND		
NO.	SURFACE	TYPE
1		TURF
2		S&P STONES
3		GARDEN MULCH
4		GARDEN BED EDGING
5		EXPOSED AGGREGATE
6		PLAIN CONCRETE
7		BRUSHED CONCRETE
8		COMPACTED CRUSHER DUST

LANDSCAPE AREAS	
SURFACE	AREA
TURF	70.77
S&P STONES	4.36
GARDEN MULCH	13.00
GARDEN BED EDGING	2.21
EXPOSED AGGREGATE	43.10

NOTE: - LANDSCAPING PLAN IS INDICATIVE ONLY; LAYOUT MAY VARY DUE TO SITE CONDITIONS.



LANDSCAPE PLAN
1:200

NOTE:
EXTERNAL HARD STAND AREAS (CONCRETE) TO HAVE MAX 1:40 GRADIENT. 1:14 IN DIRECTION OF TRAVEL & 1:40 ACROSS THE DIRECTION OF TRAVEL

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CEDAR PRESTIGE	LANDSCAPE PLAN	C	Plot Date: 17/02/2025
Design Name: SILVER GUM 227	Page: 7	Wind Rating: N4	Drawn By: PP
			Checked By: MB

1. GENERAL REQUIREMENTS

2. PEDESTRIAN ENTRY
- STEP FREE LEVEL TRANSITION OF SURFACE MATERIALS TO ALL DOORWAYS WITH **MAX** 3MM (SQUARE EDGE) OR 5MM (ROUNDED EDGE) IF HEIGHT DIFFERENCE REQUIRED
- STEP FREE, EVEN, FIRM P4 / R11 SLIP RESISTANT SURFACE TO THE MIN 1200MM CLEAR WIDTH WALKWAYS (ACCESS-WAY) FROM THE FRONT BOUNDARY TO THE DWELLING ACCESS AND PARTICIPANT PARKING SPACE, WITH A CROSS FALL OF LESS THAN 1:40 GRADE (2.5% GRADE) AND A GRADE IN THE DIRECTION OF TRAVEL OF LESS THAN 1:21 GRADE (4.7% GRADE) & 65MM HIGH KERB RAILS TO EACH SIDE OF THE ACCESS-WAYS
- STEP FREE, EVEN, FIRM P4 / R11 SLIP RESISTANT SURFACE TO 1500MM X 1500MM LANDING RAMPS (MIN 9.0M INTERVALS IN AN ACCESS RAMP AND CHANGE OF DIRECTION WITH A CROSS FALL OF LESS THAN 1:40 GRADE (2.5% GRADE) AND A GRADE IN THE DIRECTION OF TRAVEL OF LESS THAN 1:40 GRADE (2.5% GRADE)
- 280MM DEEP X 35MM HIGH (1:10 GRADE) X FULL WIDTH OF DOOR, STEP RAMP, WITH P5 R12 SLIP RESISTANCE TO ALL EXTERNAL DOORS
- CLEAR OPENING OF 950MM MIN WHEN DOOR OPEN AT 90 DEGREE ANGLE TO THE JAMB

3. CAR PARKING
- EVEN, FIRM P4 / R11 SLIP RESISTANT SURFACE TO THE WALKWAYS, LANDINGS AND RAMPS TO THE DWELLING ACCESS & ACCESSIBLE PATH OF TRAVEL & GARAGE FLOOR
- MIN PARKING DIMENSIONS FOR PARTICIPANT CAR 3800MM WIDTH 5400MM LENGTH MAXIMUM GRADE OF 1:40 (2.5% GRADE) IN ANY DIRECTION
- STEP FREE LEVEL TRANSITION TO ALL DOORWAYS WITH **MAX** 3MM (SQUARE EDGE) OR 5MM (ROUNDED EDGE) IF HEIGHT DIFFERENCE REQUIRED
- GARAGE CEILING HEIGHT MIN 2500MM - GARAGE DOOR HEAD HEIGHT MIN 2200MM (2250MM IDEALLY)

4. ENTRANCE DOORS AND HARDWARE
- MIN CLEAR, UNDER ROOF DOOR LANDING 1500MM X 1500MM WITH MAXIMUM GRADE OF 1:40 (2.5% GRADE) IN ANY DIRECTION
- DOOR HARDWARE TO BE LEVER TYPE AND 1050MM AFFL (BETWEEN (900MM - 1100MM)
- CONTRAST COLOUR (MIN 30% CONTRAST) PAINT TO ALL INTERNAL & INSIDE OF EXTERNAL DOOR FRAMES / ARCHITRAVES (MIN 50MM WIDE)
- STEP FREE LEVEL TRANSITION TO ALL DOORWAYS WITH **MAX** 3MM (SQUARE EDGE) OR 5MM (ROUNDED EDGE) IF HEIGHT DIFFERENCE REQUIRED
- CLEAR OPENING OF 950MM MIN WHEN DOOR OPEN AT 90 DEGREE ANGLE TO THE JAMB
- POWER AND CONTROL CABLING TO HEAD OF ALL EXTERNAL DOORS - INSIDE HINGED SIDE ABOVE THE DOOR
- LEVER TYPE DOOR HANDLES WITH BETWEEN 35MM - 45MM SPACE BETWEEN INSIDE OF HANDLE AND THE DOOR FACE & A MIN 20MM CRANKED (CURVED) END ON THE HANDLE
- MIN 530MM CLEARANCE FROM ADJOINING WALL SKIRTING TO LATCH SIDE OF ALL DOORS (EXCLUDES OOA BEDROOM, BATHROOM & UTILITY AREAS)

5. INTERNAL CORRIDORS
- CONTRAST COLOUR (MIN 30% CONTRAST) PAINT TO ALL INTERNAL & INSIDE OF EXTERNAL DOOR FRAMES / ARCHITRAVES (MIN 50MM WIDE)
- POWER AND CONTROL CABLING TO HEAD OF ALL INTERNAL PARTICIPANT BEDROOM DOORS - INSIDE HINGED SIDE ABOVE THE DOOR
- MIN CLEAR WIDTH OF 1200MM MEASURED SKIRTING TO SKIRTING

6. WINDOWS - SLIDING DOORS
- ALL WINDOW SILLS TO THE PARTICIPANT BEDROOMS AND LIVING AREA WINDOWS TO BE MAX 1000MM AFFL (EXCLUDES KITCHEN, BATHROOMS & UTILITY AREAS)
- ALL WINDOW CONTROLS / LOCKS TO THE PARTICIPANT BEDROOMS AND LIVING AREA WINDOWS TO BE OPERABLE FROM A SEATED POSITION - MAX 1100MM AFFL (BETWEEN 600MM - 1100MM (EXCLUDES KITCHEN, BATHROOMS & UTILITY AREAS)
- ALL WINDOWS TO BE KEY LOCKED
- STEP FREE LEVEL TRANSITION TO ALL DOORWAYS WITH **MAX** 3MM (SQUARE EDGE) OR 5MM (ROUNDED EDGE) IF HEIGHT DIFFERENCE REQUIRED
- CLEAR OPENING OF 950MM MIN WHEN DOOR OPEN AT 90 DEGREE ANGLE TO THE JAMB
- POWER AND CONTROL CABLING TO ONE SIDE OF EACH WINDOW TO PARTICIPANT BEDROOMS & LIVING ROOMS (EXCLUDES KITCHEN, BATHROOMS & UTILITY AREAS)

7. SANITARY ROOMS
- MIN CLEAR CIRCULATION SPACE OF THE SHOWER RECESS OF 1600MM WIDE X 2500MM DEEP - CLEAR OF SWING DOOR, & BASIN
- MIN CLEAR CIRCULATION SPACE OF THE VANITY BASIN OF 850MM WIDE X 1500MM DEEP - CLEAR OF SWING DOOR AND SHOWER FIXTURES
- MIN CLEAR CIRCULATION SPACE IMMEDIATELY FORWARD OF THE PAN OF 1900MM WIDE X 2300MM LONG - CLEAR OF SWING DOOR, BASIN AND SHOWER FIXTURES
- TOILET SEAT TO BE BETWEEN 460MM - 480MM AFFL AND 450MM - 460MM FROM THE SIDE WALL TO THE CENTRE OF THE TOILET PAN AND 790MM - 810MM FROM THE REAR WALL TO THE FRONT OF THE PAN
- TOILET SEAT TO BE CONTRASTING COLOUR TO THE PAN AND CISTERN
- TOILET FLUSHING CONTROLS TO BE PROUD OF THE CISTERN SURFACE
- MIN 300MM LUX TASK LIGHTING ABOVE ALL WORKSPACES - VANITY SINKS (DOWN LIGHTS ABOVE SINK)
- STEP FREE, HOBLESS SHOWER (**MAX** 3MM (SQUARE EDGE) OR 5MM (ROUNDED EDGE STEP - IF REQUIRED)
- SHOWER ROSE AND TAP TO BE ON REAR WALL OF SHOWER RECESS - REFER A.S. 1428.1 PAGE FOR SETOUT MEASUREMENTS
- 1X VERTICAL SHOWER SUPPORT GRAB RAIL TO BE INSTALLED IN SHOWER WALL - AS RAIL FOR SHOWER HEAD - 580MM - 600MM FROM THE INTERNAL CORNER, 900MM - 1100MM TO THE BOTTOM OF THE RAIL & 1880MM - 1900MM TO THE TOP OF THE RAIL
- SHOWER CURTAIN TO PARTICIPANT SHOWER RECESS (1160MM X 1100MM) - CURTAIN RAIL MIN 2000MM AFFL
- LEVER STYLE MIXER TAP LOCATED BETWEEN 900MM - 1100MM AFFL AND 300MM - 800MM FROM THE INTERNAL CORNER
- SHOWER HEAD WATER OUTLET TO BE 700MM AFFL (695MM - 705MM) TO THE CENTRE - NO SPECIFIC MEASUREMENT FROM THE INTERNAL CORNER
- FLOOR GRADIENT 1:80 GRADE (1.25% GRADE) MAX/MIN TO THE ENTIRE FLOOR - ALTERNATIVELY 1:60 - 1:80 GRADE TO SHOWER RECESS & 1:80 - 1:100 GRADE TO THE REMAINDER OF THE ENSUITE
- WASH BASIN TO BE MAX 830MM AFFL TO THE TOP LIP OF THE BASIN
- MIN BASIN DEPTH 430MM & MIN CIRCULATION SPACE UNDER THE BASIN FOR 850MM WIDTH - CENTRED ON BASIN
- LEVER TAPWARE TO VANITY SINKS ALL OPERABLE PARTS (HANDLE & SPOUT) TO BE WITHIN 300MM OF THE FRONT OF THE BENCH - MEASURED THROUGH MOVEMENT ARC
- P3 / R10 CERTIFIED SLIP RESISTANCE TO ALL ENSUITE FLOORS
- 12MM STRUCTURAL PLY TO THE ENTIRE PARTICIPANT ENSUITE WALLS SURROUNDING THE TOILET, SHOWER AND BATHROOM (ENSUITE 1,2,3)
- PROVIDE IN-USE SNIB LOCKS WITH 4500 LATCH LEVER TO POWDER ROOM & ENSUITE 1 DOOR

8. KITCHEN
- FLOOR FINISHES (VINYL) TO EXTEND UNDER THE 2X KITCHEN REMOVABLE CUPBOARDS TO ENABLE EASY ADAPTATION
- MIN 1550MM CLEARANCE IN FRONT OF ALL BENCHES / FIXED APPLIANCES (OUTERMOST BENCH EDGE - NOT HANDLE) APPLIANCES ASSUMED 700MM DEEP
- MIN 300MM LUX TASK LIGHTING ABOVE ALL WORKSPACES IN KITCHEN (INCLUDING HEIGHT ADJUSTABLE BENCH), LAUNDRY BENCH AND VANITY SINKS (DOWN LIGHTS @ 1200MM CENTRES MIN)
- FREESTANDING HEIGHT ADJUSTABLE MOVABLE BENCH (HEIGHT RANGE 720MM CLEAR UNDERNEATH - 1020MM UNDERNEATH)
- D PULL HANDLES TO ALL CUPBOARD DOORS, CUPBOARD DRAWERS AND OVER HEAD CUPBOARD DOORS - 35MM SPACE BEHIND OR 20MM OVERHANGING DOOR LIP - TO OVERHEAD CUPBOARDS ONLY
- OVEN TO BE SIDE HINGED DOOR - PART OF DOOR HANDLE LOCATED BETWEEN 600MM TO 1100MM AFFL
- OVEN TO HAVE A MIN 1X TELESCOPIC SHELF (NON-REMOVABLE)
- ELECTRIC CERAMIC COOKTOP WITH KNOB OR TOUCH CONTROLS TO THE FRONT LOCATED MIN 300MM FROM INTERNAL CORNER OR WALL
- REMOVABLE CUPBOARD (ACCESSIBLE BENCHTOP) SECTION TO THE BENCH BETWEEN THE OVEN TOWER AND THE COOKTOP - MIN 900MM WIDE X 440MM DEEP WITH 720MM CLEAR SPACE UNDER - ACCESSIBLE FROM A SEATED POSITION
- REMOVABLE CUPBOARD SECTION TO THE BENCH UNDER THE KITCHEN SINK - MIN 900MM WIDE X 440MM DEEP WITH 720MM CLEAR SPACE UNDER - ACCESSIBLE FROM A SEATED POSITION
- STONE BENCH SPACES TO BE MIN 600MM DEEP - CLEAR OF SPLASH TILES AND POWER POINTS (MIN 630MM STONE SLAB)
- LEVER TAPWARE TO THE KITCHEN SINK, LAUNDRY SINK, VANITY SINKS ALL OPERABLE PARTS (HANDLE & SPOUT) TO BE WITHIN 300MM OF THE FRONT OF THE BENCH - MEASURED THROUGH MOVEMENT ARC
- 1X DOUBLE POWER POINT (35MM ROCKER ACTION), WITHIN 300MM OF THE FRONT EDGE OF THE KITCHEN BENCH MAX 1100MM AFL LOCATED ADJACENT TO MIN 600MM DEEP BENCHTOP
- DRAWER STYLE DISHWASHER
- PANTRY CUPBOARD TO HAVE BASKET TYPE PULL OUT SHELVES
- P3 / R10 CERTIFIED SLIP RESISTANCE TO KITCHEN FLOORS

9. LAUNDRY
- MIN 1550MM CLEARANCE IN FRONT OF ALL BENCHES / FIXED APPLIANCES (OUTERMOST BENCH EDGE - NOT HANDLE) APPLIANCES ASSUMED 700MM DEEP
- MIN 300MM LUX TASK LIGHTING ABOVE ALL WORKSPACES - LAUNDRY (DOWN LIGHTS ABOVE BENCH)
- D PULL HANDLES TO ALL CUPBOARD DOORS, CUPBOARD DRAWERS AND OVERHEAD CUPBOARD DOORS - 35MM SPACE BEHIND OR 20MM OVERHANGING DOOR LIP - TO OVERHEAD CUPBOARDS ONLY
- STEP FREE LEVEL TRANSITION TO ALL DOORWAYS WITH **MAX** 3MM (SQUARE EDGE) OR 5MM (ROUNDED EDGE) IF HEIGHT DIFFERENCE REQUIRED
- CLEAR OPENING OF 950MM MIN WHEN DOOR OPEN AT 90 DEGREE ANGLE TO THE JAMB
- LEVER TAPWARE TO THE LAUNDRY SINK ALL OPERABLE PARTS (HANDLE & SPOUT) TO BE WITHIN 300MM OF THE FRONT OF THE BENCH - MEASURED THROUGH MOVEMENT ARC
- P3 / R10 CERTIFIED SLIP RESISTANCE TO LAUNDRY FLOORS

10. BEDROOMS
- CLEAR OPENING OF 950MM MIN WHEN DOOR OPEN AT 90 DEGREE ANGLE TO THE JAMB
- P3 / R10 CERTIFIED SLIP RESISTANCE TO BEDROOM FLOORS
- BEDROOMS MIN SIZES MEASURED TO WALLS (NOT SKIRTING)
- 1400MM MIN INTERNAL ROBE MEASUREMENT
- QUEEN BED SIZE 1530MM WIDE X 2100MM MIN
- MIN 1540MM DISTANCE TO ROBE FACE OR AT LEAST 1X WALL (WHERE NO ROBE) & MIN 1000MM TO THE OTHER 2X SIDES OF THE BED - MEASURED FROM THE WALL SURFACE TO THE EDGE OF THE BED
- MIN DOOR CIRCULATION SPACE OF THE BEDROOM DOOR (INTERNALLY) IS 1540MM WIDE X 1450MM DEPTH (CLEAR OF THE BED)
- 3X DOUBLE POWER POINTS ON THE HEAD OF THE BED WALL & 1X DOUBLE POWER POINT ON THE WALL OPPOSITE THE BED HEAD

11. LIVING ROOMS
- FAMILY / LIVING ROOM MIN CIRCULATION SPACE OF 2250MM DIAMETER CIRCLE

12. SWITCHES AND POWER POINTS
- LIGHT SWITCHES (35MM ROCKER ACTION), AC CONTROLS, FAN CONTROLS, VIDEO INTERCOM SCREENS ALL TO BE 1050MM AFFL (900MM - 1100MM)
- POWER POINTS (35MM ROCKER ACTION), NBN CONNECTION, USB CONNECTION, TV POINTS, EMERGENCY POWER POINTS (35MM ROCKER ACTION TO BE EITHER 700MM OR 900MM TO CENTRE OF PLATE (BETWEEN 600- 900) & 500MM TO ANY INTERNAL CORNER
- SINGLE POWER POINT (STD PLATE) ON EMERGENCY BATTERY CIRCUIT TO BE ABOVE INTERNAL HINGED SIDE OF PARTICIPANT BEDROOM ENTRY DOOR, FRONT ENTRY DOOR, LAUNDRY DOOR (INTERNAL & EXTERNAL DOORS), GARAGE INTERNAL DOOR AND ALL GLASS SLIDING DOORS
- SINGLE POWER POINT (STD PLATE) ON MAINS CIRCUIT TO BE ABOVE EITHER SIDE OF THE PARTICIPANT BEDROOM WINDOWS, ALL LIVING AREA WINDOWS (EXCLUDES WET AREAS AND KITCHEN)
- SINGLE POWER POINT (STD PLATE) ON MAINS CIRCUIT TO THE CEILING OF THE PARTICIPANTS BEDROOM (FOR FUTURE HOIST)
- DIMMER CONTROL (ROTARY) SWITCHES TO ALL PARTICIPANTS BEDROOMS, LIVING AREAS LIGHTS LEVEL WITH DOOR HANDLE

13. FLOORING AND SLIP RESISTANCE
- P3 / R10 CERTIFIED SLIP RESISTANCE TO ALL INTERNAL FLOOR SURFACES (KITCHEN, LAUNDRY, BEDROOMS, WET AREAS, MAIN FLOOR)
- EVEN, FIRM P4 / R11 SLIP RESISTANT SURFACE TO THE WALKWAYS, LANDINGS AND RAMPS OF THE DWELLING ACCESS & ACCESSIBLE PATH OF TRAVEL & GARAGE FLOOR

14. INTERNAL STAIRS - NOT APPLICABLE

15. USE OF LIFTS - NOT APPLICABLE

16. COMMON USE AREAS POS AND LANDSCAPING
- LETTERBOXES ARE TO BE LOCKABLE, BE ON 1540MM X 2070MM HARDSTAND WITH A MAX GRADE IN ANY DIRECTION OF 1:40 (2.5% GRADE) ACCESSED BY CONTINUOUS PATH, LETTERBOX 600MM - 1100MM AFFL

17. STORAGE
- MIN 600MM WIDTH STORAGE CUPBOARD WITH ADJUSTABLE SHELVING

18. BREAKOUT ROOM - NOT APPLICABLE

19. LUMINANCE CONTRAST REQUIREMENTS
- CONTRAST COLOUR (MIN 30% CONTRAST) PAINT TO ALL INTERNAL & INSIDE OF EXTERNAL DOOR FRAMES / ARCHITRAVES (MIN 50MM WIDE)
- SOLID - NON-TRANSLUCENT GLAZING STRIP 75MM WIDE BETWEEN 900 - 1000MM AFFL TO FULL WIDTH OF THE SLIDING GLASS DOORS
- TOILET SEAT MIN 30% CONTRAST TO THE PAN, WALL OR FLOOR
- WALL TO FLOOR MIN 30% CONTRAST

20. CEILING HOISTS
- SINGLE POWER POINT (STD PLATE) ON MAINS CIRCUIT TO THE CEILING OF THE PARTICIPANTS BEDROOM (FOR FUTURE HOIST)
- 240MM X 45MM WALL FIXED BEAMS TO EACH SIDE OF THE PARTICIPANTS BEDROOM - AS PER ENGINEERS CERTIFIED DETAIL (FOR FUTURE HOIST)
- PROVISION TO SUIT HOIST THAT IS ABLE TO GO UP/DOWN THE BED AS WELL AS SIDE TO SIDE - MIN LOAD CAPACITY OF 250KG

21. HEATING AND COOLING
- A/C CONTROLS, FAN CONTROLS ALL TO BE 1050MM AFFL (900MM - 1100MM) & MIN 500MM FROM ANY INTERNAL CORNER
- ALL SPLIT SYSTEM UNITS TO BE REVERSE CYCLE AND PLACED APPROX 300MM FROM THE TRUSS BOTTOM CHORD TO THE TOP OF THE EVAPORATOR UNIT TO ACCOMMODATE BEAM
- DUCTED A/C REQUIRED ZONING TO HABITABLE ROOMS

22. EMERGENCY POWER SOLUTIONS
- BATTERY UPS EMERGENCY POWER CIRCUIT TO CATER FOR A MIN 2HOUR POWER OUTAGE - MIN 2X
- DOUBLE POWER POINTS TO BEDROOMS AND ALL AUTOMATED DOOR USED FOR ENTRY AND EGRESS

23. ASSISTIVE TECHNOLOGY
- HI SPEED, STABLE INTERNET COVERAGE BY WIFI ROUTER NETGEAR NIGHTHAWK 8 STREAM AX8 STREAM AX6600 TRIBAND WIFI (SPEED UP TO 4.8 GBPS 6 600MBPS) 20M COVERAGE OR EQUAL, LOCATED IN THE GARAGE AND COVERAGE TO ENTIRE HOME
- VIDEO INTERCOM SCREENS (TABLET TYPE) ALL TO BE 1050MM AFFL (900MM - 1100MM)
- VIDEO INTERCOM WITH TABLET SCREENS TO EACH BEDROOM (INCLUDING OOA) AND CAMERA / DOORBELL TO FRONT DOOR EXTERNAL WALL

24. FIRE SAFETY
- SMOKE ALARMS TO BEDROOM AND LIVING SPACES WITH VISUAL AS WELL AS AUDITORY ALARM
- EMERGENCY FIRE EVACUATION PLAN PROVIDED TO OCCUPANTS
- EVACUATION LIGHT SIGNS TO HALLWAYS

25. ROBUST DESIGN - NOT APPLICABLE

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Issue	Date	Drawn	Amendments
A	02.12.2024	EC	CONTRACT
B	24.01.2025	PP	FWD
C	17.02.2025	PP	SDA RFI

CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**

AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

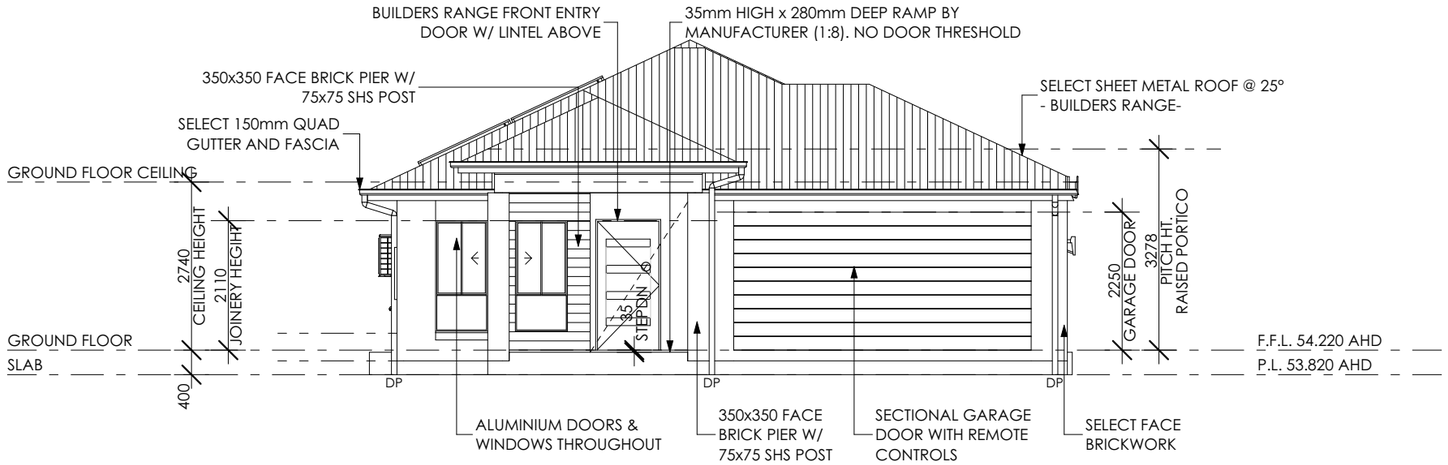
Facade: **CEDAR PRESTIGE**	Title: **ADDITIONAL NOTES**	Issue: **C**	Scale: **AS SHOWN**
			Plot Date: **17/02/2025**
Design Name: **SILVER GUM 227**	Page: **8**	Wind Rating: **N4**	Drawn By: **PP**
			Checked By: **MB**

NOTES:

EAVES: 450mm UNLESS NOTED OTHERWISE
WIND CLASS: N4
SOIL CLASS: 'P' M
ROOF PITCH: 25°
BAL RATING: NIL
ACOUSTICS: NIL

CLADDING KEY:

4.5mm	SOFFIT
6mm	FC SHEET
8.5mm	EASYLAP
9mm	AXON
8mm	MATRIX
7.5mm	BLUE BOARD
9mm	PRIMELINE



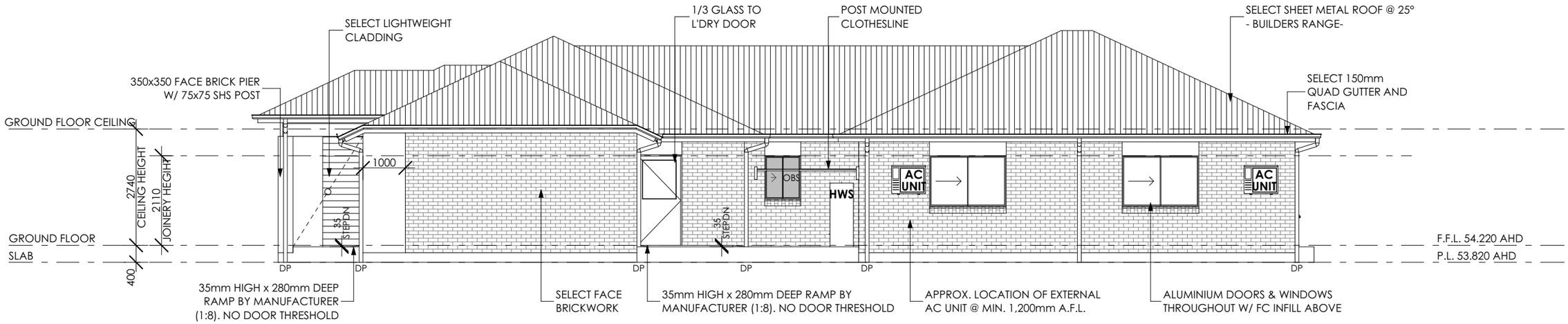
ELEVATION 1
1:100

NOTES:

-PROVIDE MIN 3 No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS TO SUIT LIGHT WEIGHT CLADDING FIXING
-NOTE: PROVIDE 68x31 TIMBER STOPS TO ALL CORNERS TO SUIT FINISHING OF WEATHERBOARDS.
-42x42 SURROUNDS TO ALL WINDOWS IN LIGHTWEIGHT CLADDING
-42x42 SURROUNDS TO ALL GLASS SLIDING DOORS IN LIGHTWEIGHT CLADDING
-BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING GLASS WINDOWS ONLY

MASONRY CONTROL JOINTS

-WHERE ARTICULATION IS BESIDE A WINDOW, IT MUST EXTEND FROM THE DAMP-PROOF COURSE, ALONG THE EDGE OF WINDOW TO THE TOP OF THE BRICKWORK OR SOFFIT
-JOINTS MUST HAVE A WIDTH OF AT LEAST 10mm AND MUST BE ADEQUATELY WEATHERPROOFED



ELEVATION 2
1:100

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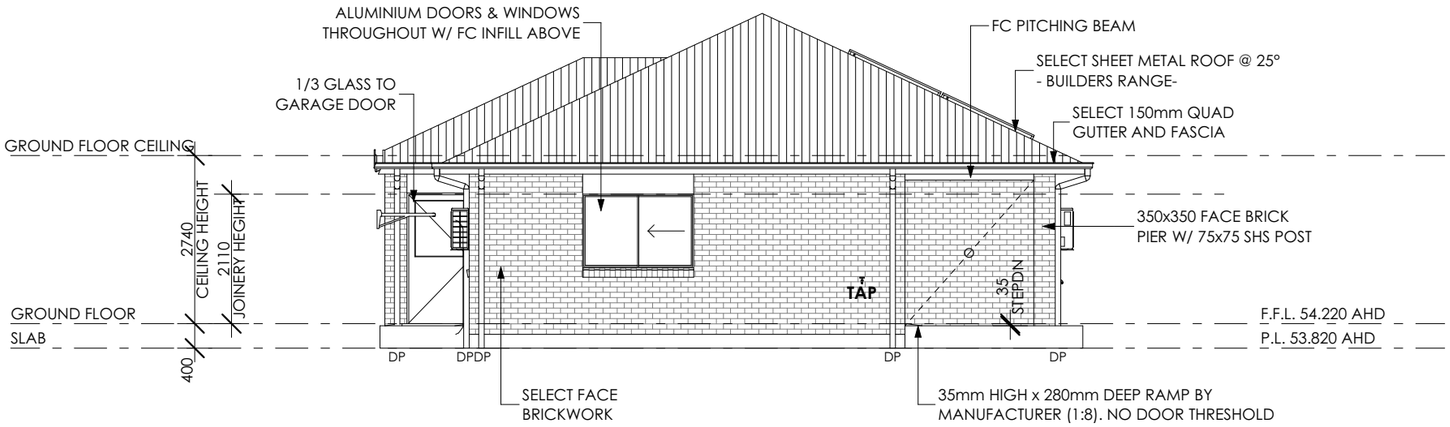
CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade: **CEDAR PRESTIGE**	Title: **ELEVATIONS**	Issue: **C**	Scale: **AS SHOWN**
Design Name: **SILVER GUM 227**	Page: **9**	Wind Rating: **N4**	Plot Date: **17/02/2025**
			Drawn By: **PP**
			Checked By: **MB**

NOTES:
EAVES: 450mm UNLESS NOTED OTHERWISE
WIND CLASS: N4
SOIL CLASS: 'P' M
ROOF PITCH: 25°
BAL RATING: NIL
ACOUSTICS: NIL

CLADDING KEY:

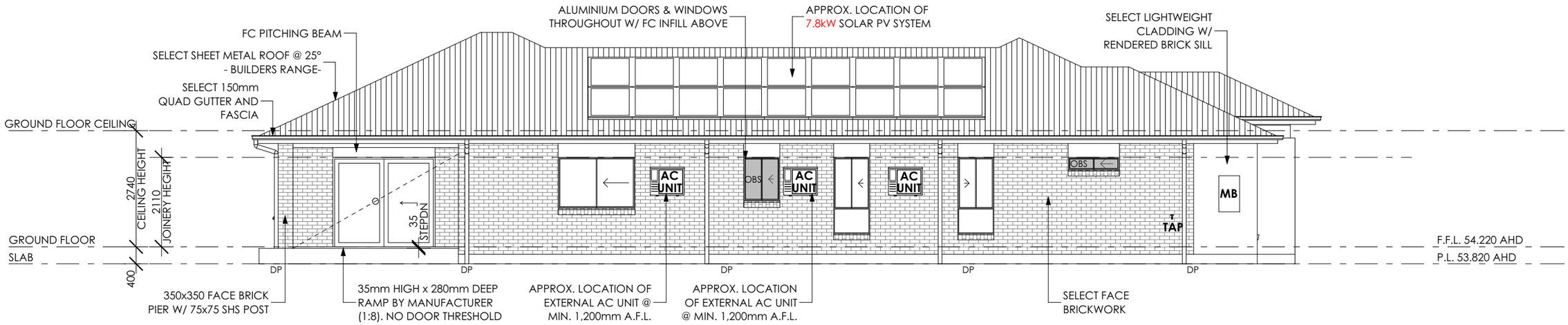
4.5mm	SOFFIT
6mm	FC SHEET
8.5mm	EASYLAP
9mm	AXON
8mm	MATRIX
7.5mm	BLUE BOARD
9mm	PRIMELINE



ELEVATION 3
1:100

NOTES:
-PROVIDE MIN 3 No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS TO SUIT LIGHT WEIGHT CLADDING FIXING
-NOTE: PROVIDE 68x31 TIMBER STOPS TO ALL CORNERS TO SUIT FINISHING OF WEATHERBOARDS.
-42x42 SURROUNDS TO ALL WINDOWS IN LIGHTWEIGHT CLADDING
-42x42 SURROUNDS TO ALL GLASS SLIDING DOORS IN LIGHTWEIGHT CLADDING
-BARRIER SCREENS TO ALL SLIDING GLASS DOORS & SLIDING GLASS WINDOWS ONLY

MASONRY CONTROL JOINTS
-WHERE ARTICULATION IS BESIDE A WINDOW, IT MUST EXTEND FROM THE DAMP-PROOF COURSE, ALONG THE EDGE OF WINDOW TO THE TOP OF THE BRICKWORK OR SOFFIT
-JOINTS MUST HAVE A WIDTH OF AT LEAST 10mm AND MUST BE ADEQUATELY WEATHERPROOFED



ELEVATION 4
1:100

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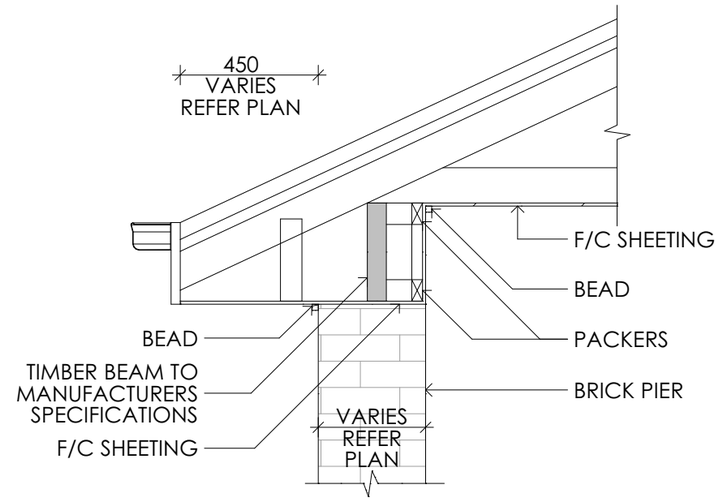
CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade: CEDAR PRESTIGE	Title: ELEVATIONS	Issue: C	Scale: AS SHOWN
Design Name: SILVER GUM 227	Page: 10	Wind Rating: N4	Plot Date: 17/02/2025
			Drawn By: PP
			Checked By: MB

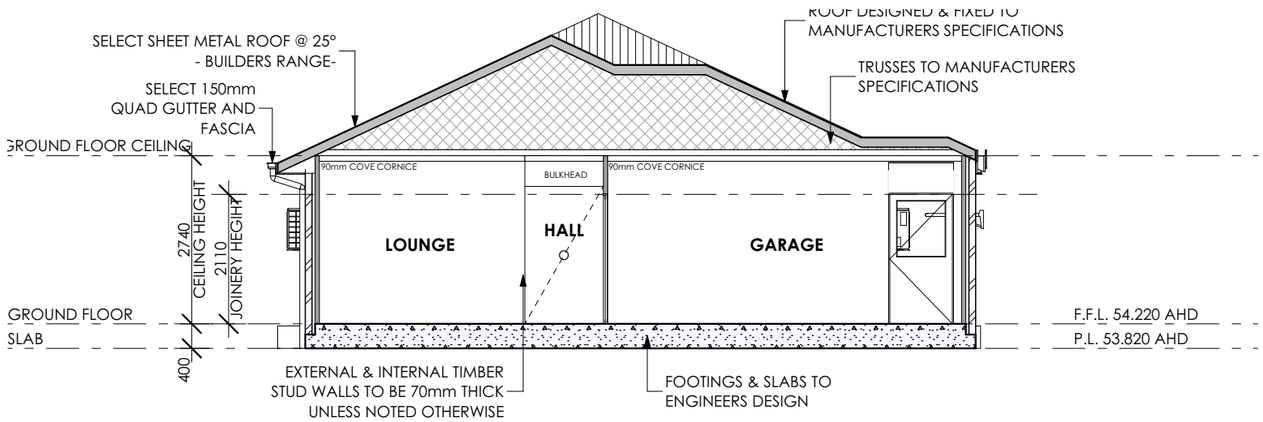


ALFRESCO EAVE DETAIL
1:20

NOTES:
EAVES: 450mm UNLESS NOTED OTHERWISE
WIND CLASS: N4
SOIL CLASS: 'P' M
ROOF PITCH: 25°
BAL RATING: **NIL**
ACOUSTICS: NIL

-PROVIDE EXPANSION JOINTS TO CEILINGS AS REQUIRED
-20mm STONE BENCHTOPS THROUGHOUT HOME
-BARRIER SCREENS TO ALL GLASS SLIDING DOORS & WINDOWS
-SMOKE ALARMS TO COMPLY WITH NCC 2022 ABCA HOUSING PROVISIONS PART 9.5
-WEATHER SEALS TO ALL EXTERNAL TIMBER HINGED DOORS
-PROVIDE TERMITE BARRIER AS PER AS3600.1-2000

ENERGY EFFICIENCY NOTES:
- R2.0 WALL BATTS & WALL SARKING TO EXTERNAL STUD WALLS
- R3.5 INSULATION BATTS TO CEILING (EXCLUDES EAVES & PORCH)
- 60mm ANTICON INCLUDED UNDER ROOF R2.0 WALL BATTS TO GARAGE INTERNAL WALLS



SECTION A-A
1:100

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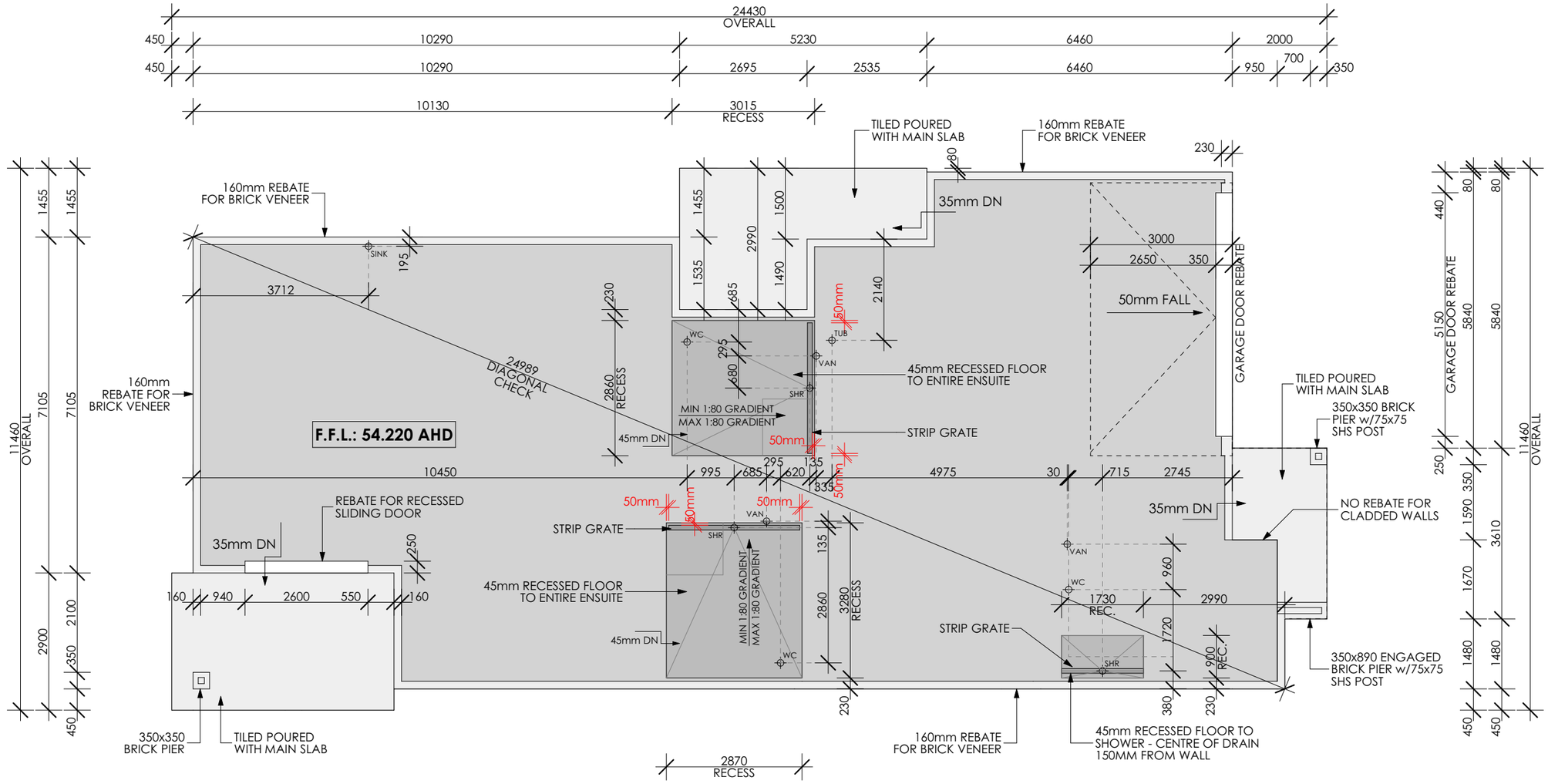
CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER**
COOMERA, QLD 4209

Facade:	Title:	Issue:	Scale: AS SHOWN
CEDAR PRESTIGE	**SECTION**	**C**	Plot Date: **17/02/2025**
Design Name: **SILVER GUM 227**	Page: **11**	Wind Rating: **N4**	Drawn By: **PP**
			Checked By: **MB**



SLAB PLAN (NDIS)
1:100

PENETRATION LEGEND:

- SHR - SHOWER WASTE
- VAN - BATHROOM VANITY WATE
- WC - TOILET WASTE
- SINK - KITCHEN SINK WASTE
- TUB - LAUNDRY TUB WASTE

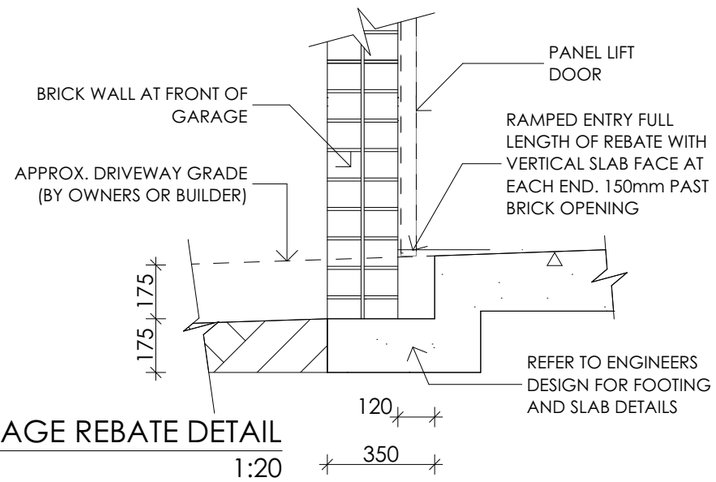
SLAB LEGEND:

- GARAGE DOOR REBATE
- SLAB REBATE/INTEGRATED SLABS
- MAIN HOUSE SLAB
- RECESSED WET AREAS

NOTE:

SOIL CLASS: 'P' M

PLUMBER TO CONFIRM ALL WASTE POINT LOCATIONS PRIOR TO COMMENCEMENT OF SLAB POUR USING MANUFACTURERS SPECIFICATIONS OF PRODUCTS USED WATERPROOFING TO BE IN ACCORDANCE WITH NCC 2022 SECTION 10.2 OF THE ABCB HOUSING PROVISIONS



GARAGE REBATE DETAIL
1:20

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Issue	Date	Drawn	Amendments
A	02.12.2024	EC	CONTRACT
B	24.01.2025	PP	FWD
C	17.02.2025	PP	SDA RFI

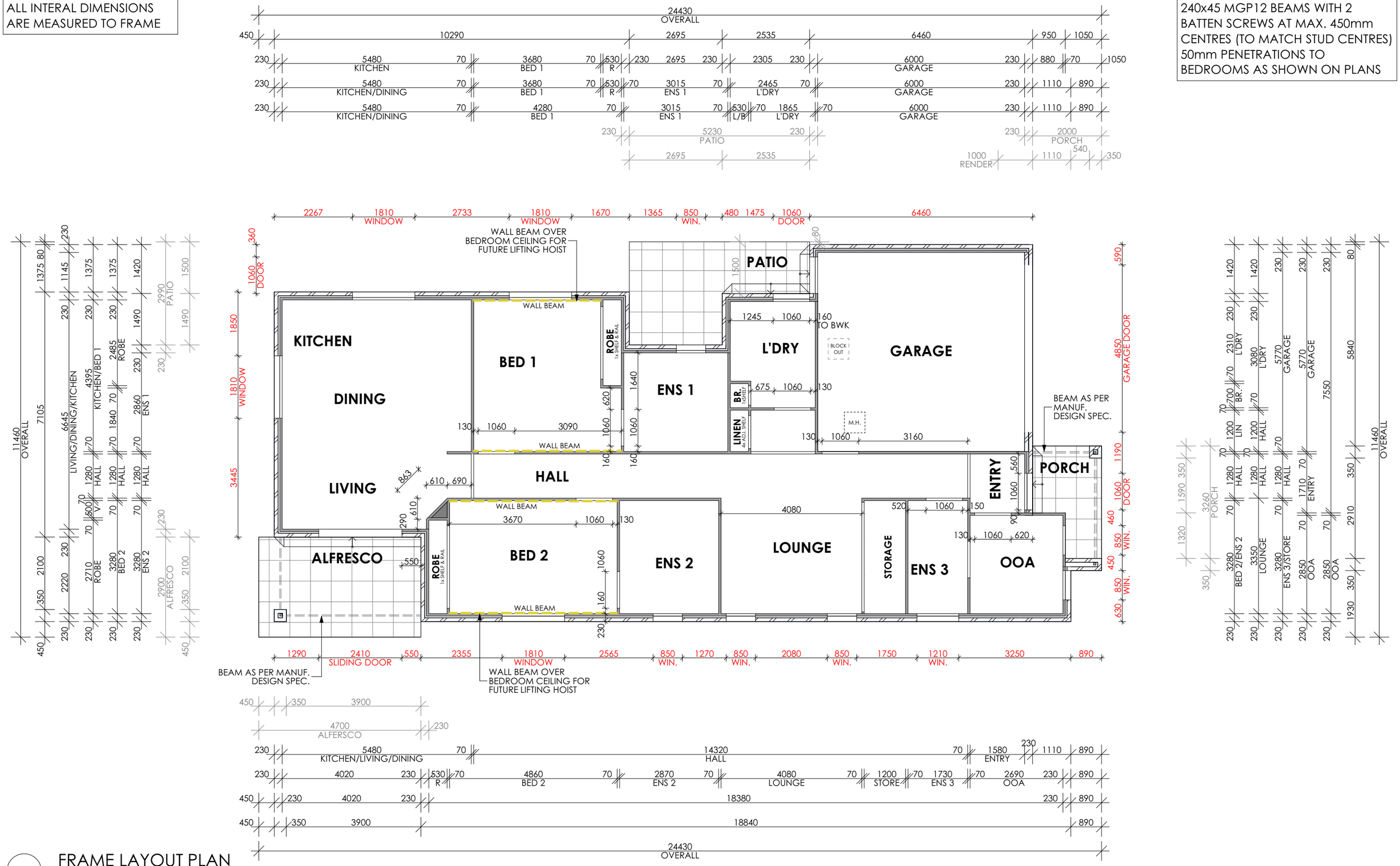
CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**

AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade: **CEDAR PRESTIGE**	Title: **SLAB PLAN**	Issue: **C**	Scale: **AS SHOWN**
			Plot Date: **17/02/2025**
Design Name: **SILVER GUM 227**	Page: **12**	Wind Rating: **N4**	Drawn By: **PP**
			Checked By: **MB**

NOTES:
ALL INTERAL DIMENSIONS ARE MEASURED TO FRAME

NOTES:
240x45 MGP12 BEAMS WITH 2 BATTEN SCREWS AT MAX. 450mm CENTRES (TO MATCH STUD CENTRES)
50mm PENETRATIONS TO BEDROOMS AS SHOWN ON PLANS



FRAME LAYOUT PLAN
1:100

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C	17.02.2025	PP	SDA RFI

CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade: CEDAR PRESTIGE	Title: FRAME LAYOUT PLAN	Issue: C	Scale: AS SHOWN
Design Name: SILVER GUM 227	Page: 13	Wind Rating: N4	Plot Date: 17/02/2025
			Drawn By: PP
			Checked By: MB

ELEC ITEMS - LIGHTS/FAN/USB/DATA/INTERCOM		
ITEM NAME	QTY	SYMBOL
1200mm SINGLE FLUORO WITH DIFFUSER	1	
CEILING FAN	6	
CEILING LIGHT	41	L
DATA POINT	9	D
EXHAUST FAN	3	
HEAT DETECTOR	1	HD
INTERCOM	6	
NBN BOX	1	NBN
SMOKE DETECTOR	7	SD
SPITFIRE EMERGENCY	7	SE
TELEPHONE POINT @ 700H OR 900H	1	T
TV POINT @ 700H OR 900H	5	
USB POINT @ 700H	5	USB
USB POINT @ 950H	1	USB

NOTES:

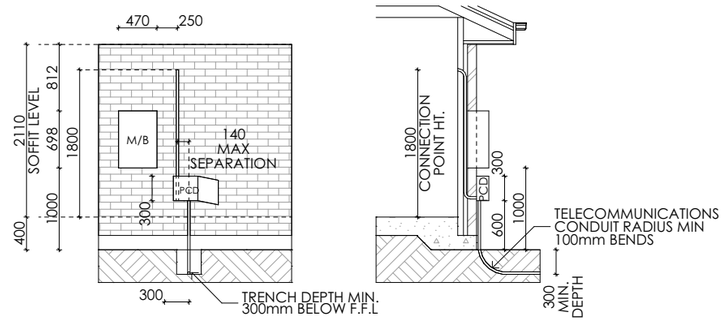
SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC 3.7.2. AND AS3786-2014.

ALL SMOKE ALARMS MUST BE PHOTOELECTRIC TECHNOLOGY & TO BE INTER-CONNECTED, EITHER WIRED OR WIRELESSLY HUSH BUTTONS TO ALL PARTICIPANT BEDROOM SMOKE DETECTORS.

SWITCH HEIGHTS BETWEEN 900-1100mm HT. TO BE HORIZONTALLY ALIGNED WITH THE DOOR HANDLE AT THE ENTRANCE OF THE ROOM (ALL SWITCHES & DOOR HANDLES TO BE 1050mm CL).

EXHAUST FANS TO BE DUCTED EXTERNALLY.

DIMMER SWITCHES TO ALL BEDROOMS & LIVING ROOM.



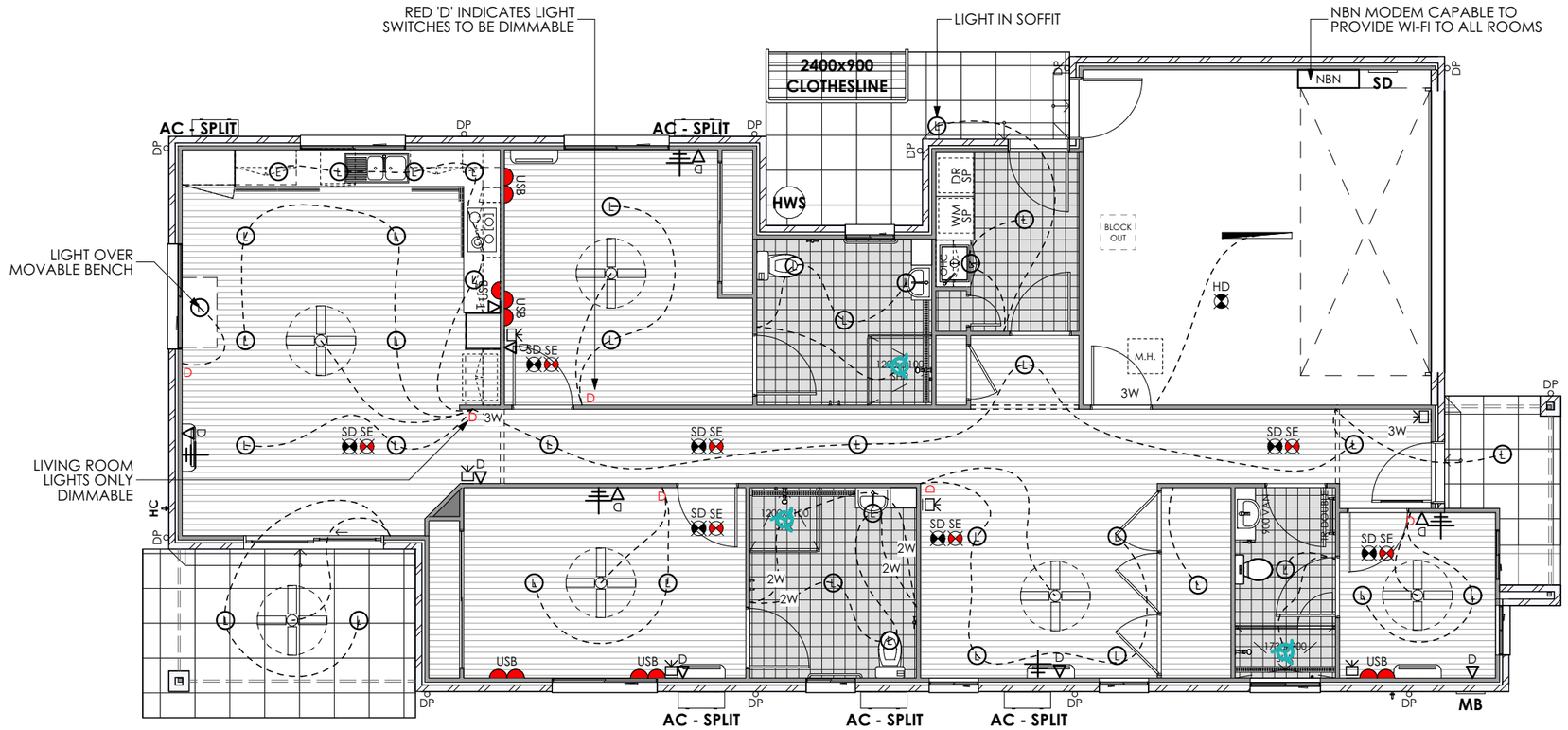
NBN DETAIL
1:75

FLOOR COVERINGS	
	AREA
EXTERNAL AREA TILES	30.03
VINYL PLANK FLOORING	120.97
WET AREA TILES	31.29
	182.29 m²

EXTERNAL AREA TILES

VINYL PLANK FLOORING

WET AREA TILES



FLOOR COVERINGS & LIGHTING/FAN/USB/DATA/INTERCOM (NDIS)
1:100

NOTES:

POWER POINTS TO BE MIN 700 CL & 900 CL ABOVE F.F.L.

LIGHT & POWER POINT SWITCHES - ROCKER ACTION 35mm WIDE.

POWER SUPPLY TO BE ADJACENT TO ALL DOORS & WINDOWS FOR FUTURE AUTOMATION (BEDROOMS, LIVING & FRONT DOOR) @ 2250 CL.

ASSISTIVE TECHNOLOGY - WIRING ONLY - TO BEDROOMS/LIVING/ENSUITES (DATA).

A/C CONTROL PANELS TO BE LOCATED BETWEEN 900-1100mm FROM F.F.L & NO CLOSER THAN 500mm TO ANY INTERNAL CORNER (1050mm ABOVE F.F.L TO CONTROLLER CL).

MIN. 300LUX LIGHTING ABOVE ALL WORK SPACES - KITCHEN, VANITY BENCHTOPS & LAUNDRY.

EMERGENCY LIGHTING TO BE COMBINED WITHIN SMOKE DETECTORS.

NOTES:

INTERNAL COMMUNICATION SYSTEM (INTERCOM) TO EACH BEDROOM (INCLUDING OOA) & LIVING AREA WITH VIDEO CAMERA TO FRONT ENTRY DOOR.

INTERNAL COMMUNCATIONS SYSTEM TO BE THAT OF TABLET FORMAT AS PER NDIS STANDARDS AND REQUIREMENTS.

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CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**

AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade: CEDAR PRESTIGE	Title: FLOOR COVERINGS & LIGHTING/FAN/USB/DATA/INTERCOM	Issue: C	Scale: AS SHOWN
			Plot Date: 17/02/2025
Design Name: SILVER GUM 227	Page: 14	Wind Rating: N4	Drawn By: PP
			Checked By: MB

ELECTRICAL ITEMS - EMERGENCY		
ITEM NAME	QTY	SYMBOL
EMERGENCY DGPO @ 700H OR 900H	5	E
EMERGENCY EXIT SIGN	2	EXIT
EMERGENCY SGPO @ 2250H	7	E
EMERGENCY SGPO CIRCUIT PROVISION	2	E
EMERGENCY UPS BATTERY	1	
EXIT TRAIL SIGN	1	
HEAT DETECTOR	1	HD
SMOKE DETECTOR	7	SD
SPITFIRE EMERGENCY	7	SE

NOTES:
PROVIDE ISOLATOR SWITCH TO OVEN.

NOTES:
EMERGENCY DOUBLE POWER POINTS, LIGHTING CIRCUIT & SMOKE DETECTORS TO BE CONNECTED TO EMERGENCY BATTERY BACKUP

EMERGENCY POWER SOURCE (BATTERY) TO BE PROVIDED TO CATER FOR A MINIMUM 2HR OUTAGE TO NOT LESS THAN 2x GPO IN EACH PARTICIPANT BEDROOM & AUTOMATED DOOR GPO.

ELECTRICAL ITEMS - POWER POINT		
ITEM NAME	QTY	SYMBOL
AIRCON ISOLATOR SWITCH	5	
DGPO @ 700H OR 900H	12	
DGPO @ 900H	5	
DGPO @ 950H	7	
SGPO @ 1750H	2	
SGPO @ 2250H	6	
SGPO @ 650H FOR CT	1	
SGPO @ 750H	3	
SGPO FOR GARAGE DOOR	1	

NOTES:
POWER & CONTROL CABLING TO WINDOWS OF BEDROOMS & LIVING AREAS SHALL BE PROVIDED FOR FUTURE WINDOW BLOND AUTOMATION.

PROVIDE CAPPED GPO AT THE WINDOW HEAD OF BEDROOM & LIVING AREA WINDOWS.

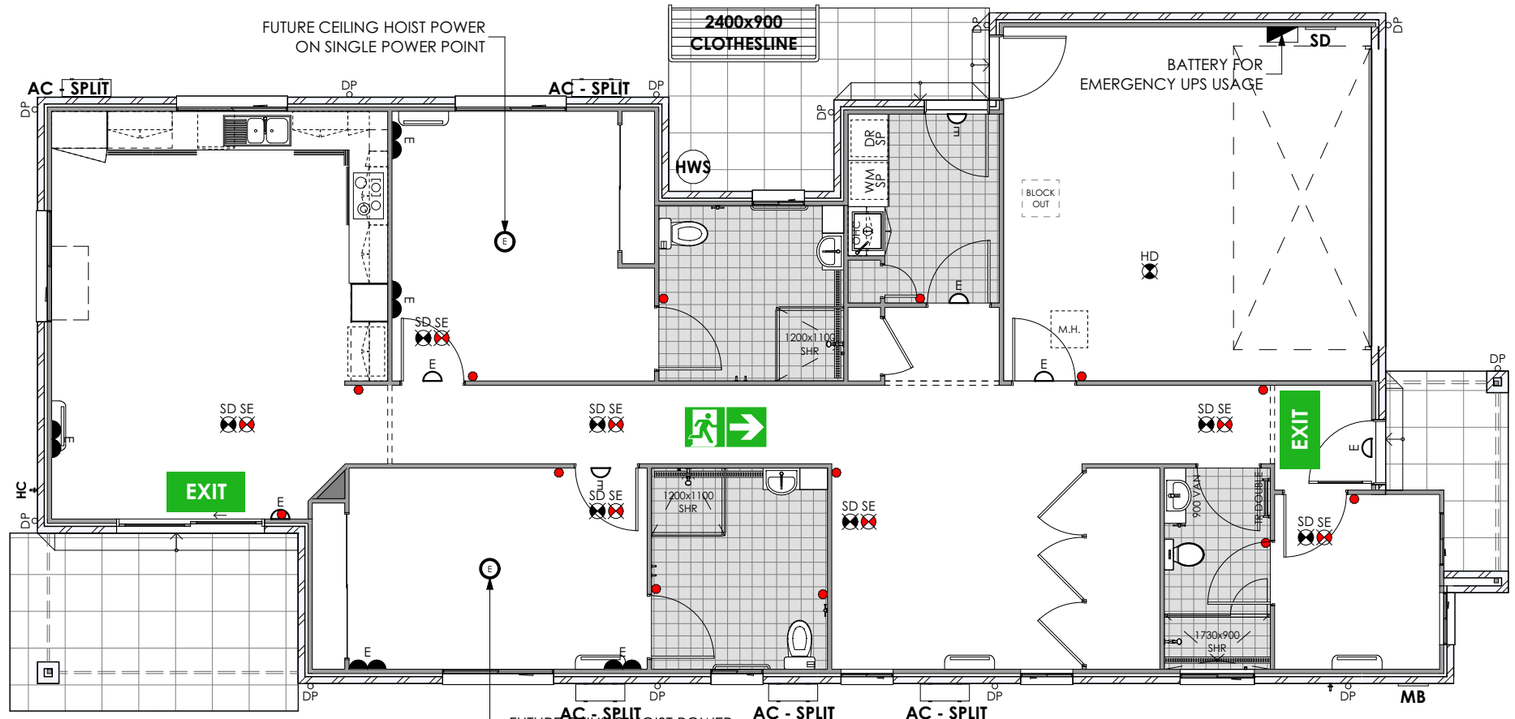
NOTES:
POWER POINTS TO BE MIN 700 CL & 900 CL ABOVE F.F.L.

LIGHT & POWER POINT SWITCHES - ROCKER ACTION 35mm WIDE.

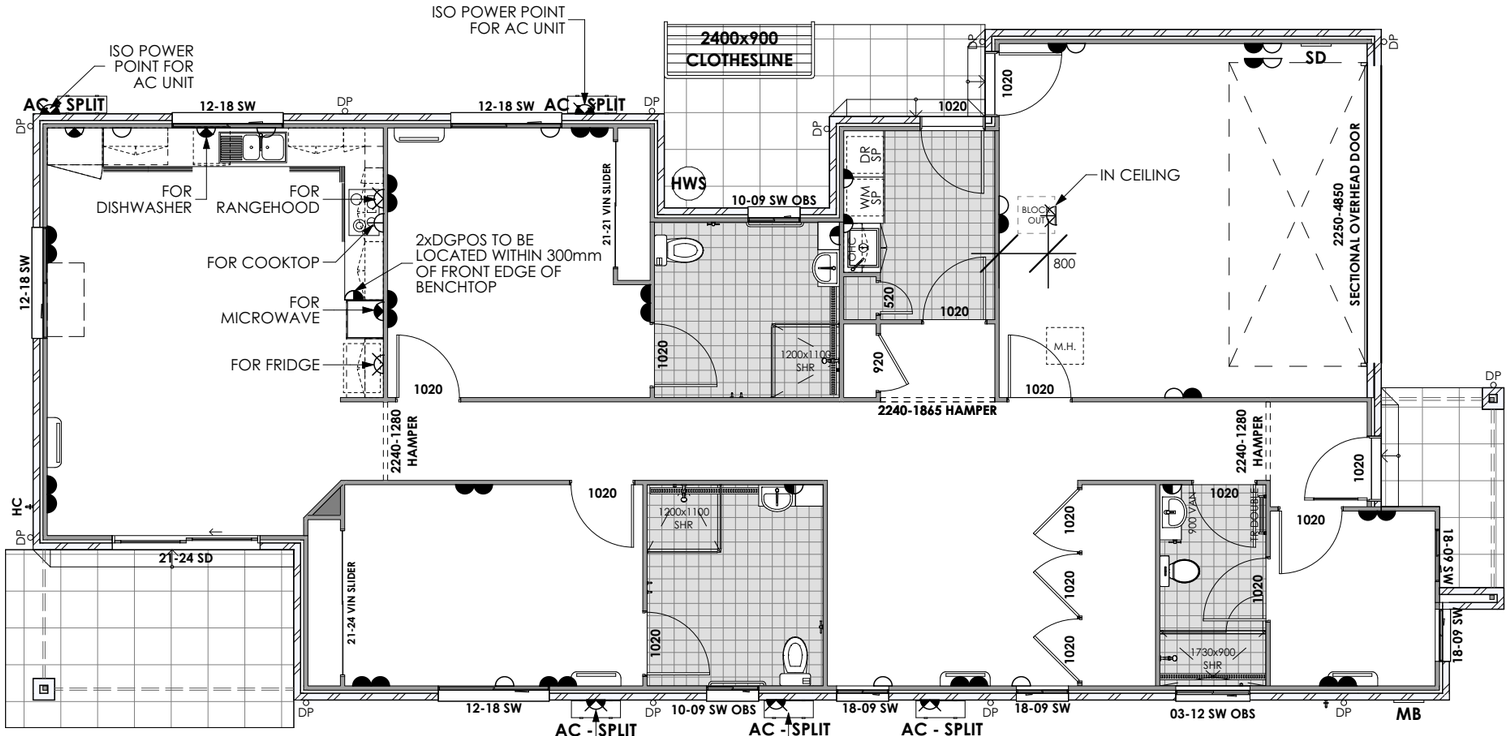
POWER SUPPLY TO BE ADJACENT TO ALL DOORS & WINDOWS FOR FUTURE AUTOMATION (BEDROOMS, LIVING & FRONT DOOR) @ 2250 CL.

ASSISTIVE TECHNOLOGY - WIRING ONLY - TO BEDROOMS/LIVING/ENSUITES (DATA).

A/C CONTROL PANELS TO BE LOCATED BETWEEN 900-1100mm FROM F.F.L & NO CLOSER THAN 500mm TO ANY INTERNAL CORNER (1050mm ABOVE F.F.L TO CONTROLLER CL).



EMERGENCY CIRCUIT PLAN
1:100



POWER POINT PLAN
1:100

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CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER**
COOMERA, QLD 4209

Facade: **CEDAR PRESTIGE**
Design Name: **SILVER GUM 227**

POWER POINT & EMERGENCY CIRCUIT PLAN
Page: **15**

Issue: **C**
Wind Rating: **N4**

Scale: **AS SHOWN**
Plot Date: **17/02/2025**
Drawn By: **PP**
Checked By: **MB**

NOTE:
ROOF DESIGN AND INSTALLATION MUST COMPLY WITH AS1562.1.

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.

Table 3.5.2.4 ACCEPTABLE OVERFLOW MEASURES

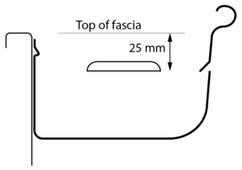
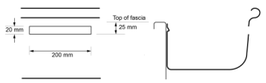
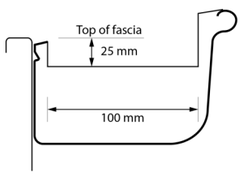
Table a. Acceptable continuous overflow measure		
Description	**Overflow Capacity (L/s/m)**	**Construction**
Front face slotted gutter with— (a) a minimum slot opening area of 1200 mm^2 per metre of gutter; and (b) the lower edge of the slots installed a minimum of 25 mm below the top of the fascia.	0.5	
Table b. Acceptable dedicated overflow measure per downpipe		
Front face weir with— (a) a minimum clear width of 200 mm; and (b) a minimum clear height of 20 mm; and (c) the weir edge installed a minimum of 25 mm below the top of the fascia	1.0	

Table b. Acceptable dedicated overflow measure per downpipe		
Description	**Overflow Capacity (L/s)**	**Construction**
End-stop weir[Note 1] with— (a) a minimum clear width of 100 mm; and (b) the weir edge installed a minimum 25 mm below the top of the fascia.	0.5	

NCC 2022
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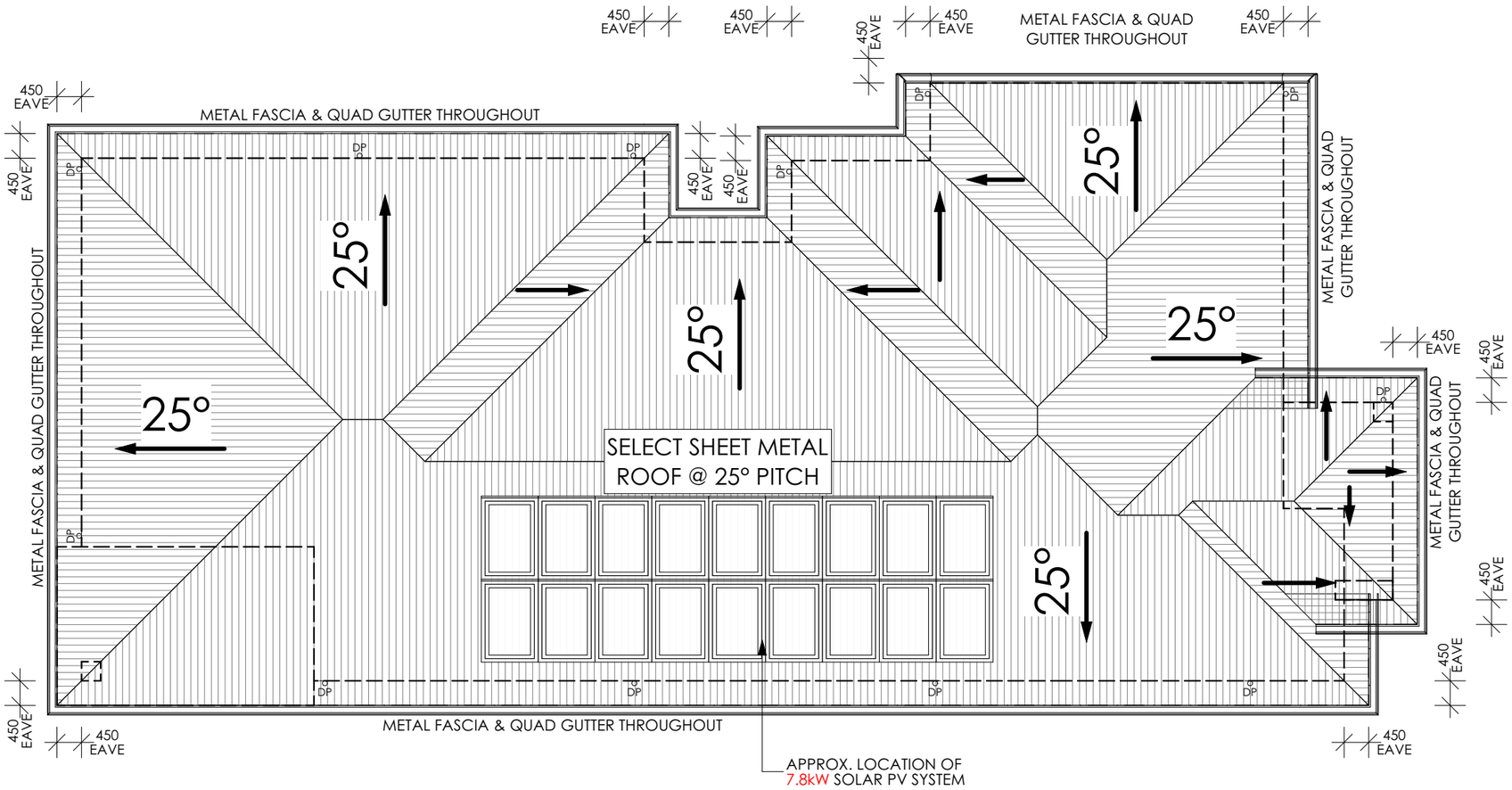

ROOF PLAN
1:100

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Facade:	Title:	Issue:	Scale: AS SHOWN
CEDAR PRESTIGE	**ROOF PLAN**	**C**	Plot Date: **17/02/2025**
Design Name: **SILVER GUM 227**	Page: **16**	Wind Rating: **N4**	Drawn By: **PP**
			Checked By: **MB**

NOTES:
20mm STONE BENCHTOPS THROUGHOUT HOME

ALL SKIRTING TILES TO BE @ 150mm HIGH

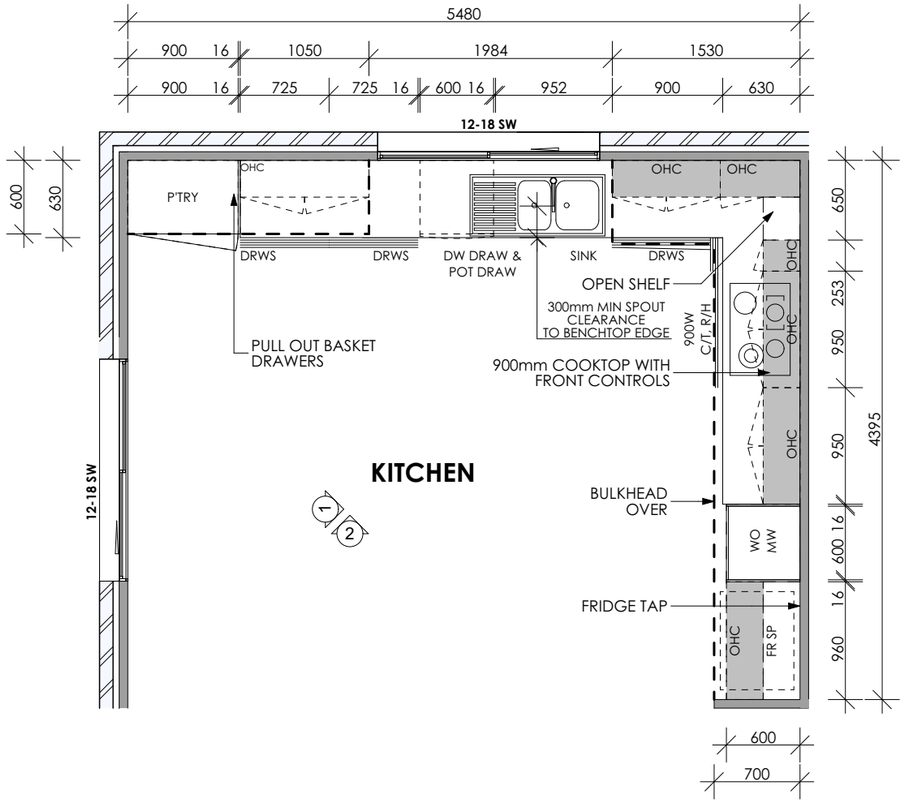
RANGEHOODS (1500-1800mm)

VANITY PIPES:	650mm A.F.L.
KITCHEN PIPES:	750mm A.F.L.
LAUNDRY PIPES:	550mm A.F.L.
CISTERN COCK:	100mm A.F.L.

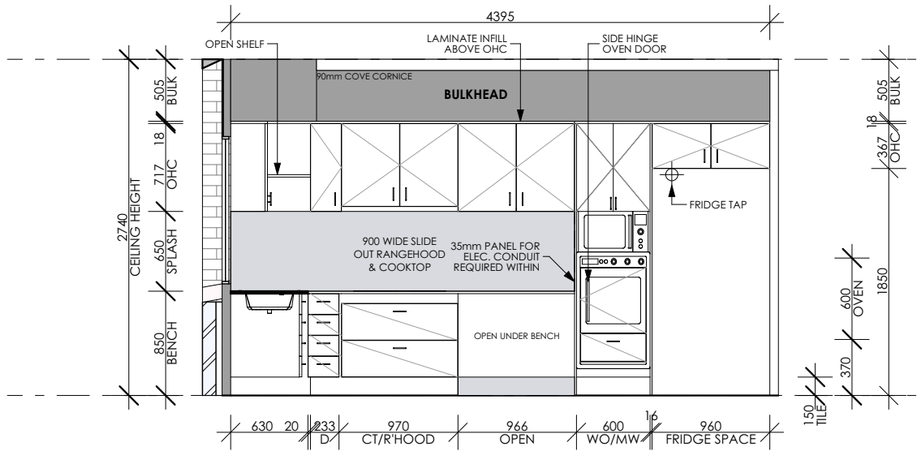
*A.F.L. - ABOVE FLOOR LEVEL

NOTE:
ALL HEIGHTS ARE MEASURED FROM F.F.L.

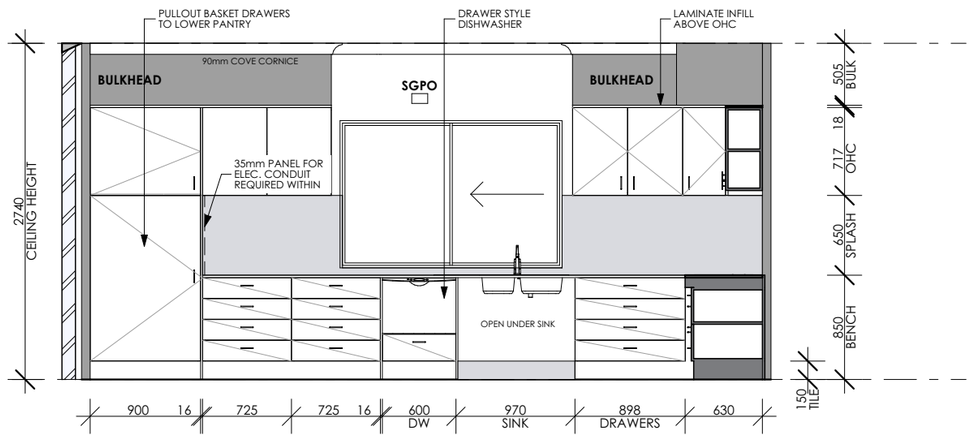
NOTE:
1:80 MINIMUM AND 1:80 MAXIMUM



KITCHEN FLOOR PLAN
1:50



KITCHEN ELEVATION 1
1:50



KITCHEN ELEVATION 2
1:50

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CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER**
COOMERA, QLD 4209

Facade: **CEDAR PRESTIGE**	Title: **INTERNALS**	Issue: **C**	Scale: **AS SHOWN**
			Plot Date: **17/02/2025**
Design Name: **SILVER GUM 227**	Page: **17**	Wind Rating: **N4**	Drawn By: **PP**
			Checked By: **MB**

NOTES:
20mm STONE BENCHTOPS
THROUGHOUT HOME

ALL SKIRTING TILES TO BE @
150mm HIGH

RANGEHOODS (1500-1800mm)

VANITY PIPES:	650mm A.F.L.
KITCHEN PIPES:	750mm A.F.L.
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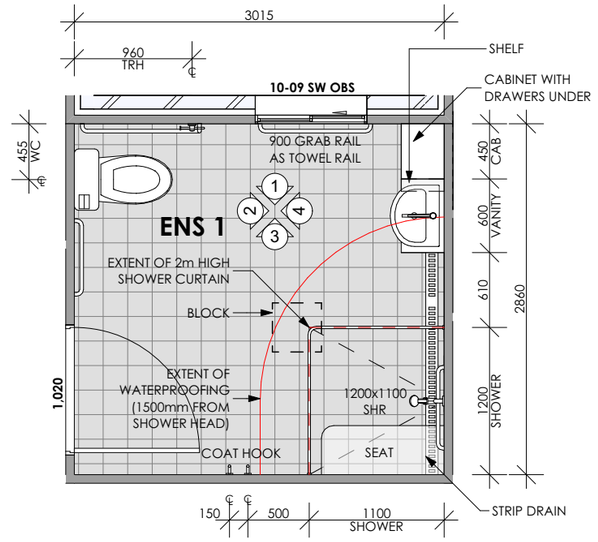
CISTERN COCK:	100mm A.F.L.

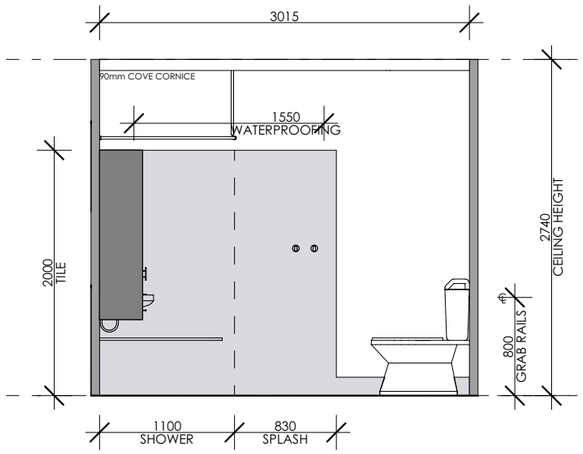
*A.F.L. - ABOVE FLOOR LEVEL

NOTE:
ALL HEIGHTS ARE MEASURED FROM F.F.L.

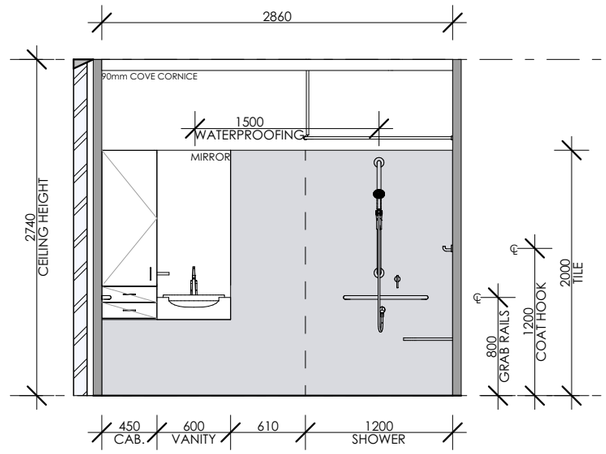
NOTE:
FOR ALL FIXING HEIGHTS REFER TO DETAILS ON PG. 21.



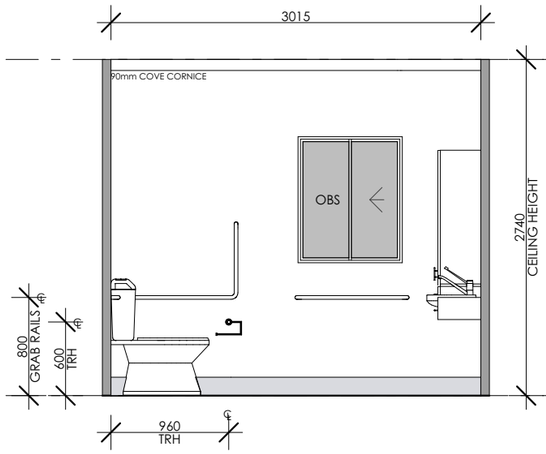
ENS 1 FLOOR PLAN
1:50



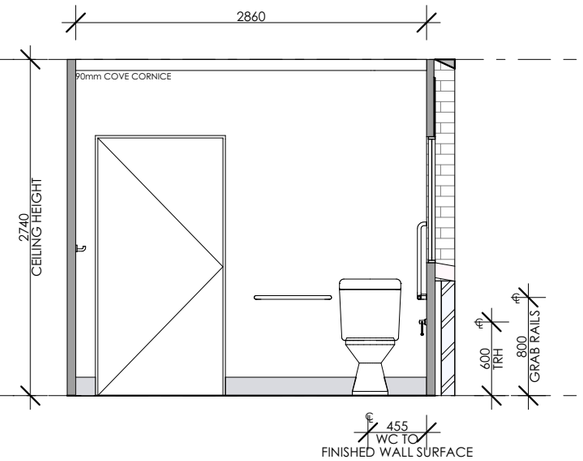
ENS 1 ELEVATION 1 (NDIS)
1:50



ENS 1 ELEVATION 2 (NDIS)
1:50



ENS 1 ELEVATION 3 (NDIS)
1:50



ENS 1 ELEVATION 4 (NDIS)
1:50

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CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade: **CEDAR PRESTIGE**	Title: **INTERNALS**	Issue: **C**	Scale: **AS SHOWN**
Design Name: **SILVER GUM 227**	Page: **18**	Wind Rating: **N4**	Plot Date: **17/02/2025**
			Drawn By: **PP**
			Checked By: **MB**

NOTES:
20mm STONE BENCHTOPS
THROUGHOUT HOME

ALL SKIRTING TILES TO BE @
150mm HIGH

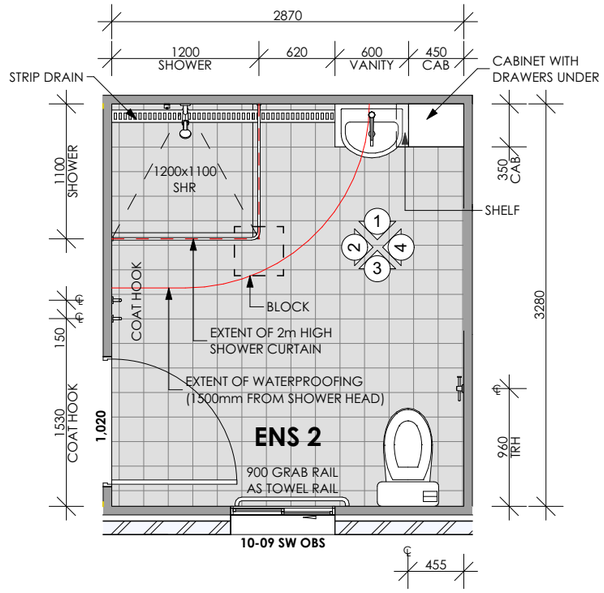
RANGEHOODS (1500-1800mm)

VANITY PIPES:	650mm A.F.L.
KITCHEN PIPES:	750mm A.F.L.
LAUNDRY PIPES:	550mm A.F.L.
CISTERN COCK:	100mm A.F.L.

*A.F.L. - ABOVE FLOOR LEVEL

NOTE:
ALL HEIGHTS ARE MEASURED FROM F.F.L.

NOTE:
FOR ALL FIXING HEIGHTS REFER TO DETAILS ON PG. 21.



ENS 2 FLOOR PLAN
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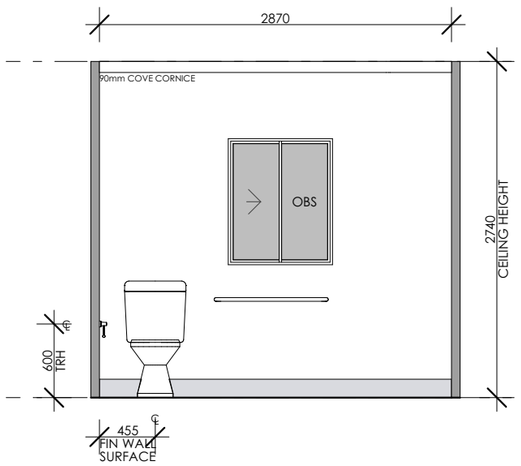

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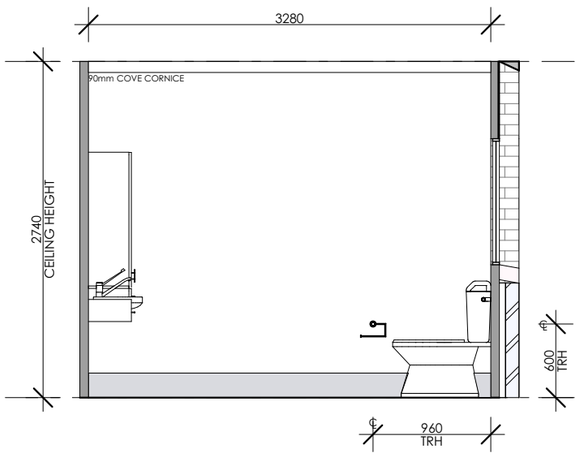

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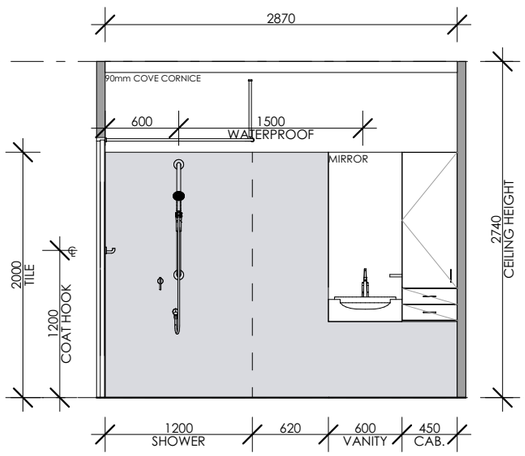

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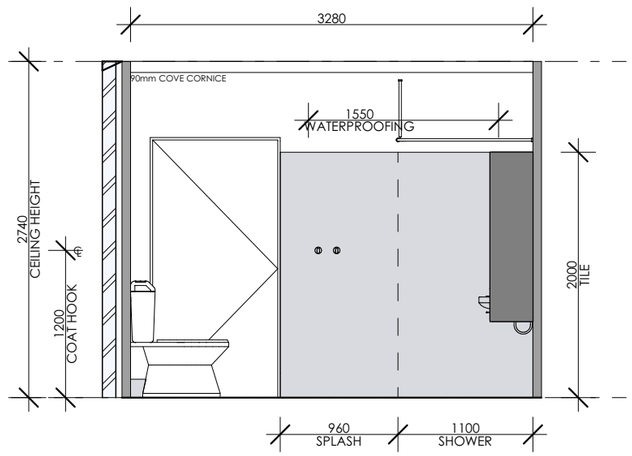

ENS 2 ELEVATION 4
1:50

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C	17.02.2025	PP	SDA RFI

CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER**
COOMERA, QLD 4209

Facade: **CEDAR PRESTIGE**	Title: **INTERNALS**	Issue: **C**	Scale: **AS SHOWN**
Design Name: **SILVER GUM 227**	Page: **19**	Wind Rating: **N4**	Plot Date: **17/02/2025**
			Drawn By: **PP**
			Checked By: **MB**

NOTES:
20mm STONE BENCHTOPS
THROUGHOUT HOME

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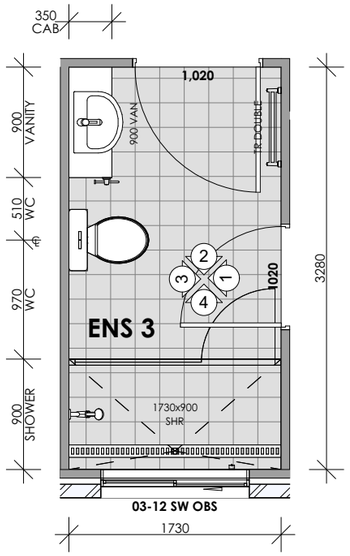

ENS 3 FLOOR PLAN
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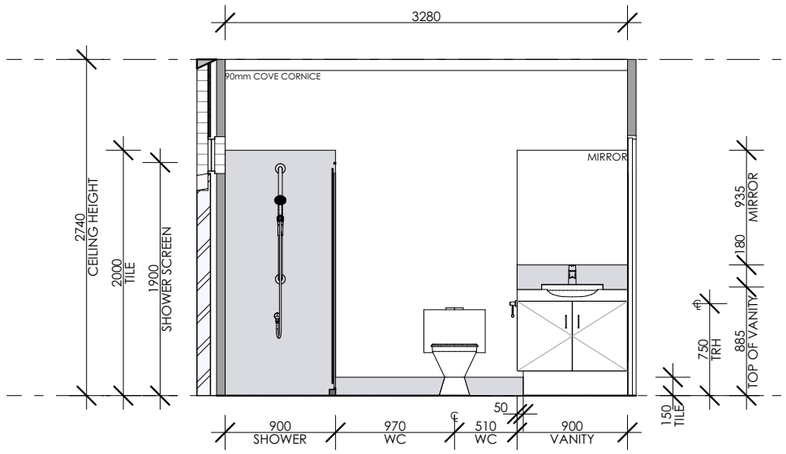

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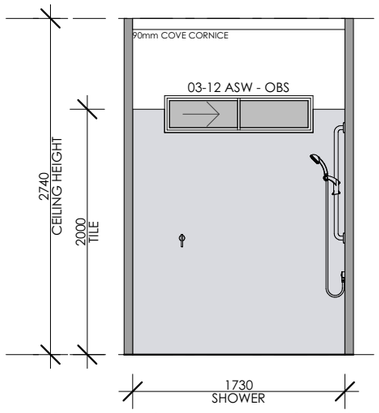

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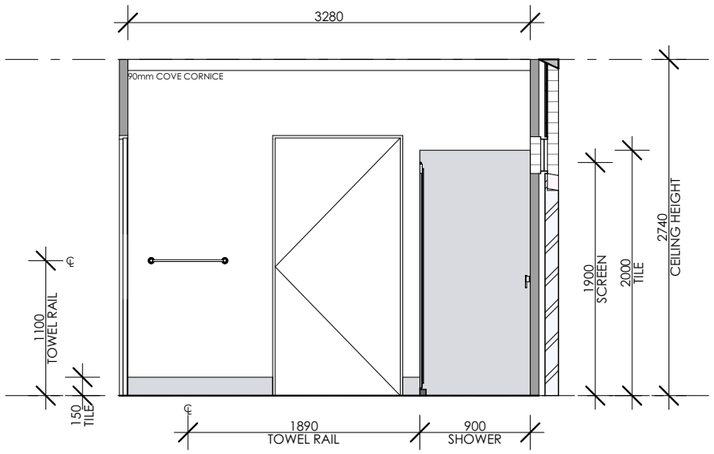

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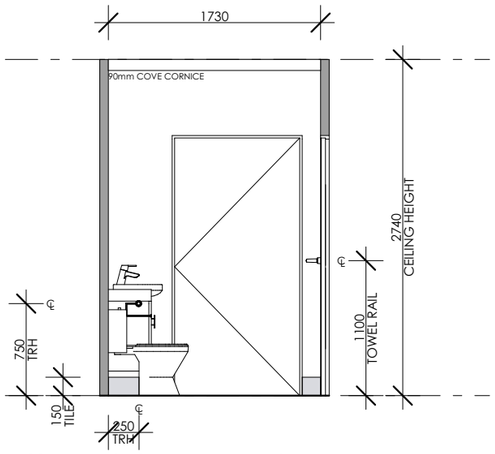

ENS 3 ELEVATION 4
1:50

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AT: **LOT 124 (#13) MACKELLER DRIVE UPPER**
COOMERA, QLD 4209

Facade: **CEDAR PRESTIGE**	Title: **INTERNALS**	Issue: **C**	Scale: **AS SHOWN**
			Plot Date: **17/02/2025**
Design Name: **SILVER GUM 227**	Page: **20**	Wind Rating: **N4**	Drawn By: **PP**
			Checked By: **MB**

NOTES:
20mm STONE BENCHTOPS
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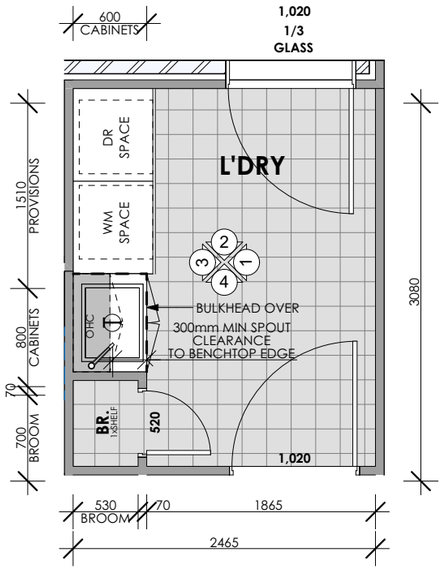

L'DRY FLOOR PLAN
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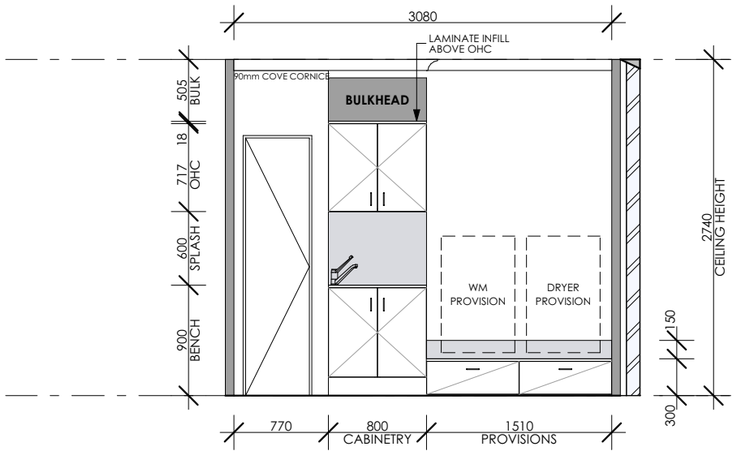

L'DRY ELEVATION 1
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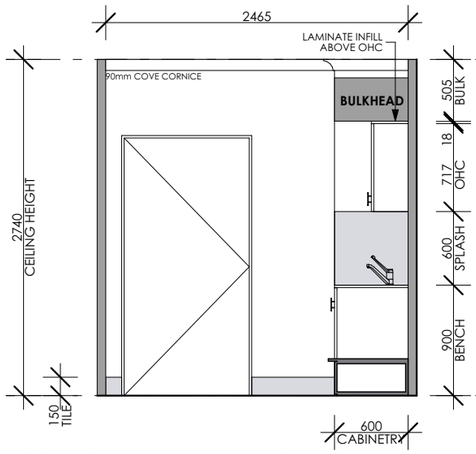

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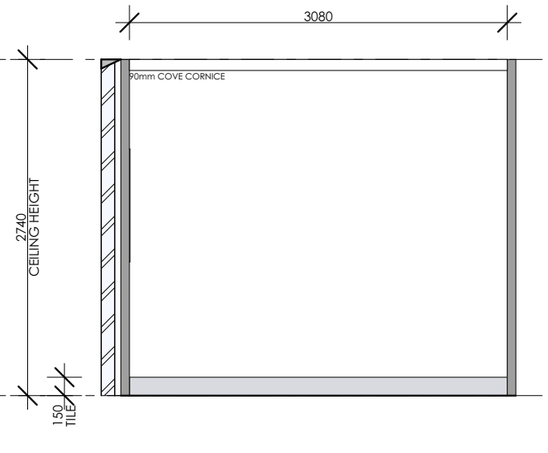

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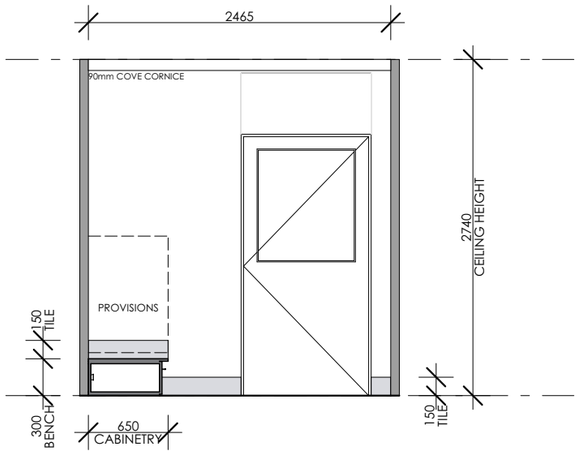

L'DRY ELEVATION 4
1:50

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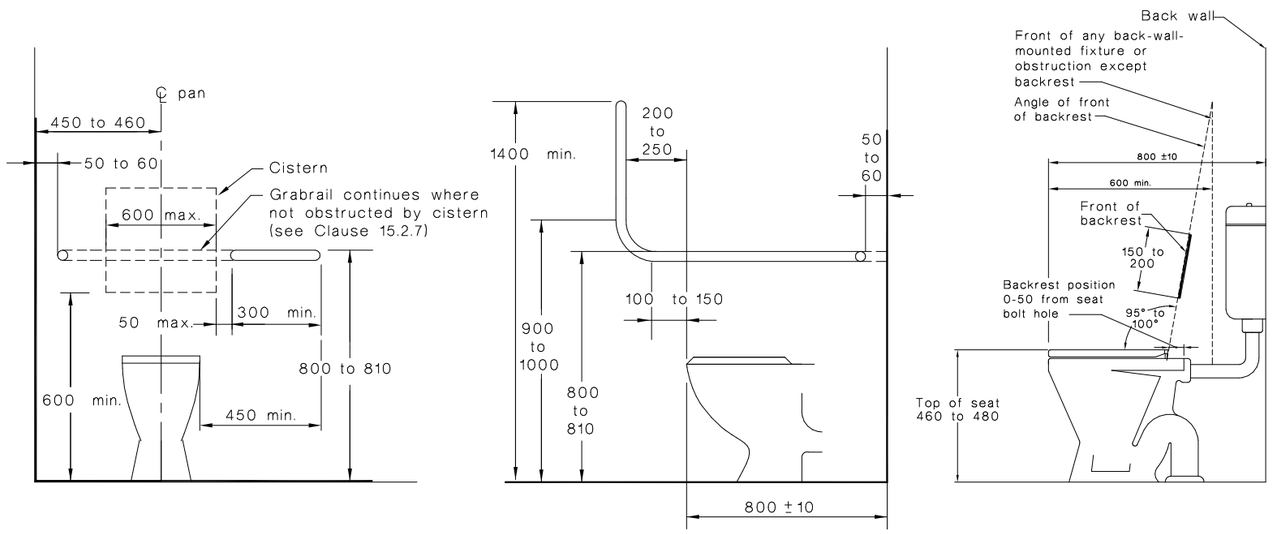
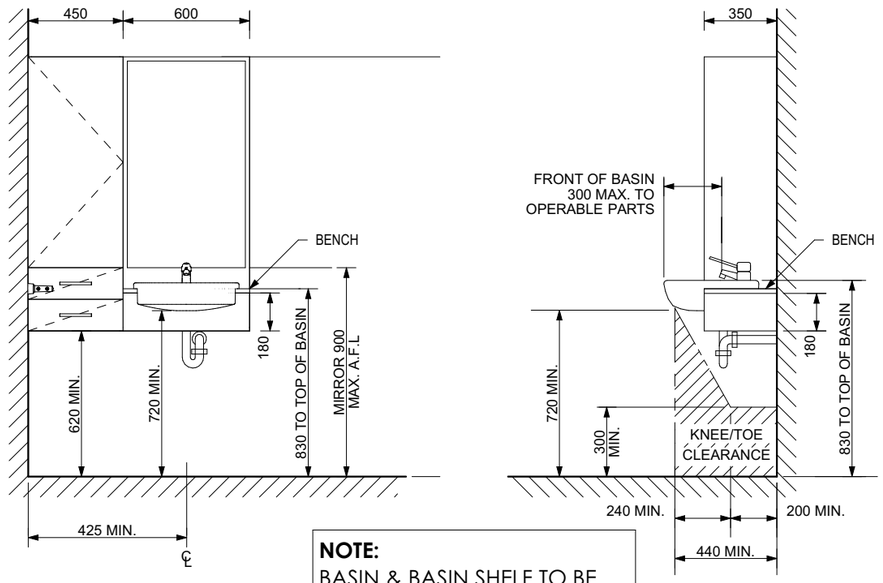
CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER**
COOMERA, QLD 4209

Facade: **CEDAR PRESTIGE**	Title: **INTERNALS**	Issue: **C**	Scale: **AS SHOWN**
Design Name: **SILVER GUM 227**	Page: **21**	Wind Rating: **N4**	Plot Date: **17/02/2025**
			Drawn By: **PP**
			Checked By: **MB**

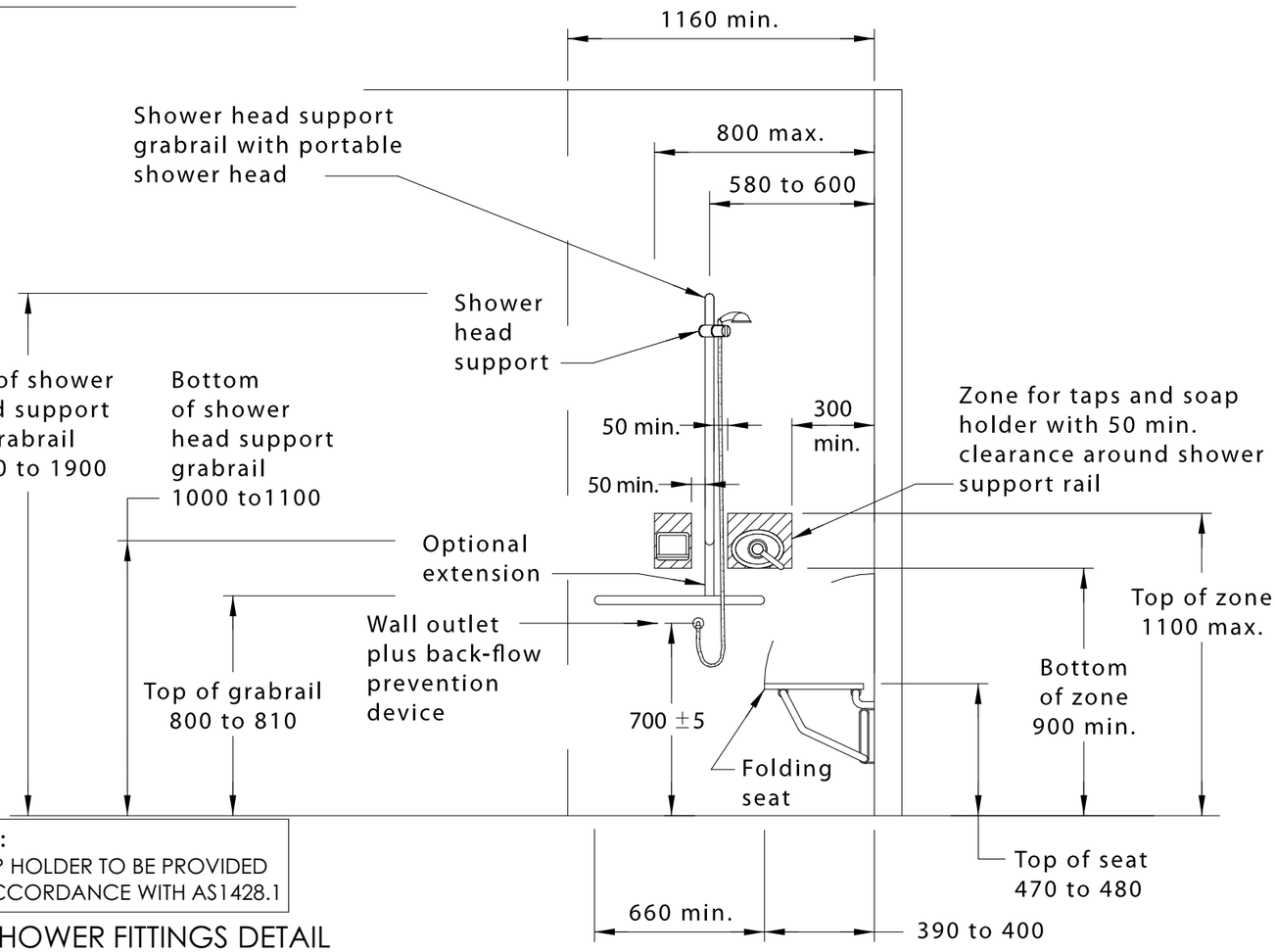


SPOON DRAIN DETAIL



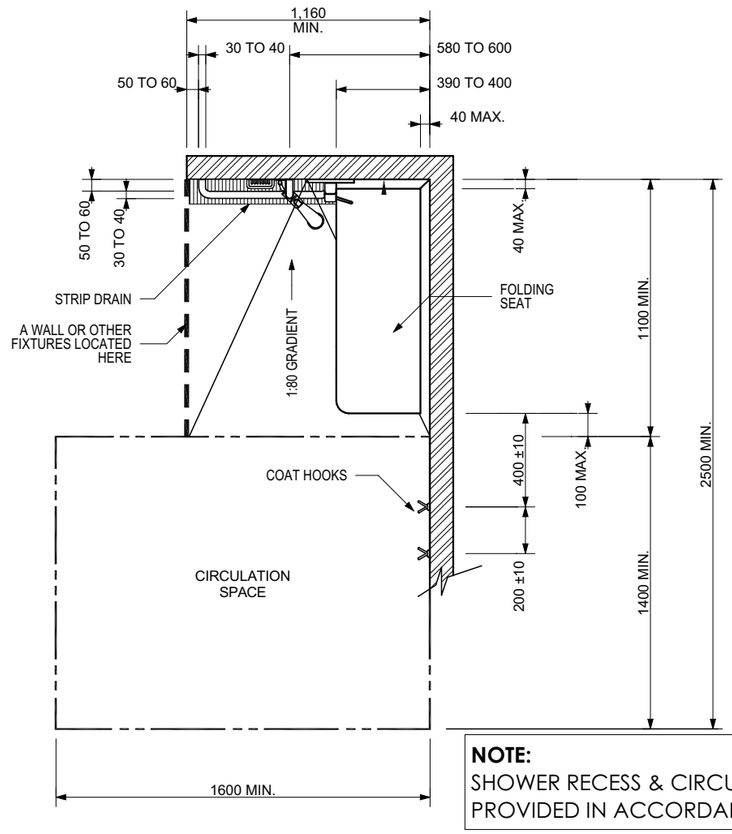
VANITY DETAIL

NOTE:
BASIN & BASIN SHELF TO BE PROVIDED IN ACCORDANCE WITH AS1428.1



NOTE:
SOAP HOLDER TO BE PROVIDED IN ACCORDANCE WITH AS1428.1

SHOWER FITTINGS DETAIL



NOTE:
SHOWER RECESS & CIRCULATION SPACE TO BE PROVIDED IN ACCORDANCE WITH AS1428.1

SHOWER RECESS & CIRCULATION DETAIL

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AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade: **CEDAR PRESTIGE**	Title: **NDIS FIXING DETAILS**	Issue: **C**	Scale: **AS SHOWN**
Design Name: **SILVER GUM 227**	Page: **22**	Wind Rating: **N4**	Plot Date: **17/02/2025**
			Drawn By: **PP**
			Checked By: **MB**

ELECTRICAL ITEMS - EMERGENCY		
ITEM NAME	QTY	SYMBOL
EMERGENCY DGPO @ 700H OR 900H	5	E
EMERGENCY EXIT SIGN	2	EXIT
EMERGENCY SGPO @ 2250H	7	E
EMERGENCY SGPO CIRCUIT PROVISION	2	E
EMERGENCY UPS BATTERY	1	
EXIT TRAIL SIGN	1	
HEAT DETECTOR	1	HD
SMOKE DETECTOR	7	SD
SPITFIRE EMERGENCY	7	SE

FIRE SAFETY LEGEND	
ITEM NAME	SYMBOL
EXIT	EXIT
EXIT TRAIL SIGN	
ASSEMBLY AREA	AA
EXIT PATH	
ALTERNATE PATH	
FIRE EXTINGUISHER	FE
FIRE BLANKET	FB
BRAILLE EXIT SIGN	
MANUAL CALL POINT	
FIRE INDICATOR PANEL	FIRE INDICATOR PANEL
FIRE HOSE REEL	

IN CASE OF FIRE

REMOVE PEOPLE

FROM IMMEDIATE DANGER

ALERT THE FIRE SERVICE

- BREAK MANUAL CALL POINT
- CALL 000

CONFINE FIRE & SMOKE

CLOSE DOORS & WINDOWS (IF SAFE TO DO SO)

EVACUATE

TO THE ASSEMBLY AREA

EVACUATION PROCEDURES

STAGE 1:- REMOVAL OF PEOPLE FROM THE IMMEDIATE DANGER AREA.
OCCUPANTS & STAFF IN THE IMMEDIATE DANGER AREA ARE TO ASSEMBLE A SAFE DISTANCE AWAY FROM THE FIRE & SMOKE. WHEN THE AREA HAS BEEN EVACUATED ALL DOORS & WINDOWS SHOULD BE CLOSED TO CONTAIN FIRE.

STAGE 2:- REMOVAL TO A SAFE AREA
IF THE SEVERITY OF THE SMOKE OR FIRE WARRANTS FURTHER EVACUATION, OCCUPANTS SHOULD BE MOVED THROUGH FIRE/SMOKE DOORS TO A SAFE AREA.

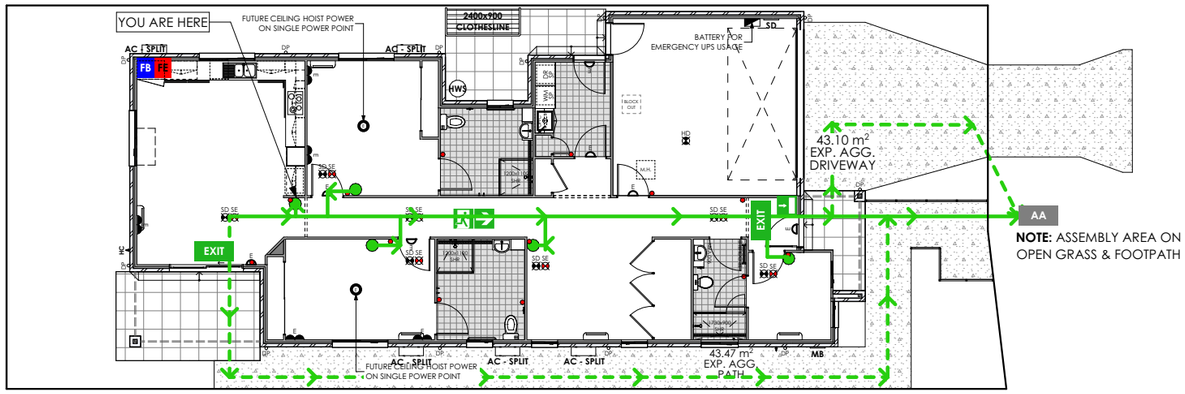
STAGE 3:- COMPLETE EVACUATION OF ENTIRE DWELLING
SHOULD THE EMERGENCY NECESSITATE EVACUATION OF THE WHOLE BUILDING, THE MANAGER OR THE FIRE SERVICE WILL DIRECT OCCUPANTS FROM THE SAFE PLACE TO THE ASSEMBLY AREA.

STAGE 4:- ROLL CALL
TO BE CONDUCTED AS SOON AS POSSIBLE & TO ENSURE ALL PERSONS ARE ACCOUNTED FOR. REPORT ALL MISSING PERSONS TO FIRE OFFICERS

MOBILITY IMPAIRED PERSONS SHOULD EVACUATE IMMEDIATELY ON HEARING THE FIRE ALARM ASSISTED BY A NOMINATED PERSON

000 EMERGENCY

IN AN EMERGENCY DIAL 000



FIRE SAFETY PLAN
1:200

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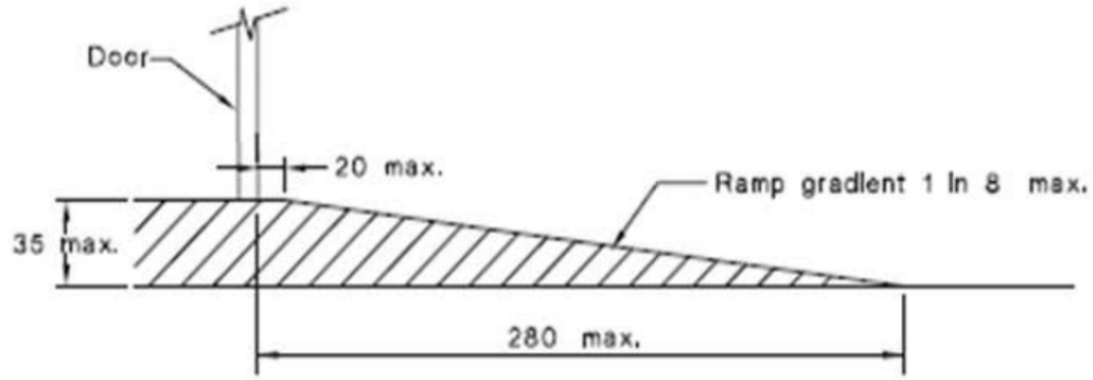
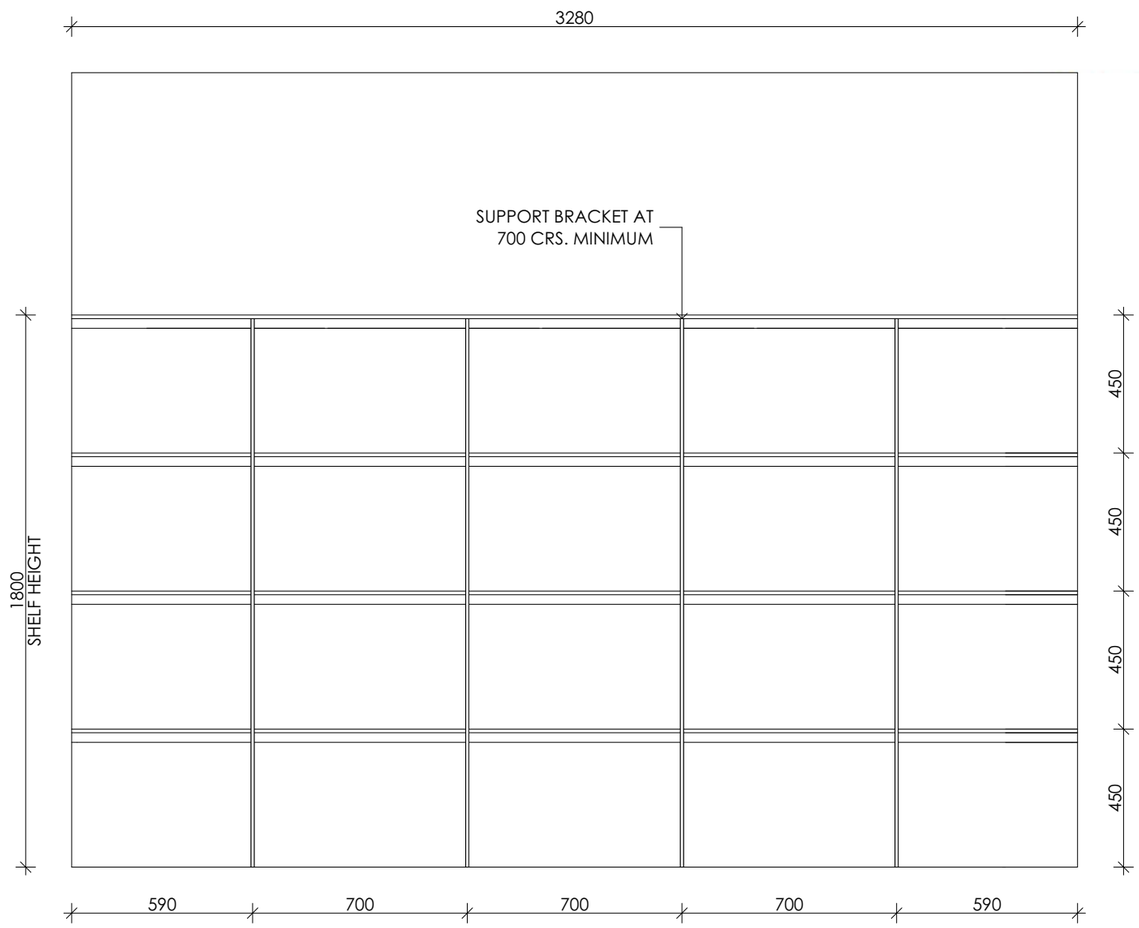
Facade:	Title:	Issue:	Scale: AS SHOWN
CEDAR PRESTIGE	FIRE SAFETY PLAN	C	Plot Date: 17/02/2025
Design Name: SILVER GUM 227	Page: 23	Wind Rating: N4	Drawn By: PP / Checked By: MB



DIMENSIONS IN MILLIMETRES

FIGURE 21 THRESHOLD RAMP



LINEN DETAIL
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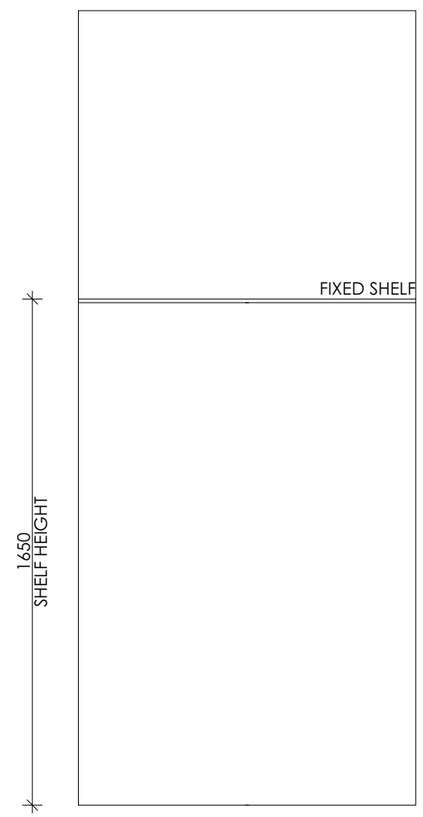

BROOM CPD DETAIL
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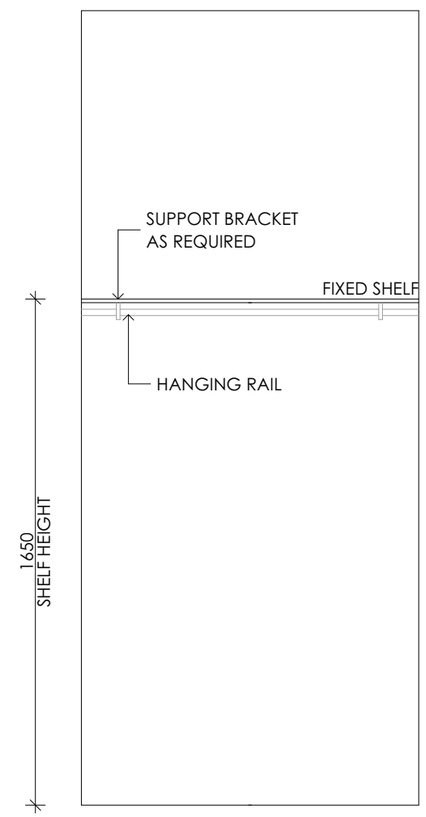

ROBE DETAIL
1:20

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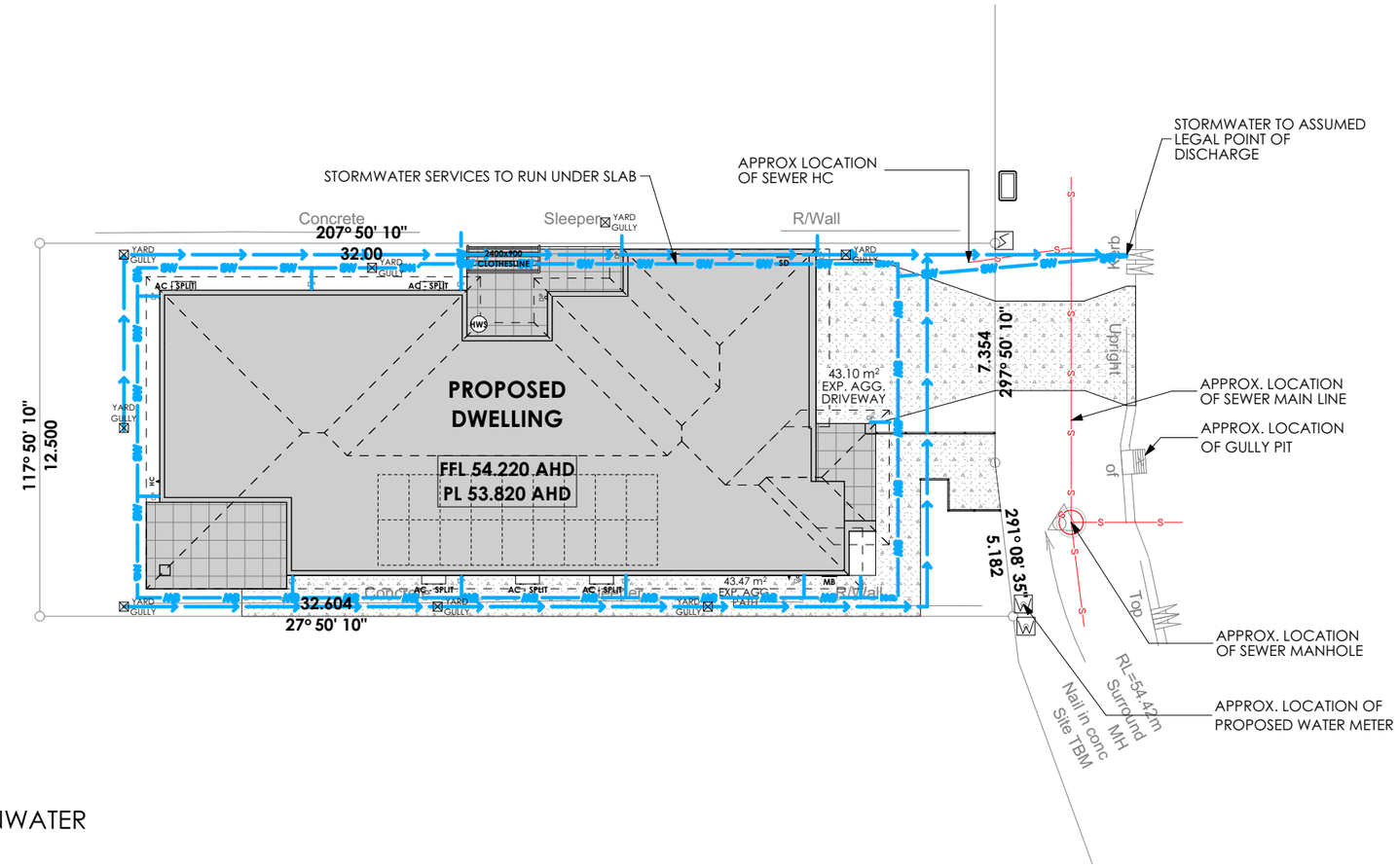
AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade:	Title:	Issue:	Scale: AS SHOWN
CEDAR PRESTIGE	**DETAILS**	**C**	Plot Date: **17/02/2025**
Design Name: **SILVER GUM 227**	Page: **24**	Wind Rating: **N4**	Drawn By: **PP**
			Checked By: **MB**



SERVICES LEGEND:

- YARD GULLY — FIELD GULLY TO RAINWATER CONNECTION LINE
- S — SEWER
- SW — STORMWATER
- OH — OVERHEAD ELECTRICAL & POWERPOLE
- GAS — GAS
- T — TELSTRA
- W — WATER METER
- ELECTRICITY SUPPLY
- NBN PIT

HYDRAULIC PLAN
1:200

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B	24.01.2025	PP	FWD
C	17.02.2025	PP	SDA RFI

CLIENT: **ZAMMIT FT PTY LTD ATF ZAMMIT FAMILY TRUST**

AT: **LOT 124 (#13) MACKELLER DRIVE UPPER COOMERA, QLD 4209**

Facade:	Title:	Issue:	Scale: AS SHOWN
CEDAR PRESTIGE	HYDRAULIC PLAN	C	Plot Date: 17/02/2025
Design Name: SILVER GUM 227	Page: 25	Wind Rating: N4	Drawn By: PP
			Checked By: MB