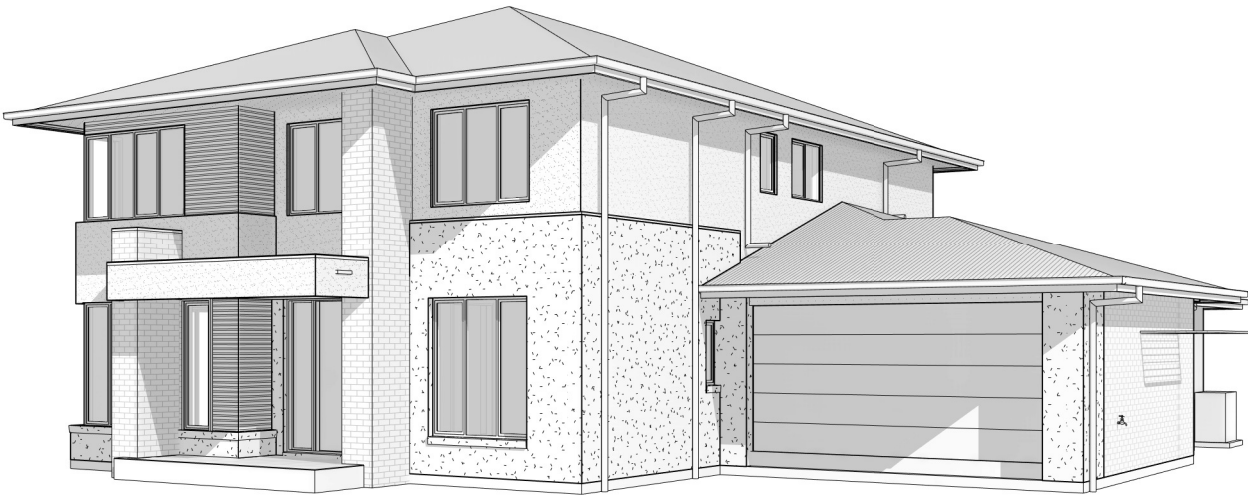




NEWHAVEN 38

DEAKIN

DRAWING LIST

SHEET No.	SHEET NAME
00	COVER SHEET
01	GENERAL NOTES
02	SITE PLAN
03	GROUND FLOOR PLAN
04	FIRST FLOOR PLAN
05	ROOF PLAN
06	ELEVATIONS
07	ELEVATIONS
08	SECTION

SHEET No.	SHEET NAME
09	SLAB PLAN
10	INTERNAL ELEVATIONS
11	INTERNAL ELEVATIONS
12	INTERNAL ELEVATIONS
13	INTERNAL ELEVATIONS
14	INTERNAL ELEVATIONS
15	GROUND FLOOR FLOOR COVERINGS
16	FIRST FLOOR FLOOR COVERINGS



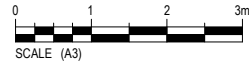
REVISIONS

REV.	DESCRIPTION	DATE	DRAWN	CHECKED
1	STC	02.06.2025	PG9	JCJ
2	SITING ON CONTOUR	21/08/2025	NW8	A0A
3	AMD BA - RF1	19/09/2025	JCJ	-
4	AMD BA - V001	23/10/2025	HKY	-

REVISIONS

REV	DESCRIPTION	DATE	DRAWN	CHECKED

DRAWING TITLE:
COVER SHEET



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FREEDOM

TECH SPEC: 06/05/25 SPEC LEVEL: BASE

DESIGN:
NEWHAVEN 38

FACADE:
DEAKIN

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QBCC Licence N°: 40992
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JOHNATHAN CHAPMAN**
LOT 216 SORA PLACE
UPPER COOMERA, QLD 4209

JOB N°: 756298 PERMIT N°: 00124315

WIND SPEED: N3 MASTER ISSUED: TBC

DRAWN: HKY CHECKED: - SHEET:

AMENDED BA PLANS
DATE: 23/10/2025

00/18

NOTE: SHADOWS SHOWN HERE ARE NOT SITE SPECIFIC. THEY ARE
ADDED TO HELP UNDERSTAND THE VOLUME AND SHAPE OF HOME.

23/10/2025 6:19:53 AM

STANDARD NOTES:

AS PER NCC 2022

GENERAL

- REFER TO ALL ASSOCIATED ENGINEERING DRAWINGS FOR DESIGN AND CONSTRUCTION REQUIREMENTS OF STRUCTURAL, SLAB & HYDRAULIC ELEMENTS (where applicable).
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE.
- FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
- INTERNAL ELEVATION DIMENSIONS ARE TO PLASTER.
- ALL DIMENSIONS ARE SUBJECT TO SITE MEASURE.

FRAMING

- ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH AS1684.2-2021 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.
- PREFABRICATED ROOF TRUSSES TO MANUFACTURERS SPECIFICATIONS & LAYOUTS.
- WALL BRACING, FIXING, TIE DOWNS, DURABILITY NOTES & ANY ADDITIONAL ENGINEERING REQ. TO BE AS PER ENGINEERS DETAIL
- SPECIFIED EAVE WIDTH, MEASURED FROM FACE OF BRICK (UNO).
- PROVIDE 2No. JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL *S-TYP-DOOR-01N*.
- ENSURE RETURN AIR GRILLE & AC VOIDS ARE CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

CEILING/WALL - GENERAL

- PROVIDE PLASTER LINED CEILINGS TO ALL AREAS (UNO).
- SOFFITS 4.5mm FC SHEET (UNO).
- ALL PARAPET WALLS TO BE PROVIDED WITH COLORBOND METAL CAPPING/FLASHING (50mm MIN' LAP TO ALL JOINS WITH CONTINUOUS SILICON SEAL BETWEEN & 50mm MIN' VERTICAL OVERHANG.)
- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5
- WATERPROOFING FOR EXTERNAL ABOVE GROUND USE TO COMPLY WITH AS4654.1-2012 & AS4654.2-2012.

STEPS/STAIRS & BALUSTRADES

- ALL STEPS MUST COMPLY WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.2
- BARRIERS & HANDRAILS MUST COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3
- BALUSTRADE IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.3 TO BE INSTALLED WHERE VOIDS, OR INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND/FLOOR LEVEL.
- PROVIDE SLIP RESISTANCE IN ACCORDANCE WITH NCC 2022 H5D2 HOUSING PROVISIONS 11.2.4 & AS4586-2013.
- STAIRS ARE INDICATIVE ONLY. REFER TO DETAILS, SPECIFICATIONS & SELECTION DOCUMENTS.

WET AREAS

- WATERPROOFING OF WET AREAS TO COMPLY WITH NCC 2022 H4D2 HOUSING PROVISIONS 10.2 INCLUDING STATE VARIATIONS AND ADDITIONS.
- WALL LINING TO WET AREAS TO BE APPROVED WET AREA BOARD (UNO).
- ALL INWARD SWING HINGED WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 2022 H4D5 HOUSING PROVISIONS 10.4.2

WINDOWS & DOORS

- CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNO).
- SIZES NOMINATED AS A GENERIC CODE (UNO). FIRST 2 NUMBERS REFER TO HEIGHT & SECOND 2 RELATE TO WIDTH.
- EXTERNAL WINDOWS & DOORS TO COMPLY WITH NCC 2022 H6D1 HOUSING PROVISIONS 13.4.4.
- WINDOWS TO COMPLY WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6.
- ALL GLAZING TO COMPLY WITH AS1288-2021 & AS2047-2014, & WITH AS4055-2021 FOR WIND LOADING (UNO).
- WINDOWS SHALL BE PROTECTED IN ACCORDANCE WITH NCC 2022 H5D3 HOUSING PROVISIONS 11.3.7 & 11.3.8
- WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS (UNO).
- PROVIDE LIGHTWEIGHT CLADDING ABOVE ALL CORNER WINDOWS & CORNER DOORS (UNO).
- SAFETY GLAZING IN HUMAN IMPACT AREAS INCLUDING ADJACENT TO BATHS OR SHOWERS TO BE IN ACCORDANCE WITH NCC 2022 H1D8 HOUSING PROVISIONS 8.4.6

ENERGY EFFICIENCY NOTES

- NOTE: DESIGN MODIFICATIONS MAY BE NECESSARY TO ACHIEVE REQUIRED ENERGY RATING, BASED ON SPECIFIC SITING. REFER TO SPECIFICATION & CONTRACT DOCUMENTATION.
- PROVIDE BULK CEILING INSULATION & EXTERNAL WALL INSULATION AS PER STD SPECIFICATIONS (UNO).
 - PROVIDE WEATHER STRIPPING TO WINDOWS & ALL EXTERNAL HINGED DOORS.
 - PROVIDE DRAFT PREVENTION TO EXHAUST FANS, AS PER RELEVANT BUILDING CODES.
 - SEALED GAPS AROUND WINDOWS & EXTERNAL DOORS TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7 HOUSING PROVISIONS 7.5.6 & AS/NZS 2904-1995.
 - INSULATION OF SERVICES AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.2
 - HEATING AND COOLING DUCTWORK AS PER NCC 2022 HOUSING PROVISIONS H6D2 13.7.4 & SEALING PER AS4254-2021.
 - ARTIFICIAL LIGHTING AS PER NCC 2022 H6D2 HOUSING PROVISIONS 13.7.6
 - WHERE APPLICABLE, PROVIDE SUB-FLOOR VENTILATION IN ACCORDANCE WITH NCC 2022 H2D5 HOUSING PROVISIONS 6.2.1 TO SUSPENDED TIMBER FLOORS.

MISCELLANEOUS

- PROVIDE CAVITY FLASHING & WEEPHOLES AS PER NCC 2022 H1D5 HOUSING PROVISIONS 5.7.5.
- PLIABLE BUILDING MEMBRANES TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.1 & AS4200.1-2017 & BE INSTALLED IN ACCORDANCE WITH AS4200.2-2017.
- ALL PLUMBING, DRAINAGE & ASSOCIATED WORKS TO COMPLY WITH THE PLUMBING CODE OF AUSTRALIA, NCC 2022 H2D2 HOUSING PROVISIONS 3.3 & AS/NZS 3500.3-2021.
- PROVIDE MINIMUM 115mm SLOTTED GUTTERS WITH APPROVED OVERFLOW PROVISIONS AS REQUIRED.
- ALL EXHAUST SYSTEMS TO COMPLY WITH NCC 2022 H4D9 HOUSING PROVISIONS 10.8.2, INCLUDING "MAKE UP AIR" VENTILATION METHOD AS PER 10.8.2 (5)(a)
- WHERE REQUIRED, BATHROOM AND SANITARY COMPARTMENT EXHAUST FANS TO ACHIEVE A MINIMUM FLOW RATE OF 25 L/s, & 40 L/s FOR A KITCHEN OR LAUNDRY.
- PROVIDE TERMITE MGT. SYSTEM AS PER AS3660.1-2014.
- ALL SMOKE ALARMS TO COMPLY WITH AS3786-2014, CONNECTED TO MAINS POWER, AND INTERCONNECTED WHERE APPLICABLE. INSTALLATION TO BE IN ACCORDANCE WITH NCC 2022 H3D6 HOUSING PROVISIONS 9.5.4
- LOCATIONS OF ELECTRICAL COMPONENTS & VENTS SHOWN ARE INDICATIVE ONLY, AND MUST BE INSTALLED TO REQUIRED DISTANCES FROM WALL & CEILING JUNCTIONS.
- BUILDINGS IN BUSHFIRE PRONE AREAS TO COMPLY WITH AS3959-2018.
- DWELLINGS WITHIN 1km OF A BAY/10km OF A SURF COAST MUST HAVE ALL STEEL & MORTAR IN ACCORDANCE WITH SECTION 5 OF AS3700-2018.
- TEMPORARY DOWNPIPES TO BE INSTALLED DURING CONSTRUCTION TO PREVENT WATER PONDING NEAR THE FOOTINGS.

STEEL FRAMING REQUIREMENTS (WHERE APPLICABLE):

- STEEL FRAME & TRUSSES REQUIRING THE ISSUE OF A SIGNED COMPLIANCE CERTIFICATE FOR THE BUILDING DESIGN - FORM 15 UPON COMPLETION AND PRIOR TO FINAL CERTIFICATION
- STEEL FRAMES AND TRUSSES TO COMPLY WITH:
 - AS/NZS 1170.0-2002 STRUCTURAL DESIGN ACTIONS: PART 0: GENERAL PRINCIPLES
 - AS/NZS 1170.1-2002 STRUCTURAL DESIGN ACTIONS: PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
 - AS/NZS 4600-2018 COLD-FORMED STEEL STRUCTURES
 - AS4055-2021 WIND LOADS FOR HOUSING
 - AS4100-2020 STEEL STRUCTURES CODE
 - AS3623-1993 DOMESTIC METAL FRAMING
 - AS3566.1-2002 SELF DRILLING SCREWS
 - NASH STANDARDS

STEEL FRAMING SUPPLIER TO PROVIDE DESIGN, CONNECTORS AND FIXING HARDWARE FOR ALL STEEL TO STRUCTURAL TIMBER MEMBERS (UNO BY ENGINEER).

BUSHFIRE HAZARD REQUIREMENTS BAL 12.5

AS PER A.S.-3959 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

- PROVIDE BAL COMPLIANT SCREENS WITH A MAXIMUM APERTURE SIZE OF 2.0mm TO ALL OPENING WINDOWS AND EXTERNAL HINGED DOORS IN ACCORDANCE WITH A.S. 3959 CLAUSE 5.5.1 A
- PROVIDE SARKING UNDER ROOF TILES, ANTICON UNDER SHEET ROOFING.
- PROVIDE SPARK GUARDS WITH A MAXIMUM APERTURE SIZE OF 2.0mm TO ALL WEEP HOLES, ROOF & EAVE VENTS.
- PROVIDE DOOR SEALS TO ALL EXTERNAL DOORS AND GARAGE SECTIONAL OVERHEAD DOOR.
- PROVIDE FIRE RESISTANT CLADDING & TIMBER TO ALL EXPOSED LOCATION (WHERE APPLICABLE).
- PROVIDE TOUGHENED GLASS (WHERE APPLICABLE).

- REFER TO "METRICON - WINDOW AND DOOR CODE SIZE GUIDE"

DRAWING TITLE:

GENERAL NOTES



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TECH SPEC: 06/05/25

SPEC LEVEL: BASE

DESIGN:

NEWHAVEN 38

PRODUCT CODE:

QF3NEW38DEADN

FACADE:

DEAKIN

CEILING:

27G, 25F R

OWNER:

SELINA PATRICIA NANETTE & QUINTON

JOHNATHAN CHAPMAN

LOT 216 SORA PLACE

UPPER COOMERA, QLD 4209

JOB N°: 756298

PERMIT N°: 00124315

WIND SPEED: N3

MASTER ISSUED: TBC

DRAWN: HKY

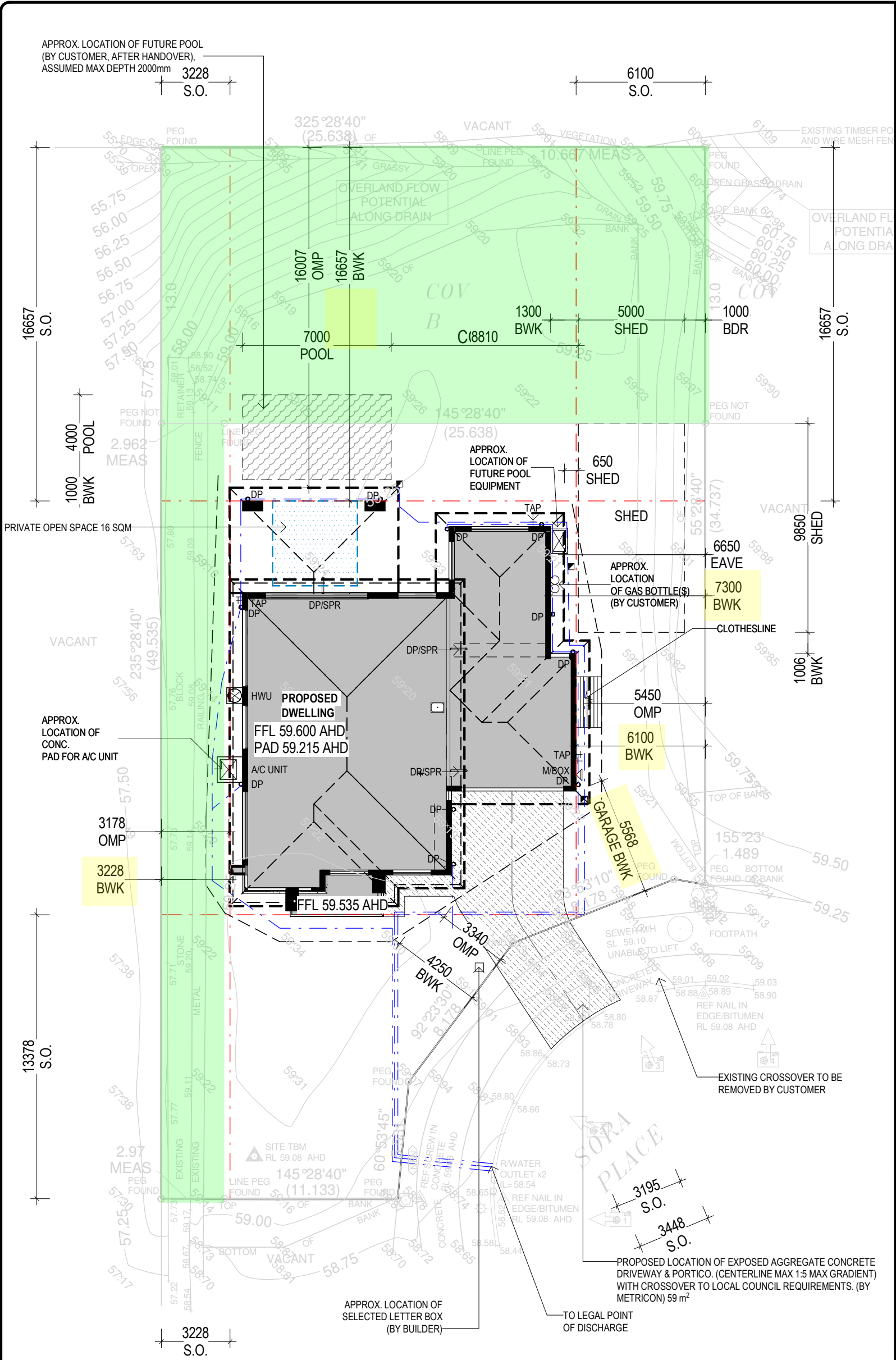
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DATE: 23/10/2025

01/18



NOTES:

REFER ENGINEER'S FOOTING DESIGN
SOIL CLASSIFICATION 'H1'
REFER SOIL REPORT (REF. No: 256247)

SITE AREA	
1101.00 m ²	
O/ALL SITE COVERAGE	
236.74 m ²	21.50%
COVENANT APPLICABLE	
CALLI UPPER COOMERA	

SITE DESCRIPTION	
LOT:	216
ON:	SP348194
LOCAL AUTHORITY:	GOLD COAST C.C
CONTOUR INTERVAL:	0.25M
DATUM:	AHD
SURVEYED BY:	STEVE COOPER & ASSOCIATES PTY LTD
DATE SURVEYED:	02/07/2025
PLAN NO. REV:	A

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

LEGEND:	
	EXISTING TREE
	TREE REMOVED
	STRUCTURAL ROOT ZONE
	TREE PROTECTION ZONE
	TELSTRA PIT
	SEWER TIE
	POWER POLE
	LIGHT POLE
	FIRE HYDRANT
	METER BOX
	GAS METER
	ELEC HWU
	GAS HWU
	WATER METER
	SURFACE DRAIN
	DOWNPIPE
	FENCE/GATE
	STORMWATER
	SEWER RUN
	ROOF LINES
	BATTER - CUT
	BATTER - FILL



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PRODUCT CODE: QF3NEW38DEADN

FACADE: DEAKIN
CEILING: 27 25 R

DRAWING TITLE: SITE PLAN

0 1 2 3m
SCALE 1:200 (A3)
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JOHNATHAN CHAPMAN
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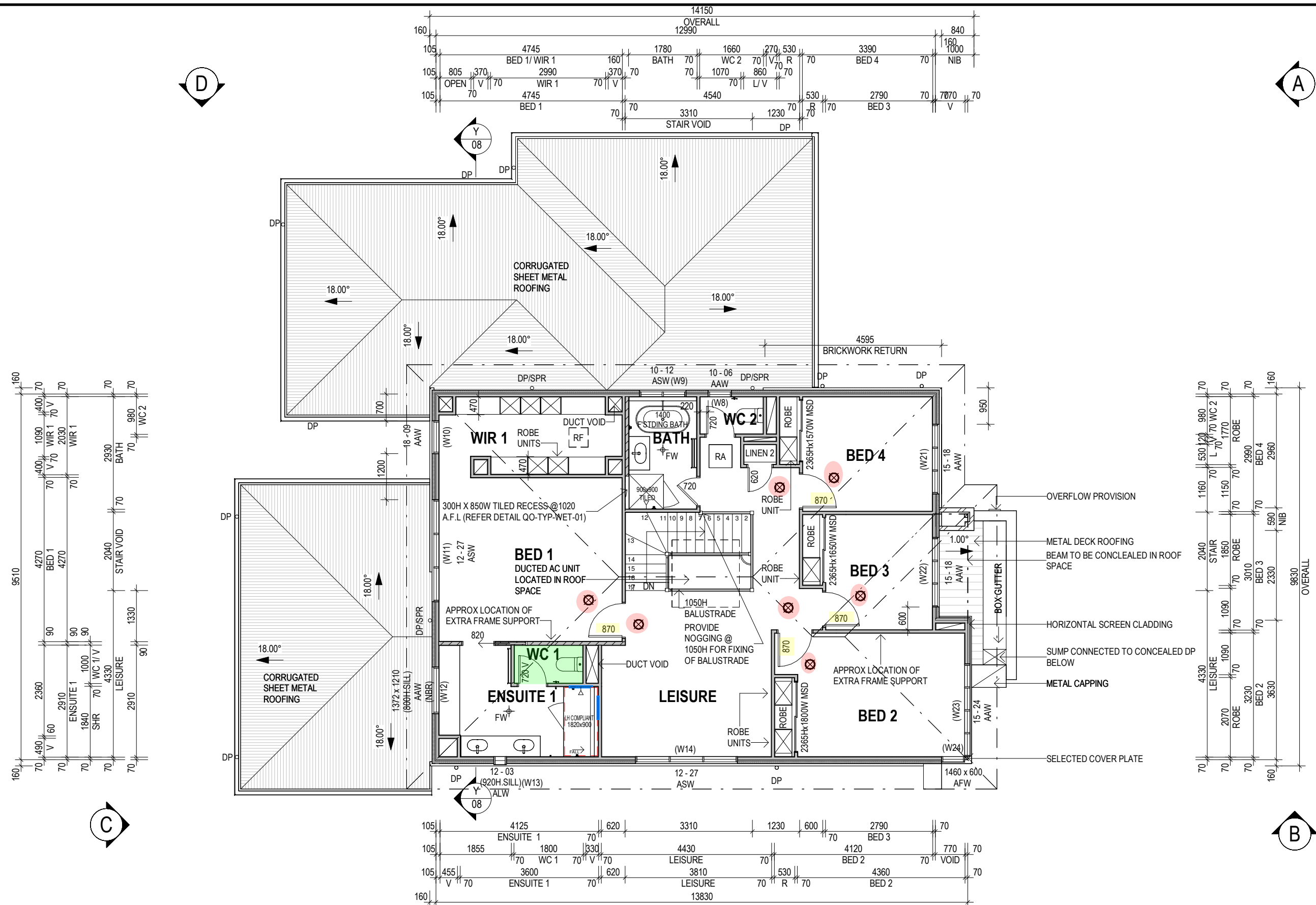
JOB N°: 756298
PERMIT N°: 00124315
WIND SPEED: N3
MASTER ISSUED: TBC

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CHECKED: -
SHEET: 02/18
AMENDED BA PLANS
DATE: 23/10/2025

EXCAVATION NOTES
PAD LEVEL - 59.215 AHD - BALANCED CUT & FILL (UP TO 150MM): BUILDER TO PROVIDE BALANCED CUT & FILL OVER HOUSE AND GARAGE UNTIL LEVEL
BATTER ANGLE: MAXIMUM 1:2
BUILDER TO EXCAVATE & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL. LEVELS ARE APPROX. & MAY VARY TO SUIT SITE CONDITIONS (U.N.O)
EXCAVATIONS TO START MIN. 1200MM FROM BUILDING. EMBANKMENT BATTER MUST NOT EXTEND BEYOND TITLE BOUNDARY (U.N.O).
PAD SHAPE IS INDICATIVE ONLY AND SUBJECT TO CHANGE
IF REQUIRED BUILDER TO PROVIDE DRIVEWAY ACCESS CUT AT MAX. GRADIENT OF 1:5 (U.N.O).
IF CONCRETE DRIVEWAY IS NOT PROVIDED IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS WHERE REQUIRED TO AVOID PONDING.

NOTE: PRELIMINARY SERVICES/AS-CONS AS-CONSTRUCTED SERVICES INFORMATION WAS NOT AVAILABLE AT TIME OF SURVEY. SERVICES SHOWN ARE APPROXIMATE ONLY. SITING IS SUBJECT TO RECEIPT OF AS- CONS, AND CONFIRMATION OF SEWER/STORMWATER LOCATIONS.
STORMWATER DESIGN: STORMWATER DRAIN AND DOWN PIPE LAYOUT SHOWN IS INDICATIVE ONLY. PROVIDE MINIMUM 90mm DIA U.P.V.C. STORMWATER DRAINS WITH MIN 1:100 FALL CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE 100mm DIA 'SEWER' QUALITY U.P.V.C. DRAINS TO UNDERSIDE OF GARAGE CONCRETE SLAB. PROVIDE 300mm GROUND COVER TO ALL DRAINS. GRADE SOIL AWAY FROM PERIMETER OF BUILDING TO AVOID PONDING.
HOUSE & LAND PACKAGE ALL RETAINING WALLS ARE INDICATIVE ONLY & ARE SUBJECT TO CHANGE FOLLOWING REVIEW OF SITE CONDITIONS BY METRICON'S SITE MANAGER. HEIGHT, LOCATION & EXTENT MAY VARY & WILL ONLY BE INSTALLED WHERE REQUIRED BY METRICON & AT THE SOLE DISCRETION OF METRICON MANAGEMENT.

CERTIFICATE OF STRUCTURAL ADEQUACY REQUIRED BY CUSTOMER, FOR EXISTING RETAINING WALLS
SLIP COUPLINGS: REQUIRED FOR ALL "H", "P" AND "E" SOIL CLASS SITES. REFER TO ENGINEERS SPECIFICATIONS FOR FURTHER INFORMATION.
PRELIMINARY SITE PLAN NO SURVEY SITING IS SUBJECT TO A CLEAR COPY OF TITLE, SOIL REPORT, SURVEY, SITE INVESTIGATION, AND THE LOCATION OF EASEMENTS AND SERVICE PIPE DETAILS.



NOTES:

- CENTRE ALL WINDOWS & EXTERNAL DOORS INTERNALLY TO ROOM (UNO) INTERNAL HINGED DOORS TO BE CENTRED TO THE HALLWAY
- 300D. BULKHEAD TO GROUND FLOOR (U.N.O)
- 245D. BULKHEAD TO FIRST FLOOR (U.N.O)
- PROVIDE BUSHFIRE HAZARD REQUIREMENTS
- VESSELS AND FIXTURES COMPLY WITH QDC MP4.5 A5 (2)(e)
- REFER TO ELEVATIONS FOR EXTENT OF RENDERED BRICKWORK
- 2340mm HIGH INTERNAL DOORS THROUGHOUT UNO
- PROVIDE FULLY DUCTED REVERSE CYCLE AC SYSTEM

LEGEND:

- UNDER STAIR WALLS (WHERE APPLICABLE) - TO BE BUILT AFTER STAIR
- 90MM STUD WALLS

V (Noted on INTERNAL DOOR size) = 20mm MAX. UNDERCUT

- PROVIDE 90MM CORNICE THROUGHOUT
- PROVIDE FULL HT TILES & NO CORNICES TO BATH, ENSUITE & PDR 1 SHOWER

IN WALL REINFORCING
REFER DETAIL

FW

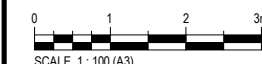
RA DUCTED RETURN AIR

RF ROOF ACCESS

SMOKE ALARM

DRAWING TITLE:

FIRST FLOOR PLAN



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TECH SPEC: 06/05/25

SPEC LEVEL: BASE

DESIGN:

NEWHAVEN 38

FACADE:

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JOHNATHAN CHAPMAN

LOT 216 SORA PLACE

UPPER COOMERA, QLD 4209

JOB N°: 756298

PERMIT N°: 00124315

WIND SPEED: N3

MASTER ISSUED: TBC

DRAWN: HKY

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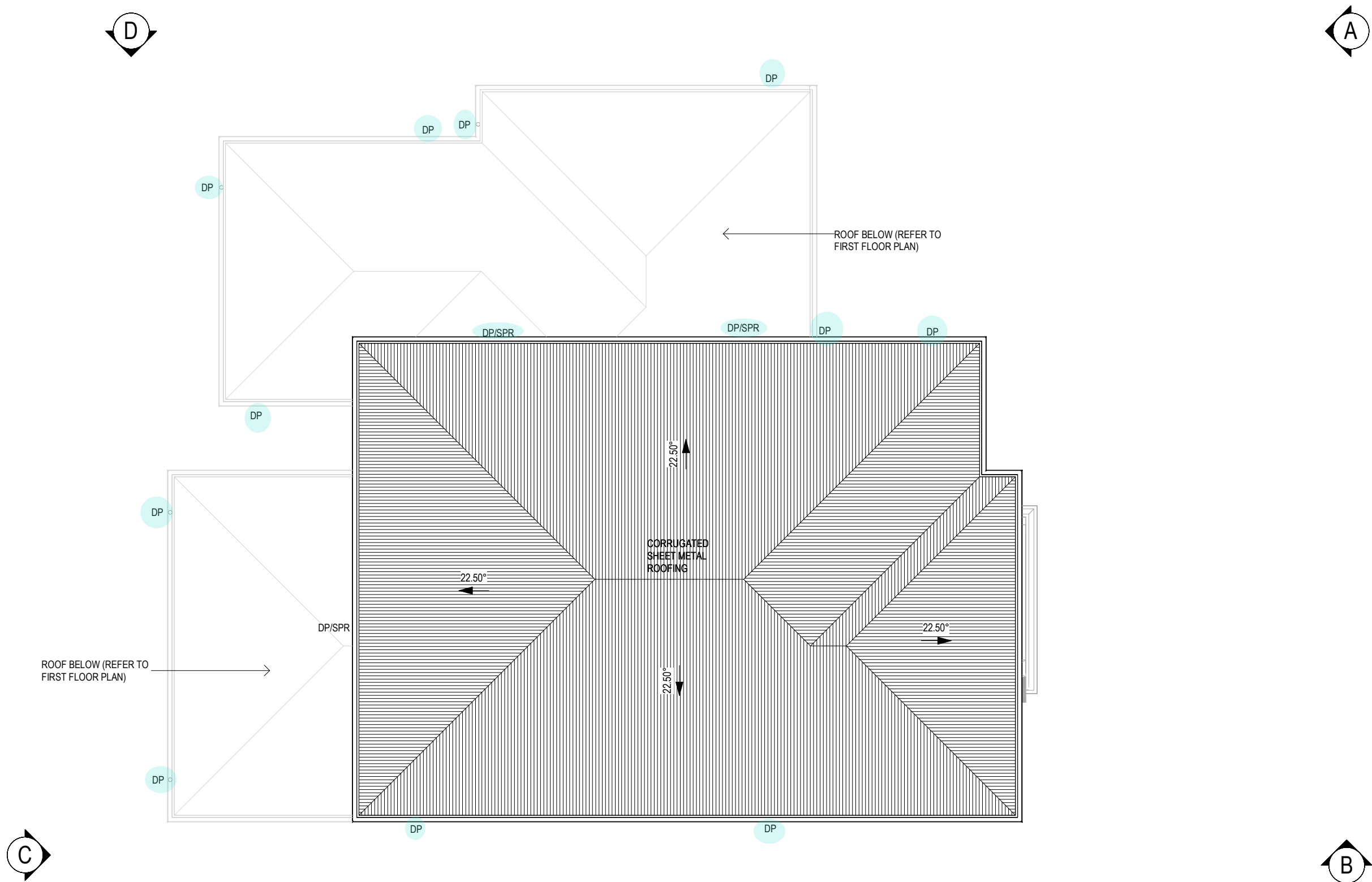
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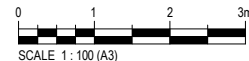
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ROOF PLAN



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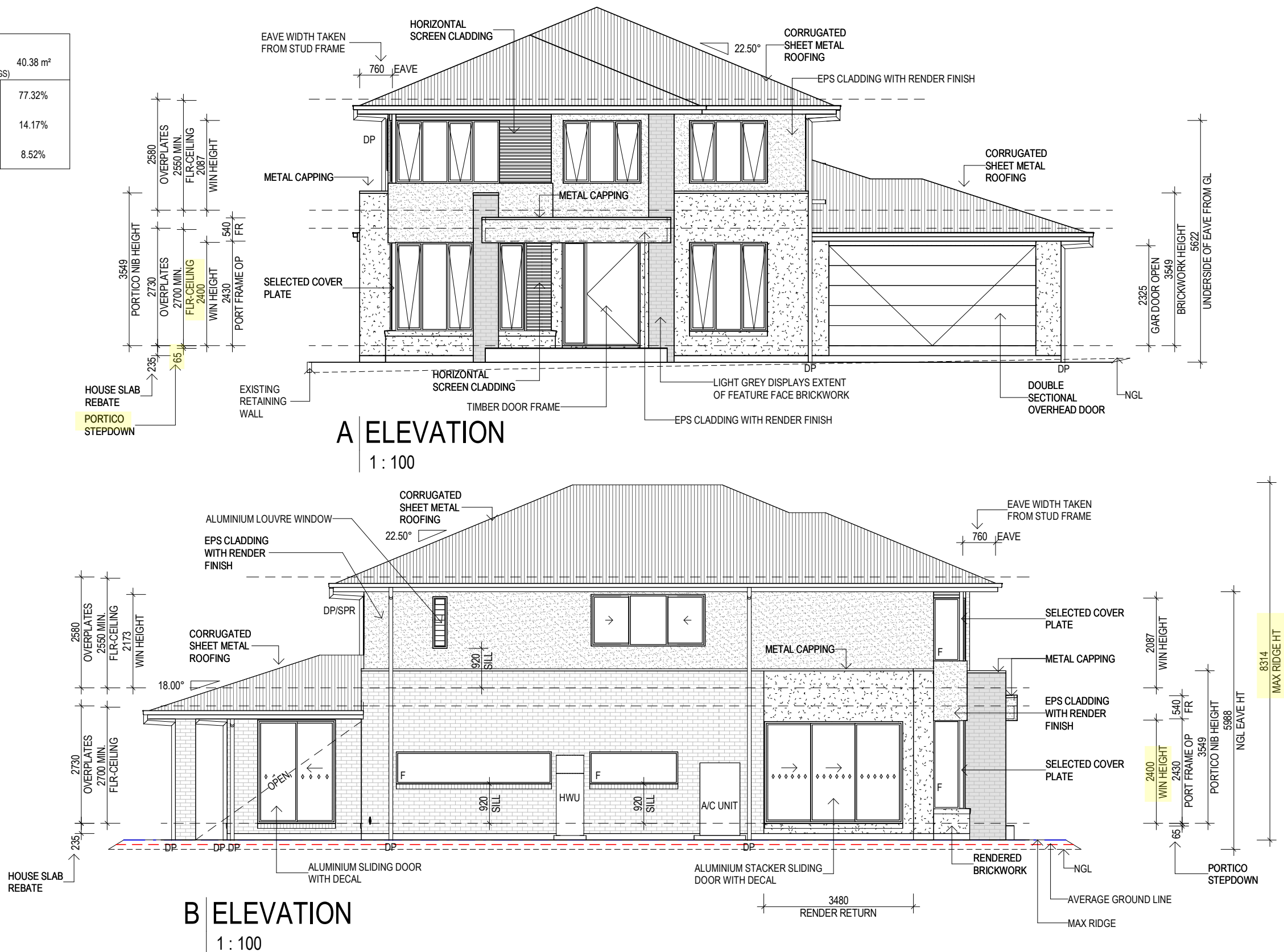
05/18

FACADE FINISHES

FACADE AREA:
(EXCLUDING GLAZING, ROOFS & OPENINGS)

40.38 m²

RENDER FINISH	31.22 m²	77.32%
FACE BRICKWORK	5.72 m²	14.17%
SCREEN CLAD	3.44 m²	8.52%



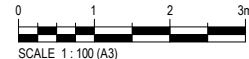
NOTES:

- PROVIDE BRICKWORK ABOVE SIDE ELEVATIONS GROUND FLOOR WINDOWS, F.C. INFILL ABOVE SINGLE STOREY SIDE AND REAR DOORS AND WINDOWS AS REQUIRED (UNLESS NOTED OTHERWISE.)
- PROVIDE FC SHEET INFILL ABOVE FRONT ENTRY DOOR FRAME & GARAGE DOOR OPENING UNLESS NOTED OTHERWISE.
- PRIVACY SCREENS REQUIRED TO SELECTED WINDOWS PRIOR TO HANDOVER. EXACT SIZE AND LOCATION TBD BY CERTIFIER

SCREENS - SITE SPECIFIC:

PROVIDE SELECTED SCREENS TO ALL FIRST FLOOR OPENABLE WINDOWS

DRAWING TITLE:
ELEVATIONS



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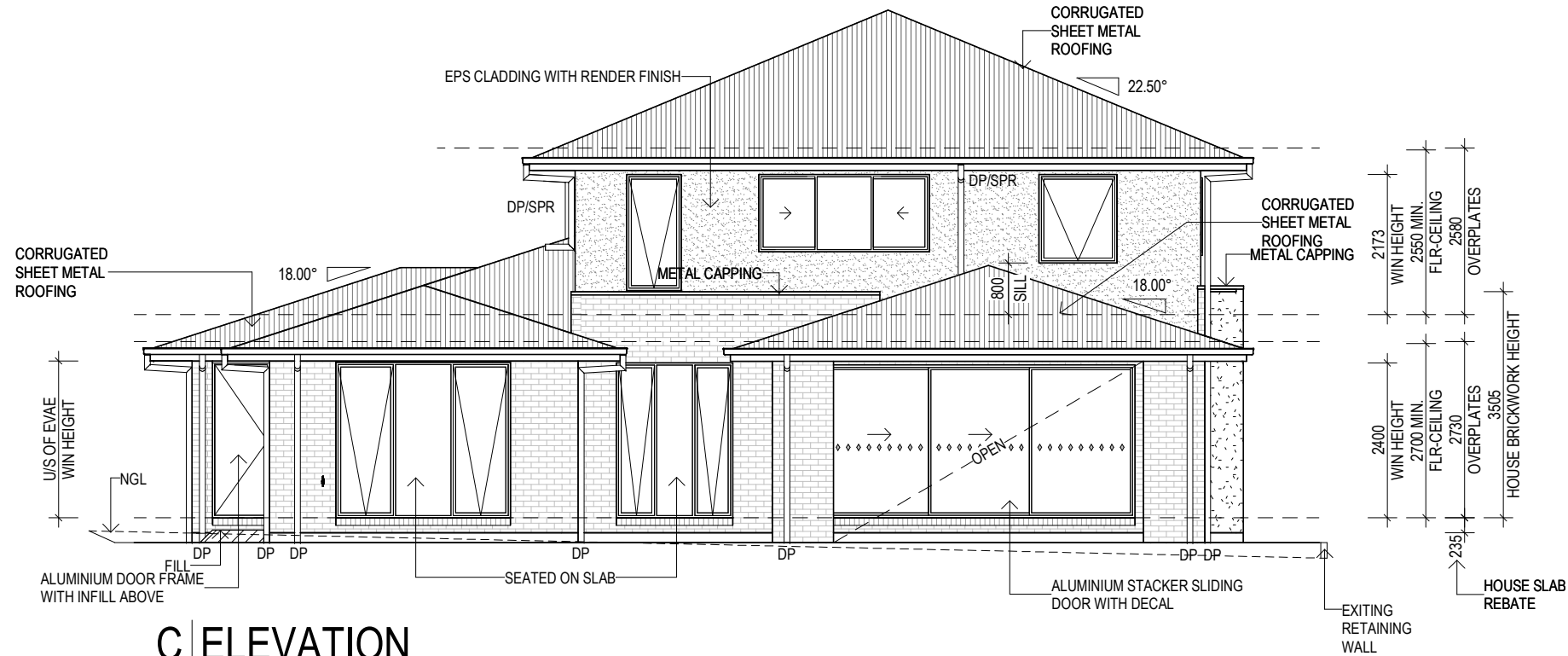
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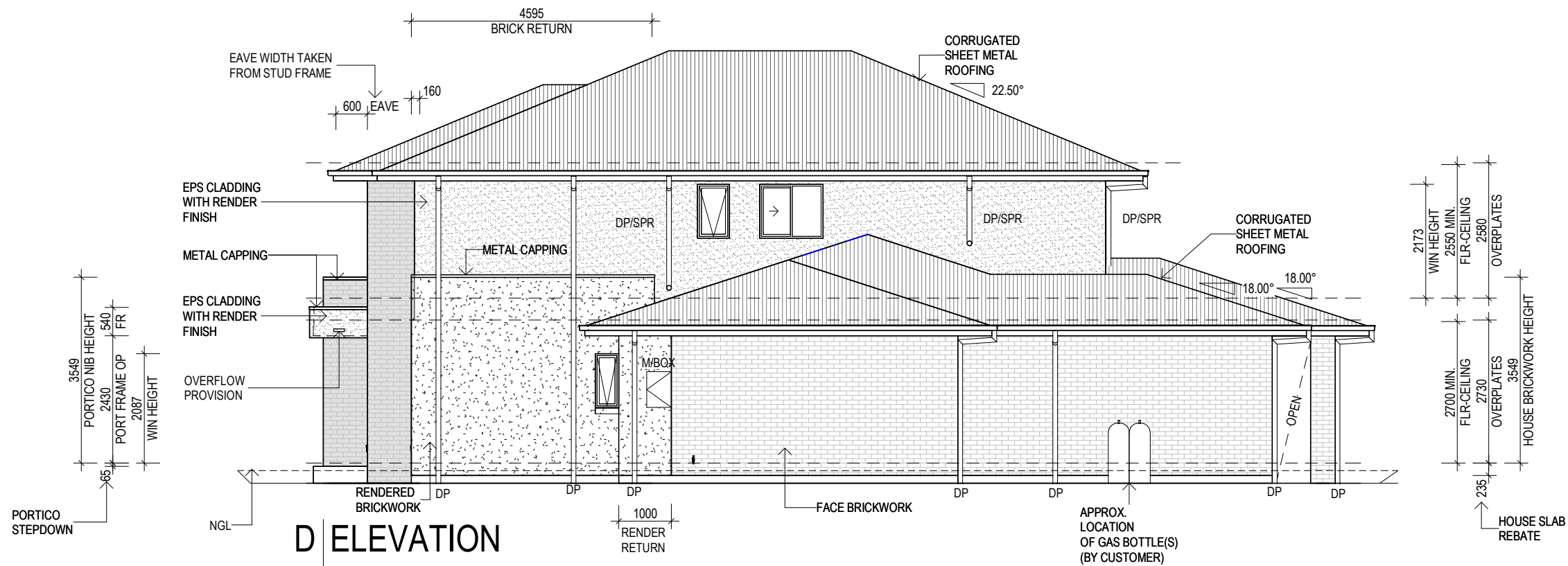
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C ELEVATION
1 : 100



D ELEVATION
1 : 100

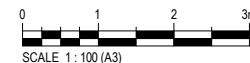
NOTES:

- PROVIDE BRICKWORK ABOVE SIDE ELEVATIONS GROUND FLOOR WINDOWS, F.C. INFILL ABOVE SINGLE STOREY SIDE AND REAR DOORS AND WINDOWS AS REQUIRED (UNLESS NOTED OTHERWISE.)
- PRIVACY SCREENS REQUIRED TO SELECTED WINDOWS PRIOR TO HANDOVER. EXACT SIZE AND LOCATION TBD BY CERTIFIER

SCREENS - SITE SPECIFIC:

PROVIDE SELECTED SCREENS TO ALL FIRST FLOOR OPENABLE WINDOWS

DRAWING TITLE:
ELEVATIONS



Do NOT scale this drawing.
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FREEDOM

TECH SPEC: 06/05/25 SPEC LEVEL: BASE

DESIGN:
NEWHAVEN 38

FACADE:
DEAKIN

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JOHNATHAN CHAPMAN**
LOT 216 SORA PLACE
UPPER COOMERA, QLD 4209

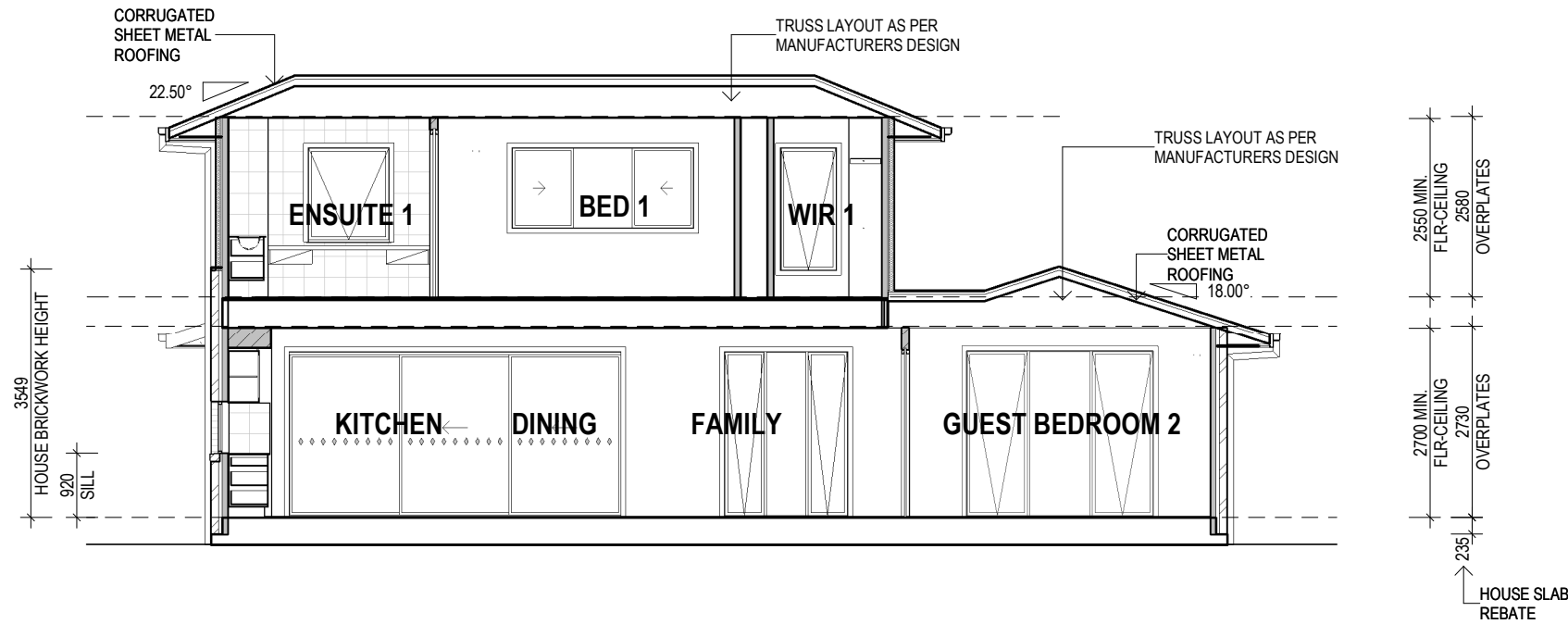
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WIND SPEED: N3 MASTER ISSUED: TBC

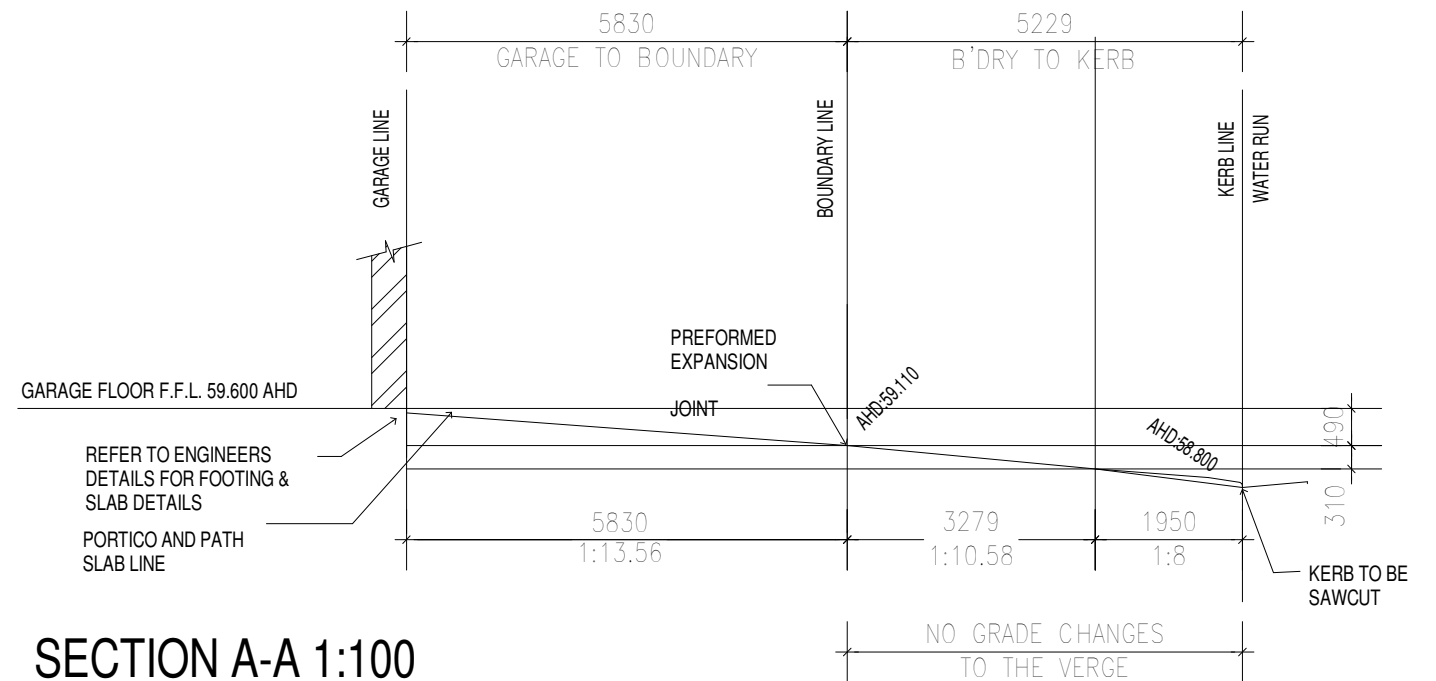
DRAWN: HKY CHECKED: - SHEET:

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DATE: 23/10/2025

07/18



Y SECTION
1 : 100



SECTION A-A 1:100

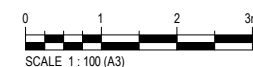
DRIVEWAY & VEHICULAR CROSSING

NOTE: SECTION VIEW IS INDICATIVE ONLY – CONSTRUCTION DETAILS, COLOUR SELECTION & CONTRACT DOCUMENTATION ITEMS TAKE PRECEDENCE

NOTES:

- STAIR / BALUSTRADE SHOWN ARE INDICATIVE ONLY. REFER COLOUR SELECTION.

DRAWING TITLE:
SECTION



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FREEDOM

TECH SPEC: 06/05/25 SPEC LEVEL: BASE

DESIGN:
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FACADE:
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JOB N°: 756298 PERMIT N°: 00124315

WIND SPEED: N3 MASTER ISSUED: TBC

DRAWN: HKY CHECKED: - SHEET:

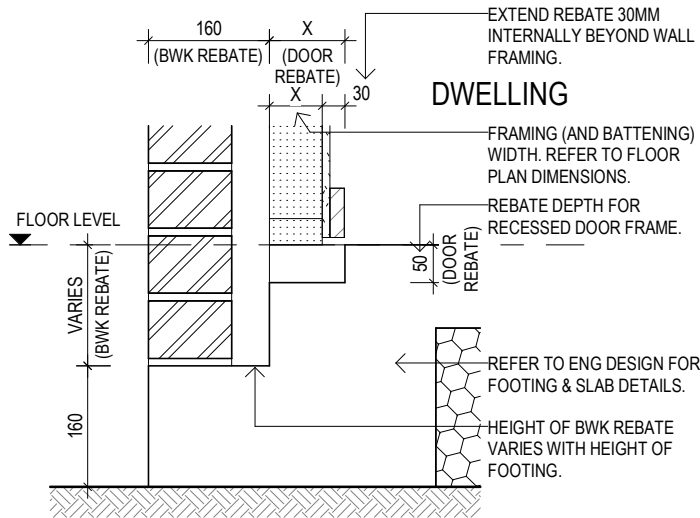
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DATE: 23/10/2025

08/18

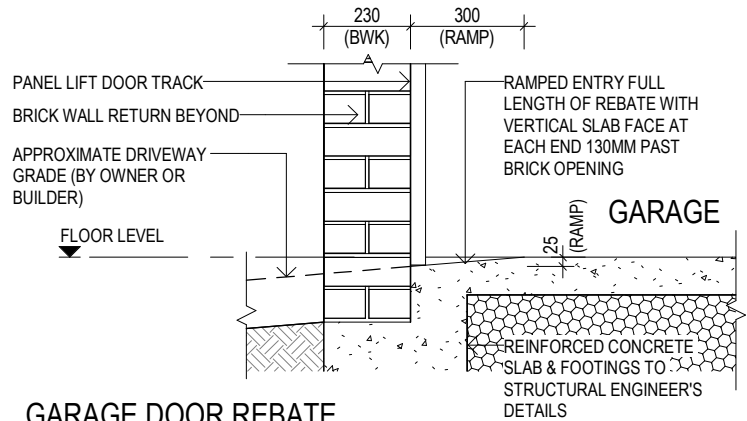
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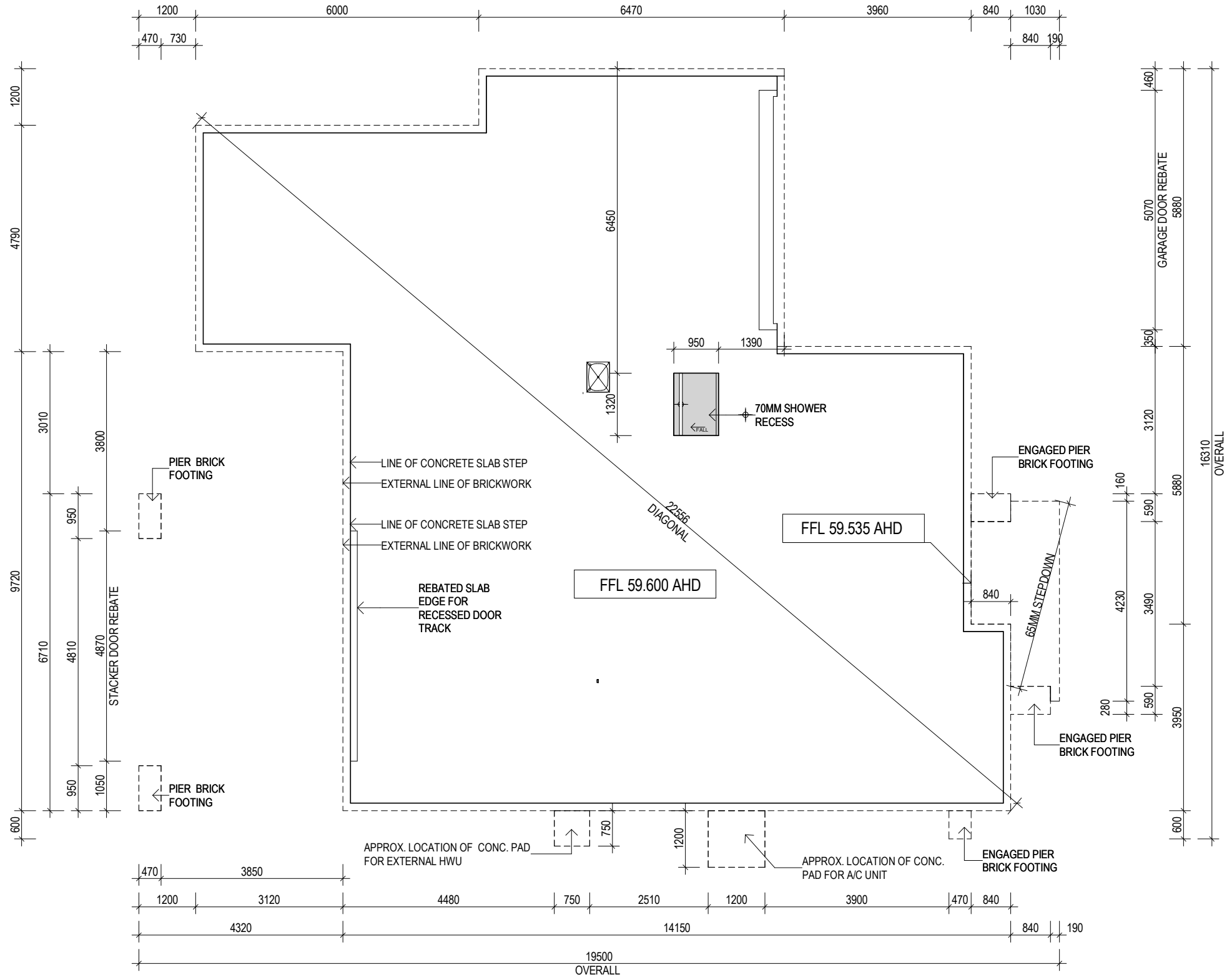
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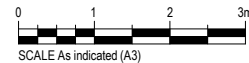
**SLAB REBATE
RECESSED DOOR FRAME**
SCALE 1:10



**GARAGE DOOR REBATE
BRICKWORK**
SCALE 1:20



DRAWING TITLE:
SLAB PLAN



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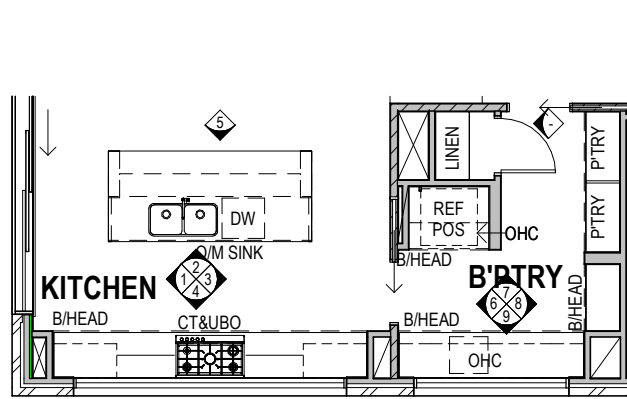
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WIND SPEED: N3 MASTER ISSUED: TBC

DRAWN: HKY CHECKED: - SHEET:

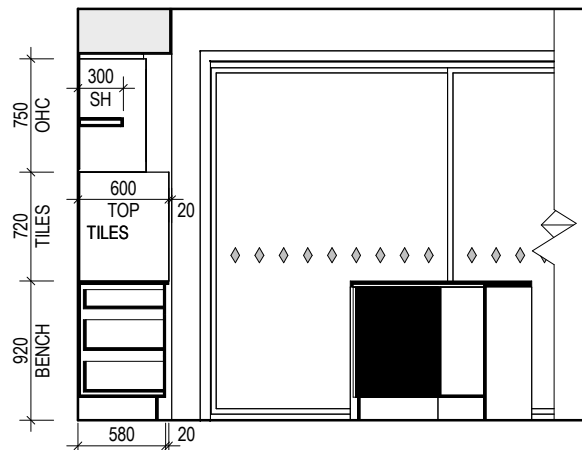
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DATE: 23/10/2025

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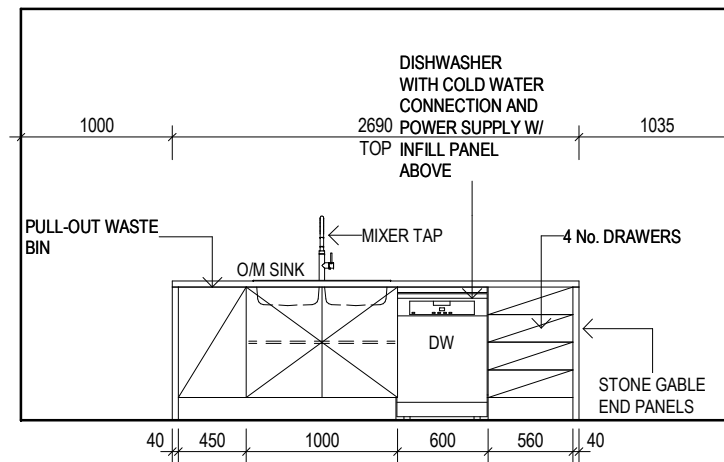
KITCHEN/ PANTRY/ WIL

1 : 100



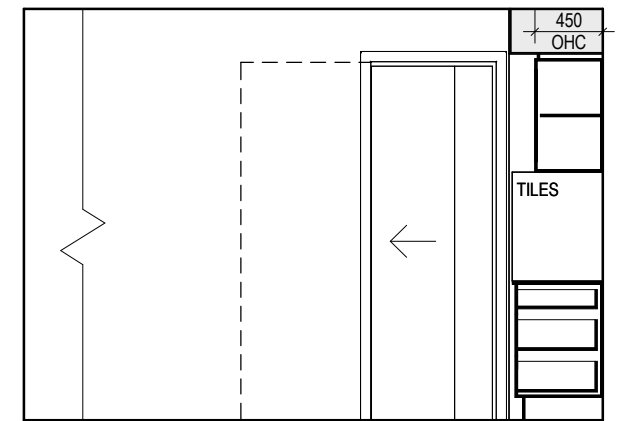
1 KITCHEN

1 : 50



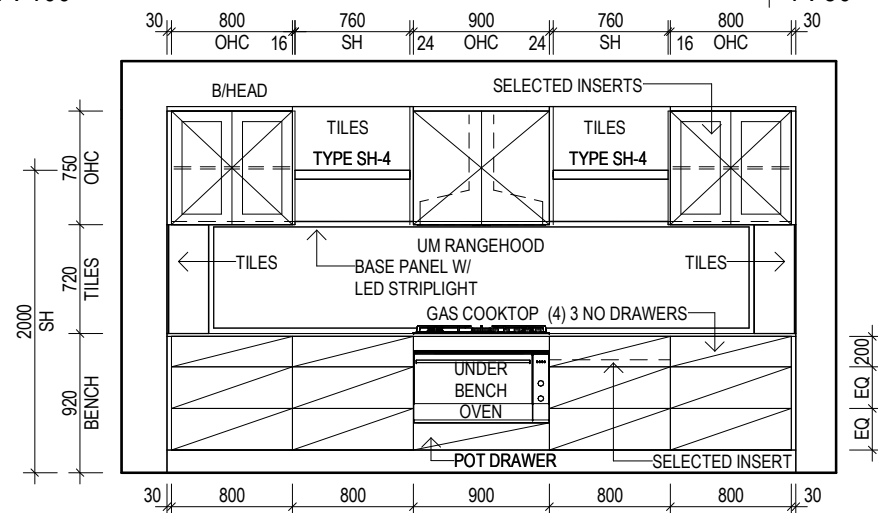
2 KITCHEN

1 : 50



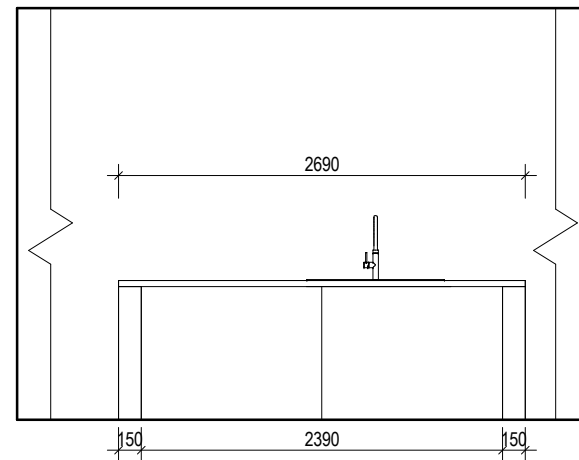
3 KITCHEN

1 : 50



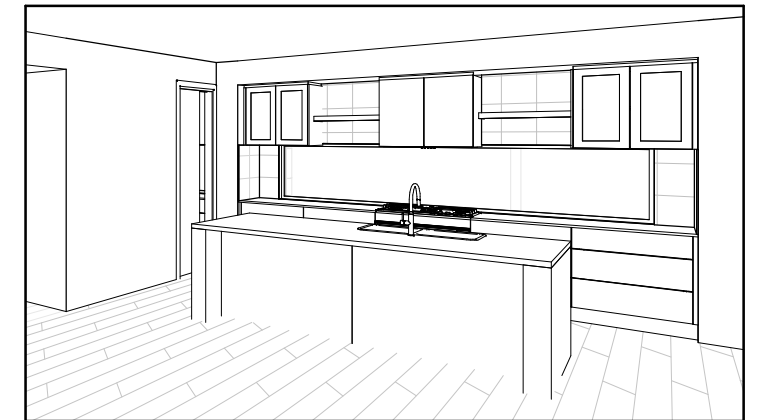
4 KITCHEN

1 : 50

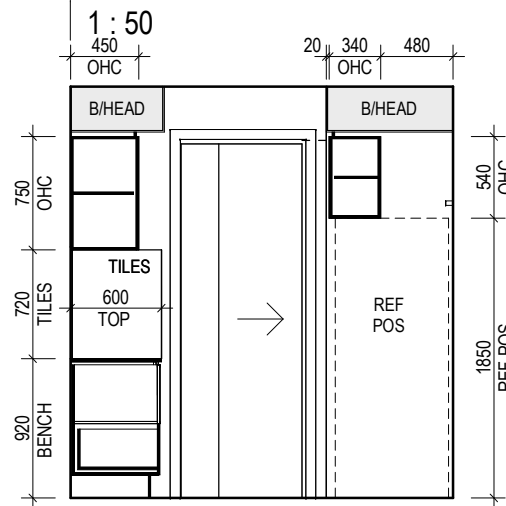


5 KIT. ISLAND BENCH

1 : 50

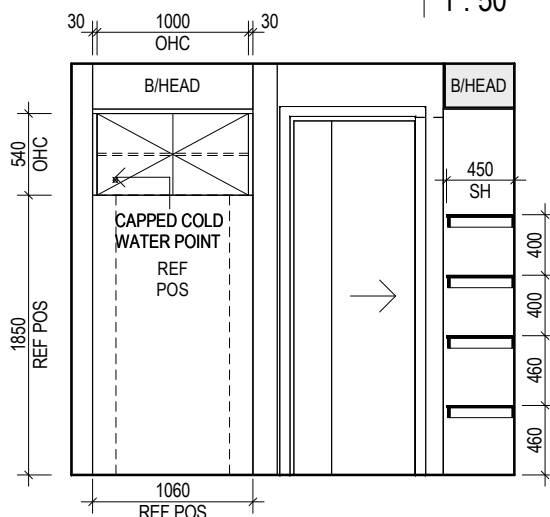


KITCHEN 3D VIEW



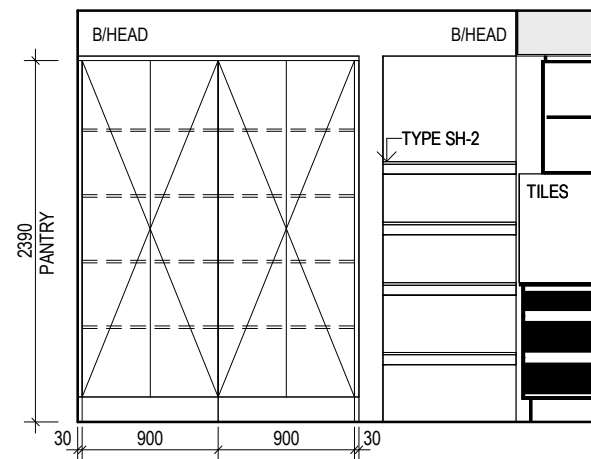
6 P'TRY

1 : 50



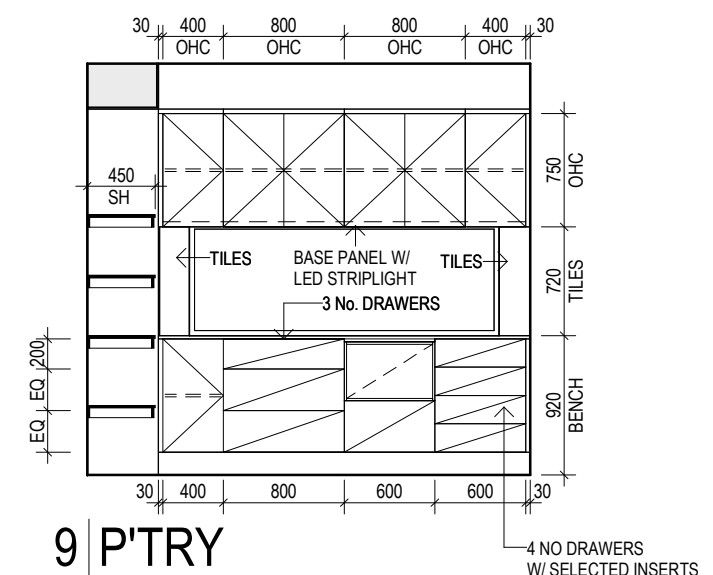
7 P'TRY

1 : 50



8 P'TRY

1 : 50



9 P'TRY

1 : 50

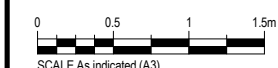
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- BENCHTOPS AND ISLAND BENCH BACK PANELS MAY HAVE A JOIN DEPENDANT ON SIZE & CONFIGURATION, POSITIONED AT THE MANUFACTURERS DISCRETION.
- PROFILE LINES DRAWN ON CABINETRY ARE INDICATIVE ONLY, REFER TO COLOUR SELECTION.
- REFER TO WAG-D-001 FOR WET AREA GENERIC DETAILS

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO KITCHEN WITH 20mm EDGE UNO

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO BUTLER'S PANTRY WITH 20mm EDGE UNO

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO KITCHEN ISLAND BENCHTOP WITH 40mm MITRED JOINT EDGE UNO

DRAWING TITLE:
INTERNAL ELEVATIONS



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TECH SPEC: 06/05/25

SPEC LEVEL: BASE

DESIGN:
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FACADE:
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JOB N°: 756298 PERMIT N°: 00124315

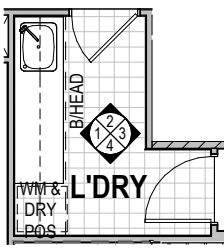
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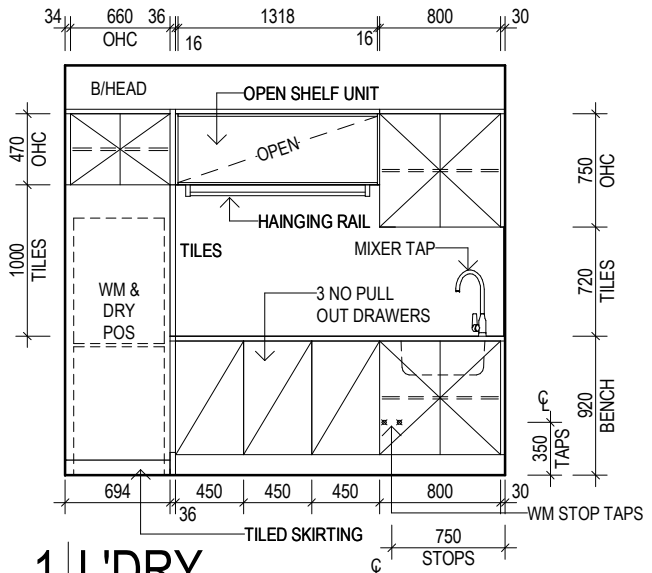
AMENDED BA PLANS
DATE: 23/10/2025

10/18

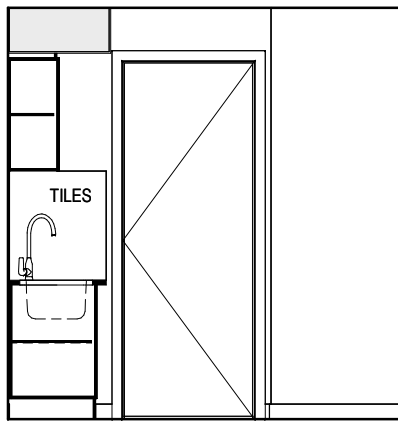
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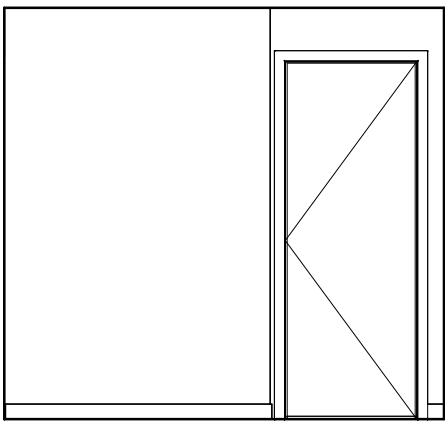
L'DRY
1 : 100



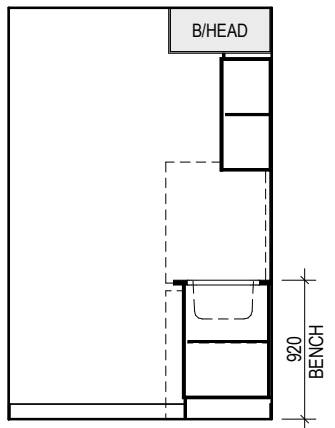
1 L'DRY
1 : 50



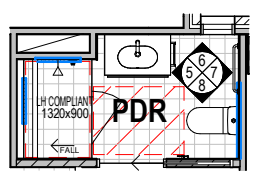
2 L'DRY
1 : 50



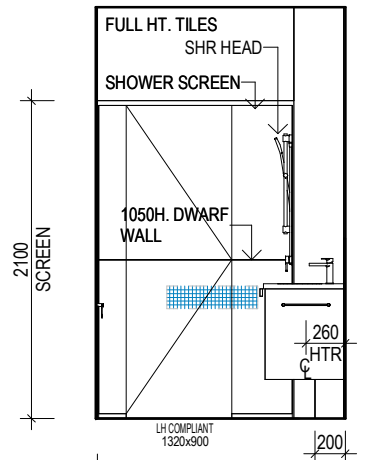
3 L'DRY
1 : 50



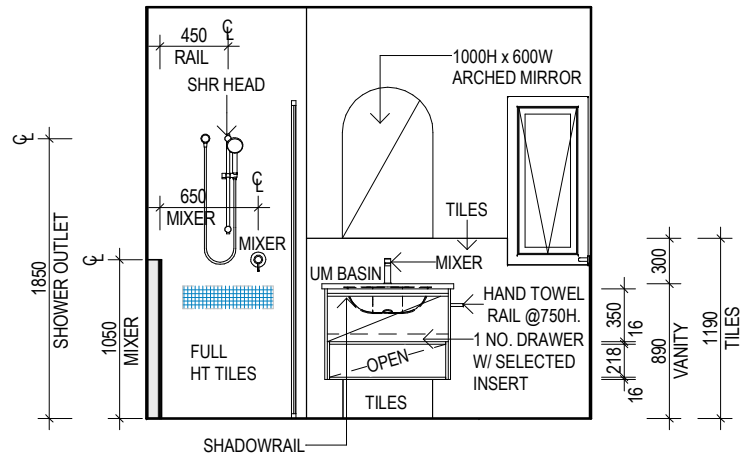
4 L'DRY
1 : 50



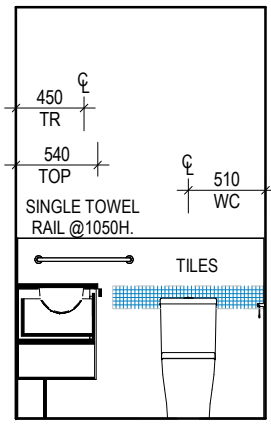
PDR
1 : 100



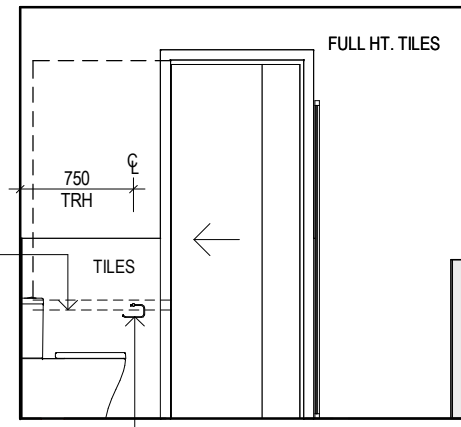
5 PDR
1 : 50



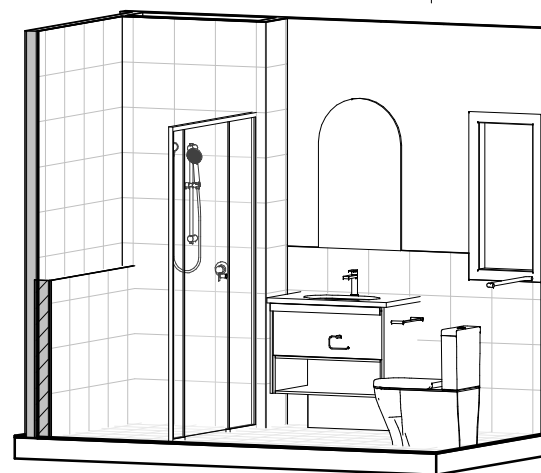
6 PDR
1 : 50



7 PDR
1 : 50



8 PDR
1 : 50



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- REFER TO WAG.D-001 FOR WET AREA GENERIC DETAILS

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO VANITES WITH 40mm EDGE UNO

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO LAUNDRY WITH 20mm EDGE UNO

- 900W. x 1200D. CIRCULATION SPACE TO FRONT EDGE OF TOILET PAN
- IN WALL REINFORCING REFER DETAIL
- FW INDICATIVE LOCATION OF FLOOR WASTE



DRAWING TITLE:
INTERNAL ELEVATIONS

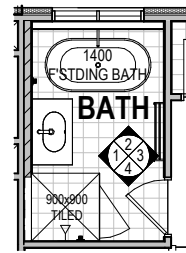
0 0.5 1 1.5m
SCALE As indicated (A3)

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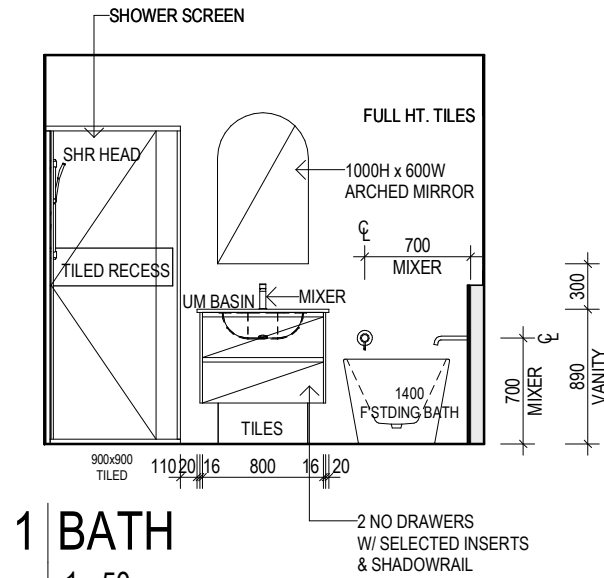
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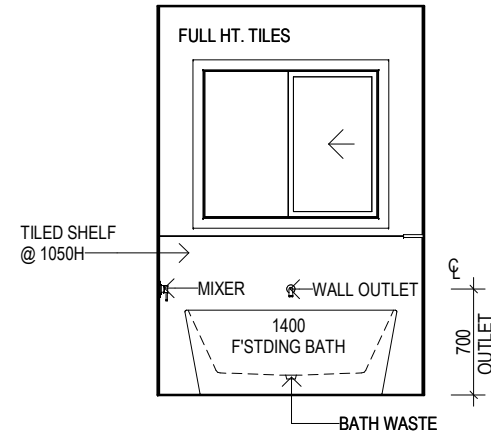
DESIGN: NEWHAVEN 38	PRODUCT CODE:	OWNER: SELINA PATRICIA NANETTE & QUINTON JOHNATHAN CHAPMAN
FACADE: DEAKIN	CEILING: 27G, 25F R	LOT 216 SORA PLACE UPPER COOMERA, QLD 4209
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AMENDED BA PLANS DATE: 23/10/2025		PERMIT N°: 00124315 MASTER ISSUED: TBC



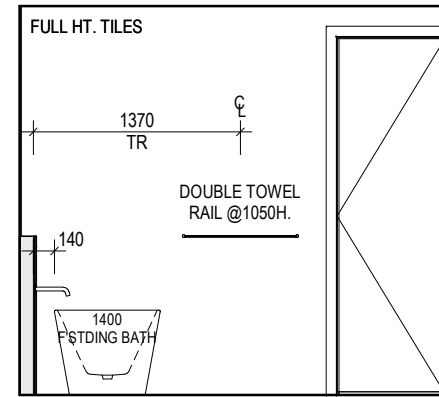
BATH
1 : 100



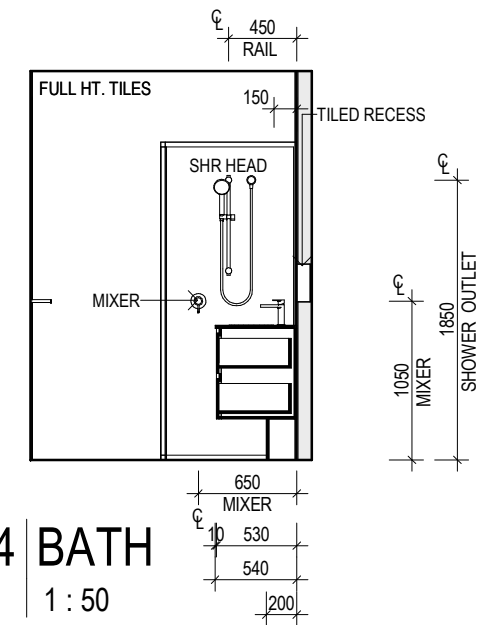
1 BATH
1 : 50



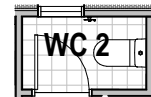
2 BATH
1 : 50



3 BATH
1 : 50



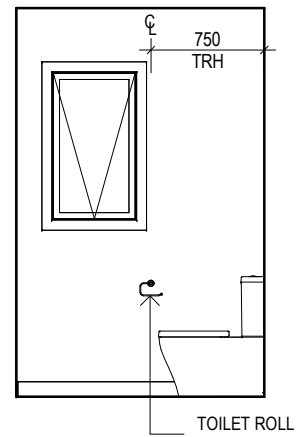
4 BATH
1 : 50



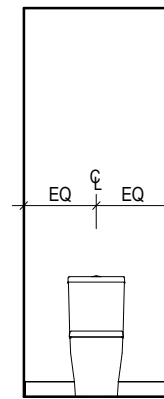
WC 2
1 : 100



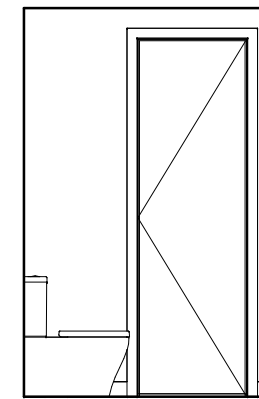
5 WC 2
1 : 50



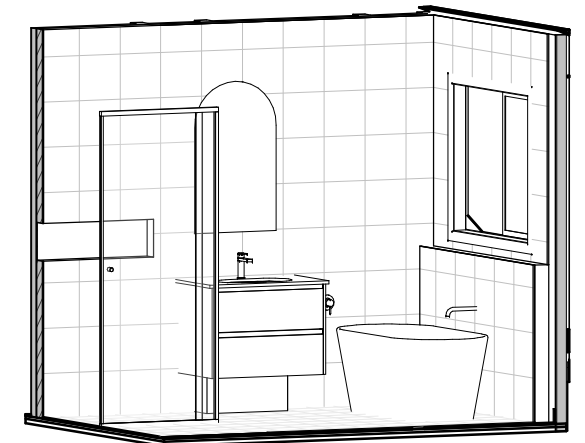
6 WC 2
1 : 50



7 WC 2
1 : 50



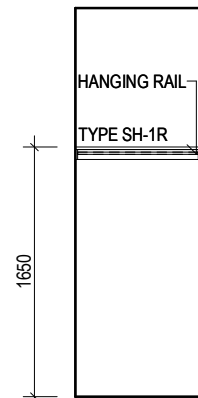
8 WC 2
1 : 50



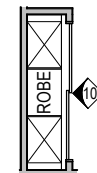
BATH 3D VIEW



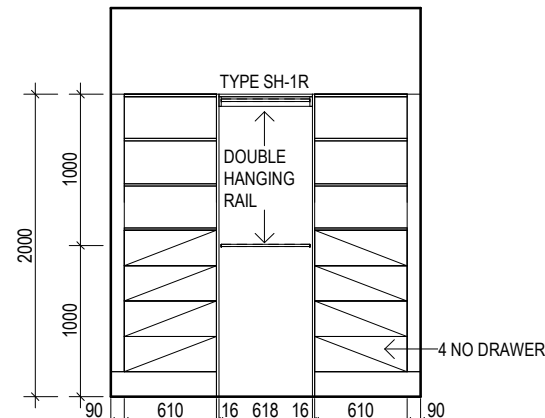
LINEN 2
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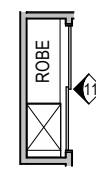
9 LINEN 2
1 : 50



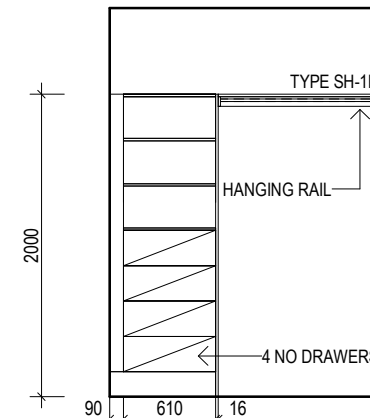
BED 2 ROBE
1 : 100



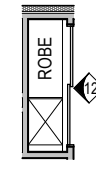
10 BED 2 ROBE
1 : 50



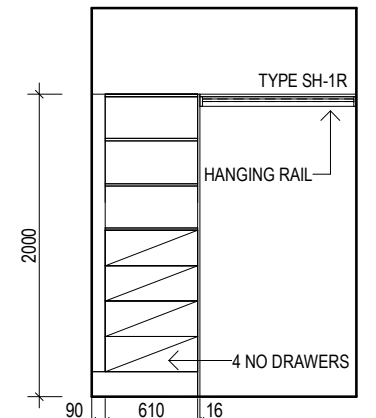
BED 3 ROBE
1 : 100



11 BED 3 ROBE
1 : 50



BED 4 ROBE
1 : 100



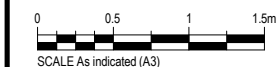
12 BED 4 ROBE
1 : 50

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- REFER TO WAG-D-001 FOR WET AREA GENERIC DETAILS.

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO VANITES WITH 20mm EDGE UNO



DRAWING TITLE:
INTERNAL ELEVATIONS



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TECH SPEC: 06/05/25 SPEC LEVEL: BASE

DESIGN:
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FACADE:
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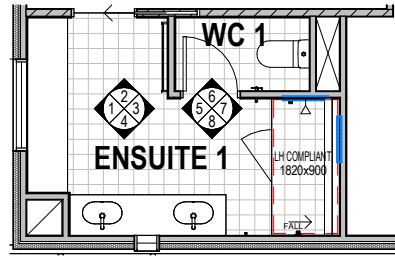
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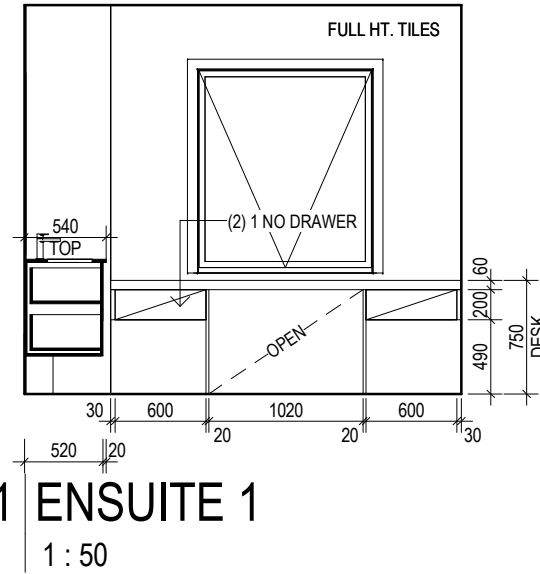
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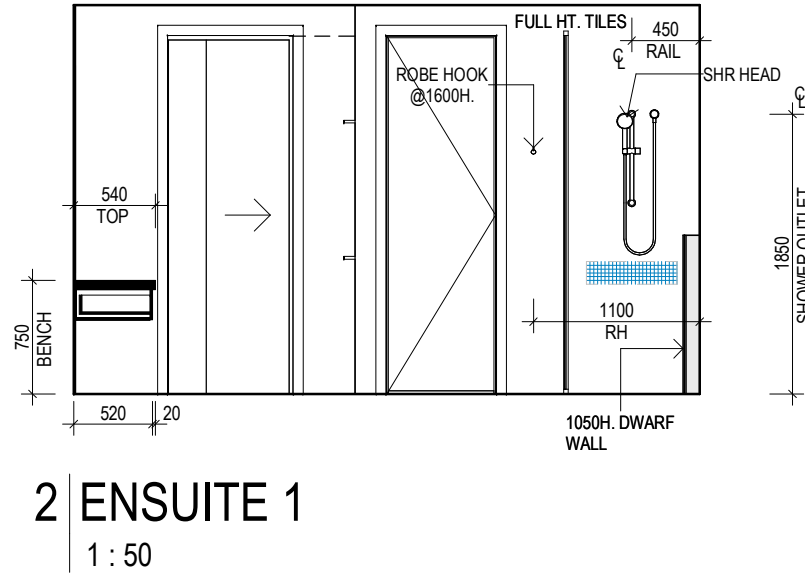
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WIND SPEED: N3	MASTER ISSUED: TBC
DRAWN: HKY	CHECKED: -
AMENDED BA PLANS DATE: 23/10/2025	
SHEET: 12/18	



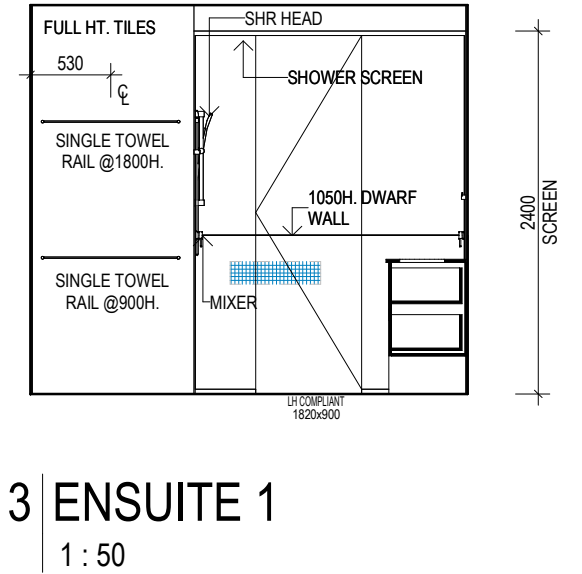
ENSUITE 1/ WC 1
1 : 100



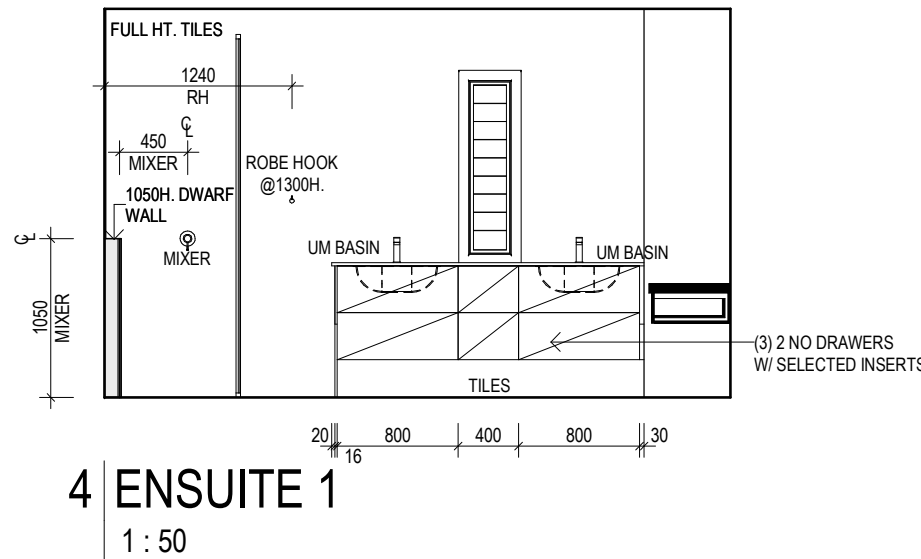
1 ENSUITE 1
1 : 50



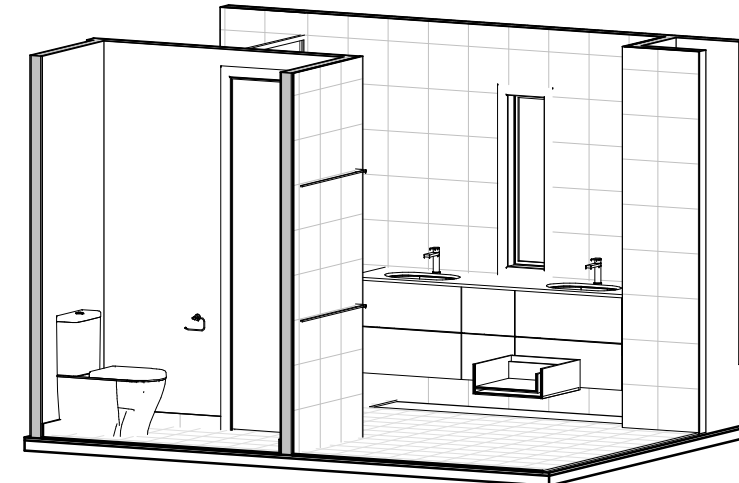
2 ENSUITE 1
1 : 50



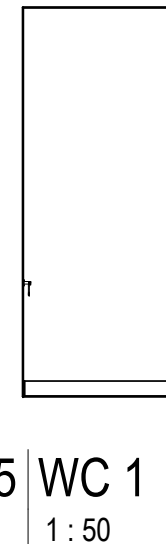
3 ENSUITE 1
1 : 50



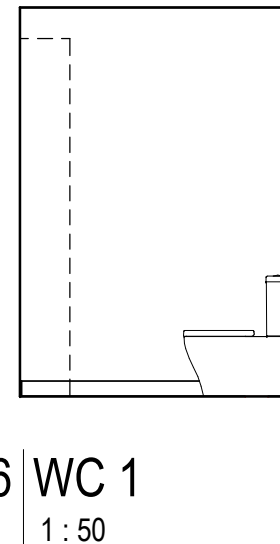
4 ENSUITE 1
1 : 50



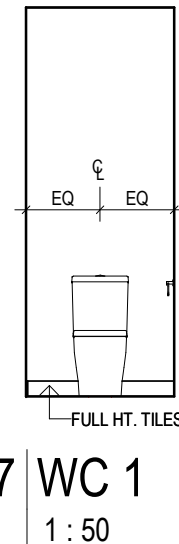
ENSUITE 1 3D VIEW



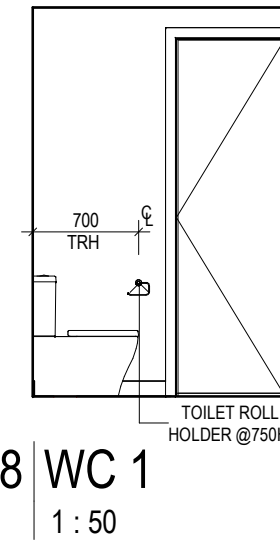
5 WC 1
1 : 50



6 WC 1
1 : 50



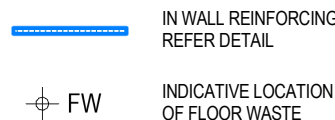
7 WC 1
1 : 50



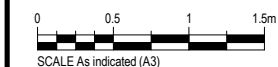
8 WC 1
1 : 50

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- REFER TO WAG-D-001 FOR WET AREA GENERIC DETAILS

STONE BENCH:
PROVIDE SELECT STONE BENCHTOP TO VANITES WITH 20mm EDGE UNO



DRAWING TITLE:
INTERNAL ELEVATIONS



Do NOT scale this drawing.
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FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: BASE

DESIGN:
NEWHAVEN 38

FACADE:
DEAKIN

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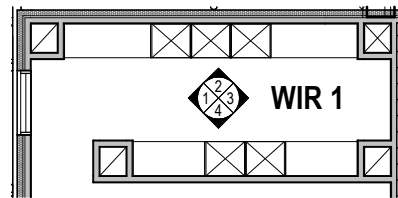
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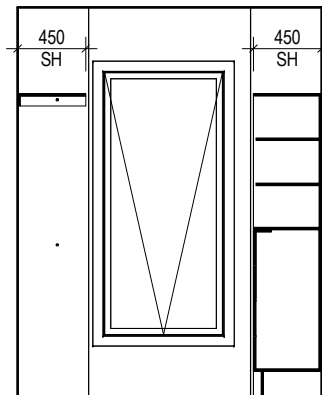
CEILING:
27G, 25F R

OWNER:
**SELINA PATRICIA NANETTE & QUINTON
JOHNATHAN CHAPMAN**
LOT 216 SORA PLACE
UPPER COOMERA, QLD 4209

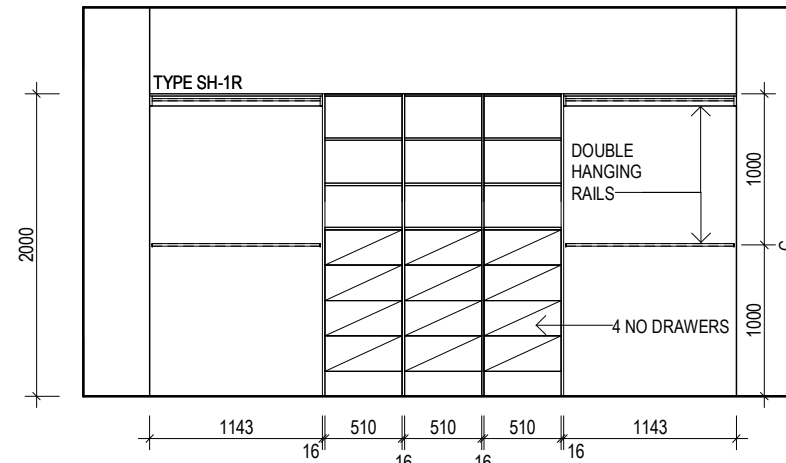
JOB N°: 756298	PERMIT N°: 00124315
WIND SPEED: N3	MASTER ISSUED: TBC
DRAWN: HKY	CHECKED: -
AMENDED BA PLANS DATE: 23/10/2025	
SHEET: 13/18	



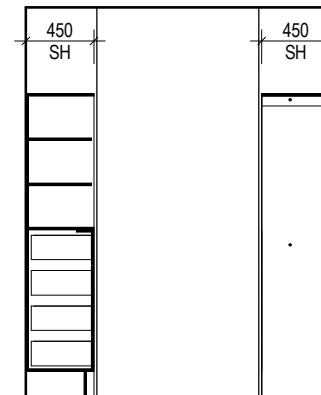
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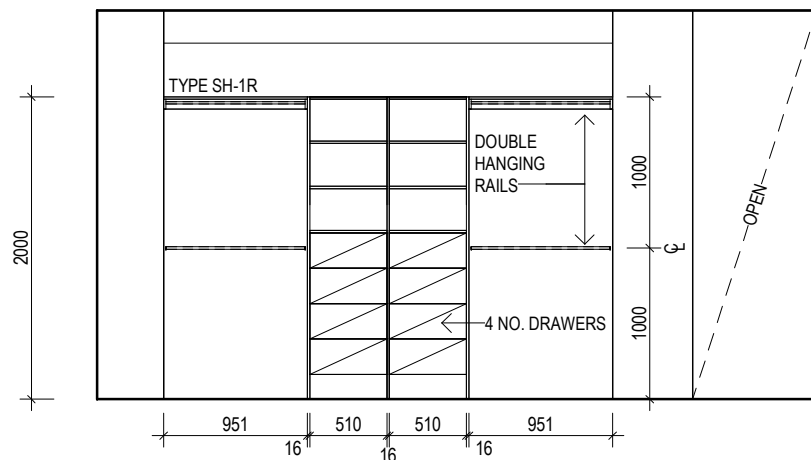
1 | WIR 1
1 : 50



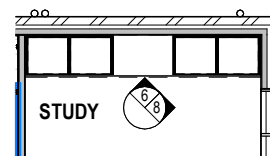
2 | WIR 1
1 : 50



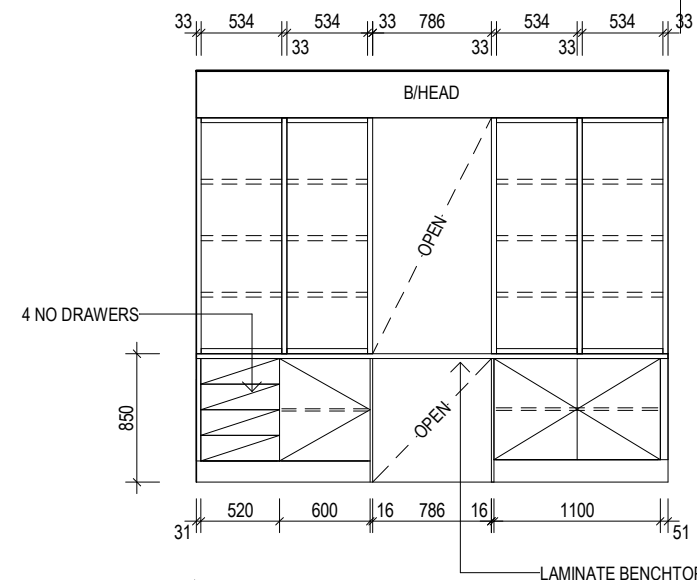
3 | WIR 1
1 : 50



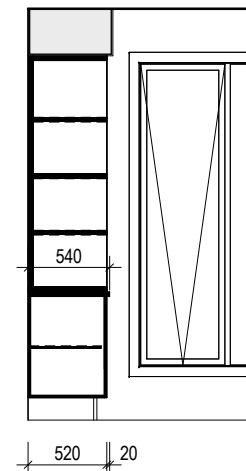
4 | WIR 1
1 : 50



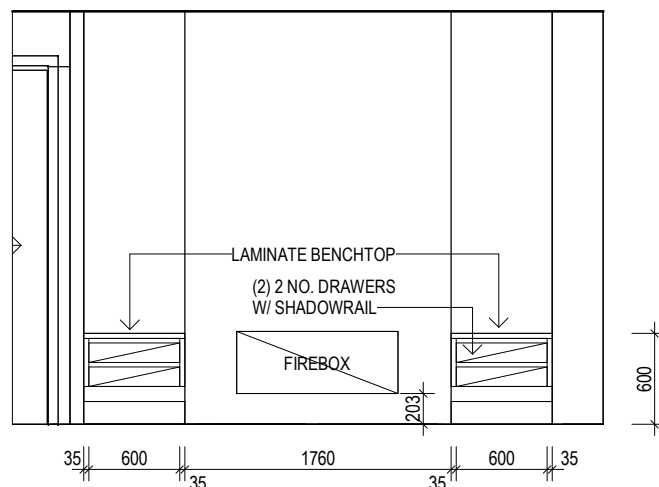
STUDY
1 : 100



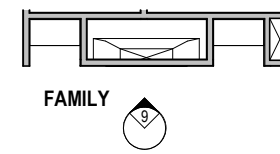
6 | STUDY
1 : 50



8 | STUDY
1 : 50



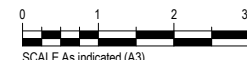
9 | FAMILY
1 : 50



FAMILY
1 : 100

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DRAWING TITLE:
INTERNAL ELEVATIONS



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FREEDOM

TECH SPEC: 06/05/25 SPEC LEVEL: BASE

DESIGN:
NEWHAVEN 38

FACADE:
DEAKIN

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JOHNATHAN CHAPMAN**
LOT 216 SORA PLACE
UPPER COOMERA, QLD 4209

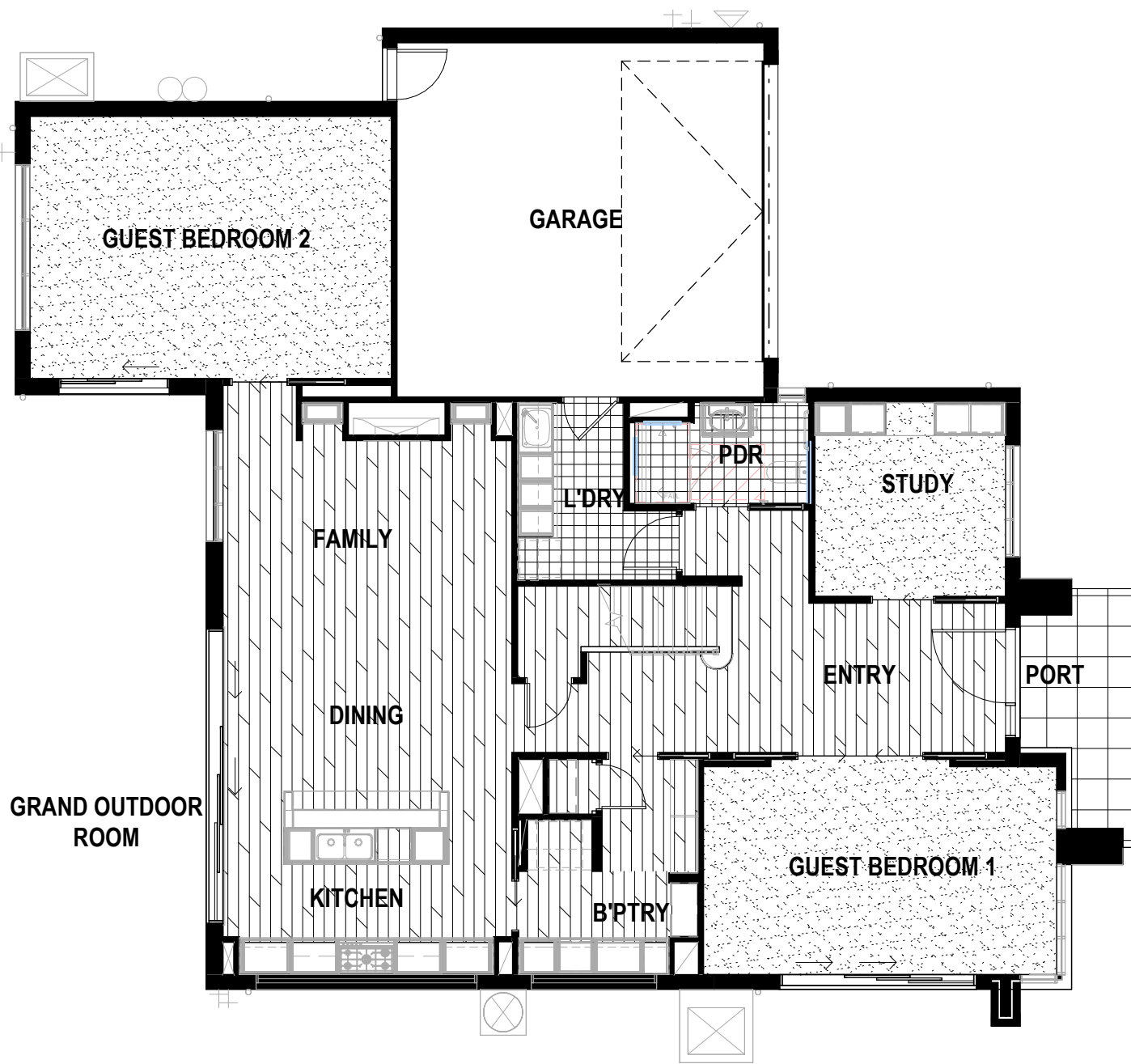
JOB N°: 756298 PERMIT N°: 00124315

WIND SPEED: N3 MASTER ISSUED: TBC

DRAWN: HKY CHECKED: - SHEET:

AMENDED BA PLANS
DATE: 23/10/2025

14/18



FLOOR COVERINGS

	CARPET	54.3 m ²
	OUTDOOR TILES	5.9 m ²
	STRIP FLOORING	68.8 m ²
	WET AREA TILES	9.3 m ²

23/10/2025 6:20:04 AM

DRAWING TITLE:
GROUND FLOOR FLOOR COVERINGS

SCALE 1: 100 (A3)

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FREEDOM
TECH SPEC: 06/05/25 SPEC LEVEL: BASE

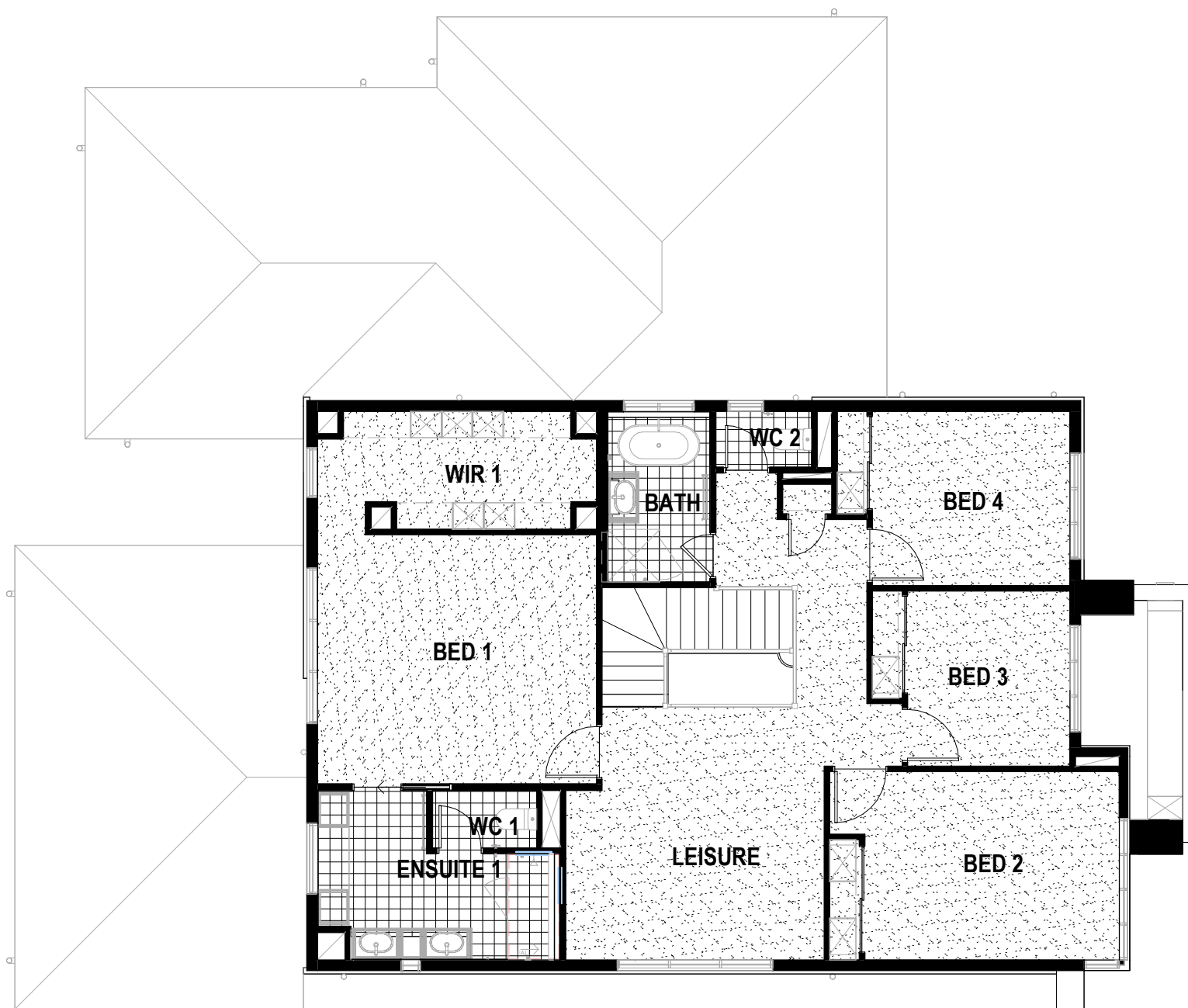
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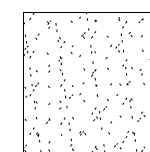
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DESIGN: NEWHAVEN 38	PRODUCT CODE: QF3NEW38DEADN	OWNER: SELINA PATRICIA NANETTE & QUINTON JOHNATHAN CHAPMAN LOT 216 SORA PLACE UPPER COOMERA, QLD 4209
FACADE: DEAKIN	CEILING: 27G, 25F R	JOB N°: 756298 PERMIT N°: 00124315
		WIND SPEED: N3 MASTER ISSUED: TBC
DRAWN: HKY CHECKED: - SHEET: 15/18		AMENDED BA PLANS DATE: 23/10/2025

23/10/2025 6:20:05 AM

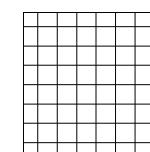


FLOOR COVERINGS



CARPET

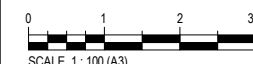
92.0 m²



WET AREA TILES

16.6 m²

DRAWING TITLE:
FIRST FLOOR FLOOR COVERINGS



SCALE 1: 100 (A3)

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FREEDOM

TECH SPEC: 06/05/25

SPEC LEVEL: BASE

DESIGN:
NEWHAVEN 38

FACADE:
DEAKIN

PRODUCT CODE:
QF3NEW38DEADN

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