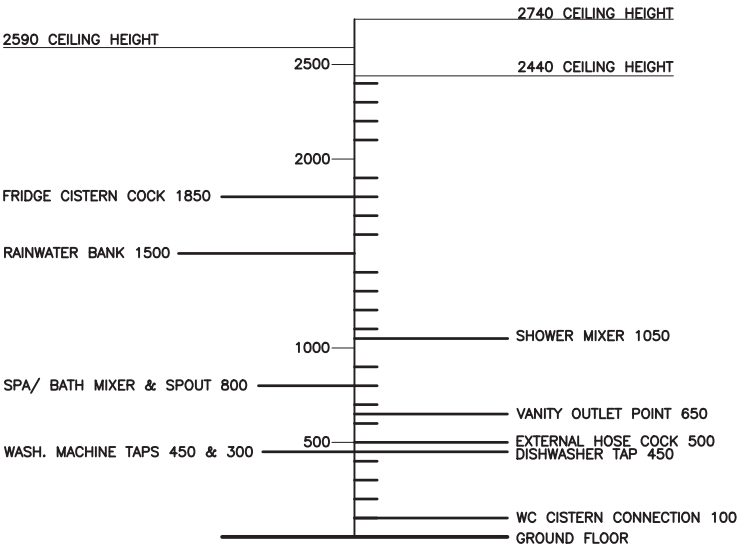
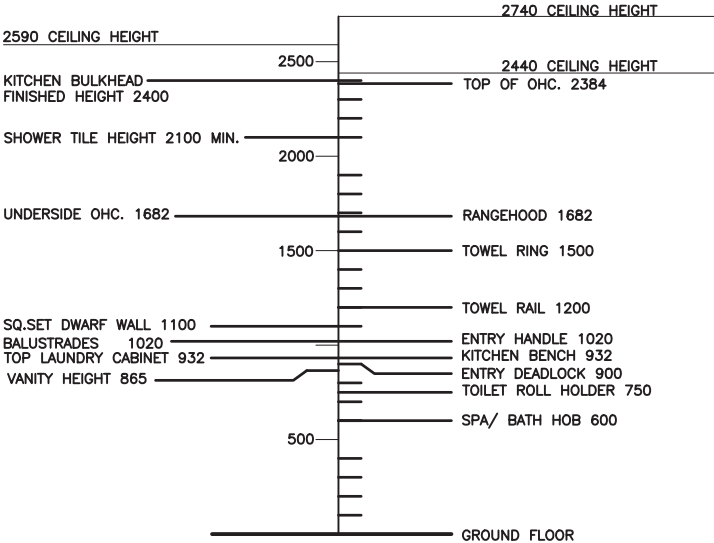


Clarendon QLD Electrical Points Installation Heights		
	Vertical mm	Horizontal mm (if required)
Light switches- standard	1350mm	
GPO heights- standard	300mm	
Kitchen Bench Top	1050mm	
Bath/ Ensuite	1050mm	
Vacuum	1500mm	500mm from corner
Garage (General)	1350mm	
Fridge	1850mm	
Washing machine	1350mm	
Microwave	1575mm	
Dishwasher	750mm	
Rangehood (Drawer type/ standard)	1800mm	
Canopy Rangehood	In Ceiling	
Gas Cooktop	700mm	
Heatpump /Solar HW Units	1200mm	
GPO for Rain Bank	1500mm	
Waterproof Outlets	600mm	
Security GPO in WIR	2100mm	
Stove Switch	1050mm	
Garage Auto Door- 1970-2250 high 2251-2650 high 2651-3000 high		3300 from lintel 3600 from lintel 3900 from lintel
A/C Isolators	1500mm	
Wall lights- Internal External	2000mm 1900mm	
Phone Point Outlets- General Wall Phone	300mm 1500mm	
TV Aerial Points	300mm	

NOTE:
WATERPROOFING TO COMPLY WITH NCC
2022 SECTION 10.2.1 TO 10.2.32 OF THE
ABCB HOUSING PROVISION CODE



ALL MEASUREMENTS FROM S.F.L.
(STRUCTURAL FLOOR LEVEL) UNLESS NOTED
OTHERWISE.



NOTE:
SQUARE SETS, DROPPED CEILING AND
BULKHEAD HEIGHTS TO BE CONFIRMED.

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No:..OPV/2025/460

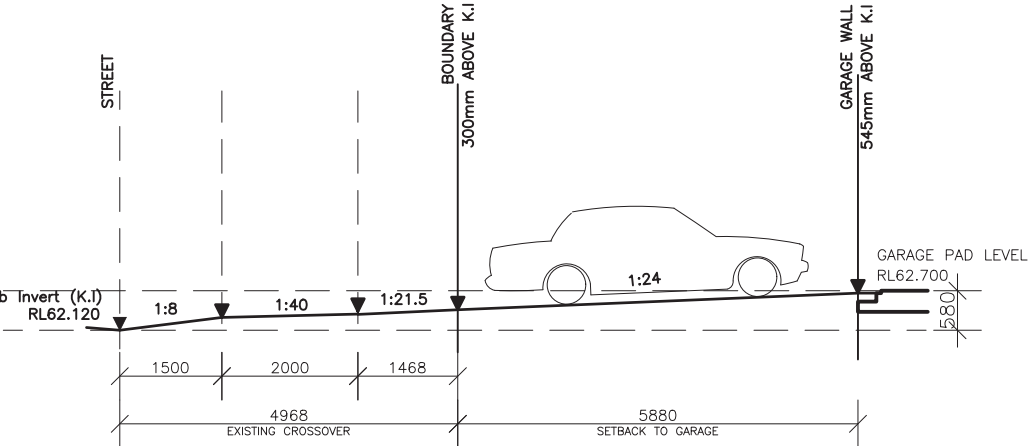
Dated: 20 November 2025

Development shall comply with the
conditions of approval as detailed in the
Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

SUSTAINABILITY COMPLIANCE

- This dwelling has the following inclusions:
1. Triple 'A' rated shower roses.
 2. Dual 4.5 litre / 3 litre flush cisterns.
 3. 500 kpa pressure limiting devices.
 4. Energy efficient lighting to 80% of fixtures.
 5. ELECTRIC 280L Heat Pump / Hot Water system with 7 star energy rating.
 6. Provide R2.0 rated wall batt insulation, with sisalation to external walls, including the garage external walls.
 7. Provide R2.0 wall batts to the internal garage wall.
 8. Provide R3.5 rated ceiling batt insulation to the ceiling of the roof including the alfresco, garage & porch, plus whirly birds and snap vents to roof eaves.
 9. Provide R3.5 rated ceiling batt insulation to the cantilevered floor of the upper storey. (ie. above Porch & Alfresco spaces)
 10. Refer to Elevations for selected roof insulation
 11. Internal ceiling fans to all habitable living rooms & bedrooms.
 12. Provide Planibel G Low-E glazing to windows and sliding doors of family and dining

AREAS	
SITE:	420 m²
GROUND FLOOR:	150.26 m²
FIRST FLOOR:	167.42 m²
GARAGE:	39.09 m²
PORCH:	12.04 m²
BALCONY:	8.51 m²
ALFRESCO:	15.38 m²
TERRACE:	15.40 m²
TOTAL:	408.10 m²
PERIMETERS	
TOTAL GROUND FLOOR:	65.08
TOTAL FIRST FLOOR:	60.74



DRIVEWAY GRADIENT PROFILE

SCALE–1:100

REV	DATE	AMENDMENTS	BY
E	06/11/25	BA RFI - DRIVEWAY	JP
D	15/10/25	BA ISSUE - PCV 11	PH
C	12/07/25	PCV 3 & 5 COMPLETED	BK
B	12/03/25	CONTRACT ISSUE	PL
A	10/10/24	TENDER ISSUE	BD

SHEET	DESCRIPTION
21	DETAILS
20	DETAILS
19	DETAILS
18	TIE DOWN SCHEDULE
17	FIRST FLOOR STEEL PLAN
16	GROUND FLOOR STEEL PLAN
15	SLAB DETAILS
14.1	SLAB PLAN
14	DETAILS
13	SECTION
12	FIRST FLOOR ELECTRICAL
11	GROUND FLOOR ELECTRICAL
10	INTERNALS
9	INTERNALS
8	INTERNALS
7	INTERNALS
6	ELEVATIONS
5	ELEVATIONS
4	FIRST FLOOR PLAN
3	GROUND FLOOR PLAN
2	SITE PLAN
1	COVER SHEET

COVER SHEET

ClarendonHomes

QBCC Lic No 80444

NSW Lic No 226716C

ABN 37 078 853 022

Clarendon Homes (QLD) P/L

3914 Pacific Highway, Loganholme QLD 4129

T: (07) 3387 1300 F:(07) 3387 1399

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PRODUCT:

Bayside 390

Elite

L/H GARAGE

LUXE Specification

Master Issued:

Revision:

CLIENT:

PAWANDEEP SINGH BATTH

GURDEEP KAUR BATTH

SITE ADDRESS:

LOT 155

ALLURE STREET

UPPER COOMERA 4209

BA ISSUE

DRAWN: PH

DATE: 15/10/25

Rev: E

RATIO @ A3: N/A

CHECKED: -

SHEET: 1

JOB No: 49906421

QLD

Lot: 155 **on:** SP343910 (Not Reg)
Area: 420 m²
Local Authority: Gold Coast C. C.
Contour Interval: 0.25m
Datum: AHDD (Field Stn RL=53.103m)

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

O/H Power		- NO
U/G Power		- YES
Water		- YES
Telecom		- YES
Gas		- NOT FOUND
Sewer		- YES
Stormwater		- TO KERB



Dated: 20 November 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

Council endorses Vehicle Access works (1) only



ALL TRADES ARE TO
REFER TO INFORMATION
PROVIDED SOURCED FROM
DIAL BEFORE YOU DIG

TWO STOREY:

- PROVIDE H2-F TREATMENT TO SOFTWOOD MEMBERS OF TIMBER FRAME TO GROUND FLOOR FRAME AND FIRST FLOOR FRAME, STRUC-JOISTS AND TRUSSES OF HOME IN LIEU OF STANDARD. NOTE: HARDWOOD TIMBERS EXCLUDED.
- PROVIDE STRUCTAFLOR TERMINATOR PARTICLEBOARD FLOORING IN LIEU OF STANDARD.

INCLUDES TERMSPEC PROTECTION.



CUT/FILL BATTERS:- 1:3

**NO HEAVY COMPACTION
OVER SERVICES**

ENGINEERS SITE
CLASSIFICATION: M

ENGINEERS WIND
CLASSIFICATION: N3

TENDER SUBJECT TO LOCAL
SHIRE COUNCIL ENERGY
EFFICIENCY REQUIREMENTS

TENDER SUBJECT TO FULL
COVENANT APPROVAL BY
CLIENT PRIOR TO COUNCIL
LODGE MENT

CLARENDON
RESIDENTIAL
TAKES NO
RESPONSIBILITY
FOR DAMAGE TO
EXISTING ACCESS
WAY, RETAINING
WALLS OR FENCES

 - YARD GULLY

CUT:-	SCRAPE
FILL:-	SCRAPE
PAD R.L:-	62.700m AHD
SLAB R.L:-	63.010m AHD

BUILDING PLATFORM
HEIGHT SHOWN IS
APPROX. ONLY & MAY
VARY ON SITE DUE
TO SITE CONDITIONS.

HEIGHT CERTIFICATE REQUIRED DUE TO
OVERALL HEIGHT GREATER THAN 8.0m

AS CONSTRUCTED DRAWINGS REQUIRED TO
DETERMINE FINAL LOCATIONS OF SERVICES

POSITION OF SEWER 'HOUSE CONNECTION'
UNKNOWN. PLUMBER TO CONFIRM ON SITE
PRIOR TO COMMENCEMENT OF EXCAVATION.

SITE COVERAGE: 51.61%

ROOF HEIGHT CALCULATION
8.286m APPROX. HEIGHT FROM NATURAL
GROUND LEVEL @ MAX.

DA REQUIRED FOR THE SIDE BOUNDARY
SETBACK OF 1500mm TO THE WALL

BEST PRACTICE PROCEDURES FOR EROSION
& SEDIMENT CONTROL AS OUTLINED BY
G.C.C.C. REGULATIONS TO BE ADHERED TO

Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.

CLIENT'S SIGNATURE: _____

DATE: _____



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L/H GARAGE

LUXE Specification

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GURDEEP KAUR BATTH

SITE ADDRESS:
LOT 155
ALLURE STREET
UPPER COOMERA 4209

BA ISSUE

DRAWN: PH	DATE: 15/10/25	Rev: E
RATIO @ A3: 1:200	CHECKED: -	
SHEET: 2	JOB No: 49906421	QLD

SITE PLAN