

PROPOSED RESIDENCE

STEPHEN WAYNE BURGESS & ANDREA JOY BURGESS

SITE ADDRESS

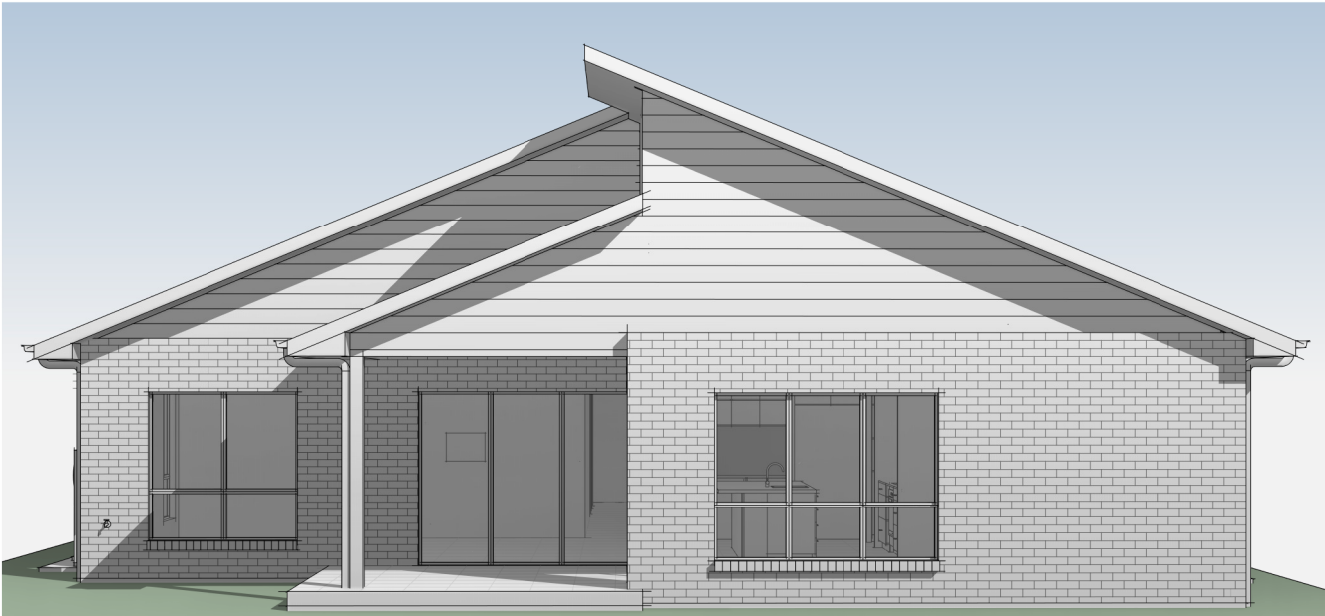
#5 (LOT 223) SORA PLACE,
UPPER COOMERA

HOUSE NAME

CUSTOM

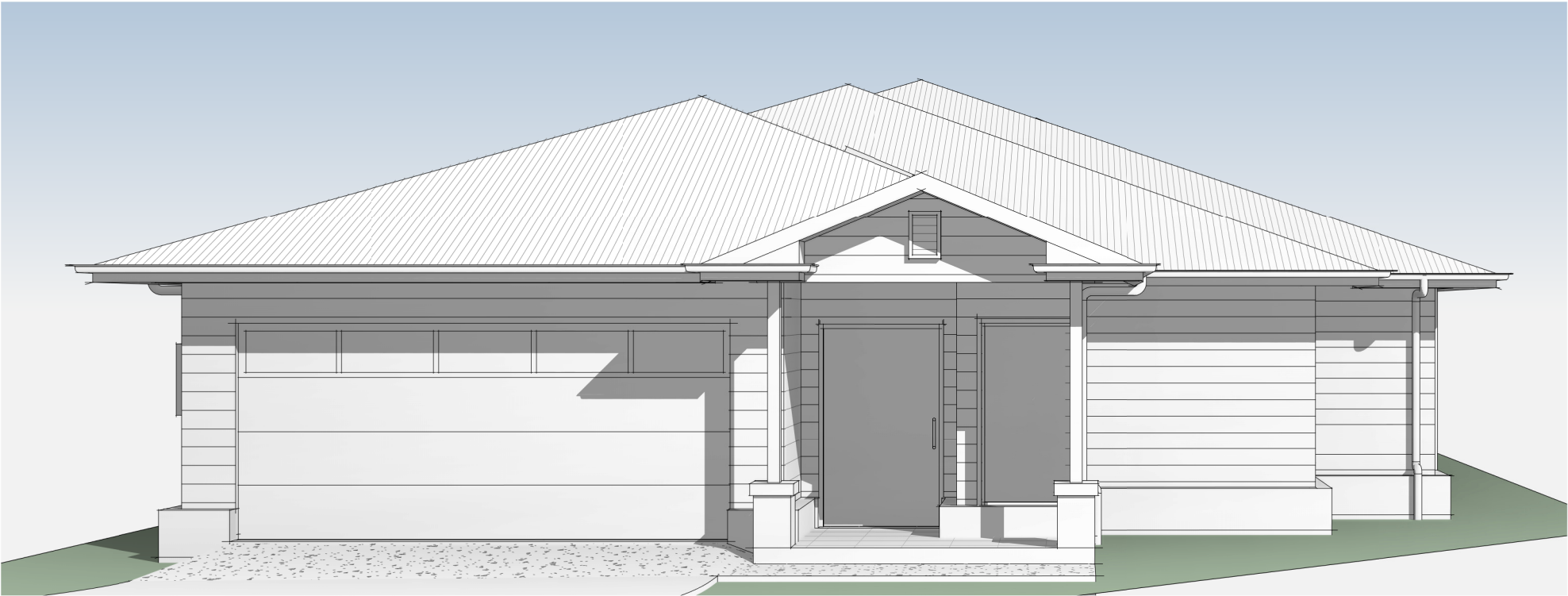
256.1 m²

3D VIEWS ARE INDICATIVE ONLY.
DETAILS, FEATURES, COLOURS & TRIMS MAY NOT
FORM PART OF THE SPECIFICATION & CONTRACT.



REAR

ARTIST IMPRESSION ONLY



FRONT

ARTIST IMPRESSION ONLY


BAL 29
BUSHFIRE RATING LEVEL
REFER TO BAL REQUIREMENTS
SHEET FOR DETAILS

WORKING	
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20	DRIVEWAY DETAILS
21	DRIVEWAY DETAILS
22	BAL REQUIREMENTS
LICENCE	1153526
DATE	09/01/826
SITE NO.	2507930
SHEET NO.	01 OF 22
JOB NO.	EVOC507

FULL WORKING DRAWINGS – NOT FOR CONSTRUCTION

		THE INFORMATION CONTAINED IN THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED OR REPRODUCED FOR ANY OTHER PROJECT OR PURPOSE. VERIFY ALL LEVELS AND DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK AND ANY ORDERING OF MATERIALS. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE FROM DRAWINGS.	CLIENT STEPHEN WAYNE BURGESS & ANDREA JOY BURGESS	SITE ADDRESS #5 (LOT 223) SORA PLACE, UPPER COOMERA	DRAWING NAME NOTES	WIND TBC	SCALE 1:100 @ A3																				
		UNIT 2/20 INDY COURT, NERANG QLD 4211 PH: 0419 175 728 WWW.EVOCAHOMES.COM.AU 08CC: 15014898	©COPYRIGHT 2025 ALL DIMENSIONS AND PLANS REMAIN THE PROPERTY OF EVOCA HOMES AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES	REAL PROPERTY DESCRIPTION LOT 223 REGISTERED PLAN SP348194 SITE AREA 752M²	<table><tr><td>E</td><td>POOL DIM / SITE UPDATE</td><td>29/04/26</td><td>VKP</td></tr><tr><td>D</td><td>AMENDED WORKING</td><td>06/03/26</td><td>VKP</td></tr><tr><td>C</td><td>AMENDMENTS</td><td>17/02/26</td><td>OF</td></tr><tr><td>B</td><td>WORKING DRAWING</td><td>16/02/26</td><td>OF</td></tr><tr><td>REV</td><td>DESCRIPTION</td><td>DATE</td><td>BY</td></tr></table>	E	POOL DIM / SITE UPDATE	29/04/26	VKP	D	AMENDED WORKING	06/03/26	VKP	C	AMENDMENTS	17/02/26	OF	B	WORKING DRAWING	16/02/26	OF	REV	DESCRIPTION	DATE	BY	LICENCE 1153526	DATE 09/01/826
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1. FALLS, SLIPS, TRIPS

A) WORKING AT HEIGHTS

DURING CONSTRUCTION

- WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMIZE THE RISK OF WORKERS FALLING MORE THAN TWO METERS. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

DURING OPERATION OR MAINTENANCE

FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE:

- CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION

FOR BUILDINGS WHERE SCAFFOLD, LADDERS, TRESTLES ARE NOT APPROPRIATE:

- CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.

B) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY CHANGES TO THE SPECIFIED FINISH SHOULD BE MADE IN CONSULTATION WITH THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.

IF DESIGNER HAS NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004.

DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE. BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

LOOSE MATERIALS OR SMALL OBJECTS

CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW.

1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
2. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.
3. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT (PPE).

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEEL WORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSONS IN THE AREA IS A POSSIBILITY. MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS. CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROAD:
PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THIS ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS.

CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING AND UNLOADING OF MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS.

BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG), APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING.

OVERHEAD POWER LINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS. ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR. CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG. ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

EXCAVATION

CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED:
SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION OR MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED:
ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO:
 1990 - IT THEREFORE MAY CONTAIN **ASBESTOS**
 1986 - IT THEREFORE IS LIKELY TO CONTAIN **ASBESTOS**
 EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER
 SHOULD CHECK AND, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING,
 DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

THE DESIGN OF THIS BUILDING MAY INCLUDE PROVISION FOR THE INCLUSION OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

MANY TYPES OF GLUE, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

FIBERGLASS, ROCKWOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OR THE BODY. PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CA CAREFULLY CONSIDERED AT ALL TIMES.

PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISKS TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

RESIDENTIAL BUILDINGS
THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IT IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK. DUE TO THE HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

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		©COPYRIGHT 2025 ALL DIMENSIONS AND PLANS REMAIN THE PROPERTY OF EVOCA HOMES AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES	<u>REAL PROPERTY DESCRIPTION</u> LOT 223 REGISTERED PLAN SP348194 SITE AREA 752M ²	<u>LICENCE</u> 1153526		<u>DATE</u> 09/01/826	
				<u>SITE NO.</u> 2507930		<u>SHEET NO.</u> 03 OF 22	
				<u>JOB NO.</u> EVOC507			

GENERAL SITE NOTES:

- SEWERAGE AND/OR SEPTIC TO BE IN ACCORDANCE WITH LOCAL BY-LAWS AND WATER & SEWERAGE ACT AMENDMENT ACT.
- POSITION OF STORMWATER LINES, DOWNPIPES, RETAINING WALLS, CUT/FILL EMBANKMENTS ARE APPROXIMATE ONLY AND MAY VARY TO SUIT SITE CONDITIONS AND THE BUILDER IS TO VERIFY AND ADJUST AS REQUIRED.
- ALL CUT/FILL EMBANKMENTS, RETAINING WALLS SHOWN AND CONSTRUCTED ARE TO COMPLY WITH COUNCIL POLICY & BCA HOUSING PROVISIONS.
- STORMWATER PIPES TO BE 90MM CLASS 6 UPVC & LAID IN ACCORDANCE WITH BCA HOUSING PROVISIONS UNLESS SPECIFIED ELSEWHERE. ONE 90MM UPVC PIPE PER 100 SQM OF ROOF AREA LAID TO 1:100 MIN GRADE.
- PAD CUT TO ALLOW GROUND WATER TO DRAIN AWAY FROM DWELLING ALL ROUND AT 1:20 FALL.
- ALL BOUNDARY CLEARANCES AND SET OUT DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
- THE BUILDER IS TO VERIFY ALL DIMENSIONS AND LEVELS ON PLAN PRIOR TO COMMENCEMENT OF THE JOB AS NO RESPONSIBILITY IS TAKEN AFTER WORK HAS COMMENCED.

TO BE POSITIONED BY BUILDER
ON SITE IF APPLICABLE
(IF INCLUDED IN SPEC.)

METER BOX
HOTWATER SYSTEM
CLOTHES LINE
LETTERBOX

WATER TANK
RETAINING WALLS
FENCES - GATES
DRIVEWAY - PATH

HOUSE NAME
CUSTOM
256.1 m²

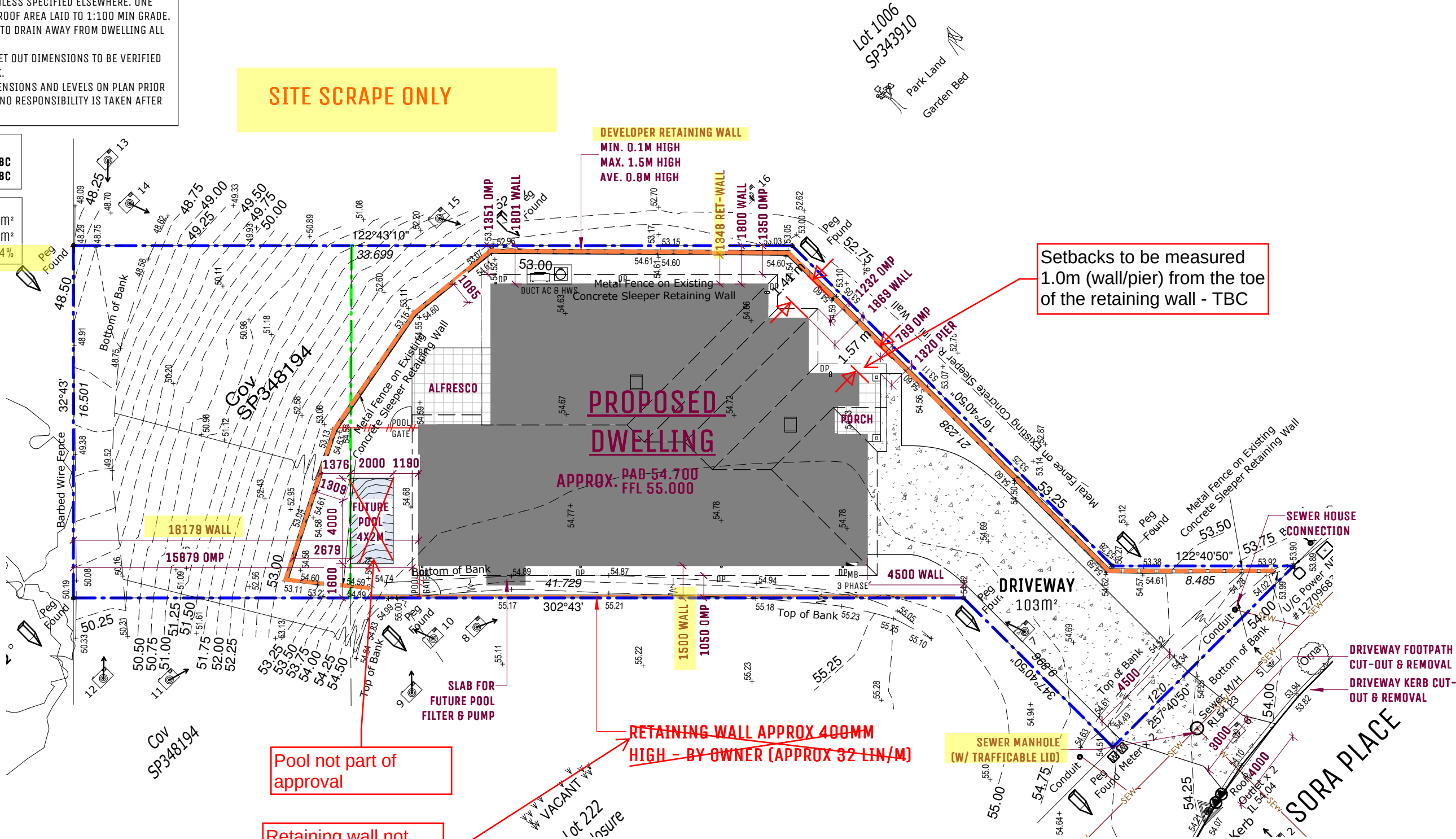
ROOFWATER DISPOSAL
KERB & CHANNEL

SITE SCRAPE ONLY

* 2X POOL GATES TO BE INSTALLED BY OWNER AFTER HANDOVER

SITE NOTES:
SOIL CLASSIFICATION: TBC
WIND CLASSIFICATION: TBC

AREAS
SITE AREA 752 m²
BUILDING AREA 256 m²
SITE COVER 34%



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UNIT 2/20 INDY COURT, NERANG QLD 4211
PH: 0419 175 728
WWW.EVOCAHOMES.COM.AU
QBCC: 15014898

CLIENT
STEPHEN WAYNE BURGESS & ANDREA JOY BURGESS

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THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES

SITE ADDRESS
#5 (LOT 223) SORA PLACE, UPPER COOMERA

REAL PROPERTY DESCRIPTION
LOT 223
SP348194
752M²

DRAWING NAME
SITE PLAN

REV	DESCRIPTION	DATE	BY
E	POOL DIM / SITE UPDATE	29/04/26	VKP
D	AMENDED WORKING	06/03/26	VKP
C	AMENDMENTS	17/02/26	OF
B	WORKING DRAWING	16/02/26	OF

WIND	SCALE
TBC	1:200 @ A3
LICENCE	DATE
1153526	09/01/826
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	EVOC507

- EXHAUST SYSTEMS IN KITCHEN, BATH, WC ETC... TO BE DUCTED EXTERNALLY, MAKE UP AIR TO BE PROVIDED TO AREA WITHOUT NATURAL VENTILATION
- UNLESS NOTED OTHERWISE ALL STUD WALLS ARE NOM. 70MM
- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STEEL FRAME AND BLOCKWORK
- CONTROL JOINT POSITIONS ARE AT 6M INTERVALS STARTING AT FULL HEIGHT WINDOW OR DOOR. FULL HEIGHT WINDOWS AND DOORS ARE CLASSED AS CONTROL JOINT
- TERMITE TREATMENT IS IN ACCORDANCE WITH AS 3660.0 PARTS A & B
- WINDOWS TO BATH, ENS & WC ARE CLEAR GLASS UNLESS OTHERWISE STATED OBS.

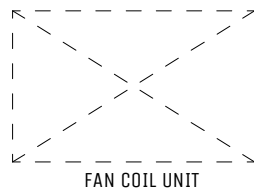
³⁰ DENOTES SMOKE DETECTORS HARD WIRED TO ELECTRICAL SYSTEM BY A QUALIFIED ELECTRICIAN AND TO COMPLY WITH NCC CLASS 1 AND CLASS 10 PARTS 3.7.2 TO AS 3786

FLOOR AREA	
NAME	AREA
GROUND FLOOR	
LIVING	201.2 m ²
GARAGE	37.3 m ²
ALFRESCO	13.2 m ²
PORCH	4.4 m ²
	256.1 m ²
GRAND TOTAL	256.1 m ²

NOTE: HOUSE TO BE BUILT IN ACCORDANCE WITH "NCC PART H8 LIVABLE HOUSING DESIGN"
BUILDER TO INFORM FRAME SUPPLIER & CARPENTERS OF PREFERRED WALL REINFORCING - "NOGGING OR PLY SHEETING METHOD TO WALLS TO NOMINATED AS PER: PART 6 OF NCC **LIVABLE HOUSING DESIGN** -- "REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS"
REFER TO "NCC H8 REQUIREMENTS" PAGE FOR WALL COMPLIANCE DETAILS



1 : 100

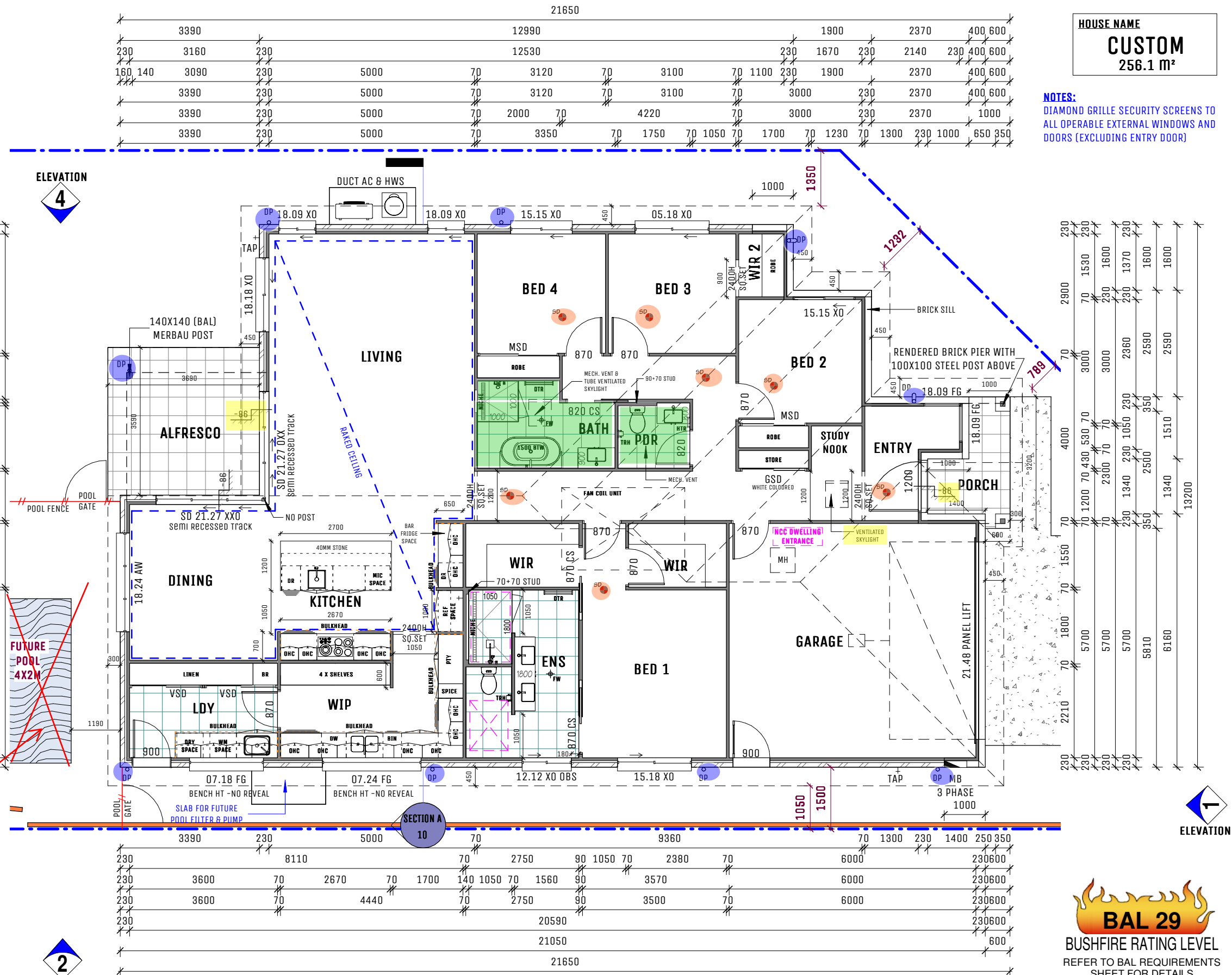


LEAVE SPACE FOR FAN COIL UNIT
L=3200 W=2000 H=650
WEIGHT = 85KG APPROX.
L=5000 IF CEILING IS DROPPED
AC DUCT SHAFT SIZING & POSITION TO
E BE CONFIRMED WITH SUPPLIER ON SITE
DURING CONSTRUCTION

FALLS TO FLOOR WASTES IF SHOWN/INSTALLED MUST BE IN ACCORDANCE WITH:
ENCLOSED SHOWER (NCC 2022) - MIN 1:80 AND MAX 1:50
UNENCLOSED SHOWER AREA, **ENTIRE BATH/ENS.** (NCC 2022) - MIN 1:80 AND MAX 1:50
OUTSIDE ENCLOSED SHOWER AREAS - **NOT REQUIRED** QDC 4.5 A5 2) (E)

CUSTOM
256.1 m²

NOTES:
DIAMOND GRILLE SECURITY SCREENS TO
ALL OPERABLE EXTERNAL WINDOWS AND
DOORS (EXCLUDING ENTRY DOOR)



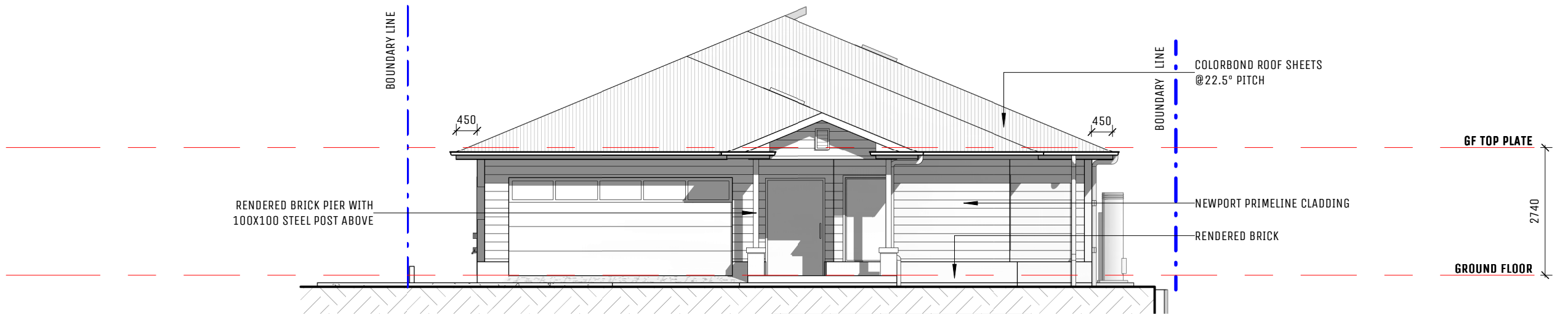
BAL 29
BUSHFIRE RATING LEVEL
REFER TO BAL REQUIREMENTS
SHEET FOR DETAILS

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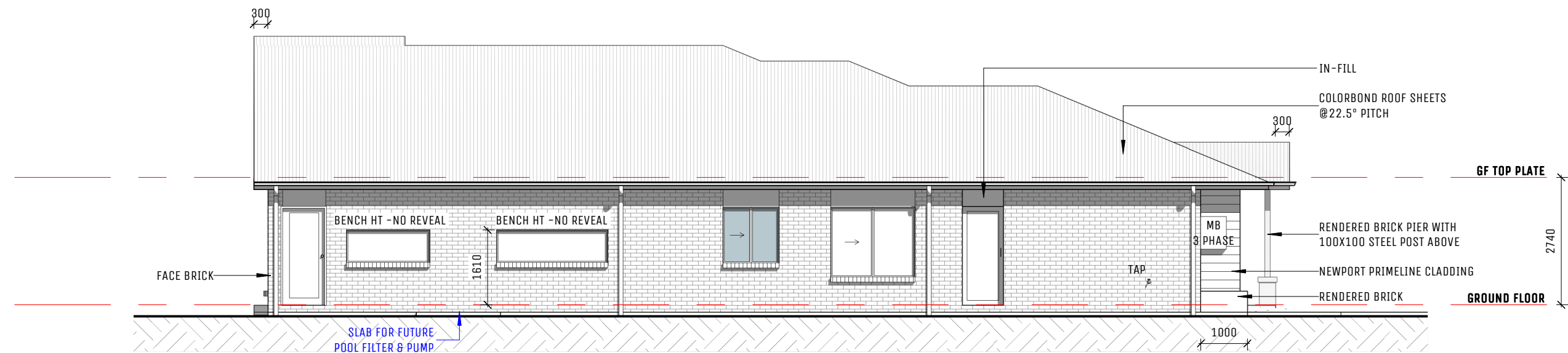
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				D	AMENDED WORKING	06/03/26	VKP	SITE NO. 2507930	SHEET NO. 05 OF 22	
				C	AMENDMENTS	17/02/26	OF	JOB NO. EVOC507		
			B	WORKING DRAWING	16/02/26	OF				
			REV	DESCRIPTION	DATE	BY				

- NOTES:
- 450MM EAVES FROM WALL U.N.O
 - FRONT FACADE SELECTED - STANDARD
 - JOINERY HEIGHT- 2100

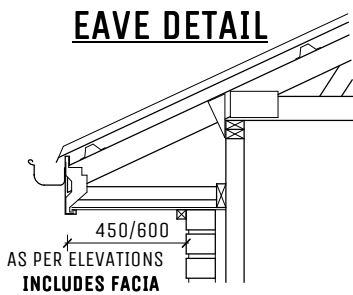
HOUSE NAME
CUSTOM
256.1 m²



ELEVATION 1
1 : 100



ELEVATION 2
1 : 100



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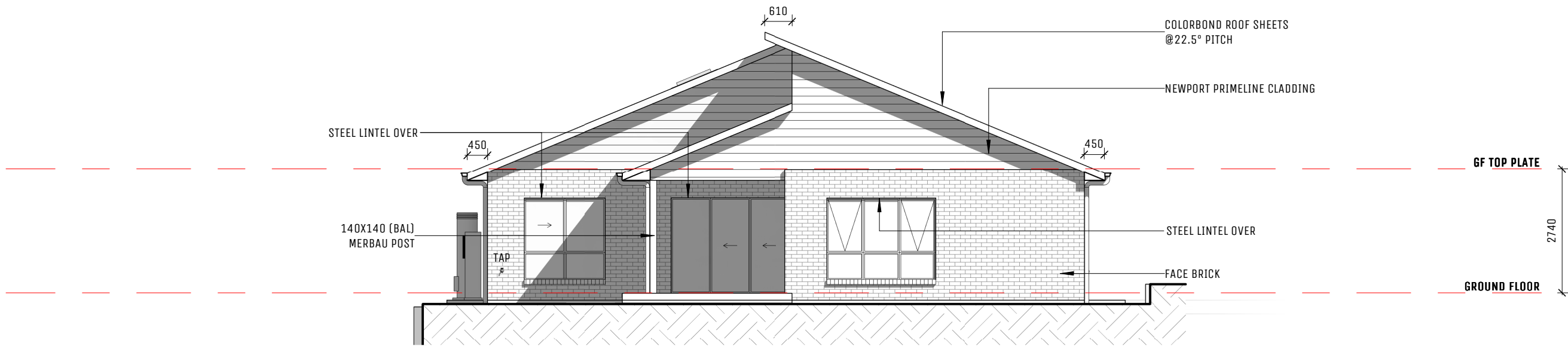
REAL PROPERTY DESCRIPTION
LOT 223
REGISTERED PLAN SP348194
SITE AREA 752M²

DRAWING NAME ELEVATIONS 1 OF 2			
E	POOL DIM / SITE UPDATE	29/04/26	VKP
D	AMENDED WORKING	06/03/26	VKP
C	AMENDMENTS	17/02/26	OF
B	WORKING DRAWING	16/02/26	OF
REV	DESCRIPTION	DATE	BY

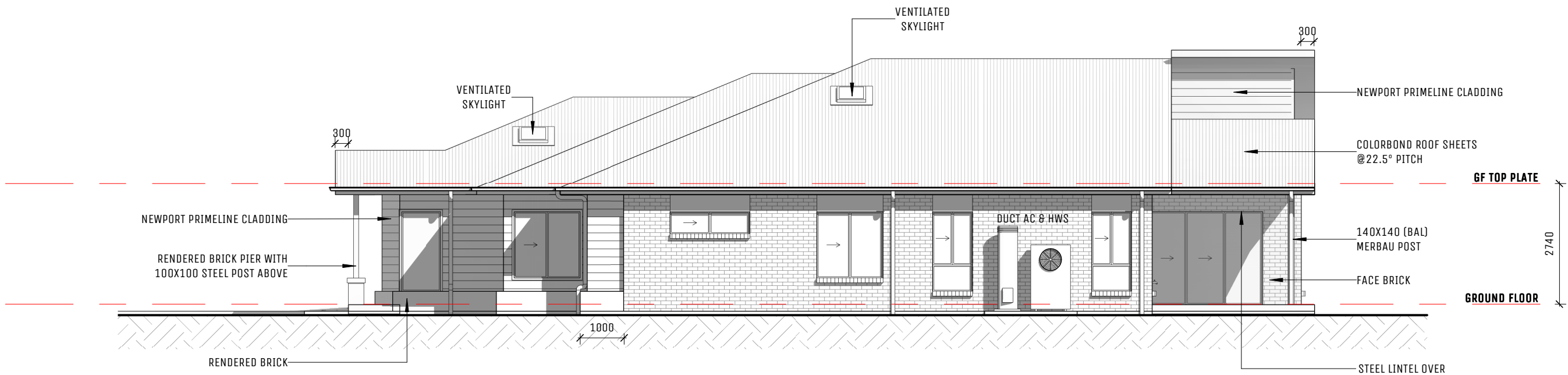
WIND	SCALE
TBC	1 : 100 @ A3
LICENCE	DATE
1153526	09/01/826
SITE NO.	SHEET NO.
2507930	06 OF 22
JOB NO.	
	EVOCS07

- NOTES:
- 450MM EAVES FROM WALL U.N.O
 - FRONT FACADE SELECTED - STANDARD
 - JOINERY HEIGHT- 2100

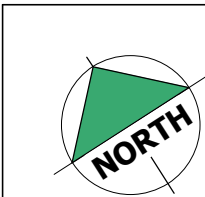
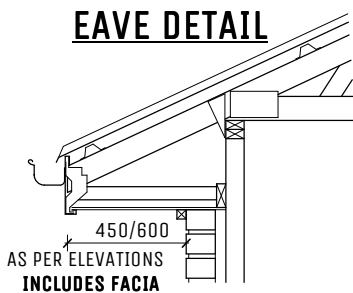
HOUSE NAME
CUSTOM
256.1 m²



ELEVATION 3
1 : 100



ELEVATION 4
1 : 100



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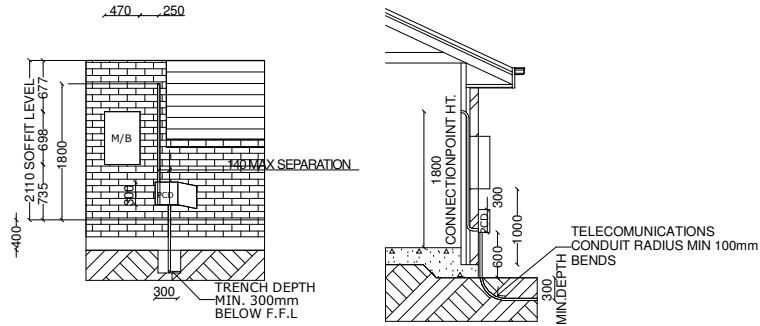
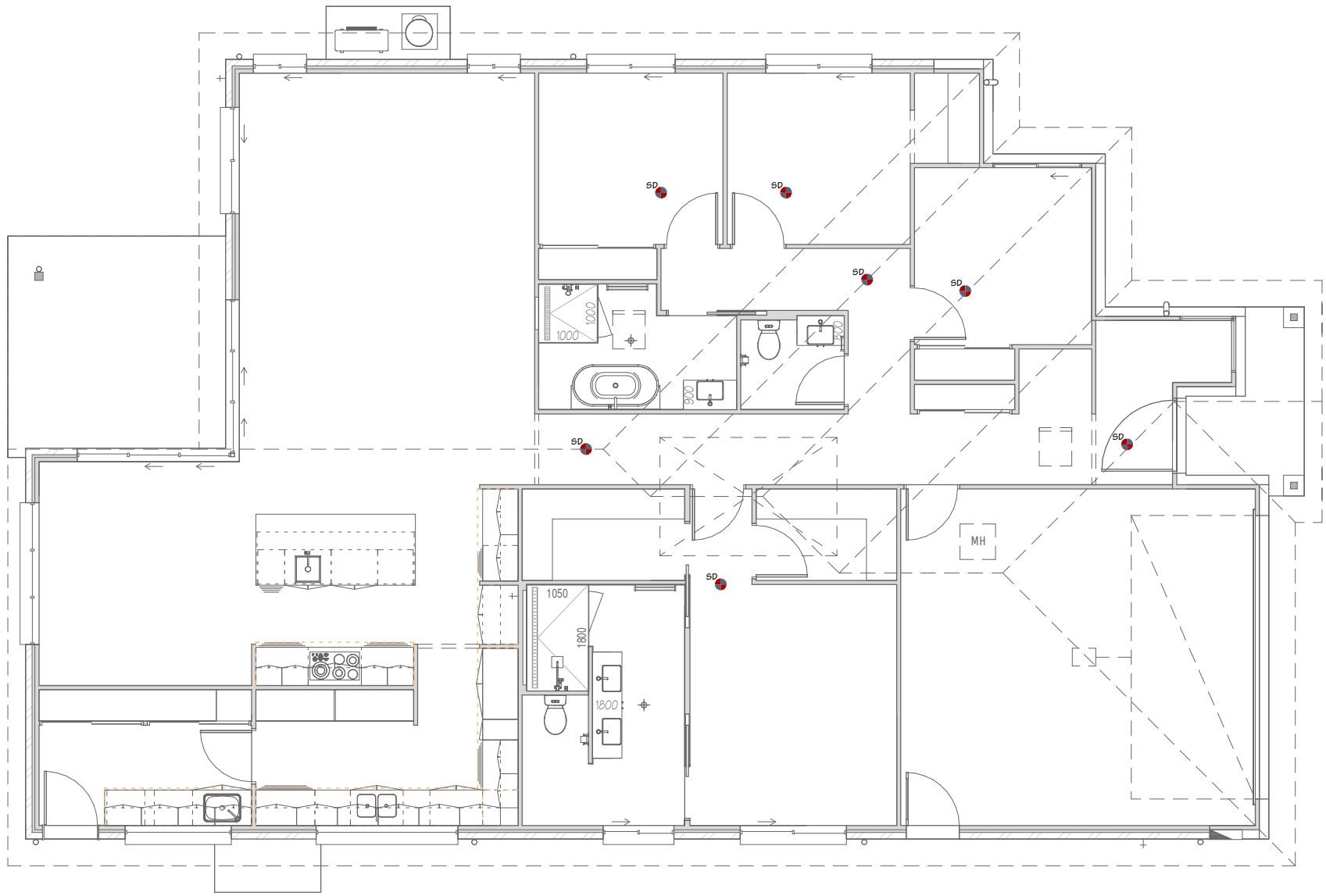
SITE ADDRESS
#5 (LOT 223) SORA PLACE, UPPER COOMERA

REAL PROPERTY DESCRIPTION
LOT 223
REGISTERED PLAN SP348194
SITE AREA 752M²

DRAWING NAME			
ELEVATIONS 2 OF 2			
E	POOL DIM / SITE UPDATE	29/04/26	VKP
D	AMENDED WORKING	06/03/26	VKP
C	AMENDMENTS	17/02/26	OF
B	WORKING DRAWING	16/02/26	OF
REV	DESCRIPTION	DATE	BY

WIND	SCALE
TBC	1 : 100 @ A3
LICENCE	DATE
1153526	09/01/826
SITE NO.	SHEET NO.
2507930	07 OF 22
JOB NO.	
EVOC507	

FULL WORKING DRAWINGS - NOT FOR CONSTRUCTION



NBN STANDARD DETAIL

1 : 100

FULL WORKING DRAWINGS - NOT FOR CONSTRUCTION

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SITE ADDRESS

#5 (LOT 223) SORA PLACE,
UPPER COOMERA

REAL PROPERTY DESCRIPTION

LOT 223
REGISTERED PLAN SP348194
SITE AREA 752M²

DRAWING NAME

ELECTRICAL PLAN

REV	DESCRIPTION	DATE	BY
E	POOL DIM / SITE UPDATE	29/04/26	VKP
D	AMENDED WORKING	06/03/26	VKP
C	AMENDMENTS	17/02/26	DF
B	WORKING DRAWING	16/02/26	DF

WIND

TBC

LICENCE

1153526

SITE NO.

2507930

JOB NO.

SCALE

1 : 100 @ A3

DATE

09/01/826

SHEET NO.

08 OF 22

EVOCS07

FLOOR COVERING NOTES:

1. TILE FLOORING TO KITCHEN, W.I.P.,
LAUNDRY,DINING / LIVING & HALLWAYS
2. CARPETS & UNDERLAY TO BEDROOMS,
ROBES & WIR.

FLOOR COVERING CAL.

TYPE	AREA
WET AREA TILE (WET NCC)	11.2 m ²
WET AREA TILE	17.6 m ²
TILE 600X600 (INTERNAL)	158.0 m ²



FULL WORKING DRAWINGS - NOT FOR CONSTRUCTION

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SITE ADDRESS

#5 (LOT 223) SORA PLACE,
UPPER COOMERA

REAL PROPERTY DESCRIPTION

LOT 223
REGISTERED PLAN
SITE AREA

752M²

DRAWING NAME

FLOOR COVERING

E	POOL DIM / SITE UPDATE	29/04/26	VKP
D	AMENDED WORKING	06/03/26	VKP
C	AMENDMENTS	17/02/26	DF
B	WORKING DRAWING	16/02/26	DF
REV	DESCRIPTION	DATE	BY

WIND

TBC

LICENCE

1153526

SITE NO.

2507930

JOB NO.

EVOC507

SCALE

1 : 100 @ A3

DATE

09/01/826

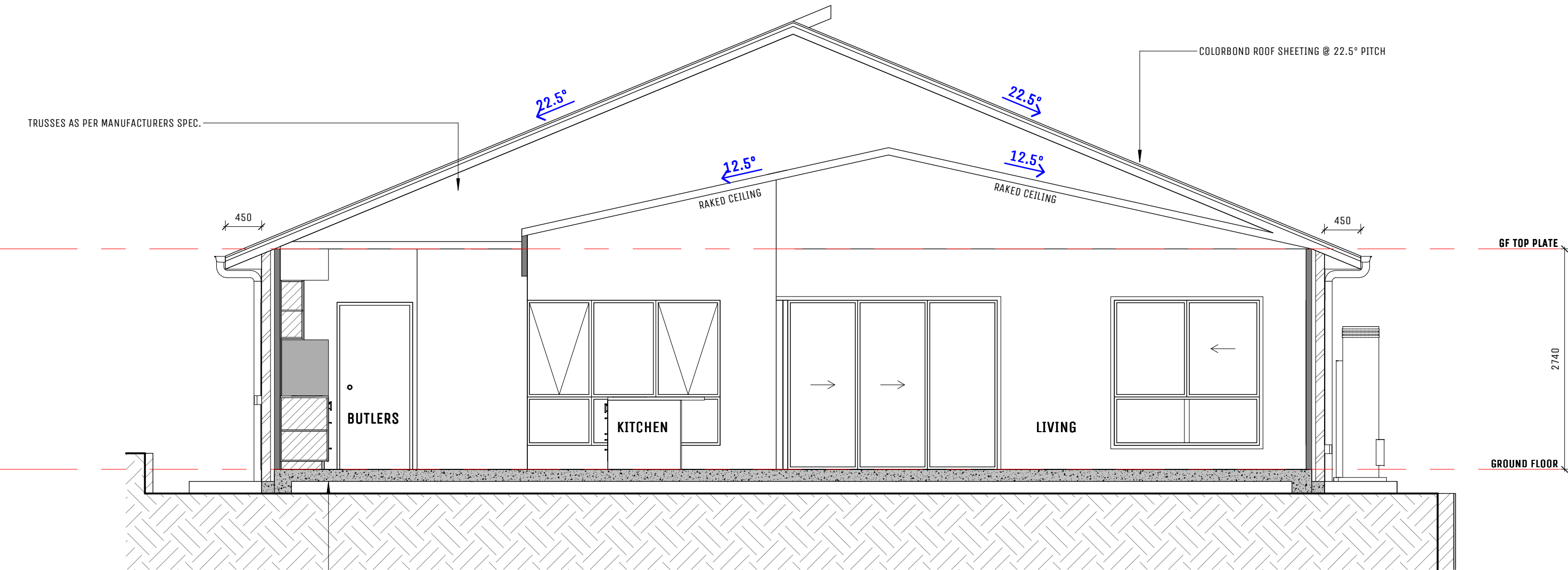
SHEET NO.

09 OF 22

NOTES:

- 450MM EAVES FROM WALL U.N.O
- FRONT FACADE SELECTED - STANDARD
- JOINERY HEIGHT- 2100

HOUSE NAME
CUSTOM
256.1 m²



SECTION A
1 : 50

BAL 29
BUSHFIRE RATING LEVEL
REFER TO BAL REQUIREMENTS
SHEET FOR DETAILS

FULL WORKING DRAWINGS - NOT FOR CONSTRUCTION

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						JOB NO.	2507930	SHEET NO.			10 OF 22	EVOCS07																	

ROOF DRAINAGE DESIGN

NCC 2022 VOLUME TWO – PART 7.4 – GUTTERS & DOWNPIPES

GUTTERS

[40SQM CATCHMENT AREA PER DOWNPIPE]
SLOTTED WITH MIN 1200MM² OPENING PER METRE OF GUTTER

1. TABLE 7.4.3A - GUTTER SIZE AND DOWNPIPE SELECTION - A OR D
2. TABLE 7.4.3B - A - MEDIUM RECTANGULAR MIN 6500MM², OR D - 125MM D GUTTER MIN 6300MM²

DOWNPIPES

[40SQM CATCHMENT AREA PER DOWNPIPE]

1. TABLE 7.4.3D - 5 MINUTE DURATION RAINFALL INTENSITY @ 5% (VICTORIA POINT - BRISBANE) - 245MM/H
2. TABLE 7.4.3C - A - (75MM DIA, 100MMX50MM, 90MM DIA, 100MMX75MM)
D - (75MM DIA, 100MMX50MM, 90MM DIA, 100MMX75MM)

OVERFLOW

[CONTIGUOUS MEASURE]

1. TABLE 7.4.3D - 5 MINUTE DURATION RAINFALL INTENSITY @ 1% (VICTORIA POINT - BRISBANE) - 320MM/H
2. TABLE 7.4.4A - OVERFLOW VOLUME 325MM/H
3. 7.4.6 - < 5M RIDGE TO GUTTER LENGTH USE FRONT FACE SLOTTED
> 5M RIDGE TO GUTTER LENGTH USE CONTROLLED BACK GAP

ATTENTION TRUSS MANUFACTURER

LEAVE SPACE FOR FAN COIL UNIT

L=3200 W=2000 H=650
WEIGHT = 85KG APPROX.
L=5000 IF CEILING IS DROPPED
AC DUCT SHAFT SIZING & POSITION TO
BE CONFIRMED WITH SUPPLIER ON SITE
DURING CONSTRUCTION

FAN COIL UNIT

HOUSE NAME

CUSTOM

256.1 m²

BAL 29

BUSHFIRE RATING LEVEL

REFER TO BAL REQUIREMENTS SHEET FOR DETAILS

FULL WORKING DRAWINGS – NOT FOR CONSTRUCTION

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SITE ADDRESS

#5 (LOT 223) SORA PLACE,
UPPER COOMERA

REAL PROPERTY DESCRIPTION

LOT 223
REGISTERED PLAN SP348194
SITE AREA 752M²

DRAWING NAME

ROOF PLAN

E	POOL DIM / SITE UPDATE	29/04/26	VKP
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B	WORKING DRAWING	16/02/26	DF
REV	DESCRIPTION	DATE	BY

WIND

TBC

LICENCE

1153526

SITE NO.

2507930

JOB NO.

EVOCS07

SCALE

1 : 100 @ A3

DATE

09/01/826

SHEET NO.

11 OF 22

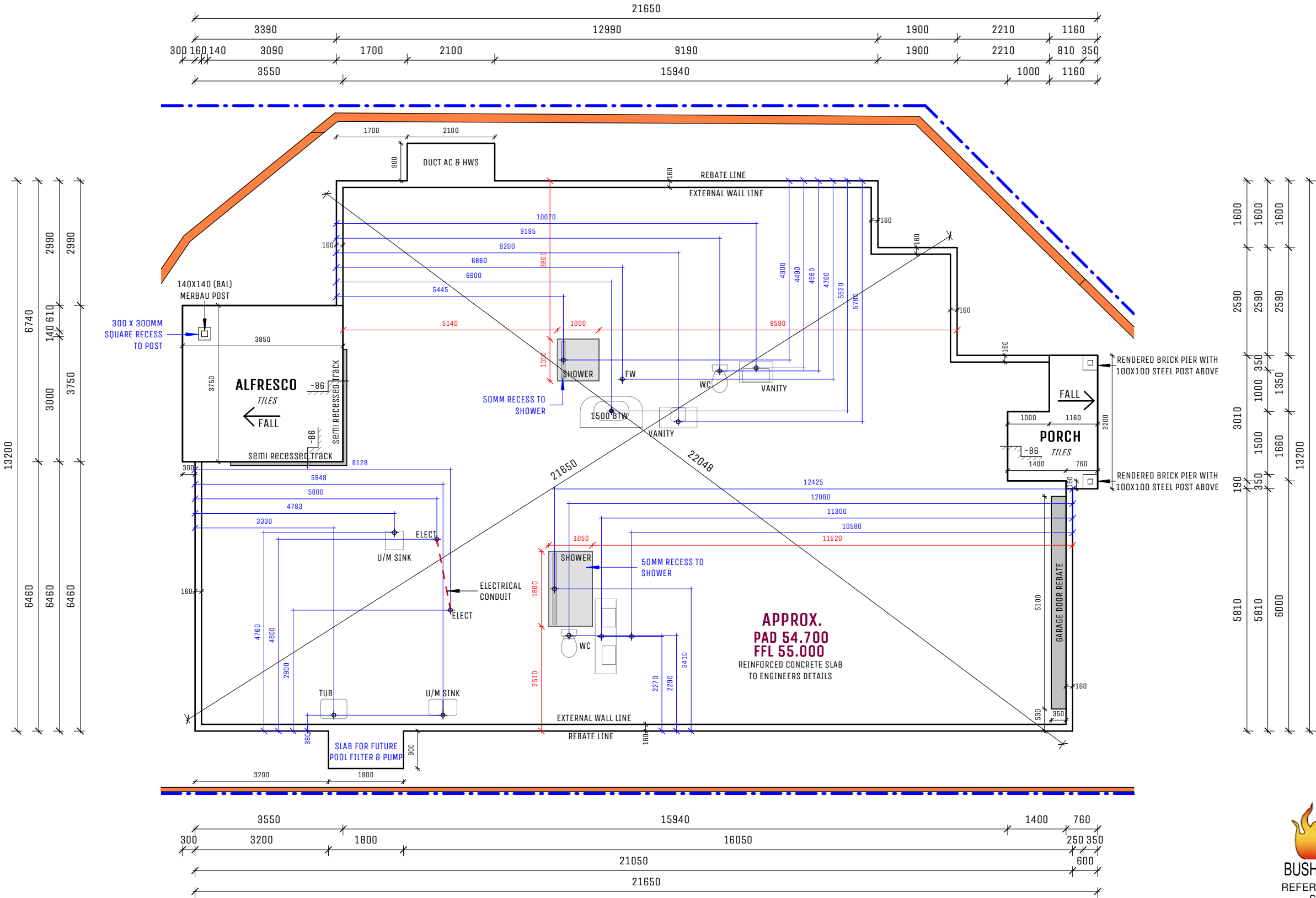
NOTES
DIMENSIONS TO OUTSIDE OF BRICKWORK
UNLESS STATED OTHERWISE

NOTES
FOUNDATION ENGINEER TO CONFIRM
LOCATION OF EXTERNAL & INTERNAL
LOAD BEARING POINTS IF REQUIRED.
REFER TO BRACING PLAN FOR DETAIL.

NOTE:
SLAB REBATE LENGTHS TBC BY
MANUFACTURER PRIOR TO SLAB POUR

LOCATIONS & DIMENSIONS OF PLUMBING PENETRATIONS ARE INDICATIVE ONLY AND MUST BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
FIXTURES & SPECIFICATION IE: WALL HUNG VANITIES, BATH DRAINAGE, WC WASTE OUTLET/TRAP TO BE CONFIRMED AGAINST CLIENT SELECTION.
CONFIRM DIMENSION OFFSET ORIGIN IE: SLAB EDGES, BRICK EDGE OR OTHER STRUCTURE.

HOUSE NAME
CUSTOM
256.1 m²



BAL 29
BUSHFIRE RATING LEVEL
REFER TO BAL REQUIREMENTS
SHEET FOR DETAILS

FULL WORKING DRAWINGS - NOT FOR CONSTRUCTION

WATERPROOFING TO BE IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS

FALLS TO FLOOR WASTES IF SHOWN/INSTALLED MUST BE IN ACCORDANCE WITH:
ENCLOSED SHOWER (NCC 2022) - MIN 1:80 AND MAX 1:50
UNENCLOSED SHOWER AREA, ENTIRE BATH/ENS. (NCC 2022) - MIN 1:80 AND MAX 1:50
OUTSIDE ENCLOSED SHOWER AREAS - **NOT REQUIRED** (QC 4.5 A5 2) (E)

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			STEPHEN WAYNE BURGESS & ANDREA JOY BURGESS	#5 (LOT 223) SORA PLACE, UPPER COOMERA	SLAB SET OUT PLAN				TBC	1 : 100 @ A3
									LICENCE	DATE
									1153526	09/01/826
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LOT 223 REGISTERED PLAN SP348194 SITE AREA 752M ²			LOT 223 SP348194 752M ²	E	POOL DIM / SITE UPDATE	29/04/26	VKP	2507930	12 OF 22	
				D	AMENDED WORKING	06/03/26	VKP	JOB NO.	EVOCS07	
				C	AMENDMENTS	17/02/26	OF			
				B	WORKING DRAWING	16/02/26	OF			
				REV	DESCRIPTION	DATE	BY			

NCC PART H8 OF NCC VOLUME TWO - LIVABLE HOUSING DESIGN
REFER TO STANDARD FOR FURTHER DETAILS AND DOCUMENTATION

PART 1 - DWELLING ACCESS
1.1 Step-free access path
(1) (b) an appurtenant Class 10a garage or carport

1.2 Parking space incorporated into step-free access path
Not applicable - as above

PART 2 - DWELLING ENTRANCE
2.1 Clear opening width
(1) At least one entrance door to the dwelling must have a minimum clear opening width of 820 mm.
Door Nominated by: NCC DWELLING ENTRANCE Refer floor plan

2.2 Threshold
The threshold of the entrance door must —
(a) be level; or (b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or (c) have a ramped threshold
Entrance door noted above - Refer Detail "Garage to Tile Floor"

2.3 Landing area
Does not apply to an entrance door that serves an appurtenant Class 10a garage or carport in accordance with 1.1(b).

2.4 Weatherproofing for external step-free entrance
Do not apply to an entrance door that is provided through an interconnected garage.

PART 3 - INTERNAL DOORS AND CORRIDORS
3.1 Clear opening width
Internal doorways must provide a minimum clear opening width of 820 mm
Achieved using an 870 mm door leaf to required rooms

3.2 Threshold
The threshold of an internal doorway that is subject to Clause 3.1 must—
(a) be level; or (b) have a sill height not more than 5 mm if the lip is rounded or bevelled; or (c) have a ramped threshold

3.3 Corridor width
Internal corridors, hallways, passageways or the like, if connected to a door that is subject to Clause 3.1, must have a minimum clear width of 1000 mm, measured between the finished surfaces of opposing walls
1050 mm hallways & the like allowed - refer floor plan dimensions

PART 4 - SANITARY COMPARTMENT
4.1 Location
There must be at least one sanitary compartment located on the ground or entry level of a dwelling
Refer ground or entry floor plan

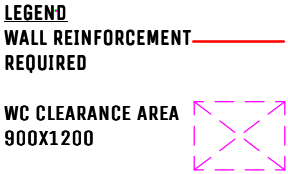
4.2 Circulation space
Refer ground or entry floor plan - Circulation space on plan (1200x900)

PART 5 - SHOWER
5.1 Application
At least one shower must comply
Refer floor plan / wall reinforcement for nominated shower

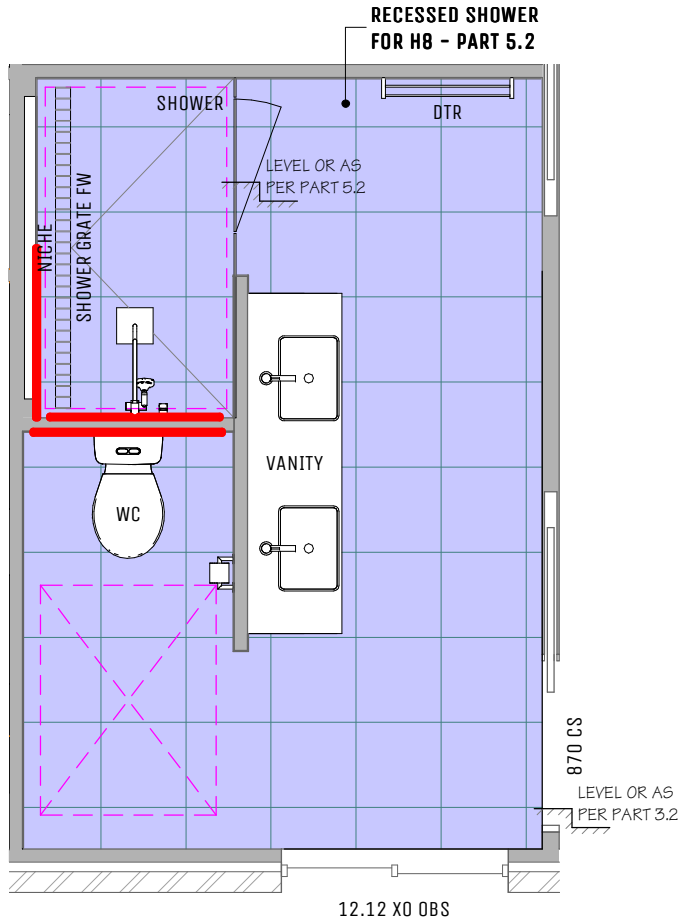
5.2 Hobless and step-free entry
At least one shower must have a hobless and step-free entry
Refer floor plan / wall reinforcement for nominated shower - Shower recessed in slab

PART 6 - REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS
6.1 Location
(1) Reinforcing in accordance with Clause 6.2 must be provided to any—
(a) sanitary compartment that is subject to Part 4; and
(b) bathroom containing a—(i) shower that is subject to Part 5; or
(ii) bath (if provided), other than a freestanding bath where the bath is located in a room that also contains a shower that is subject to Part 5.
Refer page "NCC H8 Requirements" for nominated walls

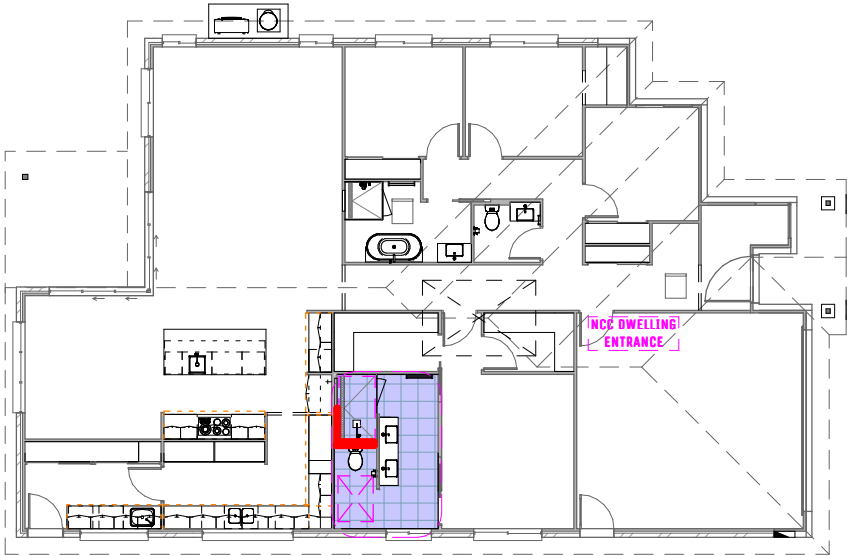
6.2 Construction
Reinforcing constructed in accordance with the requirements
Refer page "NCC H8 Diagrams Wall Reinforcing" for options



NOTE: HOUSE TO BE BUILT IN ACCORDANCE WITH "NCC PART H8 LIVABLE HOUSING DESIGN"
BUILDER TO INFORM FRAME SUPPLIER & CARPENTERS OF PREFERRED WALL REINFORCING - NOGGING OR PLY SHEETING METHOD TO WALLS TO NOMINATED AS PER: PART 6 OF NCC **LIVABLE HOUSING DESIGN** -- "REINFORCEMENT OF BATHROOM AND SANITARY COMPARTMENT WALLS"



NCC WALL REINFORCEMENT - ENS
1 : 40



NCC WALL REINFORCEMENT
1 : 200

FULL WORKING DRAWINGS - NOT FOR CONSTRUCTION

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									LICENCE 1153526	DATE 09/01/826	
									SITE NO. 2507930	SHEET NO. 13 OF 22	
									JOB NO. EVOCS07		
					E	POOL DIM / SITE UPDATE	29/04/26	VKP			
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					C	AMENDMENTS	17/02/26	OF			
					B	WORKING DRAWING	16/02/26	OF			
					REV	DESCRIPTION	DATE	BY			

Reinforcing required must be constructed using one of the following materials:

- (a) A minimum of 12 mm thick structural grade plywood, or similar.
- (b) Timber noggings with a minimum thickness of 25 mm.
- (c) Light gauge steel framing noggings or metal plate in accordance with the NASH Standard.

Figure 6.2c: Location of noggings for shower walls

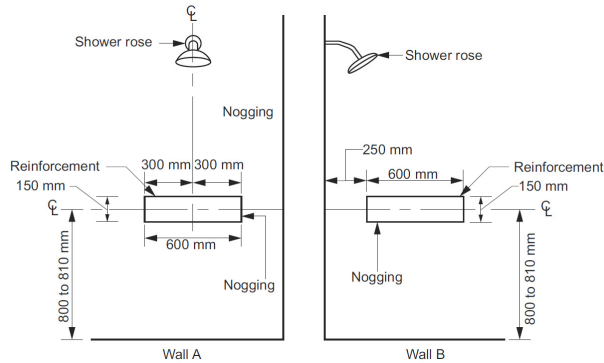
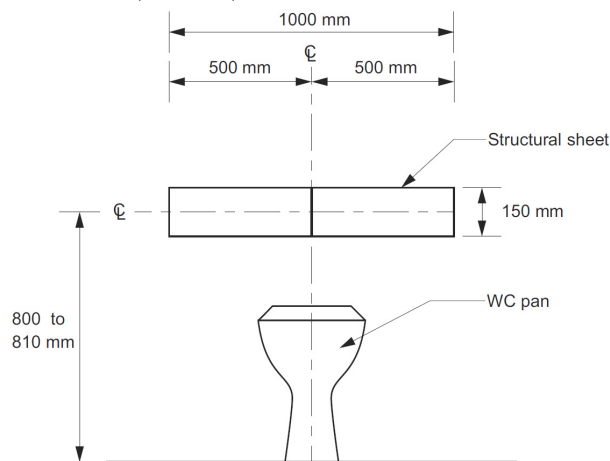


Figure 6.2f: Location of noggings for a wall behind a toilet pan where a wall is not provided as per Figure 6.2e or a window sill or a door encroaches on the area required to be provided with reinforcing or where the toilet pan is not provided in a corner of the bathroom



70

TILED FLOOR

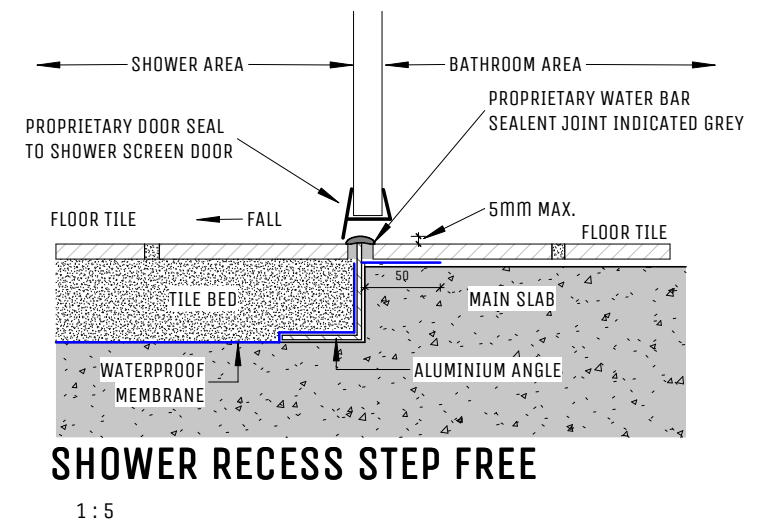
WALL FRAME

RAMPED THRESHOLD
NOT MORE THAN 1:8

GARAGE

GARAGE TO TILE FLOOR

1 : 5



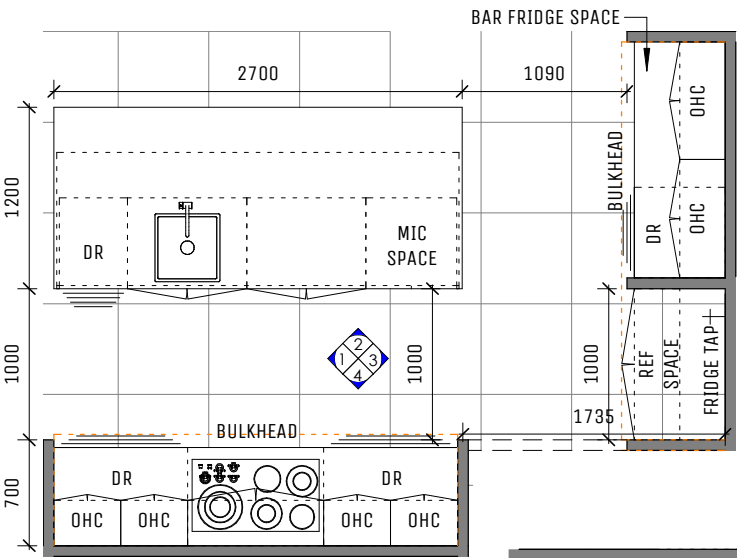
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		UNIT 2/20 INDY COURT, NERANG QLD 4211 PH: 0419 175 720 WWW.EVOCAHOMES.COM.AU QBCC: 15014898	©COPYRIGHT 2025 ALL DIMENSIONS AND PLANS REMAIN THE PROPERTY OF EVOCA HOMES AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES	REAL PROPERTY DESCRIPTION LOT 223 REGISTERED PLAN SP348194 752M ²		LICENCE 1153526	DATE 09/01/826																								
					<table border="1"> <thead> <tr> <th>E</th> <th>POOL DIM / SITE UPDATE</th> <th>29/04/26</th> <th>VKP</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>AMENDED WORKING</td> <td>06/03/26</td> <td>VKP</td> </tr> <tr> <td>C</td> <td>AMENDMENTS</td> <td>17/02/26</td> <td>OF</td> </tr> <tr> <td>B</td> <td>WORKING DRAWING</td> <td>16/02/26</td> <td>OF</td> </tr> <tr> <td>REV</td> <td>DESCRIPTION</td> <td>DATE</td> <td>BY</td> </tr> </tbody> </table>	E	POOL DIM / SITE UPDATE	29/04/26	VKP	D	AMENDED WORKING	06/03/26	VKP	C	AMENDMENTS	17/02/26	OF	B	WORKING DRAWING	16/02/26	OF	REV	DESCRIPTION	DATE	BY	<table border="1"> <thead> <tr> <th>SITE NO.</th> <th>SHEET NO.</th> </tr> </thead> <tbody> <tr> <td>2507930</td> <td>14 OF 22</td> </tr> </tbody> </table>	SITE NO.	SHEET NO.	2507930	14 OF 22	JOB NO. EVOC507
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REV	DESCRIPTION	DATE	BY																												
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2507930	14 OF 22																														

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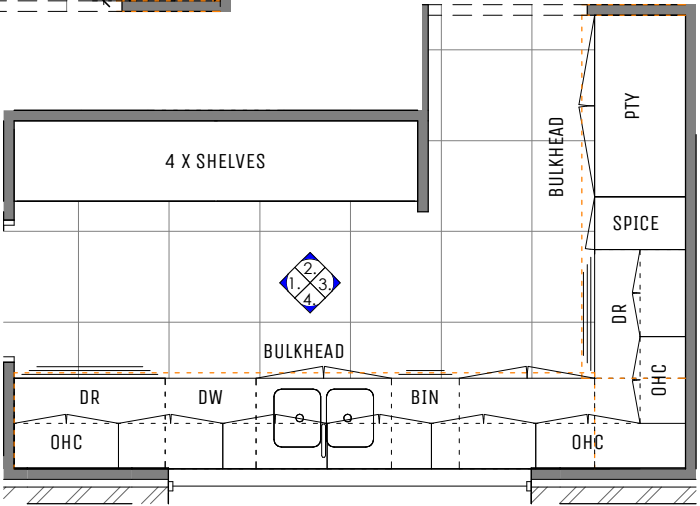
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HOUSE NAME
CUSTOM
256.1 m²



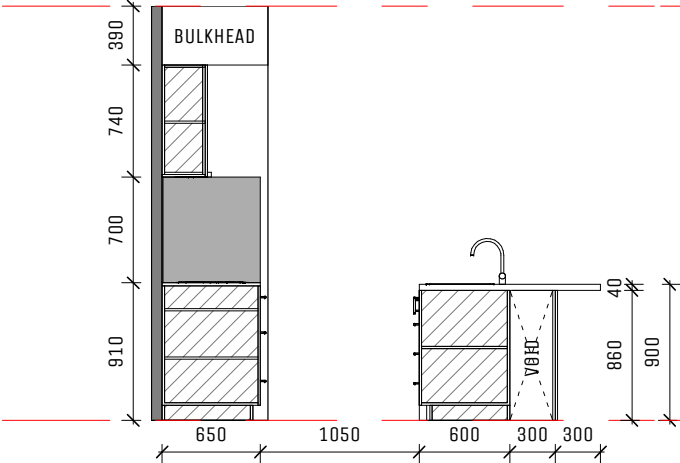
KITCHEN

1:50

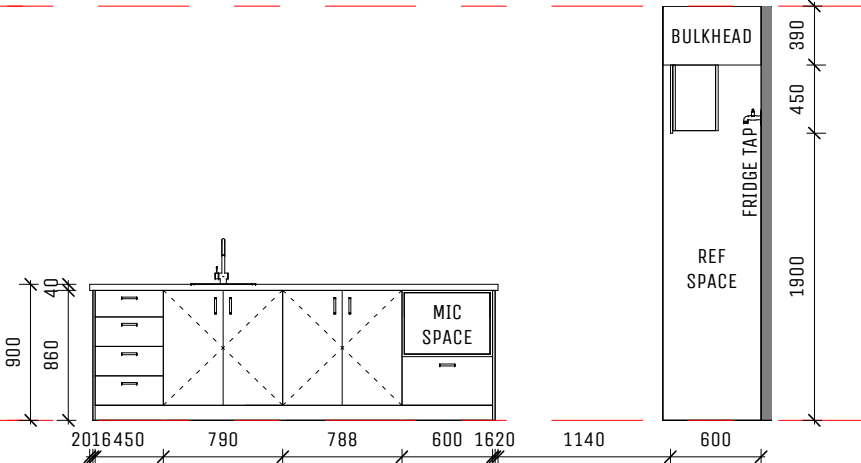


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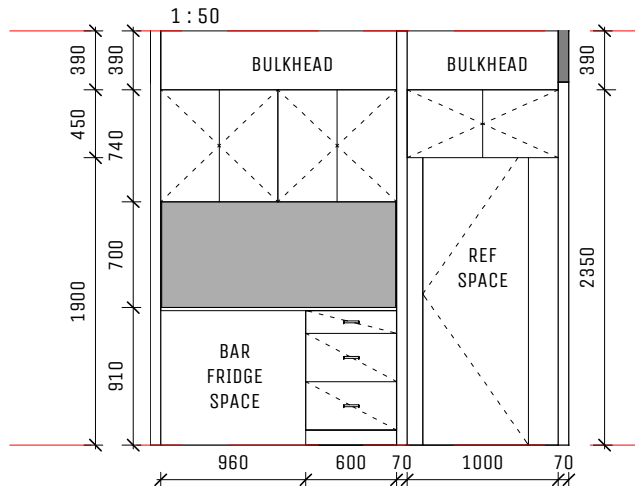
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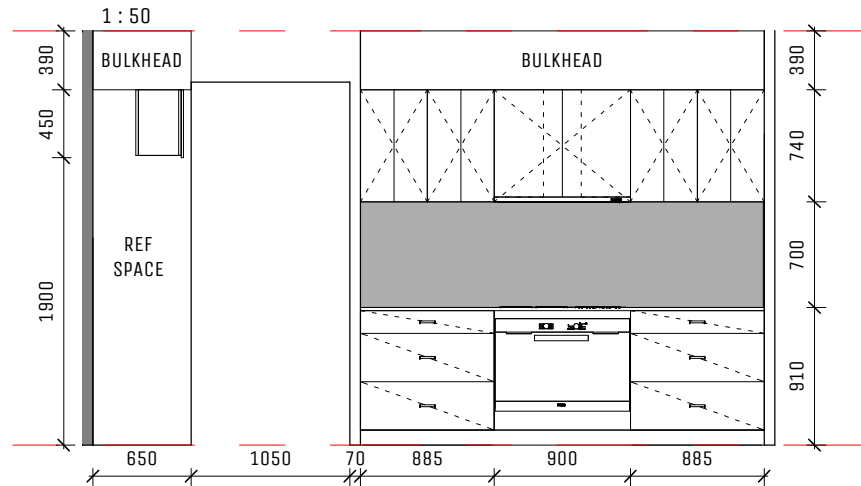


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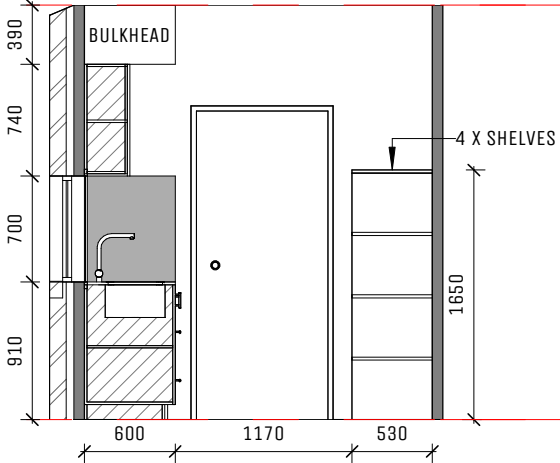
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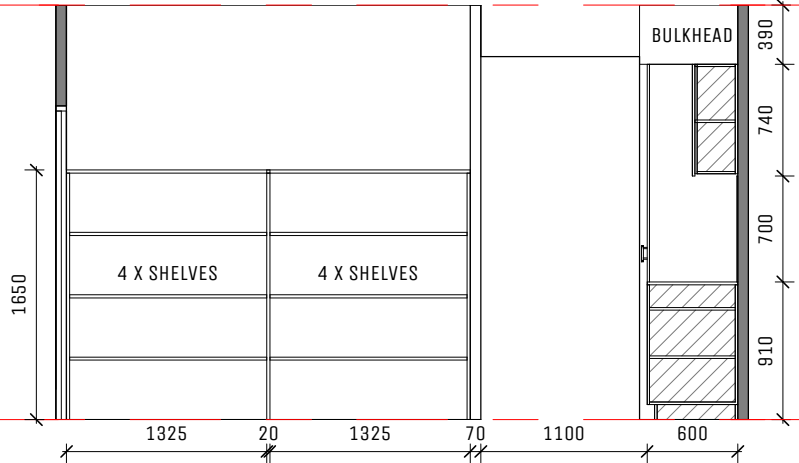
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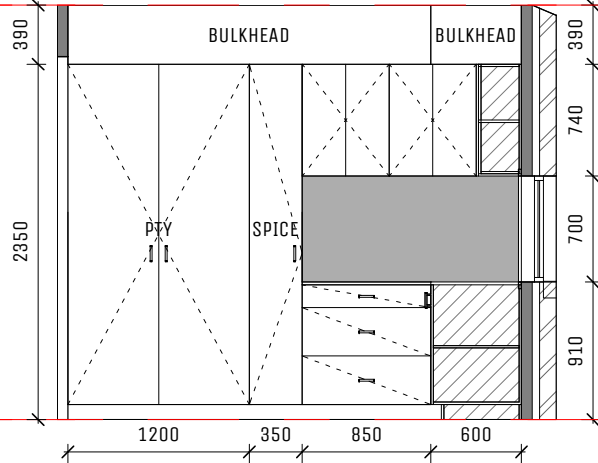
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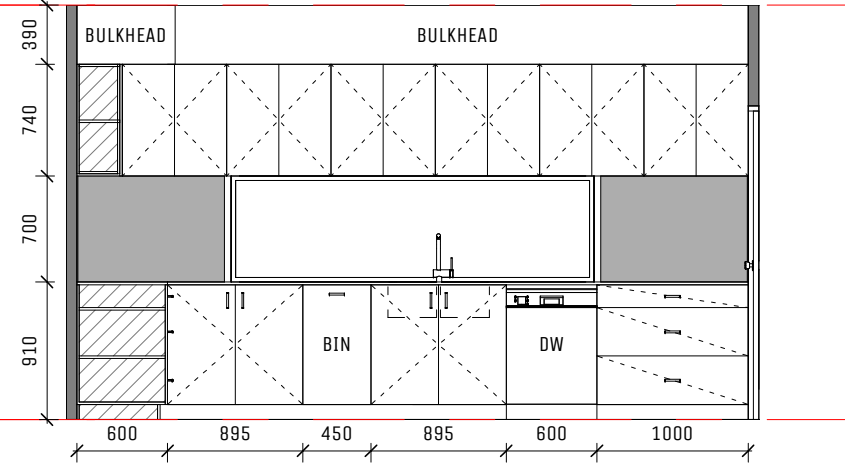
WIP ELEV. 2.

1:50



WIP ELEV. 3.

1:50



WIP ELEV. 4.

1:50

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SITE ADDRESS
#5 (LOT 223) SORA PLACE, UPPER COOMERA

REAL PROPERTY DESCRIPTION
LOT 223
SP348194
752M²

DRAWING NAME
INT. JOIN. KIT & WIP

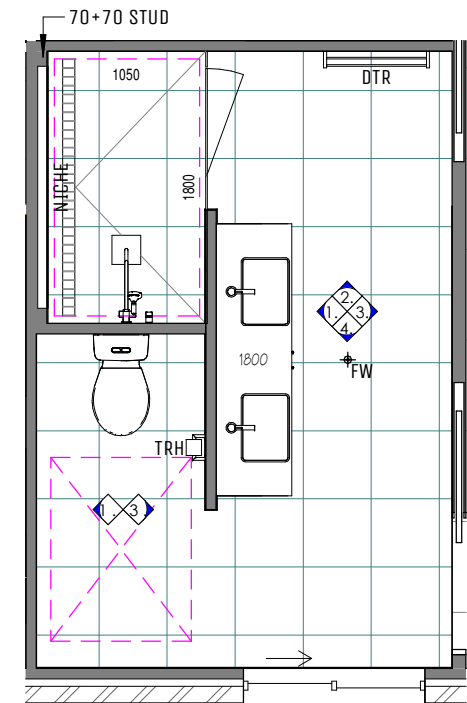
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D AMENDED WORKING 06/03/26 VKP
C AMENDMENTS 17/02/26 OF
B WORKING DRAWING 16/02/26 OF
REV DESCRIPTION DATE BY

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SITE NO. 2507930
SCALE 1:50 @ A3
DATE 09/01/826
SHEET NO. 15 OF 22
JOB NO. EVOC507

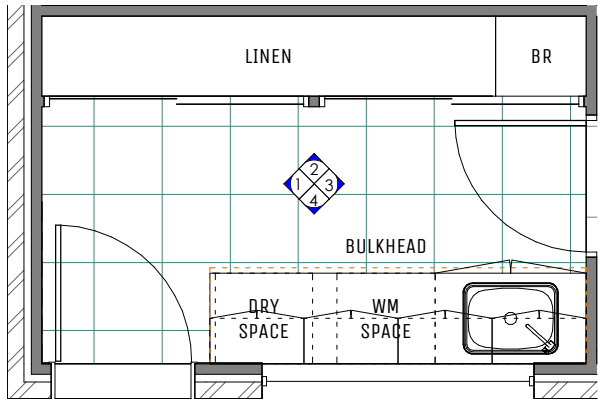
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NOTE: HOUSE TO BE BUILT IN ACCORDANCE WITH "NCC PART H8 LIVABLE HOUSING DESIGN"

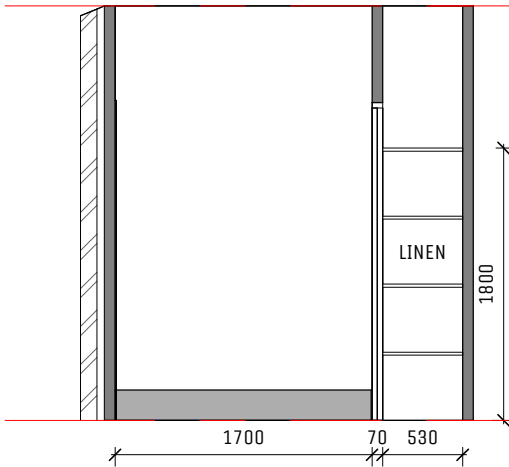
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CUSTOM
256.1 m²



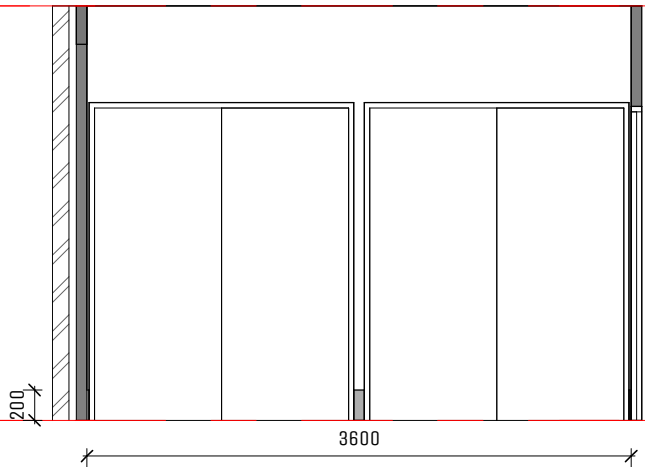
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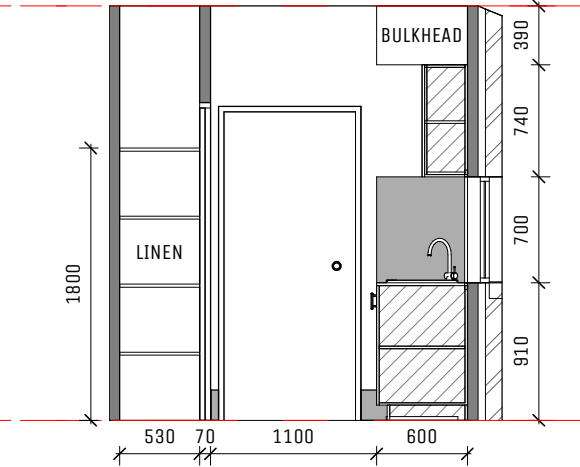
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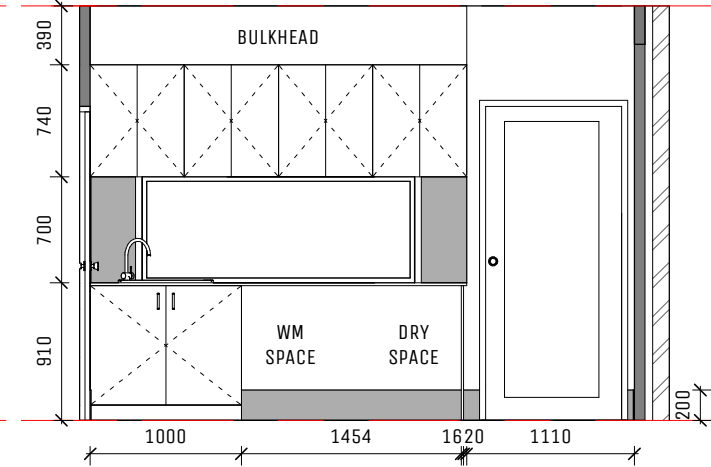
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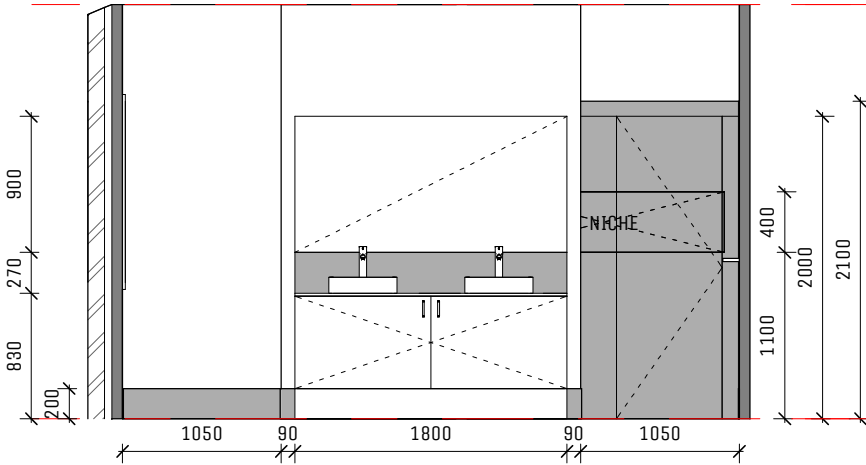
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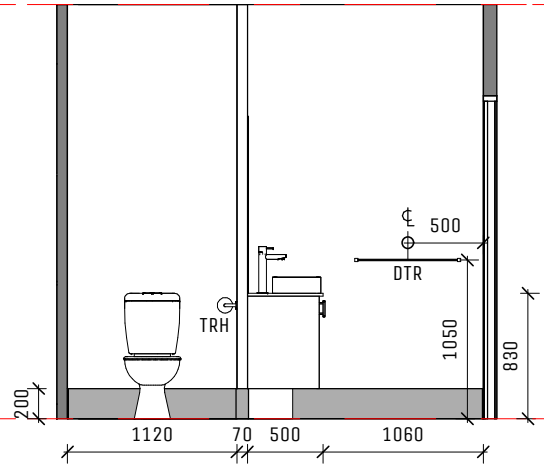
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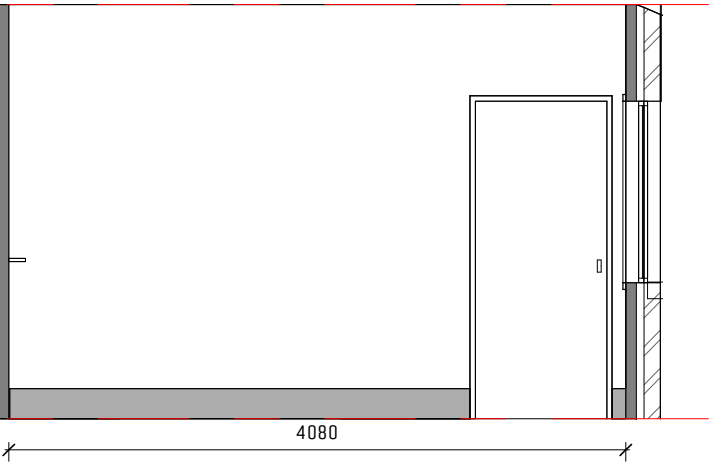
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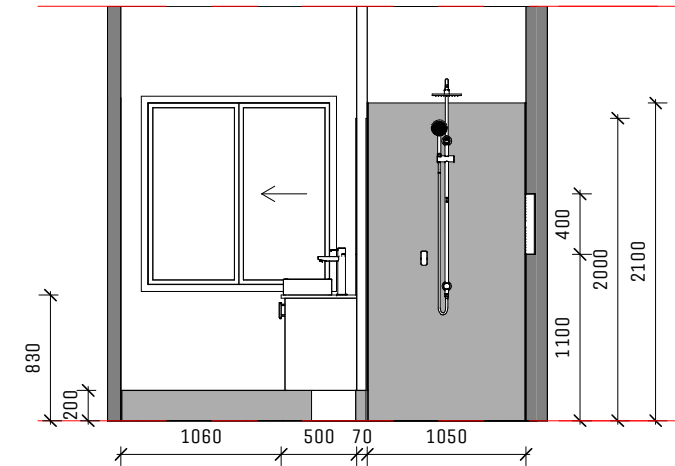
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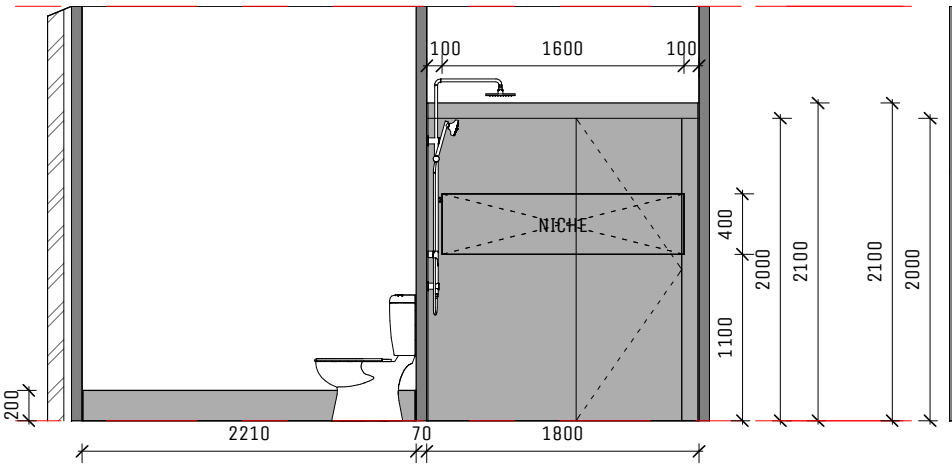
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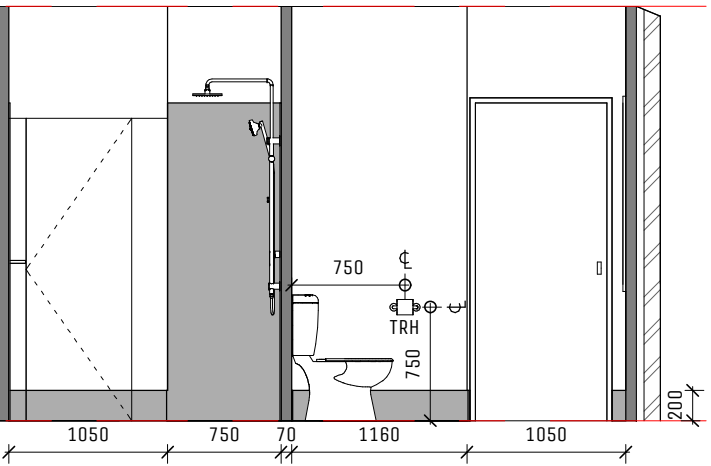
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ENS ELEV. 4.
1:50



ENS ELEV. 1 .
1:50



ENS ELEV. 3 .
1:50

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REAL PROPERTY DESCRIPTION
LOT
REGISTERED PLAN
SITE AREA

LOT 223
SP348194
752M²

DRAWING NAME
INT. JOIN. LDY & ENS

E POOL DIM / SITE UPDATE 29/04/26 VKP
D AMENDED WORKING 06/03/26 VKP
C AMENDMENTS 17/02/26 OF
B WORKING DRAWING 16/02/26 OF
REV DESCRIPTION DATE BY

WIND
TBC

LICENCE
1153526

SITE NO.
2507930

JOB NO.
EVOCS07

SCALE
1:50 @ A3

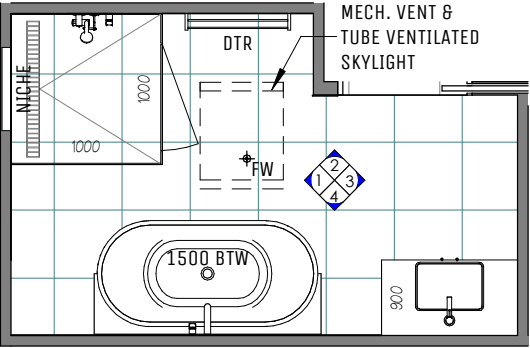
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09/01/826

SHEET NO.
16 OF 22

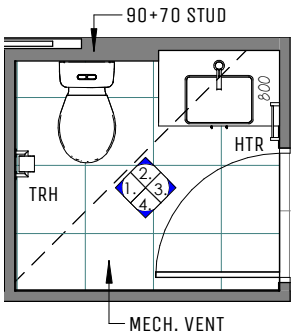
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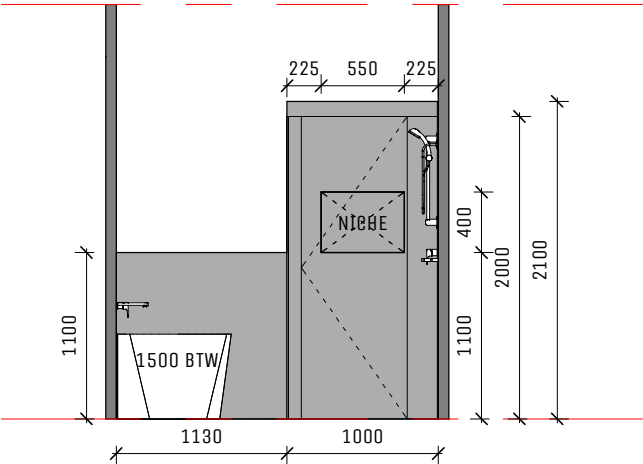
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256.1 m²



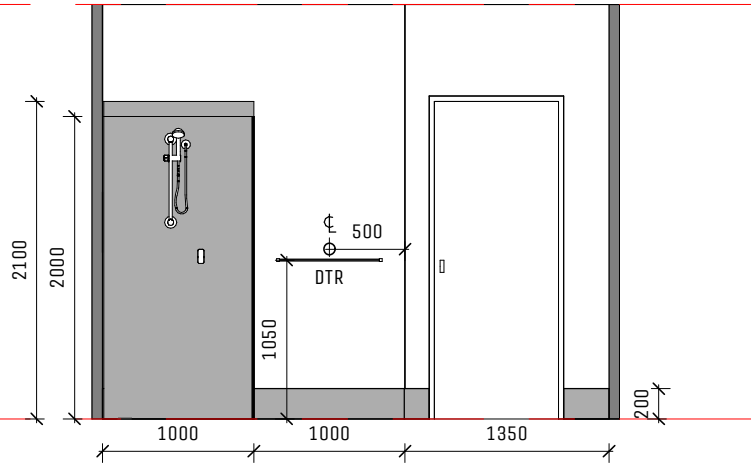
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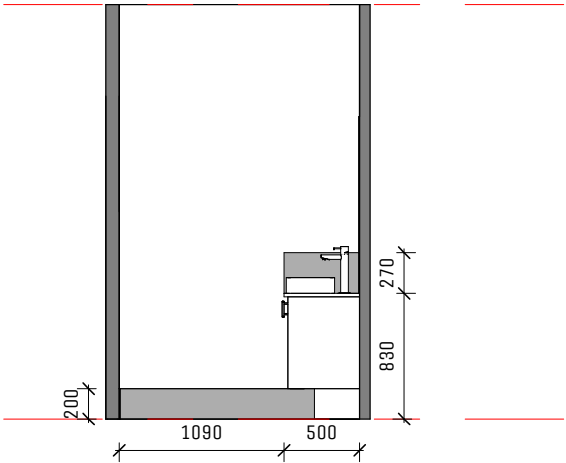
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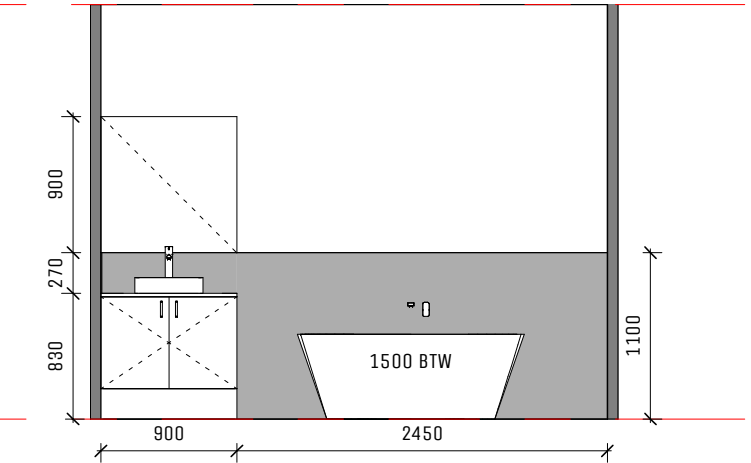
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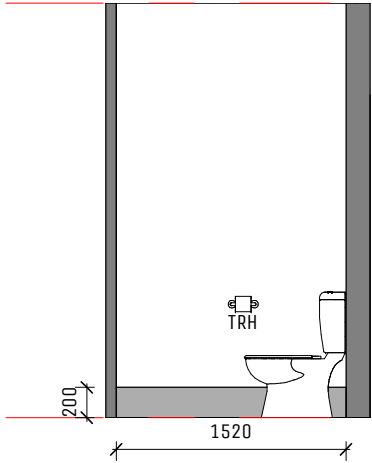
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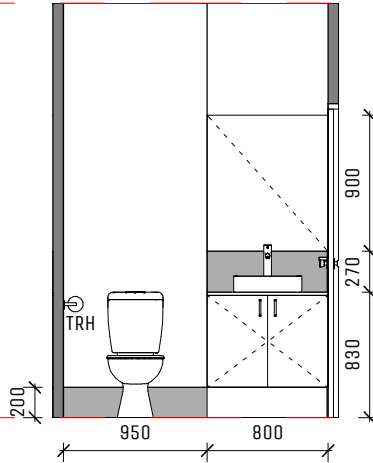
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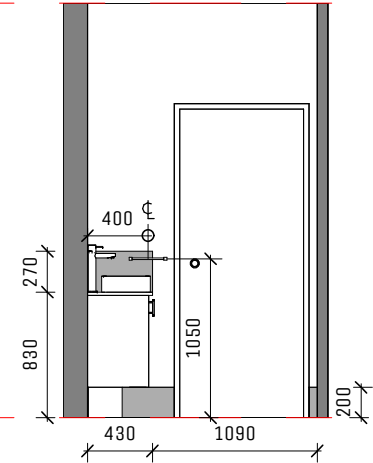
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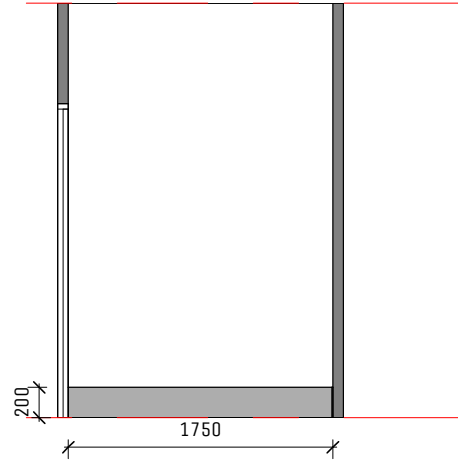
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PDR ELEV. 2.
1 : 50



PDR ELEV. 3.
1 : 50



PDR ELEV. 4.
1 : 50

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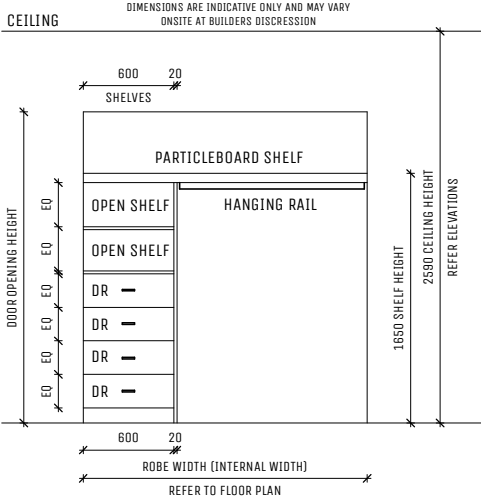
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SITE AREA 752M²

DRAWING NAME
INT. JOIN. BATH & PDR

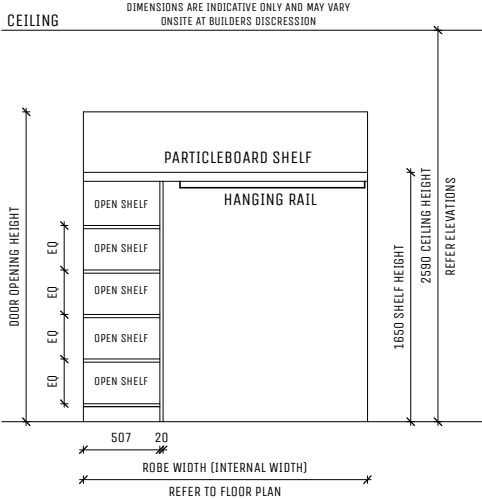
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B WORKING DRAWING 16/02/26 OF
REV DESCRIPTION DATE BY

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SHEET NO. 17 OF 22
JOB NO. EVOC507

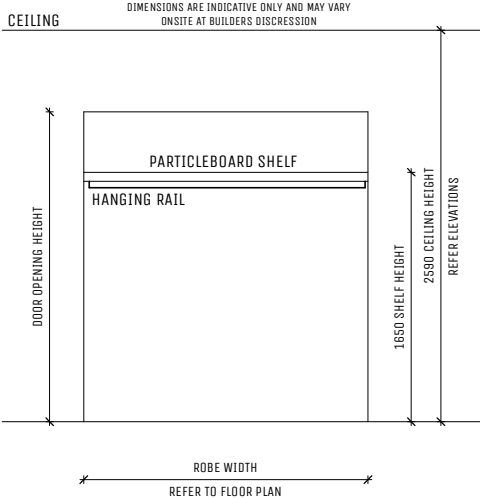
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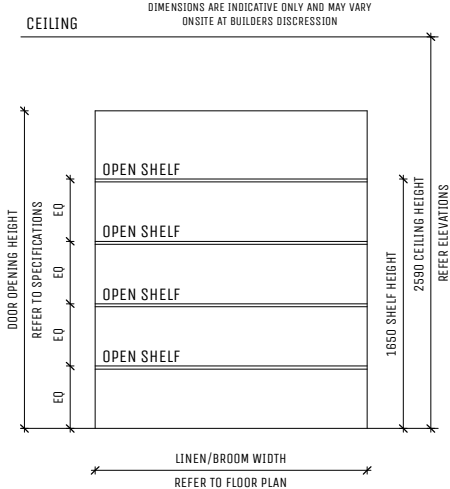
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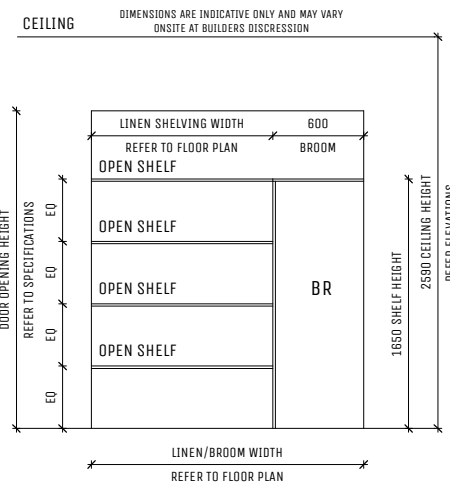
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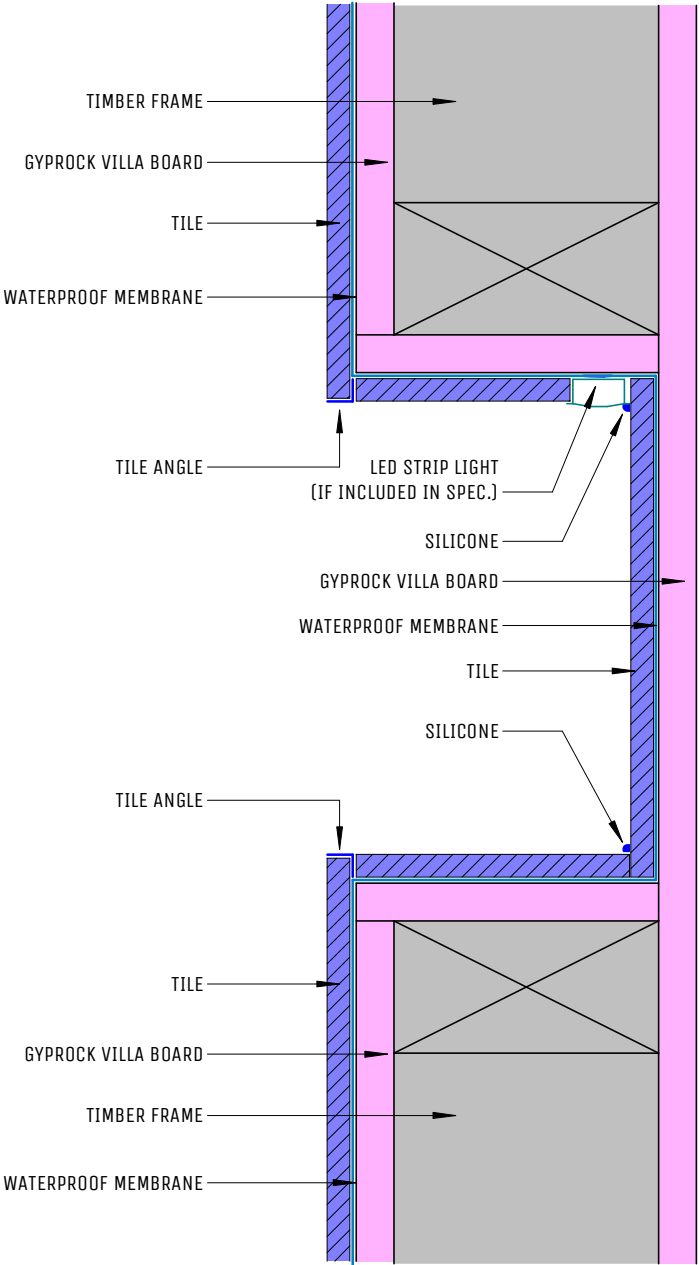
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TYPICAL LINEN DETAIL



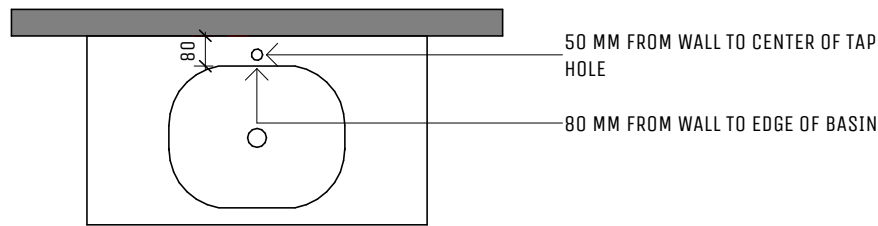
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FLOOR PLAN "BR"



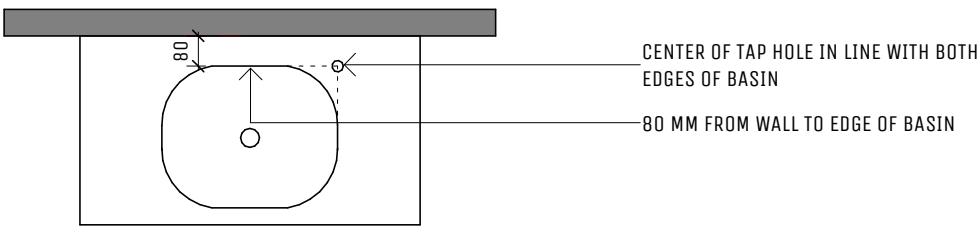
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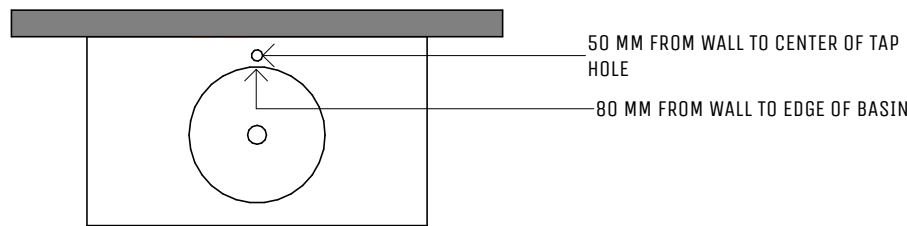
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				SITE NO. 2507930			SHEET NO. 18 OF 22				
				JOB NO. EVOCS07							



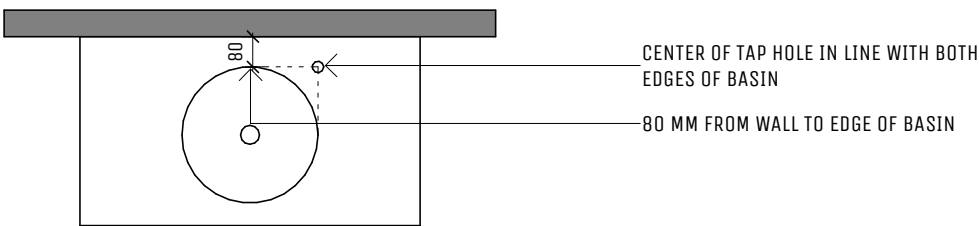
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RECTANGLE, 1:10



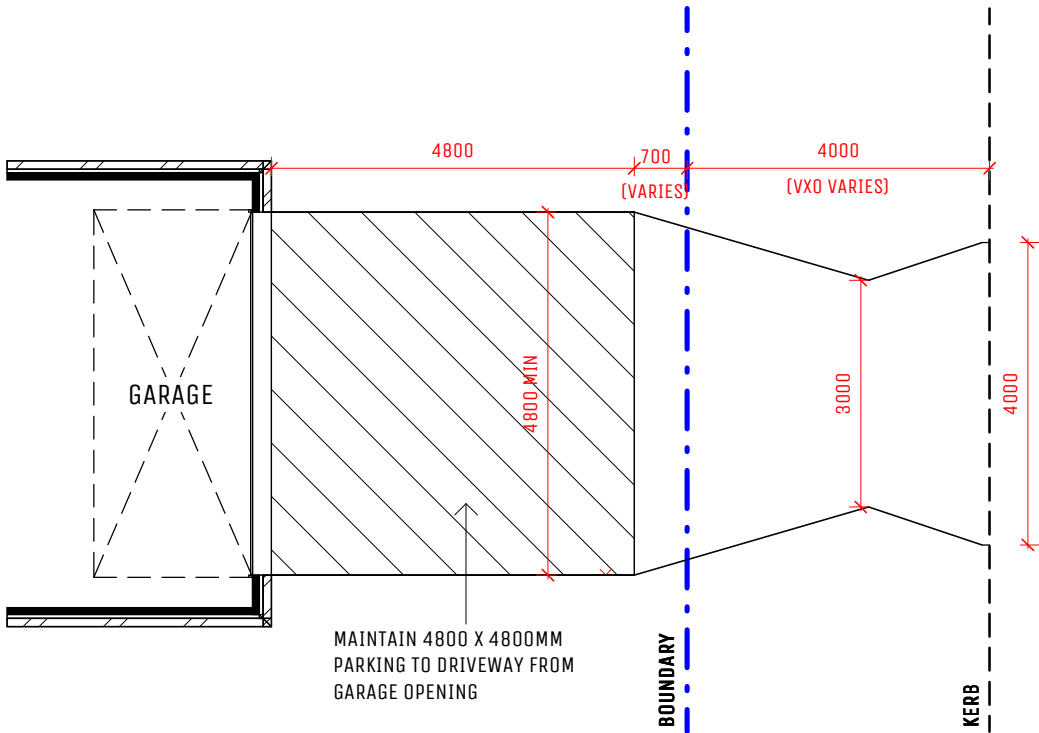
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RECTANGLE, 1:10



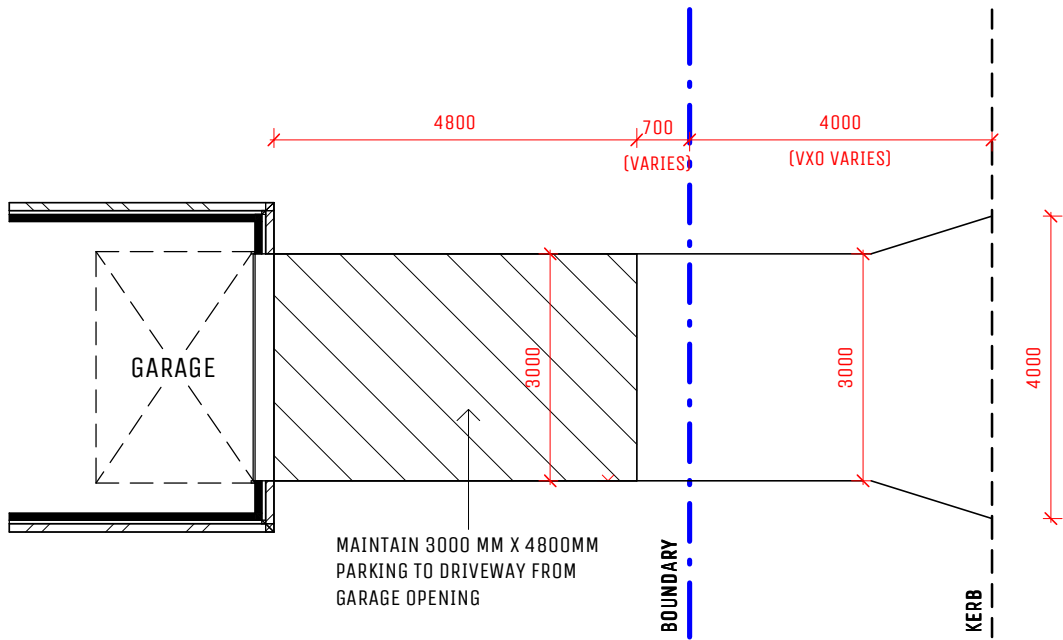
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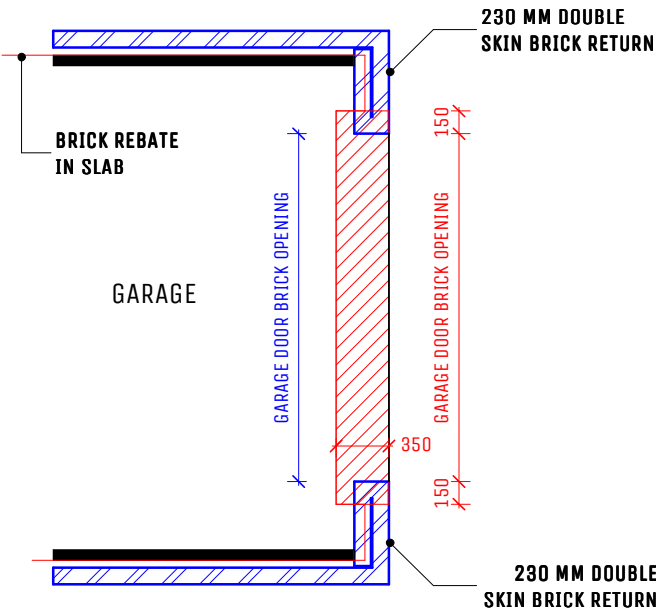
OFFSET BASIN MIXER DETAIL
ROUND, 1:10



DOUBLE GARAGE - DRIVEWAY & VXO DETAIL
1:100



SINGLE GARAGE - DRIVEWAY & VXO DETAIL
1:100



GARAGE DOOR RECESS DETAIL
1:50

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UNIT 2/20 INDY COURT, NERANG QLD 4211
PH: 0419 175 728
WWW.EVOCAHOMES.COM.AU
QBCC: 15014898

CLIENT
STEPHEN WAYNE BURGESS & ANDREA JOY BURGESS

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SITE ADDRESS
#5 (LOT 223) SORA PLACE, UPPER COOMERA

REAL PROPERTY DESCRIPTION
LOT 223
REGISTERED PLAN SP348194
SITE AREA 752M²

DRAWING NAME
BASIN & DRIVEWAY DETAILS

E	POOL DIM / SITE UPDATE	29/04/26	VKP
D	AMENDED WORKING	06/03/26	VKP
C	AMENDMENTS	17/02/26	OF
B	WORKING DRAWING	16/02/26	OF
REV	DESCRIPTION	DATE	BY

WIND
TBC

LICENCE
1153526

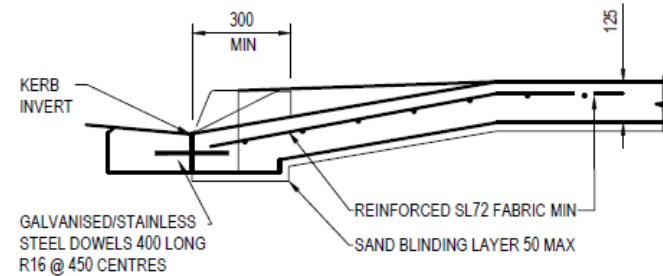
SITE NO.
2507930

JOB NO.
EVOCS07

SCALE
AS INDICATED @ A3

DATE
09/01/826

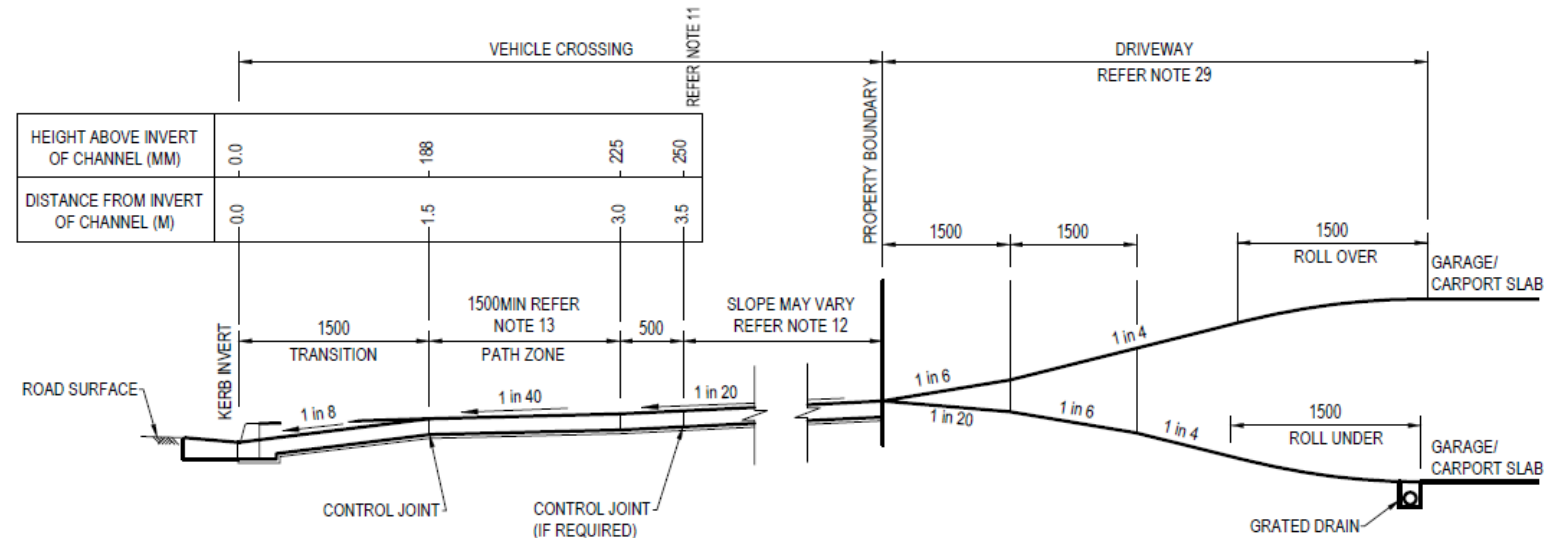
SHEET NO.
19 OF 22



BREAKOUT TYPE SECTION 1
RSD100

NOTES:

- ALL APPROPRIATE PERMITS MUST BE OBTAINED FROM RELEVANT COUNCIL, SPECIFYING CROSSING TYPE, CONSTRUCTION MATERIALS, LOCATION, LEVELS, SURFACE FINISHES AND DIMENSIONS, PRIOR TO ANY EXCAVATION.
- ALTERNATIVE MATERIALS FOR CONSTRUCTION, OTHER THAN REINFORCED CONCRETE, REFER TO RELEVANT COUNCIL FOR APPROVAL.
- CROSSING TO BE CONSTRUCTED SQUARE TO THE STREET ALIGNMENT, WHOLLY CONTAINED WITHIN THE SITE FRONTAGE FROM INVERT OF CHANNEL TO PROPERTY BOUNDARY.
- ONE ACCESS TO BE CONSTRUCTED PER ALLOTMENT UNLESS OTHERWISE APPROVED BY RELEVANT COUNCIL.
- TO REDUCE IMPACT ON AVAILABLE STREET PARKING, CONSIDERATION IS TO BE GIVEN TO VISITOR'S AND NEIGHBOURING PROPERTY'S PARKING NEEDS WHEN SELECTING A CROSSING LOCATION.
- CROSSING TO BE LOCATED CLEAR OF EXISTING GULLY PITS. WHERE THIS CANNOT BE ACHIEVED, THE GULLY PIT AND PIPEWORK MAY BE RELOCATED AT THE PROPERTY OWNER'S EXPENSE, SUBJECT TO APPROVAL OF THE RELEVANT COUNCIL.
- CROSSING TO BE LOCATED CLEAR OF ALL SERVICE AUTHORITY'S FITTINGS, MANHOLES AND PITS. SUBJECT TO RELEVANT COUNCIL APPROVAL, WHERE THIS CANNOT BE ACHIEVED, EXISTING SERVICE PITS ARE TO BE CONTAINED WITHIN THE AREA OF NEW DRIVEWAY, PIT SURFACE TO MATCH APPROVED DRIVEWAY FINISHED LEVELS.
- KERB ADAPTORS AND ASSOCIATED ROOFWATER DRAINAGE TO BE LOCATED CLEAR OF CROSSINGS.
- COUNCIL WILL NOT RELOCATE TRAFFIC ISLANDS OR PROVIDE BREAKS IN TRAFFIC ISLANDS TO ALLOW DRIVEWAY ACCESS.
- FOR WATER SENSITIVE URBAN DESIGN VERGES, THE CROSSING IS SUBJECT TO RELEVANT COUNCIL DESIGN AND APPROVAL.
- CROSSING MUST ACHIEVE A HIGH POINT OF 250MM ABOVE INVERT OF KERB TO ENSURE STORMWATER IS CONTAINED WITHIN THE ROAD RESERVE AS PER REQUIREMENT OF Q.U.D.M. (QUEENSLAND URBAN DRAINAGE MANUAL). THIS CONSTRAINT MAY BE VARIED UPON THE APPROVAL OF THE RELEVANT COUNCIL.
- UNDER SPECIAL CIRCUMSTANCES COUNCIL MAY APPROVE A RISING GRADE OF 1:6 MAX OR FALLING GRADE OF 1:20 MIN LONGITUDINAL GRADES ALONG PROPERTY BOUNDARY MUST ALLOW FOR FREE DRAINAGE AND PEDESTRIAN SAFETY.
- PATH ZONE WIDTH MAY VARY TO MATCH EXISTING CONCRETE PATHWAYS AND VERGE PROFILES. EARTHWORKS ADJOINING CONCRETE MUST BE WELL COMPACTED.
- EARTHWORKS CUT AND FILL BATTERS FROM EDGE OF CROSSING TO NATURAL SURFACE TO BE MAXIMUM GRADE AT 1 IN 10 AND FULLY TURFED PRIOR TO COUNCIL INSPECTION.



TYPICAL PROFILE VEHICLE CROSSING/DRIVEWAY ACCESS SECTION 2
RSD100

- EXISTING PATH TO BE LONGITUDINALLY TRANSITIONED TO NEW CROSSING AT A MAXIMUM GRADE OF 1 IN 10.
- PLAIN CONCRETE SURFACES TO BE HEAVY BROOM FINISHED.
- DECORATIVE SURFACES ARE SUBJECT TO RELEVANT COUNCIL APPROVAL, WHERE APPROVED, TO HAVE A 5MM MAX DEPTH VARIATION IN THE FINISHED SURFACE PROFILE.
- EXPANSION JOINTS TO BE 10MM THICK FULL DEPTH CLOSED CELL CROSS LINKED POLYETHYLENE FOAM (85 - 150 KG/M), OR 8.5MM THICK BITUMEN IMPREGNATED COMPRESSED GRANULATED CORKBOARD, INSTALLATION TO MANUFACTURERS' INSTRUCTIONS. SEAL SURFACE OF JOINT WITH A SUITABLE POLYURETHANE SEALANT.
- CONCRETE SURFACE TOLERANCE TO BE, +5MM - 0MM OVER 3 METRE SECTIONS.
- CONCRETE TO BE MINIMUM GRADE N32 IN ACCORDANCE WITH AS 1379, AS 3600, AS4671, AS4586, AS 4663.
- CONCRETE CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF AS 3600, CONCRETE CODE.
- REINFORCEMENT FABRIC TO AS 4671 STEEL REINFORCING MATERIALS, 50 TOP AND EDGE COVER, LAP FABRIC 250.
- CONTROL JOINTS ARE TO BE SEALED WITH A LOW MODULUS SELF PRIMING SEALANT TO THE MANUFACTURERS SPECIFICATION. REFER PCD-101.
- FORMWORK AND REINFORCEMENT SHALL BE IN PLACE AND INSPECTED AND APPROVED BY THE RELEVANT COUNCIL PRIOR TO PLACEMENT OF CONCRETE.
- MAINTENANCE OF THE CROSSINGS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- DRAWING TO BE READ IN CONJUNCTION WITH RSD-100.
- CROSS FALL OF EXISTING PAVEMENT ADJACENT TO THE CROSSING TO BE CHECKED. IF CROSS FALL EXCEEDS 3%, RELEVANT COUNCIL WILL DECIDE IF CROSSING NEEDS TO BE RE-DESIGNED TO ENSURE SATISFACTORY CLEARANCE FOR VEHICLES.
- CONSTRUCT GRATED DRAIN TO PREVENT WATER ENTERING GARAGE/CARPORT SLAB.
- DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH QUEENSLAND DEVELOPMENT CODE NMP 1.1 - DRIVEWAYS (HOWEVER, DRAWINGS RSD-100 AND RSD-101 TAKE PRECEDENCE IN THE EXTENT OF ANY INCONSISTENCY).
- ALL SURFACES WILL MEET EITHER AS/NZS 4586 - SLIP RESISTANCE CLASSIFICATION OF NEW PEDESTRIAN SURFACE MATERIALS OR, AS/NZS 4663 - SLIP RESISTANCE MEASUREMENT OF EXISTING PEDESTRIAN SURFACES AS APPROPRIATE.
- AVOID EXISTING SERVICES INCLUDING WATER METERS AND ELECTRICITY PILLARS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS SHOWN OTHERWISE.

The fitness for purpose of these drawings for a specific project shall be determined and certified by a Registered Professional Engineer of Queensland (RPEQ).
The user is responsible for ensuring the relevant council has adopted the drawing prior to its use.

VEHICLE CROSSINGS		QUEENSLAND NORTHERN TERRITORY IPWEA INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA	
RESIDENTIAL DRIVEWAYS SHEET 2 OF 2	SIZE A3	DRAWING No.	
	NOT TO SCALE	RSD-101	
		REV DATE: 07/23	

FULL WORKING DRAWINGS - NOT FOR CONSTRUCTION

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						LICENCE 1153526		DATE 09/01/826	
						SITE NO. 2507930		SHEET NO. 21 OF 22	
						JOB NO. EVOCS07			
						E POOL DIM / SITE UPDATE 29/04/26 VKP			
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		©COPYRIGHT 2025 ALL DIMENSIONS AND PLANS REMAIN THE PROPERTY OF EVOCA HOMES AND ARE SUBJECT TO THE LAWS AND PROTECTION OF COPYRIGHT THE DESIGNS REMAIN THE PROPERTY OF EVOCA HOMES	REAL PROPERTY DESCRIPTION LOT 223 REGISTERED PLAN SITE AREA LOT 223 SP348194 752M²	LICENCE 1153526				DATE 09/01/826	
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