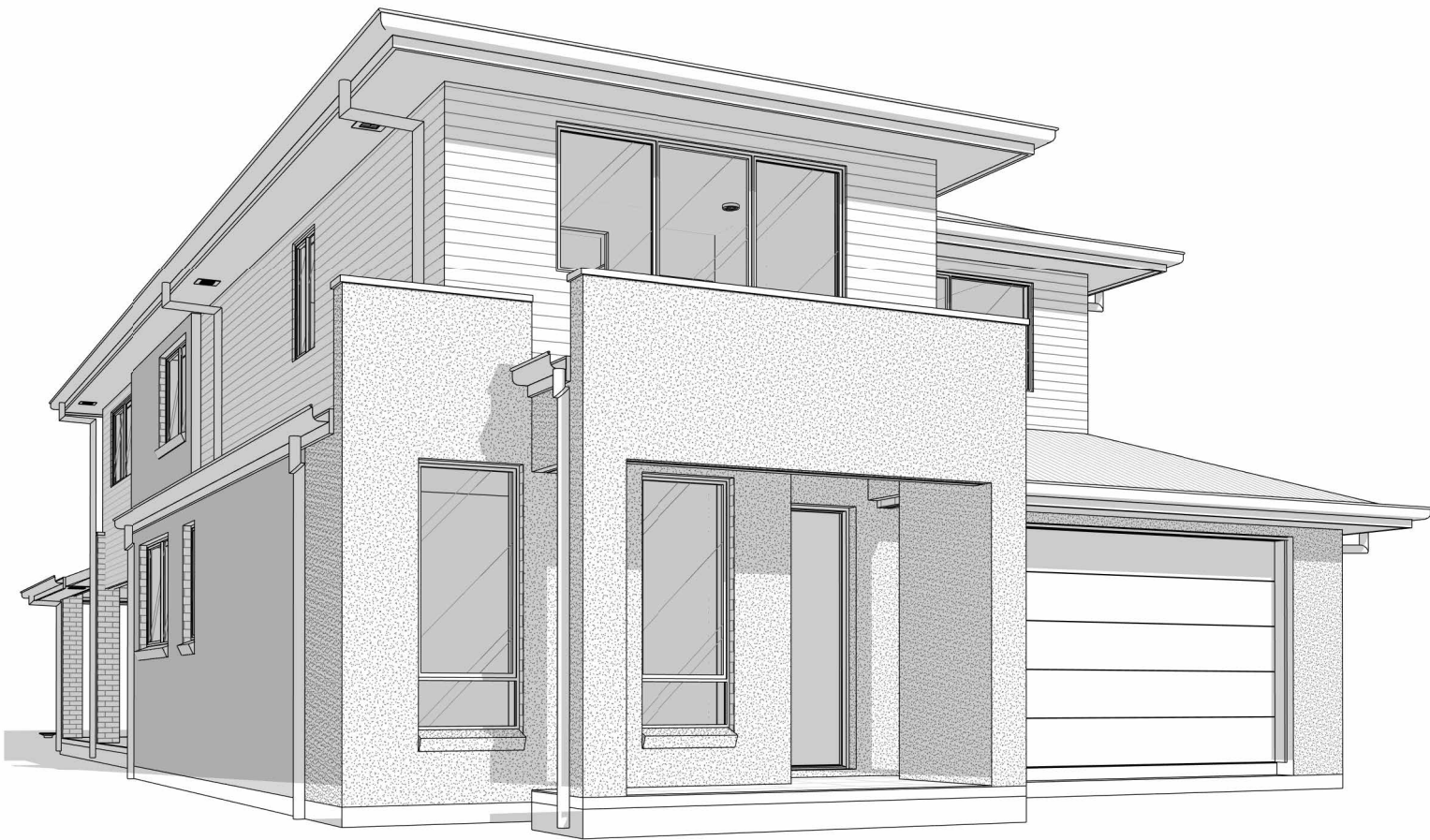


LOT 238 CELESTE ROAD

UPPER COOMERA QLD



BAL 12.5 REQUIREMENTS

HOUSE TO BE CONSTRUCTED TO BAL-12.5 BUSHFIRE CONSTRUCTION

EXTERNAL WALLS - BRICK VENEER

PROVIDE A SCREEN, HAVING AN APERTURE SIZE NO GREATER THAN 2mm, CONSTRUCTED OF CORROSION RESISTANT ALUMINIUM TO ALL WEEP HOLES AND VENTS.

WINDOWS - ALUMINIUM FRAME

THE GLAZING SHALL BE ANNEALED (STANDARD 4mm FLOAT).

PROVIDE A SCREEN, HAVING AN APERTURE SIZE NO GREATER THAN 2mm. CONSTRUCTED OF CORROSION RESISTANT ALUMINIUM TO ALL OPENABLE PORTIONS OF THE WINDOWS.

WHERE GLAZING IS LESS THAN 400mm FROM A HORIZONTAL SURFACE THAT EXTENDS GREATER THAN A DISTANCE OF 110mm AND HAS AN ANGLE LESS THAN 18 DEGREES (GROUND, PORCH, DECK ROOF, ETC.), IT WILL BE GRADE 'A' SAFETY GLASS WITH A MINIMUM THICKNESS OF 4mm
ALL EXTERNALLY FITTED HARDWARE TO BE CONSTRUCTED OF METAL.

EXTERNAL DOORS - SIDE HUNG DOORS

MAIN ENTRY

BUSHFIRE RESISTANT FRAME IN ACCORDANCE WA AS3959-2009 & MINIMUM 4mm GRADE 'A' SAFETY GLASS TO SIDELITE. DOORS TO BE TIGHT FITTING TO THE DOOR FRAME AND/OR ABUTTING DOOR.

PROVIDE 12.5 BUSH FIRE RATED DOOR

PROVIDE WEATHER STRIPS, DRAUGHT EXCLUDERS, OR DRAFT SEALS.

LAUNDRY DOOR.

BUSHFIRE RESISTANT FRAME IN ACCORDANCE WA AS3959-2009. DOOR TO BE TIGHT FITTING TO THE DOOR FRAME AND/OR ABUTTING DOOR.

COMPLETELY PROTECTED EXTERNALLY BY A SCREEN, HAVING AN APERTURE SIZE NO GREATER THAN 2mm, CONSTRUCTED OF CORROSION RESISTANT ALUMINIUM.
PROVIDE WEATHER STRIPS, DRAUGHT EXCLUDERS, OR DRAFT SEALS.

SLIDING DOORS

FULLY FRAMED ALUMINIUM W-GRADE 'A' SAFETY GLASS COMPLIANT WAAS1288.

THERE ARE NO REQUIREMENTS TO SCREEN THE OPERABLE PART OF EXTERNAL SLIDING DOORS, HOWEVER, IF SCREENED SHALL HAVE AN APERTURE SIZE NO GREATER THAN 2mm, CONSTRUCTED OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM GARAGE DOORS

SECTIONAL OVERHEAD DOOR TO BE OF NON-COMBUSTIBLE MATERIAL & FITTED W/-SUITABLE SEALS WITH A MAXIMUM GAP NO GREATER THAN 3mm TO PREVENT ENTRY OF EMBERS.

ROOF - COLORBOND ROOF

THE ROOF TO WALL JUNCTION TO BE SEALED SO THAT THERE ARE NO GAPS GREATER THAN 3mm.

THE ROOF TO BE FULLY SARKED WITH SARKING HAVING A FLAMMIBILITY INDEX RATING OF NO GREATER THAN 5 AND DIRECTLY BELOW THE ROOF BATTENS SUCH THAT THE ENTIRE ROOF IS COVERED, INCLUDING THE RIDGE. NO GAPS ARE TO BE LEFT THAT WOULD PERMIT THE ENTRY OF EMBERS SPECIFICALLY AROUND FASCIAS, GUTTERS & VALLEYS ETC.

ANY PENETRATION THROUGH THE ROOF WILL BE ADEQUATELY SEALED WITH NON-COMBUSTIBLE MATERIALS TO PREVENT ANY GAPS GREATER THAN 3mm.

EAVES

ANY PENETRATION THROUGH THE EAVES WILL BE ADEQUATELY SEALED WITH NON-COMBUSTIBLE MATERIALS TO PREVENT ANY GAPS GREATER THAN 3mm. ANY GAPS IN THE EAVES GREATER THAN 3mm WILL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIALS, OR A MESH OR PERFORATED SHEET HAVING A MAXIMUM APERTURE SIZE OF 2mm CONSTRUCTED OF ALUMINIUM.

JOINTS IN EAVES LININGS TO BE SEALED W/- PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS AS PERMITTED BY AS3959-2009.

WATER & GAS SUPPLY PIPES.

ALL ABOVE GROUND. EXPOSED WATER & GAS SUPPLY PIPES TO BE METAL

CLIENT IS TO REFER TO CURRENT TENDER TO UNDERSTAND WHAT IS BEING SUPPLIED BY BUILDER AND WHAT IS RESPONSIBILITY OF CLIENT

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. ELECTRIC 280L HEAT PUMP / HOT WATER SYSTEM WITH 7 STAR ENERGY RATING.
5. PROVIDE R2.0 RATED WALL BATT INSULATION, WITH SISALATION TO EXTERNAL WALLS, INCLUDING THE GARAGE EXTERNAL WALLS.
6. PROVIDE R2.0 WALL BATTS TO THE INTERNAL GARAGE WALL.
7. 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.
8. PROVIDE R3.5 RATED CEILING BATT INSULATION TO THE CANTILEVERED FLOOR OF THE UPPER STORY (I.E. ABOVE PORCH & ALFRESCO SPACES).
9. REFER TO ELEVATIONS FOR SELECTED ROOF INSULATION
10. INTERNAL CEILING FANS TO ALL HABITABLE LIVING ROOMS (& BEDROOMS TO DOUBLE STOREY)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

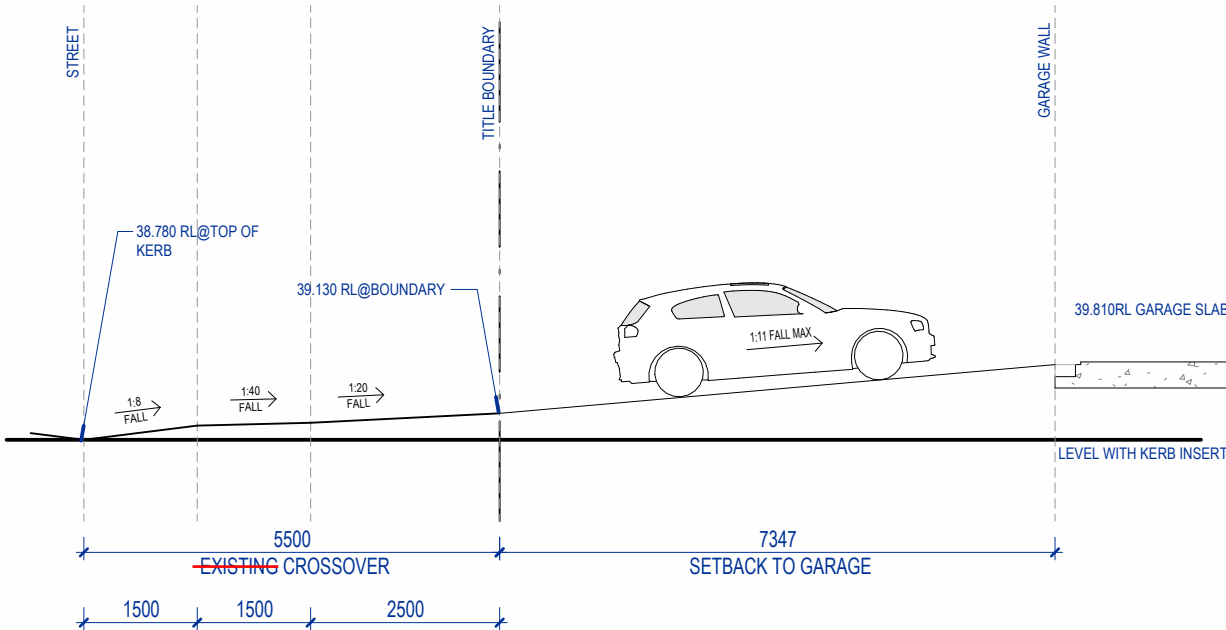
Application No.: OPV/2026/272

Dated: 8 June 2026

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

DRAWING SCHEDULE

SHEET #	REV	DATE	SHEET NAME	BY
0.1	1	22.04.26	COVER PAGE	BD
2.0	1	22.04.26	SITE PLAN	BD
3.0	1	22.04.26	FLOOR PLAN - GROUND FLOOR	BD
3.1	1	22.04.26	FLOOR PLAN - FIRST FLOOR	BD
3.2	1	22.04.26	FINISHES PLAN - GROUND FLOOR	BD
3.3	1	22.04.26	FINISHES PLAN - FIRST FLOOR	BD
3.4	1	22.04.26	ROOF PLAN	BD
4.0	1	22.04.26	ELEVATIONS	BD
4.1	1	22.04.26	ELEVATIONS	BD
4.2	1	22.04.26	SECTIONS	BD
5.0	1	22.04.26	ELECTRICAL PLAN - GROUND FLOOR	BD
5.1	1	22.04.26	ELECTRICAL PLAN - FIRST FLOOR	BD
6.0	1	22.04.26	GENERAL NOTES	BD
6.1	1	22.04.26	INTERNALS	BD
6.2	1	22.04.26	INTERNALS	BD
6.3	1	22.04.26	INTERNALS	BD
6.4	1	22.04.26	INTERNALS	BD
7.0	1	22.04.26	SLAB PLAN	BD
7.1	1	22.04.26	STEEL PLAN - GROUND FLOOR	BD
8.0	1	22.04.26	DETAILS	BD
8.1	1	22.04.26	DETAILS	BD
8.2	1	22.04.26	DETAILS	BD
8.3	1	22.04.26	DETAILS	BD



SIGNED: _____

DATE: _____

NOT FOR CONSTRUCTION

ClarendonHomes

QBCC LICENCE NO 80444
HIA MEMBER NO 807744
ABN 37 078 853 022
ADDRESS CLARENDON HOMES (QLD) Pty Ltd
3914 Pacific Highway
Loganholme — QLD 4129
PHONE NO 07 3387 1300

REV	DATE	DESCRIPTION
A	30.04.25	TENDER ISSUE
B	14.01.26	CONTRACT ISSUE
C	19.03.26	PCV5 / BA RFI
1	22.04.26	CONSOLIDATION ISSUE

BY	CLIENT NAME:
SC	YEN-CHIN SUNG & WAI CHENG
MT	PRODUCT:
JP	PARKHILL 300
BD	CLASSIC RIGHT GARAGE LUXE SPECIFICATION

SHEET:	SHEET NO:
COVER PAGE	0.1
PROJECT ADDRESS:	LOT 238 CELESTE ROAD, UPPER COOMERA QLD
DRAWN BY: BD	CHECKED BY: -
DATE: 22/04/2026	JOB NO: 49906688
PLAN STAGE: CONSOLIDATION ISSUE	STATE: QLD
REVISION: 1	

SITE COVERAGE

GROUND AREA	SITE AREA	COVERAGE
208 m ²	442 m ²	47.21%

ROOF HEIGHT CALCULATION

7.867m APPROX. HEIGHT FROM
NATURAL GROUND LEVEL @ MAX.

CUT & FILL

CUT: SITE SCRAPE
FILL: SITE SCRAPE
PAD: 39.500
SLAB: 39.810

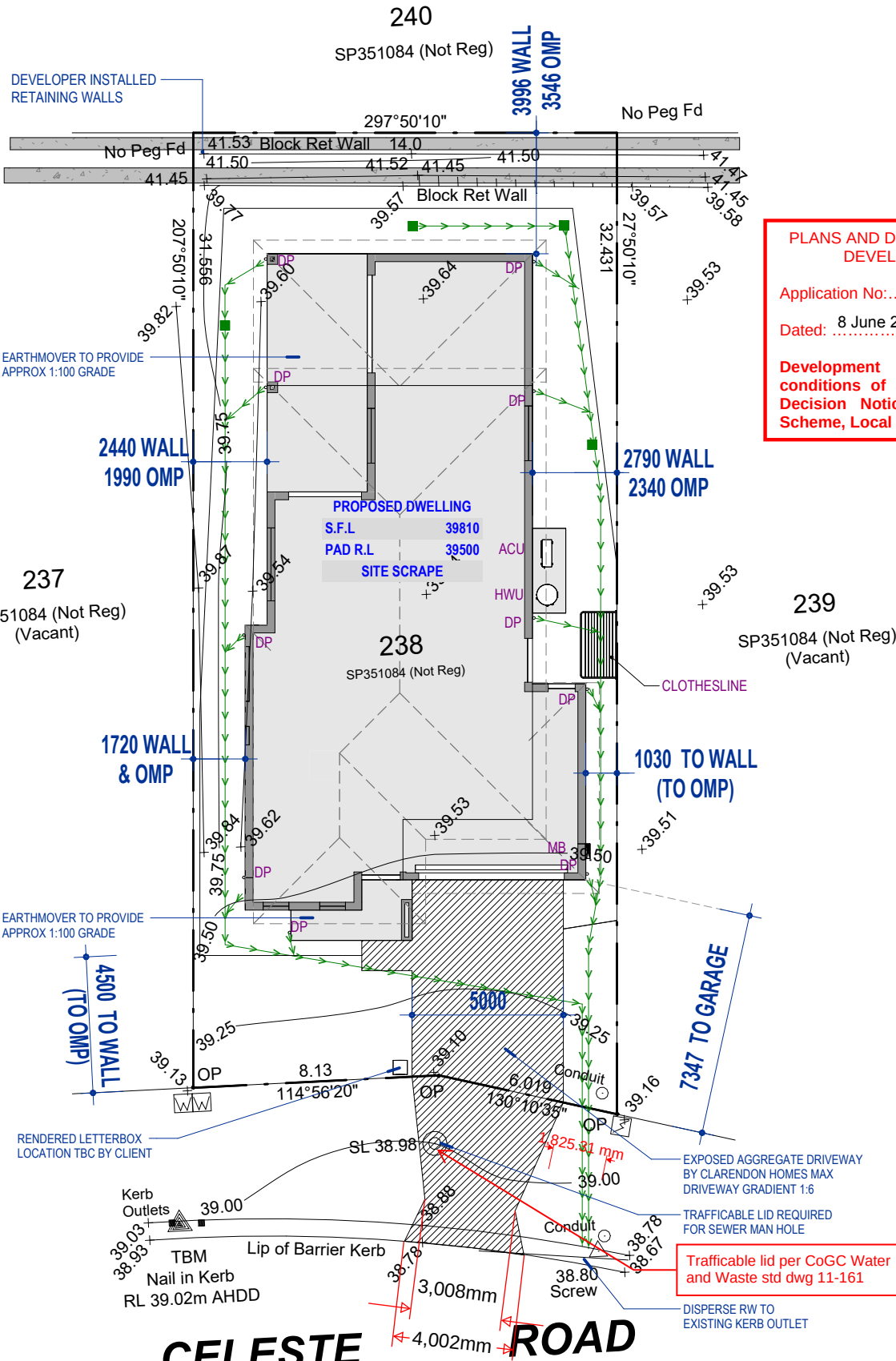
BUILDING PLATFORM HEIGHT SHOWN IS APPROX. ONLY
& MAY VARY ON SITE DUE TO SITE CONDITIONS.

SITE LEGEND

E	E	E	ELECTRICAL LINE
G	G	G	GAS LINE
S	S	S	SEWER LINE
→	→	→	STORMWATER LINE
T	T	T	TELECOMMUNICATION LINE
W	W	W	WATER MAIN LINE

KEYNOTE LEGEND

ACU	AIR CONDITIONING CONDENSER UNIT, PROVIDE POWER SUPPLY AS REQUIRED
CLIN	CLOTHESLINE
DP	DOWNSPIPE
HWU	HOT WATER UNIT
MB	METER BOX



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: OPV/2026/272

Dated: 8 June 2026

Development shall comply with the
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NOTES - SITEWORKS

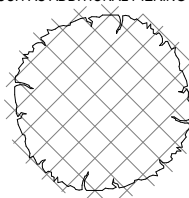
CUT/FILL BATTERS : 1:3
NO HEAVY COMPACTION OVER SERVICES
TENDER SUBJECT TO LOCAL COUNCIL
ENERGY EFFICIENCY REQUIREMENTS
TENDER SUBJECT TO FULL COVENANT
APPROVAL BY CLIENT PRIOR TO COUNCIL
LODGE

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

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

NOTES - TREES

TREES WITHIN THE ZONE OF INFLUENCE.
SUITABLE PRECAUTIONS SHOULD BE
TAKEN SUCH AS ADDITIONAL PIERING



NOTES - TERMITE(DOUBLE STOREY)

PROVIDE H2-F 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 STRUC-TERMINATOR
PARTICLEBOARD FLOORING IN LIEU OF STANDARD.

INCLUDES TERMSPEC PROTECTION.

SITE INDUCTION

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.

BAL 12.5

DIAL BEFORE YOU DIG

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

CELESTE ROAD

SIGNED: _____ DATE: _____

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BY
SC
MT
JP
BD

CLIENT NAME:
YEN-CHIN SUNG & WAI CHENG
PRODUCT:
PARKHILL 300
CLASSIC
RIGHT GARAGE
LUXE SPECIFICATION

SHEET: SITE PLAN		SHEET NO: 2.0	
PROJECT ADDRESS: LOT 238 CELESTE ROAD, UPPER COOMERA QLD			
DRAWN BY: BD	CHECKED BY: -	PLAN STAGE: CONSOLIDATION ISSUE	
DATE: 22/04/2026	JOB NO: 49906688	STATE: QLD	REVISION: 1

