Sheet Index DA	
NUMBER	**DRAWING TITLE**
001	COVER
002	SURVEY PLAN
003	SURVEY PLAN
004	SITE PLAN
005	LANDSCAPING PLAN
006	FLOOR PLAN
007	ROOF PLAN
008	ELEVATIONS
009	ELEVATIONS
010	SECTIONS
011	SECTIONS

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GENERAL NOTES

DO NOT SCALE PLANS, USE WRITTEN DIMENSIONS ONLY.

ALL WORKS SHALL COMPLY WITH, BUT NOT BE LIMITED TO THE BUILDING CODE OF AUSTRALIA & THE AUSTRALIAN STANDARDS:

AS 1288 - 2021 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1562 - 2018 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
AS 1684 - 2021 NATIONAL TIMBER FRAMING CODE
AS 2049 - 2002 ROOF TILES
AS 2050 - 2018 INSTALLATION OF ROOF TILES
AS 2870 - 2011 RESIDENTIAL SLAB AND FOOTINGS - CONSTRUCTION
AS /NZS 2904 - 1995 DAMP -PROOF COURSES & FLASHINGS
AS 3600 - 2018 CONCRETE STRUCTURES
AS 3660 - 2017 BARRIERS FOR SUBTERRANEAN TERMITES
AS 3700 - 2018 MASONRY IN BUILDINGS
AS 3740 - 2021 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 3786 - 2023 SMOKE ALARMS
AS 4055 - 2021 WIND LOADINGS FOR HOUSING
AS 4100 - 2020 STEEL STRUCTURES
AS 4654 2012 WATERPROOF MEMBRANES FOR FOR EXTERNAL ABOVE GROUND USE

THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY STRUCTURAL & CIVIL ENGINEERING COMPUTIONS AND DRAWINGS.

SOIL CLASSIFICATION - REFER TO STRUCTURAL ENGINEERS SOIL TEST.

ALL BUILDINGS SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660 .1. ALL STRUCTURAL ELEMENTS AS DEFINED BY THE BUILDING CODE OF AUSTRALIA TO BE OF TERMITE RESISTING CONSTRUCTION . A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER & REQUIRED PERIODICAL INSPECTIONS.

SAFETY GLAZING TO BE USED IN THE FOLLOWINGS CASES -
i) ALL ROOMS - WITHIN 500 mm VERTICAL OF THE FLOOR
ii) BATHROOMS - WITHIN 1500 mm VERTICAL OF THE BATH BASE
iii) FULLY GLAZED DOORS
iv) SHOWER SCREENS
v) WITHIN 300 mm OF A DOOR & < 1200 mm ABOVE FLOOR LEVEL
vi) WINDOW SIZES ARE NOMINAL ONLY , ACTUAL SIZES WILL VARY WITH MANUFACTURER, FLASHING ALL ROUND.

STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE AS DETERMINED BY THE RELEVANT AUTHORITY.

TILED DECKS OVER HABITABLE AREAS ARE TO BE , IN THE FOLLOWING ORDER WHEN OVER FLOOR JOISTS - 19 mm COMPRESSED FIBRE CEMENT SHEET , WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SEED WITH A DFT OF 1300 MICRON , INSTALLED TO MANUF SPECIFICATIONS , & FLOOR TILES OVER , ALL CORNERS TO HAVE 20 mm MASTIC SEALANT UNDER THE PARCHEM EMERPROOF 750 .

ALL WET AREAS TO COMPLY WITH BCA 3.8.1.2 AND AS 3740 . SPLASH BACKS SHALL BE IMPERVIOUS FOR 150 mm ABOVE SINKS, TUB & VANITY BASINS WITHIN 75 mm OF THE WALL .

STAIR REQUIREMENTS : MIN . TREAD 240 mm , MIN . RISER 115 mm , MAX RISER 190 mm , SPACE BETWEEN OPEN TREADS MAX . 125 mm . TREADS TO BE NON SLIP SURFACE .
BALUSTRADES : MIN . 1000 mm ABOVE LANDINGS WITH MAX . OPENING OF 125 mm AND IN ACCORDANCE WITH BCA 3.9.2 .
FOR STAINLESS STEEL BALUSTRADE , REFER TO Table 3.9.2.1 (WIRE BALUSTRADE CONSTRUCTION - REQUIRED WIRE TENSION & MAXIMUM PERMISSIBLE DEFLECTION) OF THE BCA .

EXHAUST FANS FROM SANITARY COMPARTMENTS TO BE DUCTED EXTERNALLY



DA ISSUE - REV A11 (06/10/2026)

PROPOSED DWELLING

LOT 9 “QUEENSBRIDGE ESTATE” #84-92 QUEENS ROAD, EVERTON PARK, QLD, 4053 (9 HAZER CLOSE, EVERTON PARK) LOT 9 ON SP357671

PROUDLY DEVELOPED BY :

FRED SEVEN PTY LTD

VORAK CONSTRUCTION

BSA License Number
1212835
Email
info@rcplusdesign.com.au
Phone
0421197117

CLIENT
FRED SEVEN PTY LTD

LOCATION
LOT 9 “QUEENSBRIDGE ESTATE” #84-92 QUEENS ROAD, EVERTON PARK, QLD, 4053 (9 HAZER CLOSE, EVERTON PARK) LOT 9 ON SP357671

DRAWING NAME
COVER

DESIGNER

ISSUE
A11 06/10/2026 DA ISSUE CH

Refer to signed contract documents for final selections and inclusions

SCALE
@A3

JOB NUMBER	DRAWING	REVISION
26502	001	A11

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

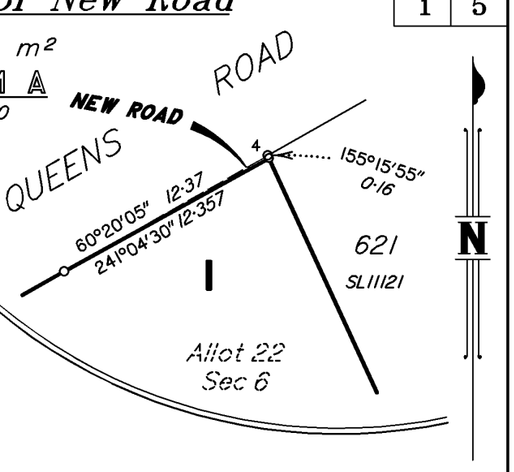
Sheet 1 of 5

Area of New Road

1 m²

DIAGRAM A

Scale 1:300



TRAVERSES ETC		
LINE	BEARING	DISTANCE
16–16a	71°40'10"	141·448

Note: All Walls are Concrete Sleeper Retaining Walls unless otherwise shown

Peg placed at all new corners, unless otherwise stated.

SCALE 1:600

0m 10 20 30 40 50 60 70 80 90
0 50|mm 100|mm 150|mm

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SONTO PTY. LTD.(ACN 625 661 565) hereby certify that the land comprised in this plan was surveyed by the corporation, by Albert Krishneel Henny, Surveying Graduate, for whose work the corporation accepts responsibility, under the supervision of Pierre Jerome VAN LANDEGHEM, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 11/12/2025.

..... Authorised Delegate

17/12/2025 ..... Date

Plan of Lots 1 – 12, Emts A, H & Cov D in Lot 6, Emt B & Cov E in Lot 7, Emt C & Cov F in Lot 8, Common Property and Emt G in Common Property

Cancelling Lots 1 & 2 on RP66839

LOCAL GOVERNMENT: *BRISBANE CITY*

LOCALITY: ***EVERTON PARK***

Meridian: *MGA Zone 56 vide CORS*

Survey Records: *No*

Scale: *1:600*

Format: STANDARD

SP357671

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LOT 9 "QUEENSBRIDGE ESTATE" #84-92 QUEENS ROAD, EVERTON PARK, QLD, 4053 (9 HAZER CLOSE, EVERTON PARK) LOT 9 ON SP357671

Sonto 22611 – SUBI REV_D (SP357671)–ASA–DADM03.dwg

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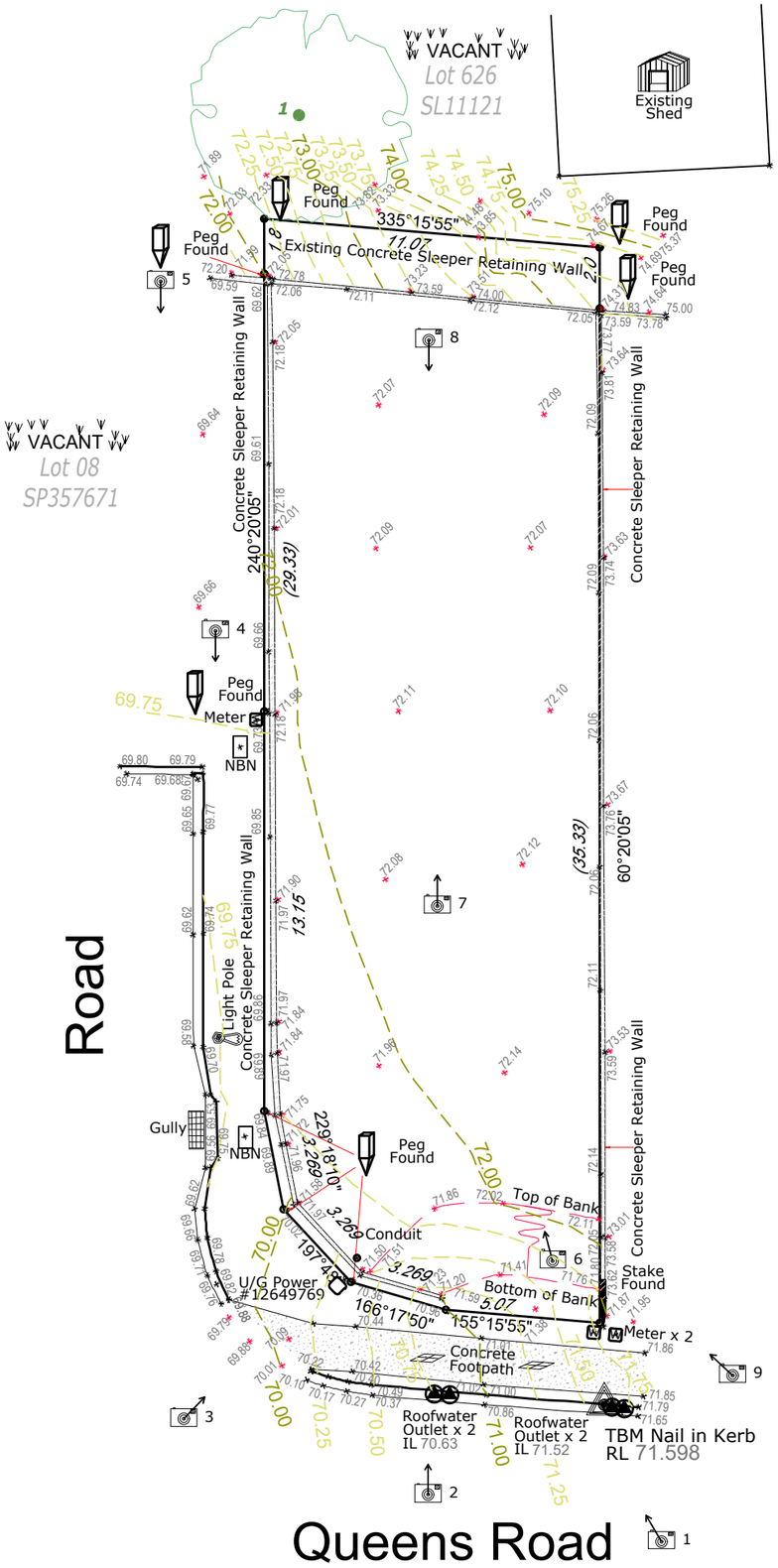
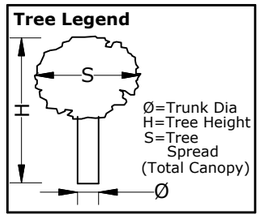


Tree Legend



Ø=Trunk Dia
H=Tree Height
S=Tree Spread (Total Canopy)

TREE SCHEDULE				
No.	Name	T 'Ø'	Spr 'Ø'	'H'
1	TREE	0.40 m	7.0 m	10.0 m

Contour & Feature Survey ©

AXIS SURVEYS
Unit 5/23 Overlord Place, ACACIA RIDGE, Qld, 4110
Ph (07) 3363 8100 www.axissurveys.com.au

LOT 9 **on** SP357671

#84-92 Queens Road

Suburb	Everton Park
Local Auth	Brisbane City Council
Area	382 m²

Vorak Construction Pty Ltd

Order No:

NOTES TO BE READ BEFORE USING THIS PLAN

This Plan has limitations regarding its use for some applications. Please contact this office if there is any doubt about the suitability of this plan for the intended use. These notes form part of this plan and they must remain with the plan or any copies. The limitations of this plan are detailed in the link below, with the main ones being:-

1. This plan has been prepared for our client & should not be used by others without approval.
2. The boundaries shown have been sourced from DoR documents or as noted, and have not been checked, unless a boundary identification survey has been completed by Axis Surveys.
3. Distances from features to the shown boundaries should not be used or relied upon.
4. If positional accuracy is critical a boundary identification survey may be required.
5. The certificate of title has not been searched and should be checked for any encumbrances.
6. The contours may not represent the local authority's definition of "Ground Level"
7. A flood search has not been carried out. Check with local council for min. and max. construction heights.
8. Non visible services (if shown), have been plotted from the relevant authority's records or from other sources and may not be accurate. Services should be exposed before design or construction commences.
9. The position of any subsurface structures have not been investigated.
10. The north point has been taken from the survey plan and may not be suitable for all uses.

Refer to this link for more information
www.axissurveys.com.au/alertsanddisclaimers/

Issue	Date	Amendment	By
A	25-08-2026	Original Issue	GEO3

Site No: 2605588 Order No: X582397
Height Datum: AHD
Height Origin: GNSS
Surveyed: RV
Date: 25-08-2026

Scale: 1:200

PAGE A3
1 OF **1**

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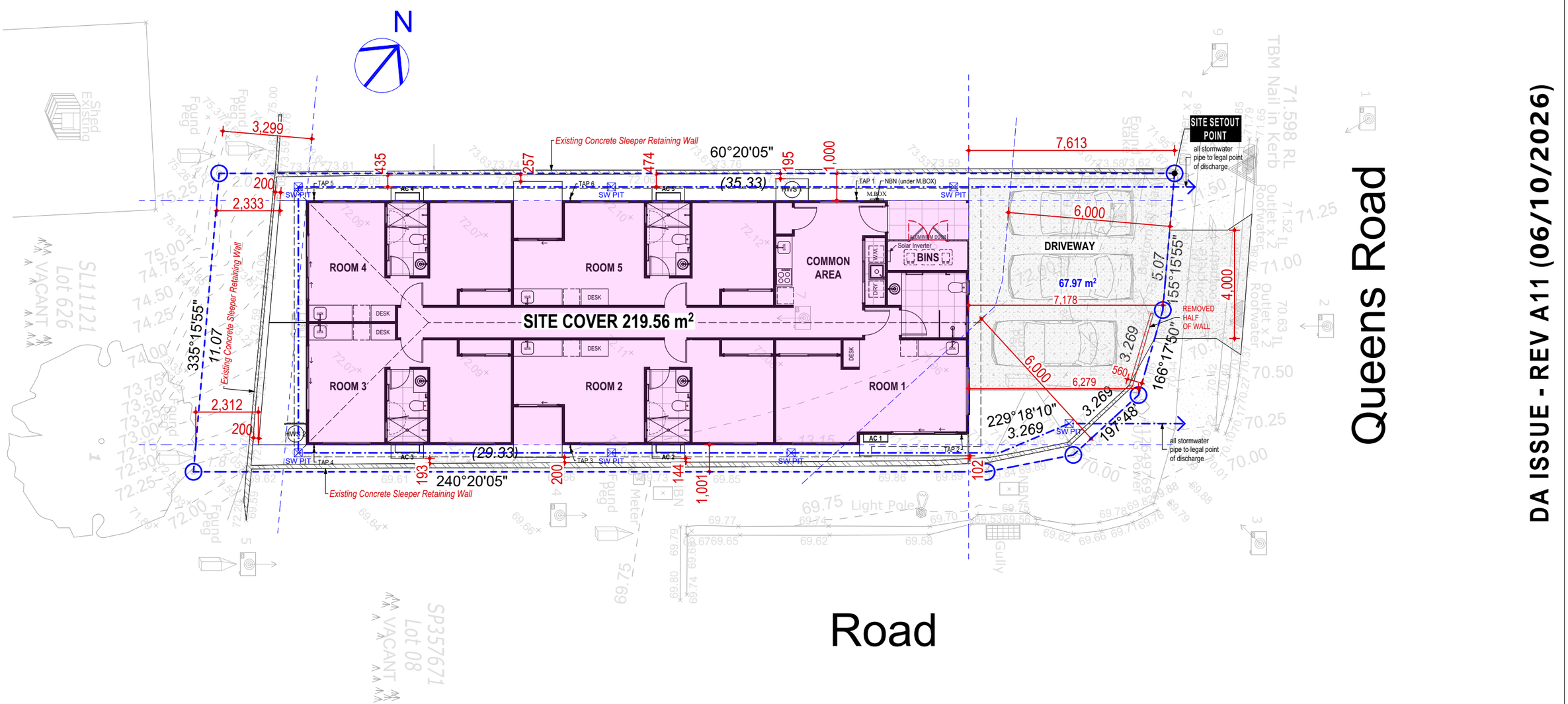
NOTE:
- CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCING WORK
- ALL PLUMBING POINTS TO BE CONNECTED TO EXISTING DRAINS IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS

SITE COVER CALCULATION
SITE AREA : 382 sqm
TOTAL SITE COVER ALLOWED : TBC
TOTAL SITE COVER PROPOSED :219.56/ 382 = 57.47%
includes :
porch, garage, alfresco, outermost wall projection (TBC)

LOWER LEVEL


N
ROOM 4
ROOM 5
ROOM 3
ROOM 2
ROOM 1
COMMON AREA
SITE COVER 219.56 m²
DRIVEWAY
67.97 m²
BINS
Solar Inverter
SITE SETOUT POINT
all stormwater pipe to legal point of discharge
REMOVED HALF OF WALL
Existing Concrete Sleeper Retaining Wall
60°20'05"
240°20'05"
335°15'55"
155°15'55"
166°17'50"
229°18'10"
197°48'
(35.33)
(29.33)
3,299
2,333
2,312
200
435
257
474
195
1,000
7,613
6,000
7,178
5.07
4,000
6,279
560
3.269
193
144
1,001
102
SW PIT
TAP 1
TAP 2
TAP 3
TAP 4
TAP 5
TAP 6
AC 1
AC 2
AC 3
AC 4
AC 5
HWS
M.BOX
NBN (under M.BOX)
DESK
DRY
W.M.
Queens Road
Road
VACANT Lot 626 SL11121
VACANT Lot 08 SP357671
Shed Existing
Found Peg
Found Pipe
Found Pipe
Found Pipe

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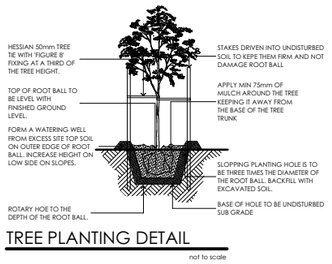
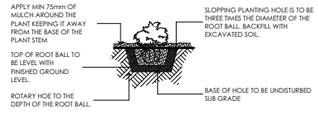


TREE PLANTING DETAIL
not to scale



SHRUB PLANTING DETAIL
not to scale

LEGEND

- LOW MAINTENANCE SHRUBS AND MULCH
- PEBBLE BED / GRAVEL
- TILED CONCRETE SLAB
- AGGREGATE
- GARDEN BED
- COLORBOND FENCE
- ACOUSTIC FENCE
- SHRUB
- TREE
- EXISTING RETAINING WALL

N

1.8m HIGH COLORBOND FENCE
MULCH WITH SELECTED GROUND COVER PLANTS
EXISTING RETAINING WALL
GATE
LETTER BOX + PROPERTY ID
all stormwater pipe to legal point of discharge
3,000
7,596
36.30 m²
TAP 5
SW-PIT
AC 4
TAP 6
SW PIT
AC 5
HWS 1
TAP 1
NBN (under M.BOX)
M.BOX
SW PIT
PORCH
FALL
PATIO 5
FALL
EXISTING RETAINING WALL
PATIO 4
FALL
Solar Inverter
BINS
DRIVEWAY
67.97 m²
200
2,100
900
600
7,800
4,000
REMOVED HALF OF WALL
600
900
5,751
PATIO 3
FALL
ALUMINIUM SCREEN
HWS 2
22.14 m²
PATIO 2
FALL
10.40 m²
3,030
SW PIT
EXISTING RETAINING WALL
GARDEN BED
all stormwater pipe to legal point of discharge
AC 1
PATIO 1
FALL
TAP 2
SW PIT
TAP 4
AC 3
TAP 3
SW PIT
AC 2
SW PIT
GARDEN BED
EXISTING RETAINING WALL
"EXISTING CONCRETE SLEEPER WALL BY DEVELOPER". COLORBOND FENCE 1800mm ONTOP
SHRUB

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VORAK CONSTRUCTION

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CLIENT
FRED SEVEN PTY LTD

LOCATION
LOT 9 "QUEENSBRIDGE ESTATE" #84-92 QUEENS ROAD, EVERTON PARK, QLD, 4053 (9 HAZER CLOSE, EVERTON PARK) LOT 9 ON SP357671

DRAWING NAME
LANDSCAPING PLAN

DESIGNER

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Refer to signed contract documents for final selections and inclusions

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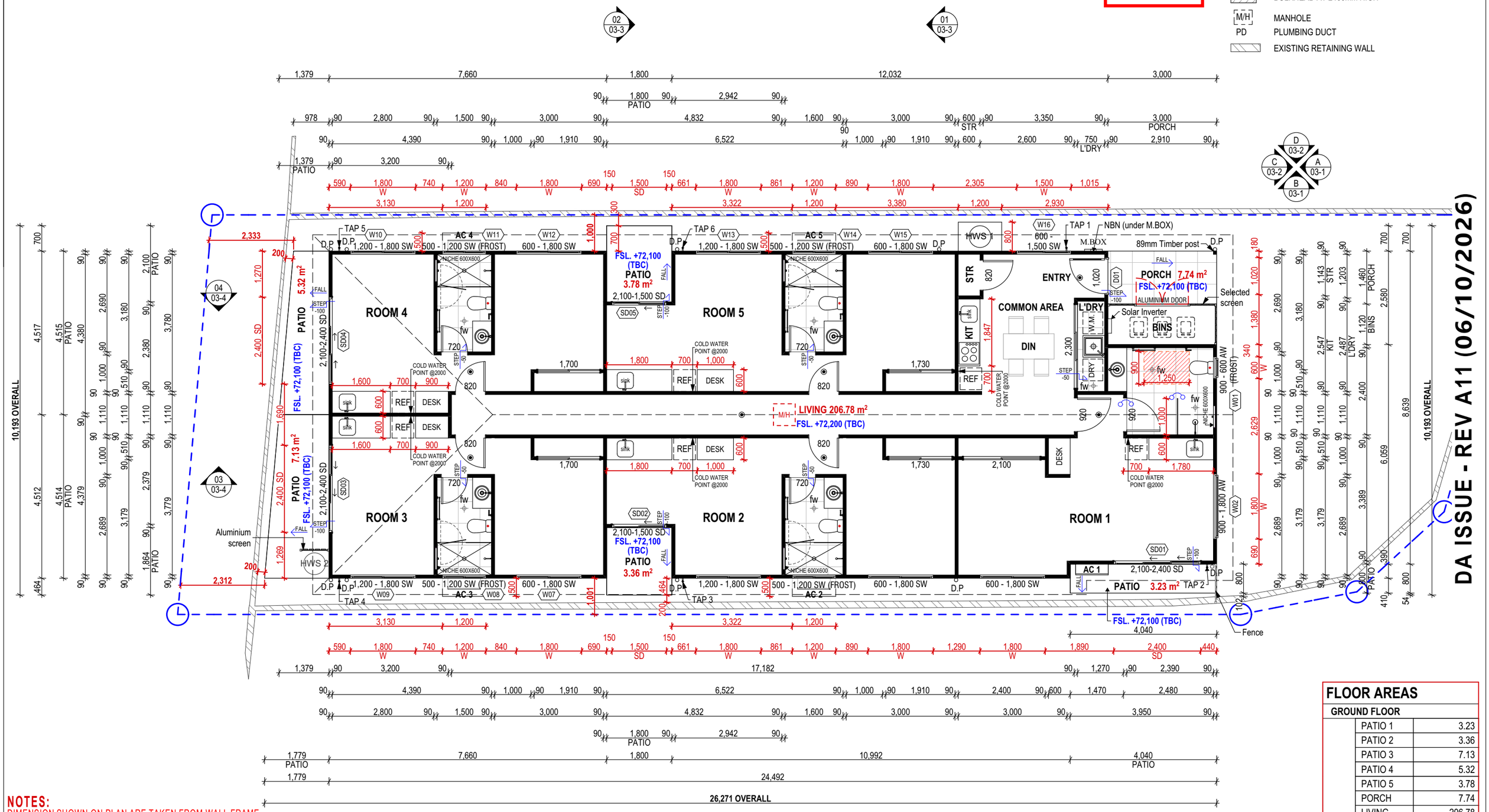
LEGEND:

- DP○ PVC DOWNPIPE
- f.w. FLOOR WASTE
- f.w.g. FLOOR WASTE GULLY
- SMOKE ALARM IN ACCORDANCE WITH BCA 3.7.2
- BULKHEAD AT 2400mm HIGH
- M/H MANHOLE
- PD PLUMBING DUCT
- EXISTING RETAINING WALL



NOTES:

DIMENSION SHOWN ON PLAN ARE TAKEN FROM WALL FRAME, NOT FINISHED PLASTER

FLOOR AREAS

GROUND FLOOR	
PATIO 1	3.23
PATIO 2	3.36
PATIO 3	7.13
PATIO 4	5.32
PATIO 5	3.78
PORCH	7.74
.LIVING	206.78
TOTAL	237.34 m²

VORAK CONSTRUCTION
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Phone 0421197117

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FLOOR PLAN

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LEGEND:

DP○	PVC DOWNPIPE
f.w.	FLOOR WASTE
f.w.g.	FLOOR WASTE GULLY
◉	SMOKE ALARM IN ACCORDANCE WITH BCA 3.7.2
▨	BULKHEAD AT 2400mm HIGH
M/H	MANHOLE
PD	PLUMBING DUCT

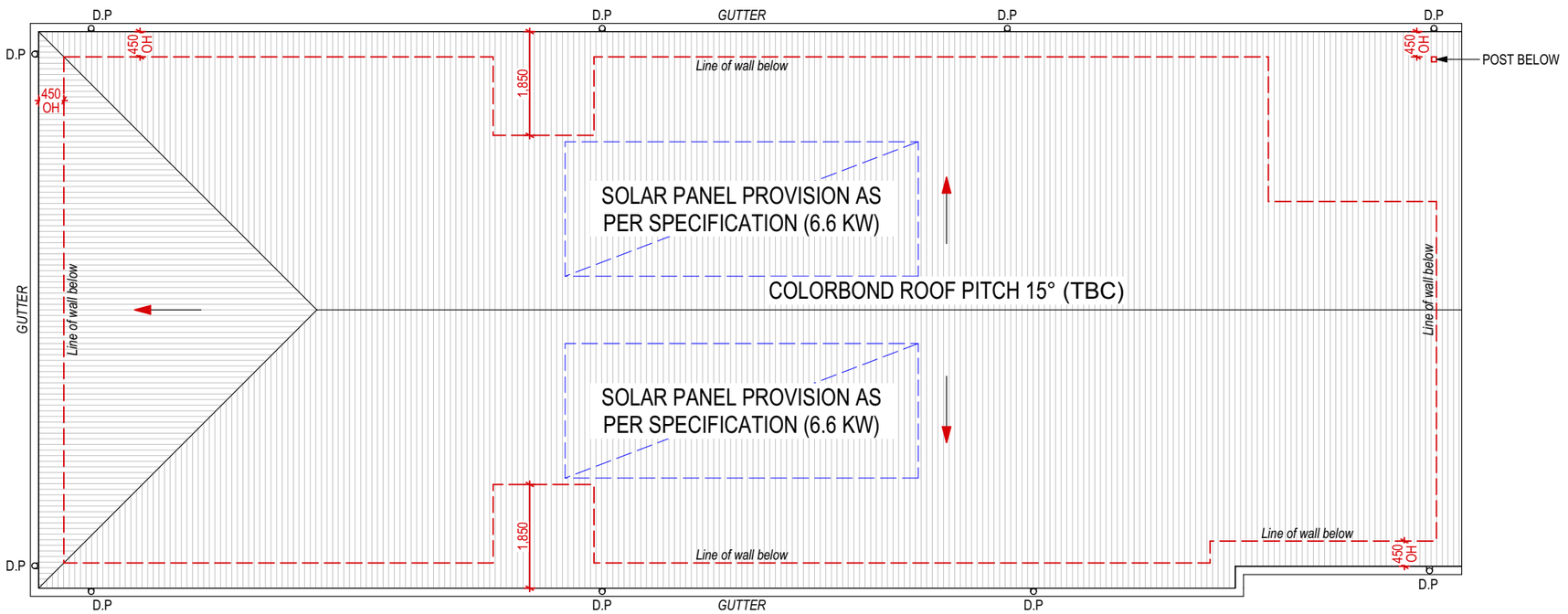
02 03-3

01 03-3

D 03-2 / C 03-2 / A 03-1 / B 03-1

04 03-4

03 03-4



NOTES:
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ROOF PLAN

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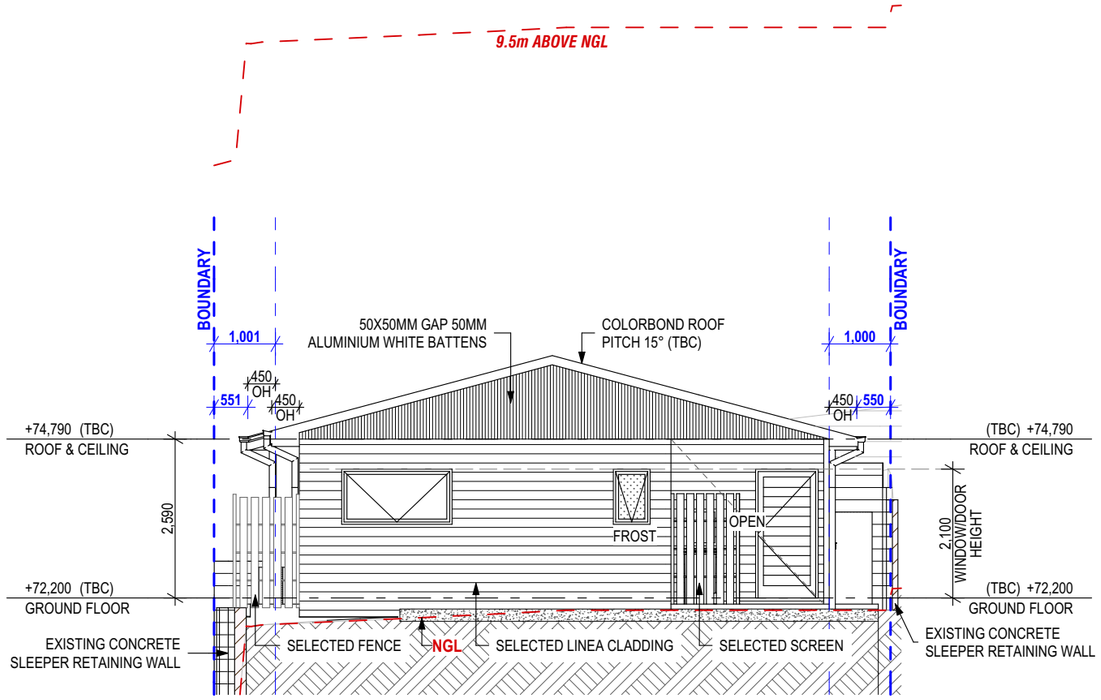
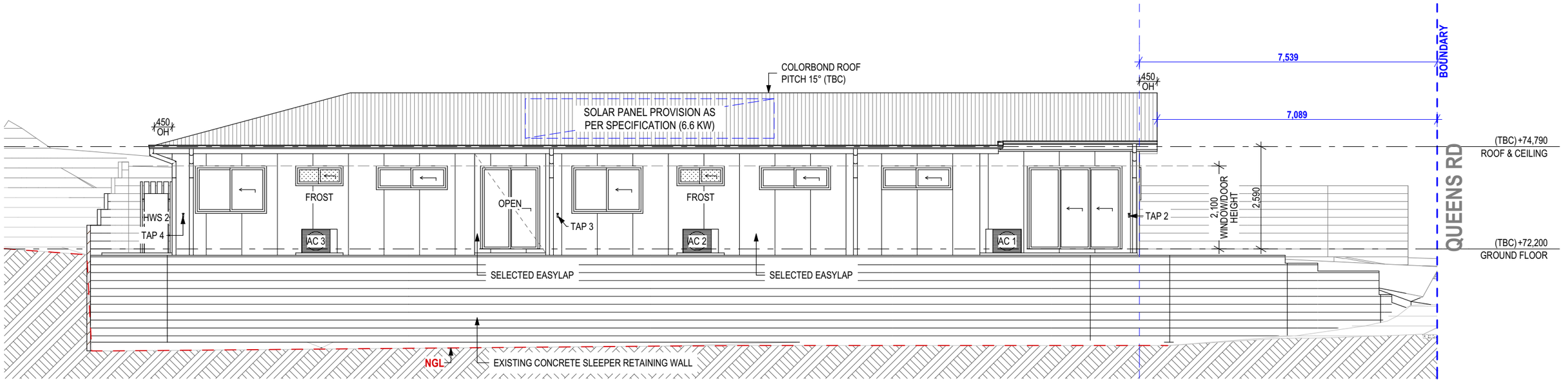


ELEVATION A



ELEVATION B

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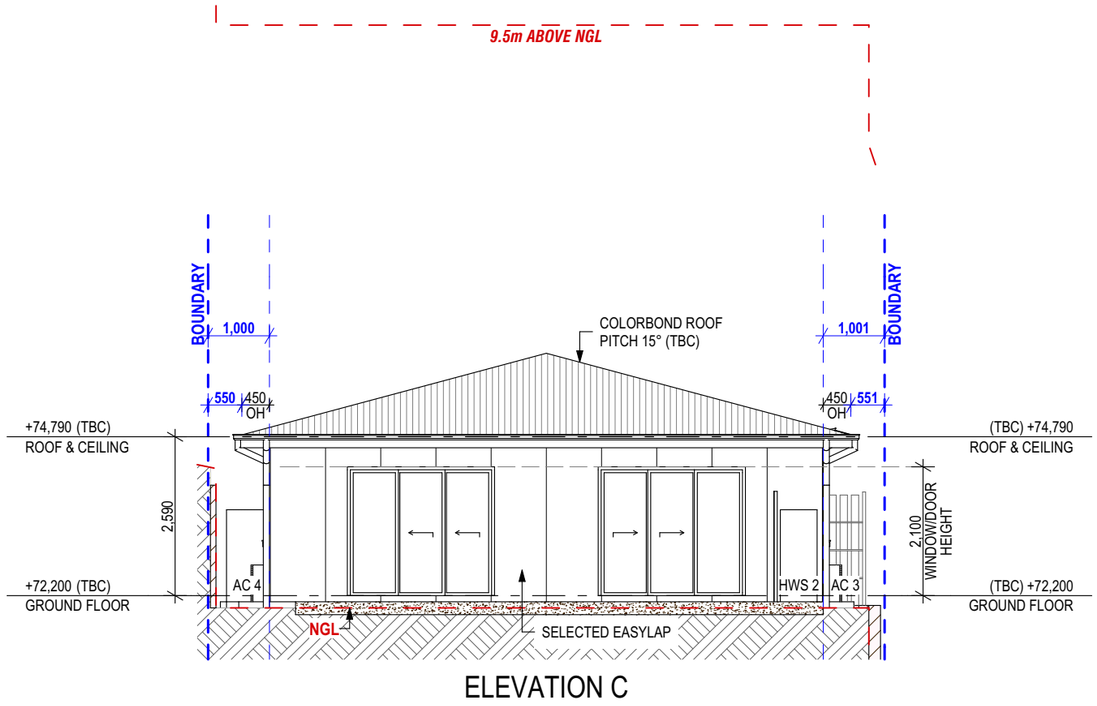
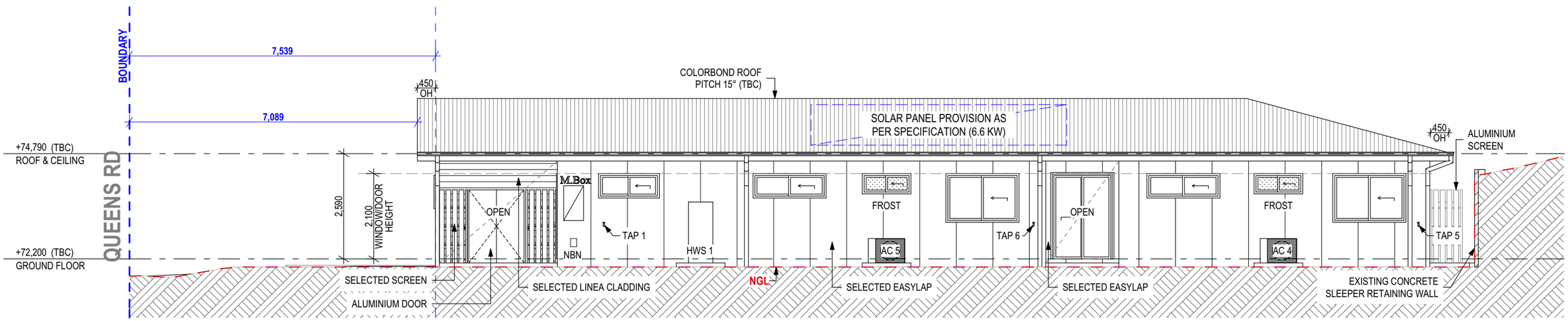


ELEVATION C



ELEVATION D

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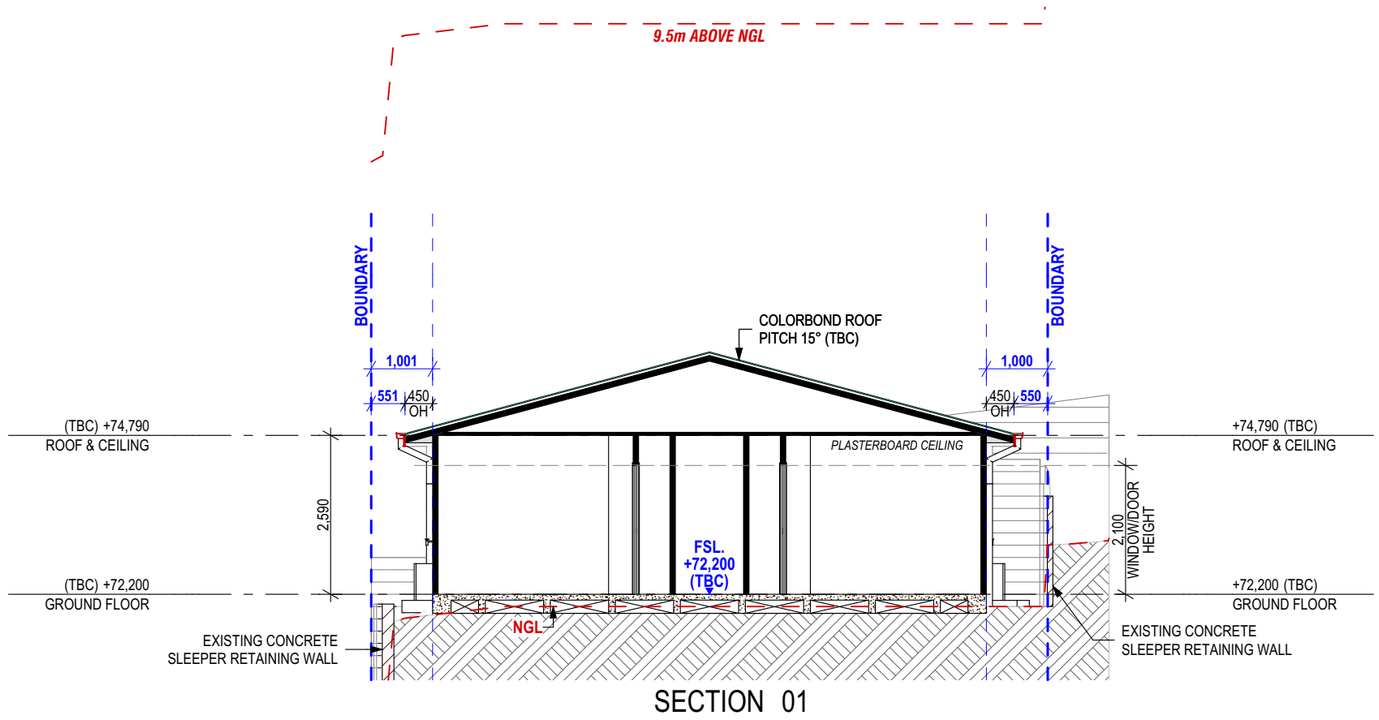

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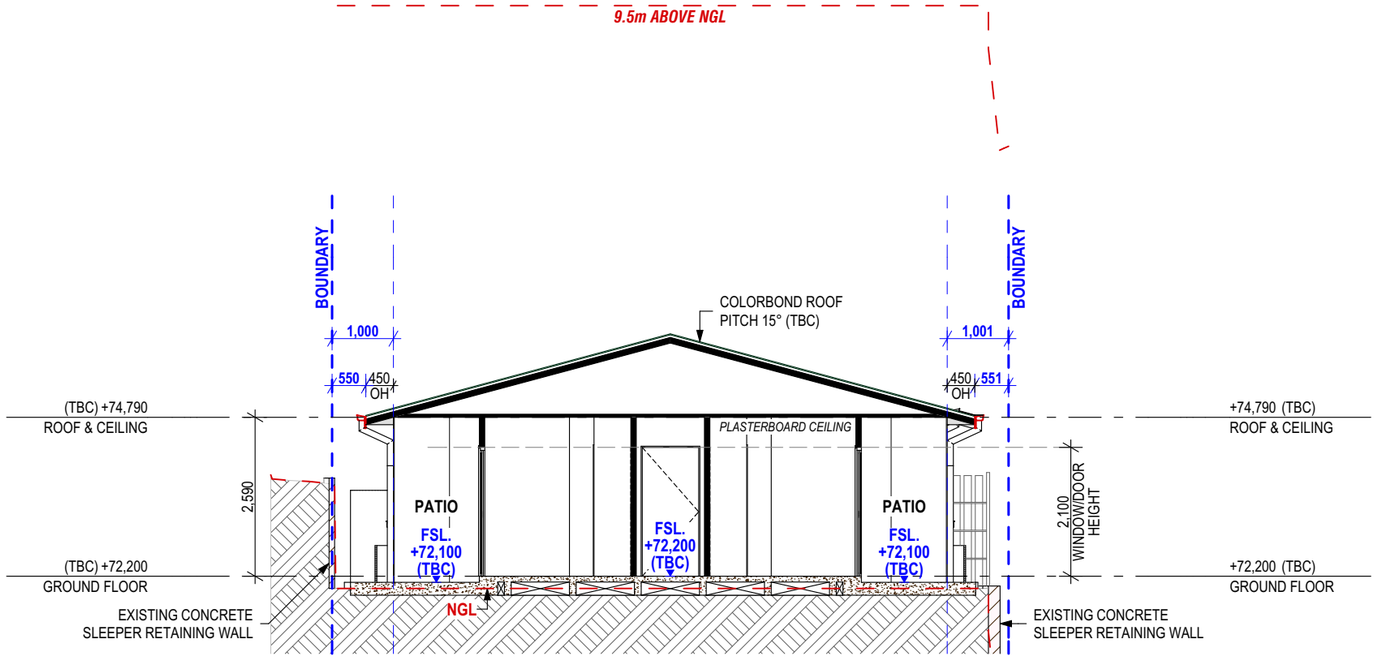

SECTION 02

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LOT 9 ON SP357671

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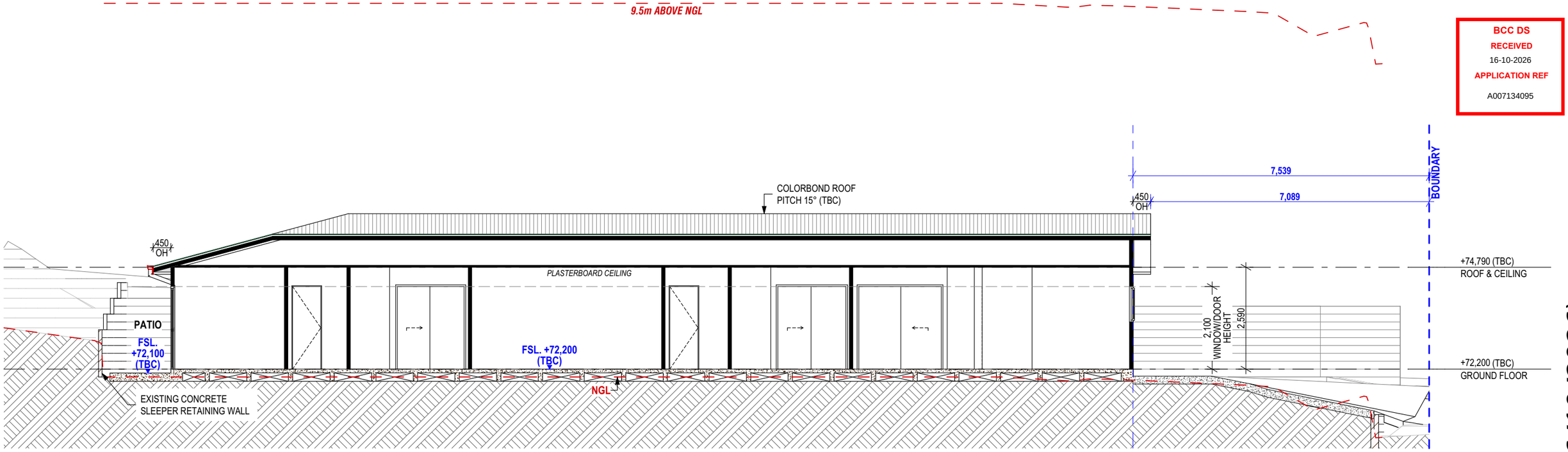
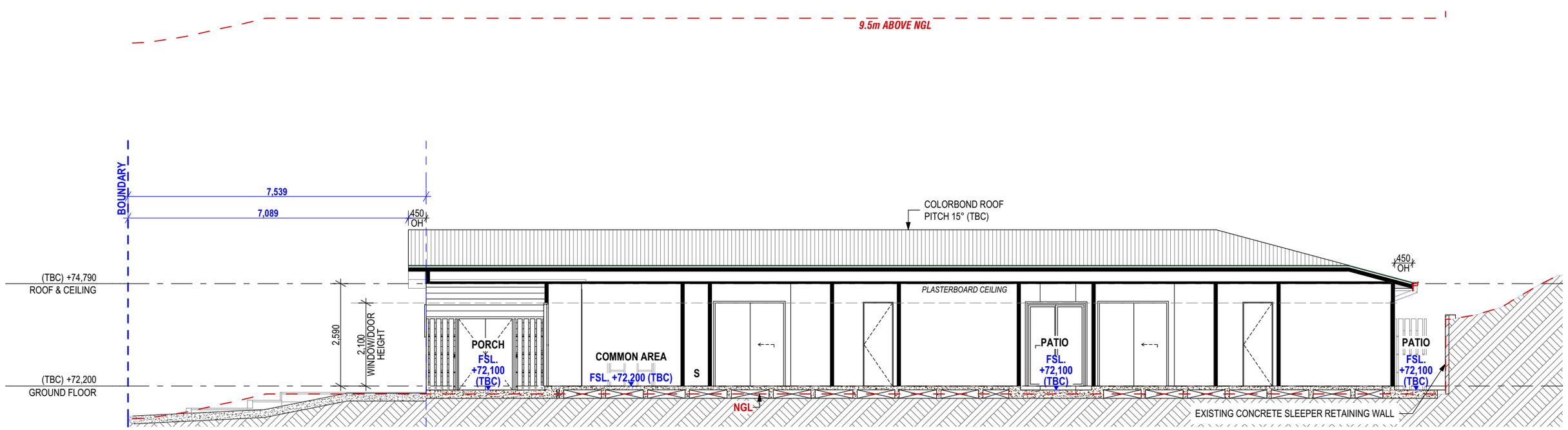


SECTION 03



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