

Disclaimer:  
This Contour Plan must be used in conjunction with the photographs supplied.

Disclaimer:  
Levels & Services are relevant at the date of survey. Kevin Holt Consulting takes no responsibility for the location of any services not constructed at time of survey.

Disclaimer: Kevin Holt Consulting take no responsibility for the location of any non-visible services.

Disclaimer:  
Flood Search has not been undertaken for subject lot. See council for flood information.

Title Search has not been undertaken for subject lot. Check with Department of Resources for easement and encumbrance information.

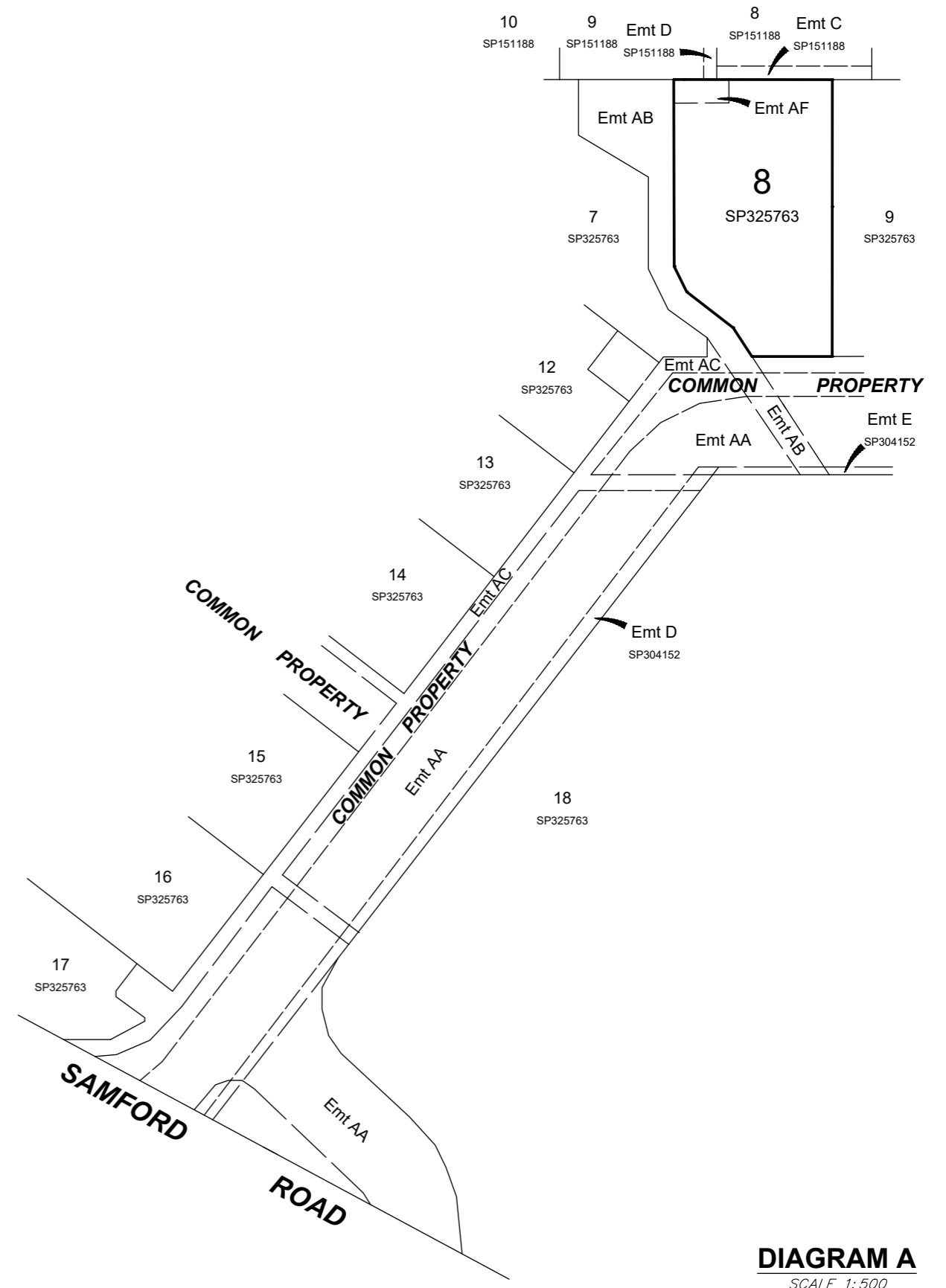
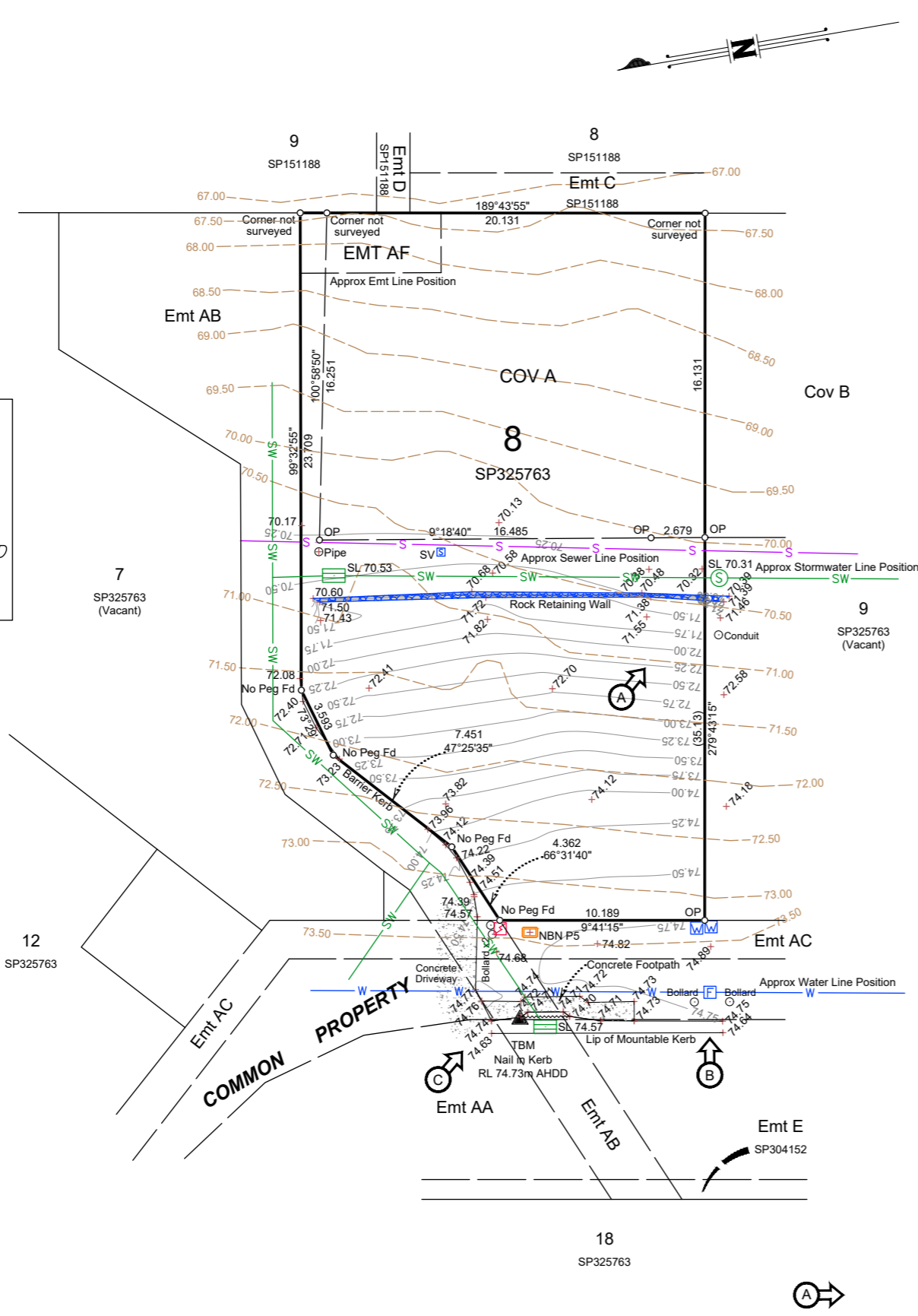
Warning: Heights are derived from GNSS observations based on AUSGEOID 2020 and adjusted to local AHD by interpolation. This warning forms an integral part of this plan.

**SERVICES**

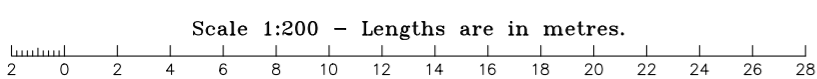
O/H Power	PP	- NO
U/G Power	☒	- YES
Water	W	- YES
Telecom	☐	- YES
Gas	G	- NOT FOUND
Sewer	S	- YES
Stormwater	SW	- TO KERB

**LEGEND**

0.00	—	Surveyed contours
0.00	—	Natural Surface Contours(Bimap 2002)



**DIAGRAM A**  
SCALE 1:500



**KEVIN HOLT CONSULTING**  
SURVEYORS AND TOWN PLANNERS

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Email: brisbane@kevinholtconsulting.com

COFFS HARBOUR  
Phone: 02 6652 5090  
Email: coffs@kevinholtconsulting.com

Website: www.kevinholtconsulting.com

**LEGEND**

☼	LIGHT POLE	⊗	LOCATOR POTHOLE
PP	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

**CLIENT:**  
Stylemaster Homes

**SITE ADDRESS:**  
Lot 8 Samford Road,  
Mitchelton

**REAL PROPERTY DESCRIPTION**  
Lot: 8 on: SP325673  
Area: 651 m<sup>2</sup>  
Local Authority: Brisbane C. C.  
Contour Interval: 0.25m  
Datum: AHDD (GNSS vide CORS)  
AHDD (PSM26080 RL = 77.435m)

**CONTOUR SURVEY PLAN**

**REV** | **DATE** | **DESCRIPTION** | **DRW**

A	29/08/2025	Original Issue	RC
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**A2** Date Surveyed: 20/08/2025 by: JW

Scale: 1:200 **J2509259 01 A**

JOB NUMBER | DWG NO. | REV.

Disclaimer: The position of Fence Lines, Retaining Walls and other detail is indicative only and should not be relied upon as depicting the Boundary Lines. This is a plan of VISIBLE SERVICES ONLY. The location of pegs found have NOT BEEN CHECKED and as such should not be relied on as marking the corners of the lot. An Identification Survey should be carried out prior to any construction works.

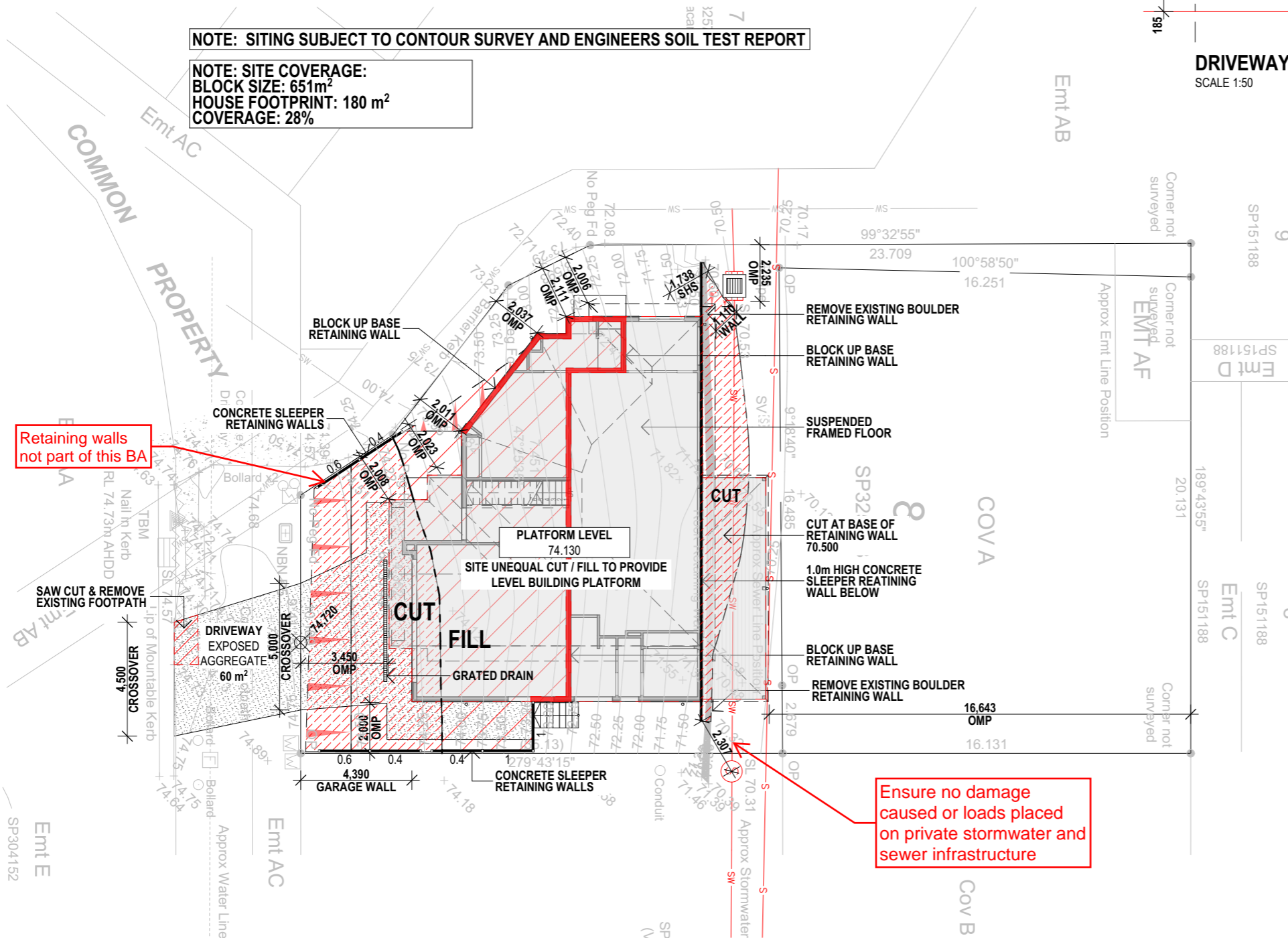
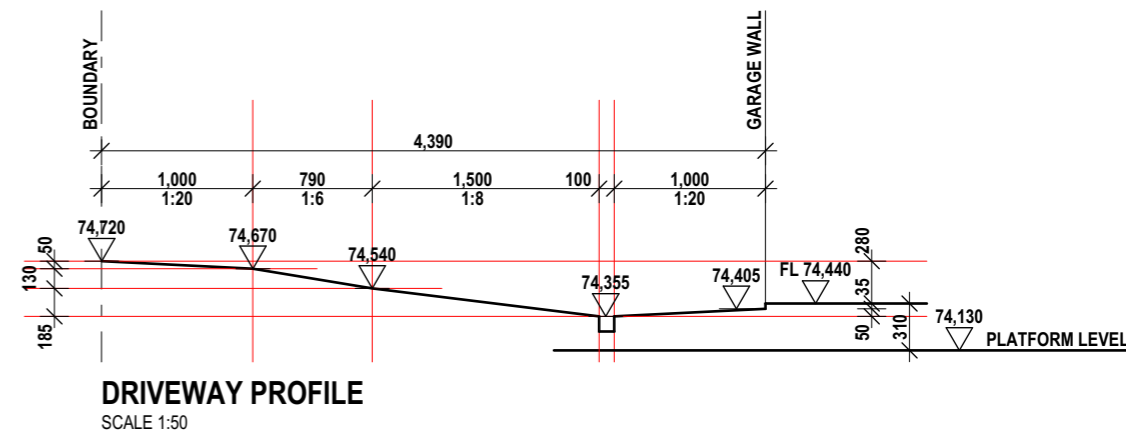
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A007006292

**NOTE: RETAINING WALLS AND PROPOSED EXTERNAL STAIRCASE OUTSIDE OF BUILDING ENVELOPE SUBJECT TO MINOR CHANGE APPLICATION BY LOCAL AUTHORITY**

OWNER TO BE AWARE THAT SHOULD THIS BE REJECTED, DESIGN ALTERATIONS WILL APPLY TO CONTAIN ALL WORKS WITHIN THE BUILDING ENVELOPE PLAN

**NOTE: SITING SUBJECT TO CONTOUR SURVEY AND ENGINEERS SOIL TEST REPORT**

**NOTE: SITE COVERAGE:  
BLOCK SIZE: 651m<sup>2</sup>  
HOUSE FOOTPRINT: 180 m<sup>2</sup>  
COVERAGE: 28%**



Retaining walls not part of this BA

Ensure no damage caused or loads placed on private stormwater and sewer infrastructure

**NOTES:**

**NOTES:**

**CONNECTIONS:**  
CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCING WORK.

ALL PLUMBING POINTS TO BE CONNECTED TO EXISTING DRAINS IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS.

PROVIDE 3 No. CAPPED UPSTANDS TO EXISTING STORMWATER LINES FOR FUTURE YARD GULLIES BY OWNER AFTER HAND OVER.

STORMWATER TO BE CONNECTED TO EXISTING DRAINS IN ACCORDANCE WITH LOCAL AUTHORITIES REQUIREMENTS

**ENGINEERING:**  
HOUSE BUILT TO (M) SLAB AND WIND (N3) AS PER ENGINEERS SOIL TEST AND WIND RATING REPORT

**3 PHASE POWER:**

**Stylemaster**  
Homes

**PROPOSED DWELLING**  
FOR: SHETTY & KUMAR  
AT: LOT 8 SAMFORD ROAD  
MITCHELTON QLD 4053

**CUSTOM DESIGN**  
**SITE PLAN**  
1:200, 1:50

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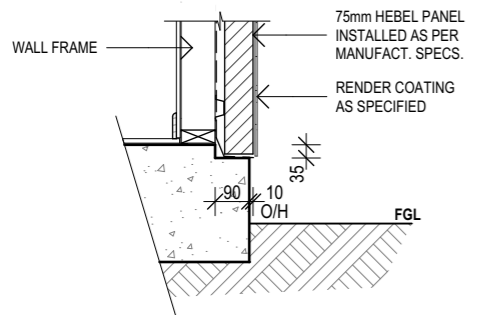
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PCV / AMENDMENTS	
JOB No. S5202	SHEET 02
ISSUE: BA 7/04/2026	

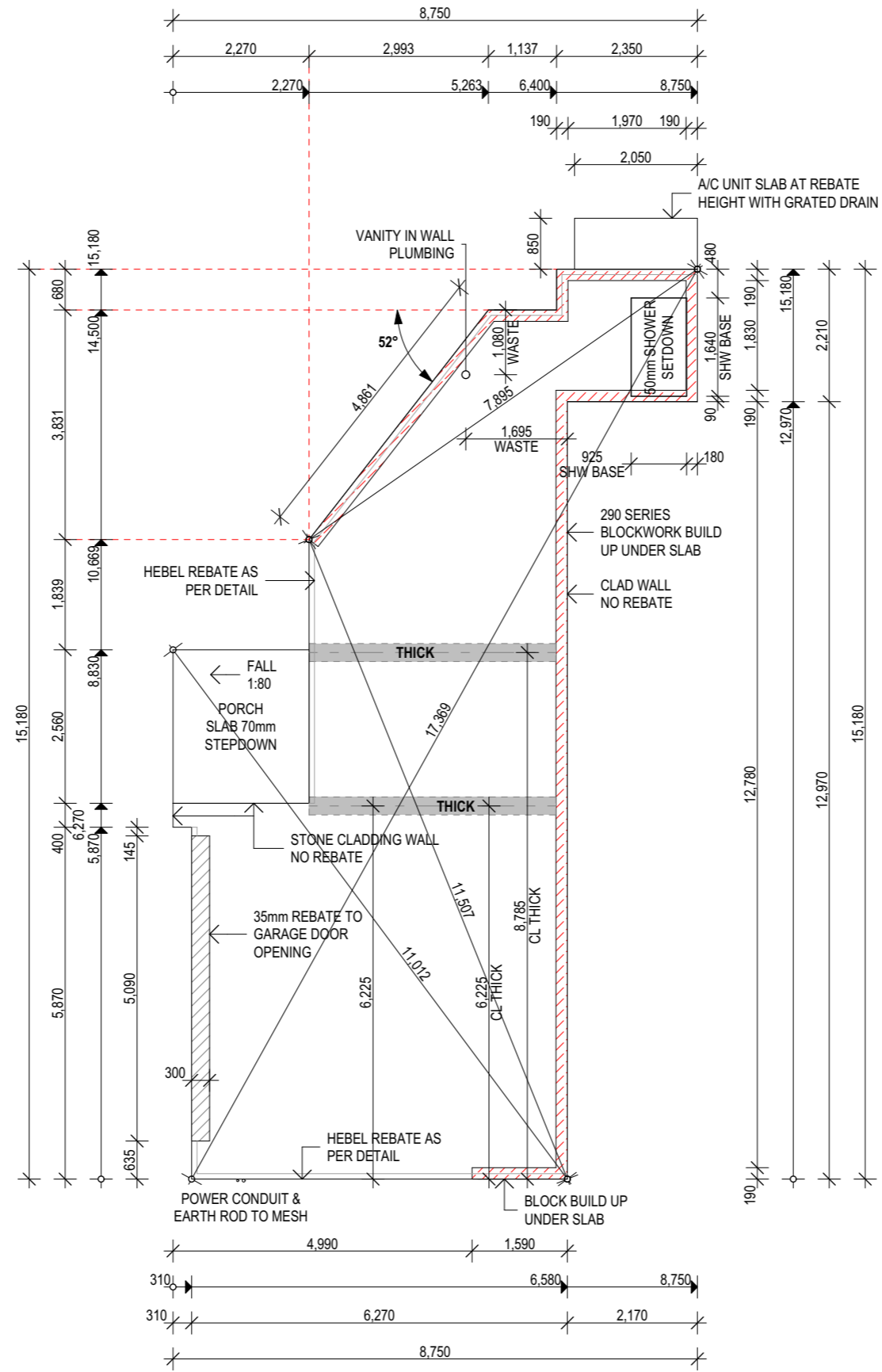
**STYLEMASTER HOMES**  
ABN 73 103 729 988  
LIC No. 102 5309  
POSTAL ADDRESS  
PO BOX 1986  
MILTON BC QLD 4064  
PHONE (07) 3368 9700  
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**PREMIERE SPECIFICATION**

**BA 7/04/2026**



**DETAIL SLAB SECTION**  
**TYPICAL SLAB REBATE - HEBEL - SCALE 1:20**



**NOTES:**  
EARTH ROD BONDED TO SLAB MESH LOCATED NEXT TO METERBOX POWER CONDUIT AND CONNECTED TO EARTHING SYSTEM IN ACCORDANCE WITH AS3000.  
SLAB TO BE WAFFLE POD SYSTEM UNLESS OTHERWISE RECOMMENDED BY ENGINEER.  
SLAB AND FOOTINGS AS PER ENGINEERS DESIGN AND SPECIFICATION.

**PREMIERE SPECIFICATION**

**BA 7/04/2026**



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**FOR: SHETTY & KUMAR**  
**AT: LOT 8 SAMFORD ROAD**  
**MITCHELTON QLD 4053**

**CUSTOM DESIGN**  
**SLAB PLAN**  
**1:100, 1:20**



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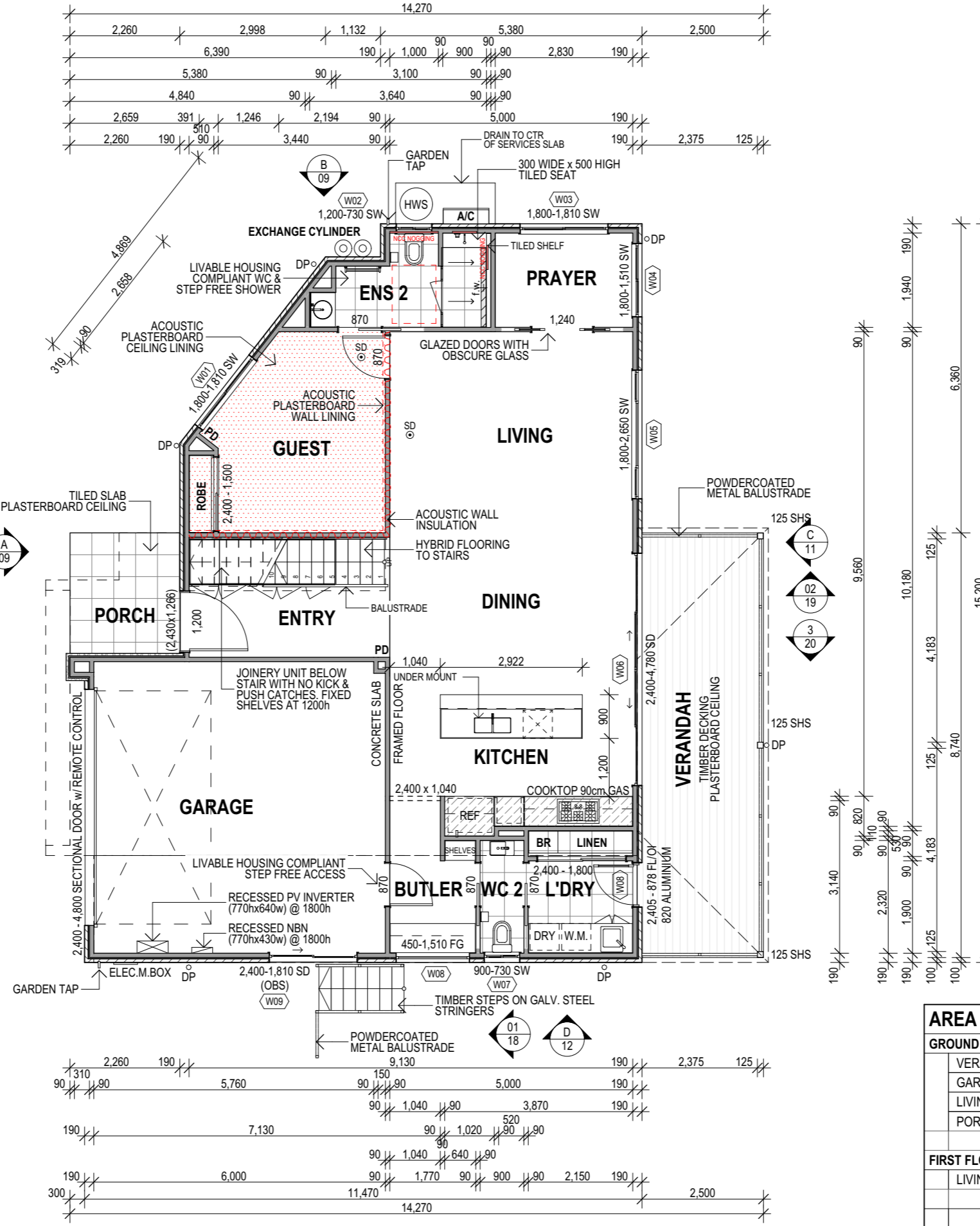
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**CONDENSATION MANAGEMENT**  
A bathroom or WC with no natural ventilation must have an exhaust fan interlocked with the rooms light switch that runs for 10 minutes after its switch is turned off and have a minimum 20mm gap at the bottom of the door.

**ENERGY EFFICIENCY REQUIREMENTS:**

- PROVIDE 60mm (R1.3) ANI-CON ROOF BLANKET TO ENTIRE ROOF
- PROVIDE R4.1 CEILING INSULATION TO ENTIRE ROOF SPACE INCLUDING GARAGE/ALFRESCO
- 1x CEILING FAN TO EACH BEDROOM, AND UP TO 3x CEILING FANS TO LIVING AREAS (DESIGN SPECIFIC), 1x CEILING FAN TO ALFRESCO
- PROVIDE R2.5 INSULATION TO ALL EXTERNAL WALLS
- PROVIDE R2.5 INSULATION TO GARAGE, LAUNDRY BATH, WC'S AND GUEST INTERNAL WALLS
- NO WINDOW RESTRICTIONS TO UPPER FLOOR
- LOW-E GLAZING TO WINDOWS AND DOORS



AREA TABLE	
<b>GROUND FLOOR</b>	
VERANDAH	21.85
GARAGE	38.86
LIVING	109.81
PORCH	5.60
	<b>176.12 m<sup>2</sup></b>
<b>FIRST FLOOR</b>	
LIVING	130.64
	<b>130.64 m<sup>2</sup></b>
	<b>306.76 m<sup>2</sup></b>

**NCC 2022 - 1 MAY 23**  
(WATERPROOFING TO WET AREAS TO COMPLY WITH NCC 2022 PART 10.2)

**NCC 2022 - LHD COMPLIANCE**

- CORRIDOR WIDTHS MINIMUM 1m WIDE BETWEEN FINISHED SURFACE OF OPPOSING WALL EXCLUDING SKIRTING ETC
- BATHROOM WC AND SHOWER TO COMPLY WITH NCC LHD - THE THRESHOLD OF THE ENTRANCE DOOR AND INTERNAL DOORS SERVING HABITABLE AREAS, ACCESSIBLE SANITARY COMPARTMENT AND THE SHOWER ROOM WILL BE MAXIMUM OF 5MM
- STEP-FREE DWELLING ENTRANCE WILL COME FROM THE INTERNAL GARAGE.
- NOMINATED SHOWER ENTRANCE WATER STOP TO COMPLY WITH QDC MP4.5 (4)(a)

**STEEL FRAME, (N3) WIND:**

**CEILING HGT:**  
GROUND FLOOR - 2720mm  
FIRST FLOOR - 2440mm

**WINDOW HEAD HGT:**  
GROUND FLOOR - 2390 UNO  
FIRST FLOOR - 2110 UNO

**INTERNAL DOORS:**  
GROUND FLOOR - CSD/HINGED - 2340mm  
FIRST FLOOR - ROBES - 2400mm  
FIRST FLOOR - CSD/HINGED - 2040mm  
ROBES - 2100mm

**SECURITY SCREEN:**  
SECURITY SCREENS TO GARAGE SLIDING DOOR ONLY (EXCLUDING HINGED DOORS)

**RECESSED SHOWER TRAYS:**  
50mm RECESS TO SLAB & 50mm RECESS TO FLOOR FRAME FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY. EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE ONLY. Min 1:80 AND Max 1:50 FALL.

**SQUARE SET CEILINGS:**  
PROVIDE SQUARE SET CEILINGS TO (ENS 1, 2 & BATH) AS INDICATED IN RED

**STAIRS:**  
STAIR OPTION A:  
- COVER/STAIN GRADE CLOSED TREADS PAINT/STAIN GRADE STRINGERS  
BALUSTRADE A:  
- STAIN GRADE HANDRAIL AND NEWELS, 16mm METALRODS

**GUTTER PERFORMANCE NOTES:**

**GROUND FLOOR GUTTERS**  
LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m<sup>2</sup> PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

**FIRST FLOOR GUTTERS**  
LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m<sup>2</sup> PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

**SPACER INSERT**  
LYSAGHT'S SPACER INSERT SET TO BARB 5 FOR A MAX OF 2.0 l/s/m. PROVIDING A TOTAL OF 2.17 l/s/m

**NOTES:**

PROVIDE A MINIMUM 150mm STEPDOWN FROM THE ALFRESCO SLAB (IF SELECTED) TO THE EXTERNAL GROUND. SLOPED AWAY FOR 50mm OVER THE FIRST METRE IN ACCORDANCE WITH NCC Part 3.3.3.

ALL WINDOWS TO COMPLY WITH NCC SECTION 8.

ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS SPECIFIED.

LAMINATED GLAZING TO WET AREA WINDOWS TO AS1288 - 2021.

WC DOOR TO BE REMOVABLE AND FITTED WITH LIFT OFF HINGES WHERE REQUIRED AS PER NCC PART 10.4.2.

FOR STEEL AND TIMBER MEMBER SIZES AND LOCATIONS REFER FRAMING PLANS AND ENGINEER'S DRAWINGS.

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19mm INTERNAL SCYON SECURA FLOORING TO FIRST FLOOR WET AREAS.

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EXTERNAL PLASTERBOARD CEILINGS FIXED TO 450mm CTR BATTENS.

ALL MECHANICAL VENTILATION TO EXTERNAL OF THE BUILDING, OR THROUGH AN EXTERIOR WALL VIA THE FLOOR JOISTS (TWO STOREY) IN ACCORDANCE WITH NCC VOLUME TWO — PART 3.8.7 CONDENSATION MANAGEMENT

**Stylemaster**  
Homes

**PROPOSED DWELLING**  
FOR: SHETTY & KUMAR  
AT: LOT 8 SAMFORD ROAD  
MITCHELTON QLD 4053

**CUSTOM DESIGN**  
**GROUND FLOOR**  
1:100

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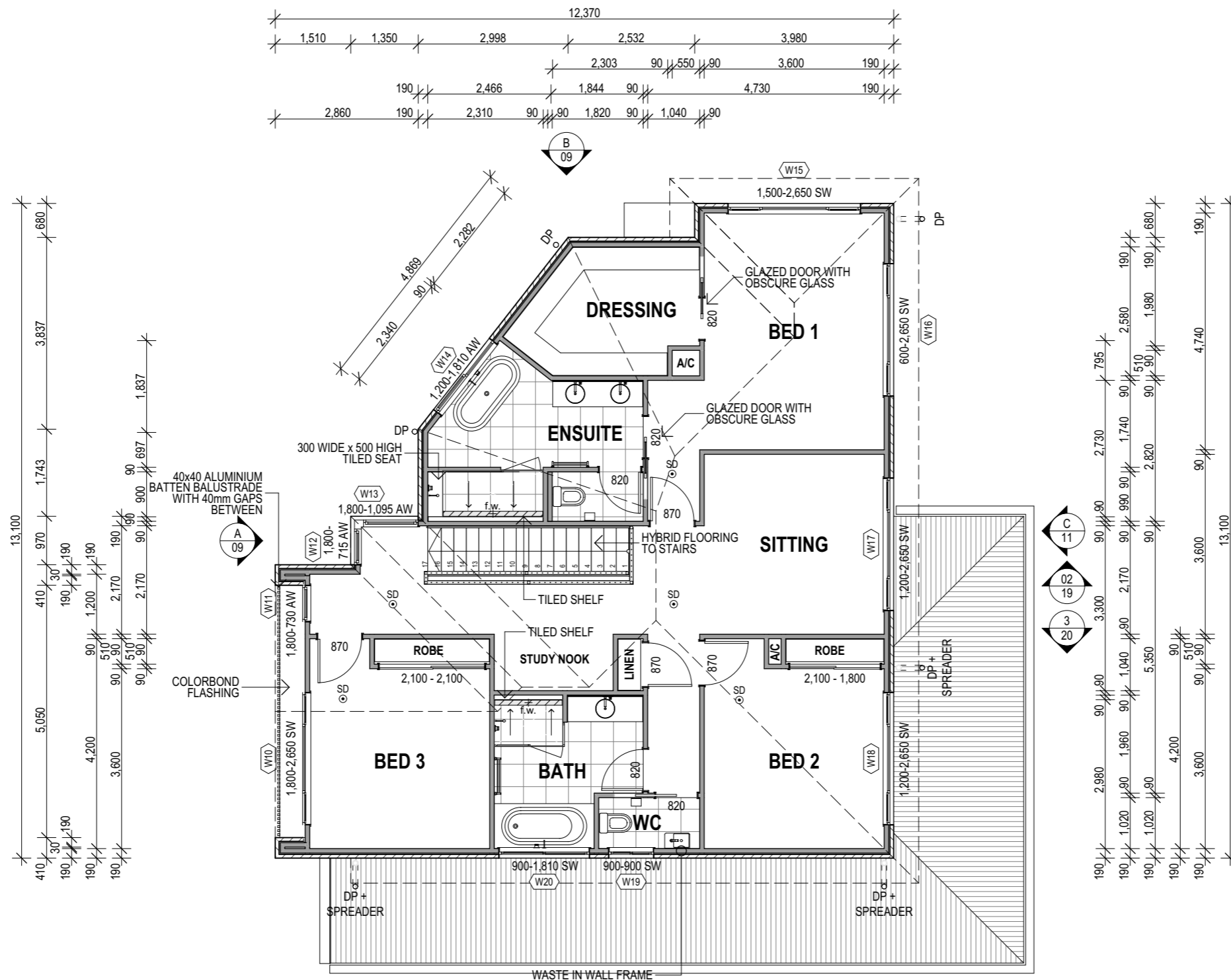
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# Stylemaster Homes

**PROPOSED DWELLING**  
**FOR: SHETTY & KUMAR**  
**AT: LOT 8 SAMFORD ROAD**  
**MITCHELTON QLD 4053**

**CUSTOM DESIGN**  
**FIRST FLOOR**  
**1:100**

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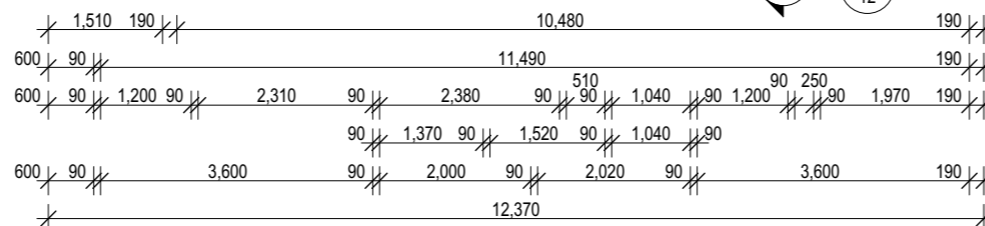
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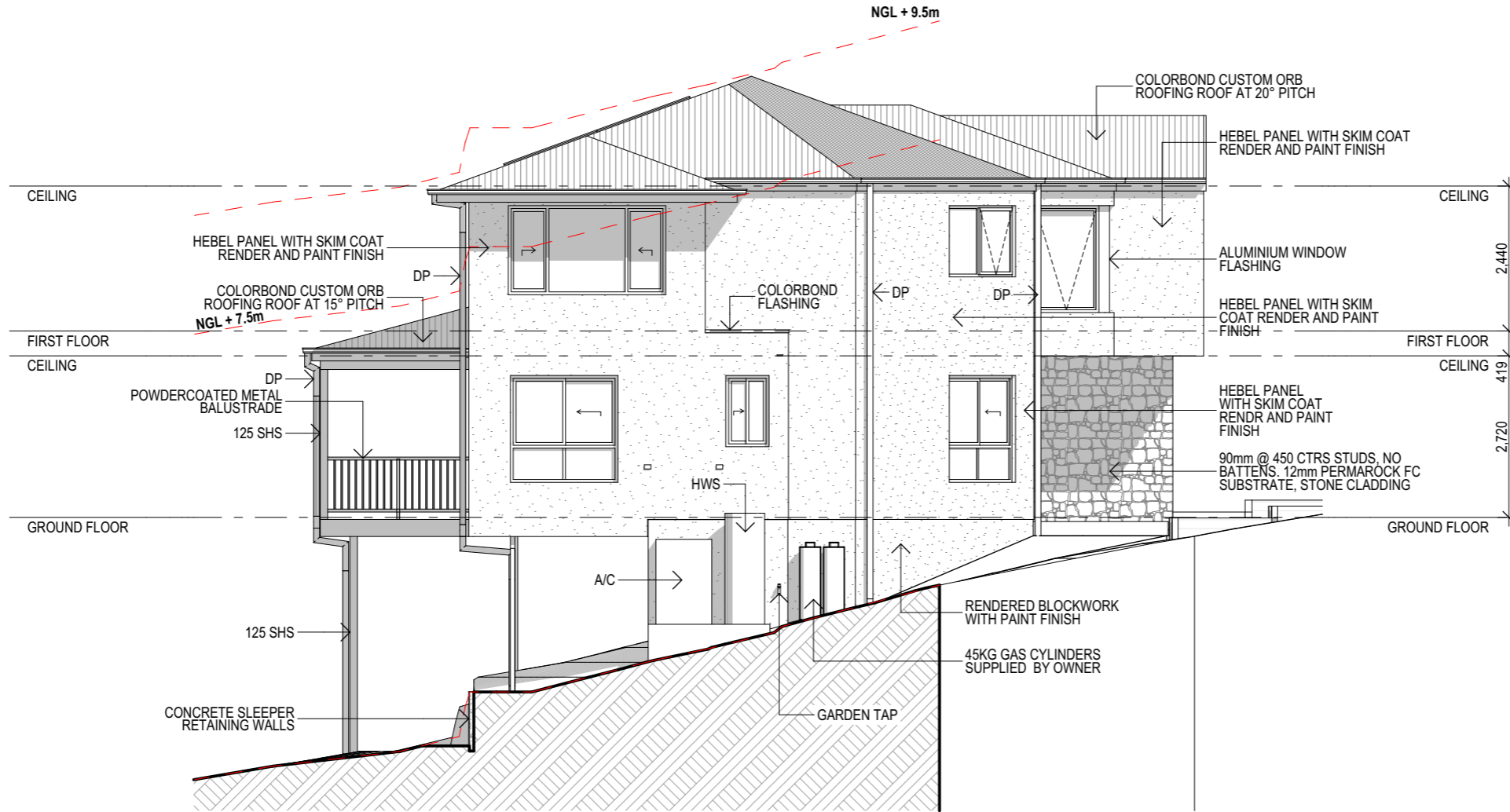
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ELEVATION B

**NCC 2022 - 1 MAY 23**

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ALL WINDOWS TO COMPLY WITH NCC SECTION 8. ALL WINDOWS TO HAVE CLEAR GLAZING UNLESS SPECIFIED.

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EXTERNAL PLASTERBOARD CEILINGS FIXED TO 450mm CTR BATTENS.

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- WINDOW REVEAL SIZES: BRICK VENEER - 135mm, EURO CLAD - 135mm HEBEL CLADDING 116mm, MATRIX 110mm, AXON/STRIA 135mm
- ALL LIGHTWEIGHT CLADDING EXCEPT FOR MATRIX TO HAVE 70X35mm BATTENS - REFER CLADDING DETAILS

- R2 BATTS TO ALL LIGHTWEIGHT CLADED EXTERNAL WALLS EXCLUDING HEBEL / BRICK VENEER.
- ROOF SARKING TO ALL ROOF PITCHES 5° AND BELOW
- EXPANSION JOINTS TO BRICKWORK IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.
- PROVIDE MINIMUM 2No. STUDS TO SIDES OF DOOR/WINDOW OPENINGS AND WALL JUNCTIONS TO SUIT CLADDING FIXING.
- REFER TO LIGHTWEIGHT CLADDING DETAILS FOR REQUIRED INSTALLATION METHODS.
- EAVES OVERHANG AND GABLE ENDS MEASURED TO FRAME.

**BARGE/FASCIA OFFSETS FOR ROOF FRAMING**

- HEBEL = 100mm
- AXON = 45mm (35mm TIMBER PLUS 9mm AXON)
- STRIA = 50mm (35mm TIMBER PLUS 14mm STRIA)
- LINEA = 55mm (35mm TIMBER PLUS 16mm LINEA)



**PROPOSED DWELLING**  
FOR: SHETTY & KUMAR  
AT: LOT 8 SAMFORD ROAD  
MITCHELTON QLD 4053

**CUSTOM DESIGN**  
**ELEVATION**  
1:100

BCC DS  
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SITE ISSUE			

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ISSUE: BA 7/04/2026	

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**PREMIERE SPECIFICATION**

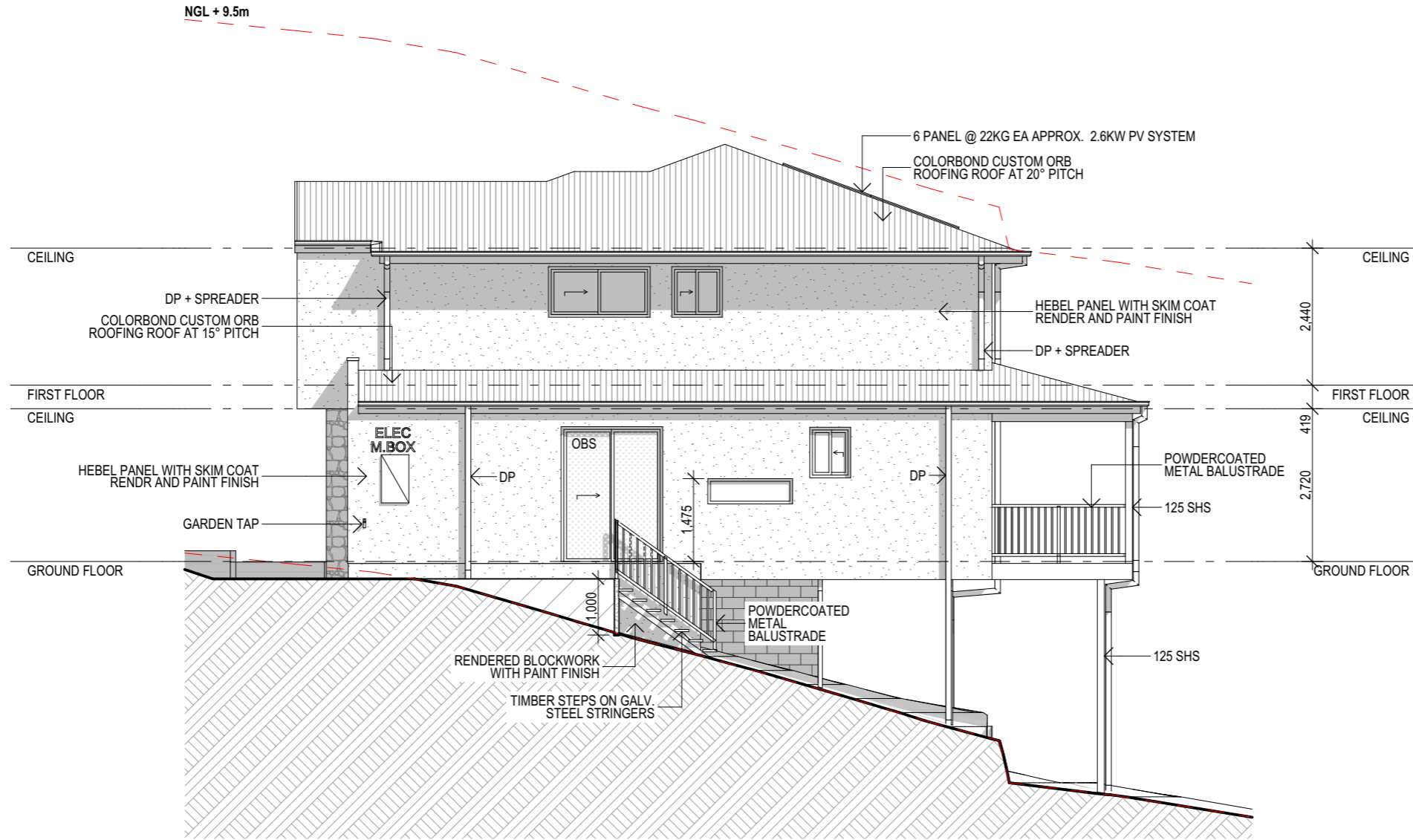
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**ENERGY EFFICIENCY REQUIREMENTS:**

- PROVIDE 60mm (R1.3) ANI-CON ROOF BLANKET TO ENTIRE ROOF
- PROVIDE R4.1 CEILING INSULATION TO ENTIRE ROOF SPACE INCLUDING GARAGE/ALFRESCO
- 1x CEILING FAN TO EACH BEDROOM, AND UP TO 3x CEILING FANS TO LIVING AREAS (DESIGN SPECIFIC). 1x CEILING FAN TO ALFRESCO
- PROVIDE R2.5 INSULATION TO ALL EXTERNAL WALLS
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- LOW-E GLAZING TO WINDOWS AND DOORS



ELEVATION D

**NCC 2022 - 1 MAY 23**

(WATERPROOFING TO WET AREAS TO COMPLY WITH NCC 2022 PART 10.2)

**NCC 2022 - LHD COMPLIANCE**

- CORRIDOR WIDTHS MINIMUM 1m WIDE BETWEEN FINISHED SURFACE OF OPPOSING WALL EXCLUDING SKIRTING ETC
- BATHROOM WC AND SHOWER TO COMPLY WITH NCC LHD
- THE THRESHOLD OF THE ENTRANCE DOOR AND INTERNAL DOORS SERVING HABITABLE AREAS, ACCESSIBLE SANITARY COMPARTMENT AND THE SHOWER ROOM WILL BE MAXIMUM OF 5MM
- STEP-FREE DWELLING ENTRANCE WILL COME FROM THE INTERNAL GARAGE.
- NOMINATED SHOWER ENTRANCE WATER STOP TO COMPLY WITH QDC MP4.5 (4)(a)

**STEEL FRAME, (N3) WIND:**

- CEILING HGT:**  
 GROUND FLOOR - 2720mm  
 FIRST FLOOR - 2440mm

- WINDOW HEAD HGT:**  
 GROUND FLOOR - 2390 UNO  
 FIRST FLOOR - 2110 UNO

- INTERNAL DOORS:**  
 GROUND FLOOR - CSD/HINGED - 2340mm  
 - ROBES - 2400mm  
 FIRST FLOOR - CSD/HINGED - 2040mm  
 - ROBES - 2100mm

**SECURITY SCREEN:**  
 SECURITY SCREENS TO GARAGE SLIDING DOOR ONLY (EXCLUDING HINGED DOORS)

**RECESSED SHOWER TRAYS:**  
 50mm RECESS TO SLAB & 50mm RECESS TO FLOOR FRAME FOR SHOWERS. BEDDING TO SHOWER RECESS ONLY. EXTENSION OF 25mm TO SHWR RECESS FOR OPENING SIDE ONLY. Min 1:80 AND Max 1:50 FALL.

**SQUARE SET CEILINGS:**  
 PROVIDE SQUARE SET CEILINGS TO (ENS 1, 2 & BATH) AS INDICATED IN RED

**STAIRS:**  
 STAIR OPTION A:  
 - COVER/STAIN GRADE CLOSED TREADS PAINT/STAIN GRADE STRINGERS  
 BALUSTRADE A:  
 - STAIN GRADE HANDRAIL AND NEWELS, 16mm METALRODS

**GUTTER PERFORMANCE NOTES:**

**GROUND FLOOR GUTTERS**  
 LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

**FIRST FLOOR GUTTERS**  
 LYSAGHT 150 HIGH-FRONT SLOTTED COLORBOND QUAD GUTTER AND FASCIA SYSTEM WITH SPACER INSERT (MAX GUTTER ROOF CATCHMENT AREA OF 40m2 PER 90mm DOWN PIPE AND A MAX OF 0.17 l/s/m)

**SPACER INSERT**  
 LYSAGHT'S SPACER INSERT SET TO BARB 5 FOR A MAX OF 2.0 l/s/m. PROVIDING A TOTAL OF 2.17 l/s/m

**NOTES:**  
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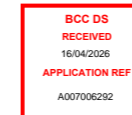
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**AT: LOT 8 SAMFORD ROAD**  
**MITCHELTON QLD 4053**

**CUSTOM DESIGN**  
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**PREMIERE SPECIFICATION**

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**Stylemaster**  
Homes

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**CUSTOM DESIGN**  
  
**3D IMAGE**

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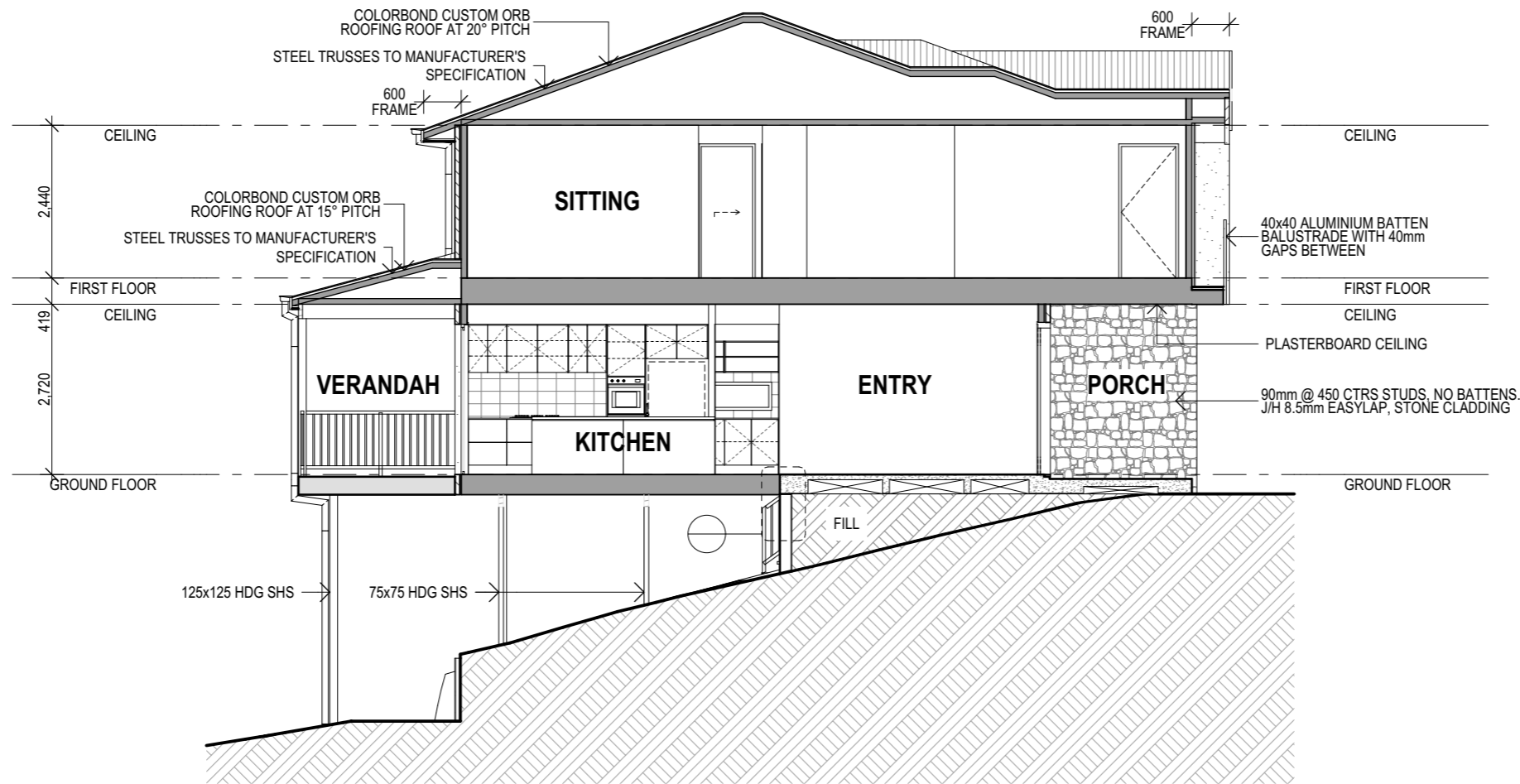




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SECTION 3

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