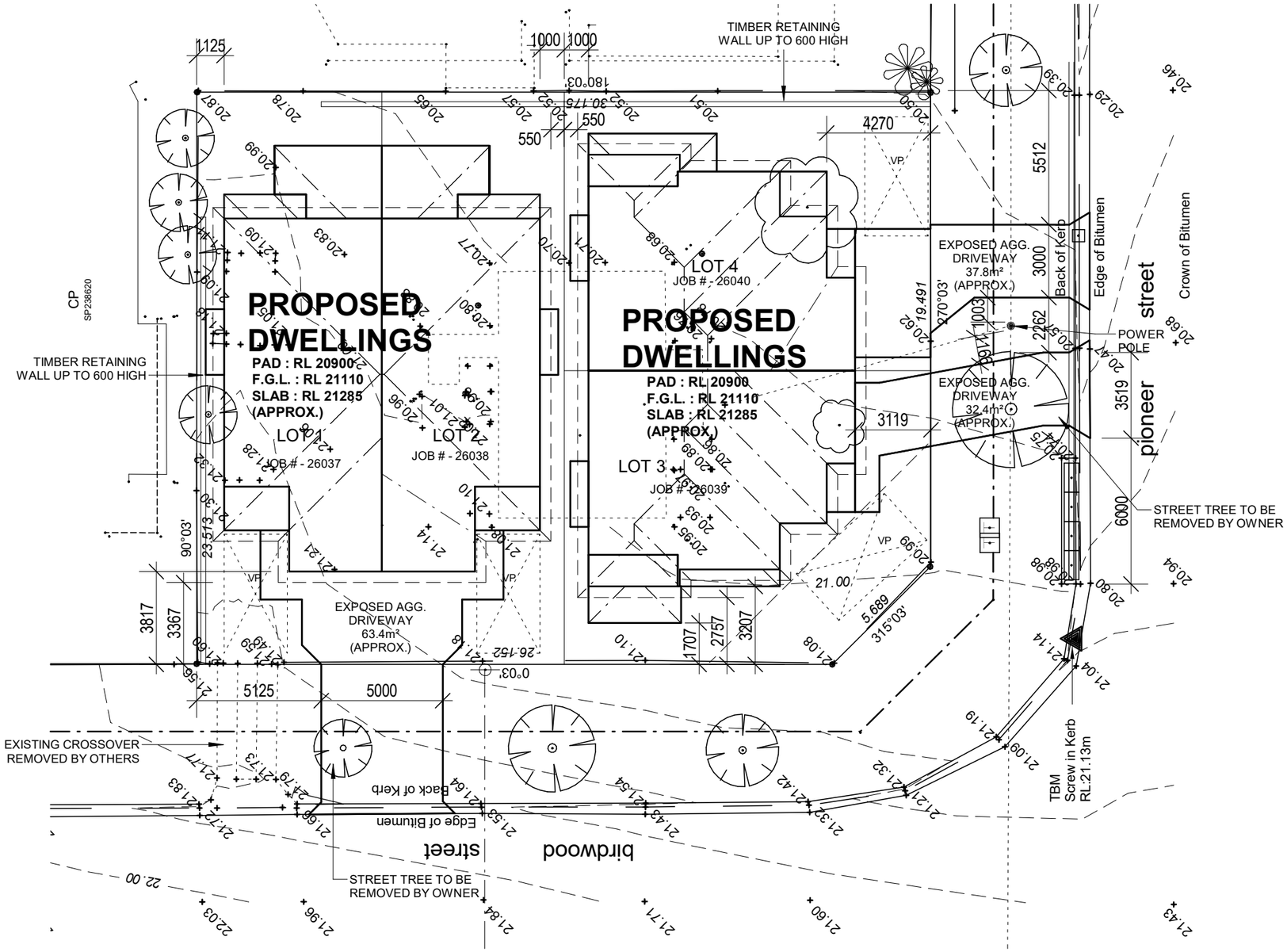
NOTES:
- FINISHED LEVELS ARE APPROXIMATE ONLY AND MAY BE ADJUSTED ON SITE TO ENSURE EQUAL CUT AND FILL.
- REFER TO EARTHWORKS PLAN FOR CUT, FILL AND RETAINING DETAILS.

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138

INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm

PROPERTY DESCRIPTION	
LOT NO	181
PLAN NO	RP78259
COUNCIL	BCC
SITE AREA	701m²
SITE COVER	58%



SITE PLAN

1 : 200

OJ PIPPIN HOMES
UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500
WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921
p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE:
CUSTOM

ELEVATION TYPE:
WINDSOR

GARAGE SIDE:

CLIENT:
Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

NORTH

JOB No : 26037-40

RP No: NA

WIND CLASS: TBC

DATE : JUL 2026

SCALE : 1 : 200

SHEET : 1 of 12

NOTES:
- NO EXPORT OR IMPORT OF FILL REQUIRED.
- FINISHED LEVELS ARE APPROXIMATE ONLY AND MAY BE ADJUSTED ON SITE TO ENSURE EQUAL CUT AND FILL.
- DOES NOT INCLUDE FINISHED GROUND LEVEL REQUIREMENTS.

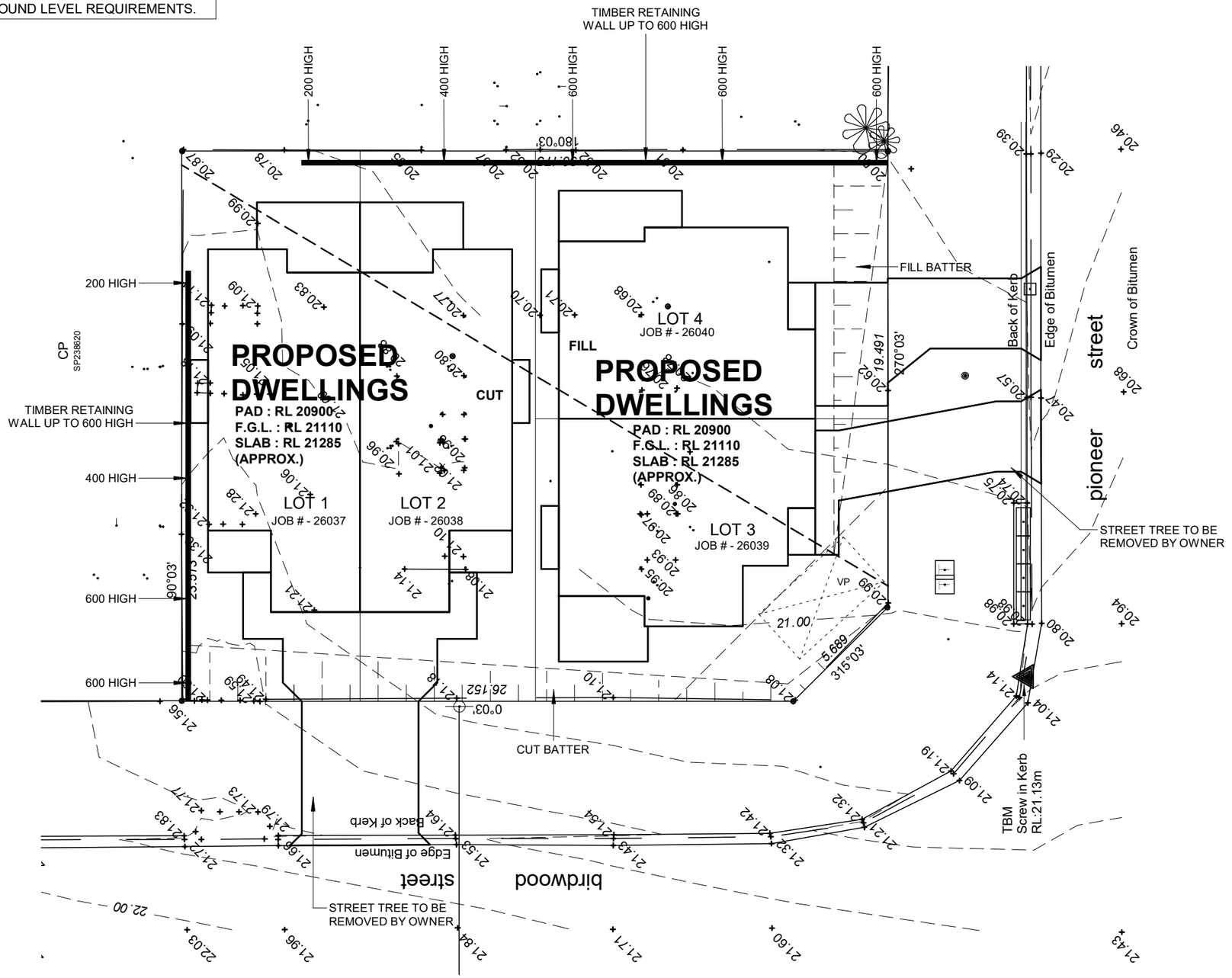
BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138

INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm

CUT / FILL SCHEDULE

Cut	Fill	Net cut/fill
60.33 m³	60.10 m³	-0.23 m³



EARTHWORKS PLAN

1 : 200

OJ PIPPIN HOMES
UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500
WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921
p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE: CUSTOM

ELEVATION TYPE: WINDSOR

GARAGE SIDE:

CLIENT: Aetherial Developments Pty Ltd

PROPOSED DWELLING:

Lot 1, 38 Pioneer St
Zillmere

NORTH

JOB No : 26037-40

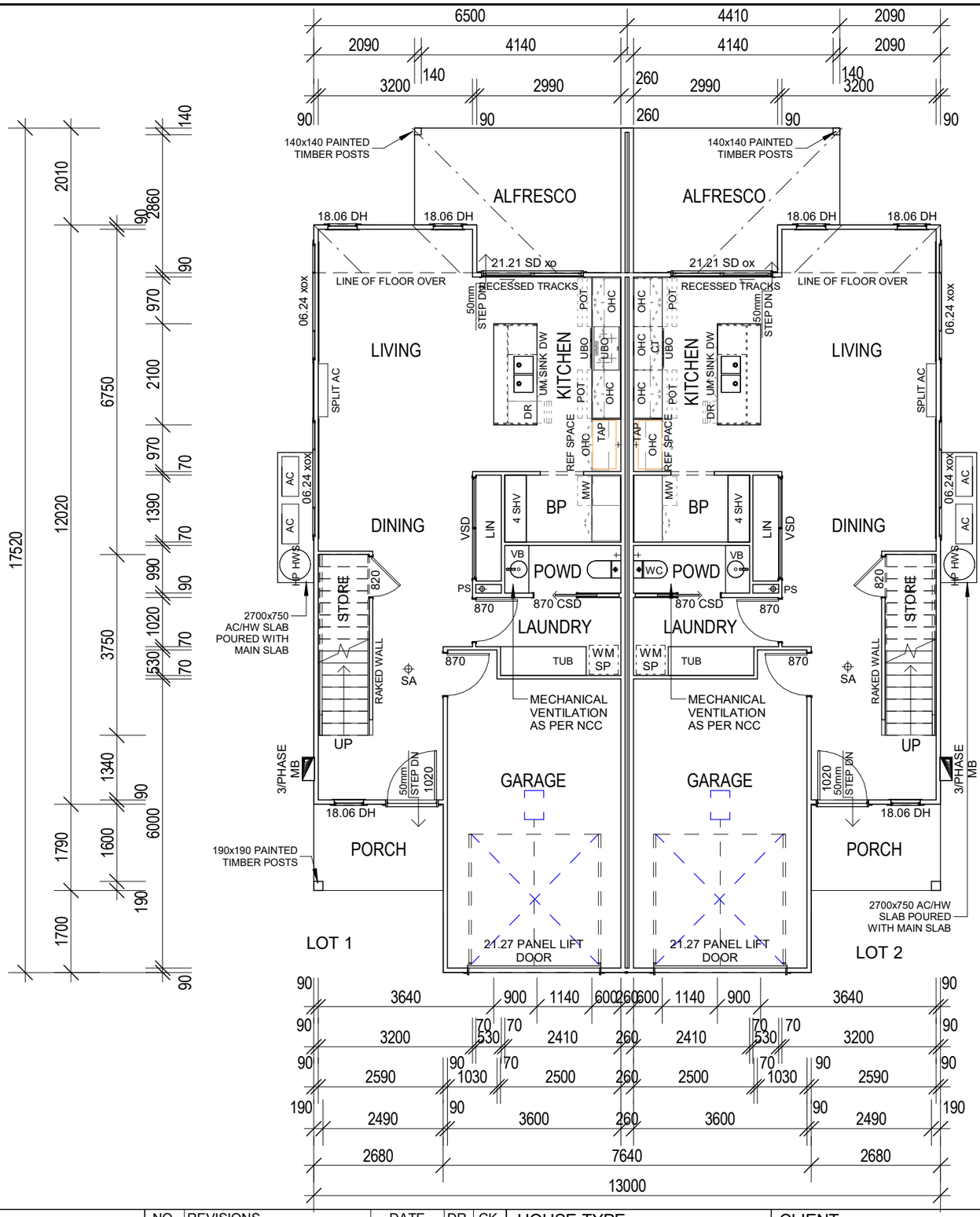
RP No: NA WIND CLASS: TBC

DATE : JUL 2026 SCALE : 1 : 200

SHEET : 2 of 12

NOTES:
- SMART TILE WASTES THROUGHOUT U.N.O.
- 20mm STONE BENCHTOPS THROUGHOUT U.N.O.
- ROUND AC VENTS.

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138



INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm

FLOOR AREAS

LOT 1	UPPER FLOOR 1	89.8 m²
LOT 1	LOWER FLOOR	88.4 m²
LOT 1	ALFRESCO 1	12.0 m²
LOT 1	PORCH 1	4.8 m²
LOT 1		194.9 m²
LOT 2	UPPER FLOOR 2	89.8 m²
LOT 2	LOWER FLOOR 2	88.4 m²
LOT 2	ALFRESCO 2	12.0 m²
LOT 2	PORCH 2	4.8 m²
LOT 2		194.9 m²
LOT 3	UPPER FLOOR 3	83.6 m²
LOT 3	LOWER FLOOR 3	81.7 m²
LOT 3	ALFRESCO 3	10.5 m²
LOT 3	PORCH 3	2.3 m²
LOT 3		178.1 m²
LOT 4	UPPER FLOOR 4	83.7 m²
LOT 4	LOWER FLOOR 4	82.4 m²
LOT 4	ALFRESCO 4	10.5 m²
LOT 4	PORCH 4	2.3 m²
LOT 4		179.0 m²
TOTAL AREA		747.0 m²

LOWER FLOOR PLAN

1 : 100

OJ PIPPIN HOMES
UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500
WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921
p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE:
CUSTOM

ELEVATION TYPE:
WINDSOR

GARAGE SIDE:

CLIENT:
Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

NORTH

JOB No : 26037-40

RP No: NA

WIND CLASS: TBC

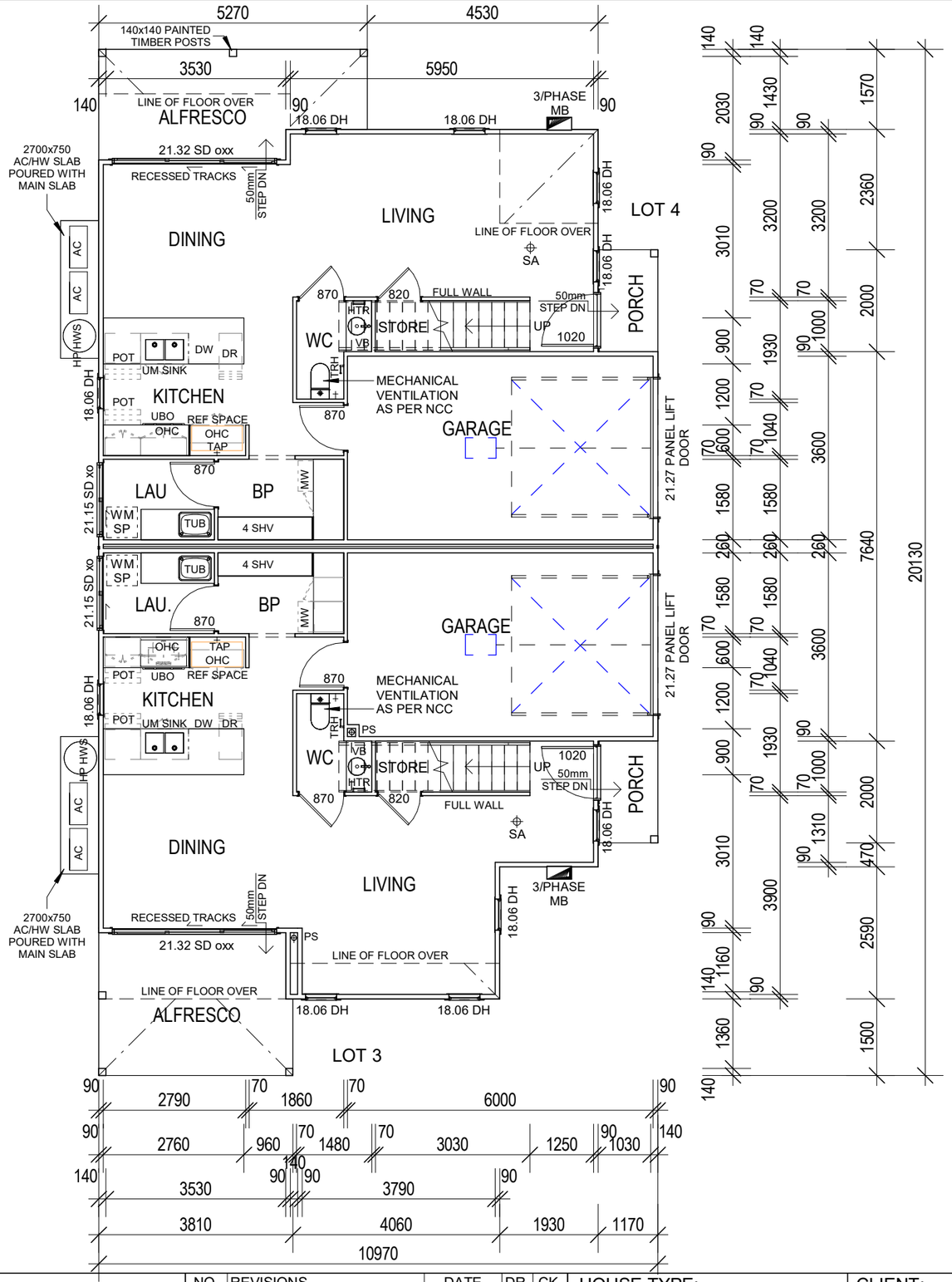
DATE : JUL 2026

SCALE : 1 : 100

SHEET : 3 of 12

NOTES:
- SMART TILE WASTES THROUGHOUT U.N.O.
- 20mm STONE BENCHTOPS THROUGHOUT U.N.O.
- ROUND AC VENTS.

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138



INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm

FLOOR AREAS

LOT 1	UPPER FLOOR 1	89.8 m²
LOT 1	LOWER FLOOR	88.4 m²
LOT 1	ALFRESCO 1	12.0 m²
LOT 1	PORCH 1	4.8 m²
LOT 1		194.9 m²
LOT 2	UPPER FLOOR 2	89.8 m²
LOT 2	LOWER FLOOR 2	88.4 m²
LOT 2	ALFRESCO 2	12.0 m²
LOT 2	PORCH 2	4.8 m²
LOT 2		194.9 m²
LOT 3	UPPER FLOOR 3	83.6 m²
LOT 3	LOWER FLOOR 3	81.7 m²
LOT 3	ALFRESCO 3	10.5 m²
LOT 3	PORCH 3	2.3 m²
LOT 3		178.1 m²
LOT 4	UPPER FLOOR 4	83.7 m²
LOT 4	LOWER FLOOR 4	82.4 m²
LOT 4	ALFRESCO 4	10.5 m²
LOT 4	PORCH 4	2.3 m²
LOT 4		179.0 m²
TOTAL AREA		747.0 m²

LOWER FLOOR PLAN

1 : 100

OJ PIPPIN HOMES
UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500
WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921
p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE:
CUSTOM

ELEVATION TYPE:
WINDSOR

GARAGE SIDE:

CLIENT:
Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

NORTH

JOB No : 26037-40

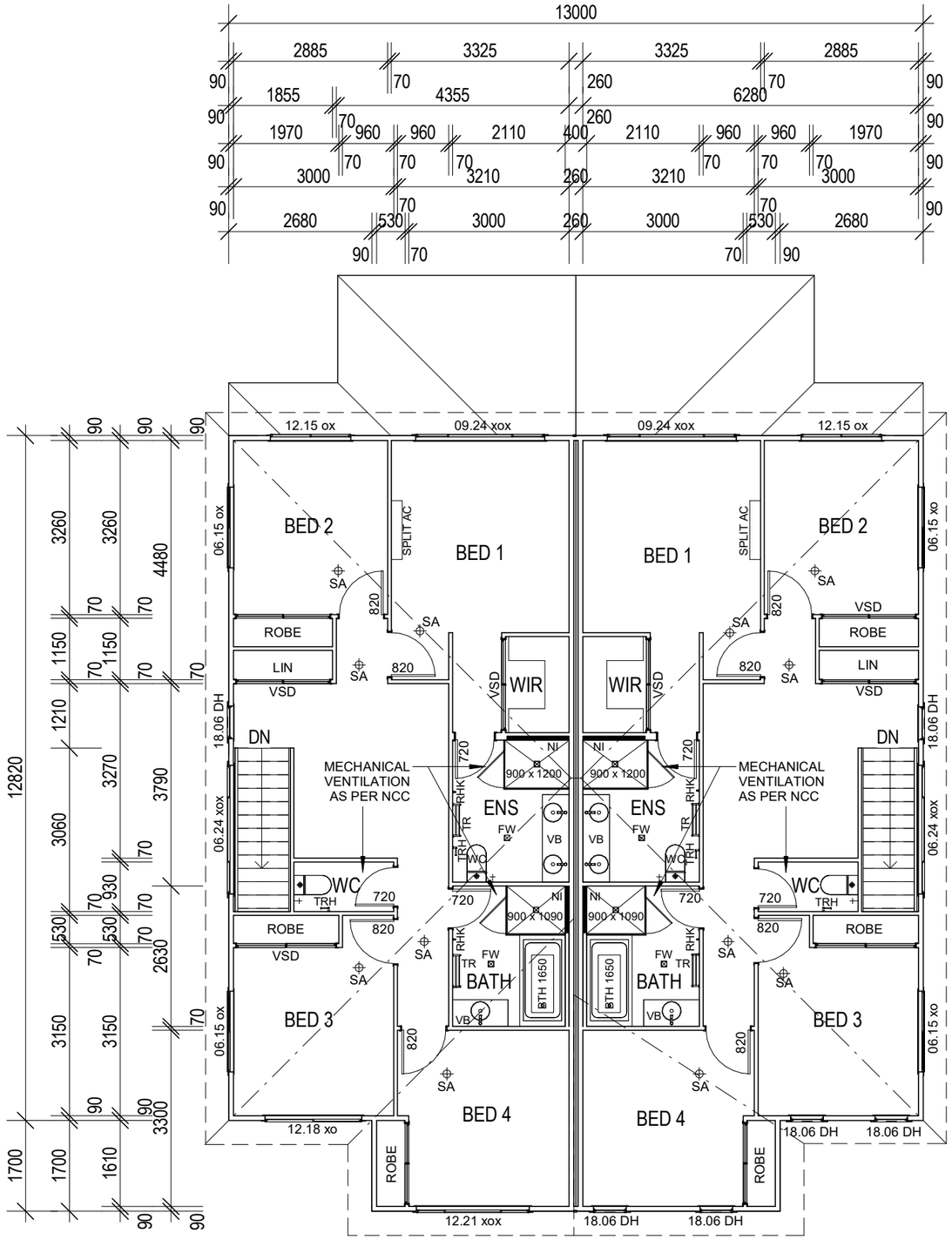
RP No: NA WIND CLASS: TBC

DATE : JUL 2026 SCALE : 1 : 100

SHEET : 4 of 12

NOTES:
- SMART TILE WASTES THROUGHOUT U.N.O.
- 20mm STONE BENCHTOPS THROUGHOUT U.N.O.
- PRIVACY SCREENS TO BE CONFIRMED ON SITE.
- ROUND AC VENTS.
- WINDOW RESTRICTORS REQUIRED TO UPPER FLOOR AS PER NCC.

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138



UPPER FLOOR PLAN

1 : 100

INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm

FLOOR AREAS

LOT 1	UPPER FLOOR 1	89.8 m²
LOT 1	LOWER FLOOR	88.4 m²
LOT 1	ALFRESCO 1	12.0 m²
LOT 1	PORCH 1	4.8 m²
LOT 1		194.9 m²
LOT 2	UPPER FLOOR 2	89.8 m²
LOT 2	LOWER FLOOR 2	88.4 m²
LOT 2	ALFRESCO 2	12.0 m²
LOT 2	PORCH 2	4.8 m²
LOT 2		194.9 m²
LOT 3	UPPER FLOOR 3	83.6 m²
LOT 3	LOWER FLOOR 3	81.7 m²
LOT 3	ALFRESCO 3	10.5 m²
LOT 3	PORCH 3	2.3 m²
LOT 3		178.1 m²
LOT 4	UPPER FLOOR 4	83.7 m²
LOT 4	LOWER FLOOR 4	82.4 m²
LOT 4	ALFRESCO 4	10.5 m²
LOT 4	PORCH 4	2.3 m²
LOT 4		179.0 m²
TOTAL AREA		747.0 m²

OJ PIPPIN HOMES
UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500
WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921
p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE: CUSTOM

ELEVATION TYPE: WINDSOR

GARAGE SIDE:

CLIENT: Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

NORTH

JOB No : 26037-40

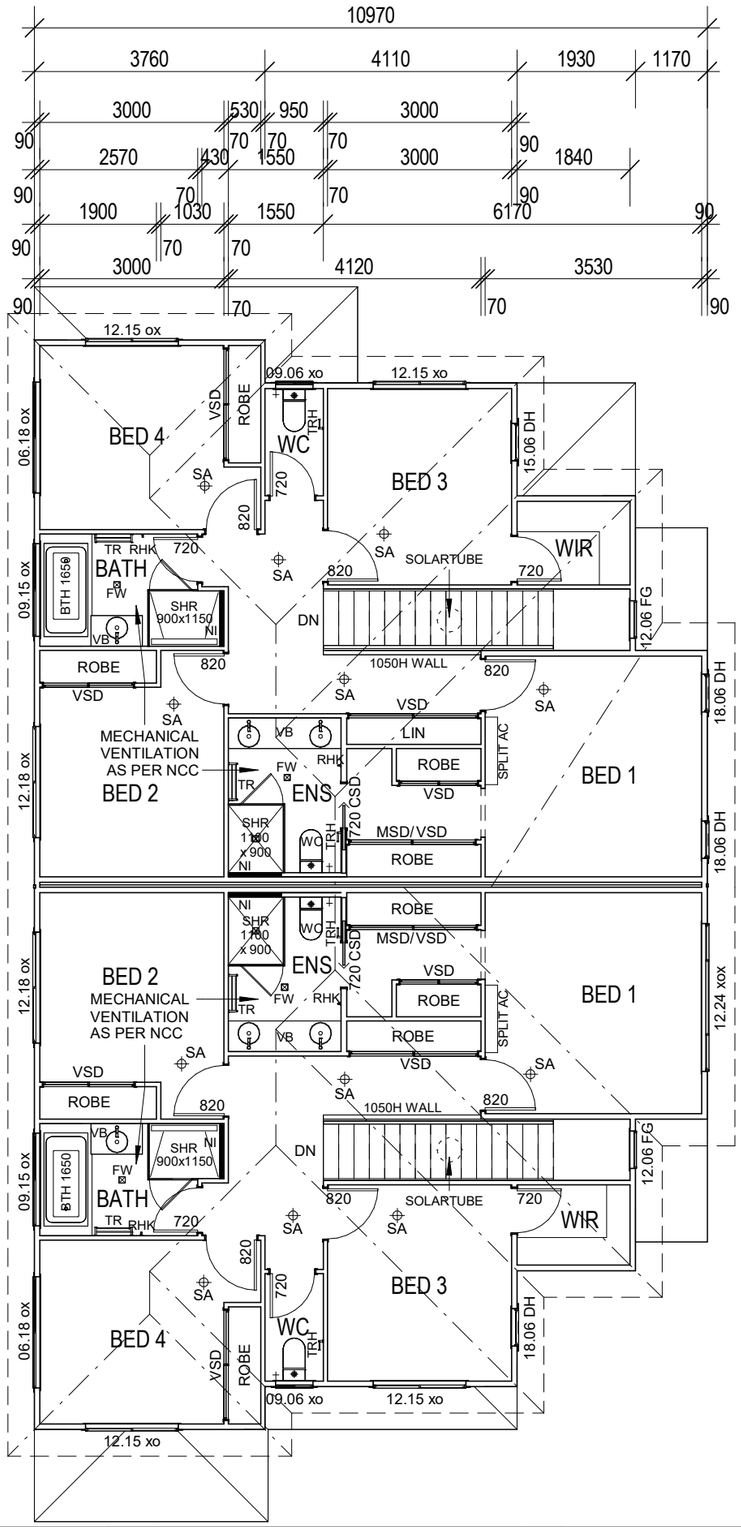
RP No: NA WIND CLASS: TBC

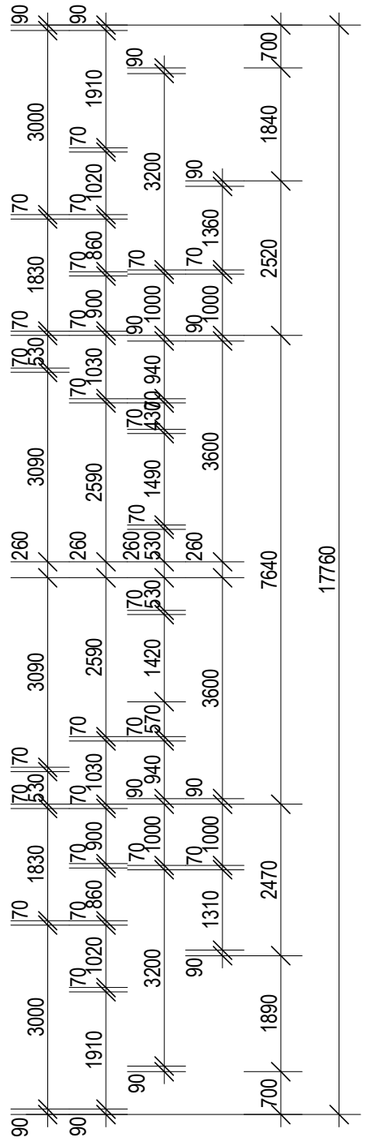
DATE : JUL 2026 SCALE : 1 : 100

SHEET : 5 of 12

NOTES:
- SMART TILE WASTES THROUGHOUT U.N.O.
- 20mm STONE BENCHTOPS THROUGHOUT U.N.O.
- PRIVACY SCREENS TO BE CONFIRMED ON SITE.
- ROUND AC VENTS.
- WINDOW RESTRICTORS REQUIRED TO UPPER FLOOR AS PER NCC.

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138





INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm

FLOOR AREAS

LOT 1	UPPER FLOOR 1	89.8 m²
LOT 1	LOWER FLOOR	88.4 m²
LOT 1	ALFRESCO 1	12.0 m²
LOT 1	PORCH 1	4.8 m²
LOT 1		194.9 m²
LOT 2	UPPER FLOOR 2	89.8 m²
LOT 2	LOWER FLOOR 2	88.4 m²
LOT 2	ALFRESCO 2	12.0 m²
LOT 2	PORCH 2	4.8 m²
LOT 2		194.9 m²
LOT 3	UPPER FLOOR 3	83.6 m²
LOT 3	LOWER FLOOR 3	81.7 m²
LOT 3	ALFRESCO 3	10.5 m²
LOT 3	PORCH 3	2.3 m²
LOT 3		178.1 m²
LOT 4	UPPER FLOOR 4	83.7 m²
LOT 4	LOWER FLOOR 4	82.4 m²
LOT 4	ALFRESCO 4	10.5 m²
LOT 4	PORCH 4	2.3 m²
LOT 4		179.0 m²
TOTAL AREA		747.0 m²

UPPER FLOOR PLAN

1 : 100

OJ PIPPIN HOMES
UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500
WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921
p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE: CUSTOM

ELEVATION TYPE: WINDSOR

GARAGE SIDE:

CLIENT: Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

NORTH

JOB No : 26037-40

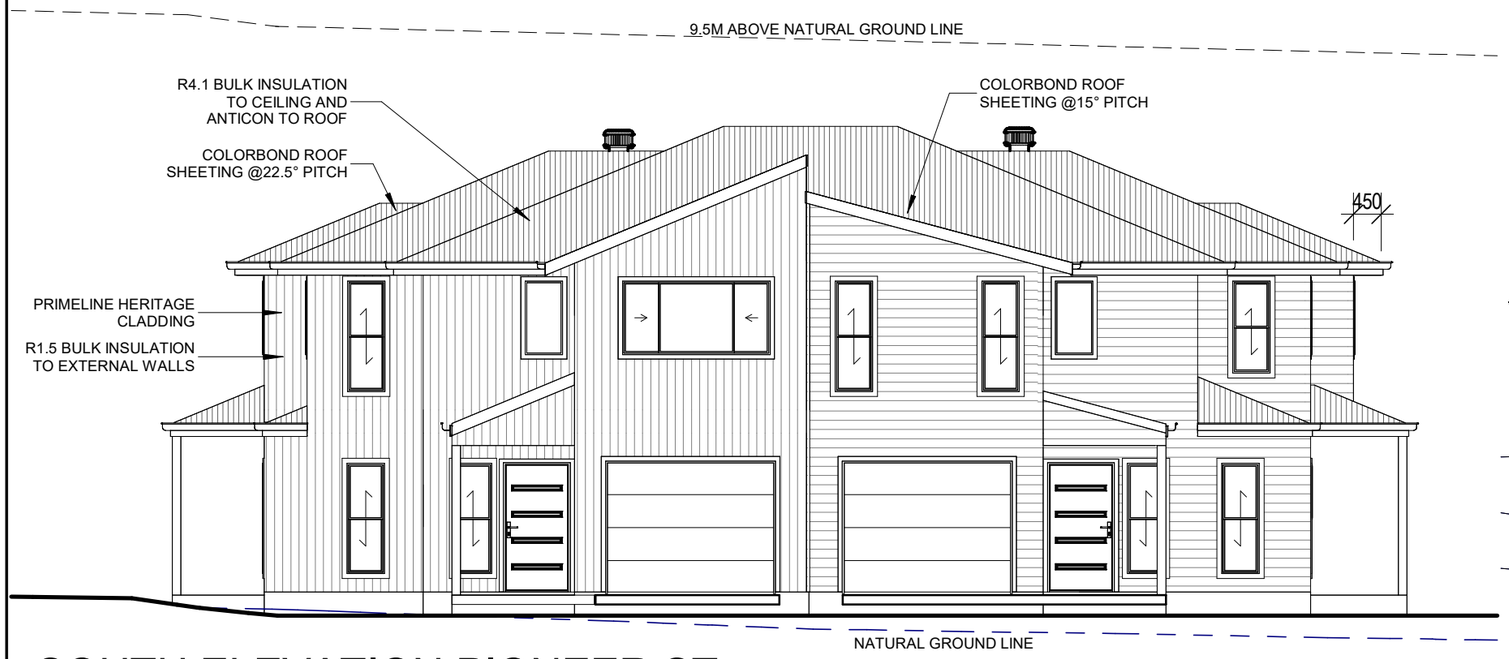
RP No: NA

WIND CLASS: TBC

DATE : JUL 2026

SCALE : 1 : 100

SHEET : 6 of 12



SOUTH ELEVATION PIONEER ST.

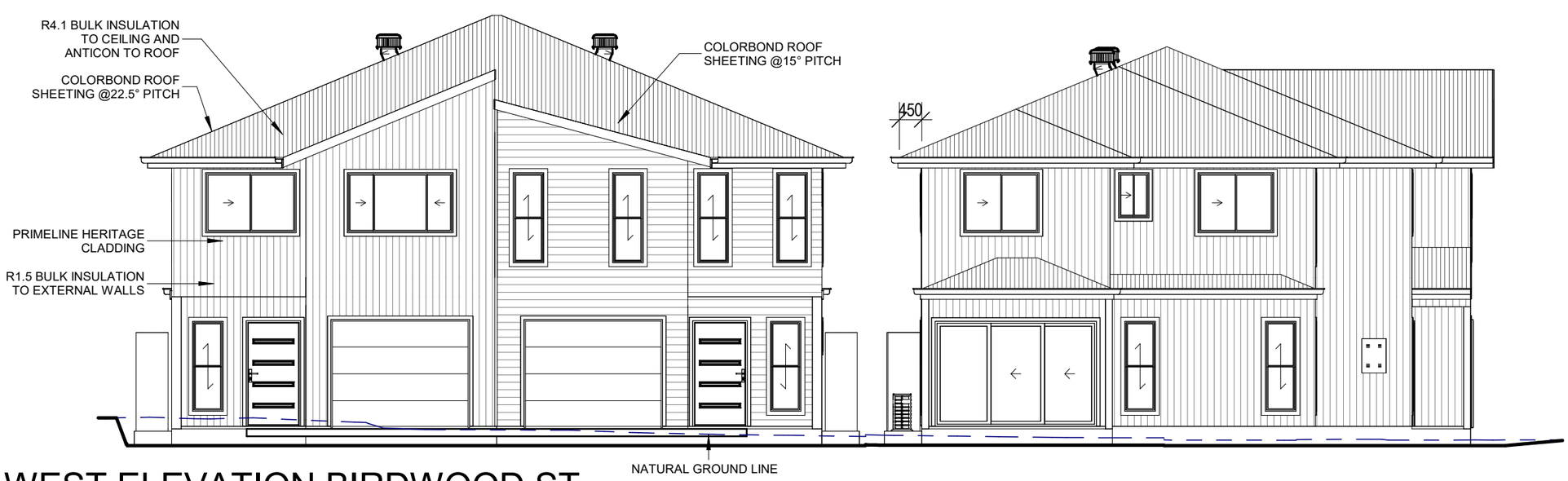
1 : 100

INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm



3D FRONT



WEST ELEVATION BIRDWOOD ST.

1 : 100

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138

OJ PIPPIN HOMES

UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500

WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921

p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE:
CUSTOM

ELEVATION TYPE:
WINDSOR

GARAGE SIDE:

CLIENT:
Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

JOB No : 26037-40

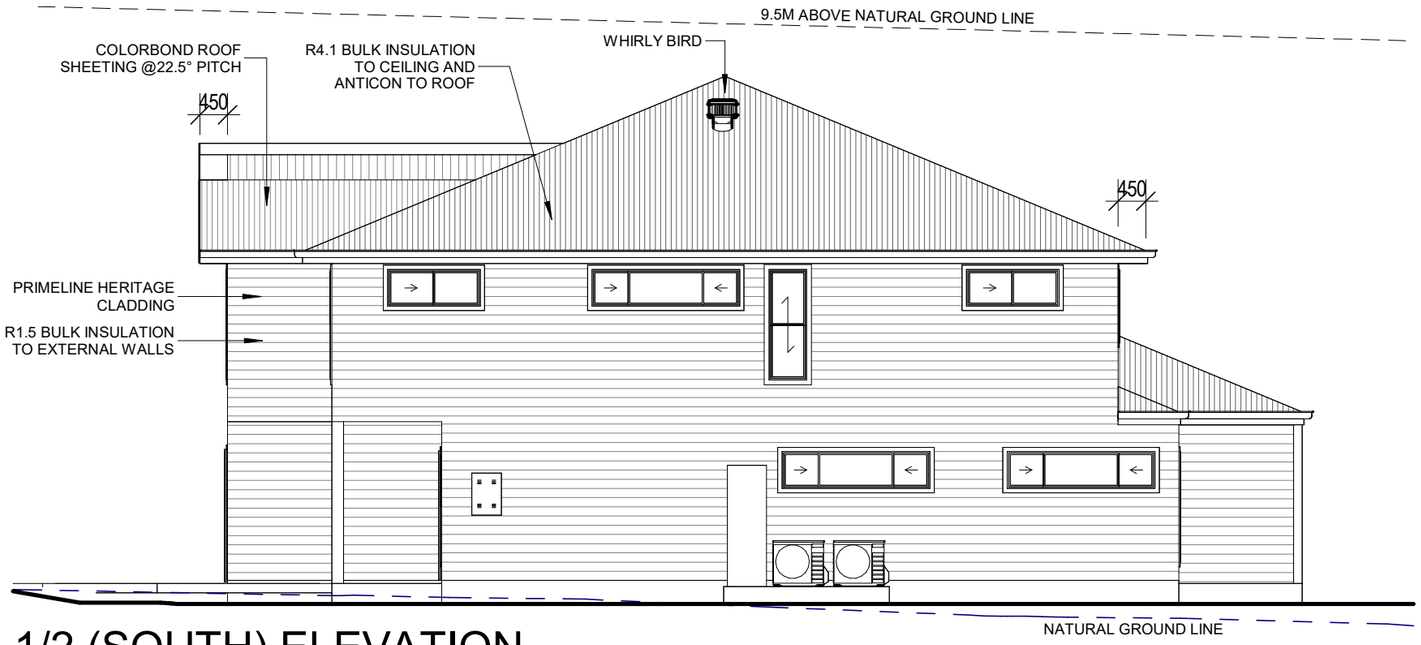
RP No: NA

WIND CLASS: TBC

DATE : JUL 2026

SCALE : 1 : 100

SHEET : 7 of 12

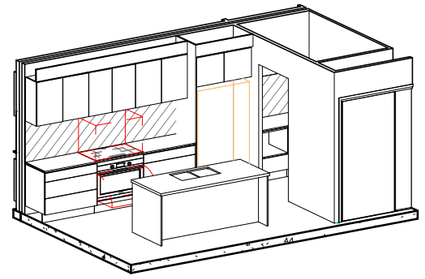


L 1/2 (SOUTH) ELEVATION

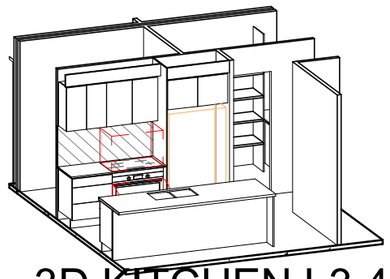
1 : 100

INFORMATION BOX

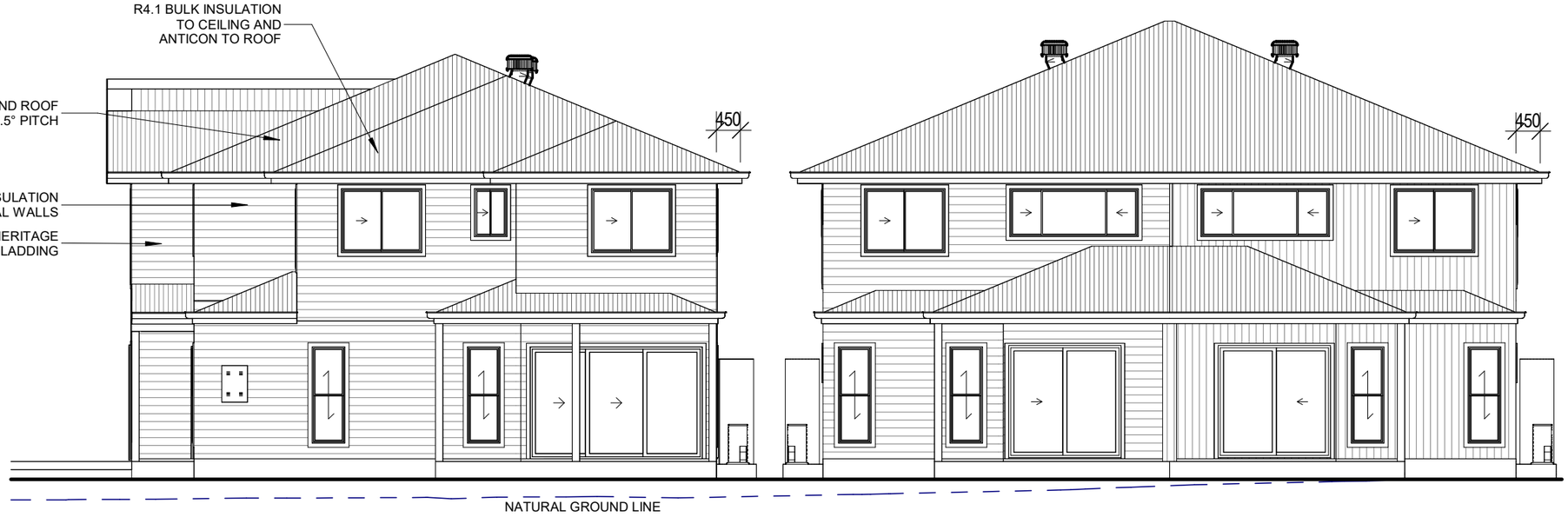
ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm



3D KITCHEN L1,2



3D KITCHEN L3,4



EAST ELEVATION

1 : 100

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138

OJ PIPPIN HOMES

UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500

WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921

p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE:
CUSTOM

ELEVATION TYPE:
WINDSOR

GARAGE SIDE:

CLIENT:
Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

JOB No : 26037-40

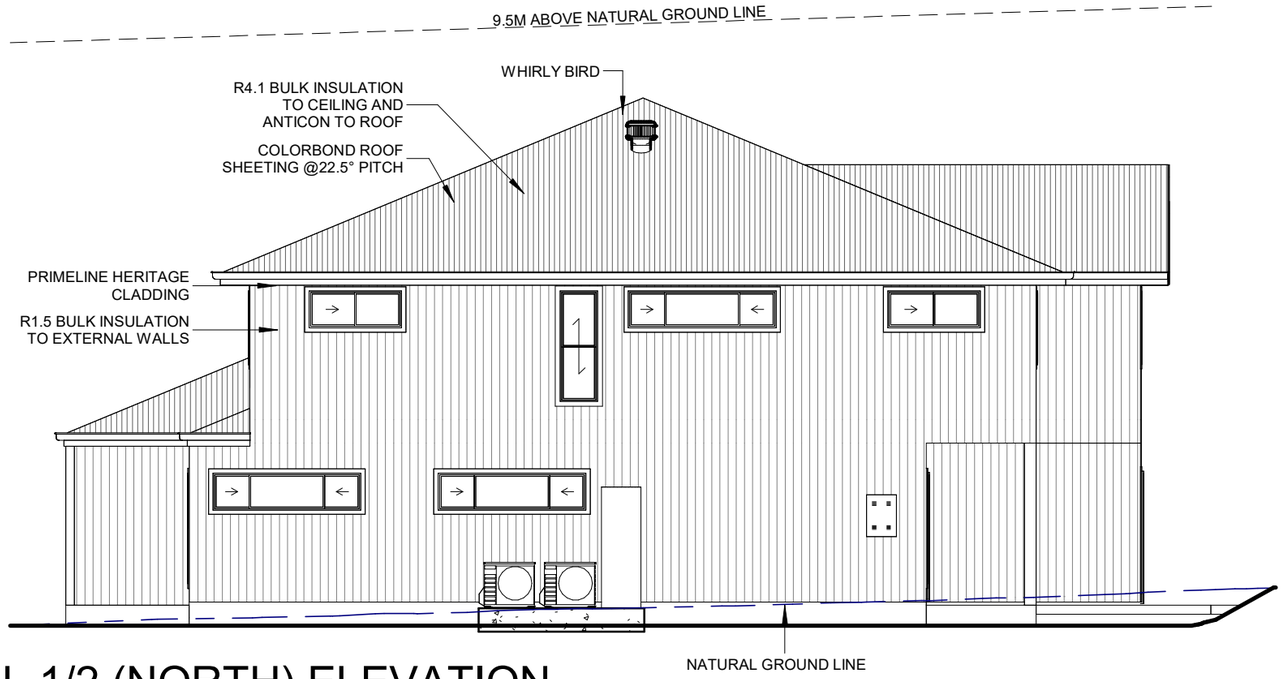
RP No: NA

WIND CLASS: TBC

DATE : JUL 2026

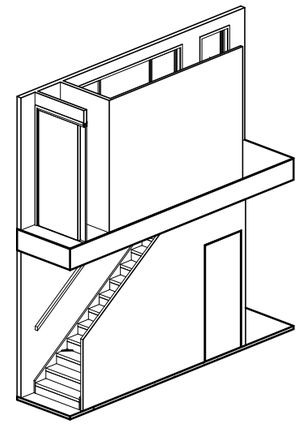
SCALE : 1 : 100

SHEET : 8 of 12



L 1/2 (NORTH) ELEVATION

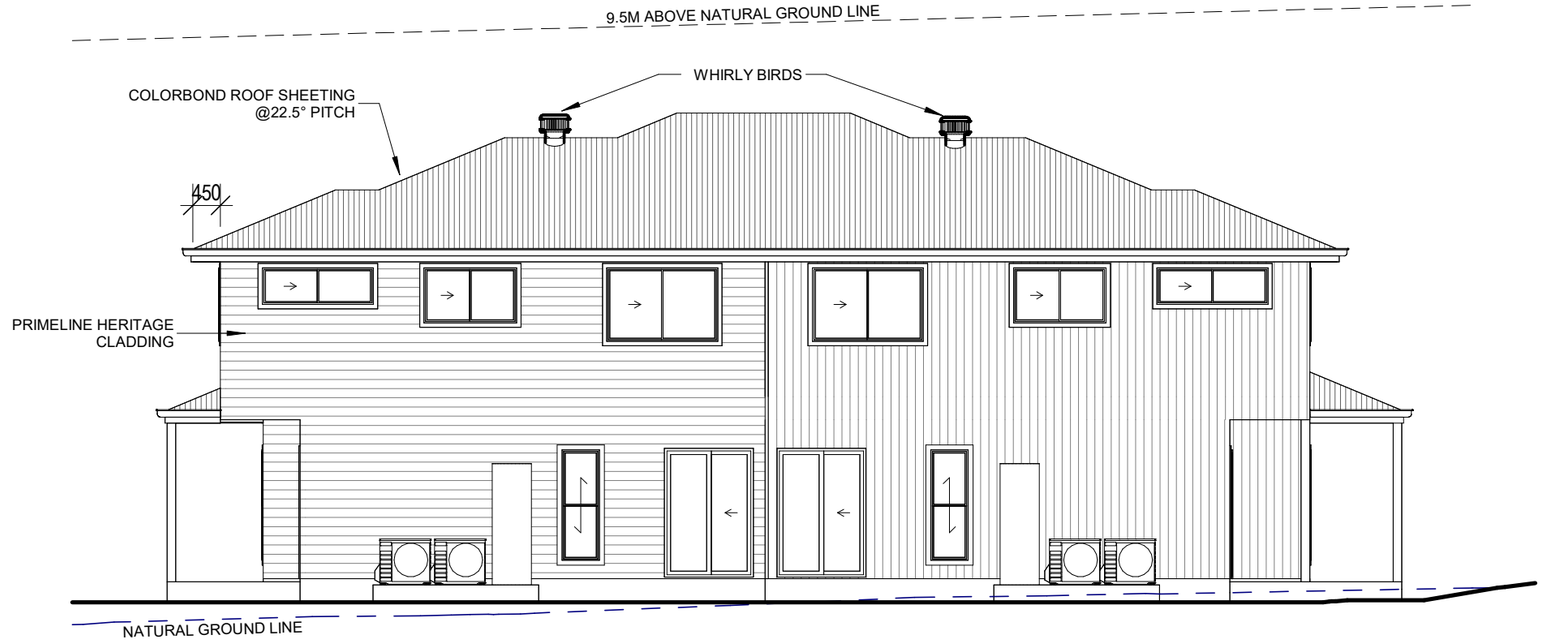
1 : 100



3D STAIRS L1,2

INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm



L 3/4 (NORTH) ELEVATION

1 : 100

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138

OJ PIPPIN HOMES

UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500

WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921

p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE:
CUSTOM

ELEVATION TYPE:
WINDSOR

GARAGE SIDE:

CLIENT:
Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

JOB No : 26037-40

RP No: NA

WIND CLASS: TBC

DATE : JUL 2026

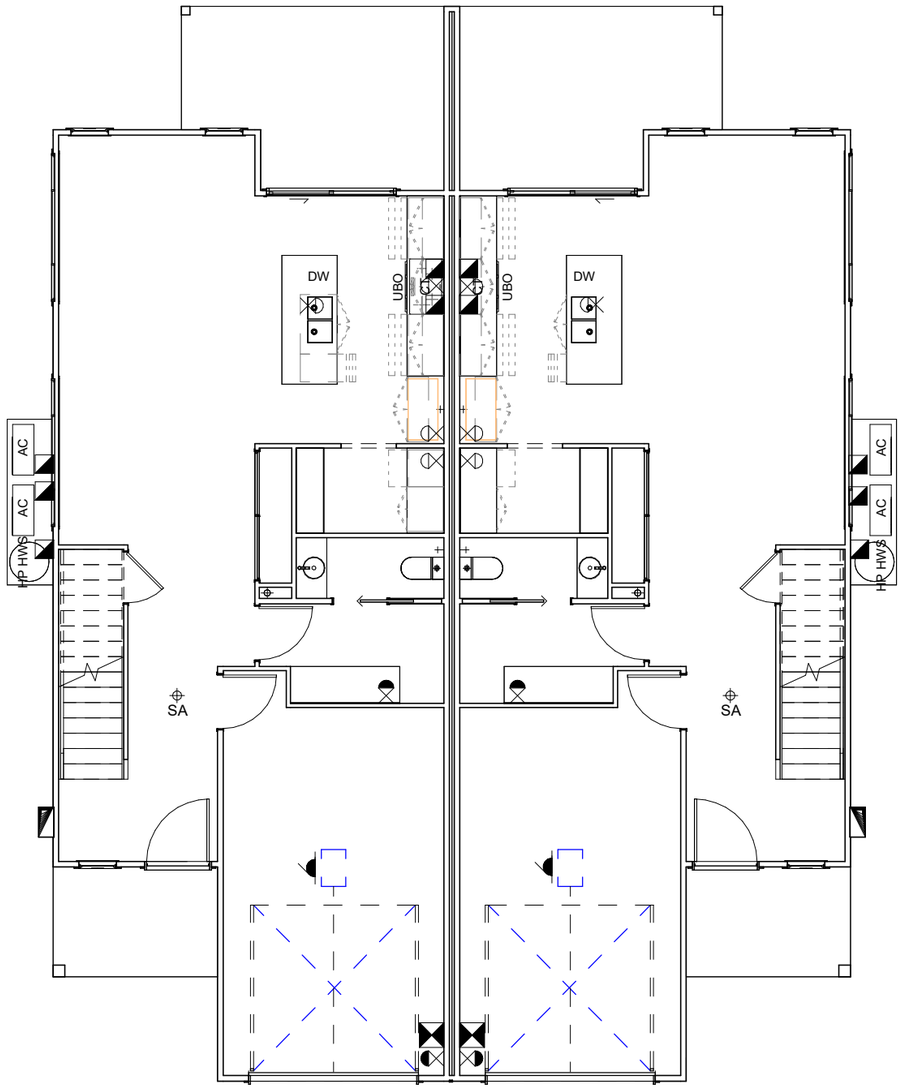
SCALE : 1 : 100

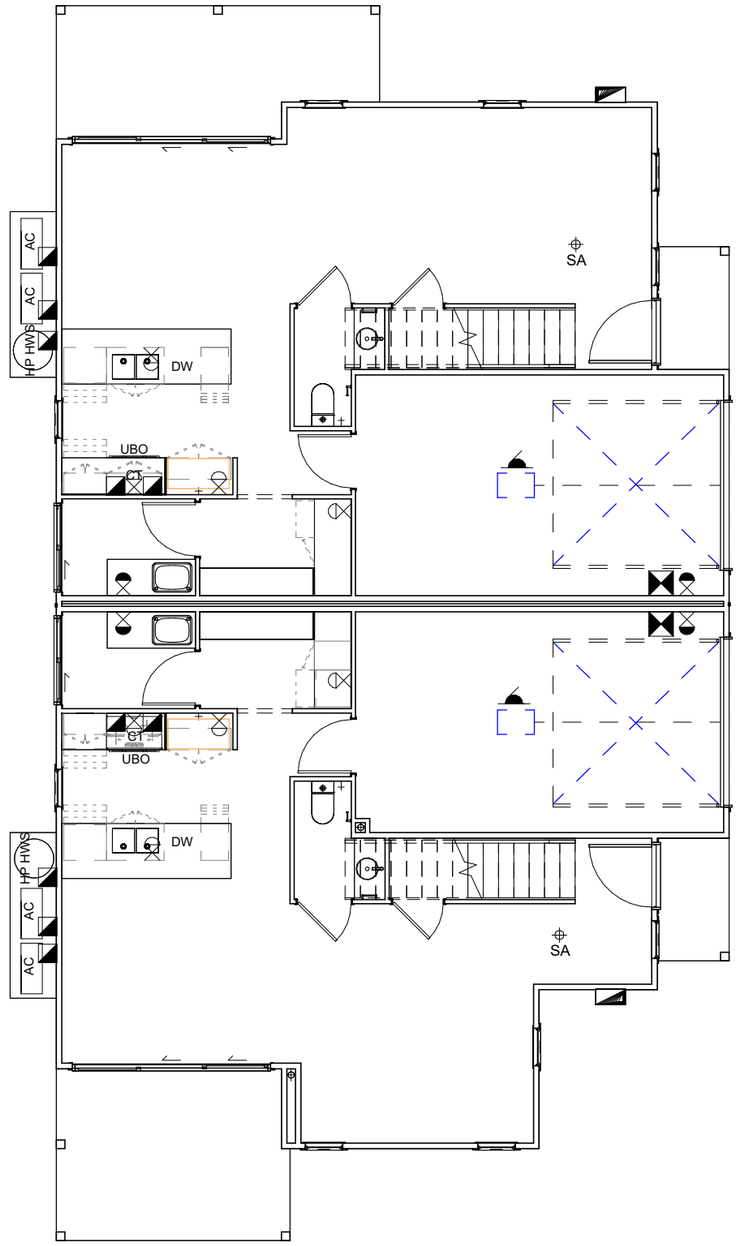
SHEET : 9 of 12

NOTES:

- POWER POINTS 200mm ABOVE FINISHED FLOOR, REGARDLESS OF OPEN SHELVING/ BENCHING, UNLESS NOTED OTHERWISE.
- AB - DENOTES GPO IS ABOVE BENCHTOP.
- UB - DENOTES GPO IS BELOW BENCHTOP/ HIDDEN IN CABINETRY.
- POWER POINTS MINIMUM 150mm HORIZONTALLY OR 400mm VERTICALLY FROM BASINS (45L OR LESS). AND MINIMUM 500mm HORIZONTALLY OR 1000mm VERTICALLY FROM LAUNDRY TUBS (>45L CAPACITY).

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138





LOWER ELECTRICAL PLAN

1 : 100

INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm

ELECTRICAL LEGEND

- DOWN LIGHT
- PENDANT LIGHT
- LED BATTEN LIGHT
- FEATURE UP & DOWN LIGHT
- LED STRIP LIGHTING
- STEP LIGHT
- FLOOD LIGHT
- GARAGE DOOR POWER OUTLET (TO CEILING)
- BUNKER LIGHT
- IXL EXHAUST HEATER
- SINGLE POWER POINT
- DOUBLE POWER POINT
- EXT. EXTERNAL WEATHERPROOF DOUBLE POWER POINT
- SINGLE SWITCH
- TWO WAY SWITCH
- TV OUTLET
- NBN CONNECTION POINT
- ROUTER/DATA LOCATION AND PHONE POINT
- ADDITIONAL DATA POINT
- SA SMOKE ALARM
- CEILING FAN LIGHT
- CEILING FAN
- EXHAUST FAN
- SWITCH BOARD
- CT/UBO/AC CONNECTION POINT
- GROUND HOT WATER SYSTEM
- WALL HOT WATER SYSTEM
- WP WATER PROOF LIGHT
- MP MYPLACE CONNECTED CIRCUIT

OJ PIPPIN HOMES
UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500
WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921
p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE: CUSTOM

ELEVATION TYPE: WINDSOR

GARAGE SIDE:

CLIENT: Aetherial Developments Pty Ltd

PROPOSED DWELLING:

Lot 1, 38 Pioneer St
Zillmere

NORTH

JOB No : 26037-40

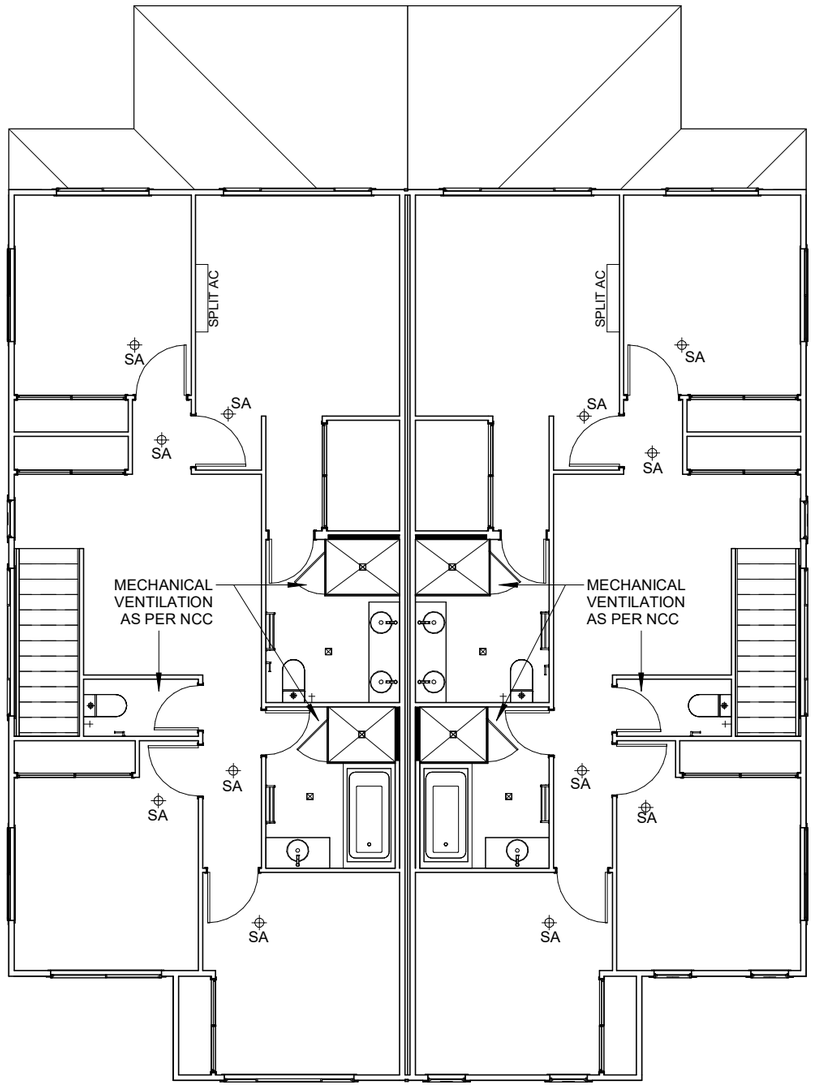
RP No: NA WIND CLASS: TBC

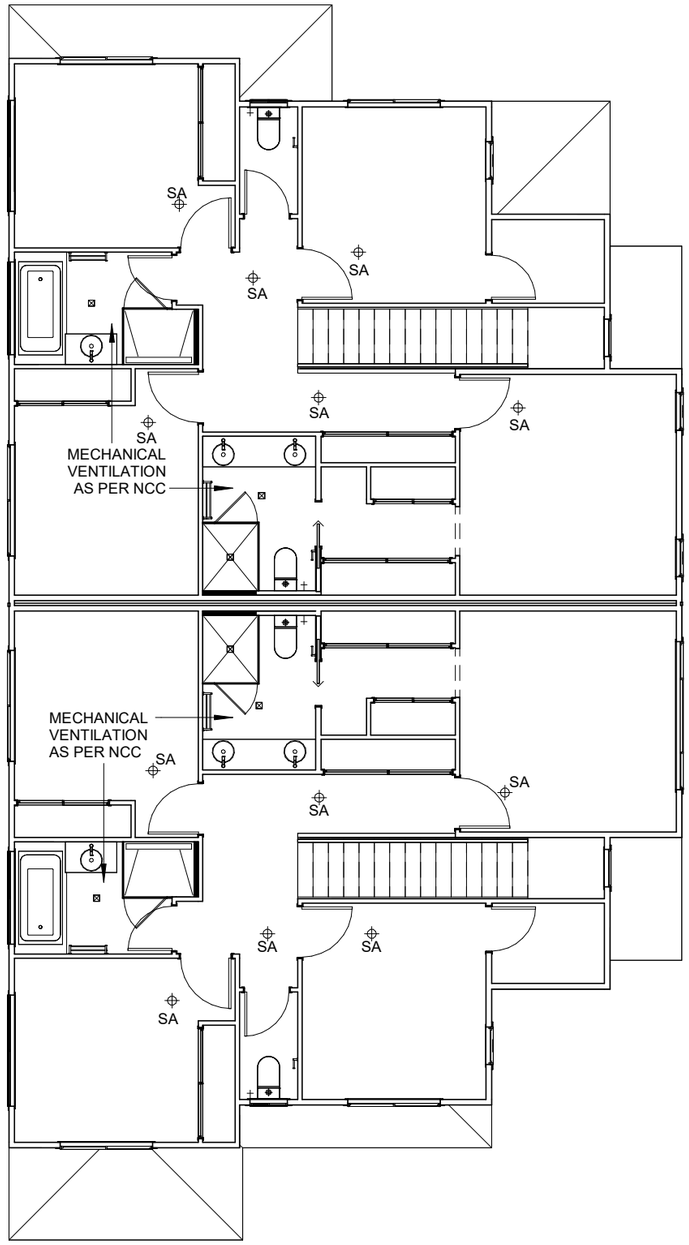
DATE : JUL 2026 SCALE : 1 : 100

NOTES:

- POWER POINTS 200mm ABOVE FINISHED FLOOR, REGARDLESS OF OPEN SHELVING/ BENCHING, UNLESS NOTED OTHERWISE.
- AB - DENOTES GPO IS ABOVE BENCHTOP.
- UB - DENOTES GPO IS BELOW BENCHTOP/ HIDDEN IN CABINETRY.
- POWER POINTS MINIMUM 150mm HORIZONTALLY OR 400mm VERTICALLY FROM BASINS (45L OR LESS). AND MINIMUM 500mm HORIZONTALLY OR 1000mm VERTICALLY FROM LAUNDRY TUBS (>45L CAPACITY).

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138





UPPER ELECTRICAL PLAN

1 : 100

INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm

ELECTRICAL LEGEND

- DOWN LIGHT
- PENDANT LIGHT
- LED BATTEN LIGHT
- FEATURE UP & DOWN LIGHT
- LED STRIP LIGHTING
- STEP LIGHT
- FLOOD LIGHT
- GARAGE DOOR POWER OUTLET (TO CEILING)
- BUNKER LIGHT
- IXL EXHAUST HEATER
- SINGLE POWER POINT
- DOUBLE POWER POINT
- EXT. EXTERNAL WEATHERPROOF DOUBLE POWER POINT
- SINGLE SWITCH
- TWO WAY SWITCH
- TV OUTLET
- NBN CONNECTION POINT
- ROUTER/DATA LOCATION AND PHONE POINT
- ADDITIONAL DATA POINT
- SA SMOKE ALARM
- CEILING FAN LIGHT
- CEILING FAN
- EXHAUST FAN
- SWITCH BOARD
- CT/UBO/AC CONNECTION POINT
- GROUND HOT WATER SYSTEM
- WALL HOT WATER SYSTEM
- WP WATER PROOF LIGHT
- MP MYPLACE CONNECTED CIRCUIT

OJ PIPPIN HOMES
UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500
WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921
p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE:
CUSTOM

ELEVATION TYPE:
WINDSOR

GARAGE SIDE:

CLIENT:
Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

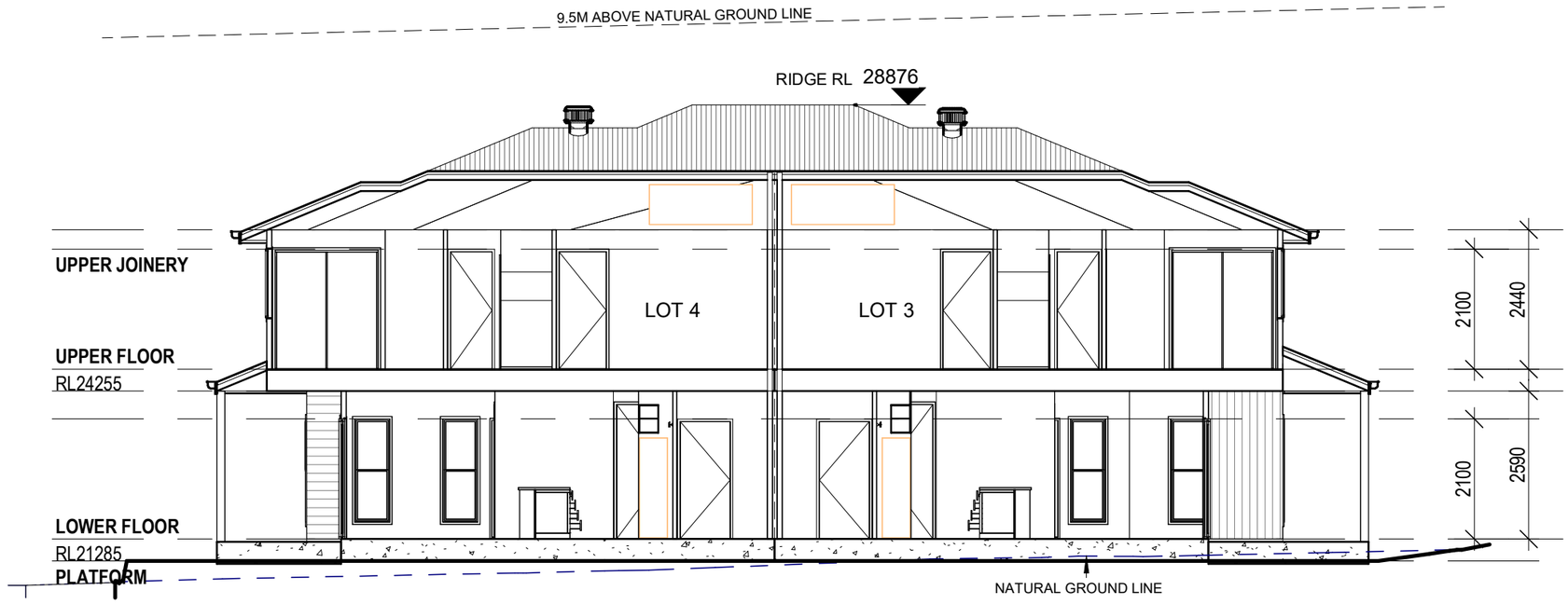
NORTH

JOB No : 26037-40

RP No: NA WIND CLASS: TBC

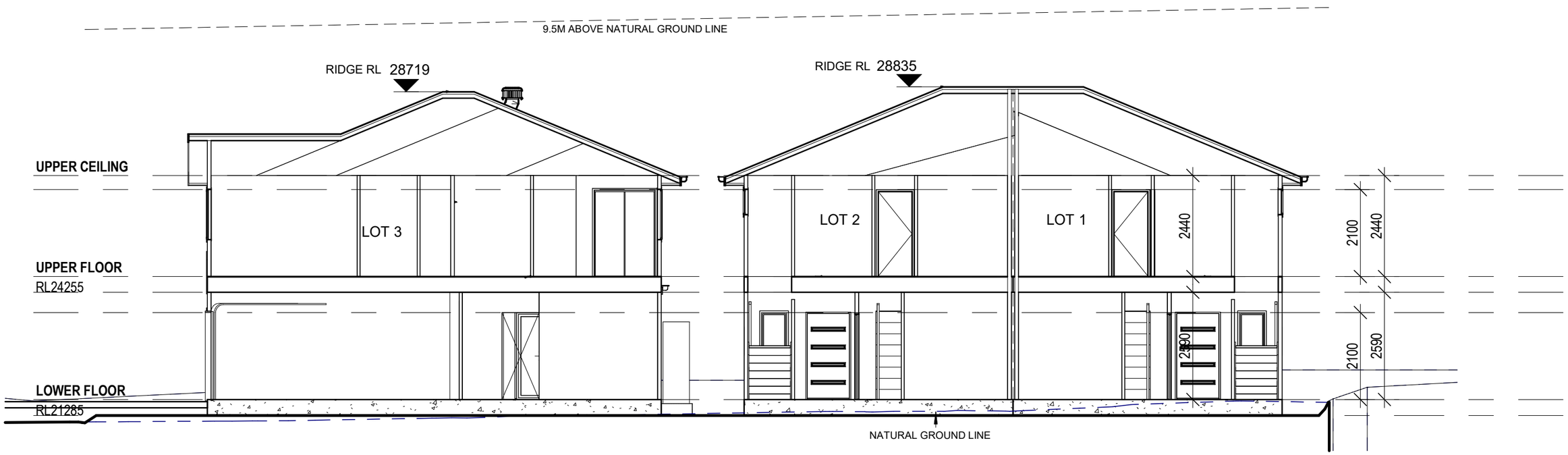
DATE : JUL 2026 SCALE : 1 : 100

SHEET : 11 of 12



SECTION B

1 : 100



SECTION A

1 : 100

INFORMATION BOX

ROOF TYPE:	SHEET
ROOF PITCH:	22.5°,15°
ROOF OVERHANG:	450mmmm
LOWER CEILING (NOMINAL):	2550mm
UPPER CEILING (NOMINAL):	2400mm

BCC DS
RECEIVED
22-10-2026
APPLICATION REF
A007138138

OJ PIPPIN HOMES
UNIT 3, BUILDING 6
205 LEITCHS ROAD,
BRENDALE Q 4500
WWW.OJPIPPIN.COM.AU
QBSA LIC NO : 1209968
ABN : 50 150 026 921
p (07) 3889 7775
f (07) 3889 7772

© O.J PIPPIN HOMES P/L
THIS DRAWING REMAINS THE PROPERTY OF OJ PIPPIN HOMES P/L AND IS PROVIDED FOR THE USE DESCRIBED ONLY AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION.

OWNERS APPROVAL:

SIGNATURE: DATE:

SIGNATURE: DATE:

NO.	REVISIONS	DATE	DR.	CK.
A1	CONCEPT	30/07/2026	TK	JB
B1	BANK PLANS B1	25/08/2026	TK	JB
B2	SURVEY ADDED	04/09/2026	TK	-
B3	DRIVEWAY ADJUSTED	30/09/2026	TK	-

HOUSE TYPE:
CUSTOM

ELEVATION TYPE:
WINDSOR

GARAGE SIDE:

CLIENT:
Aetherial Developments Pty Ltd

PROPOSED DWELLING:
Lot 1, 38 Pioneer St
Zillmere

JOB No : 26037-40

RP No: NA

WIND CLASS: TBC

DATE : JUL 2026

SCALE : 1 : 100

SHEET : 12 of 12