

PLANNING ASSESSMENT REPORT

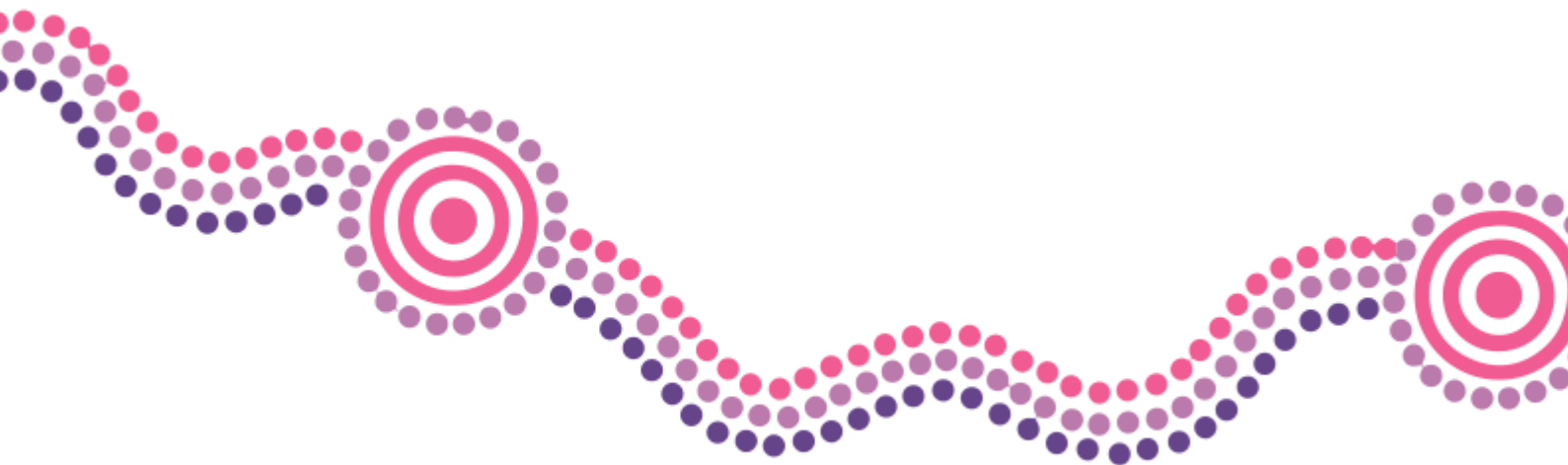
Accompanying a Development Application for

TRANSIENT WORKFORCE ACCOMMODATION
Lot 1073 on P15094

DEVELOPMENT APPROVAL
September 2026

ACKNOWLEDGEMENT OF COUNTRY

ZoiQ acknowledges the Traditional Owners and Custodians of the land on which this Development Application is submitted and pays respect to Elders past, present and emerging, for they hold the memories and traditions of Indigenous and Torres Strait Islander people.



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Revision	Date	Author	Checked By
Draft	11 September 2026	IV	IV
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Advisory Notice:

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EXECUTIVE SUMMARY

ZoiQ acts on behalf of the Applicant, Global Residences Pty Ltd, in preparing this Planning Assessment Report to accompany a Development Application (DA) seeking Development Approval for Change of Land Use for Transient Workforce Accommodation in accordance with the *Planning and Development Act 2005* (Act). On land formally described as Lot 1073 on Plan 15094, addressed as 1072 Milina Place, Tom Price WA 6751.

Pursuant to the *Shire of Ashburton Town Planning Scheme No. 7* (the Scheme), a proposal for Transient Workforce Accommodation within a residential zone is categorised as a D use, not permitted unless the Local Government has exercised its discretion by granting planning approval. Subsequently, the Shire is to assess the proposal against the Scheme, relevant policies, the deemed provisions and the likely effects on the locality and within the parameters of the Act and *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulation).

This Planning Assessment Report has been prepared having regard to the following documentation:

-  Plan of Development
-  Survey Plan
-  Certificate of Titles

In this regard, the proposal has demonstrated compliance with the relevant provisions of the applicable Scheme, relevant policies, the deemed provisions, and the likely effects on the locality. It is, therefore, considered reasonable in the circumstances, and it is requested that the Shire consider the application favourably.

1.1 Location and property description

Page | 7

1.2 Site characteristics

Lot 1073 on Plan 15094 comprises a single corner allotment, regular in shape, with a total site area of 859 m² (calculated). The property has dual road frontages to Milina Place (19.39m, principal) and Ceron Street (29.29m, secondary). Under current site conditions, the property is vacant and unimproved by buildings or structures. Further, on-site vehicle access can be provided via a driveway along the principal road frontage.

The topography of the site is varied, with a minor slope toward the south of the lot boundary. Vegetation comprising shrubs and ground cover currently occupies the site, as shown in the aerial imagery. **Figure Two** provides an aerial imagery extract depicting the subject site.



Figure Two: Aerial Imagery Extract Google Maps, 2026)

Figure Three provides the street frontage photograph extracts to detail pedestrian and vehicle access arrangements for the site.



Figure Three: Site Street View Photograph Extract (Google Street View, 2026)

Reticulated water, sewer, and electricity infrastructure are in proximity to the site, running along the road corridor and, in parts, the rear property boundaries. Connections are maintained in accordance with existing site conditions, and new connections will be sought to service the proposal. **Figures Four** and **Five** provide an extract of the services map for the site.

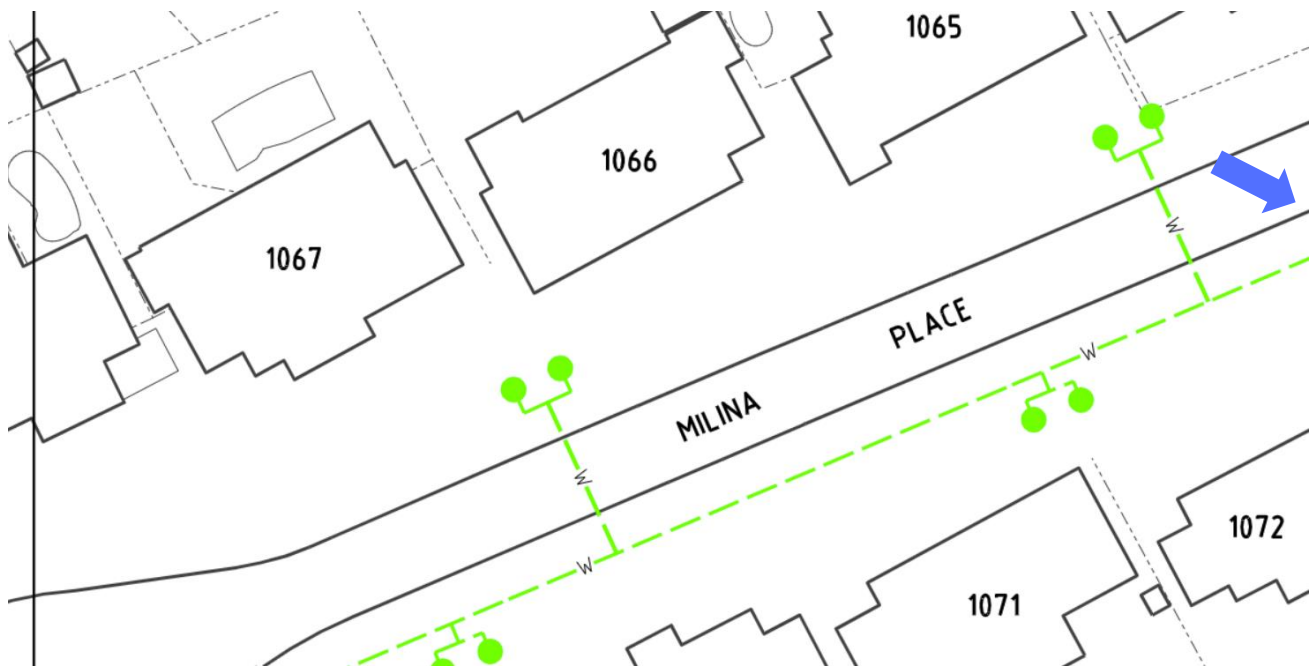


Figure Four: Reticulated Water Plan Extract (Dial Before You Dig, 2026)

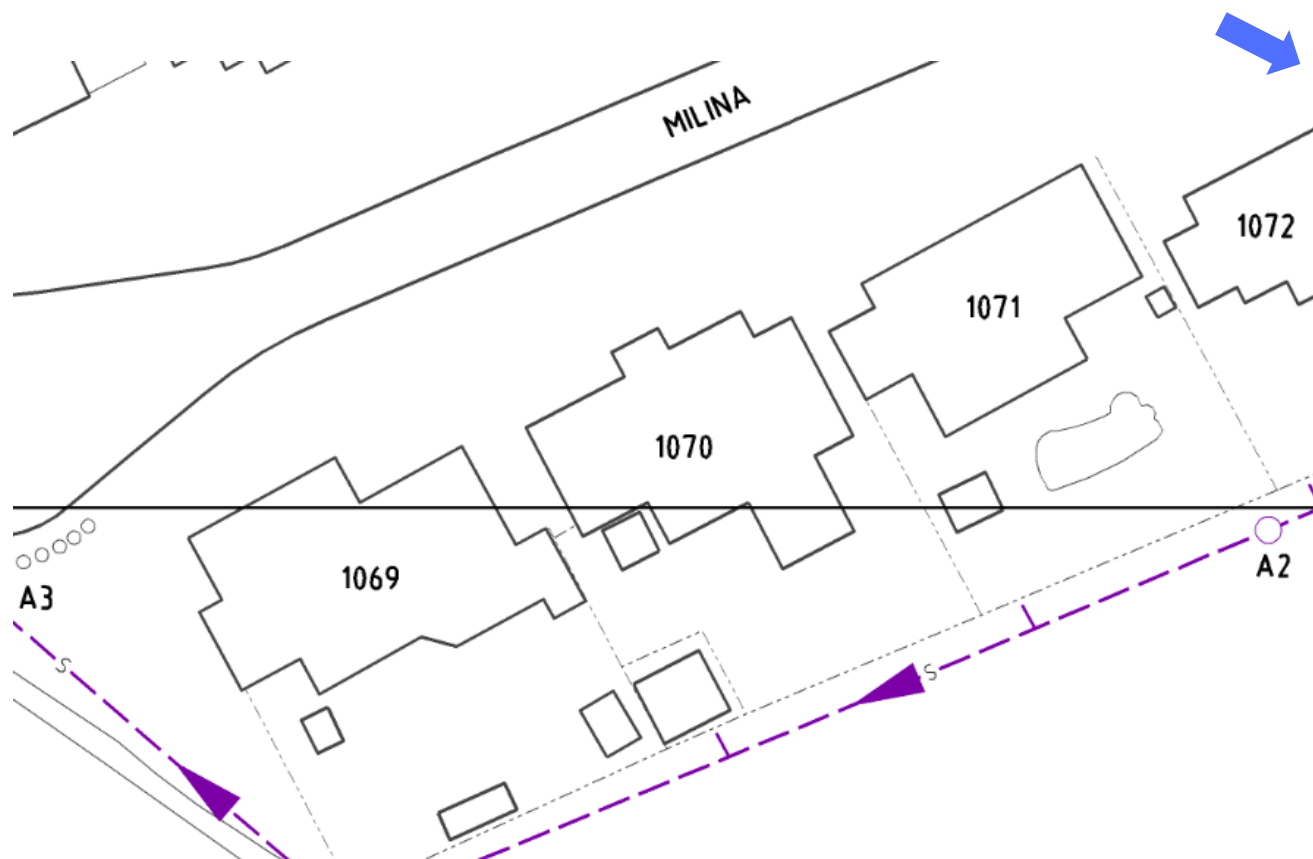


Figure Five: Reticulated Sewer Plan Extract (Dial Before You Dig, 2026)

Pursuant to the *Shire of Ashburton Local Planning Scheme No. 7*, the site is zoned R20 - Residential. **Figure Six** provides an extract from the Local Planning Scheme 7 Maps to depict the zoning of the site and the immediate surrounding areas.

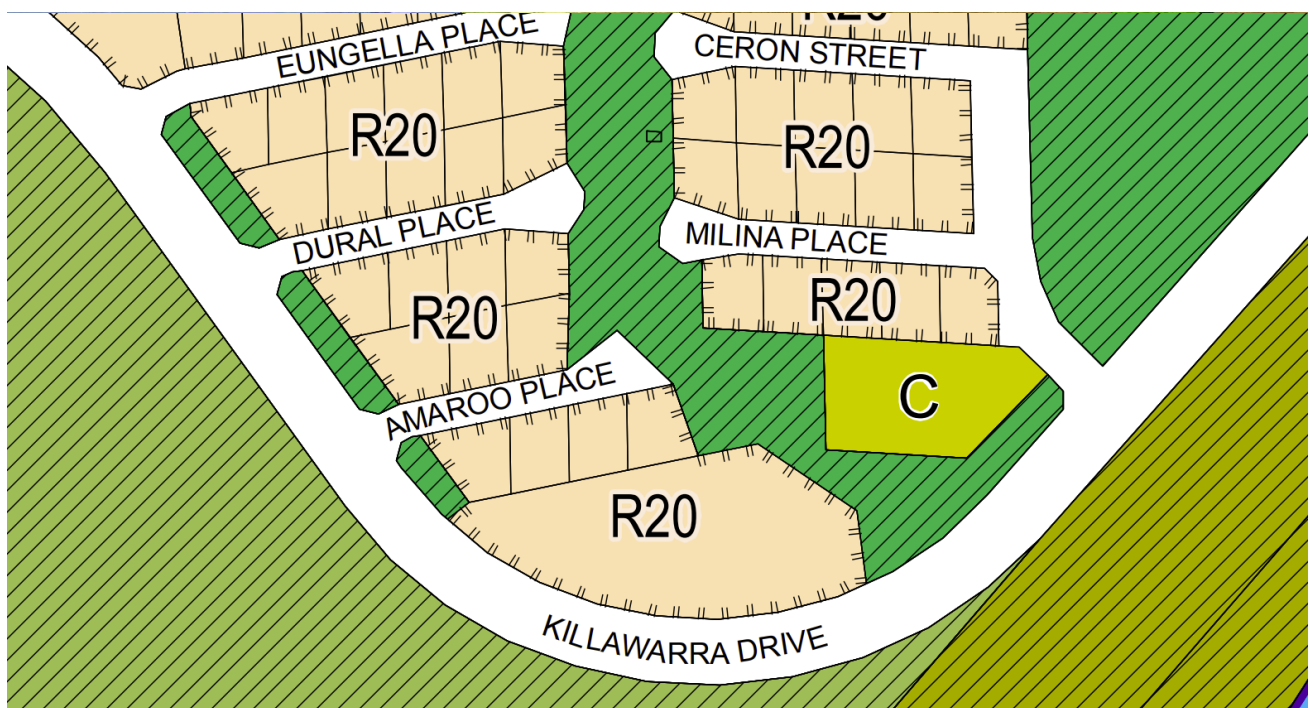


Figure Six: Zoning Map Extract (Local Planning Scheme 7 Maps, 2026)

1.3 Surrounding development

The immediate surrounding land uses are detailed in **Table 1** below. Photographs are provided to further depict the locality in which the development is proposed.

Table 1: Surrounding land uses

Surrounding Land Uses		Photos
North	- Residential development comprising dwelling houses and ancillary developments contained in an R20 zone. - Parks, recreation and drainage - Educational establishment comprising the North Tom Price Primary School - Community infrastructure	
South	- Community infrastructure - Parks, recreation and drainage - Key rail corridor and infrastructure - Industrial and mixed business development	

Surrounding Land Uses		Photos
East	- Parks, recreation and drainage - Key rail corridor and infrastructure - Residential development comprising dwellings and ancillary developments contained in an R20 zone. - Educational establishment comprising Tom Price Senior High School.	
West	- Parks, recreation and drainage - Residential development comprising dwellings and ancillary developments contained in an R20 zone. - Manuwarra Red Dog Highway	

Based on the site locality overview, it can be noted that the immediate surrounding land uses comprise residential developments within R20 zones, parks and recreation areas, drainage infrastructure, and rail corridor infrastructure.

2. DETAILS OF PROPOSAL

2.1 Proposed works

Development Approval is being sought for Transient Workforce Accommodation on the premises, including associated landscaping and parking. Under the Planning Scheme, Transient Workforce Accommodation is defined as follows:

Transient workforce accommodation means dwellings intended for the temporary accommodation of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractor's camp and dongas.

It is proposed to erect a new building to accommodate the Transient Workforce Accommodation use on the site. The use is proposed to contain five (5) self-contained bedrooms/units. Each bedroom contains a bathroom, kitchenette, and living area. A communal space comprising a dining area, kitchen, and living area is provided along the front portion of the building's floor plan. **Figures Seven to Twelve** illustrate the development on the subject site. The full set of proposed development plans is contained in **Appendix A**.

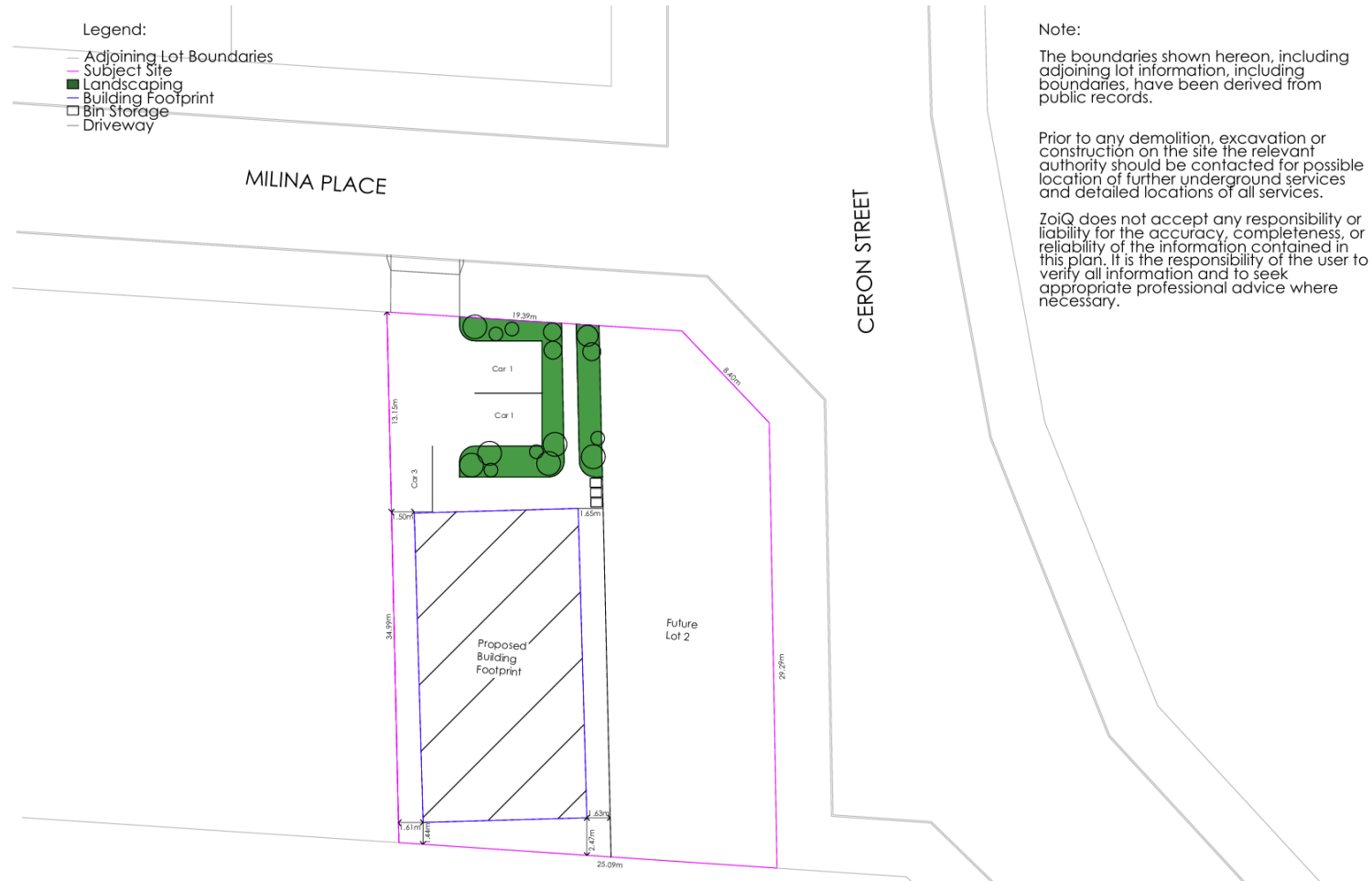


Figure Seven: Proposed Site and Landscaping Plan (ZoiQ, 2026)



0 Floor plan
Scale: 1:50

FLOOR PLAN NOTES:

1. All dimensions are in millimetres (mm) unless otherwise noted.
2. All doors and windows to be checked against the Window & Door Schedule.

Figure Eight: Proposed Floor Plan (Amazing Container, 2026)

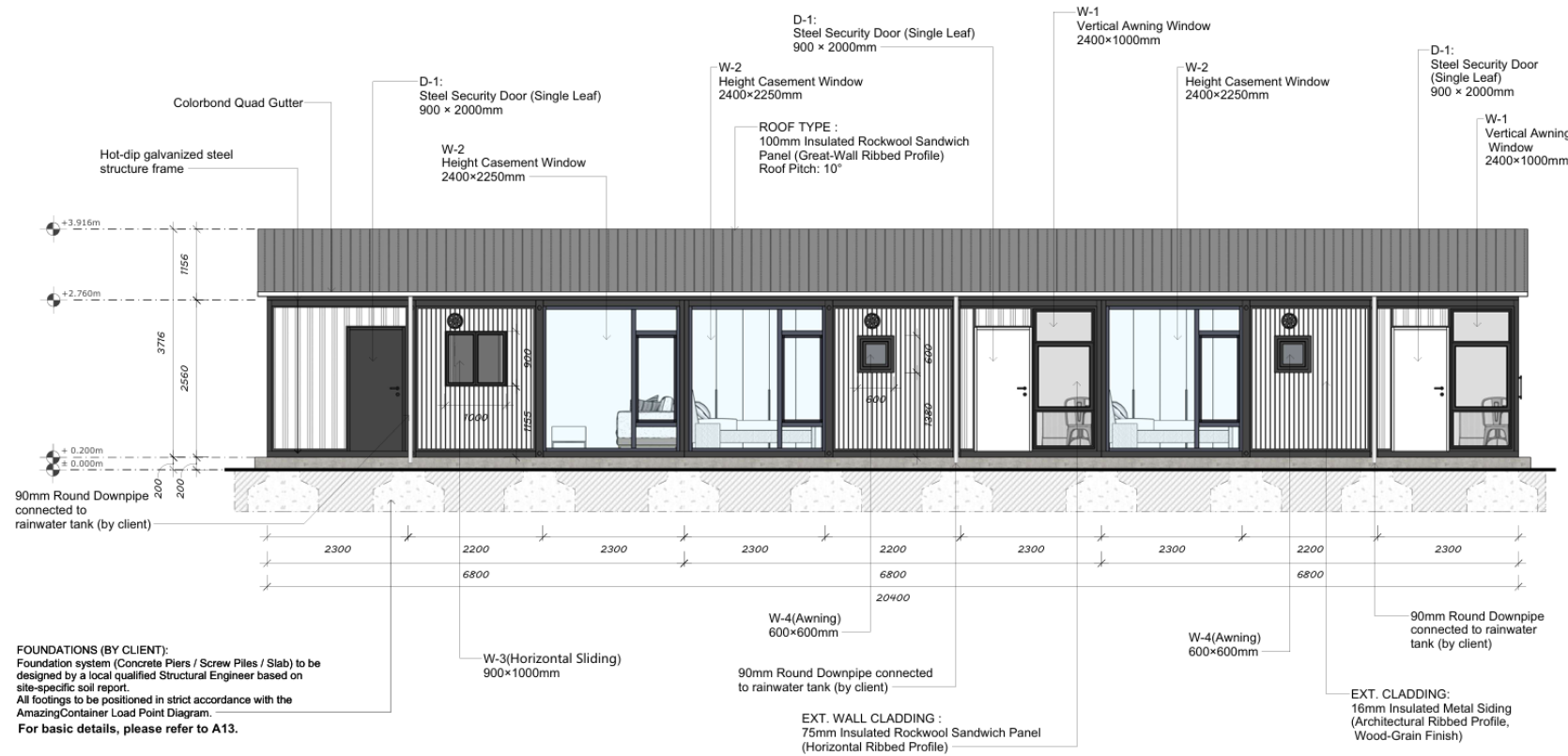
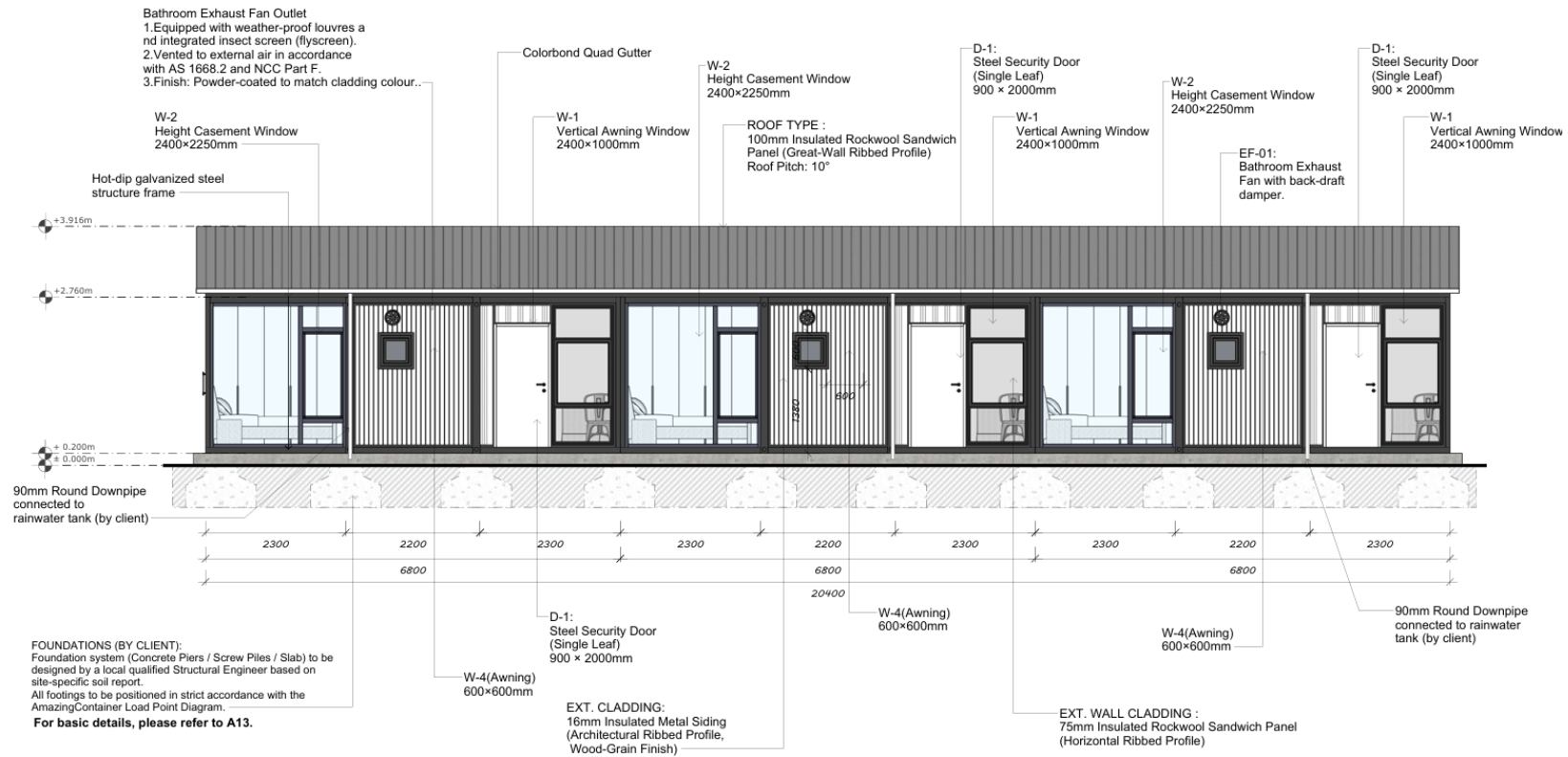


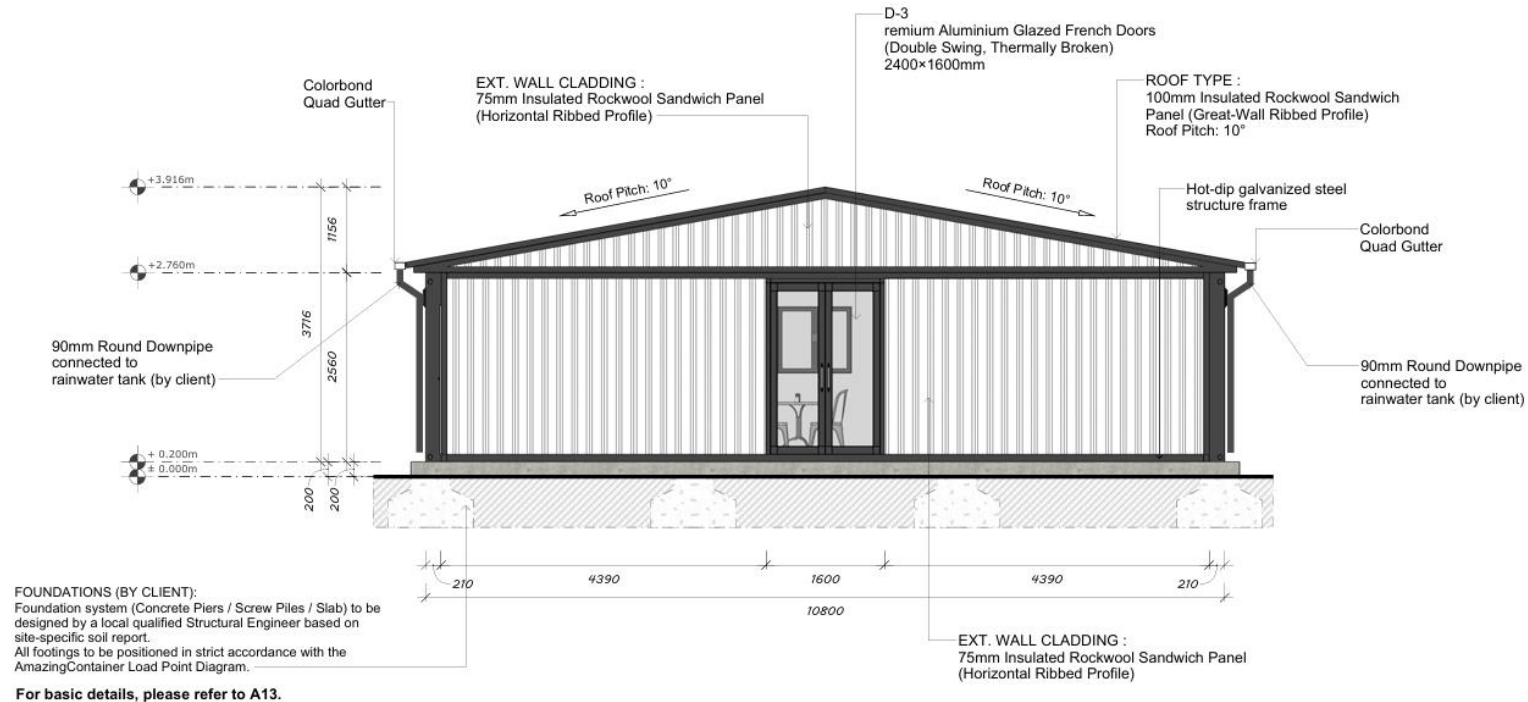
Figure Nine: Proposed Right Elevation Plan (Amazing Container, 2026)



4 Left Side Elevation
Scale: 1:30

Drawing unit: mm

Figure Ten: Proposed Left Elevation Plan (Amazing Container, 2026)



2 Rear Elevation
Scale: 1:30 Drawing unit: mm
Figure Eleven: Proposed Rear Elevation Plan (Amazing Container, 2026)

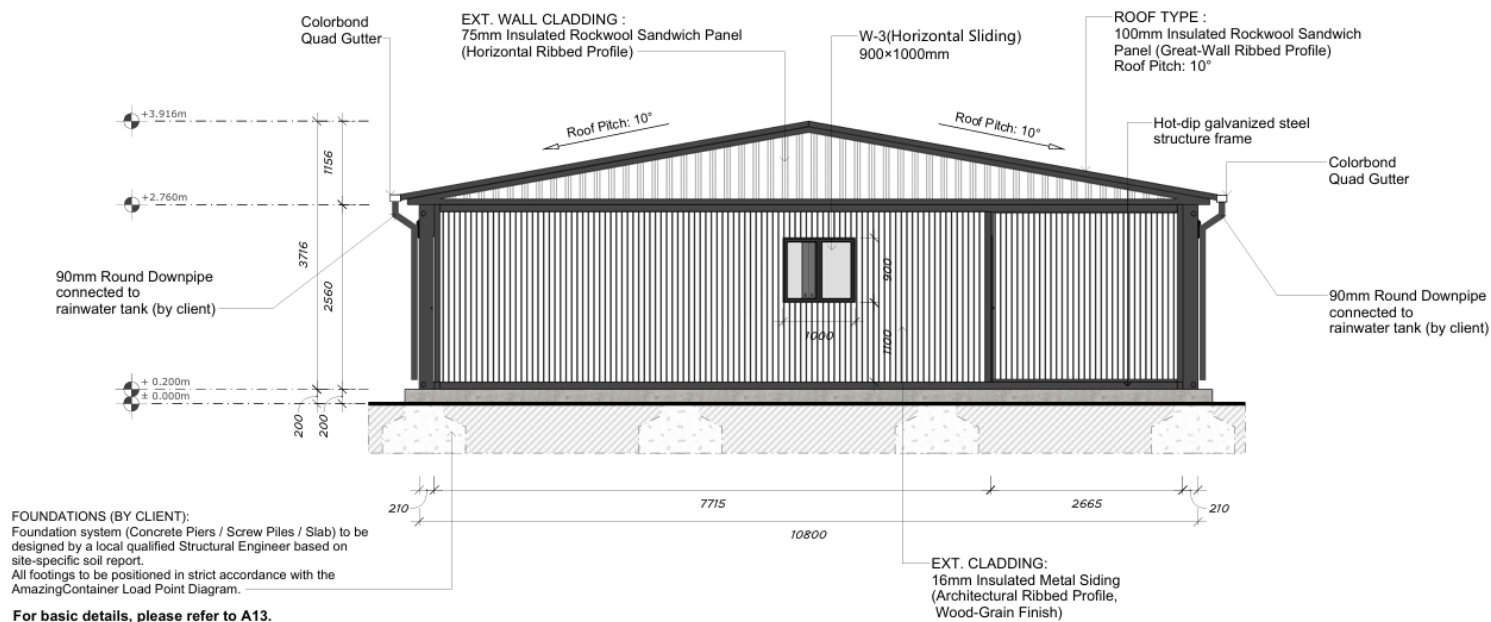


Figure Twelve: Proposed Front Elevation Plan (Amazing Container, 2026)

3. LAND USE AND PERMISSIBILITY

3.1 Characterisation

Scheme No. 7 defines Transient Workforce Accommodation as dwellings intended for the temporary accommodation of transient workers, whether designed to transition to another use or to operate as a permanent facility, and includes contractors' camps and dongas. The proposed temporary occupation by five workers falls directly within this definition.

3.2 Permissibility

Transient Workforce Accommodation is identified as a "D" use in the Residential zone. A "D" use is capable of approval at the Shire's discretion. The Shire must assess the proposal against the Scheme, relevant policies, the deemed provisions, and the likely effects on the locality. LPP13 indicates that workforce accommodation applications should generally be advertised, given their potential amenity effects.

4. ASSESSMENT OF PLANNING MERITS

4.1 Characterisation

The following provides an assessment of the proposal against the Planning Merits.

Table 2: Matters for consideration

Matters for Consideration	Findings	Response
Land-use permissibility	The use is discretionary but expressly contemplated in the Residential zone.	Complies.
Scale	Five occupants is a small facility rather than a conventional camp.	Complies.
Density	About 57 persons/ha on an assumed 875 m ² lot; below LPP13 guideline of 100 persons/ha.	Complies.
Residential character	Single-storey domestic form is compatible.	Complies.
Bedroom amenity	Each bedroom has an ensuite and separate living area.	Complies.

Matters for Consideration	Findings	Response
Communal amenity	Kitchen, laundry, living areas and patio are shown. The adequacy of covered outdoor recreation is demonstrated through the provision of proposed development plans.	Complies.
Parking	Scheme rate indicates four ordinary bays plus at least two oversized bays.	Complies. Refer to the proposed development plans
Access and manoeuvring	Site plan, crossover, swept paths, internal driveway or service access is shown on the proposed development plan.	Complies.
Landscaping	LPP13 seeks landscaped road setbacks, screening and shade. Landscape plan is provided.	Complies. As per proposed development plans
Residential amenity	Five-person cap limits impacts. Noise, shift-change activity, lighting and waste require management controls.	Complies.
Servicing	Connections for water, sewer, power and telecommunications exist.	Complies. Connections are to be sought as part of building works.
Bushfire	Available mapping demonstrates that the site is not identified as bushfire prone land. A designated bushfire-prone area search is not required.	Complies.
Social impact and need	LPP13 requires explanation of need, infrastructure demand and community benefit.	Complies.

5. DETAILED PLANNING CONSIDERATION

5.1 Residential zone and R20 context

The site is zoned R20 – Residential. As per Clause 6.9.1 of the Planning Scheme, Transient Workforce Accommodation is categorised as residential development, making it subject to the R-Codes and the residential provisions. A site-specific plan has been provided, demonstrating adequate setbacks, open space, building height, visual privacy, outdoor living, vehicle access, parking design, site works, and streetscape outcomes to the extent directed by the Shire.

Overall, the development presents as a well-designed residence rather than an institutional camp. This is demonstrated through the provision of a clearly expressed entrance, articulated elevations, shaded windows and outdoor areas, durable non-reflective materials, landscaping, and screened services.

5.2 Density

LPP13 sets a maximum density of 100 persons per hectare. At five occupants, the proposal would require a site area of at least 500 m² to meet that guideline. The proposal therefore complies, as the site is 859 m², and would also comply if the concept's nominal 608 m² area were relevant.

5.3 Parking and Transport

Appendix 8 of the Planning Scheme specifies two parking spaces per three sleeping units, plus one oversized-vehicle bay per ten sleeping units, with a minimum of two oversized bays. Applying this rate conservatively to five sleeping units produces four ordinary bays after rounding up, plus two oversized bays. The Shire retains discretion regarding additional oversized bays, and LPP13 states that parking requirements are determined on application. Additionally, occupants can be transported collectively, and oversized work vehicles will not be stored on-site. Accordingly, the proposal complies with the relevant provisions, based on the proposed development plans.

5.4 Amenity and Management

Principal amenity risks are addressed by the proposal through design and operational management as illustrated below:

- ✚ a maximum of five occupants and one occupant per bedroom;
- ✚ no public bar, commercial kitchen, events or external patronage;
- ✚ nominated on-call manager and complaints contact;

- ✚ defined arrival, departure and quiet-hour procedures;
- ✚ no parking on verges and no storage of unapproved commercial vehicles;
- ✚ screened waste storage and scheduled collection;
- ✚ shielded external lighting directed away from adjoining properties; and
- ✚ maintenance of landscaping, buildings and common areas.

5.5 Design and Occupant Amenity

The floor plan provides five bedrooms, five bathrooms, multiple living areas, a main kitchen, laundry, and patio. This addresses the requirements under PP13 for a small Type A facility. Similarly, the proposed development plans demonstrate that each bedroom's floor area can achieve sound design and occupant amenity by allowing for ventilation, natural light, air conditioning, storage, a desk, power outlets, and furniture. The patio, or common outdoor area, is also well-sized and roofed, providing useful shaded recreation space in the Tom Price climate.

5.6 Landscape and Streetscape

A landscape plan has been provided to demonstrate shade trees, low-water-use planting, screening of parking and services, and an attractive Milina Place frontage. Non-reflective materials and colours responding to the Pilbara landscape are used as per the proposed development plans. Boundary fencing is further explored to balance security with passive surveillance and streetscape quality.

5.7 Infrastructure and Environmental Constraints

Reticulated water, sewerage, electricity, and telecommunications provisions have been discussed above. New connections will be sought to service the proposed development as part of the Building Works. Further, the site is not identified as containing flood or bushfire hazards, as per the interactive mapping.

6. CONCLUSION

This Planning Assessment Report has been prepared in support of a Development Application seeking Development Approval for Transient Workforce Accommodation on the subject site.

The assessment demonstrates that Transient Workforce Accommodation is permissible with consent within the R20 Residential zone and is consistent with the objectives of that zone. The proposal has been assessed against the relevant provisions of the Act, the Regulation, the Scheme (including relevant policies), the deemed provisions, and the likely effects on the locality.

The proposed development represents an orderly and appropriate development outcome that is compatible with the character of the site and consistent with the amenity of the locality. Overall, the proposal will facilitate the efficient use of the land and address the need for Transient Workforce Accommodation in the area, while maintaining consistency with the planning framework applicable to the site.

Having regard to the merits of the proposal and the assessment contained within this report, it is concluded that the development will not result in any unreasonable environmental, social, or economic impacts and is in the public interest. Accordingly, the application is considered worthy of support, and the Shire of Ashburton is respectfully requested to grant Development Approval, subject to any reasonable conditions of consent.

7. APPENDICES

APPENDIX A – DEVELOPMENT PLANS

APPENDIX B – LANDSCAPING PLANS

APPENDIX C – CERTIFICATE OF TITLES



THANK YOU

ZoiQ

MOBILE: 0416 359 127

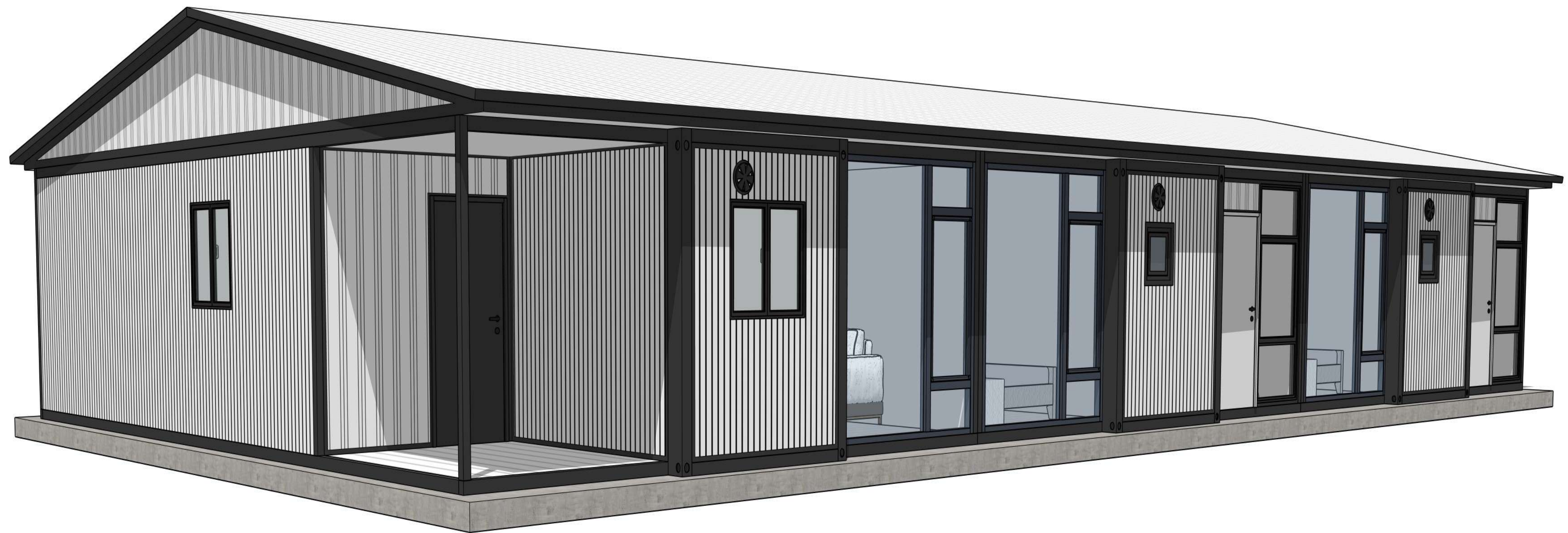
EMAIL: plan@zoiq.au

WEBSITE: www.zoiq.au

LOCATIONS

Sydney | Newcastle | Brisbane

APPENDIX A – DEVELOPMENT PLANS



Haven Cabin Grand



DESIGN & FINANCIAL CENTER: XIAMEN JIAXING IMP. AND EXP. CO., LTD
 Add.: Unit 27/A, A Building, Zhongxin Plaza, No. 29 Hubin North Road, Xiamen China
 FACTORY: HEBEI DCGT INTEGRATED HOUSING TECHNOLOGY CO., LTD
 Add.: No. 68 Xi'an North Street, Fucheng County, Hengshui City, Hebei Province
 Sales Manager: Teresa ✉ teresa@amazingcontainer.com ☎ + 86 18559296949 (WhatsApp)
 Chief Designer: Jesse Lee ✉ jesse@amazingcontainer.com ☎ + 86 19386722259 (WhatsApp)



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Expandable container houses

Fold on the Go — Home on the Ground.

六月 28, 2026

SHEET NUMBER	SHEET NAME
/	Cover Page
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A01	Product Description
A02	Material Specifications
A03	Schematic diagram of main steel structure
A04	Steel structure parameter description
A05	Floor plan
A06	Right Side Elevation
A07	Rear Elevation
A08	Front Elevation
A09	Left Side Elevation
A10	⑤Cross-sectional view
A11	⑥Cross-sectional view
A12	Roof plan
A13	Foundation Layout & Point Load Plan
A14	Electrical Layout
A15	Plumbing Layout

PRODUCT DESIGN SPECIFICATION - EXPANDABLE CONTAINER HOUSE

1. PRODUCT INTRODUCTION

Itemem	Description
Project Type	Expandable Modular Container Dwelling (This project comprises 3x 40ft units connected in parallel to form a single rooming house structure.)
Folded state	10800mm L × 2250mm W × 2560mm H (single)
Expanded state	10800mm L × 6800mm W × 2560mm H (single)
Main body weight (excluding roof and terrace)	≈8.0T (single)
Expansion Method	The hinged side extension system allows for extension to both sides or one side.
Expanded Floor Area	Approximately 3.0× base floor area (subject to expansion configuration)
Occupancy	Maximum 2-4 persons (residential dwelling)
Design Life	30 years (structural); 15+ years (building fabric and finishes)
Target Market / Location	Australia - all states; climate zone, wind region, and BAL rating to be confirmed per project site

2. DESIGN PHILOSOPHY AND OBJECTIVES

The Expandable Container Dwelling is designed as a transportable, rapidly deployable residential module that converts a standard ISO shipping container into a fully habitable dwelling through hydraulic or mechanical side-extension systems. The design achieves a compact transport footprint while delivering comfortable living space upon deployment.

Design objectives:

- **Transport efficiency:** Module folds to ISO container dimensions for road, rail, and sea transport.
- **Rapid deployment:** Expansion from transport mode to habitable mode within 2 - 4 hours, using on-board hydraulic or mechanical actuation.
- **Structural integrity:** Steel container frame provides primary structural backbone; RHS steel framing forms extension floor, wall, and roof structure. All steelwork hot-dip galvanized for Australian atmospheric conditions.
- **Climate responsiveness:** Insulation, glazing, ventilation, and shading designed for Australian climate zones 1 - 8, with particular attention to NCC energy efficiency requirements (NatHERS 6-star or equivalent).
- **Bushfire compliance:** Design adaptable to BAL-12.5 through BAL-40 (and BAL-FZ with upgrades) per AS 3959:2018.
- **Wind Load:** Complies with AS 4055:2021. Cyclonic wind classification: C2 (design gust wind speed up to 64 m/s).
- **Sustainable features:** Optional rainwater harvesting, solar PV system, greywater diversion, and passive ventilation strategies.
- **Accessibility:** Entry and primary living areas designed to accommodate AS 142 8.1 accessibility provisions where specified by client.

3. DESIGN CODES AND STANDARDS

The dwelling is designed and specified to comply with the following Australian codes and standards:

Category	Code / Standard	Title
Building Code	NCC 2022 Volume Two	National Construction Code - Housing Provisions
Structural - Steel	AS 4100:2020	AS/NZS 1554.1 (Structural steel welding)
Structural - Cold-Formed Steel	AS/NZS 4600:2018	Cold-formed steel structures
Structural - Residential Framing	NASH Standard Parts 1 & 2	Residential and low-rise steel framing
Structural - Footings	AS/NZS 1170	Foundations to be site-specific and designed by a local structural engineer in accordance with AS 1170.
Structural - Concrete	AS 3600:2018	Concrete structures
Structural Loads	AS/NZS 1170.0, 1170.1, 1170.2, 1170.4	Structural design actions - General, Permanent/live, Wind, Earthquake
Wind Classification	AS 4055:2021	Wind loads for housing
Steel Coating	AS/NZS 2312.2:2014	Corrosion protection - Hot-dip galvanizing
Steel Sheet	AS 1397:2021	Continuous hot-dip metallic coated steel sheet
Hollow Sections	AS/NZS 1163:2016	Cold-formed structural steel hollow sections
Hot-Dip Galvanizing	AS/NZS 4680:2006	Hot-dip galvanized coatings on fabricated ferrous articles
Welding	AS/NZS 1554.1:2014	Structural steel welding - General purpose
Windows and Doors	AS 2047:2014	Windows and external glazed doors in buildings
Glass Selection	AS 1288:2021	Glass in buildings - Selection and installation
Bushfire	AS 3959:2018	Construction of buildings in bushfire-prone areas
Thermal Insulation	AS/NZS 4859.1:2018	Materials for thermal insulation of buildings
Fire Testing	AS 1530.1, AS 1530.3	Combustibility, flame spread and smoke development
Floor Fire Classification	AS 5637.1:2015	Fire classification of floor materials
Waterproofing	AS 3740:2021	Waterproofing of domestic wet areas
Slip Resistance	AS 4586:2013	Slip resistance classification of pedestrian surfaces
Plumbing	AS/NZS 3500 (all parts)	Plumbing and drainage
Electrical	AS/NZS 3000:2018	Electrical installations (Wiring Rules)
Energy Efficiency	NCC 2022 Volume Two Part 2.6 / H6	Energy efficiency provisions
NatHERS	NatHERS Technical Note	Nationwide House Energy Rating Scheme

4. FIRE SAFETY

4.1. Bushfire Protection (BAL-rated sites)

The dwelling shall be constructed to meet the requirements of AS 3959:2018 for the BAL rating assigned to the project site. The design must be reviewed and upgraded in accordance with the specific BAL level.

BAL Level	Key Construction Requirements
BAL-LOW	No specific bushfire construction requirements.
BAL-12.5	Ember protection: all openings screened with corrosion-resistant steel mesh, max. aperture 2.0 mm.
BAL-19	As BAL-12.5 plus: external wall materials non-combustible or bushfire-resisting timber.
BAL-29	As BAL-19 plus: windows and doors protected by bushfire shutters or fully screened.
BAL-40	As BAL-29 plus: all external walls non-combustible; gaps sealed against ember entry.

4.2. Internal Fire Safety

- **Smoke alarms:** interconnected photoelectric smoke alarms to AS 3786, hard-wired with battery backup. One per bedroom exit, one per floor level hallway.
- **Floor materials:** Group 3 or better fire classification to AS 5637.1.
- **Internal linings:** fire-retardant treated, tested to AS 1530.1 and AS 1530.3.
- **Kitchen:** fire extinguisher (1 kg dry chemical powder, AS 1841) and fire blanket (AS/NZS 3504) provided.
- All penetrations through fire-rated elements sealed with fire-rated sealant.

5. ENERGY EFFICIENCY AND THERMAL PERFORMANCE

5.1. Compliance Pathway

Energy efficiency shall be demonstrated by one of the following methods per NCC 2022 Volume Two H6:

- **NatHERS rating (preferred):** Minimum 6-star energy rating using accredited NatHERS software.
- **Deemed-to-Satisfy elemental provisions:** Compliance with NCC H6D2 - H6D10 for insulation, glazing, and building sealing.

5.2. Insulation R-Values (Base Specification for Climate Zone 6)

Building Element	Minimum R-Value	Material
External Walls	R ≥ 2.0 m²·K/W	75 mm Rockwool sandwich panel
Roof / Ceiling	R ≥ 3.0m²·K/W	Rockwool blanket / batts
Floor (over open subfloor)	R ≥ 1.5 m²·K/W	Insulation under fibre cement substrate
Internal Partitions	R ≥ 1.4 m²·K/W	50 mm Rockwool sandwich panel

Note: R-values must be adjusted for the specific project climate zone. A NatHERS assessment shall confirm the final insulation specification.

5.3. Glazing Thermal Performance

- **Target whole-window U-value:** ≤ 3.0 W/m²·K.
- **SHGC:** 0.35~0.55, selected per climate zone (higher SHGC for heating-dominated zones, lower for cooling-dominated zones).
- **WERS (Window Energy Rating Scheme) rating label recommended on all window units.**

5.4. Ventilation

- **Natural ventilation:** all habitable rooms provided with openable windows of area ≥ 5% of floor area (NCC 2.6.2).
- **Mechanical ventilation:** exhaust fans in bathroom and kitchen, ducted to outside, minimum capacity per NCC.
- **Ceiling fans in living areas and bedrooms recommended for cooling energy reduction (NCC alternative compliance credit).**

5.5. Building Sealing

- All external doors and windows fitted with weather-stripping.
- Expansion joints between container body and extension modules sealed with continuous EPDM compression gaskets.
- All service penetrations through external envelope sealed with flexible sealant or grommets.

6. PLUMBING AND DRAINAGE

6.1. General

All plumbing and drainage systems shall comply with AS/NZS 3500 (all parts) and be installed by a licensed plumber. All materials in contact with drinking water shall be WaterMark certified to AS/NZS 4020.

1. PRODUCT INTRODUCTION

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- ▶ *Structural integrity: Steel container frame provides primary structural backbone; RHS steel framing forms extension floor, wall, and roof structure. All steelwork hot-dip galvanized for Australian atmospheric conditions.*
- ▶ *Climate responsiveness: Insulation, glazing, ventilation, and shading designed for Australian climate zones 1 - 8, with particular attention to NCC energy efficiency requirements (NatHERS 6-star or equivalent).*
- ▶ *Bushfire compliance: Design adaptable to BAL-12.5 through BAL-40 (and BAL-FZ with upgrades) per AS 3959:2018.*
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Structural - Cold-Formed Steel	AS/NZS 4600:2018	Cold-formed steel structures
Structural - Residential Framing	NASH Standard Parts 1 & 2	Residential and low-rise steel framing
Structural - Footings	AS/NZS 1170	Foundations to be site-specific and designed by a local structural engineer in accordance with AS 1170.
Structural - Concrete	AS 3600:2018	Concrete structures
Structural Loads	AS/NZS 1170.0, 1170.1, 1170.2, 1170.4	Structural design actions - General, Permanent/live, Wind, Earthquake
Wind Classification	AS 4055:2021	Wind loads for housing
Steel Coating	AS/NZS 2312.2:2014	Corrosion protection - Hot-dip galvanizing
Steel Sheet	AS 1397:2021	Continuous hot-dip metallic coated steel sheet
Hollow Sections	AS/NZS 1163:2016	Cold-formed structural steel hollow sections
Hot-Dip Galvanizing	AS/NZS 4680:2006	Hot-dip galvanized coatings on fabricated ferrous articles
Welding	AS/NZS 1554.1:2014	Structural steel welding - General purpose
Windows and Doors	AS 2047:2014	Windows and external glazed doors in buildings
Glass Selection	AS 1288:2021	Glass in buildings - Selection and installation
Bushfire	AS 3959:2018	Construction of buildings in bushfire-prone areas
Thermal Insulation	AS/NZS 4859.1:2018	Materials for thermal insulation of buildings
Fire Testing	AS 1530.1, AS 1530.3	Combustibility, flame spread and smoke development
Floor Fire Classification	AS 5637.1:2015	Fire classification of floor materials
Waterproofing	AS 3740:2021	Waterproofing of domestic wet areas
Slip Resistance	AS 4586:2013	Slip resistance classification of pedestrian surfaces
Plumbing	AS/NZS 3500 (all parts)	Plumbing and drainage
Electrical	AS/NZS 3000:2018	Electrical installations (Wiring Rules)
Energy Efficiency	NCC 2022 Volume Two Part 2.6 / H6	Energy efficiency provisions
NatHERS	NatHERS Technical Note	Nationwide House Energy Rating Scheme

4. FIRE SAFETY

4.1. Bushfire Protection (BAL-rated sites)

The dwelling shall be constructed to meet the requirements of AS 3959:2018 for the BAL rating assigned to the project site. The design must be reviewed and upgraded in accordance with the specific BAL level.

BAL Level	Key Construction Requirements
BAL-LOW	No specific bushfire construction requirements.
BAL-12.5	Ember protection: all openings screened with corrosion-resistant steel mesh, max. aperture 2.0 mm.
BAL-19	As BAL-12.5 plus: external wall materials non-combustible or bushfire-resisting timber.
BAL-29	As BAL-19 plus: windows and doors protected by bushfire shutters or fully screened.
BAL-40	As BAL-29 plus: all external walls non-combustible; gaps sealed against ember entry.

4.2. Internal Fire Safety

- ▶ Smoke alarms: interconnected photoelectric smoke alarms to AS 3786, hard-wired with battery backup. One per bedroom exit, one per floor level hallway.
- ▶ Floor materials: Group 3 or better fire classification to AS 5637.1.
- ▶ Internal linings: fire-retardant treated, tested to AS 1530.1 and AS 1530.3.
- ▶ Kitchen: fire extinguisher (1 kg dry chemical powder, AS 1841) and fire blanket (AS/NZS 3504) provided.
- ▶ All penetrations through fire-rated elements sealed with fire-rated sealant.

5. ENERGY EFFICIENCY AND THERMAL PERFORMANCE

5.1. Compliance Pathway

Energy efficiency shall be demonstrated by one of the following methods per NCC 2022 Volume Two H6:

- ▶ **NatHERS rating (preferred):** Minimum 6-star energy rating using accredited NatHERS software.
- ▶ **Deemed-to-Satisfy elemental provisions:** Compliance with NCC H6D2 - H6D10 for insulation, glazing, and building sealing.

Building Element	Minimum R-Value	Material
External Walls	$R \geq 2.0 \text{ m}^2\cdot\text{K/W}$	75 mm Rockwool sandwich panel
Roof / Ceiling	$R \geq 3.0 \text{ m}^2\cdot\text{K/W}$	Rockwool blanket / batts
Floor (over open subfloor)	$R \geq 1.5 \text{ m}^2\cdot\text{K/W}$	Insulation under fibre cement substrate
Internal Partitions	$R \geq 1.4 \text{ m}^2\cdot\text{K/W}$	50 mm Rockwool sandwich panel

Note: R-values must be adjusted for the specific project climate zone. A NatHERS assessment shall confirm the final insulation specification.

5.3. Glazing Thermal Performance

5.3. Glazing Thermal Performance

- ▶ Target whole-window U-value: $\leq 3.0 \text{ W/m}^2\cdot\text{K}$.
- ▶ SHGC: 0.35~0.55, selected per climate zone (higher SHGC for heating-dominated zones, lower for cooling-dominated zones).
- ▶ WERS (Window Energy Rating Scheme) rating label recommended on all window units.

5.4. Ventilation

- ▶ **Natural ventilation:** all habitable rooms provided with openable windows of area $\geq 5\%$ of floor area (NCC 2.6.2).
- ▶ **Mechanical ventilation:** exhaust fans in bathroom and kitchen, ducted to outside, minimum capacity per NCC.
- ▶ **Ceiling fans in living areas and bedrooms** recommended for cooling energy reduction (NCC alternative compliance credit).

5.5. Building Sealing

- ▶ All external doors and windows fitted with weather-stripping.
- ▶ Expansion joints between container body and extension modules sealed with continuous EPDM compression gaskets.
- ▶ All service penetrations through external envelope sealed with flexible sealant or grommets.

6. PLUMBING AND DRAINAGE

6.1. General

All plumbing and drainage systems shall comply with AS/NZS 3500 (all parts) and be installed by a licensed plumber. All materials in contact with drinking water shall be WaterMark certified to AS/NZS 4020.

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Service	Material	Specification
Cold Water	PEX (Cross-linked Polyethylene)	SDR9, 16 mm / 20 mm, blue marked, WaterMark certified to AS/NZS 2492
Hot Water	PEX with oxygen barrier	Red marked, rated $\geq 90^{\circ}\text{C}$, WaterMark certified
Drainage (Sanitary)	UPVC	AS/NZS 1260, 100 mm diameter, solvent-welded joints
Drainage (Vent)	UPVC	AS/NZS 1260, 50 mm / 80 mm diameter
Rainwater	UPVC downpipes	90 mm diameter, connected to rainwater tank or council stormwater system

6.3 Rainwater Management

- ▶ Roof water collected via gutters and 90 mm PVC downpipes.
- ▶ Option: diverted to rainwater tank (min. 2,000 L) with first-flush diverter, overflow to stormwater system.
- ▶ Stormwater disposal in accordance with local council requirements.

7. ELECTRICAL SYSTE

7.1. *General*

All electrical work shall comply with AS/NZS 3000:2018 and be carried out by a licensed electrician. The dwelling shall be provided with a Certificate of Compliance for Electrical Work upon completion.

7.2. *Specifications*

Component	Specification
Supply	Single-phase 240V AC, 50 Hz; 32A or 63A main switch rating
Switchboard	Surface-mounted IP-rated enclosure, with main switch, RCD protection (30 mA), circuit breakers for each circuit
Wiring	Copper conductor, PVC insulated, 450/750V. Lighting circuits: 1.5 mm²; Power circuits: 2.5 mm²
Lighting	LED downlights / panel lights, energy-efficient, min. 80 lm/W
Switches and Sockets	250V 10A, with safety shutters, IP54 for outdoor locations
Smoke Alarms	Hard-wired interconnected photoelectric, with battery backup, to AS 3786
Earthing	Container steel frame bonded to earth electrode; earth resistance $\leq 1 \, \Omega$
Solar PV (Optional)	Roof-mounted solar panels, grid-connected inverter, system size per client requirement

7.3. Expansion Module Electrical Connection

- Flexible cable loops with quick-connect waterproof connectors at expansion joint.
- All cables in expansion zone protected by flexible conduit.
- Junction boxes fixed to container frame and accessible after deployment.

8. DURABILITY AND CORROSION PROTECTION

Element	Protection Strategy	Design Life
Container Main Frame	Original Corten steel + touch-up paint to cut edges	50 years
Structural Steel (RHS)	Hot-dip galvanized to AS/NZS 4680, min. 85 µm (exterior)	25+ years (C3 environment)
External Cladding (Wall)	AZ150 aluminium-zinc coated steel, oven-baked paint finish	25 years
Roof Cladding	AZ150 aluminium-zinc coated steel, oven-baked paint finish	25 years
Window/Door Frames	Powder-coated aluminium to AS 3715	25 years
Hardware (External)	SS316 stainless steel	25 years
Fibre Cement Substrates	Moisture-resistant grade, sealed edges	25 years
Waterproofing Membrane	Liquid-applied system to AS 3740	10 years (warranty); 25 years (design life)

9. MATERIAL SPECIFICATIONS

9.1 Window Schedule (Window Specification Table)						
Window ID	Type	Size (W×H mm)	Quantity	Frame	Glazing	Hardware & Standards
W-01	Aluminium Vertical Awning Window	2400 × 1000	5	Thermally broken 6063-T5 aluminium, powder-coated	Double glazed: 5mm Low-E toughened / 12mm argon / 5mm clear toughened	SS316 sash balances, lock, and handles; AS 2047 / AS 1288
W-02	Aluminium Full-Height Casement Window (with side-opening sash)	2400 × 2250	6	Thermally broken 6063-T5 aluminium, powder-coated	Double glazed: 5mm Low-E toughened / 12mm argon / 5mm clear toughened	SS316 friction stays (4-bar hinges), multi-point lock, and handle; AS 2047 / AS 1288
W-03	Aluminium Horizontal Sliding Window	1000 × 900	2	Thermally broken 6063-T5 aluminium, powder-coated	Double glazed: 5mm Low-E toughened / 12mm argon / 5mm clear toughened	Keyed sash lock, stainless steel security mesh (flyscreen); AS 2047 / AS 1288
W-04	Aluminium Awning Window	600 × 600	5	Thermally broken 6063-T5 aluminium, powder-coated	Double glazed Low-E toughened	Manual chain winder (lockable); AS 2047 / AS 1288
9.2 Door Schedule (Door Specification Table)						
Door ID	Type	Size (W×H mm)	Quantity	Frame / Leaf	Glazing / Hardware	Standard
D-01	Steel Security Door (Single Leaf)	900 × 2000	6	Heavy-duty steel frame with reinforced steel core, pre-primed for on-site painting	SS316 stainless steel hinges, commercial-grade mortise lock & privacy latchset	AS 2688 / AS 2047
D-02	Interior Hinged Door (Single Leaf)	900 × 2000	10	Solid core composite wood with pre-primed finish for on-site painting	SS316 stainless steel hinges, privacy latchset	AS 2688
D-03	Aluminium Double Glazed Entry Door	1600 × 2400	1	Thermally broken 6063-T5 aluminium commercial-grade frame	Double glazed: 5mm Low-E toughened / 12mm argon / 5mm clear toughened. Hardware: SS316 tubular pull handles, commercial-grade mortise lock, heavy-duty overhead door closer.	AS 2047 / AS 1288 / AS 1428.1
D-04	Aluminium Glazed Bathroom Door (Frosted)	700 × 2000	5	6063-T5 aluminium frame with integrated water-stop threshold	5mm frosted toughened safety glass. SS316 hinges, privacy latch, and finger pull handle.	AS 2047 / AS 1288 / AS 3740 (waterproofing)
9.3 Interior Systems (Specifications)						
Category		Finish / Finish Layer		Thickness	Substrate	Key Specification
Structure		Hot-dip galvanized steel structure		-	See structural steel specifications for details	High corrosion resistance; engineered for longevity
Floor		SPC Click-Lock Flooring (Stone Plastic Composite)		8 mm	18 mm Compressed Fibre Cement (CFC) Sheet	R9 slip resistance rating; moisture-resistant; high-strength screw fixation
Internal Wall		Carbon Crystal Board (UV-coated decorative panel)		6 mm	Light-gauge steel stud framing + 50mm Rockwool sandwich panel	Class B1 fire retardant; high-impact decorative surface
Ceiling		Carbon Crystal Board (Decorative finish)		6 mm	10mm OSB (Oriented Strand Board)	Moisture-resistant; Formaldehyde emission Class E1 or better
9.4 Exterior Wall & Floor Systems (Specifications)						
Category		Finish / Finish Layer		Thickness	Substrate	Key Specification
Structure		Hot-dip galvanized steel structure		-	See structural steel specifications for details	High corrosion resistance; engineered for outdoor durability
Floor		20mm WPC Decking (Wood-Plastic Composite)		18 mm	Steel sub-frame support	Slip-resistant; moisture-proof; high-strength screw fixation
External Wall		Wood-grain Insulated Metal Siding		16 mm	Light-gauge steel stud framing + 75mm Rockwool sandwich panel	Fire-retardant; high-durability corrosion-resistant finish

9.5 Bathroom System	
Category	Specification
Floor	5mm anti-slip ceramic tiles (R10 rating) over 18mm Compressed Fibre Cement (CFC) substrate, with integrated liquid-applied flexible waterproofing membrane. Fully compliant with AS 3740.
Walls	5mm waterproof ceramic tiles 50 mm Rockwool sandwich panelmetal sandwich panel Waterproofing extends to a minimum height of 1800mm within shower enclosures.
9.6 Roof System	
Category	Specification
Structure	Hot-dip galvanized (HDG) RHS steel purlins, compliant with AS/NZS 4680.
Insulation	100mm Rockwool blanket/batts with a target thermal resistance of R ≥ 3.0(Adjustable to suit specific project climate zones).
Cladding	Corrugated steel roof sheeting manufactured from G550 high-tensile steel with an AZ150 Al-Zn alloy coating, compliant with AS 1397.

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40FT - EXPANDABLE CONTAINER HOUSES DESIGN
DRAWINGS

Australia - Rooming - Hotel Project

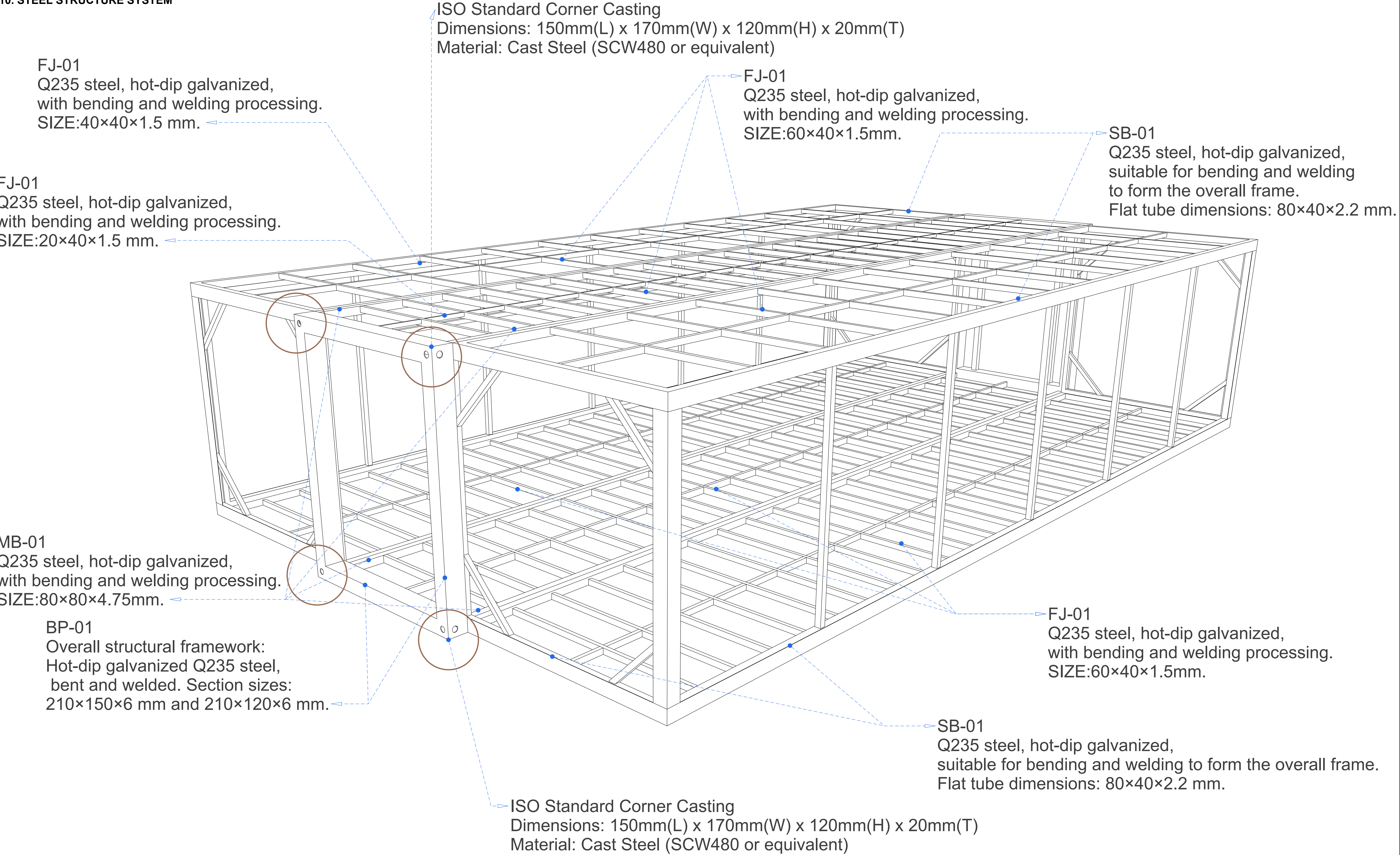


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10. STEEL STRUCTURE SYSTEM



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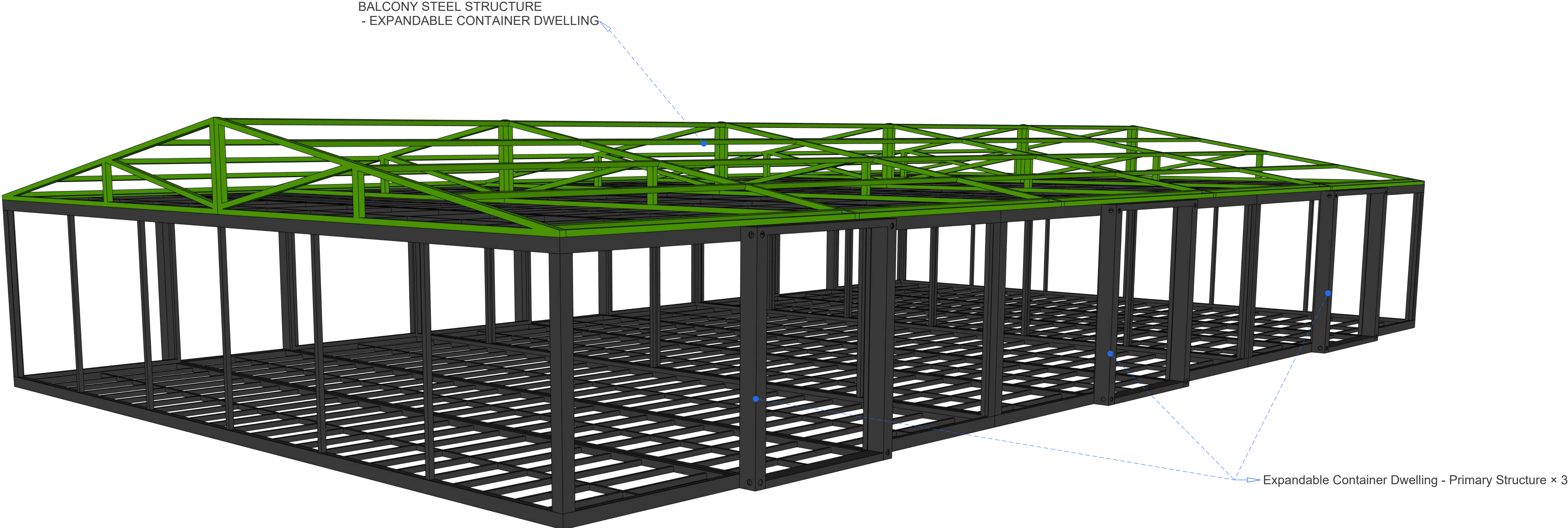
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Note:

This specification covers the structural steel framing system for the expandable container dwelling, including primary beams/columns, secondary beams, joists/purlins, and prefabricated bent plates. All steel members are fabricated from Q235 carbon structural steel and hot-dip galvanized after fabrication. Structural design shall comply with AS 4100 and AS/NZS 4600. Design loads shall be in accordance with AS/NZS 1170.1.

Material equivalence note: Q235 steel (nominal yield strength ≥ 235 MPa, tensile strength 370~500 MPa) is accepted as equivalent to AS/NZS 3678 Grade 250 for the purposes of this project. Where material grade reference is required on drawings, mark as "Q235 (equivalent to AS/NZS 3678 Grade 250)".

Critical process requirement: All members shall be fully welded in the workshop, then hot-dip galvanized as a complete assembly (HDG after fabrication). Pre-galvanized sheet cold-formed and welded fabrication is not acceptable - cut edges and weld zones will have no zinc protection and will be rejected by the certifier.

Member Type	Member ID	Section (H W t mm)	Material & Grade	Minimum Average Coating Thickness	Applicable Standard
Primary Beam / Column	MB-01	RHS 120 60 6.0	Q235 hot-rolled steel, cold-formed rectangular hollow section. Yield strength ≥ 235 MPa, tensile strength 370~500 MPa.	85 μm (approx. 600 g/m ²)	AS/NZS 1163:2016 - equivalent to Grade C350L0
Secondary Beam	SB-01	RHS 80 40 2.2	Q235 hot-rolled steel, cold-formed rectangular hollow section. Yield strength e 235 MPa, tensile strength 370~500 MPa.	55 μm (approx. 390 g/m ²)	AS/NZS 1163:2016 - equivalent to Grade C350L0
Joist / Purlin	FJ-01	RHS 60 40 2.2	Q235 hot-rolled steel, cold-formed rectangular hollow section. Yield strength e 235 MPa, tensile strength 370~500 MPa.	55 μm (approx. 390 g/m ²)	AS/NZS 1163:2016 - equivalent to Grade C350L0
Prefabricated Bent Plate	BP-01	RHS 210 150 6.0 RHS 210 120 6.0	Q235 hot-rolled steel plate. Yield strength e 235 MPa, tensile strength 370~500 MPa.	As per AS/NZS 4680 Table 1 for the relevant steel thickness category	AS/NZS 3678 - equivalent to Grade 250

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0 Floor plan
Scale: 1:50

- FLOOR PLAN NOTES:**
- 1.All dimensions are in millimetres (mm) unless otherwise noted.
 - 2.All doors and windows to be checked against the Window & Door Schedule.

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**40FT - EXPANDABLE CONTAINER HOUSES DESIGN
DRAWINGS**

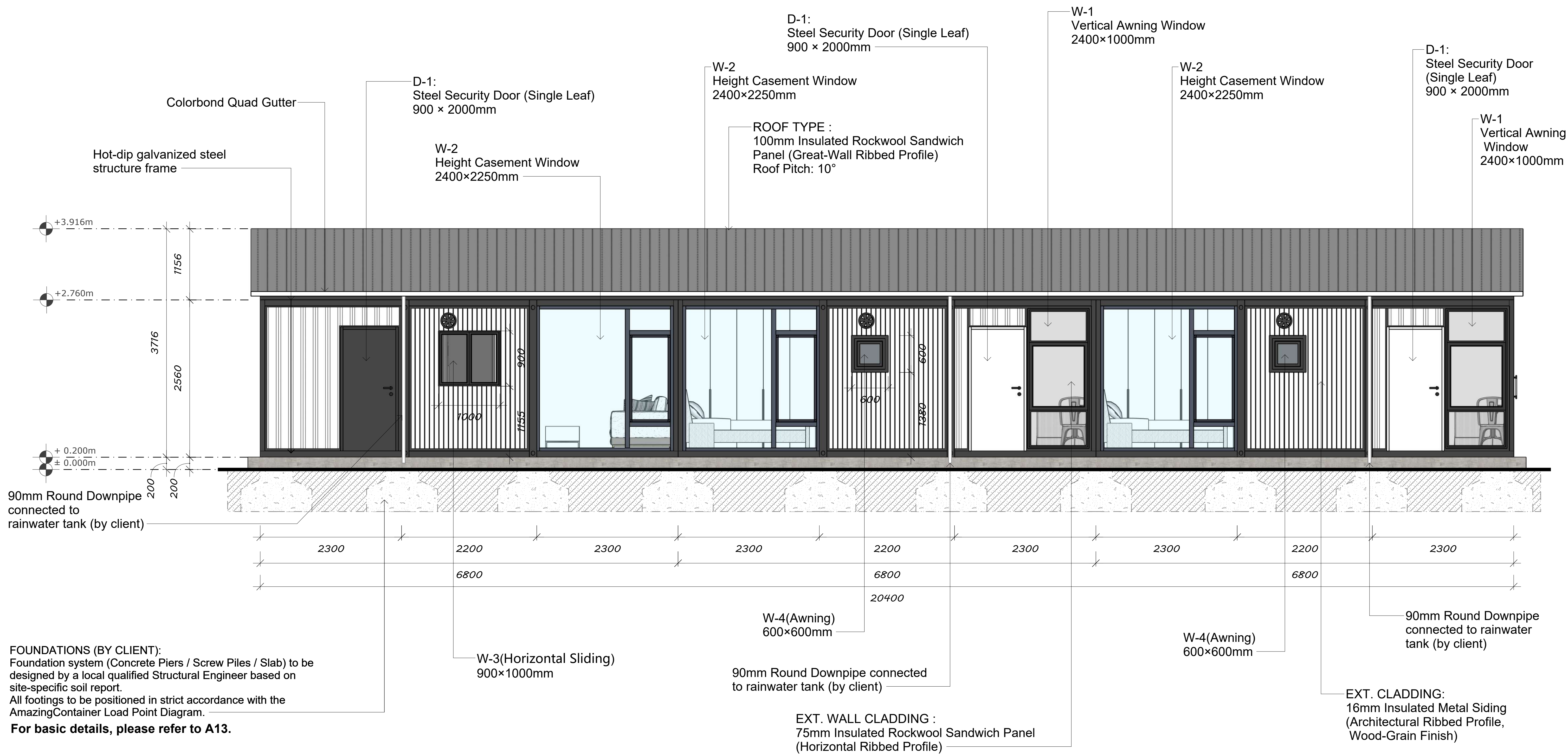
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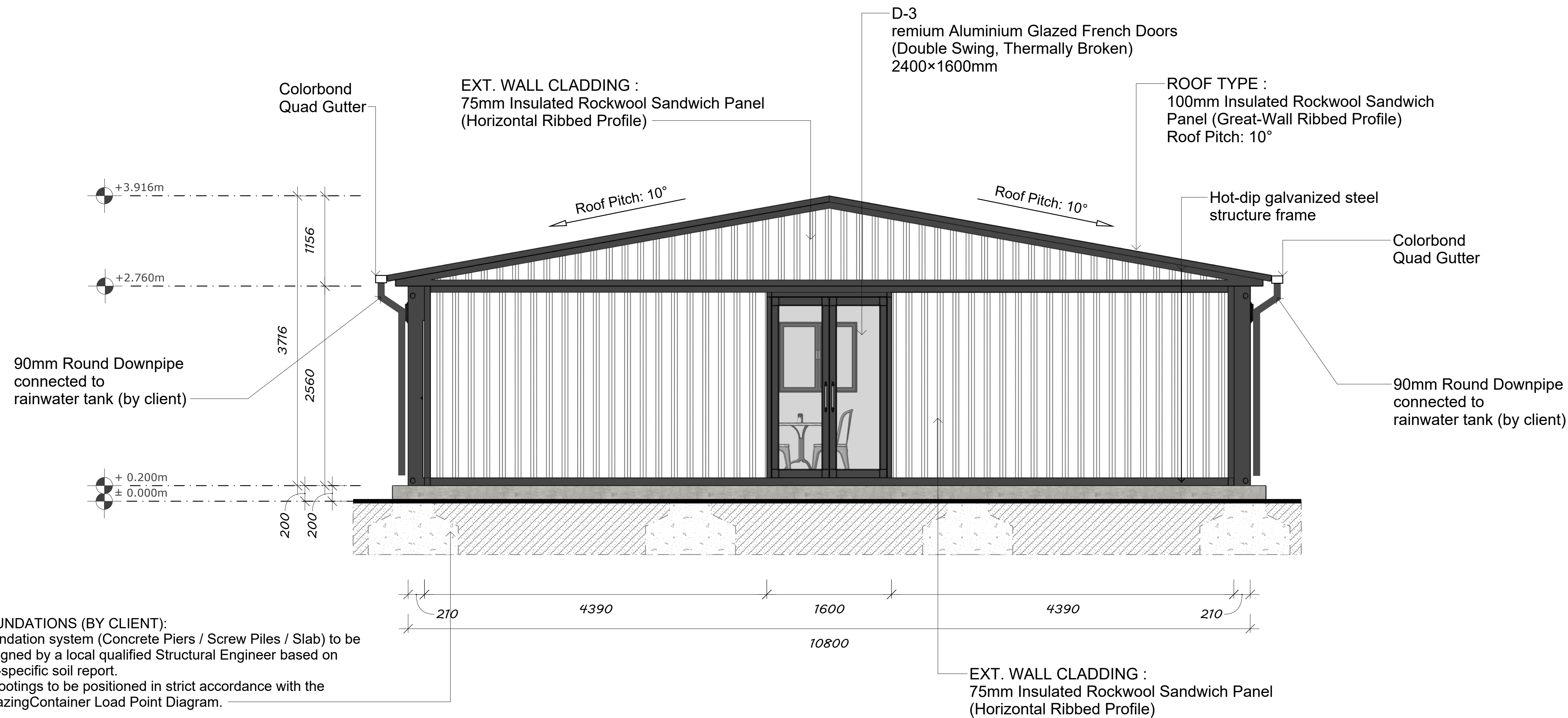


1

Right Side Elevation

Scale: 1:30

Drawing unit: mm



FOUNDATIONS (BY CLIENT):
Foundation system (Concrete Piers / Screw Piles / Slab) to be designed by a local qualified Structural Engineer based on site-specific soil report.
All footings to be positioned in strict accordance with the AmazingContainer Load Point Diagram.

For basic details, please refer to A13.

2

Rear Elevation

Scale: 1:30

Drawing unit: mm

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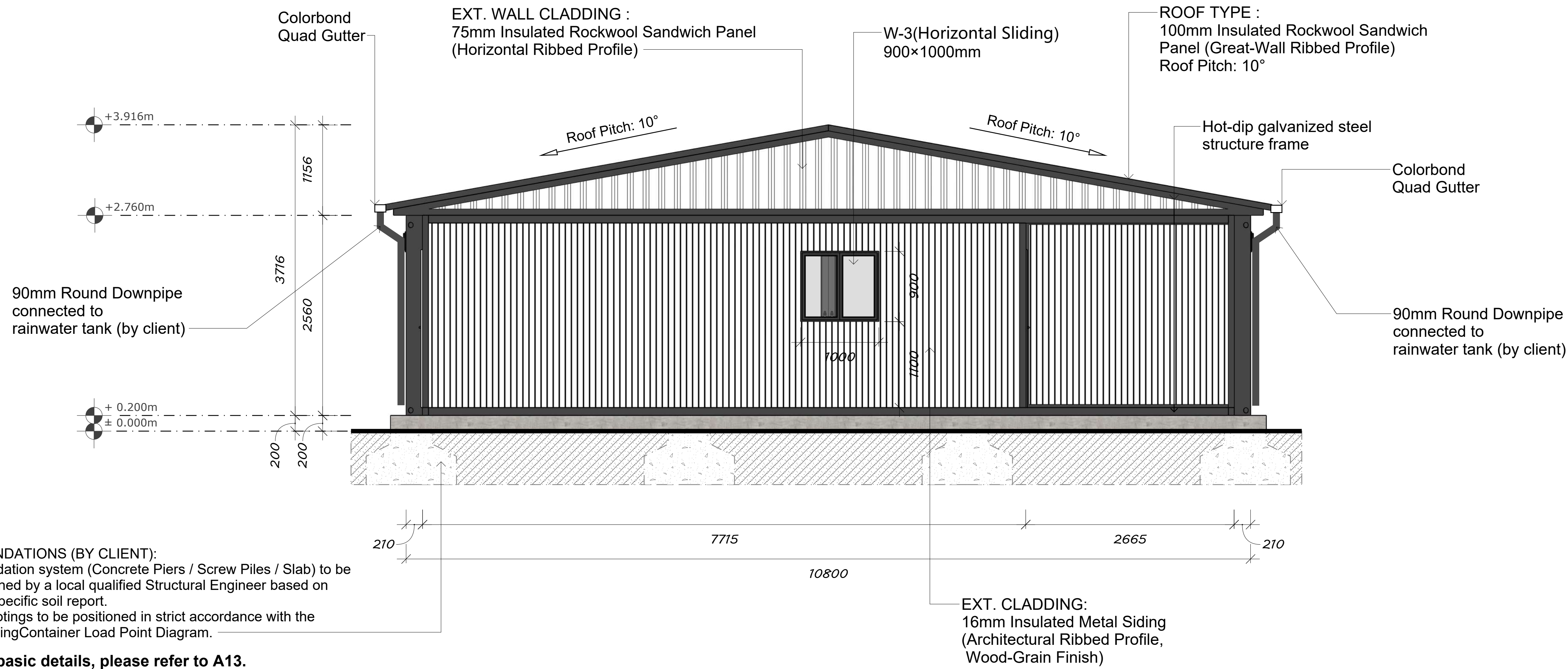
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07

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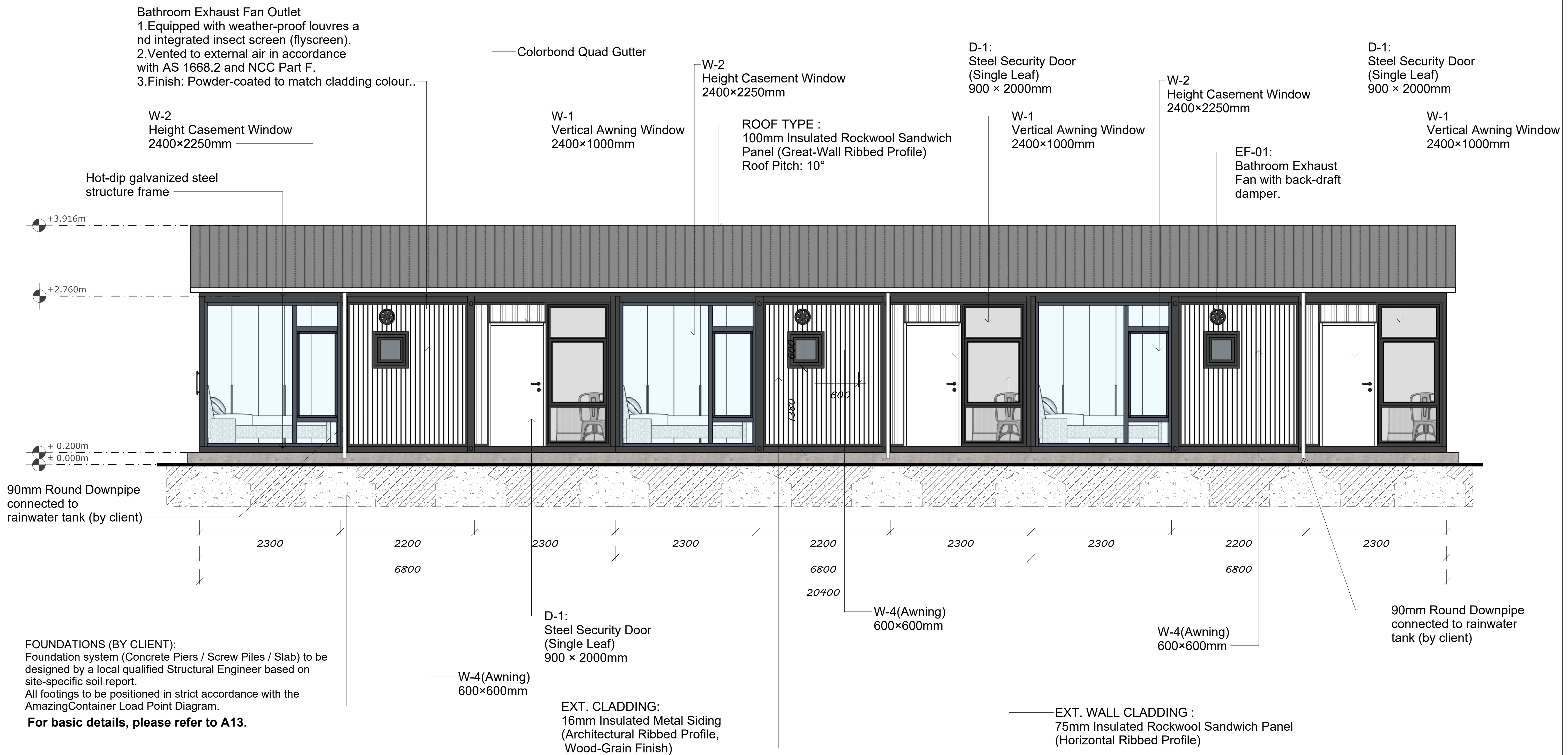


3

Front Elevation

Scale: 1:30

Drawing unit: mm



4

Left Side Elevation

Scale: 1:30

Drawing unit: mm

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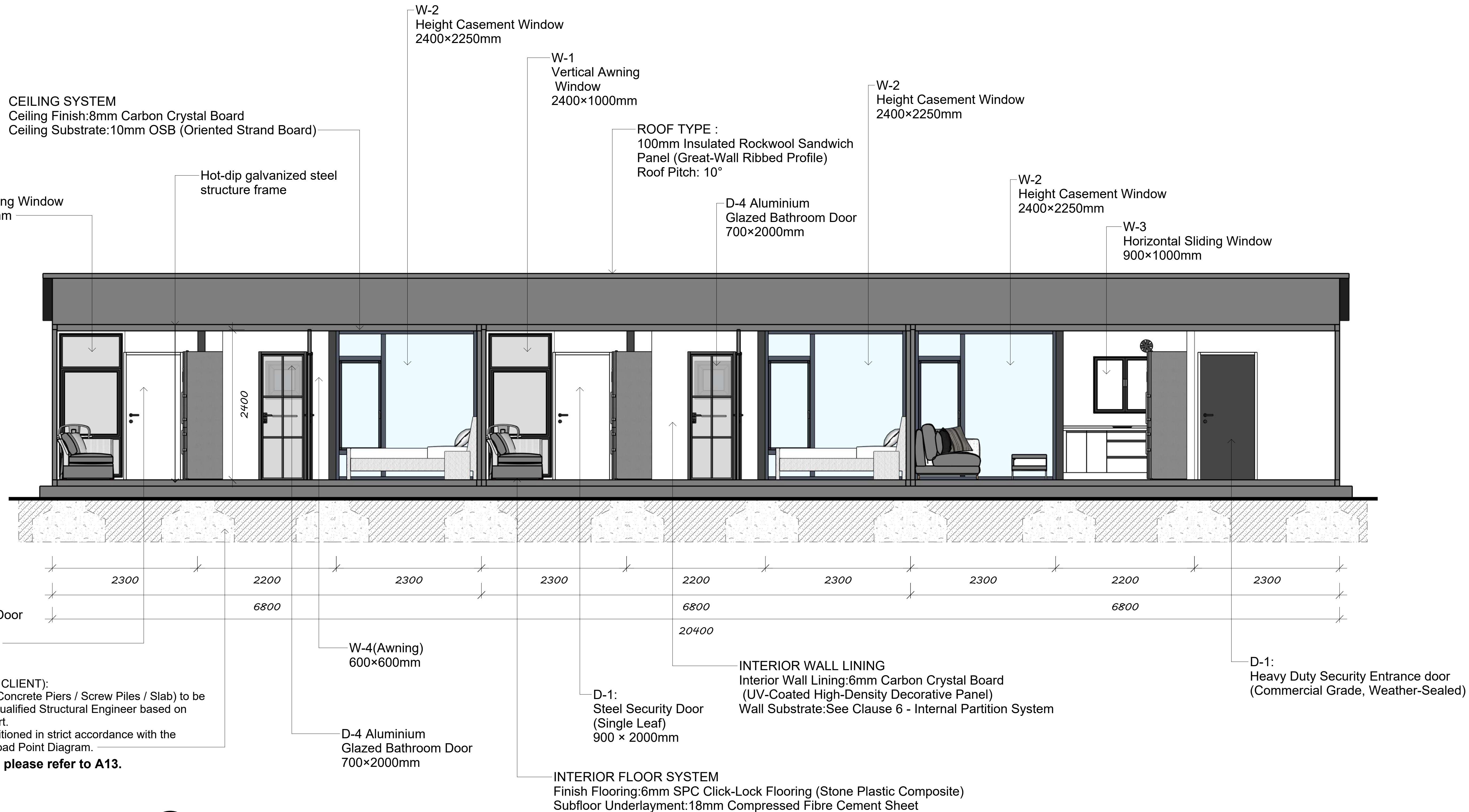
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09

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1 Right Side Elevation

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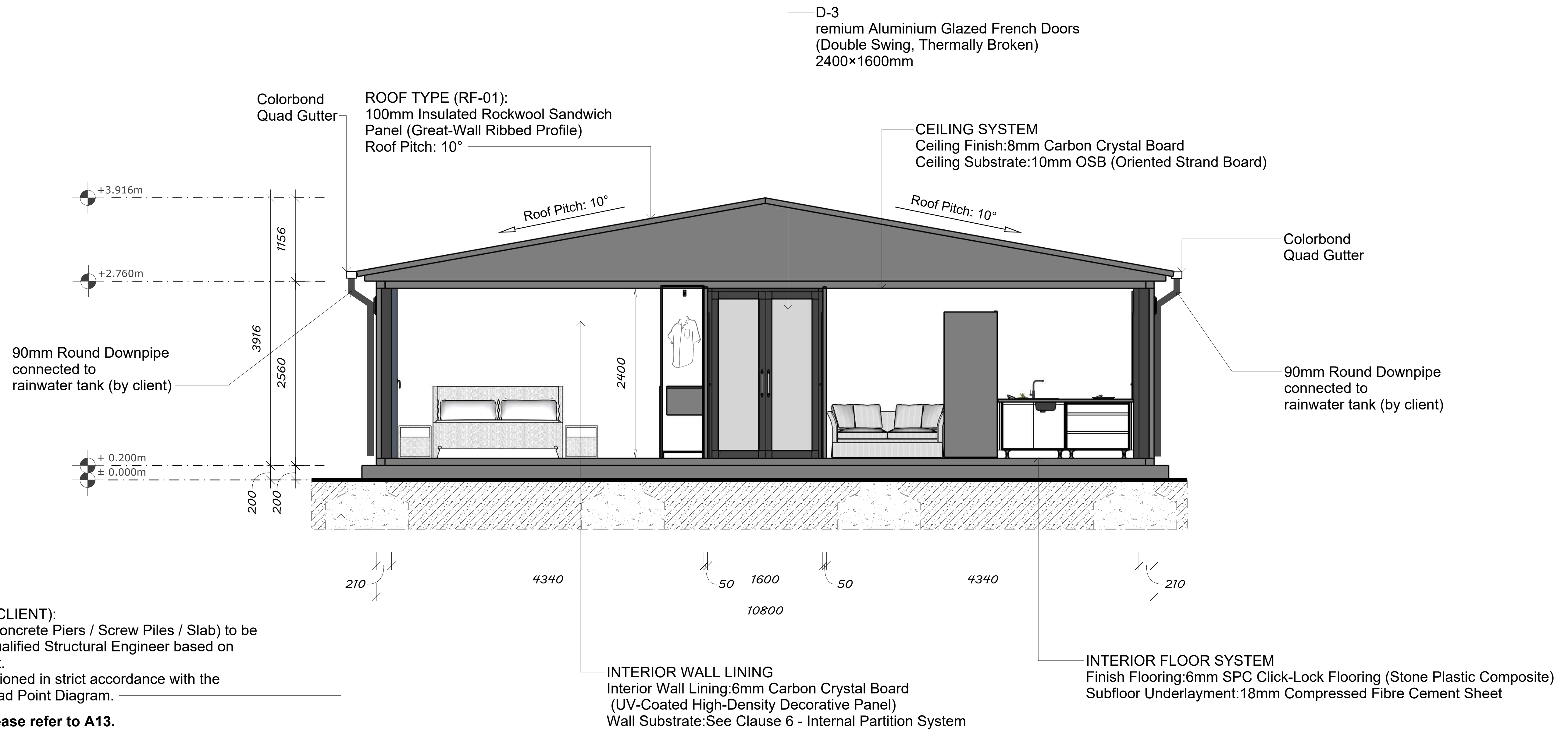
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10

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6 Cross-sectional view
Scale: 1:30

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**40FT - EXPANDABLE CONTAINER HOUSES DESIGN
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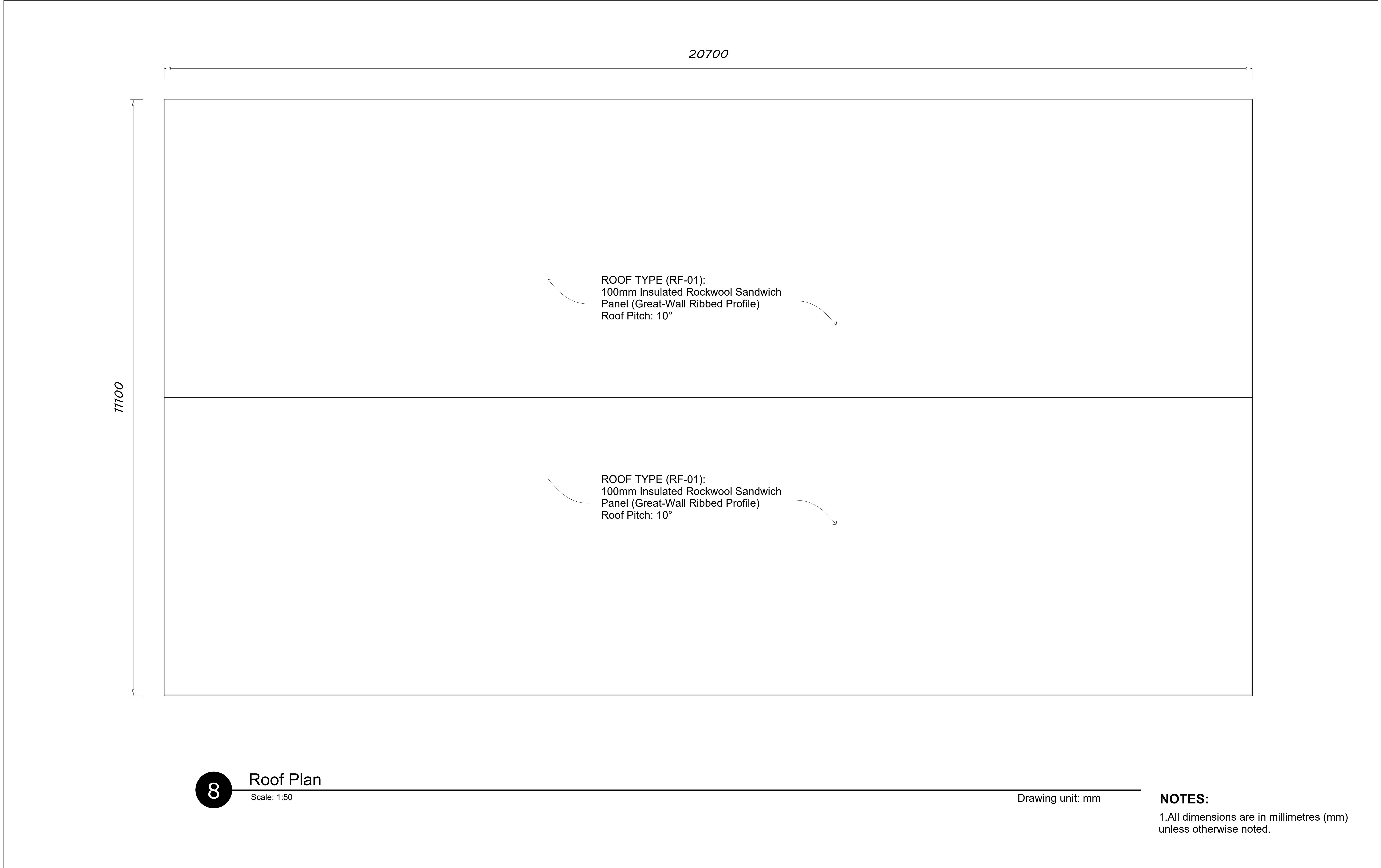
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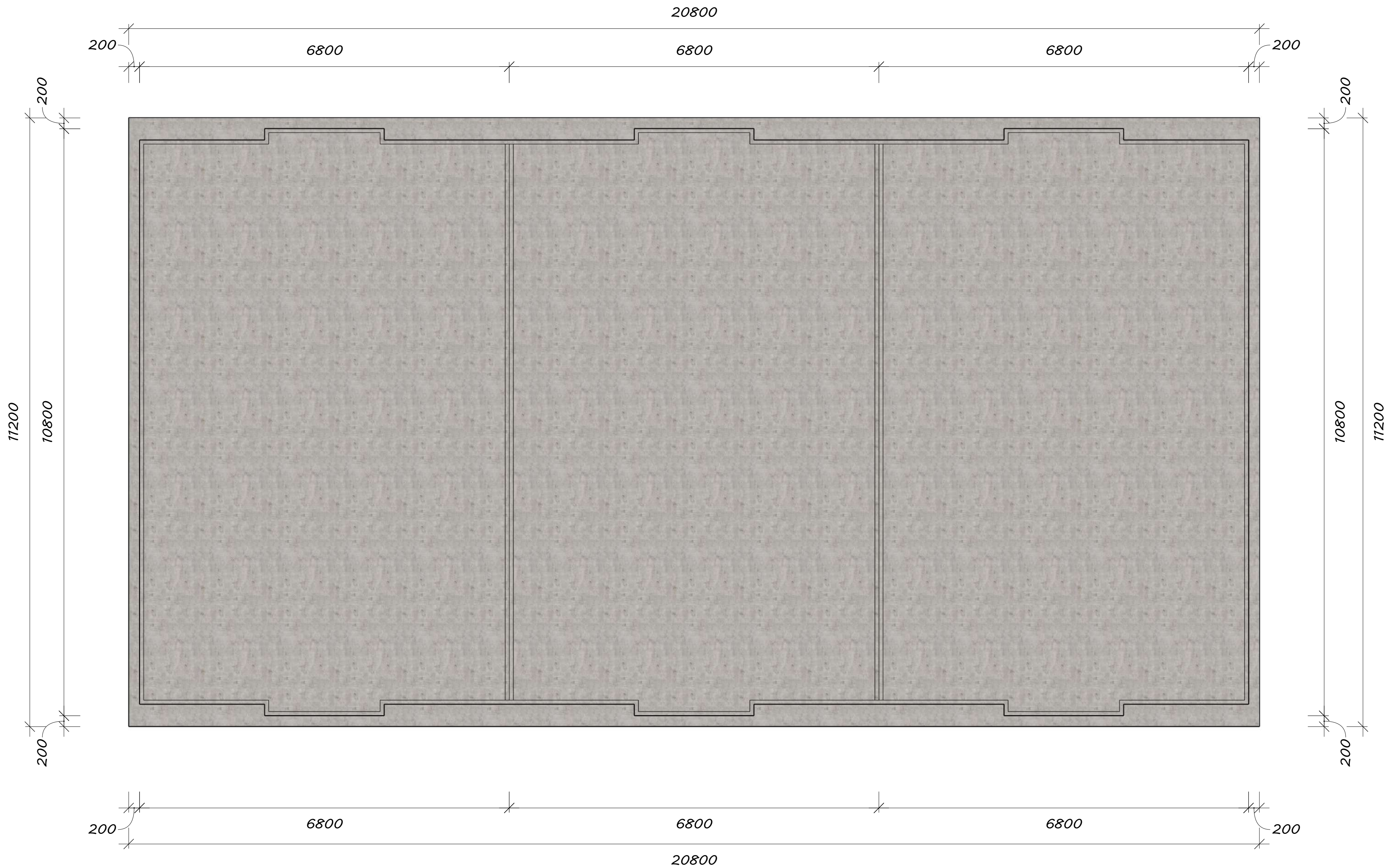


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11

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9

Foundation Layout & Point Load Plan

Scale: 1:50

Point Load Schedule - Expandable Series

Unit Size	Total Net Weight (Approx.)	Total Design Dead Load (G)*	Total Design Live Load (Q)	Max. Primary Point Load (P1)	Max. Secondary Point Load (P2)
10ft Unit	2.0 Metric Tons	25 kN	30 kN	~8.0 kN	~3.5 kN
20ft Unit	4.2 Metric Tons	50 kN	60 kN	~12.5 kN	~6.5 kN
30ft Unit	6.3 Metric Tons	75 kN	90 kN	~15.0 kN	~8.0 kN
40ft Unit	8.0 Metric Tons	95 kN	120 kN	~18.5 kN	~9.5 kN

Technical Load Notes:

DESIGN LOADINGS (AS/NZS 1170 COMPLIANT):

Dead Load (G): 95 kN total (includes structural frame, cladding, and 1.0kPa allowance for internal fit-out/appliances).

Slab Design: The concrete slab thickness and reinforcement (e.g., SL82/SL92 mesh) must be designed by a local structural engineer to withstand the point loads identified in the schedule.

Soil Bearing: A minimum allowable soil bearing pressure of 100kPa is assumed. For reactive soils, the slab must be designed as a "Waffle Pod Slab" or "Raft Slab" per AS 2870.

General Notes for Foundations:

Technical Requirements

1.**Leveling (Critical):** The finished concrete slab surface must be level to within ±2mm across the entire footprint. High spots must be ground down, as unlevel surfaces will prevent the house from expanding correctly.Slab levelness must be within Class A (+/- 3mm) as per AS 3600.

2.**Surface Finish:** Slab to have a smooth, steel-trowel finish.

3.**Service Penetrations:** All plumbing (sewer/water) and electrical conduits must be accurately cast into the slab (Stub-outs) in strict accordance with the AmazingContainer Service Entry Map.

Site Prep

1.Vapour Barrier: A high-impact 0.2mm polythene vapour barrier must be installed under the slab in accordance with AS 2870.

2.Slab Edge: Slab edges should be beveled or provided with adequate drainage channels to prevent water from wicking under the steel chassis.

Australian Specifics

1.Termite Management: "A termite management system must be installed in accordance with AS 3660.1. Minimum 400mm clearance from ground level is recommended for visual inspection where required."

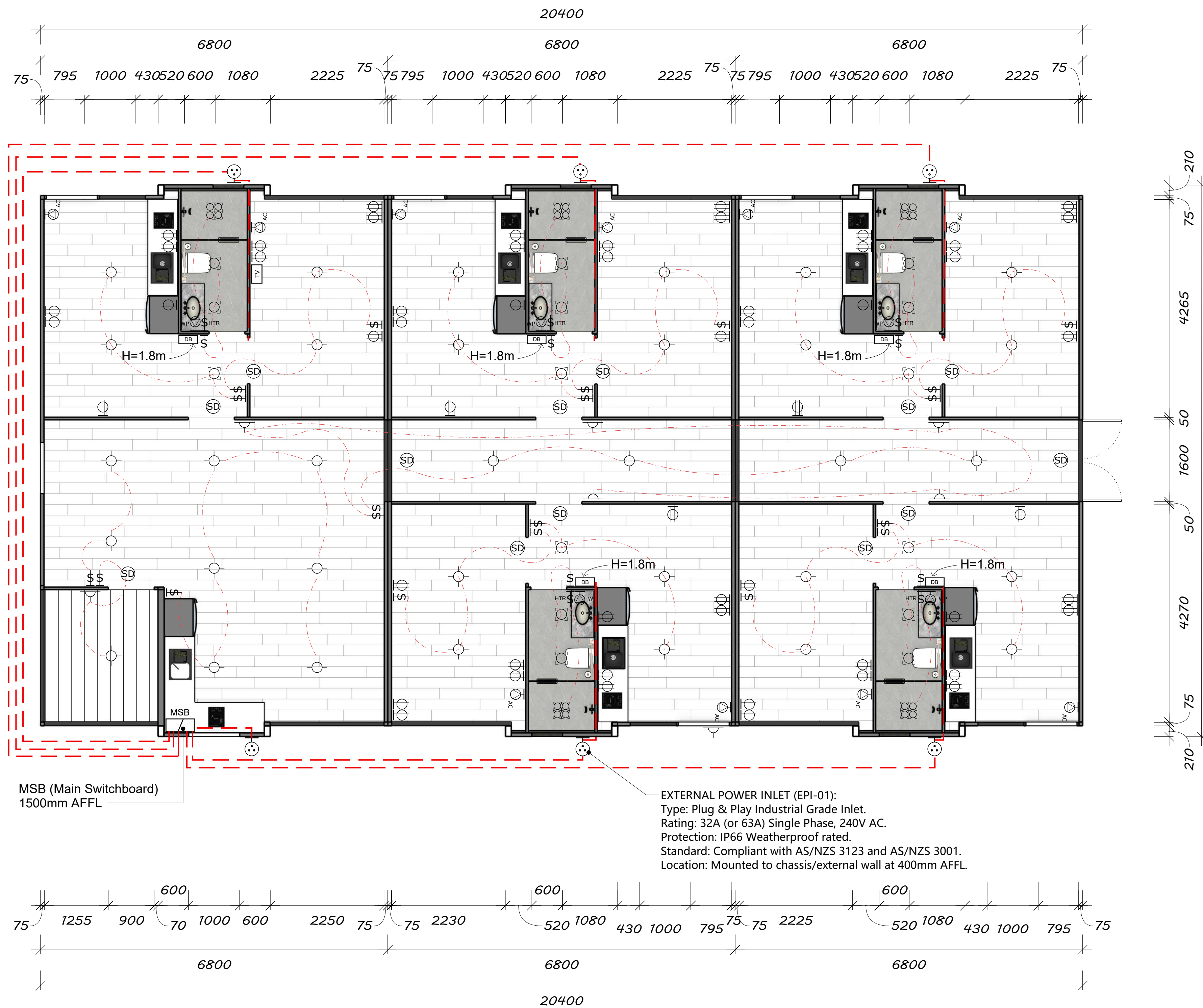
2.Service Stub-outs: "The client is responsible for bringing all services (Water, Sewer, Electricity) to the designated connection points under the unit. Connections to be made by licensed local trades."

WARRANTY NOTICE:

AmazingContainer is not responsible for any structural damage, expansion failure, or aesthetic defects (e.g., sticking doors) resulting from inadequate or unlevel foundations provided by the client. Installation must not proceed until foundations are verified as level and stable by the site contractor.

WIND TIE-DOWN REQUIRED:

For all wind zones (N2, N3, C2), the unit must be secured to the concrete slab using M12 or M16 chemical anchors (e.g., Ramset Chemset or Hilti HIT) with a minimum embedment depth as specified by the project engineer.



10 Electrical Layout
Scale: 1:50

NOTES:

1.All dimensions are in millimetres (mm) unless otherwise noted.

2.GENERAL REQUIREMENTS

- **Compliance:** All electrical works, components, and wiring must be SAA/RCM certified and compliant with AS/NZS 3000.
- **Protection:** All final sub-circuits (lighting and power) must be protected by RCBs (Residual Current Breakers with Overcurrent protection) located in the main DB.

3.MOUNTING HEIGHTS - AFFL

Unless otherwise noted, all heights are measured to the centre of the faceplate.

Item	Height	Location/Rule
Light Switches	1000 mm	Align with door handles; 100mm from door architrave.
General GPOs	300 mm	Living, dining, and bedroom areas.
Bedside GPOs & USB	650-700 mm	Positioned 50mm above hotel bedside tables.
Kitchen Bench GPOs	1100 mm	Min. 150mm from sink edge; positioned for appliances.
Bathroom Shaver GPOs	1200 mm	Located in Zone 2 or outside, adjacent to vanity mirror.
Air Conditioner GPO	1800-2100 mm	Adjacent to high-level indoor unit.
TV & Data Outlets	1200 mm	Concealed behind wall-mounted TV bracket.
External GPOs (IP66)	400 mm	Weatherproof outlets for terrace/patio areas.

4.AISLE WALL LIGHTING

- **Mounting Height:** 2000 mm AFFL (or aligned with the top of door frames).
- **Type:** Architectural LED Sconce (Up/Down or Indirect lighting).
- **Control:** Dual-way switching (Two-way) required for aisle ends and bedside master control.
- **CCT:** Warm White (3000K) to enhance the premium hospitality atmosphere.

5. INSTALLATION RULES & ZONES

- **Wet Area Safety:** GPOs in bathrooms and kitchens must maintain strict clearance distances from water sources (Zone 0, 1, 2) per AS/NZS 3000.
- **Horizontal Alignment:** All adjacent switches and sockets must be horizontally aligned to within +/- 2mm for architectural precision.
- **Wiring:** All cables must be secured within protective conduits inside wall/ceiling cavities to withstand expansion/folding movement.
- **All plates to be laser-leveled during installation.**

6. ELECTRICAL WIRING & CABLING SPECIFICATIONS

6.1 CABLE MATERIAL SPECIFICATIONS

- **Conductor Type:** High-conductivity multi-strand annealed copper (V-90 insulated) to ensure flexibility and durability during structural movement.
- **Insulation:** Double-insulated TPS (Tough Plastic Sheathed) cables, 450/750V grade, Flame Retardant, and UV stabilized.
- **Circuit Sizing**
 - Lighting Circuits: Min. 1.5 mm² copper conductor.
 - Power Circuits (GPOs): Min. 2.5 mm² copper conductor.
 - Air Conditioning / Hot Water: Min. 4.0 mm² or 6.0 mm² (Calculated based on actual load and voltage drop).
- **Colour Coding**
 - ✓ Active : Red or Brown. ✓ Neutral : Black or Blue. ✓ Earth : Green/Yellow.

6.2 CABLING RULES & EXECUTION

- **Concealed Wiring:** All wiring must be run within internal wall/ceiling cavities using fire-retardant PVC conduits (orange/white). No exposed cables are permitted in living areas.
- **Separation of Services:** Maintain a minimum 50mm clearance between electrical cables and communication (Data/TV) lines, or use grounded metal barriers to prevent EMI interference.
- **Cable Protection:** Any wiring passing through steel studs or frame members must be protected by plastic grommets or bushings to prevent insulation chafing.
- **Support & Fixing:** Cables must be secured at intervals not exceeding 600mm using insulated clips or cable ties within the wall cavity.

7. ELECTRICAL WIRING & CABLING SPECIFICATIONS

- **Pre-shipment Test:** All units undergo a 100% Continuity, Insulation Resistance (Megger), and Polarity test at the factory.
- **Certification:** A factory test report and Certificate of Electrical Safety (compliant with Australian standards) shall be provided with each unit.



NOTES:

1.WATER SUPPLY SYSTEM.

► **Compliance:** All pipes, fittings, and fixtures must be WaterMark certified and compliant with AS/NZS 3500.1 & .4.

► **Pipe Materials:**

✓ **Cold & Hot Water:** High-quality PEX-a (Cross-linked Polyethylene) or Multi-layer Composite Pipe (PE-AL-PE). These are preferred for modular homes due to their flexibility during structural movement.

✓ **Hot Water Insulation:** All hot water reticulation lines must be lagged with min. 13mm thick closed-cell foam insulation to prevent heat loss and meet NCC Section J energy efficiency requirements.

► **Sizing:**

✓ **Main Inlet:** DN25 (25mm).

✓ **Branch Lines (Shower/Kitchen):** DN20 or DN15.

► **Working Pressure:** Designed for a maximum static pressure of 500kPa. (Note: A pressure-limiting valve may be required at the site connection point).

2.SANITARY DRAINAGE SYSTEM

► **Material:** All waste and vent pipes shall be uPVC (Unplasticized Polyvinyl Chloride) DWV grade, compliant with AS/NZS 1260.

► **Pipe Sizing:**

✓ **Water Closet (WC):** DN100 (100mm).

✓ **Kitchen/Shower/Basin:** DN50(50mm).

► **Fall & Gradient:**

✓ **DN100 pipes:** Min. gradient 1:60 (1.65%).

✓ **DN50 pipes:** Min. gradient 1:40 (2.50%).

► **Venting:** Each wet area pod shall be provided with an air-admittance valve (AAV) or a dedicated vent stack to prevent trap syphonage.

3.MODULAR LAYOUT & INSTALLATION RULES

► **Concealed Reticulation:** All pipework shall be concealed within the floor chassis and wall cavities. No exposed plumbing is permitted in habitable areas.

► **Expansion Joint Logic**

✓ **Flexible Bridge:** At all structural expansion/folding joints, water lines must utilize high-pressure braided stainless steel flexible hoses or coiled PEX loops to accommodate the 180-degree folding movement.

✓ **Drainage Connection:** Expandable wing drainage shall connect to the central chassis manifold via heavy-duty flexible couplings or telescopic joints.

► **Support & Fixing:** Pipes must be secured using rubber-lined clips at intervals not exceeding 1000mm to prevent water hammer and noise.

► **Waterproofing Integrity:** Any pipe penetration through wet area floors must be fitted with a puddle flange and sealed in accordance with AS 3740.

4.EXTERNAL INTERFACE

► **Main Water Inlet:** Single DN25 male threaded brass connection or a "Quick-Connect" coupling located at the chassis edge.

► **Main Sewer Outlet:** Single DN100 uPVC junction located at the designated point for easy connection to the site septic or municipal sewer line.

5.TESTING & QUALITY CONTROL

► **Hydrostatic Test:** All water lines must be pressure tested to 1500kPa for 30 minutes with zero leakage before wall cladding is installed.

► **Drainage Test:** All sanitary lines to be tested for flow and water-tightness (air or water test) per AS/NZS 3500.

LEGEND:

- Cold Water Supply(DN25 PPR)
- Hot Water Supply(DN25 PPR)
- Waste Water Pipe(DN50 PVC)
- Sanitary Drain(DN100 PVC)

11 Plumbing Layout

Scale: 1:50

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40FT - EXPANDABLE CONTAINER HOUSES DESIGN DRAWINGS

Australia - Rooming - Hotel Project



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APPENDIX B – LANDSCAPING PLANS

Legend:

- Adjoining Lot Boundaries
- Subject Site
- Landscaping
- Building Footprint
- Bin Storage
- Driveway

Note:

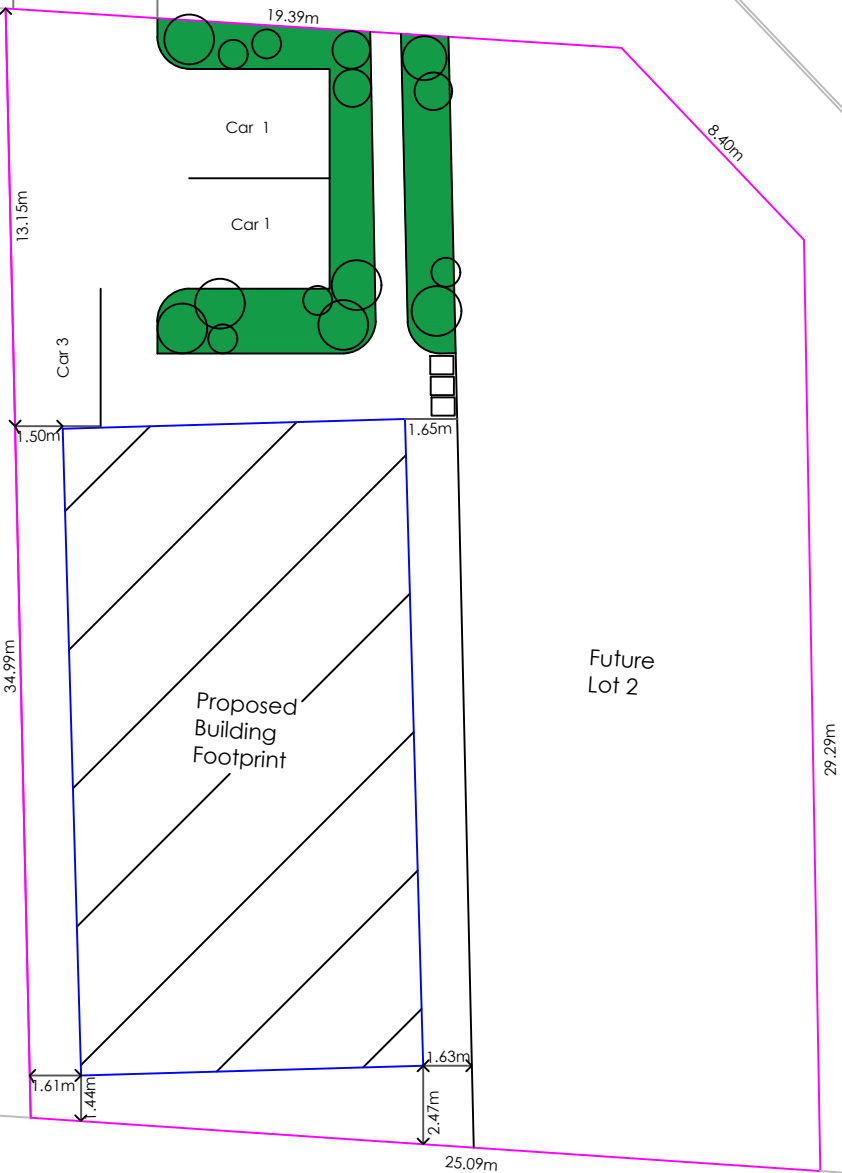
The boundaries shown hereon, including adjoining lot information, including boundaries, have been derived from public records.

Prior to any demolition, excavation or construction on the site the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

ZoiQ does not accept any responsibility or liability for the accuracy, completeness, or reliability of the information contained in this plan. It is the responsibility of the user to verify all information and to seek appropriate professional advice where necessary.

MILINA PLACE

CERON STREET



CLIENT: GLOBAL RESIDENCES PTY LTD

PROJECT: WORKFORCE ACCOMMODATION

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DRAWN ON: 11 SEPTEMBER 2026

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DRAWING TITLE:

SITE AND LANDSCAPE PLAN
SHEET NUMBER: 1 OF 1

REVISION: ZO1

SCALE: 1:200

ORIENTATION: 