

**SITE NOTES**

- Written dimensions take precedence over scale.
- Builder to verify all boundary clearances and site set-out dimensions prior to commencement of construction.
- Levels & contours are based on assumed datum. Prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
- This site plan is based on a disclosure plan. Therefore the floor level is subject to change. Additional site survey must be taken to confirm the required bench level.
- Retaining walls greater than 1m high (cut or fill) are required to be engineer designed & certified prior to building approval. Retaining walls are closer than 1500mm from boundary require a building relaxation, (fill side only).
- Batters to comply with appropriate soil classification described in table 3.1.1.1 BCA Vol 2.
- Engineer to provide design to address footings if built in close proximity to sewer, stormwater or easements.
- Vehicular cross-over to be constructed as per local council requirements and/or approval.

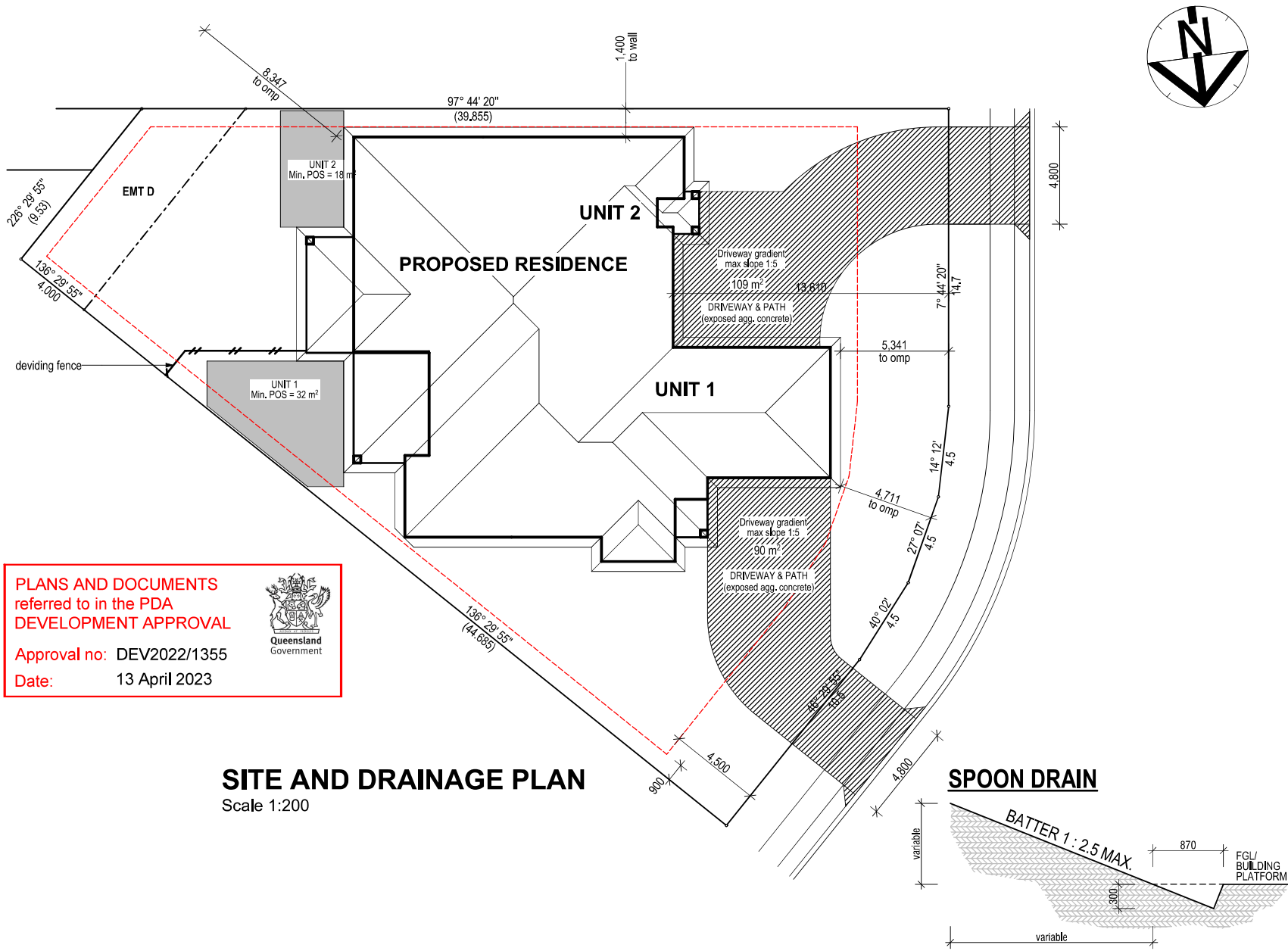
**SERVICES**

- Services have been plotted from records of relevant authorities where available. Prior to any excavation or construction on site, the relevant authority should be contacted for possible location of further underground services.
- All household sewerage and waste to be discharged to sewer system.
- Stormwater & roof water to be connected to legal point of discharge in accordance with Pt 3 BCA Vol 2 and local authorities requirements. Approval to be obtained from local authority prior to work commencing.
- Grade soil away from perimeter of building to prevent ponding. 1:20 minimum fall. Surface water to be channelled to legal point of discharge, ie. yard gully grate or similar.
- Provide 1:20 ground surface fall towards gully pits. Final location of pits subject to change to suit site conditions. Contractor to check with site supervisor before commencing work.

**GENERAL NOTES**

- Scrape away vegetation & cut & fill to provide a level building platform.
- Floor slab to be in accordance with engineers drawings & details.
- Termite protection is a visual barrier system with approved collars at penetrations in accordance with AS 3660 - 2014.
- This site plan is transcription of the original contour survey & the builder is to verify all information contained hereon prior to site start.
- The driveway & path shown on the plan is the suggested layout - areas shown on plan.

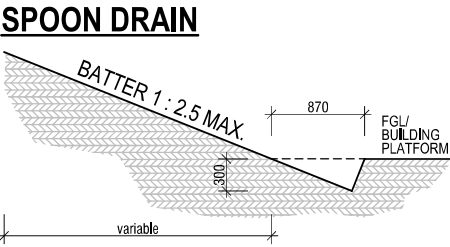
SITE DESCRIPTION/DATA	
LOT :	183 on SP289420
PARISH :	NA
COUNTY :	NA
AUTHORITY :	Gladstone R.C.
AREA =	1031m <sup>2</sup>
SITE COVERAGE	36.9 % (379.58m <sup>2</sup> )



**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2022/1355  
Date: 13 April 2023

**SITE AND DRAINAGE PLAN**  
Scale 1:200



**W Wealth Managers Australia**

PO Box 6866, GCMC QLD 9726

1300 306 858  
enquiry@wma.net.au

- NOTES**
- DO NOT SCALE - Use Figured Dimensions Only.
  - Builder to verify all dimensions and levels prior to commencement of construction.
  - All internal dimensions stated are frame size - excluding fixings.
  - This building has been designed in accordance with AS 1684 - 2010 (Residential timber framed construction).
  - Supplier may substitute timbers for those of equal strength to span ratio.
  - All structural sizes to be read in-conjunction with structural engineers drawings & details.
  - Articulation joints to comply with 3.3.1.8 BCA Vol 2.
  - Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
  - Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)

- Protection against subterranean termites shall be in accordance with AS 3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
- HWS unit (constant flow) with 5 star energy efficiency rating to comply with 'Sustainable Buildings' QDC pt 29. AS/NZs 6400:2005.
- Rainwater tanks, lighting and plumbing fixtures & fittings to comply with QDC PART 29 & 25, 'Sustainable Buildings' QDC pt 29 & 25 AS/Nz 300.1.2003 AS/NZS 6400:2005.
- All structural sizes to be read in-conjunction with Australian Standards.
- Lift off hinges to all WC doors to comply with Australian Standards.
- Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.
- DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

- PLAN LEGEND**
- all = above floor level
  - hd = head at 2100 aft.
  - fw = floor waste
  - ☉ = smoke detector
  - vb = vanity basin
  - obs = obscure glazing
  - mb = meter box
  - dp = downpipe
  - ohc = overhead cupboard
  - MH = manhole
  - ref = refrigerator prov.
  - mw = microwave prov.
  - dw = dishwasher prov.
  - ply = pantry
  - wm = washing machine prov.
  - ghw = gas hot water unit
  - tr = towel rail
  - trh = toilet roll holder
  - HC = garden tap

**PLEASE READ CAREFULLY**

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFter MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S ..... DATE .....

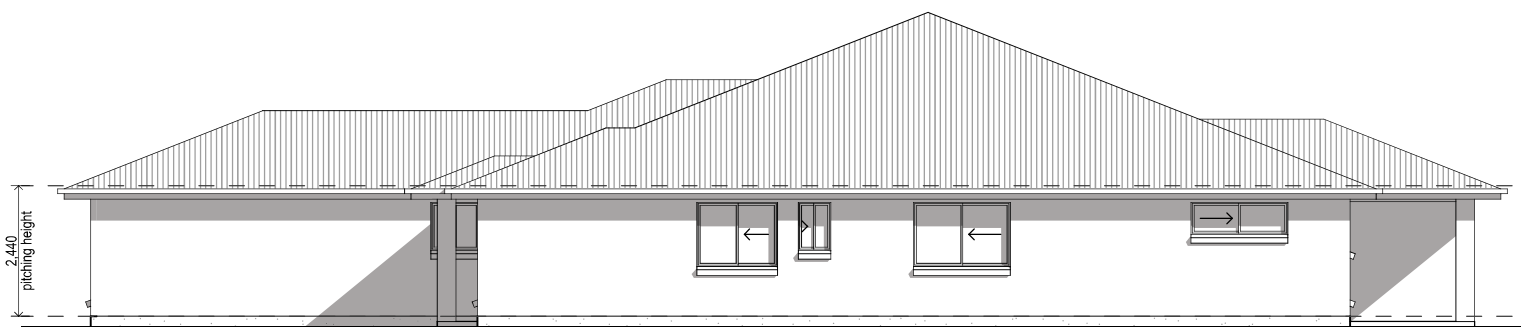
WITNESS ..... DATE .....

CLIENT:	
<b>Proposed Residence</b>	
<b>Lot 183, #4 Bamba Street TANNUM SANDS</b>	
MODEL: <b>Special Design</b>	JOB No. <b>22L183BA</b>
ISSUE/DATE: <b>PRELIM ISSUE 3 : 22/02/2023</b>	SHEET No. <b>1 of 4</b>





**Elevation 1**  
Scale 1:100



**Elevation 2**  
Scale 1:100



PO Box 6866, GCMC QLD 9726

1300 306 858  
enquiry@wma.net.au

**NOTES**

1. DO NOT SCALE - Use Figured Dimensions Only.
2. Builder to verify all dimensions and levels prior to commencement of construction.
3. All internal dimensions stated are frame size - excluding fixings.
4. This building has been designed in accordance with AS 1684 - 2010 (Residential Timber framed construction).
5. Supplier may substitute inlets for those of equal strength to span ratio.
6. All structural sizes to be read in-conjunction with structural engineers drawings & details.
7. Articulation joints to comply with 3.3.1.8 BCA Vol 2.
8. Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
9. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)

10. Protection against subterranean termites shall be in accordance with AS 3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
11. HWS unit (constant flow) with 5 star energy efficiency rating to comply with 'Sustainable Buildings' QDC pt 29, AS/NZs 6400:2005.
12. Rainwater tanks, lighting and plumbing fixtures & fittings to comply with QDC PART 29 & 25, 'Sustainable Buildings' QDC pt 29 & 25 AS/NZs 300.1.2003 AS/NZS 6400:2005.
13. Lift off hinges to all WC doors to comply with Australian Standards.
14. Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.
15. DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

**PLAN LEGEND**

- all = above floor level  
hd = head at 2100 aft.  
fw = floor waste  
☁ = smoke detector  
vb = vanity basin  
obs = obscure glazing  
mb = meter box  
dp = downpipe  
ohc = overhead cupboard  
MH = manhole
- ref = refrigerator prov.  
mw = microwave prov.  
dw = dishwasher prov.  
ply = pantry  
wm = washing machine prov.  
ghw = gas hot water unit  
tr = towel rail  
thr = toilet roll holder  
HC = garden tap

**PLEASE READ CAREFULLY**

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREAFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S .....

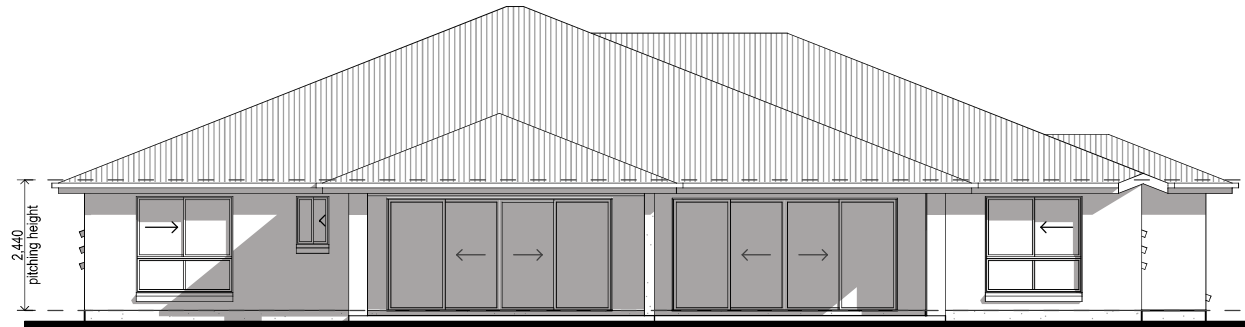
WITNESS ..... DATE .....

**CLIENT:**

*Proposed Residence*

**Lot 183, #4 Bamba Street  
TANNUM SANDS**

MODEL: <b>Special Design</b>	JOB No. <b>22L183BA</b>
ISSUE/DATE: <b>PRELIM ISSUE 3 : 22/02/2023</b>	SHEET No. <b>3 of 4</b>



**Elevation 3**

Scale 1:100



**Elevation 4**

Scale 1:100



PO Box 6866, GCMC QLD 9726

1300 306 858  
enquiry@wma.net.au

**NOTES**

- DO NOT SCALE - Use Figured Dimensions Only.
- Bulkier to verify all dimensions and levels prior to commencement of construction.
- All internal dimensions stated are frame size - excluding fixings.
- This building has been designed in accordance with AS 1684 - 2010 (Residential timber framed construction).
- Supplier may substitute details for those of equal strength to span ratio.
- All structural sizes to be read in-conjunction with structural engineers drawings & details.
- Articulation joints to comply with 3.3.1.8 BCA Vol 2.
- Mechanical Ventilation to comply with 3.8.5 Bca Vol 2.
- Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)

- Protection against subterranean termites shall be in accordance with AS 3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
- HWS unit (constant flow) with 5 star energy efficiency rating to comply with 'Sustainable Buildings' QDC pt 29, AS/NZs 6400:2005.
- Rainwater tanks, Lighting and plumbing fixtures & fittings to comply with QDC PART 29 & 25, 'Sustainable Buildings' QDC pt 29 & 25 AS/NZs 300.1:2003 AS/NZS 6400:2005.
- Lift off hinges to all WC doors to comply with Australian Standards.
- Stair construction to comply with Pt 3.9.1 and balustrades to comply with pt 3.9.2 BCA Vol 2.
- DCP & flashings to comply with Pt 3.3.4 BCA Vol 2

**PLAN LEGEND**

- all = above floor level  
hd = head at 2100 aft.  
fw = floor waste  
☼ = smoke detector  
vb = vanity basin  
obs = obscure glazing  
mb = meter box  
dp = downpipe  
ohc = overhead cupboard  
MH = manhole
- ref = refrigerator prov.  
mw = microwave prov.  
dw = dishwasher prov.  
ply = pantry  
wm = washing machine prov.  
ghw = gas hot water unit  
tr = towel rail  
th = toilet roll holder  
HC = garden tap

**PLEASE READ CAREFULLY**

THIS PLAN CERTIFIED CORRECT IS THE ONE REFERRED TO IN THE CONTRACT & SPECIFICATIONS AND I UNDERSTAND CHANGES HEREFTER MAY NOT BE POSSIBLE. THESE PLANS SUPERCEDE ALL OTHER PREVIOUS PLANS OR SKETCHES.

OWNER/S .....

WITNESS ..... DATE .....

**CLIENT:**

*Proposed Residence*

**Lot 183, #4 Bamba Street  
TANNUM SANDS**

MODEL: <b>Special Design</b>	JOB No. <b>22L183BA</b>
ISSUE/DATE: <b>PRELIM ISSUE 3 : 22/02/2023</b>	SHEET No. <b>4 of 4</b>