SITE NOTES

1. Written dimensions take precedence over scale.
2. Builder to verify all boundary clearances and site set-out dimensions prior to commencement of construction.
3. 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.
4. 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.
5. 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).
6. Batters to comply with appropriate soil classification described in table 3.1.1.1 BCA Vol 2.
7. Engineer to provide design to address footings if built in close proximity to sewer, stormwater or easements.
8. Vehicular cross-over to be constructed as per local council requirements and/or approval.

SERVICES

1. 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.
2. All household sewerage and waste to be discharged to sewer system.
3. 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 form local authority prior to work commencing.
4. 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.
5. 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

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

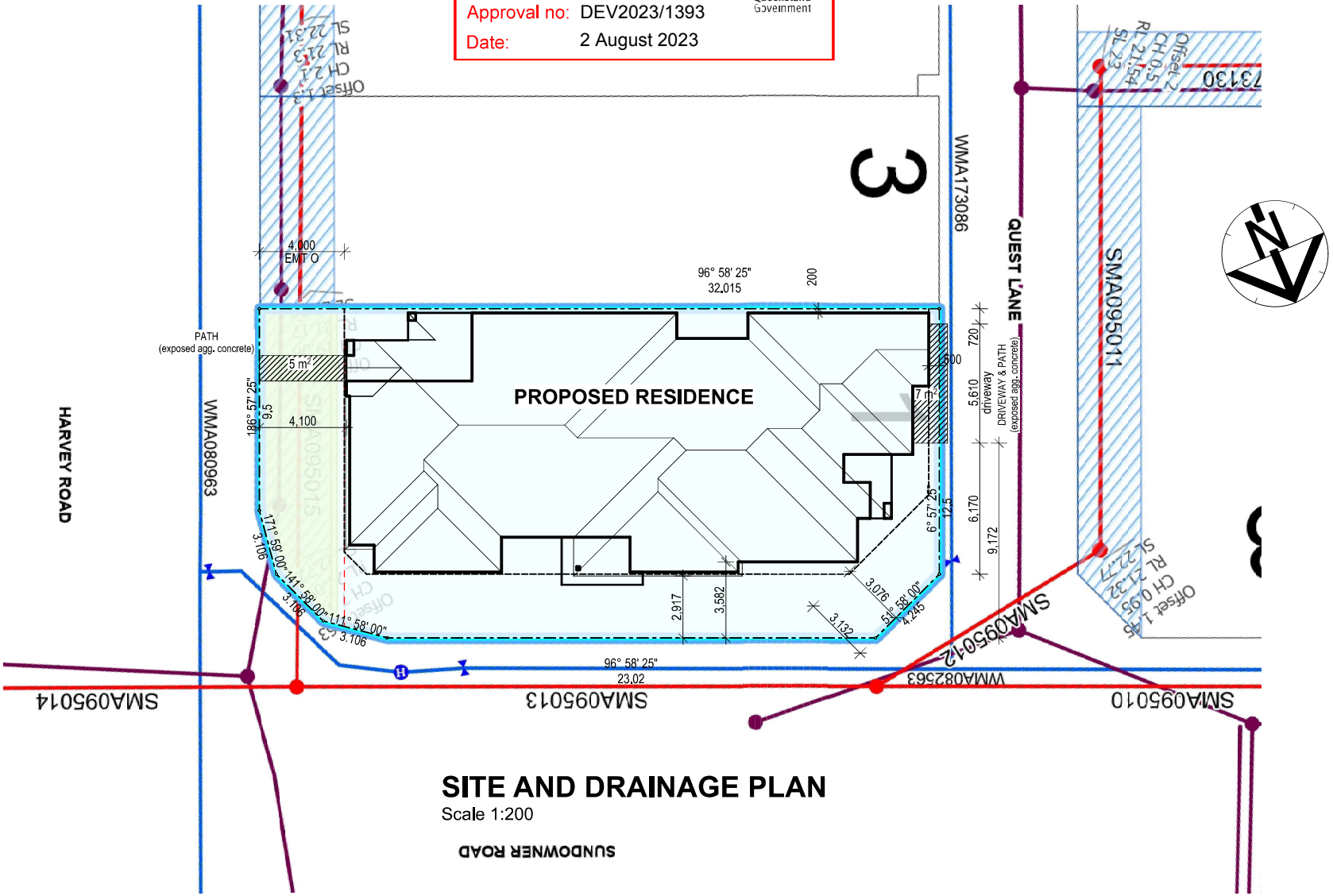
SITE DESCRIPTION/DATA	
LOT :	116 on SP246046
PARISH :	NA
COUNTY :	NA
AUTHORITY :	Gladstone R.C.
AREA =	483m²
SITE COVERAGE	?? %

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1393

Date: 2 August 2023

Queensland Government



SITE AND DRAINAGE PLAN

Scale 1:200

Wealth Managers Australia

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 linings.
4. This building has been designed in accordance with AS 1684 - 2010 (Residential timber framed construction).
5. Supplier may substitute lintels 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 complay 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 ballustrades 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	ref = refrigerator prov.
hd = head at 2100 afl.	mw = microwave prov.
fw = floor waste	dw = dishwasher prov.
= smoke detector	pty = pantry
vb = vanity basin	wm = washing machine prov.
obs = obscure glazing	ghw = gas hot water unit
mb = meter box	tr = towel rail
dp = downpipe	trh = toilet roll holder
ohc = overhead cupboard	HC = garden tap

© 2018 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

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 Duel Key Residence

HILLCREST ESTATE

MODEL: DUEL KEY	JOB No. 22L116HI
ISSUE/DATE: PRELIM ISSUE 5 : 16/06/2023	SHEET No. 1 OF 3

CONSTRUCTION NOTES :

1. EXTERNAL WALLS = 220mm (110mm BRICK, 40mm CAVITY, 70mm FRAME)
2. C1 TBC WIND DESIGN SPEED NOMINATED.
3. WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3.

ARTICULATION JOINTS
AJ = Articulation joint location nominated on drawings. Builder to provide extra Articuation joints over & above what is nominated on drawings where necessary to comply with the Building Code of Australia, Engineers structural design requirements, soil report recomendations and site classification requirements

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2023/1393

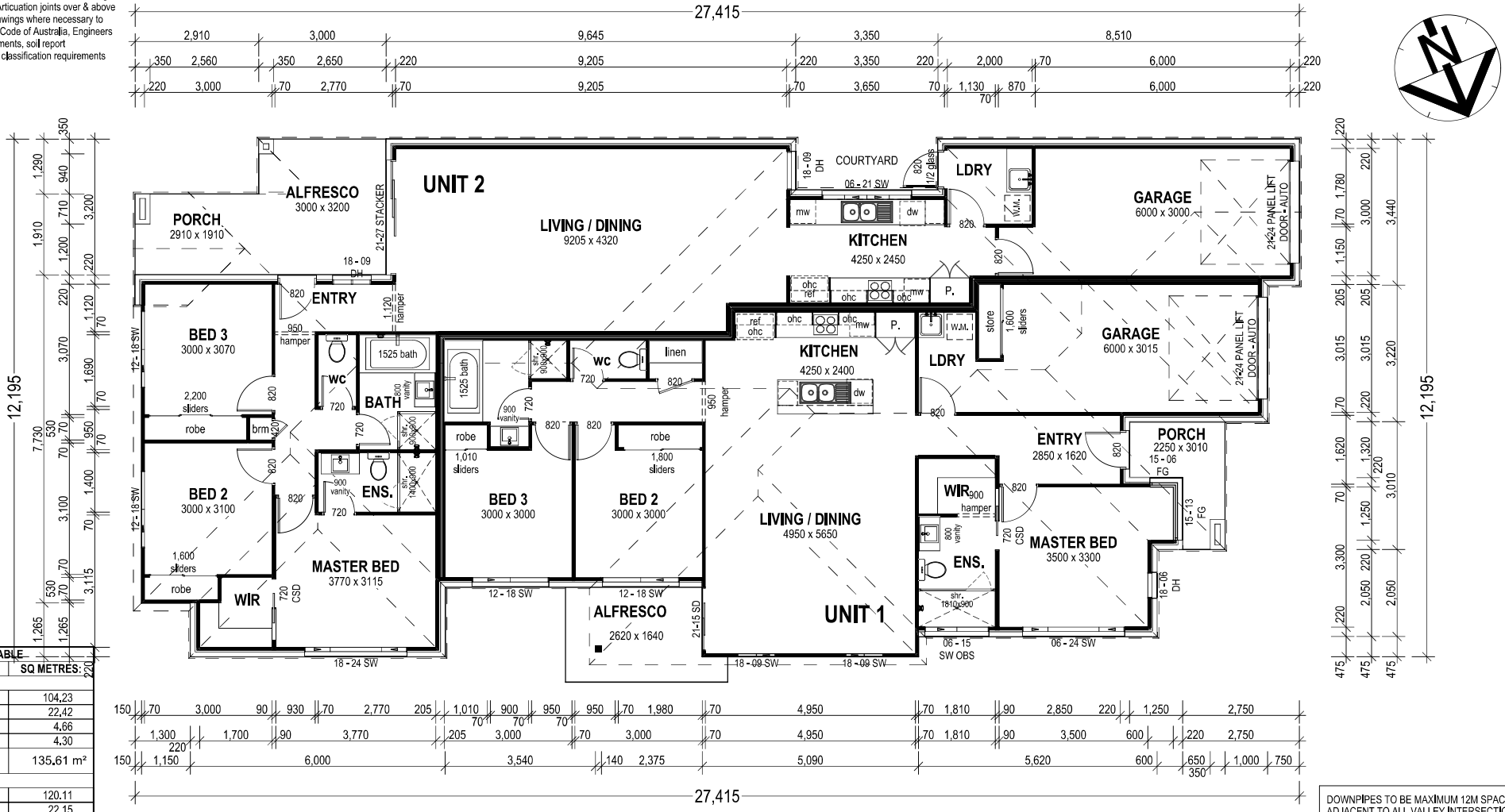
Date: 2 August 2023

Queensland Government

GENERAL NOTES

1. PROVIDE COLD WATER CONNECTION & G.P.O. TO DISHWASHER SPACE.
2. THE NUMBER OF DOORS AND WIDTH OF DOORS WILL BE DETERMINED BY THE CABINETMAKER TO OPTIMIZE THE FUNCTIONALITY OF THE CABINETRY.

EXPANSION JOINTS
EJ = Expansion joint location for ceiling & floor tiles.



AREA TABLE	
AREA	SQ METRES:
Unit 1	
1 LIVING	104.23
2 GARAGE	22.42
3 PORCH	4.66
4 ALFRESCO	4.30
	135.61 m²
Unit 2	
1 LIVING	120.11
2 GARAGE	22.15
3 PORCH	5.56
4 ALFRESCO	9.80
	157.62 m²
	293.23 m²

GROUND FLOOR PLAN

Scale 1:100

DOWNPIPES TO BE MAXIMUM 12M SPACING AND ADJACENT TO ALL VALLEY INTERSECTIONS.

DRAINAGE TO BE IN ACCORDANCE WITH PART 3 OF THE BCA. POINT OF DISCHARGE TO MEET LOCAL AUTHORITY REQUIREMENTS.

Wealth Managers Australia

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 linings.
4. This building has been designed in accordance with AS 1684 - 2010 (Residential timber framed construction).
5. Supplier may substitute lintels 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 complay 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

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

© 2018 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

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 Duel Key Residence

HILLCREST ESTATE

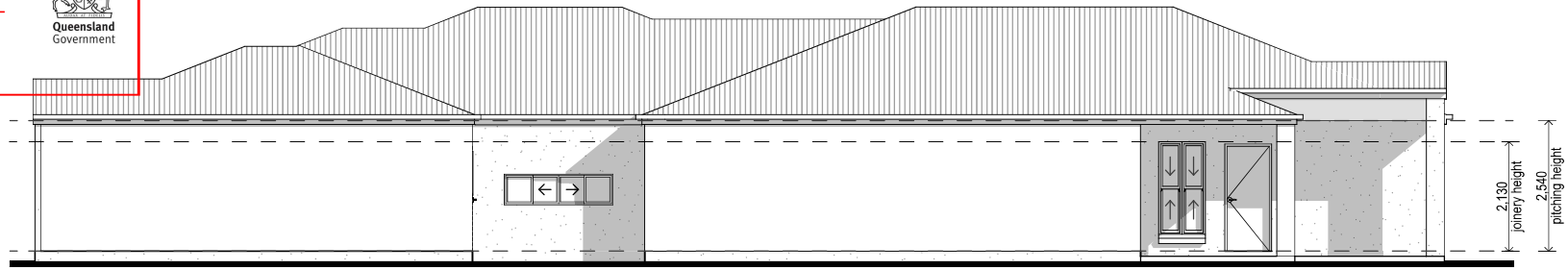
MODEL: DUEL KEY	JOB No. 22L116HI
ISSUE/DATE: PRELIM ISSUE 5 : 16/06/2023	SHEET No. 2 OF 3

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2023/1393

Date: 2 August 2023

Queensland Government



Elevation 2
Scale 1:100

Elevation 1
Scale 1:100

Elevation 3
Scale 1:100

Elevation 4
Scale 1:100

Wealth Managers Australia

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 linings.
4. This building has been designed in accordance with AS 1684 - 2010 (Residential timber framed construction).
5. Supplier may substitute lintels 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 complay 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 ballustrades 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	ref = refrigerator prov.
hd = head at 2100 afl.	mw = microwave prov.
fw = floor waste	dw = dishwasher prov.
= smoke detector	pty = pantry
vb = vanity basin	wm = washing machine prov.
obs = obscure glazing	ghw = gas hot water unit
mb = meter box	tr = towel rail
dp = downpipe	trh = toilet roll holder
ohc = overhead cupboard	HC = garden tap

© 2018 REPRODUCTION IN PART OR WHOLE IS STRICTLY FORBIDDEN

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 Duel Key Residence

HILLCREST ESTATE

MODEL: DUEL KEY	JOB No. 22L116HI
ISSUE/DATE: PRELIM ISSUE 5 : 16/06/2023	SHEET No. 3 OF 3