

PROPOSED DUPLEX DEVELOPMENT

Lot 182, (#6) BAMBA STREET, Gladstone JOB NO:24L182AU

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1489
Date: 3 December 2024



Queensland
Government



W Wealth Managers Australia PO Box 6866, GCMC QLD 9726 1 300 306 858 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 - 2021 (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 comply with 5.6.8 NCC Vol 2. 8. Mechanical Ventilation to comply with 10.6.2 NCC Vol 2. 9. Smoke alarms to comply with 9.5.1 NCC Vol 2 (wired-in)		PLAN LEGEND af = 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. 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 _____ WITNESS _____DATE _____	CLIENT: <i>Proposed Residence</i> Lot 182, (#6) BAMBA STREET Gladstone		
				MODEL: Special Design		JOB No. 24L182AU	
				ISSUE/DATE: PRELIM ISSUE 5 : 7/11/2024		SHEET No. 1 OF 6	

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 : 182 on SP260342
PARISH : NA
COUNTY : NA
AUTHORITY : Gladstone R.C.

AREA = 1001m²
SITE COVERAGE 37.95%

SITE AND DRAINAGE PLAN

Scale 1:200

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- Smoke alarms to comply with 9.5.1 NCC 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 3000:2018 AS/NZS 6400:2016.
- Lift off hinges to all WC doors to comply with Australian Standards.
- Stair construction to comply with 11.2 NCC Vol 2 and balustrades to comply with 11.3 NCC Vol 2.
- DCP & flashings to comply with 5.7.3 and 5.7.4 NCC 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.
ply = pantry
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ghw = gas hot water unit
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HC = garden tap

PLEASE READ CAREFULLY

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OWNER/S

WITNESS DATE

CLIENT:

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**Lot 182, (#6) BAMBA STREET
Gladstone**

MODEL: **Special Design**

ISSUE/DATE:
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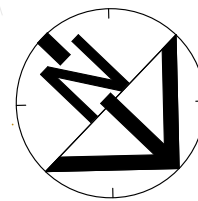
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BAMBA STREET

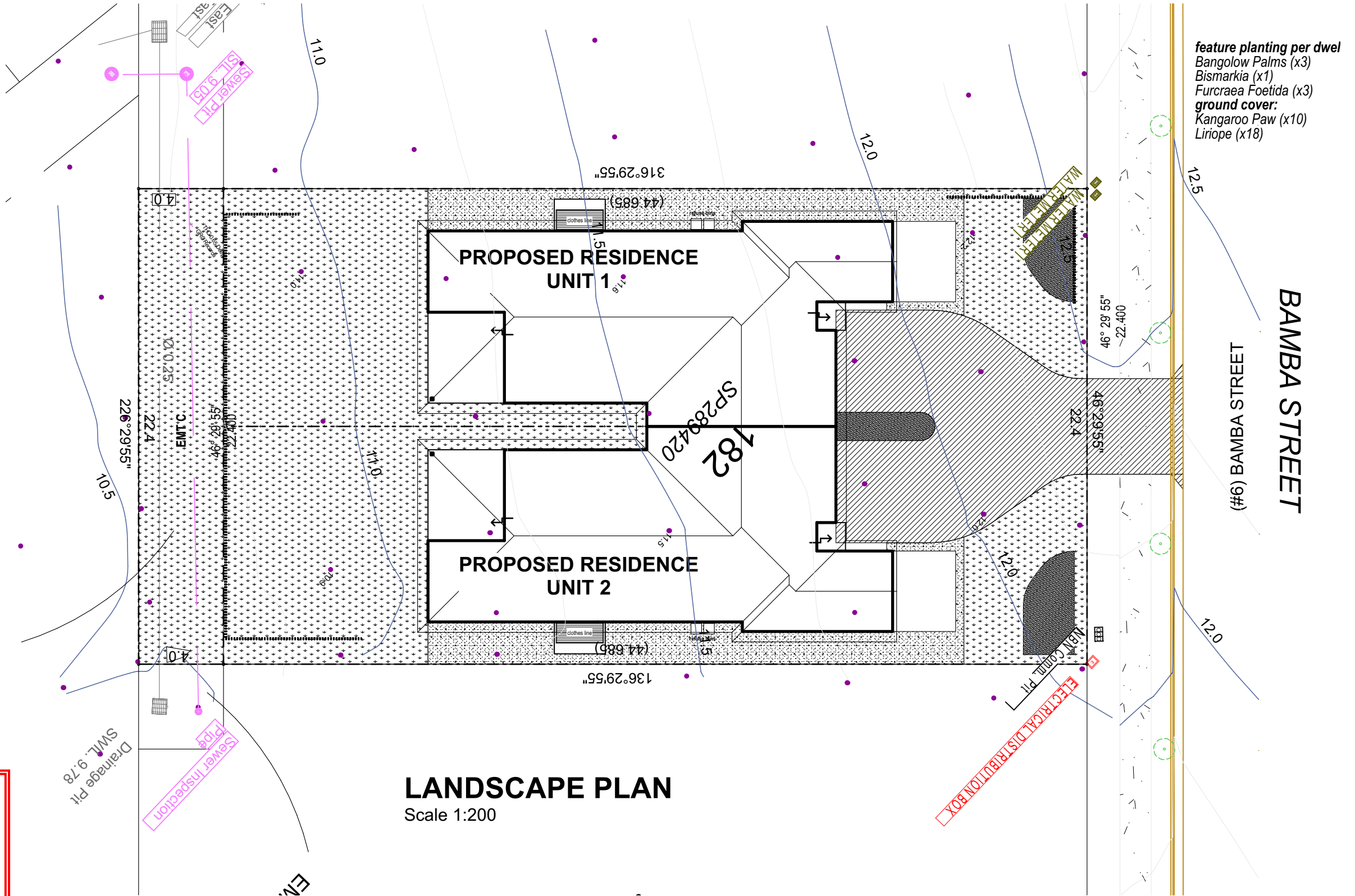
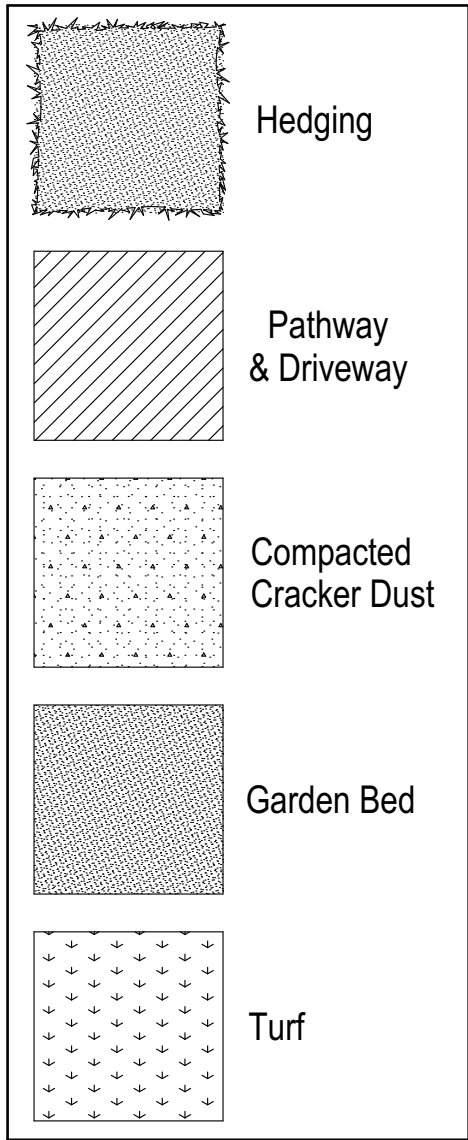
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feature planting per dwel
Bangalow Palms (x3)
Bismarkia (x1)
Furcraea Foetida (x3)
ground cover:
Kangaroo Paw (x10)
Liriope (x18)

LANDSCAPE PLAN
Scale 1:200

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CONSTRUCTION NOTES :

- EXTERNAL WALLS = 220mm (110mm BRICK, 40mm CAVITY, 70mm FRAME)
- ?N3? WIND DESIGN SPEED NOMINATED.
- 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 Articulation joints over & above what is nominated on drawings where necessary to comply with the Building Code of Australia, Engineers structural design requirements, soil report recommendations and site classification requirements

GENERAL NOTES

- PROVIDE COLD WATER CONNECTION & G.P.O. TO DISHWASHER SPACE
- 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.



GROUND FLOOR PLAN

Scale 1:100

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AREA TABLE	
AREA	SQ METRES:
Unit 1	
GARAGE	32.26
LIVING	128.89
PATIO	15.41
PORCH	1.81
	178.37 m²
Unit 2	
GARAGE	32.26
LIVING	128.77
PATIO	15.41
PORCH	1.81
	178.25 m²
	356.62 m²

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

DRAINAGE TO BE IN ACCORDANCE WITH PART 3.3 NCC Vol 2. POINT OF DISCHARGE TO MEET LOCAL AUTHORITY REQUIREMENTS.



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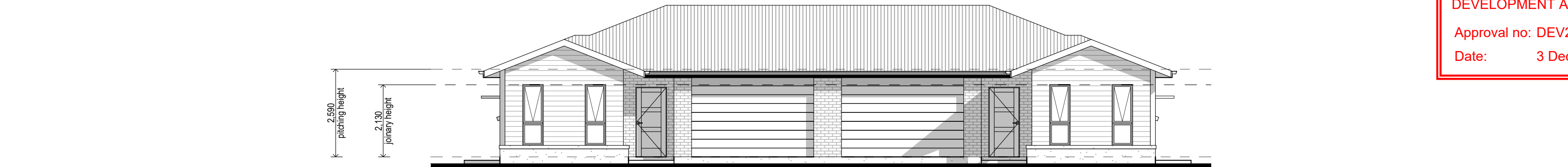
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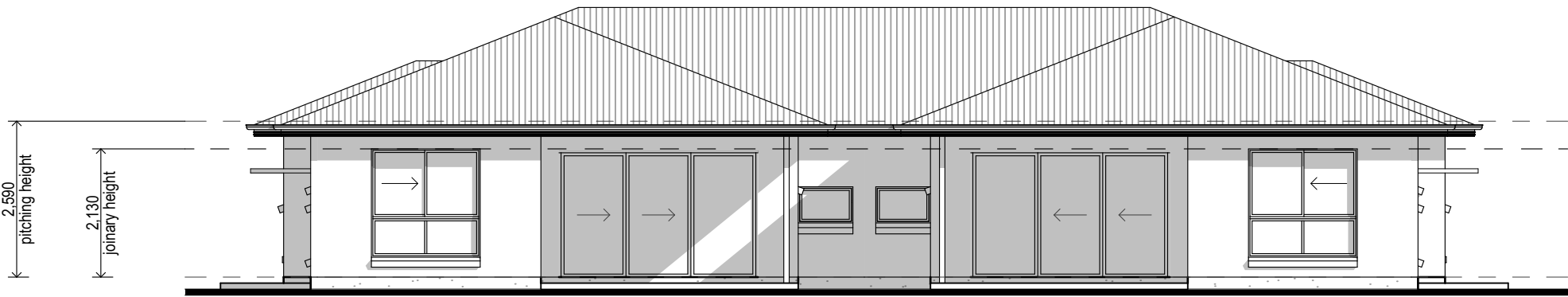

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Elevation 1
Scale 1:100



Elevation 2
Scale 1:100



Elevation 3
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Elevation 4
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