

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.

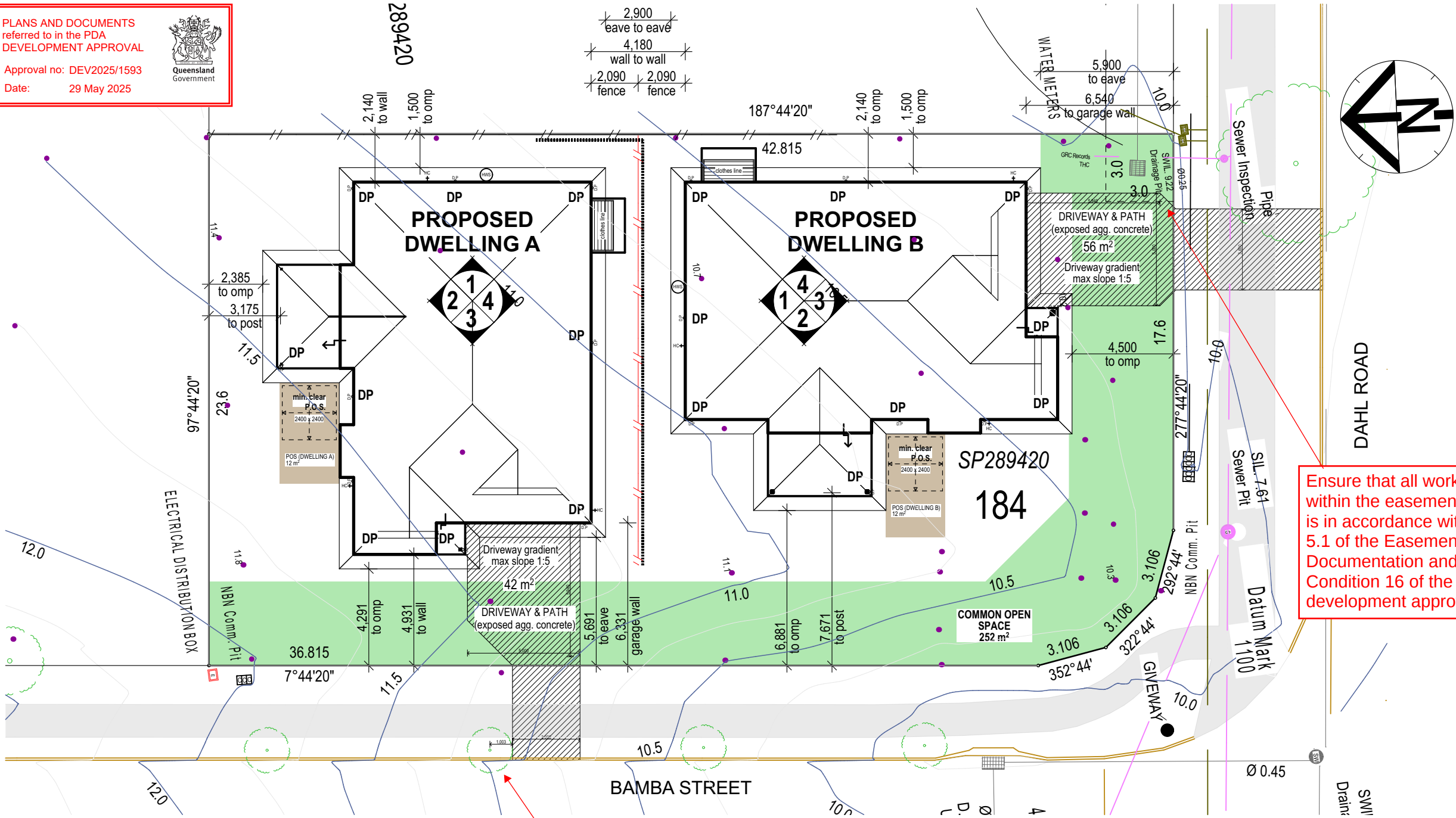
SITE DESCRIPTION/DATA

LOT : 184 on SP260342
PARISH : NA
COUNTY : NA
AUTHORITY : Gladstone R.C.

AREA = 1001m²
SITE COVERAGE 36.7 %

PLANS AND DOCUMENTS referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1593
Date: 29 May 2025



SITE AND DRAINAGE PLAN

Scale 1:200

To Comply with part MP4.1 of the Queensland Development Code.

Sections:

Energy Efficiency:

- Verification indication achievement of not less than the 6-star rating by an approved assesor.

Energy Efficiency Fixtures:

- Must have energy efficiency lighting for minimum of 80% of total fixed internal lighting.
- New and Replacement Air-Conditioners to have EER to at least 2.9

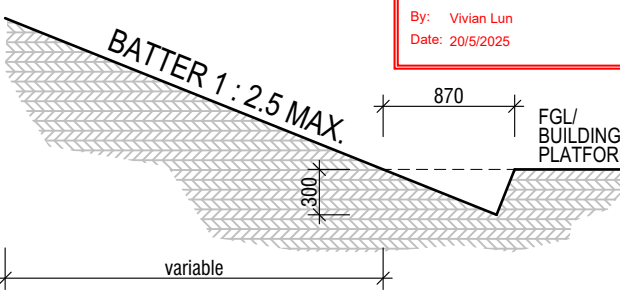
Water Conservation:

- All shower roses to have minimum 3-star Water Efficiency Labelling and Standards rating.
- All toilets to have dual flush and minimum 4-star Water Efficiency Labelling and Standards rating.
- Cistern sizes to be compatible with toilet bowl size to allow proper function.
- All tapware to Laundry tub, Kitchen sinks, & Basins to have minimum 3-star Water Efficiency Labelling and Standards rating.

Ensure that the street trees are provided in accordance with Standard drawing CMDG-G-016 – Street Planting and Condition 18 of the approval.

AREA TABLE	
AREA	SQ METRES:
DWELLING A	
1 LIVING	134.10
2 GARAGE	34.68
3 PORCH	1.79
4 PATIO	12.88
	183.45 m ²
DWELLING B	
1 LIVING	134.10
2 GARAGE	34.68
3 PORCH	1.79
4 PATIO	12.88
	183.45 m ²
	366.90 m ²

SPOON DRAIN



AMENDED IN RED

By: Vivian Lun
Date: 20/5/2025



PO Box 6866, GCMC QLD 9726

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enquiry@wma.net.au

NOTES

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- 9. Smoke alarms to comply with 9.5.1 NCC 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.
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- 13. Lift off hinges to all WC doors to comply with Australian Standards.
- 14. Stair construction to comply with 11.2 NCC Vol 2 and balustrades to comply with 11.3 NCC Vol 2.
- 15. 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
- sd = 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

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OWNER/S
WITNESS DATE

CLIENT:

Proposed Duplex

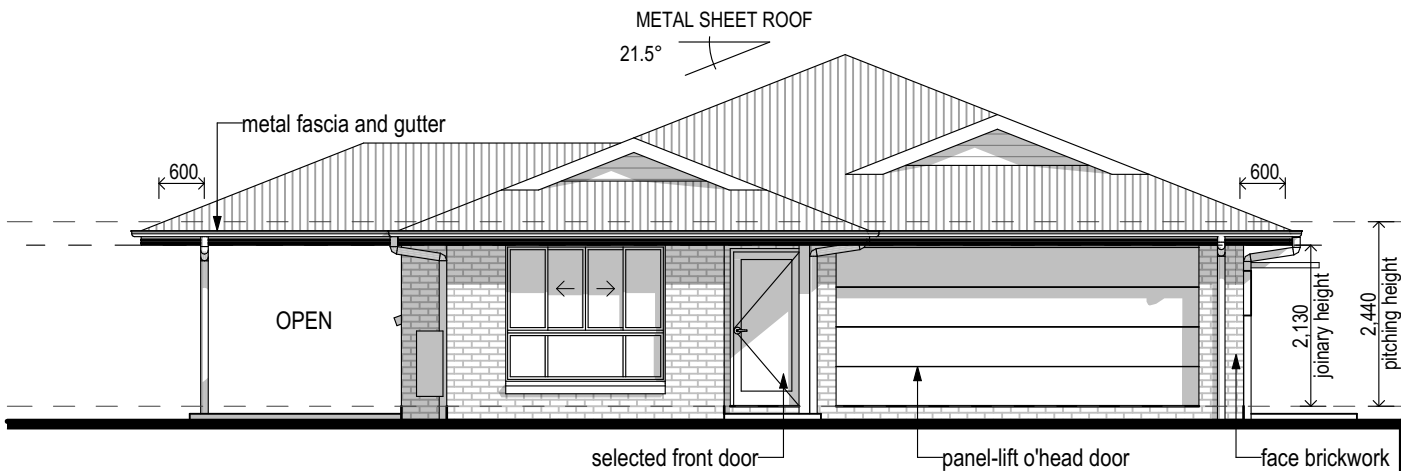
Lot 184, BAMBA STREET
Gladstone

MODEL: Special Design

JOB No. 24L184BA

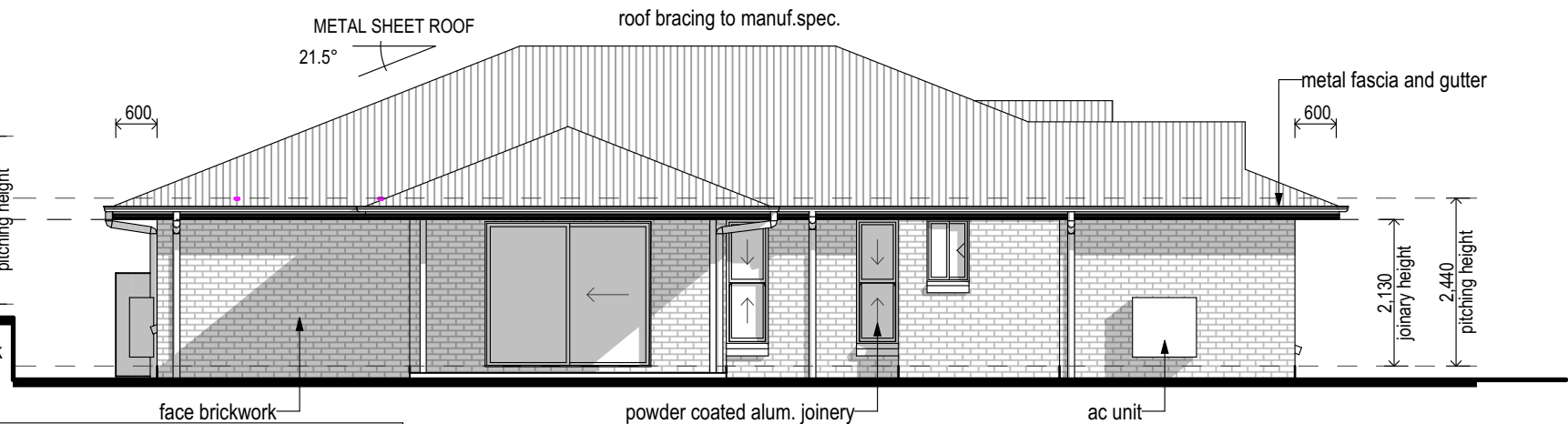
ISSUE/DATE:
PRELIM ISSUE 6 :
14/04/2025

SHEET No.
1 OF 12

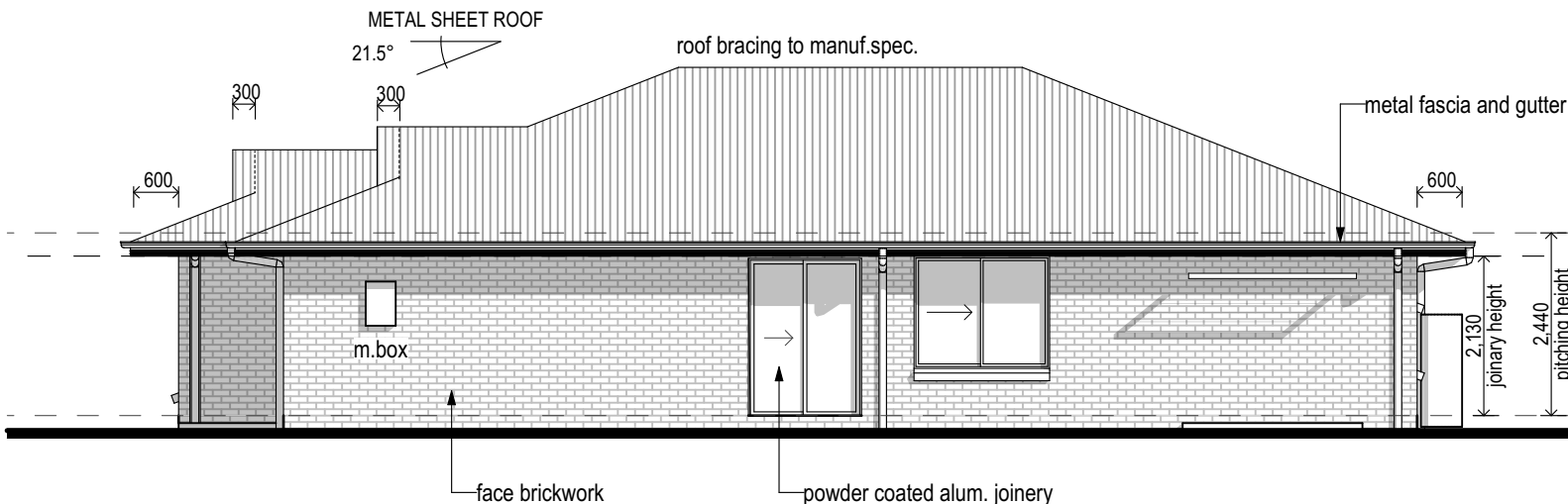


Elevation 1 - WEST - DWELLING A
Scale 1:100

WEST BAMBA STREET SITE ELEVATION

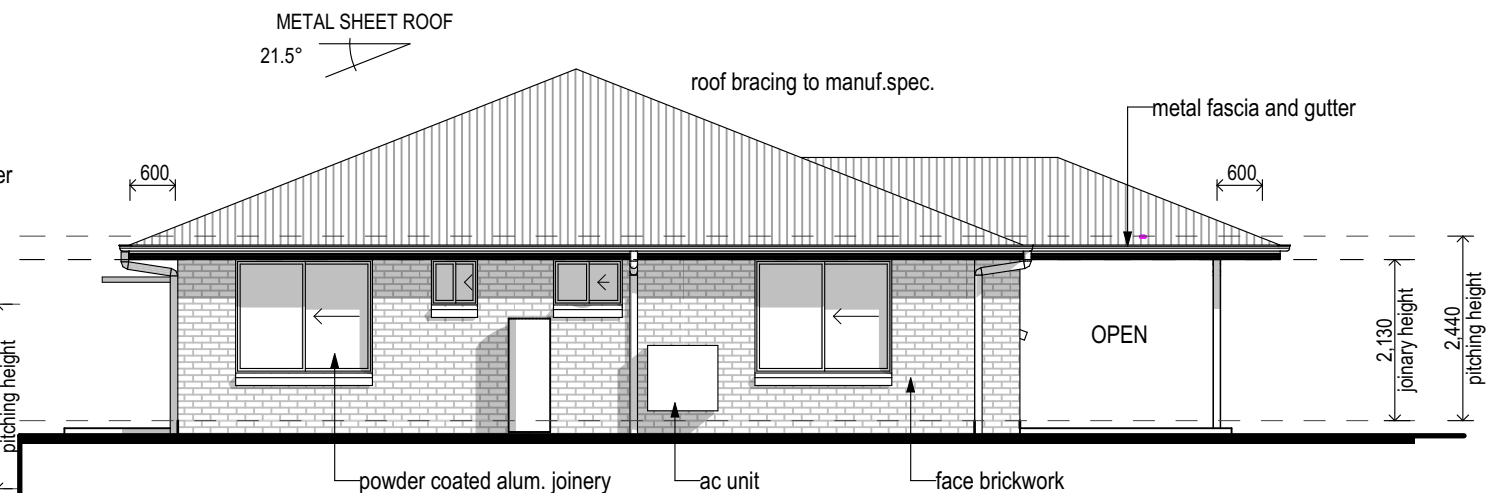


Elevation 4 - WEST - DWELLING B
Scale 1:100



Elevation 2 - EAST - DWELLING B
Scale 1:100

EAST SITE ELEVATION



Elevation 3 - EAST - DWELLING A
Scale 1:100



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OWNER/S
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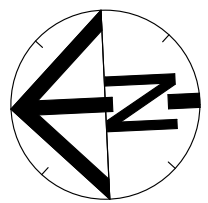
Proposed Duplex

Lot 184, BAMBA STREET
Gladstone

MODEL: Special Design	JOB No. 24L184BA
ISSUE/DATE: PRELIM ISSUE 6 : 14/04/2025	SHEET No. 2 OF 12

1. EXTERNAL WALLS = 220mm (110mm BRICK, 40mm CAVITY, 70mm FRAME)
2. ?N3? WIND DESIGN SPEED NOMINATED.
3. WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3.

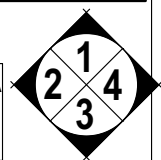
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Builder to provide extra Articulation joints over & above what is nominated on drawings where necessary to comply with the Building Code of Australia, Engineers structural design requirements, soil report recommendations and site classification requirements



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 CABINETY.
CAVITY SLIDING DOORS TO BE HUME EVOLUTION
90mm WALL FRAME CAVITY UNITS & INSTALLED IN
ACCORDANCE WITH THE MANUFACTURERS SPEC.

EJ = Expansion joint location for ceiling & floor tiles.

**DWELLING A
ELEVATION
VIEW DIRECTION**

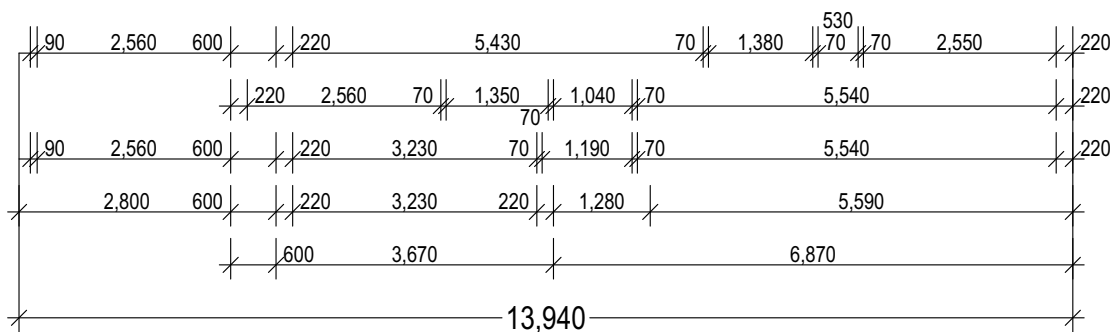


Scale 1:100

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL


Queensland
Government

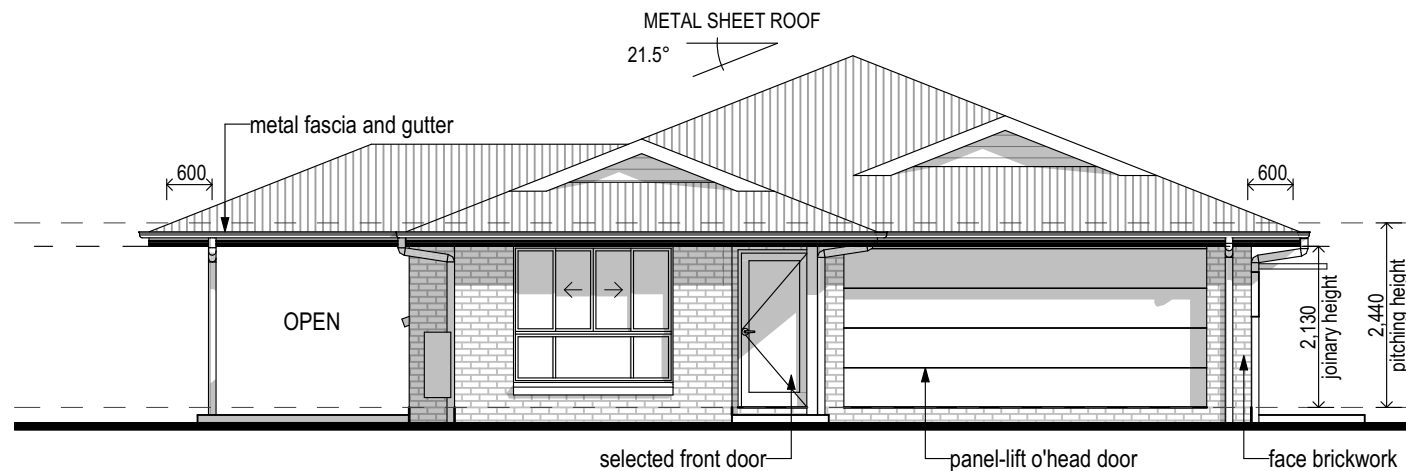
Approval no: DEV2025/1593
Date: 29 May 2025



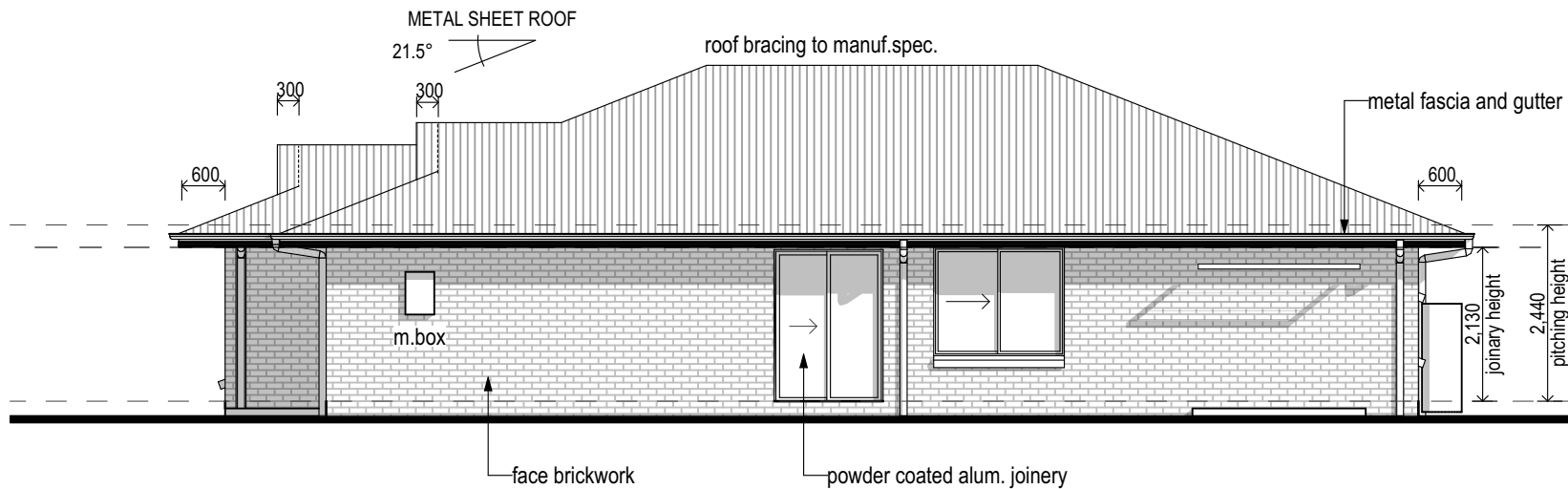
DOWNPIPES TO BE MAXIMUM 12M SPACING AND ADJACENT TO ALL VALLEY INTERSECTIONS.

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

 Wealth Managers Australia PO Box 6866, GCMC QLD 9726 1300 306 858 enquiry@wma.net.au		
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OWNER/S..... WITNESS.....DATE		
CLIENT: Proposed Duplex Lot 184, BAMBA STREET Gladstone		
MODEL: Special Design	JOB No. 24L184BA	
ISSUE/DATE: PRELIM ISSUE 6 : 14/04/2025	SHEET No. 3 OF 8	



Elevation 1 - WEST - DWELLING A
Scale 1:100



Elevation 2 - SOUTH - DWELLING A
Scale 1:100



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WITNESS _____ DATE _____

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Proposed Duplex

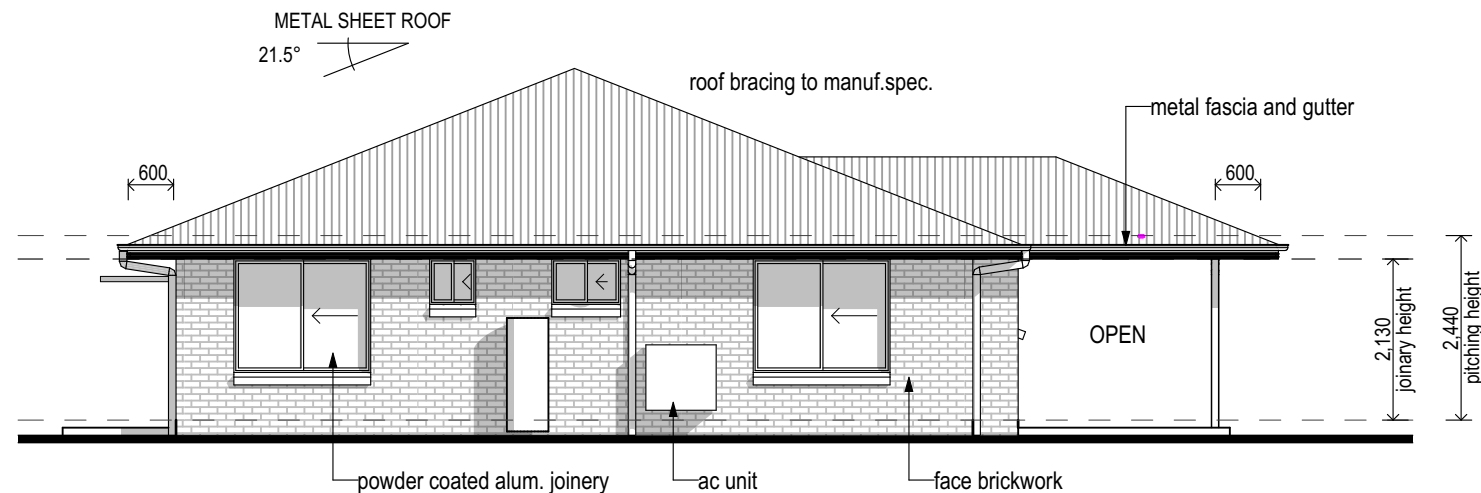
Lot 184, BAMBA STREET
Gladstone

MODEL: Special Design

JOB No. 24L184BA

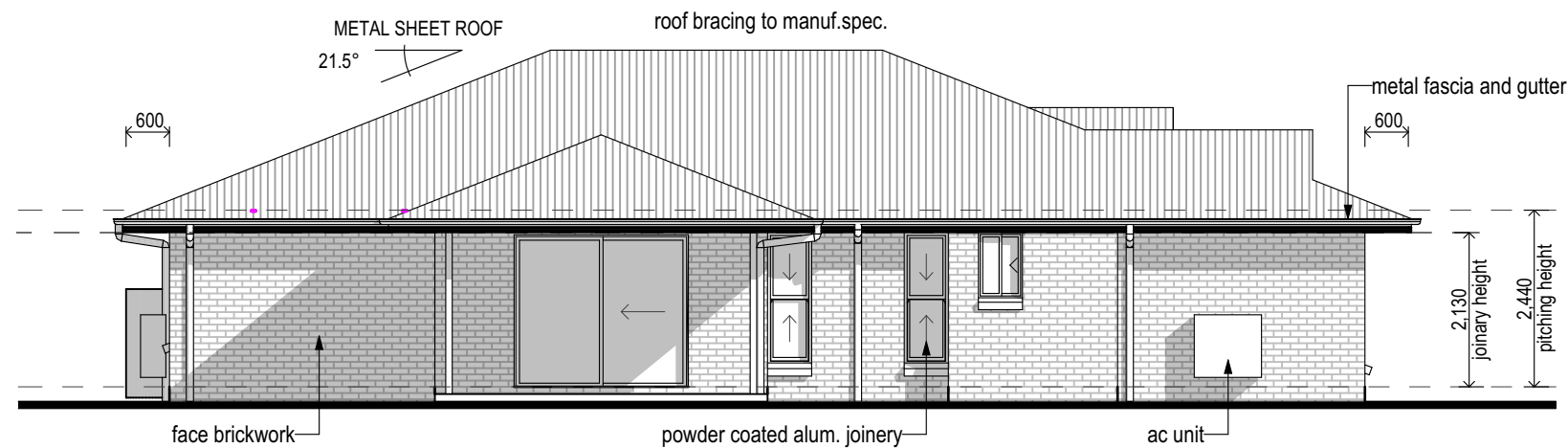
ISSUE/DATE:
PRELIM ISSUE 6 :
14/04/2025

SHEET No. 4 OF 12



Elevation 3 - EAST - DWELLING A

Scale 1:100



Elevation 4 - NORTH - DWELLING A

Scale 1:100



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OWNER/S

WITNESS DATE

CLIENT:

Proposed Duplex

**Lot 184, BAMBA STREET
Gladstone**

MODEL: **Special Design**

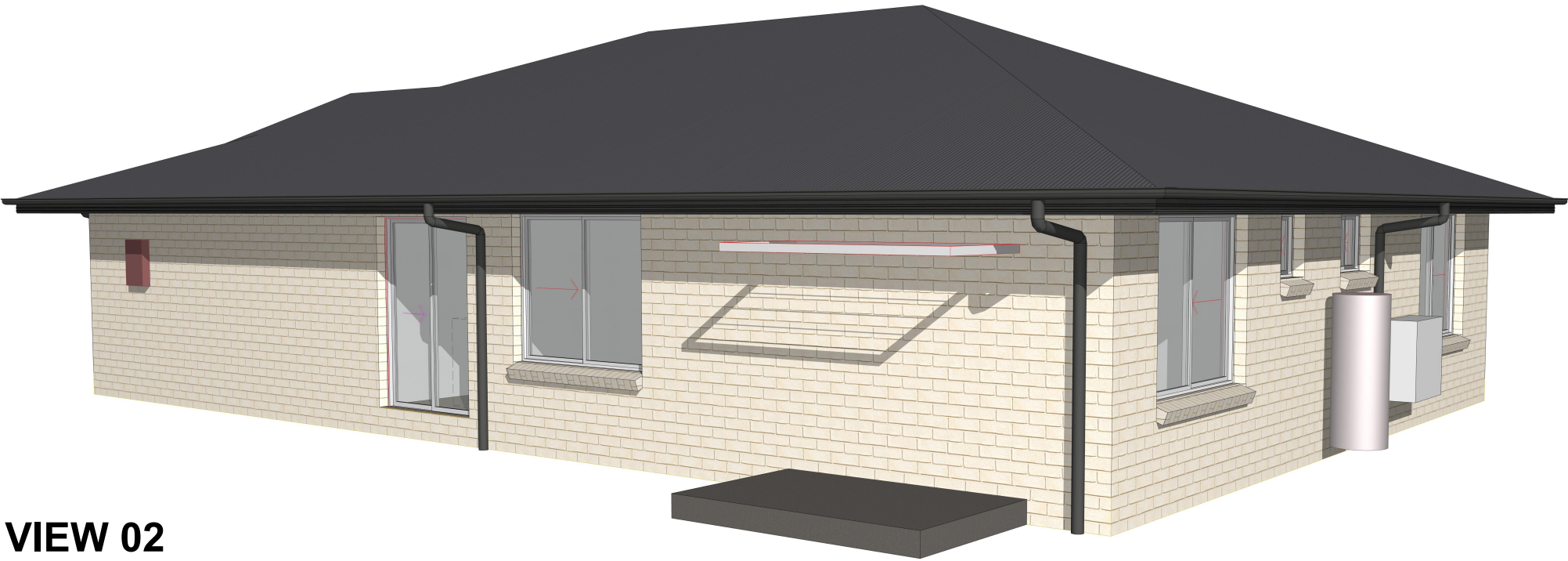
JOB No. **24L184BA**

ISSUE/DATE:
**PRELIM ISSUE 6 :
14/04/2025**

SHEET No.
5 OF 12



3D VIEW 01



3D VIEW 02



3D VIEW 03

W **Wealth
Managers
Australia**

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**Lot 184, BAMBA STREET
Gladstone**

MODEL: **Special Design**

JOB No. **24L184BA**

ISSUE/DATE:
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14/04/2025**

SHEET No.
7 OF 8

CONSTRUCTION NOTES :

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Date: 29 May 2025



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DWELLING A
ELEVATION
VIEW DIRECTION



GROUND FLOOR PLAN - DWELLING B

Scale 1:100



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PLEASE READ CAREFULLY

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OWNER/S

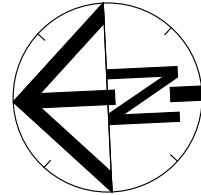
WITNESS DATE

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.
- CAVITY SLIDING DOORS TO BE HUME EVOLUTION 90mm WALL FRAME CAVITY UNITS & INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPEC.

EXPANSION JOINTS

EJ = Expansion joint location for ceiling & floor tiles.



AREA TABLE	
AREA	SQ METRES:
DWELLING B	
1 LIVING	134.10
2 GARAGE	34.68
3 PORCH	1.79
4 PATIO	12.88
	183.45 m ²

DWELLING B
ELEVATION
VIEW DIRECTION



DOWNPipes 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.

CLIENT:

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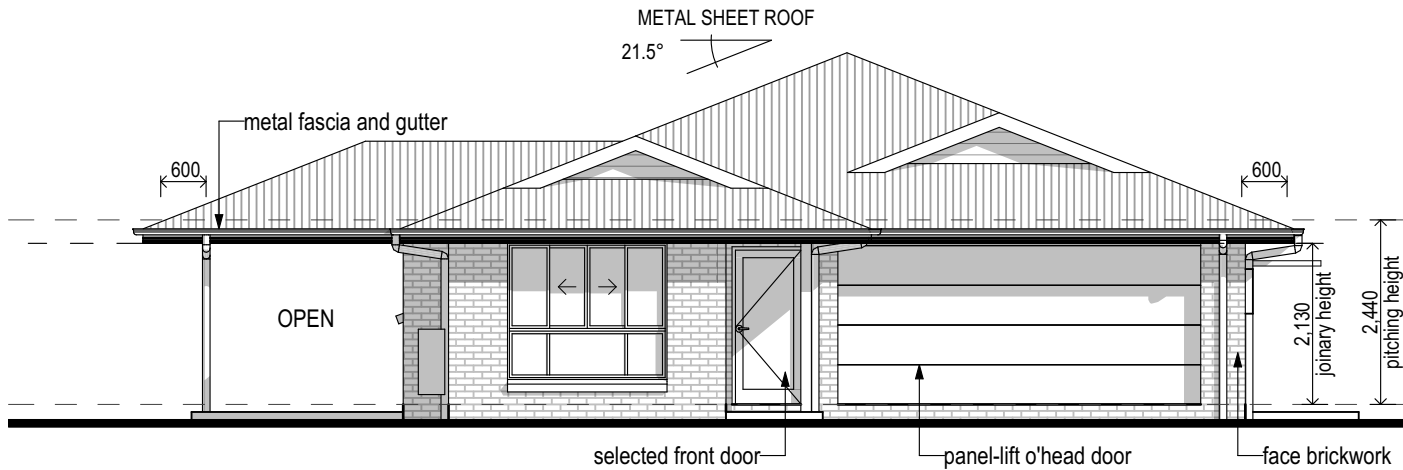
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Gladstone**

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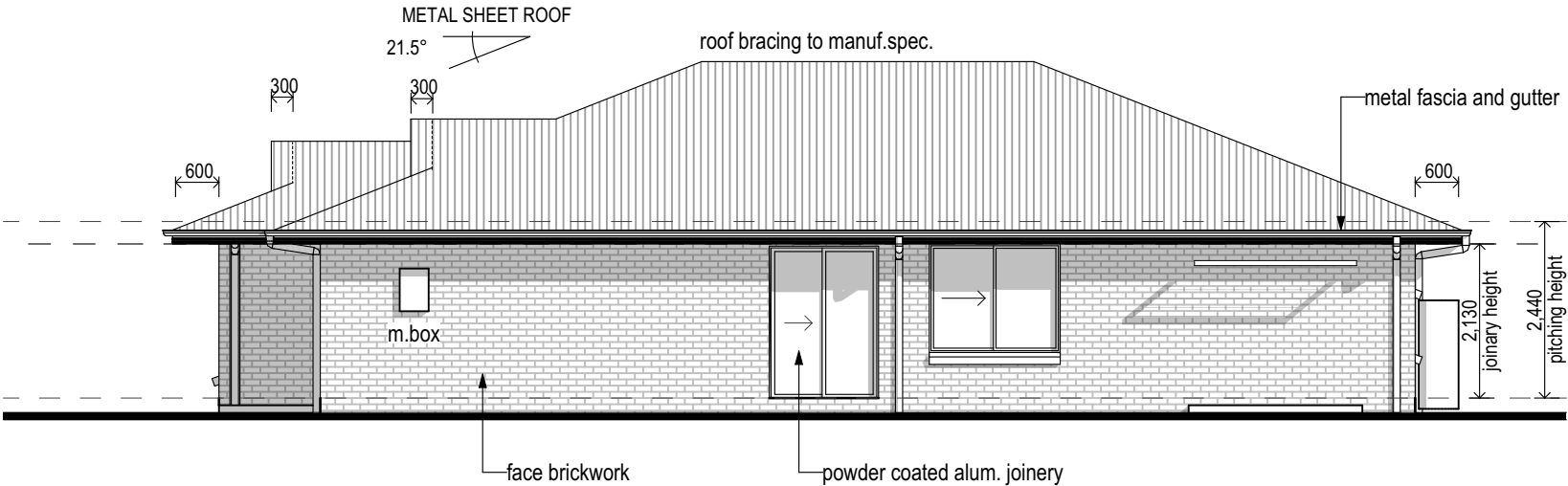
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Elevation 1 - SOUTH- DWELLING B
Scale 1:100



Elevation 2 - EAST - DWELLING B
Scale 1:100

NOTES

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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)

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 3000:2018 AS/NZS 6400:2016.
13. Lift off hinges to all WC doors to comply with Australian Standards.
14. Stair construction to comply with 11.2 NCC Vol 2 and balustrades to comply with 11.3 NCC Vol 2.
15. DCP & flashings to comply with 5.7.3 and 5.7.4 NCC Vol 2

PLAN LEGEND

- af = above floor level
hd = head at 2100 afl.
fw = floor waste
sd = 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.
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OWNER/S _____

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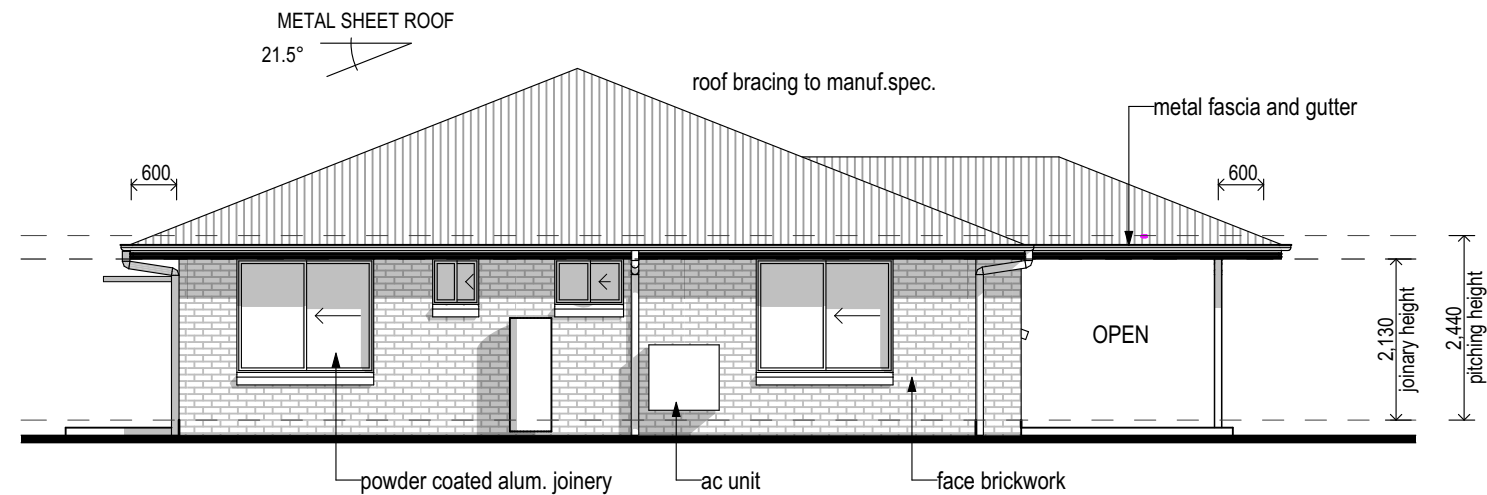
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MODEL: **Special Design**

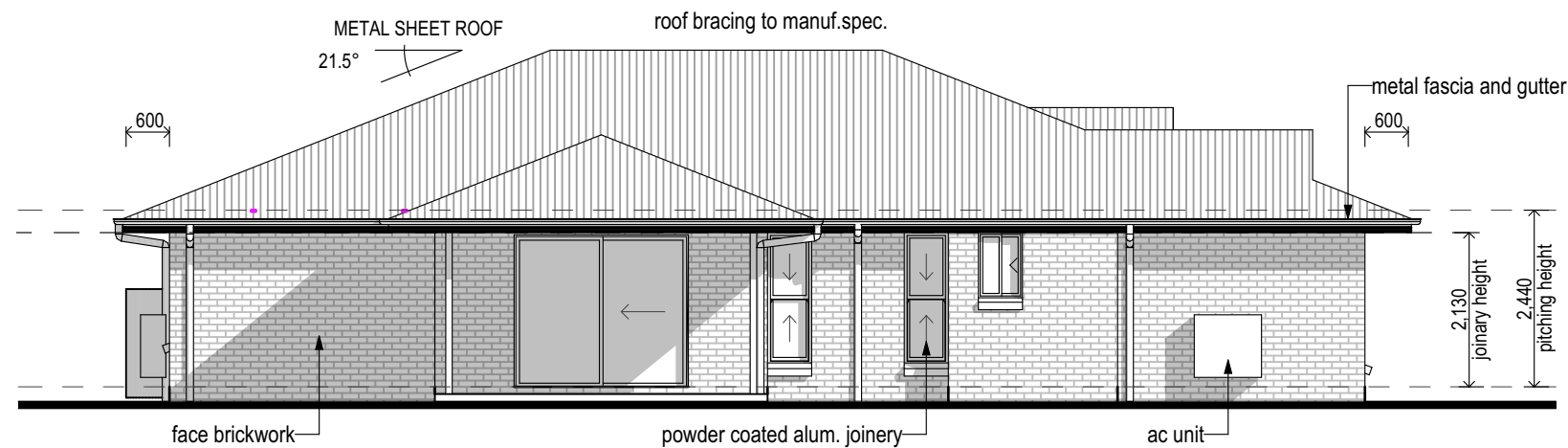
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Elevation 3 - NORTH - DWELLING B
Scale 1:100



Elevation 4 - WEST - DWELLING B
Scale 1:100

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PLAN LEGEND

- | | |
|--|----------------------------|
| afl = above floor level | ref = refrigerator prov. |
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| fw = floor waste | dw = dishwasher prov. |
|  = smoke detector | ply = pantry |
| vb = vanity basin | wm = washing machine prov. |
| obs = obscure glazing | ghw = gas hot water unit |
| mb = meter box | tr = towel rail |
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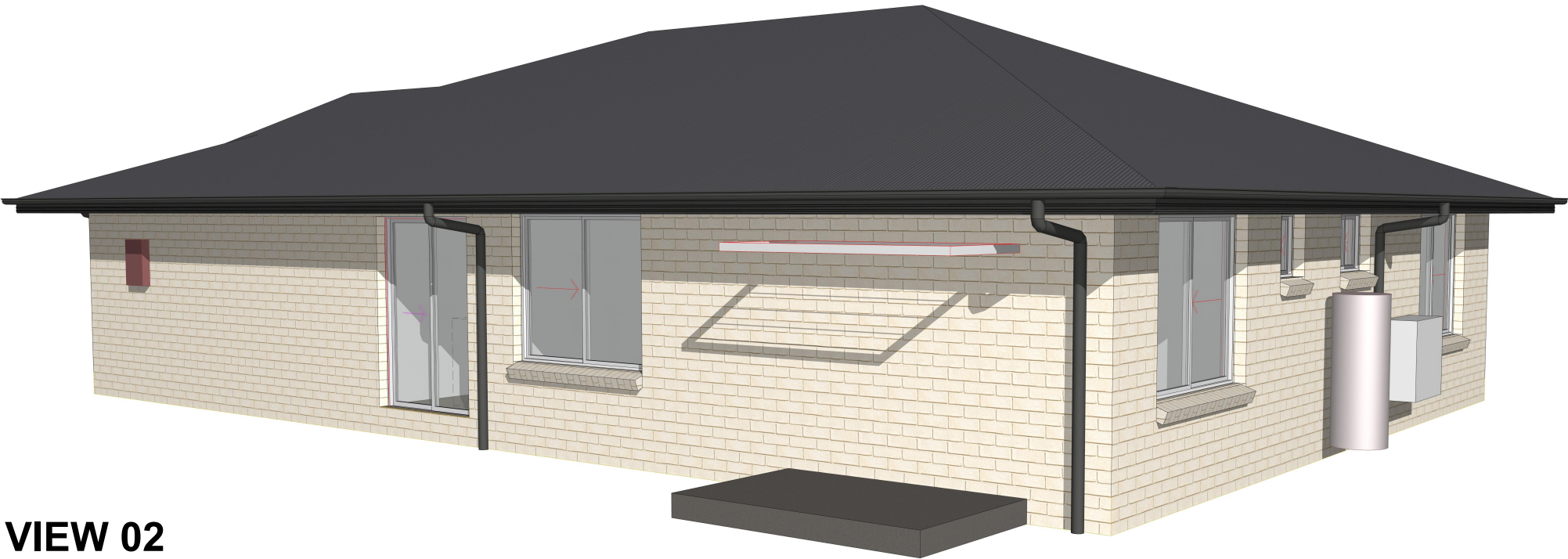
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3D VIEW 01



3D VIEW 02



3D VIEW 03



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enquiry@wma.net.au

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| MH = manhole | |

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