

# PROPOSED COMMERCIAL BUILDING

## 369 MT. LOW PARKWAY, BUSHLAND BEACH

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Poject Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	27.02.25	1	1	28.02.25	PRELIMINARY
02	SITE PLAN	27.02.25	1	1	28.02.25	PRELIMINARY
04	FLOOR PLAN	27.02.25	1	1	28.02.25	PRELIMINARY
05	ELEVATIONS	27.02.25	1	1	28.02.25	PRELIMINARY
06	PERSPECTIVES	27.02.25	1	1	28.02.25	PRELIMINARY

### GENERAL:

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNERFOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUUENSLAND DDEVELOPMENT CODE, BUILDING CONDE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINACES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCRODANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
- WHEN BUILDING IN A CORROSIVE ENVIROMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVIONS
- THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

### CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

**LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.**

### NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

- \* **SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.**
- \* **ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.**
- \* **ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STARWELS RATING.**

(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')  
(QDC - QUEENSLAND DEVEOPEMENT CODE)  
(MP - MANDATORY PART)

### SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-

- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

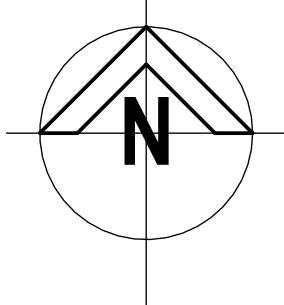
TANKS IF REQUIRED BY LOCAL AUTHORITY:

- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANIREQUIREMENTS



	THE DESIGN HOUSE NQ m: 0423 623 647 a: 11 Cashell Crescent, Bushland Beach, QLD 4818 e: nathan@thedesignhousenq.com.au w: www.thedesignhousenq.com.au	© COPYRIGHT QBCC LICENCE NO. 15046263 BUILDING DESIGN MEDIUM RISE	NOTE: 1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR TO START OF ANY FABRICATION OR BUILDING WORK. 2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE 3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION 4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT	Project: PROPOSED COMMERCIAL BUILDING Client: . Location: 369 MT. LOW PARKWAY, BUSHLAND BEACH	Title : COVER PAGE		Job No: 2025-055-C	
					Date: 27.02.25	Drawn: N.H	Drawing No:	Rev.
					Scale: 1 : 1	Designed: N.H	DD 01	1

WIND CATEGORY C2



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
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BUILDING CERTIFICATION APPROVALS




**DEVELOPMENT DETAILS**

TOTAL SITE AREA: 1436m² APPROX.	
<b>CAR PARKS:</b>	
PARKING PROVIDED (ON SITE)	: 16
PARKING (ON STREET)	: -
TOTAL	: 16
<b>DRIVEWAYS &amp; CARPARKS:</b>	
NEW	: 537.5m²
<b>SITE COVER:</b>	
GROUND FLOOR	486.6m² : 33.9%
<b>LANDSCAPING:</b>	
GROUND FLOOR	316.6m² : 22.0%

**REAL PROPERTY DESCRIPTION**

LOT 2 ON RP 744351  
AREA OF LAND: 1436m²  
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

1 SITE PLAN  
1 : 250



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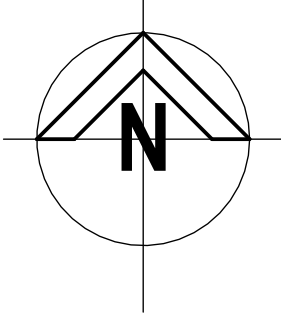
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Location: 369 MT. LOW PARKWAY, BUSHLAND BEACH

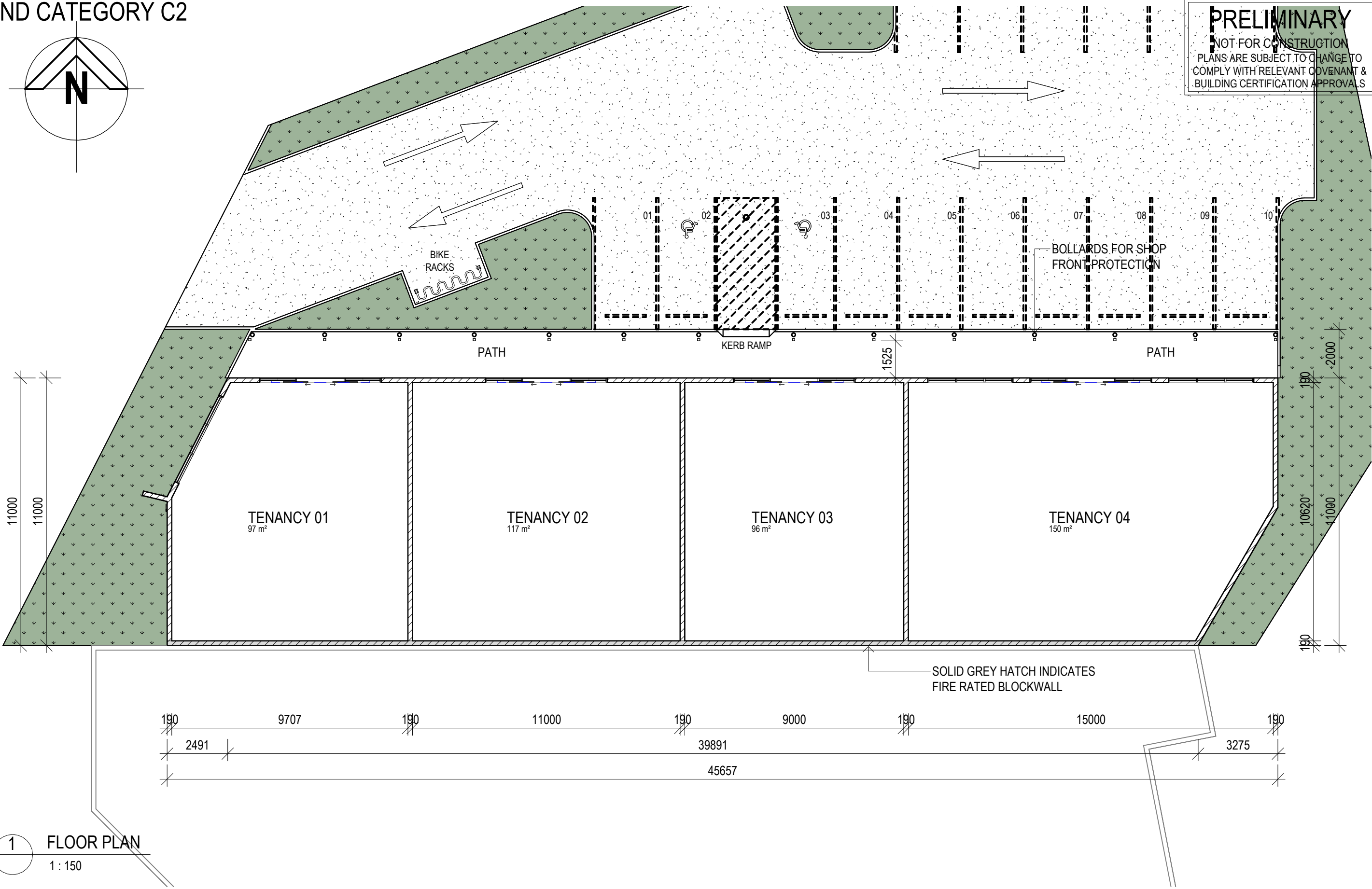
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Scale: As indicated Designed: N.H

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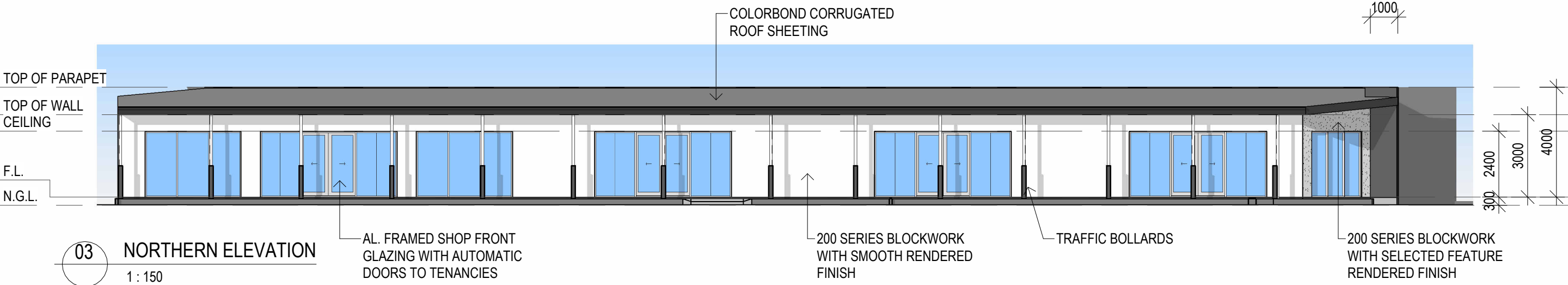
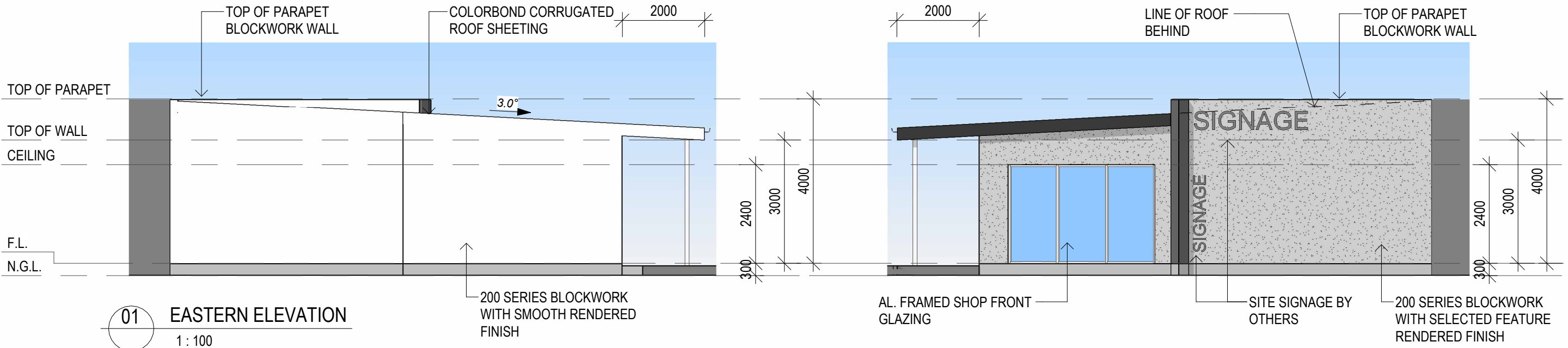
1 FLOOR PLAN  
1 : 150

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	m: 0423 623 647			Client: .	Date: 27.02.25	Drawn: N.H	Drawing No: DD 04
	a: 11 Cashell Crescent, Bushland Beach, QLD 4818			Location: 369 MT. LOW PARKWAY, BUSHLAND BEACH	Scale: As indicated	Designed: N.H	Rev. 1
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The  
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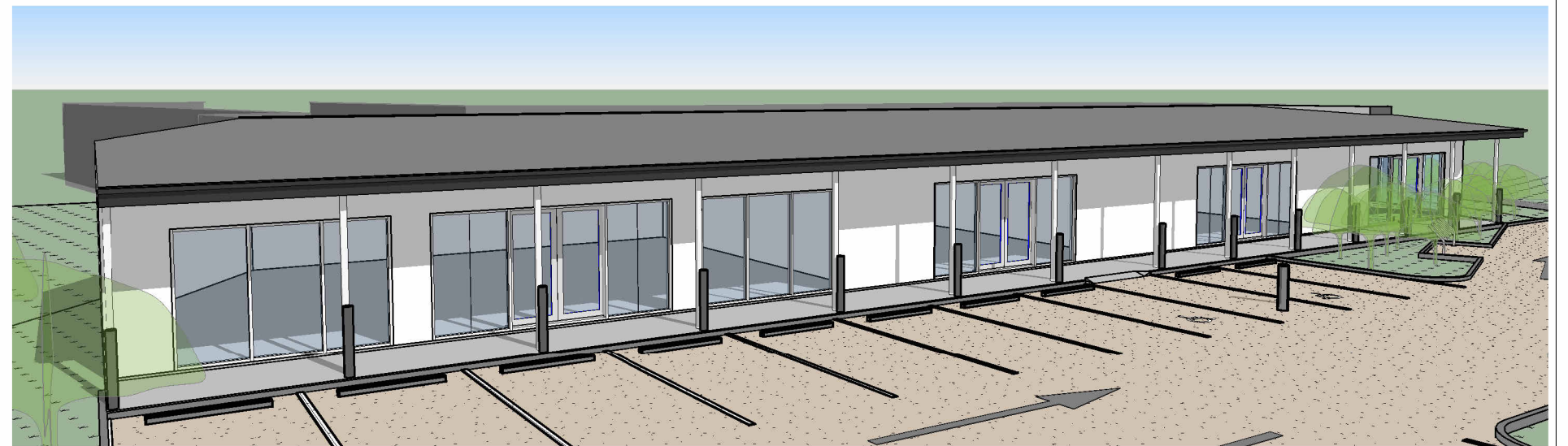
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1 PERSPECTIVE VIEW 01



2 PERSPECTIVE VIEW 02



3 PERSPECTIVE VIEW 03

The  
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