

NEW UNIT COMPLEX

DAVID BULLARD

129 BUNDOCK STREET BELGIAN GARDENS

SHEET LIST

SHEET No.	SHEET NAME	Project Issue DATE	Poject Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	28.04.2025	8	9	13.08.25	REVISIONS
02	SITE PLAN	28.04.2025	8	9	13.08.25	REVISIONS
03	FLOOR PLAN	28.04.2025	8	9	13.08.25	REVISIONS
04	FLOOR PLAN	28.04.2025	8	9	13.08.25	REVISIONS
05	AREA PLAN	28.04.2025	8	9	13.08.25	REVISIONS
06	ROOF PLAN	28.04.2025	8	9	13.08.25	REVISIONS
07.01	ELEVATIONS	28.04.2025	8	9	13.08.25	REVISIONS
07.02	ELEVATIONS	28.04.2025	8	9	13.08.25	REVISIONS

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 PROVISIONS
- 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 STAR WELS RATING.**

(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')

(QDC - QUEENSLAND DEVEOPEMENT CODE)

(MP - MANDATORY PART)

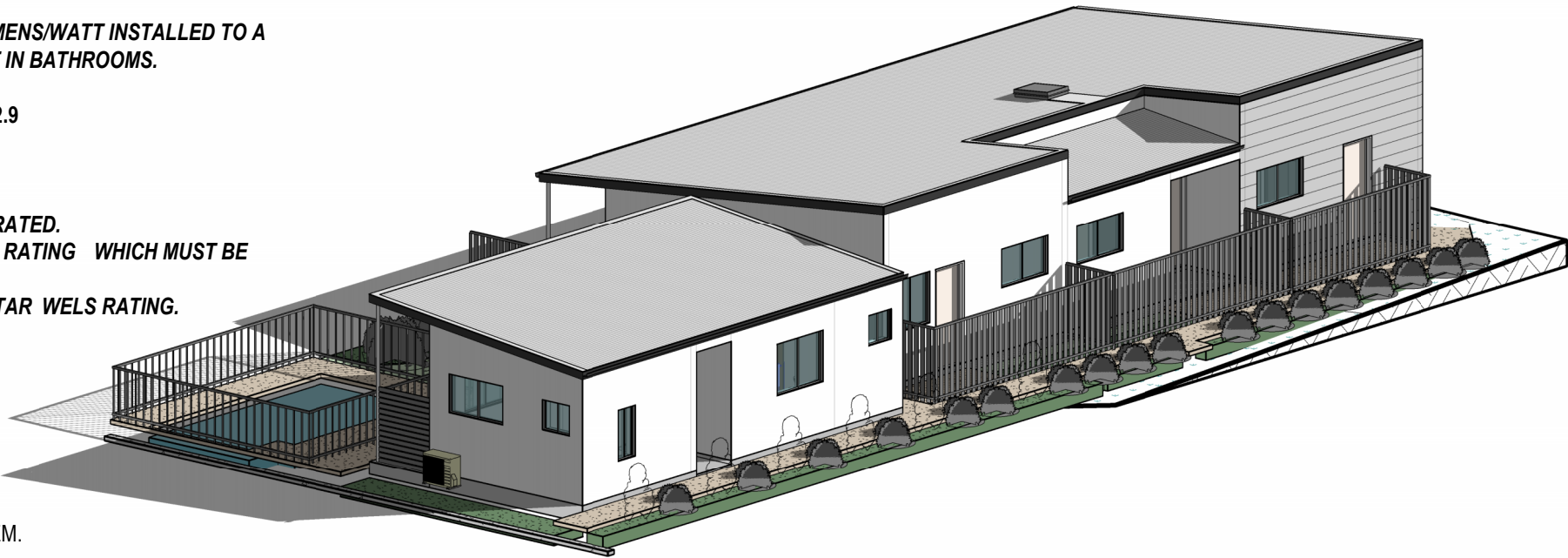
SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

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 TANKREQUIREMENTS



PRELIMINARY

NOT FOR CONSTRUCTION

PLANS ARE SUBJECT TO CHANGE TO COMPLY WITH RELEVANT COVENANT & BUILDING CERTIFICATION APPROVALS

The
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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: NEW UNIT COMPLEX

Client: DAVID BULLARD

Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : COVER PAGE

Date: 28.04.2025 Drawn: N.H

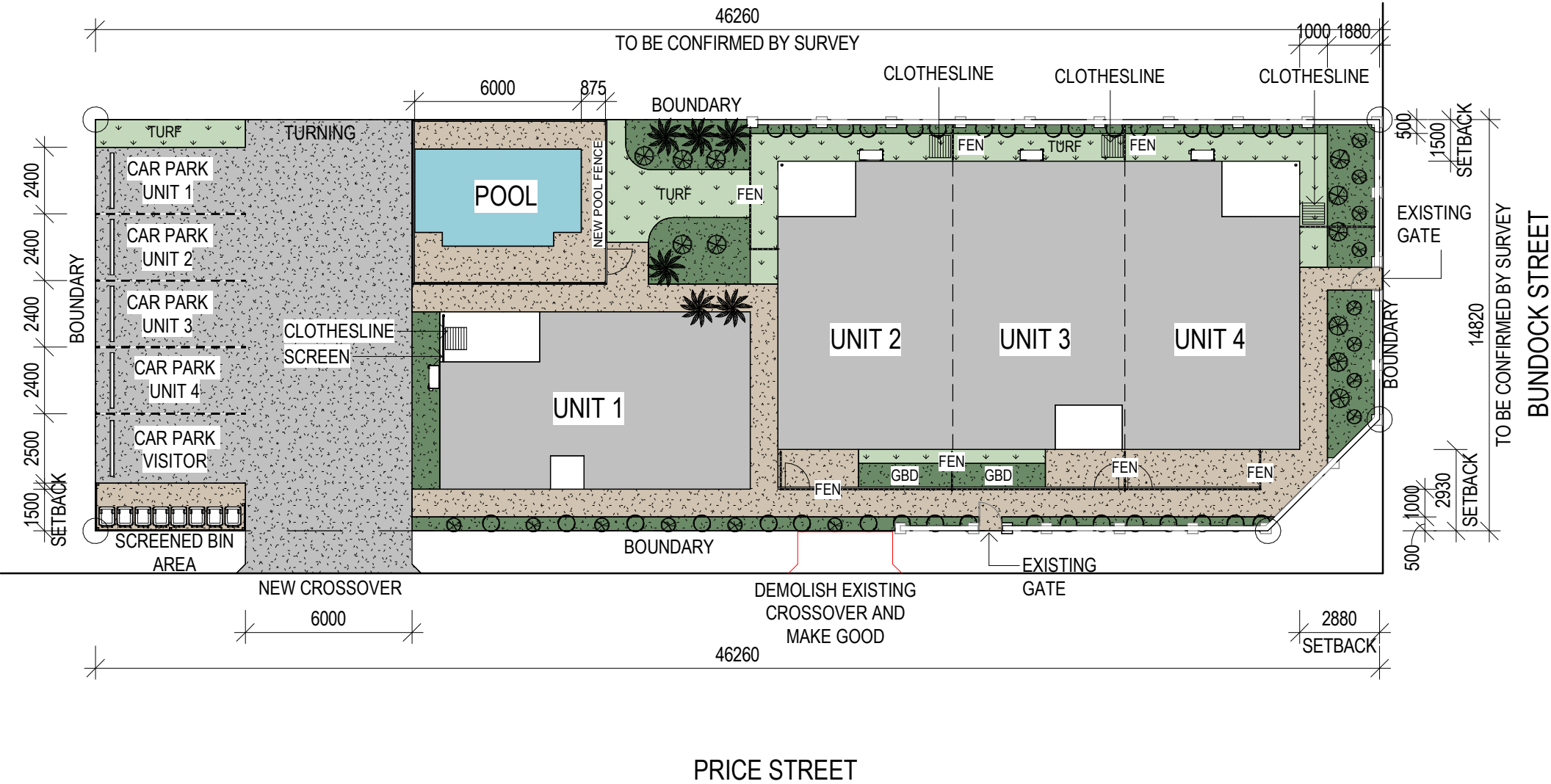
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Job No:
2025-125-R

Drawing No: DD 01
Rev. 8

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DEVELOPMENT ASSESSMENT

TOTAL SITE AREA: 677.5m² APPROX.

CAR PARKS:
PARKING PROVIDED (ON SITE) : 05
TOTAL : 05

SITE COVER:
GROUND FLOOR : 267m² : 39.4%

LANDSCAPING:
(TURF & GARDENS) : 114.4m² : 16.9%

HARDSTAND:
(INC. CARPARK, PATHWAYS & BIN AREA) : 226m² : 33.4%

COMMUNITY AREA:
(POOL AREA) : 72m²

PRIVATE AREAS:
UNIT ONE : 23m²
UNIT TWO : 18m²
UNIT THREE : 28m²

ABBREVIATIONS

ABBR	DESCRIPTION
FEN	FENCE
GBD	GARDEN BED

1 SITE PLAN
1 : 200

9	13.08.25	REVISIONS
8	01.08.25	REVISIONS
7	02.07.25	REVISIONS
6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS
3	09.06.25	CLIENT REVISIONS
2	02.06.25	CLIENT REVISIONS / POOL
1	22.05.25	PRELIMINARY
REV ISSUE	DATE	DESCRIPTION

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Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : SITE PLAN

Date: 28.04.2025 Drawn: N.H
Scale: 1 : 200 Designed: N.H

Job No:
2025-125-R
Drawing No: DD 02 Rev. 9

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Door Schedule

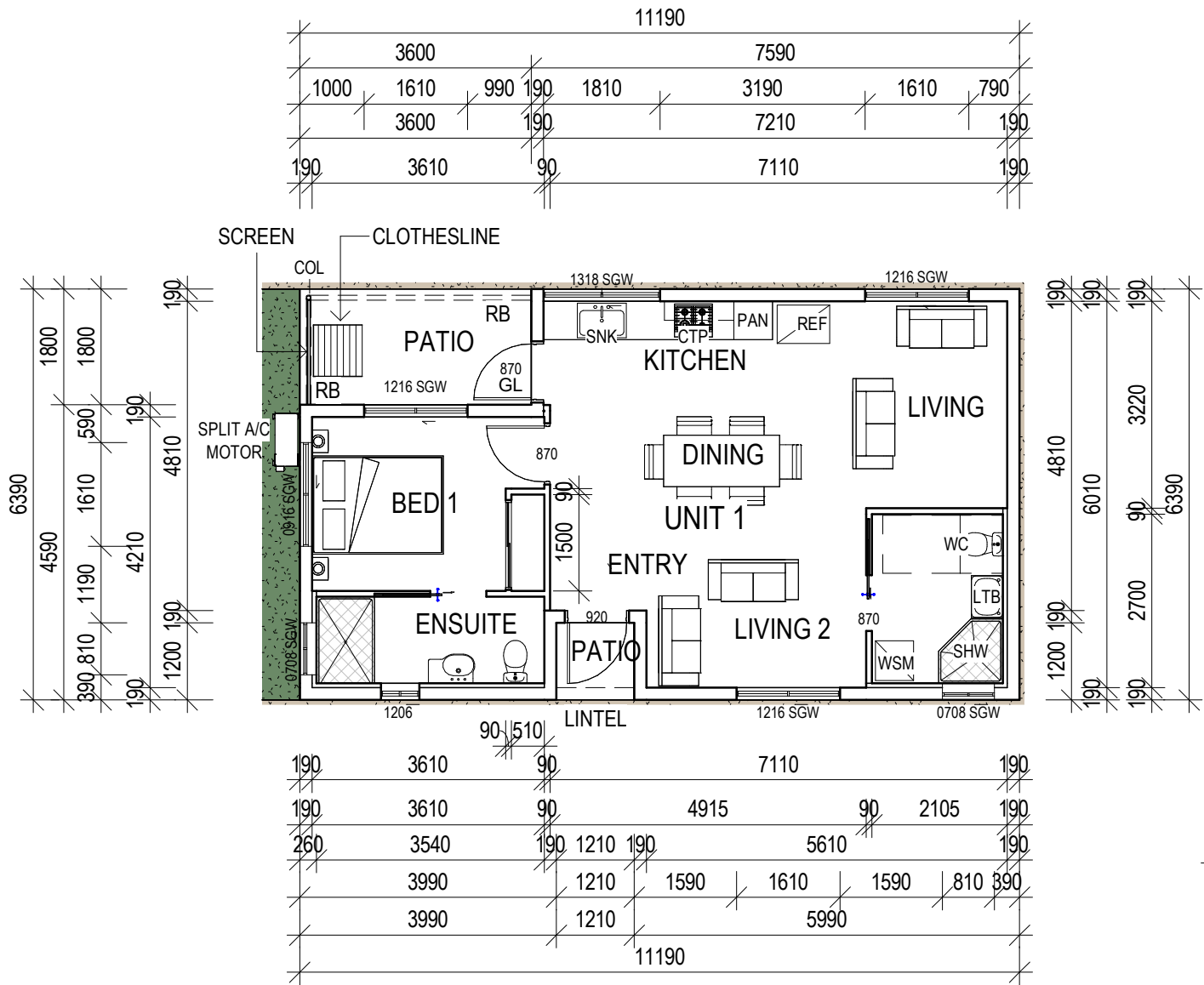
Description	Height	Width	Count
CAVITY SLIDING DOOR INTERNAL	2040	870	8
GLAZED ALUMINIUM SWING DOOR	2340	870	4
SWING DOOR INTERNAL	2040	870	7
SWING DOOR EXTERNAL	2340	920	5

Grand total: 24

Window Schedule

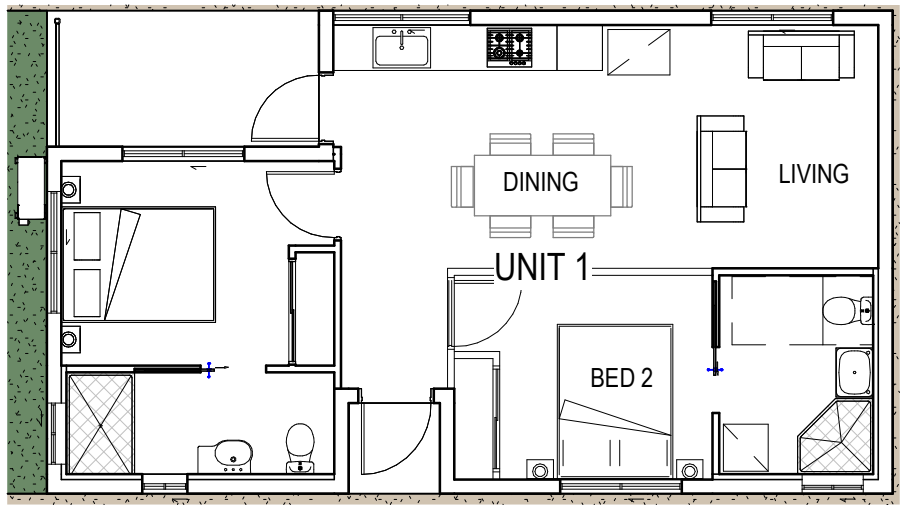
Window Style	Height	Width	Count
SLIDING GLASS WINDOW	710	810	2
SLIDING GLASS WINDOW	910	1610	4
	1200	600	1
SLIDING GLASS WINDOW	1210	1210	2
SLIDING GLASS WINDOW	1210	1410	1
SLIDING GLASS WINDOW	1210	1610	8
SLIDING GLASS WINDOW	1210	1810	1
SLIDING GLASS WINDOW	1310	1810	1

Grand total: 20



1 FLOOR PLAN - UNIT 1 - GROUND LEVEL

1 : 100



3 FLOOR PLAN - UNIT 1 - GROUND LEVEL - FUTURE BED 2

1 : 100

ABBREVIATIONS

ABBR	DESCRIPTION
COL	COLUMN
CTP	COOK TOP
LTB	LAUNDRY TUB
PAN	PANTRY
REF	REFRIGERATOR
SHW	SHOWER
SNK	SINK
WC	WATER CLOSET
WSM	WASHING MACHINE

REV	ISSUE	DATE	DESCRIPTION
9	13.08.25	REVISIONS	
8	01.08.25	REVISIONS	
7	02.07.25	REVISIONS	
6	01.07.25	REVISIONS	
5	30.06.25	REVISIONS	
4	23.06.25	REVISIONS	
3	09.06.25	CLIENT REVISIONS	
2	02.06.25	CLIENT REVISIONS / POOL	
1	22.05.25	PRELIMINARY	

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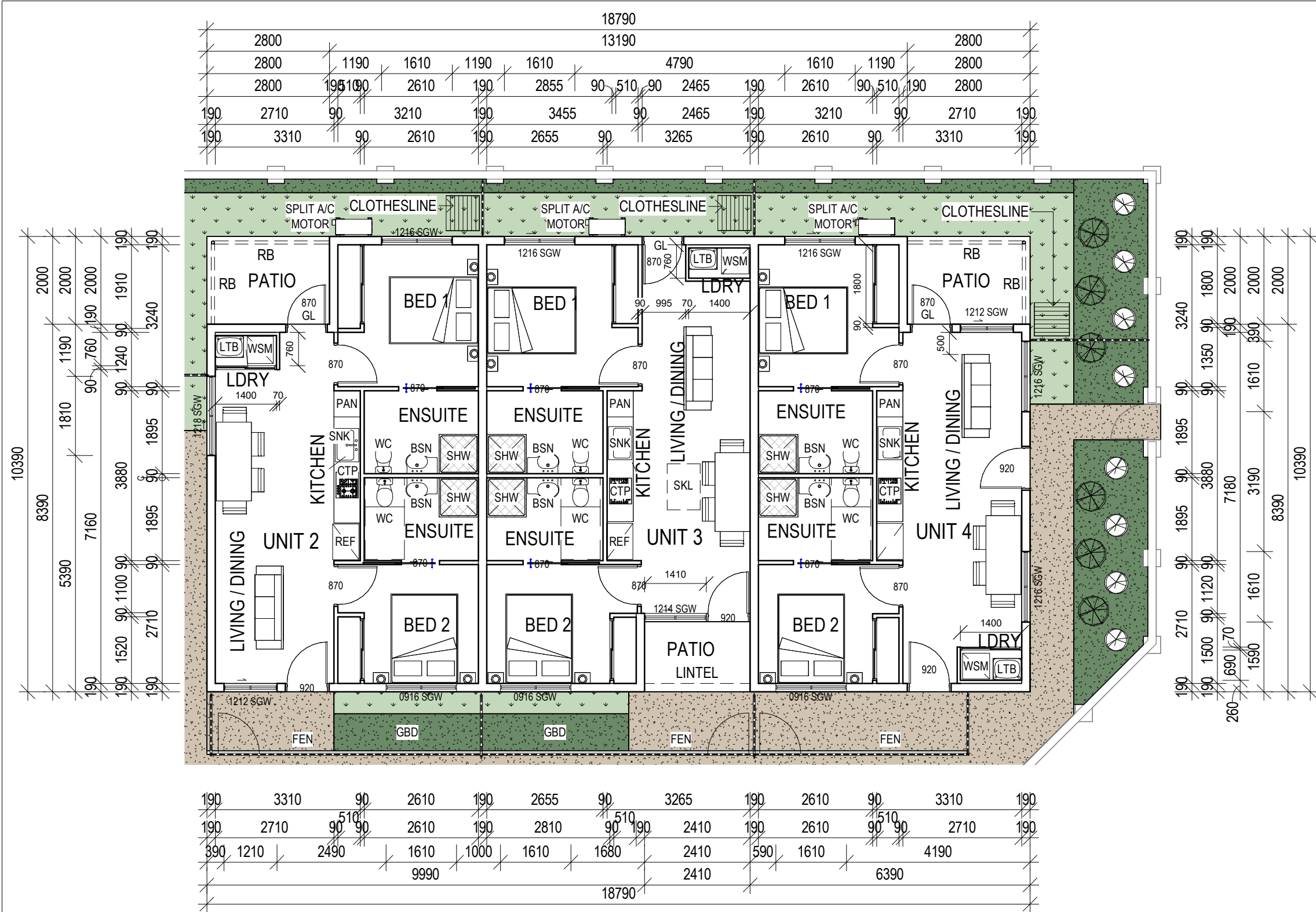
Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN
GARDENS

Title : FLOOR PLAN

Date: 28.04.2025 Drawn: N.H

Scale: 1 : 100 Designed: N.H

Job No:
2025-125-R
Drawing No: DD 03
Rev. 9



1 FLOOR PLAN - UNITS 2, 3 & 4 - GROUND LEVEL
1 : 100

Door Schedule			
Description	Height	Width	Count
CAVITY SLIDING DOOR INTERNAL	2040	870	8
GLAZED ALUMINIUM SWING DOOR	2340	870	4
SWING DOOR INTERNAL	2040	870	7
SWING DOOR EXTERNAL	2340	920	5
Grand total: 24			

Window Schedule			
Window Style	Height	Width	Count
SLIDING GLASS WINDOW	710	810	2
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SLIDING GLASS WINDOW	1210	1210	2
SLIDING GLASS WINDOW	1210	1410	1
SLIDING GLASS WINDOW	1210	1610	8
SLIDING GLASS WINDOW	1210	1810	1
SLIDING GLASS WINDOW	1310	1810	1
Grand total: 20			

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ABBREVIATIONS	
ABBR	DESCRIPTION
BSN	BASIN
CTP	COOK TOP
FEN	FENCE
GBD	GARDEN BED
LTB	LAUNDRY TUB
PAN	PANTRY
REF	REFRIGERATOR
SHW	SHOWER
SKL	SKYLIGHT
SNK	SINK
WC	WATER CLOSET
WSM	WASHING MACHINE

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6	01.07.25	REVISIONS
5	30.06.25	REVISIONS
4	23.06.25	REVISIONS
3	09.06.25	CLIENT REVISIONS
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REV ISSUE	DATE	DESCRIPTION

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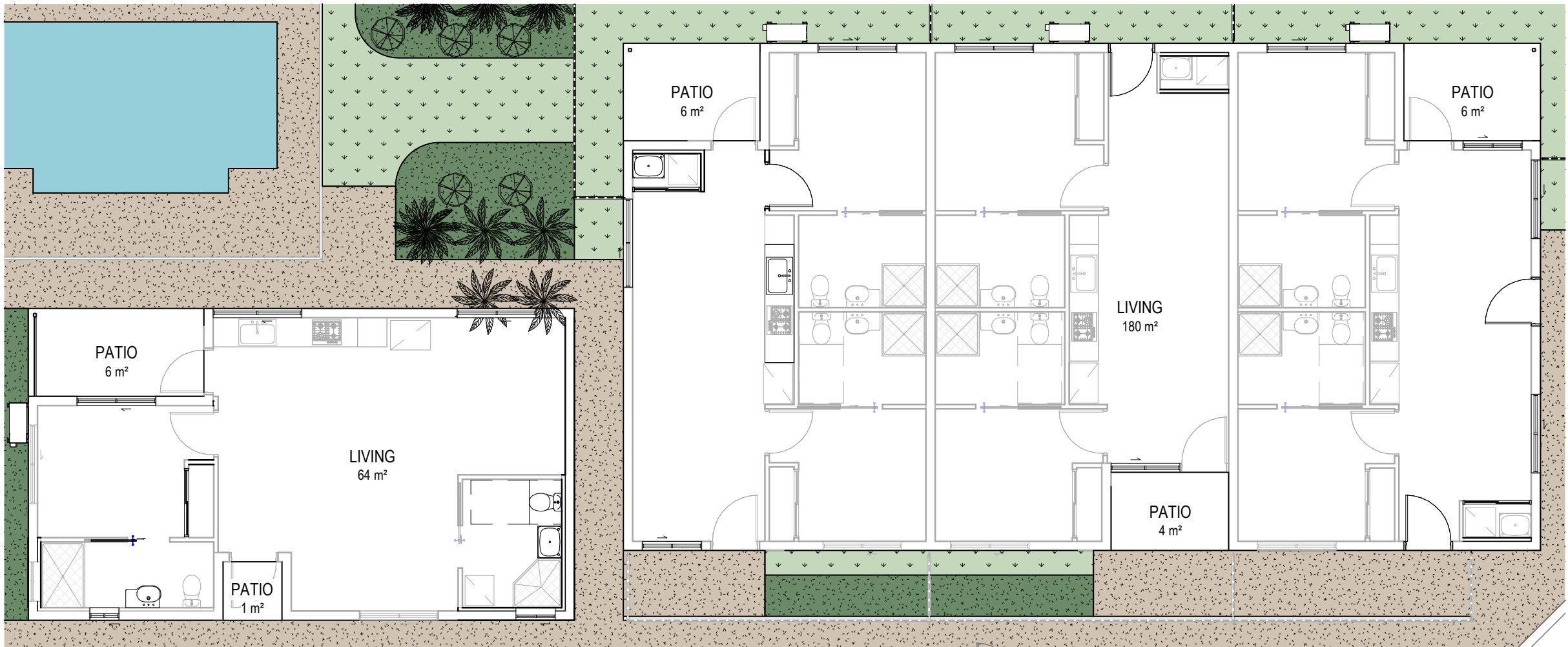
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Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : FLOOR PLAN
Date: 28.04.2025 Drawn: N.H
Scale: 1 : 100 Designed: N.H

Job No:
2025-125-R
Drawing No: DD 04 Rev. 9



RESIDENT'S UNIT 1

RESIDENTS' UNITS 2 - 4

1 AREA PLAN
1 : 100

AREA SCHEDULE	
Type	Area
LIVING SLAB - RESIDENTS' UNITS	243.74 m²
PATIO SLAB - RESIDENTS' UNITS	22.99 m²
266.73 m²	

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Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : AREA PLAN

Date: 28.04.2025

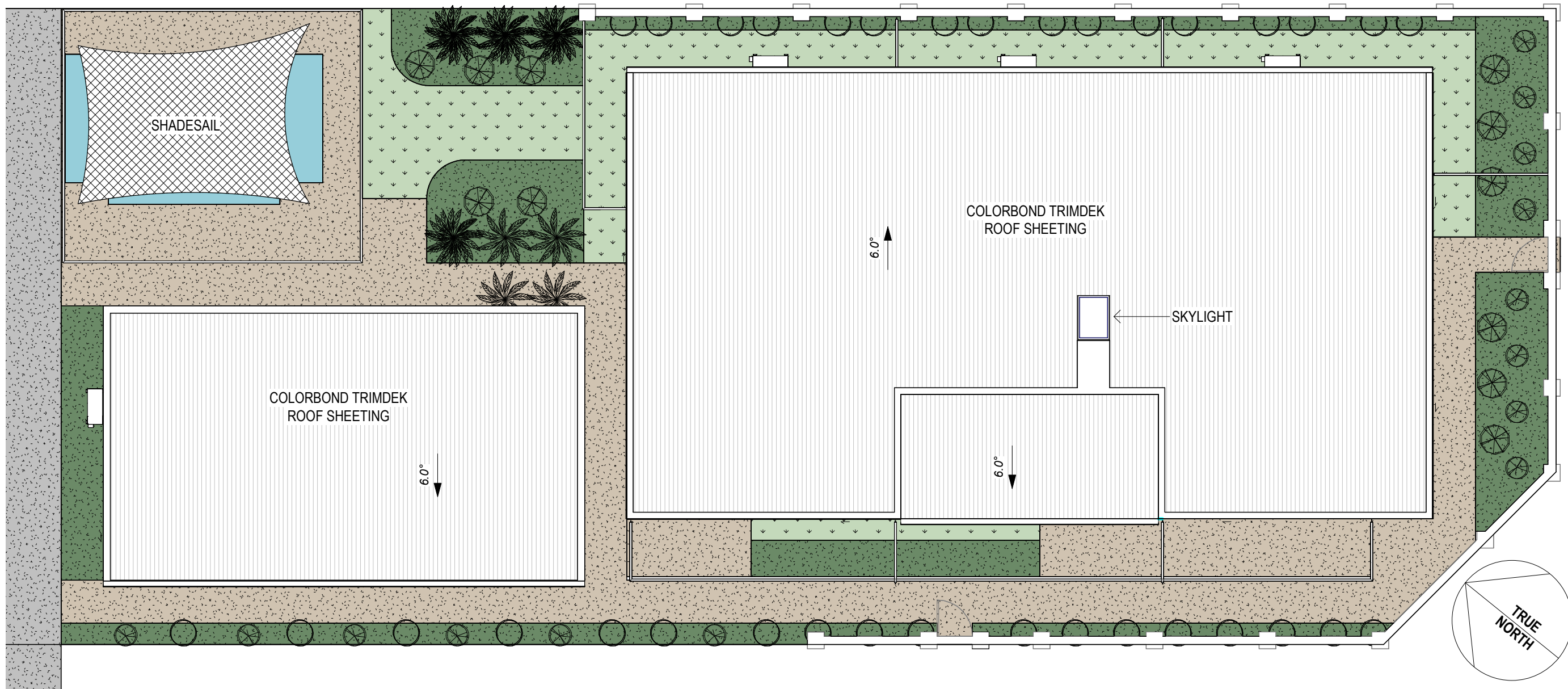
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Scale: 1 : 100

Designed: N.H

Job No:
2025-125-R

Drawing No: DD 05
Rev. 9



1 ROOF PLAN
1 : 100

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GARDENS

Title : ROOF PLAN

Date: 28.04.2025

Scale: 1 : 100

Drawn: N.H

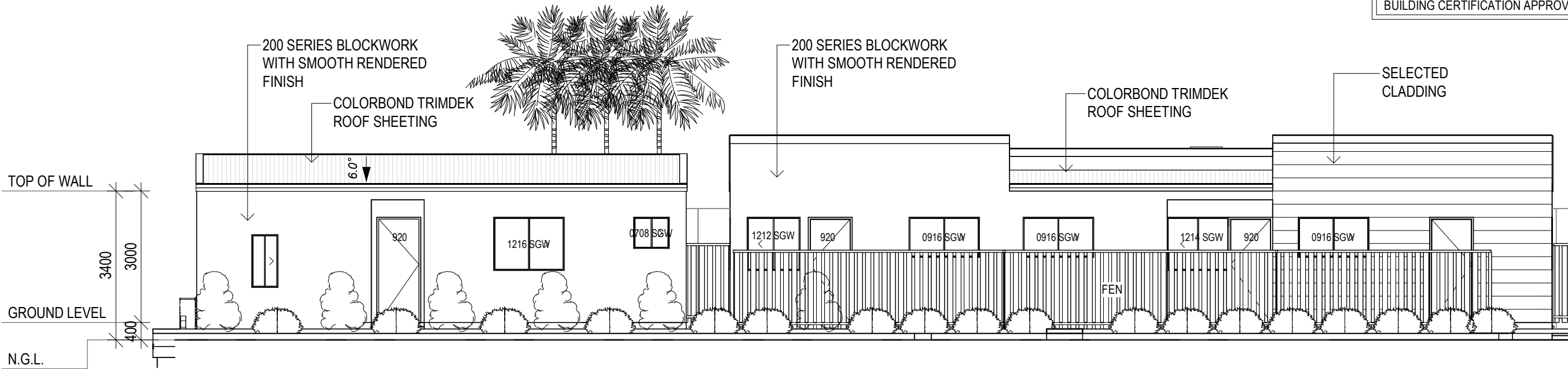
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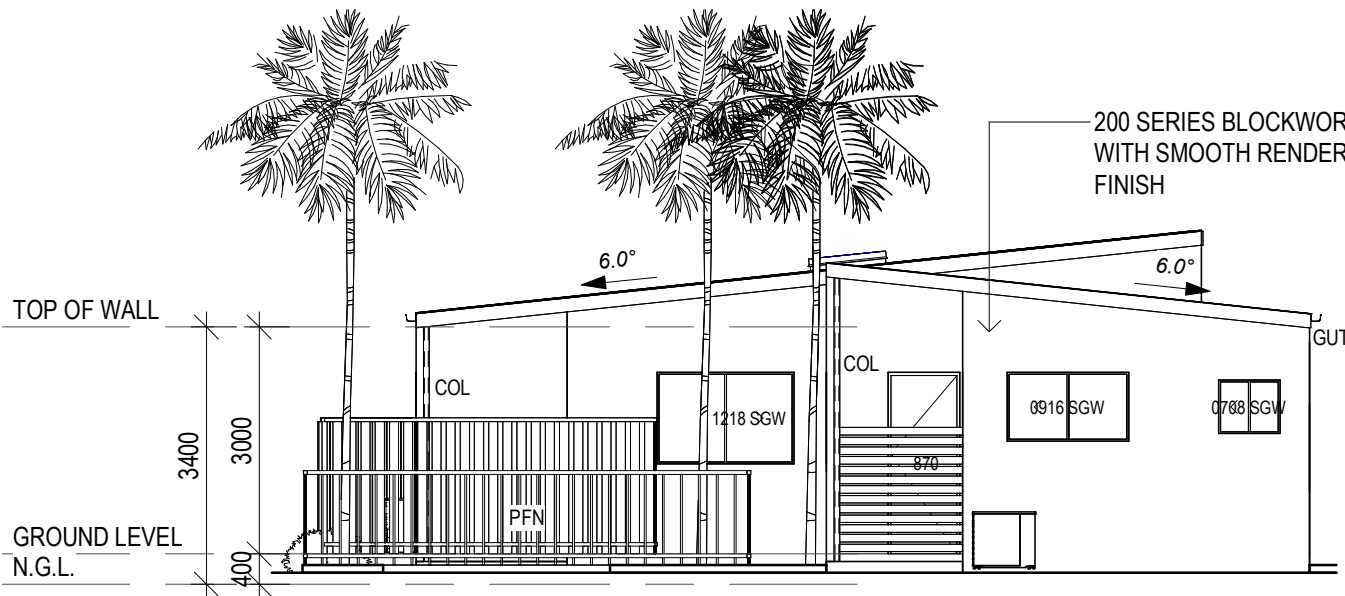
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1 SW ELEVATION
1 : 100



2 NW ELEVATION
1 : 100

ABBREVIATIONS

ABBR	DESCRIPTION
COL	COLUMN
FEN	FENCE
GUT	GUTTER
PFN	POOL FENCE

9	13.08.25	REVISIONS
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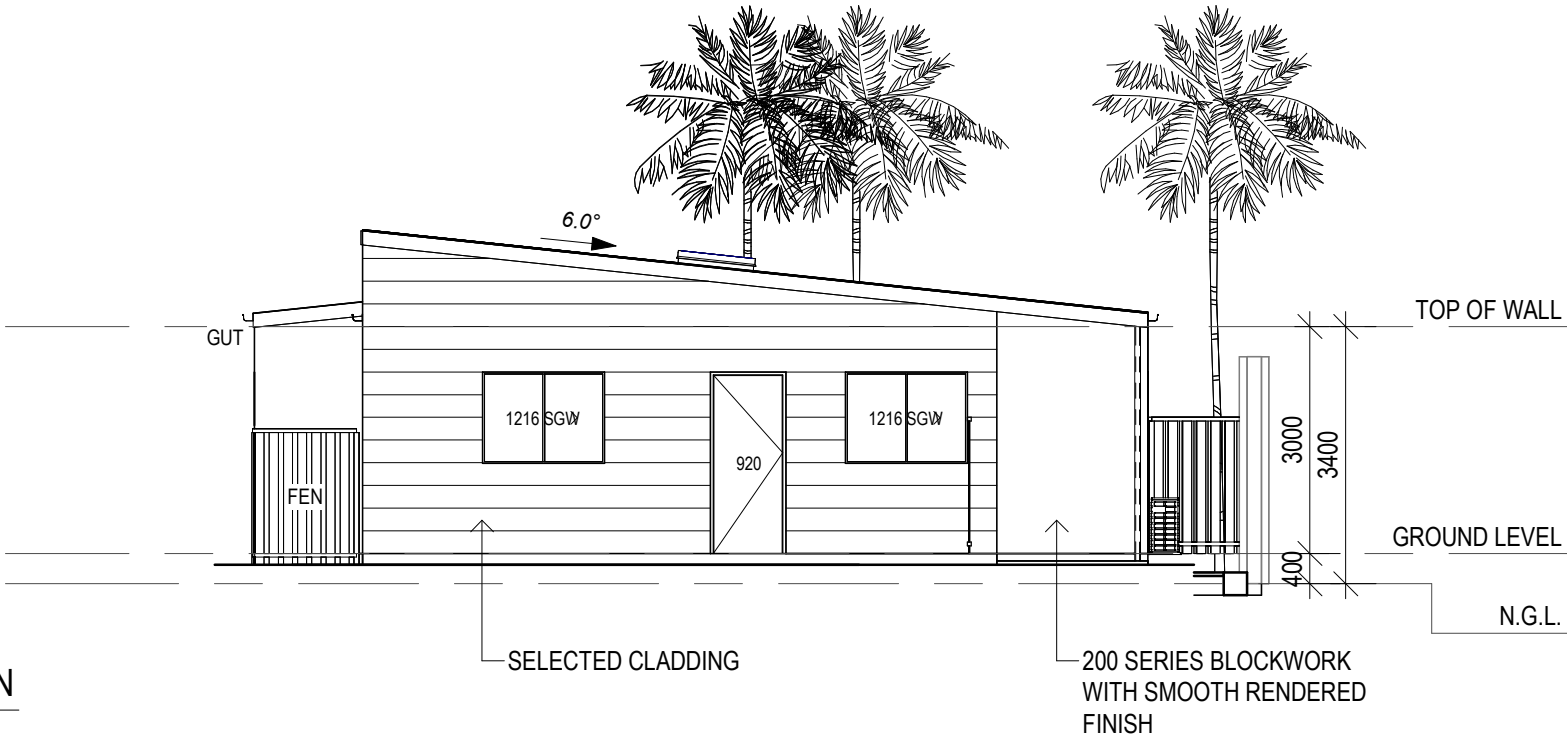
Job No:
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Drawing No: Rev.
DD 07.01 9

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1 NE ELEVATION
1 : 100



2 SE ELEVATION
1 : 100

ABBREVIATIONS

ABBR	DESCRIPTION
BG1	BARGE CAPPING - TYPE 1
COL	COLUMN
FEN	FENCE
GUT	GUTTER

9	13.08.25	REVISIONS
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GARDENS

Title : ELEVATIONS

Date: 28.04.2025 Drawn: N.H
Scale: 1 : 100 Designed: N.H

Job No:
2025-125-R
Drawing No: Rev.
DD 07.02 9