

NEW UNIT COMPLEX

DAVID BULLARD

129 BUNDOCK STREET BELGIAN GARDENS

GENERAL:

1. IF IN DOUBT, JUST ASK.
2. USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
3. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
4. 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 DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
5. DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
6. 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 ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
8. ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
9. ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
10. 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.
11. WHEN BUILDING IN A CORROSIVE ENVIRONMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS
12. THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
13. 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 CISTERS 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 DEVELOPMENT CODE)

(MP - MANDATORY PART)

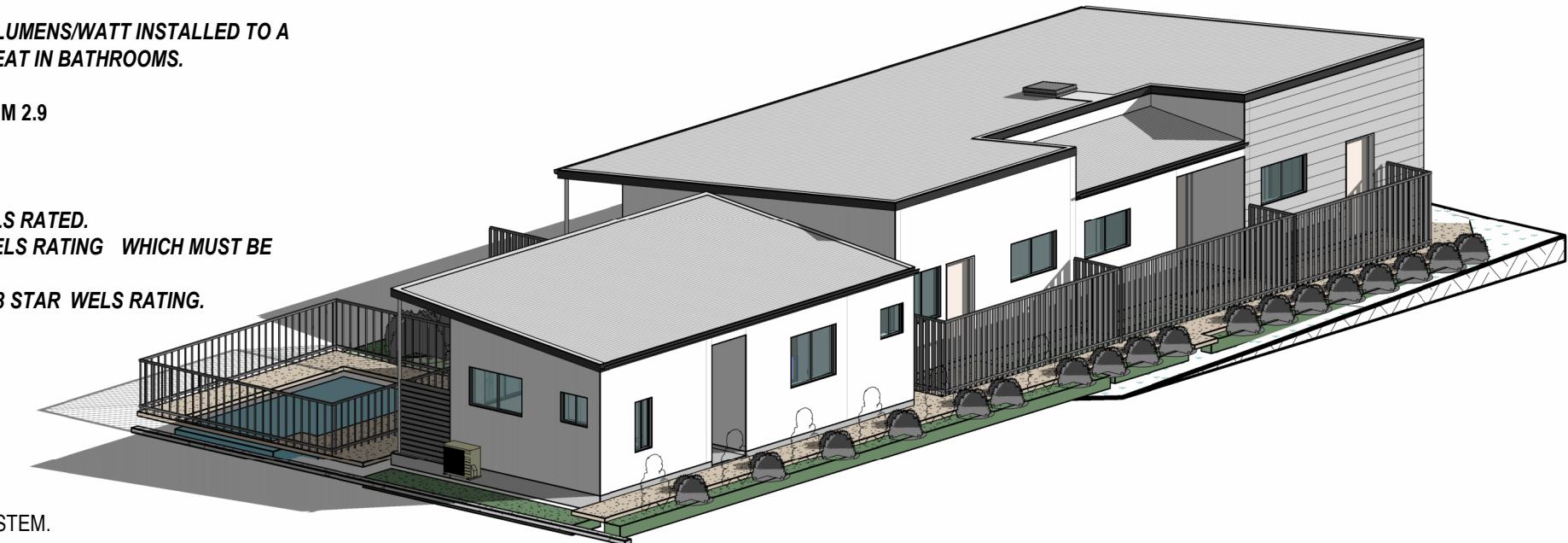
SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

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 RECEIVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERS, 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 TANK REQUIREMENTS



SHEET LIST

SHEET No.	SHEET NAME	Project Issue DATE	Project 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

PRELIMINARY

NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

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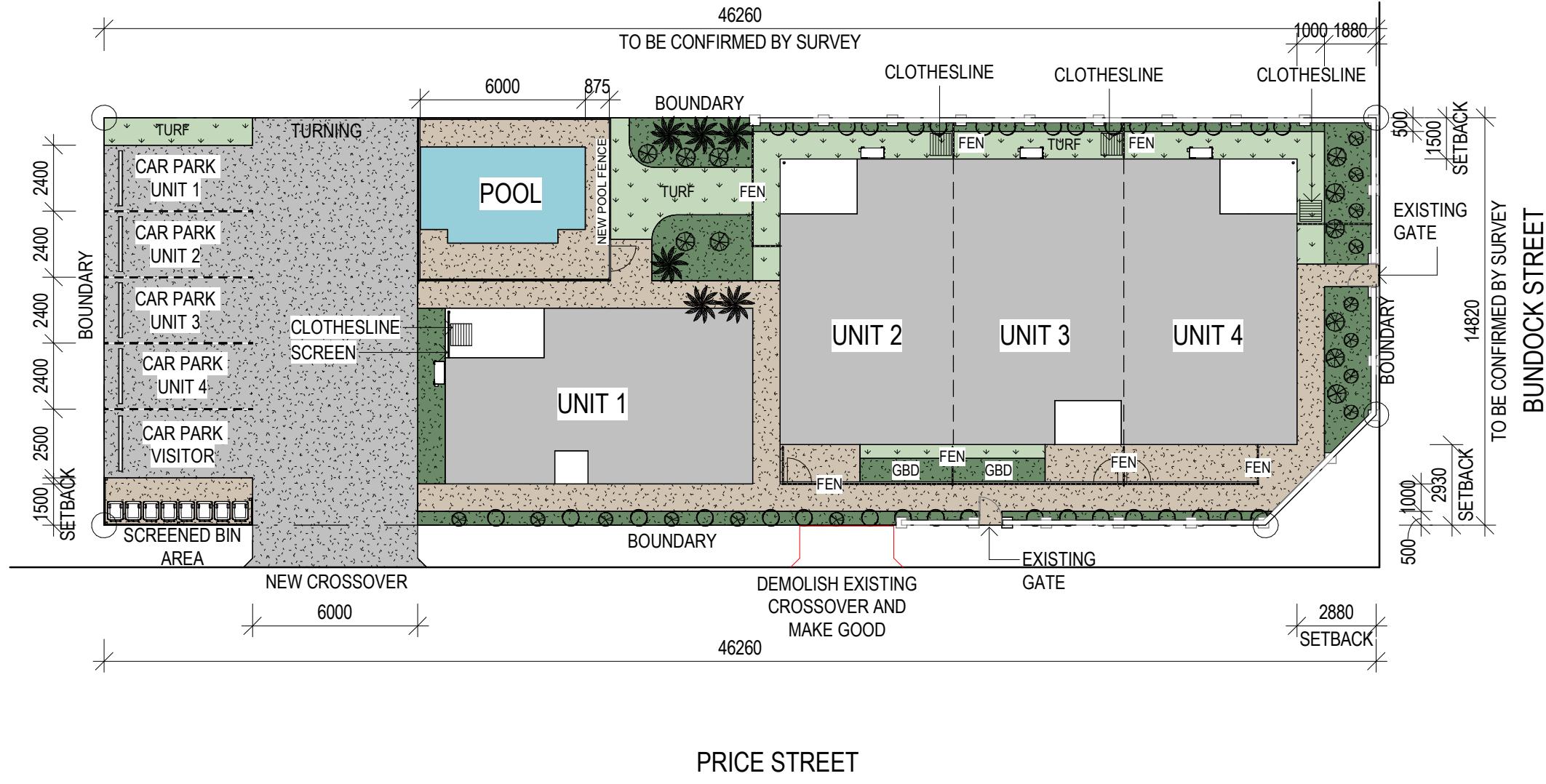
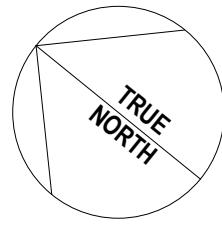
Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDOCK STREET BELGIAN GARDENS

Title : COVER PAGE
Date: 28.04.2025 Drawn: N.H
Scale: 1 : 1 Designed: N.H

Job No:
2025-125-R
Drawing No: Rev.
DD 01 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

LANDSCAPING:

(TURF & GARDENS) 114.4m² : 16.9%

HARDSTAND:

(INC. CARPARK, 226m² : 33.4%

PATHWAYS & DIVISIONS

COMMUNITY AREA:
(POOL AREA) 72m²

PRIVATE AREAS:

PRIVATE AREAS:

UNIT ONE . 25m²

UNIT TWO . 18m²

ABBREVIATIONS

ABBR	DESCRIPTION
FEN	FENCE
GRD	GARDEN BED

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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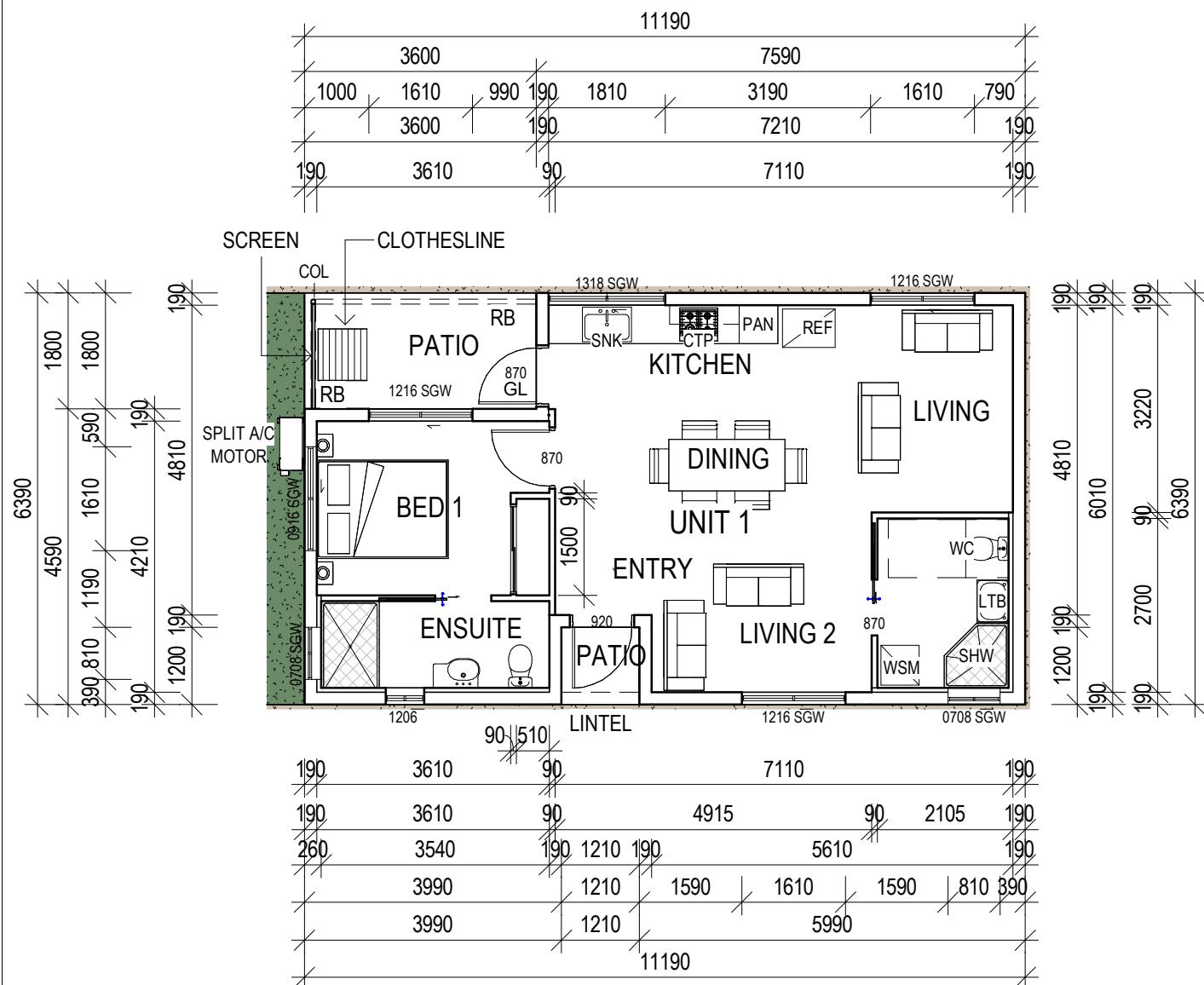
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project: NEW UNIT COMPLEX
client: DAVID BULLARD
location: 129 BUNDOK STREET BELGIAN
GARDENS

Title : SITE PLAN		Job No:
		2025-125-R
Date: 28.04.2025	Drawn: N.H	Drawing No: Rev.
Scale: 1 : 200	Designed: N.H	DD 02 9



1 FLOOR PLAN - UNIT 1 - GROUND LEVEL
1 : 100

1 : 100

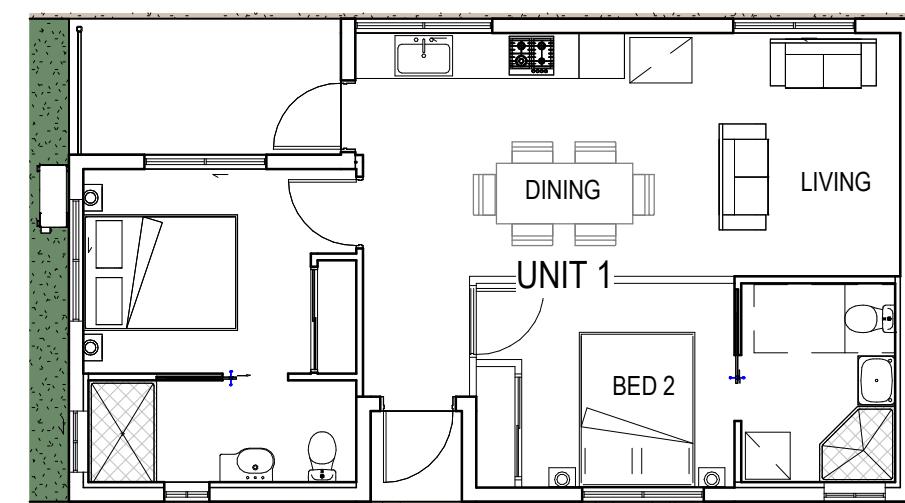
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Description	Height	Width	Count
CAVITY SLIDING DOOR INTERNAL	2040	870	8
GLAZED ALUMINIUM SWING DOOR	2340	870	4
SWING DOOR INTERNAL	2040	870	7
SWING DOOR EXTERNAL	2340	920	5

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



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
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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		
		Title : FLOOR PLAN	Job No:	
			2025-125-R	
Date:	28.04.2025	Drawn:	N.H	Drawing No: Rev.
Scale:	1 : 100	Designed:	N.H	DD 03 9

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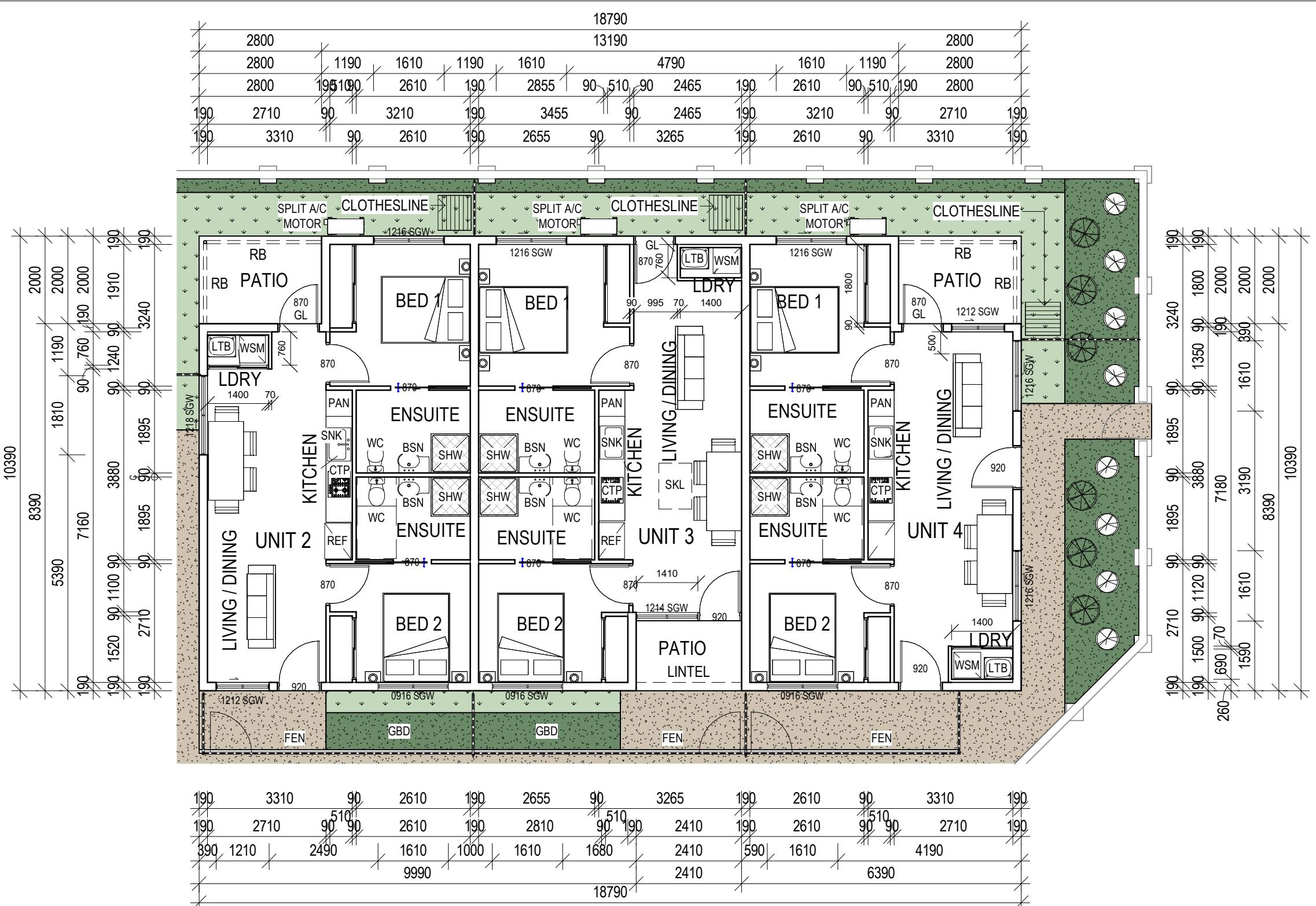
Project: NEW UNIT COMPLEX
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Location: 129 BUNDOCK STREET BELGIAN
GARDENS

Title : E1LOOR PLAN

Job No:

Date: 28.04.2025 Drawn: N.H Drawing No: Rev.

Scale: 1 : 100 Designed: N.H DD 03 9



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

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client: DAVID BULLARD
location: 129 BUNDock STREET BELGIAN
GARDENS

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

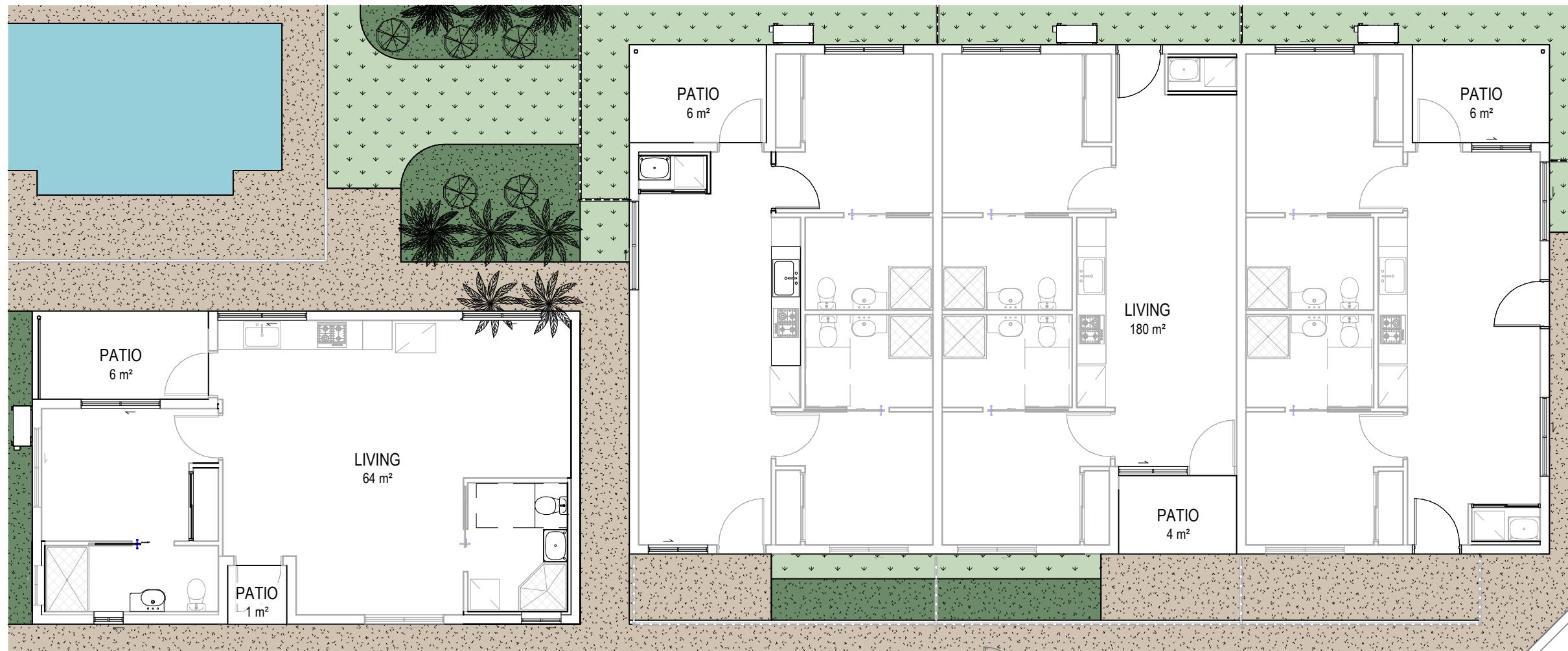
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ABBREVIATIONS	
ABBR	DESCRIPTION
BSN	BASIN
CTP	COOK TOP
FEN	FENCE
GBD	GARDEN BED
LTB	LAUNDRY TUB
PAN	PANTRY
REF	REFRIGERATOR
SHW	SHOWER
SKL	SKYLIGHT
SNK	SINK
WC	WATER CLOSET
WSM	WASHING MACHINE

REV	ISSUE	DATE	DESCRIPTION
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Title : FLOOR PLAN				Job No:
Date:	28.04.2025	Drawn:	N.H	Drawing No: Rev.
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RESIDENT'S UNIT 1

RESIDENTS' UNITS 2 - 4

1 AREA PLAN
1 : 100

AREA SCHEDULE		
Type	Area	
LIVING SLAB - RESIDENTS' UNITS	243.74 m ²	
PATIO SLAB - RESIDENTS' UNITS	22.99 m ²	
	266.73 m ²	

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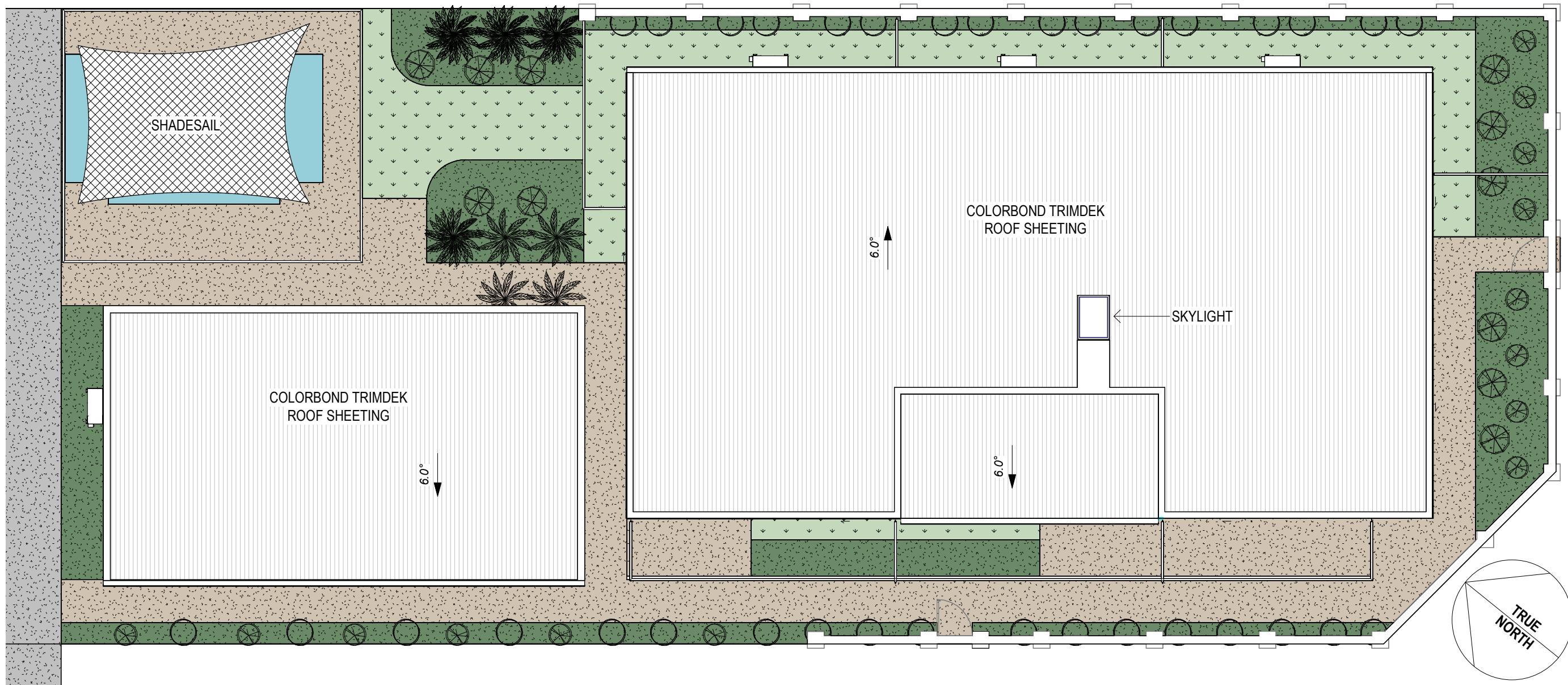
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Client: DAVID BULLARD
Location: 129 BUNDY STREET BELGIAN GARDENS

Title : AREA PLAN
Job No: 2025-125-R
Date: 28.04.2025 Drawn: N.H
Drawing No: Rev. DD 05 9
Scale: 1 : 100 Designed: N.H



1 ROOF PLAN
1 : 100

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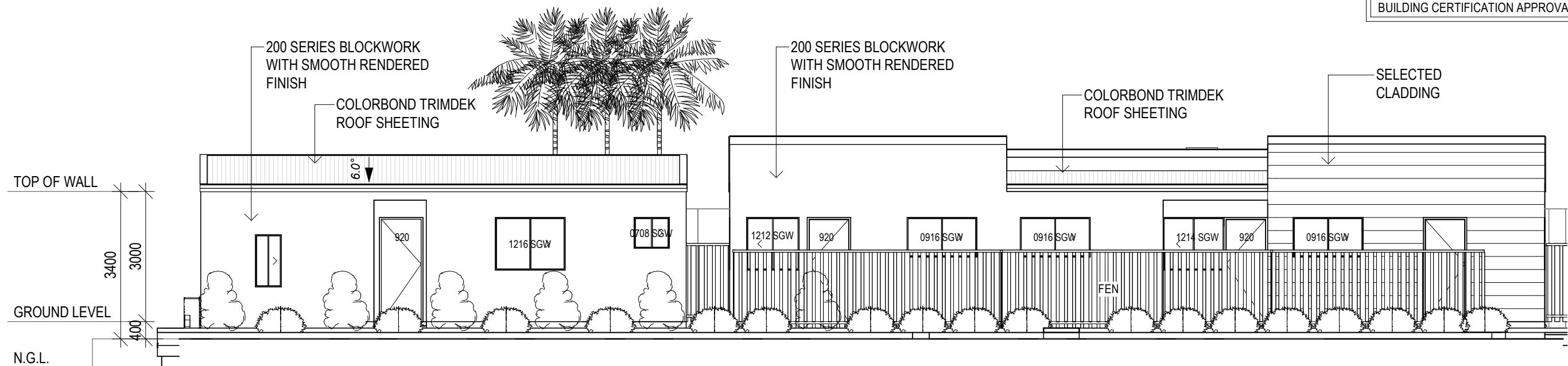
Project: NEW UNIT COMPLEX
Client: DAVID BULLARD
Location: 129 BUNDY STREET BELGIAN
GARDENS

Title : ROOF PLAN
Date: 28.04.2025 Drawn: N.H
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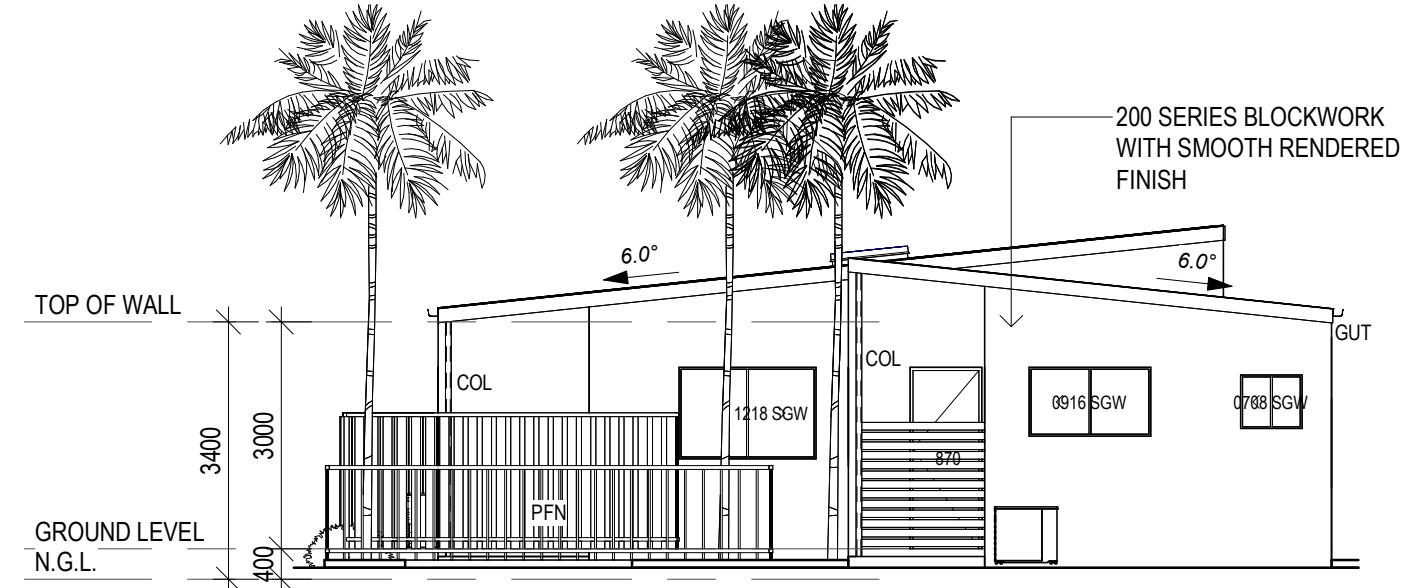
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1 SW ELEVATION
1 : 100



2 NW ELEVATION
1 : 100

ABBREVIATIONS	
ABBR	DESCRIPTION
COL	COLUMN
FEN	FENCE
GUT	GUTTER
PFN	POOL FENCE

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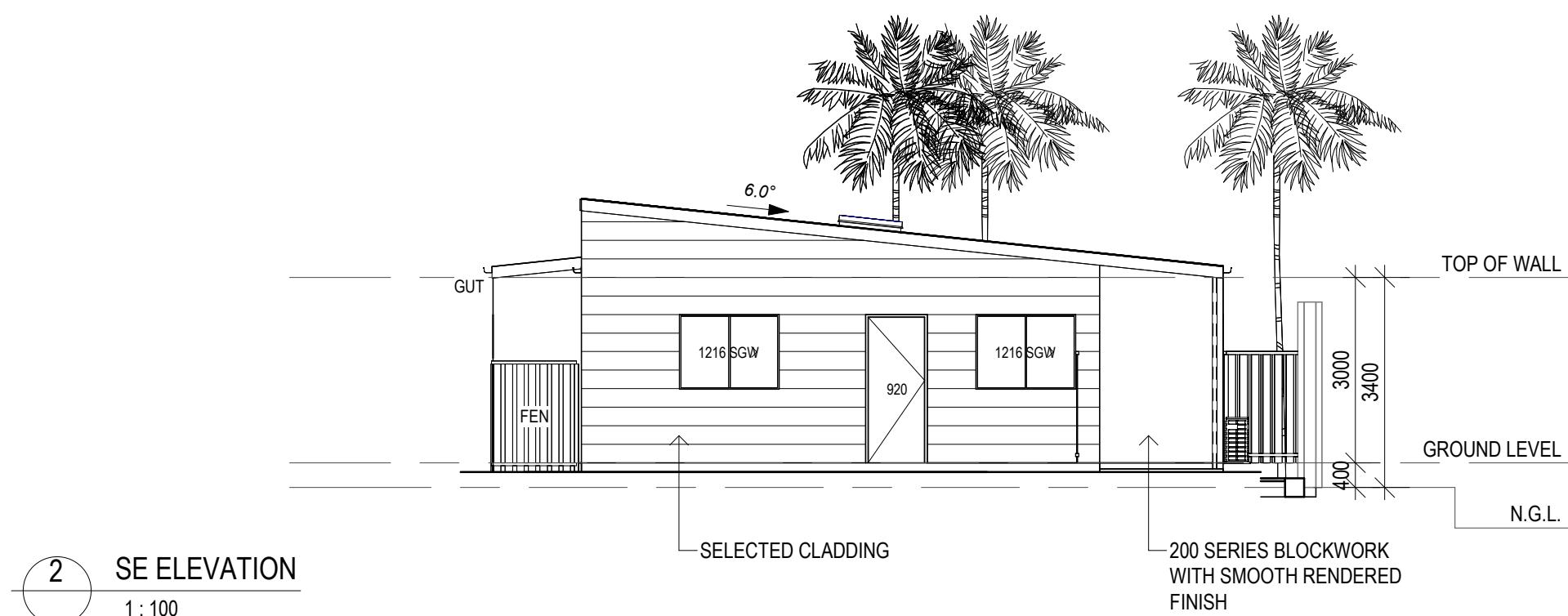
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ABBREVIATIONS	
ABBR	DESCRIPTION
BG1	BARGE CAPPING - TYPE 1
COL	COLUMN
FEN	FENCE
GUT	GUTTER

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9	13.08.25	REVISIONS
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