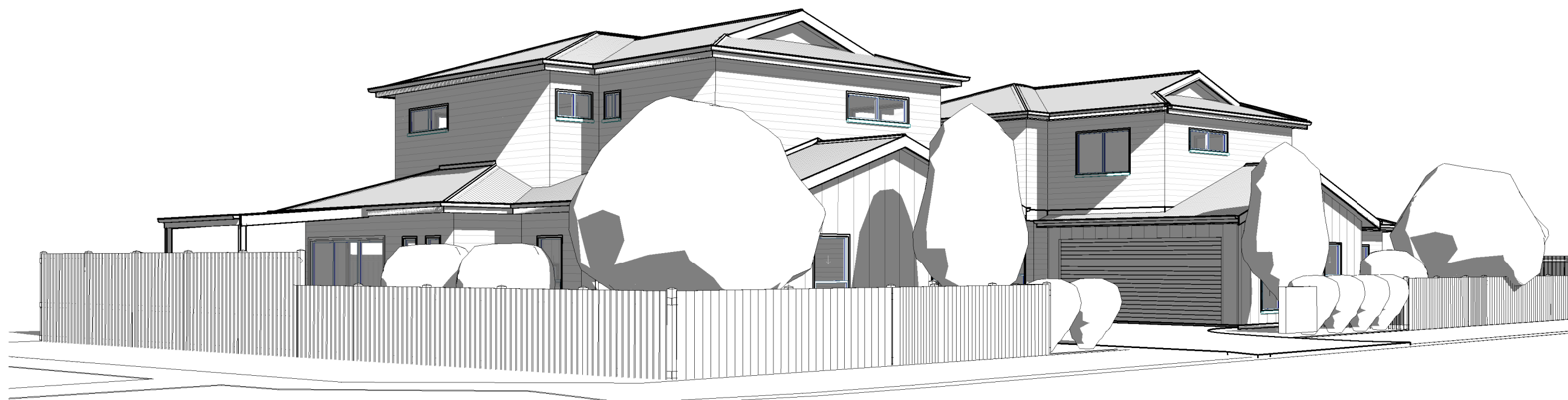


PROPOSED DUPLEX DEVELOPMENT

Broadacres Super Pty Ltd as Trustee

50 RAILWAY STREET, PITTSWORTH



DRAWING SCHEDULE

A.001	SITE PLAN	17.06.26	ISSUE FOR D.A.	B
A.100	FLOOR PLAN	17.06.26	ISSUE FOR D.A.	B
A.101	UPPER FLOOR PLAN	17.06.26	ISSUE FOR D.A.	B
A.200	PROPOSED ELEVATIONS	17.06.26	ISSUE FOR D.A.	B
A.201	PROPOSED ELEVATIONS	17.06.26	ISSUE FOR D.A.	B

CLIENT SIGNATURE

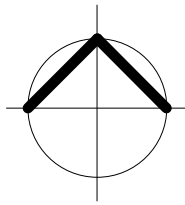
BUILDERS SIGNATURE

bdp

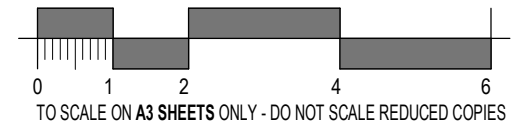
BUILDING DESIGN PROFESSIONALS
QBSA 1269869
Ph. 07 4632 4663
M. 0407 988 877
dave@bdprofessionals.com.au
PO Box 2377
Toowoomba QLD 4350

bdp
BUILDING DESIGNERS
ASSOCIATION QUEENSLAND

CLIMATE ZONE: 5 WIND CATEGORY: N3
PROJECT No. 250027 SHEET No. 00 REV No. B



REAL PROPERTY DESCRIPTION
 LOT 1 ON RP906054
 AREA: 622m²



CLIENT SIGNATURE

BUILDERS SIGNATURE



BUILDING DESIGN PROFESSIONALS
 QBSA 1269869

Ph. 07 4632 4663
 M. 0407 988 877
 dave@bdprofessionals.com.au
 PO Box 2377
 Toowoomba QLD 4350

© COPYRIGHT IN WHOLE OR IN PART MELLOJ HOLDINGS PT. LTD BUILDING DESIGN PROFESSIONALS

DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.

THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF AN ERROR, BUILDING DESIGN PROFESSIONALS RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODE.



DESIGNER:

D.Melloy

DRAFTED

I.O'Dempsey

CHECKED BY

D.Melloy

CLIENT:

Broadacres Super Pty Ltd as Trustee

PROJECT INFO:
PROPOSED DUPLEX DEVELOPMENT

PROJECT ADDRESS:
50 RAILWAY STREET, PITTSWORTH

SCALE @ A3
1 : 200

SHEET NAME:
SITE PLAN

CLIMATE ZONE: **5** WIND CATEGORY: **N3**

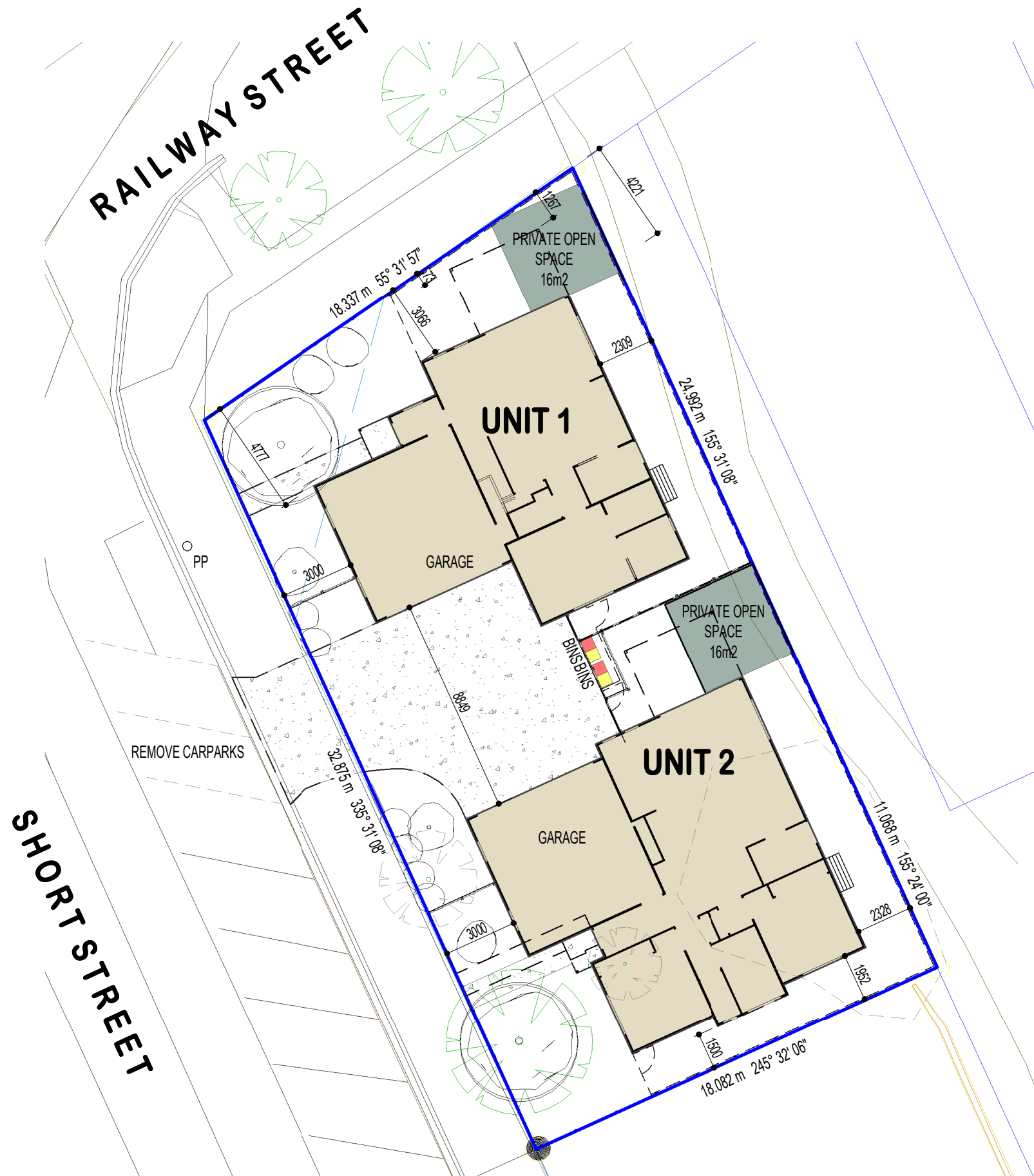
PROJECT No. **250027** SHEET No. **A.001** REV No. **B**

TOTAL LIVING AREA	
unit 1 - lower floor living	82.08 m ²
unit 1 - upper floor living	85.14 m ²
unit 2 - lower floor living	102.60 m ²
unit 2 - upper floor living	67.41 m ²
TOTAL AREA	337.23 m ²

BUILDING AREA SCHEDULE	
unit 1 - garage	37.61 m ²
unit 1 - lower floor living	82.08 m ²
unit 1 - patio	12.00 m ²
unit 1 - porch	1.74 m ²
unit 1 - upper floor living	85.14 m ²
unit 2 - garage	37.64 m ²
unit 2 - lower floor living	102.60 m ²
unit 2 - patio	12.00 m ²
unit 2 - porch	1.80 m ²
unit 2 - upper floor living	67.41 m ²
TOTAL AREA	440.02 m ²

TOTAL SITE COVERAGE			
driveway	78.4 m ²	12.6%	Non Pervious
landscaped area	246.6 m ²	39.6%	Pervious
unit 1 - garage	37.6 m ²	6.0%	Building
unit 1 - lower floor living	82.1 m ²	13.2%	Building
unit 1 - patio	12.0 m ²	1.9%	Building
unit 1 - porch	1.7 m ²	0.3%	Building
unit 2 - garage	37.6 m ²	6.0%	Building
unit 2 - lower floor living	102.6 m ²	16.5%	Building
unit 2 - patio	12.0 m ²	1.9%	Building
unit 2 - porch	1.8 m ²	0.3%	Building
walkway	10.1 m ²	1.6%	Non Pervious
TOTAL AREA	622.6 m ²	100.0%	

LANDSCAPE SITE COVERAGE			
Building	287.46 m ²	46.2%	
Non Pervious	88.53 m ²	14.2%	
Pervious	246.58 m ²	39.6%	
TOTAL AREA	622.58 m ²	100.1%	



1 SITE PLAN
 1 : 200

PRELIMINARY ONLY

Revision	Description	Date
B	ISSUE FOR D.A.	17.06.26
A	ISSUE FOR COMMENT	07.05.26

CONSTRUCTION

7/06/2026 10:55:08 AM Z:\BDP Drawings\250000-250100\250026 - 50 Railway Street, Pittsworth (Broadacres Super Pty Ltd)\RVT\250027 - 50 Railway Street, Pittsworth (L Black) concept 4.rvt

NOTES:

- REFRIGERATOR, FREEZER, DISHWASHER & WASHING MACHINE SHOWN ON PLAN IS NOT INCLUDED WITH CONTRACT UNLESS OTHERWISE STATED.

- ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH CLAUSE 10.2 OF BCA.

- ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 8.2 OF NCC.

- REQUIRED HANDRAIL AND BALUSTRADES TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 11.3 OF NCC.

- DOOR FRAME HEIGHTS INTERNAL 2090 EXTERNAL 2135 UNLESS NOTED OTHERWISE

- ALL DIMENSIONS AND DESIGN INFORMATION TO BE CONFIRMED ON SITE.

sa ● DENOTES LOCATION OF SMOKE ALARMS. INSTALL IN ACCORDANCE WITH PART 9.5 OF NCC & AS 3786

fw ⊕ DENOTES LOCATION OF FLOOR WASTE GULLY. CONFIRM LOCATION ON SITE.

(hws) DENOTES LOCATION OF HOT WATER SYSTEM. CONFIRM LOCATION ON SITE.

hc + DENOTES LOCATION OF EXTERNAL HOSE COCKS. CONFIRM LOCATION ON SITE.

dp ○ DENOTES LOCATION OF EXTERNAL ROOF DOWNPIPES. CONFIRM LOCATION ON SITE. ROOF DRAINAGE CALCULATIONS.

⊠ DENOTES LOCATION OF CEILING ACCESS

(sl) DENOTES LOCATION OF SKYLIGHTS

mv DENOTES LOCATION OF MECHANICAL VENTILATION REFER PART 10.6 ON NCC

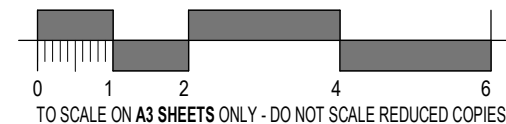
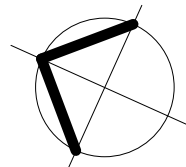
PRELIMINARY ONLY

NOT FOR CONSTRUCTION

ISSUE FOR D.A. 17.06.26

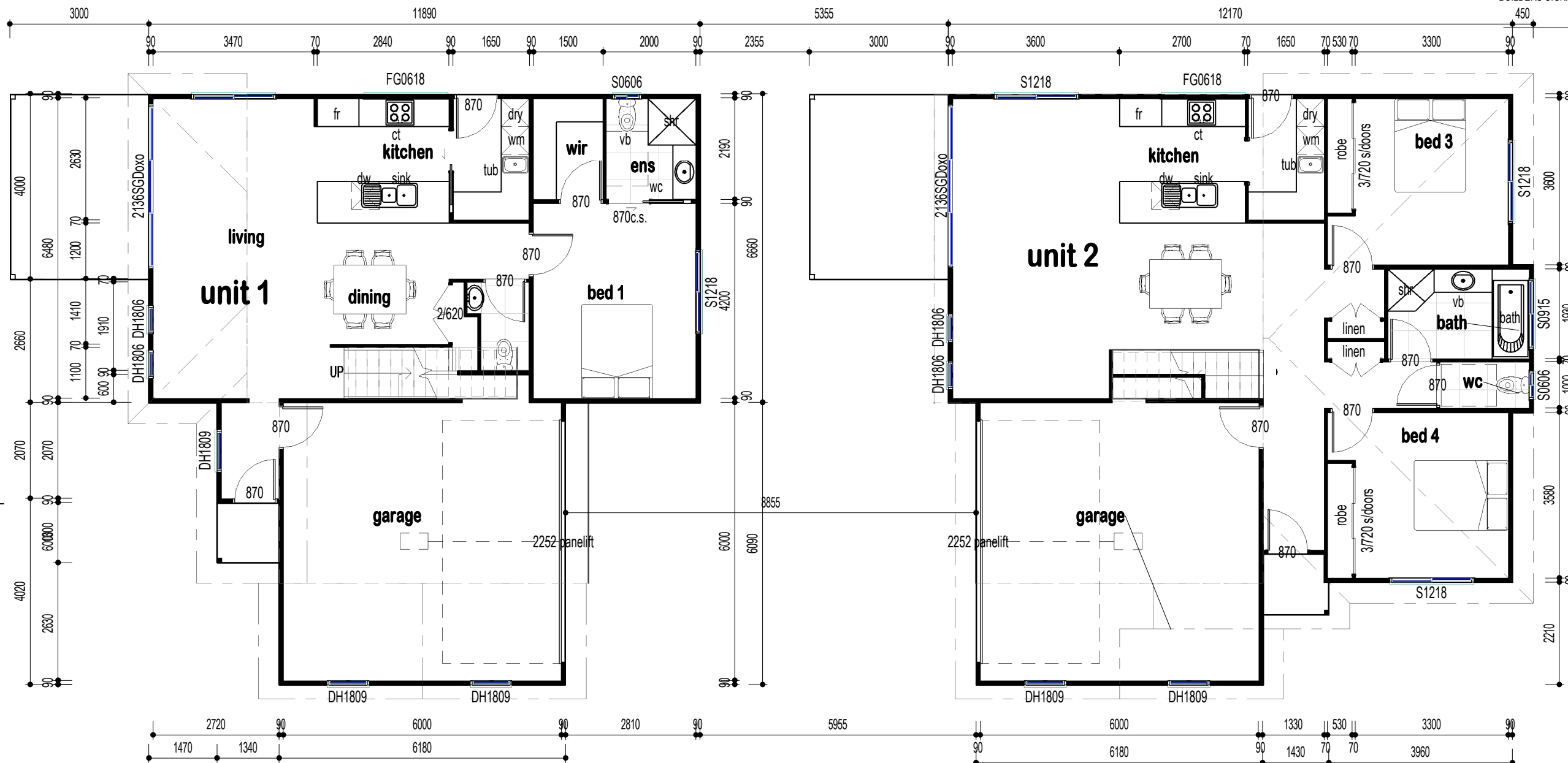
ISSUE FOR COMMENT 07.05.26

Revision Description Date



CLIENT SIGNATURE

BUILDERS SIGNATURE



Areas	
unit 1 - garage	37.61 m ²
unit 1 - lower floor living	82.08 m ²
unit 1 - patio	12.00 m ²
unit 1 - porch	1.74 m ²
unit 1 - upper floor living	85.14 m ²
unit 2 - garage	37.64 m ²
unit 2 - lower floor living	102.60 m ²
unit 2 - patio	12.00 m ²
unit 2 - porch	1.80 m ²
unit 2 - upper floor living	67.41 m ²
Grand total	440.02 m²

© COPYRIGHT IN WHOLE OR IN PART MELLOY HOLDINGS PT LTD BUILDING DESIGN PROFESSIONALS
 THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF AN ERROR, BUILDING DESIGN PROFESSIONALS' RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODE.
 DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.
 BUILDING DESIGNERS ASSOCIATION QUEENSLAND Proud Member

1 FLOOR PLAN
 1:100

BDP
BUILDING DESIGN PROFESSIONALS
 QBCC 1269869
 Ph. 07 4632 4663
 M. 0407 988 877
 dave@bdprofessionals.com.au
 PO Box 2377
 Toowoomba QLD 4350

DESIGNER: **D.Melloy**
 DRAFTED: **D.Melloy**
 CHECKED BY: **D.Melloy**

CLIENT: **Broadacres Super Pty Ltd as Trustee**

PROJECT INFO: **PROPOSED DUPLEX DEVELOPMENT**

PROJECT ADDRESS: **50 RAILWAY STREET, PITTSWORTH**

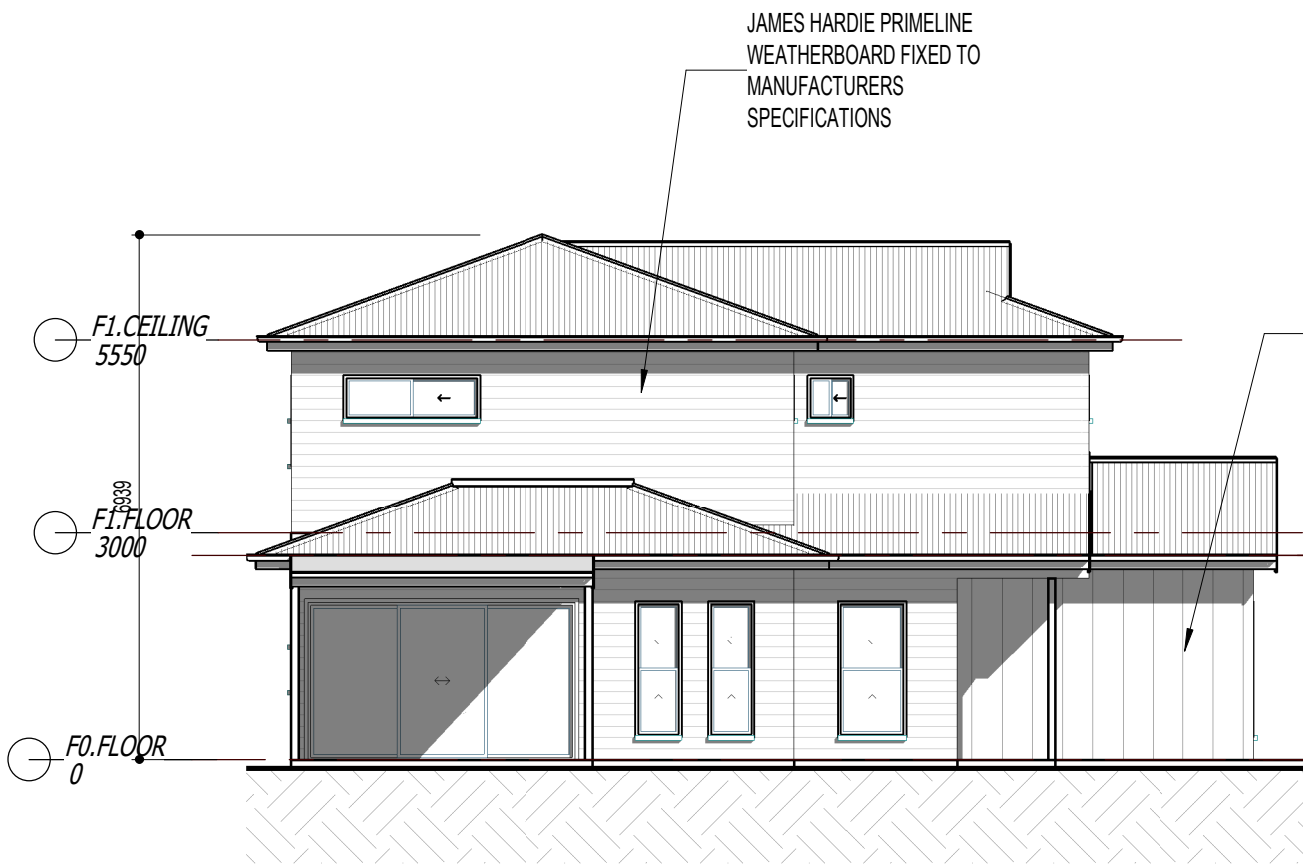
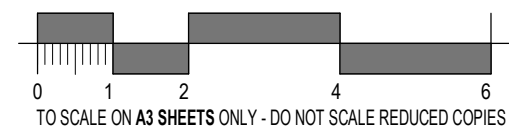
SCALE @ A3: **1:100**

SHEET NAME: **FLOOR PLAN**

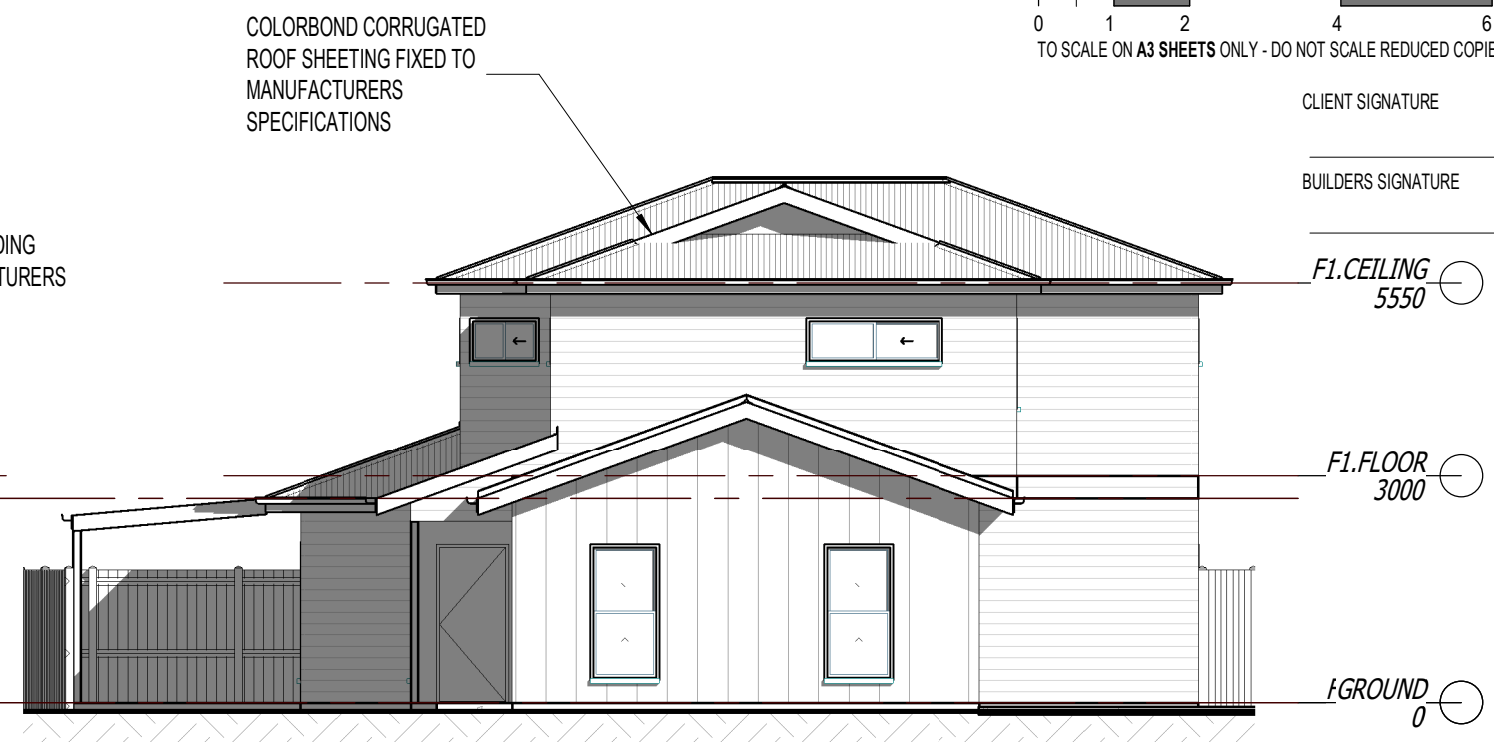
CLIMATE ZONE: **5** WIND CATEGORY: **N3**

PROJECT No. **250027** SHEET No. **A.100** REV No. **B**

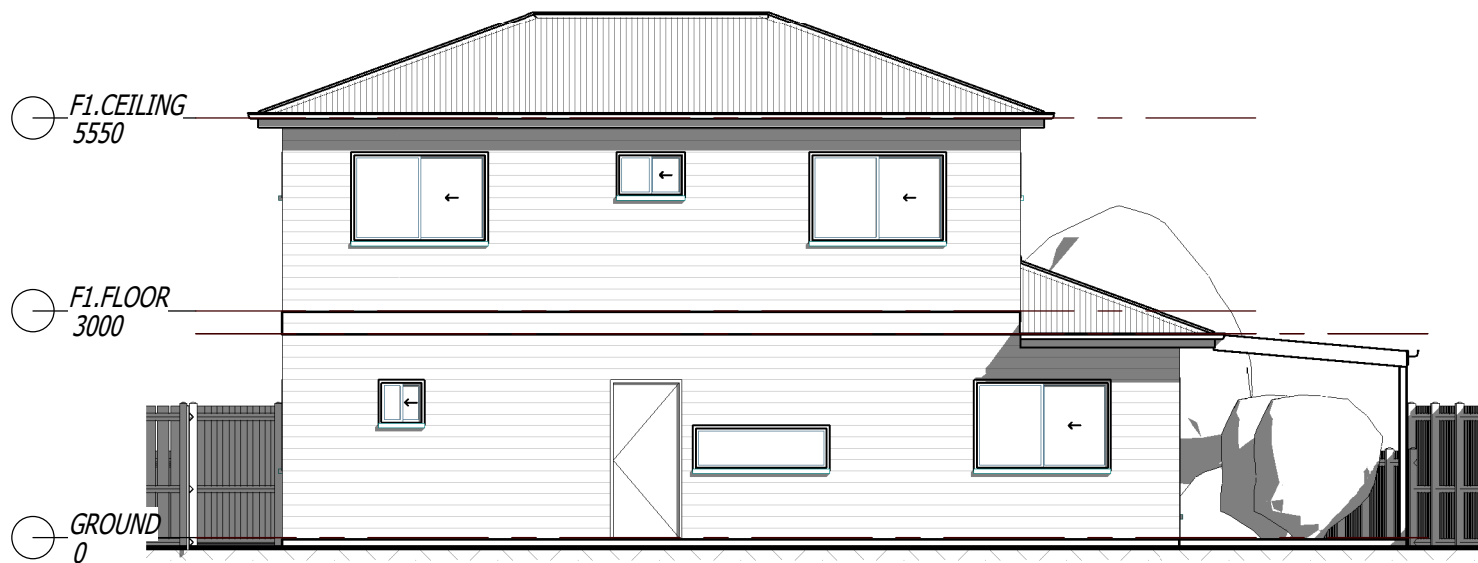
7/06/2026 10:55:08 AM J:\BDP Drawings\250000-250100\250026 - 50 Railway Street, Pittsworth (L Black) concept 4.rvt



1 UNIT 1 - NORTH
A.200 1:100



4 UNIT 1 - WEST
A.200 1:100



2 UNIT 1 - EAST
A.200 1:100



3 UNIT 1 - SOUTH
A.200 1:100

CLIENT SIGNATURE

BUILDERS SIGNATURE

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Revision	Description	Date
B	ISSUE FOR D.A.	17.06.26
A	ISSUE FOR COMMENT	07.05.26

© COPYRIGHT IN WHOLE OR IN PART MELLOY HOLDINGS PTY LTD BUILDING DESIGN PROFESSIONALS
DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.

THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF AN ERROR, BUILDING DESIGN PROFESSIONALS' RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODE.
bdp BUILDING DESIGN PROFESSIONALS
MASTER BUILDERS ASSOCIATION QUEENSLAND Proud Member



BUILDING DESIGN PROFESSIONALS
QBCC 1269869
Ph. 07 4632 4663
M. 0407 988 877
dave@bdprofessionals.com.au
PO Box 2377
Toowoomba QLD 4350

DESIGNER:
D.Melloy
DRAFTED
D.Melloy
CHECKED BY
D.Melloy

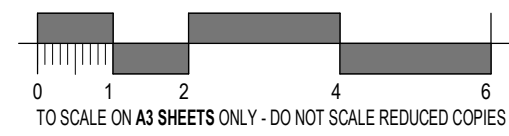
CLIENT:
Broadacres Super Pty Ltd as Trustee

PROJECT INFO:
PROPOSED DUPLEX DEVELOPMENT

PROJECT ADDRESS:
50 RAILWAY STREET, PITTSWORTH
SCALE @ A3
1:100

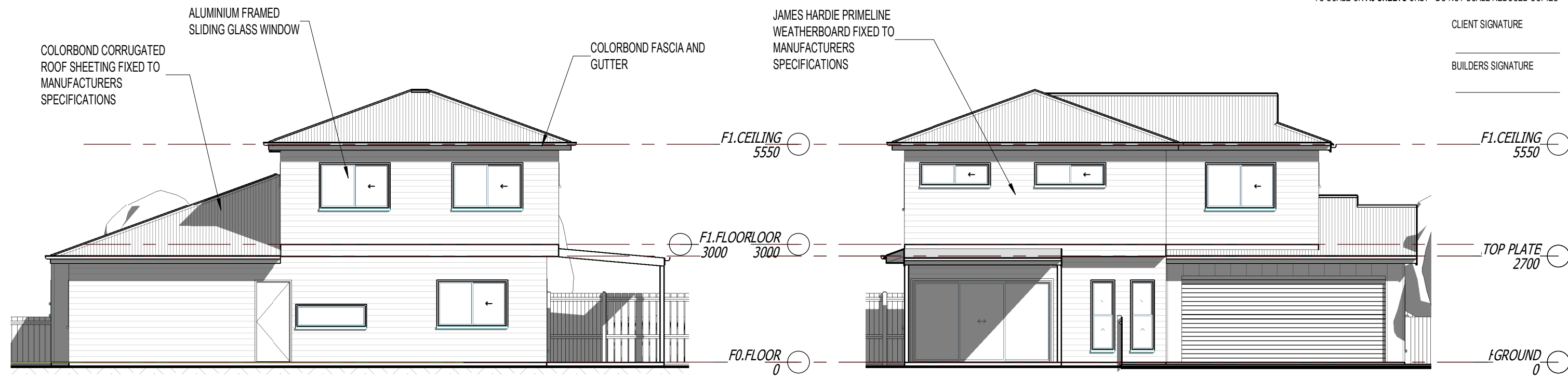
SHEET NAME:
PROPOSED ELEVATIONS
CLIMATE ZONE: **5** WIND CATEGORY: **N3**
PROJECT No. **250027** SHEET No. **A.200** REV No. **B**

7/06/2026 10:55:09 AM Z:\BDP Drawings\250000-250100\250026 - 50 Railway Street, Pittsworth (L Black) \RV\250027 - 50 Railway Street, Pittsworth (L Black) concept 4.rvt

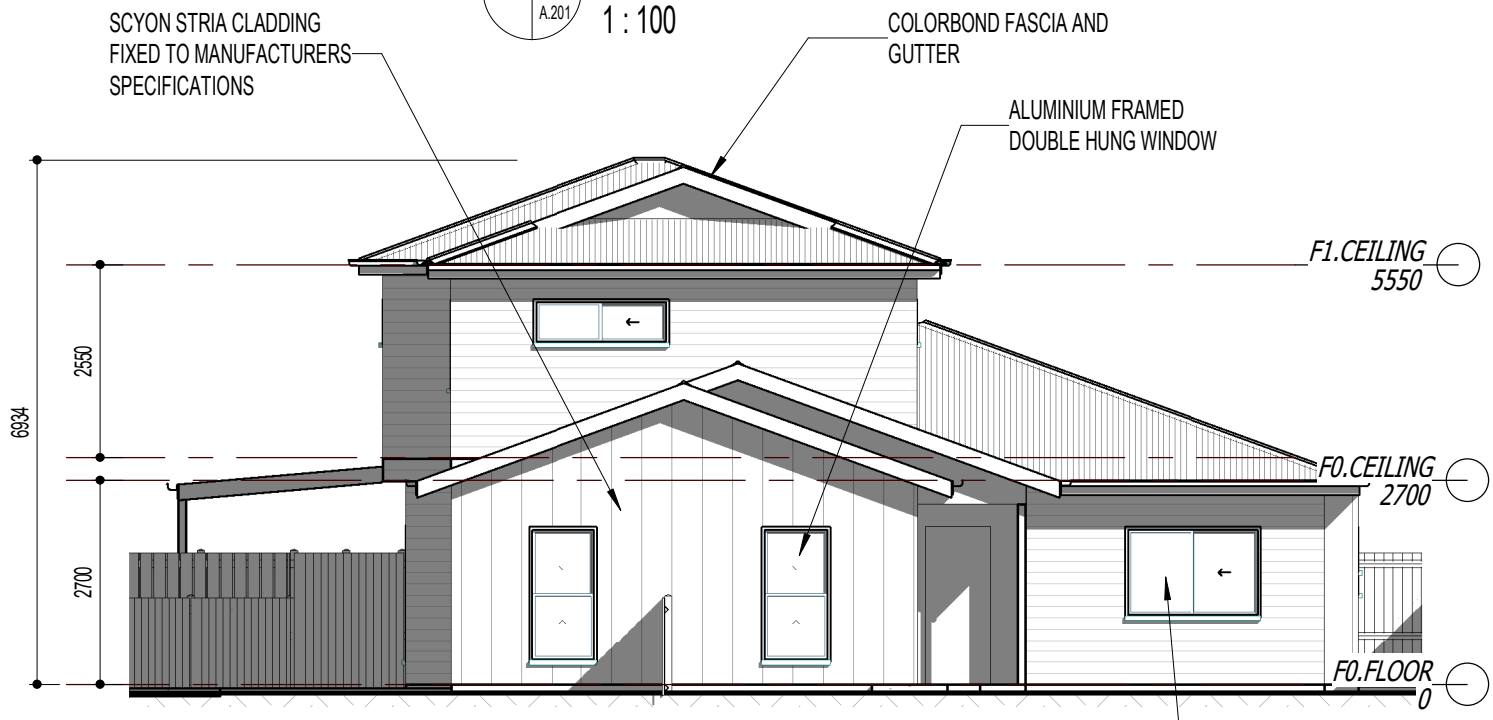


CLIENT SIGNATURE

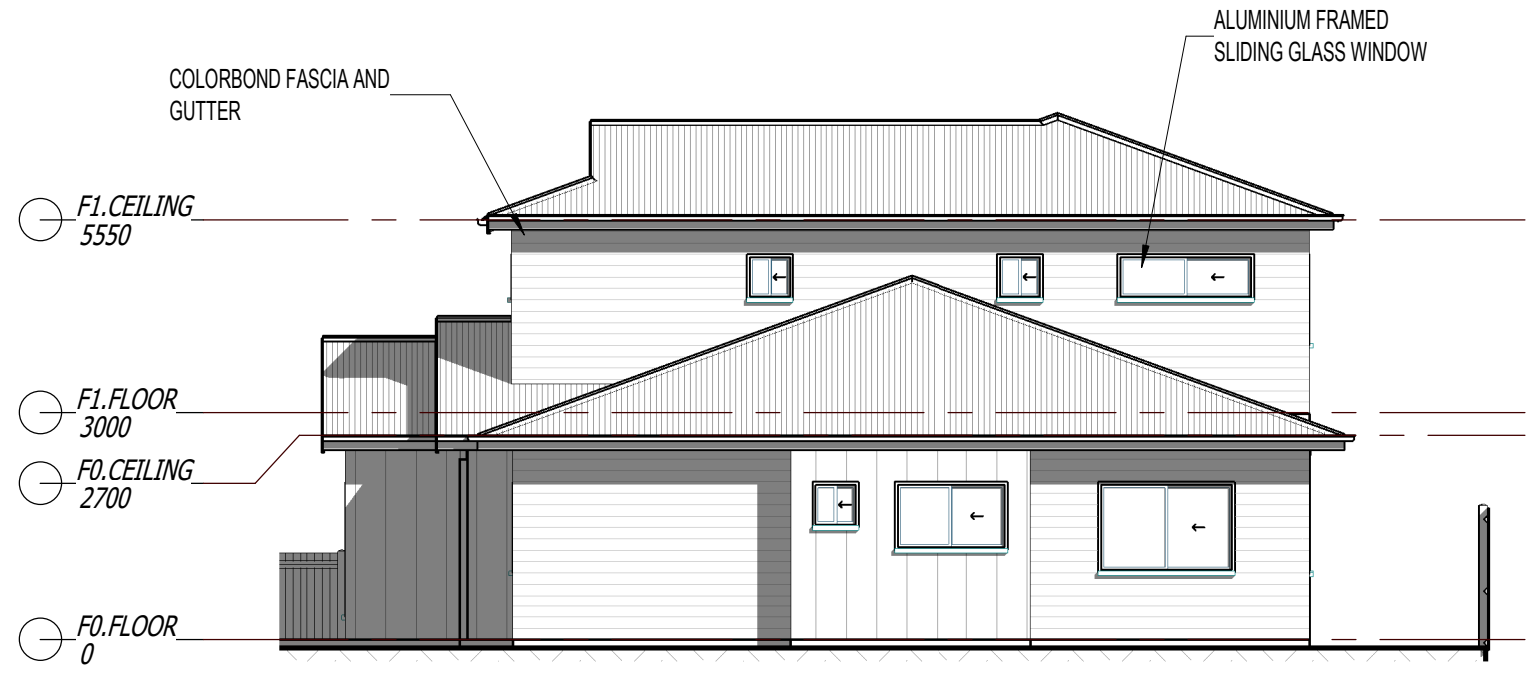
BUILDERS SIGNATURE



1 UNIT 2 - EAST
A.201 1:100



2 UNIT 2 - NORTH
A.201 1:100



3 UNIT 2 - WEST
A.201 1:100



4 UNIT 2 - SOUTH
A.201 1:100



PRELIMINARY ONLY
NOT FOR CONSTRUCTION

Revision	Description	Date
B	ISSUE FOR D.A.	17.06.26
A	ISSUE FOR COMMENT	07.05.26

© COPYRIGHT IN WHOLE OR IN PART MELLODY HOLDINGS PTY LTD BUILDING DESIGN PROFESSIONALS
DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.

THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF AN ERROR, BUILDING DESIGN PROFESSIONALS RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODE.

bdp BUILDING DESIGN PROFESSIONALS
MASTER BUILDERS ASSOCIATION QUEENSLAND Proud Member



BUILDING DESIGN PROFESSIONALS
QBCC 1269869
Ph. 07 4632 4663
M. 0407 988 877
dave@bdprofessionals.com.au
PO Box 2377
Toowoomba QLD 4350

DESIGNER: **D.Melloy**
DRAFTED: **D.Melloy**
CHECKED BY: **D.Melloy**

CLIENT: **Broadacres Super Pty Ltd as Trustee**

PROJECT INFO: **PROPOSED DUPLEX DEVELOPMENT**

PROJECT ADDRESS: **50 RAILWAY STREET, PITTSWORTH**
SCALE @ A3: **1:100**

SHEET NAME: **PROPOSED ELEVATIONS**
CLIMATE ZONE: **5** WIND CATEGORY: **N3**
PROJECT No. **250027** SHEET No. **A.201** REV No. **B**

7/06/2026 10:55:11 AM I:\BDP Drawings\250000-250100\250026 - 50 Railway Street, Pittsworth (Broadacres Super Pty Ltd)\RVT\250027 - 50 Railway Street, Pittsworth (L Black) concept 4.rvt