

Proposed Triplex for: R. Liu 4 Thomas St. Toowoomba

drawing schedule

| Sheet | Title | Rev. | Rev. Date |
|-------|-------------------------------|------|-----------|
| D.01 | Site Plan | D | 21.05.26 |
| D.02 | Surrounding Services Location | B | 21.05.26 |
| D.03 | Unit 1 Floor Plan | C | 21.05.26 |
| D.04 | Unit 1 Elevations | C | 21.05.26 |
| D.05 | Units 2/3 Lower Floor Plan | D | 21.05.26 |
| D.06 | Units 2/3 Upper Floor Plan | C | 21.05.26 |
| D.07 | Elevations | D | 21.05.26 |
| D.08 | Elevations | D | 21.05.26 |
| D.09 | Elevations | D | 21.05.26 |

21.05.26

DA ISSUE - C.4



| site areas | | |
|------------------|--------------------|--------|
| CARPORT | 98 m ² | 10.7% |
| CONCRETE BIN PAD | 4 m ² | 0.5% |
| DRIVEWAY | 197 m ² | 21.5% |
| FLOOR AREA | 294 m ² | 32.2% |
| LANDSCAPE | 213 m ² | 23.3% |
| PEDESTRIAN PATH | 37 m ² | 4.0% |
| PORCH | 51 m ² | 5.6% |
| VERANDAH | 7 m ² | 0.8% |
| VISITOR PARKING | 13 m ² | 1.4% |
| TOTAL | 914 m ² | 100.0% |

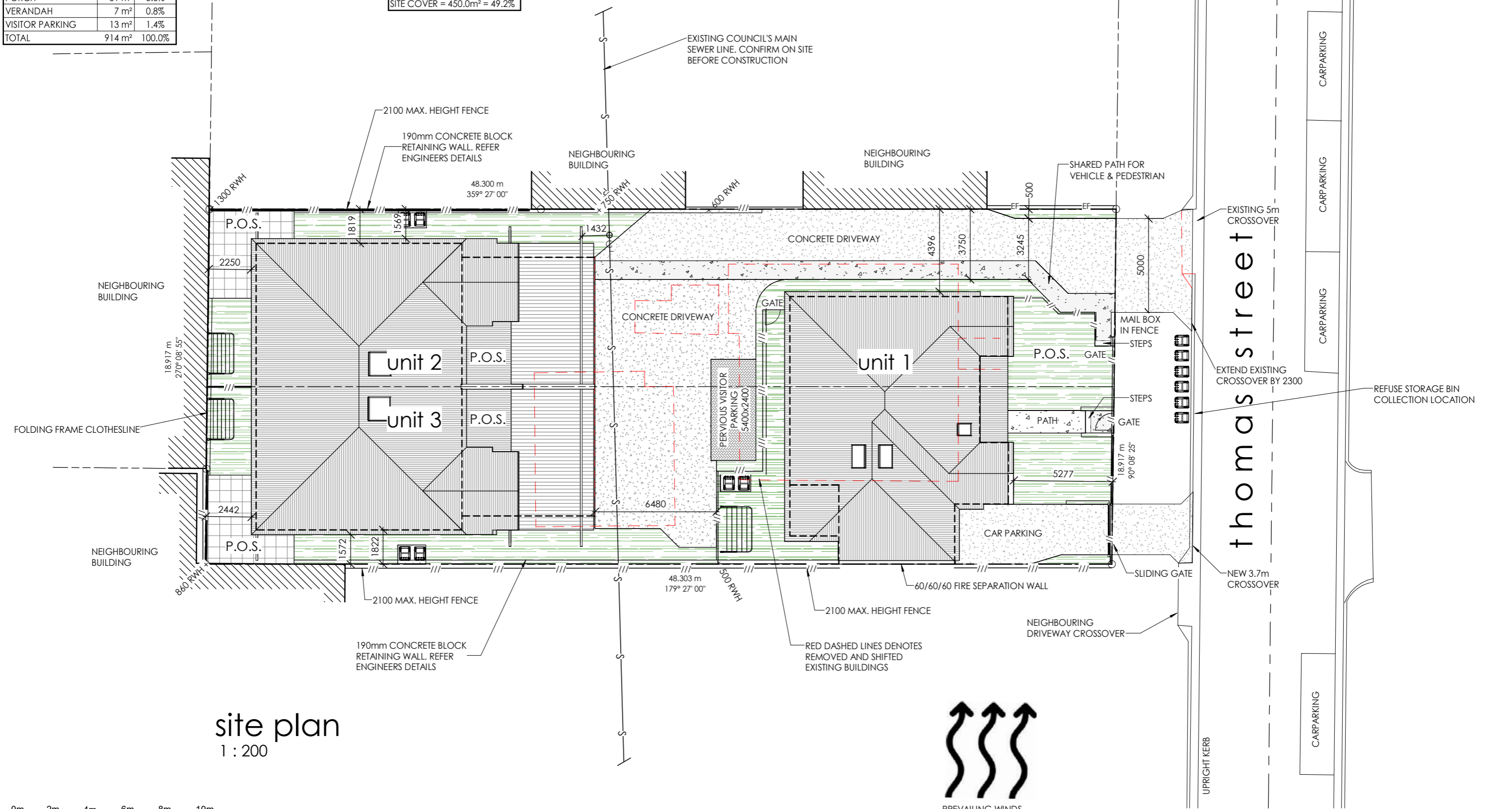
| impervious & pervious areas | | |
|-----------------------------|---------------------|--------|
| IMPERVIOUS | 890 m ² | 73.1% |
| PERVIOUS | 328 m ² | 26.9% |
| TOTAL | 1218 m ² | 100.0% |

front setback areas

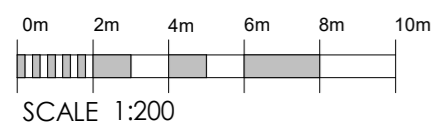
TOTAL AREA = 102.8m²
 PERVIOUS = 56.9m² = 55.4%
 IMPERVIOUS = 45.9m² = 44.6%

areas

GFA = 473.4m²
 SITE COVER = 450.0m² = 49.2%



site plan
1 : 200



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 level 1 457 Ruthven Street, Toowoomba. Qld.
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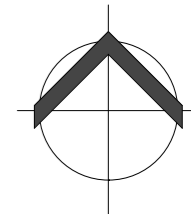
| No. | DATE | AMENDMENT |
|-----|----------|--------------------------------|
| A | 24.2.26 | DA ISSUE - A.1 |
| B | 13.03.26 | ADDED NEW UNIT TO FRONT |
| C | 24.04.26 | CHANGES TO UNITS & DA ISSUE |
| D | 21.05.26 | CHANGES TO UNITS & STREETSCAPE |

| | |
|-----|------------------------|
| DRN | CLIENT: |
| CTD | R. Liu |
| CTD | ADDRESS: |
| CTD | 4 Thomas St. Toowoomba |
| CTD | |

| | | | |
|-------------|-----------------------|--------|---------|
| TITLE: | Site Plan | AMDT: | D A3 |
| DATE: | 28/05/2026 8:55:30 AM | SCALE: | 1 : 200 |
| PROJECT No: | 1659 | SHEET: | D.01 |

DA ISSUE - C.4

D:\DBD\JOBS\Projects\1659 - LU, Richard - 4 Thomas St, Toowoomba\1659 - LU, Richard - 4 Thomas St, Toowoomba - D.C.4.rvt



DA ISSUE - C.4



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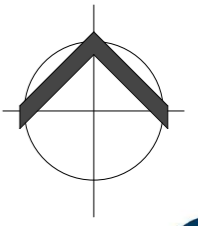
| No. | DATE | AMENDMENT |
|-----|----------|--------------------------------|
| A | 24.04.26 | CHANGES TO UNITS & DA ISSUE |
| B | 21.05.26 | CHANGES TO UNITS & STREETScape |

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| | |
|---------|---|
| DRN CTD | CLIENT: R. Liu |
| CTD | ADDRESS: 4 Thomas St. Toowoomba |

| | | | | |
|--------|-------------------------------|--------|-------------|-------------|
| TITLE: | Surrounding Services Location | | AMDT: | A3 |
| DATE: | 28/05/2026 8:55:31 AM | SCALE: | PROJECT No: | 1659 |
| SHEET: | D.02 | | | |

D:\DBD\JOBS\Projects\1659 - LU, Richard - 4 Thomas St, Toowoomba\1659 - LU, R. - 4 Thomas St, Toowoomba - D.C.4.rvt



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CLIENT:

R. Liu

ADDRESS:

4 Thomas St. Toowoomba

TITLE:

Unit 1 Floor Plan

DATE:

28/05/2026 8:55:31 AM

SCALE:

1 : 100

AMENDMENT:

C

| No. | DATE | AMENDMENT | ISSUED |
|-----|----------|--------------------------------|--------|
| A | 13.03.26 | ADDED NEW UNIT TO FRONT | CTD |
| B | 24.04.26 | CHANGES TO UNITS & DA ISSUE | CTD |
| C | 21.05.26 | CHANGES TO UNITS & STREETScape | CTD |

PROJECT No:

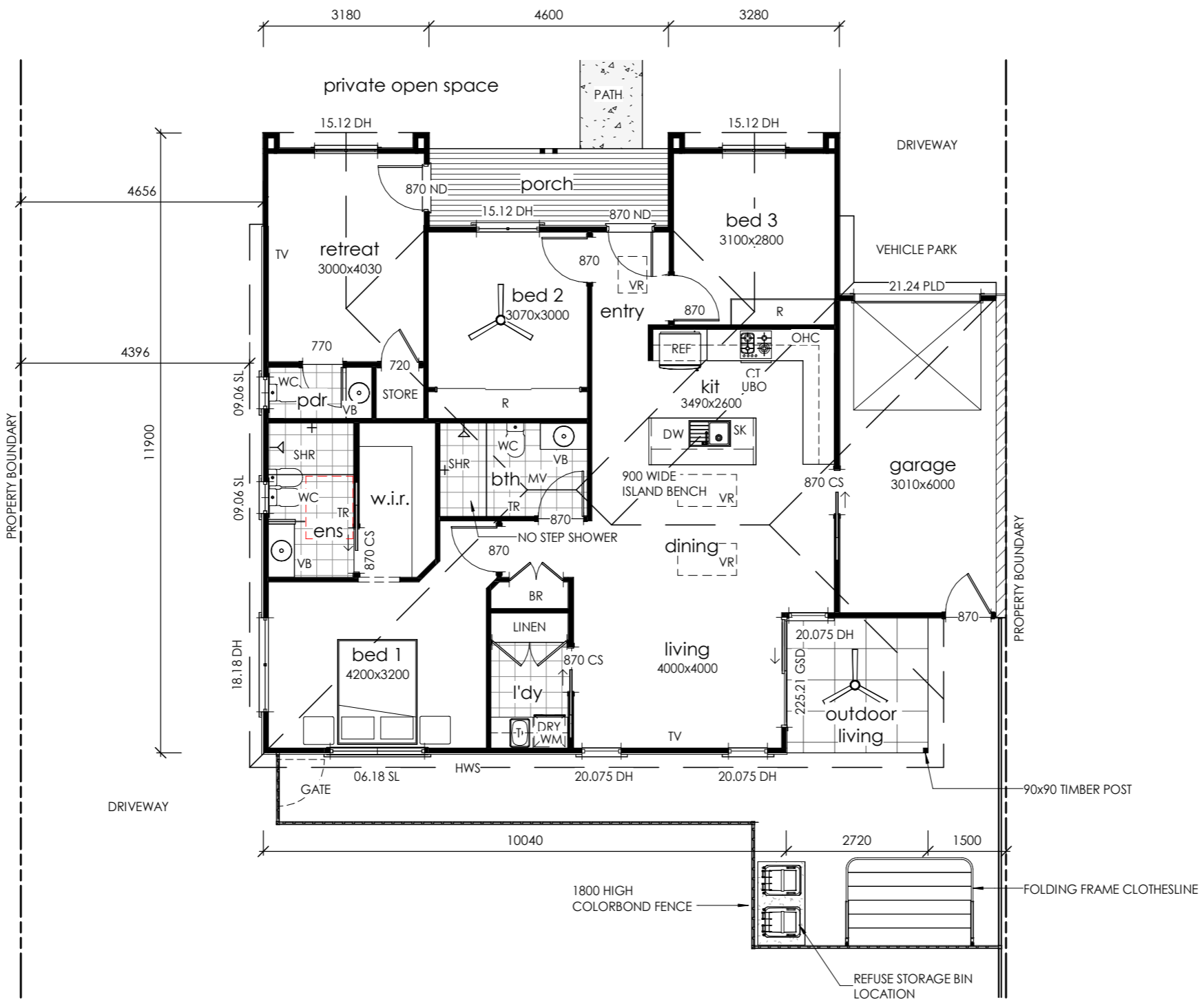
1659

SHEET:

D.03

floor areas

| | |
|------------------|----------------------|
| UNIT 1 | |
| CONCRETE BIN PAD | 1.4 m ² |
| FLOOR AREA | 138.4 m ² |
| PORCH | 7.1 m ² |
| VERANDAH | 7.4 m ² |
| UNIT 1 | 154.3 m ² |
| TOTAL | 154.3 m ² |



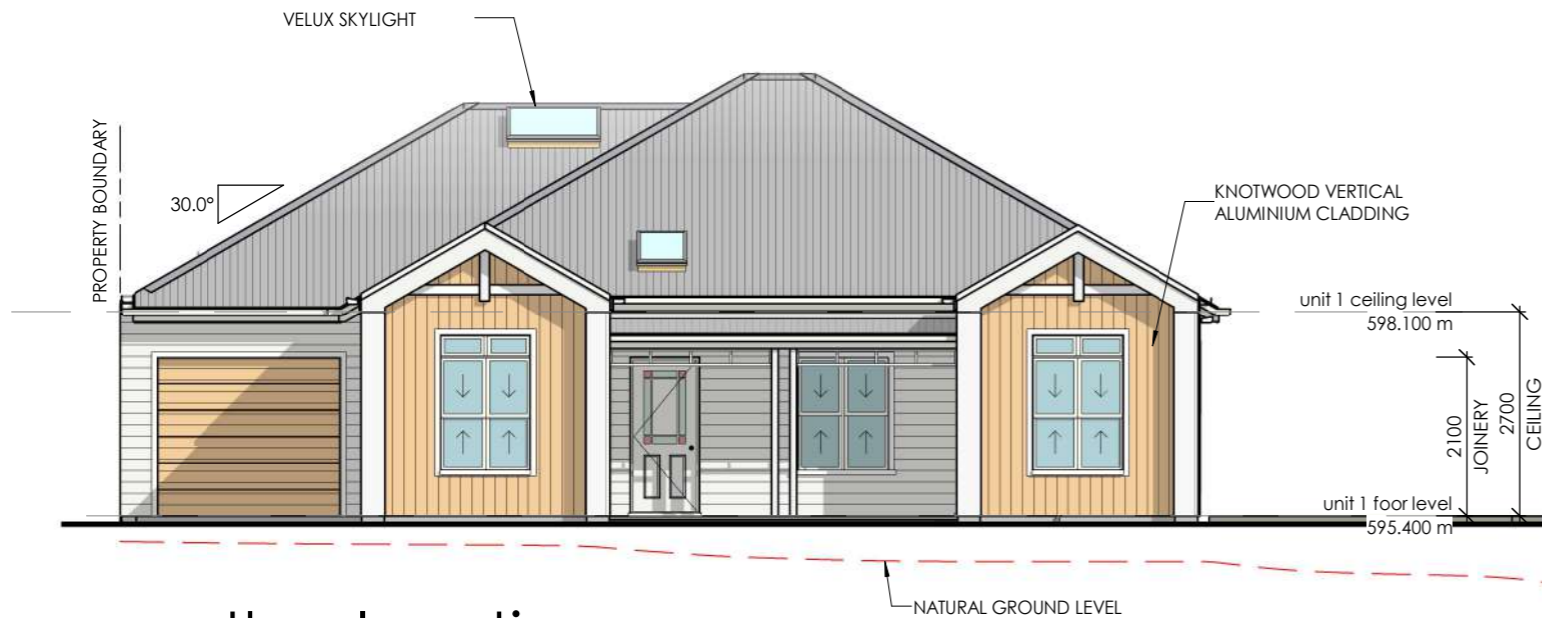
unit 1 floor level

1 : 100

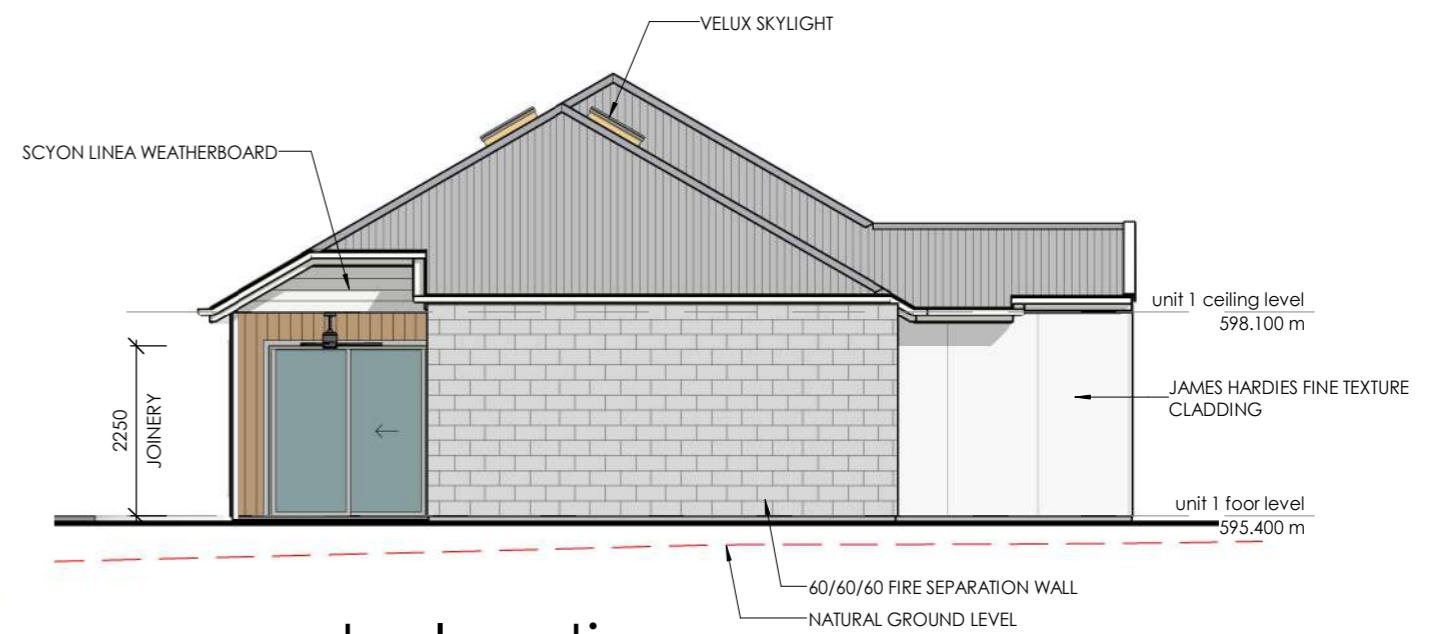


SCALE 1:100

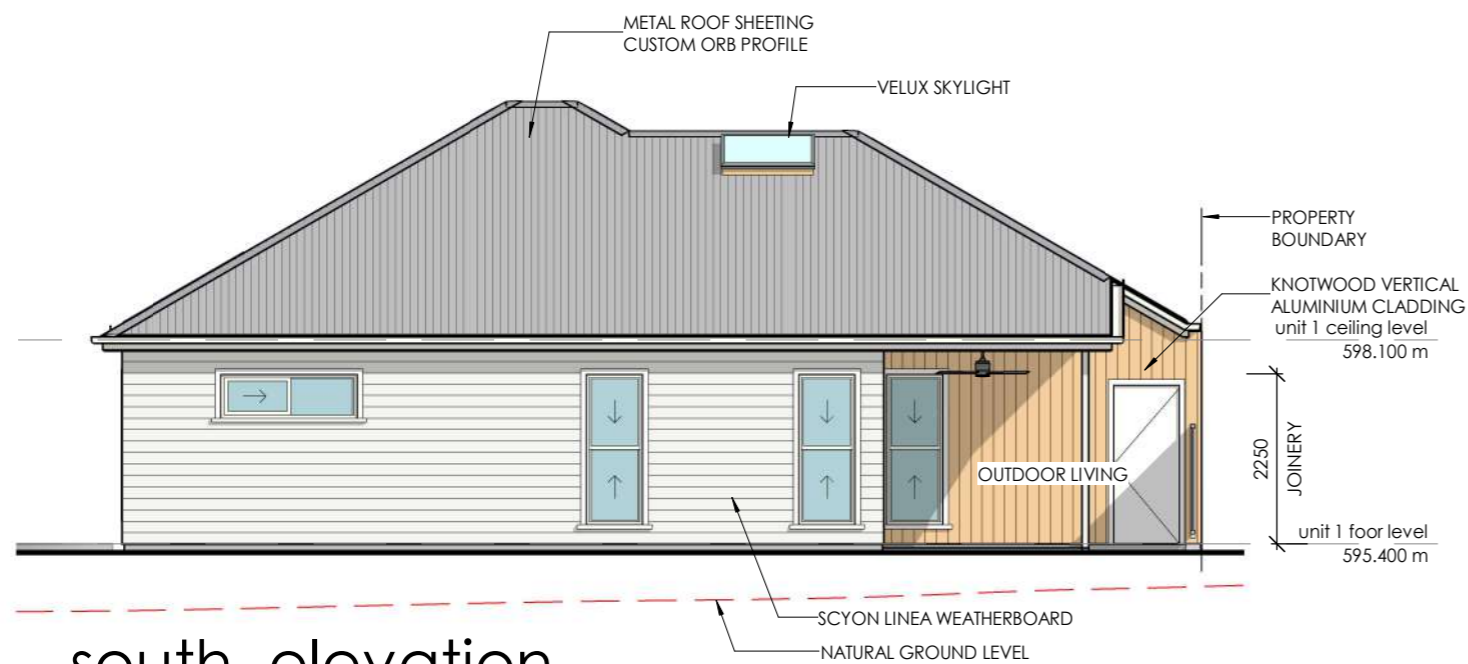
DA ISSUE - C.4



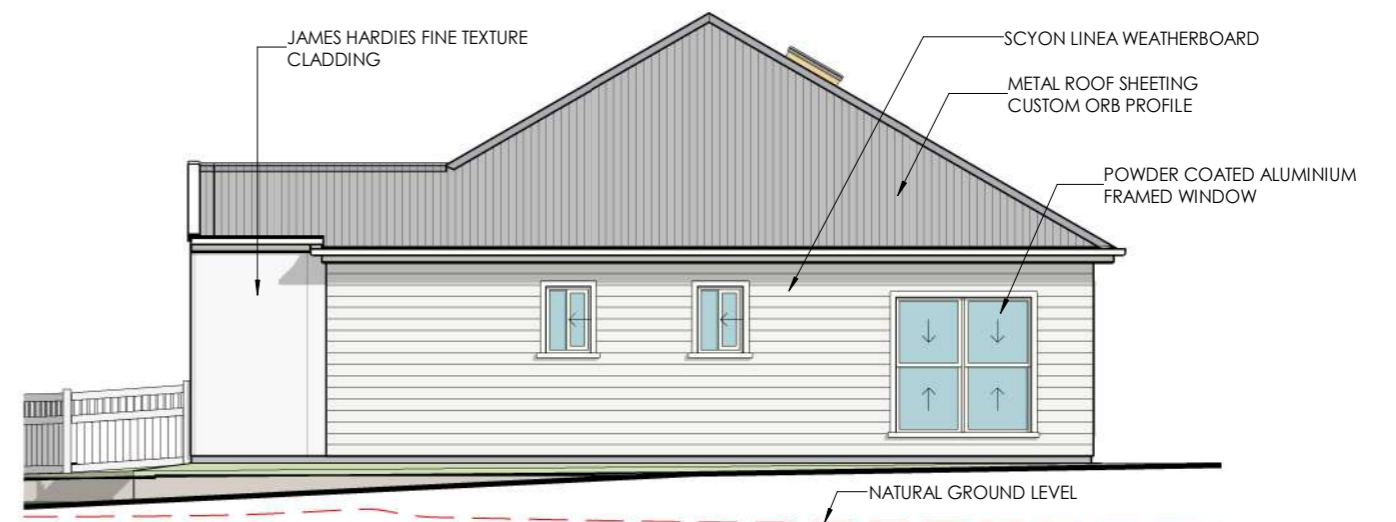
north elevation
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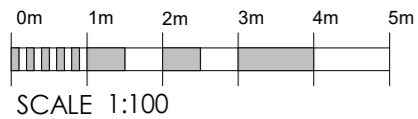
east elevation
1 : 100



south elevation
1 : 100



west elevation
1 : 100



DA ISSUE - C.4



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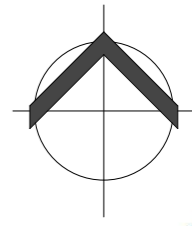
| No. | DATE | AMENDMENT |
|-----|----------|--------------------------------|
| A | 13.03.26 | ADDED NEW UNIT TO FRONT |
| B | 24.04.26 | CHANGES TO UNITS & DA ISSUE |
| C | 21.05.26 | CHANGES TO UNITS & STREETSCAPE |

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|------------|---|
| DRN CTD | CLIENT: R. Liu |
| CTD | ADDRESS: 4 Thomas St. Toowoomba |
| CTD | |

| | | |
|--|--------------------------|----------------------------|
| TITLE: Unit 1 Elevations | AMDT: C | A3 |
| DATE: 28/05/2026 8:55:34 AM | SCALE: 1 : 100 | PROJECT No: 1659 |
| | | SHEET: D.04 |

D:\DBD\JOBS\Projects\1659 - LU, Richard - 4 Thomas St, Toowoomba\1659 - LU, R. - 4 Thomas St, Toowoomba - D.C.4.rvt



Duke
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CLIENT:
R. Liu

ADDRESS:
4 Thomas St. Toowoomba

TITLE:
Units 2/3 Lower Floor Plan

DATE:
28/05/2026 8:55:37 AM

SCALE:
1 : 100

AMENDMENT:
D

| No. | DATE | AMENDMENT | ISSUED |
|-----|----------|--------------------------------|--------|
| A | 24.2.26 | DA ISSUE - A.1 | CTD |
| B | 13.03.26 | ADDED NEW UNIT TO FRONT | CTD |
| C | 24.04.26 | CHANGES TO UNITS & DA ISSUE | CTD |
| D | 21.05.26 | CHANGES TO UNITS & STREETScape | CTD |

PROJECT No: **1659** SHEET: **D.05**

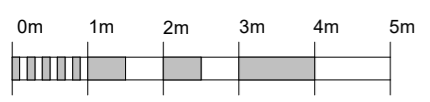
| legend | |
|--------|-------------------------|
| 50 STP | = 50mm STEP |
| C | = CUPBOARD |
| CS | = CAVITY SLIDING DOOR |
| CT | = COOK TOP |
| DRY | = DRYER SPACE |
| DW | = DISH WASHER SPACE |
| GD | = GLASS DOOR |
| GSD | = GLASS SLIDING DOOR |
| HWS | = HOT WATER SYSTEM |
| P | = PANTRY |
| REF | = FRIDGE SPACE |
| SK | = SINK |
| SL | = SLIDING WINDOW |
| T | = LAUNDRY TUB |
| TV | = TV POSITION |
| UBO | = UNDER BENCH OVEN |
| VB | = VANITY BASIN |
| WC | = TOILET |
| WM | = WASHING MACHINE SPACE |

floor areas

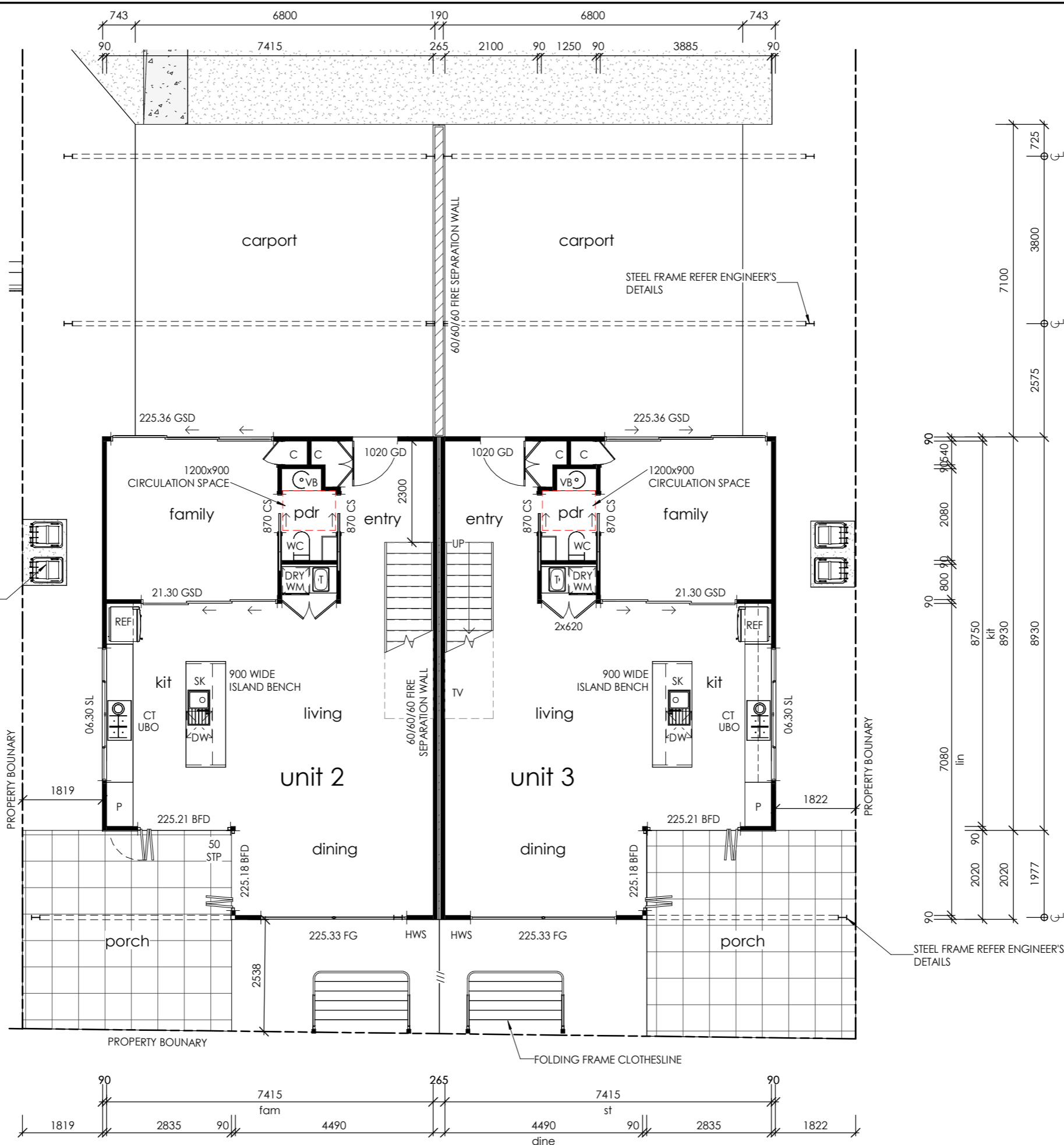
| | |
|----------|----------------------|
| DRIVEWAY | 171.7 m ² |
| | 171.7 m ² |

| UNIT 2 | |
|------------------|----------------------|
| CARPORT | 49.0 m ² |
| CONCRETE BIN PAD | 1.5 m ² |
| FLOOR AREA | 77.7 m ² |
| PORCH | 21.5 m ² |
| UNIT 2 | 149.7 m ² |

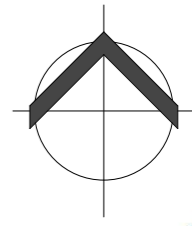
| UNIT 3 | |
|------------------|----------------------|
| CARPORT | 48.9 m ² |
| CONCRETE BIN PAD | 1.5 m ² |
| FLOOR AREA | 77.7 m ² |
| PORCH | 22.3 m ² |
| UNIT 3 | 150.4 m ² |
| TOTAL | 471.8 m ² |



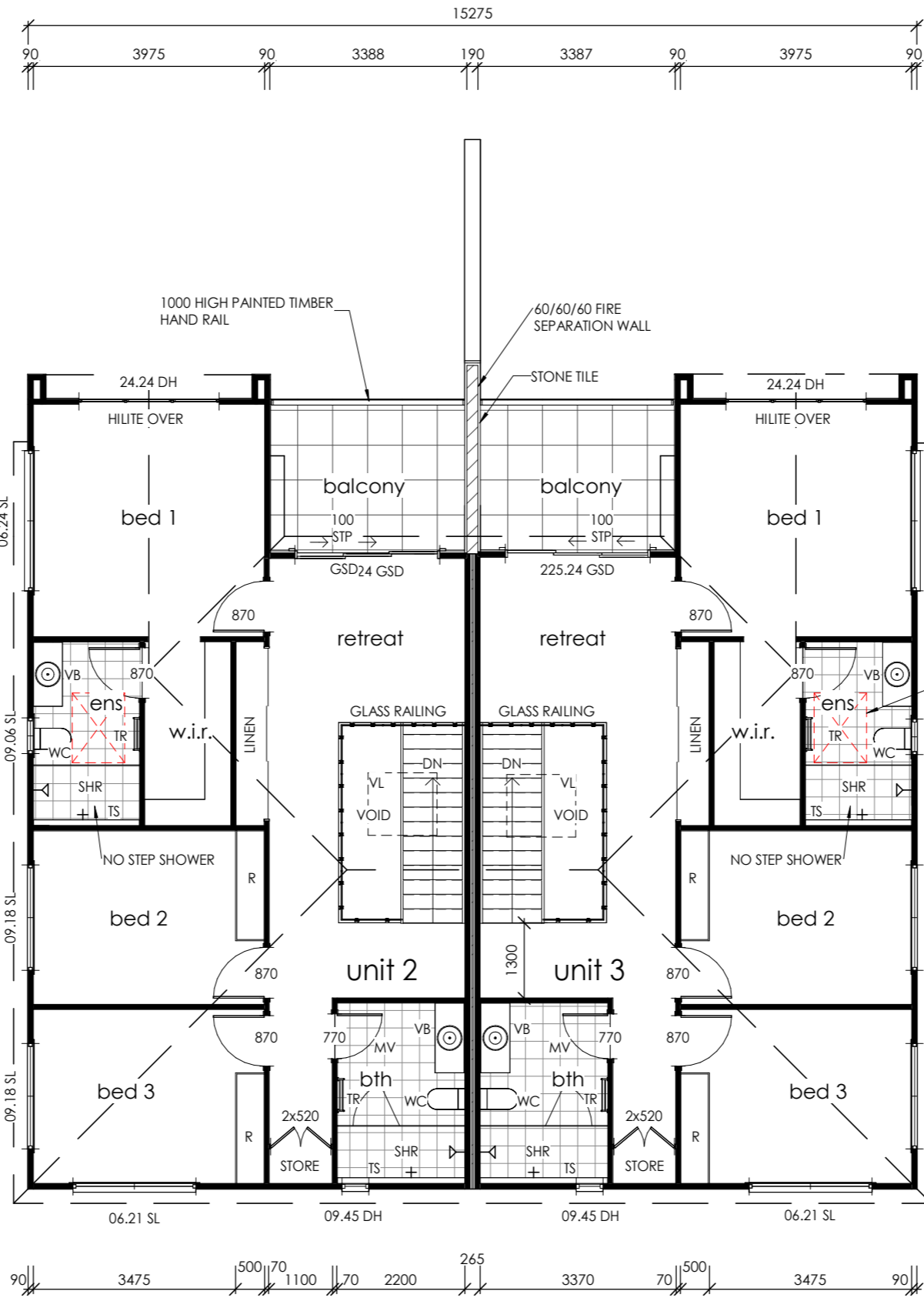
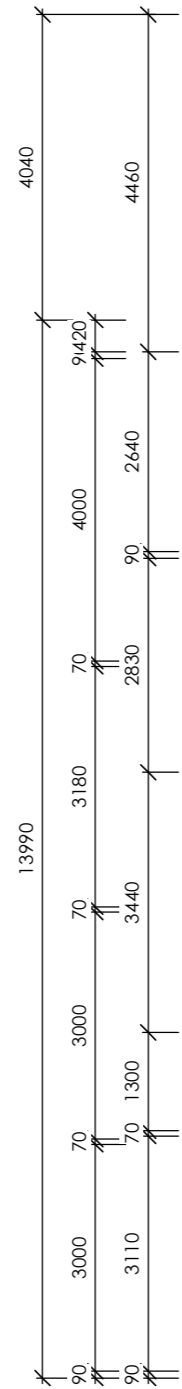
SCALE 1:100
DA ISSUE - C.4



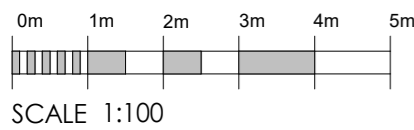
unit 2/3 lower floor plan
1 : 100



| legend | |
|---------|--------------------------|
| 100 STP | = 100mm STEP |
| DH | = DOUBLE HUNG WINDOW |
| GSD | = GLASS SLIDING DOOR |
| MV | = MECHANICAL VENTILATION |
| R | = ROBE |
| SHR | = SHOWER |
| SL | = SLIDING WINDOW |
| TR | = TOWEL RAIL |
| TS | = TILED SHELF |
| VB | = VANITY BASIN |
| VL | = VELUX ROOF WINDOW |
| WC | = TOILET |



unit 2/3 upper floor level
1 : 100



| floor areas | |
|-------------|----------------------|
| UNIT 2 | |
| BALCONY | 8.9 m ² |
| UPPER FLOOR | 86.5 m ² |
| UNIT 2 | 95.5 m ² |
| UNIT 3 | |
| BALCONY | 8.9 m ² |
| UPPER FLOOR | 86.5 m ² |
| UNIT 3 | 95.5 m ² |
| TOTAL | 190.9 m ² |



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CLIENT:
R. Liu
ADDRESS:
4 Thomas St. Toowoomba

TITLE:
Units 2/3 Upper Floor Plan

DATE:
28/05/2026 8:55:38 AM

SCALE:
1 : 100

AMENDMENT:
C

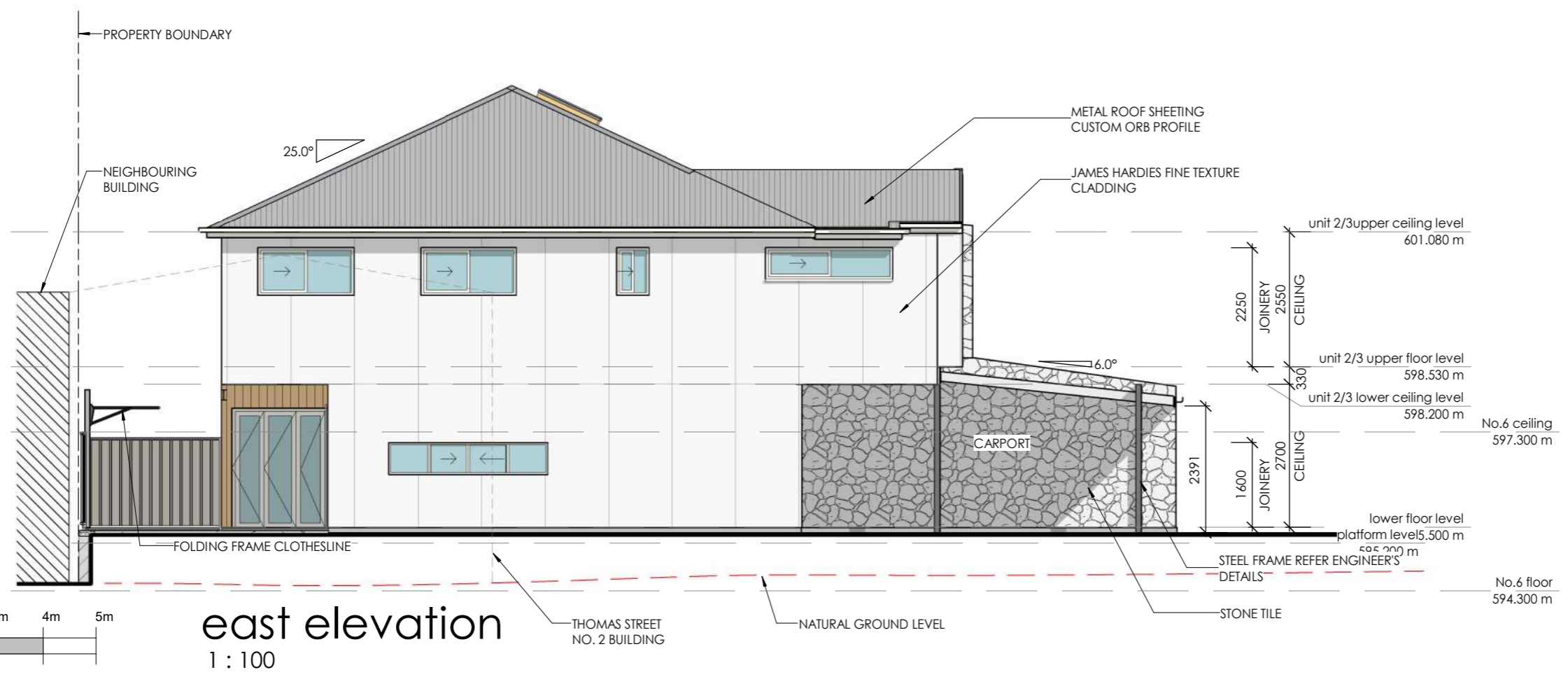
| No. | DATE | AMENDMENT | ISSUED |
|-----|----------|--------------------------------|--------|
| A | 13.03.26 | ADDED NEW UNIT TO FRONT | CTD |
| B | 24.04.26 | CHANGES TO UNITS & DA ISSUE | CTD |
| C | 21.05.26 | CHANGES TO UNITS & STREETScape | CTD |

PROJECT No: **1659** SHEET: **D.06**

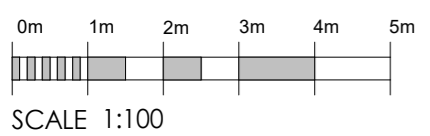
DA ISSUE - C.4



north elevation
1 : 100



east elevation
1 : 100



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CLIENT:
R. Liu
ADDRESS:
4 Thomas St. Toowoomba

TITLE:
Elevations

DATE:
28/05/2026 8:55:42 AM

SCALE:
1 : 100

AMENDMENT:
100

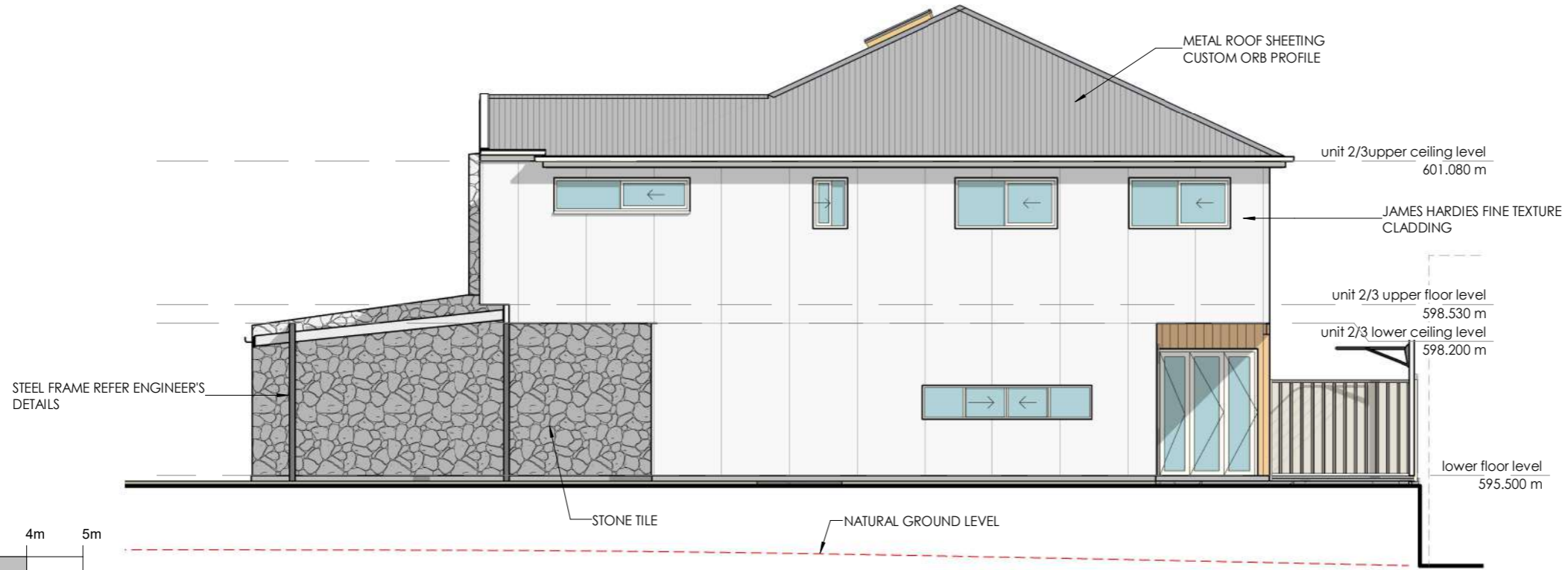
| No. | DATE | AMENDMENT | ISSUED |
|-----|----------|--------------------------------|--------|
| A | 24.2.26 | DA ISSUE - A.1 | CTD |
| B | 13.03.26 | ADDED NEW UNIT TO FRONT | CTD |
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DA ISSUE - C.4

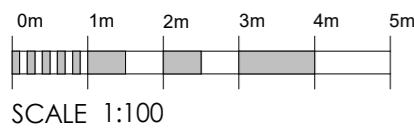
PROJECT No. 1659 SHEET: D.07



south elevation
1 : 100



west elevation
1 : 100



DA ISSUE - C.4



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CLIENT:
R. Liu
ADDRESS:
4 Thomas St. Toowoomba

TITLE:
Elevations

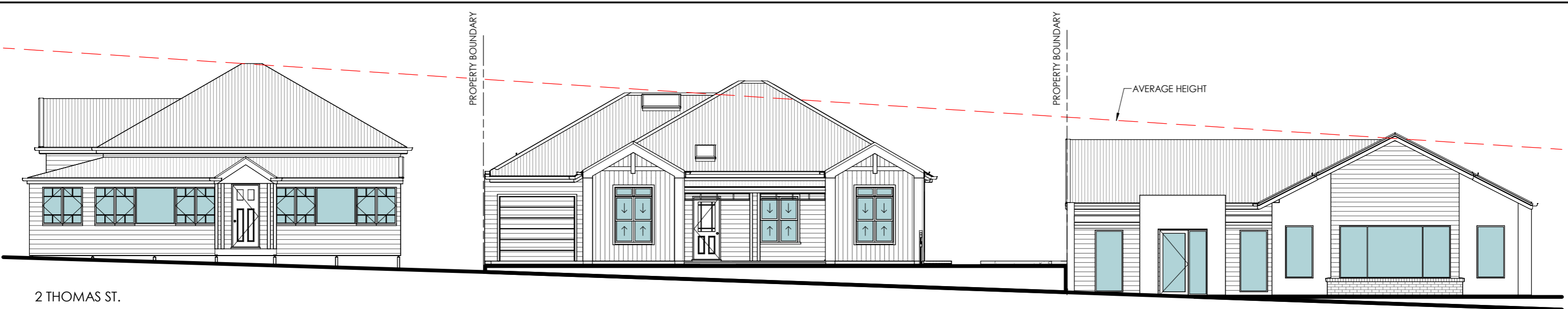
DATE:
28/05/2026 8:55:47 AM

SCALE:
1 : 100

AMENDMENT:
D

| No. | DATE | AMENDMENT | ISSUED |
|-----|----------|--------------------------------|--------|
| A | 24.2.26 | DA ISSUE - A.1 | CTD |
| B | 13.03.26 | ADDED NEW UNIT TO FRONT | CTD |
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| D | 21.05.26 | CHANGES TO UNITS & STREETScape | CTD |

PROJECT No: 1659 SHEET: D.08



2 THOMAS ST.

4 THOMAS ST.

6 THOMAS ST.

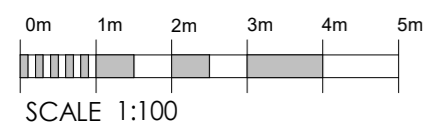
streetscape
1 : 125



3D View 1



street view
1 : 100



DA ISSUE - C.4



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| C | 24.04.26 | CHANGES TO UNITS & DA ISSUE |
| D | 21.05.26 | CHANGES TO UNITS & STREETScape |

DRN CTD
CTD
CTD
CTD
CLIENT: R. Liu
ADDRESS: 4 Thomas St. Toowoomba

| | | |
|-----------------------------|-----------------|------------------------------|
| TITLE: Elevations | AMDT: D | A3 |
| DATE: 28/05/2026 8:55:51 AM | SCALE: AS SHOWN | PROJECT No: 1659 SHEET: D.09 |

D:\DBD\JOBS\Projects\1659 - LU, Richard - 4 Thomas St, Toowoomba\1659 - LU, R. - 4 Thomas St, Toowoomba - D.C.4.rvt

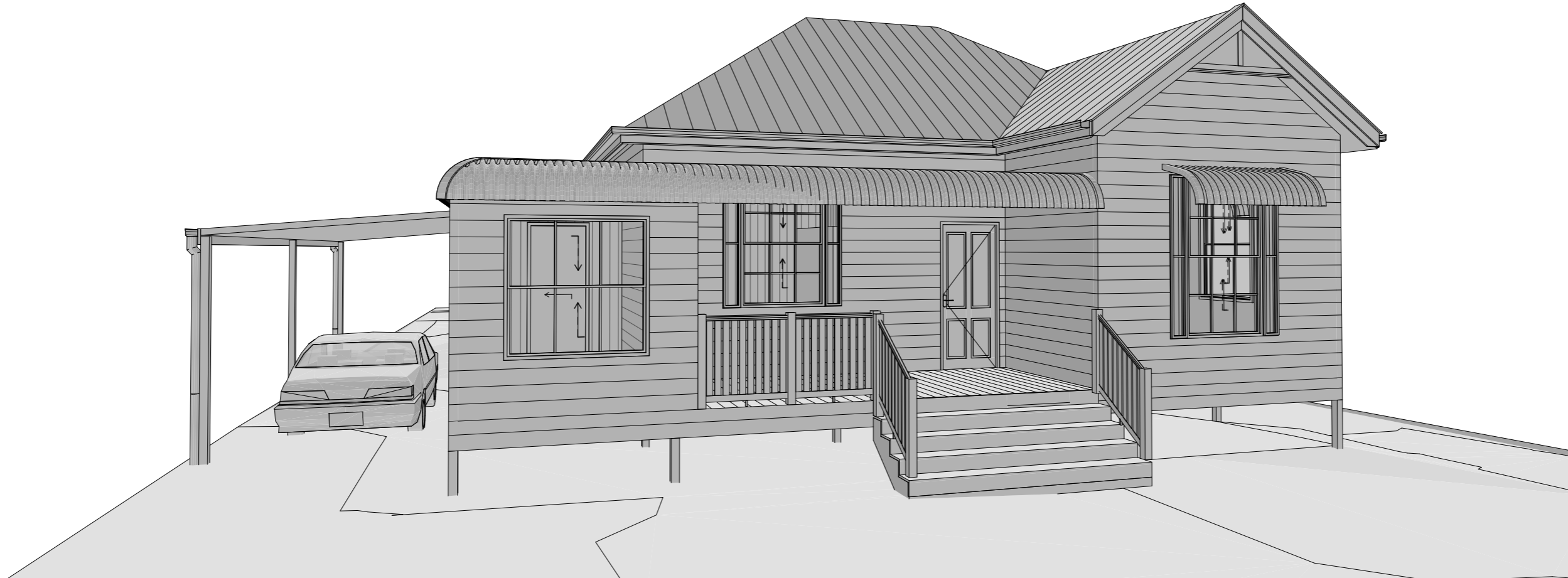


RICHARD LIU & JO ZHOU
4 THOMAS STREET TOOWOOMBA CITY

DRAWING SCHEDULE

Sheet No. Sheet Name

| | |
|----|-----------------------|
| | COVER PAGE |
| 1 | GENERAL NOTES |
| 2 | SITE ANALYSIS PLAN |
| 3 | EXISTING SITE PLAN |
| 4 | EXISTING GROUND FLOOR |
| 5 | EXISTING ELEVATIONS |
| 6 | EXISTING ELEVATIONS |
| 7 | PROPOSED SITE PLAN |
| 8 | PROPOSED GROUND FLOOR |
| 9 | PROPOSED ELEVATIONS |
| 10 | PROPOSED ELEVATIONS |
| 11 | SECTION |
| 12 | FLOOR FRAMING PLAN |



GENERAL NOTES:

UNLESS OTHERWISE SPECIFIED, THE TERM **BCA** AND/OR **NCC** SHALL REFER TO THE NATIONAL CONSTRUCTION CODE SERIES 2022. AND THE TERM **HPS** SHALL REFER TO THE AUSTRALIAN BUILDING CODES BOARD HOUSING PROVISIONS STANDARD 2022.

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE BUILDING REGULATIONS 2006, NCC SERIES 2022 VOLUME 2, THE HPS, AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE NCC. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN PRIOR TO IMPLEMENTATION OR INSTALLATION IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING CERTIFIER AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION

FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF AS4773.1-2015

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

SITE PLAN PROPERTY BOUNDARY BEARINGS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES U.N.O.

FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS' FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNES, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF **TEMPLO®** FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING CERTIFIER PRIOR TO IMPLEMENTING THE SAID VARIATION.

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT THE DESIGN AND INSTALLATION OF SHEET ROOF AND WALL CLADDING MATERIALS COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS AND MANUFACTURER'S SPECIFICATIONS.

START OF WORK MEANS TOTAL ACCEPTANCE OF SITE CONDITIONS AND PLAN DOCUMENTATION.

ALL TIMBER FRAMED STRUCTURES IN NON-CYCLONIC AREAS TO COMPLY WITH AS1684.2. AND IF IN CYCLONIC REGION MUST COMPLY WITH AS1684.3.

ALL METAL FRAME CONSTRUCTION TO COMPLY WITH AS3623-1995 AND AS4100-2020.

TERMITE PROTECTION:

PROVIDE TERMITE MANAGEMENT IN ACCORDANCE WITH NCC H1P3 (QLD ONLY), HPS 3.4 AND AS3660.1

CONCRETE SLAB EDGE EXPOSURE TO BE 75mm MINIMUM ABOVE FINISHED GROUND, LANDSCAPING OR PAVING LEVEL TO PERMIT DETECTION OF TERMITE ENTRY AS PER AS3660.1

STRUCTURAL COMPONENTS:

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION AS PER DESIGNATED BY A STRUCTURAL ENGINEER (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING CERTIFIER (AT FIRST INSPECTION)) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

STAIR CONSTRUCTION:

IN COMPLIANCE WITH HPS 11.2.2, STAIR SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:

-RISER (R) 190mm MAXIMUM AND 115mm MINIMUM
-GOING (G) 355mm MAXIMUM AND 240mm MINIMUM
-2R + G = 700mm MAXIMUM AND 550mm MINIMUM
-WITH LESS THAN 125mm GAP BETWEEN OPEN TREADS

ALL TREADS, LANDINGS, RAMPS AND THE LIKE TO HAVE NON-SLIP FINISH OR NOSING/ LANDING EDGE STRIP WITH SLIP RESISTANCE IN COMPLIANCE WITH HPS 11.2.4.

AS PER HPS 11.3.3, PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS 1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE BALUSTRADES) TO BE:

-1000mm MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES, LANDINGS OR THE LIKE,
-865mm MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING OR RAMP, AND
-VERTICAL WITH LESS THAN 125mm GAP BETWEEN, AND
-ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN 150mm AND 760mm ABOVE THE FLOOR MUST NOT FACILITATE CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS AND/OR TREADS.

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH HPS 11.3.6 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2022 VOLUME 1 D3D21 FOR OTHER CLASSES OF BUILDINGS.

AS PER HPS 11.3.4, TOP OF HANDRAILS TO BE 865mm MIN. VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACES OF RAMPS AND LANDINGS

GLAZING:

GLAZING INCLUDING SAFETY GLAZING SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:
NCC H1D8 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, AND NCC VOL 1 B1D4(h) FOR CLASS 2 TO 9 BUILDINGS

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:

-ALL ROOMS U.N.O: WITHIN 500mm VERTICAL OF FLOOR LEVEL.
-BATHROOMS/ENSUITES: WITHIN 2000mm VERTICAL FROM BATH BASE AND WITHIN 500mm HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS AND BATH ENCLOSURES.
-LAUNDRY: WITHIN 1200mm VERTICAL FROM FLOOR LEVEL AND/OR WITHIN 300mm VERTICAL OF TROUGH.
-DOORWAY: WITHIN 300mm HORIZONTAL FROM ALL DOORS.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

AS PER HPS 11.3.7, FOR OPENABLE WINDOWS IN BEDROOMS WHERE THE FALL HEIGHT FROM FLOOR TO GROUND IS 2m OR GREATER, ALL OPENINGS WITHIN 1700mm OF THE FLOOR SHALL BE FITTED WITH A RESTRICTING DEVICE TO PREVENT THE SASH OPENING TO BE GREATER THAN 125mm

AS PER HPS 11.3.8, FOR OPENABLE WINDOWS IN ROOMS OTHER THAN BEDROOMS WHERE THE FALL HEIGHT FROM FLOOR TO GROUND IS 4m OR GREATER, ALL OPENINGS WITHIN 865mm OF THE FLOOR SHALL BE FITTED WITH A RESTRICTING DEVICE TO PREVENT THE SASH OPENING TO BE GREATER THAN 125mm

DOORS:

ALL TOILET DOORS TO HAVE LIFT-OFF HINGES WHERE THERE IS LESS THAN 1200mm BETWEEN THE CLOSED DOOR AND TOILET PAN.

ALL DOORWAYS ARE TO HAVE A MINIMUM CLEAR HEIGHT OF 2000mm AND A MINIMUM CLEAR WIDTH OF 820mm UNLESS SPECIFIED OTHERWISE.

STORMWATER:

90mm DIAMETER CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000mm C/C AND AT EACH CHANGE OF DIRECTION.

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN
100mm UNDER SOIL
50mm UNDER PAVED OR CONCRETE AREAS
100mm UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
75mm UNDER REINFORCED CONCRETE DRIVEWAYS

ENERGY EFFICIENCY NOTES:

REFLECTIVE FOIL MATERIALS MUST BE USED IN CONJUNCTION WITH CEILING BATTS AND AIR SPACE AND AIR MUST NOT BE ALLOWED TO LEAK FROM ONE SIDE OF THE FOIL TO ANOTHER. PARTICULAR CARE MUST BE TAKEN DURING CONSTRUCTION, TO ENSURE THAT ALL PENETRATIONS THROUGH THE FOIL AND JOINS ARE EFFECTIVELY SEALED BY TAPING AROUND JOINTS AND PENETRATIONS.

TO MAINTAIN THE EFFECTIVENESS OF BULK INSULATION BUILDER MUST ENSURE THAT: INSULATION FITS IN SNUGLY AGAINST ALL FRAMING MEMBERS WHERE GAPS EXIST, OFF-CUTS OF BATTS ARE USED TO FILL THESE GAPS.

BULK INSULATION IS NOT TO BE COMPRESSED.

NOTE: IT IS IMPORTANT THAT THE WIDTH OF INSULATION PROVIDED IN A WALL FRAME MATCHES THE WIDTH OF THE STUD.

INSULATION PLACED NEAR LAMPS, LUMINAIRES AND ASSOCIATED TRANSFORMERS IS INSTALLED IN ACCORDANCE WITH THE ELECTRICAL SAFETY ALERT, INSTALLATION OF BULK THERMAL INSULATION AROUND ELECTRICAL EQUIPMENT AND ACCESSORIES.

INSULATION MUST COMPLY WITH AS/NZS 4859.1

SEALS ARE TO BE PROVIDED TO CHIMNEYS AND FLUES, ROOF LIGHTS AROUND EXERNAL DOORS AND EXHAUST FANS.

SEALING CAN ALSO BE ACHIEVED BY PROVIDING CLOSE FITTING INTERNAL LINING SYSTEMS AT THE CEILING, WALL AND FLOOR JUNCTIONS OR BY CAULKING, SKIRTINGS, ARCHITRAVES AND CORNICES OR THE LIKE.

ANY DUCTWORK PENETRATING WALLS/CEILINGS MUST BE SEALED AGAINST AIR LOSS AND THERMALLY INSULATED WITH INSULATION TO ACHIEVE THE REQUIRED R-VALUES.

ALL EXTERNAL DOORS & WINDOWS TO HAVE WEATHERSEALS FITTED, INCLUDING ALL DOORS ACCESSING NON-MECHANICALLY HEATED/COOLED ROOMS.

GAPS AND CRACKS AROUND DOORS, WINDOWS AND SERVICE PENETRATIONS TO BE SEALED.

EXHAUST FANS TO BE SELF CLOSING, FITTED WITH "DRAFTSTOPPA" OR SIMILAR APPROVED EQUIVALENT.

HPS 13.7.6 REQUIRES THE LAMP POWER DENSITY OR ILLUMINATION POWER DENSITY OF ARTIFICIAL LIGHTING NOT TO EXCEED:
-5 W/m² IN A CLASS 1 BUILDING
-4 W/m² ON A VERANDAH OR BALCONY ATTACHED TO CLASS 1 BUILDING
-3W/m² IN A CLASS 10a BUILDING ASSOCIATED WITH A CLASS 1 BUILDING

BUILDING FABRIC THERMAL INSULATION (HPS 13.2.2) WHERE REQUIRED, INSULATION MUST COMPLY WITH AS/NZS 4859.1 AND BE INSTALLED SO THAT IT ABUTS OR OVERLAPS ADJOINING INSULATION, EXCEPT AT SUPPORTING MEMBERS SUCH AS COLUMNS, STUDS, NOGGINGS, JOISTS, FURRING CHANNELS, AND THE LIKE, WHERE THE INSULATION MUST BUTT AGAINST THE MEMBER. FURTHERMORE, IT SHOULD FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS, BULKHEADS, FLOORS, OR OTHER ELEMENTS THAT INHERENTLY CONTRIBUTE TO THE THERMAL BARRIER.

NATURAL VENTILATION MUST BE PROVIDED TO HABITABLE ROOMS IN ACCORDANCE WITH PART 10.6.2 OF THE HPS

SMOKE ALARMS:

SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH PART 9.5.1 OF HPS AND COMPLY WITH AS 3786. SMOKE ALARMS ARE TO BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM, AND BE INSTALLED IN EVERY BEDROOM AND CONNECTING HALLWAY.

IN NEW HOMES, ALL SMOKE ALARMS MUST BE HARDWIRED TO THE DWELLINGS POWER SUPPLY WITH A SECONDARY POWER SOURCE (BATTERY.)

IN EXISTING HOMES, SMOKE ALARMS MUST BE EITHER HARDWIRED OR FITTED WITH A NON-REMOVABLE 10-YEAR BATTERY.

CORROSION PROTECTION:

CORROSION PROTECTION OF BUILT-IN STRUCTURAL MEMBERS:
PROVIDE CORROSION PROTECTION OF BUILT-IN STRUCTURAL STEEL MEMBERS SUCH AS STEEL LINTELS, SHELF ANGLES, CONNECTORS, ACCESSORIES (OTHER THAN WALL TIES) IN ACCORDANCE WITH PART 6.3.9 OF THE HPS SUITABLE FOR AN ENVIRONMENT CLASSIFICATION AS REQUIRED

CORROSION PROTECTION FOR SHEET ROOFING:
PROVIDE CORROSION PROTECTION FOR SHEET ROOFING IN ACCORDANCE WITH HPS TABLE 7.2.2a SUITABLE FOR AN ENVIRONMENT CLASSIFICATION AS REQUIRED

BUSHFIRE ATTACK LEVEL (BAL): IF APPLICABLE:

Reference document 'AS 3959-2018 Construction of buildings in bushfire-prone areas'

Relevant Fire Danger Index (FDI) -

Predominant Vegetation:-

Classification -

Type -

Distance of site from predominant vegetation -

Effective slope of land -

Determination of Bushfire Attack Level (BAL) -

Read in conjunction with BAL Bushfire Risk Assessment Report by:

BUSHFIRE CONSTRUCTION:

TO REDUCE THE RISK OF IGNITION FROM A BUSHFIRE THE PROPOSED DWELLING(S) SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUIT THE RELEVANT BAL ZONE (AS ASSESSED BY THE QUALIFIED BUSHFIRE RISK ASSESSOR) IN ACCORDANCE WITH CONSTRUCTION SECTIONS AS3959-2018 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

READ IN CONJUNCTION WITH THE 'BUSHFIRE RISK ASSESSMENT' REPORT FOR GENERAL CONSTRUCTION DETAILS.

CONTRACTOR IS TO ENSURE ALL RELEVANT CONSTRUCTION PERSONNEL RECEIVE A FULL COPY OF THE 'BUSHFIRE RISK ASSESSMENT' REPORT - AND ENSURE A COPY IS ON SITE AT ALL TIMES.

WET AREAS:

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH PART 10.2 OF THE HPS AND AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.

ALL FLOOR SURFACES TO BATH & LAUNDRY SHALL BE IMPERVIOUS, WITH JUNCTIONS BETWEEN WALL AND FLOOR FLASHED TO PREVENT MOISTURE PENETRATION INTO WALLS

SPLASHBACKS SHALL BE IMPERVIOUS FOR 150mm ABOVE SINKS, THROUGHES, AND HAND BASINS WITHIN 75mm OF THE WALL

CERAMIC TILES OR OTHER APPROVED IMPERVIOUS MATERIAL TO WALLS ABOVE SHOWERS TO 1800 MIN. ABOVE FLOOR

ALL STEP DOWNS TO WET AREAS TO ALLOW FOR MINIMUM 50mm TILE SCREED AND MAXIMUM/MINIMUM FALLS IN COMPLIANCE WITH PARTS 10.2.12 TO 10.2.18 OF THE HPS

TILED DECKS OVER LIVEABLE AREAS ARE TO BE, IN THE FOLLOWING ORDER OVER THE FLOOR JOISTS:- 19mm COMPRESSED FC SHEET, WITH ONE LAYER OF PARCHEM EMERPROOF 750 WITH A SECOND LAYER OF SAND SCREED WITHA DFT OF 1300 MICRON, INSTALLED TO MANUFACTURERS SPECIFICATIONS, AND FLOOR TILES OVER. ALL CORNERS TO HAVE 20mm MASTIC SEALANT UNDER PARCHEM EMERPROOF 750.

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REAL PROPERTY DESCRIPTION

LOT No: 23 & 24 AREA: 910m²
RP No: 16681
PARISH: ####
COUNTY: ####
AUTHORITY: TOOWOOMBA REGIONAL

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GENERAL NOTES

CLIENT

RICHARD LIU & JO ZHOU
4 THOMAS STREET, TOOWOOMBA CITY

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SITE ANALYSIS

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SITE ANALYSIS PLAN
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PROPERTY DESCRIPTION

LOT No **Lot 23 & 24**
 STREET No **4**
 STREET NAME **THOMAS STREET**
 LOCALITY **TOOWOOMBA CITY**
 RP **16681**
 AREA **910m²**
 SITE COVER %



NOTES

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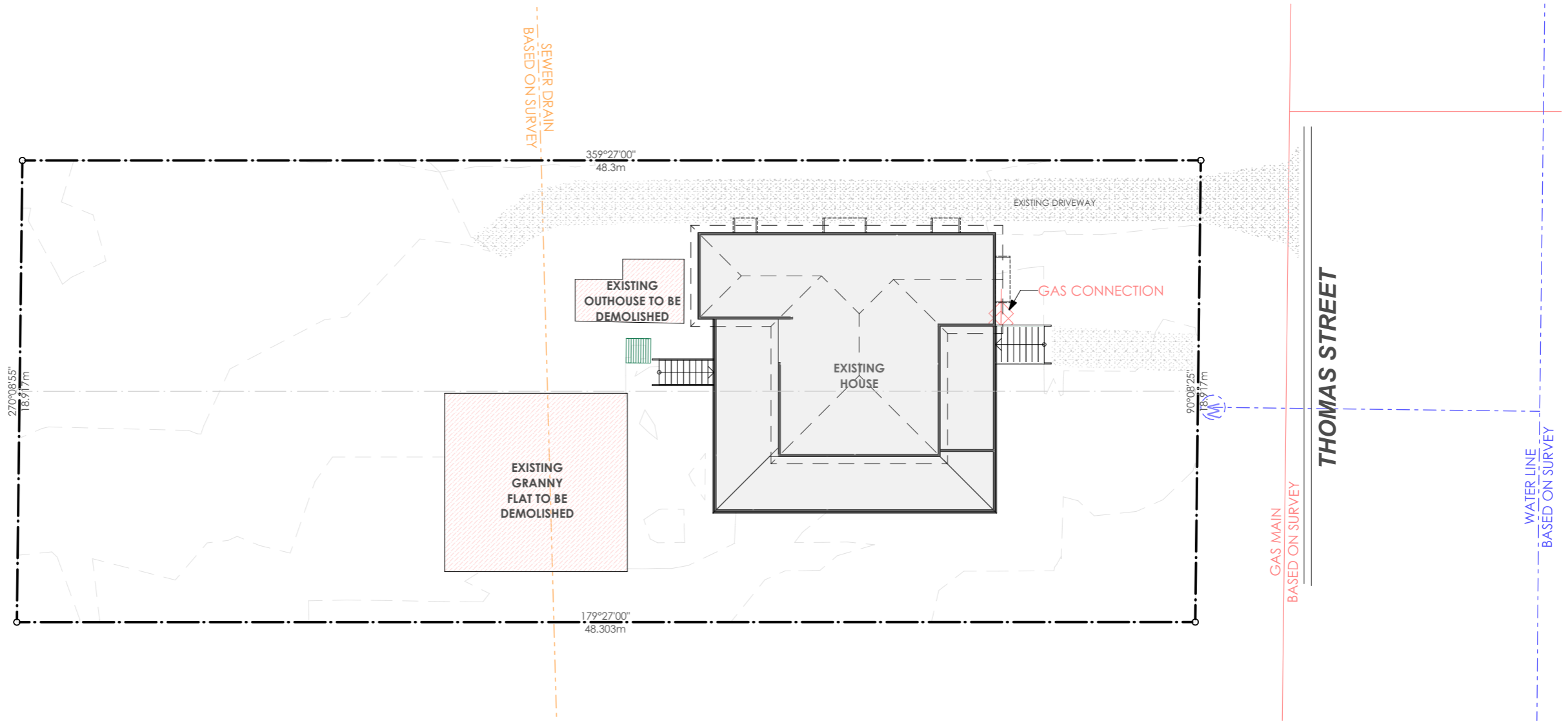
VERIFY ALL BEARINGS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ALL MISSING PEGS TO BE RE-INSTATED PRIOR TO ANY CONSTRUCTION. NOTIFY HEAD CONTRACTOR IMMEDIATELY OF ANY DISCREPANCIES IN SETOUT DIMENSIONS. DO NOT START CONSTRUCTION UNTIL ALL BOUNDARIES ARE CONFIRMED.

ENSURE ALL DRAWINGS AND ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITIES PRIOR TO USE.

ALL SITE DRAINAGE TO BE CHARGED TO STREET OR TO LEGAL POINT OF DISCHARGE IN COMPLIANCE WITH AS/NZ 3500 &/OR HPS 3.3.5

CONSULTANTS

SURVEYING -
 TOWN PLANNING -
 ENGINEERING -
 CERTIFICATION -



EXISTING SITE PLAN

Scale: 1:200

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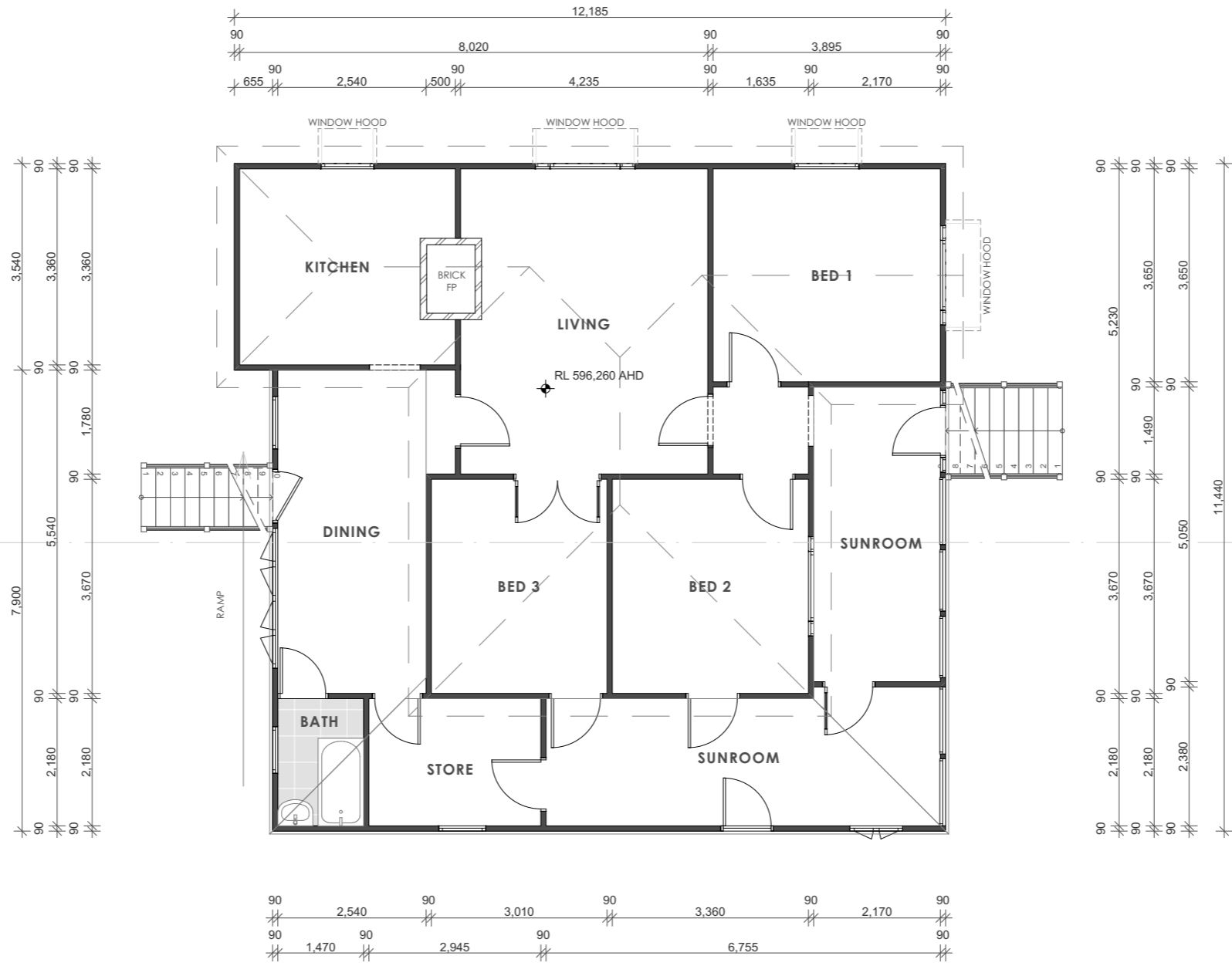
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LEGEND

- SH SHELVES
- DW DISHWASHER
- OHC OVERHEAD CUPBOARDS
- REF REFRIDGERATOR
- HWS HOT WATER SYSTEM
- CONC. PLAIN CONCRETE
- SHR SHOWER
- WM WASHING MASHINE
- DR DRYER
- UBO UNDER BENCH OVEN
- WO WALL OVEN
- FP FIREPLACE
- DP STORMWATER DOWN PIPE
- EF EXHAUST FAN
- SD SMOKE DETECTOR
- CEILING MOUNTED & HARDWIRED W/ BATTERY
BACK-UP AS PER AS 3786-1993 & NCC 2019
- SL SKY LIGHT
- OSL OPERABLE SKYLIGHT



EXISTING GROUND FLOOR
Scale: 1:100



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EXISTING GROUND FLOOR

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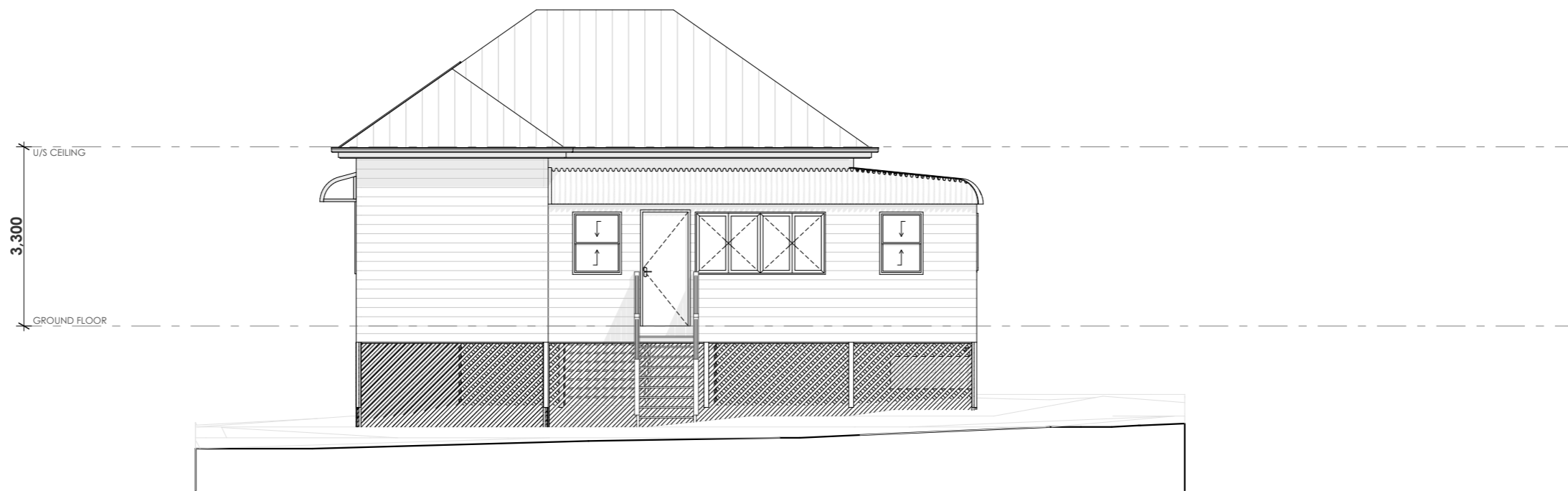
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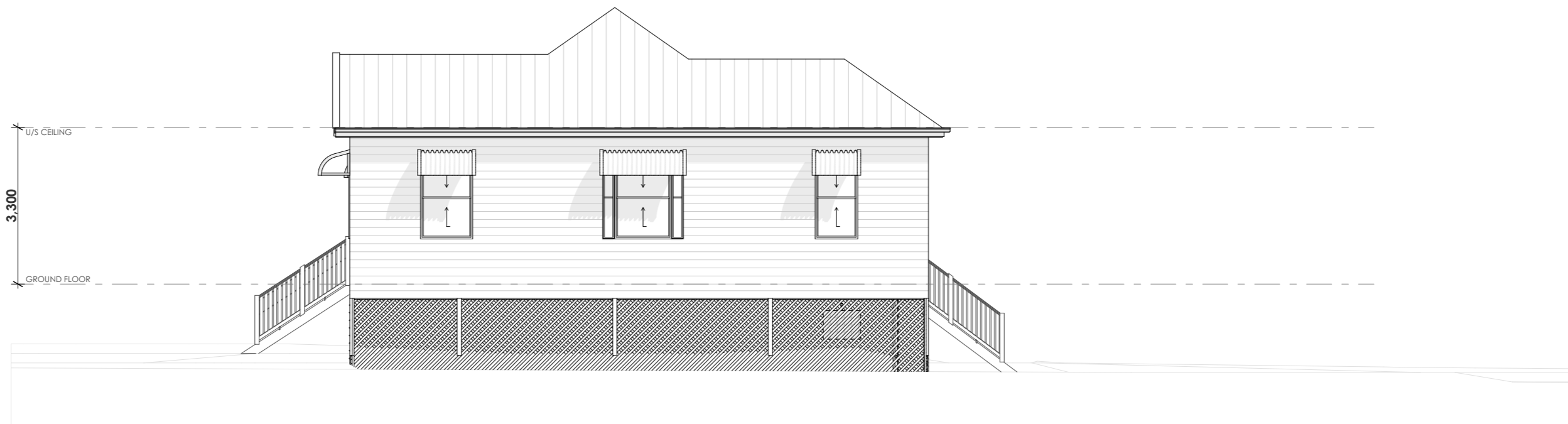
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SOUTH ELEVATION
Scale: 1:100



WEST ELEVATION
Scale: 1:100

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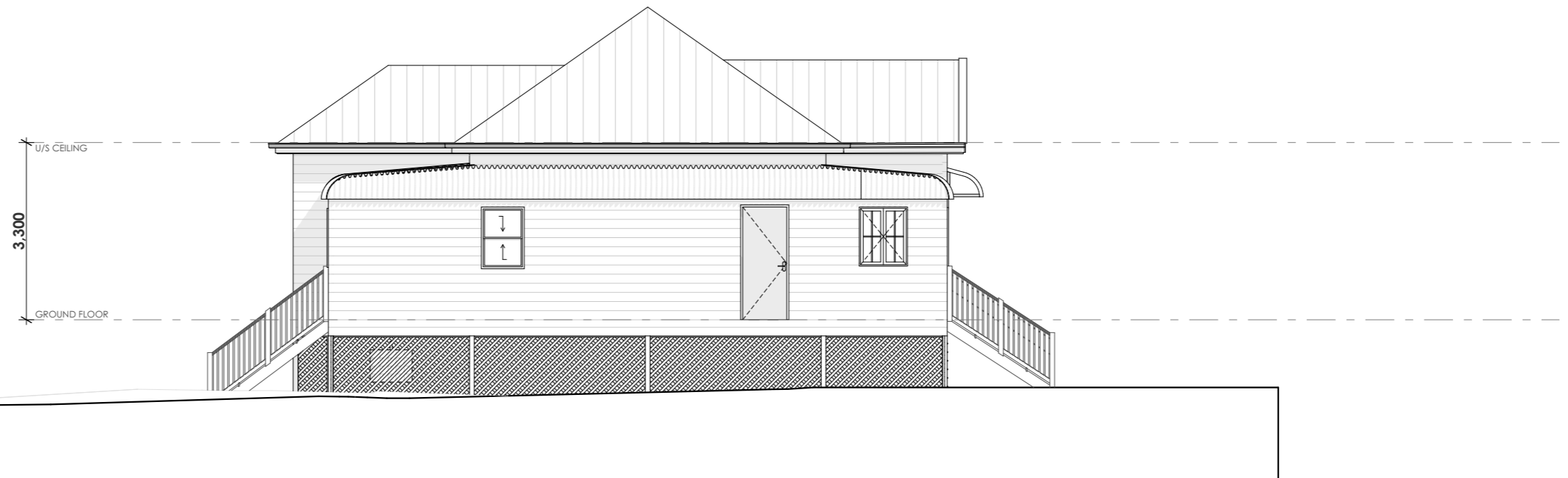
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NORTH ELEVATION
Scale: 1:100



SOUTH ELEVATION
Scale: 1:100

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 AREA **910m²**
 SITE COVER **%**



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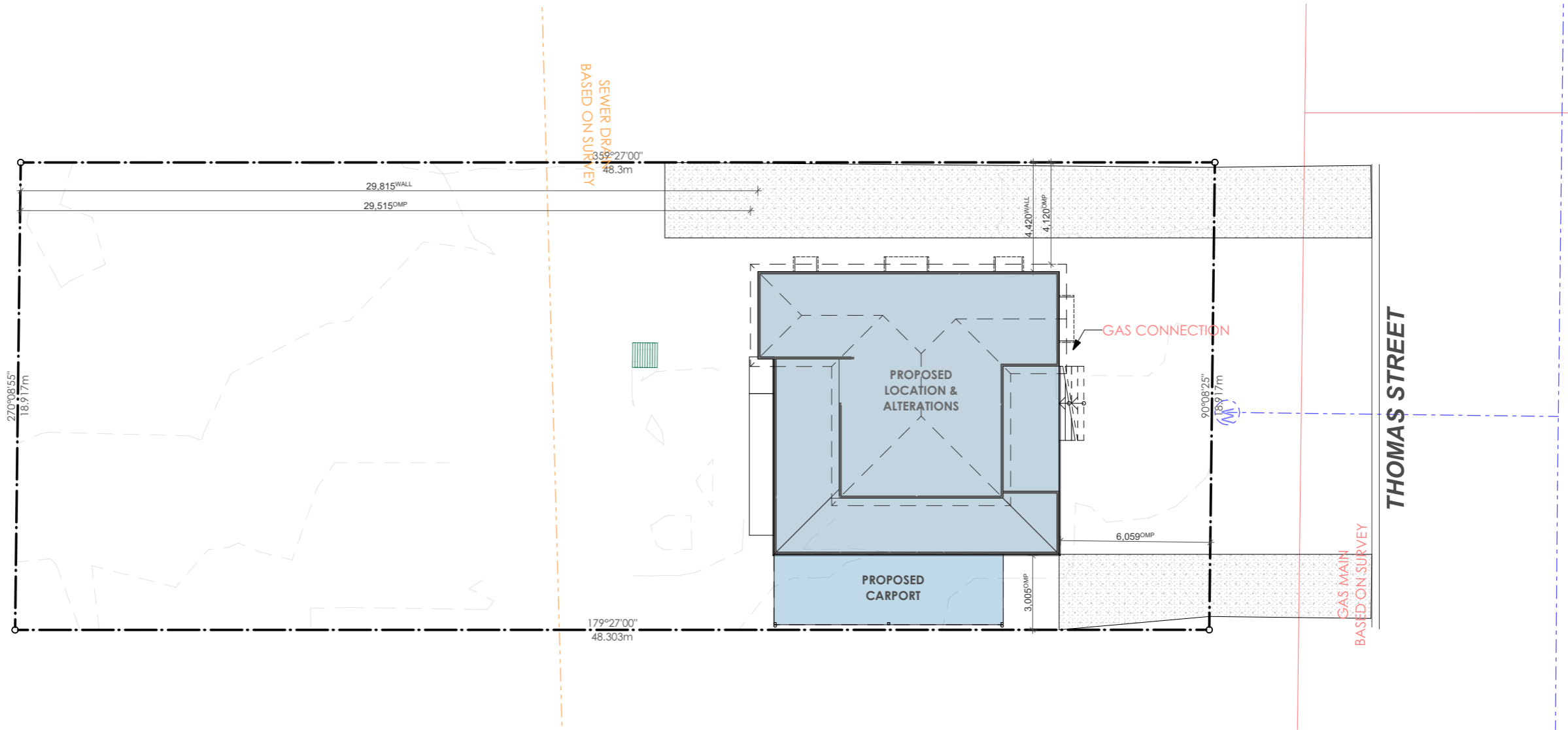
VERIFY ALL BEARINGS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ALL MISSING PEGS TO BE RE-INSTATED PRIOR TO ANY CONSTRUCTION. NOTIFY HEAD CONTRACTOR IMMEDIATELY OF ANY DISCREPANCIES IN SETOUT DIMENSIONS. DO NOT START CONSTRUCTION UNTIL ALL BOUNDARIES ARE CONFIRMED.

ENSURE ALL DRAWINGS AND ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITIES PRIOR TO USE.

ALL SITE DRAINAGE TO BE CHARGED TO STREET OR TO LEGAL POINT OF DISCHARGE IN COMPLIANCE WITH AS/NZ 3500 &/OR HPS 3.3.5

CONSULTANTS

SURVEYING -
 TOWN PLANNING -
 ENGINEERING -
 CERTIFICATION -



PROPOSED SITE PLAN

Scale: 1:200

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REAL PROPERTY DESCRIPTION

LOT No: 23 & 24 AREA: 910m²
 RP No: 16681
 PARISH: ####
 COUNTY: ####
 AUTHORITY: TOOWOOMBA REGIONAL

REVISION HISTORY

| ISSUE | DATE | DESCRIPTION |
|-------|----------|--------------|
| A | 30/11/25 | PRELIM_ISSUE |
| B | 07/12/25 | WD_ISSUE |



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DRAWING TITLE

PROPOSED SITE PLAN

CLIENT
 RICHARD LIU & JO ZHOU
 4 THOMAS STREET, TOOWOOMBA CITY

SCALE
 AS SHOWN @ A3

250089
 JOB No.



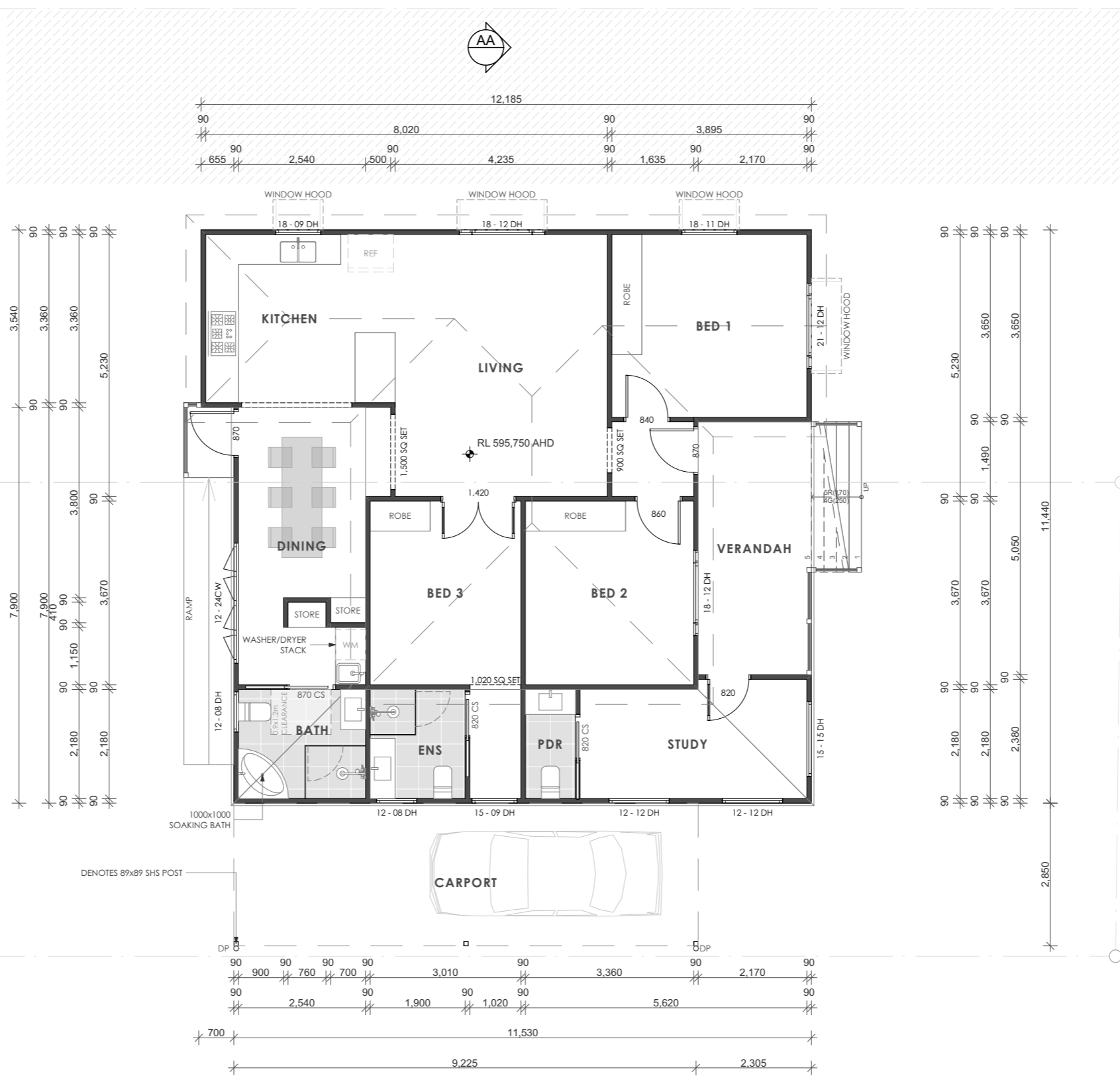
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LEGEND

- SH SHELVES
- DW DISHWASHER
- OHC OVERHEAD CUPBOARDS
- REF REFRIDGERATOR
- HWS HOT WATER SYSTEM
- CONC. PLAIN CONCRETE
- SHR SHOWER
- WM WASHING MASHINE
- DR DRYER
- UBO UNDER BENCH OVEN
- WO WALL OVEN
- FP FIREPLACE
- DP STORMWATER DOWN PIPE
- EF EXHAUST FAN
- SD SMOKE DETECTOR
- CEILING MOUNTED & HARDWIRED W/ BATTERY
BACK-UP AS PER AS 3786-1993 & NCC 2019
- SL SKY LIGHT
- OSL OPERABLE SKYLIGHT



NOTE

ALL WINDOWS AND WINDOW HOODS TO BE REPAIRED OR REPLACED TBC BY BUILDER
STYLE TO REMAIN AS TRADITIONAL

PROPOSED GROUND FLOOR

Scale: 1:100



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SOUTH ELEVATION
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WEST ELEVATION
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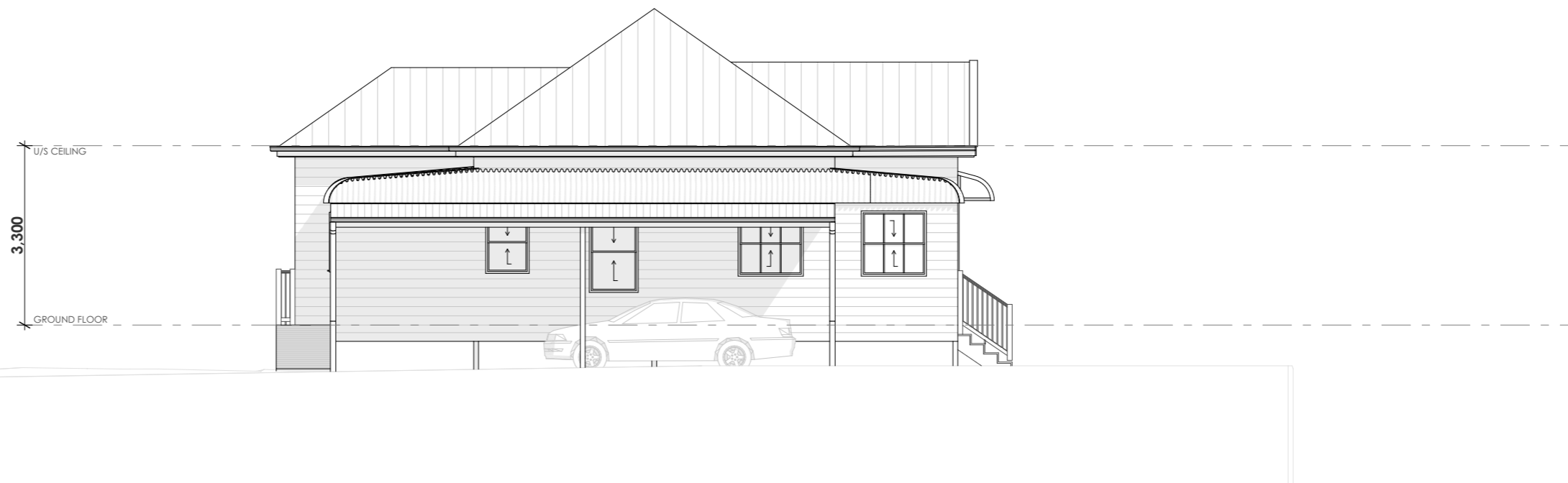
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NORTH ELEVATION
Scale: 1:100



EAST ELEVATION
Scale: 1:100

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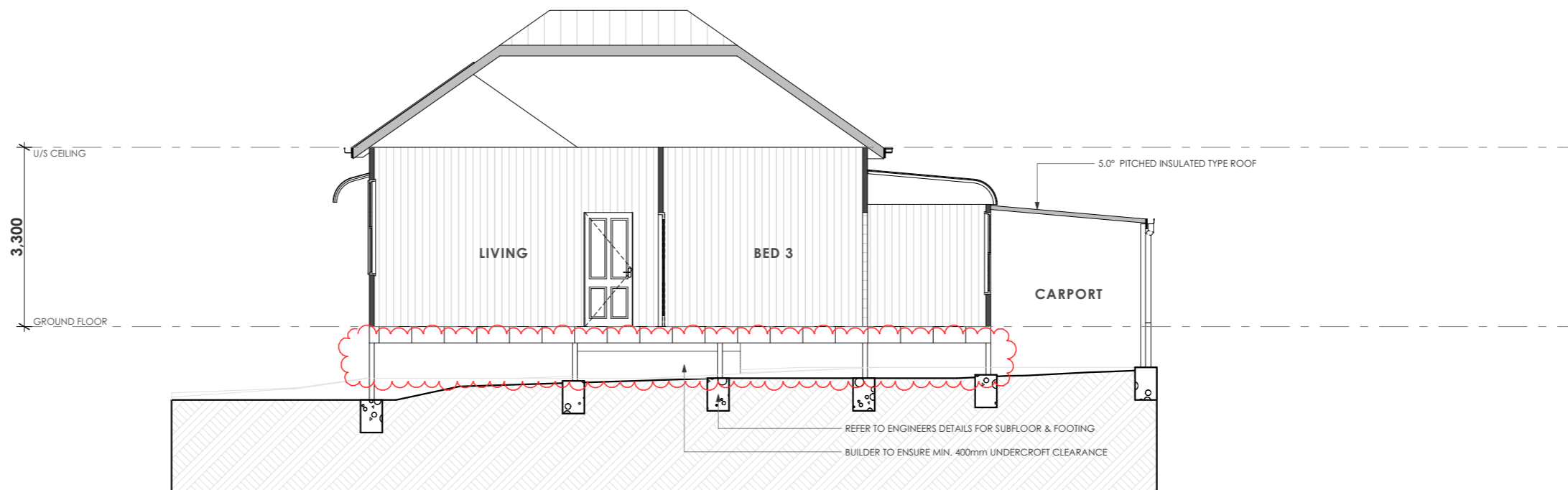
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NOTE

* PROVIDE WATERPROOFING TO PERIMETER OF FLOOR STRUCTURE, E.G. WITH TIMBER BLOCKING BETWEEN FLOOR JOISTS, OR POLE PLATE AROUND FACE OF FLOOR STRUCTURE. CLIENT TO APPROVE BUILDER'S PREFERENCE.



SECTION A
Scale: 1:100

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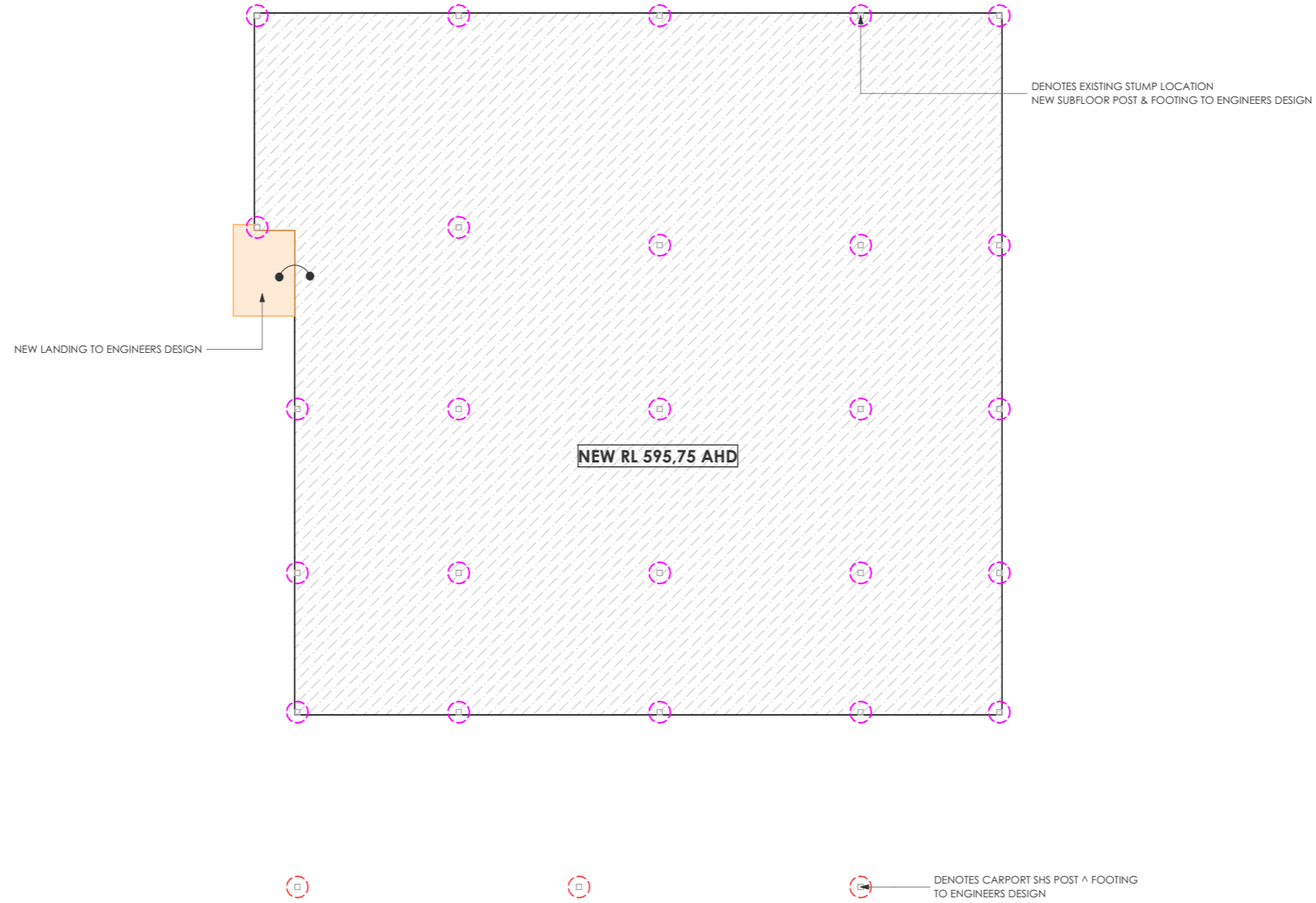
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NOTE
 * REFER TO ENGINEERS REPORT FOR FLOOR FRAMING DETAILS.
 * JOIST AND BEARER LAYOUT IS INDICATIVE ONLY, AND PREFERENCE IS TO BE GIVEN TO ENGINEERS PLAN.
 * ALL EXPOSED TIMBER TO BE DURABILITY CLASS 1 (ABOVE GROUND) WITH SAPWOOD H3 TREATED OR DURABILITY CLASS 2 + H3 TREATED OR TREATED TO LEVEL H3



LEGEND

- PROPOSED **INTERNAL** FLOOR FRAMING. REFER ENGINEERS PLANS FOR MEMBER SIZES & SETOUT
- PROPOSED **EXTERNAL** FRAMING FLOOR FRAMING. REFER ENGINEERS PLANS FOR MEMBER SIZES & SETOUT
- EXISTING FLOOR FRAMING TO REMAIN AS IS
- DENOTES WET AREA & SET DOWN
- FINISHED FLOOR FLUSH INDICATOR



GROUND FLOOR FRAMING PLAN
 Scale: 1:100

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