

GENERAL NOTES:
DRAWING INDICATIVE ONLY, CONTRACTOR / CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS.

SITE LEGEND:

- 1.8m TIMBER FENCING
- 1.2m OPEN STYLE FENCING
- 1.8m ACOUSTIC TIMBER FENCING
- PRIVACY SCREENING

- N/A
- DEEP PLANTING
- FEATURE AREA
- NATURAL CONCRETE
- SITE CIRCULATION (lbc)
- LAWN
- GARDEN BED

- ADJACENT SURFACES FLUSH
- CL CLOTHESLINE
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- LB LETTERBOX
- M METER PANEL
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- TGSI TACTILE GROUND SURFACE INDICATORS (to AS 1428.4.1 : 2009)
- WM WATER MAIN
- WS WHEEL STOPS

DEVELOPMENT SUMMARY

12 x 2 Bedroom Units and 1 x Administration / Office Building

SITE AREA 2529 SqM

SITE COVER

Building and Balconies
(excluding eaves, awnings, carparks, driveways & bin enclosure)

Total 1111 SqM
Percentage 43.9%

Carparks and Driveways
(including entries) Approx 840 SqM

CARPARKS

Carparks

BINS

Refuse

Recycle

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

6 January 2023

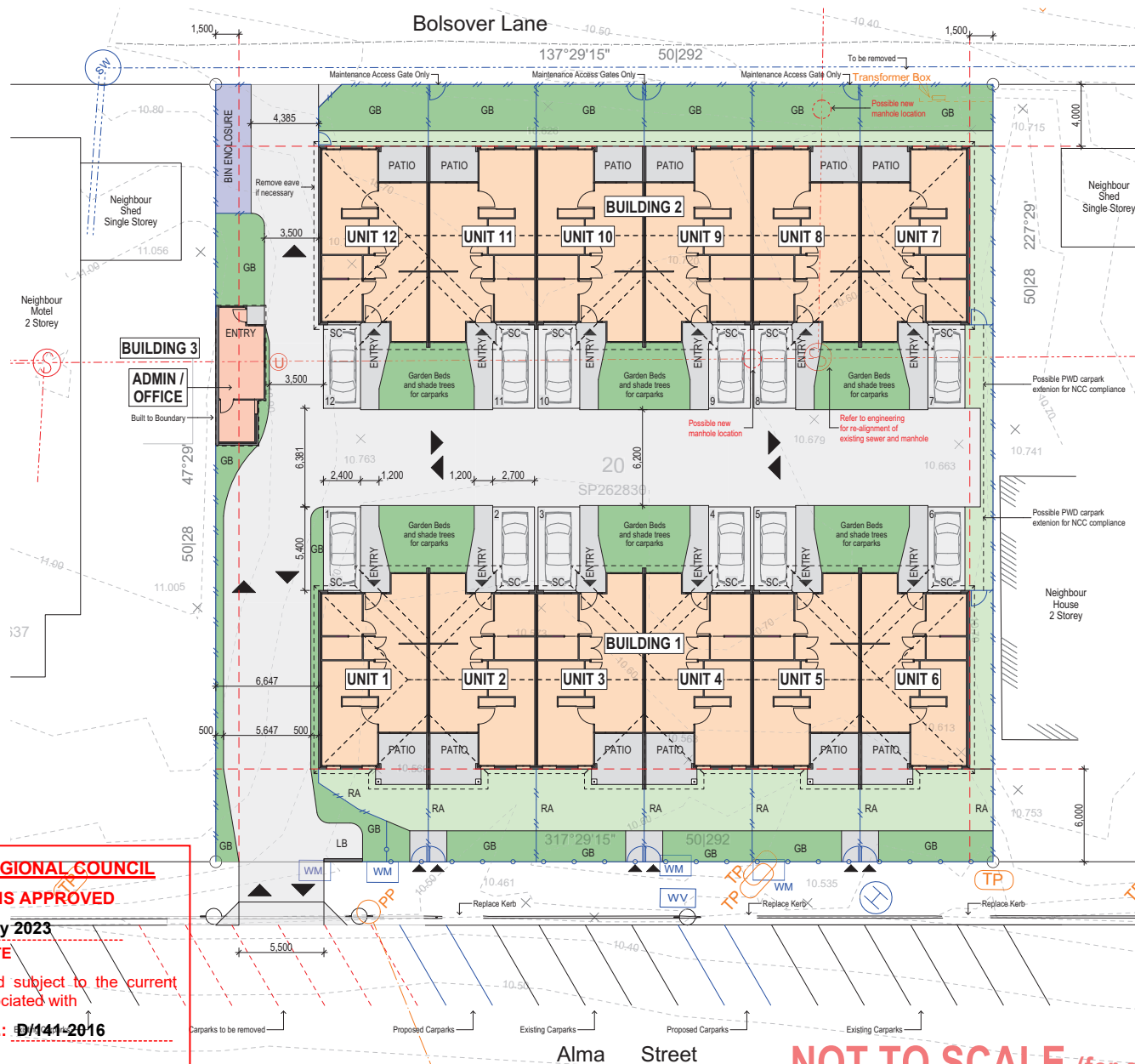
DATE

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/141-2016


Dated: 19 June 2017

SITE PLAN GROUND LEVEL
Scale 1:138.16



NOT TO SCALE (for clarity only)



DRAWINGS INDEXING SYSTEM FOR BUILDING AND ASSET SERVICES USE ONLY		AMENDMENTS		<div>CLIENT : ALMA GROUP</div>	TM	AUG 2022	<div><div>TRADING AS STELPH QLD PTY LTD www.sqarchitecture.com.au</div></div>	PROPOSED DEVELOPMENT at 35-39 ALMA STREET ROCKHAMPTON CITY		SCALE		AT	
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GENERAL NOTES:
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DEVELOPMENT SUMMARY

12 x 2 Bedroom Units and 1 x Administration / Office Building

SITE AREA 2529 SqM

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Total 1111 SqM

Percentage 43.9%

Carparks and Driveways Approx 840 SqM
(including entries)

CARPARKS

Carparks 12

BINS

Refuse As per Council

Recycle As per Council

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

6 January 2023

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SITE PLAN ROOF LEVEL

DRAWINGS INDEXING SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

☐ CEILING PLANS
☐ CONSTRUCTION DETAILS
☐ ELEVATIONS
☐ EXTERNAL WORKS
☐ FINISHES
☐ FLOOR PLANS
☐ FURNITURE & EQUIPMENT
☐ HYDRAULICS
☐ MASTER PLANS
☐ MISCELLANEOUS DETAILS
☐ OTHER
☐ PLAY STRUCTURES
☐ ROOF PLANS
☐ SECTIONS
☐ SITE PLAN
☐ SITE PLAN
☐ STANDARDS

AMENDMENTS

ISSUE	DATE	SUBJECT
P1	30/08/2022	PRELIMINARY CONCEPT
P2	01/09/2022	PRELIMINARY CONCEPT
P3	25/10/2022	PRELIMINARY CONCEPT

AUTHORISED
IE
IE
IE

CLIENT : ALMA GROUP

TM AUG 2022

DATE

IE AUG 2022

DATE

DISCIPLINE TEAM LEADER

IE ...

AUTHORISED FOR ISSUE DATE

SQ ARCHITECTURE

TRADING AS STELPH QLD PTY LTD
www.sqarchitecture.com.au

PROPOSED DEVELOPMENT at
35-39 ALMA STREET
ROCKHAMPTON CITY

ROOF SITE PLAN - Not to Scale

SCALE AT

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO

00623 / DA / 02 A .



NORTH

Bolsover Lane
137°29'15" 50|292

50|28 227°29'

317°29'15" 50|292

Alma Street

NOT TO SCALE (for clarity only)

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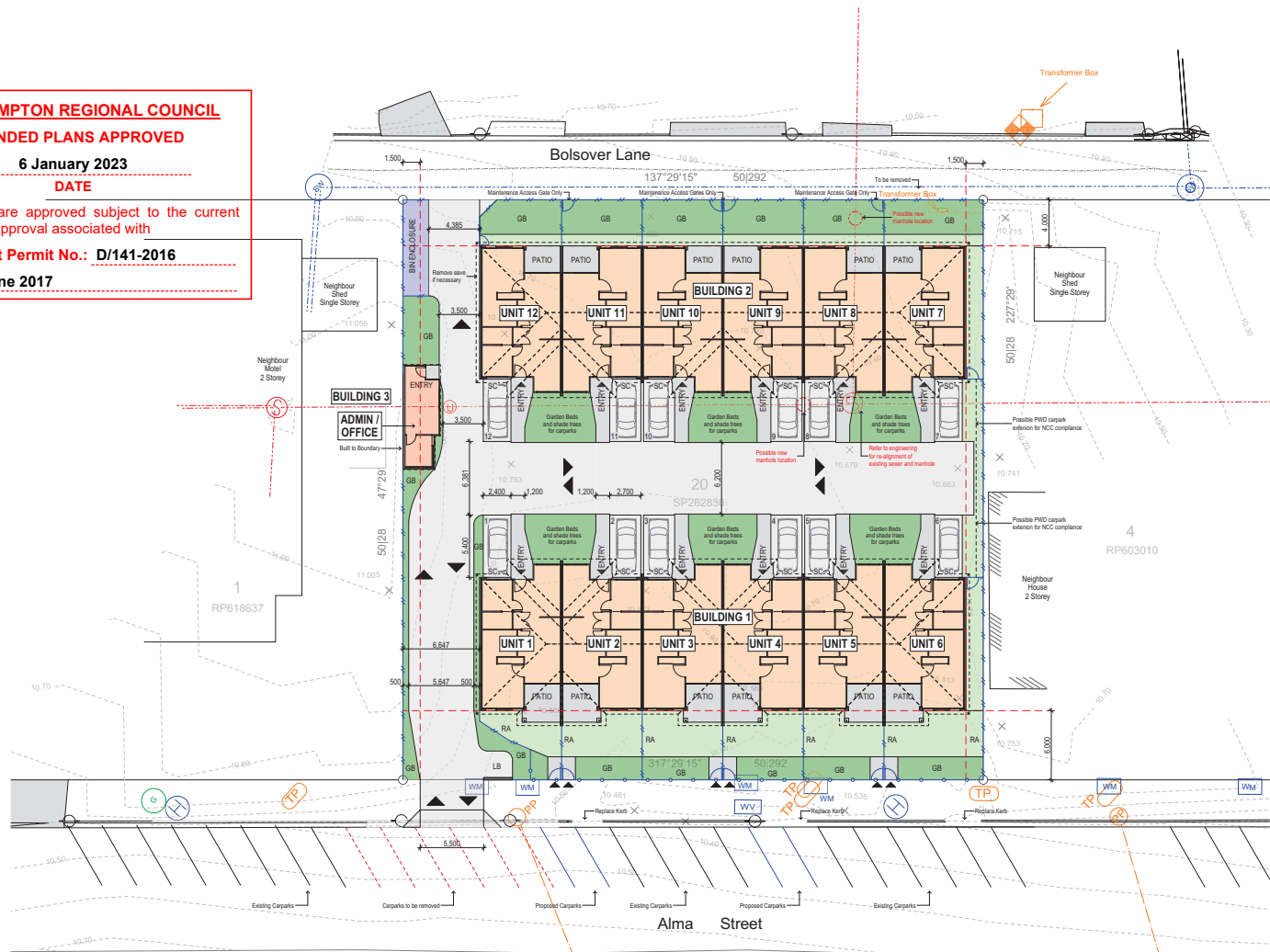
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SITE PLAN GROUND LEVEL
Scale 1:200

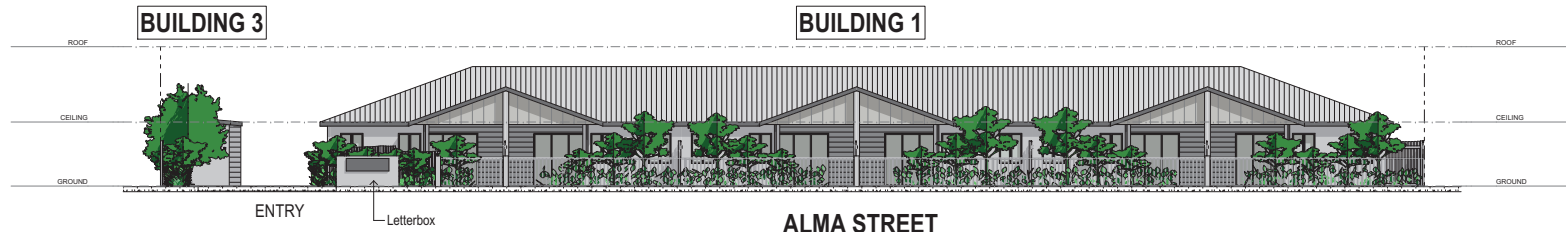
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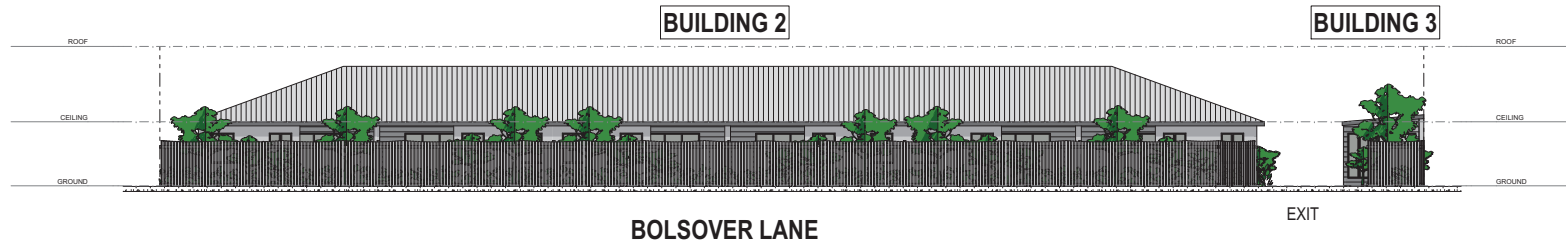
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ELEVATION LEGEND:

	LINEA CLADDING
	FC CLADDING
	FACE BRICK or RENDER FINISH MASONRY/FC
	SHEET ROOFING



STREET ELEVATION (ALMA STREET)
Scale 1:100



STREET ELEVATION (BOLSOVER LANE)
Scale 1:100

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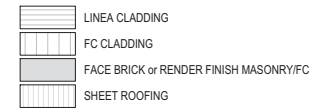
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<input type="checkbox"/> EXTERNAL WORKS	<input type="checkbox"/> ROOF PLAN	PA	30.09.2022	PRELIMINARY CONCEPT	IE	IE	AUG 2022	DISCIPLINE TEAM LEADER	DATE	00623 / DA / 05	A
<input type="checkbox"/> FITTINGS	<input type="checkbox"/> SECTIONS	PA	25.10.2022	PRELIMINARY CONCEPT	IE	IE	AUG 2022	DISCIPLINE TEAM LEADER	DATE	00623 / DA / 05	A
<input type="checkbox"/> FLOOR PLAN	<input type="checkbox"/> SITE PLAN	PA	25.10.2022	PRELIMINARY CONCEPT	IE	IE	AUG 2022	DISCIPLINE TEAM LEADER	DATE	00623 / DA / 05	A
<input type="checkbox"/> FURNITURE & EQUIPMENT	<input type="checkbox"/> STANDARDS	PA	25.10.2022	PRELIMINARY CONCEPT	IE	IE	AUG 2022	DISCIPLINE TEAM LEADER	DATE	00623 / DA / 05	A
<input type="checkbox"/> HYDRAULICS		PA	25.10.2022	PRELIMINARY CONCEPT	IE	IE	AUG 2022	DISCIPLINE TEAM LEADER	DATE	00623 / DA / 05	A
<input type="checkbox"/> MASTER PLAN		PA	25.10.2022	PRELIMINARY CONCEPT	IE	IE	AUG 2022	DISCIPLINE TEAM LEADER	DATE	00623 / DA / 05	A
CLIENT : ALMA GROUP		TRADING AS STELPH QLD PTY LTD www.sqarchitecture.com.au		STREET ELEVATIONS		STREET ELEVATIONS		STREET ELEVATIONS		STREET ELEVATIONS	

BUILDING 1

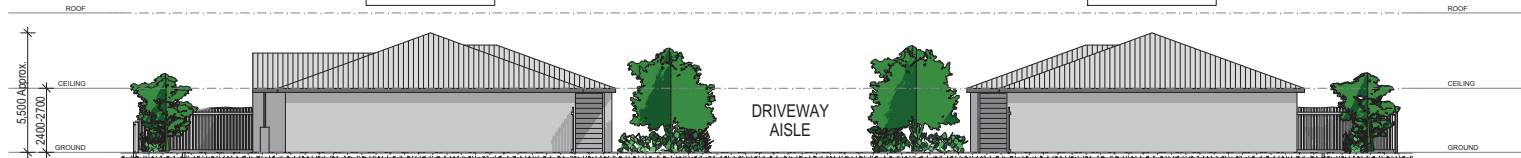


ELEVATION LEGEND:



B1 SOUTH/WEST ELEVATION (BUILDING 1)
Scale 1:100

BUILDING 1



BUILDING 2

B1/2 SOUTH/EAST ELEVATION (BUILDING 1 & 2)
Scale 1:100

BUILDING 1



Indicates
Privacy Screening (SC) if required

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

6 January 2023

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Dated: 19 June 2017

B1 NORTH/EAST ELEVATION (BUILDING 1)
Scale 1:100

BUILDING 2



BUILDING 1

B1/2 NORTH/WEST ELEVATION (BUILDING 1 & 2)
Scale 1:100

1:200 @ A3

DRAWINGS INDEXING SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

- ☐ CEILING PLANS
- ☐ CONSTRUCTION DETAILS
- ☐ ELEVATIONS
- ☐ EXTERNAL WORKS
- ☐ FITTINGS
- ☐ FLOOR PLANS
- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLANS
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLAN
- ☐ SECTIONS
- ☐ SETOUT PLAN
- ☐ SITE PLAN
- ☐ STANDARDS

ISSUE	DATE	SUBJECT	AUTHORISED
P2	30.08.2022	PRELIMINARY CONCEPT	IE
P3	01.09.2022	PRELIMINARY CONCEPT	IE
PA	30.09.2022	PRELIMINARY CONCEPT	IE
A	25.10.2022	DA SET	IE

CLIENT : ALMA GROUP

TM DATE AUG 2022

IE DATE AUG 2022

DISCIPLINE TEAM LEADER DATE

IE DATE

AUTHORISED FOR ISSUE DATE

SQ ARCHITECTURE

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PROPOSED DEVELOPMENT at
35-39 ALMA STREET
ROCKHAMPTON CITY

BUILDING ELEVATIONS

SCALE	AT
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
DRAWING NUMBER	ISSUE SHEET NO
00623 / DA / 06	A

BUILDING 2



ELEVATION LEGEND:

- LINEA CLADDING
- FC CLADDING
- FACE BRICK or RENDER FINISH MASONRY/FC
- SHEET ROOFING

Indicates
Privacy Screening (SC) if required

B2 SOUTH/WEST ELEVATION (BUILDING 2)

Scale 1:100

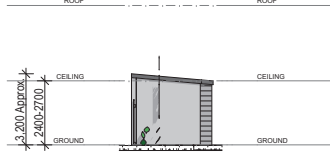
BUILDING 2



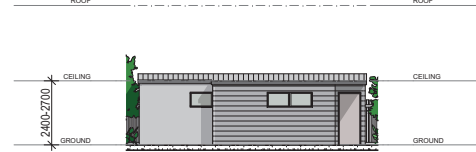
B2 NORTH/EAST ELEVATION (BUILDING 2)

Scale 1:100

BUILDING 3



BUILDING 3



B3 SOUTH/WEST ELEVATION (BUILDING 3)

Scale 1:100

B3 SOUTH/EAST ELEVATION (BUILDING 3)

Scale 1:100

BUILDING 3



BUILDING 3



B3 NORTH/EAST ELEVATION (BUILDING 3)

Scale 1:100

ROCKHAMPTON REGIONAL COUNCIL

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B3 NORTH/WEST ELEVATION (BUILDING 3)

Scale 1:100

1:200 @ A3

DRAWINGS INDEXING SYSTEM

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- ☐ FITTINGS
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- ☐ FURNITURE & EQUIPMENT
- ☐ HYDRAULICS
- ☐ MASTER PLAN
- ☐ MISCELLANEOUS DETAILS
- ☐ OTHER
- ☐ PLAY STRUCTURES
- ☐ ROOF PLAN
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AMENDMENTS

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P2	30.08.2022	PRELIMINARY CONCEPT	IE
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A	25.10.2022	DA SET	IE

CLIENT : ALMA GROUP

TM AUG 2022

DRAWN

DATE

IE

DISCIPLINE TEAM LEADER

DATE

IE

AUTHORISED FOR ISSUE

DATE

SQ ARCHITECTURE

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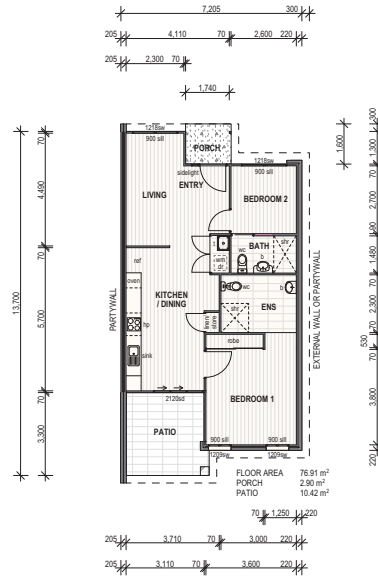
PROPOSED DEVELOPMENT at
35-39 ALMA STREET
ROCKHAMPTON CITY

BUILDING ELEVATIONS 2

SCALE	AT
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER
DRAWING NUMBER	ISSUE
00623 / DA / 07	A
SHEET NO	.

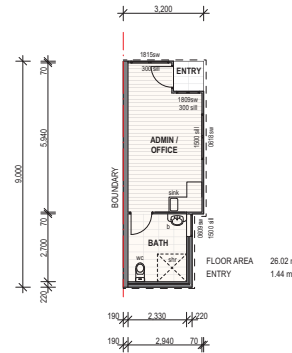
UNIT LEGEND:

AW AWNING / HOOD
(refer to elevations for type)
B BASIN
BFC BROOM FINISH CONCRETE
BR BROOM CUPBOARD
CL CLOTHESLINE 15 l/m min
D DUCT
DR DRYER
GD GRATED DRAIN
HP HOT PLATE
HWU HOT WATER UNIT - ELEC INST
LIN LINEN CUPBOARD
OIH OVERHEAD CABINET
OBS OBSCURE GLASS
PTY PANTRY
REF REFRIDGERATOR SPACE
S SINK
SC PRIVACY SCREENING
(refer to elevations for type)
SD SLIDING DOOR
SHR SHOWER
SW SLIDING WINDOW
T TUB
WC WATER CLOSET
WM WASHING MACHINE SPACE
WO WALL OVEN



UNIT 1 - 12
TYPICAL UNIT LAYOUT

MIRRORED OR FLIPPED



ADMIN /
OFFICE

ADMINISTRATION / OFFICE BUILDING

ROCKHAMPTON REGIONAL COUNCIL

AMENDED PLANS APPROVED

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DATE

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DRAWINGS INDEXING SYSTEM
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☐ CEILING PLANS
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☐ ELEVATIONS
☐ EXTERNAL WORKS
☐ FITTINGS
☐ FLOOR PLANS
☐ FURNITURE & EQUIPMENT
☐ HYDRAULICS
☐ MASTER PLAN

AMENDMENTS

ISSUE DATE SUBJECT
P1 30.08.2022 PRELIMINARY CONCEPT
P2 01.09.2022 PRELIMINARY CONCEPT
P3 25.09.2022 PRELIMINARY CONCEPT
P4 25.10.2022 PRELIMINARY CONCEPT

AUTHORISED
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CLIENT : ALMA GROUP

TM

AUG 2022

DATE

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AUG 2022

DATE

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DATE

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PROPOSED DEVELOPMENT at
35-39 ALMA STREET
ROCKHAMPTON CITY

TYPICAL FLOOR PLANS

SCALE AT

MASTER SITE NUMBER CLIENT REFERENCE NUMBER

DRAWING NUMBER ISSUE SHEET NO

00623 / DA / 08 A .



1:200 @ A3

GENERAL NOTES:
DRAWING INDICATIVE ONLY, CONTRACTOR / CONSULTANT TO VERIFY SITE CONDITIONS SHOWN ON THIS DRAWING WITH CONTOUR AND DETAIL SURVEY AND ACTUAL SITE CONDITIONS.

SITE LEGEND:

- 1.8m TIMBER FENCING
- 1.2m OPEN STYLE FENCING
- 1.8m ACOUSTIC TIMBER FENCING
- PRIVACY SCREENING

- N/A
- DEEP PLANTING
- FEATURE AREA
- NATURAL CONCRETE
- SITE CIRCULATION (Ibc)
- LAWN
- GARDEN BED

- ADJACENT SURFACES FLUSH
- CL CLOTHESLINE
- FI FIELD INLET
- GB GARDEN BED
- GD GRATED DRAIN
- GS GARDEN SHED
- HW HOT WATER UNIT
- LB LETTERBOX
- M METER PANEL
- MSB MAIN SWITCHBOARD
- RA RAKING FENCE 1.8m to 1.2m
- SC PRIVACY SCREENING
- TGSI TACTILE GROUND SURFACE INDICATORS (to AS 1428.4.1 : 2009)
- WM WATER MAIN
- WS WHEEL STOPS

DEVELOPMENT SUMMARY

12 x 2 Bedroom Units and 1 x Administration / Office Building

SITE AREA 2529 SqM

SITE COVER

Building and Balconies
(excluding eaves, awnings, carparks, driveways & bin enclosure)

Total **1111 SqM**

Percentage **43.9%**

Carparks and Driveways
(including entries) **Approx 840 SqM**

CARPARKS

Carparks **12**

BINS

Refuse **As per Council**

Recycle **As per Council**



ROCKHAMPTON REGIONAL COUNCIL
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1. CONCEPT LANDSCAPE PLAN
Scale 1:138.16

Alma Street

NOT TO SCALE (for clarity only)



DRAWINGS INDEXING SYSTEM
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- ☐ DESIGN PLANS
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- ☐ EXTERNAL WORKS
- ☐ FINISHES
- ☐ FLOOR PLAN
- ☐ FURNITURE & EQUIPMENT
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P4	25/10/2022	PRELIMINARY CONCEPT	IE

CLIENT : ALMA GROUP

TM
DRAWN
IE
DISCIPLINE TEAM LEADER
IE
AUTHORISED FOR ISSUE

AUG 2022
DATE
AUG 2022
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PROPOSED DEVELOPMENT at
35-39 ALMA STREET
ROCKHAMPTON CITY
CONCEPT LANDSCAPE PLAN - Not to Scale

SCALE
MASTER SITE NUMBER
CLIENT REFERENCE NUMBER
DRAWING NUMBER
00623 / DA / 09
ISSUE
A
SHEET NO.