

Notice of intention to commence public notification

Section 17.3 of the Development Assessment Rules

DA/64/2026	[application reference number]
Blue Diamond Displays Pty Ltd	[applicant name]
office@tenhomes.com.au	[contact address/email address]
4978 7335	[contact number]
11 August 2026	[notice date]
Matthew Kelly	[assessment manager's name]
Gladstone Regional Council	[assessment manager's address]

RE: Development application for: **Material Change of Use**

[details of proposed development]

42 Off Lane, Gladstone Central Qld 4680

[street address]

Lot 2 on SP354900

[real property description]

Dear Matthew,

[sir/madam/name]

In accordance with section 17.3 of the Development Assessment Rules, I intend to start the public notification required under section (17.1) or (17.2) on:

11 August 2026 [insert intended date of commencement]

At this time, I can advise that I intend to: [outline public notice requirements as applicable under 17.1 or 17.2]

[17.1 Public notice requirements](#)

☐ Publish a notice in:

Gladstone Observer
On 11 August 2026
[intended date for publishing]

and

☐ Place notice on the premises in the way prescribed under the Development Assessment Rules

11 August 2026 *[intended date notice to be erected]*

and

☐ Notify the owners of all lots adjoining the premises the subject of the application

11 August 2026 *[intended date owners to be notified]*

and

☐ Give notice in any other way, complying with the public notice requirements as stated in the confirmation notice

11 August 2026 *[intended date of notice to be published/broadcast/owners to be notified]*

17.2 Public notice requirements (Development requiring social impact assessment)

☐ Give notice to all affected local governments:

[insert names of local governments]

on

[intended date local governments will be notified]

and

☐ Notify the owners of all lots adjoining the premises the subject of the application

[intended date notice to be erected]

and

☐ Notify the owners of all lots located within 1500m of the premiss the subject of the application

[intended date owners to be notified]

and

☐ If a community notice board exists and permission is given by an authorised person, placing a notice on community noticeboards

[intended date of notice to be on community notice board to be notified]

and

☐ Give notice on the assessment manager's website

[intended date of notice to be on assessment manager's website]

and

☐ Give notice in any other way, complying with the public notice requirements as stated in the confirmation notice

[intended date of notice to be published/broadcast/owners to be notified]

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely

Troy Tenheggeler

06.08.2026

[applicant name, signature and date]



*Proposed new dwelling for:
DALPI Pty. Ltd.
at
Lot 2 (No. 42) Off Lane,
Gladstone. Qld. 4680*

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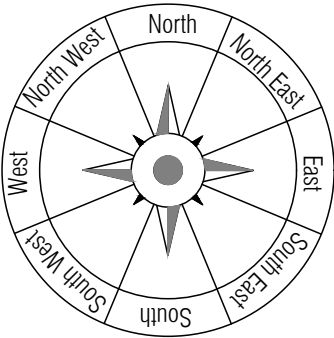
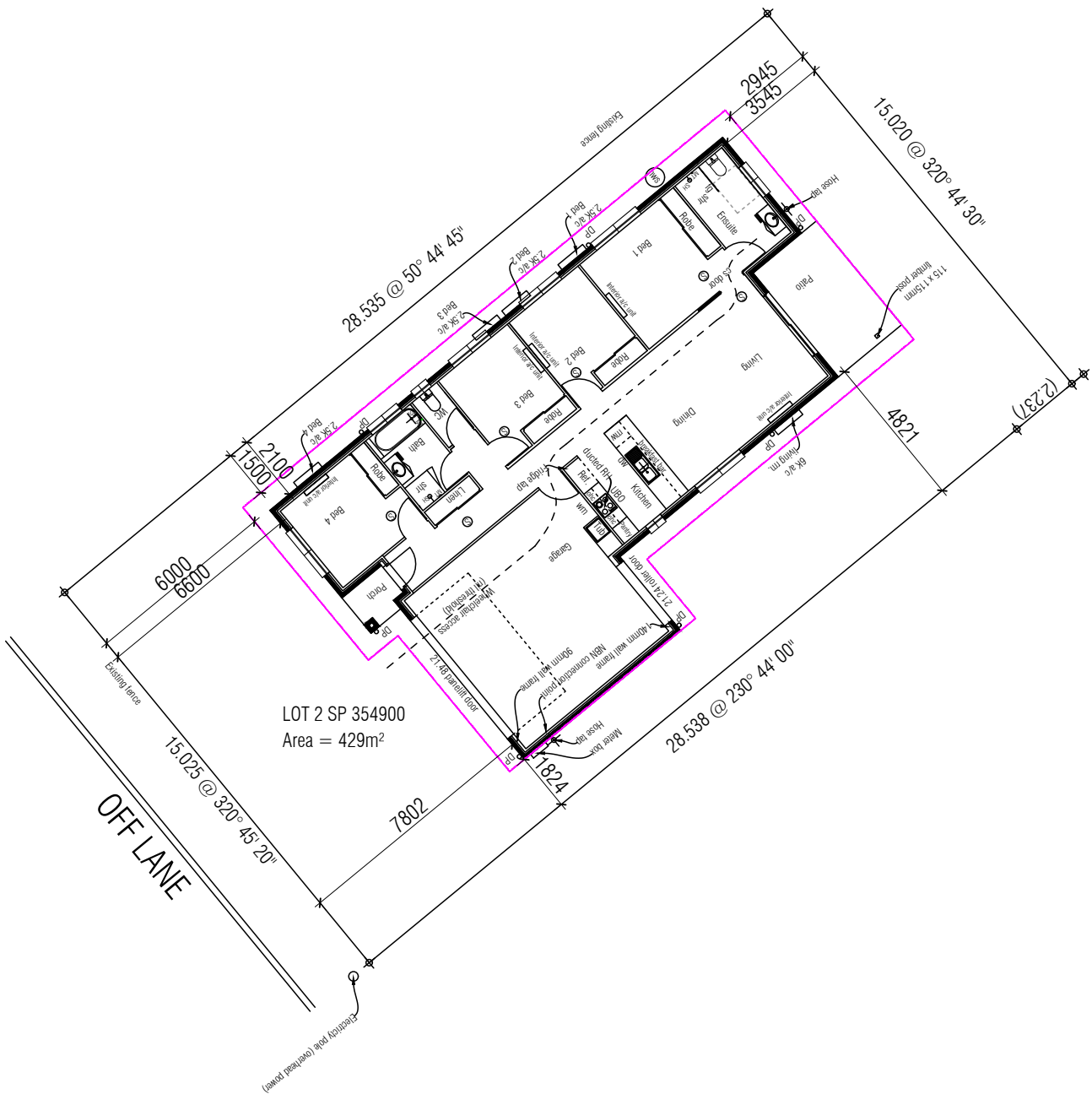
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*Elegance
Style
Quality*

NOTE: DO NOT
SCALE FROM PLAN!

NOTE: WIND RATING = C2



SITE PLAN

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Lot 2 SP 354900	
Scale	1 : 200 @ A3
Plan No.	462
Page No.	1 of 14

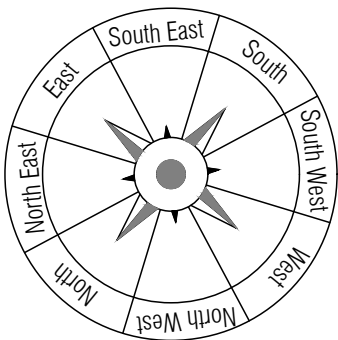
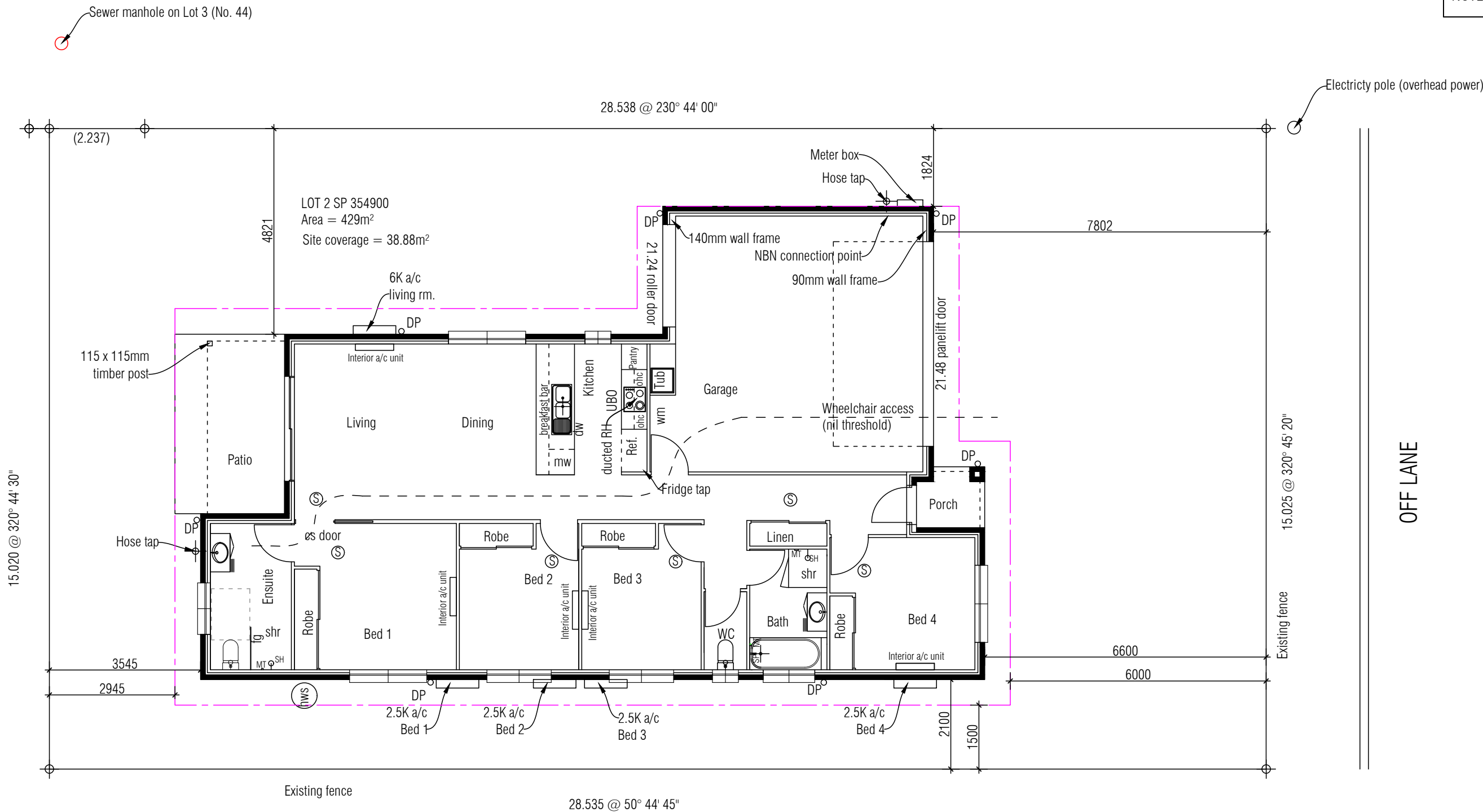
Proposed new dwelling for: Dalpi Pty. Ltd. at Lot 2, No. 42 Off Lane, Gladstone

Signed by Owners: _____ Date: ____/____/2026

Signed by Builders Representative: _____ Date: ____/____/2026

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SITE SET OUT PLAN

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Lot 2 SP 354900

Scale	1 : 100 @ A3
Plan No.	462
Page No.	2 of 14

Proposed new dwelling for: Dalpi Pty. Ltd. at Lot 2, No. 42 Off Lane, Gladstone

Signed by Owners:

Date: ____/____/2026

Signed by Builders Representative:

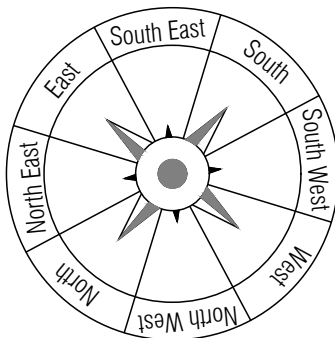
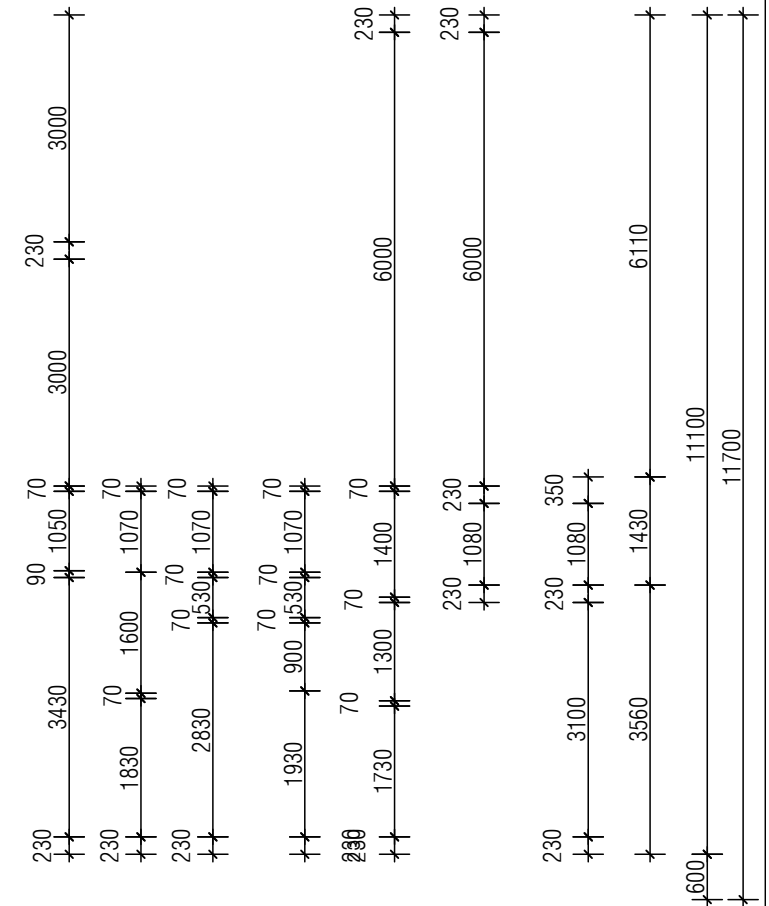
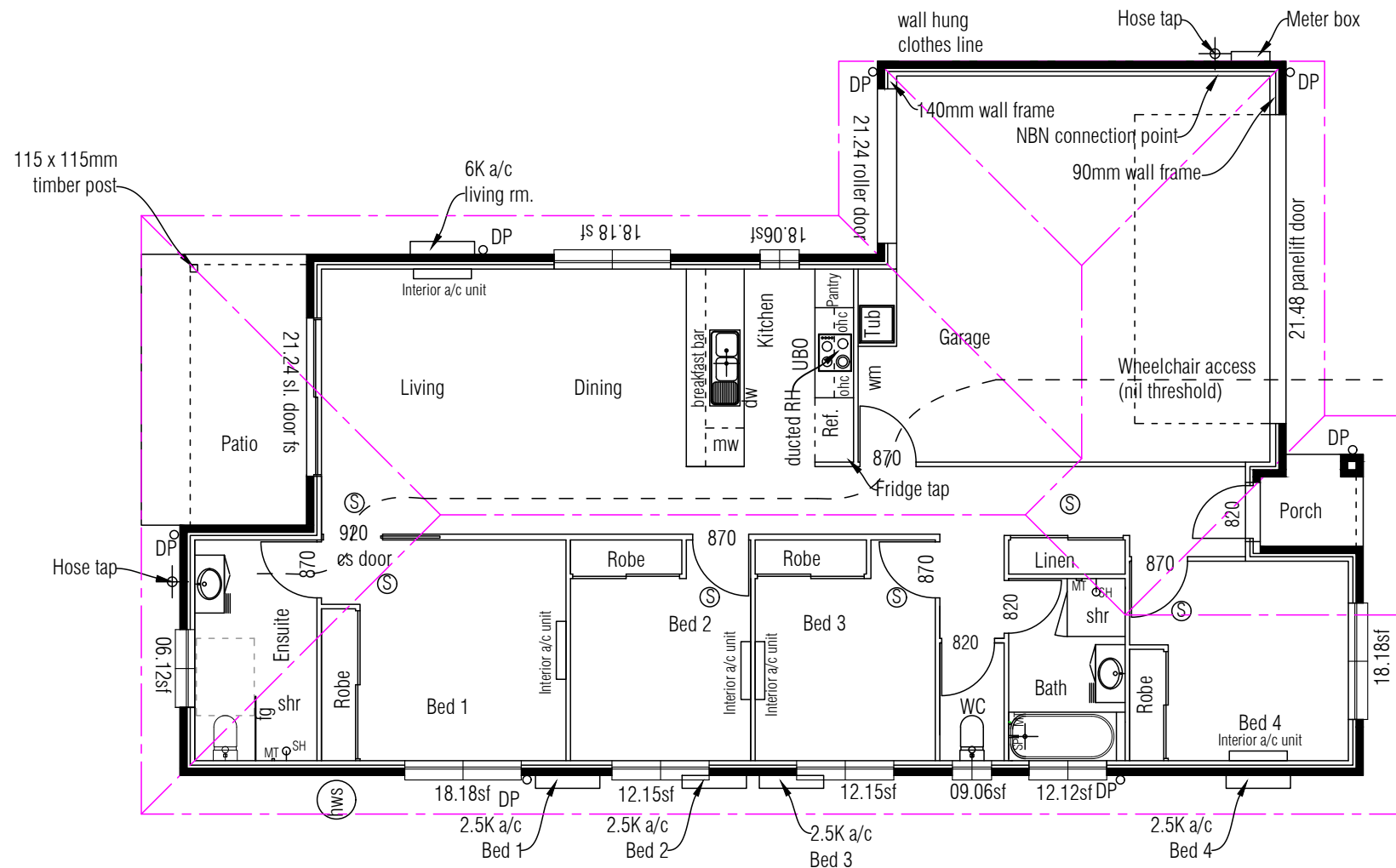
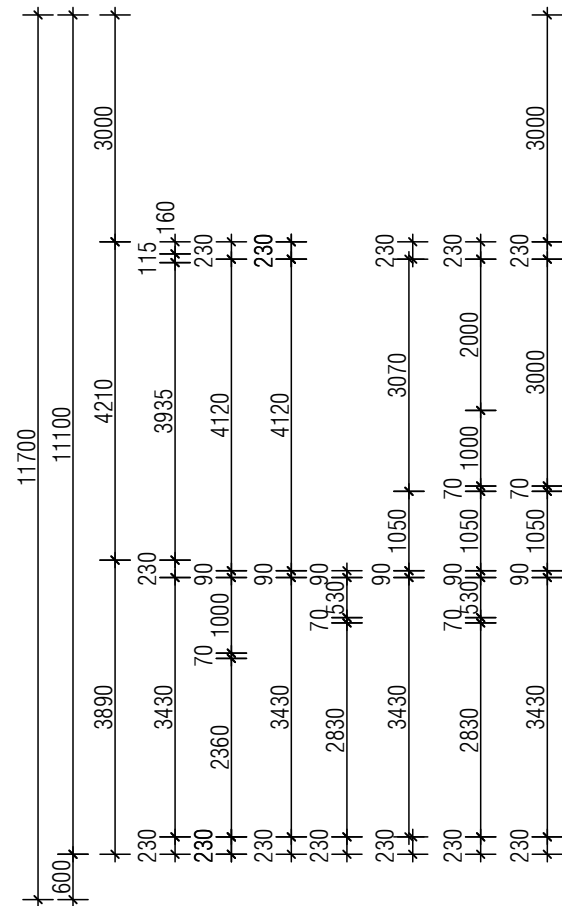
Date: ____/____/2026

NOTE: WIND RATING = C2

NOTE: WIND RATING = C2

3

4



1

TOTAL area = 166.80m² FLOOR PLAN

TOTAL area = 166.80m² FLOOR PLAN

Date: / /2026

ELEVATION

4

NOTE: DO NOT
SCALE FROM PLAN!

NOTE: WIND RATING = C2

ELEVATION

3

ELEVATION

2

ELEVATION

1

ELEVATIONS

Colorbond corrugated metal sheet roof
@ 20° pitch
Insulation blanket R 1.3 under roof

Colorbond metal fascia and gutter "typical"

Meter
box

wall hung
clothes line

Selected face brick

Exposed concrete slab

115 x 115mm timber post

Powder coated aluminium framed windows and glass sliding doors

Colorbond corrugated metal sheet roof
@ 20° pitch
Insulation blanket R 1.3 under roof

Overhang
"typical"

21.24 roller door

115 x 115mm timber post

Selected face brick

Exposed concrete slab

Powder coated aluminium framed windows and glass sliding doors

Colorbond corrugated metal sheet roof
@ 20° pitch
Insulation blanket R 1.3 under roof

Exposed concrete slab

Selected face brick

Powder coated aluminium framed windows and glass sliding doors

Colorbond corrugated metal sheet roof
@ 20° pitch
Insulation blanket R 1.3 under roof

Millwood cladding

Overhang

2400
Ceiling height

2100
Joinery height

600

Minimum finished ground level

Selected face brick

21.48 panelift door

Powder coated aluminium framed windows and glass sliding doors

Exposed concrete slab

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Lot 2 SP 354900

Scale	1 : 100 @ A3
Plan No.	462
Page No.	4 of 14

Proposed new dwelling for: Dalpi Pty. Ltd. at Lot 2, No. 42 Off Lane, Gladstone

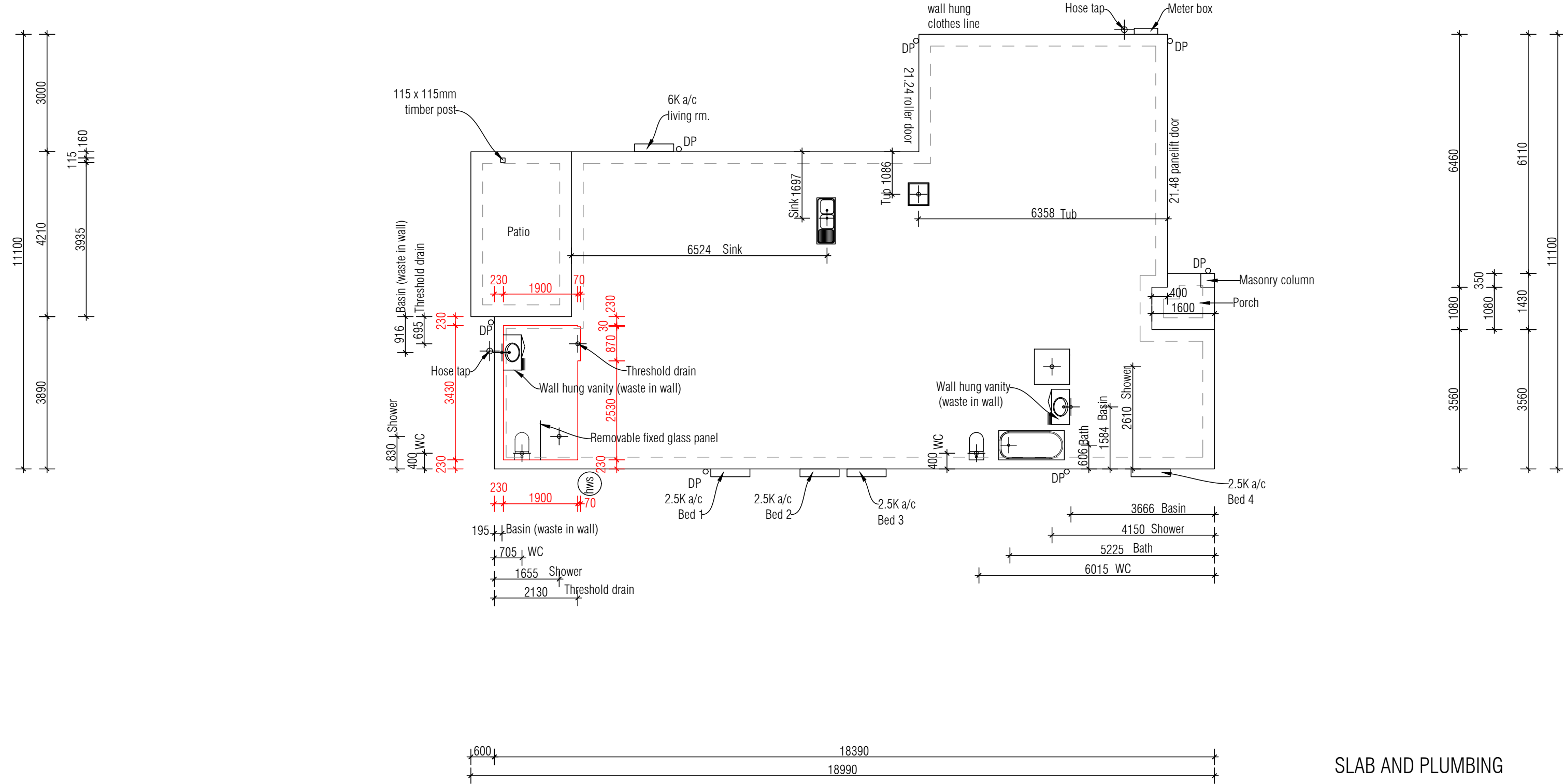
Signed by Owners:

Date: ____/____/2026

Signed by Builders Representative:

Date: ____/____/2026

Slab setout is to be read in conjunction with engineers design and specifications.
Refer Geotechnical report for site classification and all founding depths.
Concrete footings and slabs are to be constructed to AS 2870.
Termite protection is required as this building is in a designated termite risk area. Termite protection is to be provided to BCA part 3.1.3 and AS 3600.1 and a durable notice pursuant to 3.1.3.2 is to be fixed to the building in a prominent location.
Refer AS 3660 - Termite management Part 1 2000 New building works.



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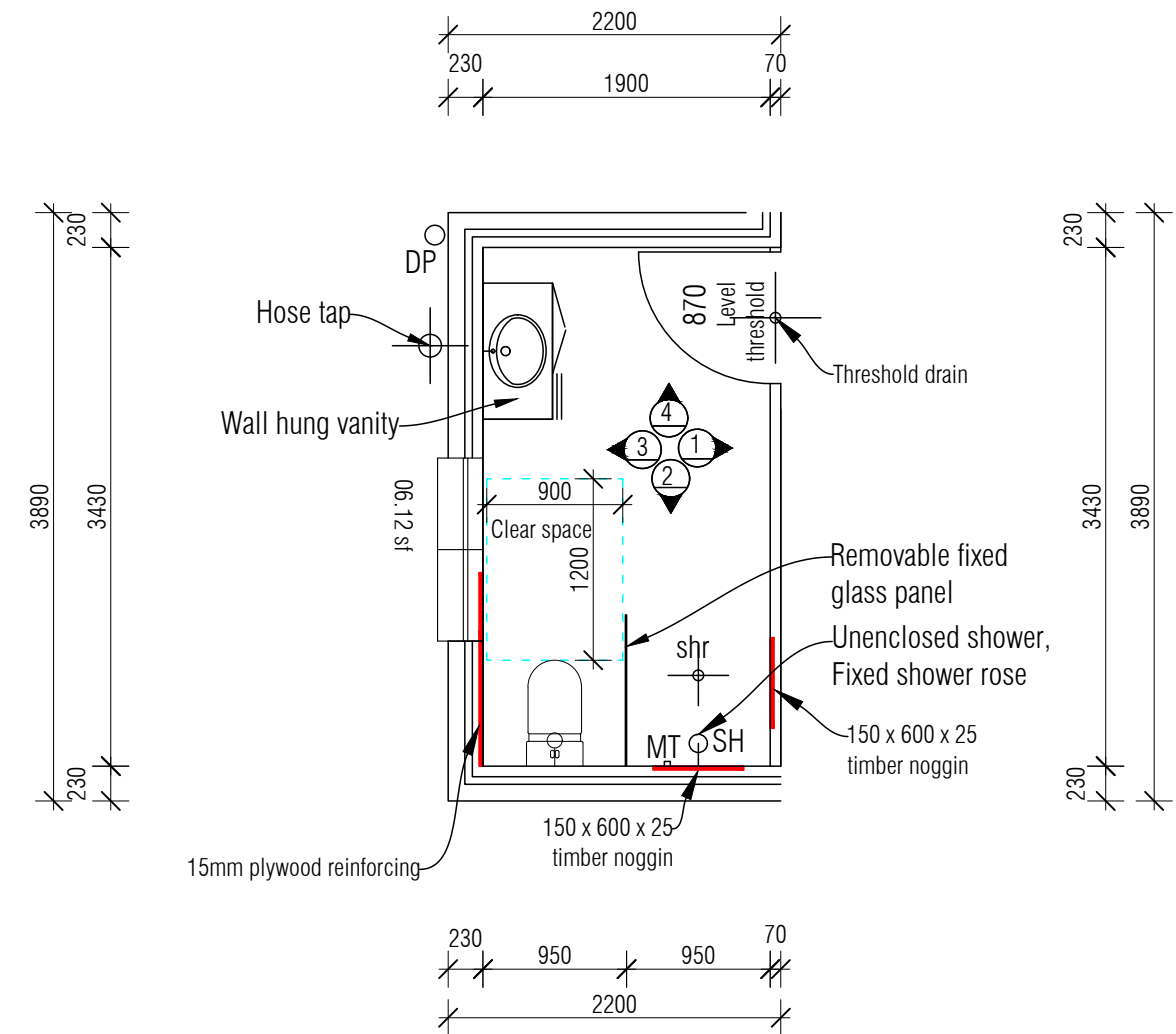
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Lot 2 SP 354900	
Scale	1 : 100 @ A3
Plan No.	462
Page No.	5 of 14

Proposed new dwelling for: Dalpi Pty. Ltd. at Lot 2, No. 42 Off Lane, Gladstone	
Signed by Owners:	Date: ____/____/2026
Signed by Builders Representative:	Date: ____/____/2026

SLAB AND PLUMBING



SHOWER SPECIFICATION.

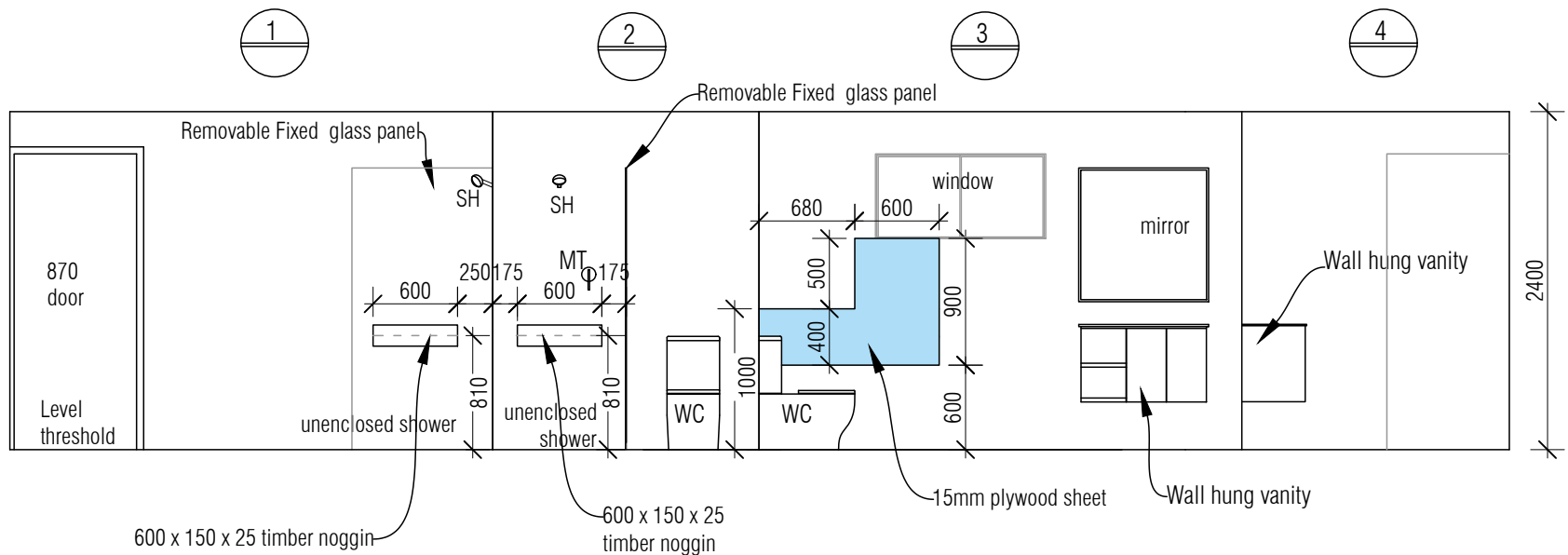
- Fixed shower rose
- Unenclosed shower - removable fixed glass panel
- Level threshold.
(Liveable Housing Standard requires one shower to be step free with a maximum 5mm lip).
- Waterstop must be installed a minimum of 1500mm from shower rose and finish flush with the top of the tiles.

WC, basin to be fitted with overflow devices

All areas subject to water penetration to be protected with waterproof membrane and sealant - Balance of area to be constructed of water resistant material.
Wall sheeting to be 6mm Villaboard

ENSUITE REINFORCING FOR FUTURE DISABLED GRAB RAILS

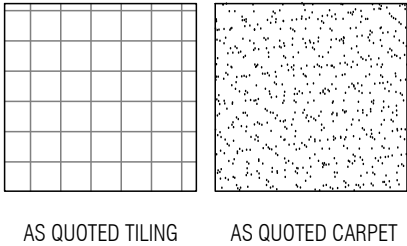
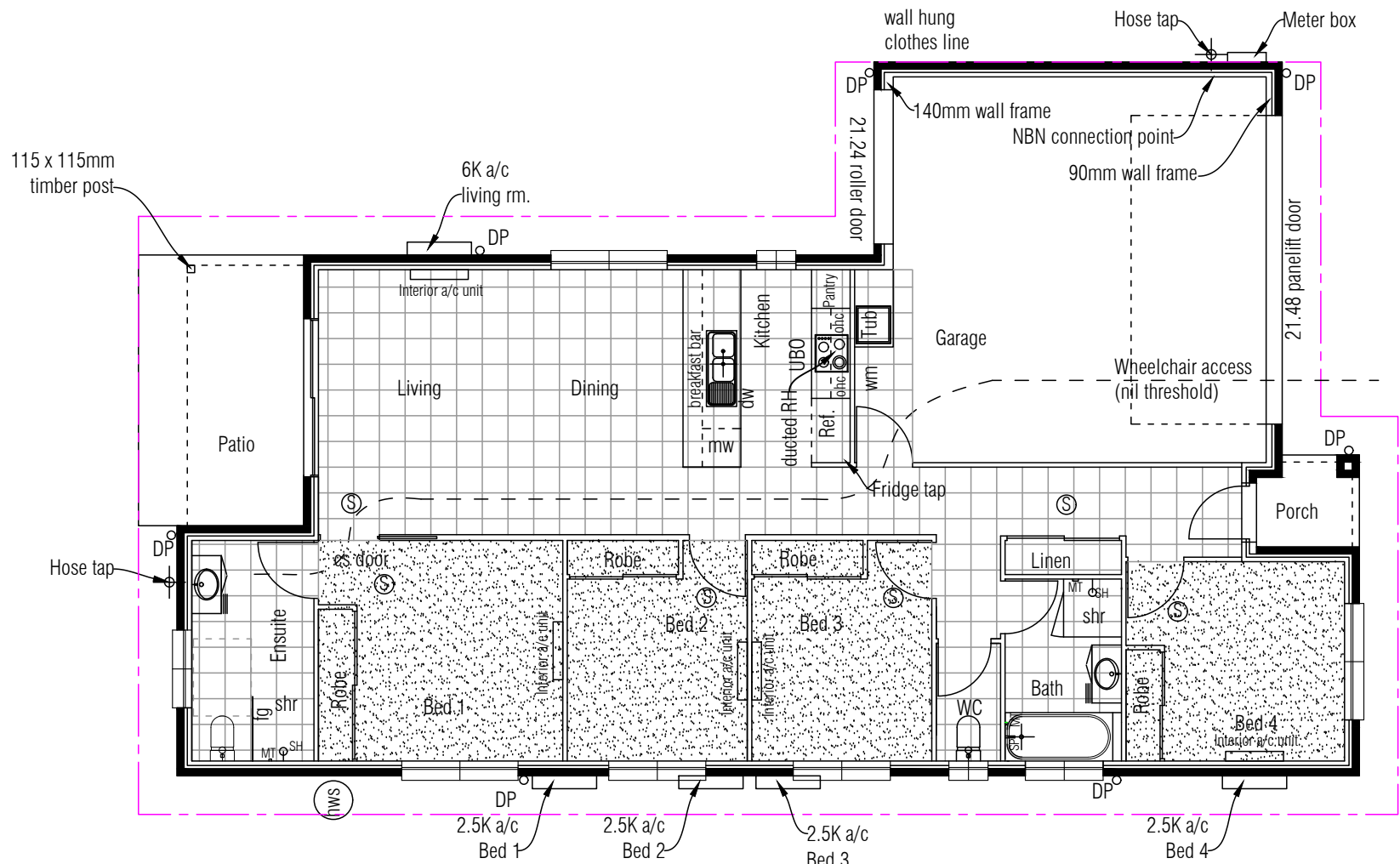
WC reinforcing to be 15mm plywood sheet as shown.
Shower and bath reinforcing to be 600 x 150 x 25 timber noggin



LIVEABLE HOUSING DESIGN STANDARDS 2022

NOTE: DO NOT
SCALE FROM PLAN!

NOTE: WIND RATING = C2



NOTE:
CERAMIC TILES TO ENSUITE, BATHROOM, WC. LAUNDRY

All areas subject to water penetration to be protected with waterproof membrane and sealant - Balance of area to be constructed of water resistant material as per BCA Code 3.8.1.0

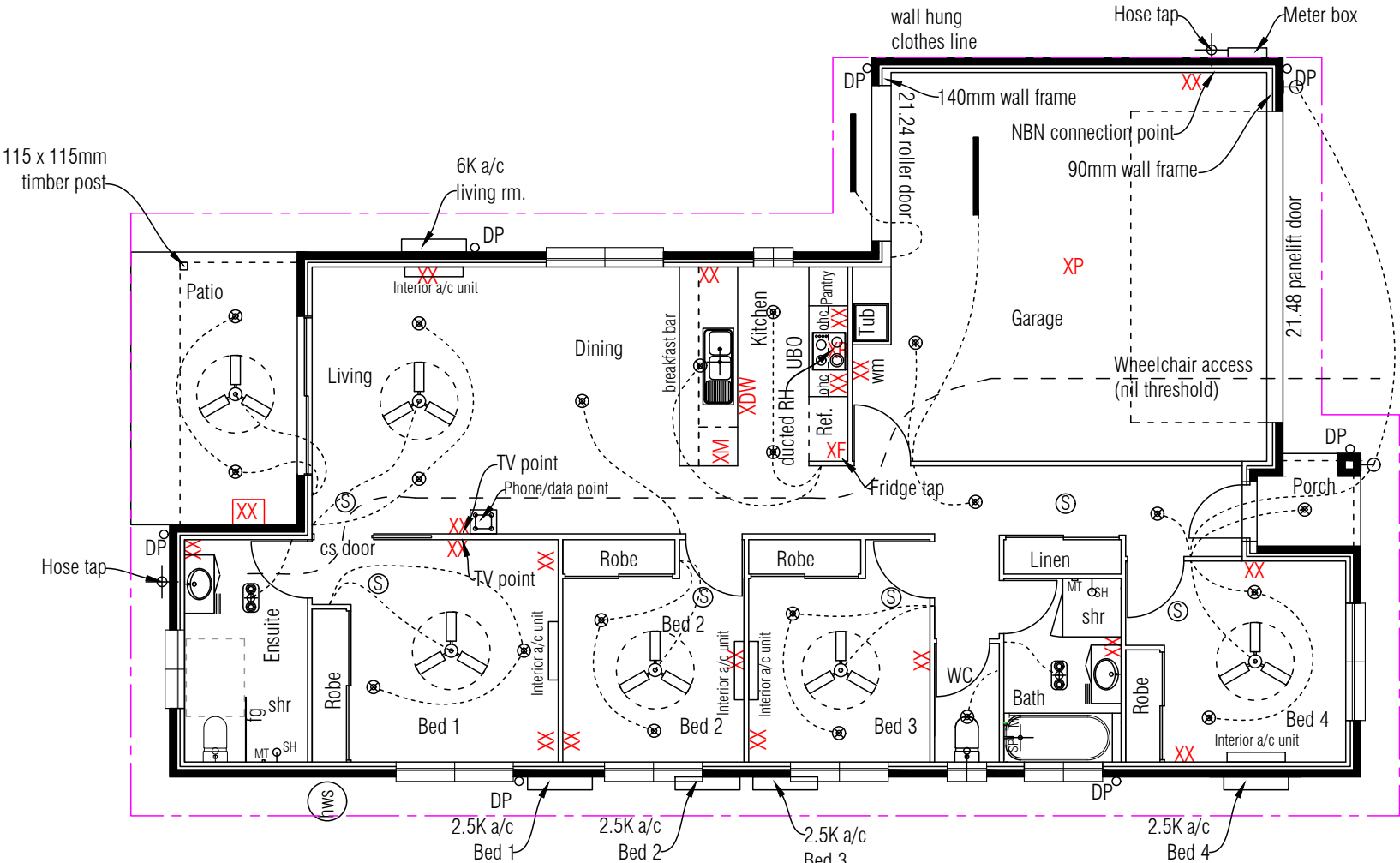
Tile patterns shown are computer patterns only to show tiled areas and are not intended to be the actual tile layout.

FLOOR COVERINGS

NOTE: DO NOT
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NOTE: WIND RATING = C2

NOTE: All light fittings to be fitted with energy efficient lamp bulbs.



Type of light	quantity
LED bulb downlight	21
Heater Fan Light	2
1200mm diffused LED	2
Wall light	2
Total lights =	27
XX double GPO	18
XF Fridge	1
XR Rangehood	1
XDW Dishwasher	1
XM (Under bench)	1
XP Panel lift door	1
Underbench oven	1
Electric cook top	1
TOTAL GPO	25
Double weatherproof XX GPO	1
Smoke alarms S	6
Ceiling fan	6
Phone/data point	1
TV point	2
TV aerial (no booster)	1
Split system air conditioner	5
Isolator switch for air conditioner	5

This is a preliminary layout of GPO and light fitting types and positions. Final types and positions to be decided after meeting with electrician.

Additions to the number of power and light outlets can only be allowed after a Contract Variation has been costed and approved by Clients.

Please note: Some items (ie: recessed down lights) may need to be moved slightly to allow for frame structure and /or safety requirements.

ELECTRICAL LAYOUT

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Lot 2 SP 354900	
Scale	1 : 100 @ A3
Plan No.	462
Page No.	8 of 14

Proposed new dwelling for: Dalpi Pty. Ltd. at Lot 2, No. 42 Off Lane, Gladstone	
Signed by Owners:	Date: ____/____/2026
Signed by Builders Representative:	Date: ____/____/2026

Roof drainage has been designed to comply with
Performance Requirement P2.2.1 BCA in accordance with
AS 3500.5 Domestic Installations - Section 5: Stormwater Drainage

- 1. Maximum Roof Catchment Area per Downpipe for:
Squareline pattern Gutter - 90mm PVC Downpipe = 40m²
- 2. Gutters must be installed with a fall of not less than 1:500
- 3. Maximum spacing between downpipes must not be more than 12m

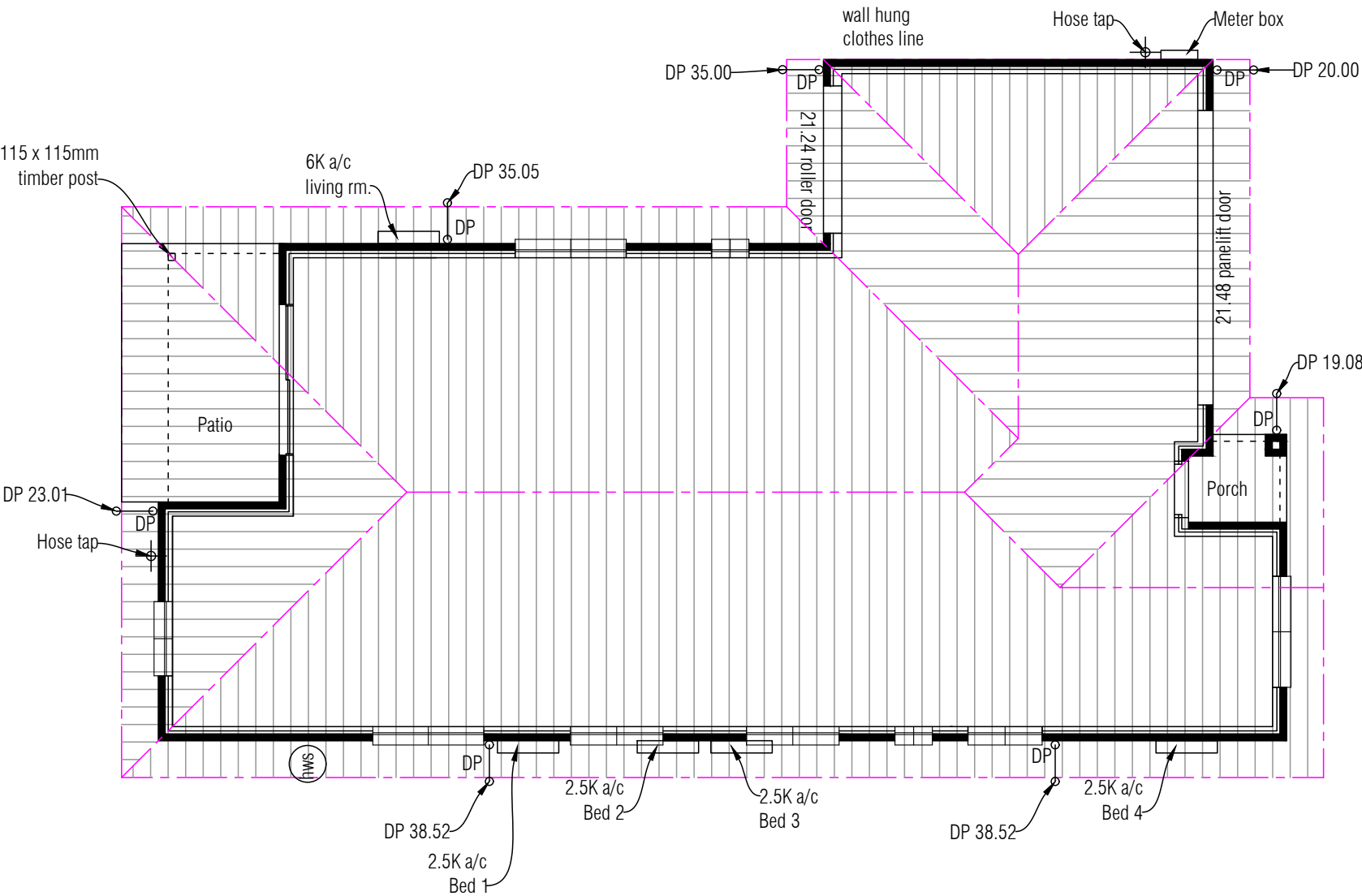
Note: DP - Locations may be adjusted to suit gutter fall.

NOTE: DO NOT
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NOTE: WIND RATING = C2

Type of guttering = Colorbond slotted quad.

Total roof area @ 20° pitch = 209.18m²



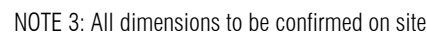
ROOF DRAINAGE

NOTE: DO NOT
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General

a/c	- air conditioning
app	- appliance cupboard
br	- broom cupboard
cbd	- cupboard
cs	- cavity slide (door)
DP	- down pipe
dw	- dish washer
fzr	- Freezer
gd	- garbage disposal
hws	- hot water system
lin	- linen
mw	- microwave oven
ohc	- overhead cupboard
pty	- pantry
ref	- refrigerator
rh	- range hood
rm	- room
sd	- sliding door
S	- shelf
shr	- shower
spa	- spa bath
ubo	- under bench oven
WC	- water closet (toilet)
wm	- washing machine
wo	- wall oven

- ANY VARIATIONS TO THE ABOVE WILL BE CLEARLY MARKED ON ALL
RELEVANT PLAN DRAWINGS.



TYPICAL SECTION AND NOTES

1. Class 10A buildings attached to Class 1 buildings must have an external fabric that achieves the same values of that of the Class 1 building.
2. Hot water supply must comply with Section 8 of AS/NZS 3500.4 or Clause 3.38 of AS/NZS 3500.5. Solar hot water systems are not required to comply.
3. Thermal insulation of services is to be protected against the effects of weather and sunlight and be able to withstand the temperatures within the piping or ductwork.
4. Insulation of internal piping is to have a minimum R-value of 0.2. All other is to be 0.3
5. Dwelling must have energy efficient lighting for a minimum of 80% of total fixed internal lighting.
6. All hard wired air conditioners must have an E.E.R. of at least 2.9.
7. All shower roses are to be a minimum of a 3 Star Rating.
8. Toilet cisterns to have a dual flush function and have a minimum 4 Star water efficiency labeling and Standard Ratings.
9. Tap ware in laundries, kitchen sinks and bathroom/ensuite basins to be minimum of 3 Star rating.
10. Ceiling fan positions are indicative only, final position to be determined on site.
11. Part 3.12 of NCC 2011 Volume 2. Where a nominal credit of not less than 1 star is achieved where a building includes an outdoor living area where the roof covering achieves an R value of at least 1.5 for downward heat flow and the outdoor living area includes a permanently installed ceiling fan with a speed controller and a diameter of not less than 900mm.

Reflective paper information		
Wall construction	Reflective air space details	R-value added
Masonry veneer (70mm timber frame with internal lining)	(a) One 70mm reflective air space located between reflective insulation and plasterboard; and (b) on 25mm anti-glare air space located between reflective insulation (of not more than 0.2 downwards) and masonry	0.95

Roof space insulation may be reduced by R 0.5 for each of the following (Pitched roof, flat ceiling only):

1. The roof upper surface has a solar absorptance value of not more than 0.55 (Refer table - Typical absorptance values).
2. The roof space is ventilated by gable vents, ridge vents, eaves vents, roof vents etc. evenly distributed for unrestricted air flow, located for no dead air spaces and has a fixed open area of not less than 1% of the total ceiling area.

Eaves vents required = 1% of ceiling
Total ceiling area = 196.57m ² Vented area required = 1.965m ²
No. of vents required - 6 x 2.4m sheets (0.347m ² per 2.4m sheet)
Total vented area provided = 2.082m ²

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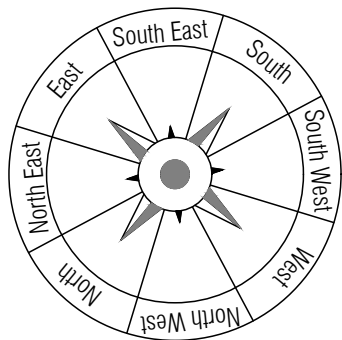
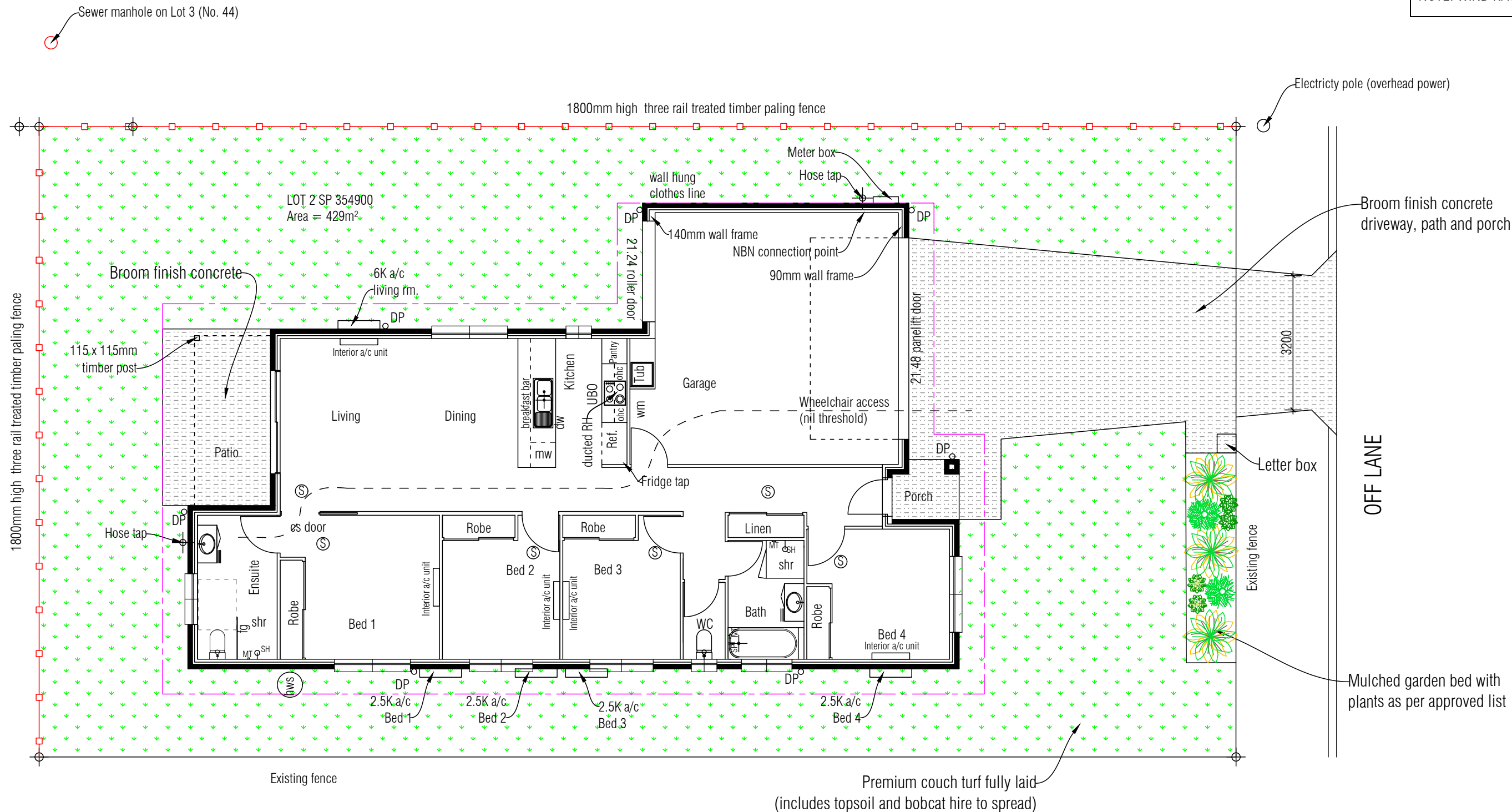


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Scale	1 : 100 @ A3	Signed by Owners:	Date: ____/____/2026
Plan No.	462		
Page No.	10 of 14	Signed by Builders Representative:	Date: / /2026

BUILDING INSULATION NOTES (a) Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it: 1. Abuts or overlaps adjoining insulation; and 2. Forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and 3. Does not affect the safe or effective operation of a domestic service or fitting. (b)Where required, reflective insulation must be installed with: 1. The necessary airspace to achieve the required R-value between a reflective side of the insulation and a building lining or cladding; and 2. The reflective insulation closely fitted against any penetration, door or window opening; and 3. The reflective insulation adequately supported by framing members; and 4. Each adjoining sheet of roll membrane being – (A) Overlapped not less than 150mm or (B) Taped together. (C) Where required, bulk insulation must be installed so that: 1. It maintains its position and thickness, other than where it crosses roof battens, water pipes, electrical cabling or the like; and 2. In a ceiling, where there is no bulk insulation or reflective insulation in the external wall beneath, it overlaps the wall by minimum 50mm. ROOF NOTES (a) Where a pitched roof has a flat ceiling, have not less than 50% of the added insulation on the ceiling. (b) Roof space insulation may be reduced by R0.5 or R1.0 for each of the following: 1. The roof upper surface has a solar absorptive value of more than 0.4 but not more than 0.6 (R0.5 reduction) or a solar absorptive value of not more than 0.4 (R1.0 reduction). Refer to table of typical absorptive values. 2. The roof space is ventilated by: (A) Gable vents, ridge vents, eaves vents, roof vents or the like that are: (aa) evenly distributed to allow an unobstructed flow of air; and (bb) located to ensure, where practicable, there are no dead air spaces; and (cc) have an aggregate fixed open area of not less than 1% of the ceiling area. (B) Not less tan 2 wind driven roof ventilators with an opening area of not less than 0.14m² in conjunction with gable vents, ridge vents, eaves, roof vents or equivalent having a total fixed open area of not less than 0.2% of the ceiling area. (c) A metal deck roof with metal purlins or metal battens, to which the ceiling lining is fixed directly underneath, must have a thermal break; (i) Installed between the metal purlins or metal battens and the metal deck roofing; and (ii) Consisting of a material with a R value of not less than 0.2 ROOF LIGHTS (a) Roof lights (including any associated shaft and diffuser) serving a habitable room or an interconnecting space such as a corridor, hallway, stair or the like must; 1. Comply with the roof lights table 3.12.1.2 Roof Lights; and 2. Have aggregate area of not more than 3% of the total floor area of the storey served; or (b) If the roof lights are required for compliance with part 3.8.3 1. Have an area of not more than 150% of the minimum area required by part 3.8.5: and 2. Have transparent and translucent elements, including any imperforate ceiling diffuser; with (i) An SHGC of not more than 0.29; and (ii) A total U- value of not more than 2.9 BUILDING SEALING NOTES 3.12.3.1 Chimneys and Flues 1. The chimney or flue of an open solid burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue. 3.12.3.2 Roof Lights 1. A roof light must be sealed, or capable of being sealed, when serving a conditioned space or a habitable room in Climate Zones 4,5,6,7, and 8. 2. A roof light required to be sealed or capable of being sealed must be constructed with an imperforate ceiling diffused or equivalent installed at the ceiling or lining level; or (i) A weatherproof seal if it is a roof window; or (ii) A shutter system readily operated either manually or electronically by the occupant. 3.12.3.3 External windows and doors. 1. A seal to restrict air infiltration must be fitted to each edge of an external door, operable window and other such opening when serving a conditioned space (Climate Zone 2). 2. A window complying with the maximum air infiltration rates specified in AS 2047 need not comply with the above. 3. A required seal for the bottom edge of an external swing door must be a draft protection device; and 4. For the other edges of an external swing door or the edges of an operable window or other such opening, may be a foam or rubber compressible strip, fibrous seal or equivalent. 3.12.3.4 Exhaust fans. 1 An exhaust fan must be fitted with a sealing device such as a self-closing damper, filter or the like when serving a conditioned space. (Climate Zone 2) 3.12.3.5 Construction of roofs, walls and floors. (A) Roofs, external walls, external floors and any opening such as a window frame, door frame, roof light frame or similar must be constructed to minimise air leakage in accordance with (B) when forming part of the external fabric of a conditioned space (Climate Zone2) (B) Construction required by (A) must be; (i) Enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions. (ii) Sealed by caulking, skirting, architraves, cornices or equivalent. 3.12.3.6 Evaporative coolers. 1. An evaporative cooler must be fitted with a self closing damper or equivalent. SHADING NOTES 1. An external shading device where shading complies with 3.12.2.2 of the BCA volume 2 is considered to achieve a P/H value of 2.0. 2. Where G exceeds 500mm. the value of P must be halved. 3. Shading is to be provided by a permanent structure that extends past the glazing by a minimum distance of P (refer to table) or shading may be provided by a shutter or similar which is capable of restricting at least 80% of the summer radiation and if adjustable, is easily operated. WALL NOTES 1. Walls with a surface density of 220 kg/m² are deemed to achieve acceptable levels of thermal performance in certain Climate Zones due to their ability to store heat and therefore slow the heat transfer through the building fabric. These walls are defined by surface density (kg/m²), which is the mass of one vertical square metre of wall, in order to reduce the complexity when measuring the mass of walls with voids. 2. The following are examples of some typical wall constructions that achieve a surface density of 220 kg/m²: (a) Two leaves each of 90mm thick or greater clay or concrete masonry. (b) 140mm thick or greater dense-weight hollow concrete or clay blocks with: (i) 10mm plasterboard or render; and (ii) At least one concrete grouted horizontal bond beam: and (iii) Vertical cores filled with concrete grout at centres not exceeding 1000mm. (c) 140mm thick or greater concrete wall panels and dense-weight hollow concrete or clay blocks with all vertical cores filled with concrete grout. (d) 190mm thick or greater dense-weight hollow concrete or clay blocks with: (i) At least one concrete grouted horizontal bond beam. (ii) Vertical cores filled with concrete grout at centres not exceeding 1800mm. (e) Earth-wall construction with a minimum thickness of 200mm. 3. External wall are exempt from insulation requirements described in table 3.12.1.3 if they are: (a) Opaque non glazed opening such as doors (including garage doors), vents, penetrations, shutters and the like. (b) Glazing. 4. A wall in table 3.12.1.3A that has lightweight external cladding such as weatherboards, fibre cement of metal sheeting fixed to the metal frame, and does not have a wall lining or has a wall lining that is fixed directly to the metal frame must have a thermal break, consisting of a material with an R value of not less than 0.2, installed between the external cladding and the metal frame. AIR MOVEMENT NOTES 1. Air movement must be provided to habitable rooms in accordance with air movement table. 2. Air movement may be provided through an opening in an adjoining room if; (a) The room is not a sanitary compartment. (b) The opening between rooms complies with air movement table as if it were a ventilation opening to the habitable room or a proportion thereof if some ventilation is provided from another source. (c) The opening must comply with air movement tables for the total floor areas of both rooms. (d) The ventilation opening to the adjoining room complies with ventilation table for the total area of the floor of the adjoining room and the habitable room. 4. In Climate Zone , the total ventilation opening required to a habitable room must; (a) Be connected by a breeze path complying with 5. to another ventilation opening in another room or space; or (b) Be provided with a minimum of two ventilation openings located within the same habitable room, with each ventilation opening having an area of not less than 25% of the area required by air movement table. 5. A breeze path required by 4. must; (a) Pass through not more than two openings in the internal walls with each opening having an area of not less than 1.5m² (b) Have a distance along the breeze path between ventilation opening of not more than 20 metres. 6. A ceiling fan required to comply with air movement table must; (a) Be permanently fixed. (b) Have a speed controller. (c) Have a blade rotation diameter of not less than 900mm. GLAZING, AIR MOVEMENT NOTES 1. A storey has standard air movement if all habitable rooms comply with 3.12.4 2. A storey has high air movement if; (a) Climate Zone 2. The total ventilation opening area serving the habitable rooms is not less than 20% of the floor area, when no ceiling fans are installed. (b) The total ventilation area serving the habitable rooms is not less than 10% of the floor area, and all habitable rooms have ceiling fans complying with 3.12.4.3 3. Where the ventilation opening area serving the habitable rooms is between standard and high, interpolation may be used to determine the applicable CSHGC. 4. Where the floor construction of a storey, including a mezzanine, is partly in direct contact with the ground and partly suspended, the constants for conductive and solar heat gain are to be; (a) Interpolated between the constants for the two constructions in proportion to their respective areas. (b) Those for a suspended floor. 5. Whether a storey has standard or high air movement depends on the total ventilation opening area provided to habitable rooms in that area . 6. In Climate Zone 2 a storey without ceiling fans in every habitable room reaches standard air movement when the ventilation opening area of each habitable room is 10% of the floor area of that room. 7. The same storey achieves high air movement when it has an additional ventilation opening of the same amount (10% of the total area of the floor area). 8. The total ventilation opening area required for high air movement is 20% of the area of the floor of all habitable rooms. 9. The additional ventilation opening area can be distributed to any of the habitable rooms on the storey. 10. High air movement can also be achieved when the total ventilation opening area is 10% of the floor area of all habitable rooms and ceiling fans are also installed in every habitable room. MISCELLANEOUS NOTES 1. Class 10A buildings attached to Class 1 buildings must have an external fabric that achieves the same values of that of the Class 1 building. 2. Hot water supply must comply with Queensland Plumbing and Wastewater Code. Solar hot water systems are not required to comply. 3. Thermal insulation of services is to be protected against the effects of weather and sunlight and be able to withstand the temperatures within the piping or ductwork. 4. Insulation of internal piping is to have a minimum R-value of 0.2. All other is to be 0.3 5. Dwelling must have energy efficient lighting for a minimum of 80% of total fixed artificial lighting or comply with Part 3.12.5.5 of BCA 2010 (Volume 2). 6. All hard wired air conditioners must have an E.E.R. of at least 2.9. 7. All shower roses are to be a minimum of a 4 Star Rating. 8. Toilet cisterns to have a dual flush function and have a minimum 4 Star water efficiency labeling and Standard Ratings 9. Tap ware in laundries, kitchen sinks and bathroom/ensuite basins to be minimum of 3 Star rating. 10. Ceiling fan positions are indicative only, final position to be determined on site. 11. Part 3.12 of BCA 2009 Volume 2. Where a nominal credit of not less than 1 star is achieved where a building includes an outdoor living area where the roof covering achieves and R value of at least 1.5 for downward heat flow and the outdoor living area includes a permanently installed ceiling fan with a speed controller and a diameter of not less than 900mm. GUIDELINES FOR THE INSTALLATION OF RAIN WATER TANKS. To prevent contaminants from entering the rainwater tank: A rainwater tank must have a screened downpipe rainhead, having screen mesh 4-6mm and designed to shed leaves, installed on each downpipe. A minimum of 15 litres of the first flush of roof catchment must be devited/discarded before entering the rainwater tank. To prevent mosquito breeding and vermin from entering the tank: A rainwater tank must be provided with either: • Mosquito-proof screens – brass, copper, aluminium or stainless steel gauze not coarser than 1mm aperture mesh OR; • Flap valves at every opening of the rainwater tank. A rainwater tank must be provided with a vermin trap. Materials used in a rain water tank must be suitable for its intended use: • Polyethylene tanks must comply with AS/NZS 4766(Int): 2002 (polytehene tanks for water and chemicals) • Galvanised steel sheet complies with AS1397:2001 sheet steel and strip – hot dipped zinc coated or aluminium/zinc coated, and have a minimum coating of 550g/m² • Stainless steel sheet complies with ASTM A240/A240M-05 standard specification forchromium and chromium-nickel stainless steel plate, sheet and strip for pressure vessels and for general applications. • Concrete tanks comply with AS3735:2001 concrete structures containing liquids. Where a rainwater tank is supported on a stand or other structure: The supporting structure must be capable of withstanding any loads likely to be imposed on it.	
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NOTE: DO NOT
SCALE FROM PLAN!

NOTE: WIND RATING = C2



LANDSCAPING, DRIVEWAY, PATHS

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Lot 2 SP 354900	
Scale	1 : 100 @ A3
Plan No.	462
Page No.	12 of 14

Proposed new dwelling for: Dalpi Pty. Ltd. at Lot 2, No. 42 Off Lane, Gladstone

Signed by Owners:

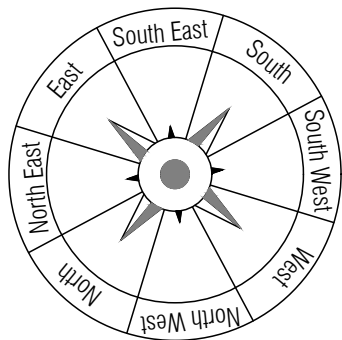
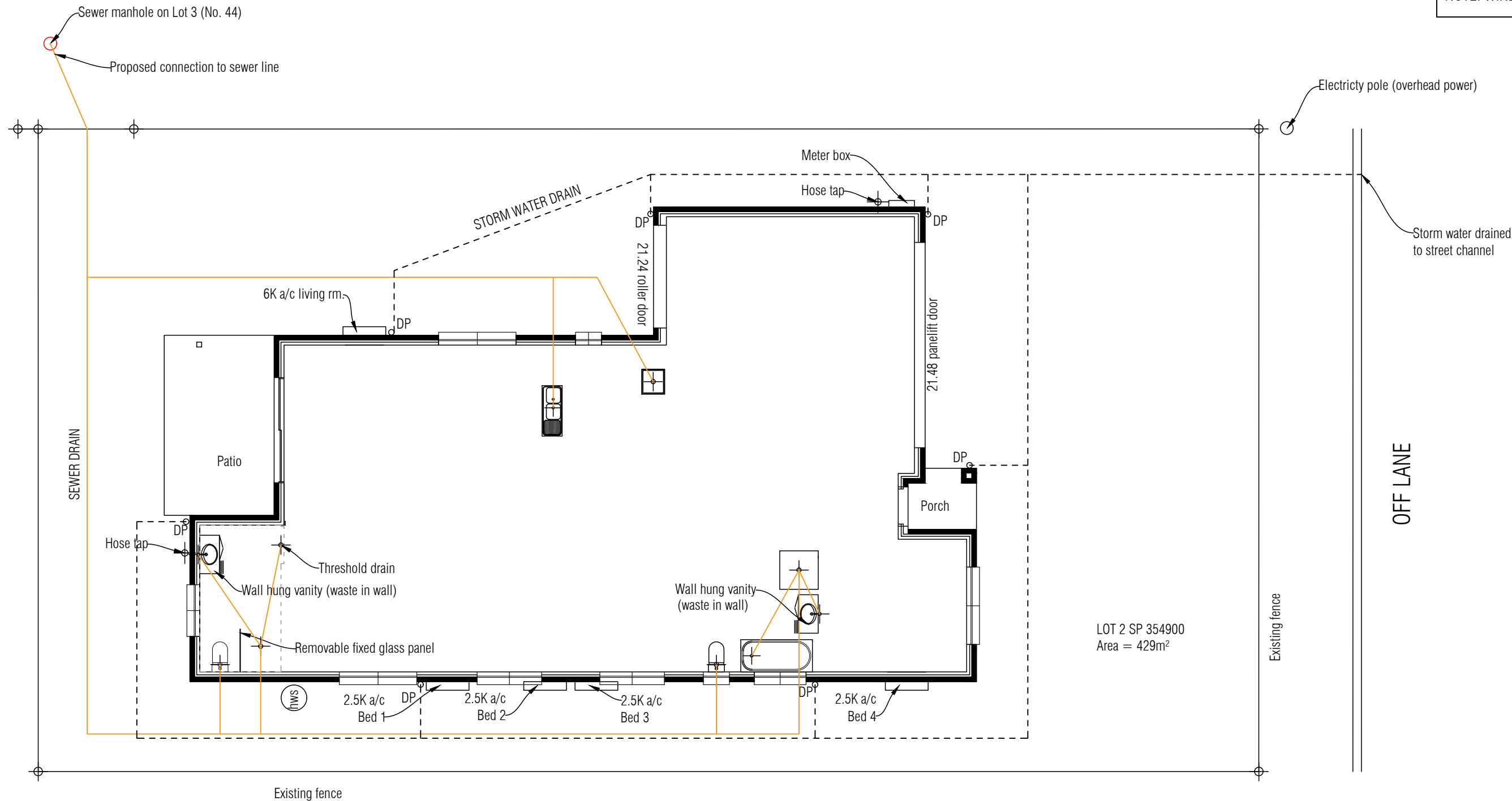
Date: ____/____/2026

Signed by Builders Representative:

Date: ____/____/2026

NOTE: DO NOT
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NOTE: WIND RATING = C2



STORM WATER AND SEWER DRAINS

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Lot 2 SP 354900

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Plan No.	462
Page No.	13 of 14

Proposed new dwelling for: Dalpi Pty. Ltd. at Lot 2, No. 42 Off Lane, Gladstone

Signed by Owners:

Date: ____/____/2026

Signed by Builders Representative:

Date: ____/____/2026

OPERATIONAL USE OF BUILDING

This building is designed as a Residential Building. If, at a later date, it is used or is intended to be used as a Workplace, the provisions of the Workplace Health and Safety Act 2001 or subsequent Act should be applied to the new use.

PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risks to Workers and Public. Warning signs and secure barriers to unauthorised access should be provided. Where Electrical installations, Excavations, Machines or Loose Material are present, they should be secured when not fully supervised.

TRAFFIC MANAGEMENT

- 1. Parking of vehicles or loading/unloading of vehicles on the roadway may cause a traffic hazard. Designated parking for Workers and Loading areas should be provided during construction, maintenance or demolition of this building. Trained traffic management personnel should be responsible for the supervision of these areas.
- 2. Construction of this Building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise during loading/ unloading of equipment and materials.
- 3. Busy construction and demolition sites present a risk of collision where delivery vans and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

SERVICES

- 1. Rupture of services during excavation or other activity creates a variety of risks including the release of hazardous material. Existing services are located on or around this site. Where known, these are usually identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (Such as Dial Before You Dig). Appropriate excavation practice should be applied and, where necessary, specialist contractors are to be used.
- 2. Underground power lines are located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing
- 3. Overhead power lines may be near or on this site. These pose a risk of electrocution if struck by lifting devices or other plant, or approached by persons working above ground level. Where there is a danger of this occurring power lines should be, where practical, disconnected or relocated. Where this is not practical, adequate warning in the form of coloured tape or signage should be used or a protective barrier provided.

MANUAL TASKS

- 1. Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by a mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
- 2. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical, items should be stored on site in a way that minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
- 3. Construction, maintenance and demolition of buildings will require the use of portable tools and equipment. These should be fully maintained in accordance with the Manufacturers Specification, and not used when faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and personal protective equipment should be used in accordance with Manufacturers Specification.

WORKING AT HEIGHTS DURING CONSTRUCTION, OPERATION OR MAINTENANCE

- 1. Wherever possible, components of this building should be prefabricated off-site or at ground level to minimise the risk of Workers falling more than two metres. Part of the construction of this building will require Workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The Builder should provide a suitable barrier where a person is required to work in a situation where falling more than two metres is a possibility.
- 2. Cleaning and maintenance of windows, walls, roof, or other components of this building will require Workers to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or personal protective equipment should be used in accordance with relevant codes of practice, regulations or legislation.

WORKING ON SLIPPERY OR UNEVEN SURFACES

- 1. Where specified on plans, finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes or feet. Any changes to the specified finishes should be made in consultation with the Builder/Designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
- 2. The Owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AN/NZ 4586:2004

STEPS AND UNEVEN SURFACES.

- 1. Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to Workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warnings at all times when the building operates as a Workplace.
- 2. Building Owners and Occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.
- 3. Spills, loose material, stray objects and other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
- 4. Contractors should be required to maintain a tidy work site during construction maintenance or demolition to reduce the risk of of trips and falls in the Workplace.
- 5. Materials for Construction or maintenance should be stored in designated areas set away from access ways and work areas.

WORKING WITH LOOSE MATERIALS AND SMALL OBJECTS

- 1. Construction, Maintenance or demolition work on or around this building is likely to involve personnel working above ground level or above floor levels. Where this occurs one or more of the following should be taken to avoid objects falling from the area where the work is being carried out on to persons below.
 - (a) Prevent or restrict access to areas below where the work is being carried out.
 - (b) Provide toe boards to scaffolding or work platforms.
 - (c) Provide protective structures below the work area.
 - (d) Ensure that all persons below the work area have personal protective equipment.
- 2. During construction, maintenance or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times to prevent collapse which may injure persons in the area.
- 3. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, loads are properly secured and access to areas below the load is prevented or restricted.

WORKING WITH HAZARDOUS SUBSTANCES.

1.POWDERED MATERIALS.

Many materials used in the construction of this building can cause harm if inhaled in powder form. Personnel working on or in the building during construction, maintenance or demolition should ensure good ventilation and wear protective equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

2. TREATED TIMBER.

The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition, should ensure good ventilation and wear personal protective equipment. This should include protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

3. VOLATILE ORGANIC COMPOUNDS.

Many types of glue, solvents, spray packs, paints, varnishes, some cleaning materials and disinfectants may have dangerous emissions. Areas where these are being used should be kept well ventilated while the material is being used and for a period after installation. Personal protective equipment may also be required. The Manufacturers recommendations for use of materials must be carefully considered at all times.

4. SYNTHETIC MINERAL FIBRE.

Fibreglass, Rockwool, ceramic and other materials used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin eyes or other sensitive parts of the body. Personal protective equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

WORKING IN CONFINED SPACES

1. EXCAVATIONS.

Construction of this building and some maintenance on this building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods that do not require Workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers should be provided to prevent accidental or unauthorised access to all excavations.

2. ENCLOSED SPACES.

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. Warning signs and barriers should be provided to prevent unauthorised access. These should be maintained throughout the life of the building. Where Workers are required to enter enclosed spaces, air testing equipment and personal protective equipment should be provided.

3. SMALL SPACES

Some small spaces within this building will require access by construction or maintenance Workers. Warning signs and barriers should be provided to prevent unauthorised access. These should be maintained throughout the life of the building. Where Workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

OTHER HIGH RISK ACTIVITIES

- 1. All electrical work should be carried out in accordance with Code of Practice: Managing electrical risks at the Workplace, AS/NZ 3012 and all licensing requirements.
 - 2. All work using plant should be carried out in accordance with Code of Practice: Managing risks of plant at the Workplace.
 - 3. All work should be carried out in accordance with Code of Practice: Managing noise and preventing hearing loss in the Workplace.
 - 4. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement.
- All the above applies.

WORKPLACE HEALTH AND SAFETY NOTES

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Lot 2 SP 354900	
Scale	1 : 100 @ A3
Plan No.	462
Page No.	14 of 14

Proposed new dwelling for: Dalpi Pty. Ltd. at Lot 2, No. 42 Off Lane, Gladstone	
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