SD

Real Property Description

LOT 5 on SP326319

Site Address

Lot 5 - 2 Barton Court, Parkhurst,
Rockhampton. QLD. 4702.

Site Details

Precinct:	Parkhurst
Zoning:	High Impact Industry

Site Areas

Site Area:	10,014 sq.M
Building Footptint Area:	1,821 sq.M
Site Cover:	18 %
Driveway Area (bitumen):	5,500 sq.M
Sales hardstand Area (paved):	1,097 sq.M
Landscaped Area :	1,379 sq.M
Truck Wash Area (concrete) :	55 sq.M
Refuse Bins Area (concrete) :	44 sq.M

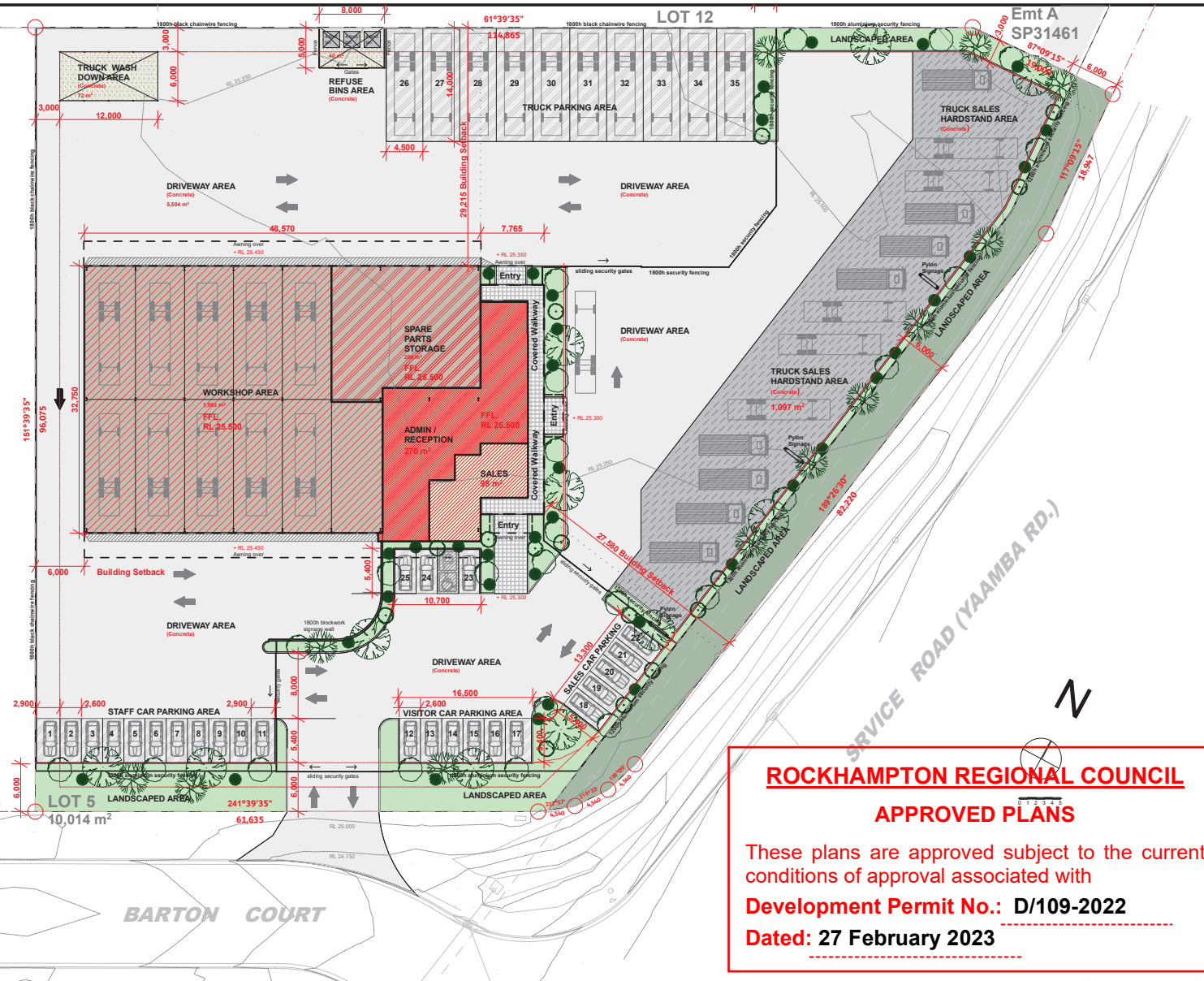
Gross Floor Areas

Workshop Floor Area:	1,093 sq.M
Spare Parts Floor Area (L1):	284 sq.M
Admin / Service Floor Area (L1):	270 sq.M
Sales Floor Area (L1):	95 sq.M
Total Floor Area (L1):	1,742 sq.M
Spare Parts Floor Area (L2):	82 sq.M
Admin / Service Floor Area (L2):	220 sq.M
Total Floor Area (L1):	302 sq.M
Total Gross Floor Area:	2,044 sq.M

Carparking Required:	21 spaces
Carparking Provided:	35 spaces
High Impact Industry:	(1 space / 100 sq.M GFA)

LEGEND - SITE

- Spare Parts Warehouse Area
- Administration Office and Service Reception Area
- Workshop / Service Bay Area
- Sales Area
- Truck Wash Down and Refuse Areas
- Driveway / Vehicular Circulation Areas
- Truck Sales Hardstand Area
- Pathway Access Areas
- Landscaped Areas



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/109-2022

Dated: 27 February 2023

FOR APPROVAL

1 SITE PLAN

1:500@A3 sheet

mnarchitects
MARK NICHOLLS | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

Member Australian Institute of Architects
REGISTERED ARCHITECT: MARK NICHOLLS REGISTRATION NUMBER: 3026

REV:	DATE:	AMENDMENTS:
A	13/07/22	ISSUED FOR DEVELOPMENT APPROVAL

PROJECT: **Proposed Development**
Lot 5 - 2 Barton Court, Parkhurst.
CLIENT: **Wideland Group Trucks**

SCALE: as shown
DRAWN: MN
JOB NO: 707
TITLE: SITE PLAN
STATUS: SD
DRAWING NO: 1.01
DATE: 26/07/2022 16:15
REV: A

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C:\Users\61422\OneDrive\Mantra Designs\Projects\707 - Wideland Trucks Rockhampton\01 DRAWINGS\Current Drawings\02 DD Design Development\PLN\707 DD Wideland Trucks.pln

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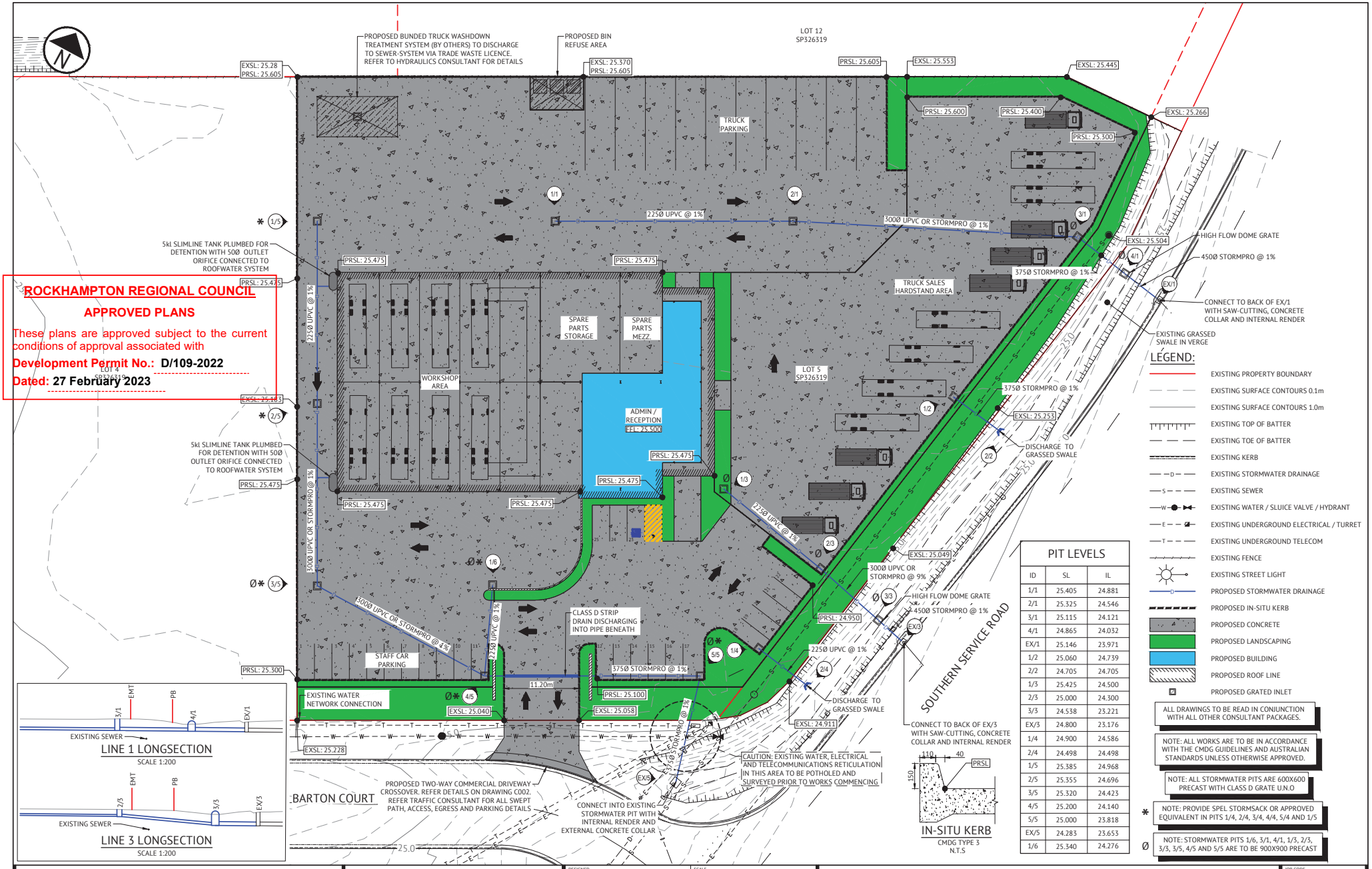
Version: 1, Version Date: 09/08/2022



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PIT LEVELS

ID	SL	IL
1/1	25.405	24.881
2/1	25.325	24.546
3/1	25.115	24.121
4/1	24.865	24.032
EX/1	25.146	23.971
1/2	25.060	24.739
2/2	24.705	24.705
1/3	25.425	24.500
2/3	25.000	24.300
3/3	24.538	23.221
EX/3	24.800	23.176
1/4	24.900	24.586
2/4	24.498	24.498
1/5	25.385	24.968
2/5	25.355	24.696
3/5	25.320	24.423
4/5	25.200	24.140
5/5	25.000	23.818
EX/5	24.283	23.653
1/6	25.340	24.276

FOR APPROVAL

DATE	REV	DESCRIPTION	REC	APP
08/02/23	6	FOR APPROVAL	AB	CWS
31/01/23	5	FOR APPROVAL	AB	CWS
09/12/22	4	FOR APPROVAL	AB	CWS
10/10/22	3	FOR APPROVAL	AB	CWS
21/07/22	2	FOR APPROVAL	AB	CWS
19/07/22	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS

REVISIONS

Premise

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WEB: www.premise.com.au

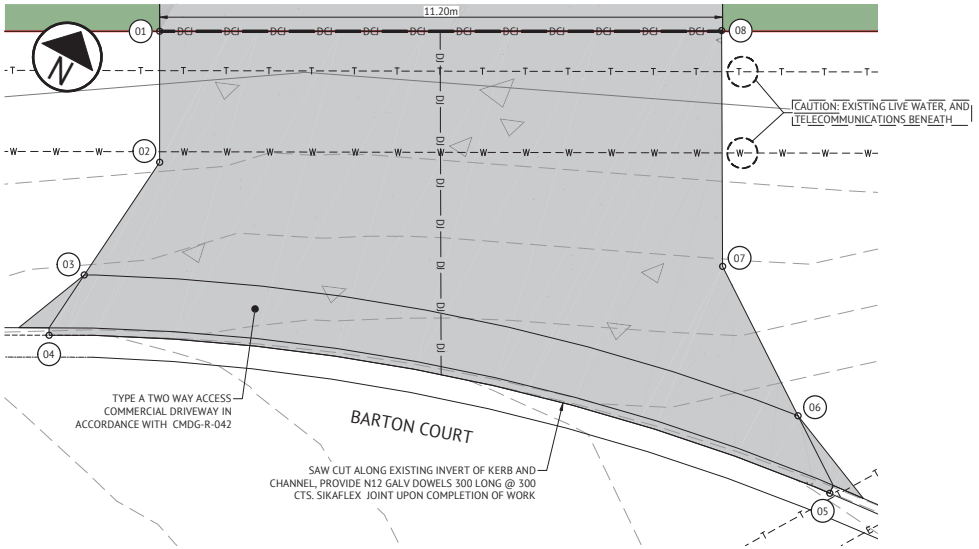
DESIGNED: CHRIS SHIELDS
CHECKED: CHRIS SHIELDS
PROJECT MANAGER: CHRIS SHIELDS
ENGINEERING CERTIFICATION: CHRIS SHIELDS RPEQ: 9347

SCALE
SCALE 1:250 (A1)
SCALE 1:200 (A1)
ORIGINAL SHEET SIZE A1

CLIENT: WIDELAND TRUCKS AND EQUIPMENT PTY LTD
PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
LOCATION: 2 BARTON COURT, PARKHURST
SHEET TITLE: CIVIL WORKS LAYOUT

JOB CODE: MIS-1045
SHEET NUMBER: C001
REV: 6

Document Set ID: 40353471
Version: 1, Version Date: 10/02/2023



DRIVEWAY PLAN

SCALE 1:50

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING SURFACE CONTOURS 0.1m
- EXISTING SURFACE CONTOURS 1.0m
- EXISTING KERB
- EXISTING WATER
- EXISTING UNDERGROUND TELECOM
- PROPOSED CONCRETE
- DJ — DENOTES DOWEL JOINT
- DCJ — DENOTES DOWEL CONSTRUCTION JOINT

DRIVEWAY SETOUT

ID	EASTING	NORTHING	LEVEL
01	245673.7482	7420489.0130	25.040
02	245674.9855	7420486.7189	24.924
03	245674.7296	7420484.0337	24.804
04	245674.6831	7420482.6452	24.627
05	245689.8462	7420487.2516	24.389
06	245688.5575	7420488.3087	24.605
07	245685.8266	7420490.2121	24.793
08	245683.5830	7420494.3320	25.058

GENERAL:

G.1. CONSTRUCTION METHODS ARE THE RESPONSIBILITY OF THE BUILDER. DETAILS SHOWN ARE A GUIDE AND ALTERNATE DETAILS MAY BE SUBMITTED FOR ENGINEERING APPROVAL, PRIOR TO WORKS COMMENCING

G.2. PROPRIETARY ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND DESIGN DETAILS.

G.3. IT IS THE RESPONSIBILITY OF THE BUILDER TO MAKE GOOD ANY DAMAGE CAUSED TO ADJOINING STRUCTURES OR ELEMENTS CREATED DURING CONSTRUCTION.

SITE PREPARATION AND FOUNDATIONS:

P.1. EARTHWORKS SHALL BE IN ACCORDANCE WITH AS 3798 INCLUDING THE FOLLOWING.

P.2. THE BUILDING SITE SHALL BE STRIPPED OF ALL VEGETABLE MATTER AND THE ASSOCIATED LAYER OF TOPSOIL.

P.3. THE SUBGRADE (UNDER SLABS) SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH METHOD 5.1.1 OF AS 1289 (STANDARD COMPACTION).

P.4. A MOISTURE BARRIER OF TWO LAYERS OF 0.2mm POLYETHYLENE FILM LAPPED 200mm AND TAPED AT JOINTS SHALL BE PROVIDED UNDER THE SLAB. REFER PAVEMENT DETAILS FOR ADDITIONAL REQUIREMENTS.

P.5. PAVEMENTS HAVE BEEN DESIGNED BASED ON MIN. CBR3 INSITU MATERIAL.

CONCRETE:

C.1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS2870 AND AS3600.

C.2. CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES SEE TABLE BELOW:

CONCRETE TABLE					
ELEMENT	EXP. CLASS	CLASS & GRADE (CONCRETE)	CLEAR COVER TO REINF'T (mm)	MAX AGG. SIZE (mm)	MAX SLUMP (mm)
CONCRETE PAVEMENTS	B1	N32	50	20	80

C.3. CURING OF ALL CONCRETE MUST BE ACHIEVED BY KEEPING SURFACES CONTINUOUSLY WET FOR A PERIOD OF 7 DAYS U.N.O. IN ACCORDANCE WITH AS 3600. APPROVED SPRAY-ON CURING COMPOUNDS THAT COMPLY WITH AS 3799 MAY BE USED WHERE FLOOR FINISHES WILL NOT BE AFFECTED. WET HESSIAN MAY BE USED TO RETAIN CONCRETE MOISTURE WHERE PROTECTED FROM THE WIND AND TRAFFIC. CURING MUST COMMENCE IMMEDIATELY AFTER CONCRETE PLACEMENT.

REINFORCEMENT:

R.1. SYMBOLS ON DRAWINGS FOR GRADE AND TYPE OF REINFORCEMENT ARE AS FOLLOWS:
- R.1.1. R: DENOTES STRUCTURAL GRADE 250 PLAIN ROUND BAR TO AS4671
- R.1.2. N: DENOTES HOT ROLLED GRADE 500 DEFORMED BAR DUCTILITY CLASS N TO AS4671
- R.1.3. SL: DENOTES HARD DRAWN WIRE GRADE 500 SQUARE REINFORCING MESH DUCTILITY CLASS L TO AS4671
- R.1.4. RL: DENOTES HARD DRAWN WIRE GRADE 500 RECTANGULAR REINFORCING MESH DUCTILITY CLASS L TO AS4671

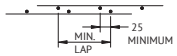
R.2. ALL N BARS TO BE GRADE 500.

R.3. CLEAR COVER TO REINFORCEMENT SHALL BE PROVIDED BY APPROVED CHAIRS, SPACERS OR TIES AS REQUIRED TO PROVIDE ADEQUATE SUPPORT AS FOLLOWS:
- R.3.1. BARS 16mm AND LESS AND FABRIC - 1000mm CENTERS
- R.3.2. BARS 20mm AND OVER 1200mm CENTERS

R.4. USE MESH SUPPLIED IN FLAT SHEETS UNLESS APPROVED OTHERWISE.

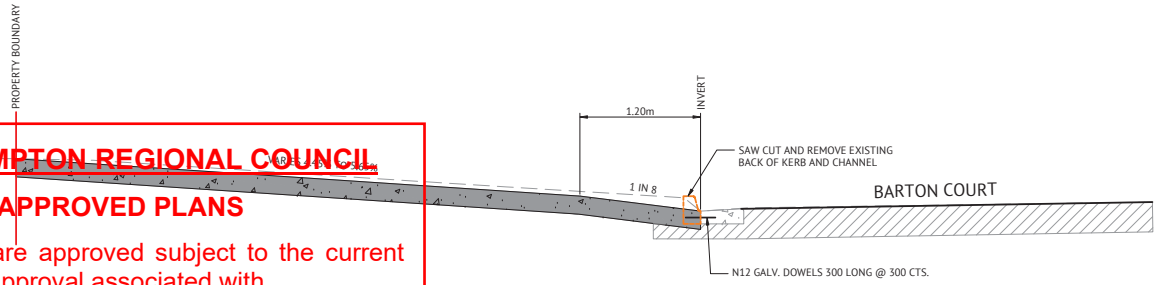
R.5. WELDING AND BENDING OF REINFORCEMENT IS NOT PERMITTED UNLESS SHOWN ON THE DRAWINGS OR APPROVED BY ENGINEER.

R.6. PROVIDE MINIMUM MESH LAPS TO CROSS WIRES OF REINFORCING MESH, SO THAT TWO OUTERMOST WIRES OF ONE SHEET OVERLAP TWO OUTERMOST WIRES OF ADJACENT SHEET BY AT LEAST 25mm, THUS:



ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT PACKAGES.

NOTE: ALL WORKS ARE TO BE IN ACCORDANCE WITH THE CMDG GUIDELINES AND AUSTRALIAN STANDARDS UNLESS OTHERWISE APPROVED.



DRIVEWAY TYPICAL SECTION

SCALE 1:25

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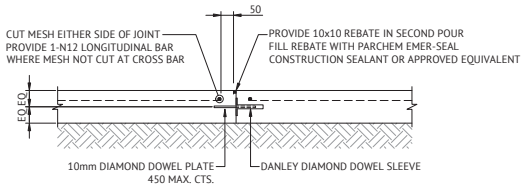
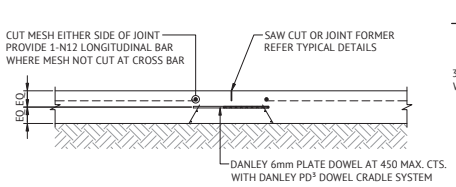


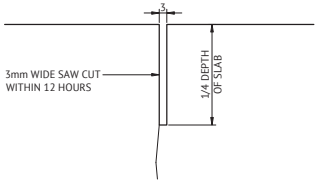
DOWEL CONSTRUCTION JOINT - DCJ

SCALE 1:10



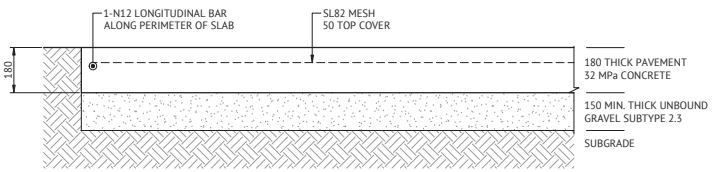
DOWEL JOINT - DJ

SCALE 1:10



TYPICAL SAW CUT DETAIL

SCALE 1:1



HEAVY VEHICLE PAVEMENT DETAIL

SCALE 1:10

FOR APPROVAL

REV	DESCRIPTION	REC	APP	DATE
3	FOR APPROVAL	AB	CWS	10/10/22
2	FOR APPROVAL	AB	CWS	22/07/22
1	PRELIMINARY - NOT FOR CONSTRUCTION	AB	CWS	19/07/22

REVISIONS

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DESIGNED CHRIS SHIELDS
CHECKED CHRIS SHIELDS
PROJECT MANAGER CHRIS SHIELDS
ENGINEERING CERTIFICATION CHRIS SHIELDS RPEQ: 9347

SCALE AS SHOWN

ORIGINAL SHEET SIZE A1

CLIENT: WIDELAND TRUCKS AND EQUIPMENT PTY LTD

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT

LOCATION: 2 BARTON COURT, PARKHURST

SHEET TITLE: DRIVEWAY CROSSOVER DETAILS

JOB CODE: MIS-1045

SHEET NUMBER: C002

REV: 3

Document Set ID: 40147649
Version: 1, Version Date: 14/12/2022