

PROPERTY DETAILS
 LOT 661 ON RP 9575
 PARISH OF ROCKHAMPTON
 COUNTY OF CLAYTON
 A.M.C.# 2023 Sgn

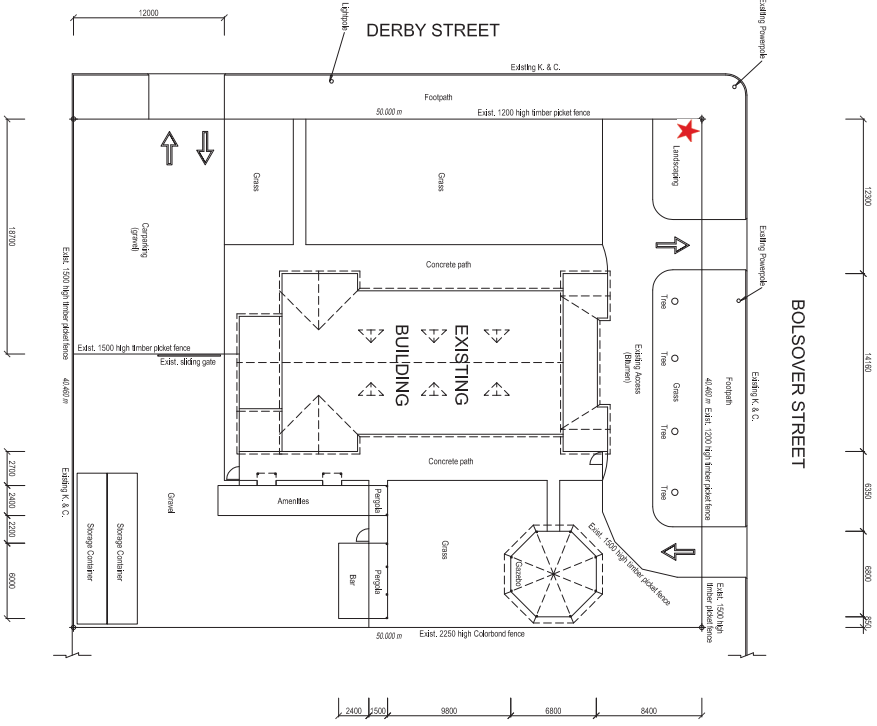


SITE PLAN NOTES:

1. Earthworks to comply with A&S178 and A&S271.
2. Signal to proceed with the subject application to be issued prior to construction.
3. Proposed surface finish shown on drawings and platform level shall be confirmed on site prior to commencement of building work.
4. Structure designed for 100m Gull Speed: C1 (W/M/C)
5. All construction shall be in accordance with the requirements of the Building Code of Australia, the Building Act 1973 and the Local Authority's requirements.
6. Timber members to be steel and lead lined in accordance with C1 of the O&C Timber Fencing Manual.
7. Balustrade to provide a wall around the pool:
 - 1.8m for the 10m x 5m pool
 - 1.5m for the 3m x 5m pool
8. Construct all new concrete as shown and place in accordance with the design and subject to a local engineering design to be submitted and approved by the Council prior to construction.
9. Install a fence 1.8m high with development near ground settlement lines to allow for movement.
10. Confirm location of any underground services prior to commencement of the building work.
11. Check position of correct water connection and install connecting link to satisfy to the requirements of the Local Authority or engineering design for the Council prior to construction.
12. Excavation of the site shall be subject to the requirements of the Council immediately adjacent to the property and consent of the Council must be obtained prior to any excavation. The required notices the content of the subject property.

CALCULATION SCHEDULE:

| | |
|-------------------------|------------|
| AREA OF LAND | 2023 sqm |
| AREA OF MAILBOX RUN | 323.84 sqm |
| AREA OF GAZEBO | 38.14 sqm |
| AREA OF GARAGE/ESH/W | 52.89 sqm |
| AREA OF SOLAR PANELS | 51.29 sqm |
| TOTAL AREA OF BUILDINGS | 504.45 sqm |
| % COVER | 24.95% |
| AREA OF LANDSCAPING | 601.33 sqm |
| % COVER | 29.71% |



Signage: 1.8m (height) X 1.8m (width), with a total sign face area of 3.24 square meters

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
 These plans are approved subject to the current conditions of approval associated with Development Permit No.: D/103-2019
 Dated: 13 January 2021

| No. | Date | Amendment |
|-----|----------|--------------------------|
| 1 | 02/11/20 | Calculation Sheet, added |
| 2 | 02/07/19 | For LGA Approval |

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 building designers
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ROCKHAMPTON REGIONAL COUNCIL
 100 George Street
 Rockhampton QLD 4840

| | | |
|--|----------------|--------------|
| AS CONSTRUCTED STRUCTURES AT 278 BOLSOVER STREET, ROCKHAMPTON, FOR K.J. & G.L. SCHAMBURG | DATE: JULY '18 | ISSUE: 2 |
| DRAWN: SW | CHECKED: SW | APPROVED: SW |
| SCALE: AS SHOWN ON A1 | DATE: 19-03-21 | ISSUE: 2 |

| No. | Date | Amendment |
|-----|----------|-------------------|
| 1 | 06.07.19 | For IACU Approval |

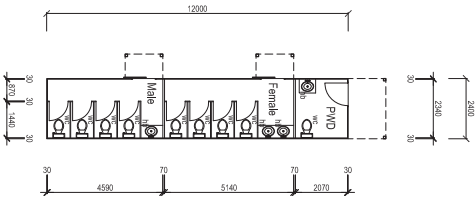


LEGEND:

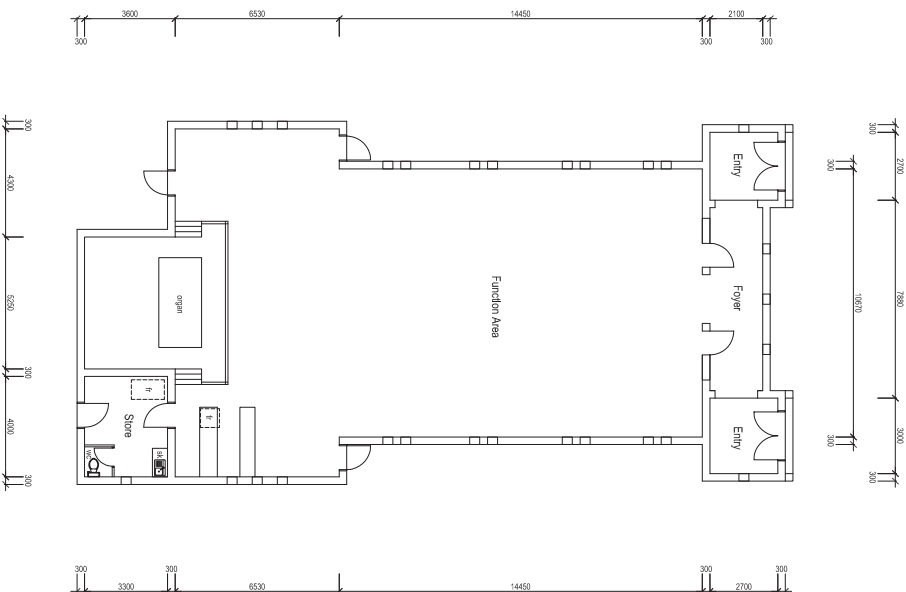
- e existing
- h Hinge
- o Opening
- sk Skirt
- WC Water Closet

FLOOR PLAN NOTES:

1. Figure dimensions shall taken by preference to those called from the drawings.
2. Builder to verify all dimensions on site prior to commencement of building work.
3. Fit and finish lines shown on drawings are all-in room level work as indicated and are prior to commencement of building work.
4. Structure designed for Wind Class Speed: C1 (W41C).
5. Construction to be in accordance with the Building Code of Australia (BC) (Form Building) (Method and all other relevant AS/NZS codes and standards).
6. Builder to ensure adequate surface drainage and take on low spots, especially at parapets and around roof penetrations.
7. Where solid walls, WC doors and entry panels to be fitted with door to be fitted at where it is shown on drawings.
8. Used of new steel studs to be shown adding concrete masonry level.
9. Termite protection to be installed in accordance with AS3602. A certificate is to be supplied to the Building Approval Authority as evidence of treatment where necessary.



EXISTING AMENITIES FLOOR PLAN (1:100)



EXISTING CHURCH FLOOR PLAN (1:100)

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 Dated: **13 January 2021**

EXISTING FLOOR PLANS

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AS CONSTRUCTED STRUCTURES
 AT 278 BOLSOVER STREET,
 ROCKHAMPTON,
 FOR K.J. & G.L. SCHAMBURG

DATE: JULY '18 ISSUE: 1
 DRAWN: SVL CHECKED: PENDING/MLK
 SCALE: AS SHOWN ON A1 APPROVED

1/2 19-037