

General Notes

CONST. TO BE IN ACCORD. WITH THE QLD. BUILDING ACT 1975-1998 & THE STANDARD BUILDING REGULATION 1993 AND SHALL COMPLY WITH ALL LOCAL AUTHORITY REGULATIONS AND REQUIREMENTS.

DO NOT SCALE

ALL WALL DIMENSIONS ARE TO STRUCTURAL COMPONENTS - NOT TO THE FACE OF LININGS/FINISHES

VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE STARTING WORK.

WHERE CAVITY SLIDER DOORS ARE FITTED IT IS RECOMMENDED TO USE STEEL FRAMED CAVITY SLIDERS OR 90mm WALL FRAMES FOR TIMBER FRAMED CAVITY SLIDERS.

TOILET DOORS MUST OPEN OUTWARDS, SLIDE OR BE FITTED WITH DEMOUNTABLE HINGES IF THE DISTANCE BETWEEN THE PAN AND NEAREST PART OF THE DOORWAY IS LESS THAN 1200mm.

Site Details

REFER TO SITE DEVELOPMENT PLAN BY OTHERS WHERE PROVIDED.

SITE LEVELS AND FINISHED FLOOR LEVELS ARE TO BE VERIFIED BY THE BUILDER BEFORE STARTING WORK.

ALL CUT & FILLED EARTH EMBANKMENTS ARE TO BE MAX. SLOPE OF 1 IN 3 UNO ON CONSULTANTS PLAN. BANKS TO BE GRASSED UNO.

FOR LEVEL SITES FALL GROUND AWAY FROM BUILDING 50mm IN A MINIMUM DISTANCE OF 1m ON ALL SIDES.

FOR SLOPING SITES DIVERT SURFACE WATER FROM UPHILL SIDE AWAY FROM BUILDING.

PROVIDE FALLS TO FINISH GROUND SURFACE TO PREVENT WATER PONDING AT ANY POINT IN THE VICINITY OF THE BUILDING OR ON THE COMMON BOUNDARY OF ADJOINING ALLOTMENTS.

Stormwater Drainage

ALL STORM WATER DRAINAGE WORK TO BE IN ACCORDANCE WITH AS 3500. DISCHARGE RAIN WATER DOWN PIPES TO INTER-ALLOTMENT DRAINAGE SYSTEM IF AVAILABLE. KERB AND CHANNEL IF FALL PERMITS OR SPLASH PADS (SPLASH PADS NOT PERMITTED ON CLASS H & E SITES). ENSURE RAIN WATER IS DIRECTED AWAY FOR THE BUILDING. 100sqm OF ROOF AREA (MIN.) TO DISCHARGE TO RAIN WATER TANK FOR NEW HOUSES & UNITS.

Sewer Drainage

ALL PLUMBING & DRAINAGE WORK TO BE IN ACCORDANCE WITH WATER & SEWERAGE SUPPLY ACT AND AS 3500.

FOR SEWERED SITES DISCHARGE WASTE WATER TO COUNCIL SEWER.

THE LOCATION OF THE SEWER MAIN HAS BEEN SCALED FROM COUNCIL PLANS. WHERE THE SEWER LINE IS 2m OR LESS FROM THE BUILDING STRUCTURE IT IS THE RESPONSIBILITY OF THE BUILDER TO PHYSICALLY LOCATE THE SEWER MAIN BEFORE STARTING WORK

FOR UNSEWERED SITES DISCHARGE WASTE WATER TO MINI TREATMENT SYSTEM, SEPTIC TANK OR HOLDING TANK AS SHOWN ON CONSULTANTS PLANS.

Slab & Footings

CONCRETE WORK TO BE IN ACCORDANCE WITH AS 3600.

Working At Heights

FOR CONSTRUCTION, CLEANING AND MAINTENANCE PROCEDURES WHERE THERE IS A RISK OF FALLING, COMPLY WITH THE FOLLOWING CLAUSE FROM DIV. 4 OF PART 18 OF THE "WORKPLACE HEALTH AND SAFETY REGULATION". (CLASS 188 - FALL ARREST HARNESS SYSTEM)

Masonry

ALL MASONRY WORK TO COMPLY WITH AS 3700.

CONSTRUCT MASONRY CONTROL JOINTS AT LOCATIONS SHOWN ON ENGINEERS FOOTING PLAN

Roofing

METAL ROOFING TO BE IN ACCORDANCE WITH AS 1562.1 AND FIXED TO MANUFACTURERS SPECIFICATIONS.

TILE ROOFING TO BE IN ACCORDANCE WITH AS 2049 AND FIXED TO MANUFACTURERS SPECIFICATIONS.

Timber Framing

ALL TIMBER SIZES AND CONNECTIONS NOT SHOWN TO BE IN ACCORDANCE WITH AS 1684.2 OR AS 1684.3 (DEPENDING ON WIND SPEED)

EXTERNAL TIMBER MEMBERS TO BE DURABILITY CLASS 1 OR 2 WITH SAPWOOD REMOVED OR PRESERVATIVE TREATED TO H3 UNLESS STATED OTHERWISE. ALL PINE TO BE LOSP TREATED TO H3 LEVEL.

ALL STRUCTURAL PLY IS TO BE IN ACCORDANCE WITH AS/NZ 2269 AND FIXED TO MANUFACTURERS SPECIFICATIONS.

ALL EXTERNAL NAILED AND SCREWED FIXING IN COASTAL AREAS FOR (BUT NOT LIMITED TO) CLADDING, FLOORING, SHEET LININGS, WINDOWS, DOOR FRAMES AND HINGES TO BE STAINLESS STEEL OR SILICON BRONZE.

TIMBER ROOF BATTENS TO BE FIXED IN ACCORDANCE WITH AS 1684.2 OR AS 1684.3 (DEPENDING ON WIND SPEED) AND WPHS REQUIREMENTS.

METAL ROOF BATTENS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND WPHS REQUIREMENTS.

TILE ROOF BATTENS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND WPHS REQUIREMENTS.

ROOF TRUSSES - TIE DOWN, CONNECTIONS AND BRACING TO TRUSS MANUFACTURERS DETAILS

WALL FRAMES - TO BE DESIGNED, CERTIFIED & SUPPLIED BY WALL FRAME MANUFACTURER UNLESS DETAILED ON PLAN.

FLOOR FRAMING - FOR LVL MEMBERS IT IS RECOMMENDED THAT THE TOP EDGE BE PROTECTED FROM WATER PENETRATION DURING CONSTRUCTION. THIS CAN BE ACHIEVED BY THE APPLICATION OF A WATERPROOF TAPE OR PAINTING THE TOP EDGE OF THE MEMBER WITH DURAM "DURABIT" ACRYLIC. (PAINTING IS RECOMMENDED WHILE MEMBERS ARE STACKED). ALL OTHER MEMBERS EXCLUDING HARDWOOD SHOULD BE PROTECTED AS PER MANUFACTURERS SPECIFICATIONS.

INTERNAL STRIP FLOORING IS TO BE WEATHER PROTECTED AT ALL TIMES AND TO HAVE A MOISTURE CONTENT NOT GREATER THAN 15%.

Termite Protection

PROVIDE PROTECTION FOR NEW BUILDINGS IN ACCORD. WITH THE B.C.A. - QUEENSLAND AMENDMENTS AND AS 3660.1 - 2000. "TERMITE MANAGEMENT - NEW BUILDING WORK".

PROVIDE PROTECTION FOR EXISTING BUILDINGS IN ACCORD. WITH THE B.C.A. - QUEENSLAND AMENDMENTS AND AS 3660.2 - 2000. "TERMITE MANAGEMENT - IN AND AROUND EXISTING BUILDINGS AND STRUCTURES".

OPTION SELECTED:-

- | | |
|---|---|
| <input type="checkbox"/> GRADED STONE BARRIERS | <input type="checkbox"/> MINIMUM 75mm SLAB EDGE EXPOSURE |
| <input type="checkbox"/> CHEMICAL IMPREGNATED PLASTIC SHEET | <input type="checkbox"/> CHEMICAL RETICULATION SYSTEMS |
| <input type="checkbox"/> STAINLESS STEEL MESH SHIELDING | <input type="checkbox"/> CHEMICAL PERIMETER & PENETRATIONS SYSTEM |
| <input type="checkbox"/> MONOLITHIC CONCRETE SLAB | <input type="checkbox"/> |
| <input type="checkbox"/> METAL TERMITE CAP/STRIP SHIELDING | ALL PRIMARY BUILDING ELEMENTS OF TERMITE RESISTANT MATERIALS |

OTHER: _____

SUBSEQUENT INSPECTIONS ARE TO BE CARRIED OUT TO INSTALLERS REQUIREMENTS

Stair Treads, Landings & Ramps

TREADS MUST HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS AND EDGE OF LANDINGS IN ACCORD. WITH NCC VOL. 2 PART 3.9.1.4 SLIP-RESISTANCE.

APPLICATION	SURFACE CONDITIONS	
	DRY	WET
RAMP NOT STEEPER THAN 1:8	P4 or R10	P5 or R12
TREAD SURFACE	P3 or R10	P4 or R11
NOSING OR LANDING EDGE STRIP	P3	P4

Wall Cladding

WALL CLADDING TO BE FIXED TO MANUFACTURERS SPECIFICATIONS.

Aluminium Windows & Doors

ALUMINIUM WINDOWS AND DOORS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH AS 2047/48.

Structural Steel

RHS & SHS STEEL SECTIONS TO BE FIRST GRADE STEEL COMPLYING WITH AS 1163 AND HOT ROLLED SECTIONS TO COMPLY WITH AS 3679.

ALL STRUCTURAL STEEL MATERIALS, WORKMANSHIP, FABRICATION & ERECTION SHALL COMPLY WITH THE REQUIREMENTS OF AS 4100, AS 1538, AS 1554 AND ANY OTHER RELEVANT SPECIFICATIONS.

ALL BOLTS, NUTS, WASHERS, BRACKETS ETC. IN COASTAL AREAS TO BE HOT DIPPED GALVANIZED.

Wet Areas

WATER PROOFING OF WET AREAS IS TO BE CARRIED OUT IN ACCORDANCE WITH NCC PART 3.8.1 AND AS 3740.

FLOORS TO WET AREAS - CERAMIC TILES OR OTHER APPROVED MATERIALS.

SPLASH BACKS-	FIXTURE	MATERIAL
MIN. HEIGHT	BATHS, BASINS & SINKS	CERAMIC TILES*
150mm	SHOWERS	CERAMIC TILES*
1800mm		

* OR OTHER APPROVED MATERIAL

Insulation

- REFER TO THE ATTACHED ENERGY EFFICIENCY REPORT FOR DETAIL

Sustainability Requirements

NEW HOUSES/ADDITIONS WITH PLUMBING (NEW WORK ONLY):

-PROVIDE AAA-RATED SHOWER ROSES WITH MIN. 3 STAR WATER EFFICIENCY AND STANDARDS RATING
 -PROVIDE DUAL-FLUSH TOILETS WITH MIN. 4-STAR WATER EFFICIENCY AND STANDARDS RATING
 - PROVIDE TAPWARE WITH MIN. 3-STAR WATER EFFICIENCY LABELING AND STANDARDS RATING FOR TAPS SERVING:

- (A) LAUNDRY TUBS &
 (B) KITCHEN SINKS &
 (C) BASINS

-PROVIDE WATER PRESSURE-LIMITING DEVICES (WHERE WATER PRESSURE EXCEEDS 500 KILOPASCALS)
 -ENERGY EFFICIENT LIGHTING TO A MINIMUM OF 80% OF THE ENCLOSED SPACE.

ADDITIONS WITHOUT PLUMBING (NEW WORK ONLY):

-ENERGY EFFICIENT LIGHTING TO A MINIMUM OF 80% OF THE ENCLOSED SPACE.

IF PROVIDED AIR CONDITIONERS ARE TO HAVE A MINIMUM EFFICIENCY RATIO (EER) OF 2.9

REFER TO ENERGY EFFICIENCY REPORT BY OTHERS FOR ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS IF SUPPLIED.

Other Consultants

REFER TO DETAILS BY OTHER CONSULTANTS FOR:

- SLAB & FOOTING DESIGN
- SOIL TEST
- SITE CONTOURS
- CONCRETE DRIVEWAY INCLUDING FALLS
- STRUCTURAL STEEL DETAILS
- PREFAB TIMBER WALL FRAMES
- PREFABRICATED CARPORT DETAILS
- RETAINING WALL DETAILS
- SITE DRAINAGE DESIGN
- WATER RETICULATION & SEWER DRAINAGE DESIGN
- ENERGY EFFICIENCY REPORT

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No. : D 143-2020

Dated: 22 April 2021

PRELIM 01

DATE: 17/12/20

NOT FOR CONSTRUCTION

REVISIONS			PROPOSED MEDICAL CENTRE FOR DR N. ANDREWS AT 164 FITZROY STREET ALLENSTOWN	 MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC. Licenced under the QBSA Act Lic No. 1180286 Telephone 61 7 49288011 Facsimile 61 7 49266579 E-mail mailbox@rufusdesigngroup.com	PROJECT MANAGER : <i>D Webb</i>	WIND SPEED C1	PROJECT NUMBER 200919 - 01
					DRAWN : <i>D Webb</i>	PLAN SIZE: A3	SHEET 01 OF 07 SHEETS
					CHKD :	REVISION	
	No.	DESCRIPTION			DATE		

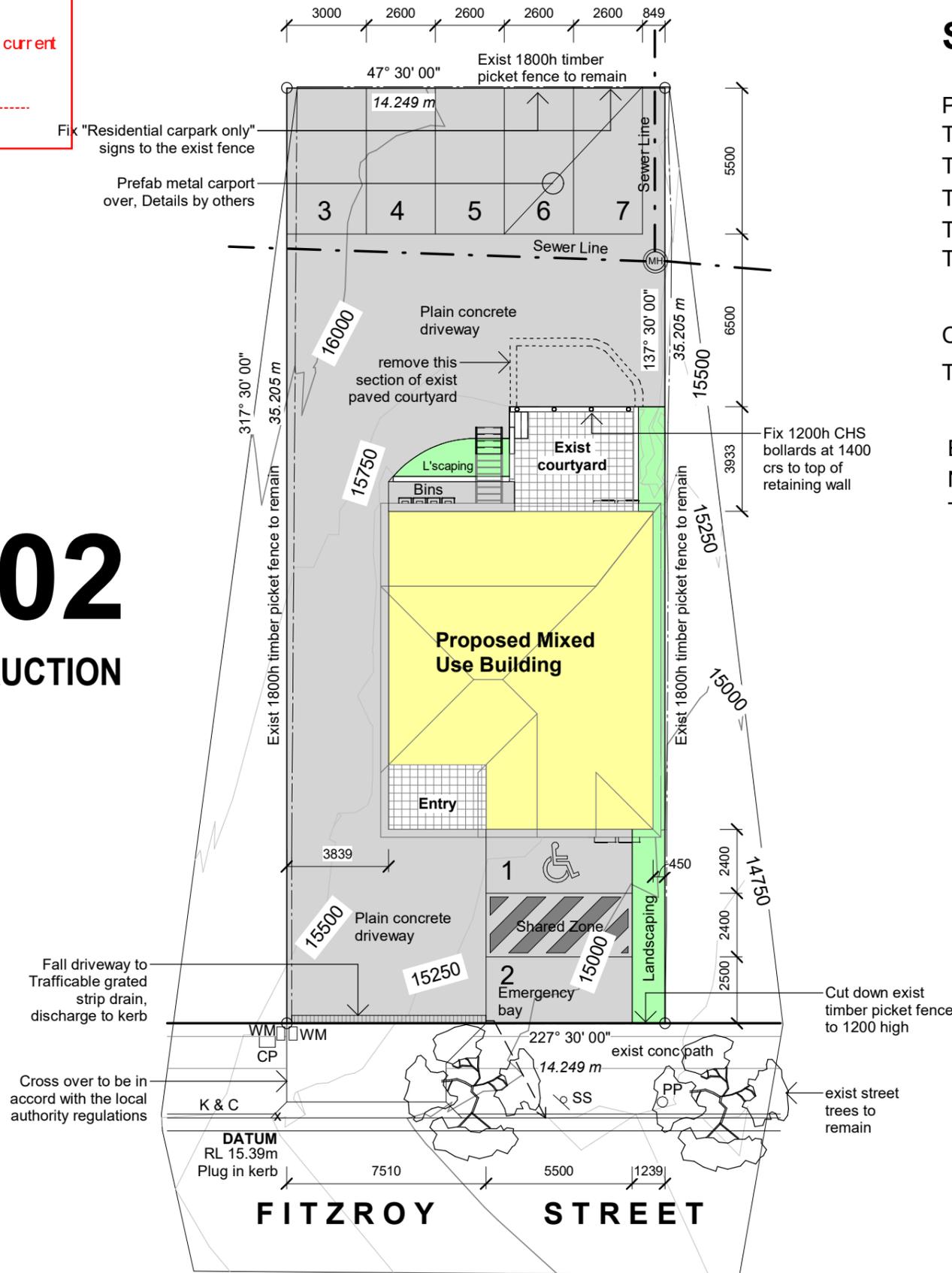
APPROVED PLANS

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Development Permit No.: D 143-2020

Dated: 22 April 2021

PRELIM 02
 DATE: 13/02/21
NOT FOR CONSTRUCTION



Site Analysis

Proposed Floor Area	=	229.5 sqm
Total Building Footprint Area	=	110.3 sqm
Total Site Coverage	=	22%
Total Landscaped Area Required	=	50.1 sqm
Total Landscaped Area Provided	=	52.2 sqm
Total Site Area	=	501 sqm

Car Parking

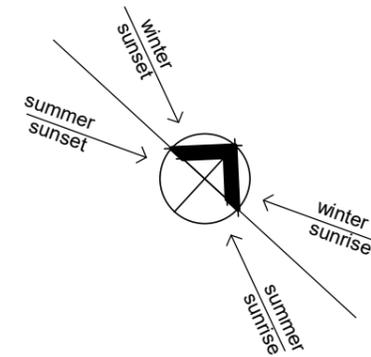
Car parking spaces required	=	7
Total car spaces provided	=	7

Driveways

Existing concrete driveway area	=	NIL
New concrete driveway area	=	338.5 sqm
Total driveway area	=	338.5 sqm

LEGEND

- FH Street sign
- CP Communications Pit
- WM Water Meter
- BO Bollard to eng's detail
- MB Electrical Meter Box
- SWP Storm Water Pit
- MH Sewer Man Hole
- DP Down Pipe
- HC Hose Cock
- PP Power Pole
- K & C Kerb & Channel



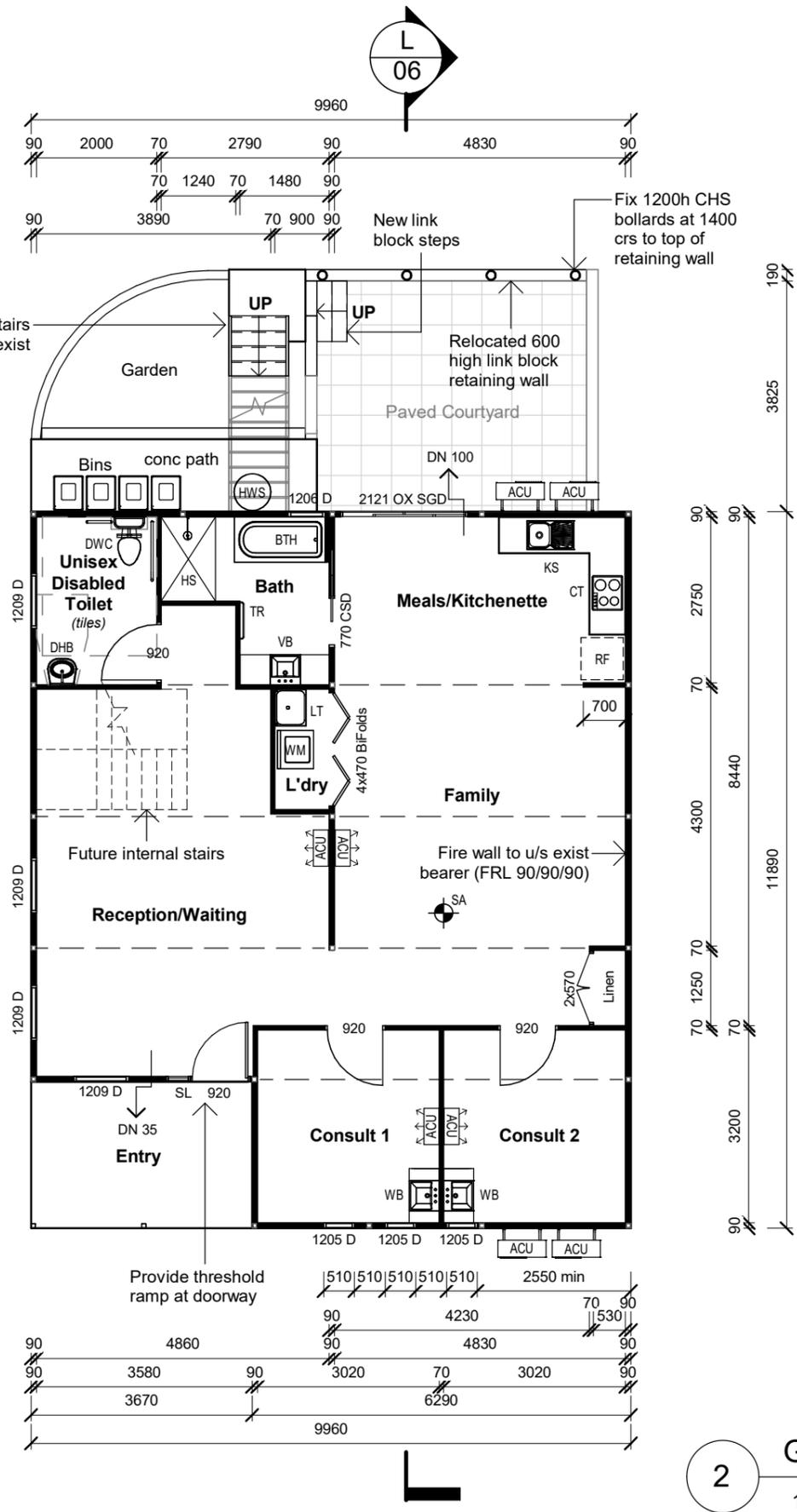
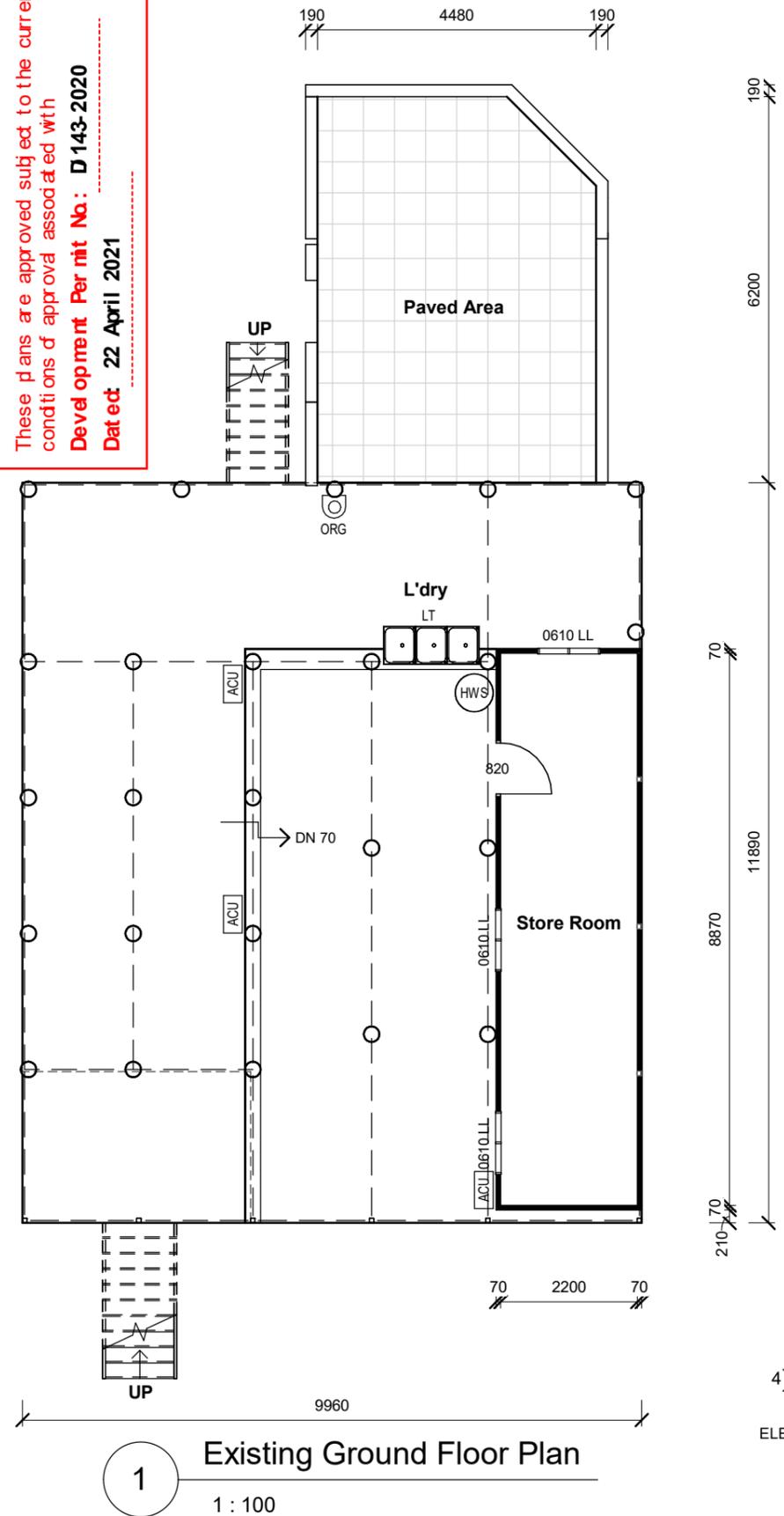
R.P.D.

Lot Number : 3
 Reg./Survey Plan Number : 605224
 Parish : Rockhampton
 County : Livingstone
 Area : 501m²

1 Site Plan
 1 : 200

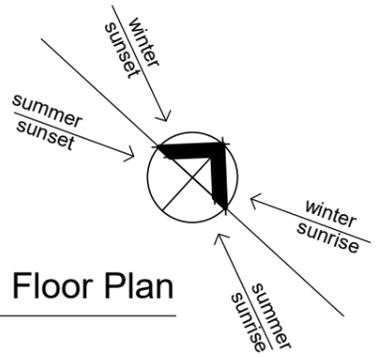
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								DRAWN : <i>D Webb</i>	PLAN SIZE : A3
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Plan Legend	
ACU	Air Conditioner Unit
BK SH	Full height Book Shelves
BTH	Bath
CC	Ceiling Cassette
CF	1200mm dia Ceiling Fan
CT	Cooktop
DHB	Disabled compliant Hand Basin
DP	Down Pipe
DWC	Disabled compliant Toilet
FW	Floor Waste
FZ	Freezer
HC	Hose Cock
HS	Hobless Shower
HWS	Hot Water System
KS	Kitchen Sink
LT	Laundry Tub
MH	Man Hole
ORG	Overflow relief gully
RF	Refrigerator
SA	Photoelectric Smoke Alarm
SHR/BA	Shower over bath tub
ST	Upright Stove
TR	Towel Rail
VB	Vanity Basin
WB	Wash Basin
WC	Toilet
WM	Washing Machine

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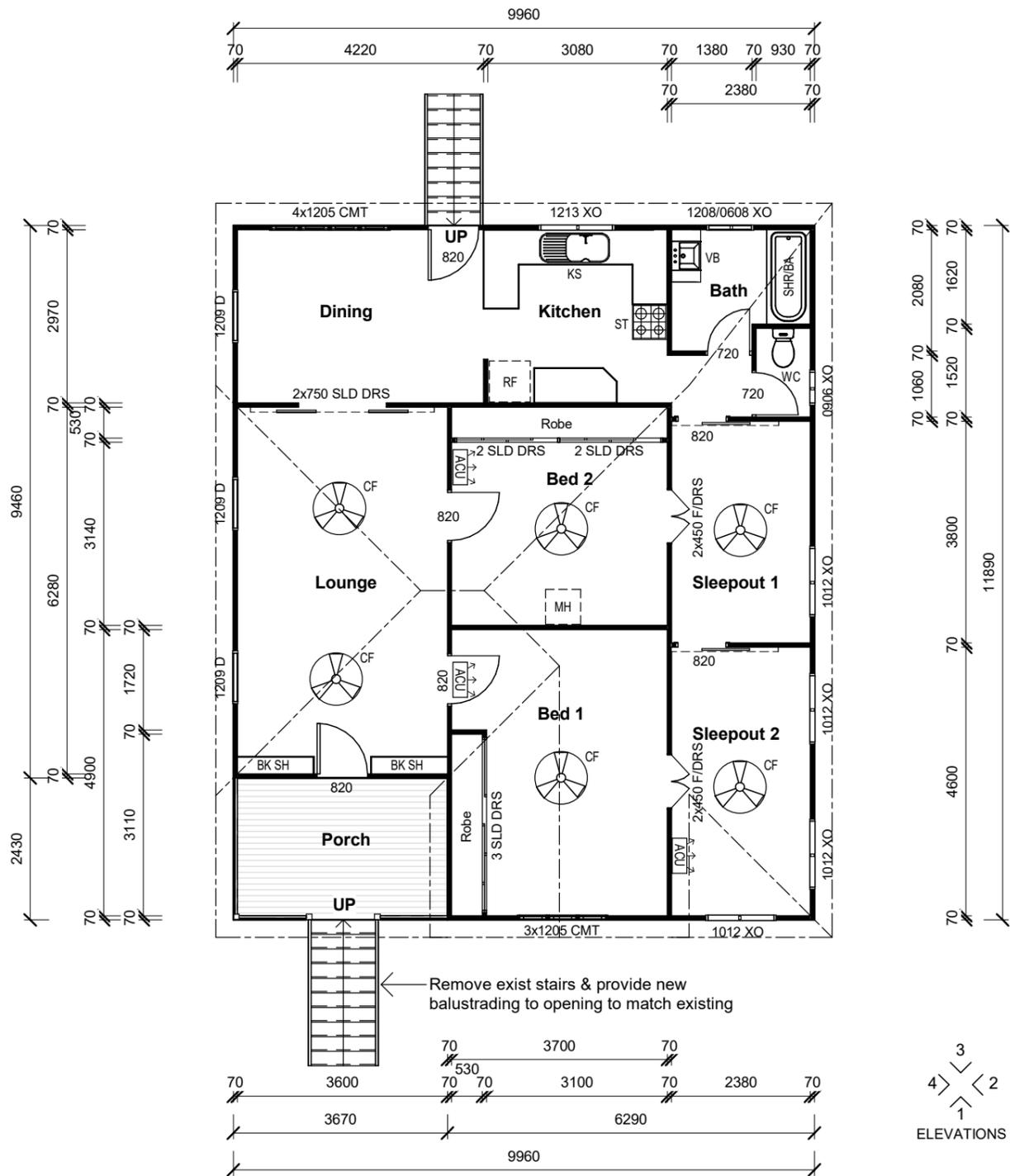
**PROPOSED MEDICAL CENTRE
 FOR DR N. ANDREWS
 AT 164 FITZROY STREET
 ALLENSTOWN**

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MEMBER BUILDING DESIGNERS ASSOC. OF QLD INC.
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PROJECT MANAGER : <i>D Webb</i>	WIND SPEED : C1	PROJECT NUMBER : 200919 - 03
DRAWN : <i>D Webb</i>	PLAN SIZE : A3	SHEET 03 OF 07 SHEETS
CHKD :	REVISION	

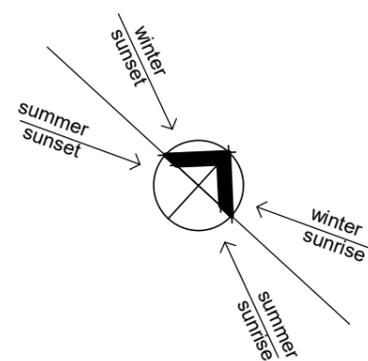


1 Existing First Floor Plan
1 : 100



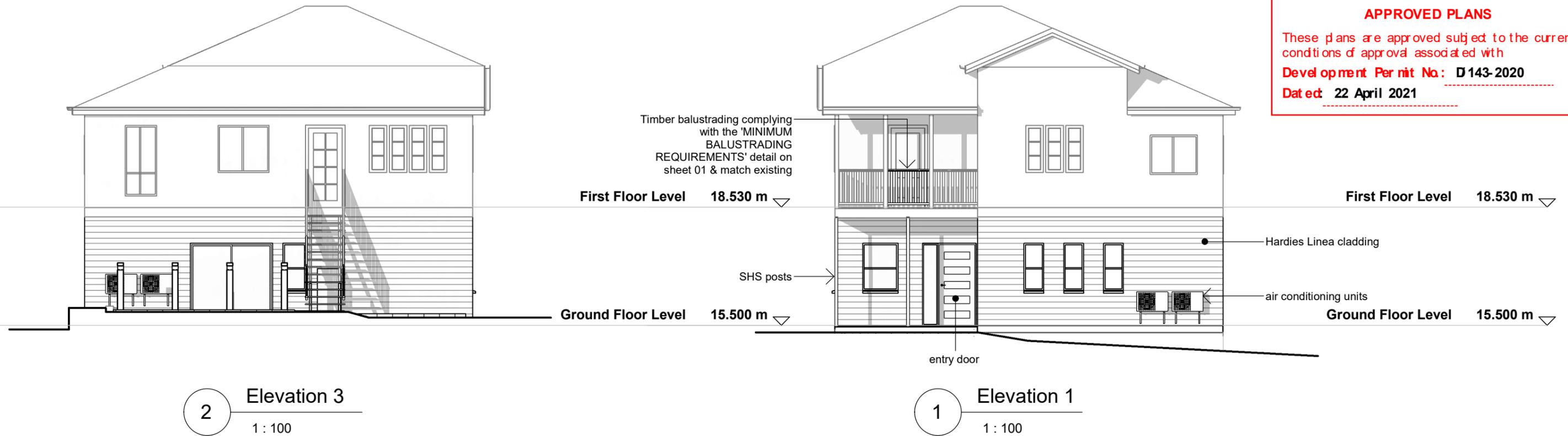
2 3D View 1

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APPROVED PLANS
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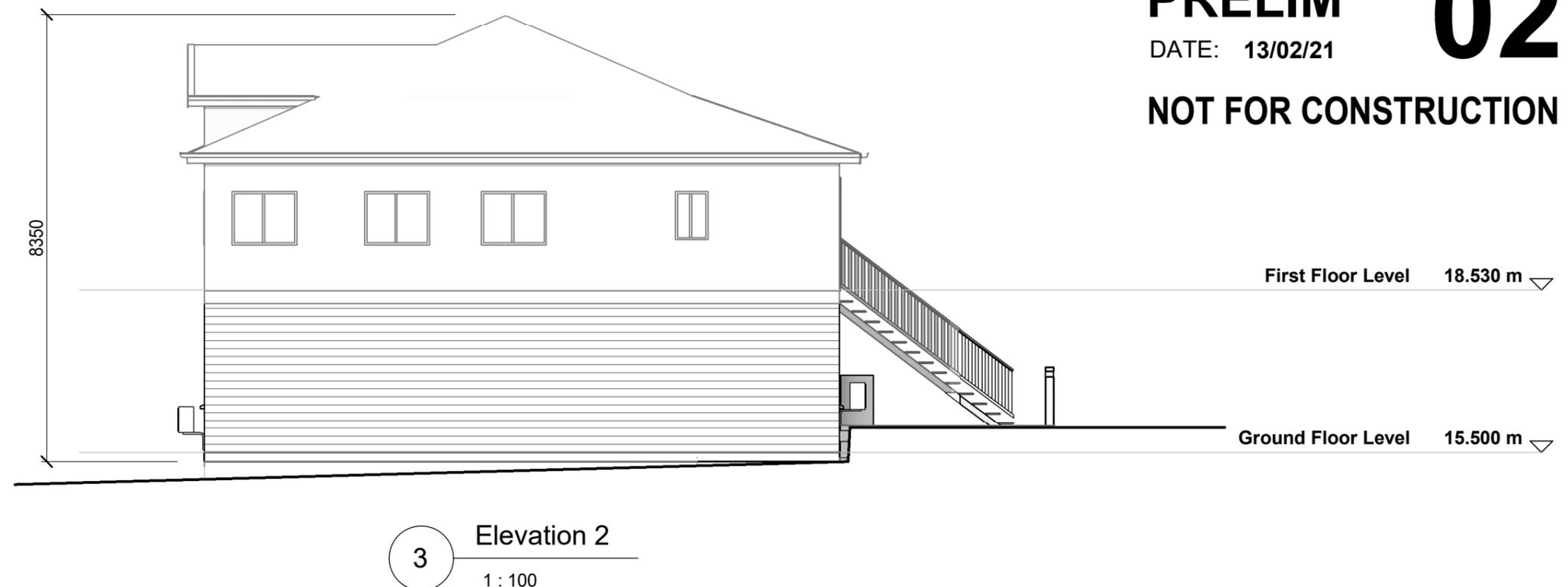


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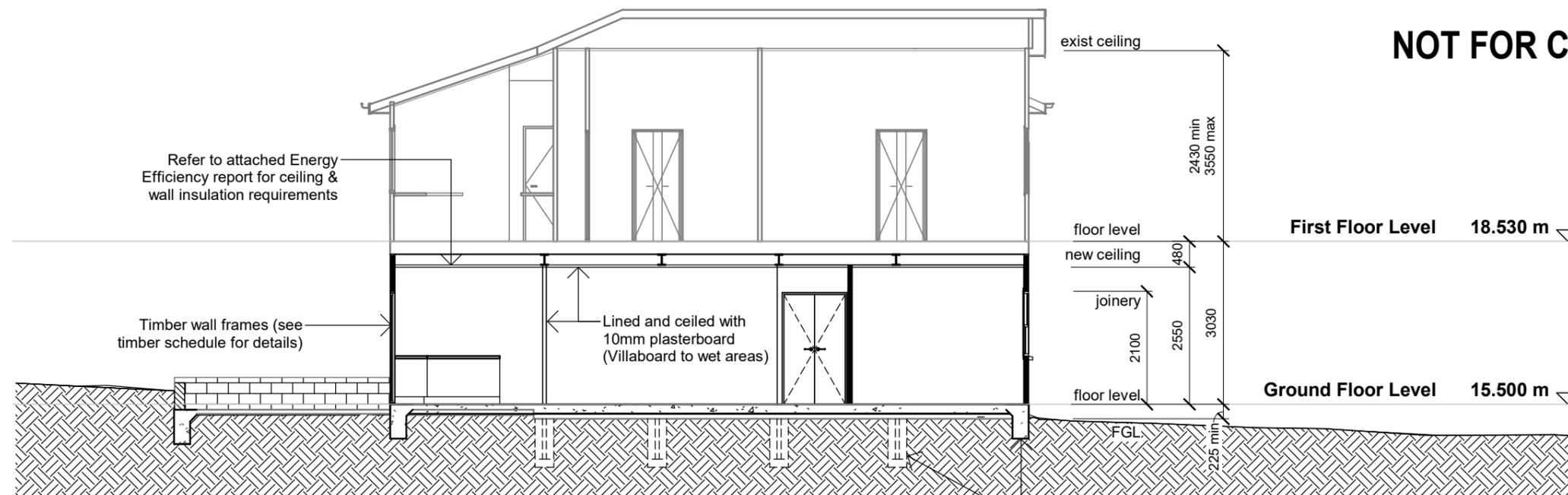


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						DRAWN : <i>D Webb</i>	PLAN SIZE: A3	SHEET 05 OF 07 SHEETS
						CHKD :		REVISION



1 Elevation 4
1 : 100

PRELIM 02
DATE: 13/02/21
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L Section L
1 : 100

REVISIONS	No.	DESCRIPTION	DATE

**PROPOSED MEDICAL CENTRE
FOR DR N. ANDREWS
AT 164 FITZROY STREET
ALLENSTOWN**

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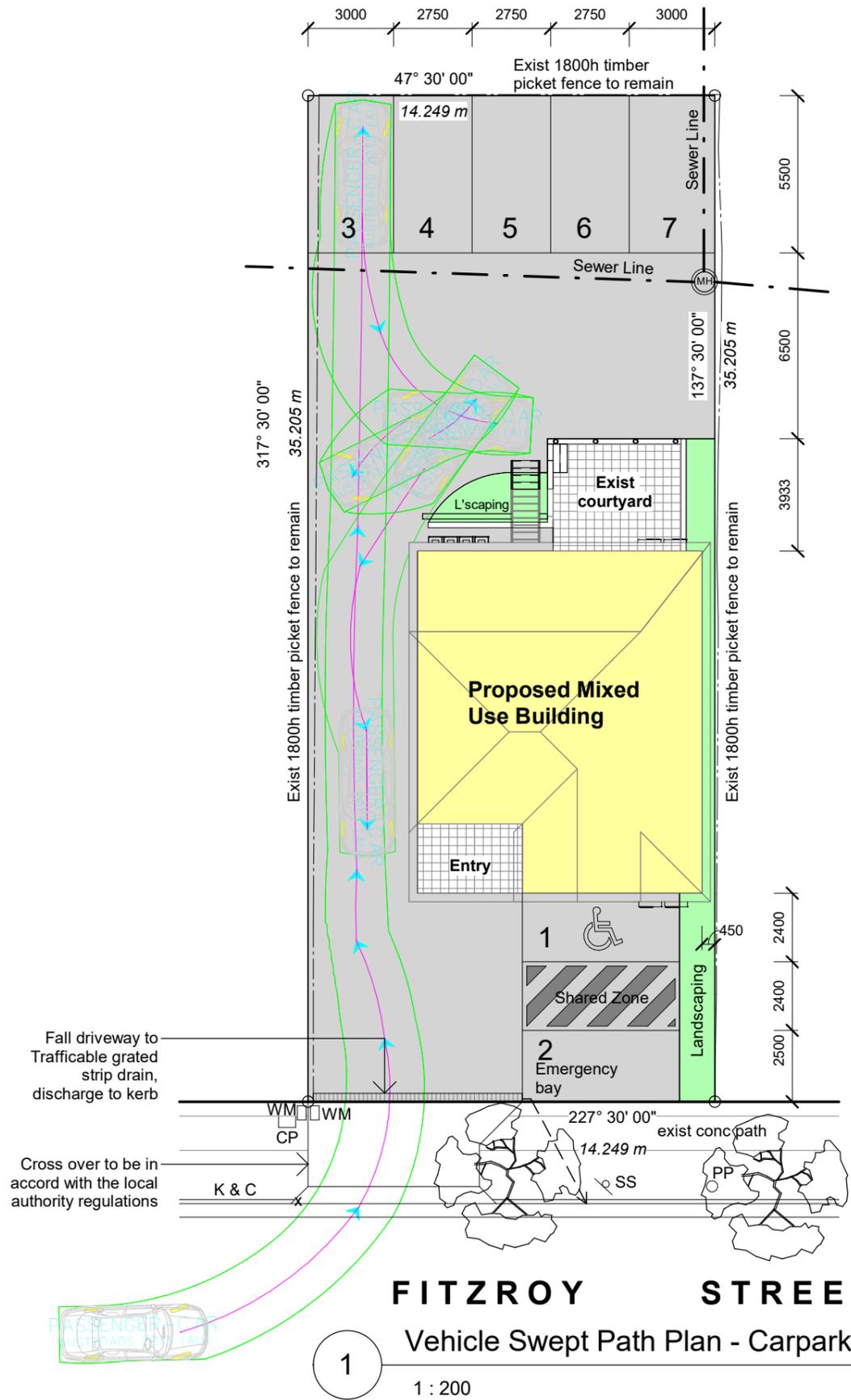
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PROJECT MANAGER : *D Webb*
DRAWN : *D Webb*
CHKD :

WIND SPEED C1
PLAN SIZE: A3

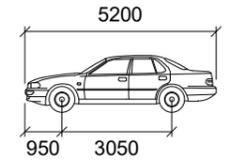
PROJECT NUMBER
200919 - 06
SHEET 06 OF 07 SHEETS
REVISION



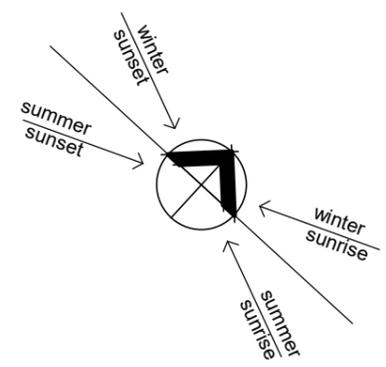
1 Vehicle Swept Path Plan - Carpark 3
1 : 200

VEHICLE SWEPT PATH'S

Swept Path's Generated by AutoTURN Version 10.0



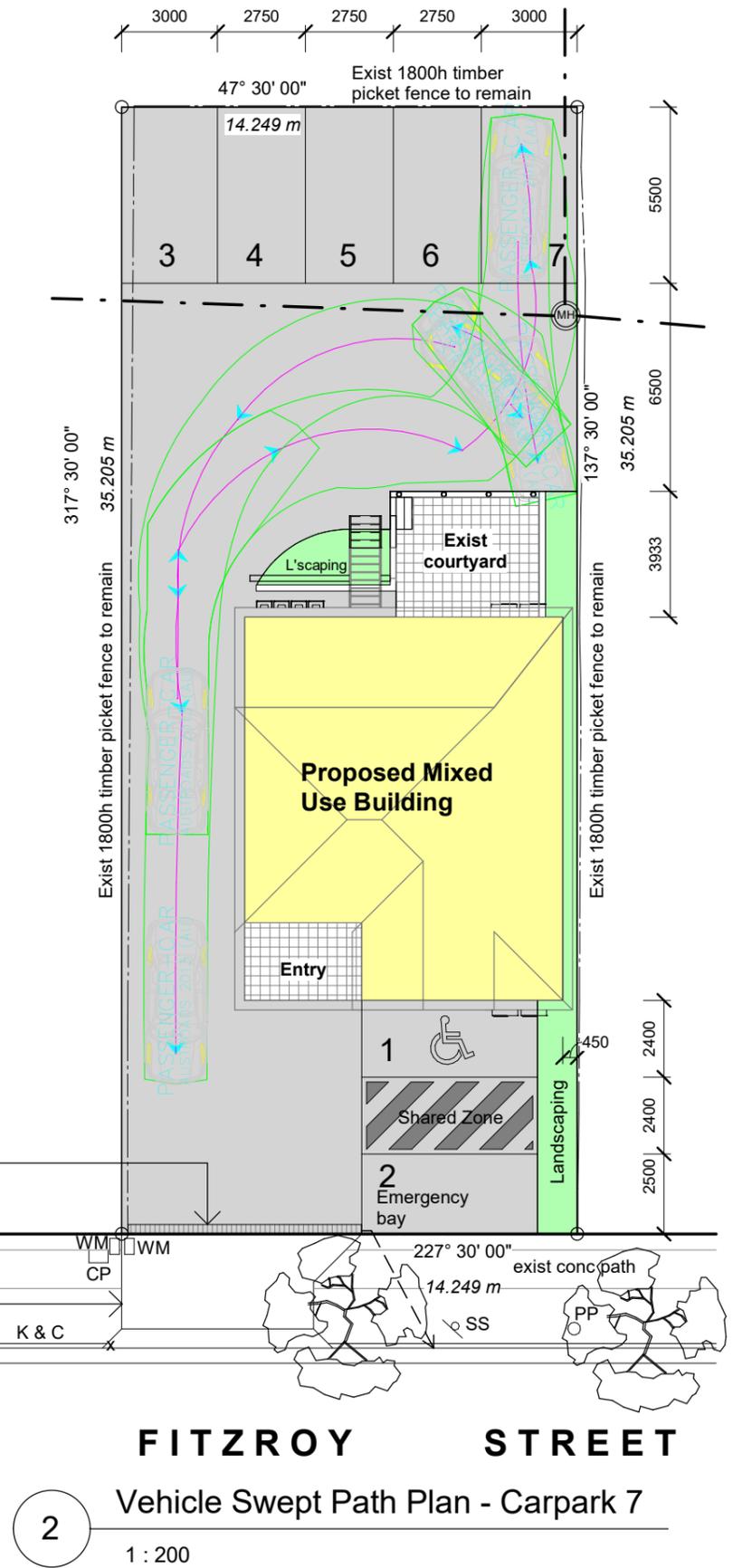
CAR mm
 Width : 1940
 Track : 1840
 Lock to Lock Time : 6.0
 Steering Angle : 33.5



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2 Vehicle Swept Path Plan - Carpark 7
1 : 200

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PROJECT MANAGER : *D Webb*
 DRAWN : *D Webb*
 CHKD :

WIND SPEED C1
 PLAN SIZE: A3
 PROJECT NUMBER 200919 - 07
 SHEET 07 OF 07 SHEETS
 REVISION