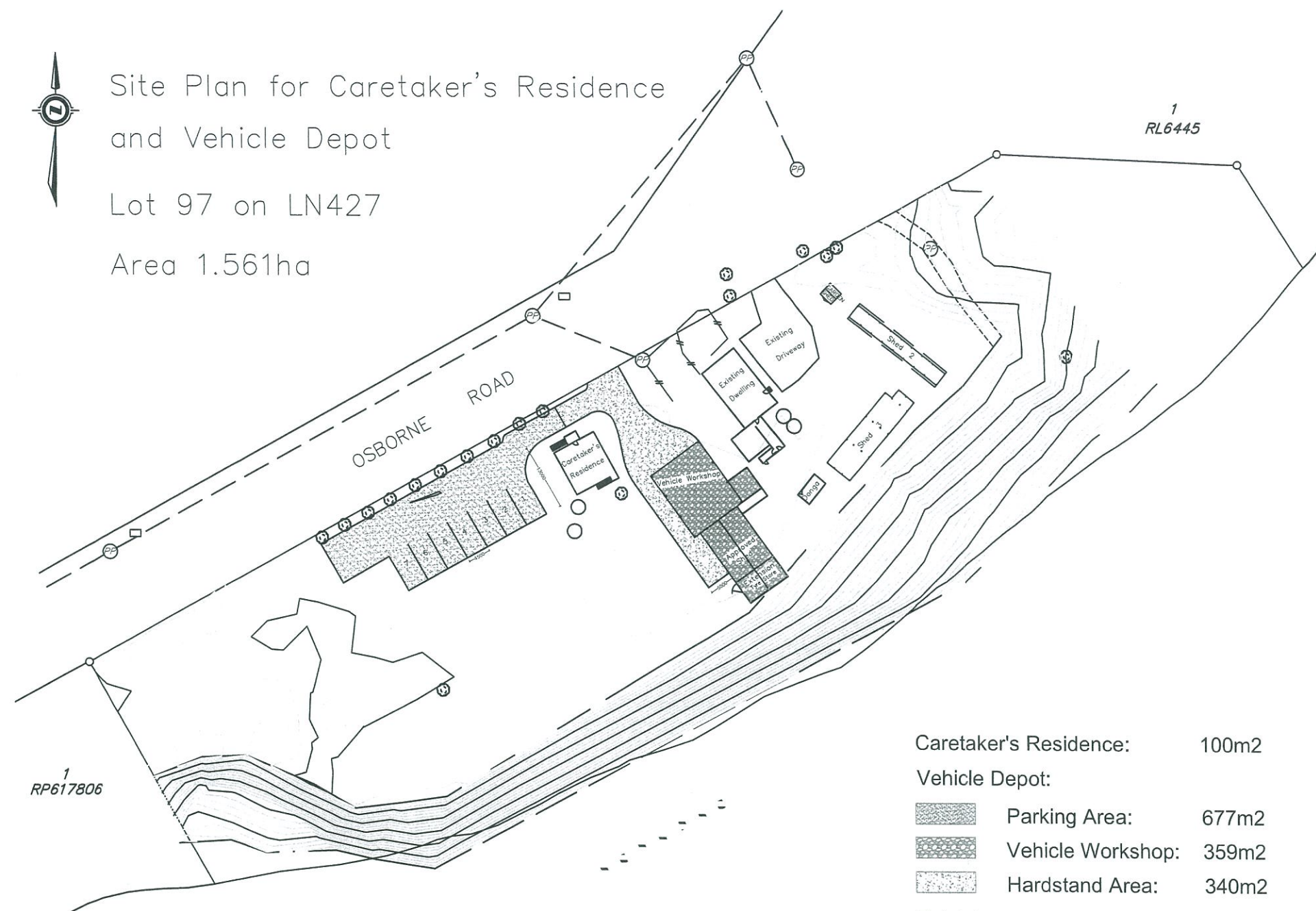




Site Plan for Caretaker's Residence and Vehicle Depot

Lot 97 on LN427

Area 1.561ha



Caretaker's Residence:	100m ²
Vehicle Depot:	
Parking Area:	677m ²
Vehicle Workshop:	359m ²
Hardstand Area:	340m ²
Total Area:	1,476m ²

SOIL CONSERVATION NOTE:

- PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE', 'SEDIMENT TRAP' AND WASH-OUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.
- MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP' AFTER EACH STORM.

'SEDIMENT TRAP'

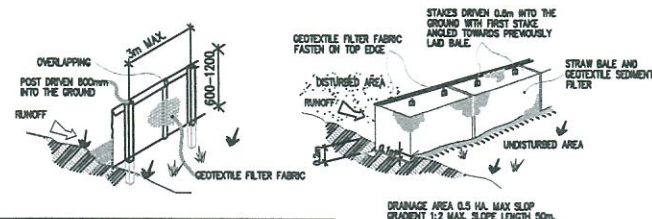
- 500mm x 500mm WIDE 300mm DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

'WASH-OUT AREA'

- TO BE 1800mm x 1800mm ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT.

'SEDIMENT FENCE'

- PROVIDE 'SEDIMENT FENCE' ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN. FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE.



'VEHICLE ACCESS TO SITE'

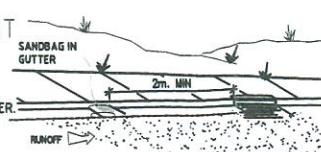
- VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.

'BUILDING MATERIAL STOCKPILES'

- ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.
- THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.

'SANDBAG KERB SEDIMENT TRAP'

- IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



NOTES:

1. LOCATION OF SEWER IS TO BE IDENTIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. MIN 5000L RAINWATER TANK REQUIRED. POSITION SHOWN IS INDICATIVE ONLY AND MAY VARY ACCORDING TO OWNERS OR BUILDERS SPECIFICATIONS. REFER TO RAINWATER TANK INSTALLATION NOTES.
3. ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS3500 AND BCA VOLUME 2 SECTION 3.5.2.
4. 125 QUAD GUTTER MAXIMUM 40M² OF ROOF CONTRIBUTING TO DP IN EACH DIRECTION.
5. 150 QUAD GUTTER MAXIMUM 60M² OF ROOF CONTRIBUTING TO SP IN EACH DIRECTION.
6. DOWNPIPES (DP) TO BE 90 DIA UPVC.
7. DOWNPIPES (DP) AE TO BE MAX. 12M LINEAL APART.
- 8.

STORMWATER PIPE SELECTION GUIDE

DP	SLOPE	MAX ROOF AREA CONTRIBUTION
90	1:100	80sq.m
100	1:100	100sq.m
100	1:80	130sq.m
100	1:60	160sq.m
100	1:50	180sq.m
100	1:40	200sq.m
150	1:100	346sq.m

9. STORMWATER MUST BE CONNECTED TO LEGAL POINT OF DISCHARGE -
 - STORMWATER KERB ADAPTERS TO STREET (2 MAX.)
 - ROOFWATER PIPE AT REAR OF BLOCK.
 - BUBBLERS TO COUNCIL SPECIFICATION.
 - RAINWATER TANK, OVERFLOW MUST CONNECT TO STORMWATER SYSTEM.
10. ALL CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH: THE BUILDING CODE OF AUSTRALIA AND THE QUEENSLAND DEVELOPMENT CODE AND BUILDING REGULATIONS AND AUSTRALIAN STANDARDS.
11. ANY REQUIRED EARTHWORKS INCLUDING CUT, FILL, BATTERS AND RETAINING MUST COMPLY WITH BCA 2009 VOLUME 2 3.1.1, AS 3798 & AS 4200.

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GSPC

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Sheet No. 1/15

Scale: 1:1000

Date: 19/07/13

Client: Alfred Cecil John Judd

Address: 61-65 Osborne Rd

Pink Lily, Alton Downs

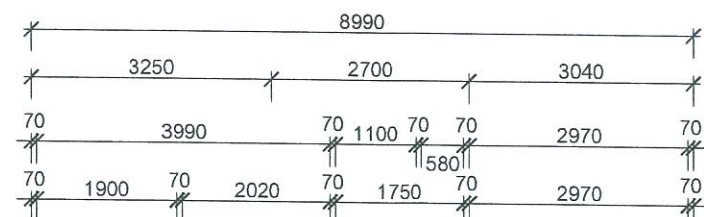
Drawn By: Kragg Knabe

DESIGNER: Kragg Knabe

Ref. No: 120465-01 Rev. D

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/NZ 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. Swelling 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. Tapware in laundries, kitchen sinks and basins are to be a minimum of a 3 star rating.
10. Chimney's and flues must be provided with a flap that can be closed to seal the chimney or flue.
11. Exhaust fans must be provided with a flap that can be closed when in conditioned spaces.
12. Roofs, external walls, external floors and any openings must be constructed to minimize air leakage when forming part of the external fabric of a conditioned space. The seal must be an internal lining system that is closed fitting; or sealed by skirting, architraves, cornices or the like.
13. Evaporative collars must be fitted with a self-closing damper when serving a heated space.

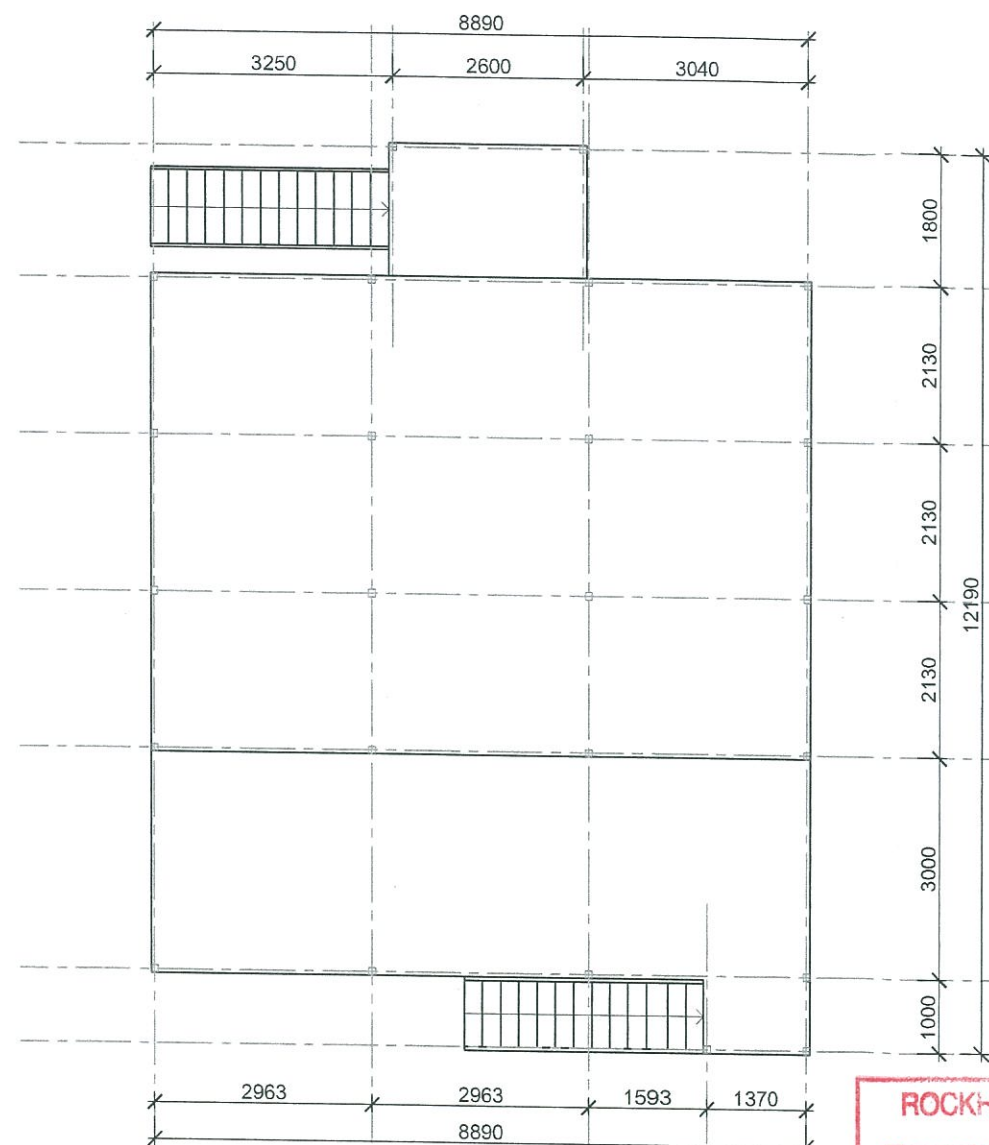


First Floor

CARETAKER'S RESIDENCE

NOTES:

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Post Layout

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HW - 5 Star Hot Water Tank
 WT - 5000 Litre Water Tank

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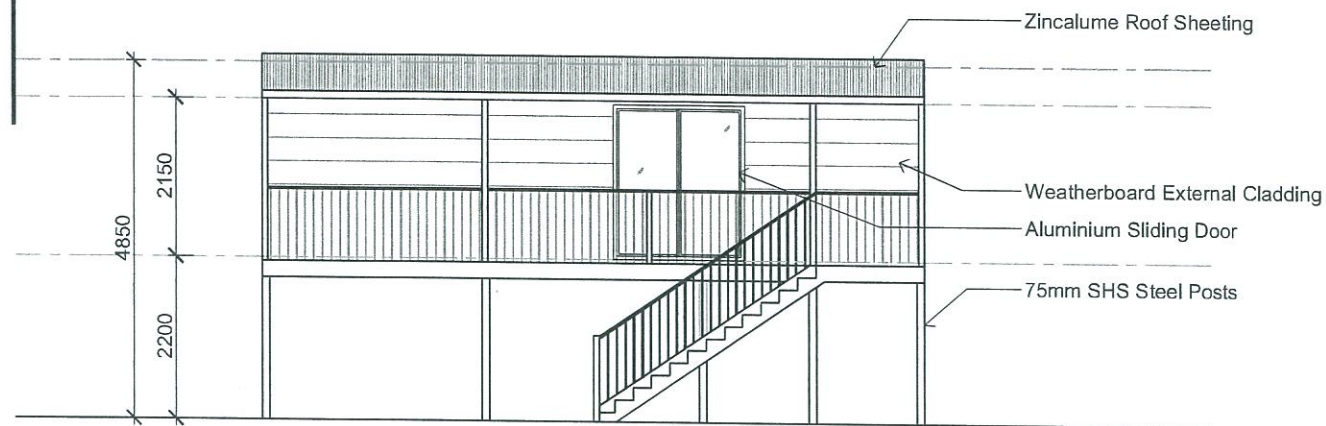
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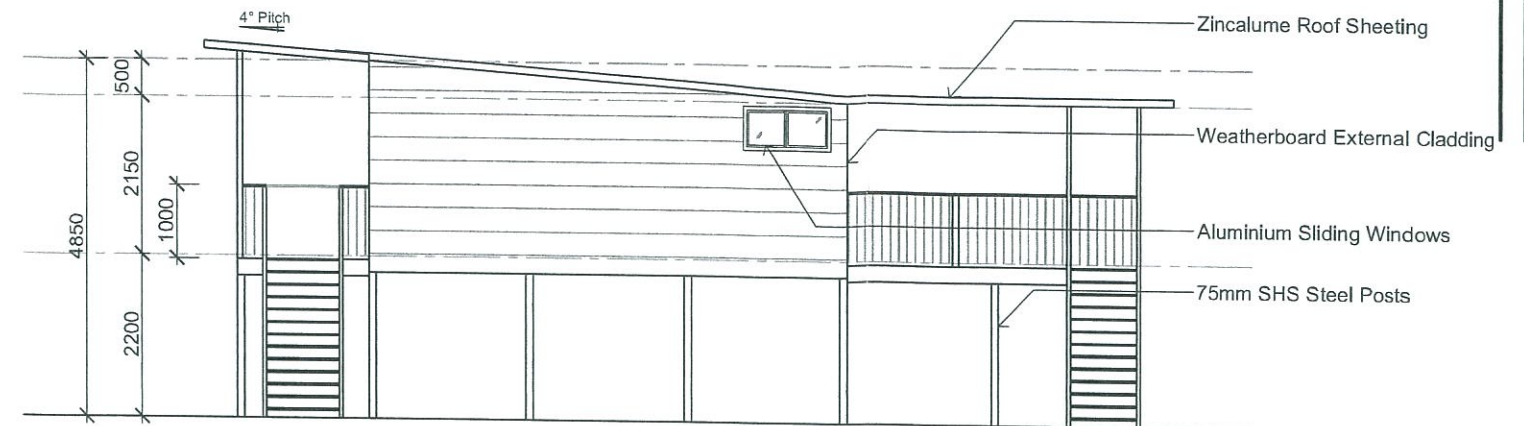
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Ref. No: 120465-01



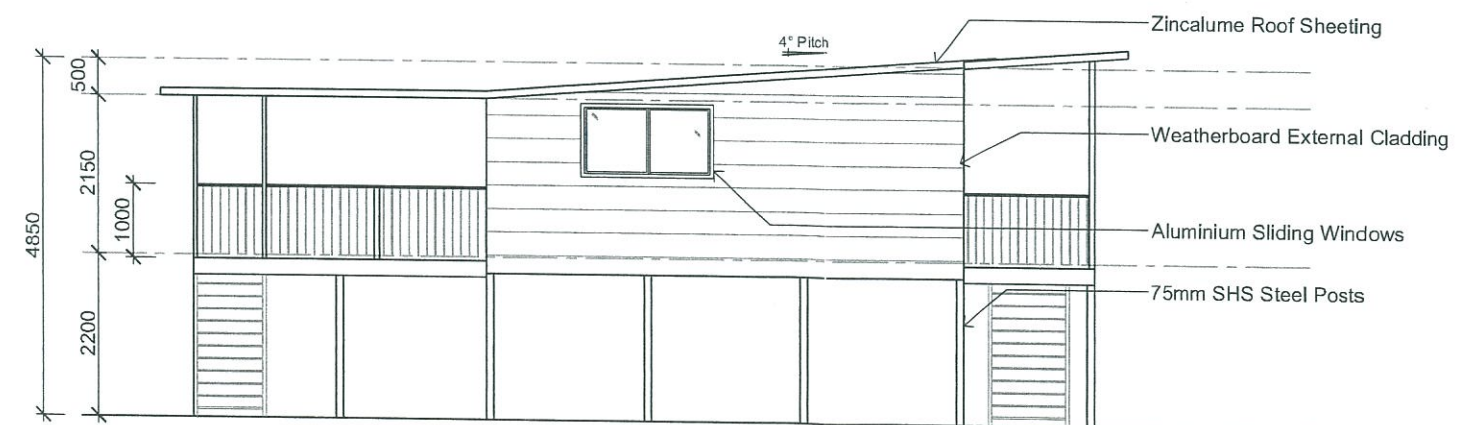
South Elevation



West Elevation



North Elevation



East Elevation

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Floor Plan

APPROVED SHED AND VEHICLE WORKSHOP

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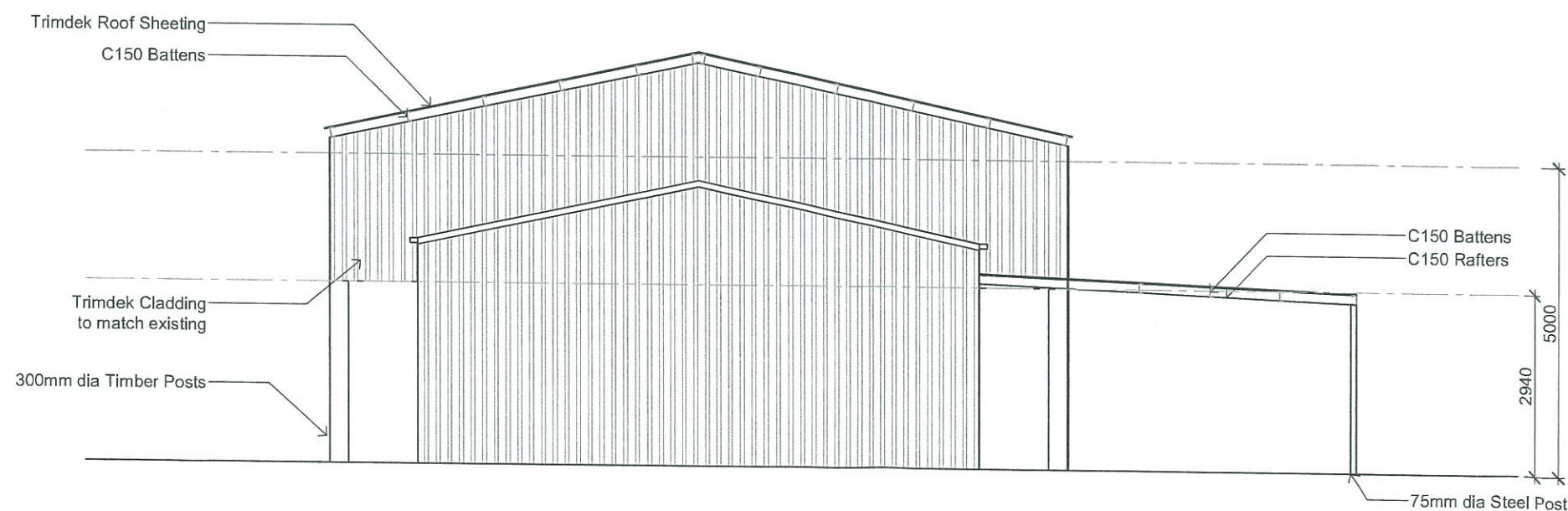
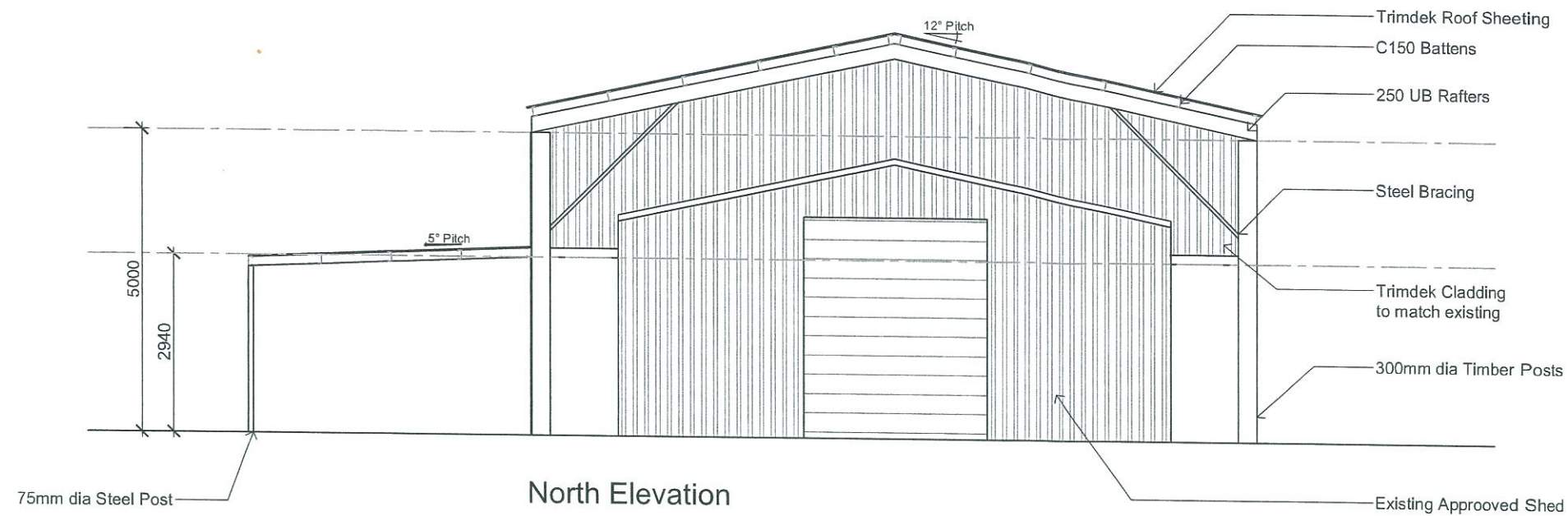
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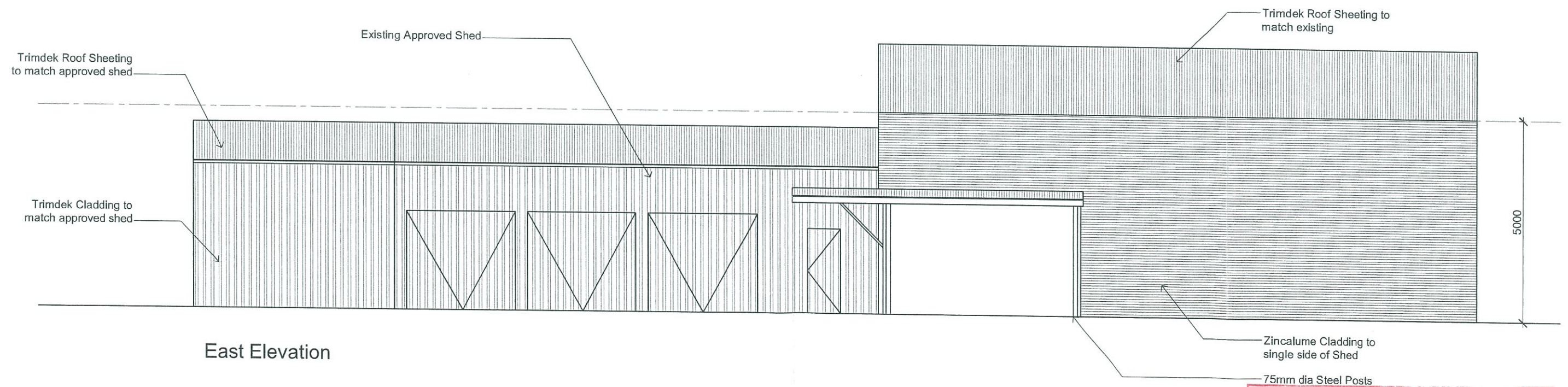
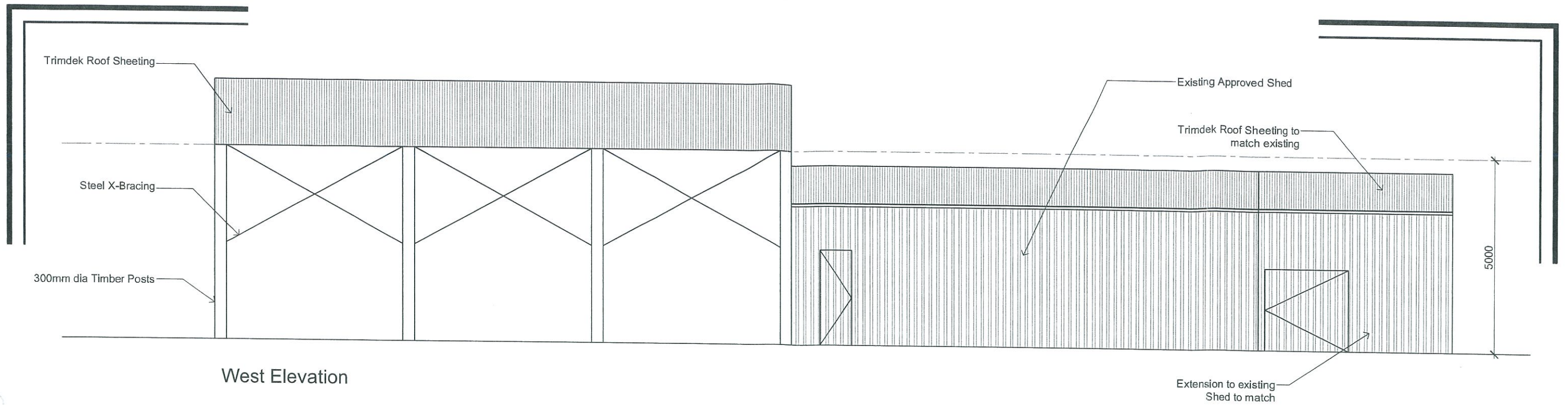
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