



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/97-2021

Dated: 23 August 2021

**PROPOSED SECONDARY DWELLING
OVERALL SITE PLAN
53 BISHOP ROAD, GARNANT (LOT 35 LN325)**

SITE NOTES

1. Written dimensions take precedence over scale.
2. Builder to verify all boundary clearances and site set-out dimensions prior to commencement of construction.
3. Levels & contours are based on assumed datum. Prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
4. This site plan is based on a disclosure plan. Therefore the floor level is subject to change. Additional site survey must be taken to confirm the required bench level.
5. Retaining walls greater than 1m high (cut or fill) are required to be engineer designed & certified prior to building approval. Retaining walls are closer than 1500mm from boundary require a building relaxation. (fill side only).
6. Batters to comply with appropriate soil classification described in table 3.1.1.1 BCA Vol 2.
7. Engineer to provide design to address footings if built in close proximity to sewer, stormwater or easements.
8. Vehicular cross-over to be constructed as per local council requirements and/or approval.

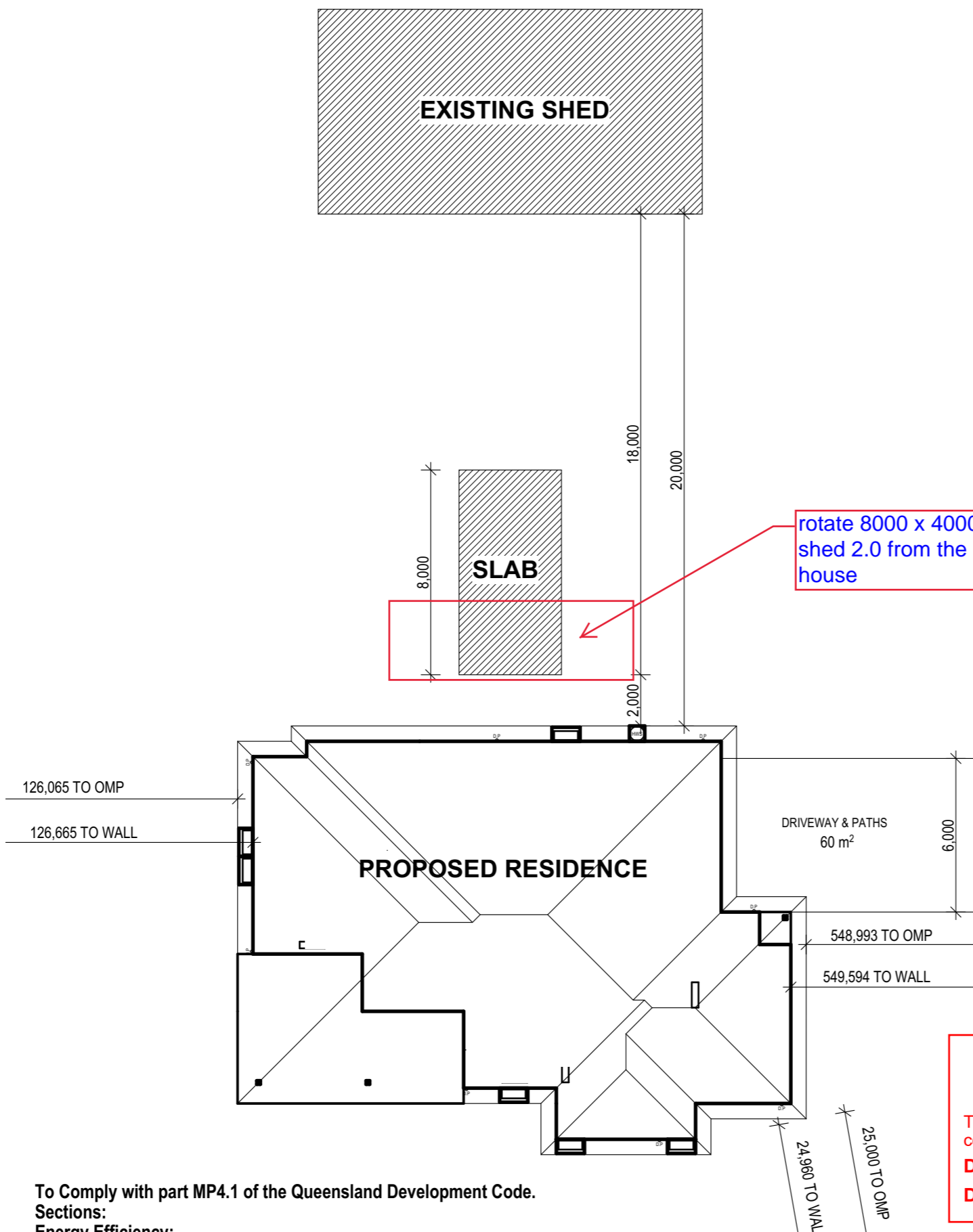
SERVICES

1. Services have been plotted from records of relevant authorities where available. Prior to any excavation or construction on site, the relevant authority should be contacted for possible location of further underground services.
2. All household sewerage and waste to be discharged to sewer system.
3. Stormwater & roof water to be connected to legal point of discharge in accordance with Pt 3 BCA Vol 2 and local authorities requirements. Approval to be obtained from local authority prior to work commencing.
4. Grade soil away from perimeter of building to prevent ponding. 1:20 minimum fall. Surface water to be channelled to legal point of discharge ie. yard gully grate or similar.
5. Provide 1:20 ground surface fall towards gully pits. Final location of pits subject to change to suit site conditions. Contractor to check with site supervisor before commencing work.

GENERAL NOTES

1. Scrape away vegetation & cut & fill to provide a level building platform.
2. Floor slab to be in accordance with engineers drawings & details.
3. Termite protection is a visual barrier system with approved collars at penetrations in accordance with AS 3660 - 2014.
4. This site plan is transcription of the original contour survey & the builder is to verify all information contained hereon prior to site start.
5. The driveway & path shown on the plan is the suggested layout - areas shown on plan.

SITE DESCRIPTION/DATA	
LOT :	35 on SP
PARISH :	NA
COUNTY :	NA
AUTHORITY :	Rockhampton Regional Council
AREA =	95.329 ha
SITE COVERAGE	NA %



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 QBCC: 1044665
 ABN: 99 105 019 976

CLIENT
 C. & J-L. MILER

PROJECT ADDRESS
 LOT 35, 53 Bishop Road,
 GARNANT

DESIGN
 Special Design

PROJECT NUMBER
 21L035BI

SITE PLAN

To Comply with part MP4.1 of the Queensland Development Code.

Sections:

Energy Efficiency:

- Verification indication achievement of not less than the 6-star rating by an approved assessor.

Energy Efficiency Fixtures:

- Must have energy efficiency lighting for minimum of 80% of total fixed internal lighting.
- New and Replacement Air-Conditioners to have EER to at least 2.9

Water Conservation:

- All shower roses to have minimum 3-star Water Efficiency Labelling and Standards rating.
- All toilets to have dual flush and minimum 4-star Water Efficiency Labelling and Standards rating.
- Cistern sizes to be compatible with toilet bowl size to allow proper function.
- All tapware to Laundry tub, Kitchen sinks, & Basins to have minimum 3-star Water Efficiency Labelling and Standards rating.

SITE AND DRAINAGE PLAN

Scale 1:200

CONSTRUCTION NOTES :

- EXTERNAL WALLS = 220mm (110mm BRICK, 40mm CAVITY, 70mm FRAME)
- TBA WIND DESIGN SPEED NOMINATED.
- WC DOOR TO HAVE EXTERNAL REMOVABLE HINGES IN ACCORDANCE WITH BCA-3.8.3.3.

ARTICULATION JOINTS

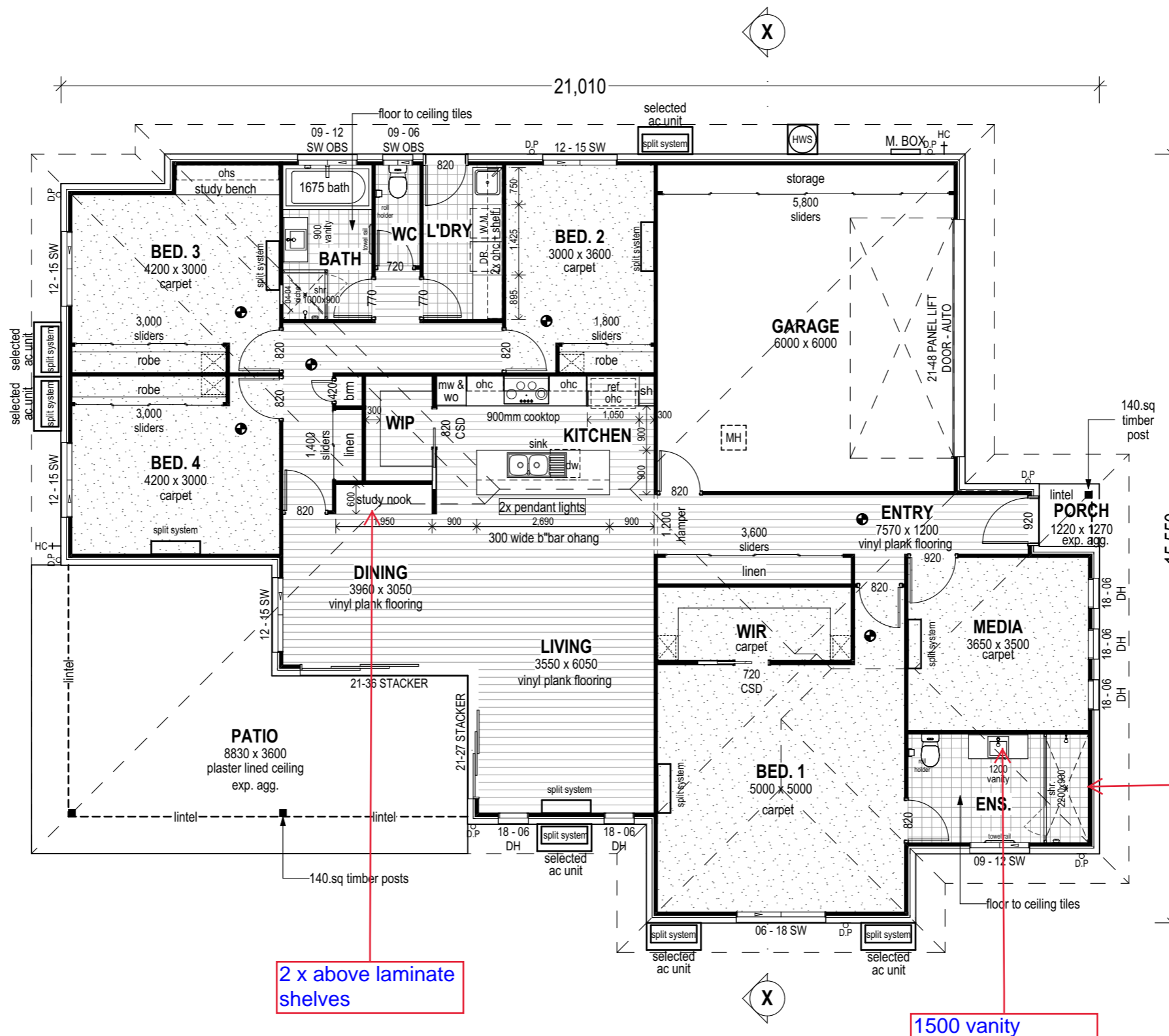
AJ = Articulation joint location nominated on drawings. Builder to provide extra Articulation joints over & above what is nominated on drawings where necessary to comply with the Building Code of Australia, Engineers structural design requirements, soil report recommendations and site classification requirements

GENERAL NOTES

- PROVIDE COLD WATER CONNECTION & G.P.O. TO DISHWASHER SPACE.
- THE NUMBER OF DOORS AND WIDTH OF DOORS WILL BE DETERMINED BY THE CABINETMAKER TO OPTIMIZE THE FUNCTIONALITY OF THE CABINetry.

EXPANSION JOINTS

EJ = Expansion joint location for ceiling & floor tiles.



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FLOOR PLAN

DWG No. A-6 DRAWN BY IHD

SCALE A3

DOWNPIPES TO BE MAXIMUM 12M SPACING AND ADJACENT TO ALL VALLEY INTERSECTIONS.
DRAINAGE TO BE IN ACCORDANCE WITH PART 3 OF THE BCA. POINT OF DISCHARGE TO MEET LOCAL AUTHORITY REQUIREMENTS.

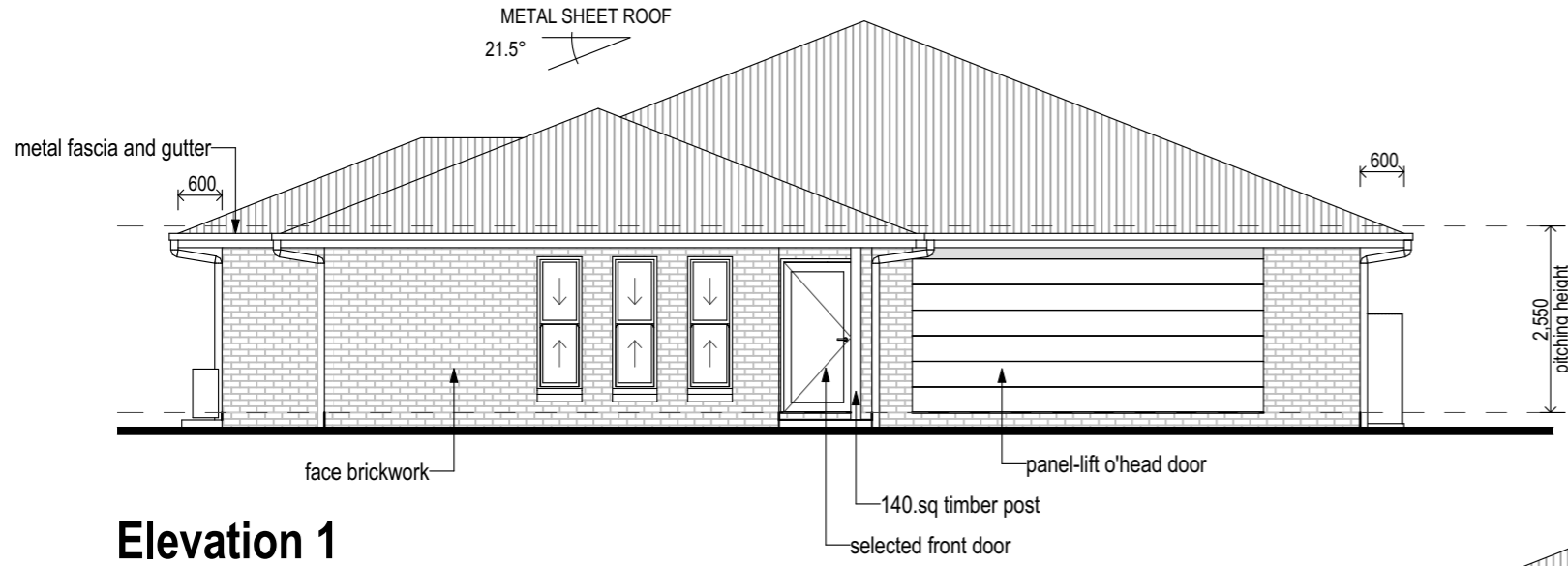


GROUND FLOOR PLAN

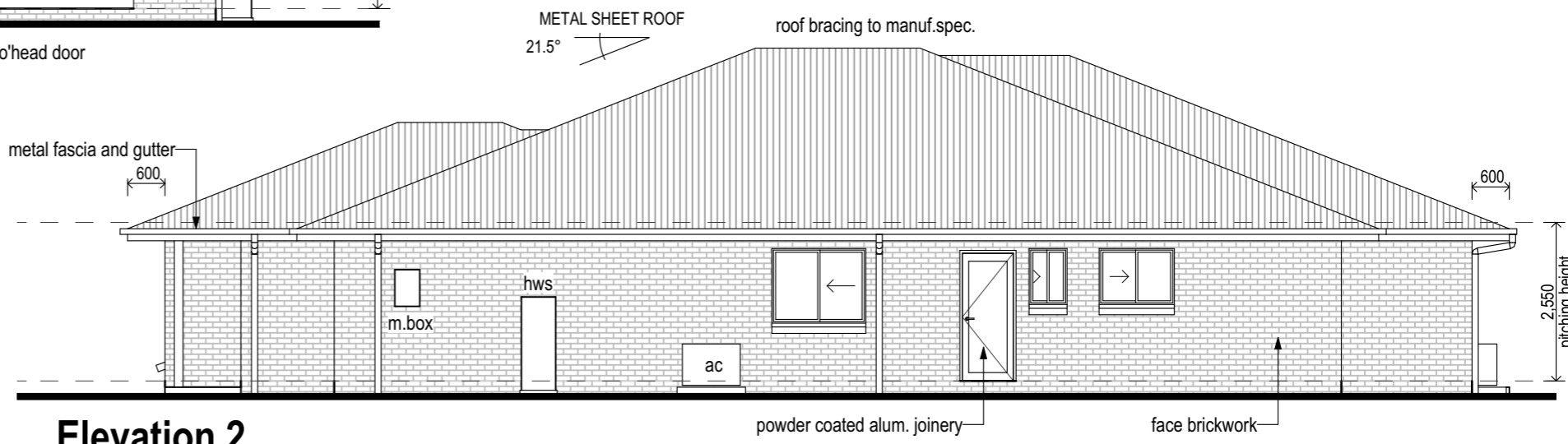
Scale 1:100

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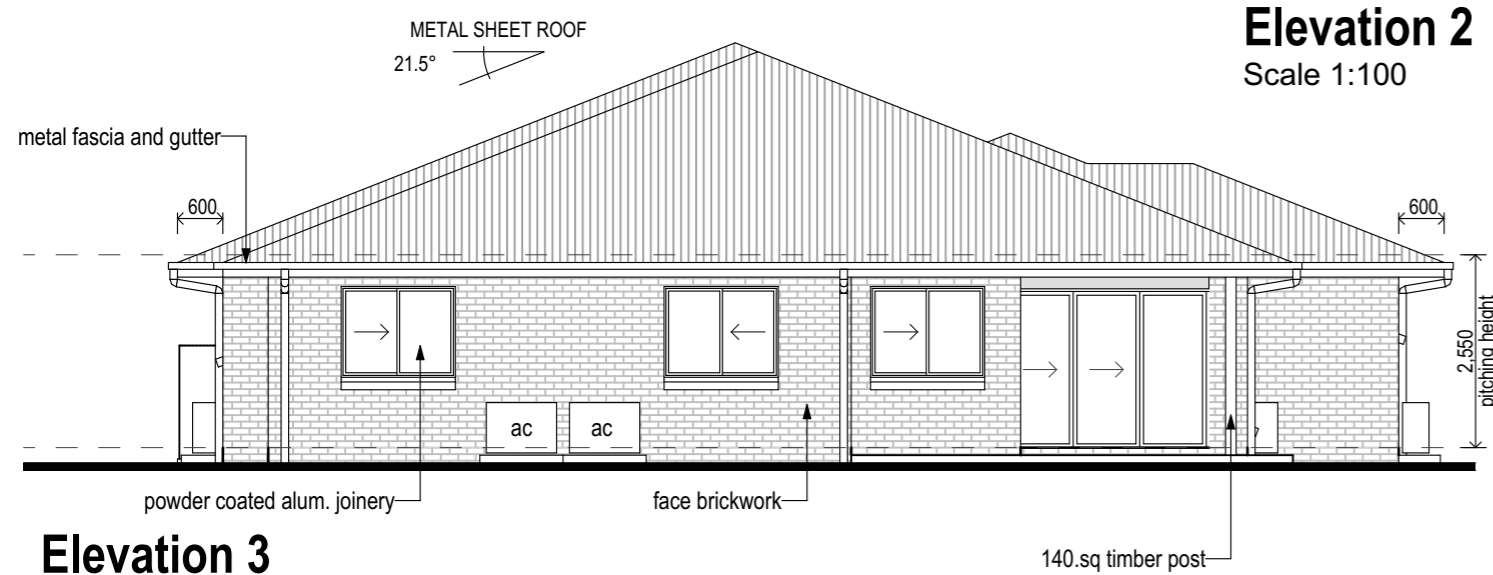
AREA TABLE	
AREA	SQ METRES:
1 LIVING	200.17
2 GARAGE	42.42
3 PORCH	1.55
4 ALFRESCO	35.90
	280.04 m ²



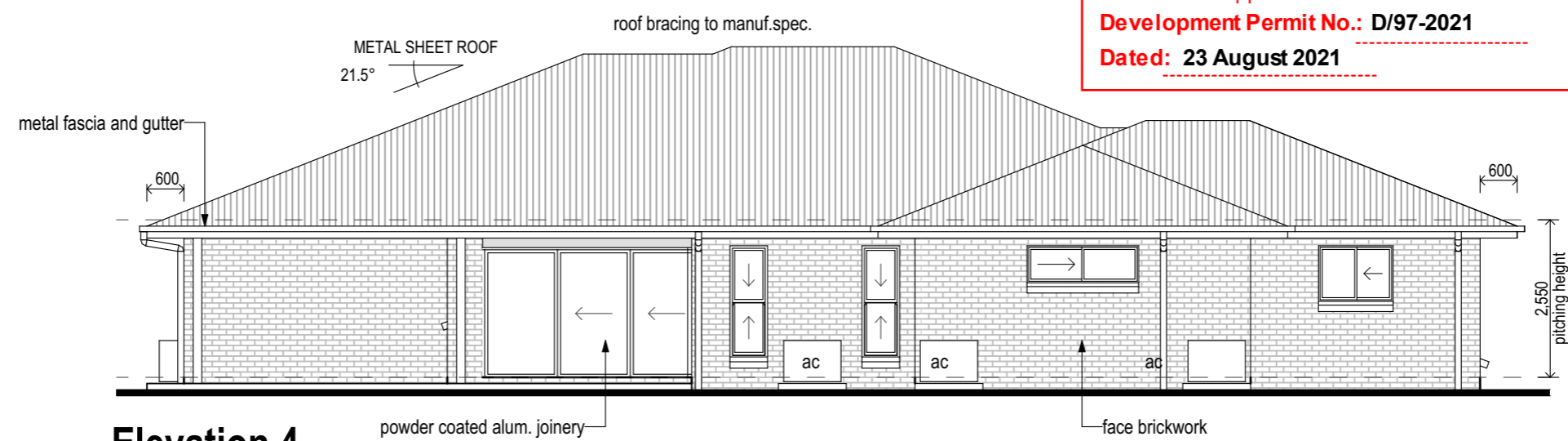
Elevation 1
Scale 1:100



Elevation 2
Scale 1:100



Elevation 3
Scale 1:100



Elevation 4
Scale 1:100

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ELEVATIONS