

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 Footprint 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, L2): 302 sq.M

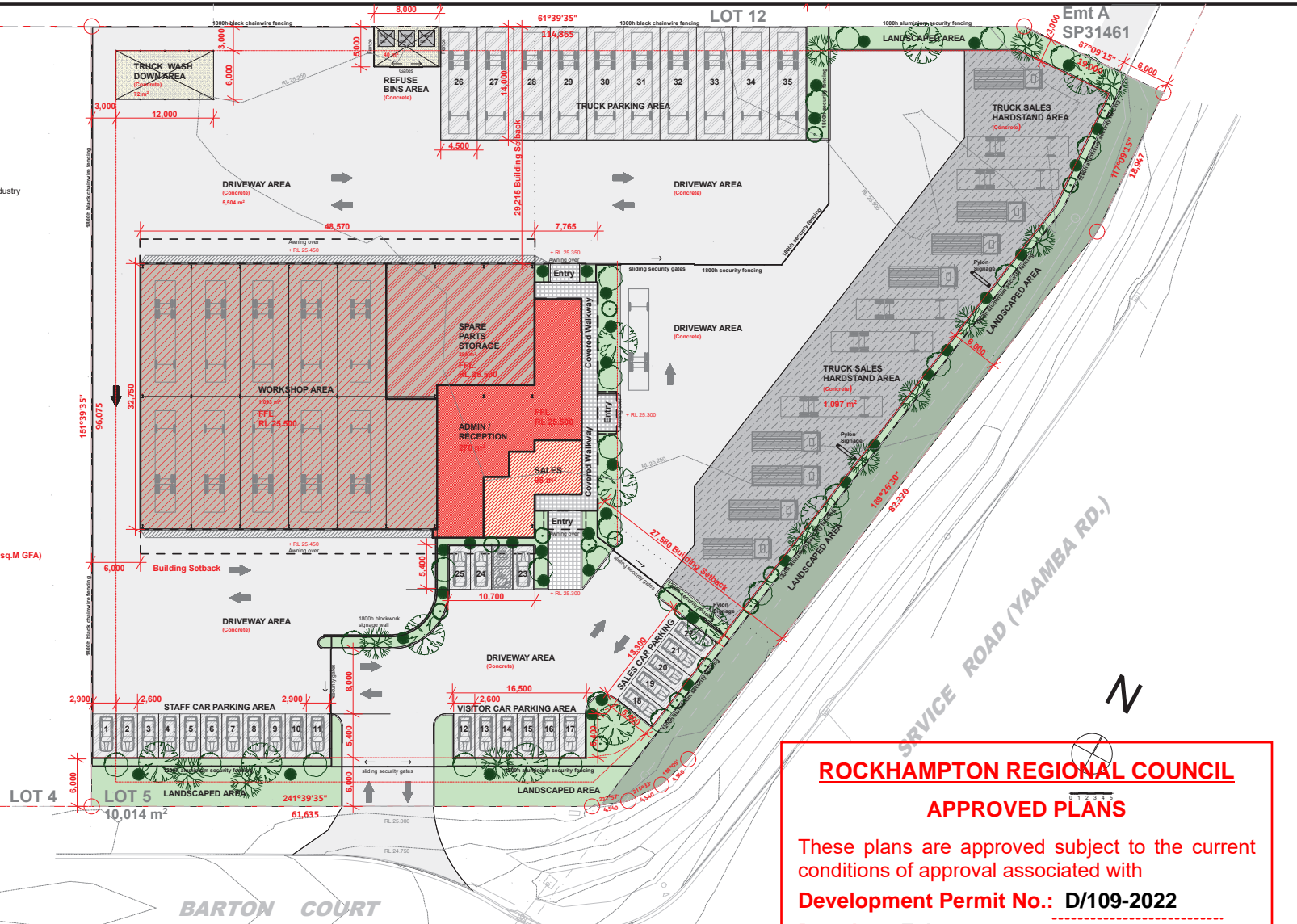
Total Gross Floor Area: 2,044 sq.M

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

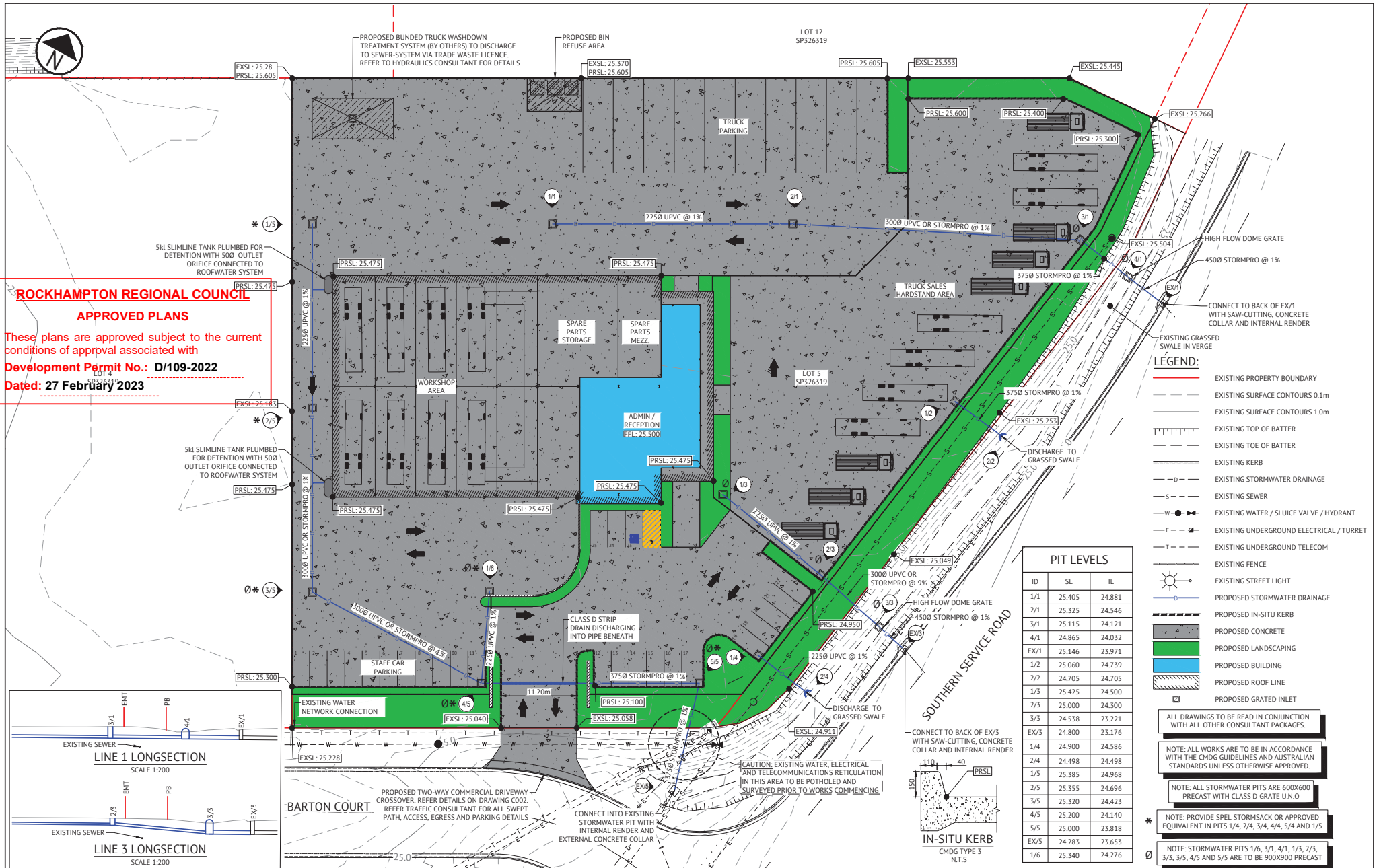
Development Permit No.: D/109-2022

Dated: 27 February 2023

1 SITE PLAN
1:500@A3 sheet

FOR APPROVAL

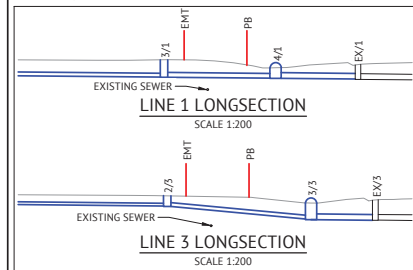
			PROJECT: Proposed Development Lot 5 - 2 Barton Court, Parkhurst.	SCALE: as shown DRAWN: MN JOB NO.: 707	TITLE: SITE PLAN STATUS: SD DRAWING NO.: 1.01	DATE: 26/07/2022 16:15 REV: A
			CLIENT: Wideland Group Trucks			
THIS DRAWING AND ASSOCIATED DESIGN IS THE PROPERTY OF MARK NICHOLLS ARCHITECT AND IS INTENDED SOLELY FOR USE ON THE SPECIFIED ALLOTMENT WITH THE EXPRESS PERMISSION OF THE AUTHOR. IT SHALL BE TREATED AS CONFIDENTIAL. ANY UNAUTHORISED REPRODUCTION OR DISTRIBUTION TO THIRD PARTIES WITHOUT OUR WRITTEN CONSENT IS PROHIBITED. ALL COPIES ARE TO BE RETURNED ON DEMAND. MARK NICHOLLS ARCHITECT EXCLUDES ANY LIABILITY FROM OUTSIDE USE OR INTERPRETATION OF THIS DRAWING AND DESIGN, WHETHER AUTHORISED OR NOT.			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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- LEGEND:**
- EXISTING PROPERTY BOUNDARY
 - - - EXISTING SURFACE CONTOURS 0.1m
 - - - EXISTING SURFACE CONTOURS 1.0m
 - ||||| EXISTING TOP OF BATTER
 - - - EXISTING TOE OF BATTER
 - ===== EXISTING KERB
 - - - EXISTING STORMWATER DRAINAGE
 - - - EXISTING SEWER
 - - - EXISTING WATER / SLUICE VALVE / HYDRANT
 - - - EXISTING UNDERGROUND ELECTRICAL / TURRET
 - - - EXISTING UNDERGROUND TELECOM
 - - - EXISTING FENCE
 - ☀ EXISTING STREET LIGHT
 - PROPOSED STORMWATER DRAINAGE
 - PROPOSED IN-SITU KERB
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPING
 - PROPOSED BUILDING
 - PROPOSED ROOF LINE
 - PROPOSED GRATED INLET

PIT LEVELS		
ID	SL	IL
1/1	25.405	24.881
2/1	25.525	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



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.

NOTE: ALL STORMWATER PITS ARE 600X600 PRECAST WITH CLASS D GRATE U.N.O

NOTE: PROVIDE SPEL STORMSACK OR APPROVED EQUIVALENT IN PITS 1/4, 2/4, 3/4, 4/4, 5/4 AND 1/5

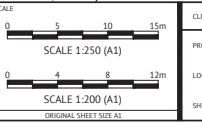
NOTE: STORMWATER PITS 1/6, 3/1, 4/1, 1/5, 2/3, 3/3, 5/5, 4/5 AND 5/5 ARE TO BE 900X900 PRECAST

FOR APPROVAL			
DATE	REV	DESCRIPTION	REVISIONS
08/01/23	5	FOR APPROVAL	AB CWS
13/01/23	5	FOR APPROVAL	AB CWS
09/12/22	4	FOR APPROVAL	AB CWS
10/07/22	3	FOR APPROVAL	AB CWS
21/07/22	2	FOR APPROVAL	AB CWS
15/07/22	1	PRELIMINARY - NOT FOR CONSTRUCTION	AB CWS
			REC. APP.

ROCKHAMPTON OFFICE
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 WEB: www.premise.com.au

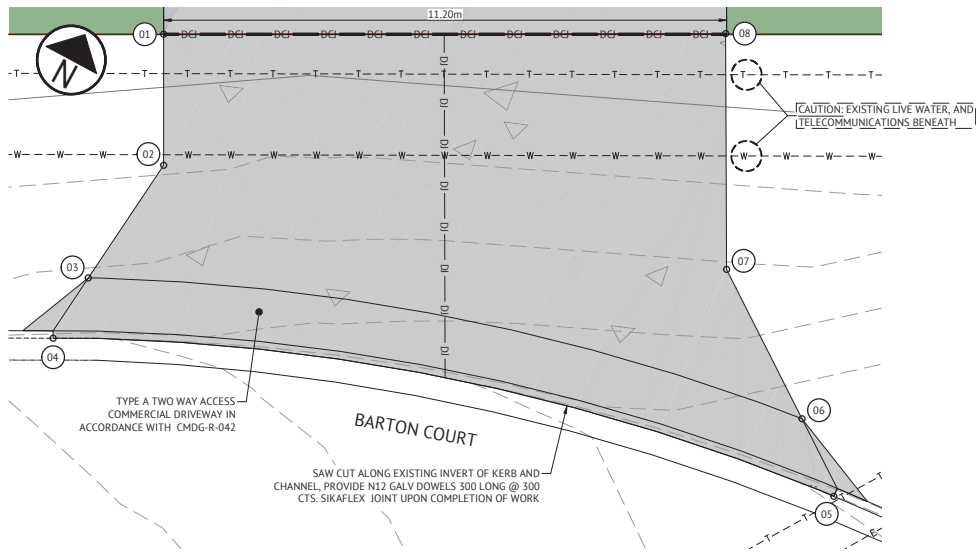
Premise

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



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**



- LEGEND:**
- EXISTING PROPERTY BOUNDARY
 - - - EXISTING SURFACE CONTOURS 0.1m
 - - - EXISTING SURFACE CONTOURS 1.0m
 - ===== EXISTING KERB
 - W- EXISTING WATER
 - T- EXISTING UNDERGROUND TELECOM
 - PROPOSED CONCRETE
 - DJ- DENOTES DOWEL JOINT
 - DCI- DENOTES DOWEL CONSTRUCTION JOINT

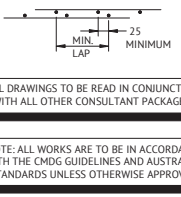
ID	EASTING	NORTHING	LEVEL
01	245673.7482	7420489.0130	25.040
02	245674.9855	7420486.7189	24.924
03	245674.7296	7420484.0337	24.804
04	245674.6831	7420482.6452	24.627
05	245689.8462	7420487.2516	24.389
06	245688.5575	7420488.3087	24.605
07	245685.8266	7420490.2121	24.795
08	245683.5830	7420494.3320	25.058

- 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:
- | ELEMENT | CONCRETE TABLE | | | | |
|--------------------|----------------|--------------------------|------------------------------|--------------------|----------------|
| | 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 - 100mm CENTERS
 - R.3.2. BARS 20mm AND OVER - 200mm 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:



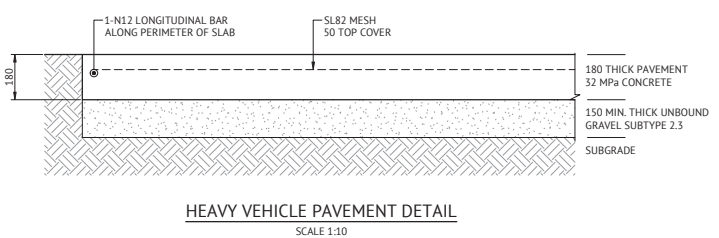
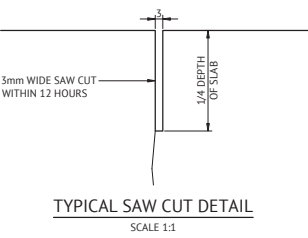
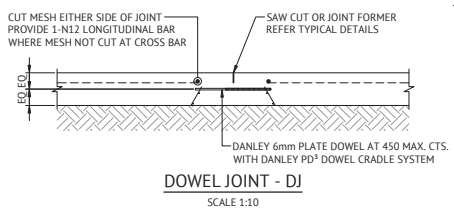
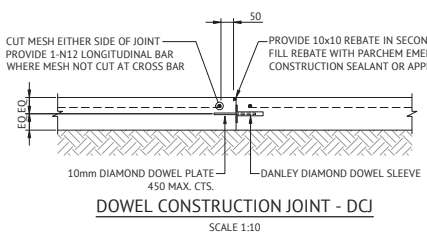
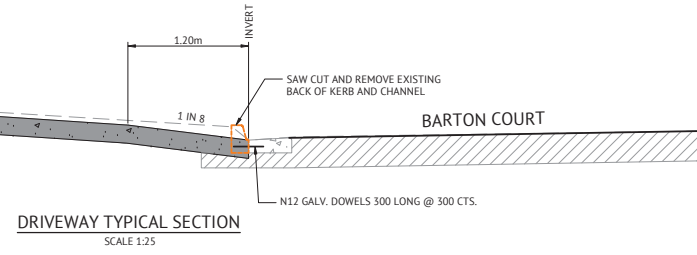
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15/07/22	1	PRELIMINARY - NOT FOR CONSTRUCTION		AB	CWS

Rockhampton Office

21 EAST STREET
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Premise

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