

## LOCATION PLAN

1

1 : 100

### NOTES

DRAWINGS DISTRIBUTED TO ASSOCIATED CONSULTANTS, SUB-CONTRACTORS, AND SUPPLIERS FOR THE PURPOSES OF STRUCTURAL DESIGN, MATERIAL SUPPLY, COST ESTIMATING, OR THE LIKE, SHALL BE IN WHOLE SETS.

ALL LEVELS, DIMENSIONS etc. SHALL BE CHECKED AND VERIFIED BY BUILDER ON SITE BEFORE CONSTRUCTION BEGINS. FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DRAWING.

R.C. SLABS AND FOOTINGS TO ENGINEERS DETAILS AND CURRENT AS2870. CONC. WORK TO COMPLY WITH AS3600.

ALL PLUMBING AND DRAINAGE SHALL BE IN ACCORD. WITH AS3500. STORMWATER FROM DOWNPIPES SHALL BE DIRECTED AWAY FROM BUILDING MIN 3000 (PROVISION FOR CONCRETE SPILL PADS) OR CONNECTED TO K&C VIA 90mm DIAMETER PVC PIPE/S.

A PRESSURE LIMITING DEVICE IS TO BE INSTALLED TO LIMIT THE MAX. OPERATING PRESSURE TO 500kPa AT ANY OUTLET WITHIN A DWELLING IN AREAS WHERE THE MAINS PRESSURE MAY OR DOES EXCEED 500 kPa.

PROTECTION FROM TERMITES SHALL BE FROM A SYSTEM OR COMBINATION OF SYSTEMS IN ACCORD. WITH AS3660 INSTALLED BY AN APPROVED APPLICATOR. WRITTEN CONFIRMATION OF THE SYSTEM/S USED SHALL BE PROVIDED TO LOCAL GOV. AUTHORITY AND BUILDER SHALL ADVISE OWNER OF THEIR OBLIGATION AS APPLICABLE TO THE SYSTEM/S USED.

ALL TIMBER FRAMING TO BE IN ACCORD WITH CURRENT AS1684.3. PRE-FAB TIMBER ROOF TRUSSES AND WALL FRAMING TO BE IN ACCORD. WITH MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

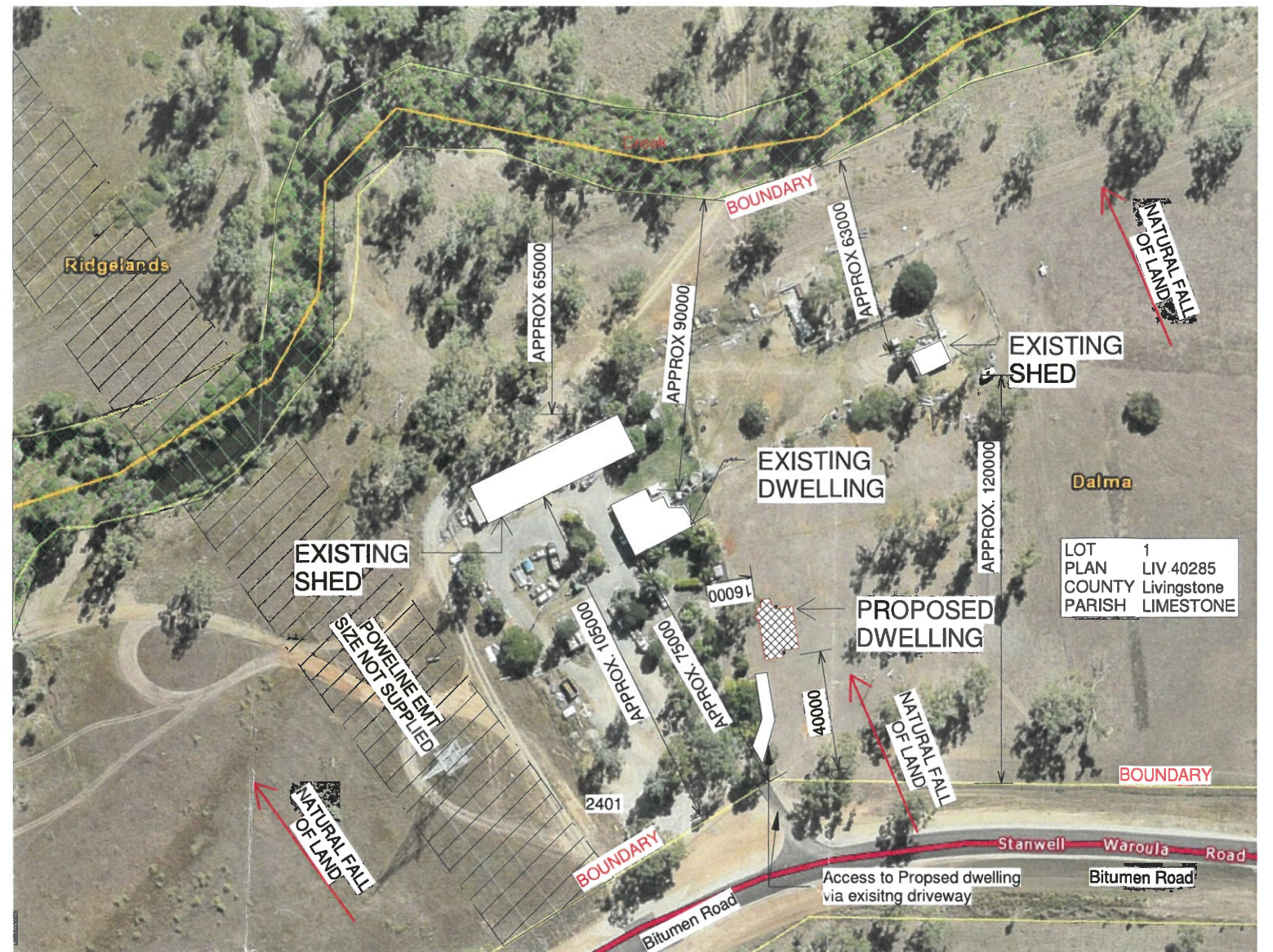
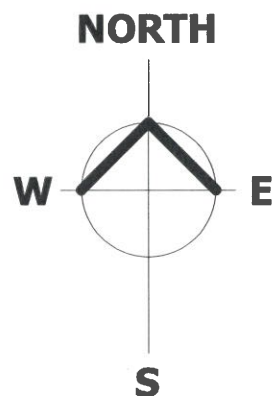
ALL STRUCTURAL PLY PRODUCTS USED SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 2269.

DOORS TO TOILETS MUST OPEN OUTWARDS OR SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE, UNLESS THERE IS A CLEAR SPACE OF AT LEAST 1200mm BETWEEN THE CLOSET PAN AND THE NEAREST PART OF THE DOORWAY.

HANDRAILS TO LEVELS OVER 1m ABOVE SURFACE BELOW, PROVIDE SELECTED HANDRAIL. FABRICATE AND INSTALL IN ACCORD. WITH BCA 3.9.2. MIN. HEIGHT 1000mm ABOVE FINISHED FLOOR LEVEL. MIN. SPACINGS BETWEEN MEMBERS 125mm.

STAIRS TO BE FABRICATED, CONSTRUCTED AND INSTALLED IN ACCORD. WITH BCA 3.9.1.

IF IN DOUBT, ASK. - WE WILL PROVIDE COPIES OF RELEVANT BCA SECTIONS IF REQ.



## SITE PLAN

2

1 : 2000

### ROCKHAMPTON REGIONAL COUNCIL

#### APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/115-2019**  
**Dated: 18 February 2020**

NOTE: THIS SHEET TO BE VIEWED IN COLOUR

RELOCATED DWELLING  
 AT 2401 STANWELL WAROULA RD, DALMA.  
 FOR B. & T. ESTREICH

**ADAM GOSZTYLA**  
**BUILDING DESIGNER**

Email: agosztyla@hotmail.com  
 Phone: 044 8686 414

Copyright	29/11/19	Designer
Scale	As indicated	Designer
Drawn	A.G.	
Amended		

Drg No. **SITE PLAN**

Sheet No. 1 of 5

11/12/2019 11:28:37 AM



# ROCKHAMPTON REGIONAL COUNCIL

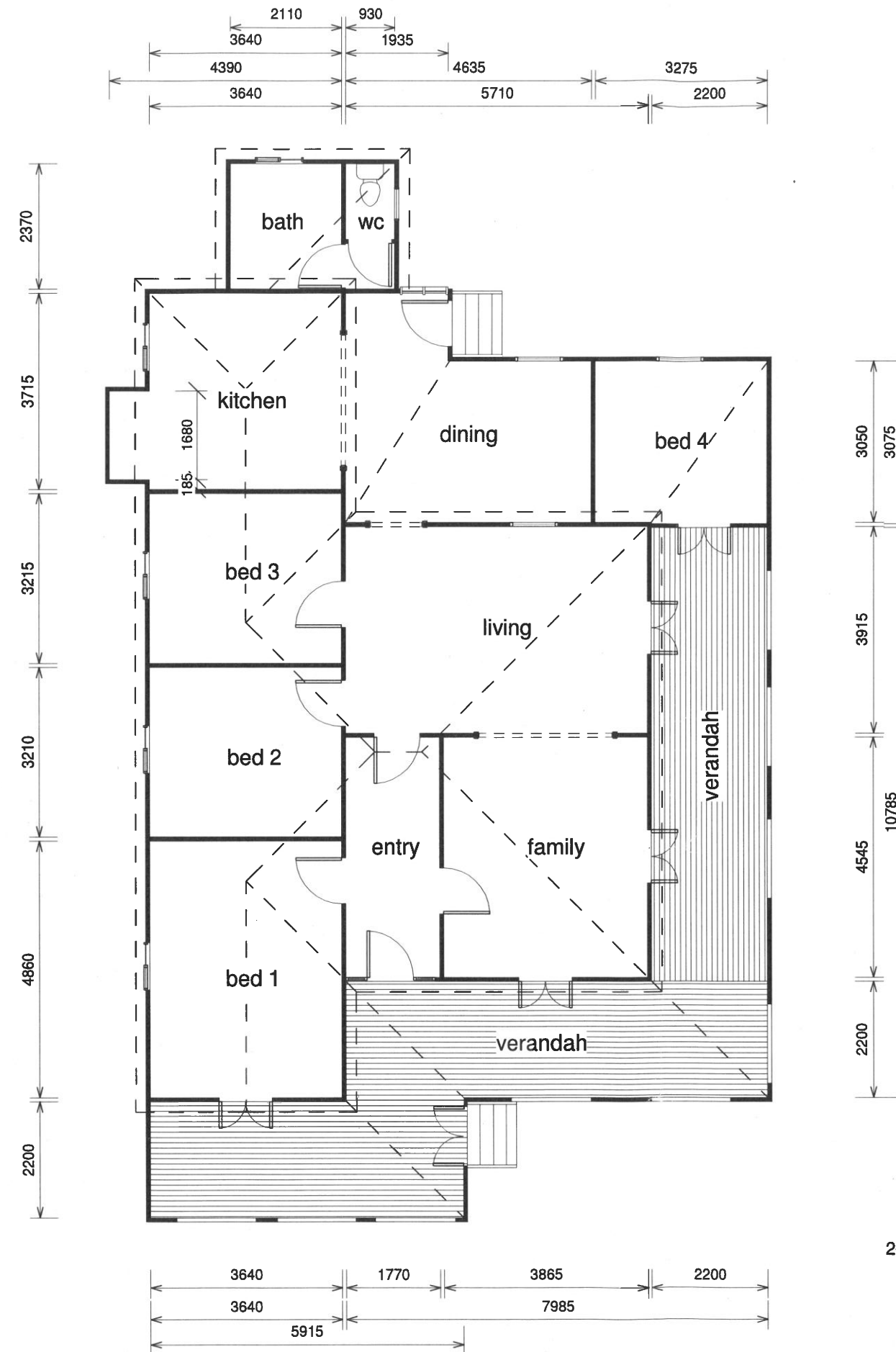
## APPROVED PLANS

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

Development Permit No.: D/115-2019

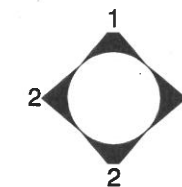
Dated: 18 February 2020

FLOOR AREAS	
Description	Area
EXISTING LIVING AREA	145.88
EXISTING VERANDAH	51.67
Grand total	197.54



## EXISTING FLOOR PLAN

1 : 100



## ADAM GOSZTYLA BUILDING DESIGNER

Email: agosztyla@hotmail.com

Phone: 044 8686 414

IF IN DOUBT ASK  
DO NOT ASSUME!

RELOCATED DWELLING

AT

2401 STANWELL  
WAROULA RD, DALMA.

FOR

B. & T. ESTREICH

Copyright 29/11/19

Scale 1 : 100

Drawn A.G.

Amended

Drg No.

EXISTING FLOOR PLAN

Sheet No. 2 of 5

**ROCKHAMPTON REGIONAL COUNCIL**

**APPROVED PLANS**

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

**Development Permit No.: D/115-2019**

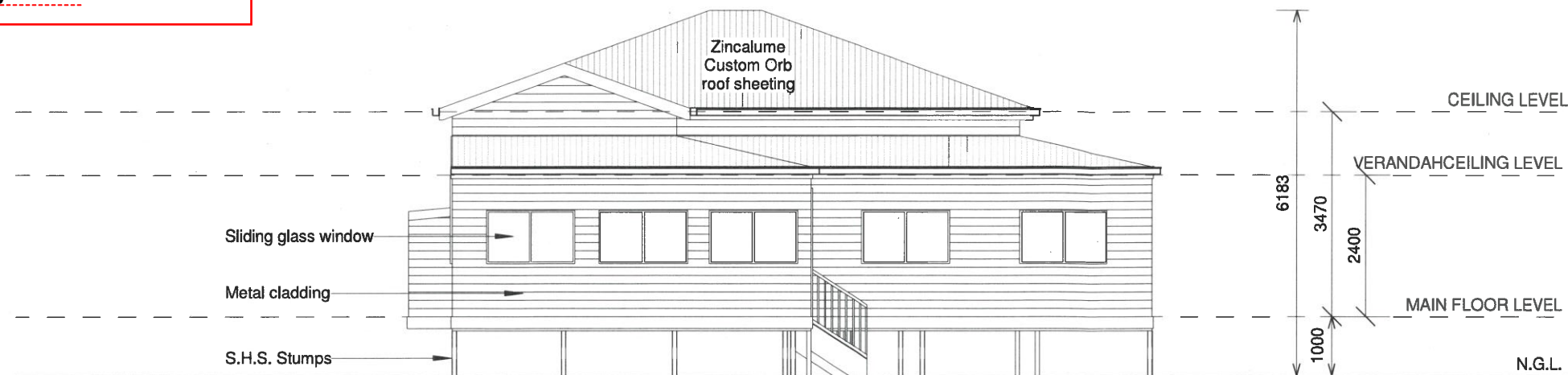
**Dated: 18 February 2020**

NOTE: PITCH OF MAIN ROOF IS UNKNOWN. TOTAL HEIGHT OF BUILDING IS AN ESTIMATION ONLY

**ADAM GOSZTYLA**  
**BUILDING DESIGNER**

Email: agosztyla@hotmail.com

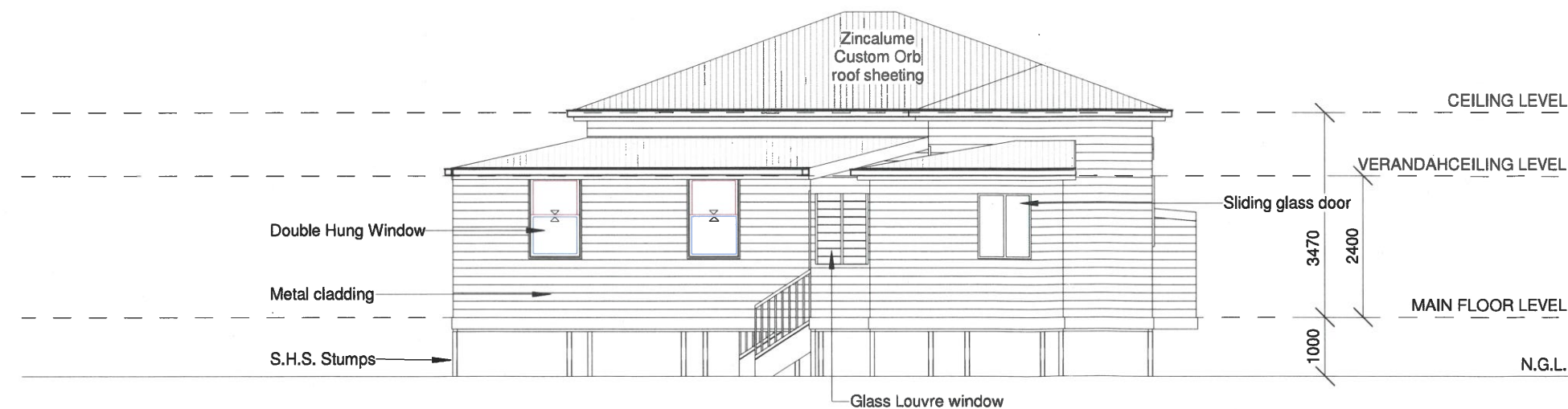
Phone: 044 8686 414



**EXISTING FRONT ELEVATION**

1

1 : 100



**EXISTING REAR ELEVATION**

2

1 : 100

**IF IN DOUBT ASK  
DO NOT ASSUME!**

RELOCATED DWELLING

AT

2401 STANWELL  
WAROULA RD, DALMA.

FOR

B. & T. ESTREICH

Copyright 29/11/19

Scale 1 : 100

Drawn A.G.

Amended

Drg No.

**FRONT AND REAR  
ELEVATIONS**

Sheet No. 3 of 5

ROCKHAMPTON REGIONAL COUNCIL

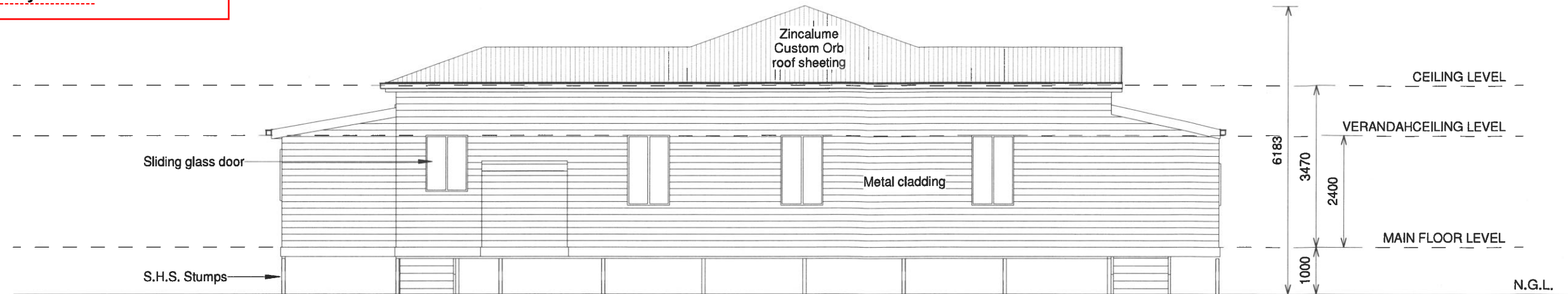
APPROVED PLANS

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

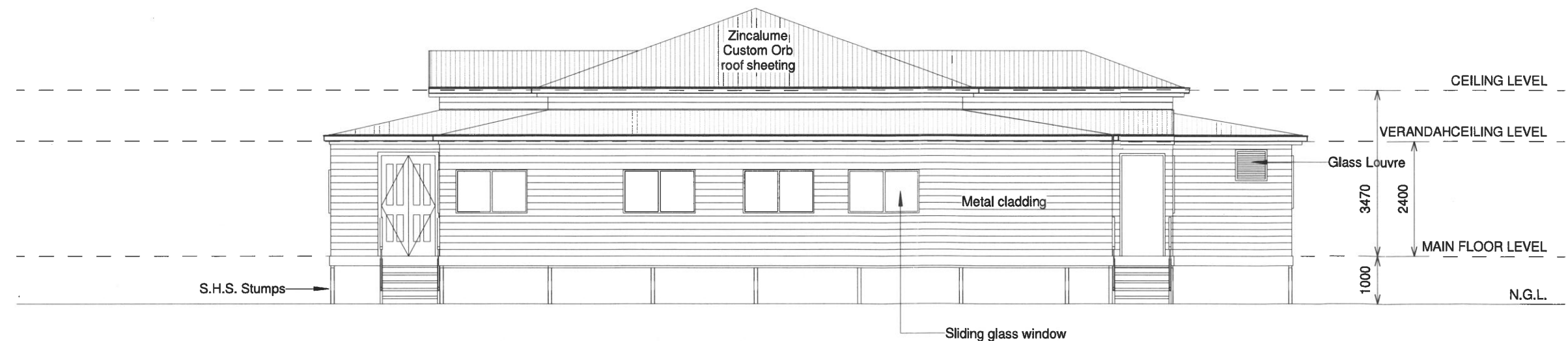
Development Permit No.: D/115-2019

Dated: 18 February 2020

NOTE: PITCH OF MAIN ROOF IS UNKNOWN. TOTAL HEIGHT OF BUILDING IS AN ESTIMATION ONLY



1 EXISTING LEFT ELEVATION  
1 : 100



2 EXISTING RIGHT ELEVATION  
1 : 100

RELOCATED DWELLING  
AT 2401 STANWELL WAROULA RD, DALMA.  
FOR B. & T. ESTREICH

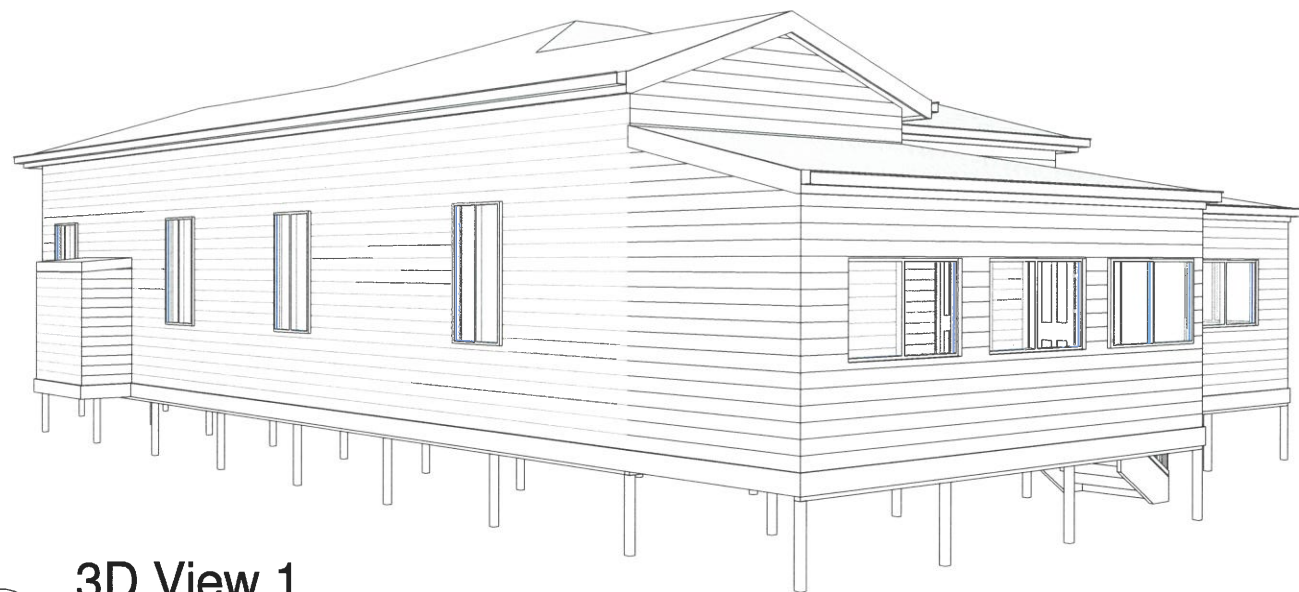
**ADAM GOSZTYLA**  
**BUILDING DESIGNER**

Email: agosztyla@hotmail.com  
Phone: 044 8686 414

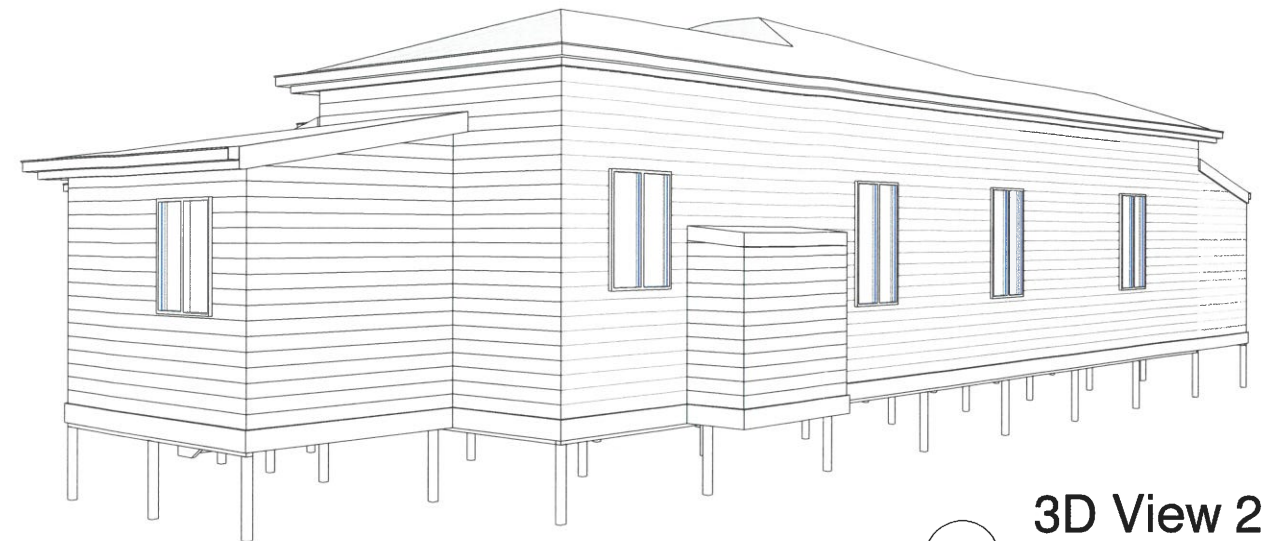
Copyright	29/11/19	Designer
Scale	1 : 100	
Drawn	A.G.	
Amended		

Drg No.	LEFT AND RIGHT ELEVATIONS
Sheet No.	4 of 5

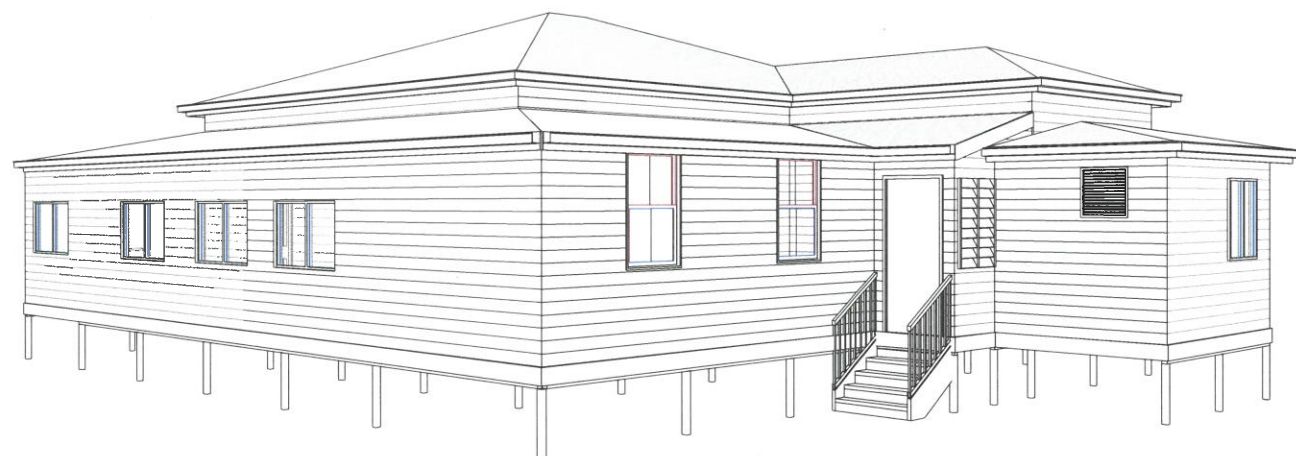




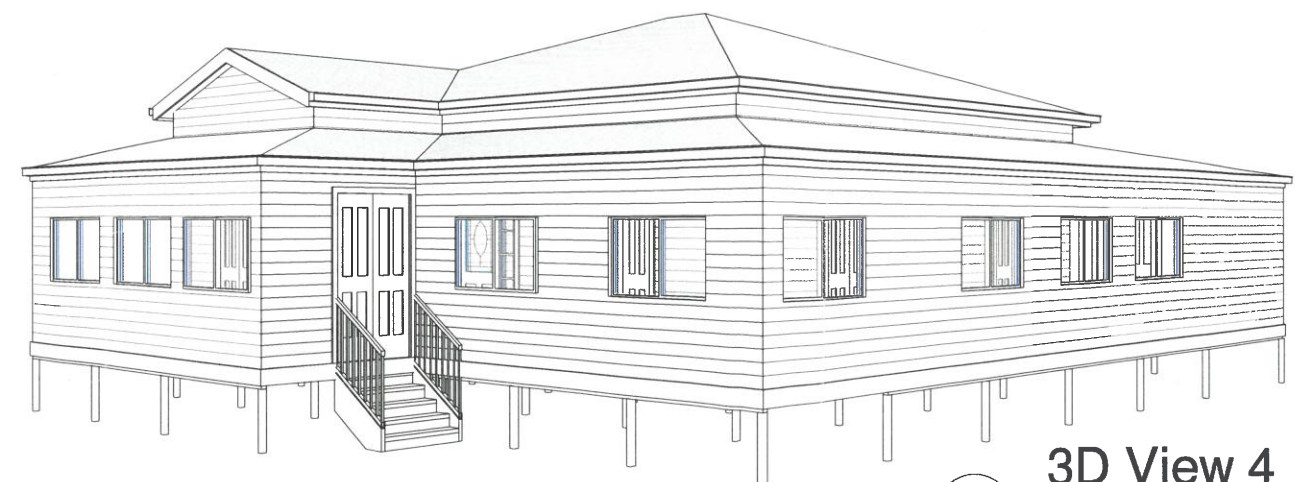
1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4

**ROCKHAMPTON REGIONAL COUNCIL**

**APPROVED PLANS**

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

**Development Permit No.: D/115-2019**

**Dated: 18 February 2020**

RELOCATED DWELLING  
AT 2401 STANWELL WAROULA RD, DALMA.  
FOR B. & T. ESTREICH

**ADAM GOSZTYLA**  
**BUILDING DESIGNER**

Email: agosztyla@hotmail.com  
Phone: 044 8686 414

Copyright	29/11/19
Scale	Designer
Drawn	A.G.
Amended	

Drg No.	PERSPECTIVE VIEWS
Sheet No.	
	5 of 5