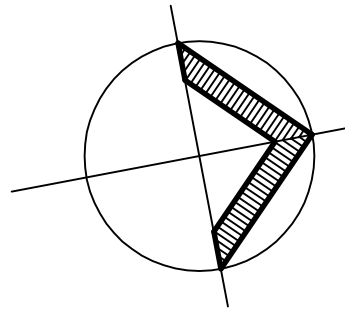


**PROPERTY DETAILS**

LOT 2 ON RP606564  
 PARISH OF ROCKHAMPTON  
 COUNTY OF LIVINGSTONE  
 AREA: 457 sq.m



**AREA SCHEDULE:**

Area of Land: 457 sq.m  
 Area of Buildings: 118 sq.m  
 % Coverage: 25.82%  
 Area of landscaping: 42.78 sq.m  
 % Coverage: 9.36%  
 Carparking Spaces: 2 carpark

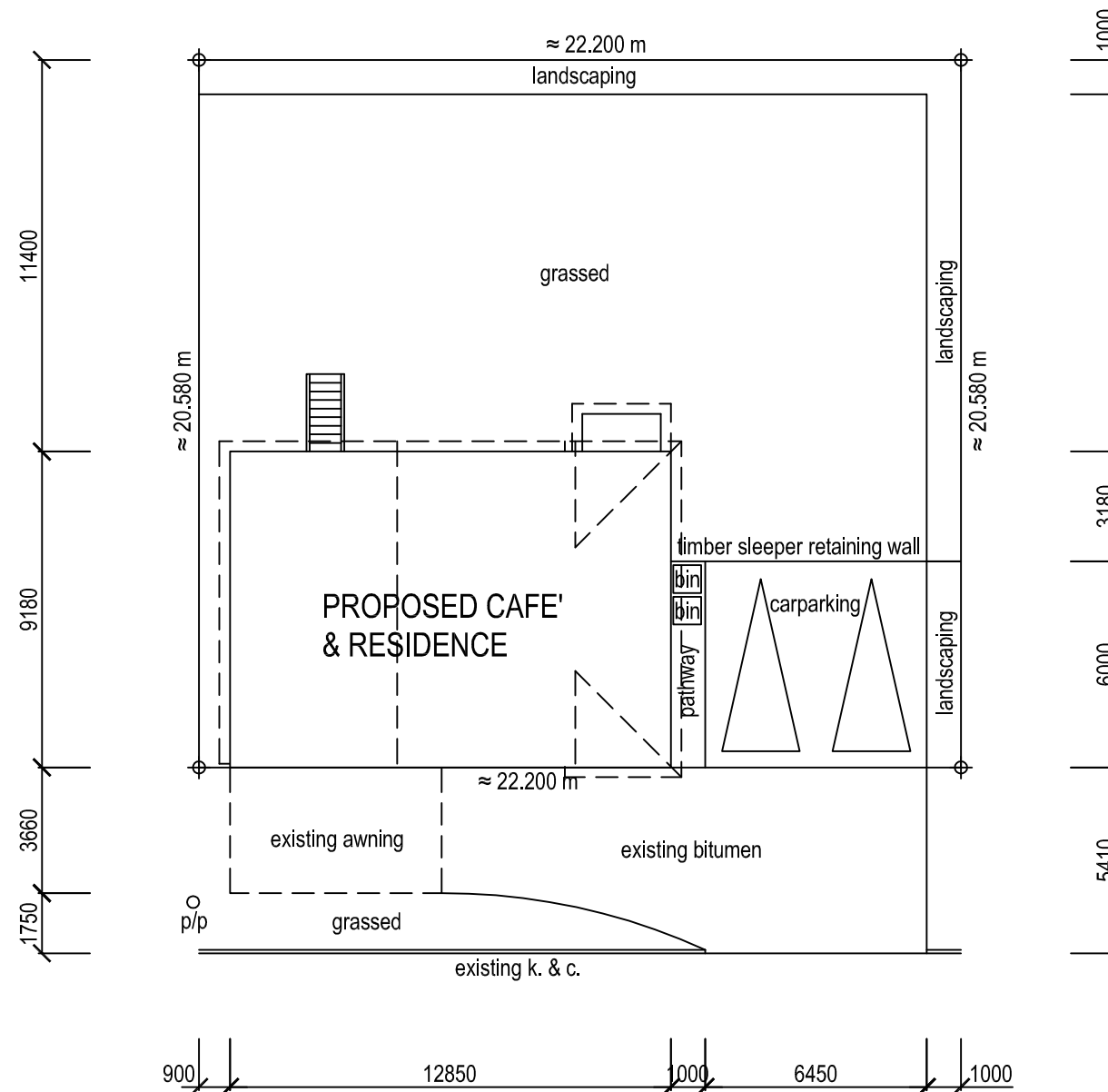
**ROCKHAMPTON REGIONAL COUNCIL**

**APPROVED PLANS**

These plans are approved subject to the current conditions of approval associated with  
**Development Permit No.: D/12-2020**  
**Dated: 18 August 2020**

**SITE PLAN NOTES:**

1. Earthworks to comply with AS3798 and AS2870.1.
2. Figured dimensions shall be taken in preference to those scaled from the drawing. Builder to verify all dimensions on site prior to construction.
3. Finished surface lines shown on elevations and platform layout shall be confirmed on site prior to commencement of building work.
4. Structure designed for Wind Gust Speed : C1 (W41C)
5. All construction shall be in accordance with the requirements of the Building Code of Australia, the Building Act 1975 and the Local Authorities' requirements.
6. Timber members to be sized and fixed in accordance with C1 to A.S. 1684.
7. Builder to provide a fall around the building of :  
 1 in 20 for the first 1.0m around building  
 1 in 80 for the next 1.0m around building
8. Connect all new downpipes as shown and fall pipes to kerb and channel or intra allotment drainage system. Stormwater drainage design is indicative only. Plumber to verify on site the suitability of the design and adjust accordingly to suit conditions. All plumbing work to comply with relevant plumbing codes and standards.
9. Install a sleeve joint where wall downpipes meet ground stormwater lines to allow for movement.
10. Confirm location of any underground services prior to commencement of building work.
11. Check position of current mains water connection and provide connecting link to dwelling to the requirements of the Local Authority and current Water & Sewerage Supply Act. Good pressure to be achieved in supply line to building.
12. Extent of principal Builder and relevant Subcontractors to be within the confines of the property boundaries and portion of the footpath immediately adjoining front property alignment. Seek neighbours consent if access or additional construction is required outside the confines of the subject property.



**METER STREET  
 SITE PLAN (1:200)**

No.	Date	Amendment
1	01.04.20	For MCU Approval
P1	17.12.19	Preliminary Issue

**BDIA**  
 Building Designers Association  
 of Queensland Inc.

**SK Drafting**  
 building designs

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 Shop 2/149 Canning Street, Rockhampton Qld 4700  
 BSA LIC No 069429

**PROPOSED CAFE'  
 AT 1 METER STREET,  
 THE RANGE.  
 FOR H. SCHAMBURG**

Scale as shown on A3	Date DEC '19	Issue 1
Drawn TEM	Sheet 1/3	Drawing No. 20 - 001
Checked		
Approved		

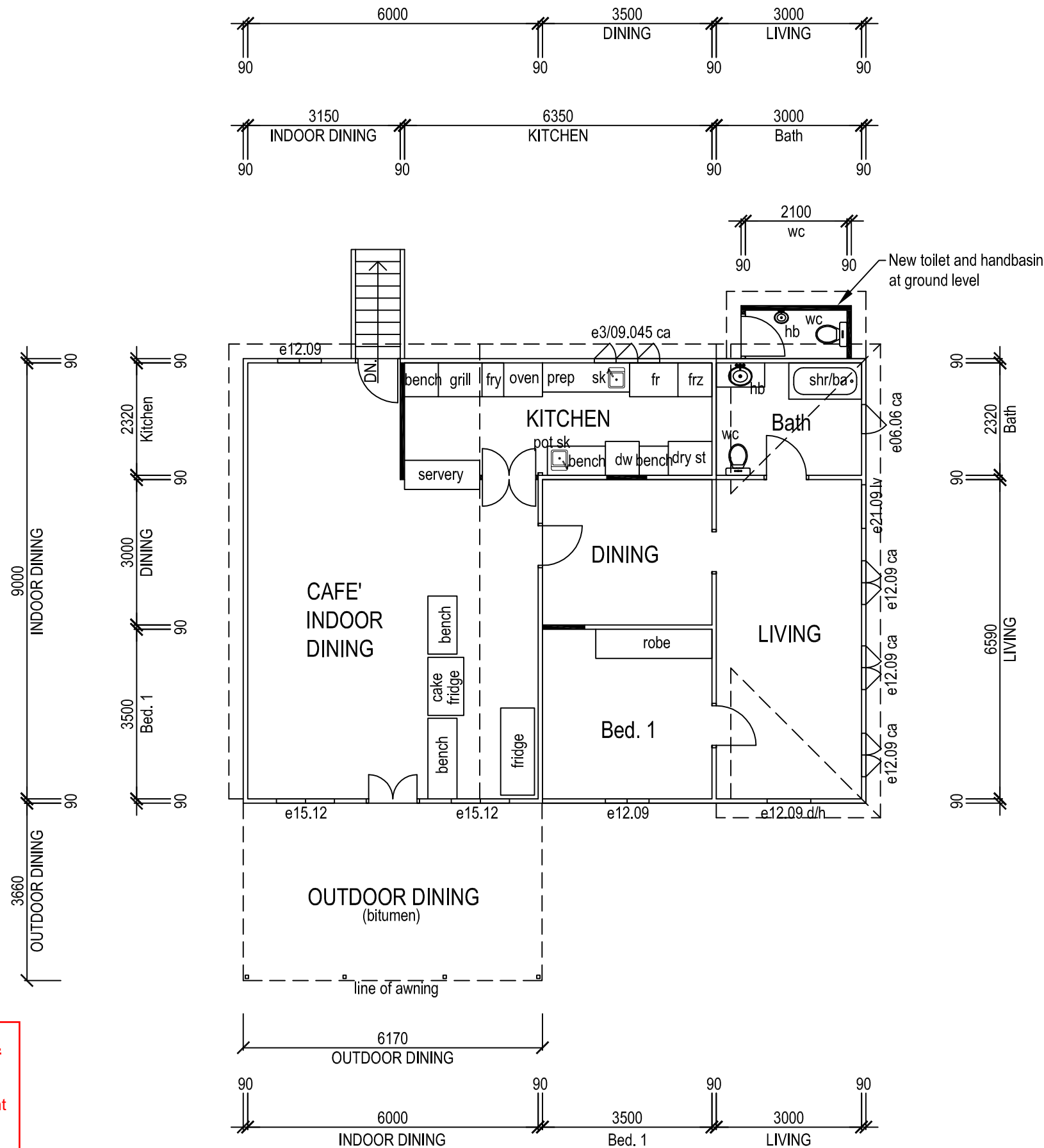
**FLOOR PLAN NOTES:**

1. Figured dimensions shall taken in preference to those scaled from the drawing.
2. Builder to verify all dimensions on site prior to commencement of building work.
3. Finished surface lines shown on elevations and platform layout shall be confirmed on site prior to commencement of building work.
4. Structure designed for Wind Gust Speed : C1 (W41C)
5. Construction to be in accordance with the Building Code of Australia, Qld Home Building Manual and all other relevant SAA Codes and Standards.
6. Builder to ensure adequate surface drainage and that no low spots capable of ponding are created during construction.
7. Required number of new stair count is indicative only. Verify number of treads on site as per finished ground level.
8. Termite protection to be installed in accordance with AS3660. A certificate is to be supplied to the Building Approval Authority as evidence of treatment where necessary.

**AREA SCHEDULE:**

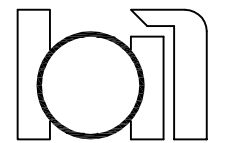
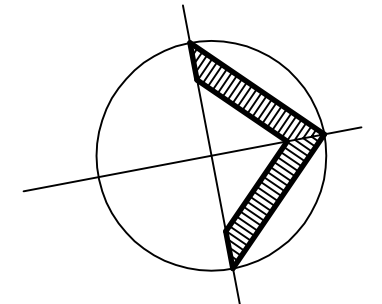
Total Building Area:	118 sq.m
Cafe' Area:	65.65 sq.m
Residence Area:	52.35 sq.m

**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
These plans are approved subject to the current conditions of approval associated with **Development Permit No.: D/12-2020**  
**Dated: 18 August 2020**



**PROPOSED FLOOR LAYOUT PLAN (1:100)**

No.	Date	Amendment
1	01.04.20	For MCU Approval
P1	17.12.19	Preliminary Issue



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**PROPOSED CAFE'  
AT 1 METER STREET,  
THE RANGE.  
FOR H. SCHAMBURG**

Scale as shown on A3	Date DEC '19	Issue 1
Drawn TEM	Sheet 3/3	Drawing No. 20 - 001
Checked		
Approved		