

GENERAL NOTES

ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE QLD BUILDING ACT 1975-1998 & THE STANDARD REGULATION 1993 & SHALL COMPLY WITH ALL LOCAL REGULATIONS & REQUIREMENTS
DO NOT SCALE

ALL LEVELS, DIMENSIONS ETC SHALL BE CHECKED AND VERIFIED BY THE BUILDER ON SITE BEFORE THE START OF CONSTRUCTION. FIGURED DIMENSIONS TO TAKE PREFERENCE OVER SCALED DRAWINGS. WHEN IN DOUBT ASK.

ALL WALL DIMENSIONS ARE TO STRUCTURAL COMPONENTS - NOT THE FACE OF LININGS / FINISHES
TOILET DOORS MUST OPEN OUTWARDS, SLIDE OR BE FITTED WITH LIFT OFF HINGES IF THE DISTANCE BETWEEN THE PAN AND NEAREST PART OF THE DOORWAY IS LESS THAN 1200mm

SITE DETAILS

SITE LEVELS AND FINISHED FLOOR LEVELS ARE TO BE VERIFIED BY THE BUILDER BEFORE STARTING ANY WORK ON SITE

SITE PLAN BOUNDARY CLEARANCES SHOWN ARE TO BE OUTSIDE OF FACES OF FASCIA OR BARGES

FOR LEVEL SITES FALL GROUND AWAY FROM BUILDINGS 50mm IN A MINIMUM DISTANCE OF 1m ON ALL SIDES

FOR SLOPED SITES DIVERT SURFACE WATER FROM UPHILL SIDE AWAY FROM BUILDINGS

DRAINAGE & STORMWATER

ALL STORMWATER DRAINAGE WORK TO BE IN ACCORDANCE WITH AS3500

DOWNPIPES ARE TO BE 100x75 OR 90mm DIA MIN UNLESS NOTED OR DETAILED ELSEWHERE

DISCHARGE RAIN WATER DOWNPIPES TO INTER-ALLOTMENT DRAINAGE SYSTEM IF AVAILABLE, KERB AND CHANNEL IF FALL PERMITS. ENSURE RAIN WATER IS DIRECTED AWAY FROM THE BUILDING.

FOR SEWERED SITES DISCHARGE WASTE WATER TO COUNCIL SEWER

THE LOCATION OF THE SEWER MAIN HAS BEEN SCALED FROM COUNCIL PLANS. WHERE THE SEWER LINE IS 2.0m OR LESS FROM THE BUILDING STRUCTURE IT IS THE RESPONSIBILITY OF THE BUILDER TO PHYSICALLY LOCATE THE SEWER MAIN BEFORE STARTING ANY WORK.

FOR UNSEWERED SITES DISCHARGE WASTE TO WATER TO MINI TREATMENT SYSTEMS, SEPTIC TANK OR HOLDING TANKS AS SHOWN ON CONSULTANT PLANS

SLAB & FOOTINGS

CONCRETE WORK TO BE IN ACCORDANCE WITH AS 3600

ALL SLAB AND FOOTING DESIGN TO BE CARRIED OUT BY A LICENSED STRUCTURAL ENGINEER WHO IS A CURRENT RPEQ.

TERMITE PROTECTION

PROTECTION FROM TERMITES SHALL BE FROM A SYSTEM OR COMBINATION OF SYSTEMS IN ACCORDANCE WITH THE BCA/NCC AND AS 3660 AND INSTALLED BY AN APPROVED APPLICATOR. WRITTEN CONFIRMATION OF THE SYSTEM/S USED SHALL BE PROVIDED TO LOCAL GOV. AUTHORITY AND BUILDING SHALL ADVISE OWNER OF THEIR OBLIGATIONS AS APPLICABLE TO THE SYSTEMS USED

SHOULD THE CURRENT OWNER SELL THE PROPERTY, IT SHALL BE HIS/HER RESPONSIBILITY TO PROVIDE THE NEW OWNER WITH A COPY OF THE TERMITE PROTECTION RECORD.

TIMBER FRAMING

ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH CURRENT AS 1684.3. PRE-FABRICATED TIMBER ROOF TRUSSES AND WALL FRAMING TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DRAWINGS.

EXTERNAL TIMBER MEMBERS TO BE DURABILITY CLASS 1 OR 2 WITH SAPWOOD REMOVED OR PRESERVATIVE TREATED TO H3 UNLESS NOTED OTHERWISE. ALL PINE TO BE LOSP TREATED TO H3 LEVEL

WALL FRAMING, LINTELS ETC ARE TO BE IN ACCORDANCE WITH APPROVED FRAME MANUFACTURERS DETAILS AND ARE TO BE CERTIFIED FOR STRUCTURAL ADEQUACY BY THE MANUFACTURER FOR THE APPROPRIATE WIND CLASS.

ALL STRUCTURAL PLY IS TO BE IN ACCORDANCE WITH AS/NZ 2269 AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECS.

INSULATION

REFER TO ENERGY EFFICIENCY REPORT SUPPLIED BY OTHERS

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/124-2020

Dated: 7 December 2020

REAL PROPERTY DESCRIPTION

Lot Number: 11
Reg/Survey Plan Number: LIV401241

DO NOT SCALE DRAWING
ALL DIMENSION IN MILLIMETERS

No:	Description:	Date:
A	FOR APPROVAL	02.09.2020

REVISIONS



Site Plan

1 : 4000



ISSUED FOR
FOR APPROVAL

Project:	DWELLING IN SHED
Address:	89 HUNT ROAD, ALTON DOWNS
Drawing Title:	NOTES & SITE PLAN



dezinelements
BUILDING DESIGNERS

0407 271 336 M
info@dezi nelements.com.au E

QBCC No: 1247120 BDAQ No: 0001677

Scale:	As indicated	Rev:	A
Date:	AUG 2020		
Drawn:	NJB		
Project No:	Drawing No:	20/09/2020 9:37:23 PM	
20_117	A-01		

FLOOR PLAN LEGEND

-  HARD WIRED SELF CONTAINED SMOKE ALARM.
-  1200 Ø CEILING FAN WITH SPEED CONTROLLER.

ROCKHAMPTON REGIONAL COUNCIL

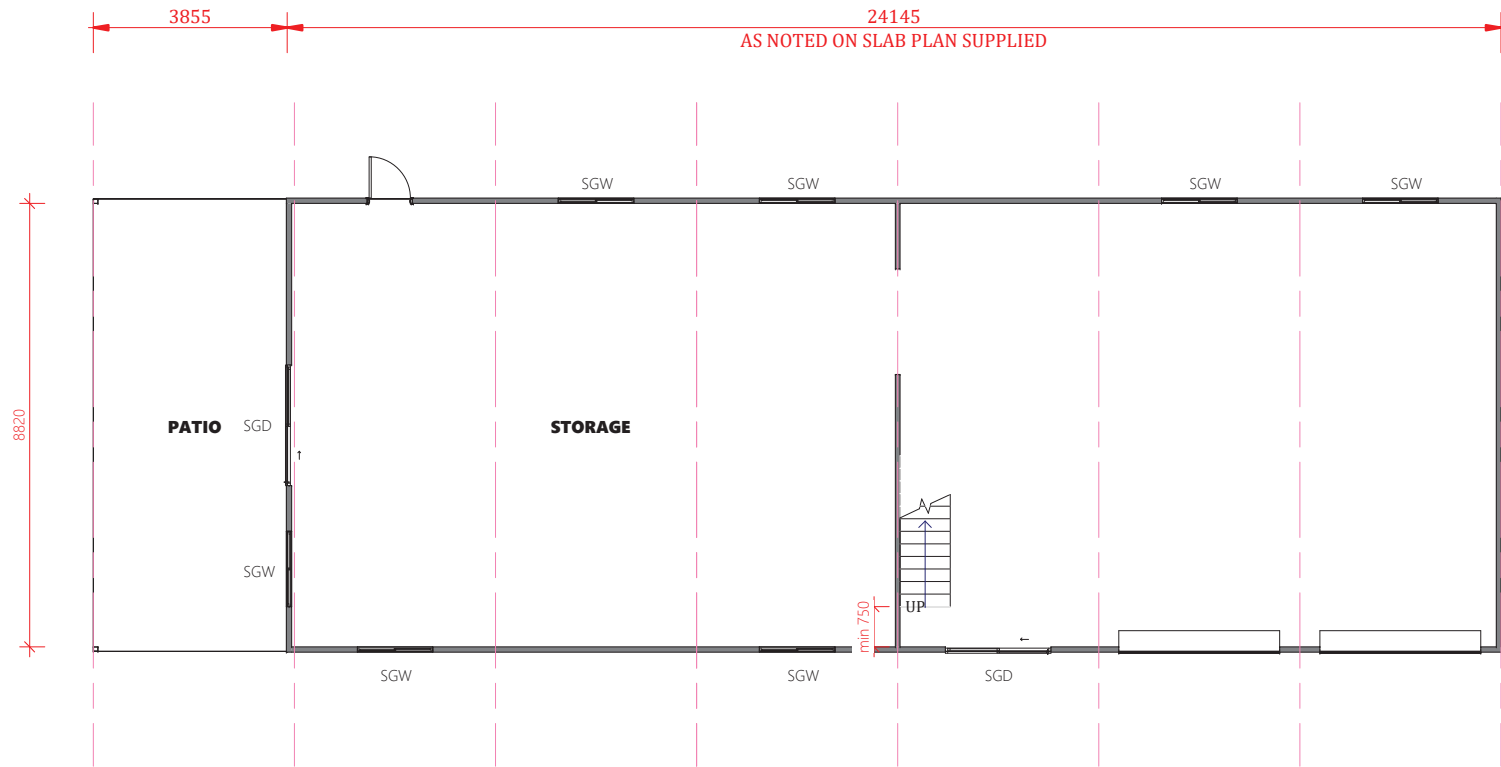
APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/124-2020
Dated: 7 December 2020

REFER TO SHED COMPANY PLANS FOR SHED DETAILS. CONFIRM ALL INTERNAL DIMENSIONS / SETOUT ON SITE

DO NOT SCALE DRAWING		
ALL DIMENSION IN MILLIMETERS		
No:	Description:	Date:
A	FOR APPROVAL	02.09.2020

REVISIONS



ISSUED FOR
FOR APPROVAL

Project: DWELLING IN SHED
Address: 89 HUNT ROAD, ALTON DOWNS
Drawing Title: GROUND FLOOR


dezi elements
BUILDING DESIGNERS

0407 271 336 **M**
 info@dezi elements.com.au **E**



QBCC No: 1247120 BDAQ No: 0001677

Scale: 1 : 100	Rev: A
Date: AUG 2020	A
Drawn: NJB	
Project No: 20_117	Drawing No: A-02



24/09/2020 9:37:23 PM

FLOOR PLAN LEGEND

-  HARD WIRED SELF CONTAINED SMOKE ALARM.
-  1200 Ø CEILING FAN WITH SPEED CONTROLLER.

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/124-2020

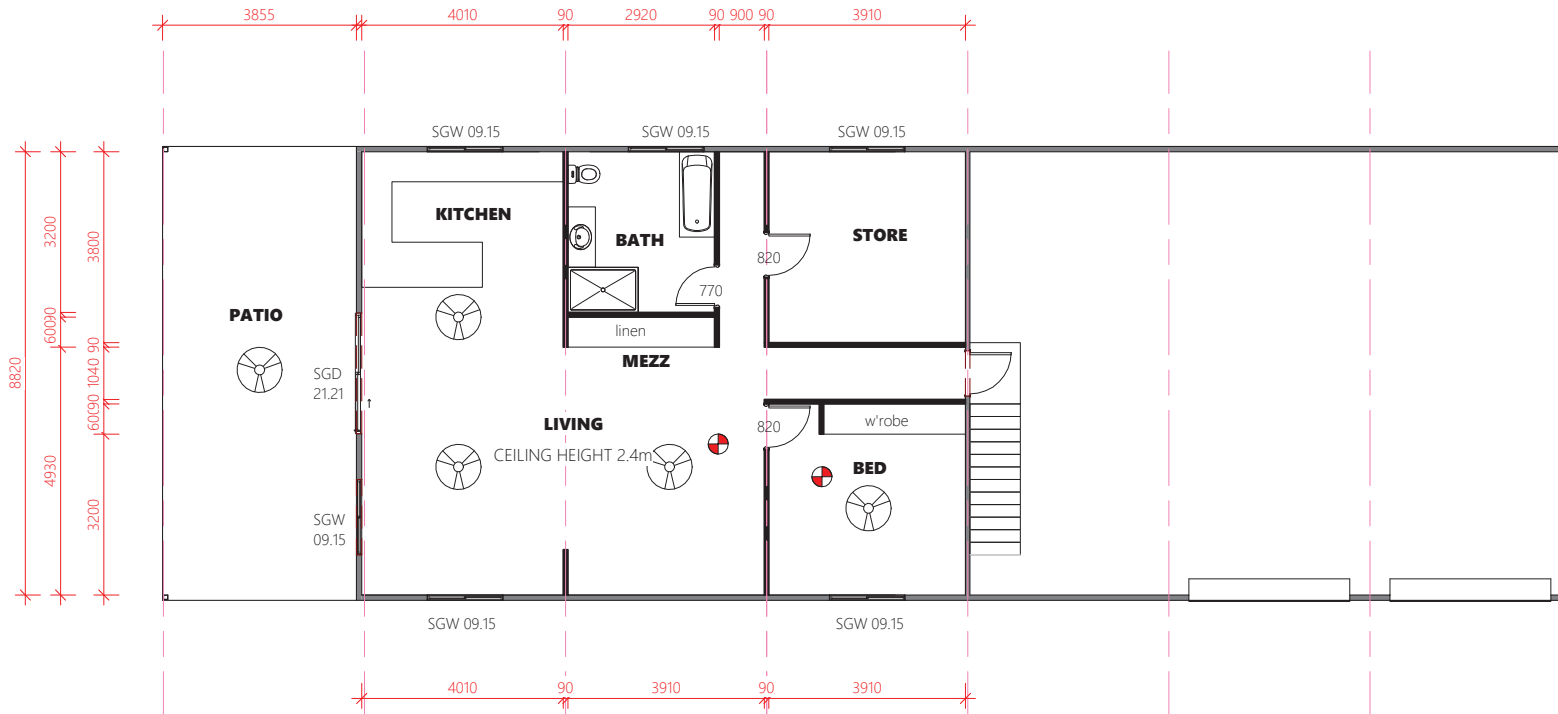
Date: 7 December 2020

REFER TO SHED COMPANY PLANS FOR SHED DETAILS. CONFIRM ALL INTERNAL DIMENSIONS / SETOUT ON SITE

DO NOT SCALE DRAWING

ALL DIMENSION IN MILLIMETERS

No:	Description:	Date:	REVISIONS
A	FOR APPROVAL	02.09.2020	



ISSUED FOR
FOR APPROVAL

Project:	DWELLING IN SHED
Address:	89 HUNT ROAD, ALTON DOWNS
Drawing Title:	MEZZ PLAN



0407 271 336 M
info@dezi nelements.com.au E
QBCC No: 1247120 BDAQ No: 0001677

Scale:	1 : 100	Rev:	A
Date:	AUG 2020		
Drawn:	NJB		
Project No:	20_117	Drawing No:	A-03

Mezz Floor

1 : 100



24/09/2020 9:37:24 PM