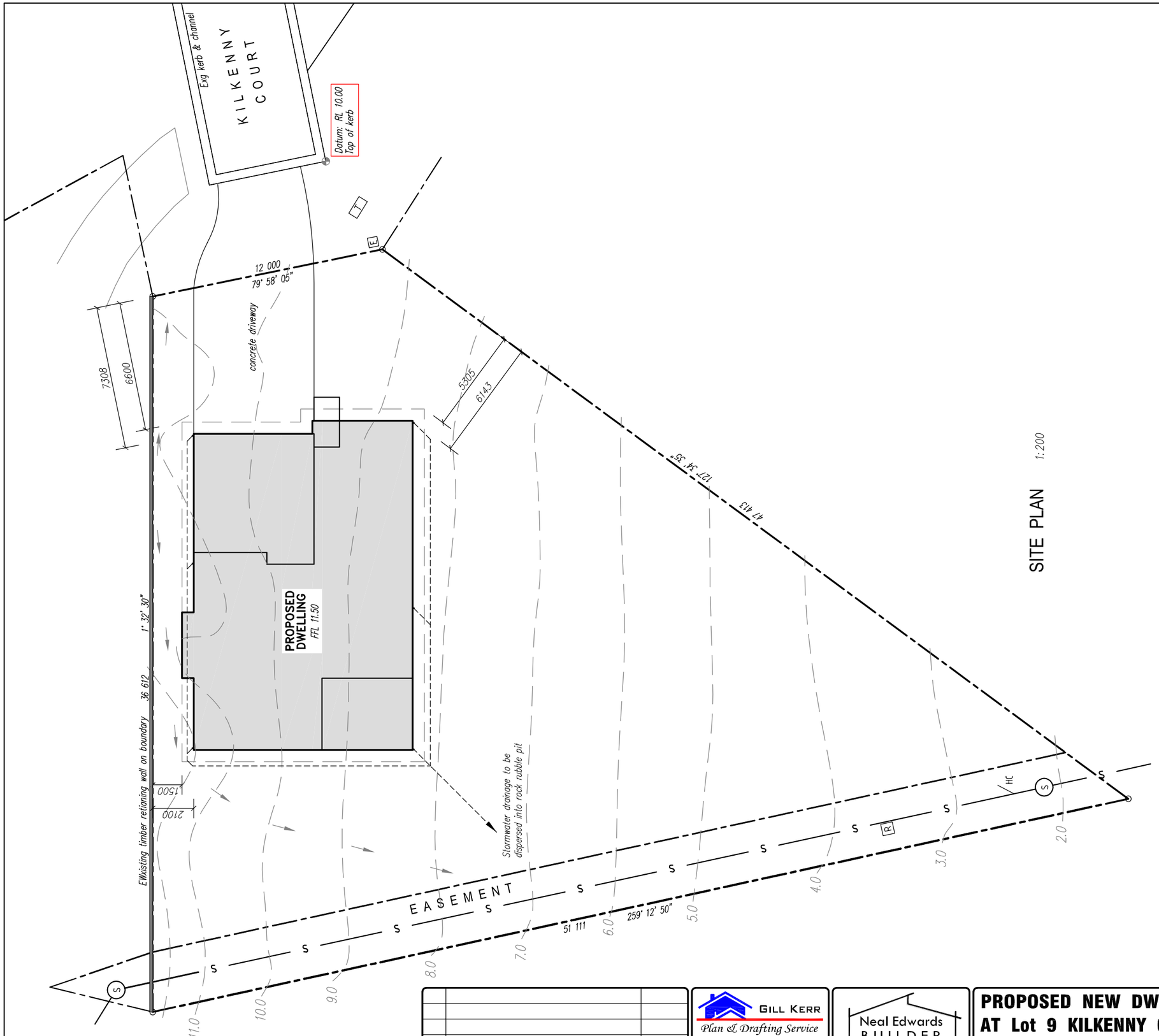
ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/56-2018

Dated: 29 June 2018



SITE PLAN 1:200

SITE LEGEND & NOTES:

- Datum level: Top of existing kerb - RL 10.00
- —9.0— Existing (approximate) contour
- *9.75 Denotes approximate finished RL
- Open earth drainage
- 90mmø downpipe connected into underground pvc stormwater drainage system directed to disperse out to rock rubble pit to be constructed elsewhere on the allotment
- Ensure that no water ponding can occur under or around the proposed Dwelling
- Concrete crossover and driveway to comply with the requirements of the Local Authority and AS 2890.1 Off-Street Car-Parking Facilities.

SITE COVERAGE

Building Areas: 186.7m² (16.6%)

Roof Areas: 219.7m² (19.5%)

REAL PROPERTY DESCRIPTION

Lot 9 on SP 176990
Parish of Hewittville
Area 1125m²

SERVICES LEGEND:

- E Electricity turret
- T Telstra pit
- G Gully pit
- R Roof water pit
- H Fire hydrant
- K Kerb adaptor
- W Water meter
- Water house connection
- Stormwater gully pit
- Power Pole
- S Sewer manhole
- —S— Sewerage line
- —E— u/g power line
- —T— u/g telecom line
- —W— u/g water line
- —RW— u/g stormwater line
- —OHP— Overhead power line
- —HC— u/g gas line
- Sewer house connection
- Light Pole

Rev.	Description	Date
0	First Issue	1/4/18

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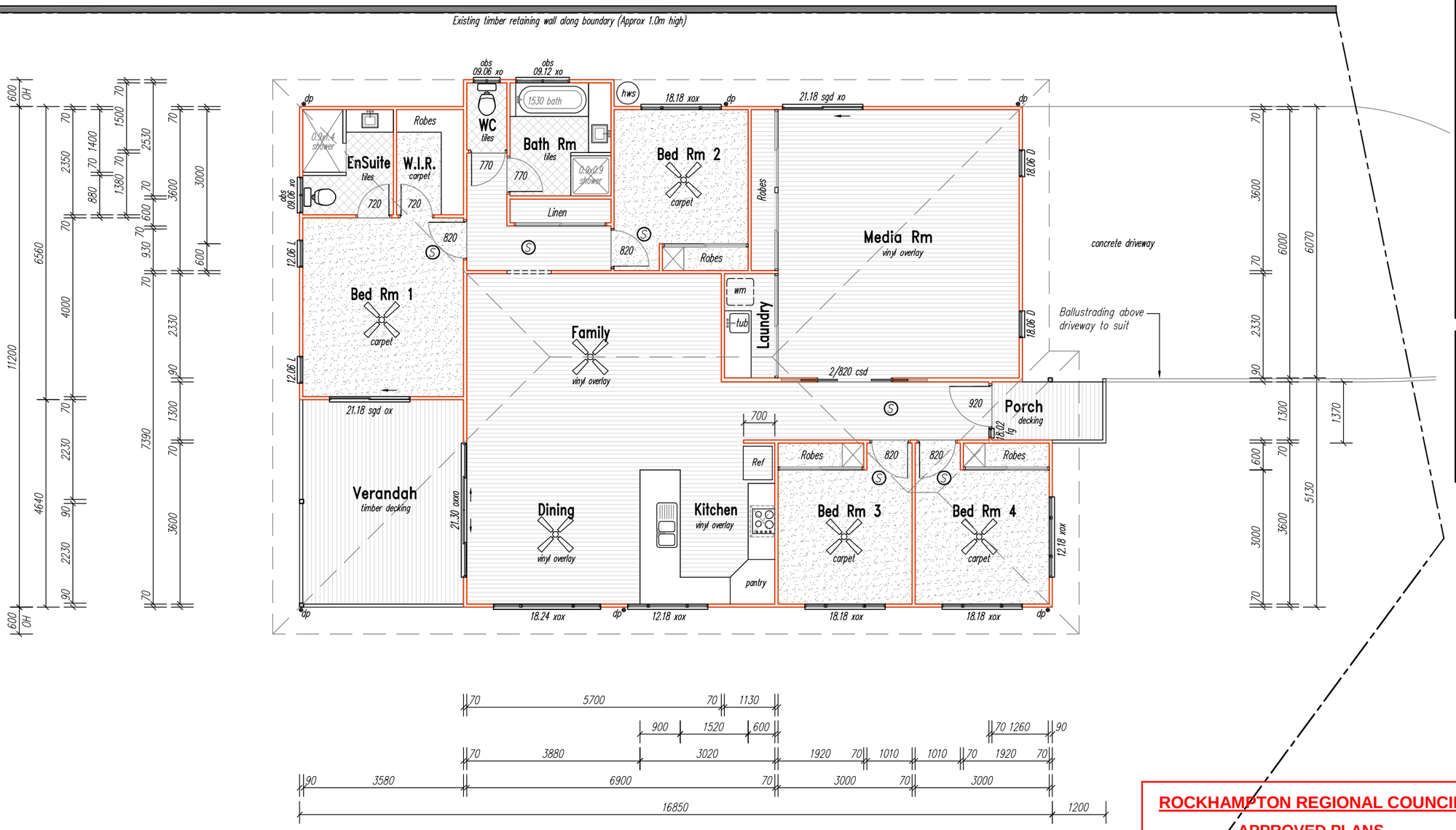
PROPOSED NEW DWELLING AT Lot 9 KILKENNY COURT ROCKYVIEW, FOR BETTERWAY HOMES

Title: SITE PLAN
Scale: 1:200
Date: March 2018
Sheet: Sheet 3 of 11
Drawing: 17_744
A3
Drawn: GJK
Rev: –



FLOOR PLAN

LEGEND & NOTES:

Windows:

12.18	–	1200 high x 1800 wide
A	–	Awning window
D	–	Double hung window
st	–	Solar tint finish (or equal)
obs	–	Obscure glazing
fg	–	Fixed glass
sgd	–	Sliding glass door

xo denotes sliding/fixed viewed from outside

Min. 900ø ceiling fan

hws — Hot water system (Refer to owners for type)

dp — Min. 90mmø PVC downpipe

Hose cock

Shower head

S — 6/Permanently wired photoelectric interconnected smoke alarms fitted to ceiling to comply with AS 3786 (2014) and AS 1670.6 (1997), and with NCC Part 3.7.2

Toilet door fitted with removeable hinges

csd — Cavity sliding door

asd — Aluminium sliding doors

FLOOR AREAS:

Habitable	129.1m²
Garage	38.8m²
Porch	1.8m²
Patio	17.0m²
TOTAL BUILDING AREA	186.7m²
TOTAL ROOFING AREA	219.7m²

186.7m²

4 Bedrooms
1 Living Area
Double Garage

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D C A B

ELEVATIONS

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PROPOSED NEW DWELLING AT Lot 9 KILKENNY COURT ROCKYVIEW, FOR BETTERWAY HOMES

Title:	FLOOR PLAN
Scale:	1:100
Date:	March 2018
Sheet:	Sheet 4 of 11
Drawing:	17_744
	A3
Drawn:	GJK
Rev:	–

ROCKHAMPTON REGIONAL COUNCIL

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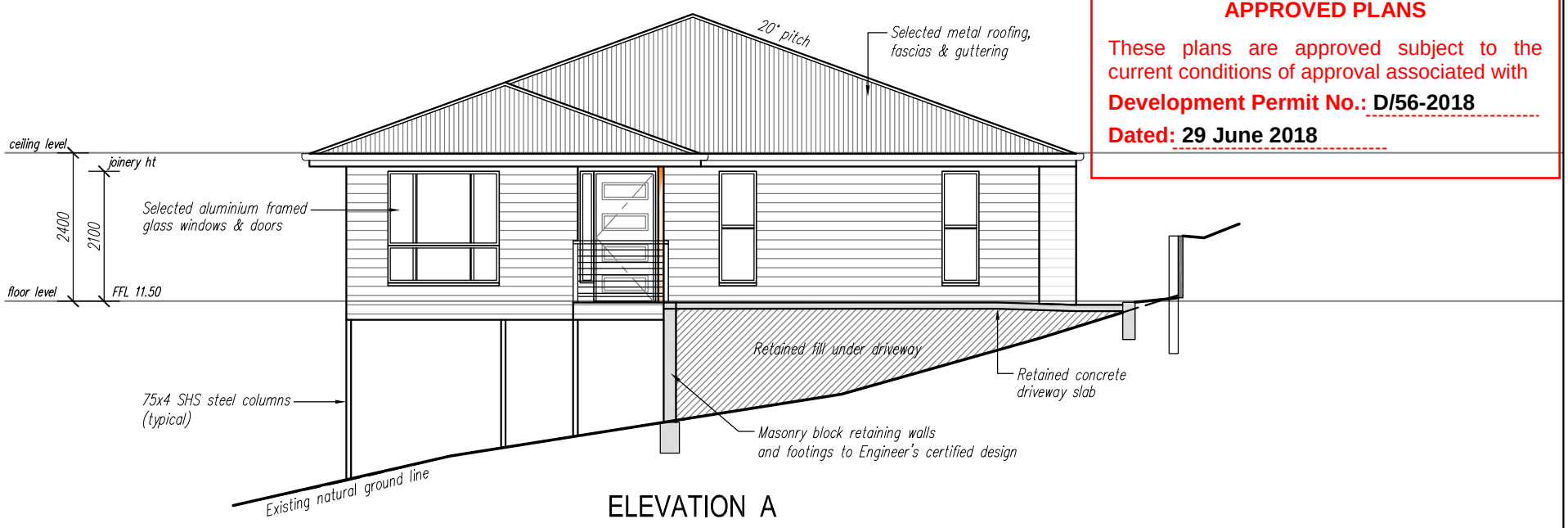
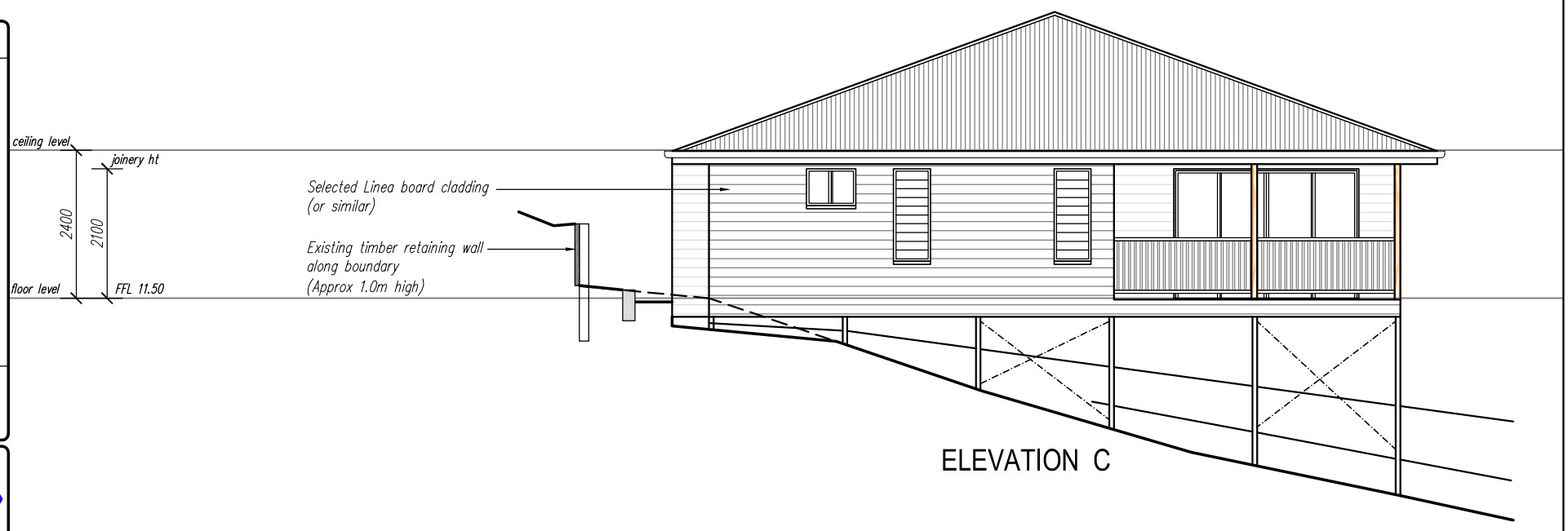


ELEVATION A



ELEVATION C

ELEVATION D

ELEVATION B

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PROPOSED NEW DWELLING AT Lot 307 PATRICIA CIRCUIT MIRANI, FOR COLIN WALKER

Title: ELEVATIONS
Scale: 1:100
Date: March 2018
Sheet: Sheet 5 of 11
Drawing: 17_738
A3
Drawn: GJK
Rev: –

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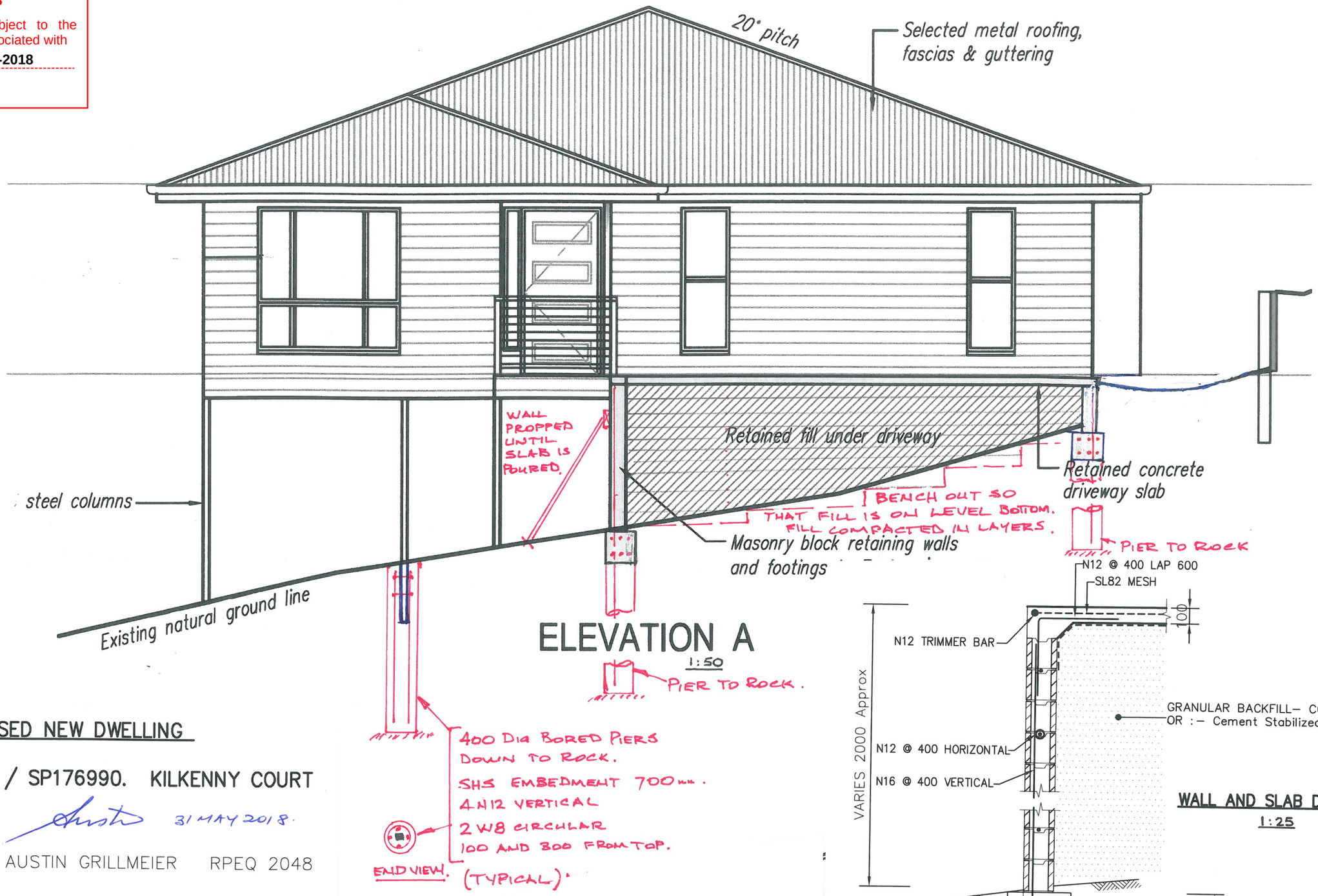


ELEVATION A

1:50

DETAILS

WALL AND SLAB DETAIL

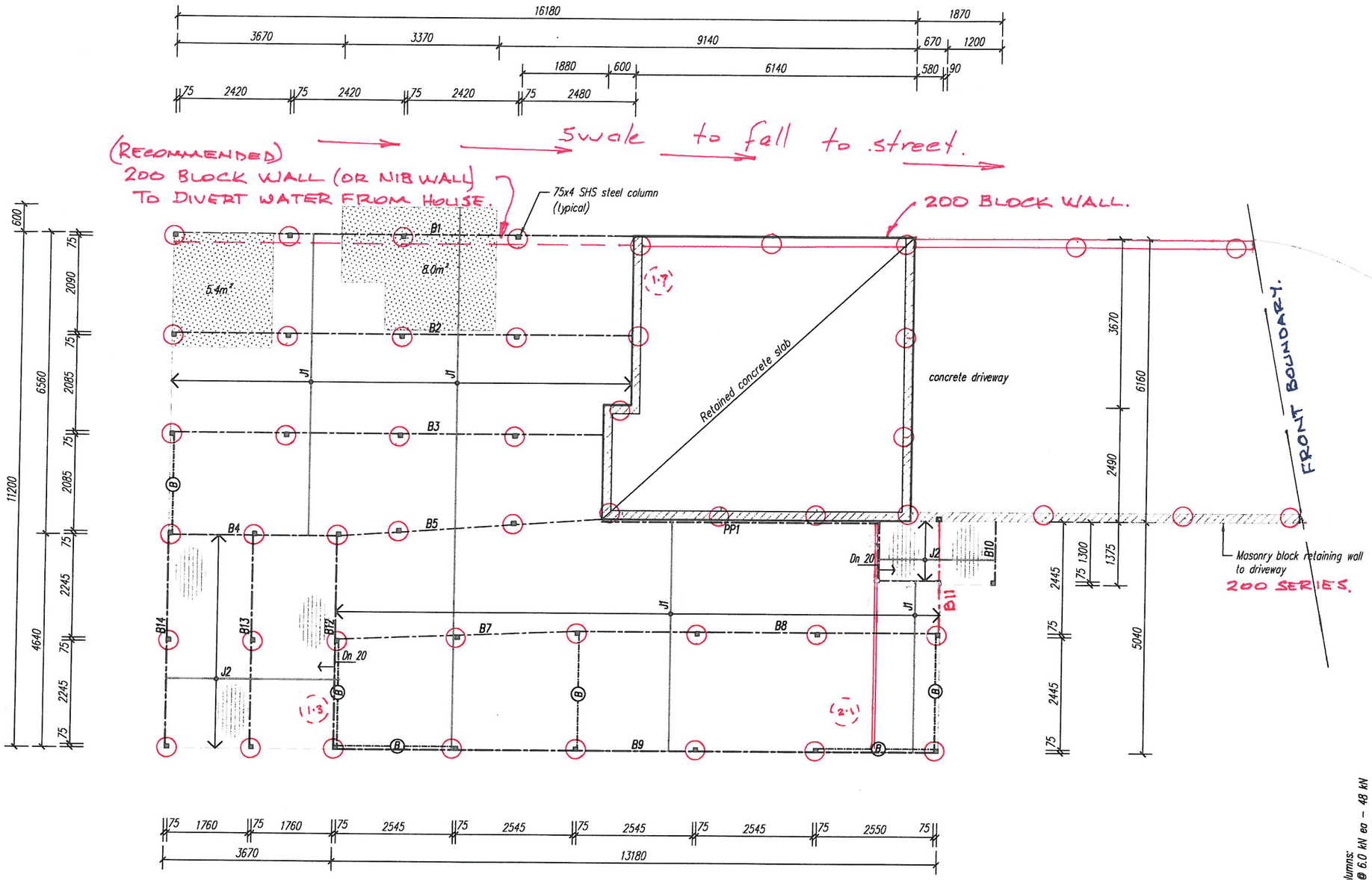
1:25

PROPOSED NEW DWELLING

LOT 9 / SP176990. KILKENNY COURT

31 MAY 2018.

AUSTIN GRILLMEIER RPEQ 2048



SUB - FLOOR FRAMING PLAN

FLOORING MEMBER SCHEDULE

- ■ Denotes 75x4 SHS steel column set in concrete bored pier 8tk end plates, 6 cfw.
- **B1–9, B11,12** LVL bearer (single & cont. spans) 2/M12 bolts SHS steel column & G.I bracket fixed onto masonry block retaining wall at garage
- **B10, B13,14** Hwd bearer (cont. spans) 2/M12 bolts SHS steel column
- **PP1** LVL pole plate fixed in plane of joists to blockwork, chemset staggered M12 bolts @ max. 900 crs
- **J1** LVL floor joists (cont.) @ max. 450 crs
- **J2** F14 sized hwd joists @ max. 450 crs 1/framing anchor each connection to hwd bearer

Floor framing members as sized and certified by supplier.

FLOORING:

Internal: Selected vinyl or T&G overlay throughout generally over 19mm Termifloor panel underlay

Denotes 19mm Scyon Internal flooring for areas to be tiled Scyon flooring to be fixed to joists, primed and sealed in accordance with BCA requirements and manufacturer's specifications. An approved water-proofing system is to be used in accordance with BCA requirements.

Denotes shot-edge decking fixed to hwd joists fixed in accordance with NCC requirements

Denotes 200 series masonry block retaining to slab (Height varies 400mm up to 2000mm)

—Ⓑ— Steel cross bracing set achieving 22kN (Limit State) 16mmø rod or 50x6 MS plate bolted through columns at max. 150mm from top & bottom.

FOOTINGS/SLABS:

Refer to Engineer's drawings for design & details of:
- Retained Garage/Porch slab and stiffened raft footings
- bored pier footings at column locations

All waterproofing, priming & sealing to be in accordance with the manufacturer's specifications and the requirements of the National Construction Code of Australia (NCC)

LEGEND.

(1·7) DEPTH TO DRILL REFUSAL

○ 400 Dia BORED PIER TO ROCK

75x4 SHS columns:
8 columns @ 6.0 kN ea – 48 kN
(Columns set in min. 900mm deep mass concrete bored pier with max. 900mm height from GL to bearer)
Cross brace sets :
4 x sets @ 22 kN ea – 88 kN

136 kN Provided
80 kN Required

DESIGN WIND SPEED
C1

60 kN Required
92 kN Provided

75x4 SHS columns:
8 columns @ 6.0 kN ea – 48 kN
(Columns set in min. 900mm deep mass concrete bored pier with max. 900mm height from GL to bearer)
Cross brace sets :
2 x sets @ 22 kN ea – 44 kN

Austin RPEQ 20418.
AUSTIN GRILLMEIER 31 MAY 2018.

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PROPOSED NEW DWELLING AT Lot 9 KILKENNY COURT ROCKYVIEW, FOR BETTERWAY HOMES

Title: SUB–FLOOR PLAN MODIFIED.
Scale: 1:100
Date: March 2018
Sheet: Sheet 6 of 11
A3
Drawn: GJK
Drawing: 17_744
Rev: –