

GENERAL NOTES

INFORMATION ON THESE DRAWINGS

ALL ELEMENTS OF THE CONSTRUCTION SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE 2019 PLUS AMENDMENTS AND ALL LINKED AUSTRALIAN STANDARDS. WORKS SHALL ALSO COMPLY WITH THE RELEVANT STATE DEVELOPMENT CODE.

DOCUMENTS BY OTHERS

THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH DOCUMENTATION BY OTHERS FOR:
STEEL FRAMING(FLOOR,WALL & ROOF)
FOOTINGS STRUCTURAL ENGINEERING
SOILS REPORT
TOWN PLANNING APPROVALS
TERMITE PROTECTION PLAN
ENERGY REPORT
SITE EXTERNAL WORKS INCLUDING
CONTOURS,DRAINAGE,FENCES,RETAINING
WALLS,DRIVEWAYS,ETC.

GENERALLY

BUILDINGS LOCATED IN ALPINE OR BUSHFIRE DESIGNATED AREAS SHALL BE UPGRADED TO THE STANDARD REQUIRED BY THE RELEVANT AUTHORITY

THE BUILDER MUST CONFIRM ALL SITE INFORMATION INCLUDING SITE BOUNDARIES , GROUND LEVELS (EXISTING AND NEW) EASEMENTS(REGISTERED AND UNREGISTERED) PRIOR TO SETOUT OF THE PROPOSED WORKS.

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SHEETS

ID	NAME	REVISION	INITS	DATE
1.	COVER	BA	TP	06/12/19
2.	SITE PLAN			
3.	FLOOR PLAN			
4.	STUMP PLAN			
5.	ROOF PLAN			
6.	ELEVATIONS 1			
7.	ELEVATIONS 2			
8.	SECTION A-A			
9.	ENERGY EFFICIENCY			
10.	NOTES-SITE SAFETY			
11.	ELECTRICAL PLAN			
12.	SCHEDULES- DOORS WINDOWS			

**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2020/1112/1

Date: 13 July 2020



BUSHFIRE CLASSIFICATION = BAL 12.5 DESIGN WIND CLASSIFICATION = N3



Where Service, Value and Quality are a standard not an extra!
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ARCHITECT A PEART B040 REGISTRATION NO 2274

Project

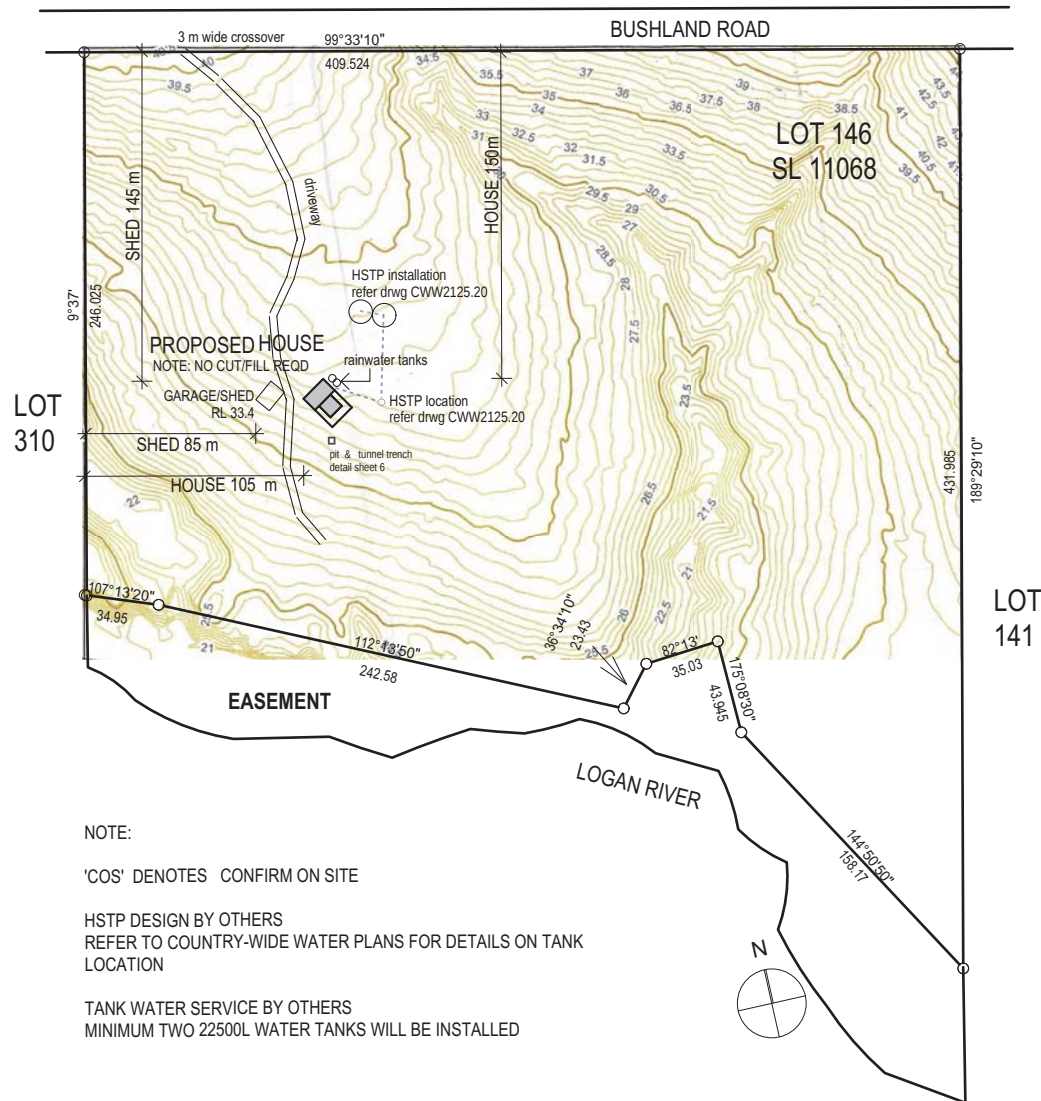
RESIDENCE FOR M + E GILLIS
LOT 146 BUSHLAND RD RIVERBEND
JIMBOOMBA QLD 4280

Scale Job No Draw Drawing No

As Noted 3105 AS/TP 6.1

Date Layout name

23/03/2020 COVER



SITE PLAN

1:2500

AREA: 165920 m² (SURVEY PLAN AREA)
ZONE: PRIORITY DEVELOPMENT AREA

NOTE: BUILDER IS RESPONSIBLE FOR IDENTIFYING BOUNDARIES, EXISTING UNDERGROUND SERVICES AND EASEMENTS (REGISTERED & UNREGISTERED).
ALL WORKS SHALL COMPLY WITH COUNCIL AND GOVERNMENT REGULATIONS



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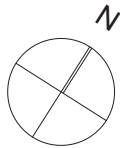
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As Noted	3105	AS/TP	6.2
Date	Layout name		
08/05/2020	SITE		

PLANS AND DOCUMENTS
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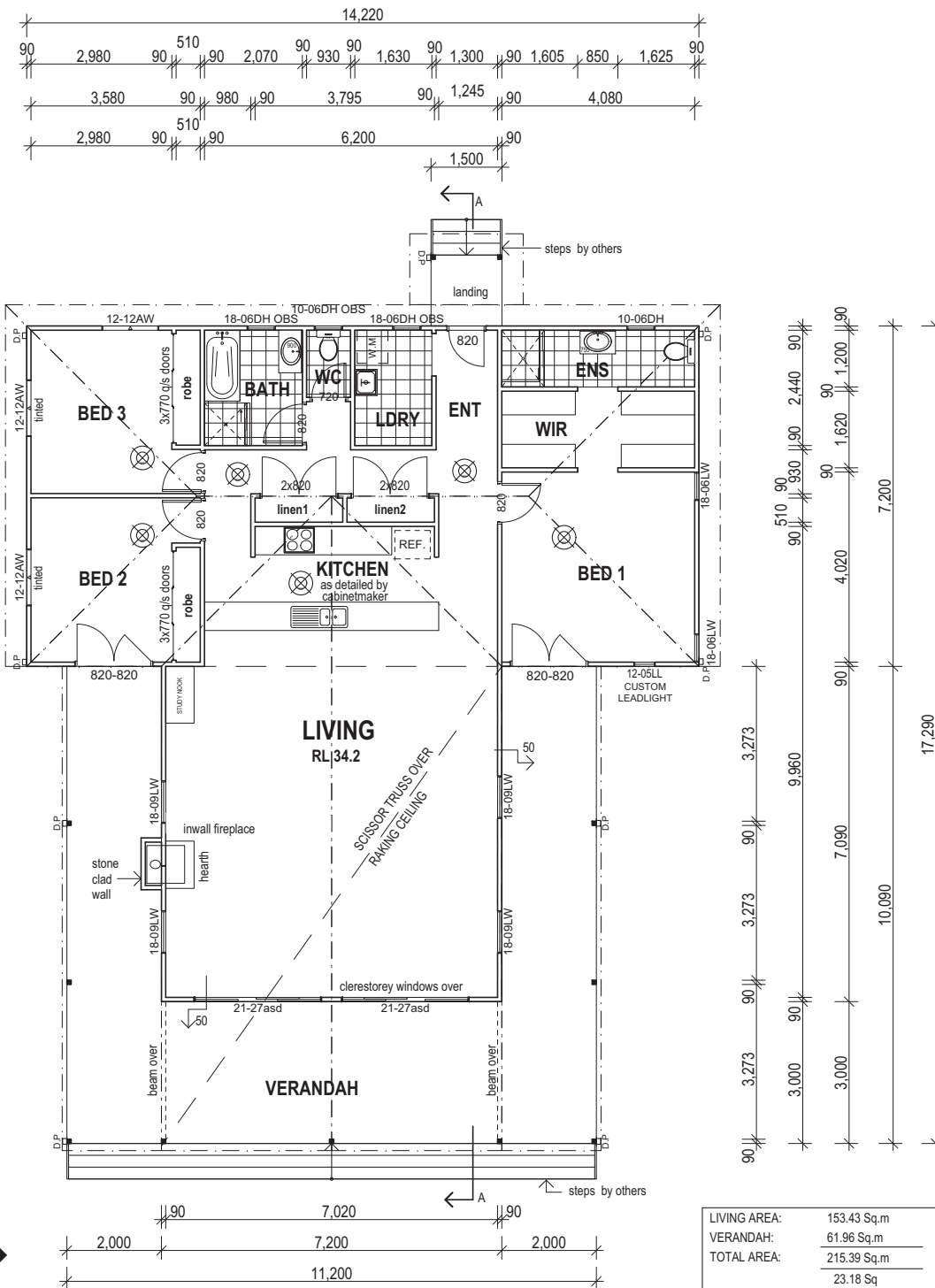




FLOOR PLAN

1:100

NOTE:



TERMITE PROTECTION NOTES

ALL BUILDING WORK SHALL BE PROTECTED AGAINST TERMITE ATTACK IN ACCORDANCE WITH AS 3660.1.
ALL STRUCTURAL ELEMENTS AS DEFINED BY THE NATIONAL CONSTRUCTION CODE ARE TO BE OF TERMITE RESISTING CONSTRUCTION.
A DURABLE NOTICE SHALL BE PLACED IN THE METER BOX INDICATING TYPE OF BARRIER, DATE OF INSTALLATION AND REQUIRED PERIODICAL INSPECTIONS.

ALL WORKS SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE AND ALL CODES REFERRED TO THEREIN
DESIGN WIND CATEGORY N 3.

REFER TO STEEL FABRICATORS DETAILS FOR ALL FRAMING , N3 WIND BRACING AND TIEDOWN DETAILS
FOOTINGS , SLABS AND BEAMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT /STRUCTURAL ENGINEERS DETAILS AND NCC

DENOTES SMOKE ALARMS COMPLYING WITH AS 3786 - CONNECTED TO MAINS POWER. POSITIONS INDICATED ARE NOMINAL ONLY AND ARE TO BE VERIFIED ON SITE.



DOWNPipe LOCATIONS ARE NOMINAL ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

WINDOW SIZES ARE SHOWN AS HEIGHT x WIDTH.

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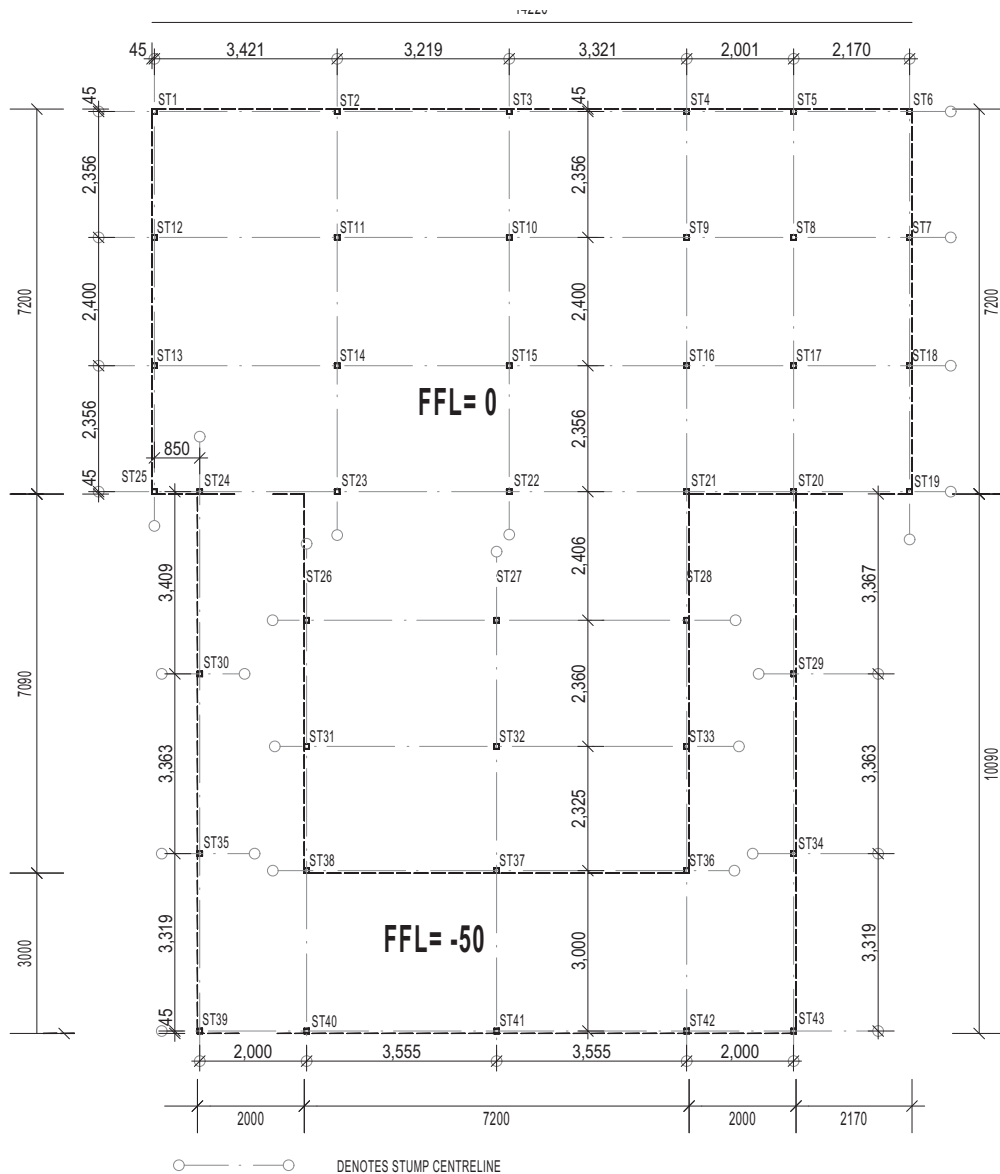


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Project			
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LOT 146 BUSHLAND RD RIVERBEND			
JIMBOOMBA QLD 4280			
Scale	Job No	Drawn	Drawing No
As Noted	3105	AS/TP	6.3
Date	Layout name		
23/03/2020	PLAN		



- ALL STUMPS MUST BE MANUFACTURED AS STEEL DRAWINGS PROVIDED.
- STUMPS 1000mm OR UNDER = 89x89x2.0 SHS (Required Coating).
- ALL STUMPS MUST BE TIED DOWN TO PIER / CONCRETE FOOTINGS WITH 4 x 100mm x M12 SCREW BOLTS.

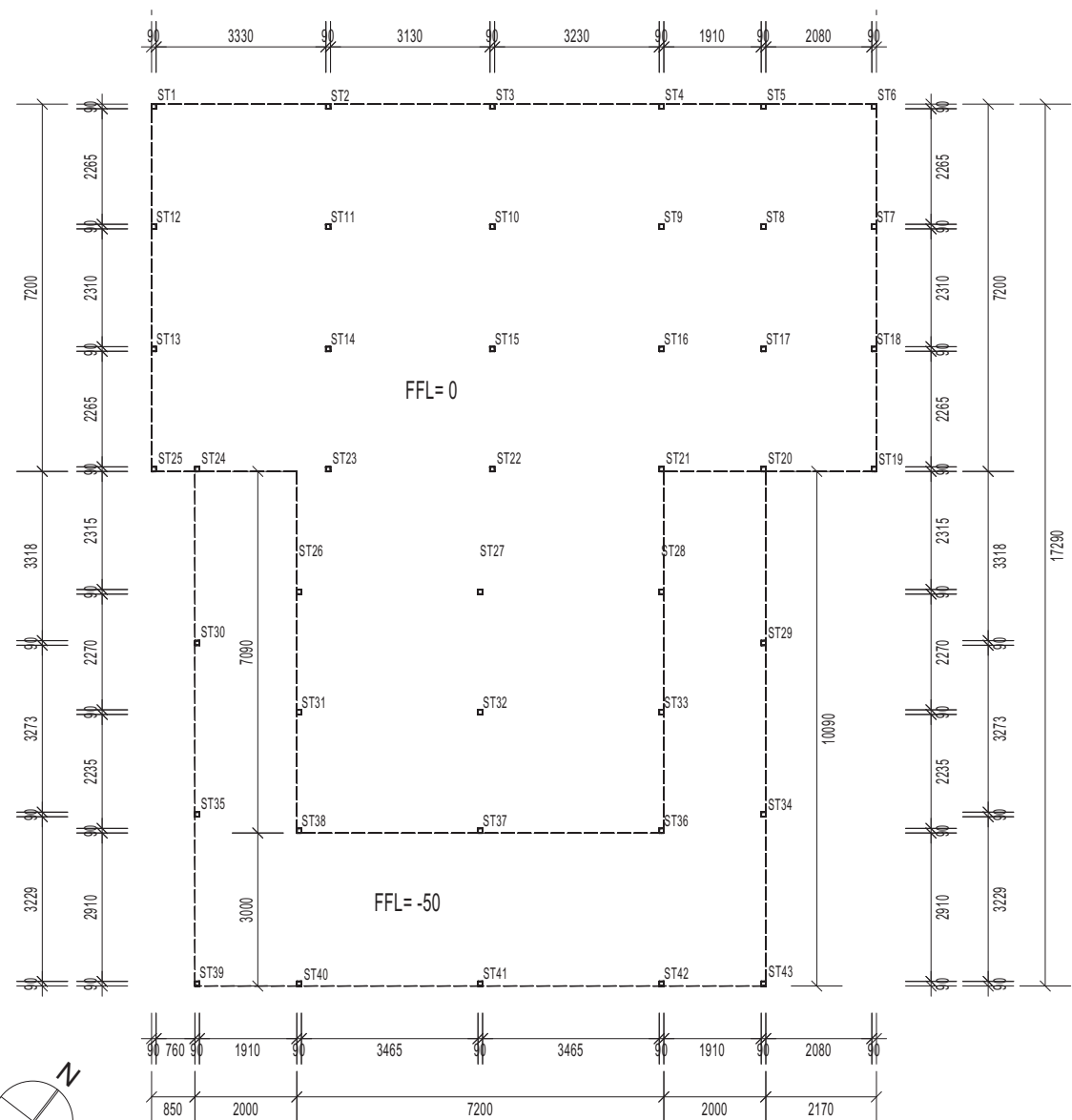
CENTRELINE DIMENSIONS

STUMP LAYOUT PLANS

1:100

NOTE: DO SCALE DIMENSIONS-ONLY USE FIGURED WRITTEN DIMENSIONS

THE OWNER/BUILDER/CONTRACTOR SHALL **VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK** AND REPORT PROBLEMS/DISCREPRANCIES TO VKH IMMEDIATELY



STUMP DIMENSIONS

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Project
RESIDENCE FOR M + E GILLIS
LOT 146 BUSHLAND RD RIVERBEND
JIMBOOMBA QLD 4280

Scale Job No Drawing No Drawing No
As Noted 3105 AS/TP 6.4

Date Layout name
23/03/2020 STUMP LAYOUT

LEGEND



FAN CEILING



DOUBLE GPO



SPOT LIGHT



DOWN LIGHT LED



PENDENT LIGHT



WALL LIGHT



TV ANTENNA



HOT WATER SERVICE



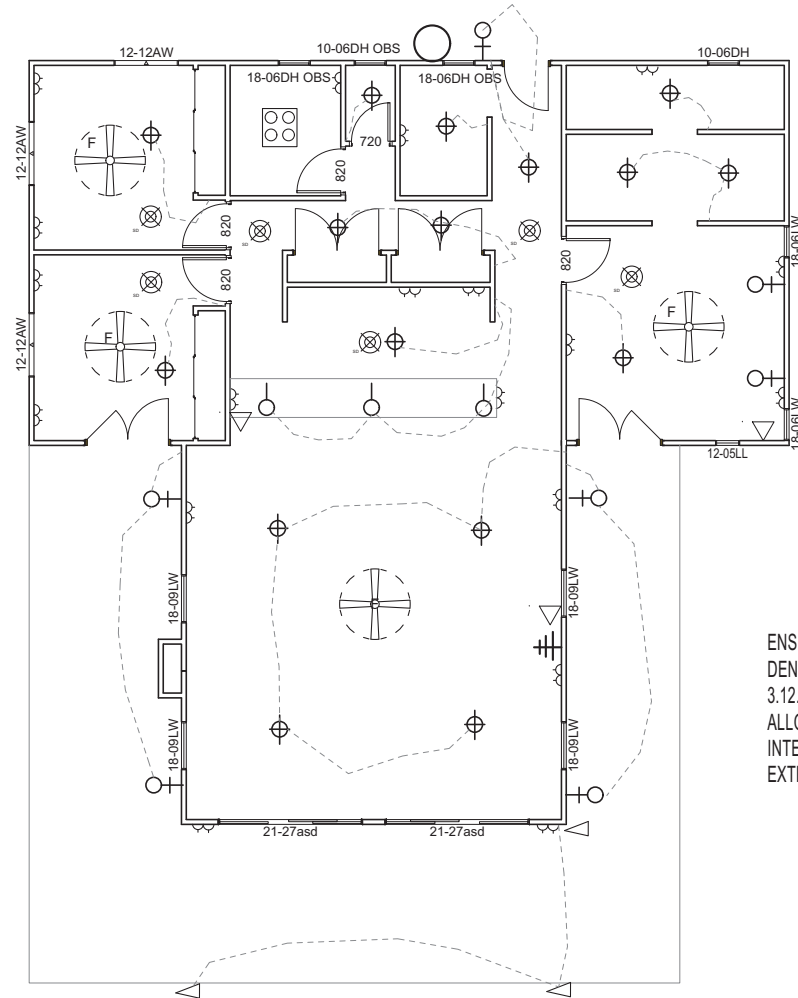
BATHROOM LIGHT/FAN/HTR



TELEPHONE/DATA POINT



SMOKE DETECTOR-
MAINS CONNECTED
+INTERLINKED



ENSURE THAT THE ILLUMINATION POWER
DENSITY COMPLIES WITH NCC 2019 CLAUSE
3.12.5.5 AND DOES NOT EXCEED THESE
ALLOWANCES
INTERNAL 5 WATTS PER SQM
EXTERNAL 4 WATTS PER SQM

ELECTRICAL PLAN

1:100

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DESIGN WIND CLASSIFICATION = N3



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Project

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JIMBOOMBA QLD 4280

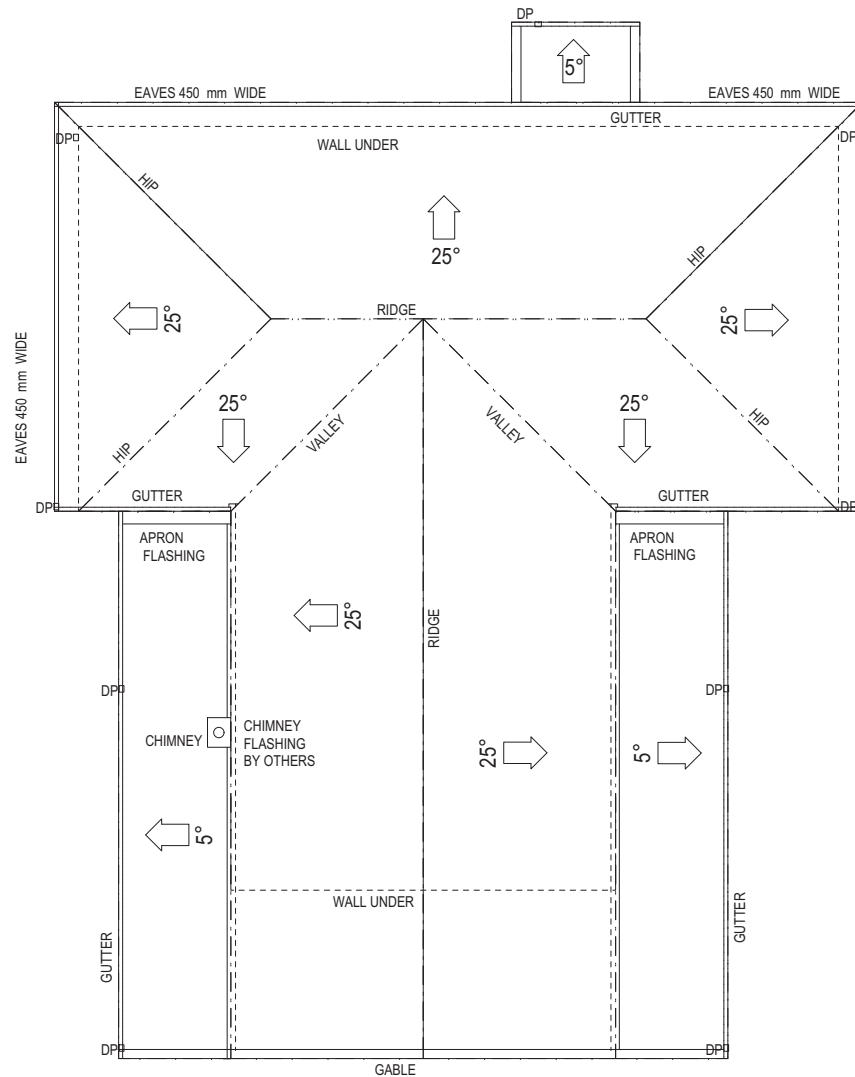
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As Noted	3105	AS/TP	6.5
Date	Layout name		
23/03/2020	ELECTRICAL		

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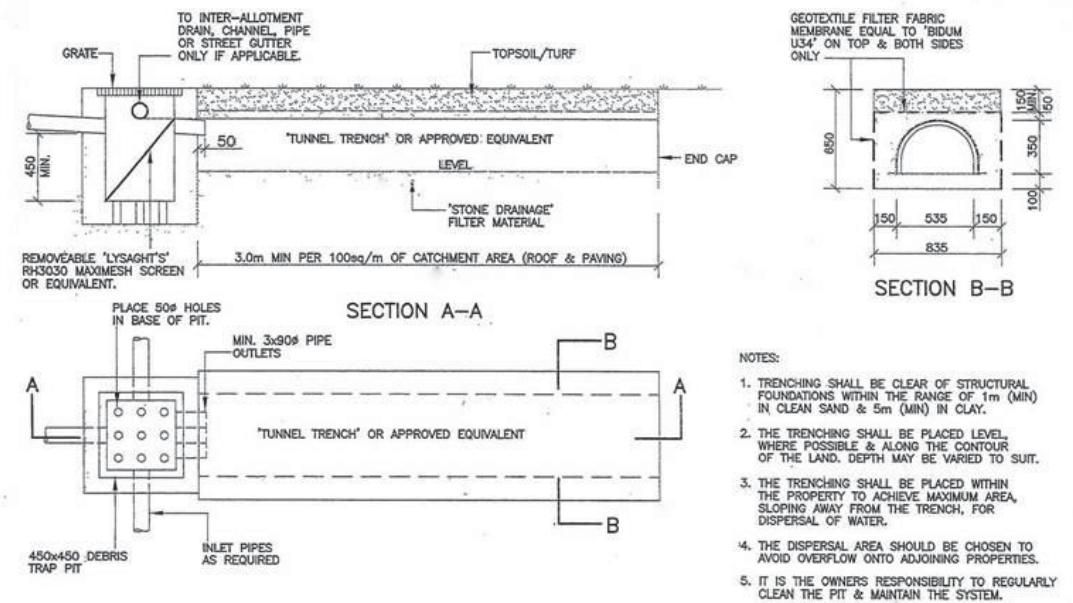


ROOF PLAN

1:100

ROOF CATCHMENT AREA: 234m²
RIVERBEND RAINFALL INTENSITY: 212mm/hr
ROOF AVERAGE SLOPE: 21°

NUMBER OF DOWNPIPE REQUIRED: 9 (90mm DIA)



DETAIL-DRAINAGE TUNNEL TRENCH

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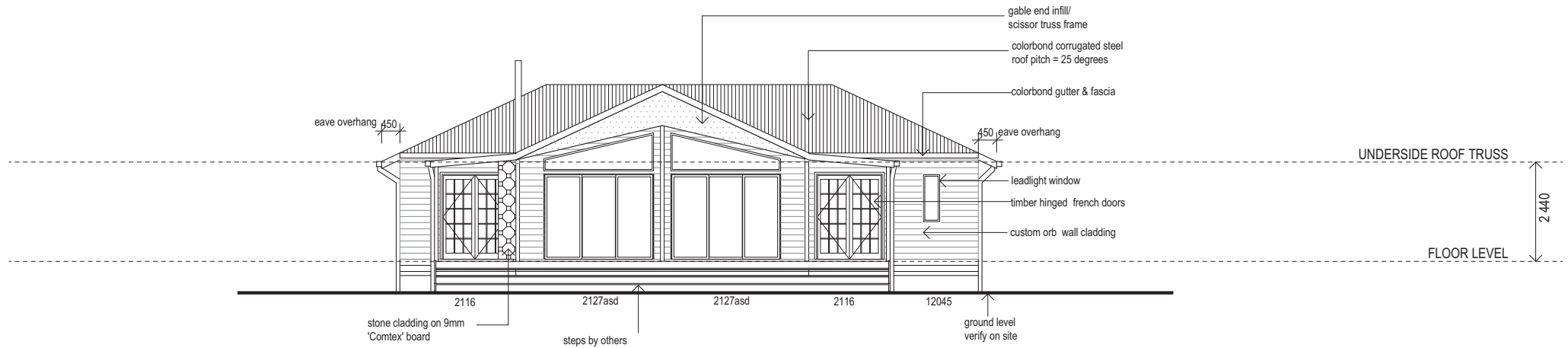
Project			
RESIDENCE FOR M + E GILLIS			
LOT 146 BUSHLAND RD RIVERBEND			
JIMBOOMBA QLD 4280			
Scale	Job No	Drawn	Drawing No
As Noted	3105	AS/TP	6.6
Date	Layout name		
23/03/2020	ROOF PLAN		

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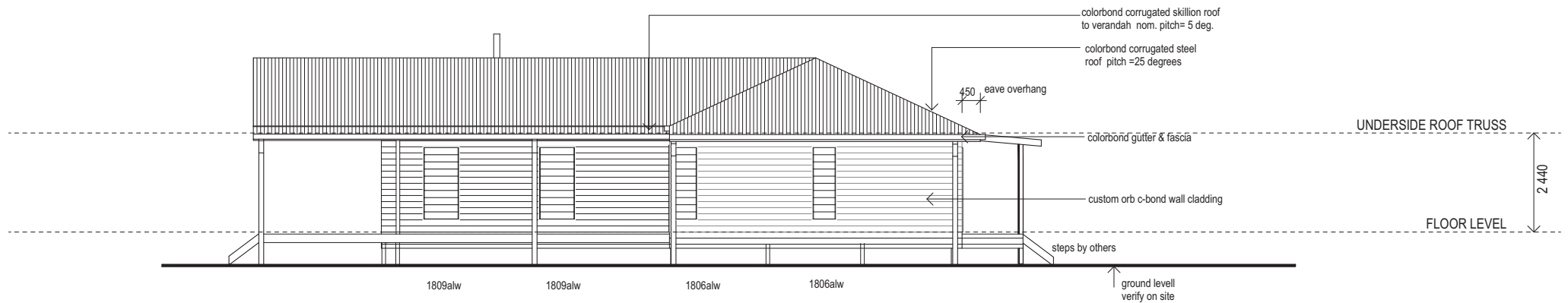
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ELEVATION 1

1:100



ELEVATION 2

1:100

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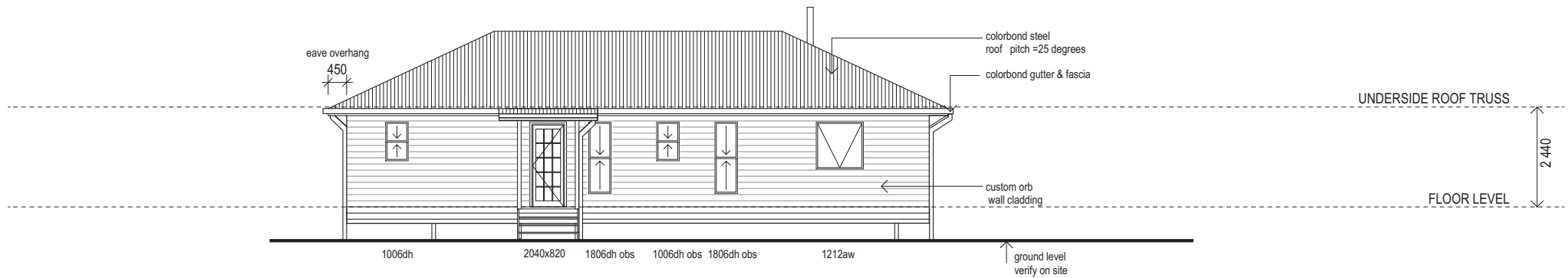
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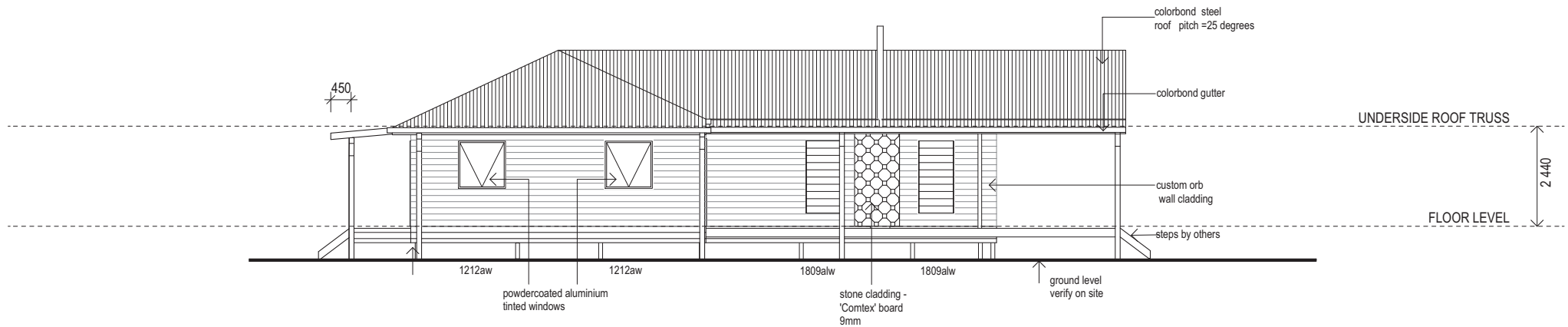


Project			
RESIDENCE FOR M + E GILLIS			
LOT 146 BUSHLAND RD RIVERBEND			
JIMBOOMBA QLD 4280			
Scale	Job No	Drawn	Drawing No
As Noted	3105	AS/TP	6.7
Date	Layout name		
23/03/2020	ELEVATIONS 1		



ELEVATION 3

1:100



ELEVATION 4

1:100

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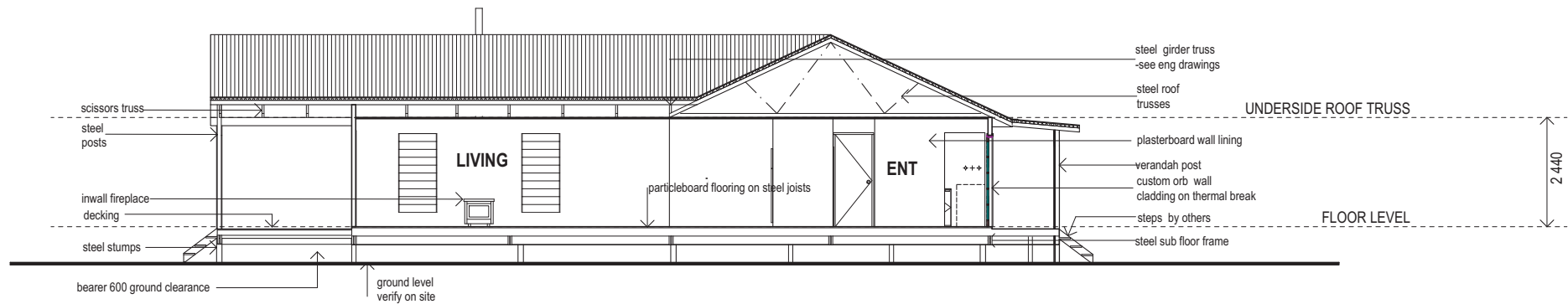
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JIMBOOMBA QLD 4280			
Scale	Job No	Drawn	Drawing No
As Noted	3105	AS/TP	6.8
Date	Layout name		
23/03/2020	ELEVATIONS 2		



SECTION A-A

1:100

BUSHFIRE CLASSIFICATION = BAL 12.5 DESIGN WIND CLASSIFICATION = N3



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LOT 146 BUSHLAND RD RIVERBEND
JIMBOOMBA QLD 4280

Scale	Job No	Drawn	Drawing No
As Noted	3105	AS/TP	6.9
Date	Layout name		
23/03/2020	SECTION A-A		

THERMAL PERFORMANCE REQUIREMENTS	
This Thermal Performance Schedule provides the information needed to comply with the assessment for the energy saving requirements for this Building. If details provided in this Thermal Performance Schedule are different from those provided in drawings or specifications then these details shall take precedence unless otherwise noted. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of alternate specifications must be detailed below and/or clearly indicated on referenced documentation.	
BUILDING COMPONENT	REQUIRED MATERIALS
Wall Insulation	Min. R2.0 insulation batts between studs with double sided foil sheet insulation fixed to the external face of the studs
Roof Insulation	50mm thick R1.3 insulation blanket over the roof trusses
Ceiling Insulation	Minimum R2.5 ceiling batts on the ceiling line between trusses where required by the energy report
Windows	All window & door locations, shading, dimensions & type as per plans Low E glass shall be installed where required by the energy report to designated rooms or locations otherwise standard glazing shall be installed. Where required, internal drapes shall be provided as specified by the energy report. Externally, where required by the energy report, window hoods or shutters shall be installed to provide adequate protection to glass areas.
Floor Insulation	Install when required by the energy report
Sub Floor Skirt	Where required by the energy report the skirt shall enclose the areas designated by one of the following methods:- 1. Timber or other slats fixed with a maximum gap of 10mm from the underside of the bearers/joists to finished ground level e.g. treated hardwood decking fixed to sub floor posts 2. Wall cladding extended to finished ground level. 3. F.C. sheeting from bearer/joists to finished ground level. All sub floor skirting shall have adequate ventilation openings, especially timber floor systems and access to the sub floor area for periodic inspections for damp and termite inspections. Refer to NCC Part 3.4.1 for requirements.

THERMAL MATERIAL SPECIFICATION		
External walls	Material	FRAMES
	Insulation	FOIL + INSULATION BATTS R2.0 min.
	Colour range	MEDIUM
Internal walls	Material	FRAMES
	Insulation	N/A
Windows	Glass Type	SINGLE CLEAR
	Frame	ALUMINIUM
	U Value max.	6.7
	SHGC Value 10%	0.57
	Blinds Internal	ROLLER BLINDS ALLOWANCE
	Blinds External	N/A
Skylights	Type	N/A
	Material	N/A
Roofing	Insulation	INSULATION BLANKET R1.3
	Material	COLORBOND CORRUGATED STEEL ROOFING
	Colour range	MEDIUM
	Ventilated	N/A
Ceiling	Insulation	BATTS R2.5
	Type	FLAT PLASTERBOARD
	Downlights	LED SEALED , RATED IC-4,SAFE UNDER INSULATION
	Fans	BEDROOMS, LIVING AREAS
Floors	Material	STEEL
	Covering	CARPET / TILE
	Insulation	FOIL
	Sub Floor	OPEN
N/A denotes not applicable		
Note: Exhaust fans, heaters supplied with dampers		

BUSHFIRE CLASSIFICATION = BAL 12.5 DESIGN WIND CLASSIFICATION = N3



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JIMBOOMBA	QLD 4280		
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Date	Layout name		
23/03/2020	ENERGY EFFICIENCY		

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SITE SAFETY NOTES

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with the latest edition of AS HB 197 and AS/NZS 4586.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the current Work Health and Safety Act or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

BUSHFIRE CLASSIFICATION = BAL 12.5 DESIGN WIND CLASSIFICATION = N3



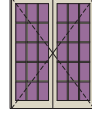
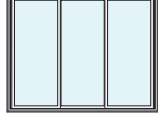
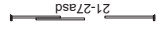
Where Service, Value and Quality are a standard not an extra!
Office Address: 138 - 29 Links Avenue, Eagle Farm, Brisbane QLD 4009
Postal Address: PO Box 2668 Ascot, Brisbane QLD 4007
P: 1300 559 262 A/N: 4100440404
E: enquiries@valleykithomes.com.au
ARCHITECT A PEART B040 REGISTRATION NO 2274

Project			
RESIDENCE FOR		M + E GILLIS	
LOT 146	BUSHLAND RD	RIVERBEND	
JIMBOOMBA	QLD 4280		
Scale	Job No	Drawing	Drawing No
As Noted	3105	AS/TP	6.11
Date	Layout name		
23/03/2020	NOTES-SITE SAFETY		

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2020/1112/1
Date: 13 July 2020

DOOR SCHEDULE										
NAME	Door 22	Door 22	Double Door 22	Double Door 22	Rectangular Door Opening 22	Rectangular Door Opening 22	Sliding glass door	Sliding robe doors	Swinging door	Swinging door
HEIGHT	2,040	2,100	2,100	2,100	2,100	2,440	2,100	2,100	2,100	2,100
WIDTH	820	900	1,600	1,640	900	850	2,700	2,310	720	820
ELEVATION										
2D PLAN										
QUANTITY	1	1	2	6	2	4	4	4	2	8

WINDOW SCHEDULE							
NAME	Awning window	Double hung window	Double hung window	Fixed glass panel	Louvre window	Louvre window	Panel window angled
HEIGHT	1,200	1,000	1,800	1,200	1,800	1,800	300
WIDTH	1,200	600	600	450	600	900	2,700
2D							
ELEVATION							
QUANTITY	6	4	4	2	4	8	4

BUSHFIRE CLASSIFICATION = BAL 12.5 DESIGN WIND CLASSIFICATION = N3


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Project
RESIDENCE FOR M + E GILLIS
 LOT 146 BUSHLAND RD RIVERBEND
 JIMBOOMBA QLD 4280

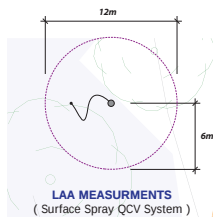
Scale	Job No	Drawn	Drawing No
As Noted	3105	AS/TP	6.12
Date	Layout name		
23/03/2020	SCHEDULES DOORS WINDOWS		

PLANS AND DOCUMENTS
 referred to in the PDA
 DEVELOPMENT APPROVAL

Approval no: DEV2020/1112/1

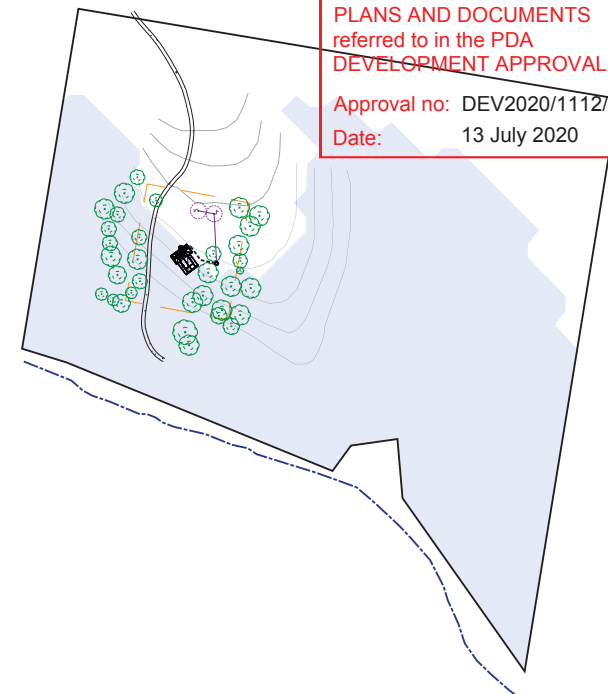
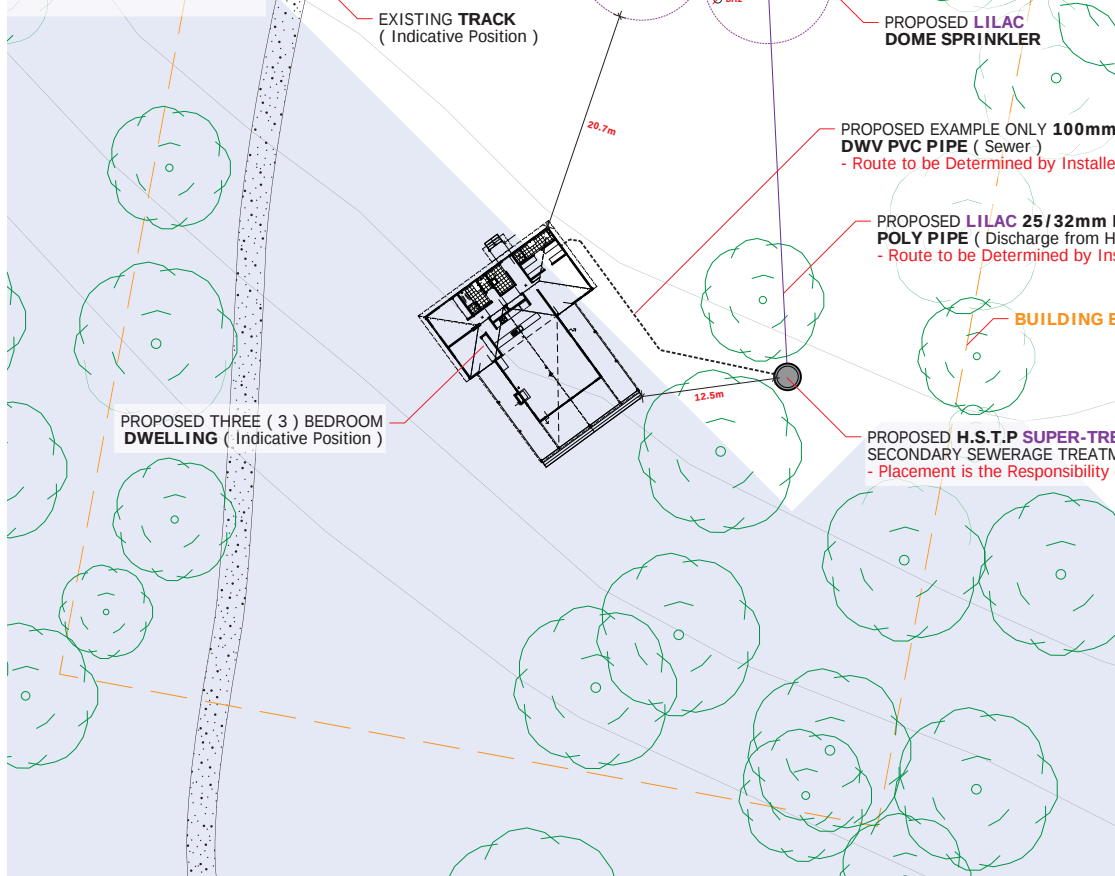
Date: 13 July 2020





SITE DETAILS

Property Number : 288860
Lot/DP : Lot 146 SL 11068
Land Number(s) : 119502
Ward : Division 11
Area : 165,920m²



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/11127

Date: 13 July 2020



nearmap
i.com

THIS PLAN WAS GENERATED FROM A NEARMAPS IMAGE, SOME MEASUREMENTS MAY VARY



SLOPE
2% - 3%
@ LAA

SITE SOILS

Category Four (4), Clay Loam Soils, Moderately Structured, Imperfectly Drained, Ksat : 0.5-1.5, DIR : 3.5mm/Day, Slope : 2% - 3% @ LAA, Full / Filtered Sunlight, Open Area, Light Grass Coverage

CALCULATIONS

Proposed Three (3) Bedroom Dwelling

Hence : Five (5) Persons 5EP

Hence : 5 x 120L per Person per Day = 600L/Day

Hence : 600L/Day Divide by DIR : 3.5mm/Day = 171

LAND APPLICATION AREA

Surface Spray QCV Valve System 226m²

Install As : Two (2) QCV Valve System

Install As : Hose Length 5.5m + 0.5m Plume - Radius

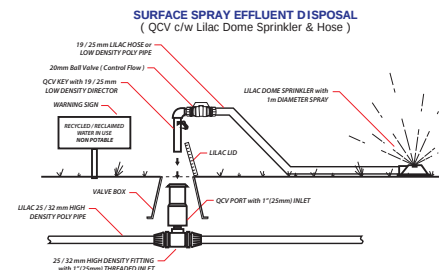
See Plan

H.S.T.P.

Proposed **Super-Treat Model IT-AST** Advanced Secondary Sewerage Treatment Plant (10EP) CEA 02/2019

NOTE

- LAA to Be Installed In Open Grassed Area



Disclaimer

Should the location of the effluent disposal land application area not be installed in accordance with the guidelines set out in this report and or not in accordance with the attached detailed site plan notify Country Wide Water Pty Ltd. Any Amendments / additional plans required : redrawn due to new information or changes made to the design that may be done so at the clients cost.

Installation : - Responsibility of installer : installer must only use council approved plans / report. Plans are diagrammatic : it is the installers responsibility to ensure even and efficient distribution of effluent with no leakage from the land application area. Note installing valves or control valves may be required, installer to determine on site if not indicated in the report or plans provided.

HSTP : - to be installed to manufacturers specifications and in accordance with the governing authority guidelines. Country Wide Water Pty Ltd has been commissioned to design and appropriate effluent disposal design system for this property. The installation and ongoing maintenance of the HSTP and land application area is the responsibility of others.

COUNTRY-WIDE WATER PTY LTD

David M Lonergan

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Tallai Qld 4213

E: countrywidewater@live.com.au

W: www.countrywidewater.com.au

M: 0418 230 850

Title: Site-Soil Evaluation Report No. CWW 2125.20 - **Boundary Plan H.S.T.P. + LAA**

Client: Mark & Elaine Gillis C/o Evergreen

Address: Lot 146 Bushland Rd, Riverbend Qld 4280

Drawing No: CWW 2125.20

Drawn: D. Lonergan : Site & Soil Evaluator & Designer **QBCC Lic No : 1305650**

Scale: 1:500 @ A3

Date: 27/02/2020

Document #: CWW 2125.20