

sediment control notes:

- x all erosion and sedimentation control measures, including revegetation and storage of soil and top soil, shall be implemented to the standards of soil conservation of qld.
- x all drainage works shall be constructed and stabilised as early as possible during construction.
- x sediment traps shall be constructed around all inlet pits, consisting of a 300mm wide x 300mm deep trench.
- x all sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of soil materials, including the maintenance period.
- x all disturbed areas shall be revegetated as soon as the relevant works are completed.
- x soil and top soil stockpiles shall be located away from drainage lines and any area where water may concentrate.
- x filters shall be constructed by stretching filter fabric (propox or approved equivalent) between posts at 2.0m crs. fabric shall be buried 150mm along it's edge.

site notes

general

- x do not scale off plan, figured dimensions take preference.
- x builder to verify all dimensions and levels on plan prior to construction.
- x all services and manholes must be located and identified prior to construction.
- x contours and levels shown on the plan are indicative only, as supplied by contour surveyor. No responsibility is taken for accuracy of levels.

site setout

- x location of boundaries to be confirmed by surveyor/builder prior to setout. It is recommended that a licensed surveyor be engaged to setout the building.
- x all boundary clearances shown to be confirmed by builder prior to commencement of construction.
- x any variation to setout dimensions must remain within Council requirements.

earthworks

- x ground levels, finished floor levels, site works, and retaining are indicative only and shall be confirmed on site prior to construction.
- x all earthworks shall comply with building code of australia (bca) part 31 and relevant council legislation.
- x soil erosion and sediment control to be installed by builder as per local authority requirements prior to construction, and must be maintained in working order at all times.

drainage

- x all site and stormwater drainage shall comply with bca part 31.2, asS 3500, and relevant council legislation.
- x stormwater to be discharged to council approved discharge point.
- x all roof stormwater drainage, including downpipes/drainage pipes shall be in accordance with bca part 3.5.2 and qdc mp4.2.

driveway

- x driveway to comply with local council legislation incorporating a 1:5 max. gradient.

retaining walls

- x all retaining walls and embankments are to comply with bca, relevant australian standards and local council legislation. retaining walls shall have 100 Ø ag pipe (to discharge to stormwater line) and granular backfill behind.
- x all retaining walls one metre high and greater must be designed by a registered engineer.

landscaping

- x the finished ground immediately surrounding the residence shall remain 150mm below the internal concrete slab height and shall fall away from the residence at a slope of not less than 50mm over the first 1m.
- x landscaping must not cover any weep holes within the brickwork and must not allow termites to bridge any visual, physical, or chemical termite barrier.

underground services

- x underground services location and extent of underground services has not been provided or is unknown at time of drafting (sewer and storm water lines, manholes and house connection points etc).
- x builder is to establish extent of the these services before commencing construction.

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note:

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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

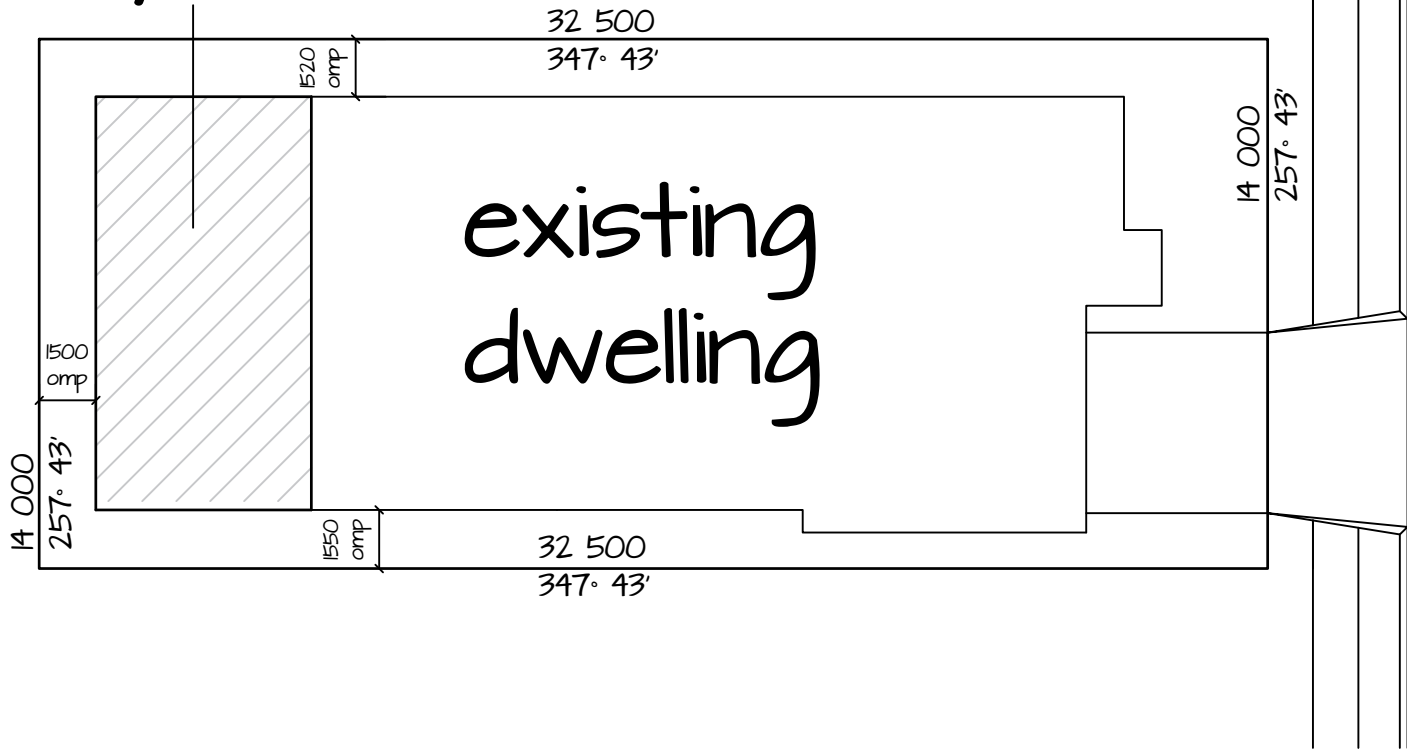
Approval no: DEV2021/1236

Date: 14 December 2021



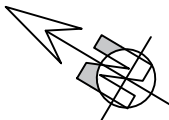
site area	
existing dwelling:	226.0 m2
proposed roof:	57.0 m2
total site cover:	283.0 m2
site area:	455.0 m2
covered %:	62%
total open space:	171.40 m2

proposed flyover roof



reserve drive

1:200 site plan



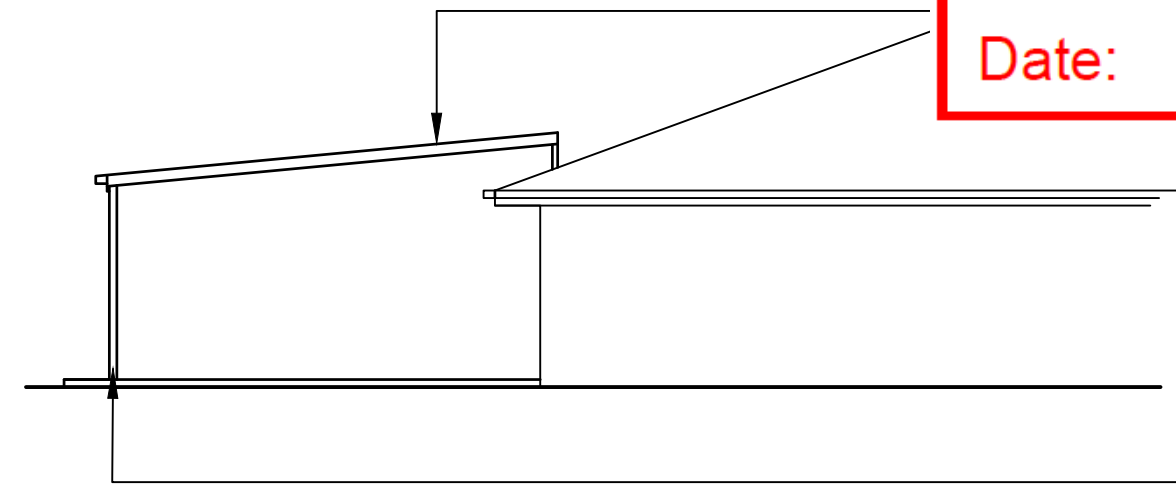
real property description			Planning 4 design			Building and Landscaping Designers			job no. 2110264pd - 02		
lot:	70	parish:	jimboomba	county:	ward	local auth:	logan	climate 2	wind n2	drawn djr	checked djr
sp	243247	area:	455 m2								
pd ver.	description	date	15/09/21								

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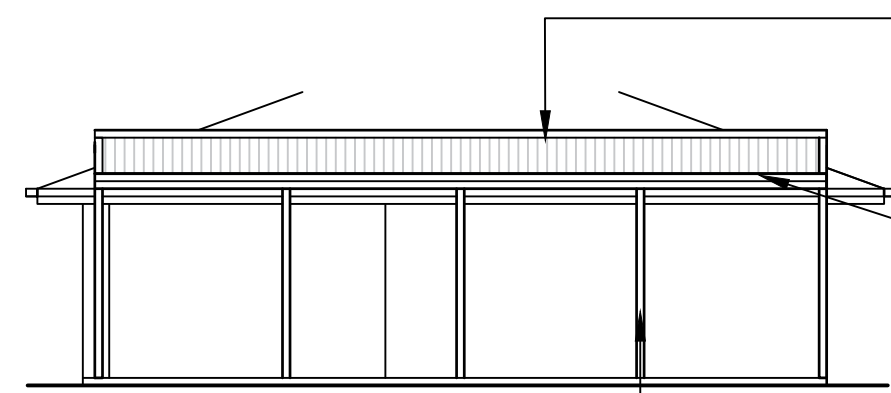


- delta orb 75mm eps-fr roof panels fixed to manuf spec. to delta beam



elevation a

100 x 100mm hardwood posts mounted with 2/m10 bolts on galvanised full stirrup post embedded 600mm into slab



elevation b

delta orb 75mm eps-fr roof panels fixed to manuf spec. to delta beam

colorbond rainwater goods fixed to manuf spec.

100 x 100mm hardwood posts mounted with 2/m10 bolts on galvanised full stirrup post embedded 600mm into slab

elevations 1

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job no.

climate 2
wind n2
drawn djr
checked djr
scale n/s

2110264pd - 06

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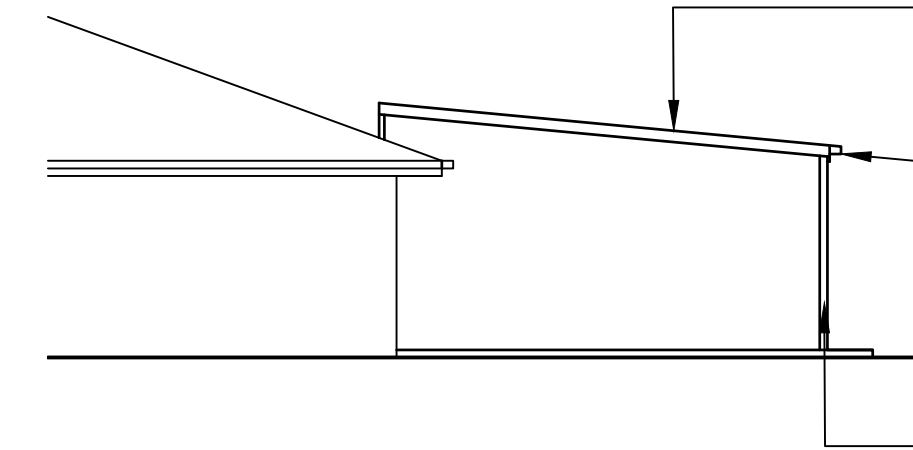
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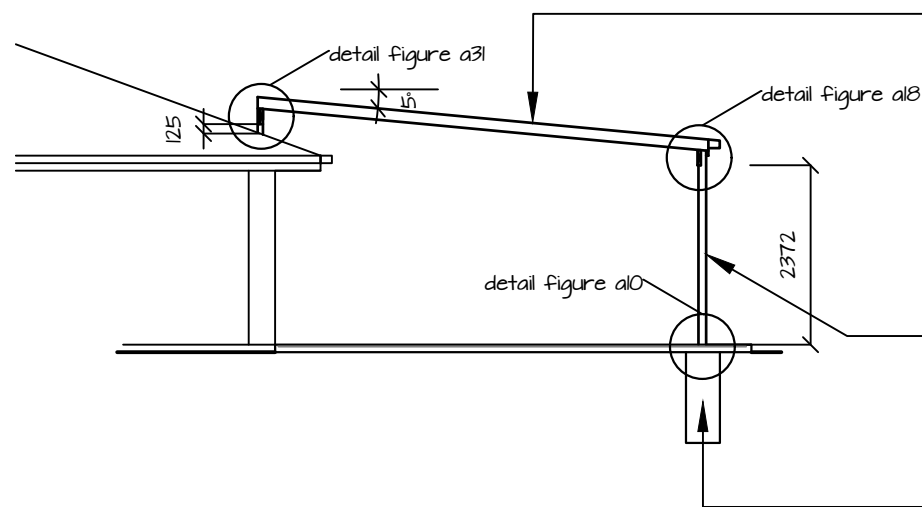
delta orb 75mm eps-fr roof panels fixed to manuf spec. to delta beam

colorbond rainwater goods fixed to manuf spec.

100 x 100mm hardwood posts mounted with 2/m10 bolts on galvanised full stirrup post embedded 600mm into slab



elevation c



section x-x

delta orb 75mm eps-fr roof panels fixed to manuf spec. to delta beam

100 x 100mm hardwood posts mounted with 2/m10 bolts on galvanised full stirrup post embedded 600mm into slab

450mmØ x 1200mm deep mc piers with galv stirrups poured in for roof posts

elevations 2

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