

TENTERFIELD SHIRE COUNCIL

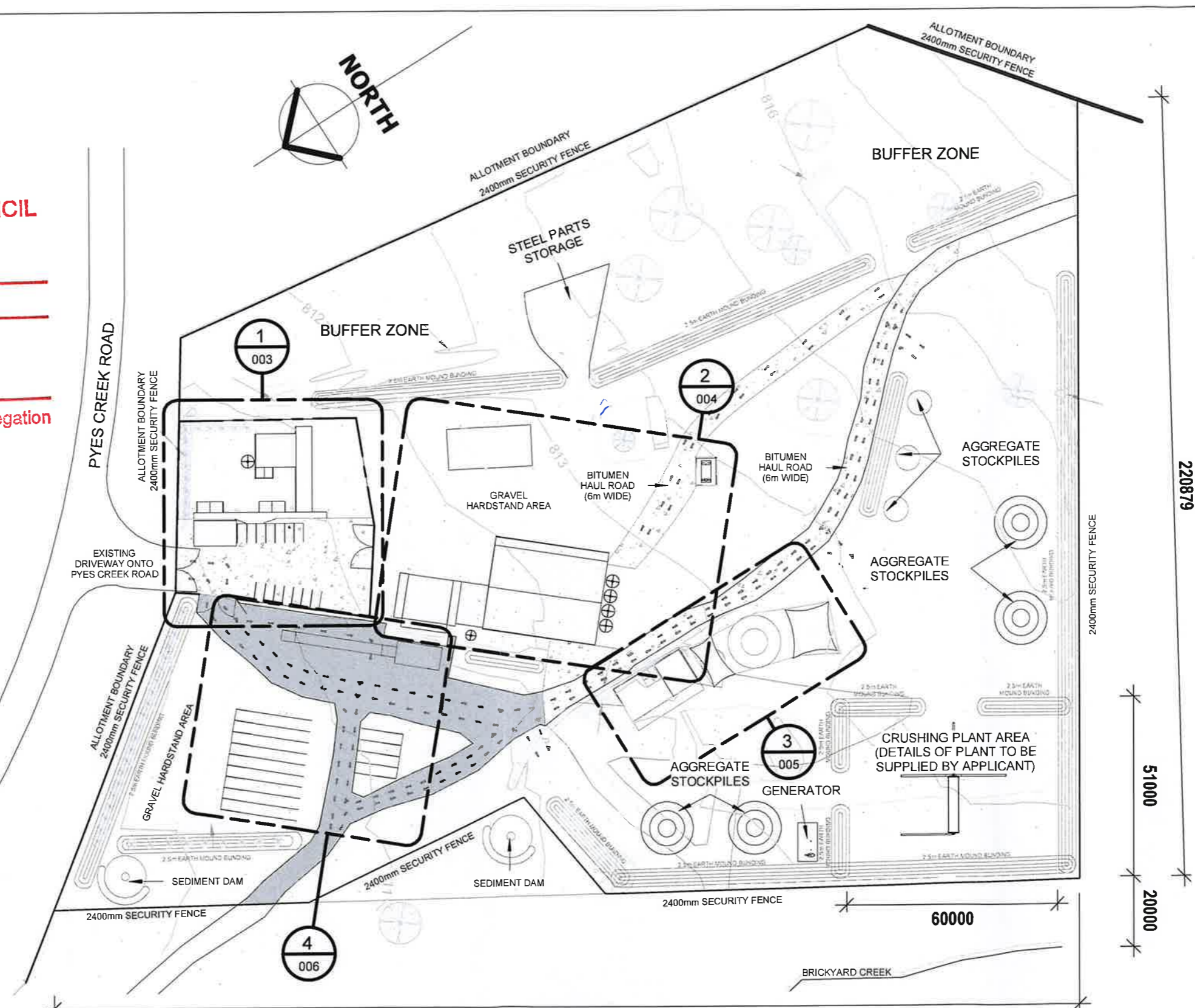
Development Application No.

2021-080

Date of Approval 11 DEC 2023

Signed

Authorised Council Officer Under Delegation



291594
Site Plan - Proposed
 1 : 1250



~ Building Design - Residential & Commercial
 ~ General Drafting ~ BASIX Certificates
 ~ OSSM Design ~ NatHERS Assessments
 ~ Section J Reports

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 QBCC LICENCE NO. 15071893

Revision	Description	Date	Issued by
4	Revision 4	20/07/2023	CG
3	Revision 3	09/05/2023	CG
2	Revision 2	02/09/2021	CG
1	Preliminary Design	29/06/2021	CG

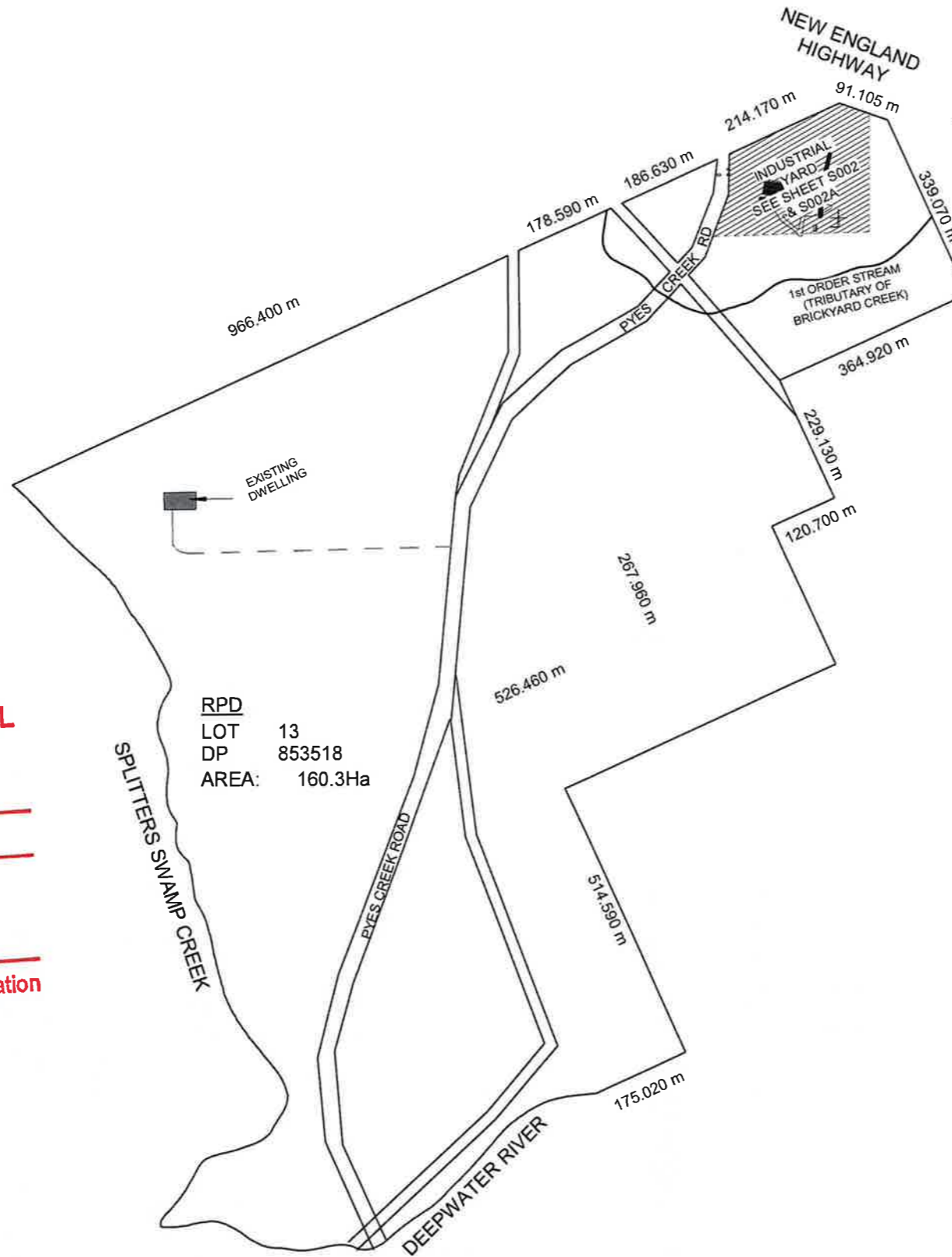
Proposed Industrial Yard
 Pyes Creek Road
 BOLIVIA NSW 2372

AB Contracting

YARD LAYOUT PLAN PROPOSED			
project number	21-077	revision	sheet
date	10/06/2021	4	002A
drawn by	CG	Scale	1 : 1250
checked by	CG		

NOTE:
TILE LAYOUT IS INDICATIVE ONLY.
TILE SET OUT TO BE AGREED ON SITE
PRIOR TO COMMENCEMENT OF TILING.

SOIL CLASS -
WIND CLASS N3



SEDIMENT CONTROL BARRIER AS REQUIRED FOR CONSTRUCTION PURPOSES

GRADE SOIL AWAY FROM PROPOSED BUILDINGS IN ORDER TO AVOID PONDING OF SURFACE WATER

PROVIDE MINIMUM Ø90mm STORMWATER DRAINS WITH MIN. 1:100 FALL CONNECTED TO LEGAL POINT OF DISCHARGE

SLIP COUPLINGS REQUIRED FOR ALL 'H', 'P' & 'E' SOIL CLASS SITES.

NOTE: PAD LEVEL TO BE CONFIRMED ON SITE.

CUT/FILL LEVELS & VOLUMES ARE APPROXIMATE ONLY

CONSTRUCTION NOTES

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA REQUIREMENTS (NCC) AND AUSTRALIAN STANDARDS AND THEIR MOST CURRENT AMENDMENTS. ALL LOCAL COUNCIL REQUIREMENTS ARE TO BE MET IN RELATION TO THE CLASS AND TYPE OF CONSTRUCTION.

BEFORE COMMENCING CONSTRUCTION ALL DIMENSIONS, EXISTING LEVELS, FINISHED LEVELS AND ALL SITE SERVICES ARE TO BE VERIFIED BY THE BUILDER. NOTIFY THE BUILDING DESIGNER OF ANY VARIATION BETWEEN THE DOCUMENTATION AND SITE CONDITIONS.

WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALING FROM THE DRAWINGS. NOTIFY THE BUILDING DESIGNER OF ANY VARIATIONS OR DISCREPANCIES IN THE DIMENSIONING OF THE PLANS.

MANHOLE TO BE POSITIONED TO SUIT TRUSS LAYOUT. POSITION TRUSSES SO AS TO PROVIDE A CLEAR 600mm x 600mm OPENING. MANHOLE POSITION AS INDICATED ON PLAN.

TERMITE PROTECTION TO COMPLY WITH AS 3660 AND AS 3660.1 & NCC 2019 VOLUME 2 PART 3.1.3.

WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740 - 2010 & NCC 2019 VOLUME 2 PART 3.8.1.

DAMP PROOFING OF GROUND SLAB/ FLOORS TO COMPLY WITH AS 2870 & NCC 2019 VOLUME 2 PART 3.2.2.6 & 3.2.2.7.

ALL BATHROOMS, LAUNDRIES, ENSUITES AND WC'S NOT NATURALLY VENTILATED ARE TO BE MECHANICALLY VENTILATED TO COMPLY WITH 1668.2 AND AS/NZS 3666.1 & NCC 2019 PART 3.8.5.

WINDOW FRAME AND GLAZING TO BE INSTALLED IN ACCORDANCE WITH AS1288, NCC 2019 VOLUME 2 PART 3.6 AND MANUFACTURERS REQUIREMENTS.

POOL FENCING TO COMPLY WITH AS 1926.1 & 2.

SMOKE ALARMS TO COMPLY WITH AS 3786 & NCC 2019 VOLUME 2 PART 3.7.2.

STAIRS, HANDRAILS AND BALUSTRADES TO COMPLY WITH Part 3.9.1, 3.9.2 NCC 2019 AND AS1170 INCLUDING AS1288.

BALUSTRADES TO HAVE A MINIMUM HEIGHT OF 1000mm ABOVE FINISHED SURFACE LEVEL.

GENERAL NOTES:
ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.

DIMENSIONS SHOWN ARE TO FACE OF EXTERNAL FRAME ONLY. **DO NOT SCALE.** ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO BUILDING DESIGNER.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SOIL REPORT.

6mm VILLABOARD TO WET AREA WALLS.

ROOF TRUSSES SHALL BE ENGINEER DESIGNED, FIXED & BRACED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

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RPD
LOT 13
DP 853518
AREA: 160.3Ha

Site Notes

The location of all existing services to the site and any survey information is to be confirmed on site prior to the commencement of any construction works including earthworks

Site Plan - Overall

1:10000

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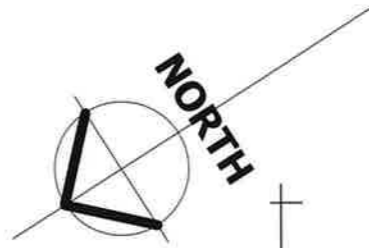
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Proposed Industrial Yard
Pyes Creek Road
BOLIVIA NSW 2372

AB Contracting

SITE PLAN OVERALL

project number	21-077	revision	4	sheet	001
date	10/06/2021	Scale			
drawn by	CG				
checked by	CG				1 : 10000



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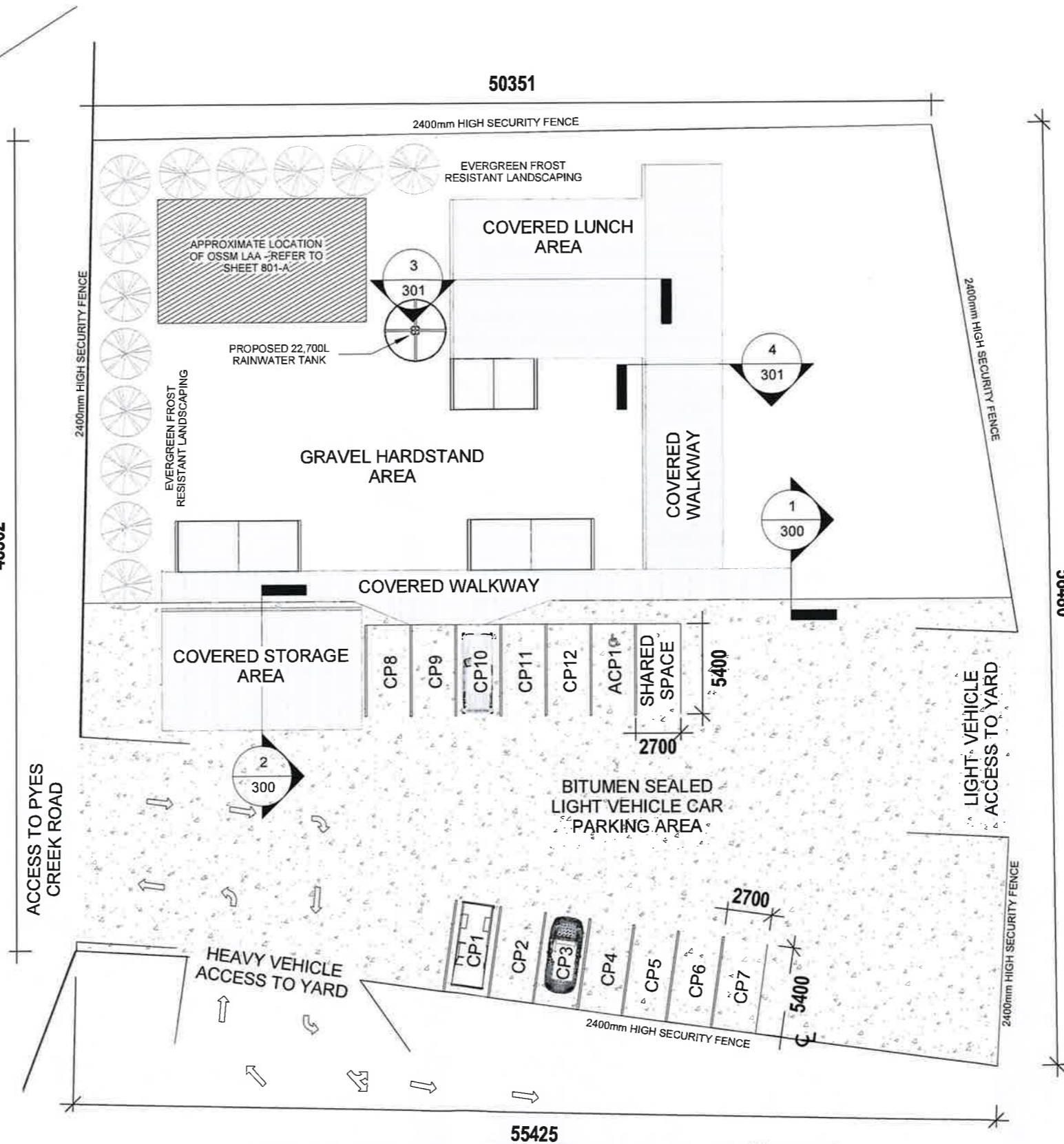
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48562



56480

55425
A1 Yard Layout Plan Proposed - Callout 1
1 002A 1 : 300



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CALLOUT 1

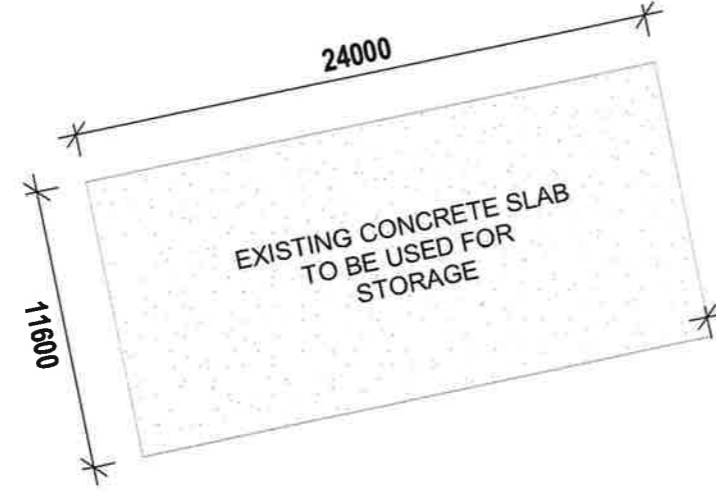
project number	21-077	revision	4	sheet	003
date	10/06/2021	Scale			
drawn by	CG				
checked by	CG				

1 : 300

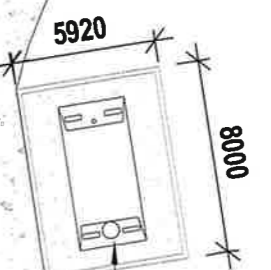


30722

15010



46439



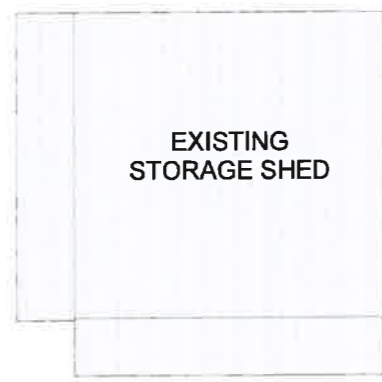
EXISTING CONCRETE BUNDED AREA FOR DIESEL STORAGE (BUNDING 230mm HIGH). PROPOSED 15,000L DIESEL TANK TO BE INSTALLED

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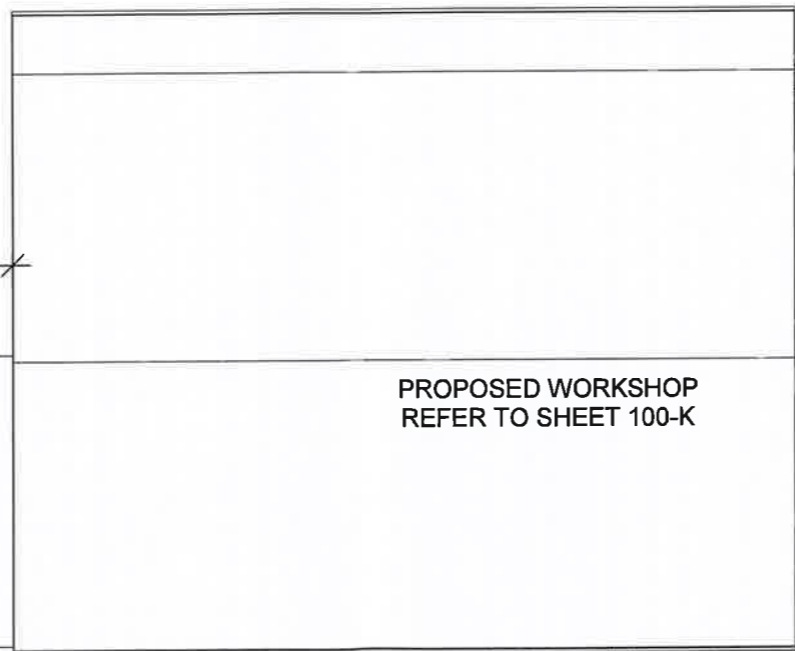
GRAVEL HARDSTAND AREA

32304

17500 7900



PROPOSED TYRE STORAGE AREA



A1 Yard Layout Plan Proposed - Callout 2
 2
 002A 1 : 300

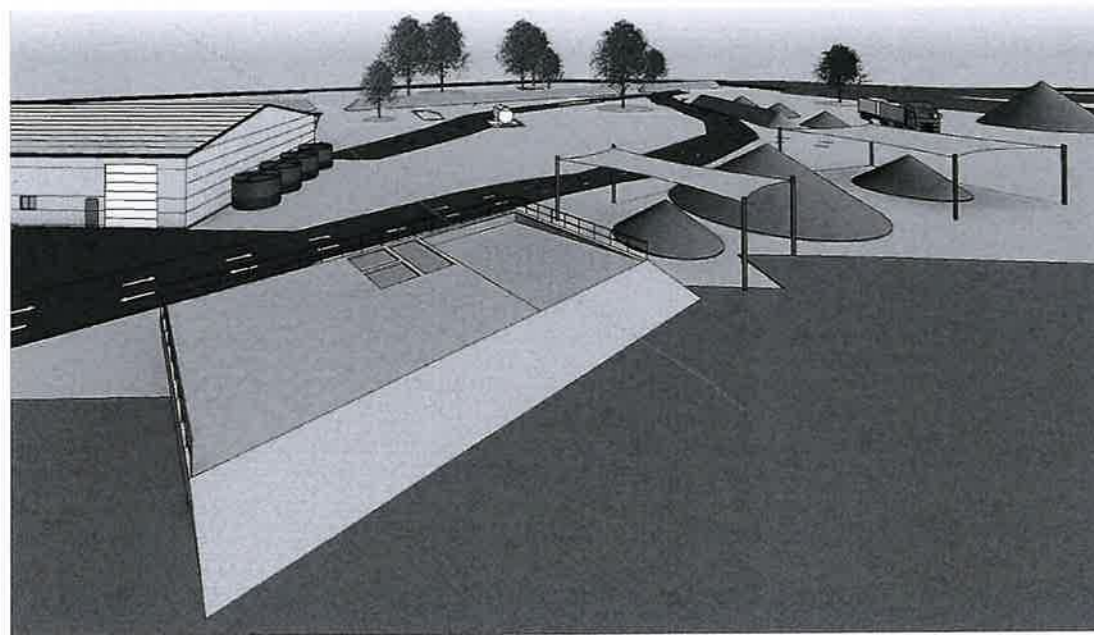
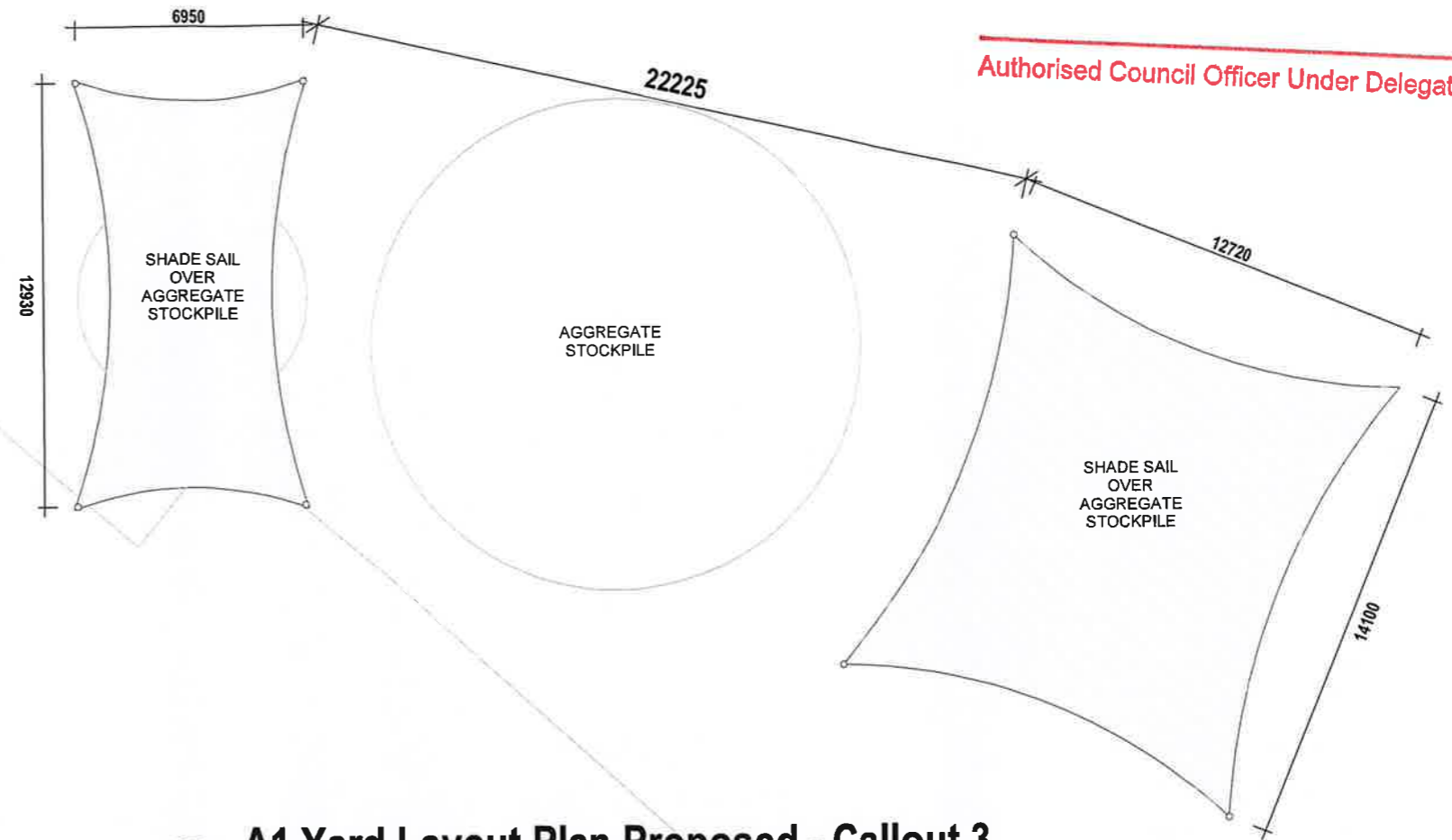
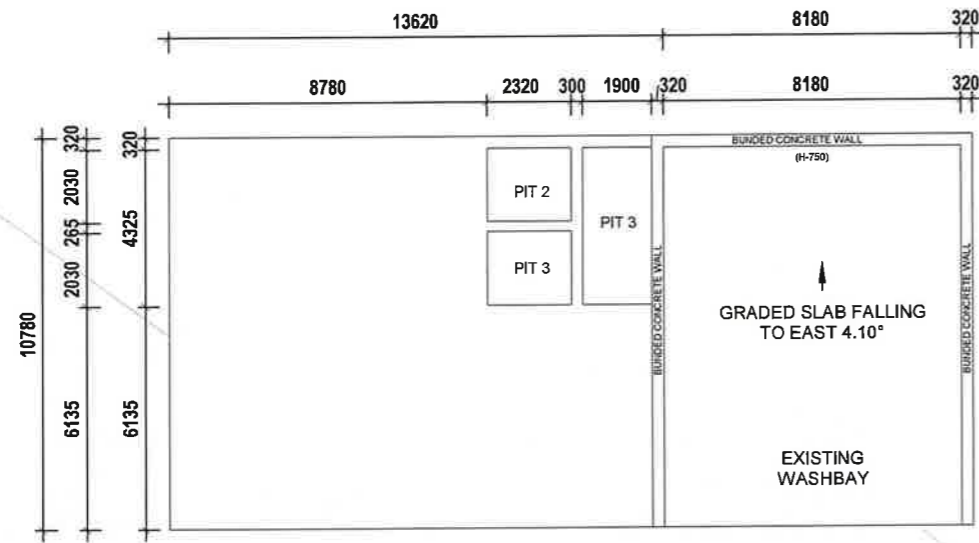


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CALLOUT 2			
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date	10/06/2021	4	004
drawn by	CG		
checked by	CG	Scale	1 : 300



1 3D View Washbay

3 002A 1:200 A1 Yard Layout Plan Proposed - Callout 3



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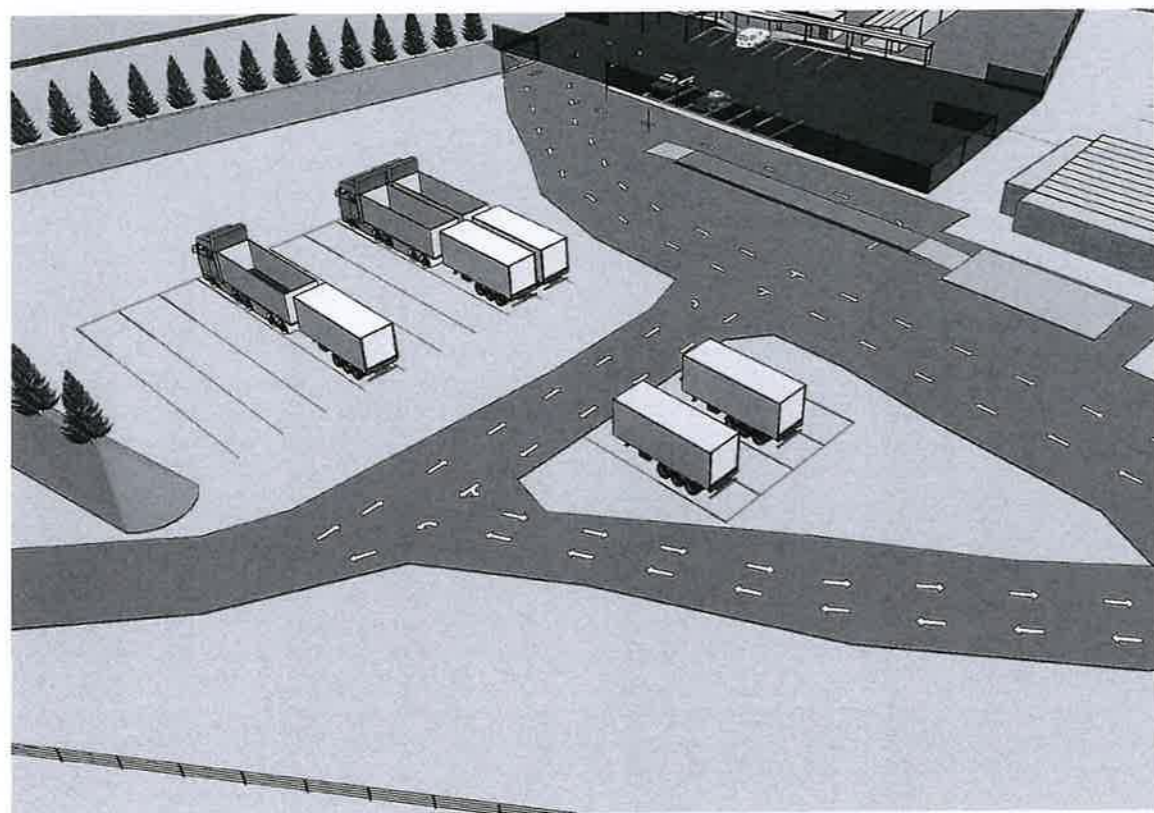
CALLOUT 3			
project number	21-077	revision	sheet
date	10/06/2021	4	005
drawn by	CG		
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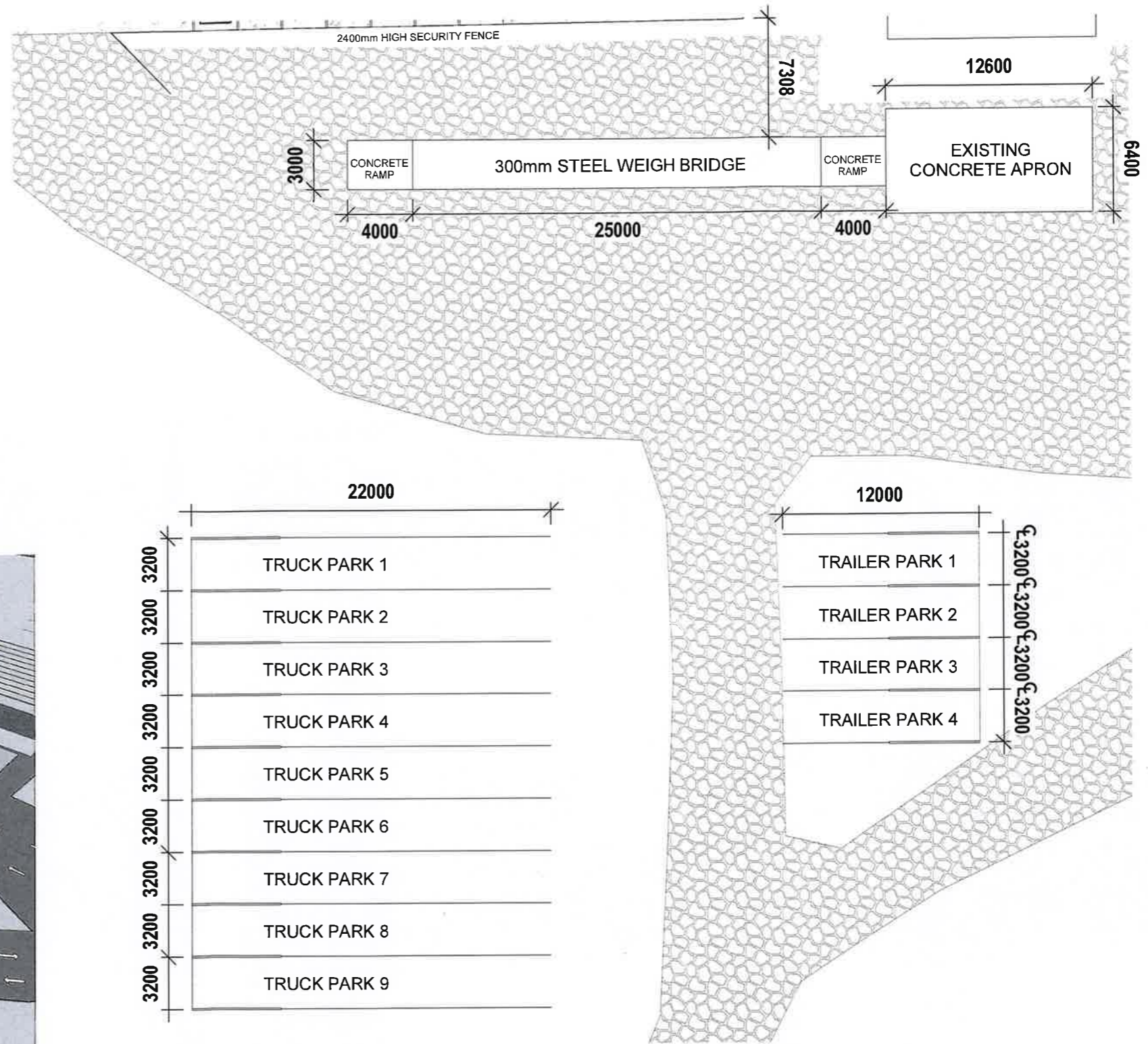
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1 3D View Truck Parking Area



4 002A A1 Yard Layout Plan Proposed - Callout 4
1 : 300

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CALLOUT 4			
project number	21-077	revision	sheet
date	10/06/2021	4	006
drawn by	CG		
checked by	CG	Scale	1 : 300

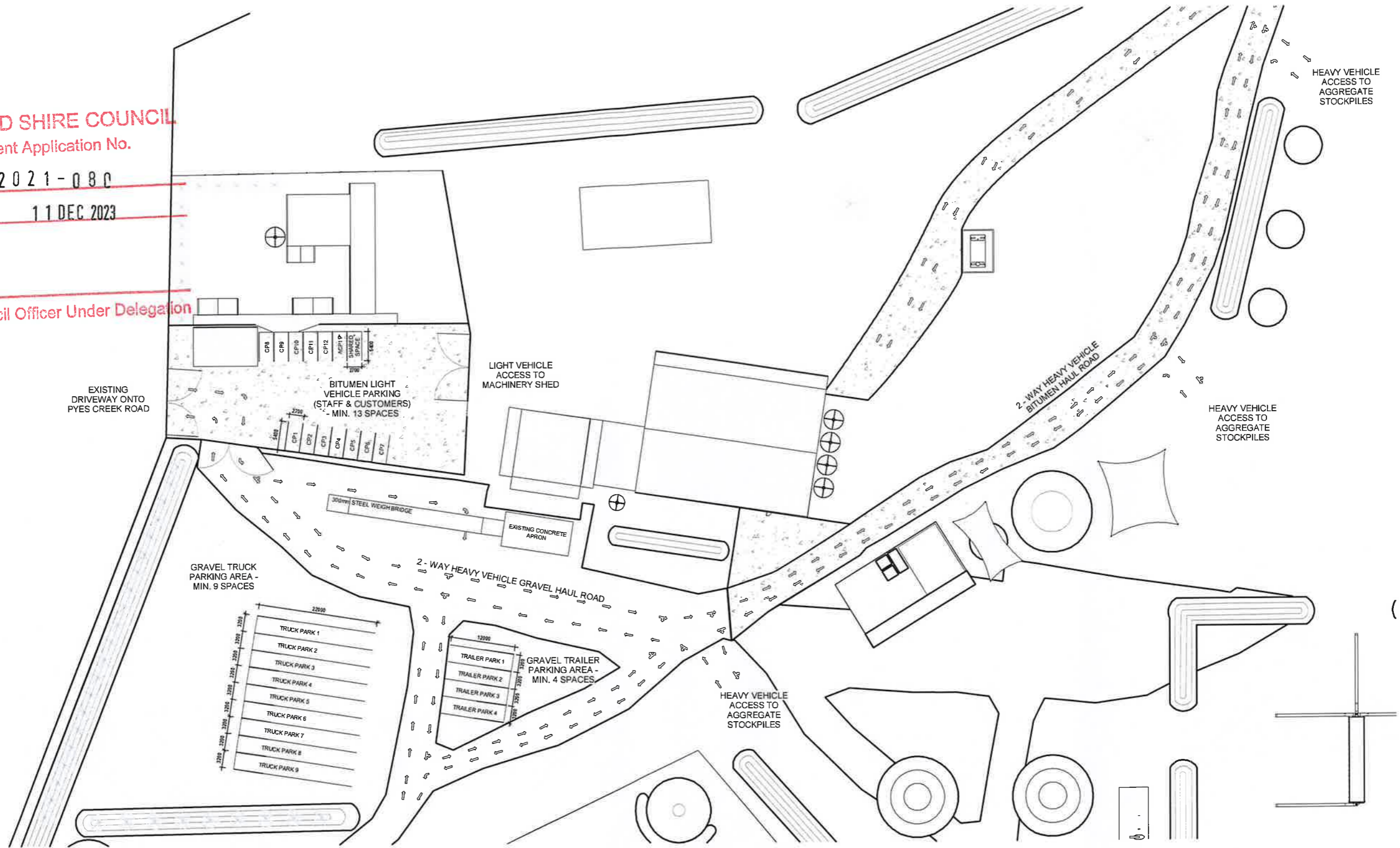
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Site Plan - Carparking - Vehicle Movement
1 : 750



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CARPARKING/VEHICLE MOVEMENT PLAN			
project number	21-077	revision	sheet
date	10/06/2021	4	007
drawn by	CG		
checked by	CG	Scale	1 : 750

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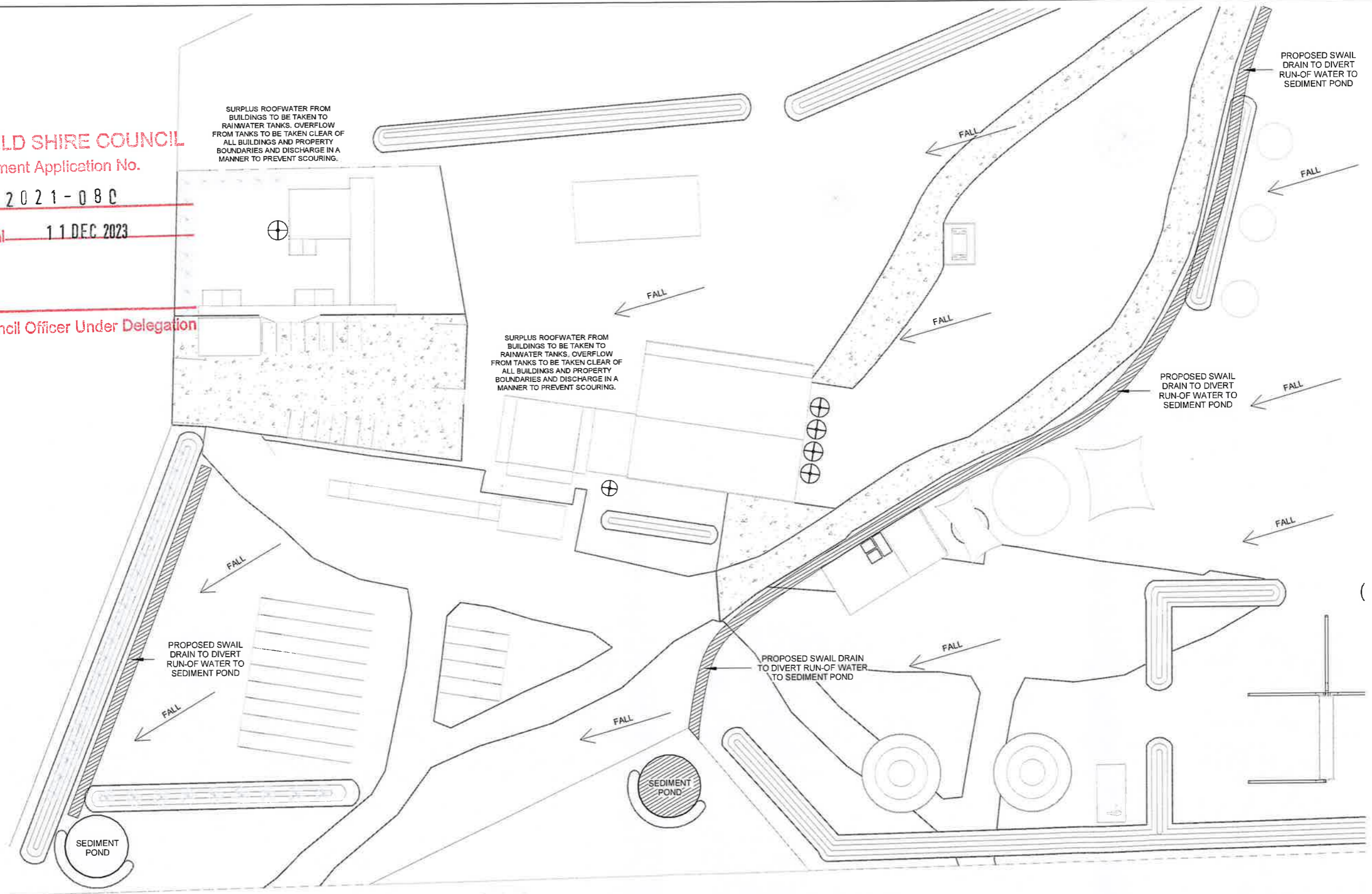
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1 Site Plan - Stormwater Management
1 : 750



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STORMWATER MANAGEMENT PLAN			
project number	21-077	revision	sheet
date	10/06/2021	4	008
drawn by	CG	Scale	1 : 750
checked by	CG		

20/07/2023 9:40:48 AM

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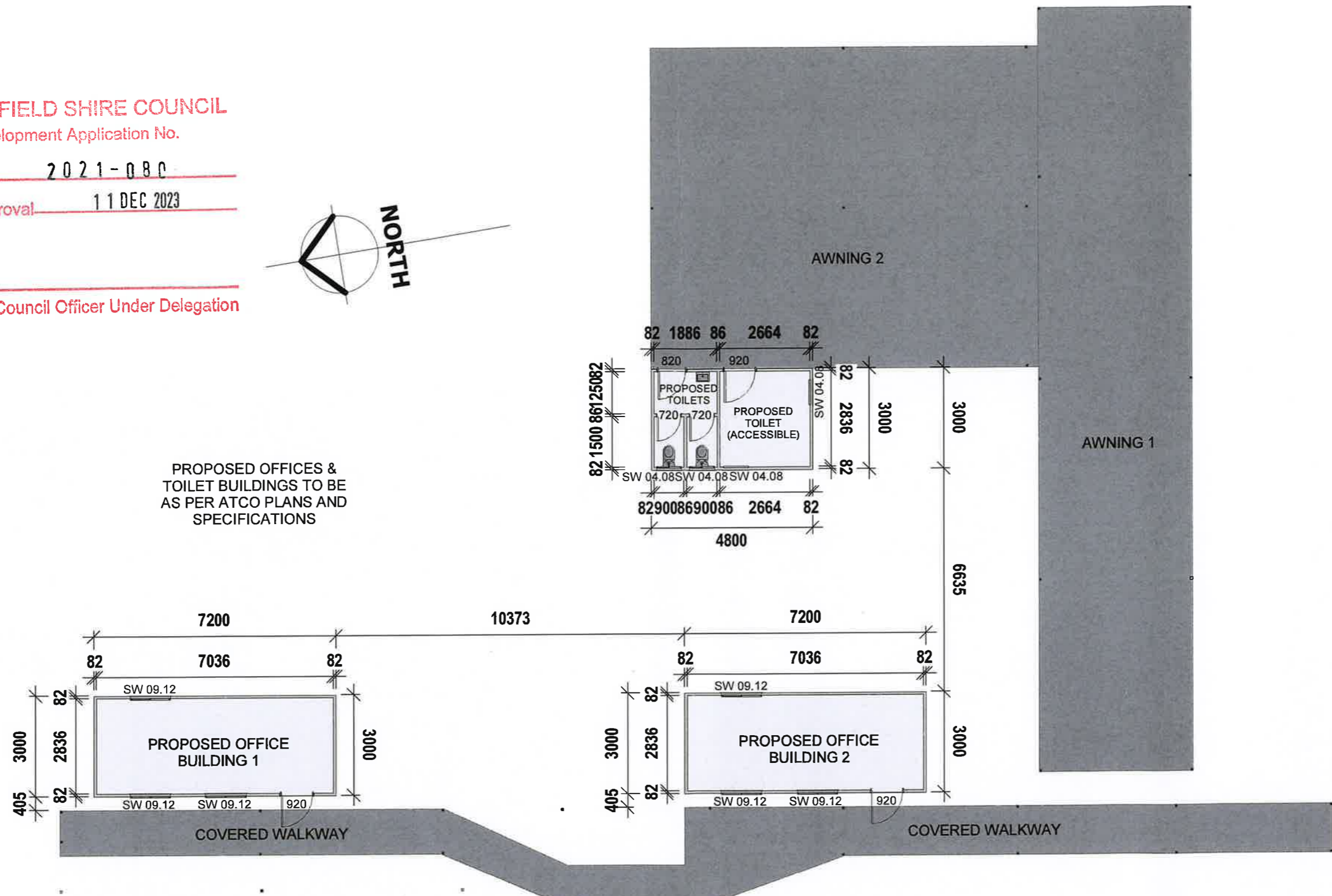
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PROPOSED OFFICES &
TOILET BUILDINGS TO BE
AS PER ATCO PLANS AND
SPECIFICATIONS



B Floor Plan Office Area
1 : 125

EFFICIENT BUILDING DESIGN SERVICES

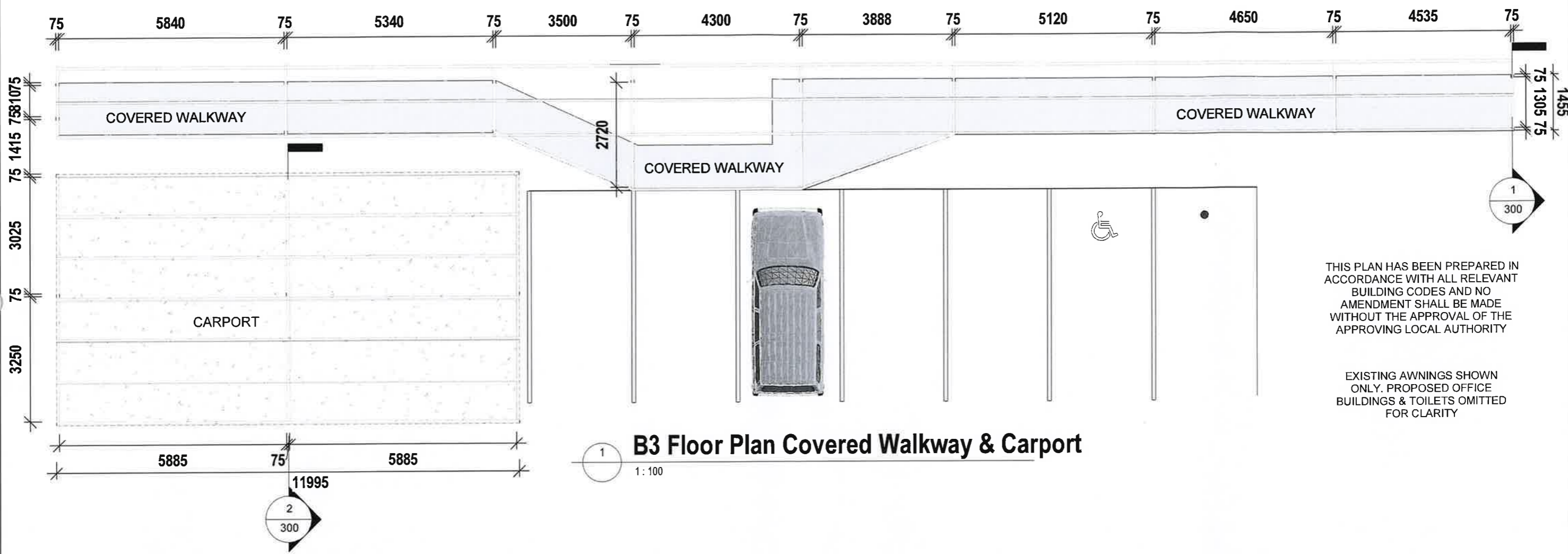
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FLOOR PLAN OFFICE AREA			
project number	21-077	revision	sheet
date	10/06/2021	4	100
drawn by	CG	Scale	1 : 125
checked by	CG		



B3 Floor Plan Covered Walkway & Carport
1: 100

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT THE APPROVAL OF THE APPROVING LOCAL AUTHORITY

EXISTING AWNINGS SHOWN ONLY. PROPOSED OFFICE BUILDINGS & TOILETS OMITTED FOR CLARITY

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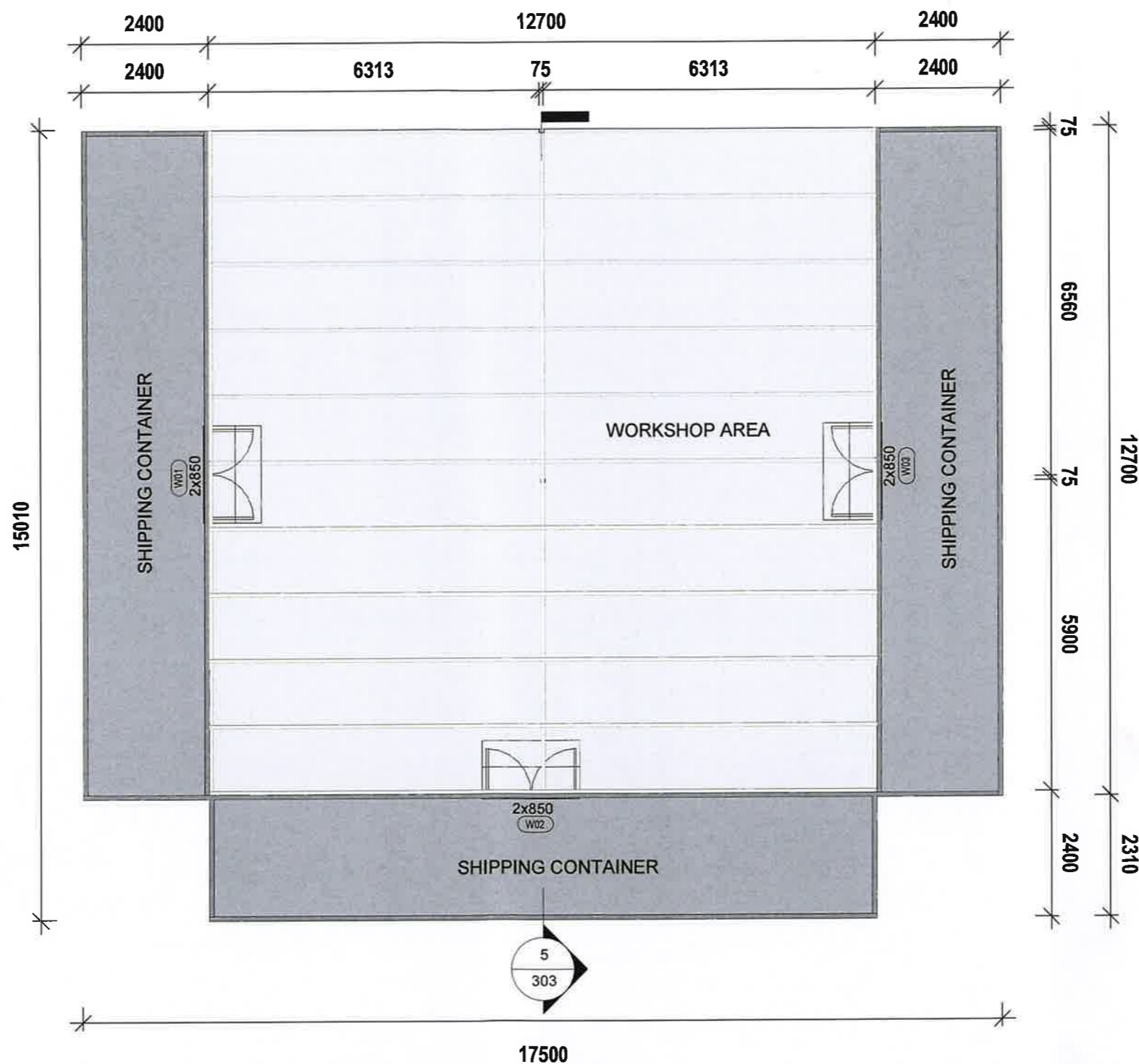
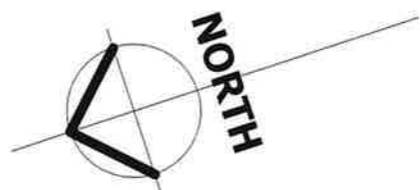
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FLOOR PLAN COVERED WALKWAY & CARPORT 1			
project number	21-077	revision	sheet
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B5 Floor Plan Existing Workshop
 1 : 100



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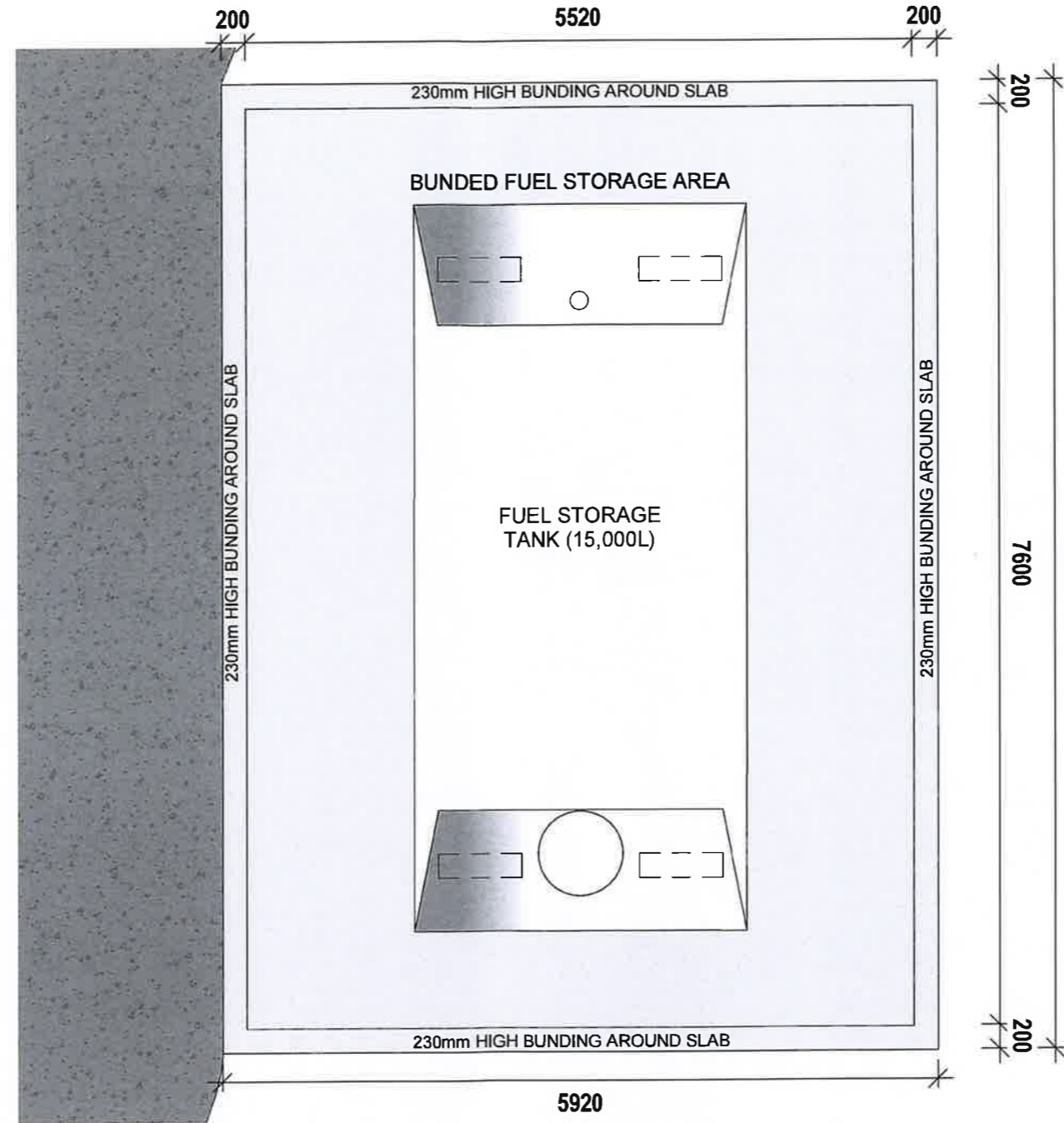
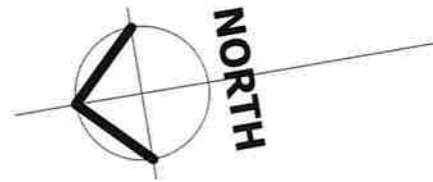
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FLOOR PLAN EXISTING STORAGE SHED			
project number	21-077	revision	sheet
date	10/06/2021	4	100 -G
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1 **B7 Floor Plan Bunded Area**
 1:50



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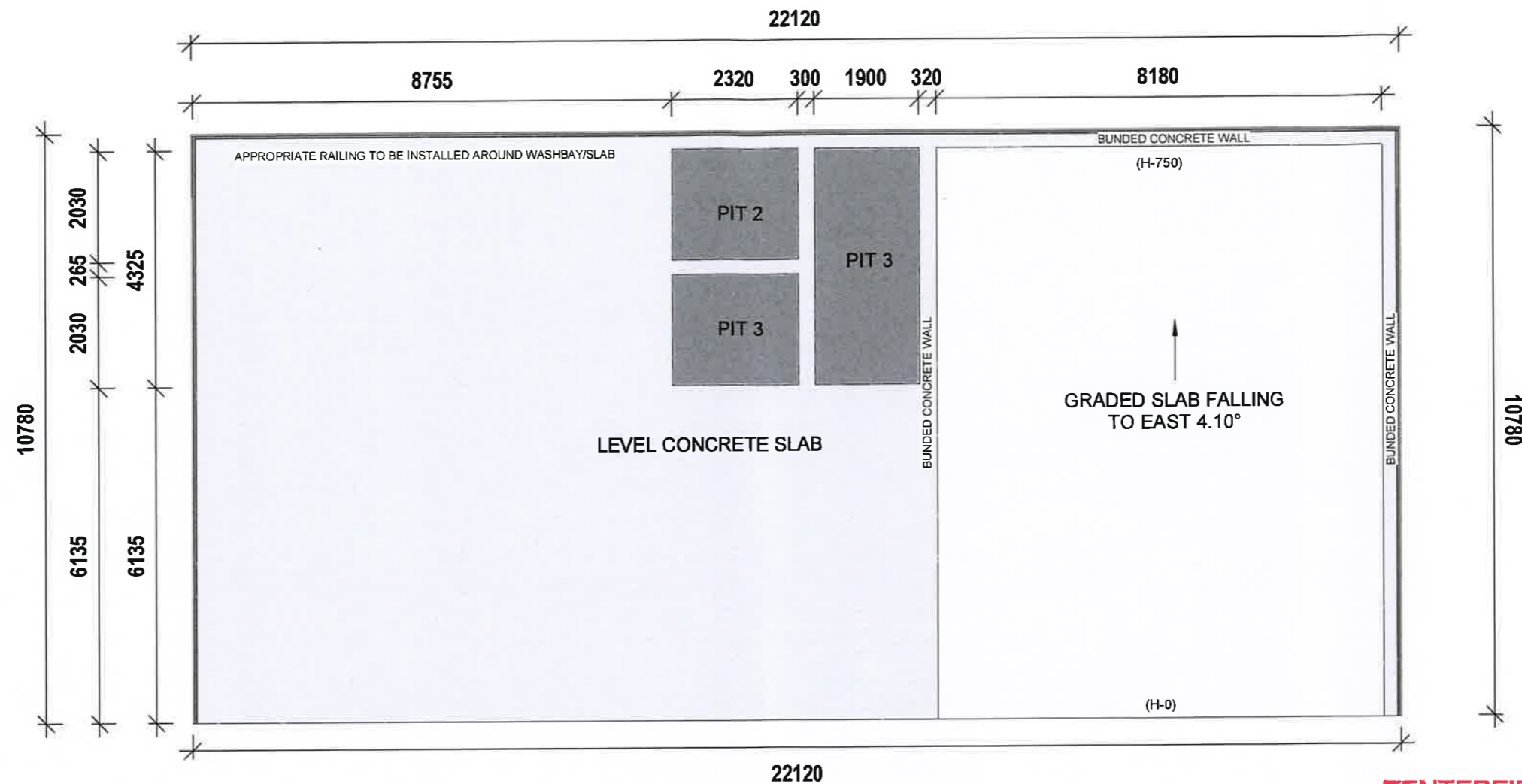
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FLOOR PLAN BUNDED SLAB			
project number	21-077	revision	sheet
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drawn by	CG		
checked by	CG	Scale	1:50



1 **B8 Floor Plan Wash Bay**
1 : 100

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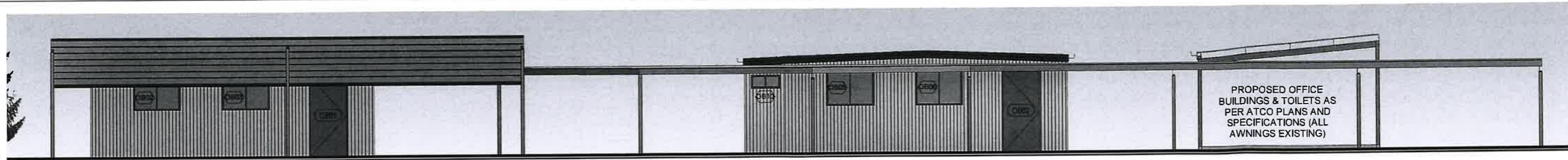
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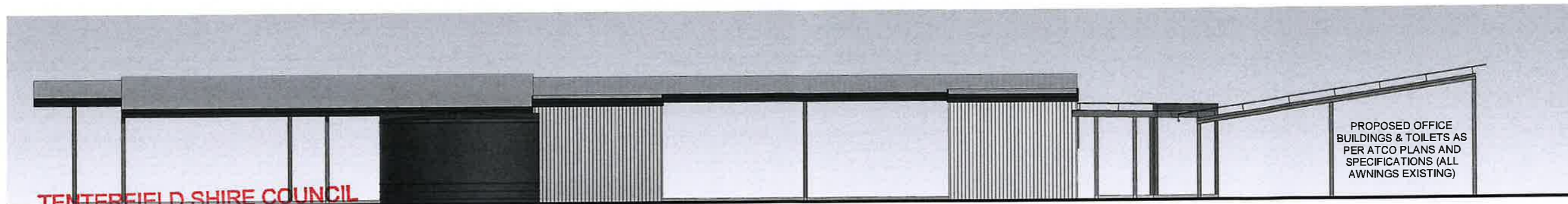
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FLOOR PLAN WASH BAY

project number	21-077	revision	4	sheet	100 -1
date	10/06/2021	Scale			1 : 100
drawn by	CG				
checked by	CG				



1A **Elevation 1A WEST OVERALL**
1:100



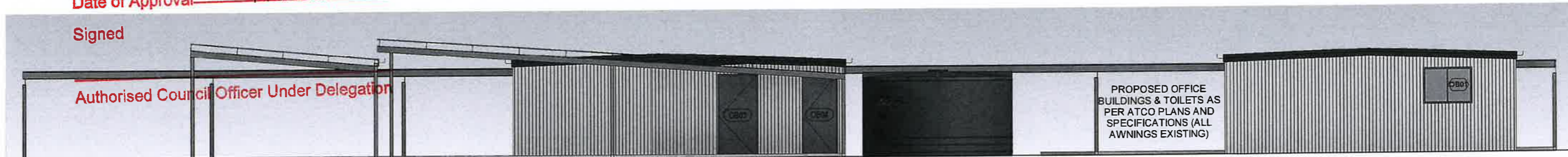
1 **Elevation 2A NORTH OVERALL**
1:100

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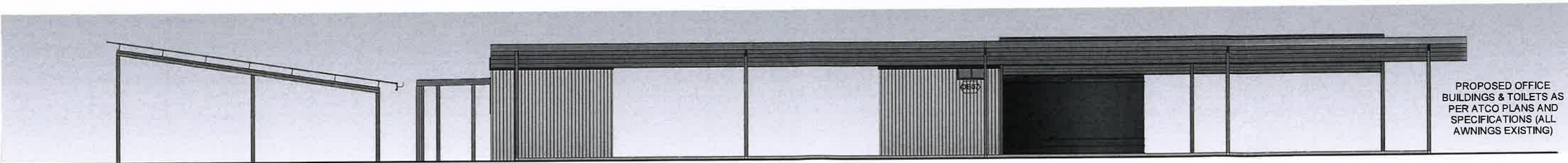
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2 **Elevation 3A EAST OVERALL**
1:100



3 **Elevation 4A SOUTH OVERALL**
1:100



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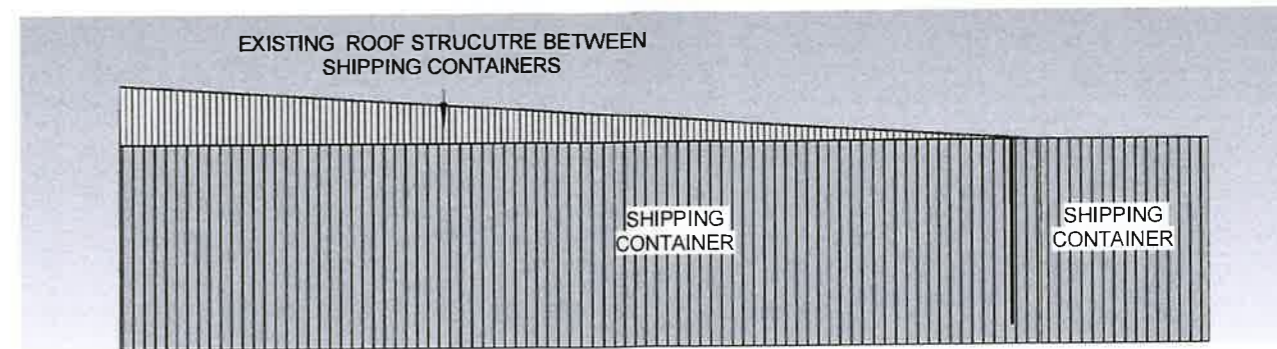
AB Contracting

ELEVATIONS 1A, 2A, 3A & 4A

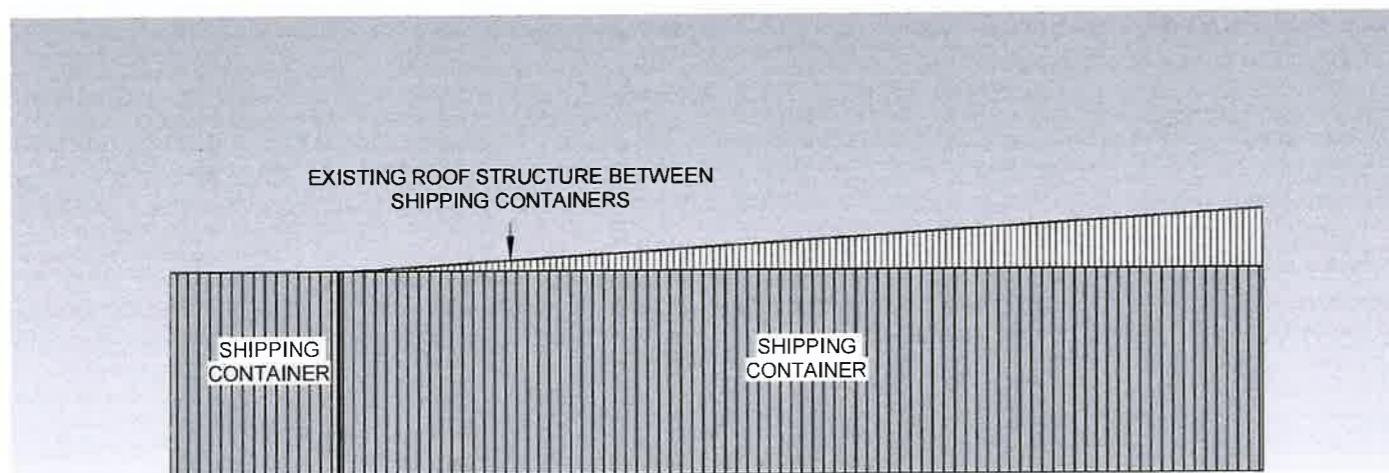
project number	21-077	revision	4	sheet	202
date	10/06/2021	Scale	1:100		
drawn by	CG				
checked by	CG				



1 **Elevation 1 Existing Storage Shed**
1:100



2 **Elevation 2 Existing Storage Shed**
1:100



4 **Elevation 4 Existing Storage Shed**



3 **Elevation 3 Existing Storage Shed**
1:100

TENTERFIELD SHIRE COUNCIL

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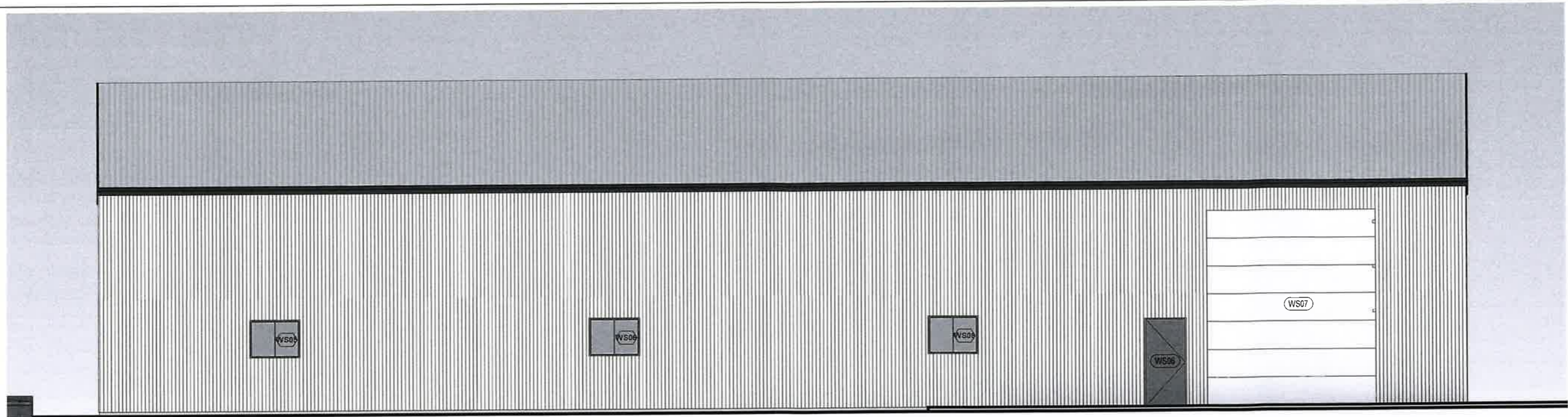
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Revision	Description	Date	Issued by
4	Revision 4	20/07/2023	CG
3	Revision 3	09/05/2023	CG
2	Revision 2	02/09/2021	CG
1	Preliminary Design	29/06/2021	CG

Proposed Industrial Yard
 Pyes Creek Road
 BOLIVIA NSW 2372
 AB Contracting

ELEVATIONS EXISTING STORAGE SHED

project number	21-077	revision	4	sheet	203
date	10/06/2021	checked by	CG	Scale	1:100



1 **Elevation 1 Proposed Workshop**
1:100

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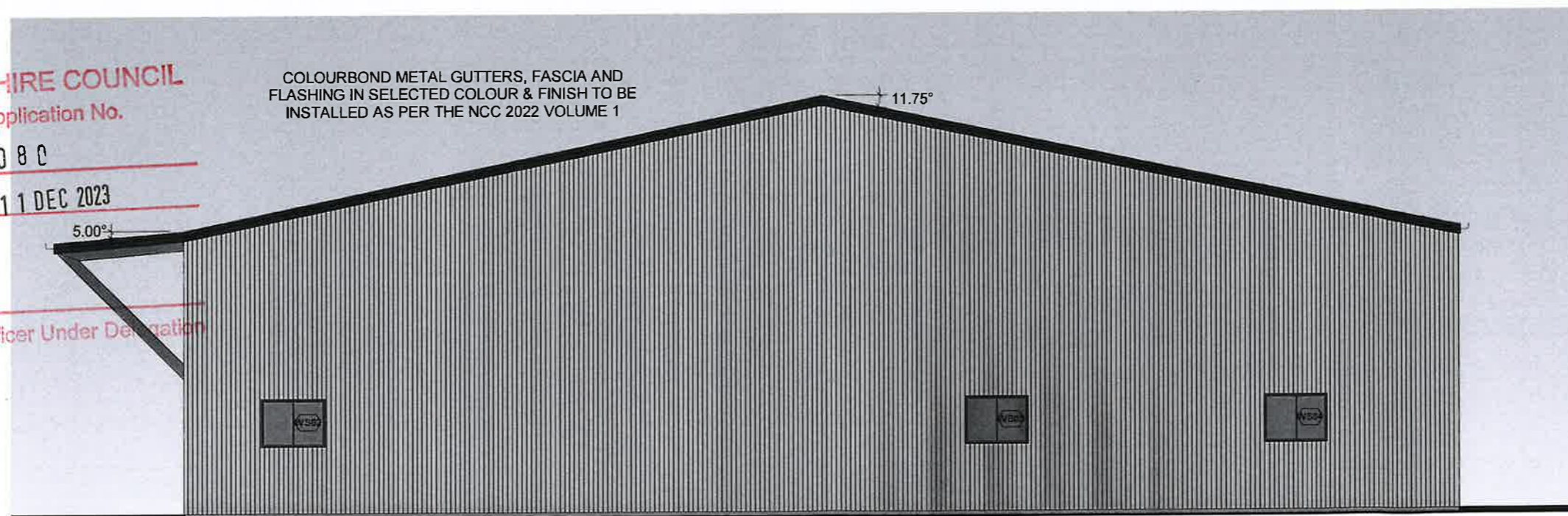
2021-080

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COLOURBOND METAL GUTTERS, FASCIA AND FLASHING IN SELECTED COLOUR & FINISH TO BE INSTALLED AS PER THE NCC 2022 VOLUME 1



2 **Elevation 2 Proposed Workshop**
1:100



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Proposed Industrial Yard
Pyes Creek Road
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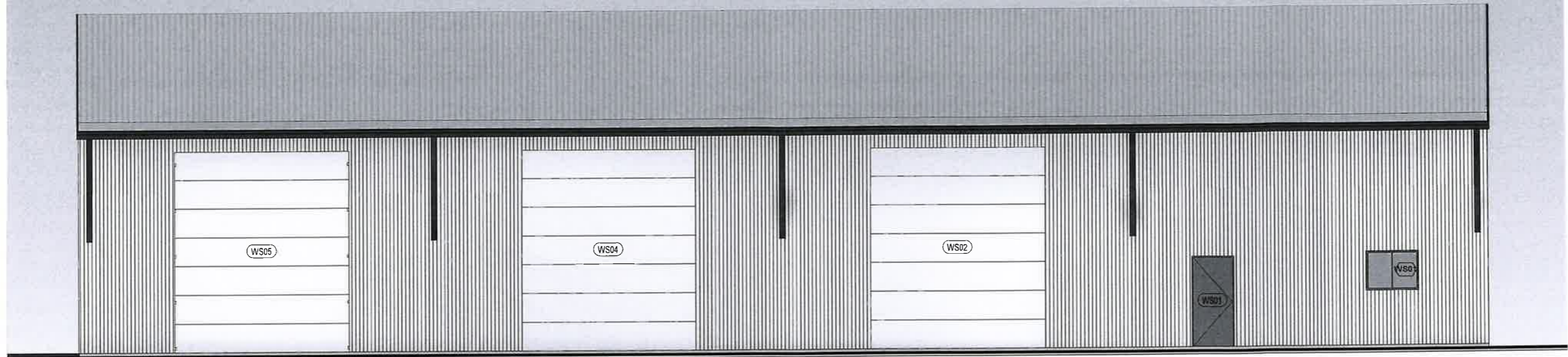
**ELEVATIONS PROPOSED
WORKSHOP**

project number	21-077	revision	4	sheet	204
date	10/06/2021	checked by	CG	Scale	1:100

PROPOSED SHED TO BE AS PER STRUCTURAL PLANS / ENGINEERS SPECIFICATIONS

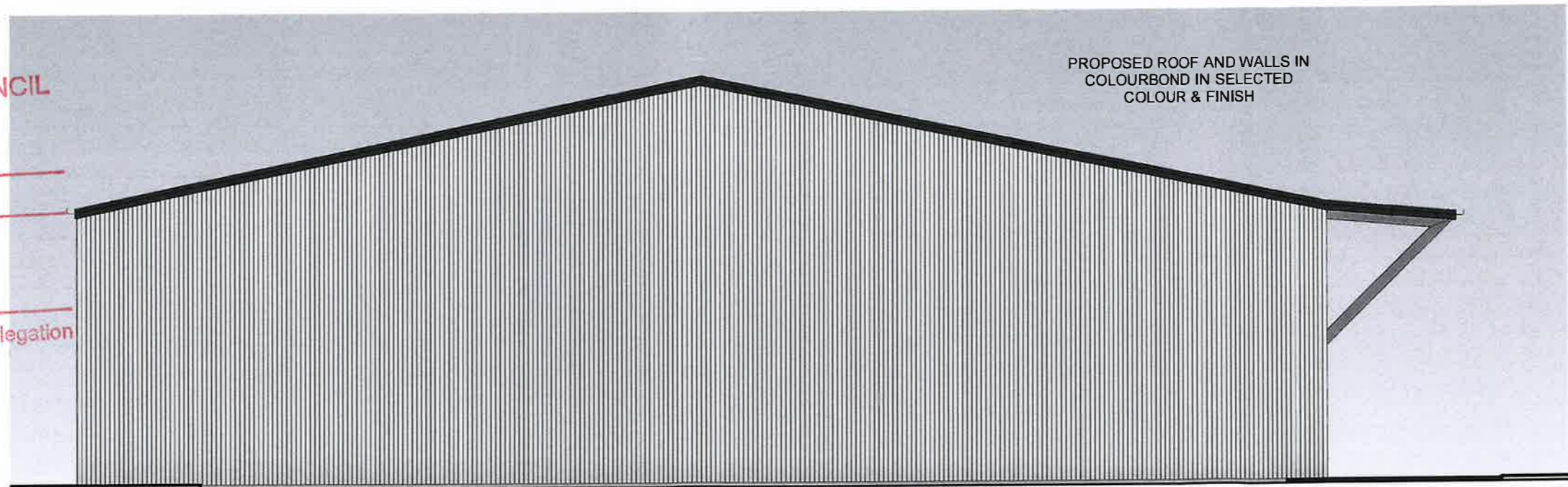
115MM QUAD GUTTER
90MM PVC DOWNPIPES

NO SIGNAGE IS TO BE INSTALLED TO THE PROPOSED BUILDING OR SITE



1 **Elevation 3 Proposed Workshop**
1 : 100

PROPOSED ROOF AND WALLS IN COLOURBOND IN SELECTED COLOUR & FINISH



2 **Elevation 4 Proposed Workshop**
1 : 100

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Pyes Creek Road
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**ELEVATIONS PROPOSED
WORKSHOP 2**

project number	21-077	revision	4	sheet	205
date	10/06/2021	checked by	CG	Scale	1 : 100

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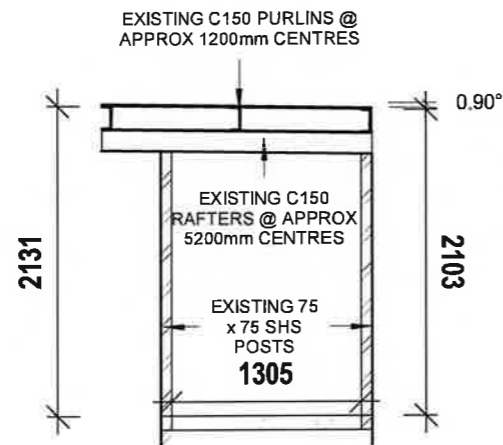
Development Application No.

2021-080

Date of Approval 11 DEC 2023

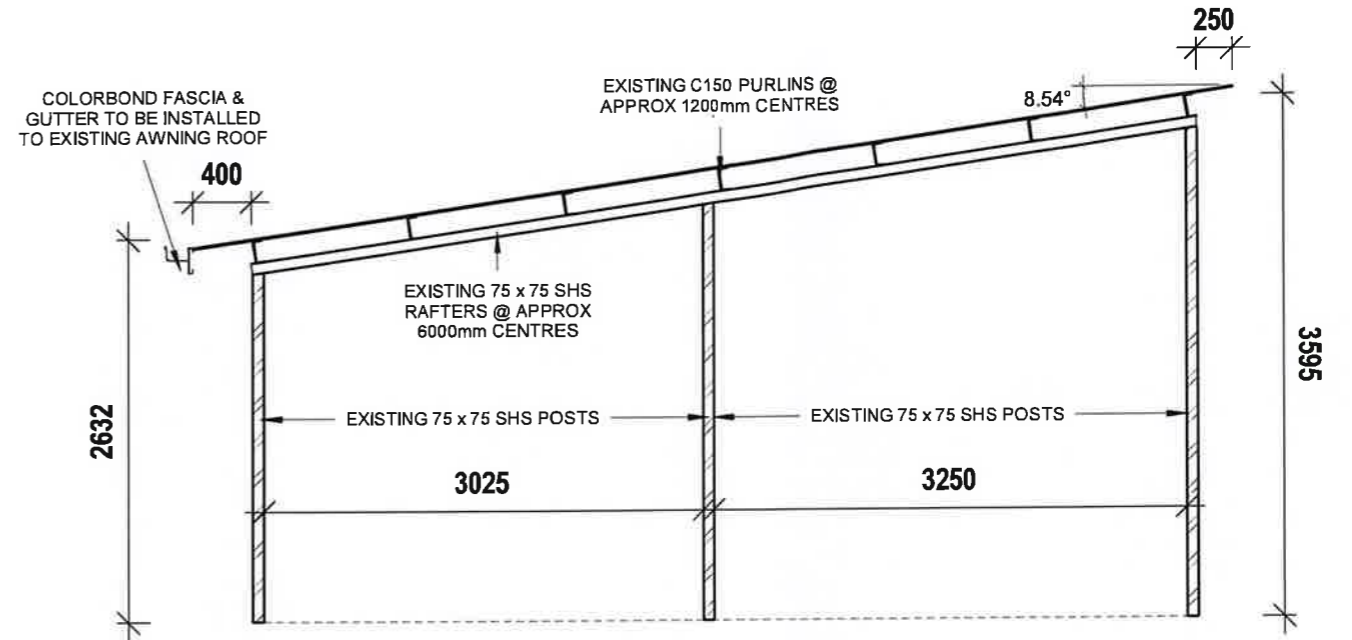
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Section 1 Walkway

1
003 1:50



Section 2 Carport

2
003 1:50



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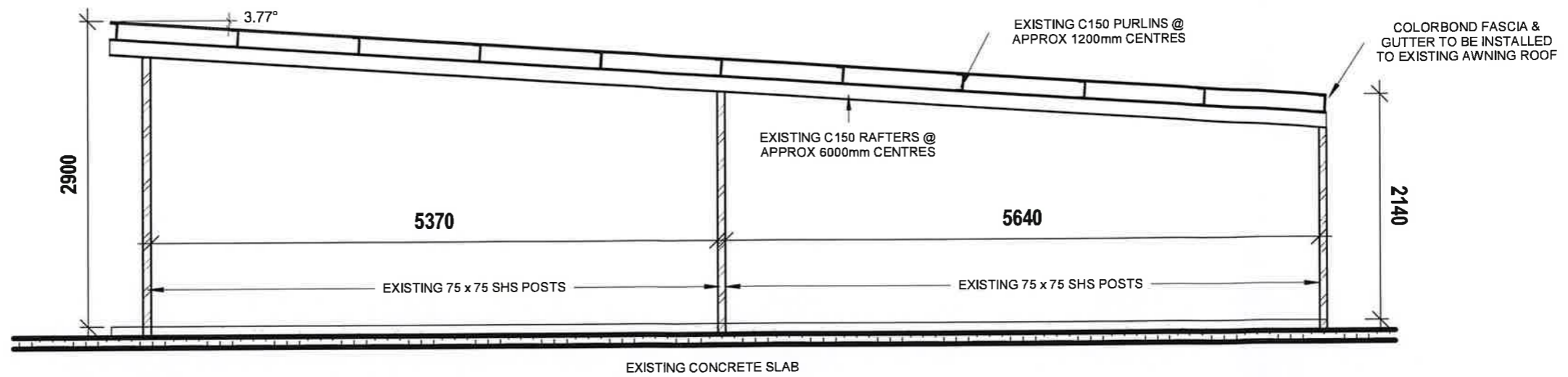
Revision	Description	Date	Issued by
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Proposed Industrial Yard
 Pyes Creek Road
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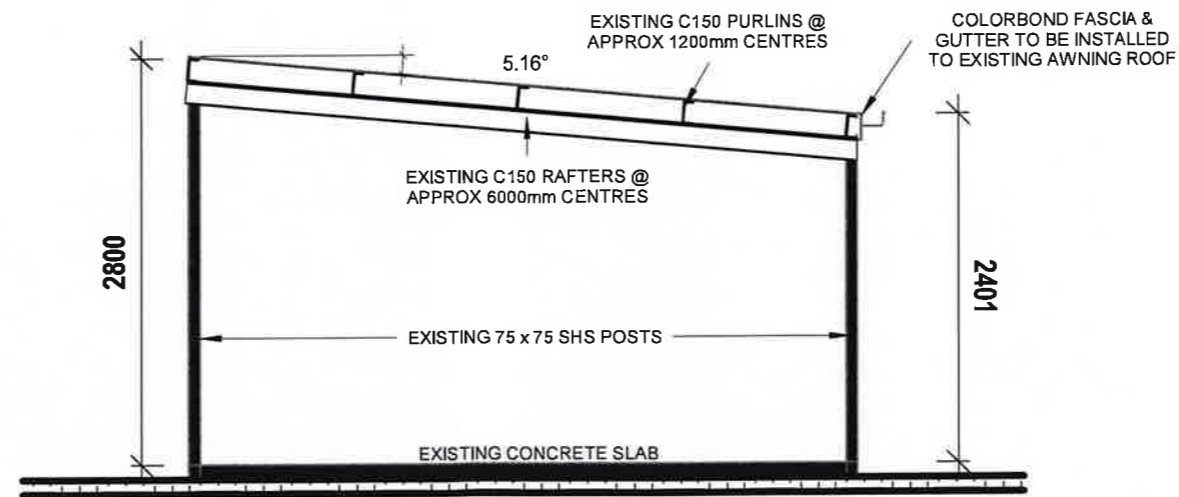
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SECTIONS 1 & 2 (WALKWAY & CARPORT)

project number	21-077	revision	4	sheet	300
date	10/06/2021	checked by	CG	Scale	1:50



3
003
Section 3 Awning 2
1:50



4
003
Section 4 Awning 1
1:50

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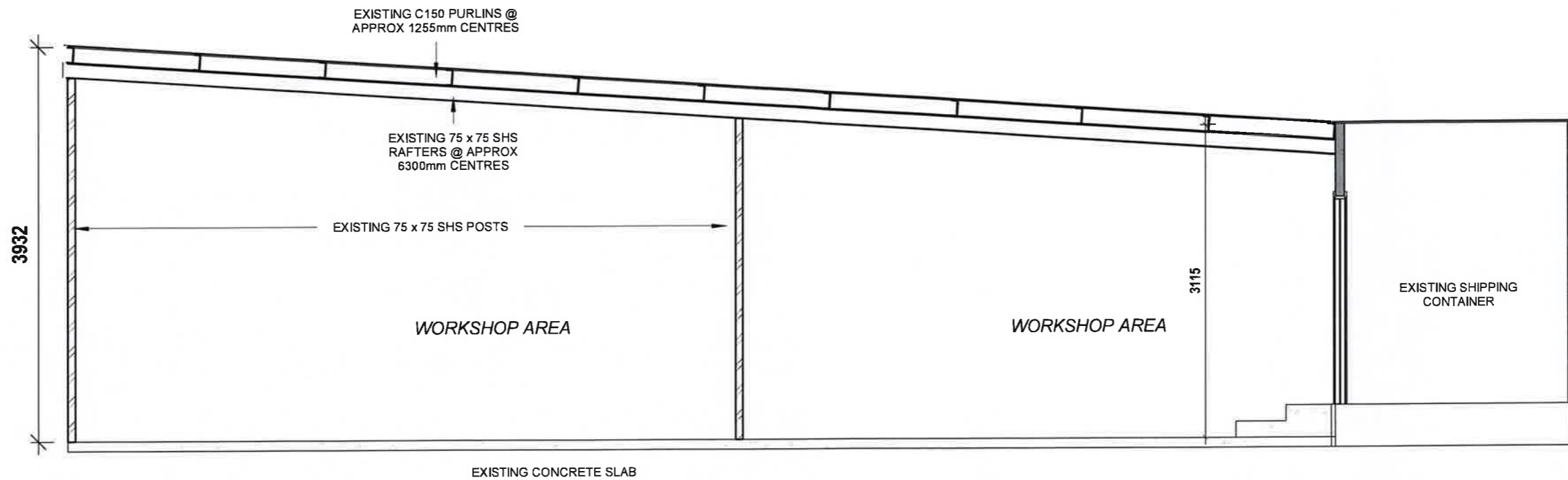
Proposed Industrial Yard

Pyes Creek Road
BOLIVIA NSW 2372

AB Contracting

SECTION 3 & 4 (AWNINGS 1 & 2)

project number	21-077	revision	4	sheet	301
date	10/06/2021	checked by	CG	Scale	1:50



5
100-G

Section 5 Workshop

1:50

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SECTION 5 (EXISTING STORAGE SHED)

project number	21-077	revision	4	sheet	303
date	10/06/2021	checked by	CG	Scale	1:50

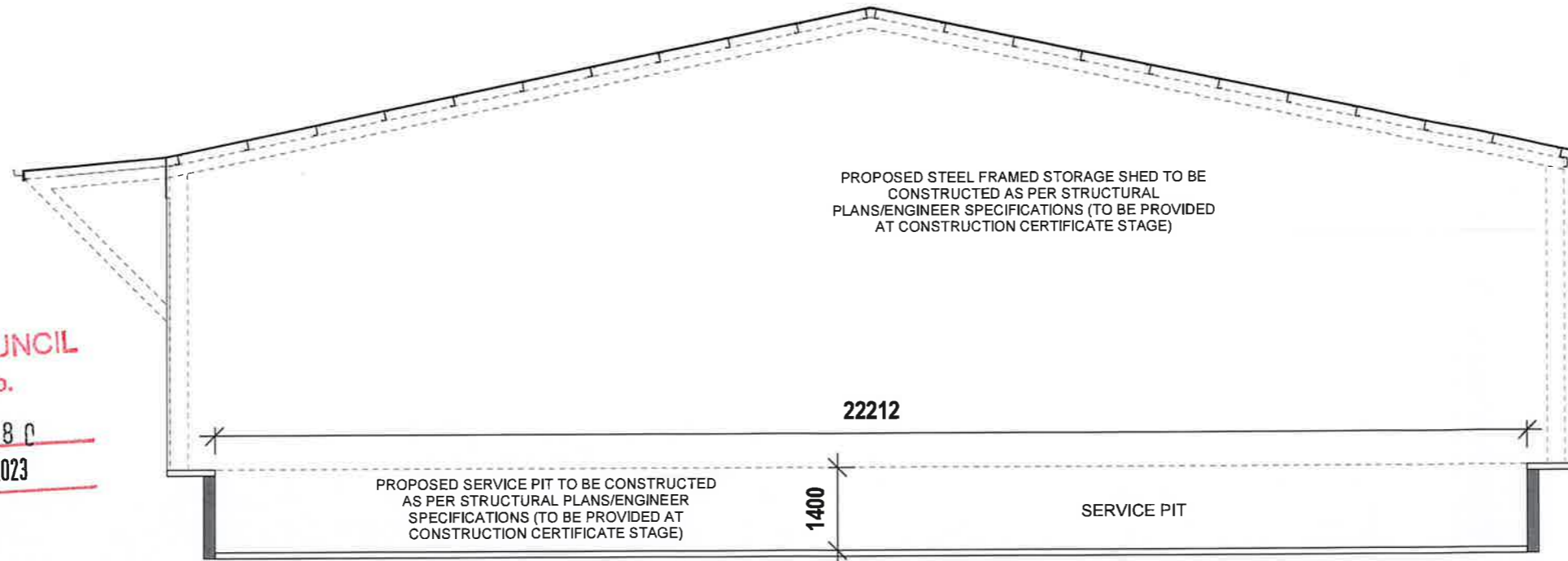
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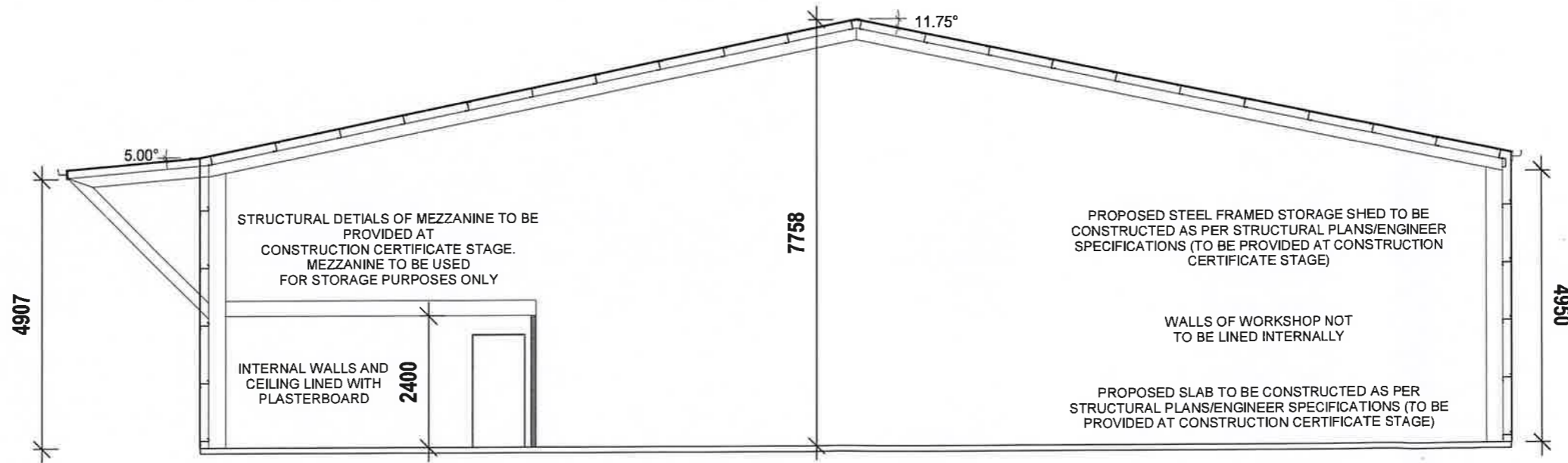
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6
100-K
Section 6
1:100



7
100-K
Section 7
1:100



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SECTION 6 & 7 WORKSHOP			
project number	21-077	revision	sheet
date	10/06/2021	4	304
drawn by	CG		
checked by	CG	Scale	1:100