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# Proposed Extensions at 957 Palana Road Whitemark Flinders Island Tas. 7255

## for Mr Bill Hipkiss



Project Details	
Council	Flinders Council
Zone	Rural
Planning Overlay	N/A
PID	2726630
Title Folio	1
Title Volume	144341
Climate Zone	7
Wind Speed	N3
<b>SOIL CLASS</b>	-
<b>STAR RATING</b>	-
<b>BAL Rating</b>	<b>BAL - N/A for Planning Approval</b>
Corrosive Environment	For steel subject to the influence of salt water, breaking surf or heavy industrial areas, refer to BCA section 3.4.2.2 & BCA Table 3.4.4.2. Cladding and fixings to manufacturer's...
Other	-

Drawing List	
Sheet Number	Sheet Name
1	Cover Page
2	Site Plan_Overall
3	Site Plan
4	Site/ Drainage Plan
5	Floor Plan
6	Elevations (sheet 1)
7	Elevations (sheet 2)
8	3D Views

**PLANNING APP.** (A3)

No.	Date	Description
3	18.10.17	Planning App
2	08.09.17	Concept # 2
1	25.05.17	Concept # 1

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Scale :

Starting Date : 16.05.17

Plot Date : 18/10/2017  
9:00:05 AM

Project No. Drawing No.

020517 / 1<sup>1</sup> / 8

Area Schedule (Gross Building)		
Name	Area	Area (Squares)
Existing Deck	17.64 m <sup>2</sup>	1.90
Existing Residence	100.80 m <sup>2</sup>	10.84
Northern Deck	11.14 m <sup>2</sup>	1.20
Southern Deck	28.28 m <sup>2</sup>	3.04
Southern Extension	33.84 m <sup>2</sup>	3.64
	191.69 m <sup>2</sup>	20.61

Site areas	
Name	Area
Site	25.55 ha



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**SITWORKS**

1. Site to be prepared in accordance with engineers or surveyors report if applicable.
2. Site to be excavated or filled to indicated levels.
3. Excavation and filling of the site to be in accordance with BCA part 3.1 and AS2870.
4. Drainage works to be in accordance with BCA part 3.1 and AS3500.3.2
5. Surface drainage —finished ground to fall away from building for a minimum distance of 1000 at 1:20 minimum and to a point where ponding will not occur.
6. Downpipes to be connected into Council stormwater as soon as the roof is installed.
7. Install AG drain prior to footing excavation. See Drainage Plan for location.
8. Excavated material placed up-slope of AG drain. To be removed when building works are complete and used as fill on site for any low points. Install a sediment fence on the downslope side of material.
9. Construction vehicles to be parked on the street only, to prevent transferring debris onto the Street.
10. Finished slab level to be:
11. 150mm above finished ground level.
12. 50mm above paved surfaces.
13. prevent ponding of water under suspended floors.

**EXTERIOR LIGHTING**

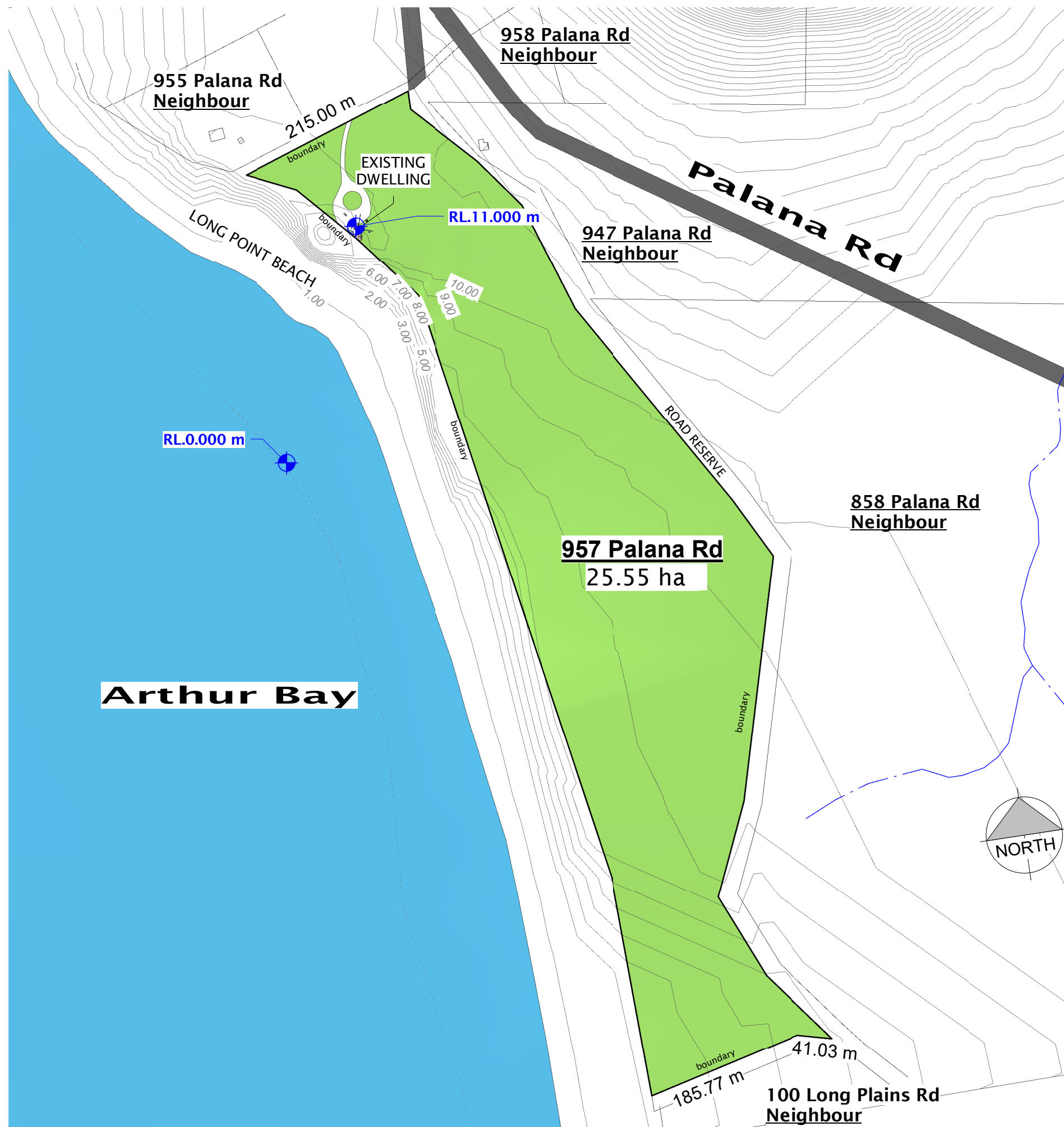
Exterior lighting to illuminate pathways & carparking areas must be controlled by a sensor & shielded to prevent direct light being emitted outside the site.

**SITE SERVICES**

Electricity, Gas, Telephone, Water, Stormwater & Sewer Services locations are to be determined on site & connected as per local authority requirements.

**CONTOURS**

Contours are indicative only for the site. Refer Elevations for accurate representation of existing ground levels. The contours on this plan are to be used for the sole purpose of approvals & construction of this proposal & are to be used for no other future purpose.



**PLANNING APP. A3**

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**Project :**  
Proposed Extensions at  
957 Palana Road  
Whitemark  
Flinders Island Tas. 7255

**Client :**  
Mr Bill Hipkiss

**Drawing Title :**  
Site Plan\_Overall

**Scale :** 1 : 5000

**Starting Date :** 16.05.17

**Plot Date :** 18/10/2017  
9:00:08 AM

**Project No.** 020517  
**Drawing No.** 2 / 8





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**Project :**  
Proposed Extensions at  
957 Palana Road  
Whitemark  
Flinders Island Tas. 7255

**Client :**  
Mr Bill Hipkiss

**Drawing Title :**  
Site/ Drainage Plan

**Scale :** 1 : 200

**Starting Date :** 16.05.17

**Plot Date :** 18/10/2017  
9:00:28 AM

**Project No.** 020517  
**Drawing No.** 4 / 8

NOTES:  
-REFER TO LAST PAGES IN THE ARCHITECTURAL DRAWING SET FOR GENERAL NOTES.

**PLUMBING NOTES**

- All plumbing work to comply with AS 3500 parts 1,2,3 & 4, and the Local Council plumbing regulations.
- Hot water from the HWC is to be tempered to 50°C.
- Hot & cold reticulation lines to be DN20 with DN15 branches to individual fixtures.
- Drain all surface water away from footings in accordance with BCA part 3.1.2.3.
- The building Contractor must locate the connection points to the mains to verify that their positions & depths are as shown on the endorsed plans. Such verification must be completed as the first task of the building works.
- Installation of ORG is to comply with AS3500 part 2 clauses 4.6.6.6 (minimum height below lowest fixture = 150mm) & 4.6.6.7 (Minimum height above surrounding ground finished surface level = 75mm)
- New Sewer = DN100 pvc @ 1:60 falls min.
- New Stormwater = DN100 pvc @ 1:100 falls min.(UNLESS NOTED OTHERWISE)
- Grated drains to be installed via a gas sealed pit.
- STANDARD DRAIN SIZES:  
TROUGH: DN50  
SINK: DN50  
WC: DN100  
STORMWATER: DN90
- WATER PIPE SIZES  
COLD WATER: DN 20 WITH DN16 BRANCHES  
HOT WATER: DN 20 WITH DN 16 BRANCHES
- HOT WATER INSTALLATION SHALL DELIVER HOT WATER TO ALL SANITARY FIXTURES AT THE FOLLOWING TEMPERATURES:  
BATH BASIN & SHOWER: 50deg C  
KITCHEN SINK & LAUNDRY: 60deg C

**PLUMBING LEGEND**

- WC
- URINAL
- KITCHEN SINK
- BASIN / VANITY
- BATH
- SHOWER
- WASH TROUGH
- WASHING MACHINE
- DISHWASHER

- I.O. - INSPECTION OUTLET
- ORG - OVERFLOW RELEIF GULLY
- DP - DOWNPIPE
- EV - DN50 VENT TO AIR
- M - WATER METER

**PLUMBING LEGEND**

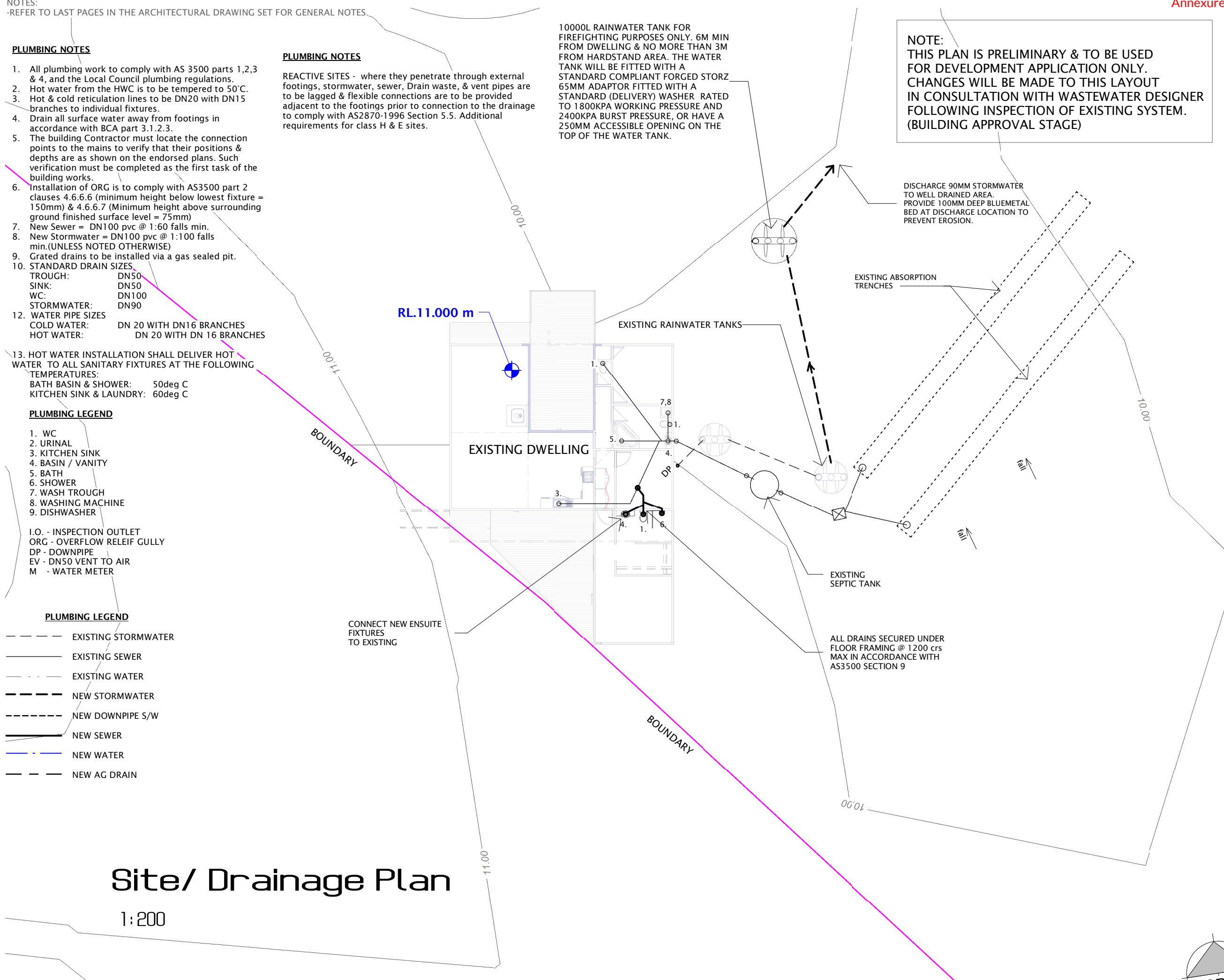
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING WATER
- NEW STORMWATER
- NEW DOWNPIPE S/W
- NEW SEWER
- NEW WATER
- NEW AG DRAIN

**PLUMBING NOTES**

REACTIVE SITES - where they penetrate through external footings, stormwater, sewer, Drain waste, & vent pipes are to be lagged & flexible connections are to be provided adjacent to the footings prior to connection to the drainage to comply with AS2870-1996 Section 5.5. Additional requirements for class H & E sites.

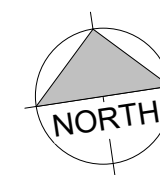
10000L RAINWATER TANK FOR FIREFIGHTING PURPOSES ONLY. 6M MIN FROM DWELLING & NO MORE THAN 3M FROM HARDSTAND AREA. THE WATER TANK WILL BE FITTED WITH A STANDARD COMPLIANT FORGED STORZ 65MM ADAPTOR FITTED WITH A STANDARD (DELIVERY) WASHER RATED TO 1800KPA WORKING PRESSURE AND 2400KPA BURST PRESSURE, OR HAVE A 250MM ACCESSIBLE OPENING ON THE TOP OF THE WATER TANK.

NOTE:  
THIS PLAN IS PRELIMINARY & TO BE USED FOR DEVELOPMENT APPLICATION ONLY. CHANGES WILL BE MADE TO THIS LAYOUT IN CONSULTATION WITH WASTEWATER DESIGNER FOLLOWING INSPECTION OF EXISTING SYSTEM. (BUILDING APPROVAL STAGE)

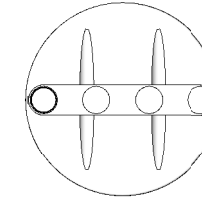


**Site/ Drainage Plan**

1:200



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Name	Area	Area (Squares)
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	191.69 m <sup>2</sup>	20.61



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**Project :**  
Proposed Extensions at  
957 Palana Road  
Whitemark  
Flinders Island Tas. 7255

**Client :**  
Mr Bill Hipkiss

**Drawing Title :**  
Floor Plan

**Scale :** 1 : 100

**Starting Date :** 16.05.17

**Plot Date :** 18/10/2017  
9:00:31 AM

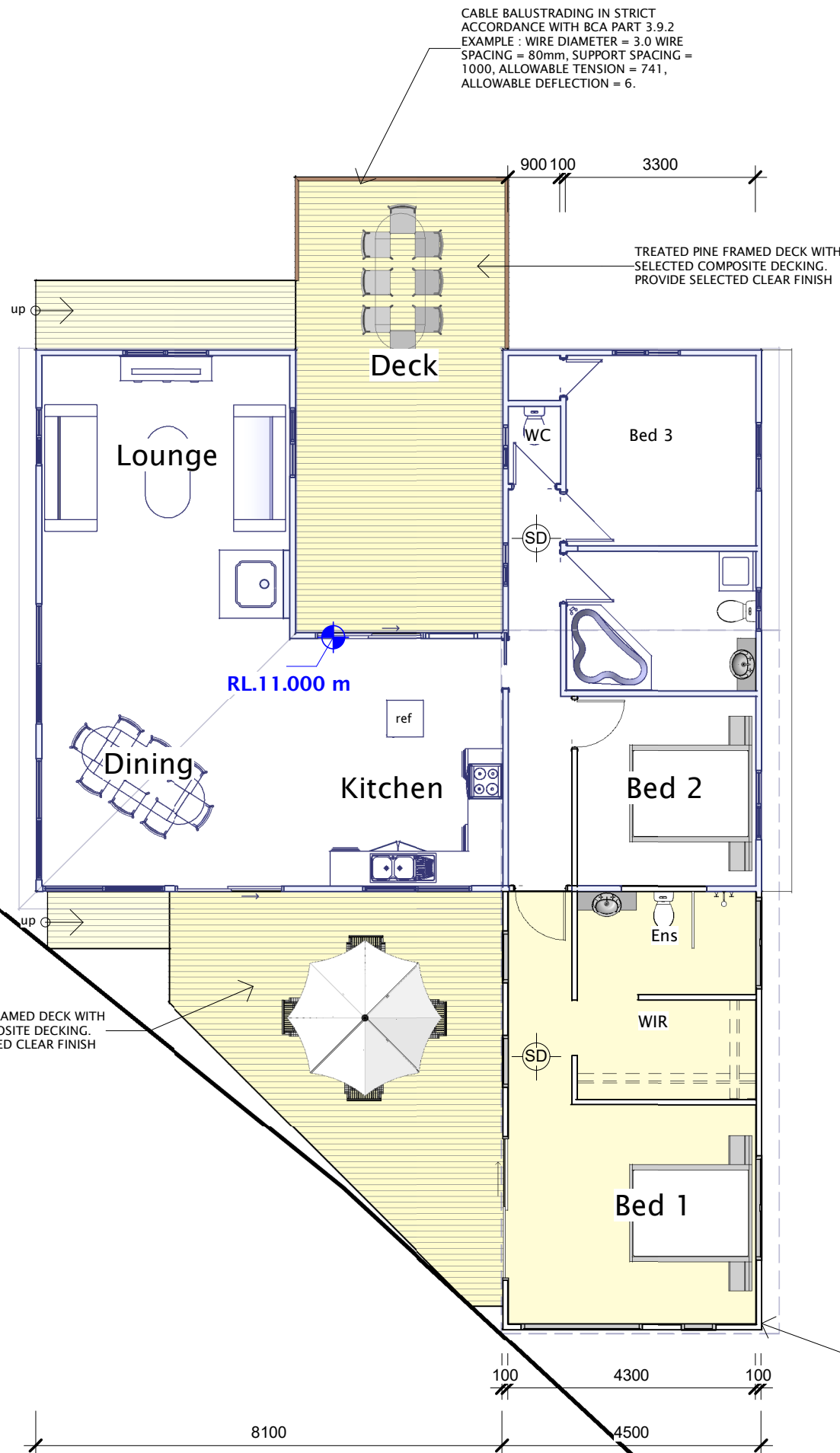
**Project No.** 020517  
**Drawing No.** 5 / 8

# Floor Plan

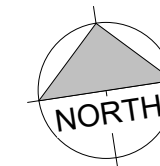
1:100

SD - HARDWIRED SMOKE DETECTORS  
IN ACCORDANCE WITH BCA PART  
3.7.2 & AS 3786. (LINKED)

BOUNDARY

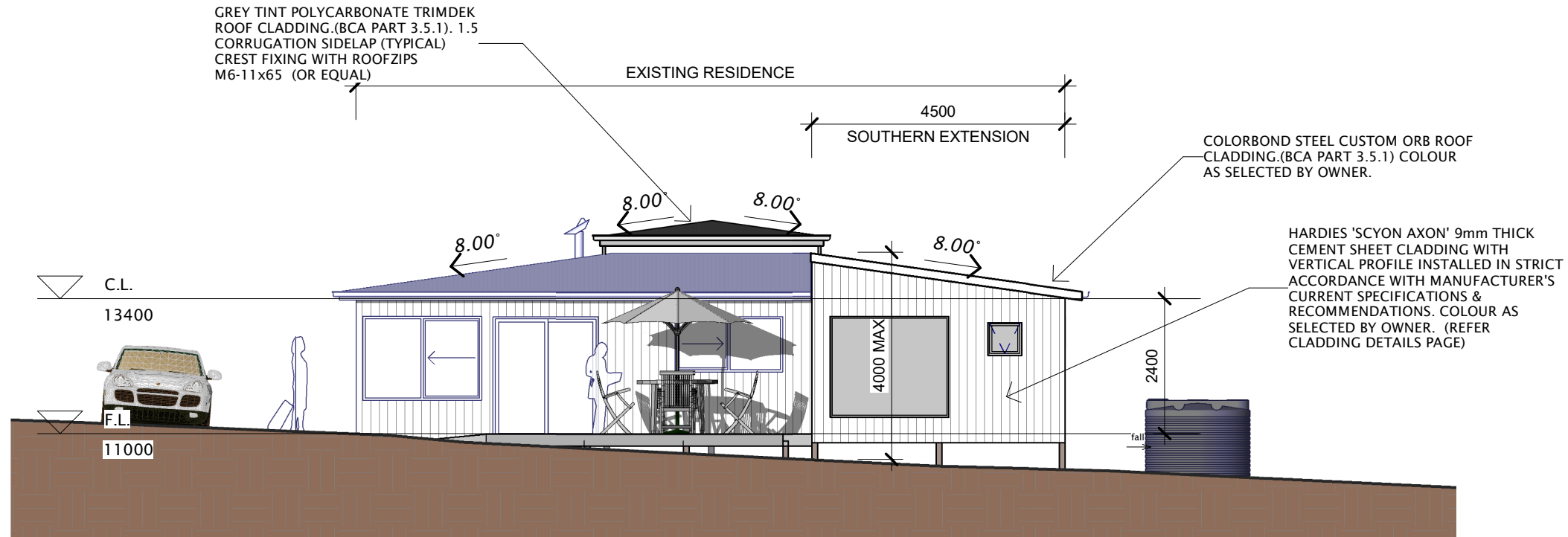


HARDIES 'SCYON AXON' 9mm THICK CEMENT SHEET CLADDING WITH VERTICAL PROFILE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT SPECIFICATIONS & RECOMMENDATIONS. COLOUR AS SELECTED BY OWNER. (REFER CLADDING DETAILS PAGE)



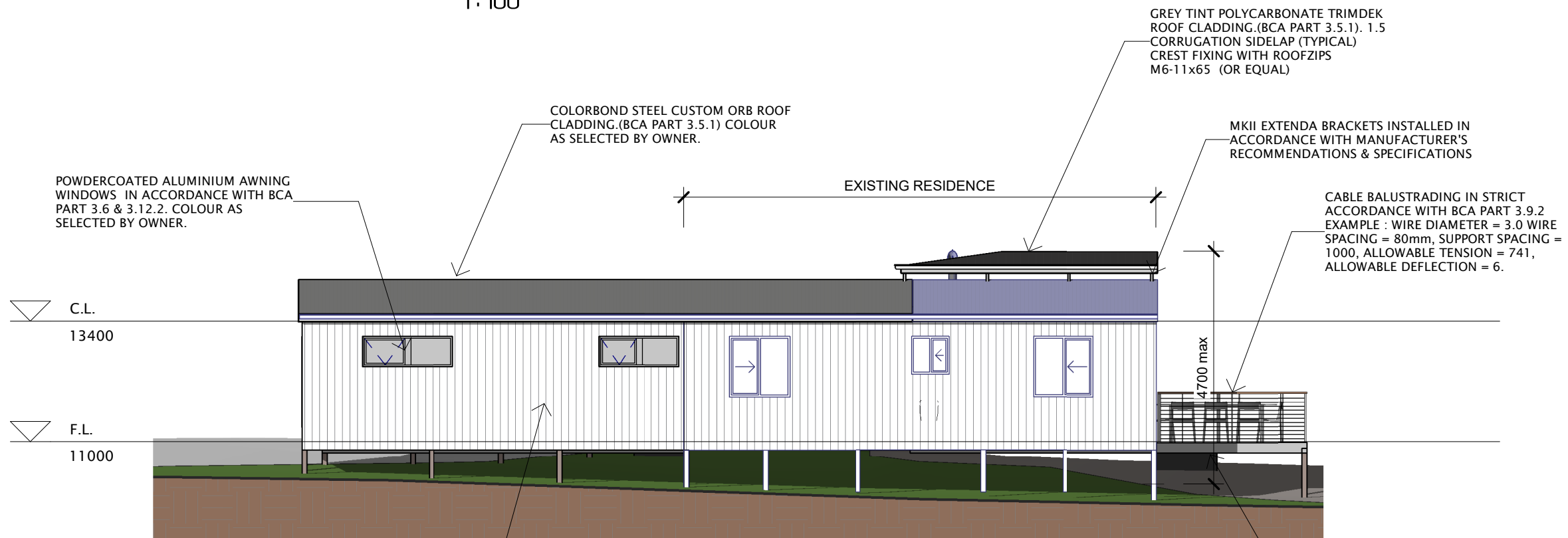


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## South Elevation

1:100



## East Elevation

1:100

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Flinders Island Tas. 7255

**Client :**  
Mr Bill Hipkiss

**Drawing Title :**  
Elevations (sheet 1)

**Scale :** 1 : 100

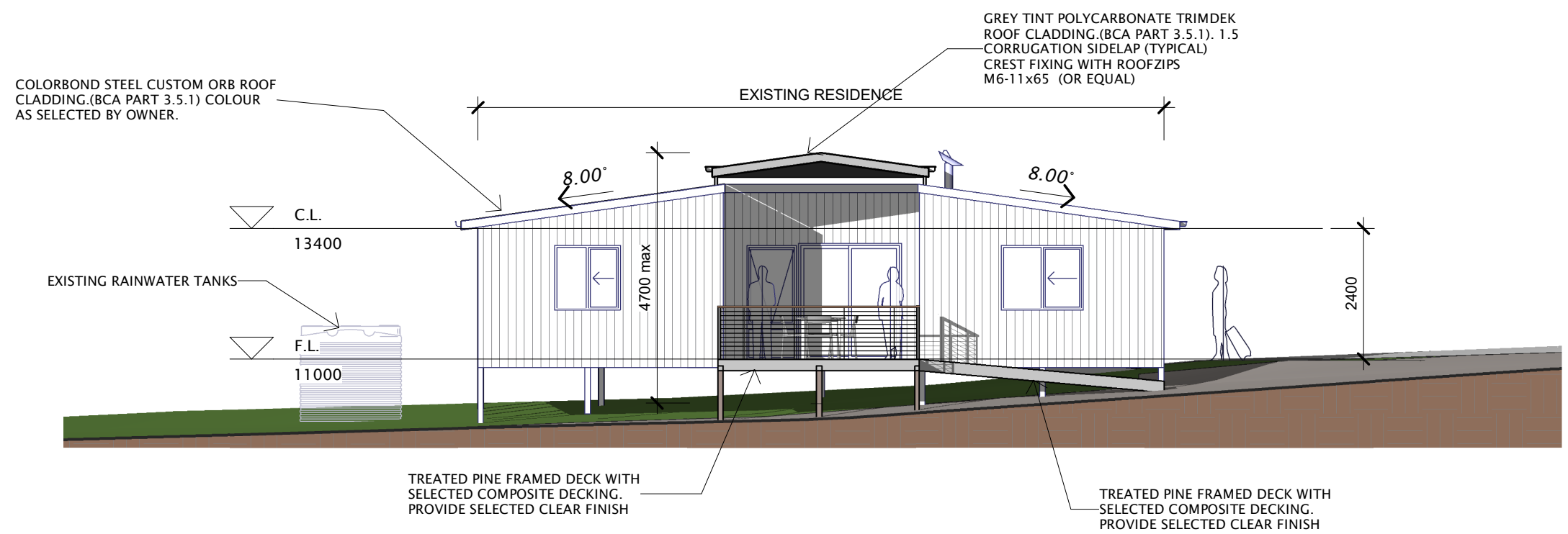
**Starting Date :** 16.05.17

**Plot Date :** 18/10/2017  
9:00:33 AM

**Project No.** 020517  
**Drawing No.** 6 / 8

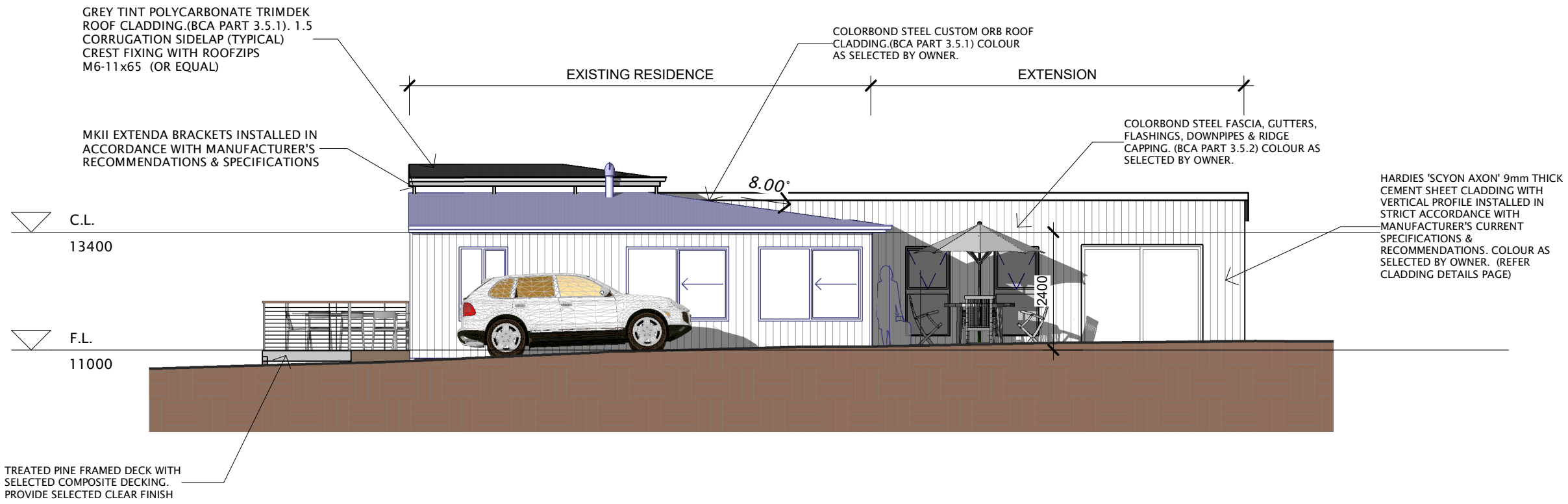


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# North Elevation

1:100



# West Elevation

1:100

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**Client :**  
Mr Bill Hipkiss

**Drawing Title :**  
Elevations (sheet 2)

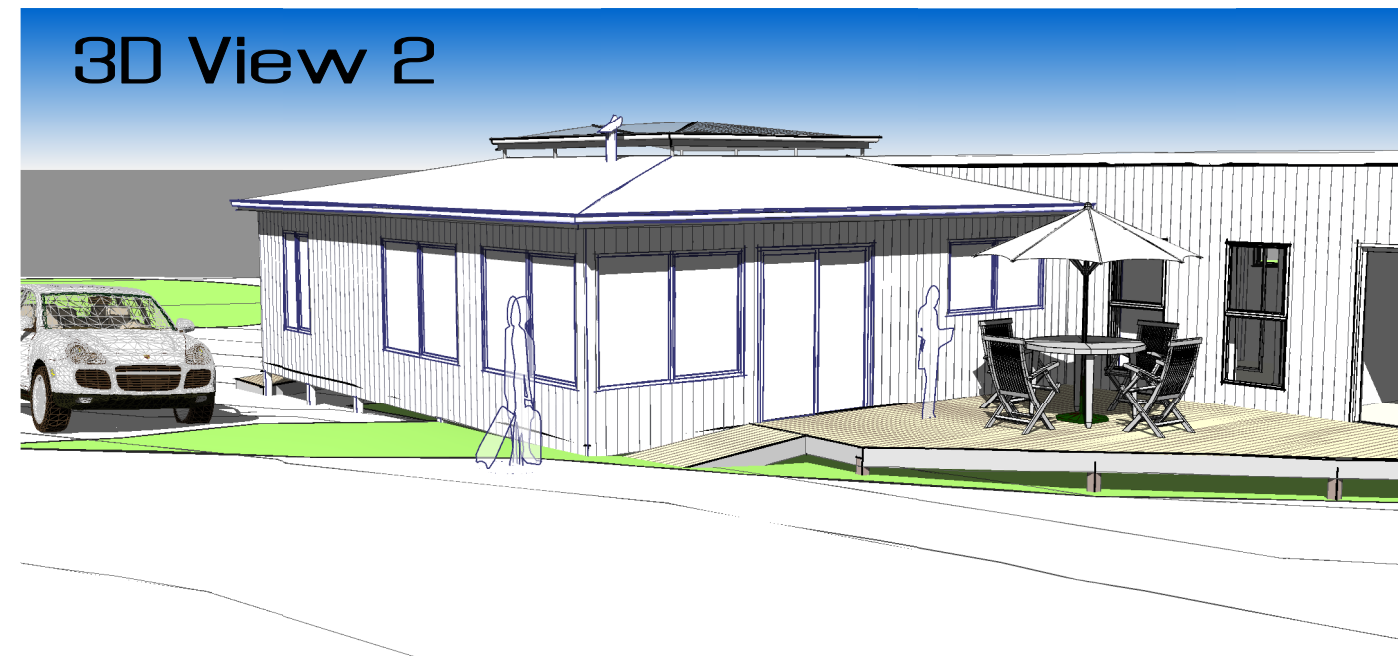
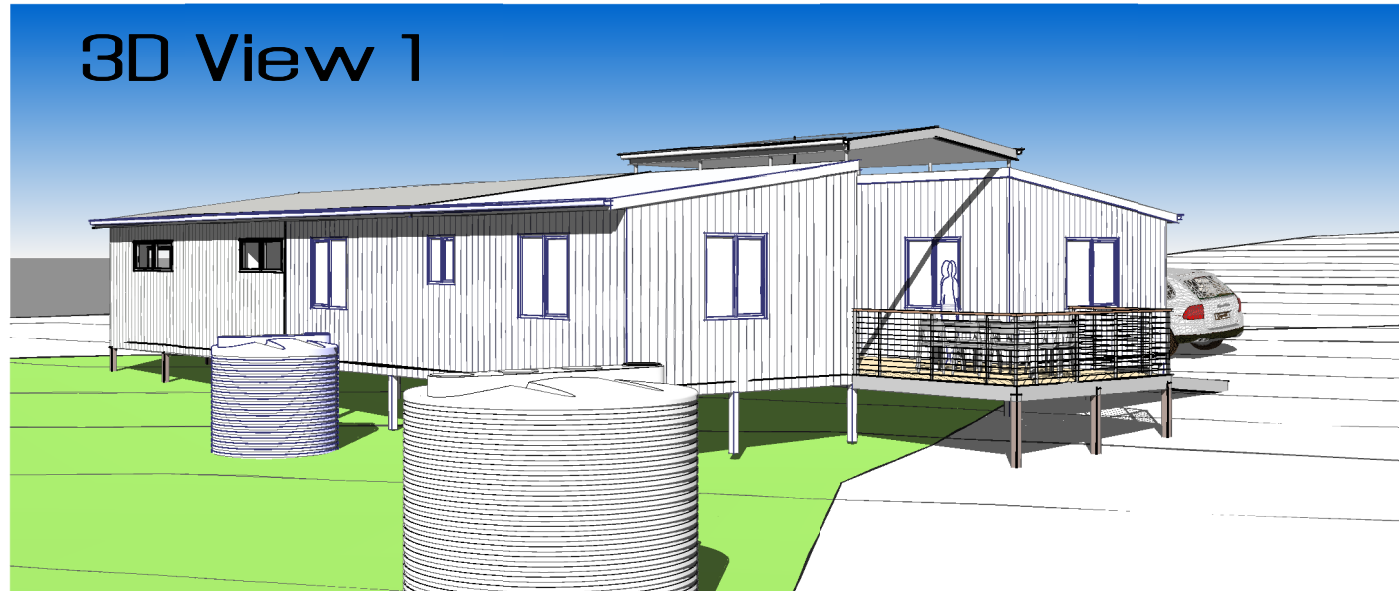
**Scale :** 1 : 100

**Starting Date :** 16.05.17

**Plot Date :** 18/10/2017  
9:00:37 AM

**Project No.** 020517  
**Drawing No.** 7 / 8

NOTES:  
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**NOTE:**  
GROUND LEVELS INDICATED IN 3D IMAGES ARE INDICATIVE ONLY & SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. REFER SITE, CONTOUR PLAN & ELEVATIONS FOR TRUE GROUND LEVELS.



3D View 3



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Drawing Title :  
3D Views

Client :  
Mr Bill Hipkiss

Scale :	<b>PLANNING APP.</b>	
Starting Date : 16.05.17		
Plot Date : 18/10/2017 9:05:25 AM	Project No. 020517	Drawing No. 8 / 8