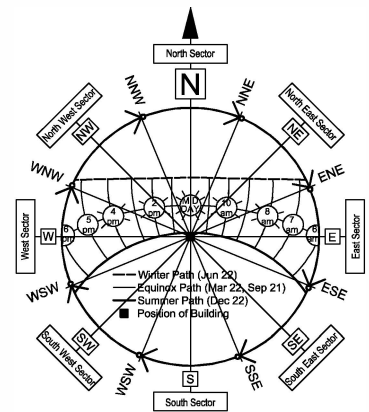


NOTES-

- All boundary clearances shown are to be verified by builder at setout and prior to any construction commencing.
- Excavation and filling being carried out on this site to be in accordance with the Standard Building Regulation 2021 and the Queensland Development Code - NMP 1.7.
- Sediment control to comply with Part 16 of the Queensland Development Code.
- Footings located 2.0m within a sewer main, stormwater drain and water main to be in accordance with the Queensland Development Code - NMP 1.4 A1 (a).
- Driveways shall be installed in accordance with the Queensland Development Code - NMP 1.1.
- Any variation to earthworks/drainage at construction stage is to comply with Council policy on earthworks/drainage for residential sites.
- Ground surface to be sloped 1:20 (min) away from building for 1000mm (min) and to a point where ponding will not occur near the building.
- Sewerage plan to be in accordance with Council prepared plan. Waste water system to engineers specification.
- Stormwater to be taken to street to council/shire requirements. Collected stormwater to be taken to rain water tank.
- Stormwater drainage shall be installed in accordance with the Queensland Development Code - NMP 1.8.
- Eaves gutter and downpipe design rainfall intensity 266mm/h (5 minute rainfall, once in 20 year average recurrence). Refer to NCC Vol 2 Part 7.4.
- Minimum 115mm quad gutter to be used to suit roof catchment area of 40m², 12m maximum gutter length per downpipe, minimum slope of 1:500.
- Eaves gutter overflow measures design rainfall intensity 339mm/h (5 minute rainfall, once in 100 year average recurrence). Lysaght/Metroll/Stramit 115 quad gutter with 1.5mm controlled gutter back gap (1.2 L/s/m) to be used with a minimum of 10mm gap from the back of the gutter to the top of the fascia. Maximum sheet length of 12m. Refer to Parametric Developments Appendix-5 (Table 1) of the research report and the NCC Vol 2 Part 7.4.
- Down pipes (dp) to be 100x50 or 90Ø P.V.C.
- Stormwater pipes to be 90Ø or 100Ø P.V.C.
- Maximum roof area stormwater discharge for Downpipe or stormwater drainage pipe:-
 - 90mmØ DP: 40m² roof area;
 - 90mmØ PVC S/W pipe: 155m² roof area, minimum grade 1:50
105m² roof area, minimum grade 1:00
 - 100mmØ PVC S/W pipe: 200m² roof area, minimum grade 1:50
140m² roof area, minimum grade 1:00
- Exact location of stormwater pipes subject to on site suitable location. To be verified by builder.



SITE PLAN

PROPERTY DESCRIPTION-
 LOT 2
 RP83073
 LOCAL GOV: BUNDABERG R.C.
 LOCALITY: FAIRYMEAD
 SITE AREA: 2.801 ha

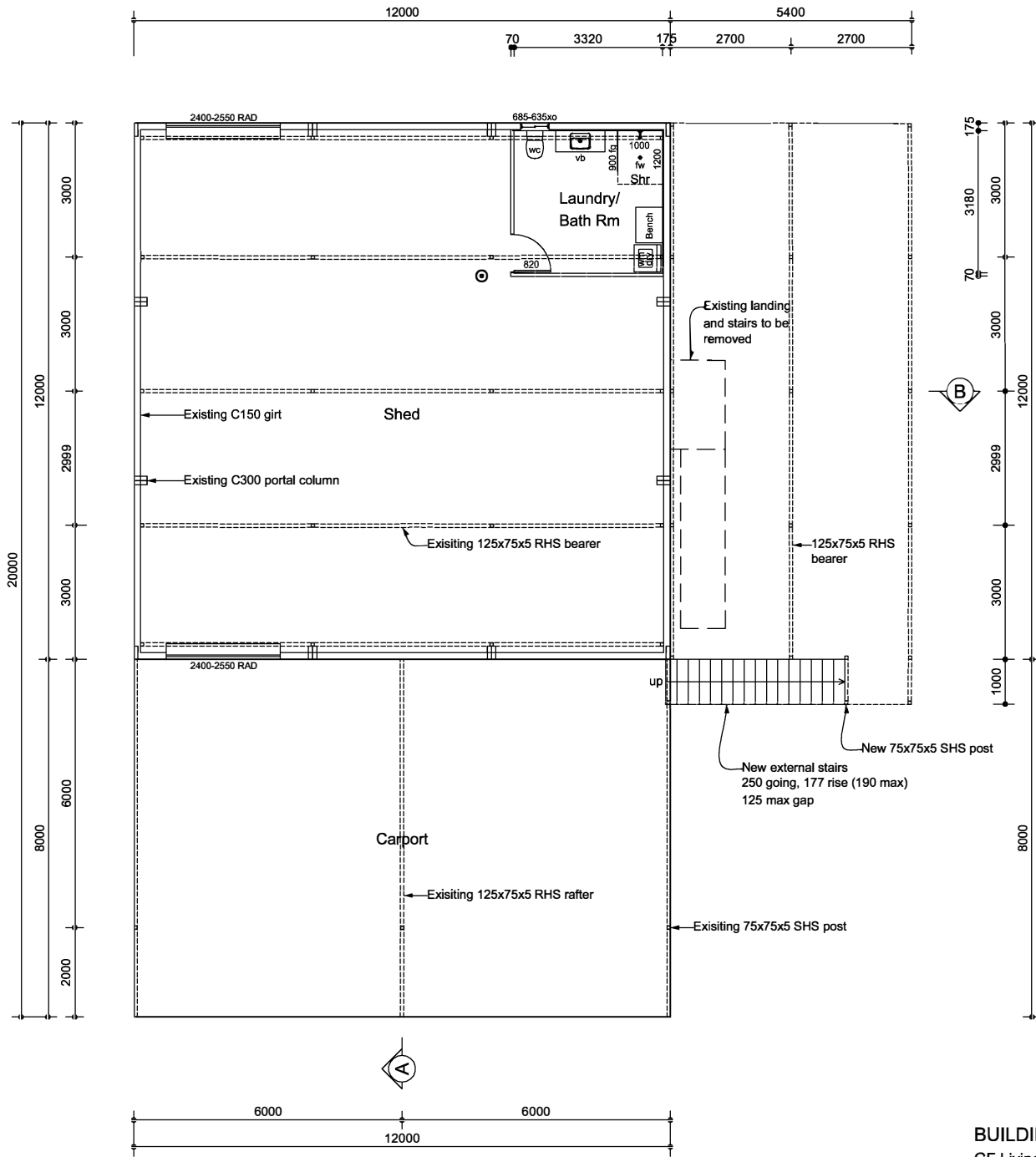
PLANS AND DOCUMENTS
 referred to in the
SDA APPROVAL

SDA approval: AP2023/014

CLIENT P Jacobsen & L Graney		
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD		
JOB No 24-032	DATE 6-8-2024	DRAWN Keith Redshaw
SHEET 2 of 11	SCALE 1:1000	PAGE A3

kreddesign.com.au
 ABN 27 183 519 092
 QBCC #048243

Ph 0429 067 237
 12 Hayman Pl, Innes Park 4670
 k.redshaw@kreddesign.com.au



NOTES-

- All dimensions and details to be checked by Builder.
- 70mm internal wall frame.
- All construction in accordance with the National Construction Code (NCC) Volume 2, AS1684.3 and manufacturers specifications.
- Termite protection to comply with AS3660.1 and Part 3.4 of the NCC Vol. 2.
- Smoke alarms to be hard wired and installed as per AS3786 and Part 9.5 of the NCC Vol. 2.
- Wet area waterproofing to comply with AS3740 and Part 10.2 of the NCC Vol. 2.
- All kitchen, bathroom, sanitary and laundry exhaust systems must have a minimum flow rate (25 L/s bathroom, sanitary compartment or 40L/s kitchen, laundry) and discharge directly via a shaft or duct to outdoor air.
- Shower floor wastes in accordance with 9.5 of the NCC Vol. 2. The minimum continuous fall of a floor plane to the waste must be 1:80 and the maximum continuous fall of a floor plane to the waste must be 1:50.
- Stair construction shall be constructed in accordance with Part 11.2 of the NCC Vol. 2.
- Handrail & balustrading shall be constructed in accordance with Part 11.3 of the NCC Vol. 2.

PLANS AND DOCUMENTS
 referred to in the
SDA APPROVAL

 SDA approval: AP2023/014



GROUND FLOOR PLAN

BUILDING AREAS:

GF Living	144.0m ²
Carport	99.0m ²
FF Living	144.0m ²
Verandah	66.3m ²
TOTAL	450.3m²

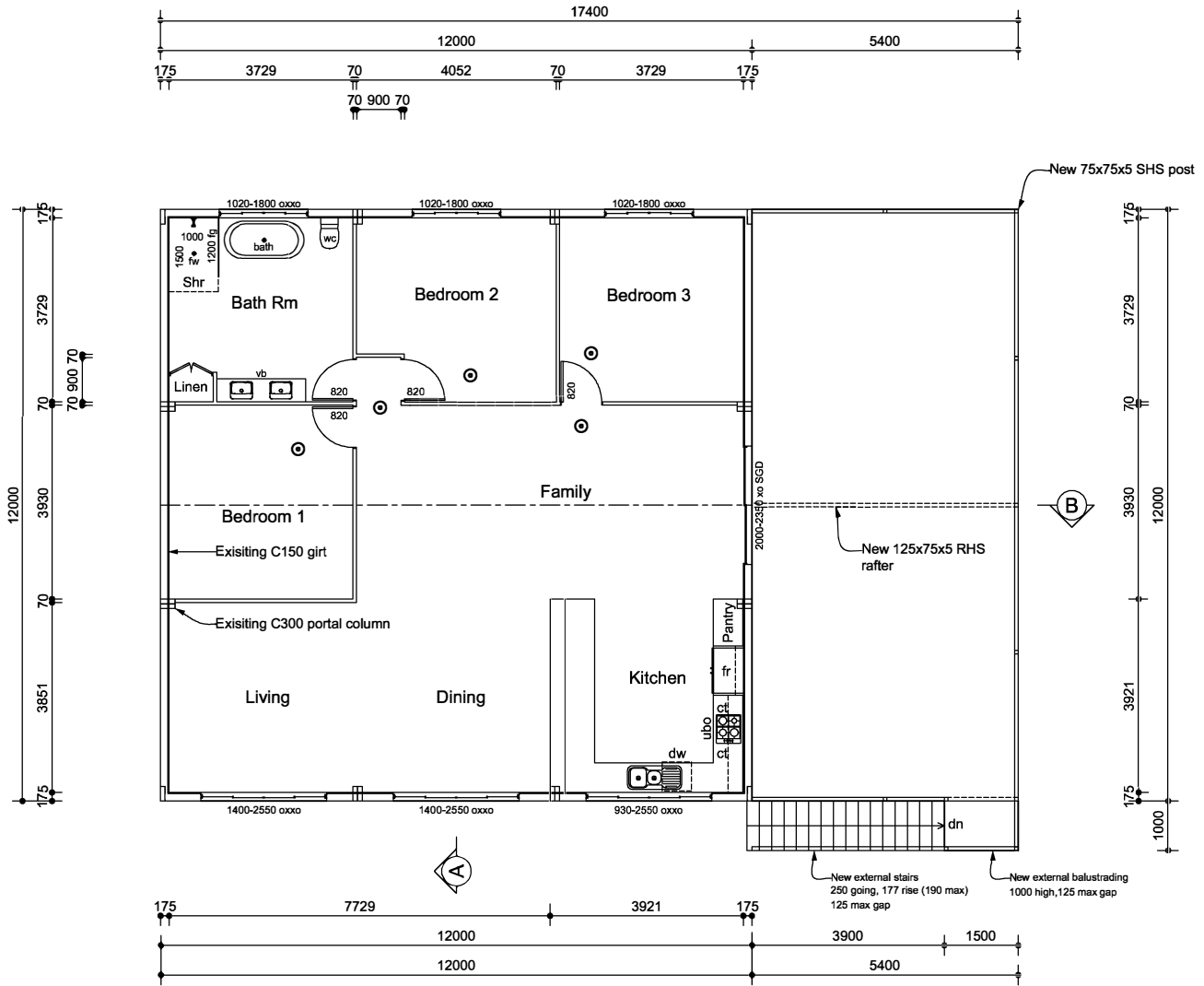
LEGEND:

dry	Clothes Drying Space
fg	Fixed Glass
wc	Toilet
wm	Washing Machine Space
vb	Vanity Basin


CLIENT P Jacobsen & L Graney		
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD		
JOB No 24-032	DATE 6-8-2024	DRAWN <i>Keith Redshaw</i>
SHEET 3 of 11	SCALE 1:100	PAGE A3

kredesign.com.au
 ABN 27 183 519 092
 QBCC 1048243

Ph 0429 067 237
 12 Hayman Pl, Innes Park 4670
 k.redshaw@kredesign.com.au



PLANS AND DOCUMENTS referred to in the SDA APPROVAL



SDA approval: AP2023/014

BUILDING AREAS:

GF Living	144.0m ²
Carport	99.0m ²
FF Living	144.0m ²
Verandah	66.3m ²
TOTAL	450.3m²

NOTES-

- All dimensions and details to be checked by Builder.
- 70mm internal wall frame.
- All construction in accordance with the National Construction Code (NCC) Volume 2, AS1684.3 and manufacturers specifications.
- Termite protection to comply with AS3660.1 and Part 3.4 of the NCC Vol. 2.
- Smoke alarms to be hard wired and installed as per AS3786 and Part 9.5 of the NCC Vol. 2.
- Wet area waterproofing to comply with AS3740 and Part 10.2 of the NCC Vol. 2.
- All kitchen, bathroom, sanitary and laundry exhaust systems must have a minimum flow rate (25 L/s bathroom, sanitary compartment or 40L/s kitchen, laundry) and discharge directly via a shaft or duct to outdoor air.
- Shower floor wastes in accordance with 9.5 of the NCC Vol. 2. The minimum continuous fall of a floor plane to the waste must be 1:80 and the maximum continuous fall of a floor plane to the waste must be 1:50.
- Stair construction shall be constructed in accordance with Part 11.2 of the NCC Vol. 2.
- Handrail & balustrading shall be constructed in accordance with Part 11.3 of the NCC Vol. 2.

FIRST FLOOR PLAN

LEGEND:

- ct Cook Top
- dry Clothes Drying Space
- dw Dishwasher Space
- fr Refrigerator Space
- fg Fixed Glass
- rh Range Hood
- ubo Under Bench Oven
- wc Toilet
- wm Washing Machine Space
- vb Vanity Basin

CLIENT P Jacobsen & L Graney		
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD		
JOB No 24-032	DATE 6-8-2024	DRAWN <i>Keith Redshaw</i>
SHEET 4 of 11	SCALE 1:100	PAGE A3

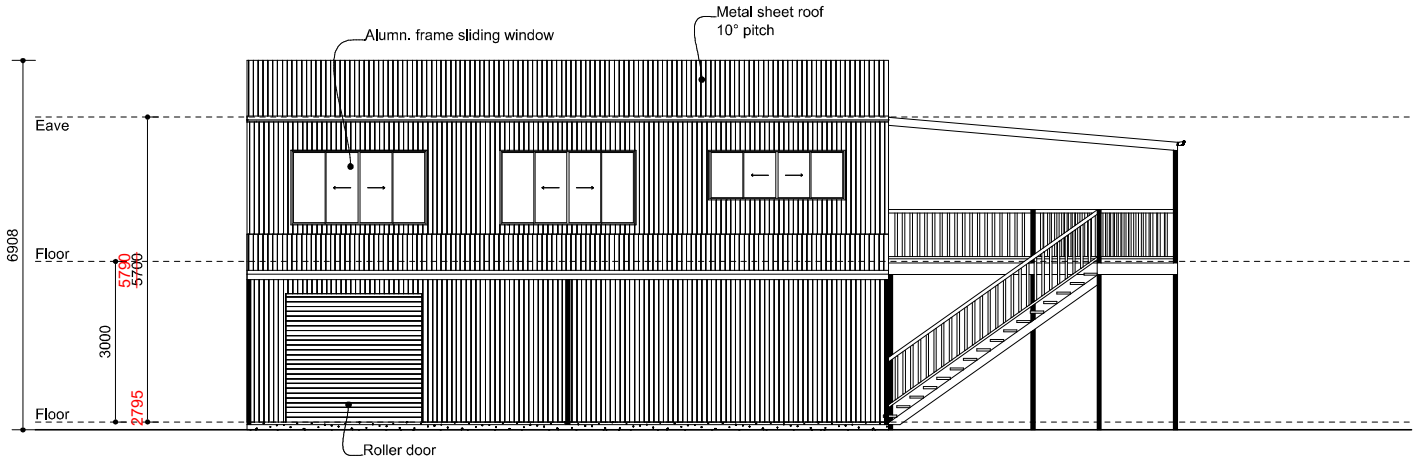


Ph 0429 067 237
12 Hayman Pl, Innes Park 4670
kredshaw@kreddesign.com.au

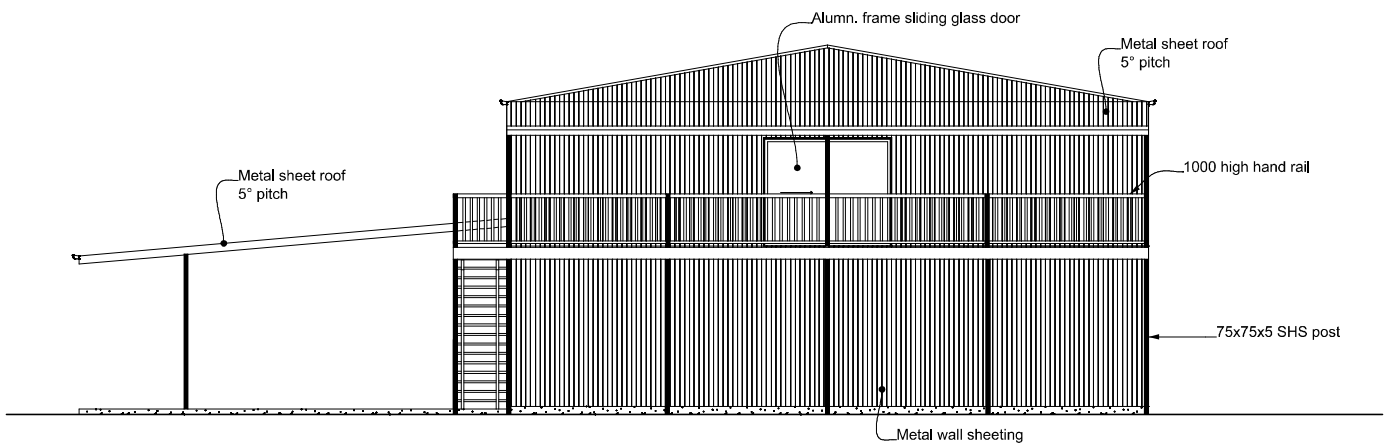
kreddesign.com.au
ABN 27 183 519 092
QBCC 1048243

NOTES-

- Stair construction shall be constructed in accordance with Part 11.2 of the NCC.
- Handrail & balustrading shall be constructed in accordance with Part 11.3 of the NCC.
- A bedroom window opening must be provided with protection, if the floor below the window is 2m or more above the surface beneath and has an opening less than 1.7m above the floor. Refer to Parts 11.3.7 & 11.3.8 of the NCC.



ELEVATION A - SOUTH EAST



ELEVATION B - NORTH EAST

PLANS AND DOCUMENTS referred to in the SDA APPROVAL



SDA approval: AP2023/014

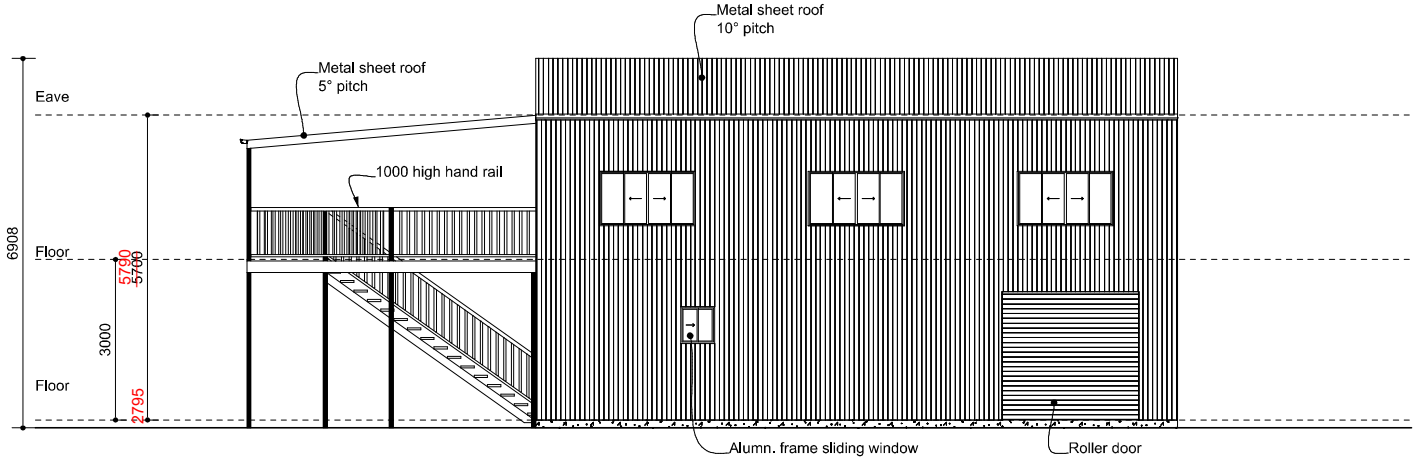
CLIENT P Jacobsen & L Graney		
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD		
JOB No 24-032	DATE 6-8-2024	DRAWN Keith Redshaw
SHEET 5 of 11	SCALE 1:100	PAGE A3

kredesign.com.au
 ABN 27 183 519 092
 QBCC 1048243

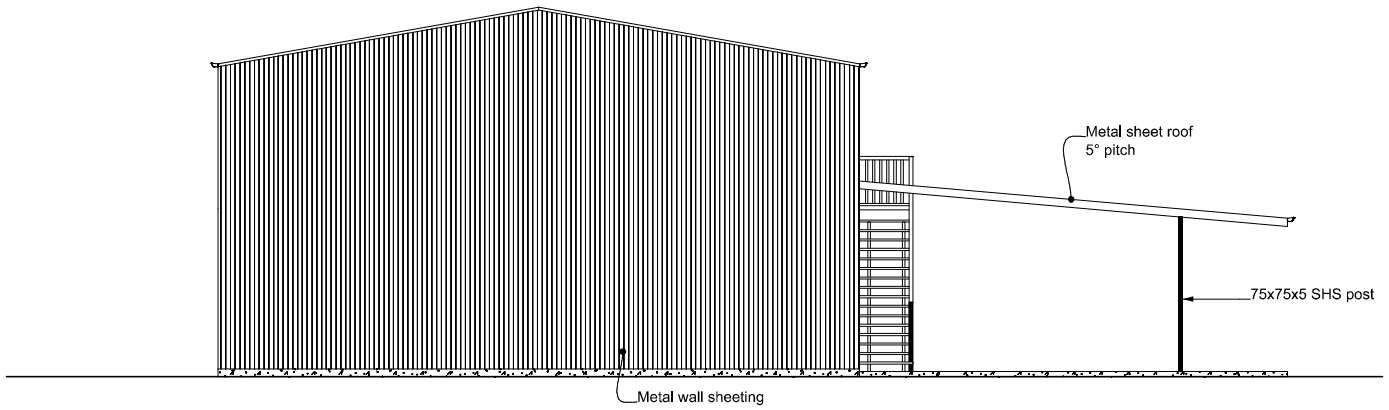
Ph 0429 067 237
 12 Hayman Pl, Innes Park 4670
kredshaw@kredesign.com.au

NOTES-

- Stair construction shall be constructed in accordance with Part 11.2 of the NCC.
- Handrail & balustrading shall be constructed in accordance with Part 11.3 of the NCC.
- A bedroom window opening must be provided with protection, if the floor below the window is 2m or more above the surface beneath and has an opening less than 1.7m above the floor. Refer to Parts 11.3.7 & 11.3.8 of the NCC.



ELEVATION C - NORTH WEST



ELEVATION D - SOUTH WEST

PLANS AND DOCUMENTS
referred to in the
SDA APPROVAL



SDA approval: AP2023/014

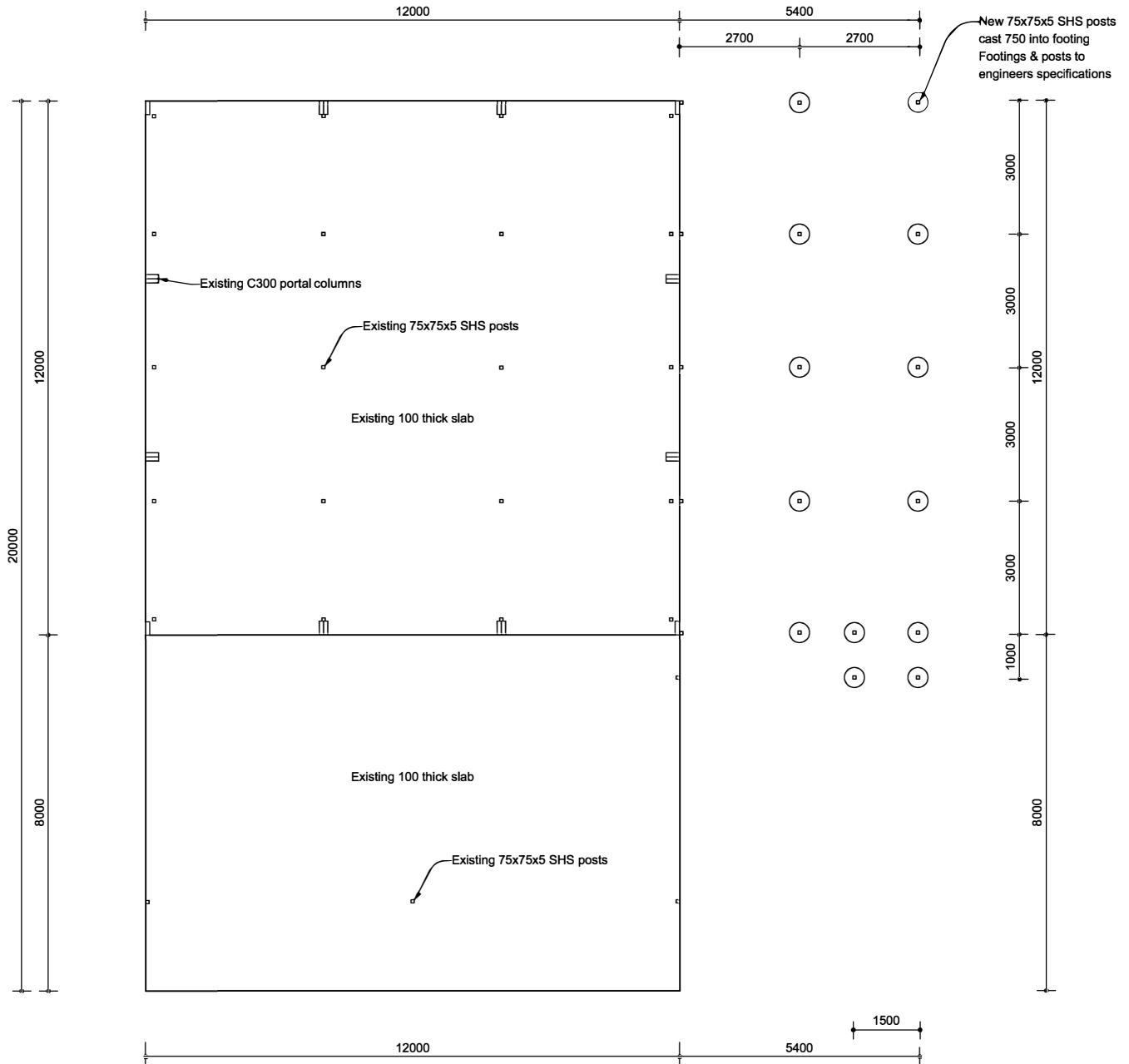
CLIENT P Jacobsen & L Graney		
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD		
JOB No 24-032	DATE 6-8-2024	DRAWN <i>Keith Redshaw</i>
SHEET 6 of 11	SCALE 1:100	PAGE A3

kredesign.com.au
ABN 27 183 519 092
QBCC 1048243

Ph 0429 067 237
12 Hayman Pl, Innes Park 4670
kredshaw@kredesign.com.au

NOTES-

- All dimensions and details to be checked by builder
- Site classification in accordance with AS2870 and Part 4.2.2 of the NCC Vol. 2.
- Concrete footings & floor slab to engineers drawings and specifications, AS 2870 and Part 4.2 of the NCC Vol. 2.
- Termite protection to comply with AS3660.1 and Part 3.4 of the NCC Vol. 2.
- FFL to be built 300mm above flood heights as outlined in the Council Town Planning Scheme.
- Exact floor levels subject to on site suitability. To be verified by builder. 30mm min. step down is required to outdoor areas from main floor.



FOUNDATION LAYOUT

PLANS AND DOCUMENTS referred to in the SDA APPROVAL

SDA approval: AP2023/014

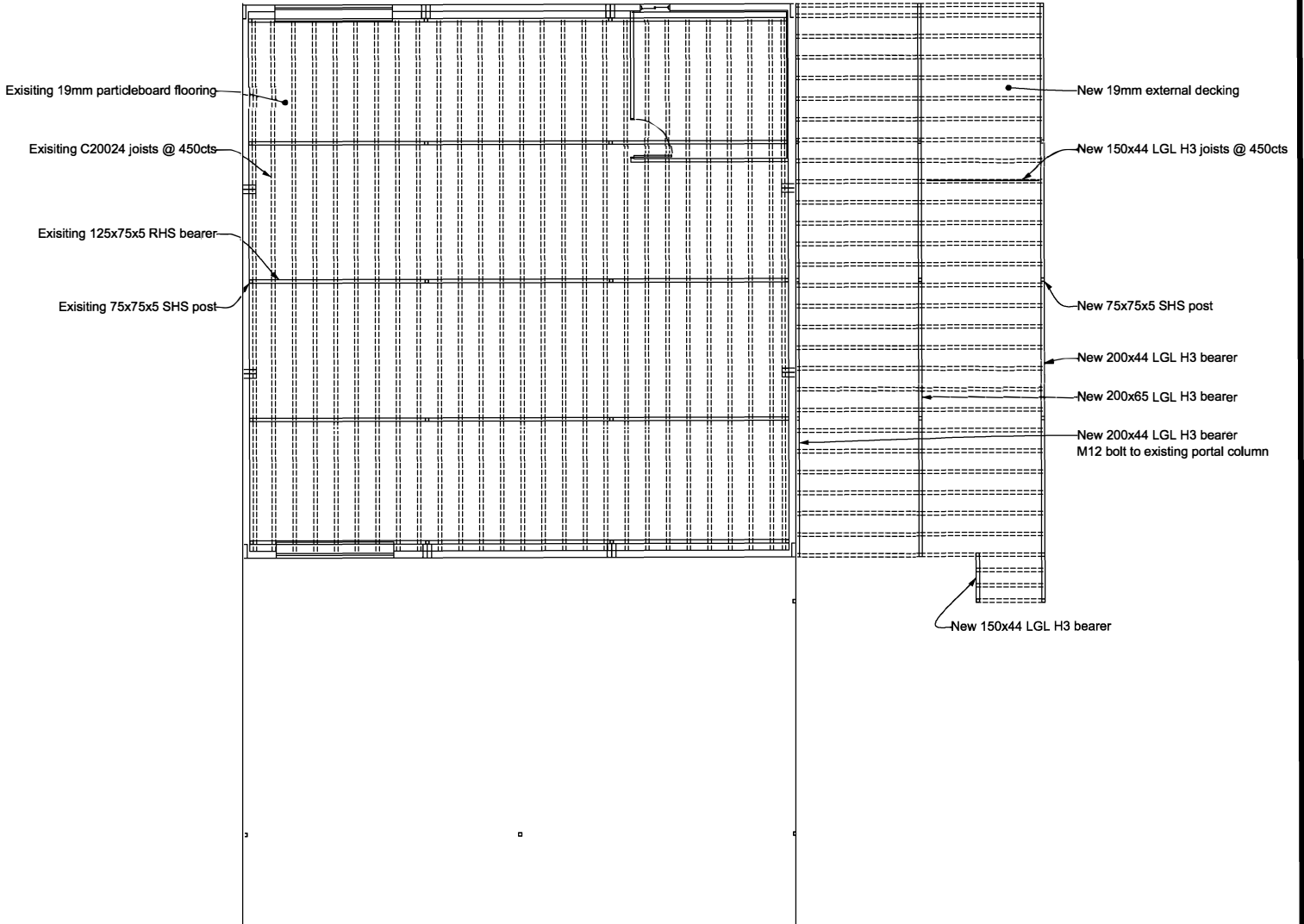


CLIENT P Jacobsen & L Graney		
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD		
JOB No 24-032	DATE 6-8-2024	DRAWN <i>Keith Redshaw</i>
SHEET 7 of 11	SCALE 1:100	PAGE A3

kredesign.com.au
 ABN 27 183 519 092
 QBCC 1048243
Ph 0429 067 237
 12 Hayman Pl, Innes Park 4670
 k.redshaw@kredesign.com.au

NOTES-

- All dimensions and details to be checked by builder
- Site classification in accordance with AS2870 and Part 4.2.2 of the NCC Vol. 2.
- Existing steel posts, bearers & joist sizes and connection details to be confirmed by others.
- Termite protection to comply with AS3660.1 and Part 3.4 of the NCC Vol. 2.
- FFL to be built 300mm above flood heights as outlined in the Council Town Planning Scheme.
- Exact floor levels subject to on site suitability. To be verified by builder. 30mm min. step down is required to outdoor areas from main floor.
- Particleboard fixed to manufacturers specifications.



MID FLOOR SYSTEM

PLANS AND DOCUMENTS referred to in the SDA APPROVAL



SDA approval: AP2023/014

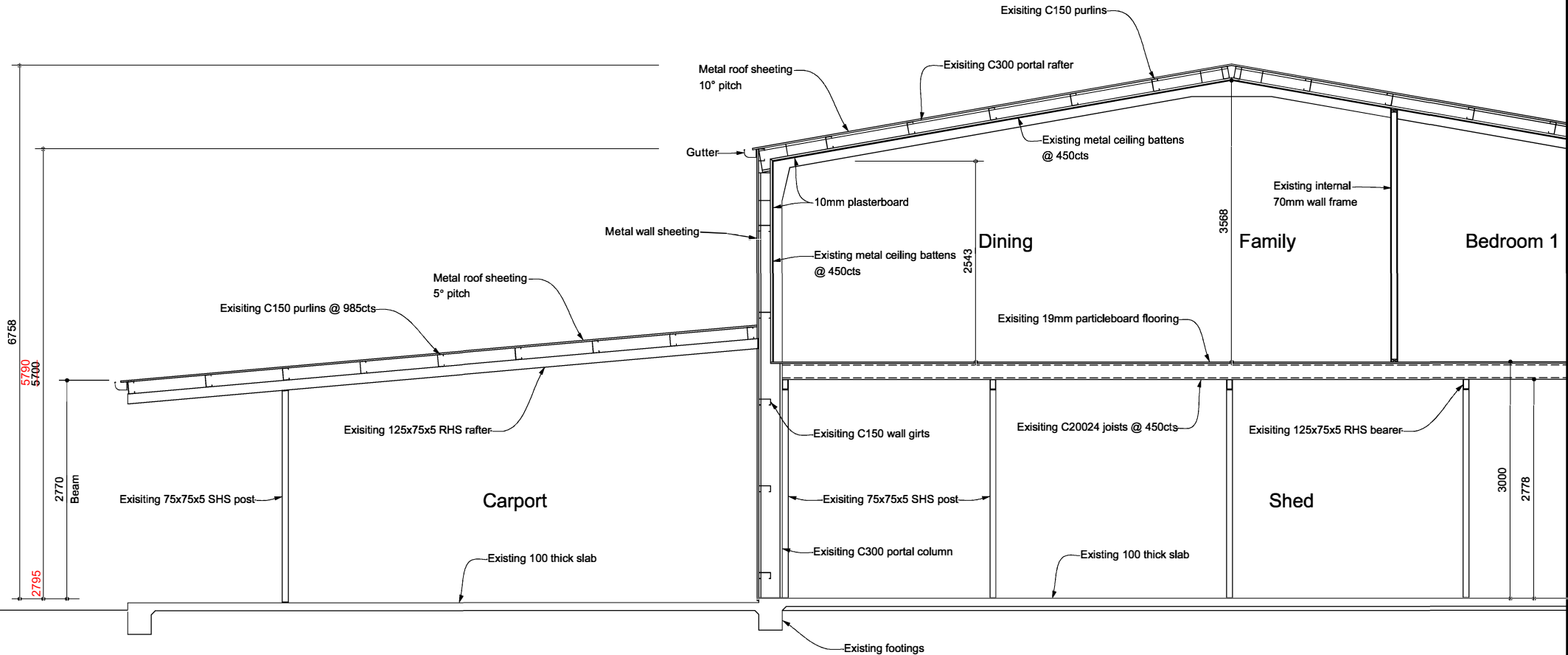
CLIENT P Jacobsen & L Graney		
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD		
JOB No 24-032	DATE 6-8-2024	DRAWN Keith Redshaw
SHEET 8 of 11	SCALE 1:100	PAGE A3

kreddesign.com.au
ABN 27 183 519 092
QBCC 1048243

Ph 0429 067 237
12 Hayman Pl, Innes Park 4670
k.redshaw@kreddesign.com.au

NOTES-


- All dimensions and details to be checked by Builder.
- Concrete footings & floor slab to engineers specifications.
- Roof and wall framing to manufacturers specifications.
- Termite protection to comply with AS3660.1 and Part 3.4 of the NCC Vol. 2.
- New and existing steel posts, bearers & joist sizes and connection details to be confirmed by others.



SECTION A

PLANS AND DOCUMENTS referred to in the SDA APPROVAL

SDA approval: AP2023/014



CLIENT P Jacobsen & L Graney		
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD		
JOB No 24-032	DATE 6-8-2024	DRAWN <i>Keith Redshaw</i>
SHEET 9 of 11	SCALE 1:50	PAGE A3

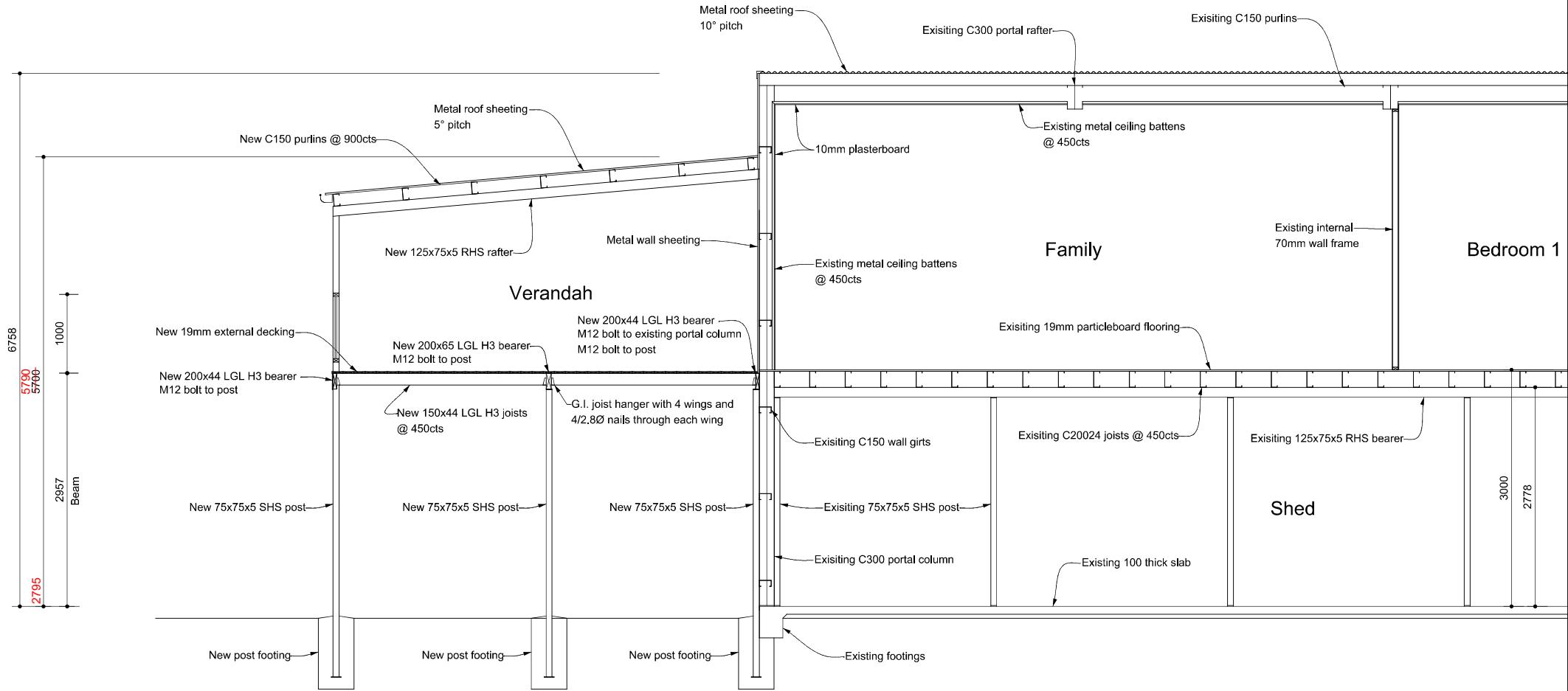


k.redesign.com.au
 ABN 27 183 519 092
 QBCC 1048243

Ph 0429 067 237
 12 Hayman Pl, Innes Park 4670
 k.redshaw@k.redesign.com.au

NOTES-

- All dimensions and details to be checked by Builder.
- Concrete footings & floor slab to engineers specifications.
- Roof and wall framing to manufacturers specifications.
- Termite protection to comply with AS3660.1 and Part 3.4 of the NCC Vol. 2.
- New and existing steel posts, bearers & joist sizes and connection details to be confirmed by others.



SECTION B

PLANS AND DOCUMENTS referred to in the SDA APPROVAL
 Queensland Government
 SDA approval: AP2023/014

CLIENT P Jacobsen & L Graney	
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD	
JOB No 24-032	DATE 6-8-2024
DRAWN <i>Keith Redshaw</i>	
SHEET 10 of 11	SCALE 1:50
PAGE A3	

kreddesign.com.au
 ABN 27 183 519 092
 QBCC 1048243

Ph 0429 067 237
 12 Hayman Pl, Innes Park 4670
 k.redshaw@kreddesign.com.au

Safety Report in compliance with Work Health and Safety Act 2011

The following notes make up the recommended minimum report required under the Work Health and Safety Act 2011. Under the Act designers are required to "provide adequate information to each person who is provided with the design" and also to "any person who carries out activities in relation to the structure if requested". (Draft Code of Practice: Safe Design of Building and Structures)

Specifically, the designer is required to provide "the person commissioning the design on the health and safety aspects of the design". (Draft Code of Practice: Safe Design of Building and Structures)

These notes have been prepared based on the Draft Code of Practice: Managing Risks in Construction Work and discussing the risks which the Code identifies as common in the construction of buildings. It follows that most are also the risks associated with maintenance and demolition.

It should also be made aware that the report applies not only to the construction stage but also to maintenance, renovation and demolition. It should be retained and displayed or kept in a prominent location during the operation of the building.

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

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.

b) SLIPPERY OR UNEVEN SURFACES FLOOR 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 AS HB 197:1999 and AS/NZ 4586:2004.

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. 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.

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including columns, beams, trusses 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

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.

Deliveries should be well planned to avoid congestion of loading areas. If loading and unloading of materials on the roadway is used, trained traffic management personnel should be used to supervise loading/unloading areas.

4. SERVICES

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.

(in locations with underground power)

Underground power lines are 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.

(in locations with overhead power lines)

Overhead power lines are 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 manufacturers 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 manufacturers specification.

6. HAZARDOUS SUBSTANCES 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 includes 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 manufacturers 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 of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

STAINED TIMBER

This building contains timber 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 manufacturers 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.

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

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 Work Health and Safety Act 2011 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.

PLANS AND DOCUMENTS
referred to in the
SDA APPROVAL

SDA approval: AP2023/014



CLIENT P Jacobsen & L Graney		
PROJECT PROPOSED EXTENSION 51 River Road FAIRYMEAD		
JOB No 24-032	DATE 6-8-2024	DRAWN <i>Keith Redshaw</i>
SH EE 11 of 11	SCALE NTS	PAGE A3

Ph 0429 067 237
12 Hayman Pl, Innes Park 4670
k.redshaw@kreddesign.com.au

kreddesign.com.au
ABN 27 183 519 092
QBCC 1048243