

ATTACHMENT D

AMENDED PROPOSAL PLANS



gasman
development
perspectives

planning
environment
landscape
engineering
survey

PRELIMINARY ONLY

NOT FOR CONSTRUCTION

NOTE

REINSTATE SURROUNDS WHERE CONSTRUCTION HAS DISTURBED. REMOVE ALL DEBRIS, SURPLUS EXCAVATION / FILL FROM SITE. REGRASS AND GENERALLY LEAVE TIDY.

ENSURE THAT FINISHED GROUND AND PAVING SURFACES FALL AWAY FROM THE HOUSE AND DRAIN TO AVOID PONDING OF WATER, GRADED TO A SLOPE NOT LESS THAN 1:20 OVER THE FIRST 1000mm FROM THE BUILDING.

STORMWATER AND DRAINAGE TO BE IN ACCORDANCE WITH BCA PARTS 3.1.2. & 3.5.2. IN ADDITION TO AS/NZS. 3500 & DISCHARGED TO LOCAL AUTHORITIES REQUIREMENTS, REFER HYDRAULIC ENGINEERS DETAILS.

ENSURE 90mm DIAMETER AGRICULTURAL DRAINS ARE PROVIDED TO THE BASE OF ALL CUTS AND RETAINING WALLS AND ARE CONNECTED TO THE STORMWATER SYSTEM VIA SILT PIT'S AS REQUIRED.

THE HEIGHT IF OVERFLOW RELIEF GULLYS RELATIVE TO DRAINAGE FITTINGS AND GROUND LEVEL MUST BE A MINIMUM OF 150mm BELOW THE LOWEST SANITARY FIXTURE.

CONNECT DOWNPIPES TO LEGAL POINT OF DISCHARGE VIA 90mm DIAMETER UPVC STORMWATER PIPE LAID WITH A MINIMUM FALL OF 1:80 DISCHARGE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.

FIRE EXTINGUISHERS TO BE IN ACCORDANCE WITH B.C.A E1.6 AND SELECTED. LOCATED AND DISTRIBUTED IN ACCORDANCE WITH AS 2444.

DRIVEWAY
1:5 MAX DRIVEWAY SLOPE TO LOCAL GOVERNMENT REQUIREMENTS AND STANDARDS

ALL EXTERNAL DRIVEWAY GRADES TO CIVIL ENGINEERS DETAIL AND SPEC. ALL DRAINAGE TO HYDRAULIC ENGINEERS DETAIL AND SPEC

EXCAVATION NOTES

BANKS TO BE BATTERED IN ACCORDANCE WITH THE BCA, PART 3.1.1 RETAINING WALLS THAT EXCEED 1m IN HEIGHT WILL REQUIRE ADDITIONAL APPROVAL PRIOR TO THE RELEASE OF A FINAL CERTIFICATION FORM 21.

CONTOURS AND LEVELS MAY BE BASED ON PROPOSED SITE INFORMATION ONLY. CHECK AND VERIFY ALL CONTOUR AND SPOT LEVELS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GRADE SITE AWAY FROM BUILDING A MINIMUM SLOPE OF 1:20 FOR A MINIMUM DISTANCE OF 1000mm TO THE PERIMETER, SO THAT THE WATER DRAINS TO THE ROAD OR UNDERGROUND DRAINAGE, NOT ONTO NEIGHBOURING PROPERTIES.

PEDESTRIAN TRIANGLES TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY. LOW LEVEL LANDSCAPING PERMITTED TO A MAXIMUM MATURE HEIGHT OF 500mm ABOVE DRIVEWAY LEVEL.

R.L. 00.000

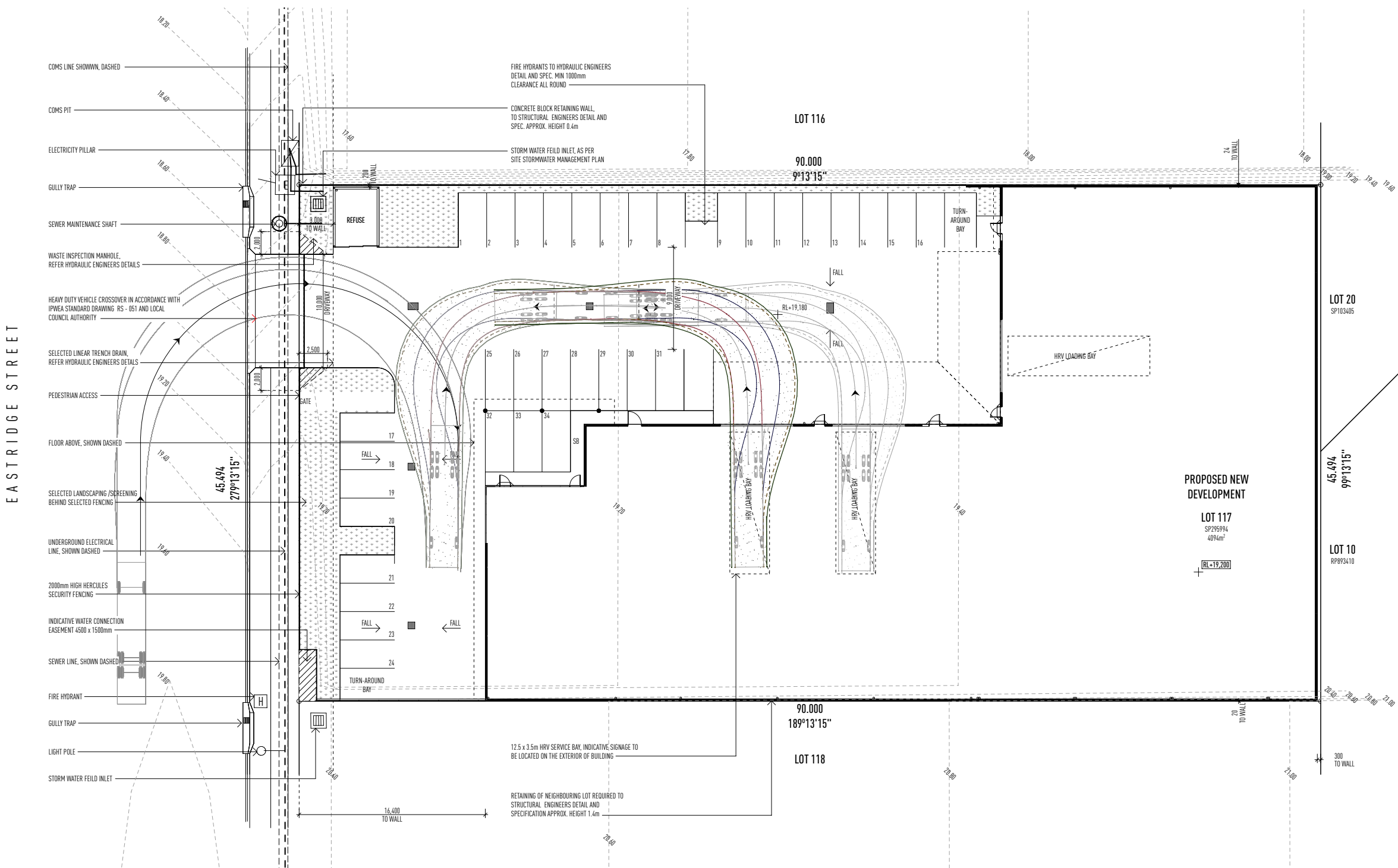
SURFACE LEVEL

0.000

EXISTING SURFACE LEVELS

F.L. 00.000

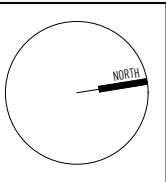
FLOOR LEVEL



SITE PLAN

1:200 @ A1

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED



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PROJECT

PROPOSED NEW DEVELOPMENT

AT

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FOR

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DRAWING No. BP1358/MIN/1.01

ISSUE E

DRAWING

SITE PLAN

DRAWN CV / KF

DATE APRIL 26

SCALE 1:200 @ A1

two clicks design

BICYCLE STORAGE FACILITIES

VERTICAL STORAGE RACKS TO BE PROVIDED AND IN ACCORDANCE WITH AS2890.3 BICYCLE PARKING FACILITIES.

BICYCLE STORAGE LAYOUT IS TO BE IN ACCORDANCE WITH AS2890.3 SECTION 2 FIGURE 2.4 - VERTICAL STORAGE FACILITIES

21 BICYCLE PARKS HAVE BEEN ARRANGED TO MEET THE EXAMPLE SET OUT IN AS2890.3 SECTION 2 FIGURE 2.4

BICYCLE PARKING

1 - 150 GFA

BICYCLE SPACES REQUIRED: 19

BICYCLE SPACES PROVIDED: 21

WASTE GENERATION GENERAL

GENERAL				
INDUSTRY	50 LTRS/100m ²	(2,308.5m ²)	=1,154.25	LTRS/DAY
OFFICE	10 LTRS/100m ²	(412.49m ²)	=41.24	LTRS/DAY
TOTAL PER DAY			=1,195.49	LTRS/DAY
TOTAL PER 5 DAY WEEK			=5,977.45	LTRS
1x INDUSTRIAL BINS 3000L (2PICK UP PER WEEK)			=6000	LTRS
1x INDUSTRIAL BINS 1000L (1PICK UP PER WEEK)			=1000	LTRS

SIZE	CAPACITY (L)	LENGTH	WIDTH	HEIGHT
-	3000	2030mm	1450mm	1684mm
-	1000	1738mm	901mm	1310mm

WASTE GENERATION RECYCLE

RECYCLE				
OFFICE	20 LTRS/100m ²	(412.49m ²)	=82.49	LTRS/DAY
TOTAL PER DAY			=82.49	LTRS/DAY
TOTAL PER WEEK			=412.49	LTRS
1 x WHEELIE BINS 360L (2 PICK UP PER WEEK)			=720	LTRS

SIZE	CAPACITY (L)	LENGTH	WIDTH	HEIGHT
-	360	865	650	1100

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NOTE

NCC 2019 VOLUME 1 PART C:
COMPARTMENTATION AND SEPARATION
C2.2 GENERAL FLOOR AREA AND VOLUME
LIMITATIONS

(a) THE SIZE OF ANY FIRE COMPARTMENT OR ATRIUM IN A CLASS 5, 6, 7, 8 OR 9 BUILDING MUST NOT EXCEED THE RELEVANT MAXIMUM FLOOR AREA NOR THE RELEVANT MAXIMUM VOLUME SET OUT IN TABLE C2.2 AND C2.5 EXCEPT AS PERMITTED IN C2.3

(b) A PART OF A BUILDING WHICH CONTAINS ONLY HEATING, VENTILATING OR LIFT EQUIPMENT, WATER TANKS, OR SIMILAR SERVICE UNITS IS NOT COUNTED IN THE FLOOR AREA OR VOLUME OF A FIRE COMPARTMENT OR ATRIUM IF IT IS SITUATED AT THE TOP OF THE BUILDING.

(c) IN A BUILDING CONTAINING AN ATRIUM, THE PART OF THE ATRIUM WELL BOUNDED BY THE PERIMETER OF THE OPENINGS IN THE FLOORS AND EXTENDING FROM THE LEVEL OF THE FIRST FLOOR ABOVE THE ATRIUM FLOOR TO THE ROOF COVERING IS NOT COUNTED IN THE VOLUME OF THE ATRIUM FOR THIS CLAUSE.

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD
MANAGEMENT
EP4.3 EMERGENCY WARNING AND INTERCOM
SYSTEM

TO WARN OCCUPANTS OF AN EMERGENCY AND ASSIST EVACUATION OF A BUILDING, AN EMERGENCY WARNING AND INTERCOM SYSTEM MUST BE PROVIDED, TO THE DEGREE NECESSARY, APPROPRIATE TO:-

(a) THE FLOOR AREA OF THE BUILDING; AND
(b) THE FUNCTION OR USE OF THE BUILDING; AND
(c) THE HEIGHT OF THE BUILDING.

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD
MANAGEMENT
E2.2 GENERAL REQUIREMENTS

(a) A BUILDING MUST COMPLY WITH (b), (c), (d) AND -
(i) TABLE E2.2a AS APPLICABLE TO CLASS 2 TO 9 BUILDINGS SUCH THAT EACH SEPARATE PART

COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION;

AND
(ii) TABLE E2.2b AS APPLICABLE TO CLASS 6 AND 9b BUILDINGS SUCH THAT EACH SEPARATE PART COMPLIES WITH THE RELEVANT PROVISIONS FOR THE CLASSIFICATION.

(d) A SMOKE DETECTION SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH CLAUSE 4 OF SPECIFICATION E2.2a TO OPERATE AS1668.1 SYSTEMS THAT ARE PROVIDED FOR ZONE PRESSURISATION AND AUTOMATIC AIR PRESSURISATION OF FIRE ISOLATED EXITS.

E2.2 GENERAL REQUIREMENTS - EXTRACT
FROM TABLE E2.2a

BUILDINGS NOT MORE THAN 25m IN EFFECTIVE HEIGHT

CLASS 5, 6, 7b, 8 AND 9b BUILDINGS
IN A-

(b) CLASS 4, 7b, 8 OR 9b BUILDING (OTHER THAN A SCHOOL) OR PART OF A BUILDING HAVING A RISE IN STOREYS OF MORE THAN 2; OR

THE BUILDING MUST BE PROVIDED WITH-

(d) IN EACH FIRE ISOLATED STAIRWAY, INCLUDING ANY ASSOCIATED FIRE ISOLATED PASSAGEWAY OR FIRE ISOLATED RAMP, AN AUTOMATIC AIR PRESSURISATION SYSTEM FOR FIRE ISOLATED EXITS IN ACCORDANCE WITH AS 1668.1; OR

(e) A ZONE PRESSURISATION SYSTEM BETWEEN VERTICALLY SEPERATED FIRE COMPARTMENTS IN ACCORDANCE WITH AS1668.1, IF THE BUILDING HAS MORE THAN ONE FIRE COMPARTMENT; OR

(f) AN AUTOMATIC SMOKE DETECTION AND ALARM SYSTEM COMPLYING WITH SPECIFICATION E2.2a; OR

(g) A SPRINKLER SYSTEM (OTHER THAN FPA1010D OR FPA1010H SYSTEM) COMPLYING WITH SPECIFICATION E1.5

NCC 2019 VOLUME 1 PART E2: SMOKE HAZARD
MANAGEMENT
CLAUSE 4. SMOKE DETECTION SYSTEM

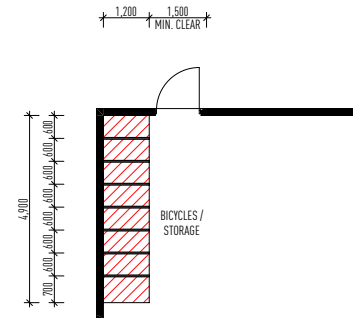
(a) IN ALL CLASSES 2 - 9 BUILDINGS-

(i) A SMOKE DETECTION SYSTEM MUST -

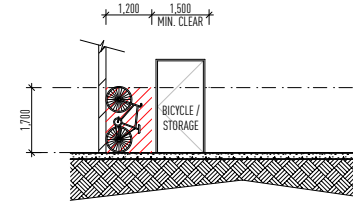
(A) SUBJECT TO (b) AND (c), COMPLY WITH AS1670.1, AND
(B) ACTIVATE A BUILDING OCCUPANT WARNING SYSTEM IN ACCORDANCE WITH CLAUSE 7

CLAUSE 7. BUILDING OCCUPANT WARNING
SYSTEM

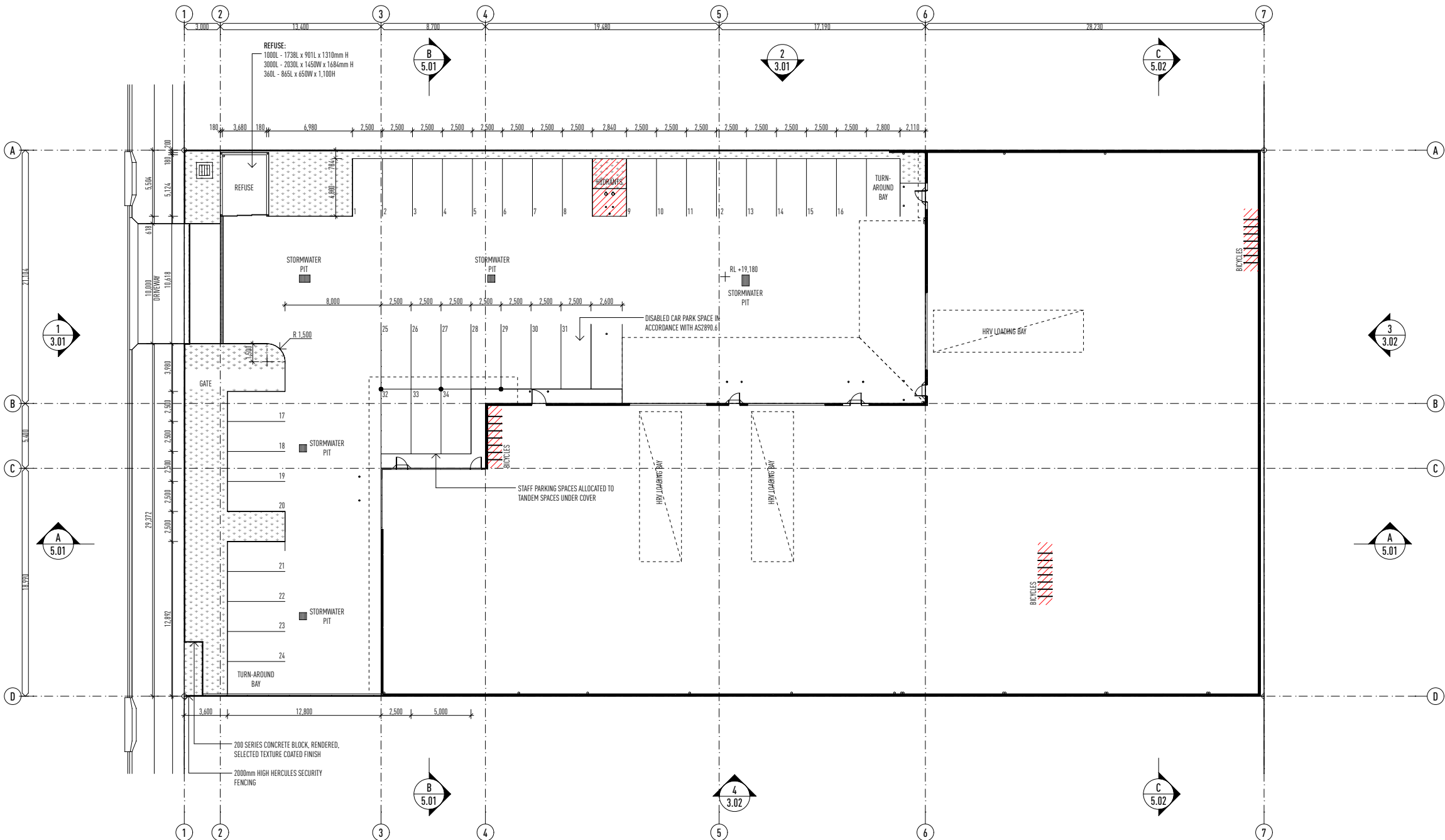
SUBJECT TO E4.9, A BUILDING OCCUPANT WARNING SYSTEM PROVIDED AS PART OF A SMOKE HAZARD MANAGEMENT SYSTEM MUST COMPLY WITH CLAUSE 3.22 OF AS1670.1 TO SOUND THROUGH ALL OCCUPIED AREAS EXCEPT



TYPICAL BICYCLE STORAGE PLAN 1 : 100



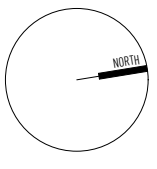
BICYCLE STORAGE DETAIL 1 : 100



SITE DEVELOPMENT PLAN

1:200 @ A1

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED



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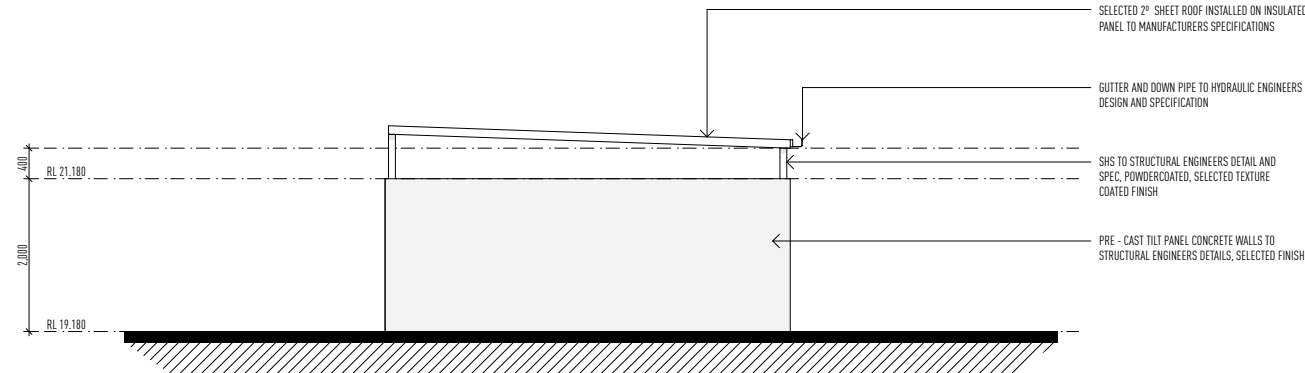
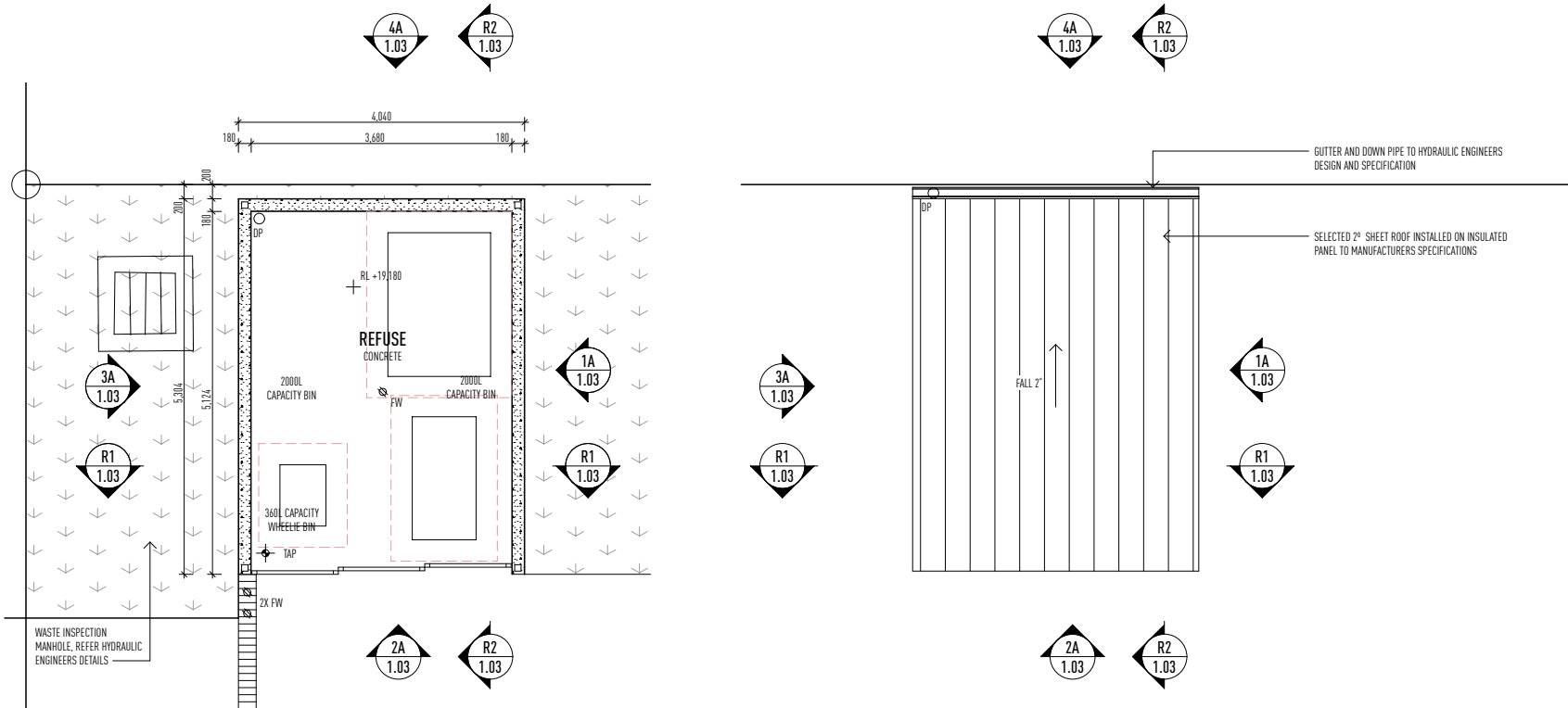


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DRAWN CV / KF	DATE APRIL 26	SCALE 1:200 @ A1	

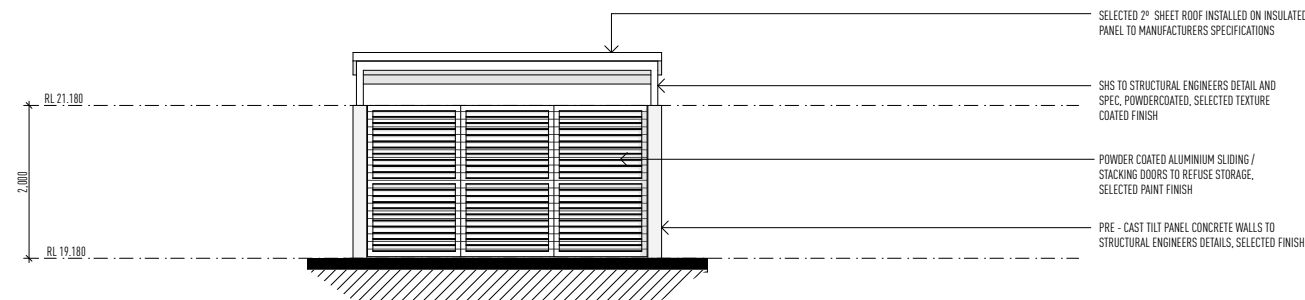
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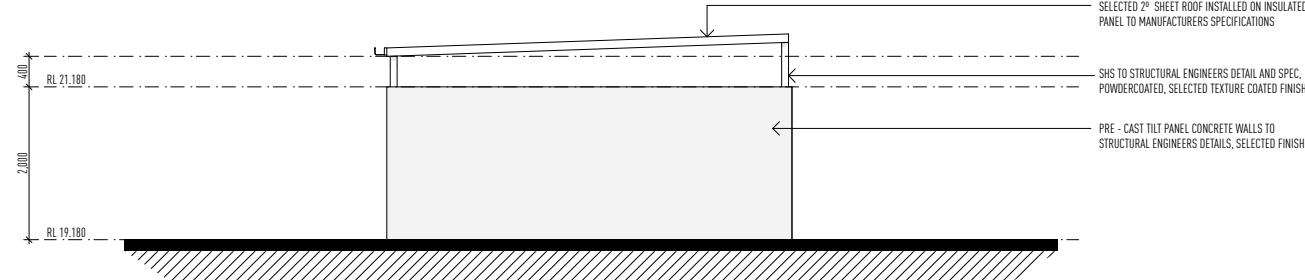
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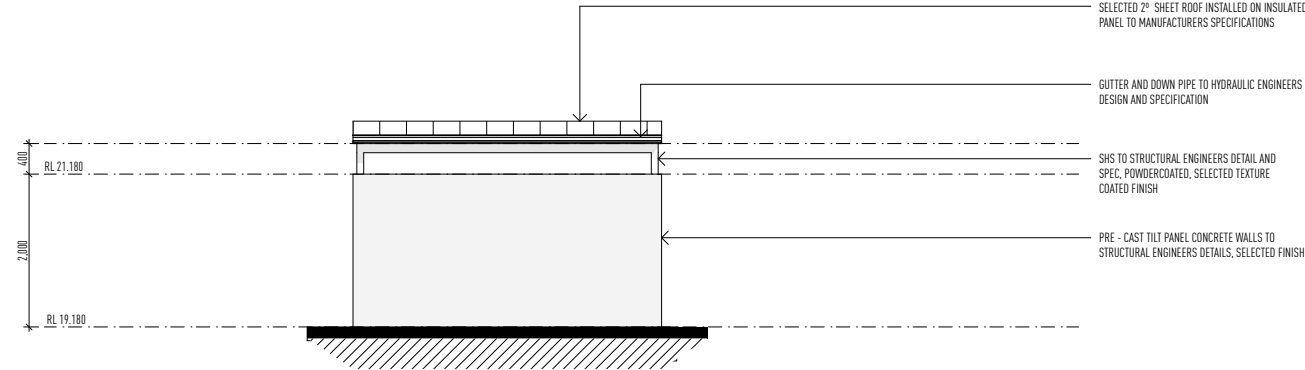
ELEVATION 1 1:50



ELEVATION 2 1:50

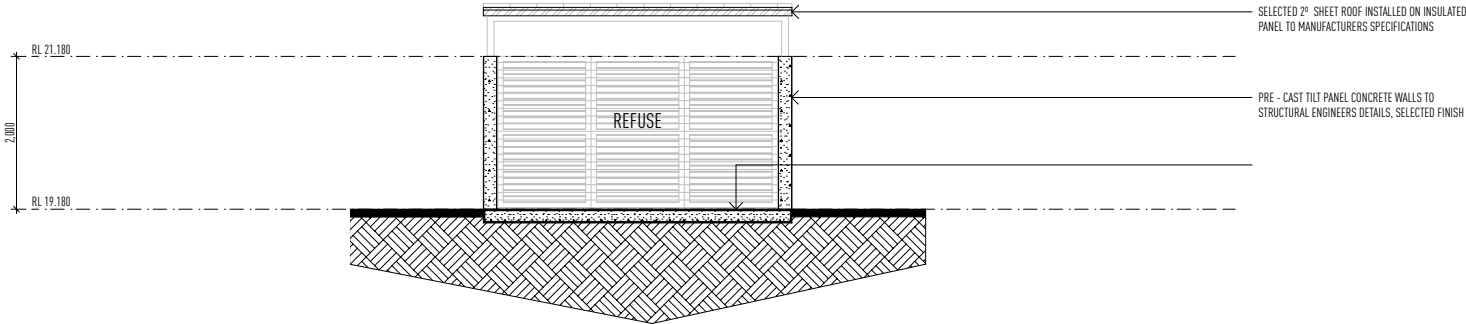


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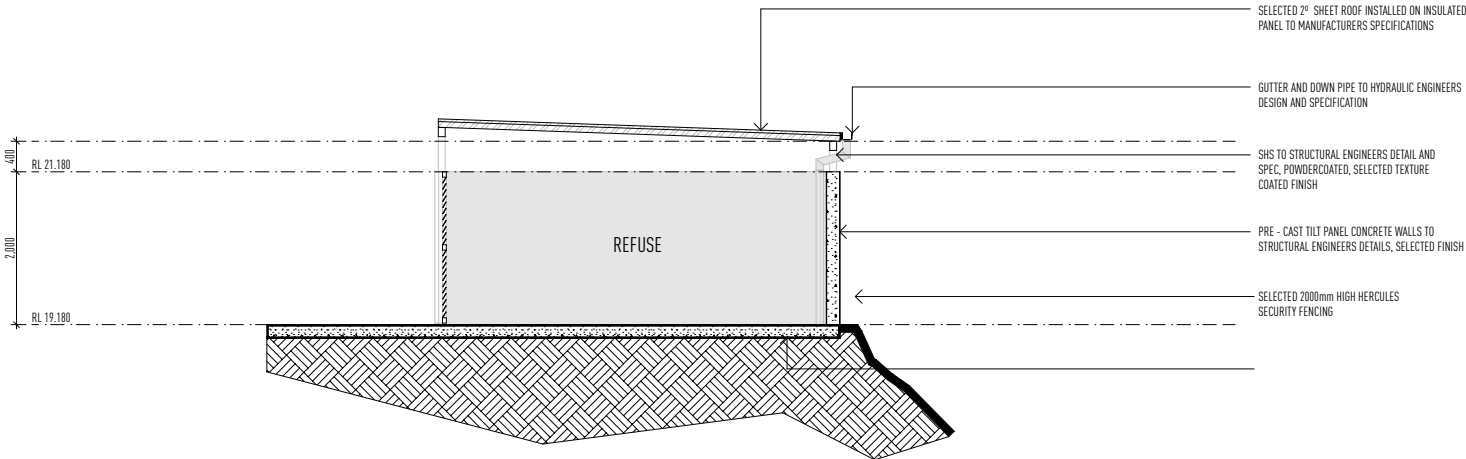


ELEVATION 4 1:50

SECTION R1 1:50

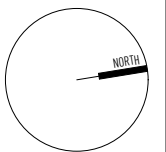


SECTION R2 1:50



REFUSE DETAILS 1:50 @ A1

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DRAWING REFUSE DETAILS	CV / KF		
DRAWN	APRIL 26		
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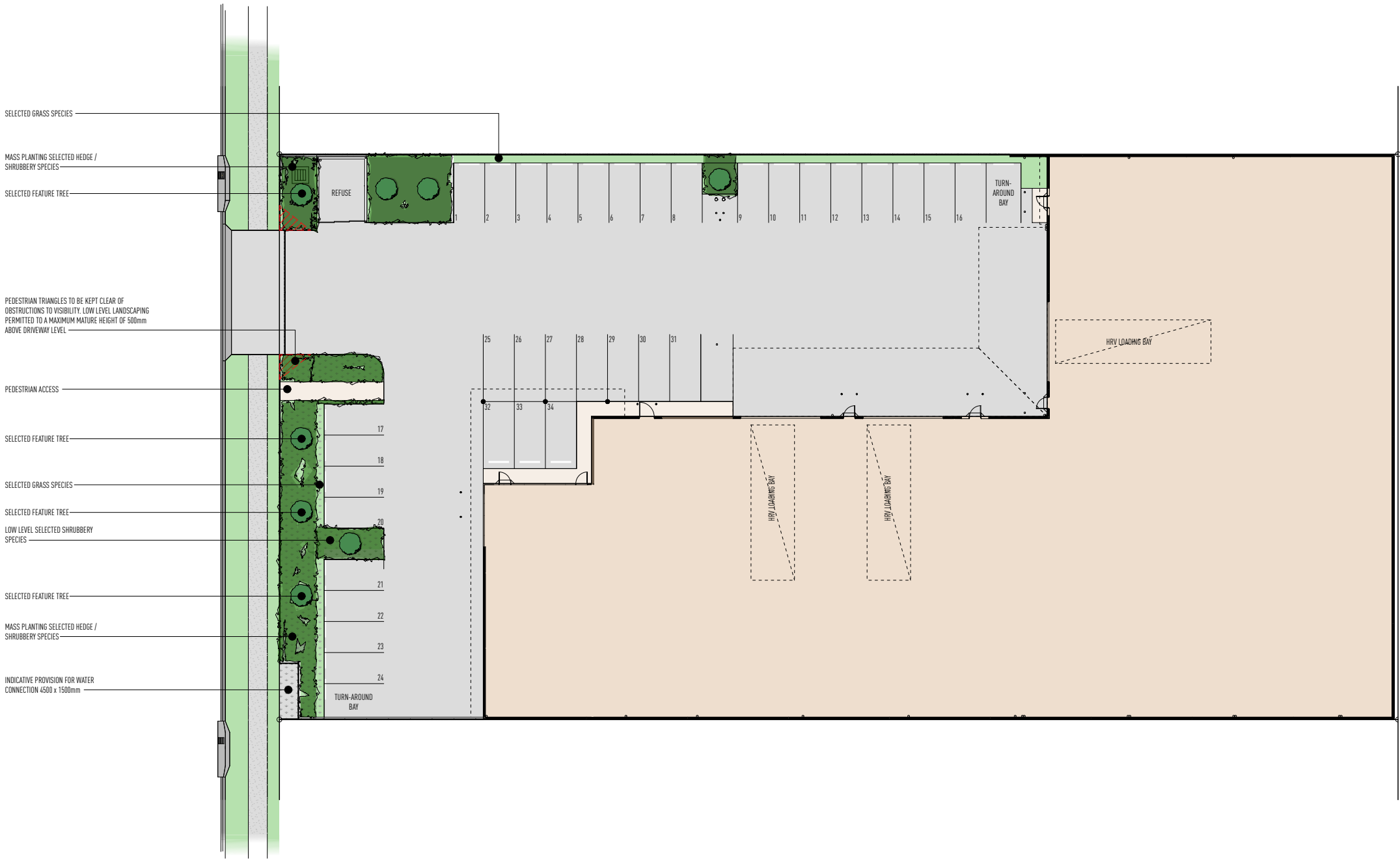
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LEGEND - LANDSCAPE PLAN

TURF

HEDGES

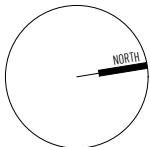
TREES



LANDSCAPE INTENT PLANS

1:200, 2:1 @ A1

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Eastridge 117 Pty Ltd

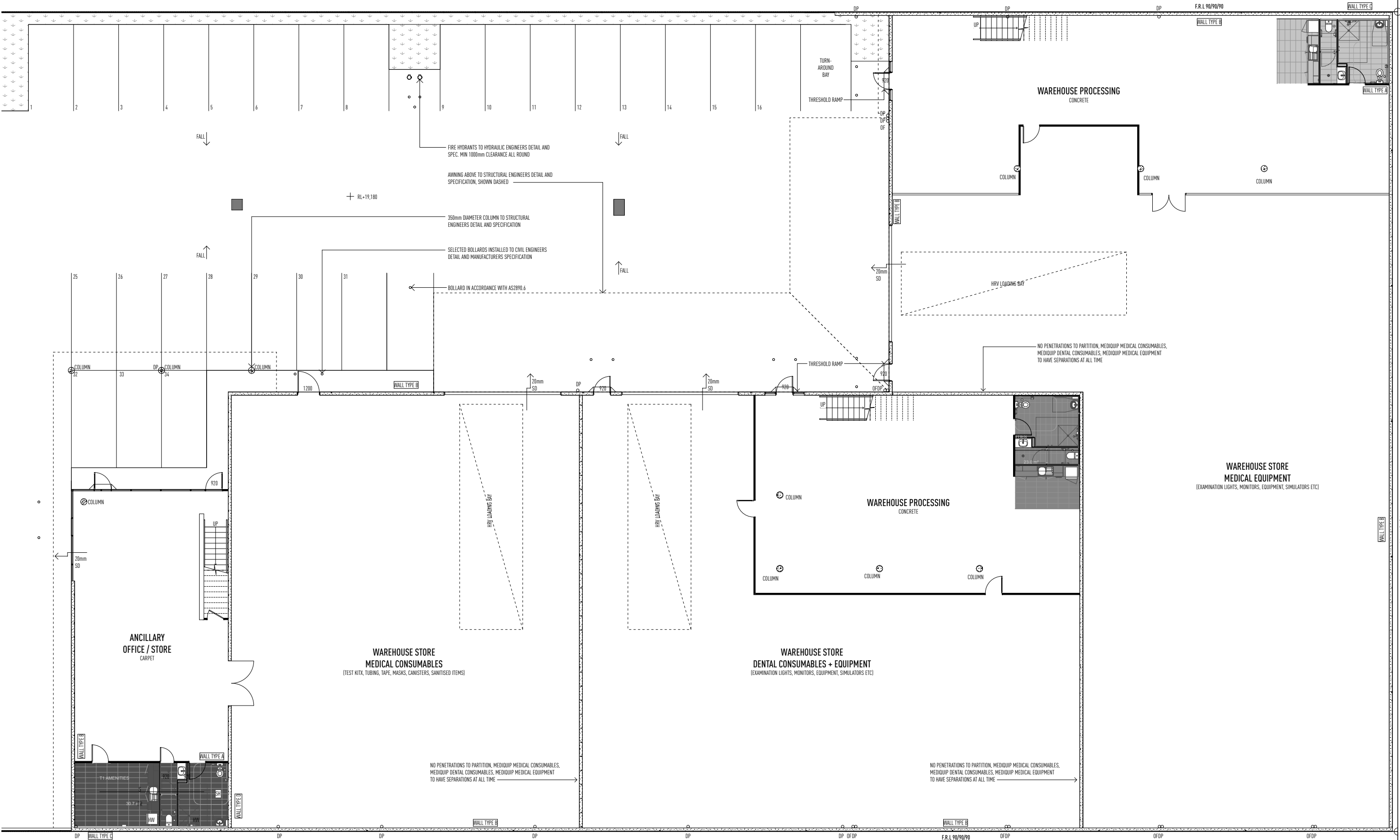
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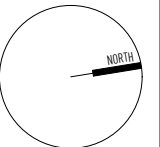
DRAWING LANDSCAPE INTENT PLANS			DRAWING No. BP1358/MIN/1.04	ISSUE E
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GROUND FLOOR PLAN - MINOR CHANGE 1:100 @ A1

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FOR
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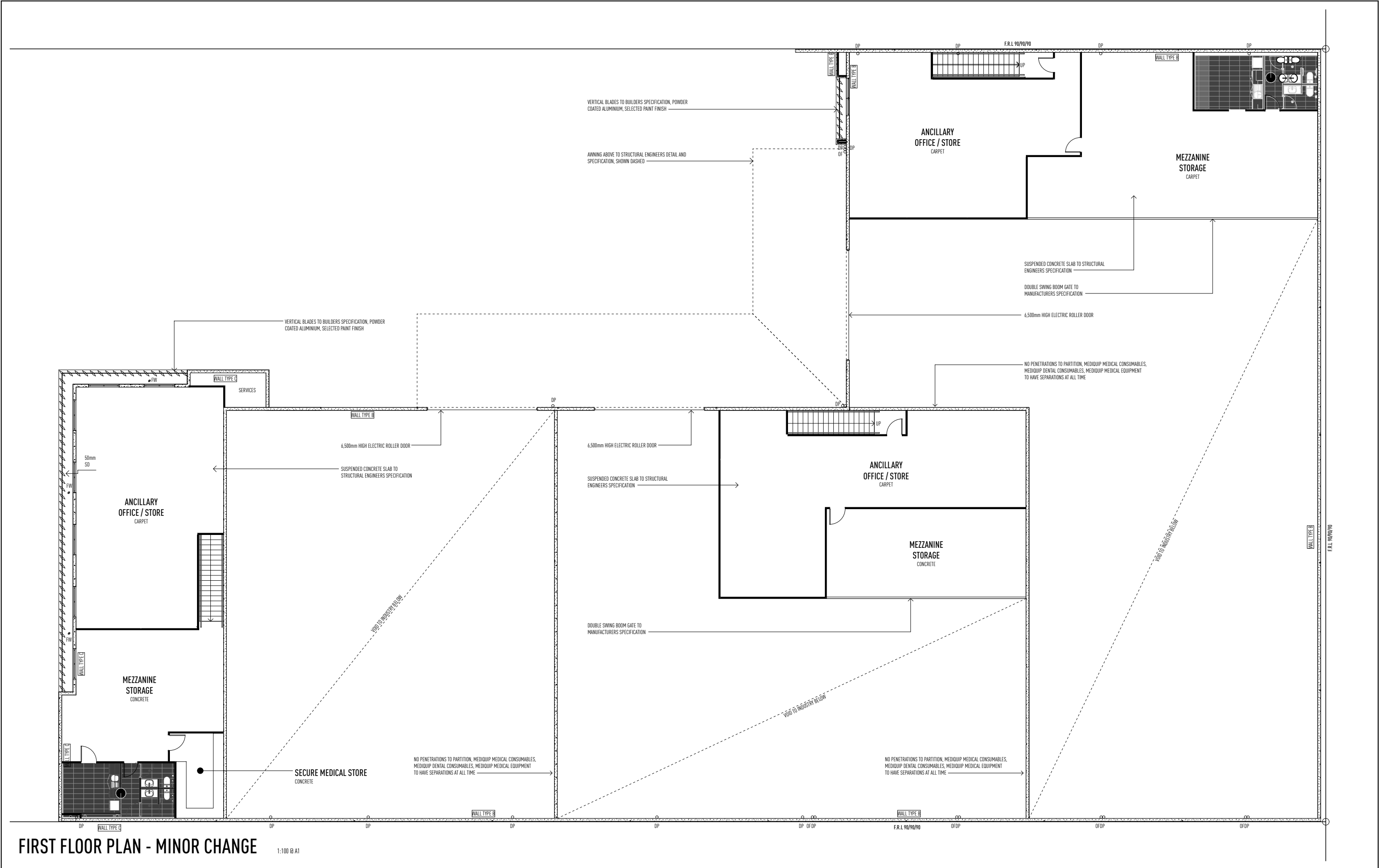
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DRAWN CV / KF			
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1m

5m

10m

DRAWING
FIRST FLOOR PLAN - MINOR CHANGE

DRAWN
CV / KF

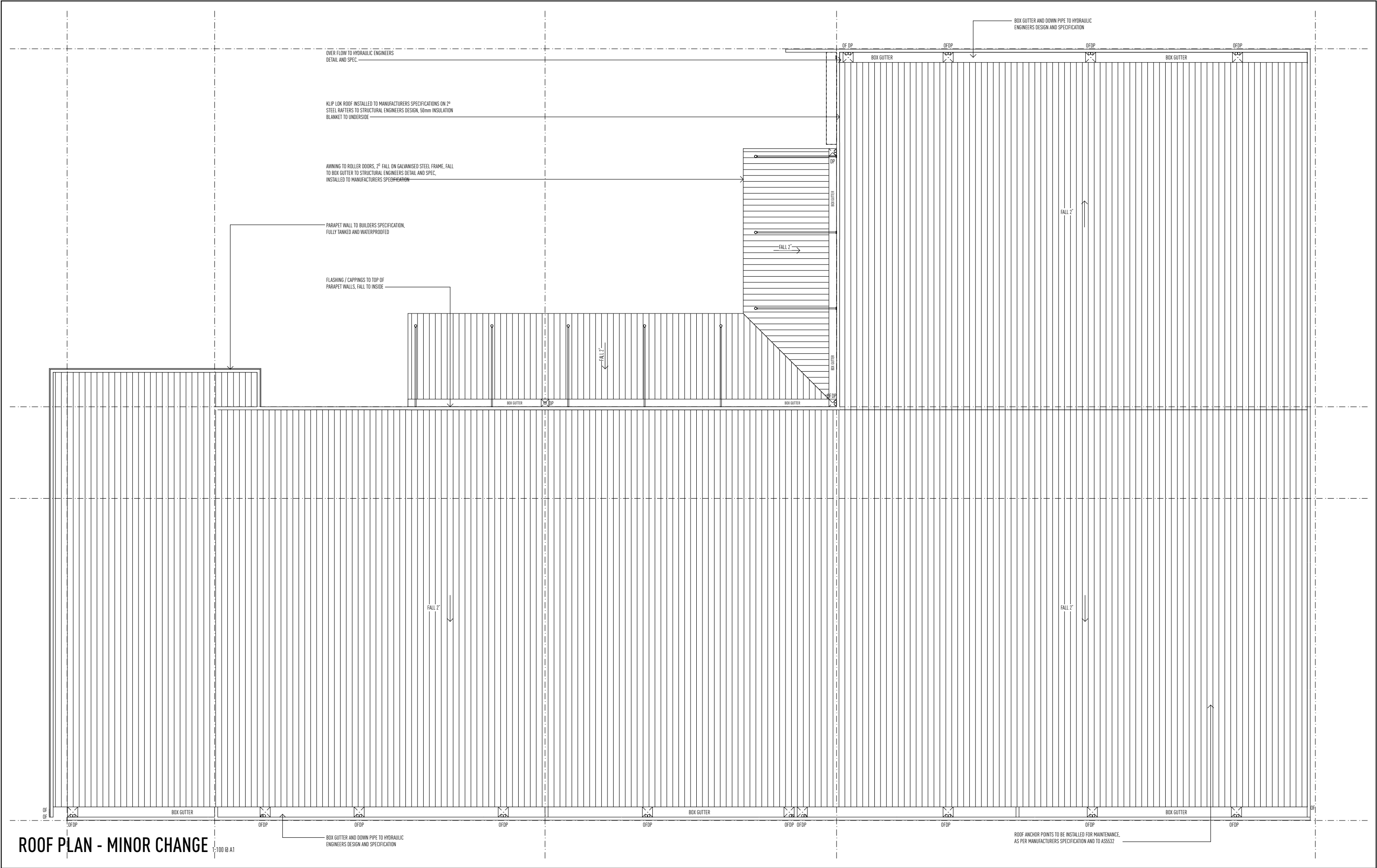
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BP1358/MIN/2.02

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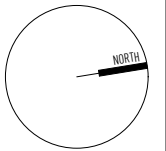
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ROOF PLAN - MINOR CHANGE

1:100 @ A1

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DRAWING
ROOF PLAN - MINOR CHANGE

DRAWN CV / KF
DATE APRIL 26
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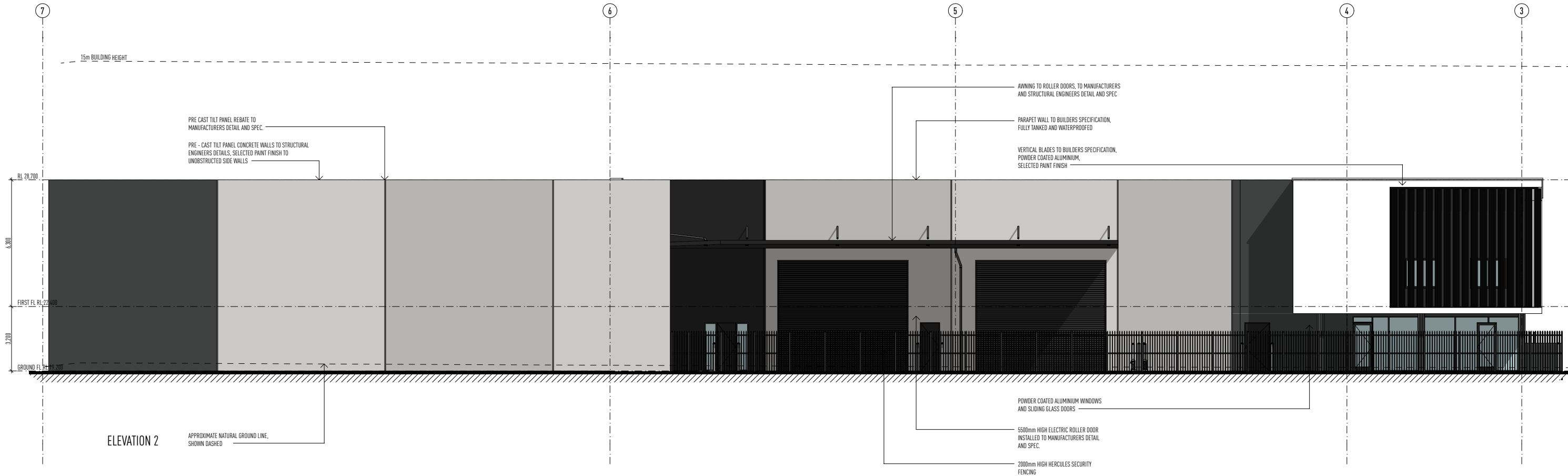
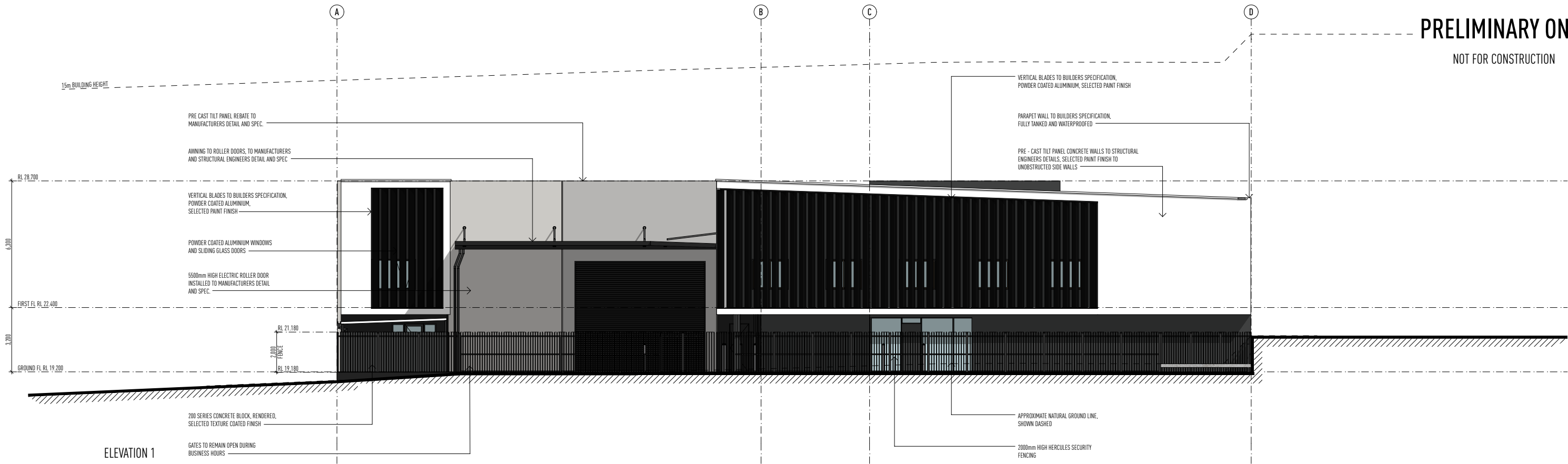
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ELEVATION 1 & 2

1:100 @ A1

ISSUE	DATE	DESCRIPTION
E	16.04.26	MINOR CHANGE APPLICATION - AMENITY ADDED AND MINOR CONFIGURATION AMENDED

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PROJECT
PROPOSED NEW DEVELOPMENT
AT
LOT 117 EASTRIDGE STREET, VANTAGE, YATALA, QLD

FOR
EASTRIDGE 117 PTY LTD

LEVEL 1 33 ELKHORN AVENUE
SURFERS PARADISE, Q. 4217 AUSTRALIA
PO BOX 42
ISLE OF CAPRI, Q. 4217 AUSTRALIA

TEL 07 5527 5300
EMAIL INFO@JPD.COM.AU
WEB WWW.JPD.COM.AU

1m5m10m

DRAWING
ELEVATION 1 & 2

DRAWN CV / KF

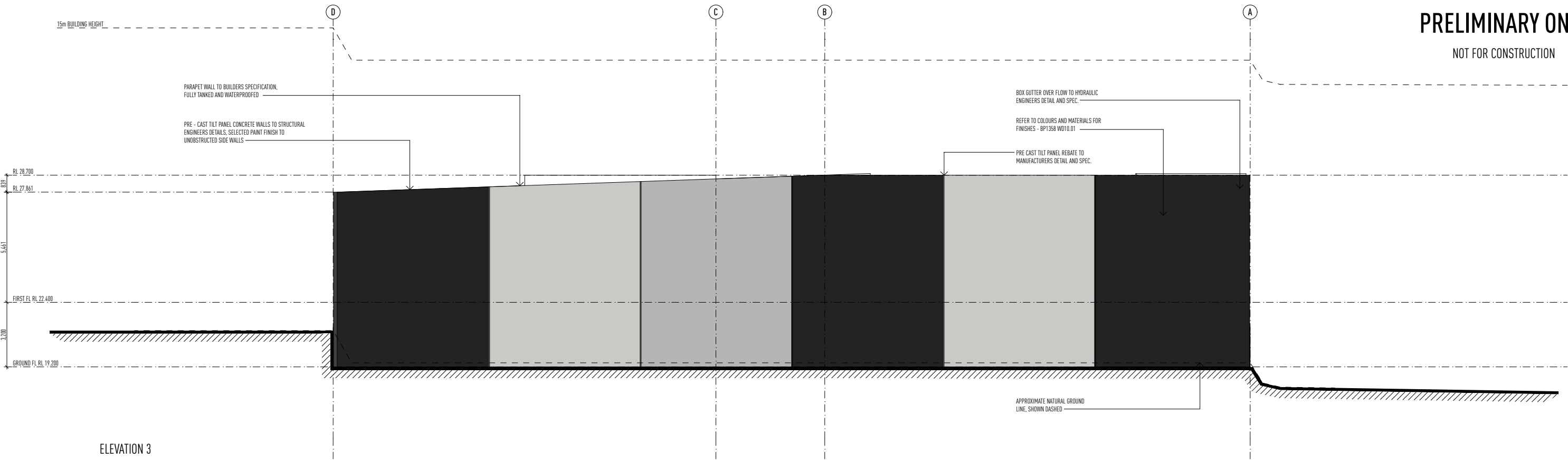
DATE APRIL 26

SCALE N.T.S @ A1

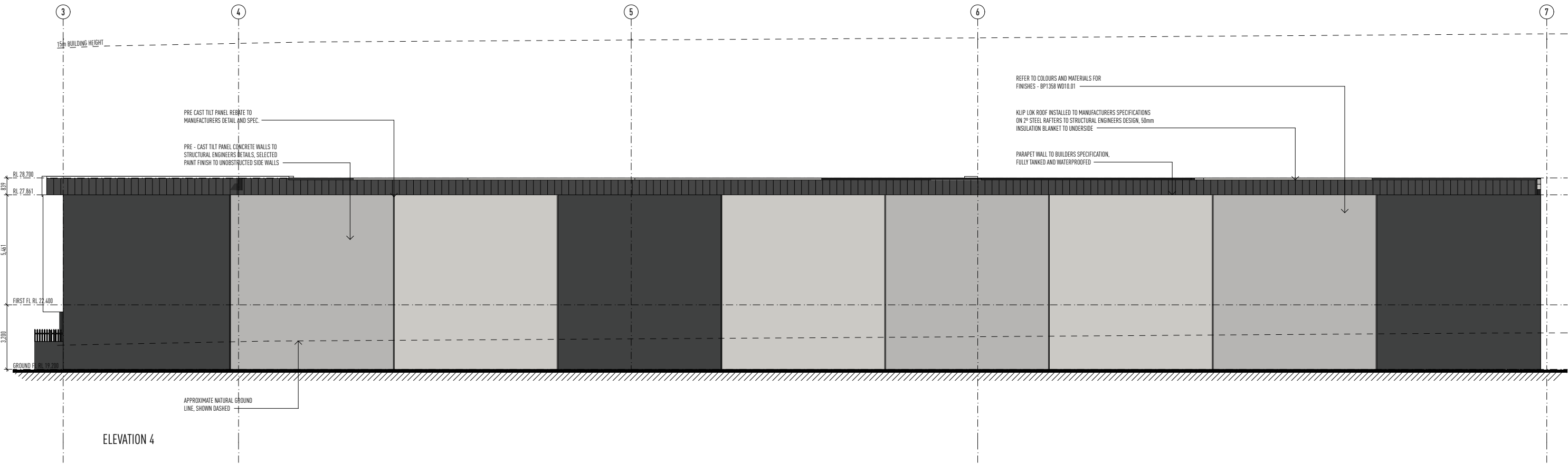
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ISSUE
E

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ELEVATION 3



ELEVATION 4

ELEVATION 3 & 4

ISSUE	DATE	DESCRIPTION
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FOR

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1m5m10m

DRAWING

ELEVATION 3 & 4

DRAWN

CV / KF

DATE

APRIL 26

SCALE

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DRAWING No.

BP1358/MIN/3.02

ISSUE

E

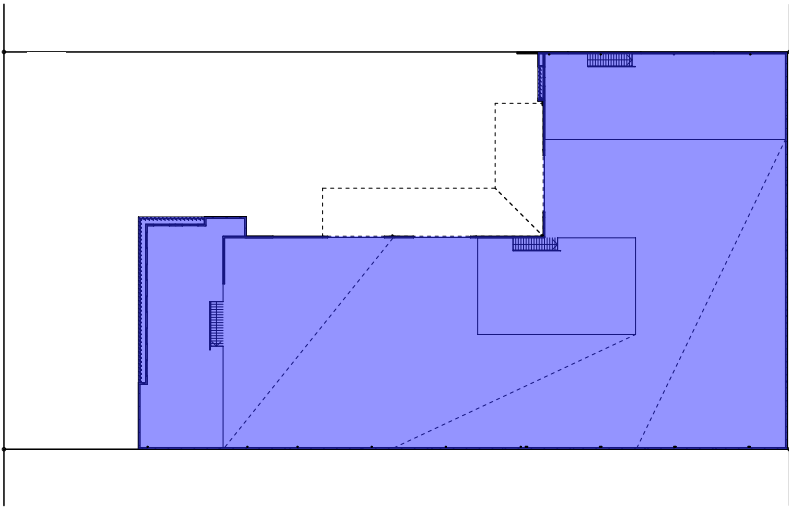
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DEVELOPMENT PARTICULARS

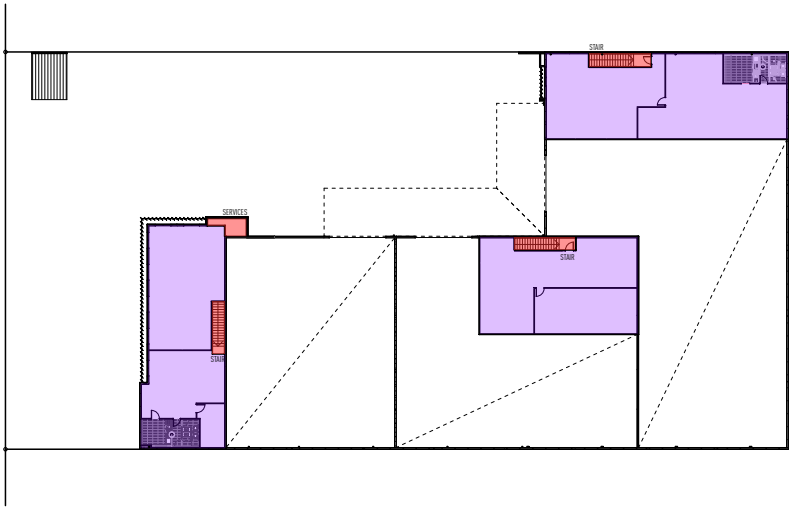
AREA BREAKDOWN		TOTAL	TOTAL GFA	TOTAL	BICYCLE PARKING	
GROUND FLOOR AREA	TOTAL	2,328.10m ²	TOTAL USE AREA (TUA)	2,864.07m ²	1/150m ² TUA	2624.1m ² / 150
			TOTAL AREA	2,642.13m ²	TOTAL REQUIRED	18 SPACES
				3,060.96m ²	TOTAL PROVIDED	21 SPACES
DEDUCTIONS	VEHICLE LOADING BAY	138.39m ²	OFFICE - MAXIMUM 20% TUA		LANDSCAPE CALCULATIONS	
	AMENITIES	77.56m ²	ALLOWABLE OFFICE SPACE	528.43m ² (20%)		
	STAIR WELL	25.73 m ²	PROPOSED OFFICE SPACE	79m ² (18.12%)		
GROUND FLOOR GFA	GROUND FLOOR GFA	2,168.3m ²	CARPARKING		PERVIOUS AREA	232.66m ² (6%)
	GROUND FLOOR TUA	2,025.79m ²			IMPERVIOUS AREA	3,861.34m ² (94%)
MEZZANINE FLOOR AREA	MEZZANINE FLOOR AREA	732.86m ²	2 PER TENANCY	2 SPACES	SITE COVER CALCULATIONS	
			1/50m ² FOR FIRST 500m ² TUA	10 SPACES		
			1/100m ² THEREAFTER	22 SPACES		
DEDUCTIONS			TOTAL MIN. REQUIRED	34	SITE AREA	
			TOTAL PROVIDED	37		
MEZZANINE FLOOR AREA	STAIR	29.51m ²	SERVICING REQUIREMENT		SITE COVER	
	AMENITIES	6.05m ²				
	SERVICES	6.43m ²				
MEZZANINE FLOOR AREA	MEZZANINE GFA	695.77m ²	HEAVY RIGID VEHICLE (HRV)	12.5m x 3.5m	2,430.18m ² (59.35%)	
	MEZZANINE TUA	616.37m ²	HRV LOADING	3 TOTAL		

PRELIMINARY ONLY

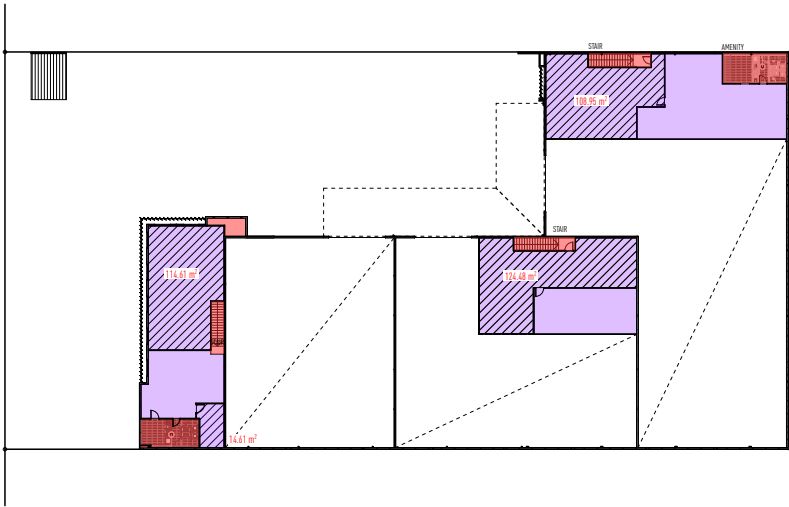
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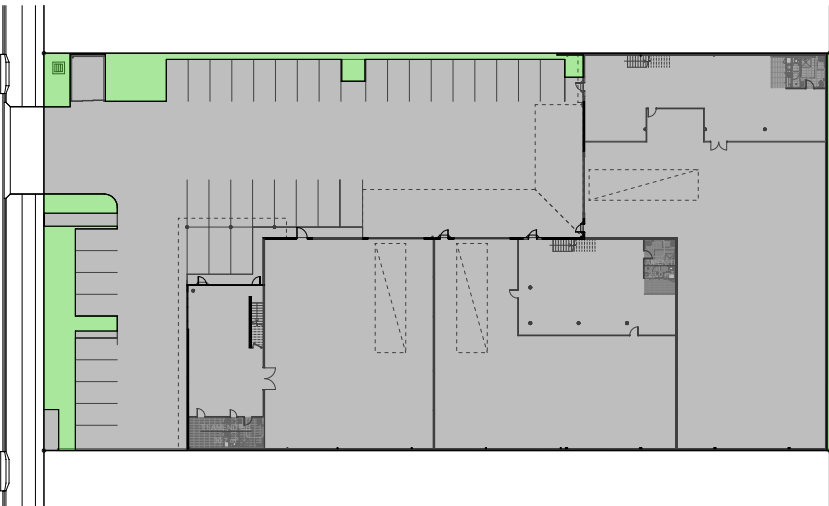
FIRST FLOOR - SITE COVER DIAGRAM
NTS



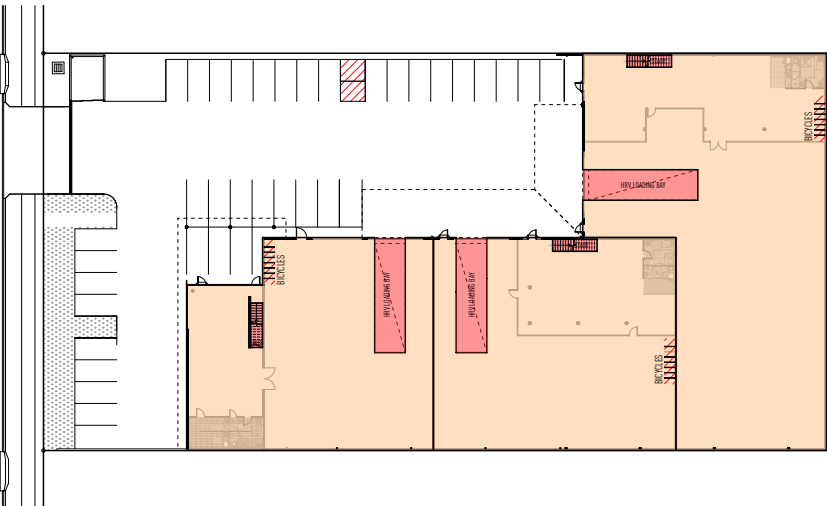
MEZZANINE - GFA DIAGRAM
NTS



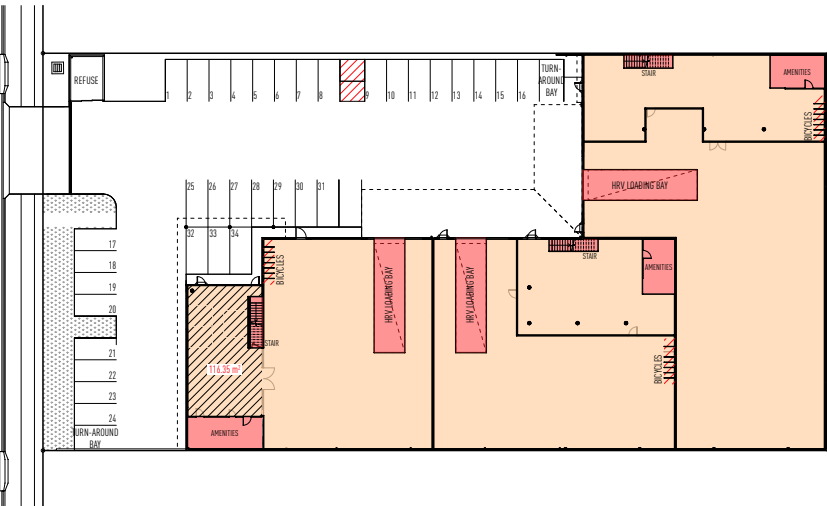
MEZZANINE - TUA DIAGRAM
NTS



GROUND FLOOR - IMPERVIOUS AREA DIAGRAM
NTS



GROUND FLOOR - GFA DIAGRAM
NTS



GROUND FLOOR - TUA DIAGRAM
NTS

AREA DIAGRAMS - MINOR CHANGE

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