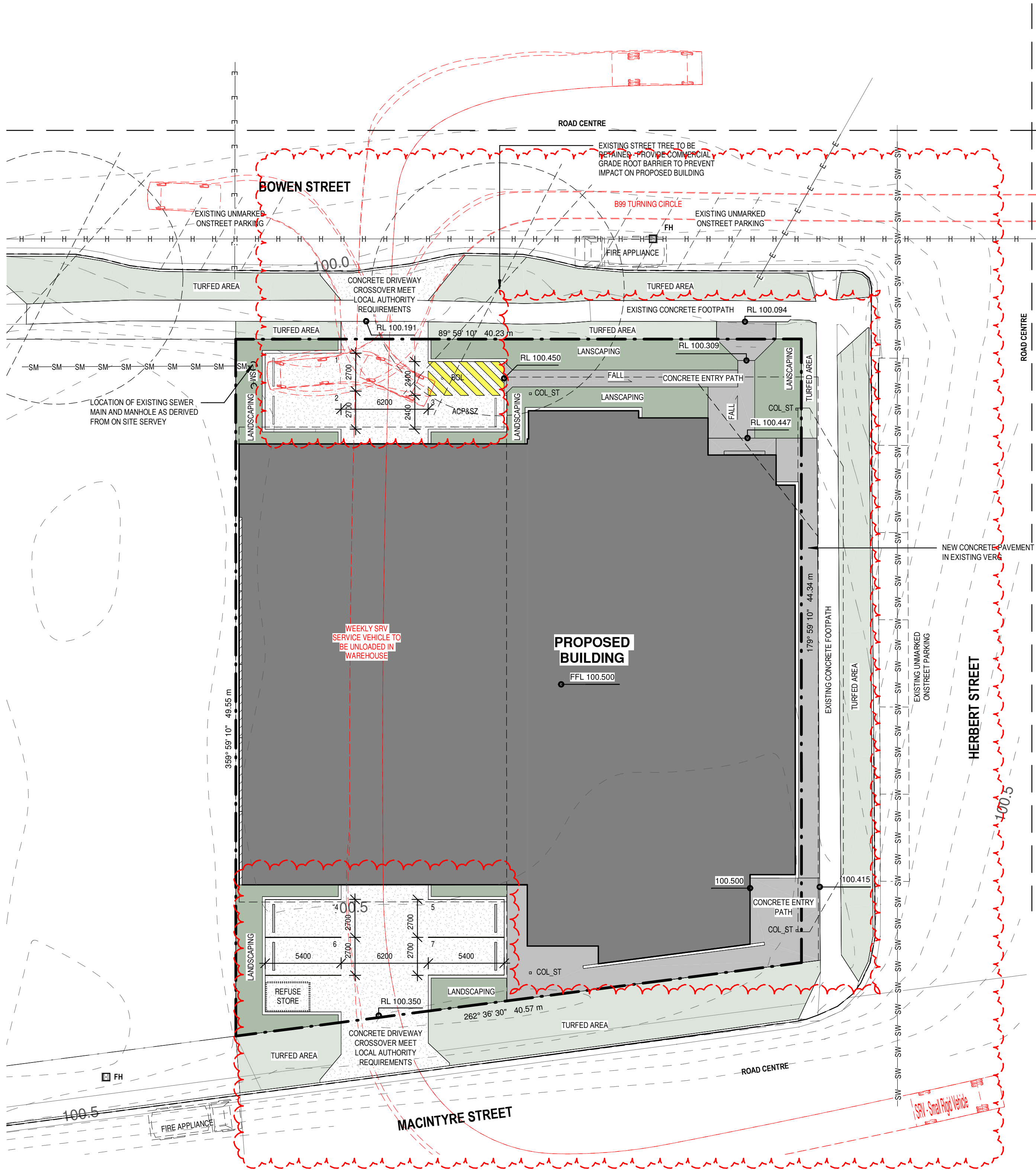


RP DESCRIPTION	
LOT DES:	LOT 11 G472 & LOT 10 SP150765
SITE AREA:	2,750m²
TOWN PLANNING REQ	
LOCAL AUTHORITY:	GOONDIWINDI REGIONAL COUNCIL
ZONE:	GENERAL RESIDENTIAL ZONE
DEFINED USE:	SHOP / FOOD AND DRINK OUTLET (ANCILLARY STORE)
SITE COVER:	TBA
TOTAL DEV GFA =	REFER TABLE
CAR PARKING	
SHOP:	1/20 = 8
FOOD AND DRINK:	1/15 = 9
OFFICE:	1/30 = 8.5
WAREHOUSE:	1/100 = 6.5
TOTAL REQUIRED 32 CAR PARKS	
TOTAL PROVIDED (ONSITE): 7 CARPARKS	
NOTE: BALANCE OF REQUIRED CARPARKS NOT PROVIDED ONSITE TO BE SOURCED FROM ONSTREET CARPARKING SUPPLY UNDER ARRANGEMENT WITH GRC	

BUILDING CODE COMPLIANCE	
BUILDING CLASSIFICATION:	WAREHOUSE - 7b, SHOWROOM - 6, OFFICE - 5
CONSTRUCTION TYPE:	TYPE C
FLOOR AREA (TOTAL):	REFER TABLE
VOLUME (TOTAL):	(MAX TYPE C = 12,000m³)
FIRE COMPARTMENTS:	1
MAX COMP SIZE:	(MAX TYPE C = 2000m²)
STOREYS:	1
CLIMATE ZONE:	REFER ENGINEER
WIND CATEGORY:	REFER ENGINEER
EXTERNAL WALL - < 1500mm FROM BOUNDARY = FRL 90/90/90 REQ	
FIRE WALL - < 3000mm FROM BOUNDARY = FRL 60/60/60 REQ	
FRL 90/90/90 REQ	

AREA SCHEDULE - BUILDING AREA	
Name	Area
GROUND FLOOR OFFICE / RETAIL / CAFE	699.0 m²
GROUND FLOOR WAREHOUSE	647.9 m²
1346.9 m²	

SITE LEGEND:	
—SW—	STORMWATER MAIN
—H—	HYDRANT MAIN
—E—	OVERHEAD POWERLINE
—SM—	SEWER MAIN



1 SITE PLAN
301 1 : 200

GENERAL NOTES:
DO NOT SCALE DRAWINGS
DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENT SHALL BE MADE WITHOUT APPROVAL FROM THE RELEVANT LOCAL AUTHORITY.
ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT EDITIONS, INCLUDING AMENDMENTS, OF THE RELEVANT SAN STANDARDS, SAA CODES OF PRACTISE EXCEPT AS VARYED BY THE CONTRACT DOCUMENTS AND OF THE BY LAWS OF THE LOCAL REGIONAL COUNCIL.
THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF AN ERROR, VAN HEERDEN DESIGN STUDIO'S RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THESE DRAWINGS. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & NATIONAL CONSTRUCTION CODE.
THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE LIKE.

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USE DEFINITIONS:
PRELIMINARY: THE SHEET HAS BEEN ISSUED FOR PRELIMINARY USE ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
FOR CONSTRUCTION: THE SHEET HAS BEEN ISSUED FOR CONSTRUCTION, SUBJECT TO CONDITIONS OF BUILDING AND DEVELOPMENT APPROVALS.
AS CONSTRUCTED: REFLECTS AS BUILT INFORMATION PROVIDED BY CONTRACTOR. COMPLIANCE WITH ALL REGULATIONS AND ORIGINAL DESIGN INTENT HAS NOT BEEN CONFIRMED.



No.	Description	Date
C	REV PRELIM CONCEPT	07/11/22
D	REV PRELIM CONCEPT	13/02/23
E	CONCEPT DESIGN ISS	30/05/23
F	REV CONCEPT DESIGN ISS	10/06/23
G	REV CONCEPT DESIGN ISS	24/07/23
H	RFI RESPONSE	17/08/23

PROPOSED HEADQUATERS

32 BOWEN STREET
GOONDIWINDI

GOONDIWINDI
COTTON

SITE PLAN

Status	PRELIMINARY	1187.22045 SD-001	H
Print Date	17/08/2023 2:20:53 PM	Project No	Issue
Checked	CWH	Drawn	JWH
		Scale	As indicated
			@A1