



LOCATION PLAN

GENERAL NOTES

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE ENGINEERS DETAILS.
CONFIRM STEEL SIZES PRIOR TO CONSTRUCTION.
ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE OWNERS.
VARIATIONS TO PLAN AND SPECIFICATION SHALL NOT BE MADE WITHOUT THE CONSENT OF THE OWNERS AND THE DESIGNER.
ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE NCC - BCA CURRENT AT THE TIME OF SA.
WORKMANSHIP TO BE CARRIED OUT IN ACCORDANCE WITH NATSPEC STANDARD CONDITIONS OF WORKMANSHIP AS APPROPRIATE FOR EACH TRADE CURRENT AT THE TIME OF SA.
DO NOT SCALE OFF DRAWINGS.
FIRE PRECAUTIONS DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 6 CLAUSE E1.6 OF THE BCA.
PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SECTION E CLAUSE E1014 OF THE NCC.
FIRE EXTINGUISHERS SHALL COMPLY WITH AS 344.
ALL MATERIALS AND ASSEMBLIES SHALL COMPLY WITH CD011 OF THE NCC.
ALL WET AREA FLOORS SHALL BE WATERPROOFED, GRADED AND DRAINED TO FLOOR WASTES TO PLUMBING CODES AND THE NCC.
PROVIDE WEPOOFED WALL TO FLOOR JOINT TO THE PERIMETER OF ALL WET AREAS.
WATERPROOFING SHALL COMPLY WITH NCC V1 CD011, F202, 4/2 PART 10.2.
CONFIRM LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION.

EDGES

REQUIRED PATHS OF EXIT BE IN ACCORDANCE WITH PART D1.6 OF THE BCA.
THE HEIGHT MAY BE REDUCED TO 1800MM, THE UNSTRUCTURED WIDTH OF EACH EXIT OR PATH OF TRAVEL TO AN EXIT, EXCEPT AT DOORWAYS MUST BE 1000MM CLEAR MINIMUM.
REQUIRED EXIT SIGNS SHALL BE IN ACCORDANCE WITH PART D1.6 OF THE BCA.
PROVIDE EMERGENCY ILLUMINATED EXIT SIGNS TO REQUIRED EXITS TO AS 2203.1.

EXITS MUST NOT BE BLOCKED AT THE POINT OF DISCHARGE, AND WHERE NECESSARY SUITABLE BARRIERS MUST BE PROVIDED TO PREVENT VEHICLES FROM BLOCKING EXITS.
OPERATION OF LATCHES MUST BE IN ACCORDANCE WITH PART D2026 OF THE NCC.
A REQUIRED EXIT DOOR MUST BE READY OPERABLE WITHOUT A KEY FROM THE SIDE THAT FACES THE PERSON SEEKING EGRESS BY A SINGLE HAND DOWNWARD ACTION OR PUSHING ACTION ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900MM AND 1000MM FROM THE FLOOR.

LIGHTING

INSTALL EMERGENCY LIGHTING IN ACCORDANCE WITH AS 2203.1 AND PART E402 OF THE BCA INCLUDING DIRECTIONAL SIGNAGE (NOT SHOWN ON PLANS) TO BCA REQUIREMENTS.
PROVIDE ARTIFICIAL LIGHTING TO AS 1800.

ACCESSIBILITY

ACCESS FOR PEOPLE WITH DISABILITIES SHALL COMPLY WITH PART D4 OF THE NCC AND AS 1428.1, SUITABLE TO CONFIRM CRITICAL CLEARANCE DIMENSION BETWEEN FINISHED SURFACES AS PER AS 1428.1.
ENSURE CRITICAL DIMENSION AND CIRCULATION AT DOORWAYS IS ARCHIVED AS PER AS 1428.1.
DISABLED PERSON TOILETS SHALL COMPLY WITH AS 1428.1.
DISABLED PERSON WC SHALL HAVE ADEQUATE FACILITIES FOR THE DISPOSAL OF SANITARY TOWELS AND A SHELF MUST ALSO BE PROVIDED.
SYMBOL AS APPROPRIATE IN ACCORDANCE WITH AS 1428.1 MUST IDENTIFY SANITARY FACILITY AND LIFTS.
IDENTIFY EACH DOOR REQUIRED BY E402 TO BE PROVIDED WITH AN EXIT SIGN AND STATE EXIT AND LEVEL FOLLOWED BY FLOOR LEVEL AND NUMBER.
TACTILE INDICATORS
PROVIDE TACTILE INDICATORS IN ACCORDANCE WITH D03.8 OF THE NCC AND AS 1428.1 AT THE APPROACH TO A STAIRWAY OTHER THAN A FIRE ISOLATED ONE, A RAMP, ENTRANCE TO A ROAD OR CAR PARK.
THE BUILDING ACCESS SHALL HAVE A SLIP RESISTANT SURFACE.
PROVIDE BRAILLE AND TACTILE SIGNS TO IDENTIFY SANITARY FACILITIES.

STAIRS

GONINGS AND RISERS SHALL BE IN ACCORDANCE WITH PART V1 D0314 & V2 11.2.2 OF THE NCC.
NORMAL DIMENSIONS OF RISERS AND TREAD MUST BE CONSISTENT FOR EACH FLIGHT OF STAIRS AND THERE MUST BE NO MORE THAN 18 RISERS PER FLIGHT.
RISER AND GONINGS SHALL BE IN ACCORDANCE WITH THE NCC.

ROOFING

INSTALL ROOF SARKING TO AS/NZS 4200 PARTS 1 AND 2.

RISER: 190 MAX, 115 MIN.
GONING: 305 MAX, 230 MIN.
QUANTITY (OVERSEEN-GONING) 700MM, 550 MIN.

STAR SHALL BE BALUSTRADED WHERE HEIGHT TO FINISHED GROUND LEVEL EXCEEDS 1M.
BALUSTRADE SHALL BE 1000MM HIGH AND NOT LESS THAN 85MM ABOVE STAR NOSINGS. NO OPENING IN BALUSTRADE MUST ALLOW A 125MM SPHERE TO PASS THROUGH. LANDING FORCES MUST BE IN ACCORDANCE WITH AS 1170.

IMPORTANT NOTE

THIS PLAN IS PREPARED FOR THE CLIENT FOR A COMBINATION OF FIELD SURVEYS AND EXISTING RECORDS PROVIDED BY THE CLIENT.
SERVICES AND INFORMATION SHOWN HEREIN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES HAVE BEEN PLOTTED FROM RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE AND HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, RELEVANT AUTHORITY SHOULD BE CONTACTED FOR THE POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

SAFETY IN DESIGN STATEMENT:

WE DO NOT BELIEVE THAT THERE ARE ANY DESIGN ELEMENTS ASSOCIATED WITH THIS PROJECT THAT WOULD POSE ANY UNUSUAL RISKS TO HEALTH AND SAFETY THAT WOULD BE CONSIDERED OUTSIDE OF THOSE NORMALLY EXPECTED FOR THIS BUILDING TYPE. AREAS THAT SHOULD BE CONSIDERED INCLUDE:

- AIR CONTAMINANTS
- ACCESS AND EGRESS
- CHEMICAL AND DANGEROUS GOODS
- CONFINED SPACES
- WORKING AT HEIGHTS AND FALL HAZARDS
- FAÇADES AND MAINTENANCE
- NEIGHBOURING PROPERTIES OR PEOPLE
- NOISE
- TRAFFIC / PEDESTRIAN MANAGEMENT
- PLANT AND EQUIPMENT, SERVICES, OVERHEAD, CONCEALED OR UNDER GROUND
- ASBESTOS
- SILICA - THE PRESENCE OF SILICA IS LIKELY ON MOST PROJECTS. WORKING WITH SILICA CONTAINING PRODUCTS IS TO BE MANAGED IN ACCORDANCE WITH ACT LEGISLATION AND WORK COVER REQUIREMENTS.

IF ANY PERSONS CONNECTED WITH THIS PROJECT CAN IDENTIFY ANY UNUSUAL RISKS THAT NEED TO BE ADDRESSED, PLEASE CONSULT THE DESIGNER.

DISABLED COMPLIANCE STATEMENT

THIS BUILDING HAS BEEN DESIGNED TO COMPLY WITH THE REQUIREMENTS OF DISABLED ACCESS AND MOBILITY IN ACCORDANCE WITH THE NCC AND AS 1428.1 ACCESS TO ALL AREAS OF THE BUILDING TO BE PROVIDED THROUGH THE PRIMARY ENTRY. THE THRESHOLD AND DOOR OPENINGS WILL BE CONSTRUCTED TO COMPLY WITH AS 1428.1.
DISABLED TOILET FACILITIES HAVE BEEN INCORPORATED INTO THE PRIMARY UNSEX TOILET. THE TOILET WILL BE CONSTRUCTED AND FITTED OUT TO COMPLY WITH AS 1428.1.

ONE DISABLED CAR PARK HAS BEEN PROVIDED CLOSE TO THE ENTRY OF THE BUILDING TO THE DIMENSIONS OF THE ACT PARKING AND VEHICLE ACCESS GUIDELINES.

NOTE:

- LIGHTING TO COMPLY WITH CLAUSE 3.12.5.5 OF THE BCA
- WATER HEATER IN HOT WATER SUPPLY SYSTEM TO COMPLY WITH CLAUSE 3.12.5.6

AREA ANALYSIS:

BLOCK 6	
SITE AREA	2953m ²
PROPOSED BUILDING 1	352.00m ²
TOTAL AREA	352.00m ²
PLOT RATIO	12.33%
BLOCK 7	
SITE AREA	4981m ²
PROPOSED BUILDING 3	
SHOP 1	80.00m ²
SHOP 2	80.00m ²
SHOP 3	80.00m ²
PROPOSED BUILDING 2	255.00m ²
EXISTING SERVICE STATION	230.00m ²
EXISTING SERVICE CANOPY	263.80m ²
GFA	725.80m ²
TOTAL AREA	988.80m ²
PLOT RATIO	14.5%

PARKING REQUIREMENTS:

RESTAURANT - BUILDING 1 (352m ²)	
15 SPACES/100m ² (MINUS 8 SPACES FOR DRIVE-THROUGH)	
PARKING REQUIRED	53 - 8 = 45 SPACES
RESTAURANT BUILDING 2 (255m ²)	
15 SPACES/100m ² (MINUS 4 SPACES FOR DRIVE-THROUGH)	
PARKING REQUIRED	38 - 4 = 34 SPACES
(SHOPS) BUILDING 3 (240m ²)	
4 SPACES/100m ²	
PARKING REQUIRED	10 SPACES
EXISTING SERVICE STATION (230m ²)	
4 SPACES/100m ²	
PARKING REQUIRED	9 SPACES
PARKING REQUIRED	98 SPACES
PARKING PROVIDED	85 SPACES

BICYCLE PARKING:

RESTAURANT - BUILDING 1 (352m ²)	
LONG STAY USERS 1 /150m ²	2 SPACES
SHORT STAY USERS 1 /150m ²	2 SPACES
RESTAURANT BUILDING 2 (255m ²)	
LONG STAY USERS 1 /150m ²	2 SPACES
SHORT STAY USERS 1 /150m ²	2 SPACES
(SHOPS) BUILDING 3 (240m ²)	
LONG STAY USERS 1 /250m ²	1 SPACE
SHORT STAY USERS 1 /100m ²	1 SPACE
EXISTING SERVICE STATION (230m ²)	
LONG STAY USERS N/A	
SHORT STAY USERS N/A	
TOTAL LONG STAY SPACES REQ.	5 SPACES
TOTAL SHORT STAY SPACES REQ.	5 SPACES

GENERAL NOTES:

ALL WORKS ARE TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS & ALL RELEVANT AUTHORITY REQUIREMENTS.
ALL DIMENSIONS DEPENDENT ON EXISTING SITE CONDITIONS SHALL BE VERIFIED BY THE BUILDER ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS. DO NOT SCALE OFF DRAWING.
A REGISTERED SURVEYOR TO SET OUT STRUCTURE & CONFIRM POSITIONS OF ALL RELEVANT BUILDING ENVELOPE SETBACKS & EASEMENTS PRIOR TO THE COMMENCEMENT OF THE WORKS.
ALL TIMBER FRAMING & CONSTRUCTION MUST COMPLY WITH AS1684 THE NATIONAL TIMBER FRAMING CODE. PROVIDE TEMPORARY & PERMANENT BRACING TO ALL FRAMING IN ACCORDANCE WITH THE STANDARDS.
ALL CONCRETE SLABS & FOOTINGS ARE SUBJECT TO A SOIL CLASSIFICATION & ARE TO COMPLY WITH ENGINEERS DRAWINGS OR AS1678 RESIDENTIAL SLABS & FOOTINGS CODE. INCLUDING ALL RELEVANT REGION SPECIFIC SUPPLEMENTS.
ALL STORM WATER DRAINAGE & SEWERAGE TO BE CONNECTED TO EXISTING SERVICES IN ACCORDANCE WITH THE NCC & ALL LOCAL AUTHORITY REQUIREMENTS OR SELECTED RAINWATER TANK OR SEPTIC SYSTEM.
ALL LINTELS, BEAMS, & SUPPORTS TO BE SPECIFIED BY A REGISTERED ENGINEER OR RELEVANT AUSTRALIAN STANDARDS.
PROVIDE TERMITE CONTROL TO SUB-FLOOR IN ACCORDANCE WITH THE NCC & ALL RELEVANT LOCAL AUTHORITY REQUIREMENTS OR PROVIDE ANY CAPPING AND TERMITE BARRIER.
THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AT ALL TIMES, & NO ELEMENT SHALL BE OVERSTRESSED, DURING & AFTER CONSTRUCTION.
ALL WET AREA FIXTURES SHALL BE TO CLIENT'S SELECTION OR INCLUSIONS LIST AND SATISFY THE APPROPRIATE WELS RATING.
ALL WINDOWS TO BE CERTIFIED TO MEET THE REQUIRED ENERGY RATING SPECIFICATION AND BE INSTALLED WITH FLASHINGS TO PREVENT WATER INGRESS.

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AMENDMENTS

REV. A 01.09.2023
1. DA DOCUMENTATION

DA DOCUMENTATION

NOT FOR CONSTRUCTION

DRAWING

SITE PLAN

PROJECT 149 CANBERRA AVENUE
SCALE 1:200 @ A1
PRINT DATE 23.10.2023

CLIENT SPUNLOCK PTY LTD
BLOCK 06/07
SECTION 07
ADDRESS 149 CANBERRA AVENUE
SUBURB Fyshwick
STATE ACT

NORTH



PROJECT NO. 21106
REVISION A
REVISION DATE 21.11.2023
DRAWN AB/SS

DWG NO.

A102