

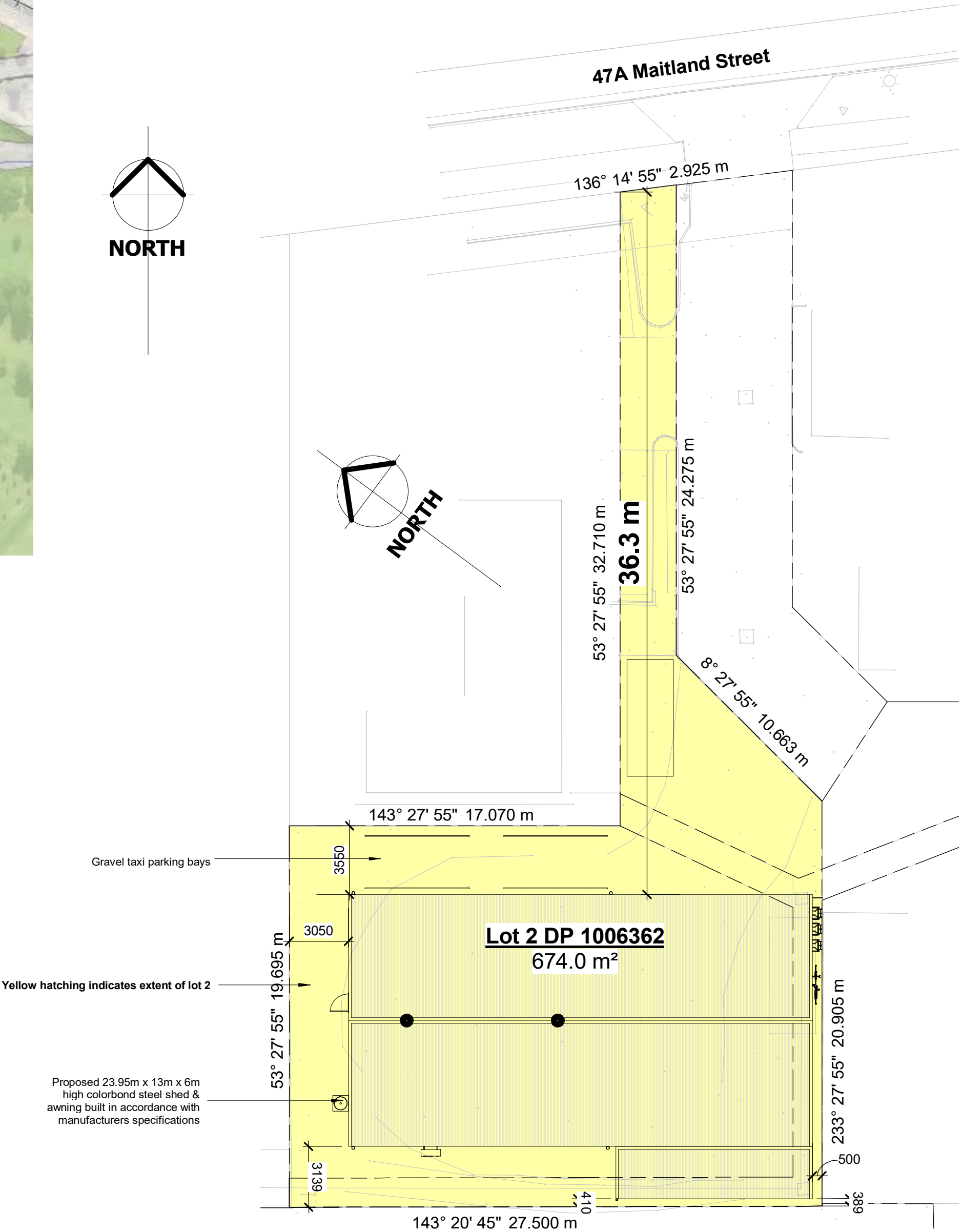
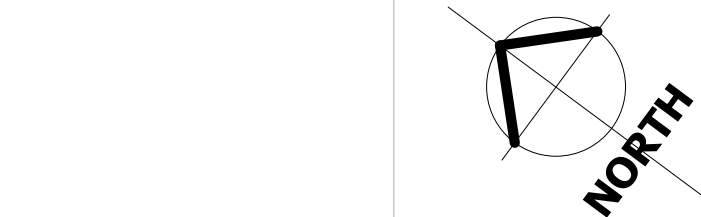
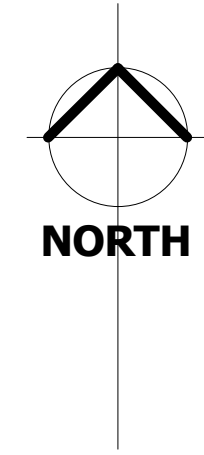
Location Plan

Drawing Schedule				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	Designed By
01	Cover Page	A	27/09/24	PDG
02	Existing Site Plan	A	27/09/24	PDG
03	Site Plan	A	27/09/24	PDG
04	Floor Plans	A	27/09/24	PDG
05	Elevations	A	27/09/24	PDG
06	Landscape Plan	A	27/09/24	PDG
07	Carpark	A	27/09/24	PDG
08	Turning Templates - Ext	A	27/09/24	PDG
09	Turning Templates - Entry	A	27/09/24	PDG
10	Concept Stormwater Plan	A	27/09/24	PDG
11	Sediment & Waste Management	A	27/09/24	PDG

Site Details	
Address:	47A Maitland Street, Muswellbrook
Lot & DP:	Lot 2 DP 1006362
Site Area:	674m2
LGA:	Muswellbrook Shire Council
Zone:	E3 - Productivity Support
NCC Climate Zone:	Zone 6 (Mild temperate)
Local Aboriginal Land Council:	Wanaruah
LEP:	
Height of Building:	13m
Floor Space Ratio:	2.0:1 1348m2 allowed, 379.9m2 proposed
Min lot size:	N/A
Heritage:	N/A

BCA Classification & Requirements	
Class 6 - Vehicle Repair Shed/ Class 7a - Carpark	
Single storey Type C construction	
Type of construction Required: External Wall Distance from fire source feature	
Less than 1.5 m	90/ 90/ 90
1.5 to less than 3 m	60/ 60/ 60
3 m or more	-/-/-
Exit Travel Distances	
Class 6 & 7	20m to single exit or 40m to 2 or more exits. Class 6 can be increased to 30m

NCC Definition: Carpark
A building that is used for the parking of motor vehicles but is neither a private garage nor used for the servicing of vehicles, other than washing, cleaning or polishing.



Site Plan

1 : 200

AREAS:

A	DA	27/09/24
1	Preliminary	10/09/24
No.	Description	Date

Note: All levels, dimensions & materials must be verified between owners & builder before commencement of construction.

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PROJECT PROPOSED TAXI DEPOT				
AT 47A MAITLAND ST, MUSWELLBROOK LOT 2 DP1006362				
FOR MUSWELLBROOK TAXIS				
SIZE A1	SCALE DATE DRAWN	As indicated 07/08/24 PDG	JOB No: 015-24 SHEET No: 01	REV: A




Existing Site Plan
1 : 200



Proposed Easement Adjustment
1 : 200

A	DA	27/09/24
1	Preliminary	10/09/24
No.	Description	Date

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PROJECT
PROPOSED TAXI DEPOT

AT
47A MAITLAND ST, MUSWELLBROOK
LOT 2 DP1006362

FOR
MUSWELLBROOK TAXIS

SIZE	SCALE	1 : 200	JOB No:	015-24	REV:
A1	DATE	07/08/24	SHEET No:	02	A
	DRAWN	PDG			



Enlarged Site Plan

1 : 100

PRELIMINARY NOT FOR CONSTRUCTION

Carpark Table

Dimensions of parking spaces

Userclass = 1 (AS 2890.1 Table 1.1)
Length = 5400 min
Width = 2400 min (AS 2890.1 Figure 2.2).
Aisle Width = 6200 min

Total parking spaces required

Transport or Truck Depot = Cars - 1 space per 2 on site staff
PLUS
1 space per transport vehicle present at peak vehicle accumulation on site.

No of spaces required 2 x onsite staff = 1 space
3 x taxis = 3 spaces
3 x taxi driver personal vehicles
7 spaces required.

Carpark

Proposed Parking 7 spaces have been provided.

Total Accessible parking spaces required = 1 x accessible
= 6 x standard parking spaces
= 7 parking spaces

NCC Part D4D6 = 1 space per 100 spaces

MSC LEP Dictionary
Gross Floor Area Definition

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

AREAS:

No.	Description	Date
A	DA	27/09/24

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AT 47A MAITLAND ST, MUSWELLBROOK LOT 2 DP1006362				
FOR MUSWELLBROOK TAXIS				
SIZE A1	SCALE DATE DRAWN	As indicated 07/08/24 PDG	JOB No: 015-24 SHEET No: 03	REV: A

CLASS 6 & 7a
Single Storey
Type C Construction

RC slab to be in accordance with Engineers details.

All structural details to be designed & provided by an Engineer.

Written drawings shall take precedence over scale.

Floor finishes to comply with AS 1428.1 Part 7

Provide external security lights to all exit doors.

All work & materials to be comply with section B of the NCC.

All glazing to be installed in accordance with standards with parts B1D4 & F3D4 of the NCC, AS2047, AS1170.1 & AS1288.

Roof coverings to comply with AS1562.1

Hot water, warm air & water cooling systems to be installed in accordance with AS 2444 & E1D14 of the NCC.

90mm stud walls with plasterboard wall sheathing or like to selected internal walls.

Finish to remaining walls to be arranged with owners.

All floor linings to comply with specification Part C Specification 6 of the NCC.

All building work to comply with applicable parts of clause CD211 & Part C Specification 7 of the NCC.

All paths of travel to comply with part D2D7 of the NCC.

Installation of services or equipment in exits & paths of travel shall comply with Part D3D8 of the NCC.

Where stairs and/or ramps are required, they are to be built in accordance with NCC part D3D14 & table D3D15. All stairs to have slip resistance that is no less than in accordance with table below.

Application	Surface Condition	
	Dry	Wet
Ramp steeper than 1:10 but not steeper than 1:14	P3 or R10	P5 or R12
Nosing or landing edge strip	P3 or R10	P4 or R11
	P3	P4

Thresholds to comply with NCC part D3D16 & AS 1428.1

Barriers to prevent falls to comply with NCC part D3D17

Doors opening to required exits must open in an outward direction in accordance with NCC part D3D25.

Door hardware to be supplied and installed in accordance with D3D26 of the NCC.

Door signage to comply with NCC part D3D28.

Disabled access to comply with NCC part D4 & AS1428.1

Install compliant signage in accordance with Part D4D7 and Part D specification 15 of the NCC.

Fire extinguishers to be installed in accordance with Part E1D14 of the NCC.

Fire extinguishers must be provided during construction in accordance with part E1D16 of the NCC.

Emergency lighting & exit signs to be provided & operated in the event of a power failure & installed in accordance with NCC part E4 & current Australian standards.

All waterproofing to be carried out in accordance with parts F2 & Part F specification 26 of the NCC and AS 3740.

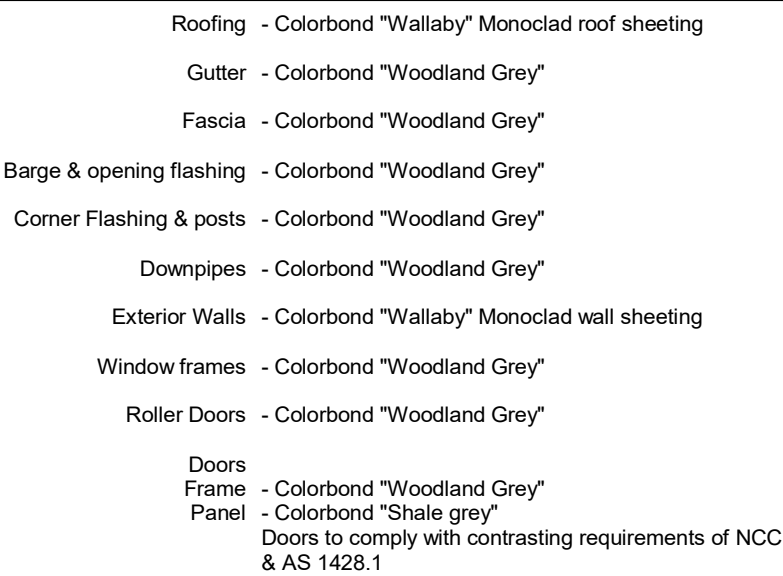
Bulldozer ramp to be installed in accordance with F1D6 of the NCC and high impact vapour barrier provided under slab as per F1D7.

All wet areas to be graded and drained to a floor waste in accordance with F2D4 of the NCC.

Ventilation of rooms to comply with Part FD6 of the NCC.

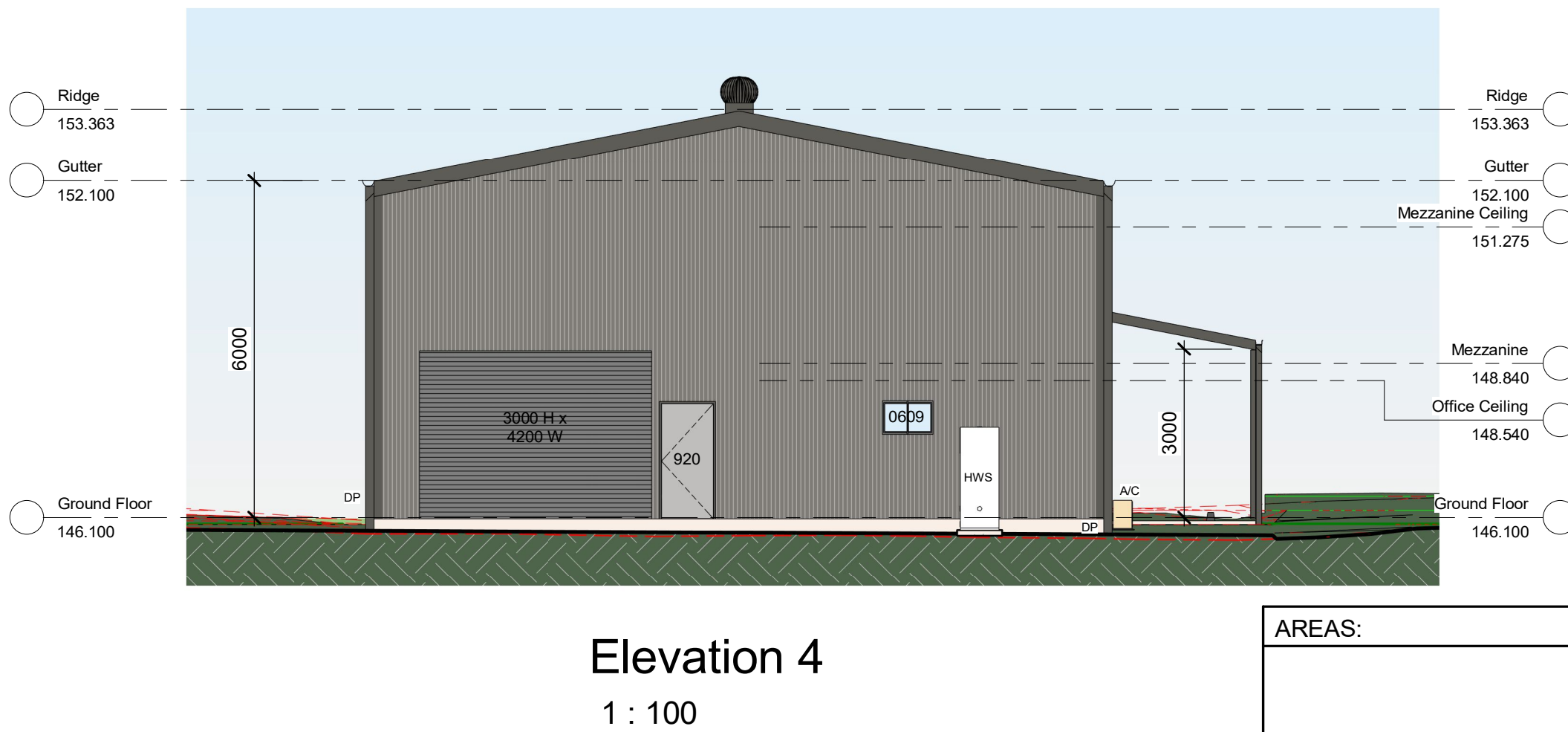
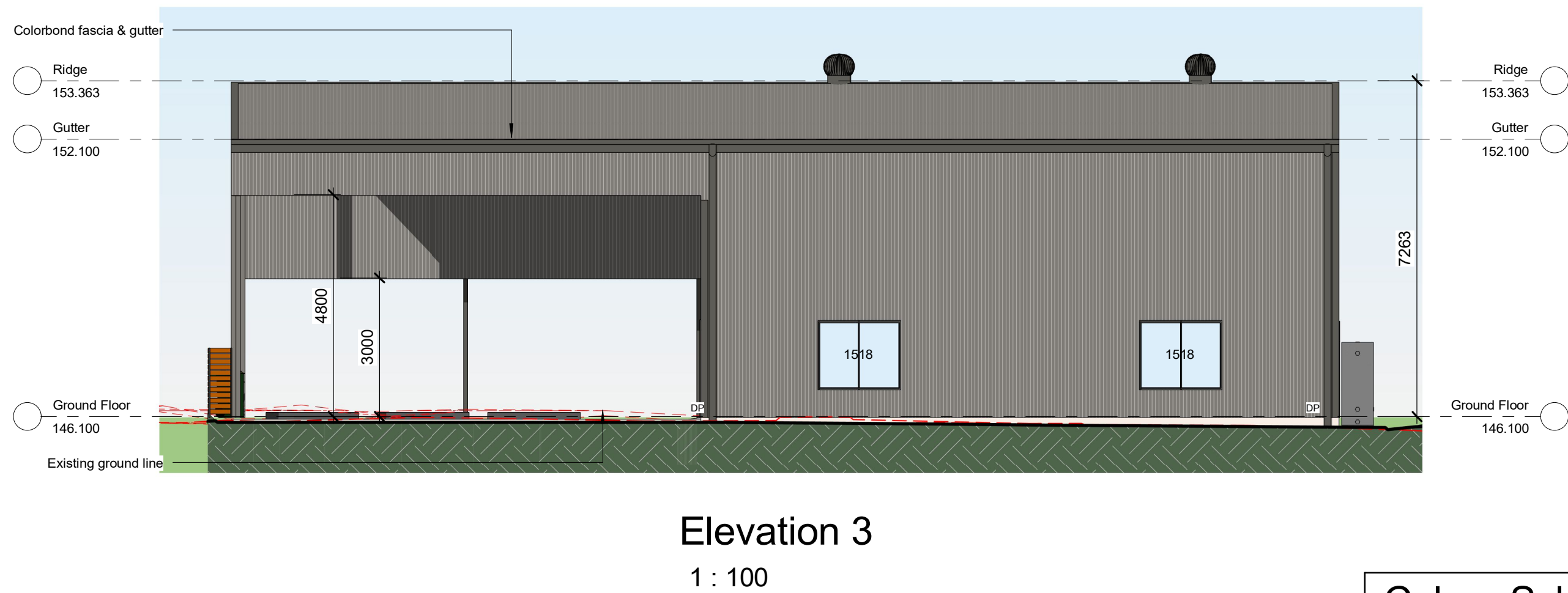
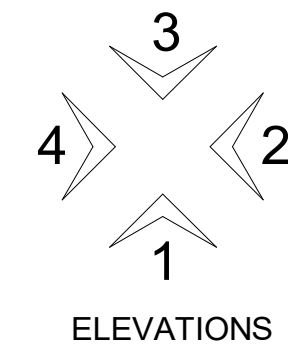
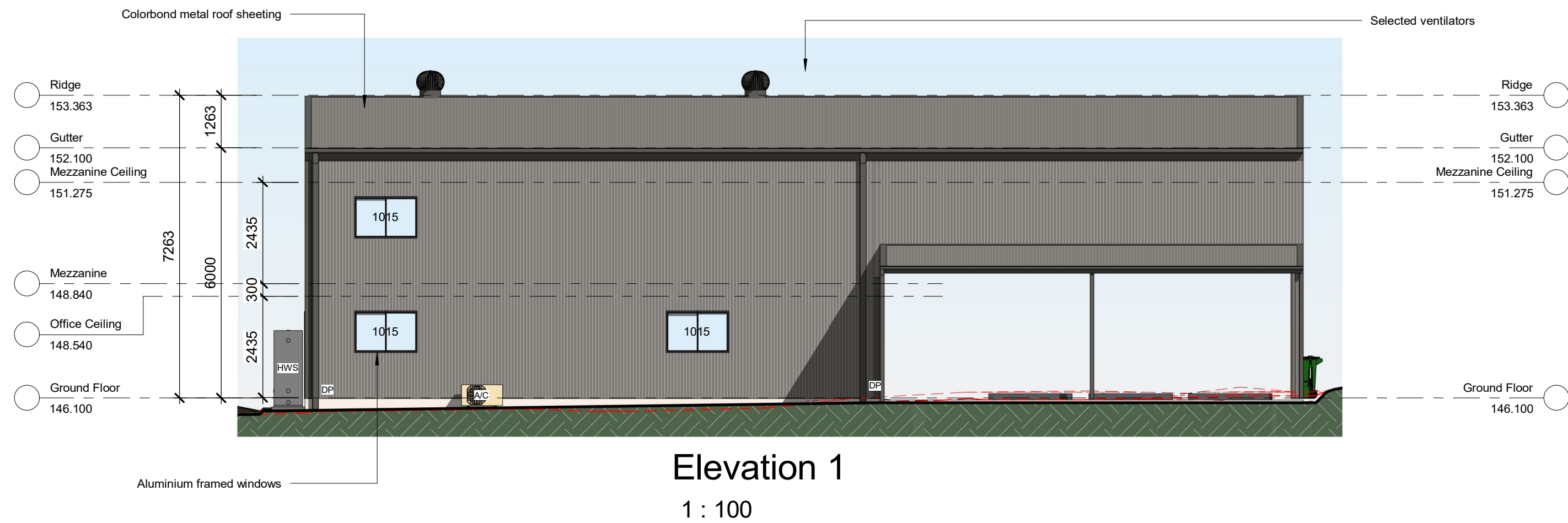
Power load shall comply with Section 3 of the NCC.

All lighting to be installed in accordance with 37 of NCC.

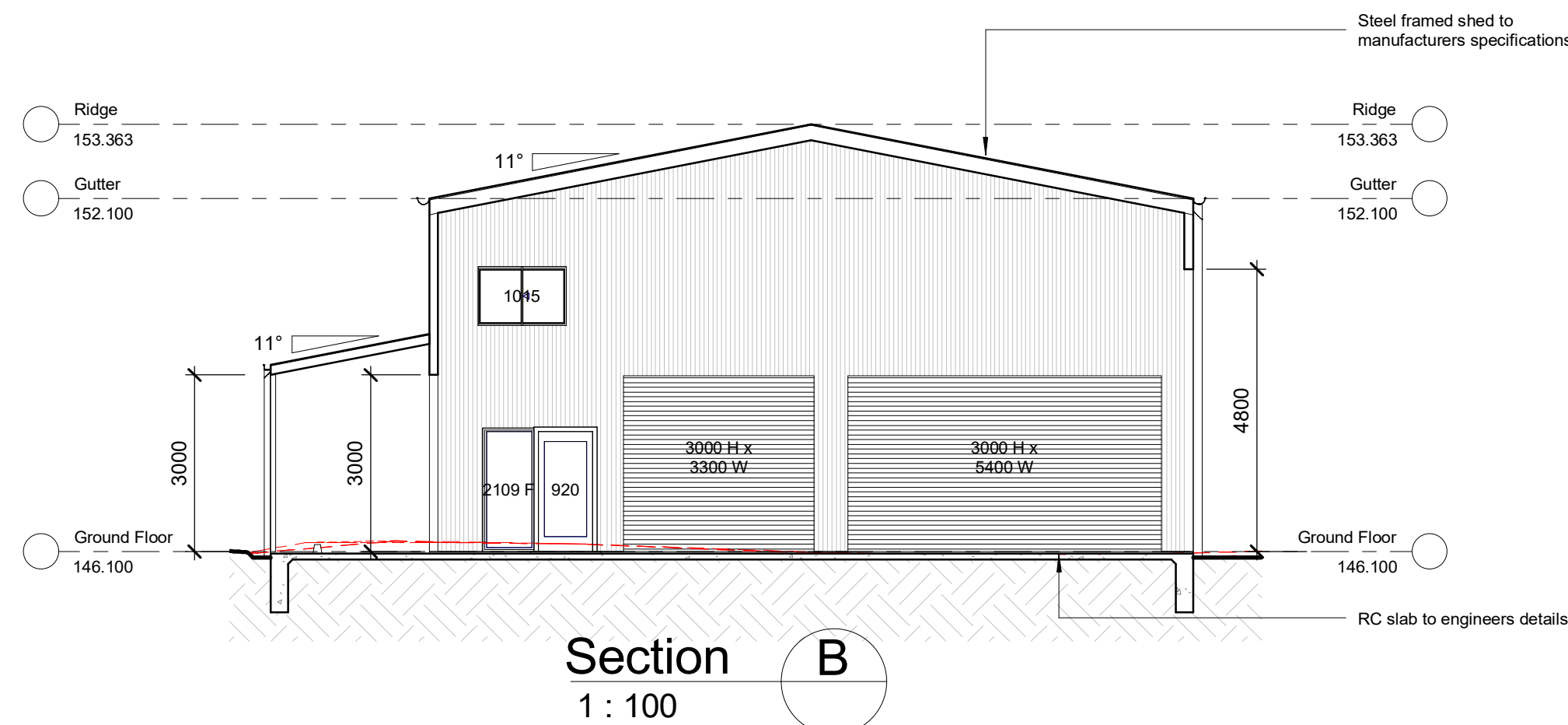
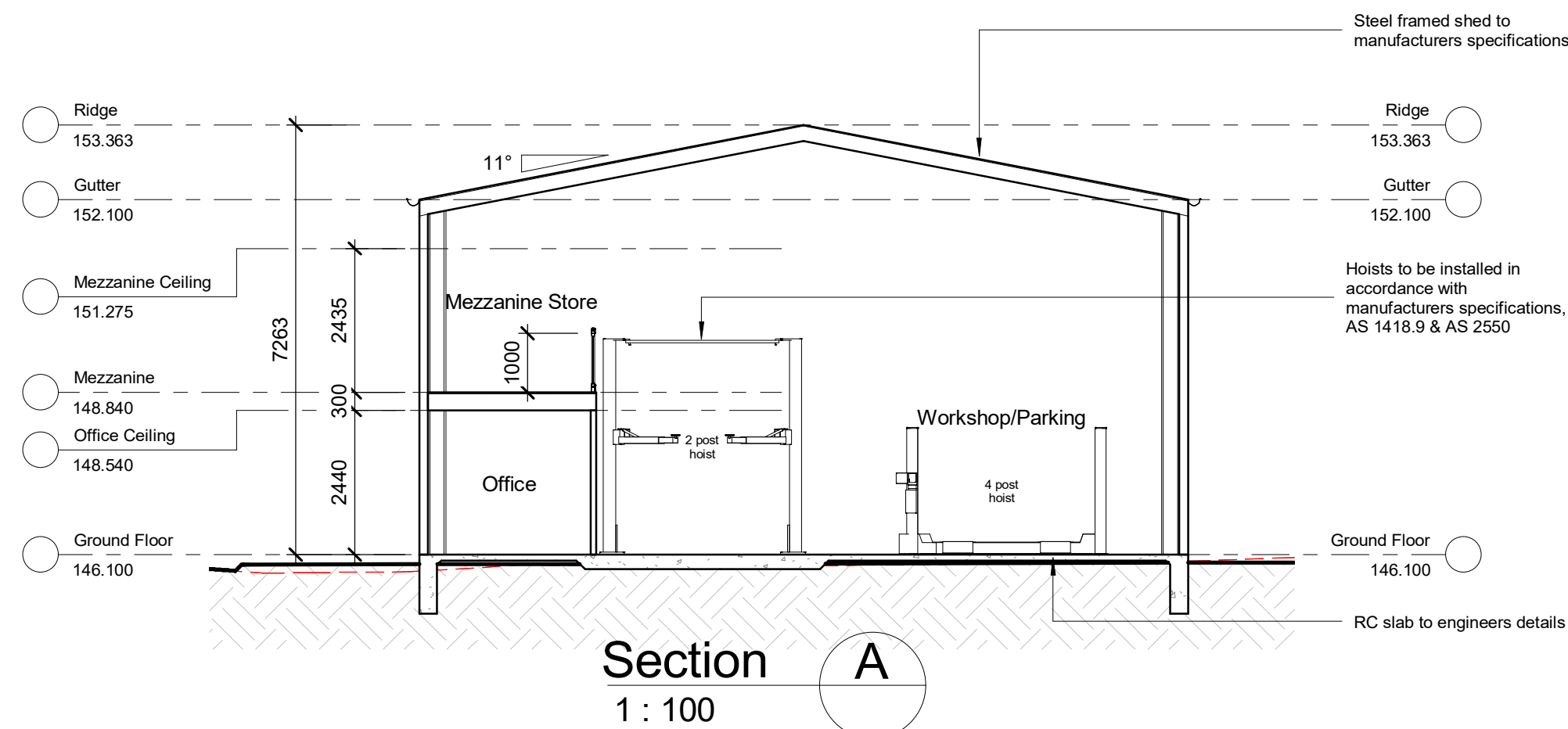


SIZE A1	SCALE	As indicated	JOB No:	015-24	REV A
	DATE	07/08/24	SHEET No:	04	
	DRAWN	PDG			

NCC Definition: Carpark
A building that is used for the parking of motor vehicles but is neither a private garage nor used for the servicing of vehicles, other than washing, cleaning or polishing.



Colour Schedule	
Roofing	- Colorbond "Wallaby" Monoclad roof sheeting
Gutter	- Colorbond "Woodland Grey"
Fascia	- Colorbond "Woodland Grey"
Barge & opening flashing	- Colorbond "Woodland Grey"
Corner Flashing & posts	- Colorbond "Woodland Grey"
Downpipes	- Colorbond "Woodland Grey"
Exterior Walls	- Colorbond "Wallaby" Monoclad wall sheeting
Window frames	- Colorbond "Woodland Grey"
Roller Doors	- Colorbond "Woodland Grey"
Doors	- Colorbond "Woodland Grey"
Frame	- Colorbond "Shale grey"
Panel	- Colorbond "Shale grey"
Doors to comply with contrasting requirements of NCC & AS 1428.1	



AREAS:

No.	Description	Date
A	DA	27/09/24

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PROJECT
PROPOSED TAXI DEPOT

AT
47A MAITLAND ST, MUSWELLBROOK
LOT 2 DP1006362

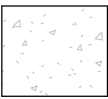
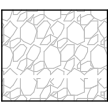
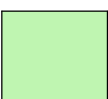
FOR
MUSWELLBROOK TAXIS

SIZE	SCALE	As indicated	JOB No:	015-24	REV:
A1	DATE	07/08/24	SHEET No:	05	A
	DRAWN	PDG			



Landscape Plan
1 : 125


Landscape Legend

	Broom finished natural concrete
	Selected gravel
	Selected lawn turf

AREAS:

A	DA		27/09/24
No.	Description		Date

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AT
47A MAITLAND ST, MUSWELLBROOK
LOT 2 DP1006362

FOR
MUSWELLBROOK TAXIS

SIZE	SCALE	As indicated	JOB No:	015-24	REV:
A1	DATE	07/08/24			
	DRAWN	PDG	SHEET No:	06	A



Car Park Plan
1 : 125

Carpark Table

Dimensions of parking spaces

Userclass = 1 (AS 2890.1Table 1.1)
Length = 5400 min
Width = 2400 min (AS 2890.1 Figure 2.2).
Aisle Width = 6200 min

Total parking spaces required

Transport or Truck Depot = Cars - 1 space per 2 on site staff
PLUS
1 space per transport vehicle
present at peak vehicle
accumulation on site.

No of spaces required 2 x onsite staff = 1 space
3 x taxis = 3 spaces
3 x taxi driver personal vehicles
7 spaces required.

Carpark

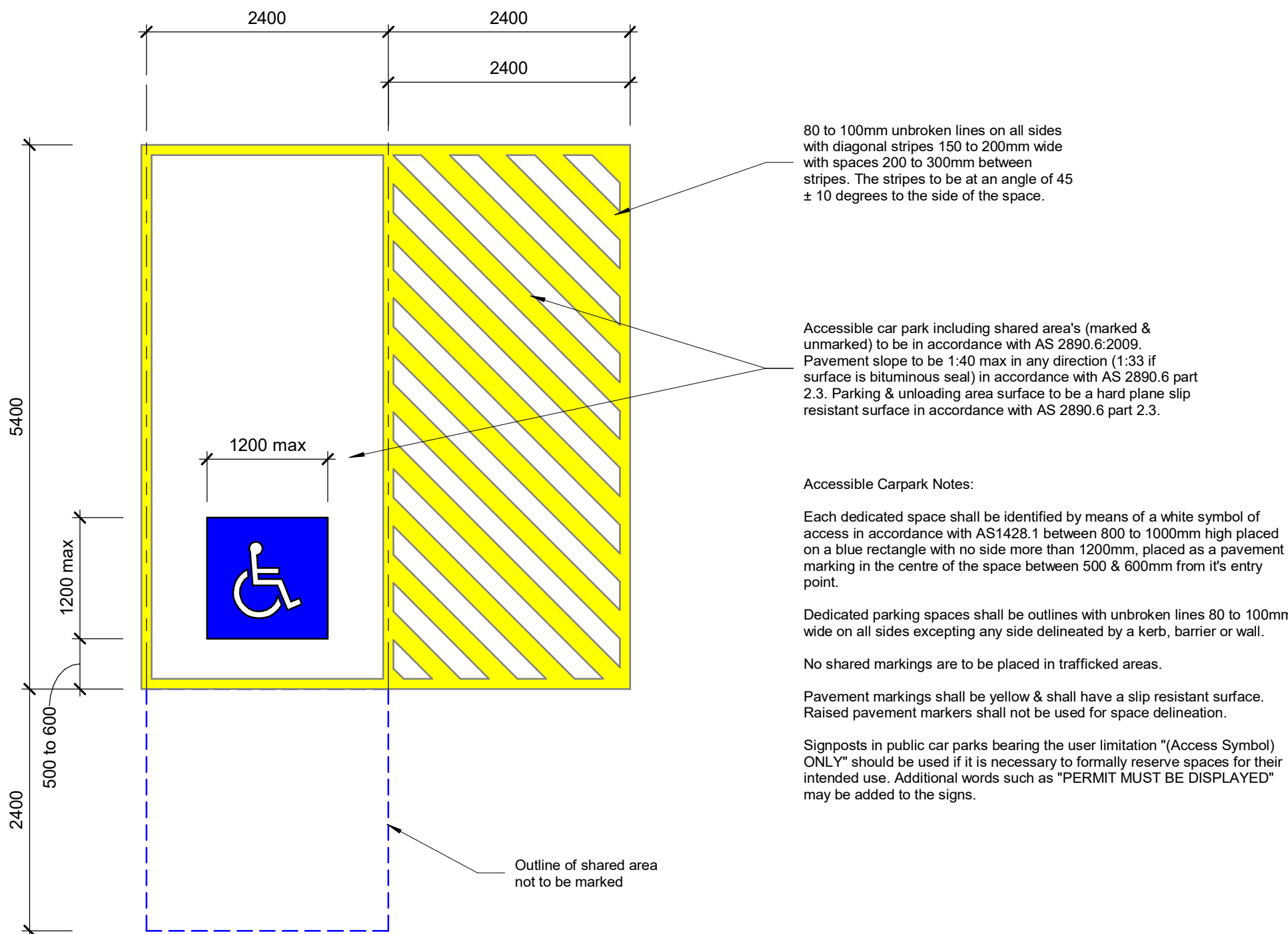
Proposed Parking 7 spaces have been provided.

Total Accessible parking = 1 x accessible
spaces required = 6 x standard parking spaces
= 7 parking spaces

NCC Part D4D6 = 1 space per 100 spaces

MSC LEP Dictionary
Gross Floor Area Definition

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(f) storage, and
(g) vehicular access, loading areas, garbage and services, and
(h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(i) car parking to meet any requirements of the consent authority (including access to that car parking), and
(j) any space used for the loading or unloading of goods (including access to it), and
(k) terraces and balconies with outer walls less than 1.4 metres high, and
(l) voids above a floor at the level of a storey or storey above.



Accessible Carpark Detail
1 : 50

AREAS:

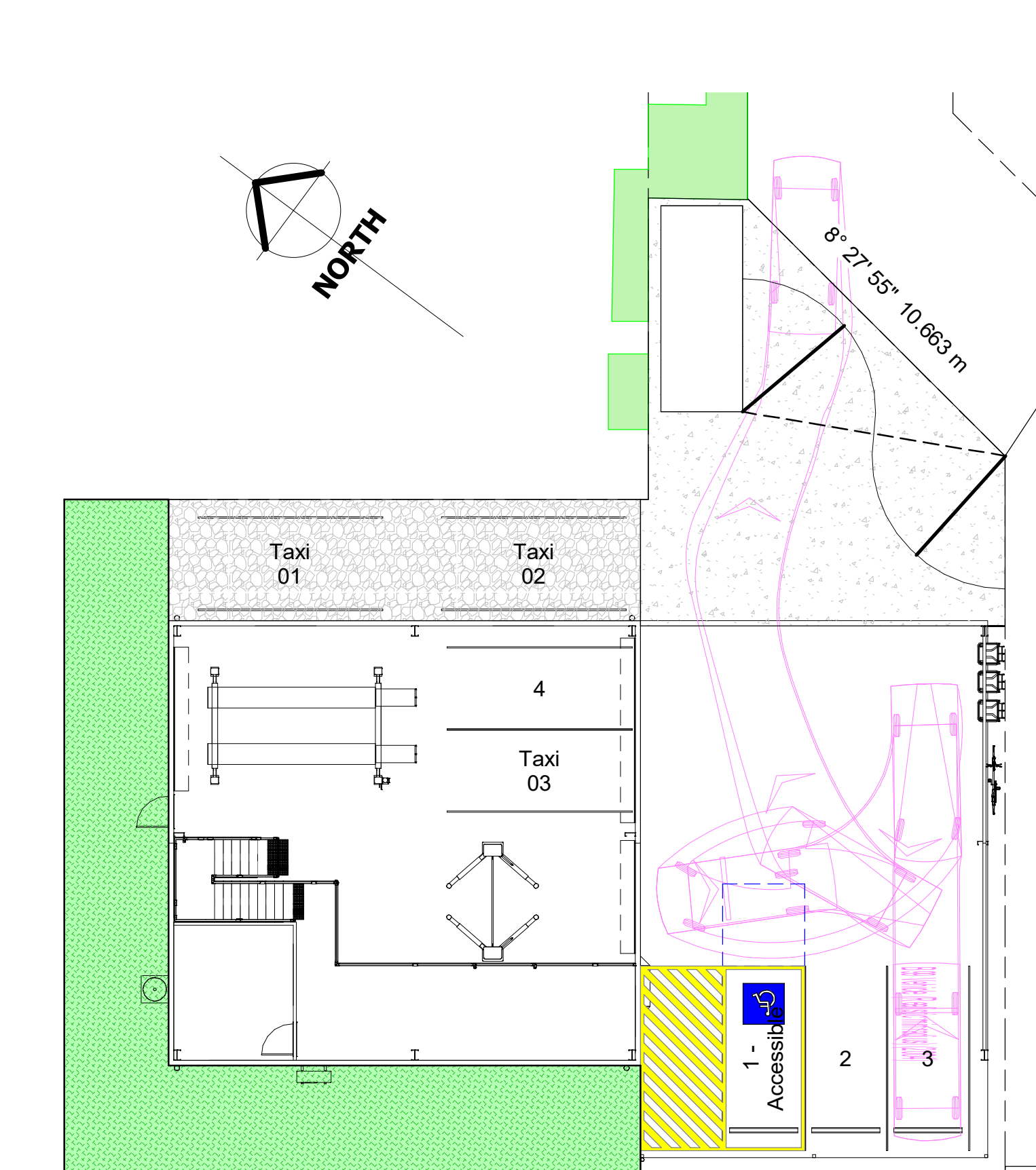
No.	Description	Date
A	DA	27/09/24

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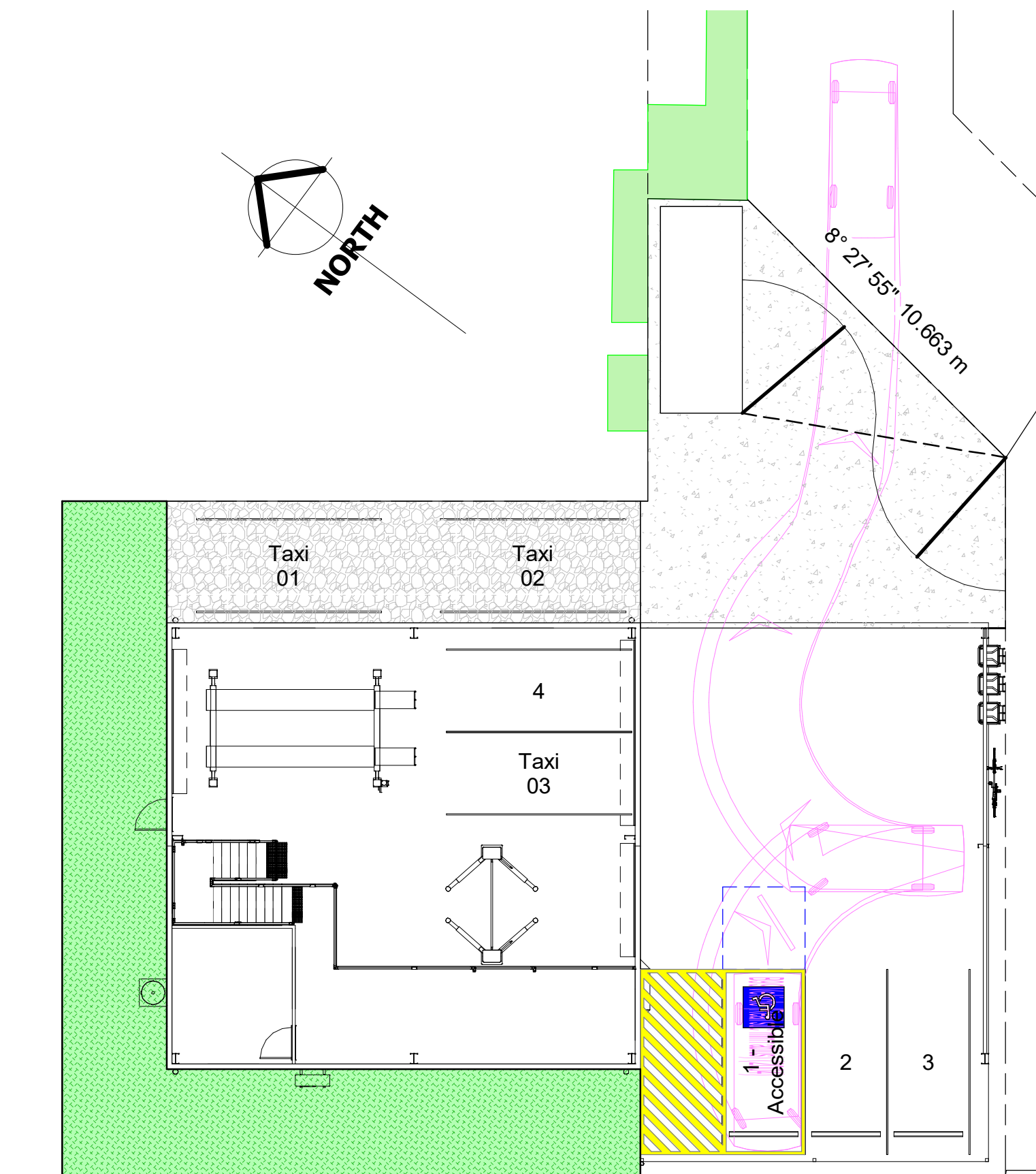
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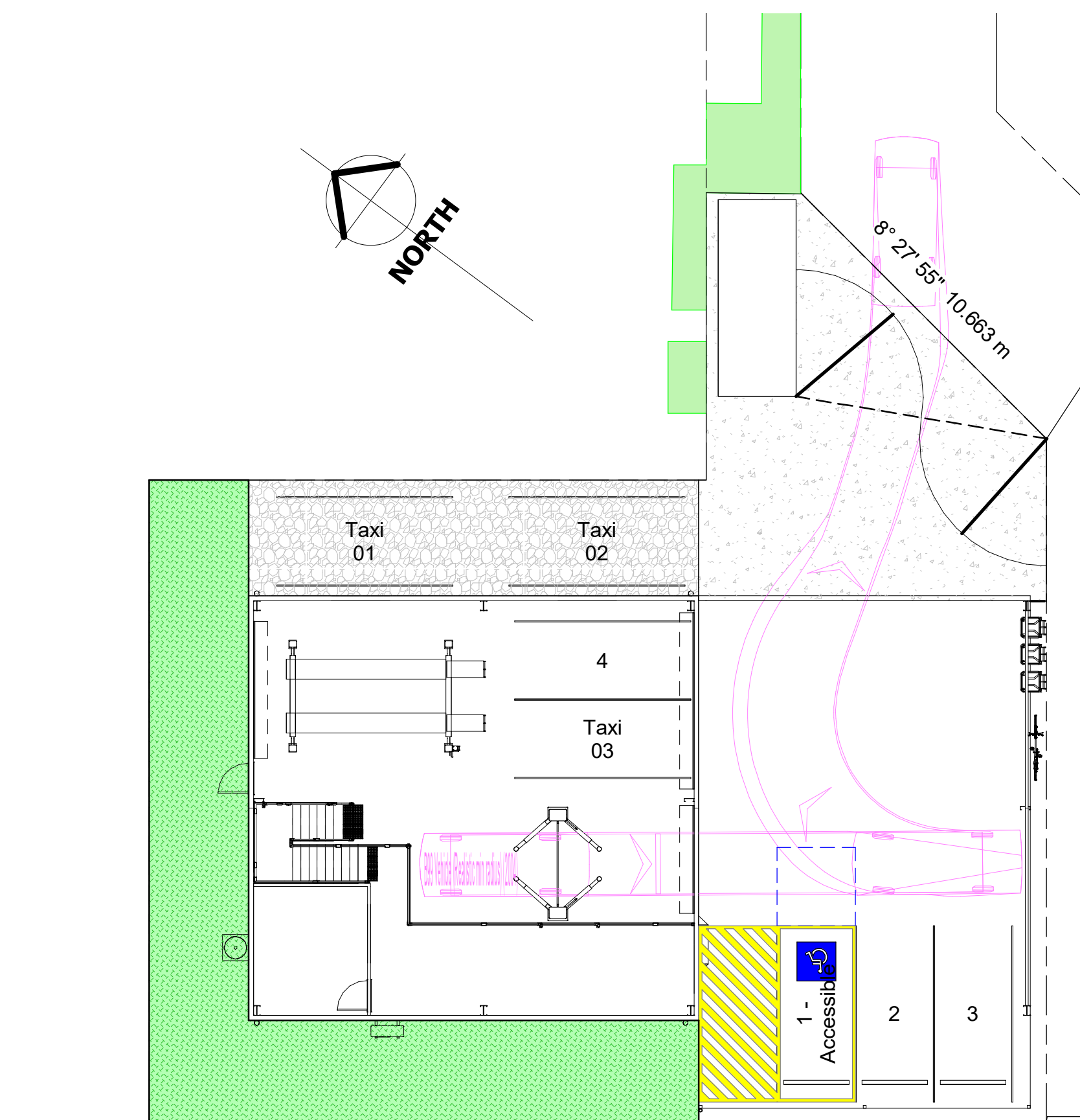
PROJECT PROPOSED TAXI DEPOT				
AT 47A MAITLAND ST, MUSWELLBROOK LOT 2 DP1006362				
FOR MUSWELLBROOK TAXIS				
SIZE A1	SCALE As indicated DATE 07/08/24 PDG	JOB No: 015-24	SHEET No: 07	REV: A



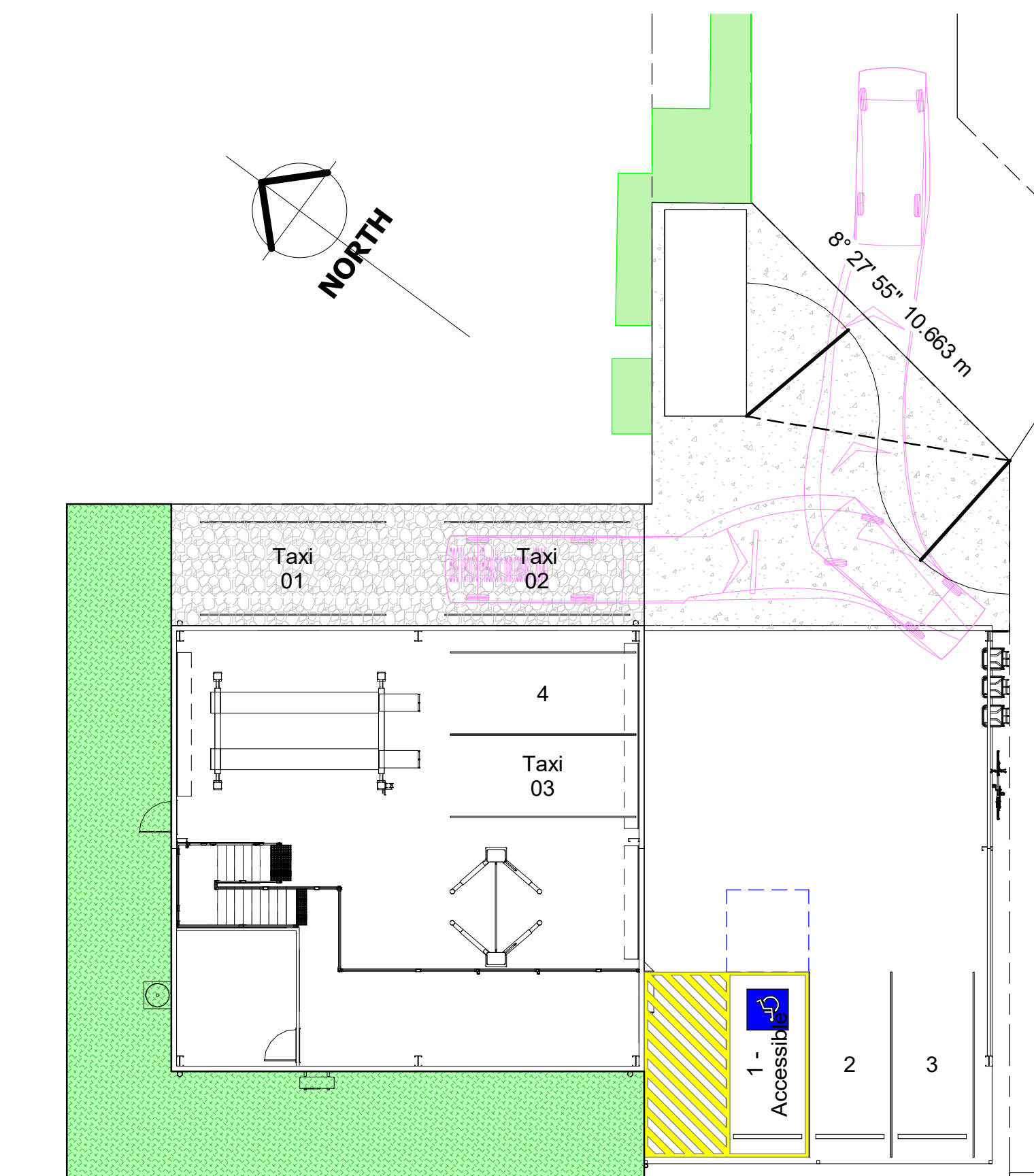
Turning Templates - Exit 01
1 : 150



Turning Templates - Exit 02
1 : 150

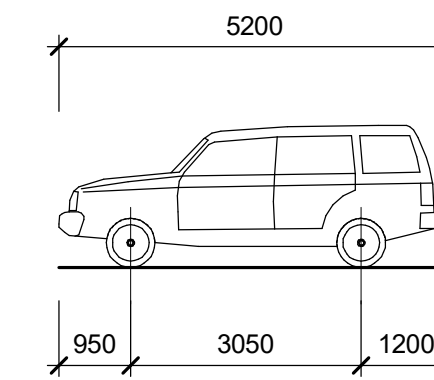


Turning Templates - Exit 03
1 : 150



Turning Templates - Exit 04
1 : 150

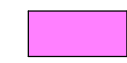
Design Vehicle



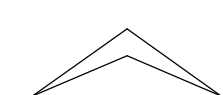
B99 Vehicle
Overall Length 5.2m
Overall Width 1.94m
Overall Body Height 1.878m
Min Body Ground Clearance 0.272m
Track Width 1.84m
Lock-to-lock time 4.00s
Kerb to Kerb turning radius 6.25m

Path Legend

B99 Vehicle



Forward travel



Reverse travel



AREAS:

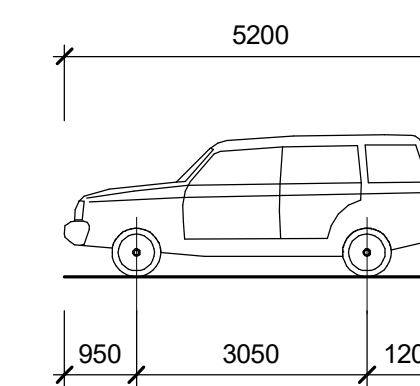
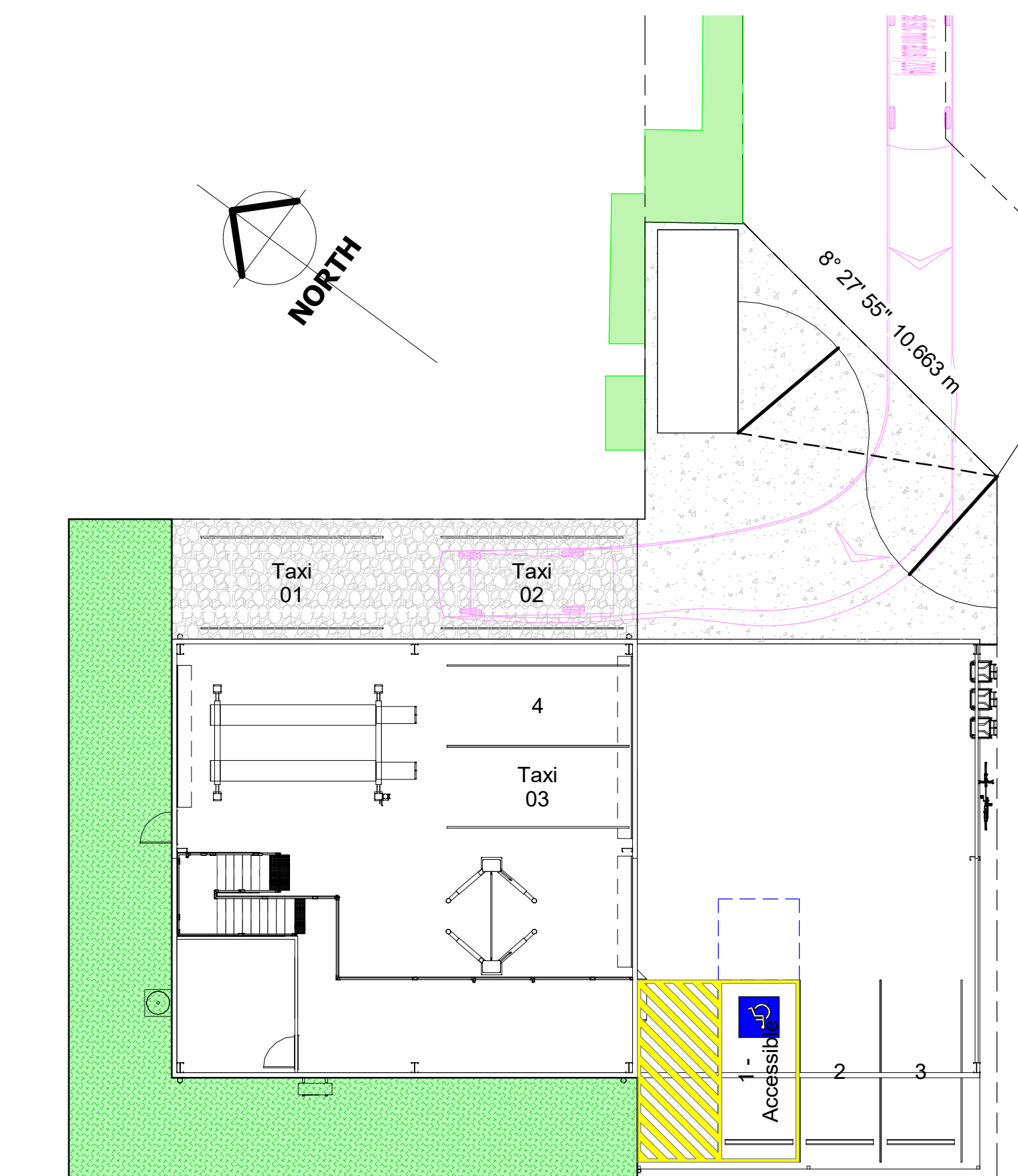
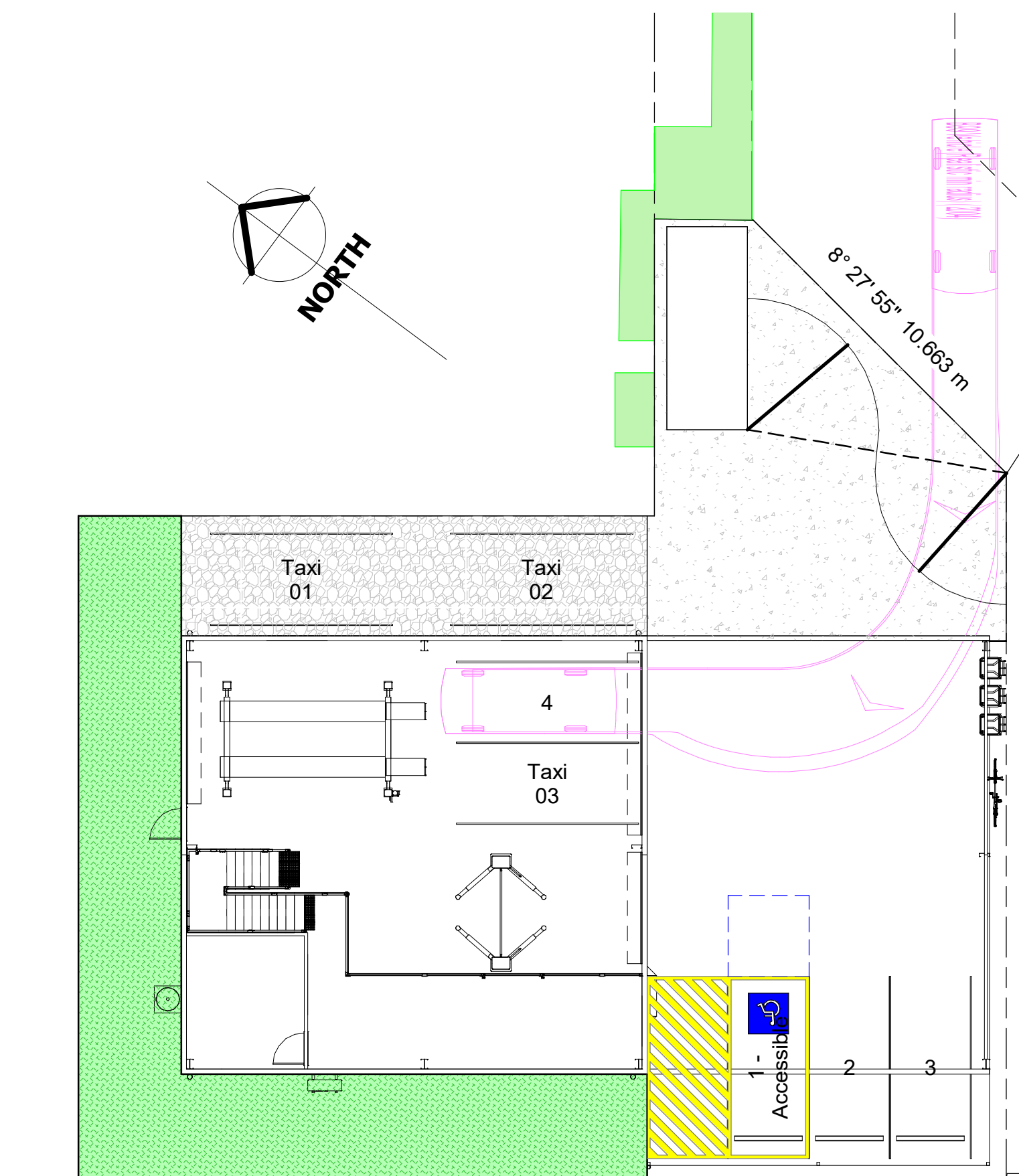
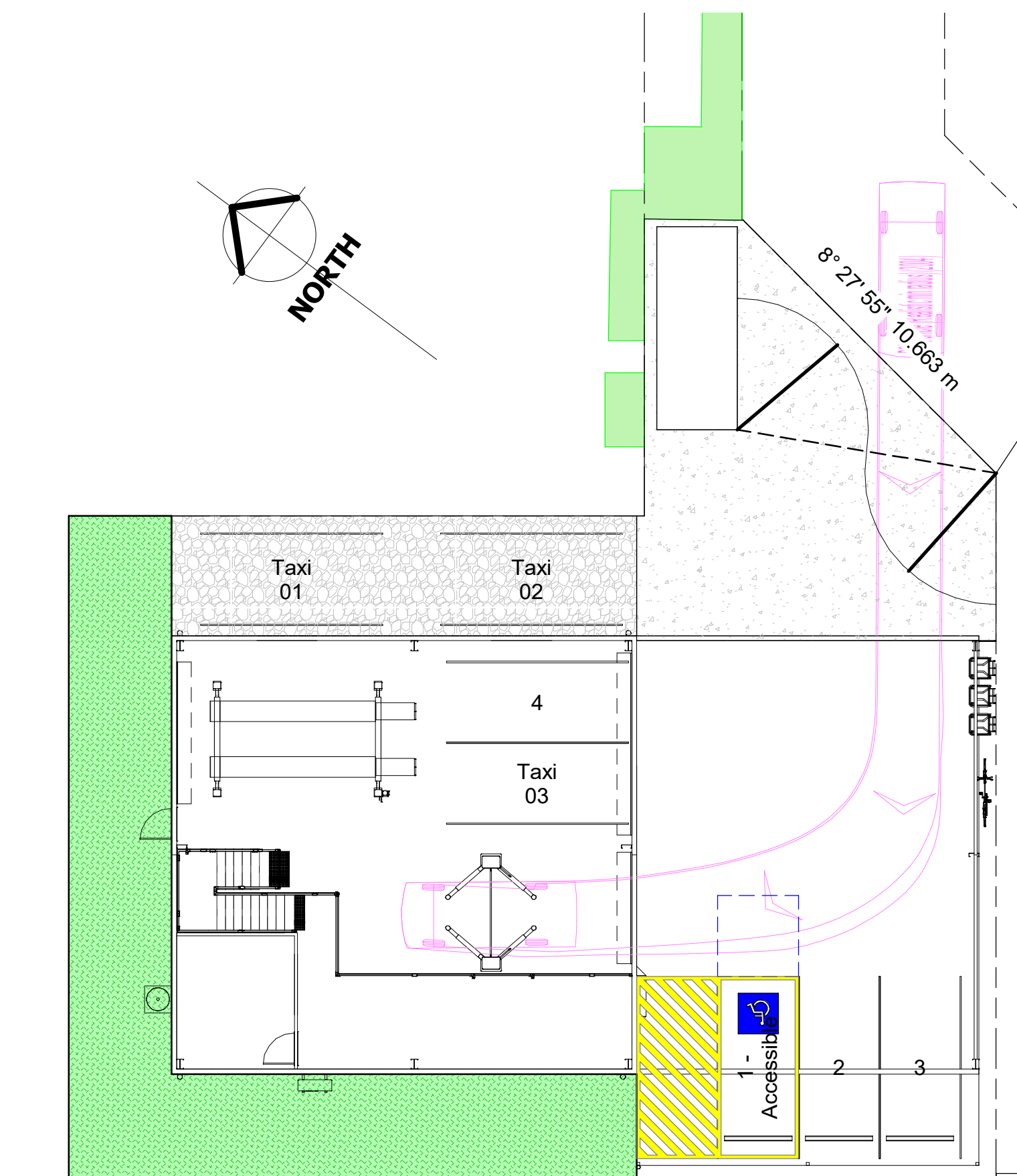
A	DA	27/09/24
No.	Description	Date

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FOR MUSWELLBROOK TAXIS				
SIZE A1	SCALE DATE DRAWN	As indicated 07/08/24 PDG	JOB No: 015-24 SHEET No: 08	REV: A



B99 Vehicle	
Overall Length	5.2m
Overall Width	1.94m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.84m
Lock-to-lock time	4.00s
Kerb to Kerb turning radius	6.25m

Path Legend

B99 Vehicle	
Forward travel	
Reverse travel	

[illegible]

No.	Description	Date
<p>Note: All levels, dimensions & materials must be verified between owners & builder before commencement of construction.</p>		



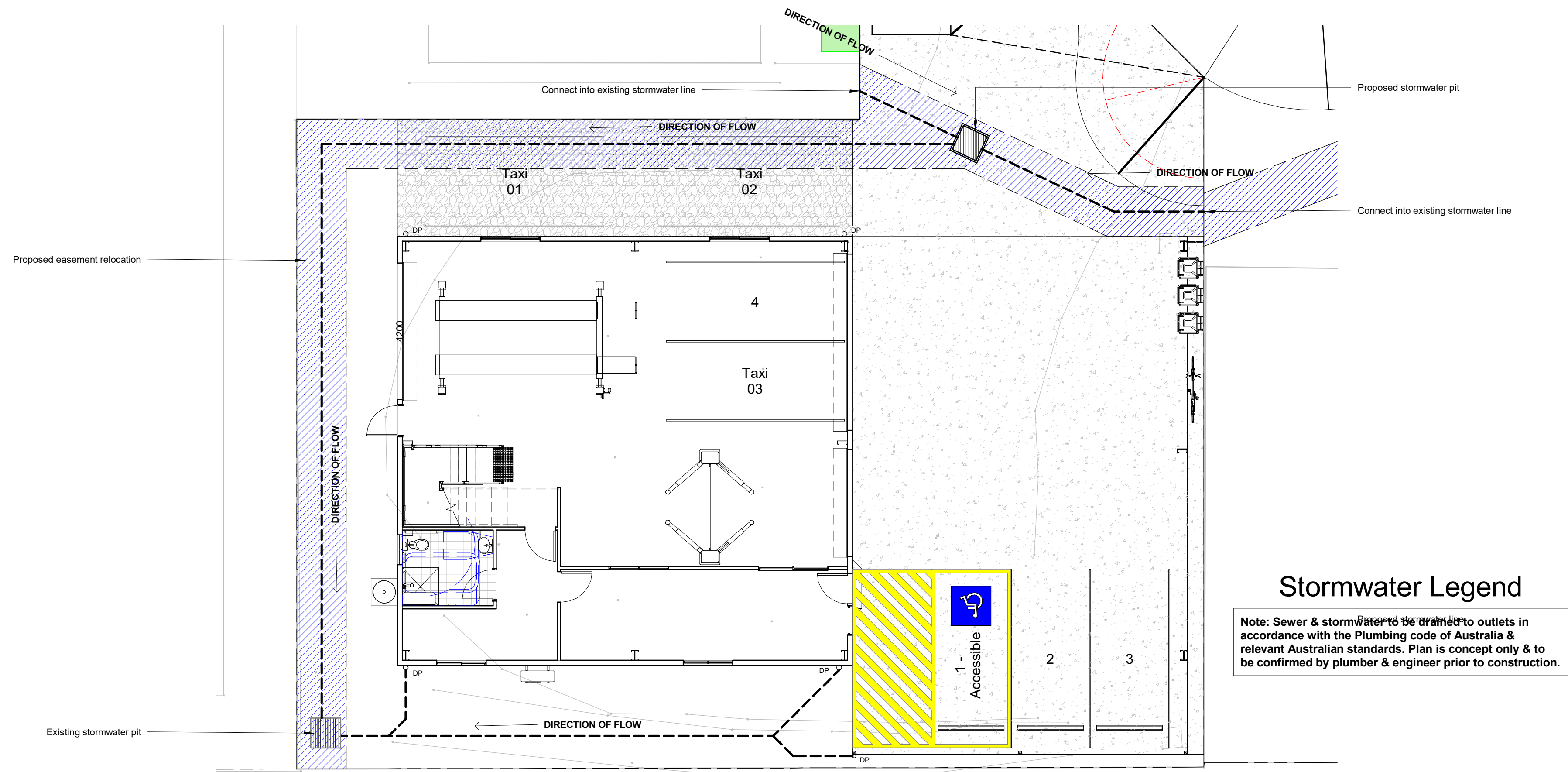
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PROJECT	PROPOSED TAXI DEPOT
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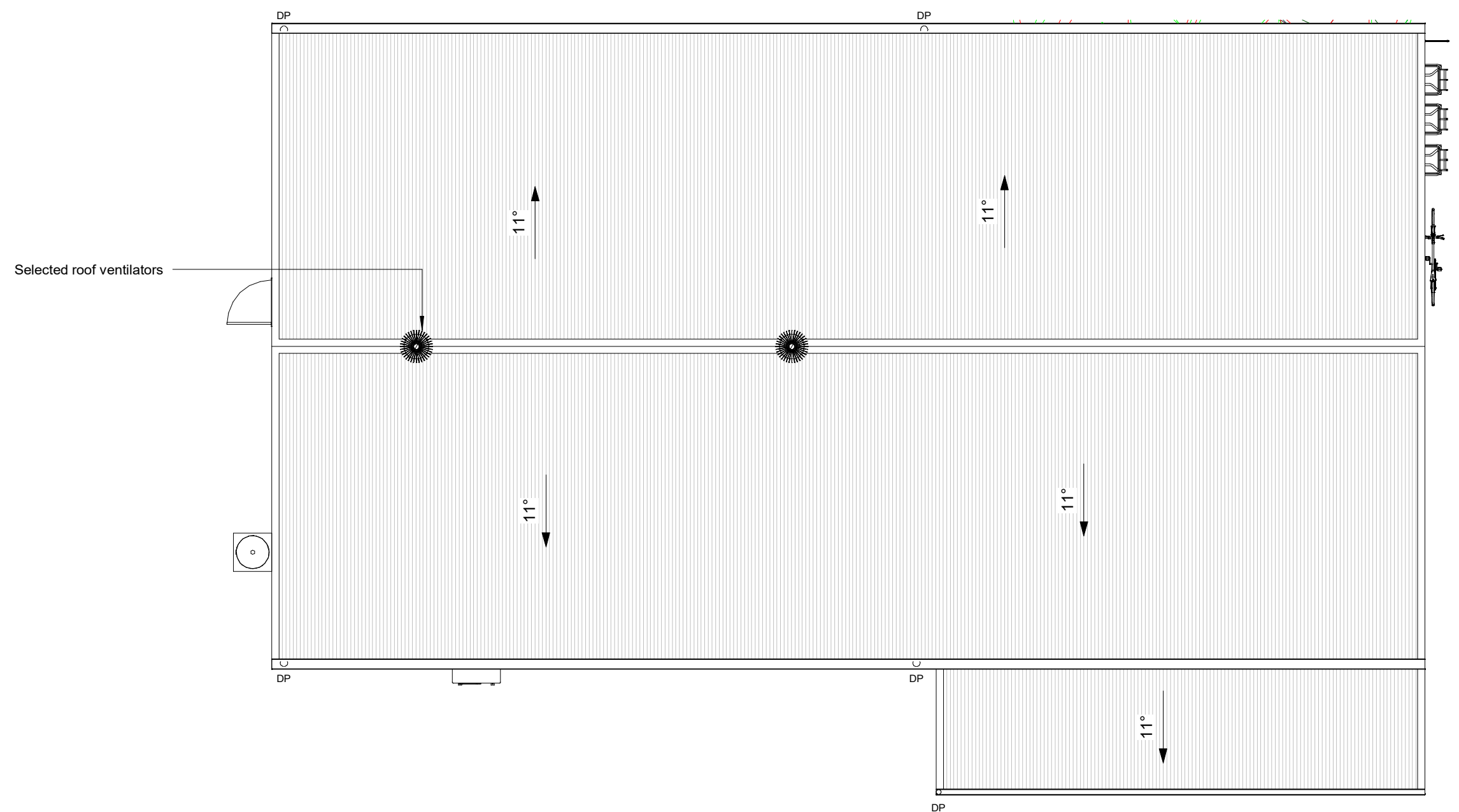
AT
47A MAITLAND ST, MUSWELLBROOK
LOT 2 DP1006362

FOR
MUSWELLBROOK TAXIS

SIZE	SCALE	As indicated	JOB No:	015-24	REV:
A1	DATE	07/08/24	SHEET No:	09	A
	DRAWN	PDG			



Concept Stormwater Plan
1 : 100



Roof Plan
1 : 100

AREAS:

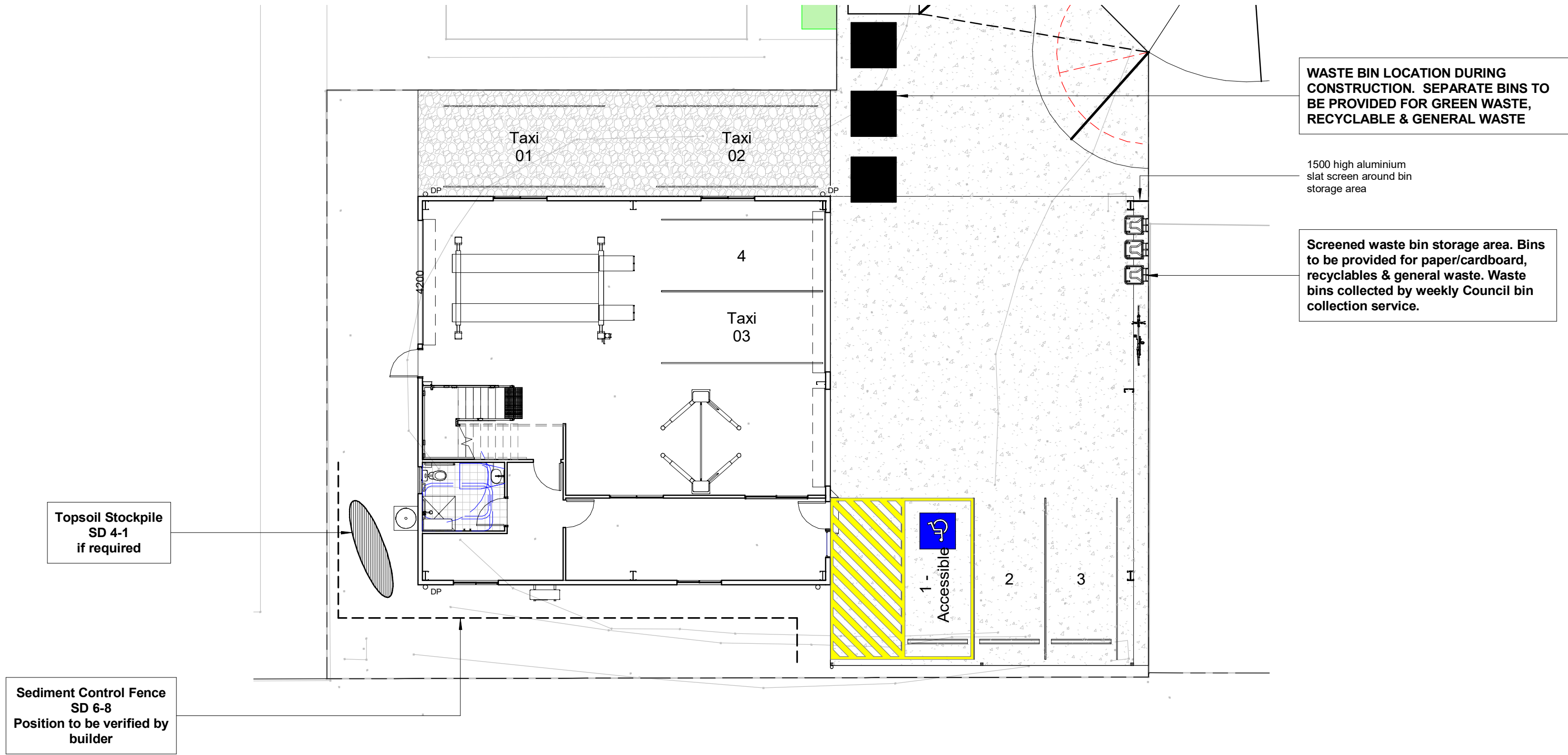
A	DA		27/09/24
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FOR MUSWELLBROOK TAXIS				
SIZE	SCALE	1 : 100	JOB No:	015-24
A1	DATE	07/08/24	SHEET No:	10
	DRAWN	PDG		A



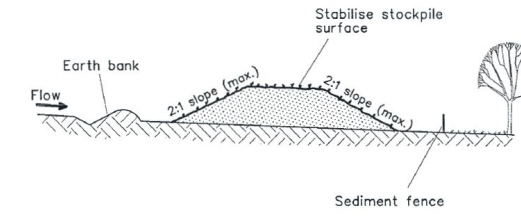
Sediment & Waste Management Site Plan
1 : 125

Waste Management Notes

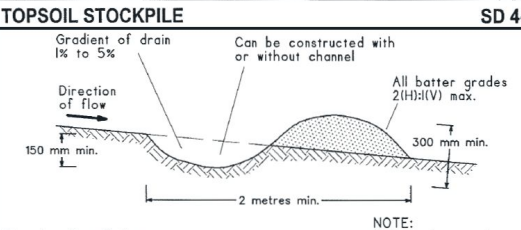
DEMOLITION & CONSTRUCTION

The proposed works will include the following:

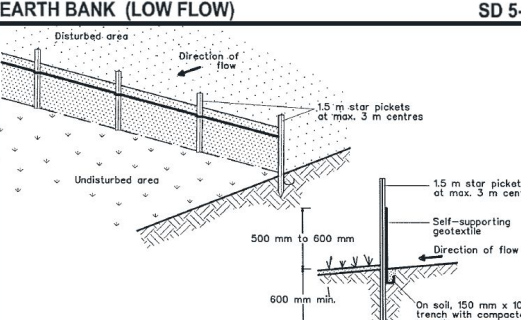
1. Re-use excavated material on-site and disposal of any excess to an approved site.
2. Green waste mulched and re-used on-site as appropriate, or recycled off-site.
3. Bricks, tiles and concrete re-used on-site as appropriate, or recycled off-site.
4. Plasterboard waste returned to supplier for recycling.
5. Framing timber re-used on site or recycled off-site.
6. Windows, doors and joinery recycled off-site.
7. All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with WorkCover Authority and EPA requirements.
8. Plumbing, fittings and metal elements recycled off site.
9. Ordering the right quantities of materials and prefabrication of materials where possible.
10. Re-using formwork.
11. Careful source separation of off-cuts to facilitate re-use, resale or recycling.



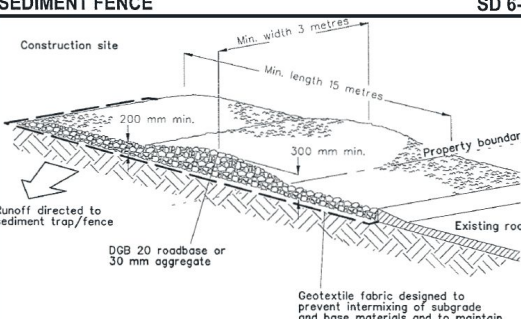
- Construction Notes**
1. Where possible locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
 2. Construct on the contour as a low, flat, elongated mound.
 3. Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height.
 4. Rehabilitate in accordance with the SWMP/ESCP.
 5. Construct earth bank (Standard Drawing 5-5) on the upslope side to divert run off around the stockpile and a sediment fence (Standard Drawing 6-8) 1 to 2 metres downslope of stockpile.



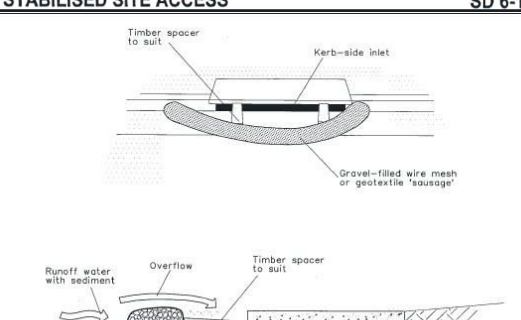
- Construction Notes**
1. Construct with gradient of 1 per cent to 5 per cent.
 2. Avoid removing trees and shrubs if possible.
 3. Design to be of circular, parabolic or trapezoidal cross section not V-shaped.
 4. Earth banks to be adequately compacted in order to prevent failure.
 5. Permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
 6. All outlets from disturbed lands are to feed into a sediment basin or similar.
 7. Discharge runoff collected from undisturbed lands onto either a stabilised or an undisturbed disposal site within the same subcatchment area from which the water originated.
 8. Compact base with a suitable implement in situations where they are required to function for more than five days.
 9. Earth banks to be free of projections or other irregularities that will impede normal flow.



- Construction Notes**
1. Construct sediment fence as close as possible to the contour of the site.
 2. Drive 1.5 metre long star pickets into ground, 2.5 metres apart (max.).
 3. Dig a 150 mm deep trench along the upslope line of the fence for the bottom of the fabric to be embedded.
 4. Fix self-supporting geotextile to underside of pickets with wire ties or as recommended by geotextile manufacturer.
 5. Join sections of fabric at a support post with a 150 mm overlap.
 6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

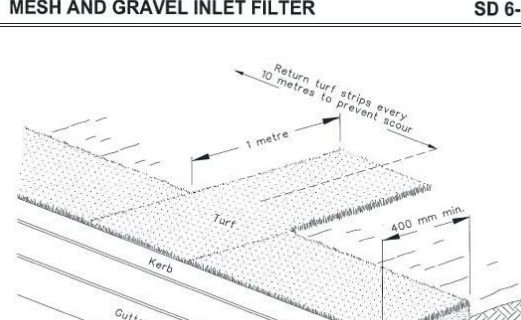


- Construction Notes**
1. Strip topsoil and level site.
 2. Compact subgrade.
 3. Cover area with needle-punched geotextile.
 4. Construct 200 mm thick sand over geotextile using roadbeds or 50 mm aggregate. Maximum width 15 metres or to building alignment. Minimum width 3 metres.
 5. Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.



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1. Install filter to bank made from geotextile or wire mesh longer than the length of the inlet pit and fit it to the 20 mm mesh.
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1. Install a 400mm minimum wide roll of turf on the footpath next to the bank and at the same level as the top of the bank.
 2. Lay 1.5 metres long turf strips normal to the bank every 10 metres.
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- NOTES:**
1. Site works will not start until the erosion and sediment control works outlined in clauses 2 to 4, below, are installed and functional.
 2. The entry to and departure of vehicles from the site will be confined to one stabilised point. Sediment or barrier fencing will be used to restrict all vehicular movements to that point. Stabilisation will be achieved by either:
* constructing a sealed (e.g. concrete or asphalt) driveway to the street
* constructing a stabilised site access following Standard Drawing SD 6-14 or other suitable technique approved by the Council.
 3. Sediment fences (SD 6-8) and barrier fences will be installed as shown on the attached drawing.
 4. Topsoil from the work's area will be stripped and stockpiled (SD 4-1) for later use in landscaping the site.
 5. All stockpiles will be placed in the location shown on the ESCP and at least 2 metres clear of all areas of possible areas of concentrated water flow, including driveways.
 6. Lands to the rear of the allotment and on the footpath will not be disturbed during works except where essential, e.g. drainage works across the footpath. Where works are necessary, they will be undertaken in such a way to minimise the occurrence of soil erosion, even for short periods. They will be rehabilitated (grassed) as soon as possible. Stockpiles will not be placed on these lands and they will not be used as vehicle parking areas.
 7. Approved bins for building waste, concrete and mortar slurries, paints, acid washings and litter will be provided and arrangements made for regular collection and disposal.
 8. Guttering will be connected to the stormwater system or the rainwater tank as soon as practicable.
 9. Topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
 10. All erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

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