ASPIRE
Town Planning and Project Services

31 October 2026

Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Attn: Neil Beck (Team Leader – Planning)

Via email: enquiries@douglas.qld.gov.au
neil.beck@douglas.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST AND NOTICE OF INTENTION TO COMMENCE PUBLIC NOTIFICATION IN RELATION TO THE DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (WAREHOUSE – SELF STORAGE) OVER LAND AT 29 FRONT STREET, MOSSMAN, MORE FORMALLY DESCRIBED AS LOT 34 ON RP706256

COUNCIL REF: MCUI 2026_6011/1

Aspire Town Planning and Project Services act on behalf of Dorway 2 Pty Ltd (the 'Applicant' and 'Landowner') in relation to the above described matter.

On behalf of the Applicant, please accept this correspondence as the Applicant's full response to the above referenced Request for Information pursuant to s13.2(a) of the Development Assessment Rules v3.0.

Information Request Item 1: Car Parking

Please provide the gross Floor Area for all existing buildings on the premises.

Applicant Response to Information Request Item 1

The Revised Proposal Plan Set has been updated to include existing Front and Side Building Areas, refer to **Attachment A**.

In summary:

- Front Building = 494m^2
- Side Building = 253m^2
- Proposed Storage Containers = 90m^2

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Information Request Item 2: Environmental Performance Code - Storm Water Drainage and Overland Flow and Infrastructure Works Code - Connection to Council's Drainage System

It is noted that the application seeks to regularise existing development.

It is understood that to enable the construction the land has been recently filled thereby altering the acceptance of overland flow from surrounding land and possibly worsening upstream impacts.

Council has no record of a building approval having been issued for the storage containers or for the protecting shed awning. All buildings are required to be developed to suitably collect and disperse stormwater to a lawful point of discharge.

2. Please provide details of any fill that has occurred on the land, provide overland flow for the pre- development and post development civil design, including catchment and dispersal of stormwater and overland flow to ensure the development does not have any worsening effect on upstream, downstream or surrounding land.

Applicant Response to Information Request Item 2

Please refer to the Revised Proposal Plan Set prepared by Success By Design, dated 30 October 2026, included as Attachment A. The plans provide additional relative spot levels, drainage annotations and site photographs illustrating the existing ground conditions, adjoining property levels and overland flow arrangements.

Filling and Existing Ground Levels

We would appreciate Council clarifying the basis for its assertion that filling has occurred on the site.

The Landowner expressly confirm that no fill was brought onto the site for the placement of the storage containers. The containers have been positioned on discrete mass concrete footings and secured by chains, with approximately 300 mm clearance above natural ground. They have not been constructed on a raised earth platform or a continuous concrete slab.

Accordingly, the premise that filling was undertaken to facilitate the container installation, thereby raising the ground level and restricting the acceptance of overland flow, is not supported by the site information provided. The plans and site photographs record that the ground in this area has remained undisturbed.

The spot levels are referenced to a local site datum identified as RL 0, rather than Australian Height Datum. They show relative levels extending to approximately 500 mm below that datum and demonstrate the lower elevation of the rear portion of the site. The plan annotations and photographs also identify higher adjoining ground and a retaining wall approximately 400–500 mm high at the rear interface.

These observations indicate that the low-lying nature of the container area is an existing site characteristic, rather than a consequence of filling associated with the development.

Existing Overland Flow Arrangements

The revised plans identify natural swales and falls towards the middle and rear of the site. They also identify a spoon drain on the police station side running towards the rear, together with existing building stormwater discharge into a natural swale.

The accompanying notes describe runoff entering the lower part of the subject site from higher adjoining land and continuing across the area towards neighbouring land. Front Street is identified as being at a higher relative level than the container area, which constrains direct gravity drainage from this part of the site towards the street.

The development retains the existing ground profile beneath the containers. Their elevated installation allows shallow overland flow to continue beneath and around the structures, rather than encountering a continuous slab, filled platform or perimeter foundation wall.

Comparison of Pre-development and Post-development Conditions

The principal change within the storage area is the installation of the elevated containers, their supporting footings and the protective roof structure. The information provided does not identify any associated raising of the surrounding ground or diversion of the existing natural swales.

The space beneath the containers remains available for shallow surface flow and temporary water storage, subject to the clearance beneath the container bases. The discrete concrete supports occupy a limited part of this space. This arrangement substantially retains the ground-level drainage function of the area and avoids the displacement that would result from filling the entire container footprint.

The landowner also reports that the site has experienced normal rainfall events without observed flooding issues. This provides supporting operational context, although it is not presented as verification of performance during a major flood event.

On the basis of the unchanged ground profile and elevated form of installation, the development is not expected to materially impede existing shallow overland flow or cause additional ponding on surrounding land.

Roof Water and Drainage Requirements

The Applicant acknowledges Council's requirement for roof water to be suitably collected and conveyed to a lawful point of discharge. The preservation of existing overland flow paths is a separate consideration from the collection and disposal of runoff from the protective roof.

The Applicant accepts a condition requiring appropriate roof-water drainage arrangements, including gutters, downpipes and discharge details, to be documented and implemented through the relevant subsequent approval process. Those arrangements are to avoid concentrating additional runoff onto adjoining properties and preserve the existing overland flow paths.

Summary

The revised plans directly address Council's concern regarding filling by confirming that no fill was imported for the container installation. They also demonstrate the existing relative ground levels, drainage features and elevated footing arrangement.

The information supports the position that the development has retained the existing ground profile and substantially maintained the passage of shallow overland flow through the storage area. It is therefore submitted that the development can achieve an acceptable drainage outcome, with detailed roof-water collection and lawful discharge arrangements secured by an appropriate condition of approval.

Notice of Intention to Commence Public Notification

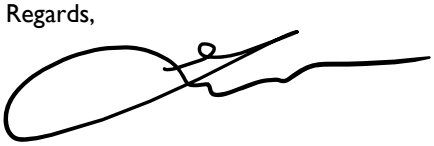
In accordance with s17.3 of the Development Assessment Rules v3.0, Council is advised that it is intended to commence Public Notification on the **6 November 2026** and conclude on the **27 November 2026**, therefore providing a notice period of 16 business days.

Conclusion

Thank you for your time and consideration of this Response to Information Request. We respectfully request that Council progress the assessment and decision of the Development Application.

If you have any further questions or issues please do not hesitate to contact the undersigned.

Regards,



Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services

ATTACHMENT A

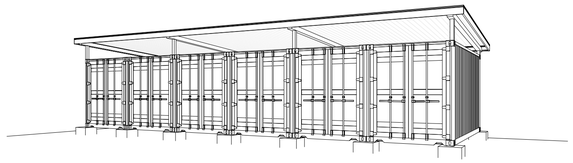
Revised Proposal Plan Set

Prepared by Success By Design

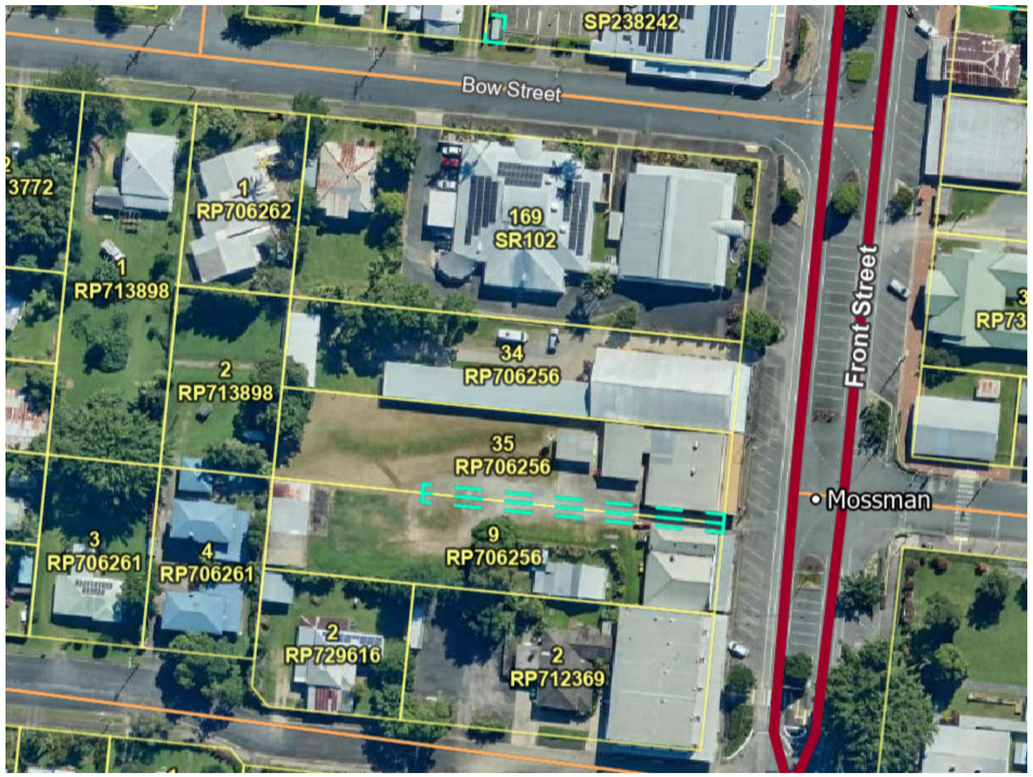
PLANNING FOR 29 FRONT STREET MOSSMAN 4873 QLD



REAR BUILT IN SECTION



STORAGE UNITS X 6



WIND CLASSIFICATION

ULTIMATE & SERVICEABILITY LIMIT STATE DESIGN WIND PRESSURES

WIND CLASS	DESIGN GUST WIND SPEED (m/s)		DESIGN PRESSURES (kPa)			
			GREATER THAN 1.2m FROM CORNERS		UP TO 1.2m FROM CORNERS	
	V h,u	V h,s	ULS	SLS	ULS	SLS
C2	61	39	±2.68	±0.88	-4.02	-1.23

GENERAL NOTES -

NOT FOR CONSTRUCTION GUIDE ONLY

GENERAL

- ALL WORKS SHALL BE IN STRICT ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA 2016 AND AMENDMENTS. AS1684.3-2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION PART 3 AND AMENDMENTS.

- ALL RELEVANT STANDARDS, LOCAL AUTHORITY BY-LAWS AND REGULATIONS AND WORKPLACE HEALTH & SAFETY REGULATIONS. ACCREDITED BUILDING PRODUCTS REGISTER AND MANUFACTURERS CURRENT WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. BUILDER TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING ANY SITE WORKS OR WORKSHOP DRAWINGS.

- DO NOT SCALE DRAWINGS - TAKE FIGURED DIMENSIONS.
- SUBSTITUTION OF ANY STRUCTURAL MEMBERS, AND OR ANY WILL VOID VARIATION TO ANY PART OF THE DESIGN & ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY AND PERFORMANCE OF THE BUILDING.

SITE PREPARATION:

- STRIP BUILDING SITE OF ALL TOPSOIL AND ORGANICS.
- BUILDING PLATFORM AND PAVEMENT SUPPORT AREAS SHOULD BE UNIFORMLY COMPACTED BY HEAVY SURFACE ROLLING TO A MINIMUM DRY DENSITY RATIO OF 95% SRDD. SOFT SPOTS ENCOUNTERED DURING COMPACTION TO BE TREATED BY TYNING, DRYING AND RE-COMPACTION.
- THE USE OF VIBRATORY ROLLERS FOR EARTHWORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION AND CAREFUL SITE CONTROL OR THE USE HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING MASONRY BUILDINGS.
- ALL FILL MATERIAL TO BE OF LOW PLASTICITY (PI<15) GRANULAR SELECT FILL, PLACED IN LAYERS NOT MORE THAN 200mm COMPACTED THICKNESS, AND UNIFORMLY COMPACTED TO A MINIMUM DRY DENSITY RATION OF 95% SRDD.
- BUILDER TO SURVEY SITE PRIOR TO COMMENCEMENT OF EARTHWORKS AND CONSTRUCT BUILDING PLATFORM TO A LEVEL SUCH THAT ALL SURFACE WATER IS DIRECTED AWAY FROM THE BUILDING TO A SATISFACTORY DRAINAGE OUTLET.
- BUILDER SHALL ENSURE THAT SUITABLE AND APPROPRIATE VEHICULAR ACCESS IS PROVIDED TO THE BUILDING.
- BUILDER SHALL ENSURE THAT SUITABLE SOIL EROSION BARRIERS ARE INSTALLED COMPLYING WITH EPA AND LOCAL AUTHORITY REQUIREMENTS.
- REFER TO SOIL TEST CLASSIFICATION CARRIED OUT BY DIRT PROFESSIONALS - REPORT No. 1672051 DATE: 23.07.01
- SITE TO BE RE TESTED AFTER ROLLER COMPACTION FOLLOWED BY ENGINEER CONSULTATION AND POSSIBLE ENGINEERING AMENDMENTS DEPENDANT

SERVICE LOADS:

- THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS UNLESS NOTED OTHERWISE: 0.25 kPa ROOF 1.50 kPa INTERNAL SUSPENDED FLOORS 3.00 kPa EXTERNAL SUSPENDED FLOORS 1.50 kPa GROUND FLOORS LIVE LOADS TO AS 1170 PART 1 REGION C. DESIGN GUST WIND SPEED 50m/s PERMISSIBLE, 61m ULTIMATE LIMIT STATE

FOOTINGS & SLABS :

- FOOTINGS HAVE BEEN DESIGNED FOR A MINIMUM ALLOWABLE BEARING PRESSURE OF 100KPA & CLASS 'P' SITE CLASSIFICATION ACCORDING TO A.S. 2870
- BUILDER TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION
- NATURAL FOUNDATIONS TO BE GRUBBED OUT & FREE OF ORGANIC MATTER & DEBRIS & COMPACTED TO A MIN. 95% SRDD AT -5% TO +2% OF OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% DENSITY INDEXED FOR COHESIONLESS SOILS.
- FILL TO SLAB TO & FOUNDATIONS SHALL BE APPROVED NON-PLASTIC MATERIAL COMPACTED IN MIN 150mm LAYERS TO 95% SRDD AT -5% TO +2% OF THE OPTIMUM MOISTURE CONTENT OR NOT LESS THAN 70% SRDD FOR COHESIONLESS SOILS.
- FOOTING TRENCHES SHALL BE CLEAN & DRY AT THE TIME OF CASTING WITH ANY SOFTENED MATERIAL REMOVED.BASE OF FOOTING TO BE FOUNDED ON FIRM NATURAL GROUND WITH MINIMUM SAFE BEARING CAPACITY OF 100KPA.
- REMOVE GRASS & TOPSOIL CONTAINING ROOTS FROM SLAB SITE PROVIDE COMPACTED SAND BEDDING UNDER SLAB.
- PROVIDE 0.2mm POLYTHENE MOISTURE BARRIER UNDER SLAB & FOOTINGS
- CONCRETE TO SLAB & FOOTINGS TO BE N20, 80mm SLUMP, 20mm AGGREGATE
- VIBRATE ALL CONCRETE, CURE SLAB 7 DAYS MINIMUM.
- CONCRETE COVER TO BE MAINTAINED BY THE USE OF APPROVED BAR CHAIRS SPACED AT APPROX 750mm CRS.
- CONDUITS& PIPES SHALL NOT BE PLACED WITHIN COVER CONCRETE
- LAP SLAB MESH 2 CROSSWIRES MINIMUM LAPS UNLESS OTHERWISE NOTED:- N12 - 600mm, N16 - 800mm, N20 - 1000mm, N24 - 1200mm, N28 - 1400mm. REINFORCEMENT COVER: FOOTINGS - 50mm BOTTOM ,SLABS - 40mm TOP / 50mm BOTTOM
- CAST-IN ITEMS SHALL BE HOT DIPPED GALVANIZED
- FOOTINGS SHALL NOT BE LOCATED CLOSER TO THE NEAREST EDGE OF A STORMWATER/SEWER TRENCH THAN THE DEPTH OF THE TRENCH.
- SITE AREA TO BE GRADED TO READILY REMOVE SURFACE WATER & PREVENT PONDING ADJACENT TO FOUNDATIONS & DRIVEWAY.
- EXECUTION & CONTROL TESTING OF EARTHWORKS & ASSOCIATED SITE PREPARATION WORKS SHALL COMPLY WITH A.S. 3798

CONCRETE STRENGTH:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AS3600.
- N20 GRADE CONCRETE TO ALL FOOTINGS
- REFER SLAB PLANS FOR FLOOR SLAB CONCRETE GRADES

- CONCRETE

- CONCRETE GENERALLY IN ACCORDANCE WITH AS 3600
- CONCRETE SPECIFICATION UNLESS NOTED OTHERWISE:

ELEMENT	CLASS & GRADE	MAX. AGG.	MAX. SLUMP
GROUND SLAB	N32	20mm	100mm
SUSPENDED SLAB	N40	20mm	100mm
ROOF SLAB	N40	20mm	100mm
FOOTINGS	N25	20mm	100mm
CORE FILL	S20	10mm	230mm

REINFORCEMENT NOTATION:
'N' DENOTES GRADE D500N HOT ROLLED REBAR TO AS4671.
'S' DENOTES GRADE D250N HOT ROLLED REBAR TO AS4671.
'R' DENOTED GRADE R500L COLD DRAWN ROUND WIRE TO AS4671.
'W' DENOTES GRADE R500L COLD DRAWN ROUND WIRE TO AS4671.
'DW' DENOTES GRADE D500L COLD DRAWN RIBBED WIRE TO AS4671.
'RL', 'SL', 'L_TM' DENOTES FRAYED D500 DEFORMED WIRE MESHES TO AS4671.
- ADDITIVES SHALL NOT BE USED WITHOUT THE SUPERINTENDENT'S APPROVAL.
- MECHANICALLY VIBRATE CONCRETE IN THE FORM TO GIVE MAXIMUM COMPACTION WITHOUT SEGREGATION OF THE CONCRETE.
- CURE CONCRETE AS REQUIRED BY SECTION 19 OF AS3600.
- CONCRETE SIZES SHOWN ARE MINIMUM AND DO NOT INCLUDE APPLIED FINISHES.
- DO NOT REDUCE OR HOLE CONCRETE WITHOUT SUPERINTENDENT'S APPROVAL.
- DO NOT PLACE CONDUITS, PIPES AND THE LIKE WITHIN THE COVER CONCRETE.
- FORM WORK SHALL GENERALLY COMPLY WITH AS3610
- STRIPPING OF FORM WORK SHALL COMPLY WITH SECTION 19 OF AS3600.

CONCRETE MASONRY NOTES:

GENERAL WALLS U.N.O
- 190 SERIES CONC MASONRY BLOCKS IN ACCORDANCE WITH AS 3700 & AS 2733. MORTAR 1:1:6 (C:L:S) DOTS DENOTE N12 VERTICAL BARS (U.N.O.) AT ENDS, CORNERS, INTERSECTIONS, EACH SIDE OF ALL OPENINGS AND AT CRS NOTED ON PLANS. LAP VERTICAL BARS 600mm WITH N12 STARTER BARS COGGED 200mm INTO FOOTING PROVIDE ADDITIONAL N12 VERTICAL BAR EACH SIDE OF OPENINGS >2400 WIDE
- PROVIDE DOUBLE COURSE (U.N.O.) CONTINUOUS BOND BEAM TO TOP OF 190 SERIES WALLS. REINF. WITH 1-N12 BAR EACH COURSE - LAP 800mm MIN.
- ALL EXTERNAL JOINTS TO BE 'FLUSHED' LEFT READY FOR RENDERING.
- ALL CMB WALLS THAT ARE TO BE CONCRETE FILLED ARE TO BE WATER HOSED DURING THE WALL CONSTRUCTION TO REMOVE MORTAR DAGS IN THE MASONRY CORES.

WALL CONSTRUCTION - FRAMING:

EXTERNAL STUDWORK WALLS / LOAD BEARING WALLS :
- MGP12 (H2)
- 90 x 35 STUDS @ MAX. 450mm CRS.
- 90 x 45 BOTTOM PLATES.
- 2 / 90 x 35 TOP PLATES.
- 90 x 35 NOGS @ 1350 CRS GENERALLY
- M12 / M16 TIE-DOWN ROD POSITIONS AS SHOWN ON PLAN.
- LINTELS AS PER SCHEDULE.
- 2 STUDS BESIDE OPENINGS UP TO 1800mm
- 3 STUDS BESIDE OPENINGS UP TO 3600mm
- 4 STUDS BESIDE OPENINGS UP TO 5000mm

INTERNAL STUDWORK WALLS LOAD BEARING

90MM THICK WALLS :
-MGP12 (H2)
- 90 x 35 STUDS @MAX. 450MM CRS.
- 90 x 35 TOP & BOTTOM PLATES - 1 ROW NOGGINS.
- 90 x 45 TOP & BOTTOM PLATES TO BRACE WALLS.

BRACING WALLS :
- 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL. FLATHEAD NAILS @ : 50mm CRS. TOP AND BOTTOM PLATE.
150mm CRS. TO VERTICAL EDGES.
300mm CRS. INTERMEDIATE STUDS.
- ANCHOR ENDS OF WALLS TOP AND BOTTOM.
- USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS.
- FIX BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED.

- FIX BOTTOM AND TOP OF WALL TO FLOOR AND ROOF STRUCTURE WITH M-12 BOLTS AT MAX 900 CNS. WHERE WALL IS PARALLEL TO JOISTS OR TRUSSES, PROVIDE 100X50 F14 HWD SOLID NOGGING AT REQUIRED CNS FIXED WITH 2-100mm BATTEN SCREWS EACH END. WHERE WALL IS PERPENDICULAR TO TRUSSES FIX WALL WITH 125X75X6 MS ANGLE WITH 1-M12 BOLT THRU TOP PLATES AND 1-M12 THRU TRUSS/PURLIN

- STRAP WALL JUNCTIONS WITH 2-30X0.8 GAL STRAPS WITH 8-2.8X30 GAL FLAT HEAD NAILS EACH STRAP

- USE 6mm VILLABOARD IN LIEU OF PLY IN WET AREAS
-NON LOAD BEARING 70x35 MGP10

ROOF FRAMING :
TRUSSES
- PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND CONNECTIONS.
- J2 JOINT GROUP FOR HWD TRUSSES.
- J04 JOINT GROUP FOR PINE TRUSSES.

ROOF BRACING
- METAL STRAP BRACING TO TRUSS MANUFACTURER'S DESIGN.

ROOF SHEET & BATTEN FIXINGS
- LYSAGHT SHEETING OVER LYSAGHT BATTENS
- ALL ROOF SHEETING AND BATTEN FIXINGS ARE TO BE IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION FOR THE REQUIRED WIND SPEED.
- THE FIXING SYSTEMS FOR THE WHOLE METAL ROOF ASSEMBLY SUPPLIED BY THE MANUFACTURER, ARE TO BE COMPLIANT WITH THE LOW-HIGH-LOW CYCLIC TESTING REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (SPECIFICATION B1.2 VOLUME 1 FOR CLASS 2 TO 9 BUILDINGS) OR (SECTION 3.10.1 VOLUME 2 FOR CLASS 1 & 10 BUILDINGS)
- A 'COMPLIANCE CERTIFICATE' SHALL BE REQUESTED FROM THE 'MANUFACTURER' & THE 'INSTALLER'

GENERAL :
- LAPS, FLASHINGS AND GENERAL INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION.

WET AREA WALLS:

- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS/NZS 4858.
- WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH NCC 2016 PART 3.8.1.2.
- WALL/FLOOR COVERINGS: BUILDER TO CONSULT OWNER FOR FULL EXTENT OF FLOOR COVERING REQUIREMENTS.
- SELECTED WALL TILES TO WET AREAS AND SPLASH-BACKS. PROVIDE APPROVED ADHESIVE TO ALL TILES.

STEELWORK:

- ALL STEEL WORKS TO BE CARRIED OUT TO AUSTRALIAN STANDARDS 4100 STEEL STRUCTURES CODE
- STEEL SHALL BE AS 3679 & 3678 GENERALLY GRADE 300 PLUS FOR HOT ROLLED SECTIONS AS 1163 GRADE 350 FOR HOLLOW SECTIONS
- BOLTS SHALL BE COMMERCIAL GRADE 4.6/S SNUG TIGHTENED GENERALLY U.N.O.
- BOLTS SHALL BE GALVANIZED OR & OF SUFFICIENT LENGTH TO EXCLUDE THE THREAD FROM THE SHEAR PLANE A SUITABLE WASHER SHALL BE USED UNDER ALL NUTS UNLESS OTHERWISE SPECIFIED
- THE FOLLOWING TO APPLY BEAM AND BEARER SPLICE TO BE FPBW TO AS 1554.1 CLASS SP WELDING 6MM CONTINUOUS FILLET WELD TO FULL PERIMETER AT CONTACT
- CLEATS, BRACKETS, STIFFENERS ETC. TO BE 10mm PLATE UNO, SPL END PL TO ALL HOLLOW SECTIONS
- BOLT HOLE CLEARANCE TO BE 2mm
- HOLD DOWN BOLT CLEARANCE 2mm
- GROUT OF 2:1 CEMENT/SAND, MORTAR OF DAMP EARTH CONSISTENCY UNDER ALL BASE PLATES
- CHEMSET ANCHORS TO BE RAMSET SPIN CAPSULES OR SERIES 800 OR EQUIVALENT
- ALL STEEL WORK NOT HOT DIPPED GALVANIZED SHALL BE ABRASIVE CLEANED TO CLASS 2.5 LEVEL & PAINTED
- PAINTING SHALL CONSIST OF ONE COAT OF APPROVED METAL PRIMER & TWO FINISH COATS
- ALL CAST IN ITEMS TO BE HOT DIPPED GALVANIZED U.N.O

TERMITE TREATMENT:

- ALL TIMBER USED IN PROJECT TO BE EITHER NATURALLY RESISTANT TO TERMITE ATTACK (AS LISTED IN AS3660.1 - APPENDIX C) OR CHEMICALLY TREATED TIMBERS IN ACCORDANCE WITH AS3660.1-APPENDIX D.
- LOSP TREATED TIMBER TO BE TREATED TO H2 LEVEL FOR ALL TIMBERS USED IN ABOVE GROUND, DRY, WEATHER PROTECTED AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR APPLICATIONS.
- H3 LEVEL APPLICATIONS TO BE ABOVE GROUND, OUTSIDE, EXPOSED TO WEATHER AREAS SUCH AS DECKING, FENCE PICKETS & RAILS, PERGOLAS, EXPOSED FLOOR JOISTS AND BEARERS AND EXTERNAL WALL CLADDINGS. DUE TO THE DYE PIGMENT CONTAINED IN LOSP TREATED TIMBERS, ALL INTERNAL ARCHITRAVES AND MOLDINGS TO BE EITHER NATURALLY RESISTANT TIMBERS OR H3 LEVEL LOSP TREATED TIMBERS.
- ALL SLAB PENETRATIONS TO HAVE TERMI-MESH MARINE GRADE STEEL COLLARS FITTED BY MANUFACTURER'S QUALIFIED TECHNICIANS.
- BUILDER TO PROVIDE 2 DURABLE NOTICES PERMANENTLY FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD. THE NOTICE TO INDICATE:
  - METHOD OF PROTECTION.
  - DATE OF INSTALLATION OF THE SYSTEM USED.
  - WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL.
  - THE INSTALLER'S OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.
- THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE TREATMENT SYSTEM PROVIDE SUCH SYSTEMS CERTIFIED WITH THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE NCC 2016.
- GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH NCC 2016 PART 3.1.3

ELECTRICAL:

- A MINIMUM 80% OF THE TOTAL FIXED INTERNAL LIGHTING WILL BE FITTED WITH ENERGY EFFICIENT LIGHTING AS DEFINED BY QDC PART MP 4.1 (MIN. 27 LUMENS PER WATT). IF AIR CONDITIONERS ARE BEING INSTALLED THEY WILL HAVE A MINIMUM 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS) RATING. ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ALL ABOVE ITEMS HAVE BEEN COMPLIED WITH. PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING THE LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

PLUMBING:

- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH AS/NZS 6400:2004: 4 STAR WATER EFFICIENCY LABELING AND STANDARDS (WELS)
SCHEME RATED CISTERNS WILL BE INSTALLED TO ALL WATER CLOSETS PREVIOUSLY 3-STAR WELS RATED.
- MINIMUM 3-STAR WELS RATED TAP WARE WILL BE INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TROUGHS.
- PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS

AIR CONDITIONING:

- BUILDER TO NOTE THAT SPLIT AIR CONDITIONING UNITS TO BE INSTALLED WHERE REQUIRED BY OWNER OR AS PER PLAN ONLY. ALLOWANCE TO BE MADE FOR THE INSTALLATION OF GAS PIPES AND CONDENSATION DRAINS AT TIME OF POURING SLAB AND ERECTING WALLS.
- ALL PIPES TO BE INSULATED AS REQUIRED.
- INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

LEGEND -

@	AT
ACCORD.	ACCORDING
AL	SELECT ALUCOBOND FINISH
AS	AUSTRALIAN STANDARD CODES
B	BENCHTOP
BFC	BROOM FINISH CONCRETE
CMB	CONCRETE MASONRY BLOCK
CONC	CONCRETE
COS	CONFIRM ON SITE
CPT	SELECT CARPET
CPD	CUPBOARD
CRS	CENTRES
CS	CAVITY SLIDER
CSK	COUNTERSUNK
CT	SELECT CERAMIC TILE
CKT	COOKTOP
CFW	CONTINUOUS FILLET WELD
DIA.	DIAMETER
DPC	DAMP PROOF COURSE
DK	DECKING
DW	DISHWASHER
D.P	DOWN PIPE
EA	EQUAL ANGLE
EJ	EXPANSION JOINT
FC	FIBRE-CEMENT
FFL	FINISHED FLOOR LEVEL
FH	FLAT HEAD NAILS
g	GAUGE (BOLTS, SCREWS)
GAL	GALVANIZING
GB	SELECT GLASS BALUSTRADE
HH	HEAD HEIGHT
HEX.	HEXAGONAL HEAD (BOLT)
HR	SELECT SS HANDRAIL
HT	HEIGHT
HWD	HARDWOOD
HWS	HOT WATER SYSTEM
LOSP	LIGHT ORGANIC SOLVENT PRESERVATIVE
MM	MILLIMETRES
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MIN.	MINIMUM
MGP	MACHINE GRADED PINE
MIC	MICROWAVE OVEN
MS	MILD STEEL
NCH	NICHE
NCC	NATIONAL CONSTRUCTION CODE
NGL	NATURAL GROUND LEVEL
OFC	OFF-FORM CONCRETE FINISH
OG	OBSCURE GLASS
OHC	OVERHEAD CUPBOARD
PB	PLASTERBOARD LINING
PC	POLISHED CONCRETE
PF	SELECT 1200H POOL FENCE
PL	PLATE
PVC	POLYVINYL CHLORIDE
REINF	REINFORCING
RGH	ROUGHER HEADER H3 TREATED PINE
RHS	RECTANGULAR HOLLOW SECTION
SCJ	SAW CUT JOINT
SFL	STRUCTURAL FLOOR LEVEL
SHS	SQUARE HOLLOW SECTION
SLC	SELECT HWD SHIPLAPPED CLADDING
SS	STAINLESS STEEL
ST	SELECT TILES
SW	STONE WALL
SPEC	SPECIFICATION
SHS	SQUARE HOLLOW SECTION
TBR	SELECT TIMBER LAMINATE FLOORING
TC	SELECT TIMBER CEILING
TOW	TOP OF WALL
UA	UNEQUAL ANGLE
UNO	UNLESS NOTED OTHERWISE
L01	LINTEL NUMBER
D01	DOOR NUMBER
W01	WINDOW NUMBER
04 / A	SECTION REFERENCE / SHEET REFERENCE — SECTION MARKER
03 / N	VIEW DIRECTION / SHEET REFERENCE — ELEVATION KEY
D1 / 04	DETAIL REFERENCE / SHEET REFERENCE — DETAIL CALLOUT
LOUNGE / 2800 / PB / CT	ROOM NAME / CEILING HEIGHT / CEILING MATERIAL / FLOOR FINISH
RL 00.000	REDUCED LEVEL
100	SLAB SETDOWN
FALL	SLAB FALL
100	SLAB THICKNESS
+ 00.000	SPOT LEVEL

FLOOR AREA

Area	0 m²
EXTERNAL COVER AREAS	0 m²
FRONT BUILDING	494 m²
INTERNAL AREAS	0 m²
SIDE BUILDING	253 m²
STORAGE CONTAINER AREA	90 m²

DRAWING TERMS AND NOTATION -

- DRAWING DIMENSIONS ARE TO BE CHECKED AND CONFIRMED ONSITE BY THE BUILDER.
- FURNITURE AND DISPLAY ITEMS WITHIN PLANS AND RENDERS ARE FOR DRAWING PORPOSES AND NOT TO BE INCLUDED IN TENDERING DOCUMENTATION UNLESS NOTED ON PLAN.
- ARTISTIC DRAWING AND RENDERS ARE FOR VISUAL REPRESENTATION ONLY AND MAY NOT BE THE EXACT FINISH, COLOUR, ITEM OR MATERIAL TO BE USED, ALWAYS CONSULT BUILDING SPECIFICATIONS FOR EXCACT FINISH, COLOUR, ITEM OR MATERIAL.

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Date: _____ Signed: _____
Job No: _____ RPEQ No: _____

PROJECT: PLANNING APPLICATION

PROJECT ADDRESS:
29 FRONT STREET
MOSSMAN 4873 QLD.

SHEET TITLE PAGE, GENERAL NOTES & LEGEND
PROJECT NUMBER 29FRNTST
DESIGNER RYAN FUDALA
DRAWN RYAN FUDALA
SCALE AS SHOWN @ A1
SHEET C01
REV



















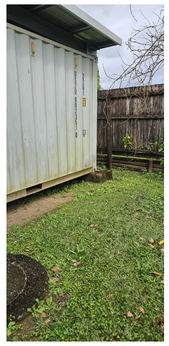





















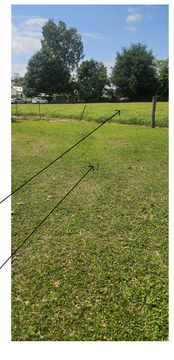


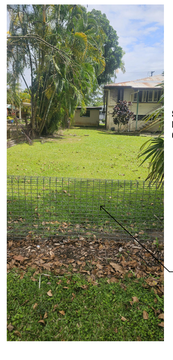


ADDITIONAL IMAGES FROM 2ND SITE VISIT
TO INSPECT STORM WATER AND LEVELS OF NAUTRAL GROUND

THIS SITE IS HIGHER

NATURAL SWALE IN THE LAWN

DRAINS TOWARDS
THE REAR

THIS FALLS TOWARDS
THE REAR OF THE SITE

SITE ARE THE REAR
HAS A RETAINING WALL
OF APPROX 400-500 MM IN HEIGHT

THIS SITE IS LOWER
THAN ALL NEIGHBOURING
SITES

STORM WATER DISCHARGE
FROM EXISTING BUILDING
RUNS INTO NATURAL SWALE
NEIGHBOURING SITE IS
HIGHER ON THE RIGHT.

SPOON DRAIN
ON POLICE STATION
SIDE RUNS TOWARDS
THE REAR

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Job No: _____ RPEQ No: _____

PROJECT: PLANNING APPLICATION

PROJECT ADDRESS:
29 FRONT STREET
MOSSMAN 4873 QLD.

SHEET **SITE VISIT**

PROJECT NUMBER **29FRNTST**

DESIGNER RYAN FUDALA

DRAWN RYAN FUDALA

SCALE AS SHOWN @ A1

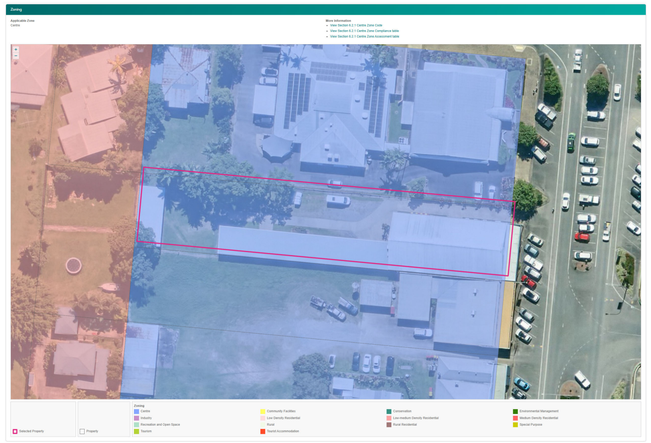
SHEET **C02**

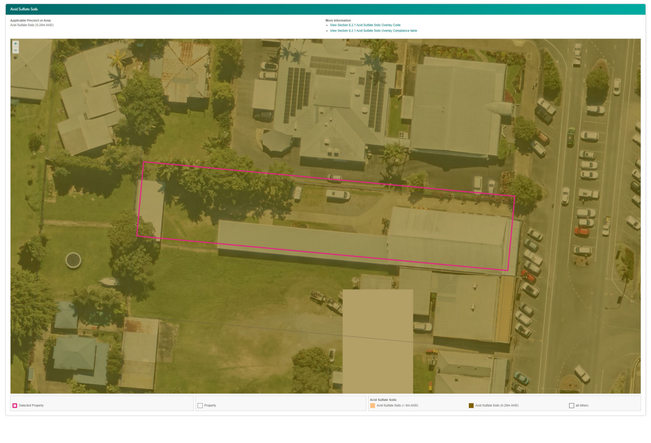
REV

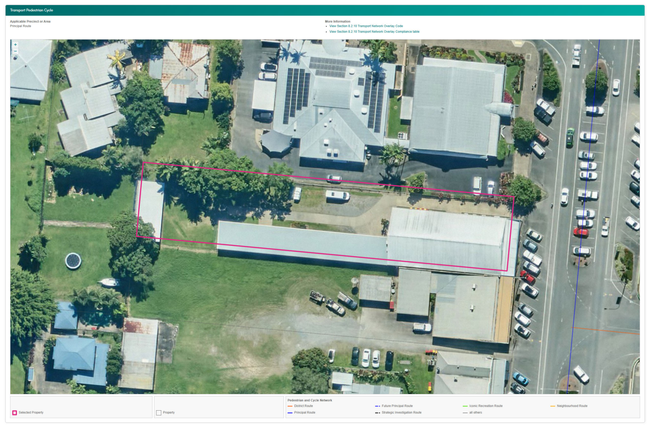
Douglas Shire Planning Scheme 2018 version 1.0

The table below provides a summary of the Zones and Overlays that apply to the selected property.

Zoning	**Applicable Zone** Centre	**More Information** • View Section 6.2.1 Centre Zone Code • View Section 6.2.1 Centre Zone Compliance table • View Section 6.2.1 Centre Zone Assessment table
Local Plans	**Applicable Precinct or Area** Mossman Precinct 5	**More Information** • View Section 7.2.3 Mossman Local Plan Code • View Section 7.2.3 Mossman Local Plan Compliance table
Acid Sulfate Soils	**Applicable Precinct or Area** Acid Sulfate Soils (5-20m AHD)	**More Information** • View Section 8.2.1 Acid Sulfate Soils Overlay Code • View Section 8.2.1 Acid Sulfate Soils Overlay Compliance table
Transport Noise Corridors	**Applicable Precinct or Area** Category 0: Noise Level < 58 dB(A) Category 1: 58 dB(A) =< Noise Level < 63 dB(A) Category 2: 63 dB(A) < Noise Level < 68 dB(A) Category 3: 68 dB(A) =< Noise Level < 73 dB(A)	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Pedestrian Cycle	**Applicable Precinct or Area** Principal Route	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table
Transport Road Hierarcy	**Applicable Precinct or Area** Collector Road	**More Information** • View Section 8.2.10 Transport Network Overlay Code • View Section 8.2.10 Transport Network Overlay Compliance table

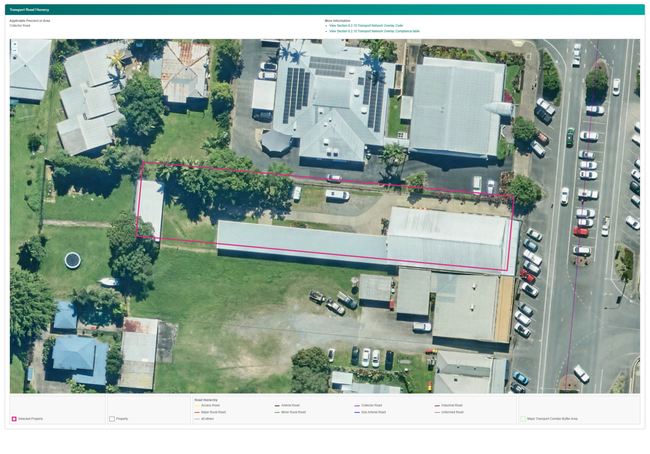












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PROJECT: PLANNING APPLICATION
PROJECT ADDRESS:
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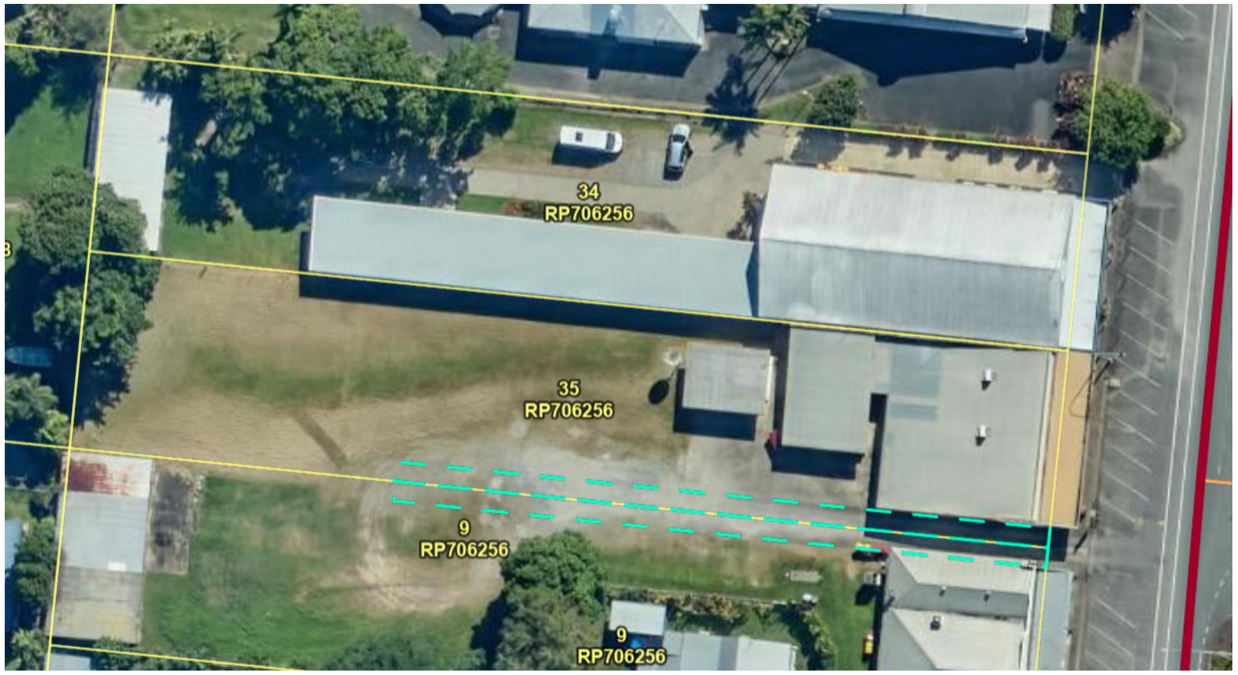
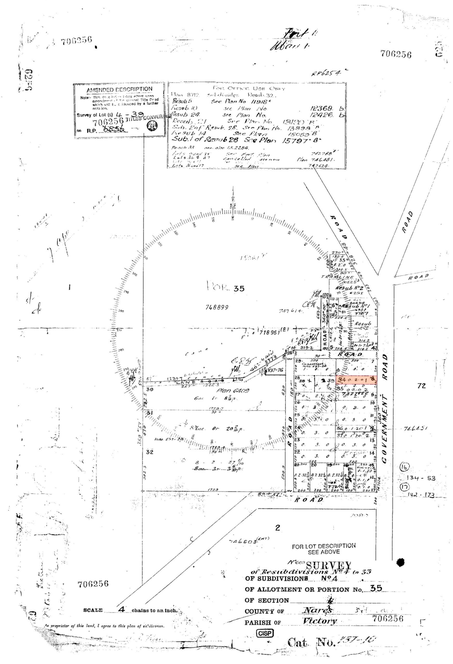
MOSSMAN 4873 QLD.

SHEET **OVERLAYS**
PROJECT NUMBER **29FRNTST**
DESIGNER **RYAN FUDALA**
DRAWN **RYAN FUDALA**
SCALE **AS SHOWN @ A1**
SHEET **C03**
REV



RP706256 V0 Page 1 of 2 Not To Scale



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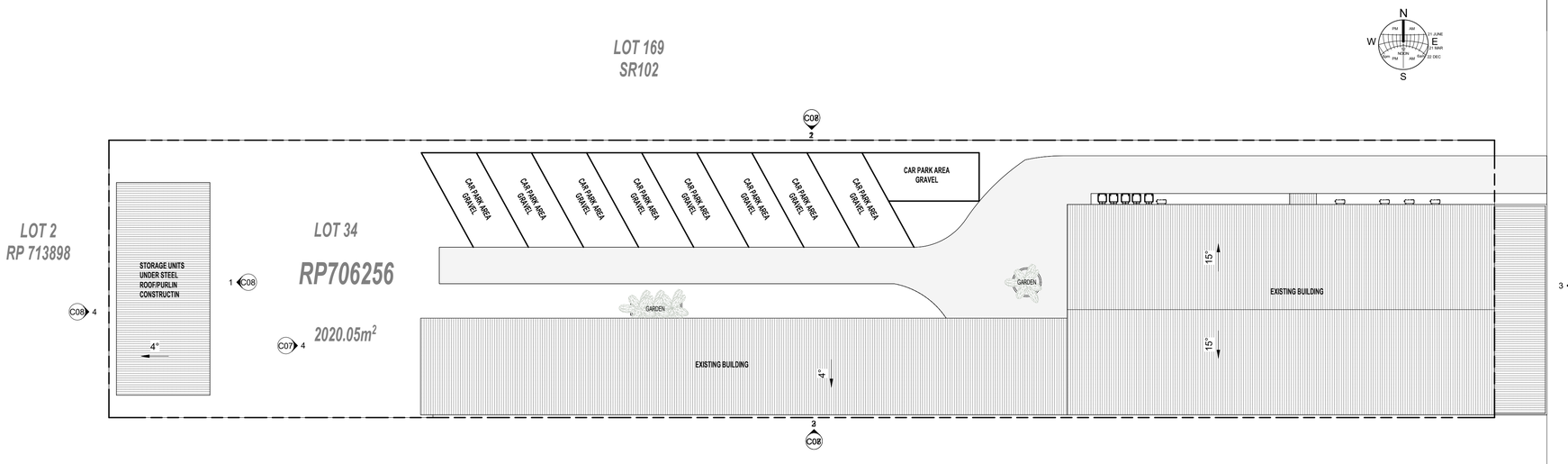
SURVEY PLAN OF SITE



SITE PLAN
1 : 200

F R O N T S T R E E T

AREA KEY - SITE COVERAGE	
SITE AREA	2020.05m²
FRONT BUILDING	494m²
SIDE BUILDING	253m²
TOTAL OF EXISTING BUILDINGS	747m²
EXISTING COVERAGE %	36.98%
NEW STORAGE CONTAINERS	90m²
NEW GFA	837m²
COVERAGE %	41.43%

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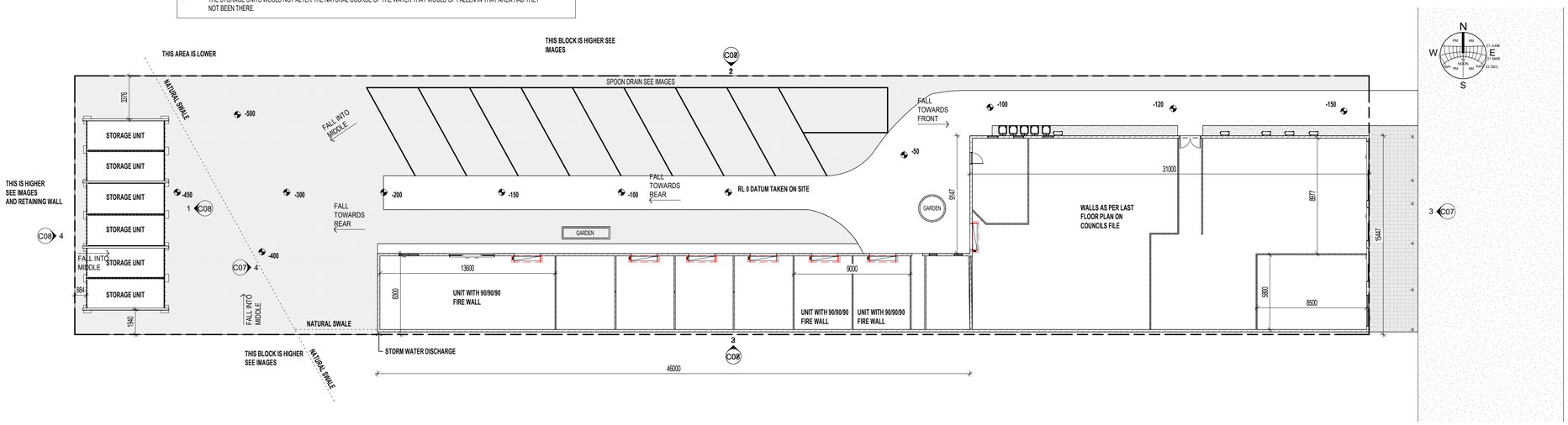
Job No: _____ RPEQ No: _____

PROJECT: PLANNING APPLICATION
PROJECT ADDRESS:
29 FRONT STREET
MOSSMAN 4873 QLD.

SHEET SITE PLANS
PROJECT NUMBER 29FRNTST
DESIGNER RYAN FUDALA
DRAWN RYAN FUDALA
SCALE AS SHOWN @ A1
SHEET C04
REV

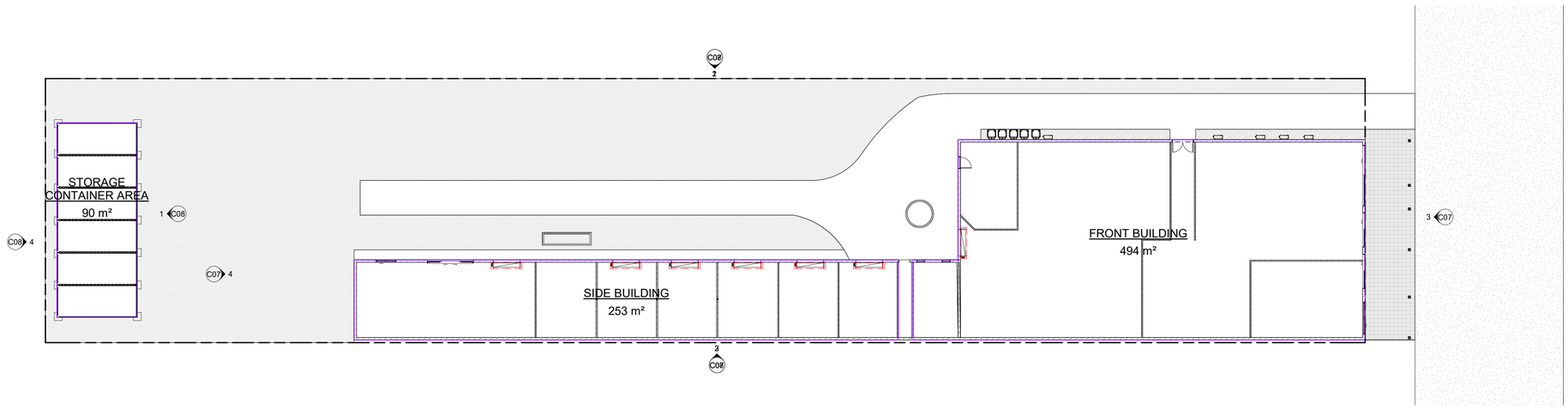
NOTES REGARDING FALLS AND STORM WATER RUN OFF

- NO FILL WAS BROUGH INTO SITE FOR THE PLACEMENT OF THE SEE CONTAINER STORAGE UNITS. THEY WERE PLACED ON MASS CONCRETE FOOTINGS AND CHAINED INTO POSSITION APPROX 300mm FROM GROUND NATURAL HEIGHT.
- THE AREA IS AT THE LOWEST PART OF THE BLOCK MAKING IT DIFFICULT TO DISCHARGE TO THE FRONT STREET FOR STORM WATER AS THIS IS LOCATED AT A HIGHER RELATIVE LEVEL.
- NEIGHBOURING SITES SIT HIGHER IN ELEVATION AND HAVE A NATURAL SWALE IN THE GROUND AN STORM WATER RUNS FROM THOSE SITES INTO THIS AREA ACROSS AND INTO THE NEIGHBOURING SITE, HOWEVER DUE TO THE SITE AND NATURAL GROUND THIS WOULD NOT BE ABLE TO BE RECTIFIED OR WOULD FURTHER IMPACT OTHER SITES, THIS GROUND HAS BEEN LEFT UNDISTURBED FOR SOME TIME NOW.
- THE OWNERS HAVE MENTIONED THAT THE SITE HAS BEEN THROUGH NORMAL RAIN EVENTS FINE WITH NO FLOODING
- THE STORAGE UNITS WOULD NOT ALTER THE NATURAL COURSE OF THE WATER THAT WOULD OF FALLEN IN THAT AREA HAD THEY NOT BEEN THERE.



FLOOR PLAN - LOWER

1 : 200



SFL 1 AREA PLAN

1 : 200

AREA KEY - SITE COVERAGE

SITE AREA	2020.05m²
FRONT BUILDING	494m²
SIDE BUILDING	253m²
TOTAL OF EXISTING BUILDINGS	747m²
EXISTING COVERAGE %	36.98%
NEW STORAGE CONTAINERS	90m²
NEW GFA	837m²
COVERAGE %	41.43%

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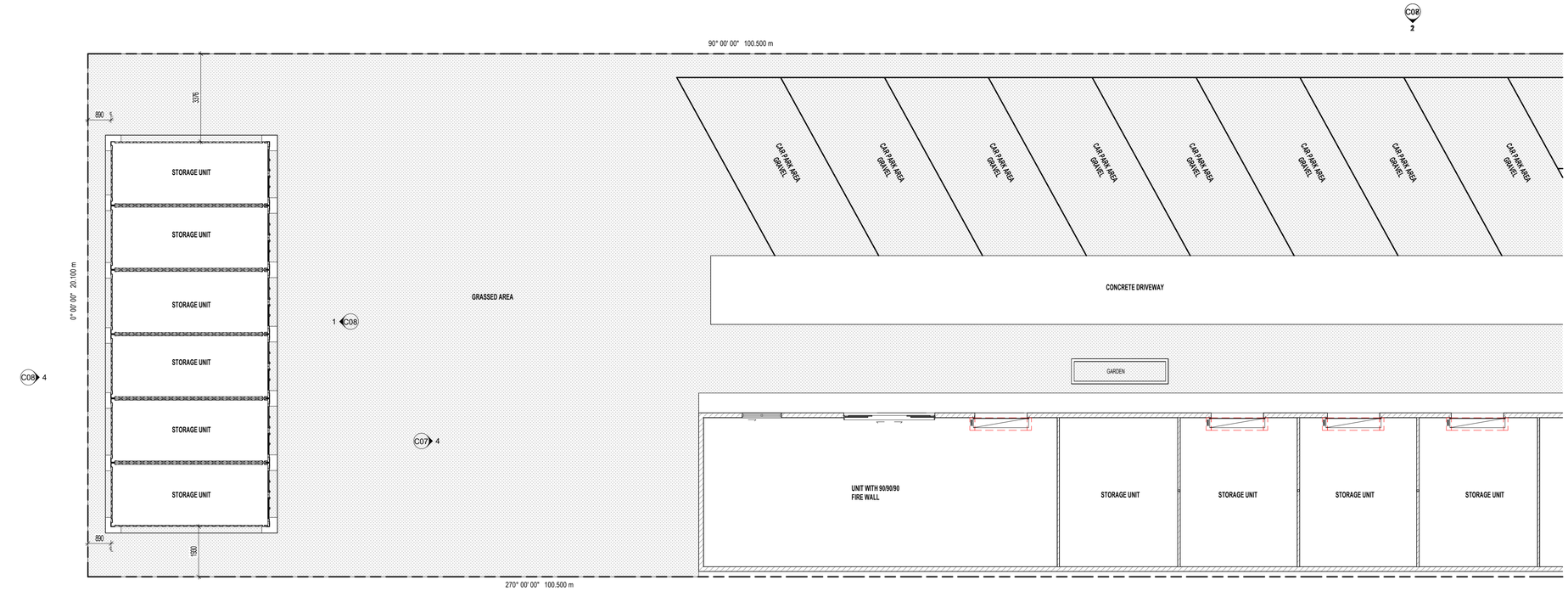
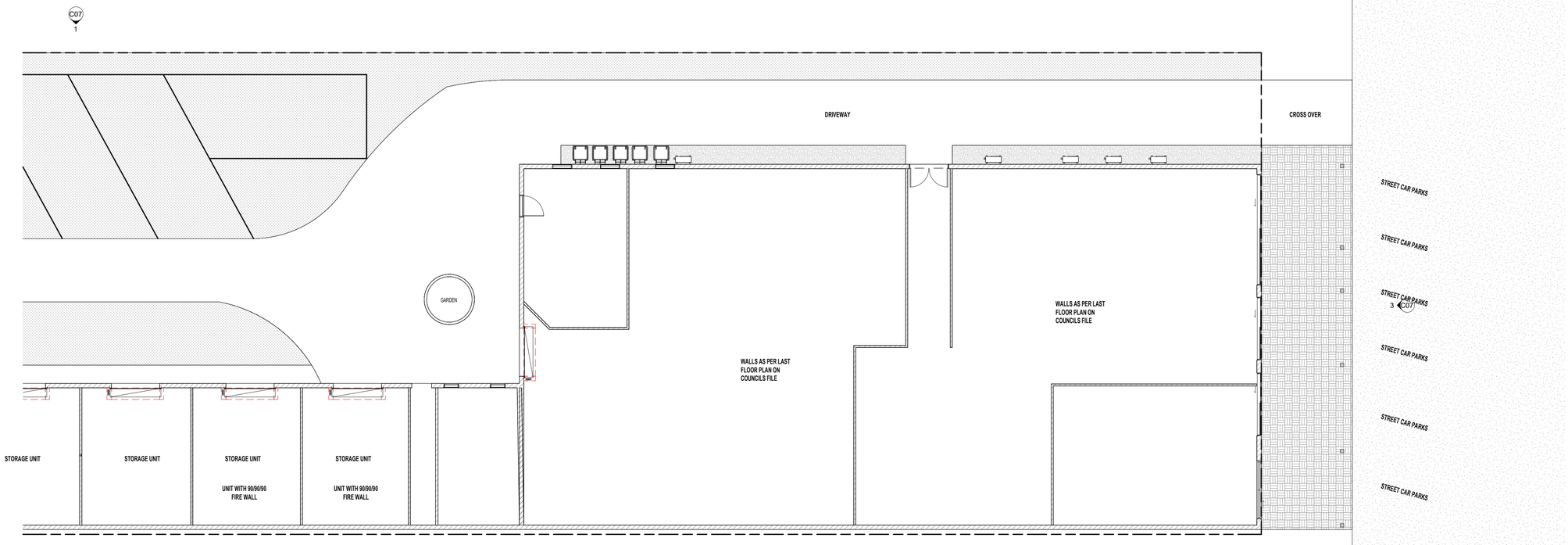
PROJECT ADDRESS:
29 FRONT STREET
MOSSMAN 4873 QLD.

SHEET **FLOOR PLANS 1 TO 200 SCALE** PROJECT NUMBER **29FRNTST**

DESIGNER **RYAN FUDALA** DRAWN **RYAN FUDALA** SCALE **AS SHOWN @ A1** SHEET **C05** REV



FLOOR PLAN - REAR 1 TO 100 SCALE
1 : 100



C07 2

FLOOR PLAN - FRONT 1 TO 100 SCALE
1 : 100

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PROJECT ADDRESS:
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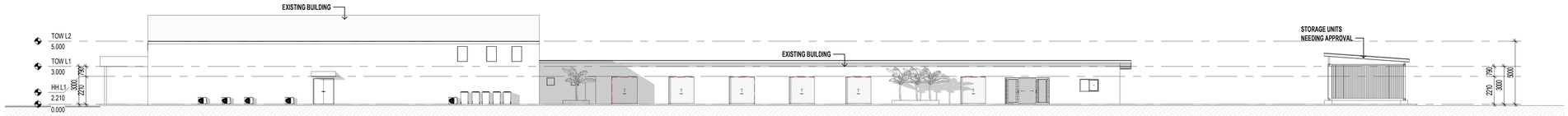
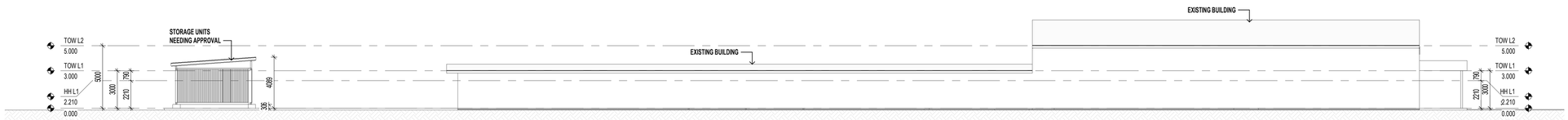
SHEET **FLOOR PLANS** PROJECT NUMBER **29FRNTST**
DESIGNER RYAN FUDALA DRAWN RYAN FUDALA SCALE AS SHOWN @ A1 SHEET **C06** REV



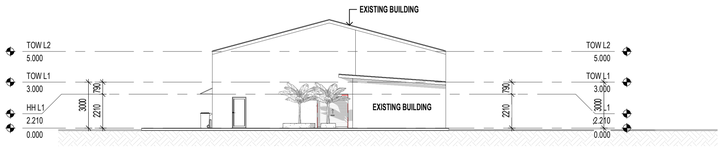
ELEVATIONS NORTH EXISTING BUILDING
1 : 200



ELEVATIONS SOUTH EXISTING BUILDING
1 : 200



ELEVATIONS EAST EXISTING BUILDING
1 : 200



ELEVATIONS WEST EXISTING BUILDING
1 : 200

0m 2m 4m 6m 8m 10m

1:100

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Job No: _____ RPEQ No: _____

PROJECT: PLANNING APPLICATION
PROJECT ADDRESS:
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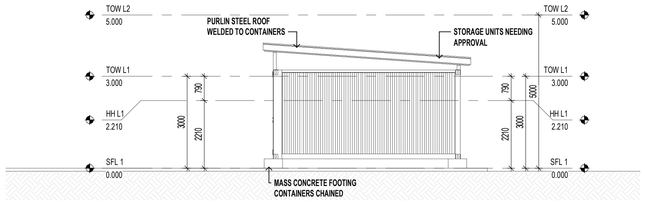
MOSSMAN 4873 QLD.

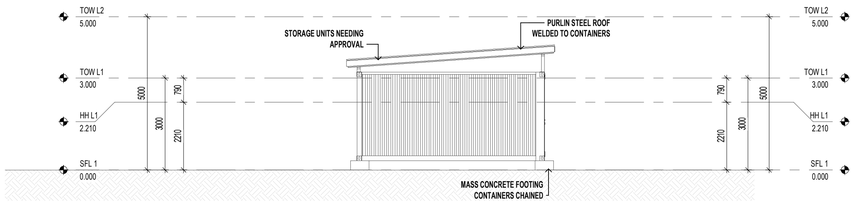
SHEET **ELEVATIONS - BUILDING** PROJECT NUMBER **29FRNTST**

DESIGNER RYAN FUDALA DRAWN RYAN FUDALA SCALE AS SHOWN @ A1 SHEET **C07** REV

NORTH STORAGE UNIT
1 : 100



SOUTH STORAGE UNIT
1 : 100



EAST STORAGE UNIT
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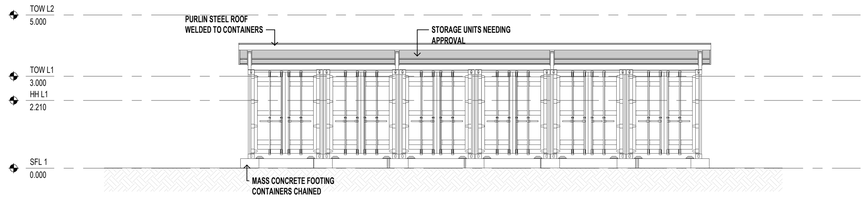
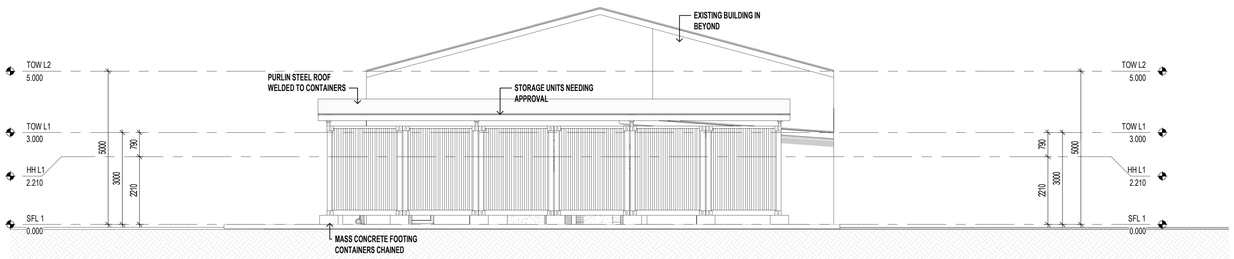


WEST STORAGE UNIT
1 : 100









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Job No: _____ RPEQ No: _____

PROJECT: PLANNING APPLICATION
PROJECT ADDRESS:
29 FRONT STREET
MOSSMAN 4873 QLD.

SHEET **ELEVATIONS - STORAGE UNITS**
PROJECT NUMBER **29FRNTST**
DESIGNER **RYAN FUDALA**
DRAWN **RYAN FUDALA**
SCALE **AS SHOWN @ A1**
SHEET **C08**
REV