

5 August 2024

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

Via email: enquiries@douglas.qld.gov.au
rebecca.taranto@douglas.qld.gov.au

Attn: Rebecca Taranto

RE: CHANGE APPLICATION (MINOR CHANGE) OVER LAND AT 51 BEOR STREET, CRAIGLIE MORE FORMALLY DESCRIBED AS LOTS 0 AND 2 ON SP288893

Aspire Town Planning and Project Services act on behalf of on behalf of Wylde Blue Yonder Pty Ltd A.C.N. 115 289 793 (the 'Applicant' and the 'Land Owner' of Unit 1, 51 Beor Street, Craiglie in relation to the above described matter. The Change Application (Minor Change) specifically relates to the establishment of a new Shed and Carport on Lot 0 on SP288893 (Common Property). The owner of Lot 1 on SP288893 is MJL Family Pty Ltd A.C.N. 663 772 585 and A.C.N. 663 772 585.

Given the involvement of Common Property, Body Corporate Consent is required. This will be supplied to Council under separate cover when it is received.

In support of the Change Application (Minor Change), please find included:

- Duly Completed Form 5 Change Application included under Attachment 1;
- A copy of the Title Certificates included under Attachment 2;
- Copy of the Original Decision Notice included under Attachment 3;
- Copy of the current Community Management Statement included under Attachment 4;
- Copy of the current Plan of Survey included under Attachment 5; and
- Proposal Plans prepared by Success by Design included under Attachment 6.

On behalf of the Land Owner, please accept the accompanying documentation supporting a Change Application (Minor Change), pursuant to Section 78 of the *Planning Act 2016* (the 'Act') which seeks approval to establish a new Shed and Carport as well as alteration to the current access, parking and landscaping.

Background and Proposal

This application aims to amend the existing Development Permit for a Material Change of Use (Service Industry) granted by Douglas Shire Council on 30 March 30 2016 (Council Ref: Application No. MCUC1301/2016). For details, refer to Attachment 3.

The development was mostly constructed following the Development Permit. However, the landscaping does not currently match the approved plans, and the owner of Lot 2 on SP288893 has erected two sheds at the rear of the property that were not included in the original approval.

The owner of Lot 2 on SP288893 has exclusive rights over the land at the front and rear of the existing building, as detailed in the Community Management Statement in Attachment 4. The owner proposes to remove the existing two sheds at the rear of the property and seeks approval to construct a new, more purposeful and permanent shed in the rear portion of the site, within the Common Property and Exclusive Use Area, as outlined in the Proposal Plans in Attachment 6.

Changes to the current Development Permit are necessary to accommodate the loss of approved landscaping, modifications to access and parking, and the establishment of the new shed and carport.

Planning Context

The property is located within the Industry Zone of the Douglas Shire Council Planning Scheme 2018 v1.0 and the land use is defined as a Service Industry.

The following Overlays relate to the property and development of a Service Industry:

Acid Sulphate Soils Overlay (5-20m AHD).

Within the Industry Zone under the Douglas Shire Council Planning Scheme 2018 v1.0 a Service Industry is Self Assessable, however due to the design of the development it does not comply with the Self Assessable Assessment Benchmarks and therefore triggers Code Assessment.

Minor Change Test

By way of definition under the Act, a 'Minor Change', means a change that:

"...

- (b) for a development approval—
- (i) would not result in substantially different development; and
- (ii) if a development application for the development, including the change, were made when the change application is made would not cause—
- (A) the inclusion of prohibited development in the application; or
- (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or
- (C) referral to extra referral agencies, other than to the chief executive; or

(D) a referral agency, in assessing the application under $\underline{section 55}(2)$, to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or

(E)public notification if public notification was not required for the development application."

Minor Change Assessment Comments

Whether the development triggers 'Substantially Different Development' is assessed in the following section of this report, however in response to the other above Minor Change criteria, it is submitted that the:

- The proposed Change would not cause prohibited development;
- If a development application were made, including the proposed Change, it would not trigger referral to a referral agency;
- The proposed Change does not trigger additional referral agencies; and
- If a development application were made, including the proposed Change, it would not trigger Public Notification.

Substantially Different Development Test

The Development Assessment Rules VI.3 offer guidance in relation to assessing whether a proposed Change results in Substantially Different Development:

"A change may be considered to result in a substantially different development if any of the following apply to the proposed change:

- (a) involves a new use; or
- (b) results in the application applying to a new parcel of land; or
- (c) dramatically changes the built form in terms of scale, bulk and appearance; or
- (d) changes the ability of the proposed development to operate as intended; or
- (e) removes a component that is integral to the operation of the development; or
- (f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or
- (g) introduces new impacts or increase the severity of known impacts; or
- (h) removes an incentive or offset component that would have balanced a negative impact of the development; or
- (i) impacts on infrastructure provisions."

Substantially Different Development Assessment Comments

It is submitted that the proposed Change will not result in Substantially Different Development, in particular:

- The Change does not seek approval for a new use, rather extension to an existing use;

- The Change does not introduce a new parcel of land;
- The Change results in an increase of xxxm² in building gross floor area. Overall the building footprint, site coverage, setbacks and height is consistent with the Douglas Shire Planning Scheme 2018;
- The Change does not affect the ability of the development to operate as intended. The proposed development increases the capacity of onsite parking and maintains the access for a light rigid vehicle (6m);
- The Change does not remove an integral component of the development;
- The Change does not impact traffic flow or the transport network;
- The Change does not introduce new impacts or increase severity of known impacts;
- The Change does not remove an incentive or offset; and
- The Change will not impact on infrastructure provisions.

Assessing Change Applications for Minor Change

In consideration of the above tests, it is submitted that the proposed Change is a Minor Change.

In assessing Change Applications for Minor Change, s82 of the Act prescribes:

- "... the responsible entity must consider—
- (a) the information the applicant included with the application; and
- (b) if the responsible entity is the assessment manager—any properly made submissions about the development application or another change application that was approved; and
- (c) any pre-request response notice or response notice given in relation to the change application; and
- (d) if the responsible entity is, under <u>section 78A(3)</u>, the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and
- (da) if paragraph (d) does not apply—all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and
- (e) another matter that the responsible entity considers relevant."

Assessment Comments

The original Development Application was Code Assessable. If the application were to be made presently under the current Douglas Shire Planning 2018, the Development Application would still be Code Assessable. Public Notification would not apply. Therefore, Council must consider the Change Application against all matters as if the Change Application were a Development Application.

In this regard, the Change Application is assessable against the Industry Zone Code, Port Douglas / Craiglie Local Plan Code, Industry Activities Code, Acid Sulfate Soils Overlay Code, Access Parking and Servicing Code, Environmental Performance Code, Infrastructure Works Code and Landscaping Code. An assessment of the proposed change against the relevant aspects of these codes is provided below.

Relevant Code	Assessment Comments
Industry Zone Code	AOI – Complies – maximum building height is 6.236m
	AO2.1 – Alternative Solution – the proposed carport is
	setback 2.7m from the front boundary. This is a
	completely open structure and will not detract from the
	appearance of the streetscape. In fact other solid buildings
	within Beor Street are setback a similar distance.
	AO2.2 - Complies - the proposed shed at the rear is
	setback 0m to the side and rear boundary. The plans
	show the building setback 0.2m however this is a
	tolerance to facilitate installation of gutters.
	AO2.3 – Not Applicable.
	AO3 – Complies – the site coverage percentage
	pertaining to Lot 2 and associated Exclusive Use area is 43.79%.
	AO4.1 – No changes proposed to pedestrian access.
	AO4.2 – No change proposed to office locations.
	AO4.3 – Complies – an additional parking space is
	provided to compliment the existing parking within the
	building setback area.
	AO4.4 – Can be conditioned to comply.
	AO4.5 – Complies – vehicle maneuvering and parking
	areas are concreted.
	AO5.1 – Alternative Solution - the percentage of
	landscaping pertaining to Lot 2 and associated Exclusive
	Use area is 13.6%. Due to the requirement to provide
	turning for a light rigid vehicle, additional landscaping area
	is compromised. It is considered that the level of
	landscaping incorporated in the design still facilitates an
	attractive streetscape.
	AO5.2 – Complies – a landscaping buffer is provided to
	the site frontage which ranges from 2.7m to 3m in width.
	AO5.3 – Can be conditioned to comply.
	AO5.4 – Can be conditioned to comply.
	AO6 – Complies – swept paths have been demonstrated
	for a 6m light rigid vehicle.
	AO7 – Not Applicable.
	AO7.1 – AO7.2 – Not Applicable – no changes are
	proposed to the site access.
	AO7.3 – Complies – Sufficient space is provided onsite
	for vehicles to enter and exit in forward gear.
	AO8.1 – AO8.3 – Not Applicable.
	AO9 – Complies – a Service Industry land use is
	appropriate for within the Industry Zone.
	PO10 / AO10 – Complies – the proposed change
	maintains the current level of amenity.
	POII / AOII – Not Applicable.
	PO12 / AO12 – Not Applicable.
	PO13 / AO13 – Not Applicable.
Port Douglas / Craiglie Local Plan Code	AOI – Not Applicable.
	AO2.1 - Complies - no vegetation removal is required.
	AO2.2 – Not Applicable.
	AO2.3 – Not Applicable.
	AO3 – Not Applicable.
	AO4 – Can be conditioned to comply.

	AOE Not Applicable
	AO5 – Not Applicable.
	AO6.I – AO64 – Not Applicable.
	AO65 – Complies – the proposed new Shed and Carport
	are intended to support the existing approved Service
	Industry.
	AO66.1 – AO68 – Not Applicable.
Industry Activities Code	AOI – Industry Zone Code prevails.
,	AO2 – Industry Zone Code prevails.
	AO3.1 – Not Applicable – no changes are proposed to
	pedestrian access.
	AO3.2 – Not Applicable – no changes are proposed to
	the office locations.
	AO3.3 – Complies – customer parking is provided within
	the site frontage.
	AO3.4 – Can be conditioned to comply.
	AO3.5 – Alternative Solution – no night operation is
	proposed and therefore no illumination is proposed to
	parking area.
	AO3.6 – Can be conditioned to comply.
	AO3.7 – Can be conditioned to comply.
	AO3.8 – Not Applicable.
	AO4.1 – AO4.6 – Industry Zone Code prevails. Refer to
	assessment comments above.
	AO5 – Complies – the proposal plans demonstrate
	suitable areas are provided for parking and maneuvering.
	AO6.1 – Complies – access is provided for up to a light
	rigid vehicle.
	9
	AO6.2 – Alternative Solution – the original Development
	Permit is conditioned to require access for up to a light
	rigid vehicle. The proposed change maintains this level of
	service.
	AO6.3 – AO6.4 – Not Applicable.
Acid Sulfate Soils Overlay Code	Complies – the proposed change will not disturb acid
	sulfate soils.
Access Parking and Servicing Code	Complies – with the proposed change the site is required
	to provide 3 onsite parking spaces. The design includes
	the provision of an additional parking space (3 total)
	within the site frontage. The parking spaces are designed
	to standard, are freely available and unrestricted. The
	driveway and parking areas will be imperviously sealed,
	, , ,
Facing any antal Parkers C. J.	and conditions of approval may reaffirm this requirement.
Environmental Performance Code	Complies – no notable areas of non-compliance generated
	by the proposed change.
Infrastructure Works Code	Complies – the site is connected to necessary
	infrastructure and services. The proposed shed will be
	connected to necessary water, wastewater and electricity
	services. Stormwater will be directed to a lawful point of
	discharge, being Beor Street and conditions of approval
	may reaffirm this.
Landscaping Code	The Industry Zone Code prevails in the hierarchy of
	assessment. It is considered that the site provides suitable
	landscaping areas to maintain an attractive streetscape. A
	•
	detailed Landscaping Plan. It is not expected that given the
	nature of the development a detailed plan will be
	required, however in any case Council does require a

detailed plan, it is expected that this matter could be
conditioned.

Conclusion

It is demonstrated that the proposed Change Application satisfies the test for a Minor Change and does not result in Substantially Different Development. The proposed Change remains in keeping with the current approved use for the land and generally complies with the relevant assessment benchmarks under the 2018 Douglas Shire Planning Scheme.

Thank you for your time in considering the attached Change Application. If you wish to inspect the property or have any further queries, please contact the undersigned.

Regards,

Daniel Favier

Senior Town Planner

ASPIRE Town Planning and Project Services



Attachment I

Duly Completed Form 5 – ChangeApplication

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 - APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Wylde Blue Yonder Pty Ltd A.C.N. 115 289 793
Contact name (only applicable for companies)	c/- Daniel Favier (Aspire Town Planning and Project Services)
Postal address (P.O. Box or street address)	PO Box 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	0418826560
Applicant's reference number(s) (if applicable)	2024-07-26 - Wylde - 51-53 Beor Street, Craiglie

2) Owner's consent - Is written consent of the owner required for this change application? Note: Section 79(1A) of the Planning Act 2016 states the requirements in relation to owner's consent.
✓ Yes – the written consent of the owner(s) is attached to this change application✓ No

PART 2 - LOCATION DETAILS

3) Loc	Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)			
3.1) S	3.1) Street address and lot on plan			
 Street address AND lot on plan (all lots must be listed), or Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed). 		remises (appropriate for development in		
	Unit No.	Street No.	Street Name and Type	Suburb
2)		51	Beor Street	Craiglie
a)	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	0	SP288893	Douglas
	Unit No.	Street No.	Street Name and Type	Suburb
b)		51	Beor Street	Craiglie
b)	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	2	SP288893	Douglas



Note: Place each set of	ging in Moreton Bay)		nt in remote areas, over part of	a lot or in water not adjoining or adjacent to land
☐ Coordinates of	premises by longitu	ıde and latitud	е	
Longitude(s)	Latitude(s)		Datum	Local Government Area(s) (if applicable)
			☐ WGS84	
			GDA94	_
Coordinates of	premises by eastin	a and northing	Other:	
Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
Lasting(3)	1401 tilling(3)	□ 54	□ WGS84	Eccai Government Arca(s) (II applicable)
		☐ 5 5	☐ GDA94	
		□ 56	Other:	
3.3) Additional prer	nises		<u> </u>	
			levelopment approval and	the details of these premises have
Not required	n a schedule to this	s application		
M Hot rodanoa				
PART 3 – RES	PONSIBLE E	NTITY DE	TAILS	
4) Identify the response			ng this change applicatio	n
Note. See Section 16	(3) Of the Flatilling A	CL 2010		
Douglas Shire Cou	ncil			
Douglas Shire Cou	ncil			
Douglas Shire Cou				
PART 4 – CHA	NGE DETAIL	S	auhicat to this shang	
PART 4 – CHA 5) Provide details of	NGE DETAIL	.S lopment appro	oval subject to this chang	• •
PART 4 – CHA	NGE DETAIL	S	oval subject to this chang Date issued	e application Assessment manager/approval entity
PART 4 – CHA 5) Provide details of	INGE DETAIL of the existing deve	.S lopment appro		Assessment
PART 4 — CHA 5) Provide details of Approval type ☐ Development per	INGE DETAIL of the existing deverage Reference MCUC MCUC MCUC	.S lopment appro ce number	Date issued	Assessment manager/approval entity
PART 4 — CHA 5) Provide details of Approval type ☐ Development per ☐ Preliminary app ☐ Development per ☐ Development per ☐ Preliminary app	Reference MCUC ermit roval	.S lopment appro ce number	Date issued	Assessment manager/approval entity
PART 4 — CHA 5) Provide details of Approval type Development per Preliminary app Development per Preliminary app The Preliminary app 6) Type of change	NGE DETAIL of the existing deverage Reference MCUC ermit roval ermit roval ermit roval	S lopment approce number 1301/2016	Date issued 30 March 2016	Assessment manager/approval entity Douglas Shire Council
PART 4 — CHA 5) Provide details of Approval type Development per Preliminary app Development per Preliminary app The Preliminary app 6) Type of change 6.1) Provide a brief	Reference MCUC ermit roval proposed f description of the	S lopment approce number 1301/2016 changes prope	Date issued 30 March 2016	Assessment manager/approval entity
PART 4 — CHA 5) Provide details of Approval type Development period Preliminary app Development period Preliminary app Or Preliminary app 6) Type of change 6.1) Provide a brief approval for a five	Reference MCUC ermit roval proposed f description of the unit apartment building	lopment approce number 1301/2016 changes proper to provide for a si	Date issued 30 March 2016 osed to the development ix unit apartment building):	Assessment manager/approval entity Douglas Shire Council
PART 4 — CHA 5) Provide details of Approval type Development period Preliminary app Development period Preliminary app Or Preliminary app 6) Type of change 6.1) Provide a brief approval for a five	Reference MCUC ermit roval proposed description of the unit apartment building and landscaping area.	lopment approce number 1301/2016 changes proper to provide for a single and onsite process.	Date issued 30 March 2016 osed to the development ix unit apartment building): parking and manoeuvring	Assessment manager/approval entity Douglas Shire Council approval (e.g. changing a development
PART 4 — CHA 5) Provide details of Approval type Development period Development period Preliminary app Preliminary app Of the Change of Change to approve to approve to approve the Change to Change the Change to Change the Change to Change the Change	Referent MCUC ermit moval proposed description of the unit apartment building and landscaping area.	lopment approce number 1301/2016 changes properto provide for a si as and onsite poplication prop	Date issued 30 March 2016 osed to the development ix unit apartment building): parking and manoeuvring	Assessment manager/approval entity Douglas Shire Council approval (e.g. changing a development

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for	or this change application	
☑ No – proceed to Part 7	3 11	
Yes – list all affected entities be	low and proceed to Part 7	
Note: section 80(1) of the Planning Act 201	6 states that the person making the change application must of entity as identified in section 80(2) of the Planning Act 2016.	give notice of the proposal and the
Affected entity	Pre-request response provided? (where a pre- request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre- request response provided)
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No☐ Yes – pre-request response is attached to this change application	
	☐ No☐ Yes – pre-request response is attached to this change application	
	GE APPLICATION REQUIREMENT of for you to complete parts of DA Form 1 – Development appl.	
	ioned below. These forms are available at https://planning.dsc	
Location details - Are there any original development approval?	additional premises included in this change applic	ation that were not part of the
☐ No ☐ Yes		
9) Development details		
9.1) Is there any change to the type application?	e of development, approval type, or level of asses	sment in this change
☐ No ☐ Yes – the completed Sections 1	and 2 of Part 3 (Development details) of DA For	m 1 – Development application
	to the new or changed aspects of development a	
□ No	-	dede the control of the desired
change application is provided v	ilding work details) of <i>DA Form 2 – Building work</i> vith this application.	details as it relates to the
· ·	nge application require referral for any referral re- ach referral agency triggered by the change application as if the proposed change.	
	ferral details) of <i>DA Form 1 – Development applic</i> with this application. Where referral is required for <u>wilding work</u> is also completed.	
11) Information request under Part	3 of the DA Rules	
	n request if determined necessary for this change rmation request for this change application	application
Note: By not agreeing to accept an informati		

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the DA Forms Guide: Forms 1 and 2.

12) Further details
☐ Part 7 of DA Form 1 – Development application details is completed as if the change application was a
development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist	
I have identified the:	
responsible entity in 4); and	
for a minor change, any affected entities; and	⊠ Yes
 for an other change all relevant referral requirement(s) in 10) Note: See the Planning Regulation 2017 for referral requirements 	
For an other change application, the relevant sections of <u>DA Form 1 – Development</u> <u>application details</u> have been completed and is attached to this application	☐ Yes ☑ Not applicable
For an other change application, where building work is associated with the change application, the relevant sections of <u>DA Form 2 – Building work details</u> have been completed and is attached to this application	☐ Yes ☑ Not applicable
Supporting information addressing any applicable assessment benchmarks is attached to this application Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details	⊠ Yes
that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see <u>DA Forms Guide: Planning report template</u> .	
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see <u>DA Forms Guide: Relevant plans.</u>	⊠ Yes

14) Applicant declaration

By making this change application, I declare that all information in this change application is true and correct.

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the Right to Information Act 2009); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:	Reference numb	per(s):	
QLeave notification and pay	ment		
Note: For completion by assessme	nt manager if applicable		
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted	by assessment manager		
Name of officer who sighted	the form		



Attachment 2

Title Certificate





Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	51072173
Date Title Created:	12/12/2016
Previous Title:	50988846

ESTATE AND LAND

Estate in Fee Simple

LOT 1 SURVEY PLAN 288893

Local Government: DOUGLAS

COMMUNITY MANAGEMENT STATEMENT 49394

REGISTERED OWNER

Dealing No: 722164238 09/12/2022

MJL FAMILY PTY LTD ACN 663 772 585 A.C.N. 663 772 585 TRU

UNDER INSTRUMENT 722164238

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

 Rights and interests reserved to the Crown by Deed of Grant No. 21385076 (Lot 83 on CP SR724)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **





Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference: 51072174	
Date Title Created:	12/12/2016
Previous Title:	50988846

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 288893

Local Government: DOUGLAS

COMMUNITY MANAGEMENT STATEMENT 49394

REGISTERED OWNER

Dealing No: 718834174 27/06/2018

WYLDE BLUE YONDER PTY LTD A.C.N. 115 289 793

EASEMENTS, ENCUMBRANCES AND INTERESTS

 Rights and interests reserved to the Crown by Deed of Grant No. 21385076 (Lot 83 on CP SR724)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



Attachment 3

Original Decision Notice



Attachment 4

Current Community ManagementStatement

YOUR REF: J000359:WAKS:JLG **OUR REF:** MCUC1301/2016 (770847)

30 March 2016

WAKS Developments Pty Ltd C/- Gilvear Planning Pty Ltd PO Box 228 BABINDA QLD 4861

Attention: Kristy Gilvear

Dear Madam

AMENDED DECISION NOTICE UNDER S 335 SUSTAINABLE PLANNING ACT 2009: DEVELOPMENT APPLICATION FOR 51 BEOR STREET CRAIGLIE

With reference to the abovementioned Development Application, please find attached an Amended Decision Notice. The amendment was required to correctly identify the Lot on Plan real property description.

The Notice includes extracts from the Act with respect to making representations about conditions, negotiated decisions, suspension of the appeal period, and lodging an Appeal.

With reference to Condition 8, Council confirms that a landscaping plan drawn by a qualified Landscape Architect is not required. A 'to scale' plan identifying the nominated areas on the attached approved plans, inclusive of a species list from the Douglas Shire Planning Scheme Policy No 7 will suffice. The completion of all landscaping works must be undertaken prior to the commencement of use.

Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Should you have any enquiries in relation to this Decision Notice, please contact Neil Beck of Development Assessment and Coordination on telephone number 07 4099 9451.

Yours faithfully

Paul Hoye General Manager Operations Att

43.2016.1301

APPLICANT DETAILS

WAKS Developments Pty Ltd C/- Gilvear Planning Pty Ltd PO Box 228 BABINDA QLD 4861

ADDRESS

51 Beor Street CRAIGLIE

REAL PROPERTY DESCRIPTION

Lot 1 on SP277137

PROPOSAL

Service Industry

DECISION

Approved subject to conditions (refer to approval package below).

DECISION DATE

16 March 2016

TYPE

Material Change of Use (Development Permit)

REFERRAL AGENCIES

None Applicable

SUBMISSIONS

There were no submissions for this application.

FURTHER DEVELOPMENT PERMITS REQUIRED

Development Permit for Building Work

CODES TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT

None

DOES THE ASSESSMENT MANAGER CONSIDER THE APPLICATION TO BE IN CONFLICT WITH APPLICABLE CODES, PLANNING SCHEME, STATE PLANNING POLICIES OR PRIORITY INFRASTRUCTURE PLAN (IF YES, INCLUDE STATEMENT OF REASONS)

Not in conflict

APPROVED DRAWING(S) AND/OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s)' or other similar expression means:

Drawing or Document	Reference	Date		
Site Plan	Lot 1 Site Layout Sheet SK1 Revision B prepared by RECS Consulting Engineers and Designers	25 February 2016		
Shed 1 Elevations	SK 2 Revision A	9 December 2015		
Shed 2 Elevations	SK 3 Revision A	9 December 2015		

ASSESSMENT MANAGER CONDITIONS:

- 1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
 - a. The specifications, facts and circumstances as set out in the application submitted to Council;
 - b. The following conditions of approval and the requirements of Council's Planning Scheme and the *FNQROC Development Manual*.

Except where modified by these conditions of approval

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Damage to Infrastructure

3. In the event that any part of Council's existing sewer / water or road infrastructure is damaged as a result of construction activities occurring on the site, the applicant/owner must notify Council immediately of the affected infrastructure and have it repaired or replaced by Water & Waste at no cost to Council.

Vehicle Parking

4. The amount of vehicle parking must be as specified in Council's Planning Scheme which is a minimum of four (4) spaces and include the provision for loading and unloading a small rigid vehicle. The car parking layout must comply with the Australian Standard AS2890.1 2004 Parking Facilities – off-street car parking and Australian Standard AS2890.2 2002 Parking Facilities – off-street commercial vehicle facilities and be constructed in accordance with Austroads and good engineering design. All parking, driveway and vehicular maneuvering areas at the frontage of the property and extending several metres past the frontage of the sheds must be imperviously sealed, drained and line marked.

Confirmation that a small rigid vehicle can access the rear of the site and exit in forward gear must also be demonstrated.

Protection of Landscaped Areas from Parking

5. Landscaped areas adjoining the parking area must be protected by a 150 mm high vertical concrete kerb or similar obstruction. The kerb must be set back from the garden edge sufficiently to prevent vehicular encroachment and damage to plants by vehicles.

Access Works

- 6. Undertake the following access works:
 - a. Provide concrete crossover(s) and apron(s) at the entrance to the site with each crossover being limited to a maximum width of 3.5 metres in accordance with *FNQROC Development Manual Standard Drawing S1015*. A copy is attached at Appendix 2.

Storage of Machinery and Plant

7. The storage of any machinery, material and vehicles must not cause a nuisance to surrounding properties, to the satisfaction of the Chief Executive Officer.

Landscaping Plan

- 8. The site must be landscaped in accordance with details included on a Landscaping Plan. The Landscaping Plan must show:
 - a. Deep planting of setback areas;
 - b. Species to have regard to Council's Planning Scheme Policy No 7 Landscaping.
 - c. Inclusion of any other relevant conditions included in this Development Permit. A copy of this Development Approval must be given to the applicant's Landscape Architect/Designer.

Two (2) A1 copies and one (1) A3 copy of the landscape plan must be endorsed by the Chief Executive Officer. The approval and completion of all landscaping works must be undertaken in accordance with the endorsed plan prior to Commencement of Use. Landscaped areas must be maintained at all times to the satisfaction of the Chief Executive Officer.

Lawful Point of Discharge

9. All stormwater from the property must be directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of the Chief Executive Officer.

Sediment and Erosion Control

10. Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the *Environmental Protection Act* 1994, and the *FNQROC Development Manual*).

Ponding and/or Concentration of Stormwater

11. The proposed development is not to create ponding nuisances and/or concentration of stormwater flows to adjoining properties.

Refuse Storage

12. Refuse storage is required to service the site in accordance with Council requirements. Brochures on these requirements – 'Requirements for Refuse Storage' are available from Council.

Advertising Signage

13. All signage associated with the use must be approved by the Chief Executive Officer. The signage must comply with the Design and Siting of Advertising Devices Code contained within the Douglas Shire Planning Scheme and plans detailing the signage must be endorsed by the Chief Executive Officer prior to the issue of a Development Permit for Building Works or Commencement of Use, whichever occurs first.

ADVICE

- 1. This approval, granted under the provisions of the *Sustainable Planning Act* 2009, shall lapse four (4) years from the day the approval takes effect in accordance with the provisions of section 339 and section 341 of the *Sustainable Planning Act* 2009.
- 2. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
- 3. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.
- 4. For information relating to the *Sustainable Planning Act* 2009 log on to www.dsdip.qld.gov.au. To access the *FNQROC Development Manual*, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.
- 5. The site is located within a pest quarantine area declared under section 4(1) of the *Plant Protection (Electric Ant) Quarantine Notice* 2006. The *Plant Protection (Electric Ant) Quarantine Notice* 2006 places restrictions on the movement of electric ants and 'high risk items' within and out of the pest quarantine area and places certain obligations and restrictions on land owners within the quarantine area. For further information on the *Plant Protection (Electric Ant) Quarantine Notice* 2006 consult the Department of Agriculture & Fisheries. Further information is also available at the following website: https://www.daf.gld.gov.au/plants/weeds-pest-animals-ants/invasive-ants/electric-ants

LAND USE DEFINITIONS

In accordance with Douglas Shire Planning Scheme the approved land use of Service Industry is defined as:

Service Industry

Means any premises used, or intended to be used for trades and services that cater to the tourist and marine activities in Port Douglas. This includes the manufacturing of goods on the premises, depots for receiving goods to be serviced and any administration and minor sales functions associated with the use, where these are carried out on the same Site and are ancillary to the Service Industry activity. Service Industry uses are limited to uses, which are allied to tourist and marine activities in Port Douglas.

The term may include but is not limited to the following activities:

- Limousine/bus depot;
- Cleaning or detailing of motor vehicles;
- Catering business;
- Servicing of small items and appliances such as:
 - Bicycles;
 - Cameras:
 - Electrical appliances for domestic or office use; and
 - Marine equipment;
- Printing;
- Fishing gear manufacturing;
- Marine engineering;
- Bulk storage and ancillary sales of:
 - Indoor/Outdoor furniture;
 - Hardware supplies;
 - Raw materials;
 - Plants and Landscaping supplies;

Any off-Site effects do not cause any detriment to the amenity of the area. In particular, the noise levels generated, any dust, fumes, odours or other emissions produced from the Site, the appearance of the Site and any traffic generated by the activities on the Site must be managed so as not to cause detriment to adjoining Sites.

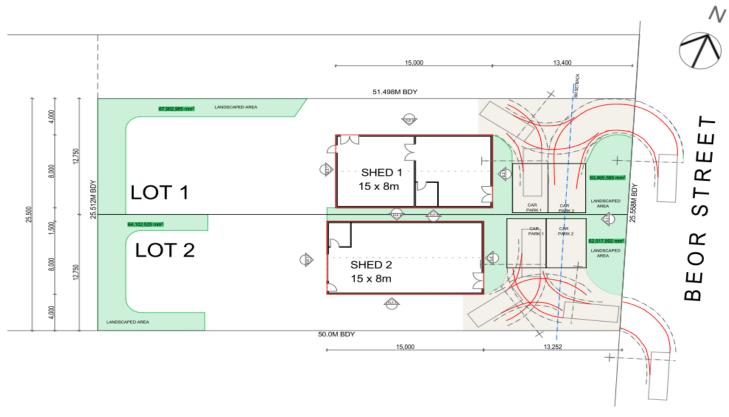
*This definition is provided for convenience only. This Development Permit is limited to the specifications, facts and circumstances as set out in the application submitted to Council and is subject to the abovementioned conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

RIGHTS OF APPEAL

Attached

End of Decision Notice

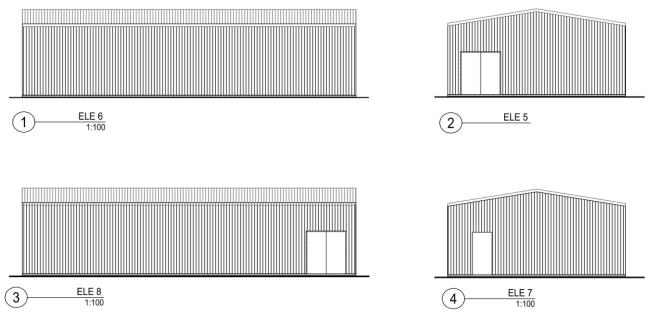
APPENDIX 1: APPROVED DRAWING(S) & DOCUMENT(S)



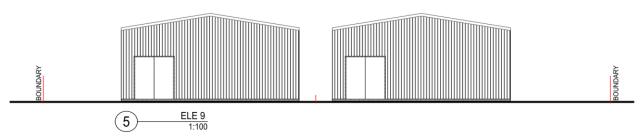
1 LOT 12- 1 & 2 SITE SETOUT 1:200

SKETCH DESIGN ONLY, NOT FOR CONSTRUCTION





SHED 1 ELEVATIONS



ROAD ELEVATION SHEDS 1 & 2

SKETCH DESIGN ONLY, NOT FOR CONSTRUCTION

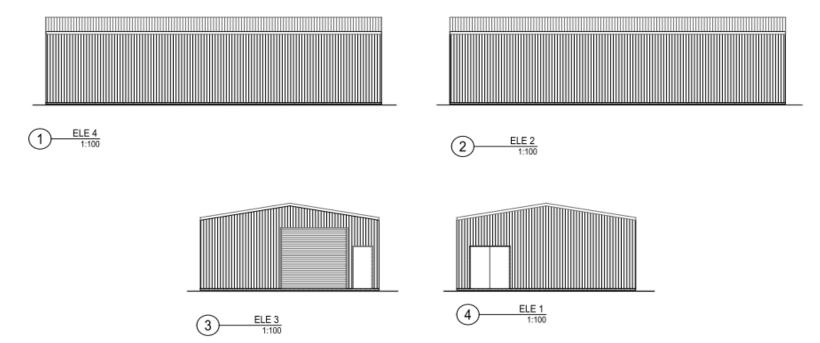




CONSULTING ENGINEERS
& BUILDING DESIGNERS
SHOP 22 LEVEL 2 SALTWATER BUILDING 26:30 MACROSSAN STREET, PO BOX 894, PORT DOUGLAS QLD 4877,

RPEQ No.5412 QBCC No.1106533

-				,				о.
	ISSUE A FOR ISSUE B ISSUE C ISSUE D	APPROVAL	ONLY 9-12-15	ISSUE E ISSUE F ISSUE G ISSUE H		SHEET	SK	2
	DESIGN	LP	DRAWN MG	PROJECT STATUS	SKETCH DESIGN	REVISION	Α	
	QL	ıEr) 1 EI E\	/ATION!	9			



SHED 2 ELEVATIONS

SKETCH DESIGN ONLY, NOT FOR CONSTRUCTION

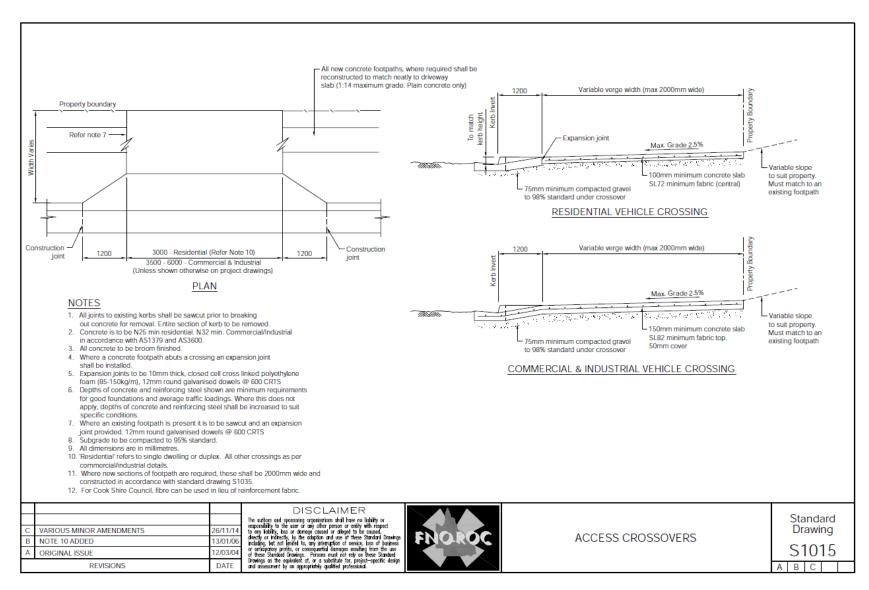
CRAIGLIE BUSINESS PARK CRAIGLIE BUSINESS PARK LOT12- 1& 2 PROJECT No. 133-2015





SHEET SK REVISION A SK 3 SHED 2 ELEVATIONS

APPENDIX 2 - FNQROC DEVELOPMENT MANUAL STANDARD DRAWING S1015

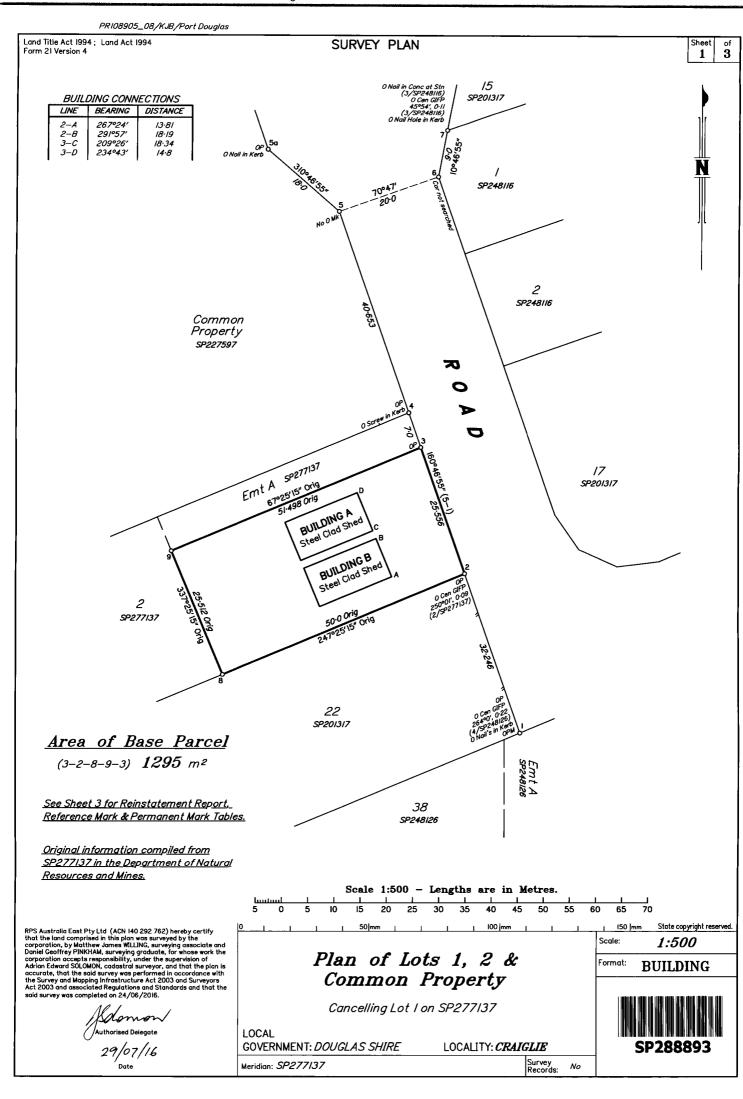


43.2016.1301 10/11

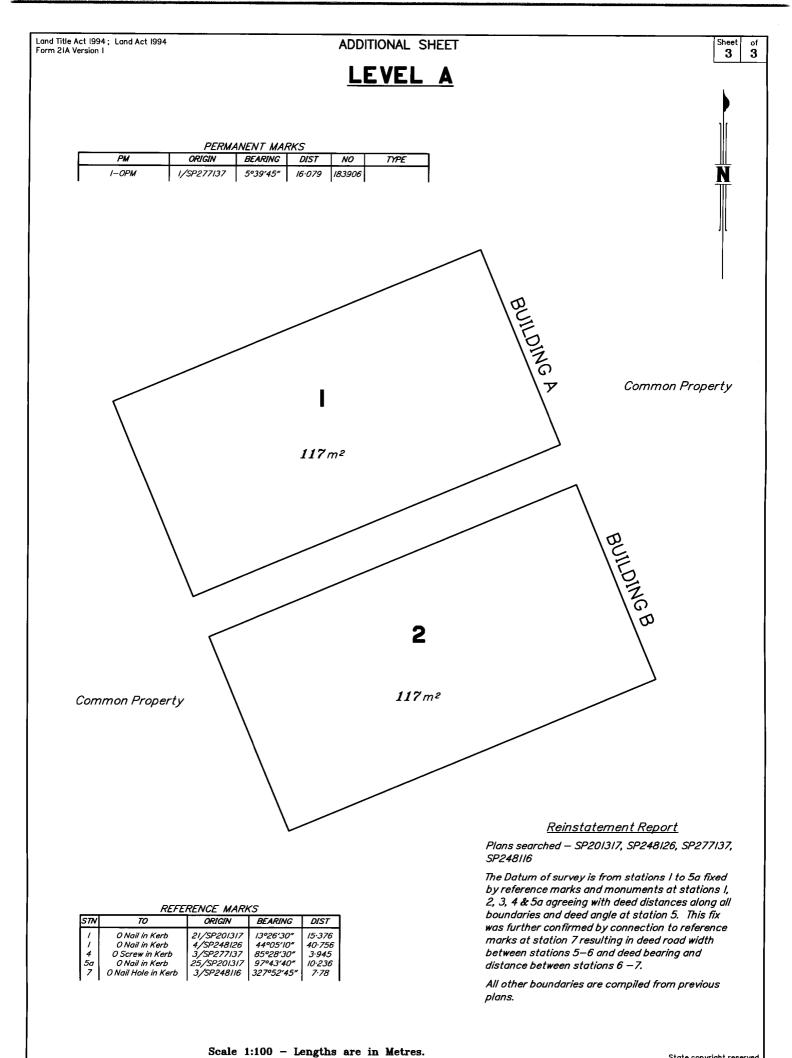


Attachment 5

Current Plan of Survey



Land Title Act 1994; Land Act 1994	70 <i>E</i>	WARNING	: Folde	ed or Muti Plans i			ot be ac	ecepted. Sheet 2 of 3
717664795			Plans may be rolled. Information may not be placed in the outer margins.					
\$534 CS 400 NT	5. Lodged by Marino Lawyers 795 PO Box 57 Port Douglas Qld 4877 Ph: 07 4081 6700 Ref ADB:168940							
		(Include add	ess, phone	number, refere	nce, and Lodge	er Code)		
ı. Certificate of Registered Owners or Lessees.		6.	Existing				Created	
1/We WAKS DEVELOPMENTS PTY LTD		Title Reference	De	scription	Nev	Lots	Road	Secondary Interests
ACN 116 396 573		50988846	Lot I or	SP277137	I, 2 & Comn	non Property		
			R	ENEFIT E	ASEMEN	IT ALLO	CATION	S
(Names in full)		Ease	ment		ully Benef			ially Benefited
*as Registered Owners of this land agree to this plan-and Land as shown hereon in accordance with Section 50 of the		7176	38328	1, 2 & Coi	mmon Pro	perty -		
*as Lessees of this land agree to this plan. Signature of *Registered Owners *Lessees	reU							
Waks Developments Pty Ltd ACN 116 396 5 Adam David Barrell under Power of Attor and the Attorney declares that the Atto received any notice of the revocation o Attorney. *Rule out whichever is inapplicable	rney No. 716565462 orney has not		CACN	odments b _j 140 292 70 orised Del e	62)			
2 Planning Body Approval. * Douglas Shire Council hereby approves this plan in accordance with the: % Sustainable Planning Act 2009, Sustainable Planning Regulation Decision Abtice Issued 16	7 and 2009							
Vecision Abtice issued 16.	March 2016				-	9. Building 1 certify that * As far as it of the building onto adjoining * Port of the	Format F : is practical g shown on to g lots or roa building sho nto adjoinin	to determine, no part this plan encroaches
Deleg. # Nicho Gene # MCU *Insert the name of the Planning Body. * Insert the name of the Planning Body.	October 2016 valed Officer plas Wellwood ral Manager Operations C1301_2016 sert applicable approving legislation.	Common F Lo 7. Orig Gra 8. Passed	Property Its nt Alloce	Orig	3 on 724	Cadastral Sur *delete words 10. Lodgeme Survey Del Lodgemen New T	volvor/ Direc not required ent Fees : posit t	etor * Date *
# Insert designation of signatory or delegation 3. Plans with Community Management Statement:	4. References :					Postage		\$
CMS Number: 49394	4. References : Dept File :	By: Date:		ralia East Pty _lo7/16		TOTAL		\$
Name: Lot I2 Beor Street	Local Govt :	Signed :	J.	doma		II. Insert Plan	SDS	88893
Est le son stroct	Surveyor: PRI08905	Designation	on: V C	adastral Surv	reyor	Number	ארמ	บบบฮง



150 | mm

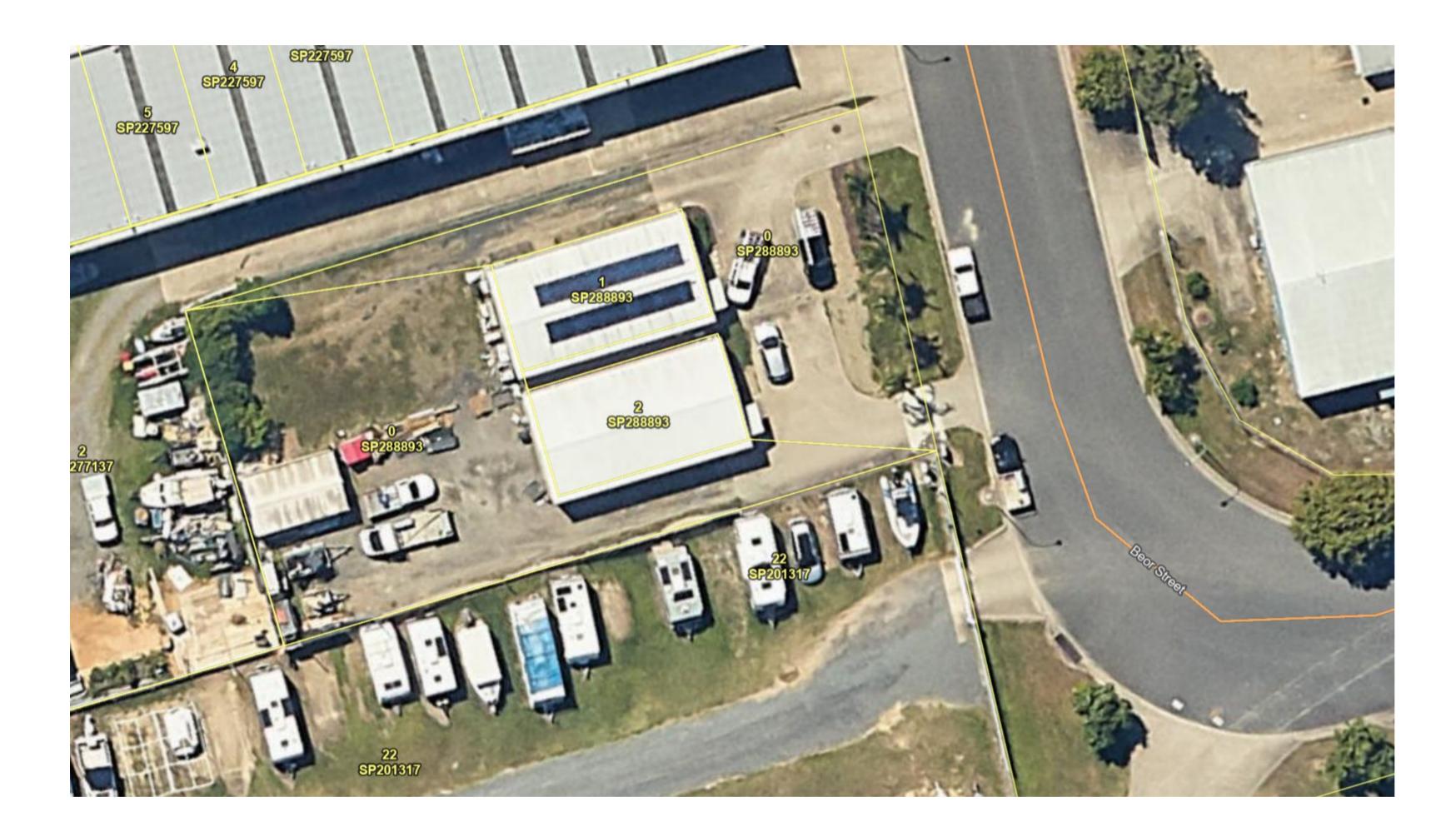
Insert Plan SP288893



Attachment 6

Proposal Plans Prepared by Success by Design

PROPOSED NEW SHED FOR GLEN WYLDE UNIT 1 51-53 BEOR STREET CRAIGLIE 4877 QLD



WIND CLASSIFICATION

ULTIMA	TE & SEF	RVICEAB	LITY LIMIT ST	ATE DESIGN	WIND PRESSU	JRES	
WIND CLASS	WIND	N GUST SPEED n/s)	DESIGN PRESSURES (kPa)				
	V h,u	V h,s	GREATER THAN 1.2m FROM CORNERS		UP TO 1.2m FROM CORNERS		
	ULS	SLS	ULS	SLS	ULS	SLS	
C2	61	39	±2.68	±0.88	-4.02	-1.23	

Success By Design Architectural Building Designers PO Box 58 Port Douglas 4877 Qld Australia Ph: 07 4099 3930 www.successbydesignaustralia.com.au info@successbydesignaustralia.com.au "Designing your needs to be a great Success" SUCCESS BY DESIGN © All designs are protected by copyright Act 1968 RYAN FUDALA QBCC LIC NO. 1114352 licenced building designer

ARCHITECTURAL BUILDING DESIGNERS

PLAN ISSUE:

CONCEPT DESIGN NOT FOR CONSTRUCTION

CERTIFIED AS STRUCTURALLY ADEQUATE KFB Engineers Civil & Structural 1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870 P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

23/07/2024 11:37:21 AM

RPEQ No: _

PROJECT: GLEN WYLDE PROJECT ADDRESS: Unit 1 51-53 Beor Street Craiglie 4877 QLD

GENERAL NOTES -

- 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 WILI 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 (P1<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, 61/m 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

- 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 SUSPENDED SLAB N40 100mm ROOF SLAB N40 100mm 20mm **FOOTINGS** CORE FILL

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.

NOT FOR CONSTRUCTION GUIDE ONLY

WALL CONSTRUCTION - FRAMING:

EXTERNAL STUDWORK WALLS / LOAD BEARING WALLS :

- 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

- 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.

- 4mm STRUCTURAL PLY FIXED WITH 2.8 x 30 GAL. FLATHEAD NAILS @: 50mm CRS, TOP AND BOTTOM PLATE 150mm CRS, TO VERTICAL EDGES ANCHOR ENDS OF WALLS TOP AND BOTTOM. - USE 6mm VILLABOARD IN LIEU OF PLY TO WET AREAS.

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 FACH END. WHERE WALL IS PERPENDICULAR TO TRUSSES FIX WALL WITH 125X75X6 MS ANGLE WITH 1-M12 BOLT THRU TOP PLATES AND 1-M12 THRU

- 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

- J2 JOINT GROUP FOR HWD TRUSSES

- JD4 JOINT GROUP FOR PINE TRUSSES

ROOF FRAMING:

- PREFABRICATED ROOF TRUSSES DESIGNED BY THE TRUSS MANUFACTURER INCLUDING ALL NECESSARY BRACING AND

- 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

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 - A 'COMPLIANCE CERTIFICATE' SHALL BE REQUESTED FROM THE

LOW-HIGH-LOW CYCLIC TESTING REQUIREMENTS OF THE BUILDING

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

- ALL WET AREA WALLS AND FLOORS TO BE WATERPROOFED WITH APPROVED MEMBRANES IN ACCORDANCE WITH AS/NZS

- 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.

- 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,

5PL 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

- ALL TIMBER LISED IN PROJECT TO BE FITHER 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

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 FITHER NATURALLY RESISTANT TIMBERS OR H3 LEVEL LOSP TREATED TIMBERS

FIXED IN PROMINENT LOCATIONS, SUCH AS THE ELECTRICITY METER BOX AND A KITCHEN CUPBOARD. THE NOTICE TO

- METHOD OF PROTECTION - DATE OF INSTALLATION OF THE SYSTEM USED - FIX BRACE WALLS TO ROOF FRAMING WHERE NOT OTHERWISE CONNECTED

> - THE BUILDER MAY PROVIDE AN ALTERNATIVE TERMITE TREATMENT SYSTEM PROVIDE SUCH SYSTEMS CERTIFIED WITH THE AUSTRALIAN BUILDING CODES BOARD AS REQUIRED BY THE - GENERALLY, THE TERMITE TREATMENT SHALL COMPLY WITH

- 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 4-STAR MINIMUM ENERGY PERFORMANCE STANDARD (MEPS)

RATING, ELECTRICIAN TO PROVIDE FORM 16 CERTIFICATE FOR ABOVE ITEMS HAVE BEEN COMPLIED WITH. PROVIDE ADDITIONAL DOCUMENTATION FROM LIGHT MANUFACTURER CONFIRMING

LIGHT FITTINGS ACHIEVE THE MINIMUM 27 LUMENS PER WATT.

EFFICIENCY LABELING AND STANDARDS (WELS) SCHEME RATED CISTERNS WILL BE INSTALLED TO AL WATER CLOSETS PREVIOUSLY 3-STAR WELS RATED. - MINIMUM 3-STAR WELS RATED TAP WARE WILL BE AND LAUNDRY TROUGHS. - PLUMBER TO PROVIDE FORM 16 COMPLIANCE CERTIFICATE FOR ALL ABOVE ITEMS

- 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.

TERMITE TREATMENT:

AREAS, SUCH AS TRUSSES, WALL FRAMING AND SUB-FLOOR - ALL SLAB PENETRATIONS TO HAVE TERMI-MESH MARINE GRADE LEGEND -

ACCORDING

CONCRETE

CUPBOARD

CENTRES

COOKTOP

DIAMETER

DECKING

DISHWASHER

CAVITY SLIDER

COUNTERSUNK

SELECT CERAMIC TILE

CONTINUOUS FILLET WEL

DAMP PROOF COURSE

CONFIRM ON SITI

SELECT CARPET

SELECT ALUCOBOND FINISH AUSTRALIAN STANDARD CODES

BROOM FINISH CONCRETE

CONCRETE MASONRY BLOCK

STEEL COLLARS FITTED BY MANUFACTURER'S QUALIFIED

- 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.

- ALL SHOWER ROSES TO BE 3 STAR (WELS) RATED IN ACCORDANCE WITH AS/NZS 6400:2004: 4 STAR WATER INSTALLED TO ALL KITCHEN SINKS, BATHROOM BASINS

AIR CONDITIONING:

EQUAL ANGLE **EXPANSION JOINT** FIBRE-CEMENT FINISHED FLOOR LEVE FLAT HEAD NAILS GAUGE (BOLTS, SCREWS) GALVANIZING SELECT GLASS BALUSTRADE HEXAGONAL HEAD (BOLT) SELECT SS HANDRAIL HARDWOOD HOT WATER SYSTEM LIGHT ORGANIC SOLVENT PRESERVATIVE MILLIMETRES MANUFACTURER MAXIMUM MINIMUM MACHINE GRADED PINE MICROWAVE OVEN MILD STEEL NATIONAL CONSTRUCTION COD NATURAL GROUND LEVEL OFF-FORM CONCRETE FINISH OBSCURE GLASS OVERHEAD CUPBOARD PLASTERBOARD LINING POLISHED CONCRETE SELECT 1200H POOL FENCE POLYVINYL CHLORIDE REINFORCING **ROUGHER HEADER H3 TREATED PINE** RECTANGULAR HOLLOW SECTION SAW CUT JOINT STRUCTURAL FLOOR LEVE SQUARE HOLLOW SECTION SELECT HWD SHIPLAPPED CLADDING STAINLESS STEEL SELECT TILES STONE WALL **SPECIFICATION** SQUARE HOLLOW SECTION SELECT TIMBER LAMINATE FLOORING SELECT TIMBER CEILING TOP OF WALL UNEQUAL ANGLE UNLESS NOTED OTHERWISE LINTEL NUMBER DOOR NUMBER WINDOW NUMBER SHEET REFERENCE DETAIL CALLOUT **ROOM NAME** LOUNGE CFILING HEIGHT 2800 CEILING MATERIAL FLOOR FINISH REDUCED LEVEL + RL 00.000 SLAB SETDOWN

FLOOR AREA		
Area	0 m²	_
EXTERNAL COVER AREAS	0 m ²	_
INTERNAL AREAS	0 m ²	

SLAB FALL

SLAB THICKNESS

SPOT LEVEL

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.

FALL .

+ 00.000

TITLE PAGE, GENERAL NOTES & LEGEND

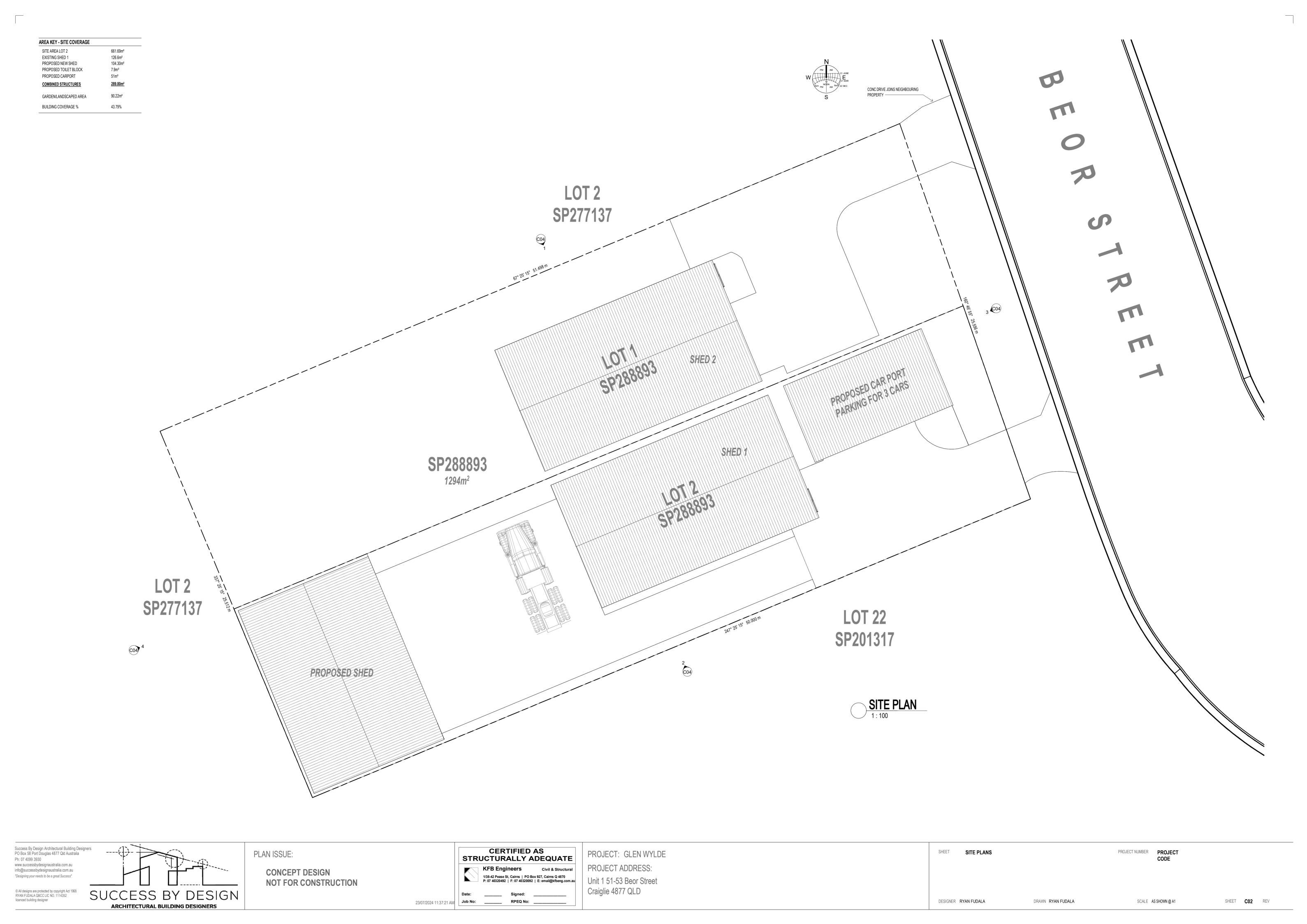
PROJECT NUMBER PROJECT CODE

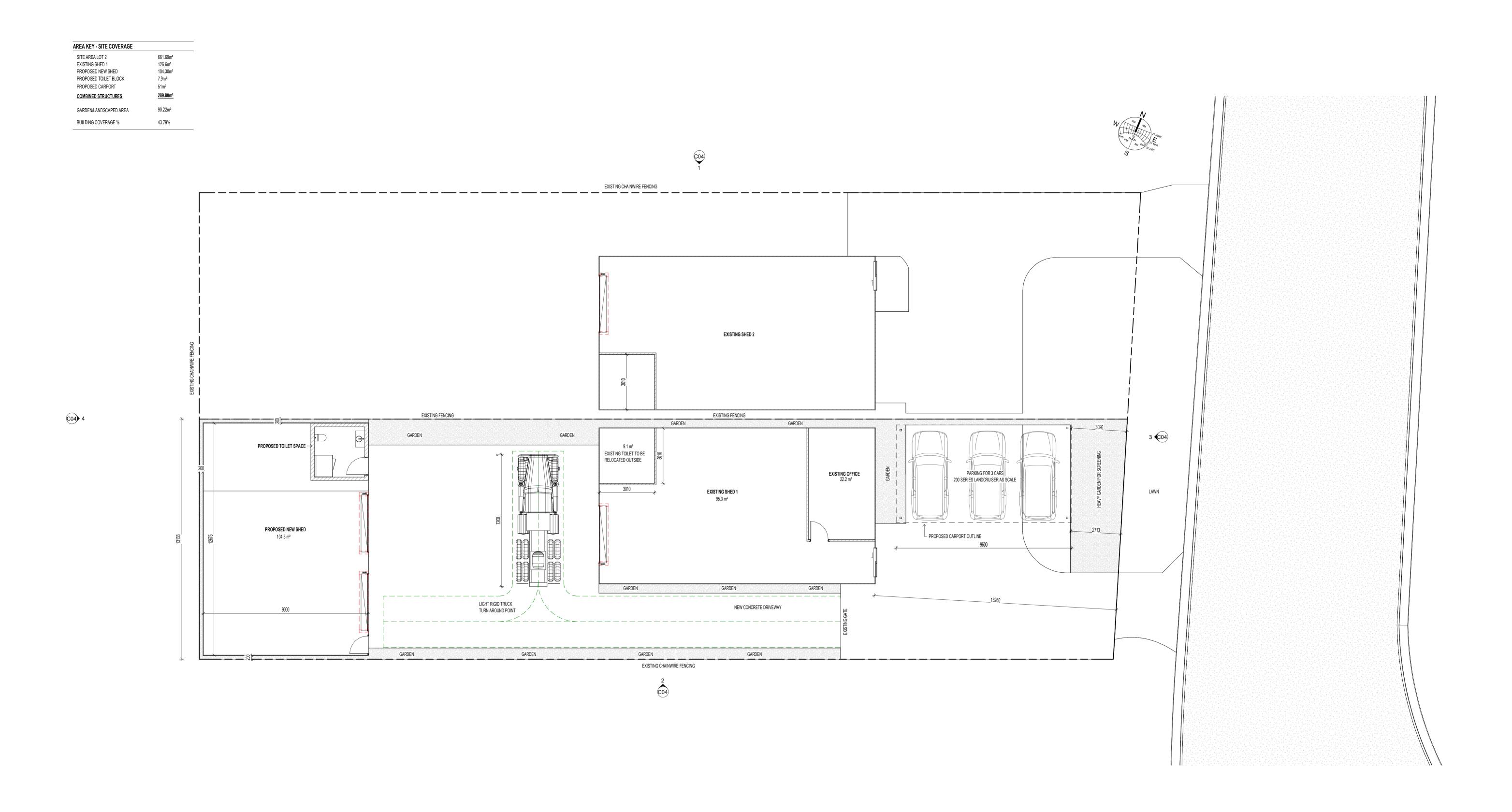
DESIGNER RYAN FUDALA

SCALE AS SHOWN @ A1

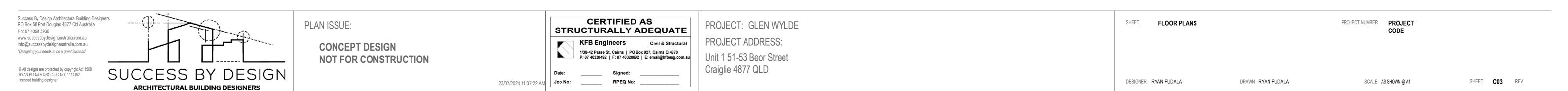
DRAWN RYAN FUDALA

SHEET C01 REV





FLOOR PLAN - LOWER 1: 100





23/07/2024 11:37:24 AM **Job No:**

ARCHITECTURAL BUILDING DESIGNERS

RPEQ No: ____

SCALE AS SHOWN @ A1 SHEET **C04** REV

DESIGNER RYAN FUDALA

DRAWN RYAN FUDALA