

MP ref: M2028
QA: lp.sj.ap

21 February 2023
Assessment Manager
Burdekin Shire Council
PO Box 974
AYR QLD 4807
Via email:

kellie.galletta@burdekin.qld.gov.au

Attention:

Kellie Galletta – Manager Planning and Development

Dear Kellie,
Re:

Development Application seeking a Development Permit for Material Change of Use – Motel Extension (Cabins) on land described as Lot 20, 111, 112 and 113 on H61611 and located at 8 to 14 Eighth Avenue, Home Hill

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the Planning Act 2016.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Burdekin Shire Council's (Council) Schedule of Fees and Charges 2022/23.

Component

Calculation

Fee

Motel

\$980 based on proposed use

\$980

TOTAL ASSESSMENT FEE:

\$980

We request that Council raise an invoice for the above amount and issue at its earliest convenience, so that we can process the payment immediately.

Proceeding

We look forward to working with Council to progress the proposed development, and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's

Confirmation Notice to facilitate referral of the development application to the State.

If you have any questions regarding this correspondence, please contact the undersigned on TEL:

(07) 4724 0095.

Yours sincerely,

MILFORD PLANNING

Sarah Jones

SENIOR TOWN PLANNER

Encl:

Development application package

MILFORD PLANNING

Applicant

Sunstate Caravan Parks
Pty Ltd

Reference

M2028

Date

February 2023

Development
Application
Proposed
Development

Property
Details

Material Change of Use -
Motel Extension (Cabins)
Lots 20, 111, 112 and
113 on H61611
8 to 14 Eighth Avenue,
Home Hill

DOCUMENT CONTROL

Applicant
Proposed
Development
Contact

Sunstate Caravan Parks
Material Change of Use – Motel Extension (Cabins)
Sarah Jones

Quality Assurance

Date 21.2.23
Version 1
Issue Final
Template DA-STN-1

Lachlan Pether
GRADUATE TOWN PLANNER

Sarah Jones
SENIOR TOWN PLANNER

Author

Reviewer

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MILFORD PLANNING

TABLE OF CONTENTS

1.0

INTRODUCTION	5
--------------------	---

1.1

PURPOSE	5
---------------	---

1.2

STRUCTURE	5
-----------------	---

2.0

SUBJECT

SITE	6
------------	---

2.1

SITE

PARAMETERS	6
------------------	---

2.2

SUBJECT

SITE	7
------------	---

2.3

SURROUNDING

AREA	7
------------	---

2.4

CONFIRMATION OF

COMPLIANCE	7
------------------	---

3.0

PROPOSED

DEVELOPMENT	8
-------------------	---

3.1

DESCRIPTION OF PROPOSED

DEVELOPMENT	8
-------------------	---

3.2

DEVELOPMENT

PLANS	9
-------------	---

3.3

PRELODGE	
MEETING	11
4.0	
ASSESSMENT	
FRAMEWORK	12
4.1	
PLANNING ACT	
2016	12
4.2	
PLANNING REGULATION	
2017	12
4.3	
APPROVAL	
SOUGHT	12
4.4	
ASSESSMENT MANAGER ASSESSMENT	
PARAMETERS	12
4.5	
REFERRAL AGENCY ASSESSMENT	
PARAMETERS	13
5.0	
ASSESSMENT MANAGER	
CONSIDERATIONS	14
5.1	
STATE PLANNING	
POLICY	14
5.2	
REGIONAL	
PLAN	14
5.3	
PLANNING SCHEME STRATEGIC	
FRAMEWORK	15
5.4	
DESIRED ENVIRONMENTAL	

OUTCOMES.....	16
---------------	----

5.5

PLANNING SCHEME PURPOSE AND OVERALL OUTCOMES	17
---	----

5.6

PLANNING SCHEME ASSESSMENT MATRIX	18
--	----

5.7

PLANNING SCHEME DETAILED ASSESSMENT	19
--	----

6.0

REFERRAL AGENCY CONSIDERATIONS.....	20
--	----

6.1

STATE CODE PURPOSE AND OVERALL OUTCOMES	20
--	----

6.2

STATE CODE ASSESSMENT MATRIX	20
---------------------------------------	----

7.0

OTHER RELEVANT MATTERS.....	23
--------------------------------	----

7.1

OTHER RELEVANT MATTERS	23
---------------------------------	----

8.0

CONCLUSION	24
------------------	----

8.1

ASSESSMENT SUMMARY	24
-----------------------------	----

8.2

RECOMMENDED CONDITIONS OF APPROVAL.....	24
--	----

MILFORD PLANNING

APPENDICES

Appendix 1

DA Form 1; and land owner's consent

Appendix 2

SmartMap; and site aerial plan of the subject site

Appendix 3

State Assessment Referral Agency mapping

Appendix 4

Proposed development plans prepared by ESpacē

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1.0

INTRODUCTION

1.1

Purpose

The purpose of this development application is to seek approval for Material Change of Use – Motel Extension (Cabins) (the proposed development) under the provisions of the Planning Act 2016 (the Act).

The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

1.2

Structure

This report provides the following information with respect to the assessment of the proposed development:

§

overview of the site and surrounding area;

§

description of the proposed development;

§

overview of the relevant assessment framework;

§

assessment of the proposed development against the relevant assessment benchmarks;

§

other relevant matters; and

§

conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. Appendix 1 comprises DA Form 1 and the accompanying land owner's consent.

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2.0

SUBJECT SITE

2.1

Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

Property Owner

Sunstate Caravan Parks (refer Appendix 1)

Street Address

8 to 14 Eighth Avenue, Home Hill

Formal Description

Lots 10, 111, 112 and 113 on H61611

20H61611: 2,412 m²

111H61611: 1,206 m²

Site Area

112H61611: 1,206 m²

113H61611: 1,206 m²

(refer Appendix 2)

Easements

Street Frontage

The land is not burdened by any easements.
Eighth Avenue

Topography

The site has generally even topography.

Existing Use

Vacant Lots

The site is serviced by the following infrastructure:

Existing Infrastructure

Local Heritage Register

Contaminated Land

§
§
§
§

reticulated water (Council);
reticulated sewer (Council);
electricity (Ergon); and
telecommunications (NBN).

The site is not listed on the Local Heritage Register.
The land is not known to be included on the State Environmental

Management Register or Contaminated Land Register.
The following State interests are relevant to the proposed
development as detailed in the State Assessment Referral Agency
(SARA) mapping (refer Appendix 3):

Relevant State Interests

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§
§
§
§
§

Water resource planning area boundaries
State-controlled road
Railway corridor
Area within 25 m of a State-controlled road
Area within 25 m of a railway corridor

2.2

Subject Site

The subject site accommodates the Burdekin Motor Inn (The Motel), which was originally established onsite in or around 1976. The motel provided a total of 15 accommodation rooms and caretakers residence, as well as an onsite restaurant. The motel was subsequently extended in or around August 1984, with it understood that these works involved an extension of the restaurant, as well as construction of a swimming pool at the rear of the site. The Motel is understood to have operated from the site since its initial construction. Access to the site is via Eighth Street and there is a rail line and corridor beyond the rear boundary of the subject site. There are two vacant lots immediately south of the motel.

2.3

Surrounding Area

North

Burdekin Motor Inn, residential dwellings, BP service station and Home Hill Post Office

East

Home Hill Newsagency, Home Hill Cricket Association Club and agricultural cropping land

South

United service station, Bruce Highway, Home Hill Tennis Club and Burdekin Race Club

West

Home Hill Showgrounds and agricultural cropping land

Confirmation of Compliance

Burdekin Shire Council provided written confirmation to the Applicant that no additional planning approvals were required to alter the room configuration of the existing motel to accommodate three additional rooms, provided the changes aligned with the information submitted to Council and the necessary building and plumbing approvals were obtained.

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3.0

PROPOSED DEVELOPMENT

3.1

Description of Proposed Development

The proposed development involves a Material Change of Use – Motel Extension (Cabins). Specific detail of the proposed development is provided below.

Purpose of Development

The purpose of the proposed development is to provide an extension to the existing motel located at 12 to 14 Eighth Avenue, Home Hill (Burdekin Motor Inn). The proposed development will facilitate for the establishment of 13 cabins on the adjoining vacant land, being Lots 112 and 113 on H61611.

Design Overview

The proposed development involves the establishment of 13 cabins. Appendix 4 includes a full site design overview, including the location of the proposed cabins, additional car parking spaces, landscaping, and access points. Each cabin includes a porch, open plan area inclusive of living area, a double bed and single bed, kitchen, and ensuite. Each cabin will have a singular car parking space located along the frontage of the cabin, intended for use by the patrons that are staying in the associated cabin. Access to the cabins is via an internal loop driveway accessed to and from the Bruce Highway.

Operational Overview

The proposed cabins form an extension to the existing Burdekin Motor Inn, providing additional alternative accommodation offerings to visitors looking to stay in Home Hill. The proposed cabins will have access to all the existing facilities and services associated with the Burdekin Motor Inn, including the pool, restaurant and reception facilities. The reception area is manned between 7 am and 10:30 pm. The restaurant is currently closed, but the kitchen remains open for room service meals. Currently, there are two live-in managers, and a cleaner. Post development completion, 2 more additional cleaners, 1 cook and 2 kitchen hands are anticipated to be required to service the increased occupancy and demand. The additional cabins will assist in providing additional residential accommodation, at a time when there is a shortage of residential accommodation Australia wide.

Scale and Intensity

The proposed cabins will result in an 11% total site coverage. 'Greenspace' (i.e., landscaping) will result in a 35% site coverage. Car parking spaces will result in a 29% site coverage. Appendix 4 includes a full site design overview, including a full proposed site coverage calculation, based upon all components of the development.

Access and Parking

The proposed development will include a singular one way loop driveway that will be accessed via separate entry and exit points via the Bruce Highway. Vehicles will use the same roadway to exit the site, via Eighth Street. Each proposed cabin will include a singular parking space located along the frontage of the cabin. These parking spaces are intended to be used by patrons that are staying in the cabins. It is anticipated that patrons visiting the site will do so via their own personal vehicles, as opposed to other transport modes (taxis, buses, etc).

Water and Sewer

The proposed development is capable of connection to a reticulated water and sewer supply. A

sewer main line runs through the subject site and will allow for additional connections to be made

to service the proposed cabins. The subject site is located within an Urban Water Service Area,

for which facilitations can be made for associated water connections.

Stormwater

Currently, stormwater provisions within the site direct all stormwater towards the frontage of the

site, being Eighth Street and further towards the Bruce Highway. The applicant is seeking to install

multiple water tanks on site to capture and recycle water, and to minimise runoff. The lawful point

of discharge is currently Eighth Avenue and will continue to be.

Electricity and Communications

The applicant will facilitate the necessary electricity and communications connections required to

service the proposed cabins. The existing electrical and communication infrastructure currently

servicing the locality is deemed sufficient to accommodate for the proposed uses demands.

Landscaping

The proposed development will include a variation of landscaping across the site. A total of 1,260

m² of total site area is identified as being 'greenspace'. This greenspace area will primarily include

grassed areas and hedges. In addition, shaded trees will be included across the site, particularly

over walkable areas and car parking spaces. Appendix 4 includes a full site design overview,

including a 3D view of the proposed development and associated landscaping to be included.

3.2

Development Plans

The proposed development is detailed in the plans provided at Appendix 4 and listed below. In

addition, the proposed development is further detailed in the associated reports listed below and

appended as referenced.

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Title

Number

Issue

Date

Cover Page

D001

A

23.11.22

General Notes

D002

A

23.11.22

General Notes

D003

A

23.11.22

Workplace Health & Safety Notes

D004

A

23.11.22

Proposed Floor Plan

D201

A

23.11.22

Proposed Elevations

D205

A

23.11.22

Cover Page

D001

A

23.11.22

Proposed Site Plan

D200

A

23.11.22

The proposed development will include the following:

§

an extension to the existing motel in the form of 13 cabins;

§

each cabin will have a floor area of 29.70 m², comprising an open porch, open plan living space, with living area, a double bed and single bed, kitchen and an ensuite;

§

each cabin will have its own parking space;

§

internal loop driveway;

§

separate points of entry and exit to the Bruce Highway;

§

additional parking spaces for the existing motel and restaurant;

§

low maintenance landscaping and planting in around the proposed cabins and loop driveway; and

§

pedestrian and internal road/ driveway link to the existing motel facilities.

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3.3

Prelodgement Meeting

The proposed development was the subject of a prelodgement meeting between Burdekin Shire Council (Council) and the Applicant's representatives in August 2022. Council were noted as being generally supportive of the proposed development. In particular, the following notes from the meeting with Council were made for the proposal;

§

Council were noted as being generally supportive of the proposed concept, given it represents a logical extension to the existing motel;

§

Consideration will be required to be given to the following elements as part of the design of the proposal:

-

Access (noting referral to DTMR will be required);

-

Onsite vehicle parking;

-

Landscaping;

-

Interface with existing residential uses (setbacks, landscaping, screening, etc);
and

-

Existing sewer line traversing the site (including setbacks to the existing infrastructure).

§

Council suggested that a further pre lodgement meeting be held once preliminary concept plans are made available.

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4.0

ASSESSMENT FRAMEWORK

4.1

Planning Act 2016

The Planning Act 2016 (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning.

The Act allows for the establishment and is

supported by subordinate planning legislation and instruments such as planning schemes.

The

provisions of the Act are therefore applicable to the proposed development.

4.2

Planning Regulation 2017

The Planning Regulation 2017 (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level.

The Regulation determines the

Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

4.3

Approval Sought

Approval Type
Development Type

4.4

Development Permit
Material Change of Use

Definition or General
Description

Motel Extension

Specific Description

Cabins

Assessment Manager Assessment Parameters

Assessment Manager

Burdekin Shire Council

Planning Instrument

Burdekin Shire IPA Planning Scheme (the planning scheme)

Zone and Precinct

Residential Zone

Triggered Overlays

Bushfire Hazard Overlay (Low Hazard)

Category of Assessment

Table of Assessment

Reference

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Impact Assessable

Table 2 – Residential Zone

Assessment Manager
Assessment Benchmarks

4.5

§
§

Strategic Framework
Residential Zone Code

Referral Agency Assessment Parameters

Referral Agencies
Planning Instrument

State Assessment Referral Agency
Planning Regulation 2017 (the Regulation)
The proposed development triggers the following referrals:

Referral Triggers

Referral Agency
Assessment Benchmarks

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§

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 -
Material Change of Use of premises near a State transport
corridor or that is a future State transport corridor

§

State code 1 - Development in a State-controlled road
environment
State code 2 - Development in a railway environment

§

13

5.0

ASSESSMENT MANAGER CONSIDERATIONS

5.1

State Planning Policy

The State Planning Policy (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. amending its planning scheme.

Local government use the SPP when making or

Local government will also assess aspects of development

applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the Integrated Planning Act 1997

section 6.1.54 (Provisions applying for State-controlled roads) have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

5.2

Regional Plan

Regional plans are State planning instruments established under the Act and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The North Queensland Regional Plan (the Regional Plan) applies to the local government areas of

Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island

Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on

the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating

jobs, improving business investment, protecting our natural environment, and encouraging

tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan. In

particular, the proposed development will further Goal 1 – A leading economy in regional Australia

Goal 4 – A safe, connected, and efficient North Queensland.

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5.3

Planning Scheme Strategic Framework

The planning scheme incorporates a strategic framework, which sets the policy direction and basis for ensuring appropriate development occurs within the planning scheme area. The strategic framework is represented by the following three themes:
§

Flooding and Coastal Processes;

§

Integrated Catchment Management; and

§

Land and Water Management.

Given the proposed development is impact assessable, it is nominated for assessment against the Strategic Framework.

Flooding and Coastal Processes

The proposed development is consistent with the strategic outcomes for Flooding and Coastal Processes by:
§

ensuring the built form is designed to be located above the defined 1% AEP flood level which will minimise detrimental impacts from potential inundation from floodwaters;

§

providing development that is compatible with the nature of flood hazard applicable to the site and ensuring the development can accommodate potential flooding impacts from floodwaters, the cabins will be in stumps to allow free flow of water; and

§

not impacting on coastal processes or exposing impacts from hazards such as storm surge and tidal surge.

Integrated Catchment Management

The proposed development is consistent with the strategic outcomes for Integrated Catchment Management by:
§

ensuring the natural features and environmental values of the Burdekin River catchment are not adversely impacted; and

§

ensuring the development is designed and constructed in accordance with relevant standards.

Land and Water Management

The proposed development is consistent with the strategic outcomes for Land and Water

Management by:

§

providing a development that will not impact on the quality of receiving waters into the wider catchment;

§

providing a development that incorporates appropriate management of stormwater as per the current regime and collection and reuse of runoff from the proposed cabins;

§

ensuring the development is provided within an existing urban setting that utilises the orderly provision of land and infrastructure services; and

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§

providing development that does not impact on native vegetation, riparian corridors and the key environmental values of the Shire.

5.4

Desired Environmental Outcomes

The planning scheme includes Desired Environmental Outcomes, which includes outcomes that

are sought for development in the Burdekin Shire.

The Desired Environmental Outcomes in the planning scheme includes the following themes:

(i)

Economic Development;

(ii)

Biodiversity and Conservation Areas;

(iii)

Urban Development and Infrastructure; and

(iv)

Community Well Being.

Given the proposed development is impact assessable, it is nominated for assessment against the Desired Environmental Outcomes.

Response

Economic Development

The proposed development is consistent with the Desired Environmental Outcomes for Economic Development, given:

§

it does not compromise the function and operation of agricultural land and is considered

to provide support to the agricultural sector which is the traditional economic base for the Shire;

§

it provides visitors of the Shire with additional accommodation offerings;

§

makes efficient use of existing land and infrastructure;

§

it represents good development with high exposure to the primary road network and

integrates with the established commercial uses in the Home Hill locality; and

§

it provides support to the local economy through employment opportunities.

Biodiversity and Conservation Areas

The proposed development is consistent with the Desired Environmental Outcomes for

Biodiversity and Conservation Areas, given:

§

it does not adversely impact on areas of environmental significance noting the locality of

the development within an established urban area;

§

it is designed with consideration of flood hazard that impacts the site, with the proposed

building constructed at the 1% AEP flood level to provide for protection of people and

property, cabins will be open underneath; and

§

it does not impact on areas of cultural significance.

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Urban Development and Infrastructure

The proposed development is consistent with the Desired Environmental Outcomes for Urban

Development and Infrastructure, given:

§

the development effectively connects to the transport network along the main arterial

road through Home Hill which assists in maintaining vehicle traffic on the higher order road network;

§

it can efficiently connect to essential infrastructure services which are considered to have

sufficient capacity to support the development; and

§

the development is designed to mitigate potential adverse impacts from natural hazards,

noting the development is designed for flood immunity.

Community Well Being

The proposed development is consistent with the Desired Environmental Outcomes for Community

Well Being, given:

§

the development is for residential/ tourist development;

§

it provides a service for visitors to the Shire; and

§

it includes design and siting that minimises adverse amenity impacts to the surrounding

community and residential uses.

5.5

Planning Scheme Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by

the relevant planning scheme codes by demonstrating compliance with the relevant performance

and accepted outcomes.

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5.6

Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks.

The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Criteria is clearly met and no further assessment is required.
Legend

Criteria is met and further explanation is provided for clarity.
Criteria is not met and further performance assessment is required.

Residential
Zone Code

Outcome
PO or AO

Not applicable or no criteria prescribed.

PO

AO

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Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.
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Planning Scheme Detailed Assessment

Residential Zone Code

Complies with S8.1

The proposed development involves the establishment of 13 cabin style accommodation.

Appendix 4 includes a full site layout plan. The cabins are designed to be placed in a 'sawtooth pattern'. The 'sawtooth pattern' design results in living room windows generally aligning with the neighbouring cabins porch. A timber/metal screen has been included at the end of each porch on each cabin, so too prevent the loss of privacy.

Appropriate screening will be

established on the east and south boundaries of the site.

Complies with S11

The proposed development includes provisions for landscaping across the site.

Appendix 4

includes a full site overview, inclusive of landscaping provisions. The proposal plans include

'Greenspace' (i.e. landscaping area), for which 1,260 m² is proposed to be used.

This will equate

to 35% of the total site area. Given each proposed cabin will be designed to

have one bedroom,

the proposed development satisfies the S11 requirement of 30 m² of landscaping per bedroom.

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The side and rear boundaries of the site will include 1.8 m height fencing.

6.0

REFERRAL AGENCY CONSIDERATIONS

6.1

State Code Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant State Codes by demonstrating compliance with the relevant performance and accepted outcomes.

6.2

State Code Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Referral Agency assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Criteria is clearly met and no further assessment is required.
Criteria is met and further explanation is provided for clarity.

Legend

Criteria is not met and further performance assessment is required.

PO

State Code 2

State Code 1

Outcome
PO or AO

Not applicable or no criteria prescribed.

AO

PO

AO

1
2
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State Code 2

State Code 1

Outcome
PO or AO

PO

AO

PO

AO

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21

State Code 2

State Code 1

Outcome
PO or AO

PO

AO

PO

AO

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Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.

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22

7.0

OTHER RELEVANT MATTERS

7.1

Other Relevant Matters

There are substantial other relevant matters to support the approval of the proposed development. In accordance with Section 45, Item 5 (b) of the Act, an impact assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial, or otherwise.

Other relevant matters supporting the approval of the proposed development include (but are not limited to) the following:

§

given the subject site's proximity to the Bruce Highway, the proposed development is strategically located on a site that receives significant exposure and has otherwise remained vacant and underutilised;

§

the proposed development is of a size and scale that does not reduce amenity values of the immediate locality;

§

the proposed development will provide Home Hill with modernised visitor accommodation alternatives, and will encourage economic growth and evolution within the region;

§

the proposed development will accommodate the existing demands of the Burdekin Motor Inn and will further encourage economic activity between both sites;

§

the proposed development integrates and is complementary to the Eighth Avenue streetscape;

§

the proposed development is compatible with the scale and character of the locality and will be capable of managing amenity impacts to adjacent and nearby residential areas;

§

the proposed development provides for an attractive development that enhances the vibrancy of the Home Hill township;

§

the development is compatible with the State-controlled road infrastructure and network adjoining the property;

§

the development will ensure the efficient use of land and infrastructure;

§

the proposed development is sited and achieves sufficient buffers and setbacks to minimise adverse impacts to neighbouring and residential amenity; and

§

the proposed development will not have adverse impacts in terms of emissions and environmental impacts.

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8.0

CONCLUSION

8.1

Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:
§

the proposed development generally complies with the relevant assessment benchmarks;
and

§

any areas of uncertainty in terms of compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

8.2

Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council approve the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

Condition 1 – Approved Plans and Supporting Documentation

(a)

(b)

The development must generally comply with the plan(s) and supporting documentation referenced in the table below and attached as stamped "Approved Subject to Conditions" which forms part of this approval, unless otherwise specified by any condition of this approval.
Title

Number

Issue

Date

Cover Page

D001

A

23.11.22

General Notes

D002

A

23.11.22

General Notes

D003

A

23.11.22

Workplace Health & Safety Notes

D004

A

23.11.22

Proposed Floor Plan

D201

A

23.11.22

Proposed Elevations

D205

A

23.11.22

Cover Page

D001

A

23.11.22

Proposed Site Plan

D200

A

23.11.22

The recommendations outlined in the above reports/s must be implemented prior to the commencement of the use.

MILFORD PLANNING

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form must be used to make a development application involving code assessment or impact assessment, except when applying for development involving only building work.

For a development application involving building work only, use DA Form 2 – Building work details.

For a development application involving building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot), use this form (DA Form 1) and parts 4 to 6 of

DA Form 2 – Building work details.

Unless stated otherwise, all parts of this form must be completed in full and all required supporting information must accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development

application relating to strategic port land and Brisbane core port land under the Transport Infrastructure Act 1994,

and airport land under the Airport Assets (Restructuring and Disposal) Act 2008.

For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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)

Sunstate Caravan Parks C/- Milford Planning

Contact name (only applicable for companies)

Sarah Jones

Postal address (P.O. Box or street address)

PO Box 5463

Suburb

Townsville

State

Queensland

Postcode

4810

Country

Australia

Contact number

(07) 4724 0095

Email address (non-mandatory)

info@milfordplanning.com.au

Mobile number (non-mandatory)

Fax number (non-mandatory)

Applicant's reference number(s) (if applicable)

M2028

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

Yes – the written consent of the owner(s) is attached to this development application

No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

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 in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

Unit No.

a)

b)

Street No.

Street Name and Type

Suburb

8-14

Eighth Avenue

Home Hill

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

4806

20, 111, 112, 113

H61611

Burdekin Shire

Unit No.

Street No.

Street Name and Type

Suburb

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land

e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)

Latitude(s)

Datum

Local Government Area(s) (if applicable)

WGS84

GDA94

Other:

Coordinates of premises by easting and northing

Easting(s)

Northing(s)

Zone Ref.

Datum

Local Government Area(s) (if applicable)

54

55

56

WGS84

GDA94

Other:

3.3) Additional premises

Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the Transport Infrastructure Act 1994

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

On airport land under the Airport Assets (Restructuring and Disposal) Act 2008

Page 2

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Name of airport:

Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994

EMR site identification:

Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994

CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

Yes - All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 - DEVELOPMENT DETAILS

Section 1 - Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

Material change of use

Reconfiguring a lot

Operational work

Building work

b) What is the approval type? (tick only one box)

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Motel Extension (Cabins)

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide:

Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

Material change of use

Reconfiguring a lot

Operational work

Building work

b) What is the approval type? (tick only one box)

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Page 3

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?
Material change of use

Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot

Yes – complete division 2

Operational work

Yes – complete division 3

Building work

Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use
Provide a general description of the proposed use

Provide the planning scheme definition
(include each definition in a new row)

Number of dwelling
units (if applicable)

Gross floor
area (m2)
(if applicable)

Motel extension

Motel

387 m2

13

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)
Subdivision (complete 10))

Dividing land into parts by agreement (complete 11))

Boundary realignment (complete 12))

Creating or changing an easement giving access to a lot
from a constructed road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the
intended use of those lots:

Intended use of lots created

Residential

Commercial

Industrial

Other, please specify:

Number of lots created

10.2) Will the subdivision be staged?

Yes - provide additional details below

No

How many stages will the works include?

What stage(s) will this development application
apply to?

Page 4

DA Form 1 - Development application details

Version 1.3- 28 September 2020

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created

Residential

Commercial

Industrial

Other, please specify:

Number of parts created

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot

Lot on plan description

Proposed lot

2

Area (m)

Lot on plan description

Area (m2)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?

(attach schedule if there are more than two easements)

Existing or
proposed?

Width (m)

Length (m)

Purpose of the easement? (e.g.
pedestrian access)

Identify the land/lot(s)
benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

Road work

Drainage work

Landscaping

Stormwater

Earthworks

Signage

Water infrastructure

Sewage infrastructure

Clearing vegetation

Other – please specify:

14.2) Is the operational work necessary to facilitate the creation of new lots?
(e.g. subdivision)

Yes – specify number of new lots:

No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Burdekin Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

The local government is taken to have agreed to the superseded planning scheme request – relevant documents

attached

No

Page 5

DA Form 1 – Development application details

Version 1.3– 28 September 2020

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development

application – proceed to Part 6

Matters requiring referral to the Chief Executive of the Planning Act 2016:

Clearing native vegetation

Contaminated land (unexploded ordnance)

Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)

Fisheries – aquaculture

Fisheries – declared fish habitat area

Fisheries – marine plants

Fisheries – waterway barrier works

Hazardous chemical facilities

Heritage places – Queensland heritage place (on or near a Queensland heritage place)

Infrastructure-related referrals – designated premises

Infrastructure-related referrals – state transport infrastructure

Infrastructure-related referrals – State transport corridor and future State transport corridor

Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels

Infrastructure-related referrals – near a state-controlled road intersection

Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas

Koala habitat in SEQ region – key resource areas

Ports – Brisbane core port land – near a State transport corridor or future State transport corridor

Ports – Brisbane core port land – environmentally relevant activity (ERA)

Ports – Brisbane core port land – tidal works or work in a coastal management district

Ports – Brisbane core port land – hazardous chemical facility

Ports – Brisbane core port land – taking or interfering with water

Ports – Brisbane core port land – referable dams

Ports – Brisbane core port land – fisheries

Ports – Land within Port of Brisbane's port limits (below high-water mark) SEQ development area

SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity

SEQ regional landscape and rural production area or SEQ rural living area – community activity

SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation

SEQ regional landscape and rural production area or SEQ rural living area – urban activity

SEQ regional landscape and rural production area or SEQ rural living area – combined use

Tidal works or works in a coastal management district

Reconfiguring a lot in a coastal management district or for a canal

Erosion prone area in a coastal management district

Urban design

Water-related development – taking or interfering with water

Water-related development – removing quarry material (from a watercourse or lake)

Water-related development – referable dams

Water-related development – levees (category 3 levees only)

Wetland protection area

Matters requiring referral to the local government:

Airport land

Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)

Page 6

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The Chief Executive of the holder of the licence, if not an individual
- The holder of the licence, if the holder of the licence is an individual

Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

Ports – Brisbane core port land (where inconsistent with the Brisbane port LUP for transport reasons)

Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

Ports – Land within Port of Brisbane's port limits (below high-water mark)

Matters requiring referral to the Chief Executive of the relevant port authority:

Ports – Land within limits of another port (below high-water mark)

Matters requiring referral to the Gold Coast Waterways Authority:

Tidal works or work in a coastal management district (in Gold Coast waters)

Matters requiring referral to the Queensland Fire and Emergency Service:

Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))

18) Has any referral agency provided a referral response for this development application?

Yes – referral response(s) received and listed below are attached to this development application

No

Referral requirement

Referral agency

Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development 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.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals?
(e.g. a preliminary approval)

Yes – provide details below or include details in a schedule to this development application

No

List of approval/development application references

Reference number

Assessment manager

Date

Approval

Development application

Approval

Development application

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid

Date paid (dd/mm/yy)

QLeave levy number (A, B or E)

\$

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an

Environmentally Relevant Activity (ERA) under section 115 of the Environmental Protection Act 1994?

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a hazardous chemical facility?

Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Page 8

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Clearing native vegetation

23.3) Does this development application involve clearing native vegetation that requires written confirmation that the chief executive of the Vegetation Management Act 1999 is satisfied the clearing is for a relevant purpose under section 22A of the Vegetation Management Act 1999?

Yes - this development application includes written confirmation from the chief executive of the Vegetation

Management Act 1999 (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying-for-further-information-on-how-to-obtain-a-s22a-determination>.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a prescribed environmental matter under the Environmental Offsets Act 2014?

Yes - I acknowledge that an environmental offset must be provided for any prescribed activity assessed as

having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes - the development application involves premises in the koala habitat area in the koala priority area

Yes - the development application involves premises in the koala habitat area outside the koala priority area

No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?

Yes - the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the Water Act 2000 may be required prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

-
-
-

Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1

Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2
Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve waterway barrier works?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?

Yes – an associated resource allocation authority is attached to this development application, if required under the Fisheries Act 1994

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Page 9

DA Form 1 – Development application details

Version 1.3– 28 September 2020

Quarry materials from a watercourse or lake

23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the Water Act 2000?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a referable dam required to be failure impact assessed under section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water Supply Act)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve tidal work or development in a coastal management district?

Yes – the following is included with this development application:
Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required if application involves prescribed tidal work)

A certificate of title

No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the Queensland heritage register or on a place entered in a local government's Local Heritage Register?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:

Place ID:

Brothels

23.14) Does this development application involve a material change of use for a brothel?

Yes – this development application demonstrates how the proposal meets the code for a development

application for a brothel under Schedule 3 of the Prostitution Regulation 2014

No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

Yes - this application will be taken to be an application for a decision under section 62 of the Transport

Infrastructure Act 1994 (subject to the conditions in section 75 of the Transport Infrastructure Act 1994 being satisfied)

No

Page 10

DA Form 1 - Development application details

Version 1.3- 28 September 2020

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 –

Building work details have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.

Relevant plans of the development are attached to this development application

Yes

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

25) Applicant declaration

By making this development application, I declare that all information in this development 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 assessment manager and any referral agency for the development 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 assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development 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.

Page 11

DA Form 1 – Development application details

Version 1.3– 28 September 2020

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE
USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager

Relevant licence number(s) of chosen assessment
manager

QLeave notification and payment

Note: For completion by assessment 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

Page 12

DA Form 1 – Development application details

Version 1.3– 28 September 2020

543
147°24'59".632

147°25'00"

75

70

147°25'03".212

19°40'10".407

19°40'10".407

8
H61653

20
H61611

FH

FH
111
H61611

00

7825

00

H
HT

E
AV

91
SP116365

1196m²

EIG

7825

1821m²

E
NU

FH

112
H61611

1206m²

FH

113
H61611

LL
1206m²
7824

95

0m

FH

N

1206m²

FH

115
H61611

SIX

1206m²

TH

2.38ha

95

114
H61611

FH

AV
E

19°40'14".408

19°40'14".408

1206m²
147°24'59".632

147°25'00"

147°25'03".212
543

STANDARD MAP NUMBER
8358-12424

0

70 0m E

15

75

30

45

60

75
m

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 750

147°25'01".422

19°40'12".408

HOME HILL

1.06 KM

GDA

SmartMap

An External Product of
SmartMap Information Services

MAP WINDOW POSITION &
NEAREST LOCATION

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS
PRINTED 09/08/2022

DCDB
Lot/Plan

112/H61611

Area/Volume

1206m²

Tenure

FREEHOLD

Local Government

BURDEKIN SHIRE

Locality

HOME HILL

Segment/Parcel

35689/61

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

08/08/2022

Users of the information recorded in this document (the Information) accept all

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(Department of Resources) 2022.

State Assessment and Referral Agency

'DWH#####

4XHHQVODQG#*RYHUQPHQW

)#7KH#6WDWH#RI#4XHHQVODQG#####

'LV FODLPHU#

7KLV#PDS#KDV

#EHHQ#JHQHUDWHG#IURP#WKH#LQIRUPDWLRQ#VXSSOLHG#WR#WKH#4XHHQVODQG#*RYHUQPHQW#IRU#WKH#

SXUSRHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

VWHP##7KH#PDS#JHQHUDWHG#KDV#EHHQ#SUHSDUH#

ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLP#RI#SXEOLFDWLRQ####7KH#6WDWH#RI#4XHHQVODQG#

KROGV#QR#UHVSRQVLEOLW\ #IRU#DQ\#HUURUV##LQFRQVLVHQFLHV

#RU#RPLVVLRQ#ZLWKLQ#WKLW #GRFXPHQW###\$Q\#GHFLVLRQV #

PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSRQV LELOLW\

#RI#WKRWH#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IXOO#WHUPV #DQG#FRQGLWLRQV

#DYDLODEOH#RQ#WKH#GHSDUWPHQW\#ZHEVLWH#

Matters of Interest for all selected Lot Plans

Water resource planning area boundaries

Railway corridor

Area within 25m of a State-controlled road

Area within 25m of a railway corridor

State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 20H61611 (Area: 1821 m 2)

Water resource planning area boundaries

State-controlled road

Railway corridor

Area within 25m of a State-controlled road

Area within 25m of a railway corridor

Lot Plan: 111H61611 (Area: 1206 m 2)

Water resource planning area boundaries

State-controlled road

Railway corridor

Area within 25m of a State-controlled road

Area within 25m of a railway corridor

Lot Plan: 112H61611 (Area: 1206 m 2)

Water resource planning area boundaries

State-controlled road

Railway corridor

Area within 25m of a State-controlled road

Area within 25m of a railway corridor

Lot Plan: 113H61611 (Area: 1206 m 2)

Water resource planning area boundaries

Railway corridor

Area within 25m of a State-controlled road

Area within 25m of a railway corridor

State Assessment and Referral Agency

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SXUSRVHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

VWHP##7KH#PDS#JHQHUDWHG#KDV#EHHQ#SUHSDUHG#

ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLP#RI#SXEOLF#DWLRQ

###7KH#6WDWH#RI#4XHHQVODQG#

KROGV#QR#UHVSQRVLELWLW\ #IRU#DQ\#HUURUV##LQFRQVLVWHQFLHV

#RU#RPLVLRQV#ZLWKLQ#WKLW #GRFXPHQW###\$Q\#GHFLVLRQV #

PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSQRV LELWLW\

#RI#WKRWH#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IXOO#WHUPV #DQG#FRQGLWLRQV

#DYDLODEOH#RQ#WKH#GHSDUWPHQW¶V#ZHEVLWH#

Legend

Water resource planning area boundaries

:DWHU#UHVXRUFH#SODQQLQJ#DUHD#ERXQGDULHV

State Assessment and Referral Agency

'DWH#####

4XHHQVODQG#*RYHUQPHQW

)#7KH#6WDWH#RI#4XHHQVODQG#####

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'LV FODLPHU#

7KLV#PDS#KDV

#EHHQ#JHQHUDWHG#IURP#WKH#LQIRUPDWLRQ#VXSSOLHG#WR#WKH#4XHHQVODQG#*RYHUQPHQW#IRU#WKH#

SXUSRVHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

VWHP##7KH#PDS#JHQHUDWHG#KDV#EHHQ#SUHSDUH#

ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLP#RI#SXEOLF#DWLRQ

###7KH#6WDWH#RI#4XHHQVODQG#

KROGV#QR#UHVSQRVLELW\ #IRU#DQ\#HUURUV##LQFRQVLVHQFLHV

#RU#RPLVLRQV#ZLWKLQ#WKLW #GRFXPHQW###\$Q\#GHFLVLRQV #

PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSQRV LELW\

#RI#WKRWH#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IXOO#WHUPV #DQG#FRQGLWLRQV

#DYDLODEOH#RQ#WKH#GHSDUWPHQW¶V#ZHEVLW#

Legend

Area within 25m of a railway corridor

\$UHD#ZLWKLQ###P#RI#D#UDLOZD\#FRUULGRU

State Assessment and Referral Agency

'DWH#####

4XHHQVODQG#*RYHUQPHQW

)#7KH#6WDWH#RI#4XHHQVODQG#####

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0HWUHV

'LV FODLPHU#

7KLV#PDS#KDV

#EHHQ#JHQHUDWHG#IURP#WKH#LQIRUPDWLRQ#VXSSOLHG#WR#WKH#4XHHQVODQG#*RYHUQPHQW#IRU#WKH#

SXUSRVHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

VWHP##7KH#PDS#JHQHUDWHG#KDV#EHHQ#SUHSDUHG#

ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLP#RI#SXEOLFDWLRQ

###7KH#6WDWH#RI#4XHHQVODQG#

KROGV#QR#UHVSQRVLELWLW\ #IRU#DQ\#HUURUV##LQFRQVLVWHQFLHV

#RU#RPLVLRQV#ZLWKLQ#WKLW #GRFXPHQW###\$Q\#GHFLVLRQV #

PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSQRV LELWLW\

#RI#WKRVL#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IXOO#WHUPV #DQG#FRQGLWLRQV

#DYDLODEOH#RQ#WKH#GHSDUWPHQW¶V#ZHEVLWH#

Legend

Area within 25m of a State-controlled road

\$UHD#ZLWKLQ###P#RI#D#6WDWH#FRQWUROOHG

URDG

State Assessment and Referral Agency

'DWH#####

4XHHQVODQG#*RYHUQPHQW

)#7KH#6WDWH#RI#4XHHQVODQG#####

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0HWUHV

'LV FODLPHU#

7KLV#PDS#KDV

#EHHQ#JHQHUDWHG#IURP#WKH#LQIRUPDWLRQ#VXSSOLHG#WR#WKH#4XHHQVODQG#*RYHUQPHQW#IRU#WKH#

SXUSRVHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

VWHP##7KH#PDS#JHQHUDWHG#KDV#EHHQ#SUHSDUHG#

ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLP#RI#SXEOLF#DWLRQ

###7KH#6WDWH#RI#4XHHQVODQG#

KROGV#QR#UHVSQRVLELWLW\ #IRU#DQ\#HUURUV##LQFRQVLVWHQFLHV

#RU#RPLVLRQV#ZLWKLQ#WKLW #GRFXPHQW###\$Q\#GHFLVLRQV #

PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSQRV LELWLW\

#RI#WKRVLH#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IXOO#WHUPV #DQG#FRQGLWLRQV

#DYDLODEOH#RQ#WKH#GHSDUWPHQW¶V#ZHEVLWH#

Legend

Railway corridor

5DLOZD\#FRUULGRU

State Assessment and Referral Agency

'DWH#####

4XHHQVODQG#*RYHUQPHQW

)#7KH#6WDWH#RI#4XHHQVODQG#####

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0HWUHV

'LV FODLPHU#

7KLV#PDS#KDV

#EHHQ#JHQHUDWHG#IURP#WKH#LQIRUPDWLRQ#VXSSOLHG#WR#WKH#4XHHQVODQG#*RYHUQPHQW#IRU#WKH#

SXUSRVHV#RI#WKH#'HYHORSPHQW#\$VVHVVPHQW#0DSSLQJ#6\

VWHP##7KH#PDS#JHQHUDWHG#KDV#EHHQ#SUHSDUHG#

ZLWK#GXH#FDUH#EDVHG#RQ#WKH#EHVW#DYDLODEOH#LQIRUPDWLRQ#DW#WKH#WLP#RI#SXEOLF#DWLRQ

###7KH#6WDWH#RI#4XHHQVODQG#

KROGV#QR#UHVSQRVLELWLW\ #IRU#DQ\#HUURUV##LQFRQVLVWHQFLHV

#RU#RPLVLRQV#ZLWKLQ#WKLW #GRFXPHQW###\$Q\#GHFLVLRQV #

PDGH#E\#RWKHU#SDUWLHV#EDVHG#RQ#WKLW#GRFXPHQW#VROHO\ #WKH#UHVSQRV LELWLW\

#RI#WKRVL#SDUWLHV##7KLV #

LQIRUPDWLRQ#LV#V XSSOLHG#VXEMHFW#WR#WKH#IXOO#WHUPV #DQG#FRQGLWLRQV

#DYDLODEOH#RQ#WKH#GHSDUWPHQW¶V#ZHEVLWH#

Legend

State-controlled road

6WDWH#FRQWUROOHG#URDG

PROPOSED MOTEL CABINS
FOR

BUILDING DESIGN

BROCKFIELD ENTERPRISES
AT

No. 10-12 EIGHTH STREET, HOME HILL QLD 4806

admin@espacebd.com.au
0481 277 311
QBCC Lic. No. 15188893

Client

BROCKFIELD ENTERPRISES

Project

No.
D001
D200

TITLE

COVER PAGE
PROPOSED SITE PLAN

REV
A
A

PROPOSED MOTEL CABINS
No. 10-12 EIGHTH STREET,
HOME HILL QLD 4806

Notes

1. FIGURED DIMENSIONS TAKE
PRECEDENCE OVER SCALED.
2. THIS DRAWING MUST NOT BE
COPIED IN WHOLE OR IN PART OR
USED FOR ANY PURPOSE OTHER
THAN THAT ORIGINALLY INTENDED
WITHOUT THE WRITTEN PERMISSION
OF ESPACE BUILDING DESIGN
3. ORIGINAL DRAWING IS A1 SIZE

No

Revision

A

CONCEPT ISSUE

Date
23/11/22

Title

COVER PAGE

N

DRAWING SCHEDULE

Scale
Project Number

D001
Revision
Drawn

A

C.DUBOIS

CONCEPT

CLIMATE DATA - BURDEKIN SHIRE
• SOURCE - BUREAU OF METEOROLOGY
• DATA SHOWN INDICATIVELY ONLY
SW

W

%

NW

20

BUILDING DESIGN

S

ER

10

%

T

MM

%

E

SU

40

30

6

S U0%

50 N

%

S

%

WI

NT

ER

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admin@espacebd.com.au
0481 277 311
QBCC Lic. No. 15188893

S UN

RI

SE

E

NE

0

J

F

M

A

M

J

J

A

MEAN MINIMUM (°C)

S

0

N

D

0

NEW BOUNDARY FENCING

19979
325° 18' 00"

MEAN MAXIMUM (°C)

-

112
H61611
1204.73 m²

19979
325° 18' 00"

19979
325° 18' 00"

SITE COVERAGE - PROPOSED
11%
35%
8%
5%
12%
29%
100% TOTAL

REFUSE BIN
ENCLOSURE

ONE WAY

CA
BI N

EXISTING POOL

7
7
.
YP
0T
0
90

ONE WAY

EXISTING SITE NOTES
• BUILDING SETOUT DISTANCES HAVE NOT BEEN SURVEYED
AND ARE APPROXIMATE ONLY
• EXISTING SERVICES ARE SHOWN INDICATIVELY ONLY AND
MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION WORK.
• NOT ALL EXISTING SERVICES MAY BE SHOWN ON THIS
PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO
DISCOVER AND LOCATE ALL SERVICES PRIOR TO
CONSTRUCTION WORK.

CA
BI N

BI N
CA

6
6

8
00
31 .
P
TY

00
33 .
P

TY

8

5

5

ONE WAY

CA

BI N

BI N

CA

9

24

9

10

60300

235° 18' 00"

CA

BI N

10

BI N

CA

23

4

CA

BI N

BI N

CA

3

20

30°

21

E

60300

55° 18' 00"

EXISTING SEWER SERVIC

ER SERVICE

EXISTING SEW

4

EXISTING MANHOLE

60300

55° 18' 00"

3

11

11

0

54

19

0

CA

BI N

2

12

BI N

CA

0

17

0

23

16

1

13

13

19979

145° 18' 00"

NEW BOUNDARY FENCING & SIGNAGE

BI N

CA

Client

1

BROCKFIELD ENTERPRISES

Project

PROPOSED MOTEL CABINS
No. 10-12 EIGHTH STREET,
HOME HILL QLD 4806

15

CA

BI N

ONE WAY

NEW BOUNDARY FENCING

12

2

ONE WAY

386m²

1260m²

294m²

183m²

450m²

1040m² (25 SPACES)

3614m² TOTAL

111

H61611

1204.73 m²

GAS BOTTLES

MEAN RAINFALL (mm)

- CABINS:
- GREENSPACE:
- PATHWAYS:
- POOL AREA:
- EXISTING RESTAURANT:
- CARPARKING:

-

19979

145° 18' 00"

Notes

5400

19979

145° 18' 00"

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3. ORIGINAL DRAWING IS A1 SIZE

EXISTING SEWER SERVICE

No

Revision

A

CONCEPT ISSUE

Date

23/11/22

Title

PROPOSED SITE PLAN

PROPOSED SITE PLAN
1 : 200

N

100

LOT No.
PLAN No.
SITE AREA

113
H61611
1204.73 m²

EXISTING MOTEL BUILDINGS

10

LOT No.
PLAN No.
SITE AREA

-

60300
55° 18' 00"

200

LOT No.
PLAN No.
SITE AREA

EXISTING RESTAURANT

20

REAL PROPERTY DESCRIPTION

2500

300

REAL PROPERTY DESCRIPTION

RESTAURANT PARKING

30

REAL PROPERTY DESCRIPTION

RESTAURANT PARKING

400

25

40

22

SUMMER - PM BREEZES

18

SUMMER - AM BREEZES

WINTER - PM BREEZES

14

WINTER - AM BREEZES

As indicated

Scale

Project Number

D200

Revision

Drawn

A

C.DUBOIS

CONCEPT

PROPOSED CABINS
FOR

BUILDING DESIGN

BROCKFIELD ENTERPRISES
AT

No. 10-12 EIGHTH STREET, HOME HILL QLD 4806

admin@espacebd.com.au
0481 277 311
QBCC Lic. No. 15188893
Client

BROCKFIELD ENTERPRISES

Project

PROPOSED CABINS
No. 10-12 EIGHTH STREET,
HOME HILL QLD 4806

Notes

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OF ESPACE BUILDING DESIGN
3. ORIGINAL DRAWING IS A3 SIZE

PROPOSED PERSPECTIVE VIEW

No

Revision

A

CONCEPT ISSUE

Date
23/11/22

PROPOSED PERSPECTIVE VIEW
Title

COVER PAGE

DRAWING SCHEDULE

No.
D001
D002
D003
D004
D201
D205

TITLE
COVER PAGE
GENERAL NOTES
GENERAL NOTES

WORKPLACE HEALTH & SAFETY NOTES
PROPOSED FLOOR PLAN
PROPOSED ELEVATIONS

REV

A

A

A

A

A

A

C2

C

AS 4055 WIND CLASS.

AS 2870 SITE CLASS.

Scale

22101

Project Number

D001

Revision

Drawn

A

C.DUBOIS

CONCEPT

DESIGN PARAMETERS - AS4055

WIND CLASSIFICATION - C2

- REGION: C
- TERRAIN CATEGORY: 2.5
- SHIELDING CLASSIFICATION: FS
- TOPOGRAPHIC CLASSIFICATION: T0
- IMPOSED ACTIONS TO AS 1170.1 - STRUCTURAL DESIGN ACTIONS - PART 1: PERMANENT, IMPOSED AND OTHER ACTIONS
- ROOF: 0.25 kPa
- GENERAL FLOOR AREAS: 1.5 kPa
- BALCONIES AND STAIRS <1m ABOVE FSL: 2.0 kPa
- BALCONIES AND STAIRS >1m ABOVE FSL: 3.0 kPa

STRUCTURES - GENERAL NOTES

- THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED BY SIGNATURE BY THE NOMINATED REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ)
- READ THESE DRAWINGS IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS.
- THIS DESIGN COVERS ONLY PRIMARY STRUCTURAL ELEMENTS AND NOT SECONDARY STRUCTURAL ELEMENTS. SECONDARY ELEMENTS ARE THOSE PARTS OF THE BUILDING NOT PROVIDING LOADBEARING CAPACITY TO THE STRUCTURE, OR THOSE NONESSENTIAL ELEMENTS WHICH PERFORM A COMPLETION ROLE AROUND OPENINGS IN PRIMARY ELEMENTS AND THE BUILDING IN GENERAL; i.e. NON-LOAD BEARING WALLS, PARTITIONS, LININGS AND CLADDINGS, FLASHING, WINDOWS, GLAZING AND DOORS AND THE LIKE.
- REFER ALL DISCREPANCIES TO THE BUILDING DESIGNER OR ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
- THE BUILDING CERTIFIER OR ENGINEER MUST BE GIVEN 24 HOURS NOTICE FOR INSPECTIONS. CONCRETE SHALL NOT BE DELIVERED UNTIL FINAL APPROVAL HAS BEEN GIVEN.
- VERIFY ALL DIMENSIONS BEFORE FABRICATION OR CONSTRUCTION IS COMMENCED. DO NOT SCALE THESE DRAWINGS.
- ENSURE ALL MATERIALS, WORKMANSHIP AND PROCEDURES ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS AND RELEVANT COMMONWEALTH, STATE AND LOCAL AUTHORITY REGULATIONS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR THE USE OF ALL PRODUCTS AND MATERIALS.
- NO HOLES, CHASES OR EMBEDMENT OF PIPES, OTHER THAN THOSE ON THE STRUCTURAL DRAWINGS, SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE APPROVAL OF THE ENGINEER.
- MAINTAIN THE STRUCTURE IN A STABLE CONDITION AND DO NOT OVERSTRESS ANY PART DURING CONSTRUCTION.
- DETAILS RELATING TO EXISTING STRUCTURE ARE BASED ON THE LIMITED STRUCTURAL INVESTIGATION PERFORMED. BUILDER IS TO OPEN UP AFFECTED AREAS AND CONFIRM ALL EXISTING DETAILS WITH ARCHITECT AND ENGINEER PRIOR TO EXECUTION OF WORK.

FIXTURES, FITTINGS AND EQUIPMENT

ABX

AIRCONDITIONER - BOX UNIT

ACC
AIRCONDITIONER - CEILING CASSETTE
AIU
AIRCONDITIONER - INDOOR UNIT
AOU
AIRCONDITIONER - OUTDOOR UNIT
BGX
BOX GUTTER & No.
DL
DOWNLIGHT
DP
DOWNPIPE
DW
DISHWASHER
DR
DRYER
EF
EXHAUST FAN
FWG
FLOOR WASTE GRATE
FSC
FREESTANDING COOKER
GB
GAS BOTTLE
GBT
GAS BAYONET
GR
GRAB RAIL
HPE
HOT PLATE - ELECTRIC
HPG
HOT PLATE - GAS
HT
HAND TOWEL HOLDER
HWSE
HOT WATER SYSTEM - ELECTRIC
HWSG
HOT WATER SYSTEM - GAS
INV
INVERTER/PV ARRAY CONTROLLER
MIX
MIXER TAP
MW
MICROWAVE
MSB
MAIN SWITCH BOARD
NBN
NBN - FIBRE CONNECTION
ORG
OVERFLOW RELIEF GULLY
PTY
PANTRY
REF
REFRIGERATOR
RH
ROBE HOOK
RHDx
RAINHEAD/OVERFLOW & No.
RI
TOWEL RING
ROBE
WARDROBE
SA
SMOKE ALARM

SD
SOAP DISH
SH
SHELVING
SHC
SHOWER - CEILING MOUNTED HEAD
SHW
SHOWER - WALL MOUNTED HEAD
SINK
KITCHEN SINK
TAP
EXTERNAL TAP
TR
TOWEL RAIL
TRH
TOILET ROLL HOLDER
TUB
LAUNDRY TUB
UOE
UNDER BENCH OVEN - ELECTRIC
UOG
UNDER BENCH OVEN - GAS
VB
VANITY BASIN
WC
WATER CLOSET
WIP
WALK-IN PANTRY
WIR
WALK-IN WARDROBE
WM
WASHING MACHINE
WOE
WALL OVEN - ELECTRIC
WOG
WALL OVEN - GAS

GENERAL

AEP
AHD
ASxxxx
ARI
BA
BF
CTS
DA
DFT
ELBW
Ex.
FF
FL
FSL
GL
ILBW
kN
kPa
MPa
NCC
NF
NGL
NTS
PBW
RL
RP

SP
T/S
U/S
TYP
UNO

ANNUAL EXCEEDENCE PROBABILITY
AUSTRALIAN HEIGHT DATUM
AUSTRALIAN STANDARD & No.
AVERAGE RECURRENCE INTERVAL
BUILDING APPROVAL
BOTH FACES
(MEASUREMENT BETWEEN) CENTRES
DEVELOPMENT APPROVAL
DRY FILM THICKNESS
EXTERNAL LOAD BEARING WALL
EXISTING
FAR FACE
FLOOR LEVEL
FINISHED SURFACE LEVEL
GROUND LEVEL
INTERNAL LOAD BEARING WALL
KILONEWTONS
KILOPASCALS
MEGAPASCALS
NATIONAL CONSTRUCTION CODE
NEAR FACE
NATURAL GROUND LEVEL
NOT TO SCALE
PLYWOOD BRACING WALL
RELATIVE LEVEL (to AHD)
REGISTERED PLAN
SURVEY PLAN
TOP SIDE
UNDERSIDE
TYPICALLY
UNLESS NOTED OTHERWISE

STRUCTURAL
BMT
BASE METAL THICKNESS
BPx
BORED PIER & No.
CFW
CONTINUOUS FILLET WELD
CHS
CIRCULAR HOLLOW SECTION
CM
CONCRETE MASONRY
DCJ
DOWELED CONSTRUCTION JOINT
EA
EQUAL ANGLE
EBx
EXTERNAL BEAM & No.
FSBW
FULL STRENGTH BUTT WELD
HD
HOLD DOWN
HWD
HARDWOOD
IBx
INTERNAL BEAM & No.
LGL

LAMINATED GLUED LUMBER
LVL
LAMINATED VENEER LUMBER
MGP
MACHINE GRADED PINE
PFC
PARALLEL FLANGE CHANNEL
PFx
PAD FOOTING & No.
RC
REINFORCED CONCRETE
RHS
RECTANGULAR HOLLOW SECTION
SC
SAW CUT
SFX
STRIP FOOTING & No.
SHS
SQUARE HOLLOW SECTION
SW
SOFTWOOD
UA
UNEQUAL ANGLE
UB
UNIVERSAL BEAM
UC
UNIVERSAL COLUMN
WINDOWS & DOORS
DB
DOOR - BI-FOLD
DH
DOOR - HINGED
DO
DOOR - OPENING
DP
DOOR - PANEL/SECTIONAL
DR
DOOR - ROLLER
DS
DOOR - SLIDING
DT
DOOR - STACKER
WA
WINDOW - AWNING
WB
WINDOW - BI-FOLD
WC
WINDOW - CASEMENT
WD
WINDOW - DOUBLE HUNG
WF
WINDOW - FIXED PANE
WG
WINDOW - LOUVRE (GLASS BLADES)
WL
WINDOW - LOUVRE (ALUM. BLADES)
WT
WINDOW - LOUVRE (TIMBER BLADES)
WO
WINDOW - OPENING
WS
WINDOW - SLIDING
WINDOW AND DOOR HEIGHTS ARE DENOTED
AS A 4 NUMBER COMBINATION WHERE THE

FIRST TWO DIGITS REPRESENT THE ROUGH
HEIGHT AND THE LAST TWO DIGITS REPRESENT
THE ROUGH WIDTH;

e.g.

1218 WS = 1200 HIGH x 1800 WIDE

SLIDING WINDOW

2148 DP = 2100 HIGH x 4800 WIDE

PANEL/SECTIONAL DOOR

BUILDING DESIGN

- WIND ACTIONS TO AS4055 - WIND LOADS FOR HOUSING

ABBREVIATIONS USED IN THESE DRAWINGS

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QBCC Lic. No. 15188893

Client

BROCKFIELD ENTERPRISES

Project

PROPOSED CABINS

No. 10-12 EIGHTH STREET,

HOME HILL QLD 4806

Notes

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PRECEDENCE OVER SCALED.
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THAN THAT ORIGINALLY INTENDED
WITHOUT THE WRITTEN PERMISSION
OF ESPACE BUILDING DESIGN
3. ORIGINAL DRAWING IS A3 SIZE

No

Revision

A

CONCEPT ISSUE

Date

23/11/22

Title

GENERAL NOTES

DRAWING SHEET SEQUENCE

- THIS DRAWING SET IS GENERALLY ARRANGED INTO THE
FOLLOWING SEQUENCE:
D000 SERIES - COVER PAGE, PROJECT NOTES & SPECIFICATIONS
D100 SERIES - EXISTING & DEMOLITION PLANS
D200 SERIES - PROPOSED PLANS
D300 SERIES - STRUCTURAL PLANS
D400 SERIES - SECTIONS
D500 SERIES - DETAILS
D600 SERIES - DRAINAGE PLANS
D700 SERIES - ELECTRICAL PLANS

D800 SERIES - INTERIOR ELEVATIONS
D900 SERIES - VISUALISATION

C2

C

AS 4055 WIND CLASS.

AS 2870 SITE CLASS.

Scale

1 : 100

Project Number

22101

D002
Revision
Drawn

A

C.DUBOIS

CONCEPT

CHEMICAL ANCHORS - CHEMSET 502

STEELWORK EMBEDDED IN CONCRETE

AS4055 ROOF PRESSURE ZONES

- ALL ANCHORS ARE SPECIFIED IN THE DRAWINGS AS PER THE GENERIC NAMING CONVENTION PROVIDED BY THE MANUFACTURER (i.e. M16). CONTRACTOR TO REFER TO THE MANUFACTURER'S PRODUCT DATA FOR ALL INSTALLATION PARAMETERS AND INSTRUCTIONS.
 - IT IS CRITICAL TO THE PERFORMANCE OF CAST IN-PLACE AND POST INSTALLED ANCHORS THAT THEY ARE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. AS A MINIMUM FOR CHEMICAL ANCHORS HOLES SHALL BE CLEANED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE: BLOW x4, BRUSH x3, BLOW x4, BRUSH x3, BLOW x4
 - CLEANING ACCESSORIES PRESCRIBED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE USED.
 - THE USE OF DIAMOND DRILLS IS NOT ACCEPTABLE. DRILLING IS TO BE UNDERTAKEN USING DUSTLESS DRILL SYSTEMS OR MECHANICAL DRILLING SYSTEMS USING MANUFACTURER SUPPLIED DRILL BITS (CARBIDE-TIPPED) TO SUIT THE ANCHOR SPECIFIED.
 - EMBEDMENT DEPTH DOES NOT INCLUDE THE DEPTH OF THE MATERIAL BEING FIXED. IT IS THE DEPTH OF EMBEDMENT OF THE ANCHOR INTO THE CONCRETE ELEMENT.
 - ALL CHEMICAL ANCHORS ARE TO BE CHEMSET RE0502 UNO NO SUBSTITUTION OF THIS PRODUCT SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
 - ALL HORIZONTAL AND OVERHEAD ANCHOR HOLES ARE TO HAVE CHEMICAL ADHESIVE SYSTEMS INJECTED USING A PISTON PLUG INJECTION TOOL.
 - ESPACE BUILDING DESIGN AND THE PROJECT ENGINEER ACCEPT NO LIABILITY FOR THE INSTALLATION OF POSTINSTALLED ANCHORS. WHERE THE PROJECT ENGINEER IS ENGAGED TO PROVIDE CONSTRUCTION PHASE SERVICES, INCLUDING PROVISION OF FORM 16's, THE CERTIFICATION OF POST-INSTALLED ANCHORS WILL BE EXCLUDED.
 - ALL ANCHORS SHALL BE TIGHTENED USING A CALIBRATED TORQUE WRENCH TO ENSURE THE MANUFACTURERS REQUIRED TORQUE SETTING IS ACHIEVED
-
- CONTRACTOR TO REFER TO MANUFACTURERS PRODUCT DATA FOR A COMPLETE LIST OF INSTALLATION DATA AND INSTRUCTIONS.
 - THE INFORMATION PROVIDED HERE IS A GUIDE ONLY AND IS TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.
 - FIXED MEMBER TO BE MAXIMUM 50mm THICK
 - ANCHOR STUDS TO EITHER BE GALVANIZED GRADE 8.8 STEEL OR AISI 316 STAINLESS STEEL
 - STEEL REINFORCEMENT BARS TO BE GALVANIZED 500 MPa STRENGTH GRADE
 - DRILL BIT TO BE A RAMSET CARBIDE-TIPPED TYPE.
-
- IT IS HIGHLY RECOMMENDED THAT STEELWORK WHICH IS EMBEDDED INTO CONCRETE IS PROTECTED WITH A 250µm DFT EPOXY MASTIC COATING.
 - INSTALLATION OF EPOXY MASTIC COATING IS TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS

INSTRUCTIONS, INCLUDING PREPERATION OF SURFACES
AND CURING TIMES.

• SUITABLE PRODUCTS INCLUDE;

1. DULUX DUREBUILD STE
2. JOTUN JOTAMASTIC 90
3. OR APPROVED EQUIVALENTS

• ROOF AND CEILING BATTEN SIZE AND SPACING MAY
VARY DEPNDING ON THEIR LOCATION WITHIN THE ROOF
FOOTPRINT.

• THIS DIGRAM IS TO BE USED IN CONJUNCTION WITH ANY
NOTES OR DETAILS IN THIS DRAWING SET WHICH REFER TO
A ROOF EDGE, ROOF CORNER OR GENERAL ZONE.

• REFER TO AS4055 WIND LOADS FOR HOUSING SECTION
3.1 FOR FURTHER INFORMATION.

• RE - ROOF EDGE - AREAS OF THE ROOF WITHIN 1200
FROM ANY EDGE, EXCLUDING EXTERNAL CORNERS.
EDGES INCLUDE RIDGE, VALLEY AND HIP EDGES.

• RC - ROOF CORNER - AREAS OF THE EXTERNAL CORNERS
OF ROOFS WITHIN 1200 OF ADJACENT EDGES (i.e. THE
OVERLAP AREA OF TO RE ZONES

• G - GENERAL - AREAS OF ROOFS MORE THAN 1200 FROM
EDGES (i.e. AREAS WHICH ARE NEITHER EDGE OR
CORNER ZONES)

100

120

145

TIGHTENING TORQUE

40

95

180

315

ANCHOR EFFECTIVE DEPTH

110

125

150

160

DRILLED HOLE DIAMETER

14

18

24

26

CHEMSET REO 502 AND REINFORCEMENT
ANCHOR SIZE

N/R12 N/R16 N/R20 N/R24
50

65

80

100

MIN. ANCHOR SPACING

75

100

120

145

ANCHOR EFFECTIVE DEPTH

110

125

150

160

DRILLED HOLE DIAMETER

16

20

25

30

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RC

RE

RE

G
RE

G

G

RE

MIN. EDGE DISTANCE

RC

Project

RE

G

G

RE

GABLE ENDS

RC

Client

BROCKFIELD ENTERPRISES

RC

1200 TYP.

1200 TYP

75

HIP ENDS

MIN. ANCHOR SPACING

1200 TYP.

100

1200 TYP.

M24

80

RE

M20

65

RE

M16

50

TY

P

M12

0

ANCHOR SIZE

MIN. EDGE DISTANCE

- STRIP THE CONSTRUCTION AREA OF ALL ORGANIC MATTER AND THE ASSOCIATED LAYER OF TOPSOIL.
- COMPACT THE TOP 150mm OF SUBGRADE TO A RELATIVE COMPACTION OF NOT LESS THAN 98% OF THE MAXIMUM DRY DENSITY (STANDARD COMPACTION) AS PER AS1289.

- FILL SHALL BE AN APPROVED LOW PLASTICITY MATERIAL WITH NOT MORE THAN 20% BY WEIGHT OF PARTICLES GREATER THAN 37.5mm AND MAXIMUM PI OF 8% PLACED IN LAYERS OF 300mm MAXIMUM LOOSE THICKNESS. COMPACT COHESIVE FILL MATERIAL TO A RELATIVE COMPACTION OF NOT LESS THAN 98% OF THE MAXIMUM DRY DENSITY (STANDARD COMPACTION) AS PER AS1289. COMPACT COHESIONLESS FILL MATERIAL TO ACHIEVE A DENSITY INDEX OF NOT LESS THAN 70% AS PER AS1289.
- DRAIN THE WORKS AND ADJACENT AREA TO ELIMINATE WATER PONDING AT ALL TIMES.
- CONSTRUCT ON GROUND CONCRETE ON A 0.2mm THICK POLYETHYLENE FILM MOISTURE BARRIER, AND A COMPACTED SAND BED OF 50mm MINIMUM THICKNESS.
- PROVIDE COMPACTED FILL OR GRADE N20 CONCRETE TO REPLACE UNSUITABLE FOUNDATION MATERIAL.
- FOOTINGS NEAR BOUNDARIES SHALL NOT BE LOCATED EITHER HIGHER OR LOWER THAN THE FOOTINGS OF ADJACENT PROPERTIES, UNLESS SPECIFICALLY APPROVED BY THE GEOTECHNICAL ENGINEER. THE BASE OF AN EXCAVATION OR ADJACENT FOOTING SHALL NOT BE LOWER THAN THE ZONE OF INFLUENCE (GENERALLY 1:1) OF ANY OTHER FOOTING OR ADJOINING PROPERTY WITHOUT GEOTECHNICAL ENGINEERS APPROVAL.

12

0

CHEMSET REO 502 ANCHOR STUDS

RE

SITE PREPARATION AND FOUNDATIONS

RAMSET REID

BUILDING DESIGN

CHEMICAL ANCHORS

TYPICAL ROOF FOOTPRINT
PLAN VIEW

PROPOSED CABINS

No. 10-12 EIGHTH STREET,
HOME HILL QLD 4806

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RC

No

Revision

A

CONCEPT ISSUE

Date

23/11/22

Title

GENERAL NOTES

C2

C

AS 4055 WIND CLASS.

AS 2870 SITE CLASS.

Scale

1 : 100

Project Number

22101

D003

Revision

Drawn

A

C.DUBOIS

CONCEPT

WORKPLACE HEALTH AND SAFETY - GENERAL REQUIREMENTS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to):

OWNERS, BUILDERS, SUBCONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENANCE WORKERS, DEMOLISHERS.

WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated offsite or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is

likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, fall arrest systems or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES - BY OWNER

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with HB 197 - An introductory guide to the slip resistance of pedestrian surface materials and AS 4586 - Slip resistance classification of new pedestrian surface materials.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.

Spills, loose material, stray objects or any other matter that may cause a slip or

trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace.

Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.

2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted:

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful.

Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturers specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag.

All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturers specification.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturers recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

BUILDING DESIGN

1. FALLS, SLIPS, TRIPS

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF THE BUILDING

RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with the Code of Practice: Managing Electrical Risks at the Workplace, as well as AS/NZS 3012 Electrical installations - Construction and demolition sites.

All work using Plant should be carried out in accordance with the Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and preventing Hearing Loss at Work at the Workplace.

Due to the history of serious incidents it is recommended that particular care can be exercised when undertaking work involving Steel Construction and Concrete Placement. All of the above applies.

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Client

BROCKFIELD ENTERPRISES

Project

PROPOSED CABINS

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HOME HILL QLD 4806

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No

Revision

A

CONCEPT ISSUE

Date

23/11/22

Title

WORKPLACE HEALTH &
SAFETY NOTES

C2

C

AS 4055 WIND CLASS.

AS 2870 SITE CLASS.

Scale

1 : 50

Project Number

22101

D004

Revision

Drawn

A

C.DUBOIS

CONCEPT

TYPE
75x75x4.0 SHS

CABINETRY AND CASEWORK

- FLASHINGS TO WALL OPENINGS WHICH ARE EXPOSED TO THE WEATHER MUST BE FLASHED WITH MATERIALS COMPLYING WITH AS2904 DAMP-PROOF COURSES AND FLASHINGS
- FLASHING MUST BE PROVIDED TO THE BOTTOM, TOPS AND SIDES OF OPENINGS AND MUST BE INSTALLED SO THAT THE FLASHING EXTENDS NOT LESS THAN 110mm BEYOND THE REVEALS ON EACH SIDE OF THE OPENING WHERE PRACTICABLE
- FLASHING IS TO BE ATTACHED TO THE WINDOW/DOOR AND THE WALL FRAMING
- AT THE TOP AND BOTTOM OF THE OPENING, THE FLASHING MUST DRAIN TO THE OUTSIDE FACE OF THE WALL OR CLADDING
- THE LAYOUT OF ALL CABINETRY AND CASEWORK SHOWN ON THESE DRAWINGS IS INDICATIVE ONLY.
- FINAL DESIGN AND PRODUCTION DRAWINGS FOR CABINETRY BY OTHERS.
- FIXTURES, FITTINGS, MATERIALS AND FINISHES TO BE SELECTED BY EITHER THE HOMEOWNER OR BUILDER IN ACCORDANCE WITH THE PRIME COST ALLOWANCES SPECIFIED IN THE BUILDING CONTRACT

1
D205

CONDENSATION MANAGEMENT

- PLIABLE BUILDING MEMBRANE IS TO BE INSTALLED AS PER THE REQUIREMENTS OF NCC VOL.2 PART 3.8.7.2 PLIABLE BUILDING MEMBRANE, AS WELL AS THE REQUIREMENTS OF AS4200 PLIABLE BUILDING MEMBRANES AND UNDERLAYS
- EXHAUST SYSTEMS TO BE INSTALLED AS PER THE REQUIREMENTS OF NCC VOL.2 PART 3.8.7.3 FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS
- WHERE AN EXHAUST SYSTEM COVERED UNDER NCC VOL.2 PART 3.8.7.3 DISCHARGES INTO A ROOF SPACE, THE ROOF SPACE MUST BE VENTILATED TO THE OUTDOOR AIR AS PER NCC VOL.2 PART 3.8.7.4 VENTILATION OF ROOF SPACES

SMOKE ALARMS
3300
3148

TRH

VB
MIX

WC

2 m²

SINK

KITCHEN

VINYL - 2 m² CP

820 CSD

LIVING

HABITABLE ROOM FLOOR HEIGHTS

9000

QUEEN

VINYL - 18 m²

CABIN
29.70 m²

PORCH
TIMBER - 5 m²

C1

1000

DP

1000

DP

1500

2118 DS

1500

76

TIMBER SCREENING

1000

D400

D205

AIU

1

1212 WS

D205

2
7500

SINGLE

4

76 1020 76

SHR

AOU

6252

HWSE

- ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, THE BUILDING ACT, LOCAL AUTHORITY BY-LAWS, AND THE BUILDING FIRE SAFETY REGULATION.
- ALL SMOKE ALARMS TO BE IN ACCORDANCE WITH AS3786 SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION AND MUST;
 1. BE PHOTOELECTRIC
 2. NOT ALSO CONTAIN AN IONISATION SENSOR
 3. BE HARDWIRED TO THE MAINS POWER SUPPLY
 4. INCLUDE A SECONDARY POWER SOURCE (i.e. BATTERY)
 5. BE INTERCONNECTED WITH EVERY OTHER SMOKE ALARM IN THE DWELLING SO THAT ALL ALARMS ACTIVATE TOGETHER

76

0606 WS

76

0915 WS

MARK

C1

EXTERNAL OPENINGS - FLASHING

AREA PLAN

GROUND FLOOR LEVEL

1 : 200

3

D205

BUILDING AREAS

PROPOSED FLOOR PLAN

1 : 100

NAME

CABIN

GRAND TOTAL

AREA

29.70 m²

29.70 m²

BUILDING DESIGN

COLUMN SCHEDULE

- ALL HABITABLE ROOMS TO HAVE A FLOOR HEIGHT WHICH IS EITHER;
 1. 300mm ABOVE NATURAL GROUND LEVEL (NGL) AND
 2. 300 ABOVE THE DEFINED FLOOD LEVEL OF 1% ANNUAL EXCEEDENCE PROBABILITY (A.E.P.) AS DEFINED BY THE TOWNSVILLE CITY PLANNING SCHEME.

- THE FLOOR HEIGHTS OF ALL NON-HABITABLE ROOMS (OTHER THAN CLASS 10 BUILDINGS) SHALL BE ABOVE THE DEFINED FLOOD LEVEL
- WHERE A STORM TIDE HAZARD AREA CO-EXISTS WITH THE FLOOD LEVEL REQUIREMENT, THE FLOOR HEIGHT OF ALL HABITABLE ROOMS MUST ALSO MEET THE FOLLOWING REQUIREMENTS;
 1. WHERE THE BUILDING IS WITHIN 100m OF THE COASTLINE - THE FLOOR HEIGHT IS TO BE NO LESS THAN R.L. 4.5m A.H.D.
 2. IN ALL OTHER AREAS - THE FLOOR HEIGHT IS TO BE NO LESS THAN R.L. 3.9m A.H.D.

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CONCEPT ISSUE

Date
23/11/22

Title

PROPOSED FLOOR PLAN
N

TOILET DOORS

- TOILET DOORS TO BE IN ACCORDANCE WITH NCC VOL.2 PART 3.8.3.3 CONSTRUCTION OF SANITARY COMPARTMENTS
- UNLESS THERE IS A MINIMUM OF 1.2m OF CLEAR SPACE BETWEEN THE CLOSET PAN AND THE DOOR, THE DOOR TO A FULLY ENCLOSED SANITARY COMPARTMENT (TOILET, WC) MUST EITHER
 1. OPEN OUTWARDS OR
 2. SLIDE OR
 3. BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT (i.e. HAVE LIFT-OFF HINGES)

C2

C

AS 4055 WIND CLASS.

AS 2870 SITE CLASS.

As indicated

Scale

22101

Project Number

D201

Revision

Drawn

A

C.DUBOIS

CONCEPT

0

15°

15°

0

2500

0F - TOP OF WALL

3850

AOU

HWSE

BUILDING DESIGN

1350

0F - TOP OF FLOOR

1350

0F - NATURAL GROUND LEVEL

0

ELEVATION

1

1 : 100

D201

210

200

400

0F - TOP OF WALL

3850

admin@espacebd.com.au

0481 277 311

QBCC Lic. No. 15188893

HEAD HT.

BROCKFIELD ENTERPRISES

0606 WS

DP

2100

2500

Client

1212 WS

HWSE

1350

1350

AOU

OF - NATURAL GROUND LEVEL
0

ELEVATION

2

1 : 100

D201

0

15°

15°

0

400
1350

No

Revision

A

CONCEPT ISSUE

Date
23/11/22

ELEVATION

3

1 : 100

D201

Title

PROPOSED ELEVATIONS

OF - TOP OF WALL
3850
0915 WS

C2

HWSE

1350

OF - TOP OF FLOOR
1350

ELEVATION

4

1 : 100

D201

C

AS 4055 WIND CLASS.

DP

HEAD HT.

2100

2500

1. FIGURED DIMENSIONS TAKE
PRECEDENCE OVER SCALED.

2. THIS DRAWING MUST NOT BE
COPIED IN WHOLE OR IN PART OR
USED FOR ANY PURPOSE OTHER
THAN THAT ORIGINALLY INTENDED
WITHOUT THE WRITTEN PERMISSION
OF ESPACE BUILDING DESIGN

3. ORIGINAL DRAWING IS A3 SIZE

0F - NATURAL GROUND LEVEL
0

400

1350

0F - TOP OF FLOOR
1350

1350

PROPOSED CABINS
No. 10-12 EIGHTH STREET,
HOME HILL QLD 4806

BALUSTRADE TO NCC
REQUIREMENTS
DP

DP

2118 DS

Project

Notes

0F - TOP OF WALL
3850

HEAD HT.

2500

0F - TOP OF FLOOR
1350

0F - NATURAL GROUND LEVEL
0

AS 2870 SITE CLASS.

Scale

1 : 100

Project Number

22101

D205
Revision
Drawn

A

C.DUBOIS

CONCEPT

