

From:
"Chloe Gordon" <chloe@steffanharries.au>
Sent:
Thu, 27 Jun 2024 16:07:13 +1000
To:
"RES - Mailbox - Planning" <Planning@burdekin.qld.gov.au>; "NQSARA"
<NQSARA@dsdilgp.qld.gov.au>
Cc:
"Mike Harries" <mike@steffanharries.au>; "Helena Xu"
<Helena.Xu@dsdilgp.qld.gov.au>
Subject:
239-241 Queen St (MCU24/0005 and 2403-39758 SRA)
Attachments:
Combined Plans (June 2024).pdf, Survey Plan (June 2024).pdf

Good afternoon Council and SARA,
I'm emailing you both in relation to the following application at 239-241 Queen St and 42 Bower St, Ayr:

- Council reference: MCU24/0005
- SARA reference: 2403-39758 SRA

We wish to provide elevations for this application. For context, the original plans were prepared by Elite Fitout, which did not include elevations. The client/applicant Tropical Vets parted ways with Elite just prior to lodgement. Subsequently, they didn't want to pay for new plans to be drawn up until we received initial comments from both parties. Therefore, we lodged the original set and were aiming to provide the elevations in response to an RFI from Council, but this wasn't received. So, to remove any doubt, a new set of plans have been drawn for the MCU and we attach these for both parties. Plus, the survey for the ROL. We acknowledge the upper floor does have a change layout therefore we provide the following information for Council and SARA to consider a minor change as per section 52 (3) of the Planning Act 2016:

- No changes to the building envelope.
- No changes to the operation of the Veterinary Service
- Upper floor is still limited to staff use only.
- Changes are limited to the internal upper floor, therefore no impact on the ROL component.
- No impacts to the infrastructure and services such as stormwater or traffic.

Can Council and SARA please confirm their position on the above. Happy to discuss further.
Kind Regards,

Chloe Gordon
Town Planner
chloe@steffanharries.au
07 3317 0042
www.steffanharries.au
Stones Corner Office | Ipswich Office

Document Set ID: 1821172
Version: 1, Version Date: 03/07/2024

Steffan Harries acknowledges the Traditional Custodians of the land on which we work and live, the Jagera and Turrbal people.

We recognise their continuing connection to Meanjin land, water, and community and pay respect to Elders past, present, and emerging.

Initial informal advice via email or phone is given to the best of our ability with the information available at the time of enquiry, should you wish to receive formal advice please let one of our staff know and we can organise an engagement form so we can provide you certified advice. The contents of this email and any attachments are confidential and may be legally privileged and the subject of copyright. If you have received this email in error, please notify the sender immediately and erase all copies of the email and the attachments. Virus scanning software is used. However, Steffan Harries is not liable for viruses present in this email or in any attachment.

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RENOVATIONS AND EXTENSIONS
TROPICAL VETS
241 QUEEN STREET, AYR

SHEET LIST
SHEET No.

01
02
06
07
09
10

SHEET NAME

COVER PAGE
SITE PLAN
FIRST FLOOR DEMOLITION PLAN
PROPOSED GROUND FLOOR PLAN
ELEVATIONS
ELEVATIONS

Project Issue DATE Poject Revision

08.04.24
08.04.24
08.04.24
08.04.24
08.04.24
08.04.24

1
1
1
1
1
1

Current
Revision
3
3
3
3
3
3

Revision Date

26.06.24
26.06.24
26.06.24
26.06.24
26.06.24
26.06.24

Current Revision Description

Preliminary Issue
Preliminary Issue
Preliminary Issue
Preliminary Issue
Preliminary Issue

Preliminary Issue

GENERAL:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.

IF IN DOUBT, JUST ASK.

USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.

CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM

SETBACKS TO ALL ALIGNMENTS.

THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER

CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING

DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.

DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION

AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA,

CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES,

LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.

CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE

OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR

OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN

ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL

AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.

TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.

ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.

ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.

THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.

THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30

LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING

LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER: * SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.

* ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING

WHICH MUST BE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL.

* ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STAR

WELS RATING.

(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')
(QDC - QUEENSLAND DEVELOPEMENT CODE)
(MP - MANDATORY PART)

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009

CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:- SOLAR HOT WATER SYSTEM, OR
HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:

- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR

OTHER THAN CLASS 1 DETACHED AS PER

QDC MP 4.2 WATER SAVINGS TARGETS:- TO RECIEVE A MINIMUM ROOF AREA AT LEAST
100SQM OR ONE HALF OF THE TOTAL ROOF
AREA WHICHEVER IS THE LESSER.

- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN
GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS.

PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANK REQUIREMENTS

THE DESIGN HOUSE NQ

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NOTE:

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TO

START

OF

ANY

FABRICATION

OR

BUILDING

WORK.

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TROPICAL VETS

2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE. Client:
QBCC LICENCE NO. 15046263

3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT
BUILDING DESIGN MEDIUM RISE AUSTRALIAN STANDARDS & LEGISLATION

4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING Location:
241 QUEEN STREET, AYR
PERMIT

Title : COVER PAGE

Date:

08.04.24

Scale: 1 : 1

Drawn:

N.H

Designed:

N.H

Job No:

2024-093-C
Drawing No:

Rev.

DD 01

1

PRELIMINARY

N

NOT FOR CONSTRUCTION

124° 19' 00"

PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

17.980

QUEEN STREET

00"

209° 01' 00"

11'

00

21.3

19.110

15°

EXISTING ADJACENT
RESIDENCE

124° 19' 00"

21.285

209° 01' 00"

42.530

15°

11'

00"

70

21.2

EXISTING BUILDING

304° 19' 16"

50.288

REMAINING PORTION OF EXISTING
BUILDING OUT OF THIS SCOPE OF WORKS

HATCHED AREA INDICATES
PROPOSED AREA OF WORKS

REAL PROPERTY DESCRIPTION

LOT 2 ON RP719267

AREA OF LAND: 1419 m²

LOCAL GOVERNMENT: BURDEKIN SHIRE COUNCIL

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3
26.06.24 Preliminary Issue
REV ISSUE
DATE
DESCRIPTION

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TROPICAL VETS
1 : 250
QBCC LICENCE NO.
15046263
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT
STANDARDS & LEGISLATION
BUILDING DESIGN MEDIUM RISE AUSTRALIAN
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING Location:
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SITE PLAN

Title : SITE PLAN
Date:

08.04.24

Drawn:

Scale: 1 : 250

Designed:

Job No:
2024-093-C

Author Drawing No: Rev.
Designer DD 02

1

DIMENSION NOTE:
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ON SITE BY CONTRACTOR.
BEFORE START OF WORKS, POST DEMOLITION
& THROUGHOUT CONSTRUCTION
LIGHTING & VENTILATION NOTE:
MECHANICAL LIGHTING & VENTILATION
TO BE PROVIDED TO ALL INTERNAL ROOMS
& WET AREAS, THROUGHOUT.
REFER TO CONSULTANTS DRAWINGS.

3510

90

2476

90

3035

90

2207

90

90

3026

90

4026

2952

90

desk

OFFICE

PHARMACY

5254

3613

vinyl 01

1100

1400

fs

90

3026

scale

CONSULT 2

vinyl 02

WET TABLES,
REFER HYDRAULICS
dr

DOG WAITING
vinyl 01

CONSULT 1

3013

vinyl 02

920

TREATMENT

5932

90

920

vinyl 02

LAB.

desk
hb

vinyl 02
hb

800

1700

vinyl 02

rc

vinyl 02

dr

1940

vinyl 02

rc

920 CSD

dc

DOG WARD

dr

SURGERY

vinyl 02

STERILIZATION

pass

rc

hb

920 CSD

dc

desk

meals

dc

920

dc

900

3100

1213

ref

fridge

dc

90 1526 90

2013

2748

1100

3100

913

920 CSD

desk

920

vinyl 01

vinyl 02

CAT WAITING

920

920

vinyl 01

mw

920

RECEPTION

920

920

1977

DOG CRATES BELOW
STAIR LANDING.

vinyl 02

920

PASSAGE WAY

EXISTING SHED

3510

CONSULT 3

vinyl 01

vinyl 02

store

5367

hb

STAFF

CORRIDOR

820

90

desk

ref

vinyl 02

ISO

dr

cc

vinyl 02

IMAGING

hb

dc

cc

CAT WARD

920

90

3510

90

hb

WM

SPACE

wc

cc

sk

WM

SPACE

cc

vinyl 02

UNI. AMENITIES

cs

3613

3613

lt

3300

CAT CRATE

CLEANERS SINK

DOG CRATE

DESK

DOG RUN

FEATURE SCREEN

HAND BASIN

LAUNDRY TUB

MEAL PREP

MICROWAVE OVEN

PASS THROUGH WINDOW

RECOVERY CRATE

REFRIGERATOR

SCALES

SCRUB BASIN

SINK

STOREAGE

TOILET

WASHING MACHINE

90

2556

scrub

cc
cs
dc
desk
dr
fs
hb
lt
meals
mw
pass
rc
ref
scale
scrub
sk
store
wc
wm

Type

90

NOT FOR CONSTRUCTION

PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

920

SYMBOL KEY
Label

2126

1910

90 1526 90

STAIRWAY NOTE:
STAIRWAY CONSTRUCTION TO
COMPLY WITH NCC. 2022 PART D3D14
MINIMUM CLEARANCE TO COMPLY
WITH PART F5D2

1516 90 810 90

90 1526 90

CASEWORK NOTE:
CASE WORK IS INDICATIVE ONLY, FINAL
LAYOUT BY OTHERS, E.G CABINET MAKER,
CARPENTER & TO BE PURSUANT TO
RELEVANT AUSTRALIAN STANDARDS

PRELIMINARY

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BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.

desk

1025

6038

90

2026

90

2910

90

4101

PROPOSED FLOOR PLAN

WHERE USED, VINYL 02 TO BE COVERED UP WALL MIN. 100mm AS PER MANUFACTURERS DETAILS
AS SPECIFIED. REFER
PARTITION PLAN FOR FURTHER DETAILS ON CERTAIN WALL SECTIONS WHERE HIGHER COVING
IS REQUIRED.

1 : 100

THE DESIGN HOUSE NQ

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millimeters

SCALE KEY

1

08.04.24 Preliminary Issue

3

26.06.24 Preliminary Issue

2

24.04.24 Preliminary Issue

REV ISSUE

DATE

DESCRIPTION

0

1

VINYL 01 - TIMBER PLANK VINYL, SHAWCONTRACT, LVT NORDIC HONEY 77103

VINYL 02 - COVED SHEET VINYL, TARKETT EMINENT WARM GREY 0878

0

FLOOR FINISHES

©

NOTE:

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QBCC LICENCE NO. 15046263

3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT STANDARDS & LEGISLATION

BUILDING DESIGN MEDIUM RISE AUSTRALIAN

4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING Location: 241 QUEEN STREET, AYR PERMIT

3000

90

2000

4113

90 600 90

1000

3423CL

500

CL

Title : PROPOSED GROUND FLOOR
PLAN

Date:

08.04.24

Drawn:

Scale: 1 : 100

Designed:

Job No:

2024-093-C

Author Drawing No: Rev.

Designer DD 07

1

DIMENSION NOTE:
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BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.

LIGHTING & VENTILATION NOTE:
MECHANICAL LIGHTING & VENTILATION
TO BE PROVIDED TO ALL INTERNAL ROOMS
& WET AREAS, THROUGHOUT.
REFER TO CONSULTANTS DRAWINGS.

2826

90

2826

90

2026

90

3612

BATH
vinyl 02

90

90

VINYL 01 - TIMBER PLANK VINYL, SHAWCONTRACT, LVT NORDIC HONEY 77103
VINYL 02 - COVED SHEET VINYL, TARKETT EMINENT WARM GREY 0878

1 : 100

WHERE USED, VINYL 02 TO BE COVED UP WALL MIN. 100mm AS PER MANUFACTURERS DETAILS
AS SPECIFIED. REFER
PARTITION PLAN FOR FURTHER DETAILS ON CERTAIN WALL SECTIONS WHERE HIGHER COVING
IS REQUIRED.

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3000

SCALE KEY

1

08.04.24 Preliminary Issue

3

26.06.24 Preliminary Issue

2

24.04.24 Preliminary Issue

REV ISSUE

DATE

DESCRIPTION

500

PROPOSED FIRST FLOOR

millimeters

0

1

2000

FLOOR FINISHES

1000

1919

90

VOID

0

STAIRWAY NOTE:

STAIRWAY CONSTRUCTION TO

COMPLY WITH NCC. 2022 PART D3D14

MINIMUM CLEARANCE TO COMPLY

WITH PART F5D2

vinyl 01

2626

CASEWORK NOTE:

CASE WORK IS INDICATIVE ONLY, FINAL LAYOUT BY OTHERS, E.G CABINET MAKER, CARPENTER & TO BE PURSUANT TO

RELEVANT AUSTRALIAN STANDARDS

OFFICE 02

vinyl 01

3026

vinyl 01

4226

90

STAFF/KITCHEN
OFFICE 01

90

90 1188 90

90

7777

7793

90

NOT FOR CONSTRUCTION

PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

Title : PROPOSED FIRST FLOOR
PLAN
Date:

08.04.24

Drawn:

Scale: 1 : 100

Designed:

Job No:
2024-093-C

Author Drawing No: Rev.
Designer DD 08

1

PRELIMINARY

EXISTING BUILDING

NOT FOR CONSTRUCTION

PARAPET

SHOP FRONT H/H

EXISTING AWNING

PROPOSED NEW SHOP FRONT
GLAZING & ENTRY DOOR

3000

FIRST FLOOR

7000

EXISTING, CONFIRM ON SITE

FIRST FLOOR PITCHING
HEIGHT

PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

F.L.

01

ELEVATION 01
1 : 100

REMAINING PORTION OF EXISTING
BUILDING OUT OF THIS SCOPE OF WORKS

PARAPET

EXISTING ROOF SHEETING

EXISTING LOUVRES

FIRST FLOOR PITCHING
HEIGHT

7000

EXISTING, CONFIRM ON SITE

EXISTING AWNING

FIRST FLOOR
SHOP FRONT H/H

F.L.

02

ELEVATION 02
1 : 100

3

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TROPICAL VETS

QBCC LICENCE NO. 15046263

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BUILDING DESIGN MEDIUM RISE AUSTRALIAN

4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING Location:
241 QUEEN STREET, AYR
PERMIT

Title : ELEVATIONS

Date:

08.04.24

Drawn:

Scale: 1 : 100

Designed:

Job No:

2024-093-C

Author Drawing No: Rev.

Designer DD 09

1

PRELIMINARY
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PLANS ARE SUBJECT TO CHANGE TO
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BUILDING CERTIFICATION APPROVALS
EXISTING AWNING

EXISTING LOUVRES

EXISTING ROOF SHEETING

FIRST FLOOR PITCHING
HEIGHT

FIRST FLOOR
SHOP FRONT H/H

7000
EXISTING, CONFIRM ON SITE

PARAPET

REMAINING PORTION OF EXISTING
BUILDING OUT OF THIS SCOPE OF WORKS

PROPOSED NEW
EXTERNAL DOOR

PROPOSED NEW SHOP FRONT
GLAZING & ENTRY DOOR

F.L.

03

ELEVATION 03
1 : 100

3
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Author Drawing No: Rev.

Designer DD 10

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