

MISS FIONA MACLEOD

Our Ref: MCU186

Doc No: 548781

11 March 2021

Peter Swan
C/- StruXi Design
Level 1/203 Margaret St
Toowoomba City QLD 4350

Via email: petergswan@hotmail.com

Dear Peter

Amended decision notice approval

(Given under section 63(2) of the *Planning Act 2016*)

Amended Decision Notice to correct administrative error not including the Department of State Development, Infrastructure, Local Government and Planning Referral Response – with conditions.

I refer to your application and advise that Council's Chief Executive Officer under delegation decided to approve the application in full subject to conditions. This notice replaces the Decision Notice issued on 24 November 2020. Details of the decision are as follows;

The development application described below was properly made to the Balonne Shire Council on 29 September 2020.

Applicant details

Applicant name:	Goondir Aboriginal & Torres Strait Islanders Corporation Peter Swan C/- StruXi Design
Applicant contact details:	Level 1/203 Margaret St Toowoomba City QLD 4350 Email: petergswan@hotmail.com

Application details

Application number:	MCU186
Approval sought:	Development Permit

Details of proposed development:

Development application for Material Change of Use – “Community Use”

Location details

Street address: 106-110 Alfred Street, St George QLD 4487
Real property description: Lot 6 on RP65476 and Lot 7 on RP65476

Decision

I wish to advise that, on 19 November 2020, the above development application was **approved in full** subject to conditions by Council. (Refer to the conditions contained in **Attachment 1**)

Details of the approval

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	<i>Planning Regulation 2017</i> reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - material change of use	N/A	<input checked="" type="checkbox"/>	

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- Development Permit – Building Work

Properly made submissions

Not Applicable – No part of the application required public notification.

Referral agencies for the application

The referral agencies for the application are:

For an application involving	Name and address of referral agency	Advice agency or concurrence agency
State Transport Corridor <i>Development application for material change of use, other than an excluded material change of use that is assessable development under a local categorising instrument, if all or part of the premises-</i> <i>(a) are within 25m of a State transport corridor; or</i> <i>(b) are a future State transport corridor; or</i> <i>(c) are-</i> <i>(i) adjacent to a road that intersects with a State-controlled road; and</i> <i>(ii) within 100m of the intersection.</i>	Department of State Development, Infrastructure, Local Government and Planning PO Box 825 Toowoomba QLD 4350	Concurrence Agency

The Department of State Development, Infrastructure, Local Government and Planning has advised by letter dated 2 November 2020 that they have no objection – subject to requirements for the development. A copy of the response is included as **Attachment 2**.

Approved plans, specifications and drawings

Copies of the following approved plans, specifications and/or drawings are enclosed.

Plan/Document Number	Plan/Document Name	Date
201544-001 Issue A	Site Plan	17/08/2020
201544-102 Issue A	Existing & Demolition Floor Plan	17/08/2020
201544-103 Issue A	Proposed Floor Plan	19/08/2020
201544-401 Issue A	Building Elevations	17/08/2020

Currency period for the approval (s.85 of the Planning Act)

For Material Change of Use - This approval lapses if the first change of use does not happen within 6 years after the approval starts to have effect.

Appeal Rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For certain applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for

- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Appeal by an eligible submitter

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- any part of the development application that required impact assessment
- a variation request.

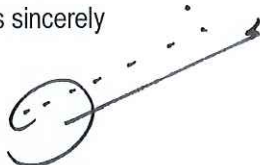
The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Attachment 3 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

To stay informed about any appeal proceedings which may relate to this decision visit: <https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>.

For further information please contact Fiona Macleod, Planning and Development Officer on 07 4620 8842 or via email Fiona.macleod@balonne.qld.gov.au who will be pleased to assist.

Yours sincerely



Matthew Magin
Chief Executive Officer

- Enc:** Attachment 1—Assessment Manager Conditions of Approval (Balonne Shire Council)
Attachment 2— Department of State Development, Manufacturing, Infrastructure and Planning
Attachment 3—Appeal Provisions
Attachment 4—Statement of Reasons
Attachment 5—Approved plans and specifications

ATTACHMENT 1 – ASSESSMENT MANAGER CONDITIONS OF APPROVAL (BALONNE SHIRE COUNCIL)

Preamble

- i. The relevant planning scheme for this development is *Balonne Shire Planning Scheme 2019*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- ii. Under the Balonne Shire Planning Scheme 2019 a **"Community Use"** means premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.
- iii. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- iv. All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- v. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- vi. An operational works application will be required to be submitted to and approved by Council where there would be a change 1m or more in the level of any part of the land or where any drainage path is affected; or for urban purposes that involve disturbing more than 2,500m² of land.
- vii. In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

Conditions of Approval

Use

1. The approved development is a Material Change of Use - "Community Use" as defined in the Planning Scheme and as shown on the approved plans.

2. A development permit for building works must be obtained prior to commencing construction of the community use.
3. The approved development is to be carried out generally in accordance with the following approved plans/documents and subject to approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

Plan/Document Number	Plan/Document Name	Date
201544-001 Issue A	Site Plan	17/08/2020
201544-102 Issue A	Existing & Demolition Floor Plan	17/08/2020
201544-103 Issue A	Proposed Floor Plan	19/08/2020
201544-401 Issue A	Building Elevations	17/08/2020

4. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.

Compliance inspection

5. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.
6. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

Applicable Standards

7. All works must comply with:
 - a) the development approval conditions;
 - b) any relevant provisions in the Planning Scheme
 - c) any relevant Australian Standard that applies to that type of work; and
 - d) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Development works

8. The developer shall ensure that all approved works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
9. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that

is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

Council Assets

10. Proposed buildings located over or near the existing sewer main within the property must be constructed in accordance with 'Queensland Development Code MP1.4 – Building Over or Near Relevant Infrastructure'.
11. Prior to the commencement of the use a signed deed of indemnity must be provided to Council stating that the owner will indemnify Council against all future liabilities, claims or proceedings which may arise from damages, defects or faults caused to the proposed building works as a result of maintenance or replacement of the existing sewerage infrastructure, where all reasonable effort has been made by Council to avoid said damages, defects or faults.

Waste Management

12. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
13. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

Stormwater Drainage

14. Stormwater drainage is to be provided in accordance with:
 - a) Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013;
 - b) Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987; and
 - c) Class 1 and Class 10 buildings – National Construction Code, Volume 2.

Earthworks and Construction

15. During construction, erosion controls and silt collection measures are to be put in place to protect environmental values and mitigate potential impacts to adjoining properties and roadway/s.

Avoiding Nuisance

16. No nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
17. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.

18. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
19. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
20. Noise emissions from the development shall not cause environmental harm of nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Noise) Policy 2008*.
21. Air emissions from the development shall not cause environmental harm of nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the *Environmental Protection (Air) Policy 2008*.

Hours of Operation

22. Unless otherwise approved by Council, the activities associated with the Community Use must only be conducted between the hours of;
 - 8am to 10pm, Monday to Thursday inclusive
 - 8am to 12am, Friday and Saturday
23. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.

Access

24. The landowner shall be responsible for the maintenance of vehicle crossovers from the road carriageway to the property boundary. Should any damage be caused at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.
25. Vehicle access and manoeuvring shall be maintained generally in accordance with *Balonne Shire Council's Private Property Entrance Policy* dated 15 January 2010 ensuring no damage to the roadway.
26. Vehicles entering and exiting the development site must be able to enter and leave in forward direction. Reversing out of the development site is not permitted. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.
27. Car parking and manoeuvring areas are designed in accordance with:
 - AS2890.1 – Parking Facilities
 - Austroads AP-34/95 - Design Vehicles and Turning Path Templates
 - The Access to Premises Standard' (Vol 1 of the National Construction Code).

No Cost to Council

28. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development.

Latest versions

29. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

Application Documentation

30. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice, Approved Plans and Approved Documents bearing 'Council Approval'.

ATTACHMENT 2 – DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE, LOCAL
GOVERNMENT AND PLANNING RESPONSE



Queensland Treasury

SARA reference: 2010-19145 SRA
Council reference: MCU186

2 November 2020

Chief Executive Officer
Balonne Shire Council
PO Box 201
ST GEORGE QLD 4487
council@balonne.qld.gov.au

Attention: Ms Fiona McLeod

Dear Fiona

SARA response—104 and 106 Alfred Street, St George

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 7 October 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	2 November 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material change of use for Community Use (see DA Form 1)
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 (10.9.4.2.1) - Development application for a material change of use within 25m of a state transport corridor and within 100m of the intersection (Planning Regulation 2017)	

SARA reference: 2010-19145 SRA
Assessment Manager: Balonne Shire Council
Street address: 104-106 Alfred Street, St George
Real property description: Lots 6 and 7 on RP65476
Applicant name: Goondir Aboriginal & Torres Strait Islanders Corporation
Applicant contact details: c/- StruXi Design, Suite 12,
Level 1 / 203 Margaret Street
Toowoomba City QLD 4350
petergswan@hotmail.com

State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR20-031199
- Date: 2 November 2020

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at downs.south.west.IDAS@tmr.qld.gov.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Bernadette Plummer, Principal Planning Officer, on (07) 4616 7307 or via email ToowoombaSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Luke Lankowski
Manager, Planning – Wide Bay Burnett

cc Goondir Aboriginal & Torres Strait Islanders Corporation, petergswan@hotmail.com

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use		
10.9.4.2.4.1-Material change of use within 25m of a state transport corridor and within 100m of the intersection —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition:		
1.	<p>(a) The road access location is to be located generally in accordance with Site Plan prepared by Struxi Design Pty Ltd, dated 14.08.20, reference 201544 Issue A.</p> <p>(b) Road access works comprising of widening the existing access, (at the road access location) must be provided generally in accordance with Site Plan prepared by Struxi Design Pty Ltd, dated 14.08.20, reference 201544 Issue A.</p> <p>(c) The road access works must be designed and constructed in accordance with Balonne Regional Council's standards for commercial driveways and Transport and main Roads' Road Planning and Design Manual.</p>	<p>(a) At all times.</p> <p>(b) and (c): Prior to the commencement of use.</p>

Attachment 2—Advice to the applicant

General advice	
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- | | |
|----|---|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.6. If a word remains undefined it has its ordinary meaning. |
|----|---|

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

The development complies with State code 1: Development in a state-controlled road environment of the SDAP. Specifically, the development:

- does not create a safety hazard for users of a state-controlled road
- does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- does not compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 2.6), as published by SARA
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—Representation about a referral agency response

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Attachment 5—Approved plans and specifications

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Our ref TMR20-031199
Your ref 201544
Enquiries Lachlan Jones



Department of
Transport and Main Roads

30 October 2020

Decision Notice – Permitted Road Access Location (s62(1) Transport Infrastructure Act 1994)

This is not an authorisation to commence work on a state-controlled road¹

Development application reference number MCU 186, lodged with Balonne Shire Council involves constructing or changing a vehicular access between Lot 6RP65476, the land the subject of the application, and Carnarvon Highway (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

Applicant Details

Name and address Peter Swan c/- StruXi Design
Level 1 203 Margaret Street
Toowoomba City QLD 4350

Application Details

Address of Property 106 Alfred Street, St George QLD 4487
Real Property Description 6RP65476
Aspect/s of Development Development Permit for Material Change of Use - Community Use

Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The permitted road access location is in accordance with: 1. Site Plan prepared by Struxi Design Pty Ltd, dated 14.08.20, reference 201544 Issue A.	At all times.
2	Road access works comprising of widening the existing access must be provided at the permitted access location, generally in accordance with: a] Balonne Shire Council standards for Commercial driveways; and b] Transport and Main Roads' Road Planning and Design Manual.	Prior to commencement of use

¹ Please refer to the further approvals required under the heading 'Further approvals'

Reasons for the decision

The reasons for this decision are as follows:

- a) Constructing a property access to Transport and Main Roads requirements will maintain a safe and efficient state-controlled road network.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

Information about the Decision required to be given under section 67(2) of TIA

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

Further information about the decision

1. In accordance with section 67(7) of TIA, this decision notice:
 - a) starts to have effect when the development approval has effect; and
 - b) stops having effect if the development approval lapses or is cancelled; and
 - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.
3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

Further approvals

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Lachlan Jones, Planning Officer should be contacted on (07) 4639 0759.

Yours sincerely

A handwritten signature in black ink, appearing to read 'JM', with a large loop at the end.

Jason McGuire
Senior Town Planner

Attachments: Attachment A – Decision evidence and findings
Attachment B - Section 70 of TIA
Attachment C - Appeal Provisions
Attachment D - Site Plan prepared by Struxi Design Pty Ltd, dated 14.08.20,
reference 201544 Issue A.

Attachment A

Decision Evidence and Findings

Findings on material questions of fact:

- There is an existing road access located between Lot 6RP65476 and the Carnarvon Highway.
- The applicant proposes to widen the road access to cater for heavy vehicles
- Section 62 of the TIA allows the Chief Executive of the Department of Transport and Main Roads (the department) to make decisions about permitted road access locations between particular land and a state-controlled road
- The development achieves acceptable outcome, PO16 (State code 1) of the State Development Assessment Provisions (v2.1).

Evidence or other material on which findings were based:

- Transport Infrastructure Act 1994
- Transport and Main Roads' Road Planning and Design Manual
- Manual of Uniform Traffic Control Device
- Site Plan prepared by Struxi Design Pty Ltd, dated 14.08.20, reference 201544 Issue A.

Attachment B
Section 70 of TIA

Transport Infrastructure Act 1994
Chapter 6 Road transport infrastructure
Part 5 Management of State-controlled roads

70 Offences about road access locations and road access works, relating to decisions under s 62(1)

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
 - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
 - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
 - (c) obtain any other access between the land and the road contrary to the decision; or
 - (d) use a road access location or road access works contrary to the decision; or
 - (e) contravene a condition stated in the decision; or
 - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
 - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

Attachment C
Appeal Provisions

Transport Infrastructure Act 1994
Chapter 16 General provisions

485 Internal review of decisions

- (1) A person whose interests are affected by a decision described in schedule 3 (the *original decision*) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
 - (a) applies to the review; and
 - (b) provides—
 - (i) for the procedure for applying for the review and the way it is to be carried out; and
 - (ii) that the person may apply to QCAT to have the original decision stayed.

485B Appeals against decisions

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
 - (a) applies to the appeal; and
 - (b) provides—
 - (i) for the procedure for the appeal and the way it is to be disposed of; and
 - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
 - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and

- (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.
- (5) The court may order—
 - (a) the appeals to be heard together or 1 immediately after the other; or
 - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

original decision means a decision described in schedule 3.

reviewed decision means the chief executive's decision on a review under section 485.

31 Applying for review

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
 - (a) the notice did not state the reasons for the original decision; and
 - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

32 Stay of operation of original decision

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
 - (a) may be given on conditions the relevant entity considers appropriate; and
 - (b) operates for the period specified by the relevant entity; and
 - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.

(8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

relevant entity means—

(a) if the reviewed decision may be reviewed by QCAT—QCAT; or

(b) if the reviewed decision may be appealed to the appeal court—the appeal court.

35 Time for making appeals

(1) A person may appeal against a reviewed decision only within—

(a) if a decision notice is given to the person—28 days after the notice was given to the person; or

(b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

(2) However, if—

(a) the decision notice did not state the reasons for the decision; and

(b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding representations about a referral agency response

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

ATTACHMENT 3 – PLANNING ACT EXTRACT APPEAL RIGHTS

Chapter 6 Dispute resolution Part 1 Appeal rights

228 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

- (i) either a tribunal or the P&E Court; or
- (ii) only a tribunal; or
- (iii) only the P&E Court; and

(b) the person—

- (i) who may appeal a matter (the **appellant**); and
- (ii) who is a respondent in an appeal of the matter; and
- (iii) who is a co-respondent in an appeal of the matter; and
- (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

- (a) the adopted charge itself; or

- (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

229 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under
 - (d) schedule 1, table 1, item 1—each principal submitter for
 - (e) the development application; and
 - (f) for an appeal about a change application under
 - (g) schedule 1, table 1, item 2—each principal submitter for
 - (h) the change application; and
 - (i) each person who may elect to become a co-respondent
 - (j) for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (k) for an appeal to the P&E Court—the chief executive; and
 - (l) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

230 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

(2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

231 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

ATTACHMENT 4 — STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

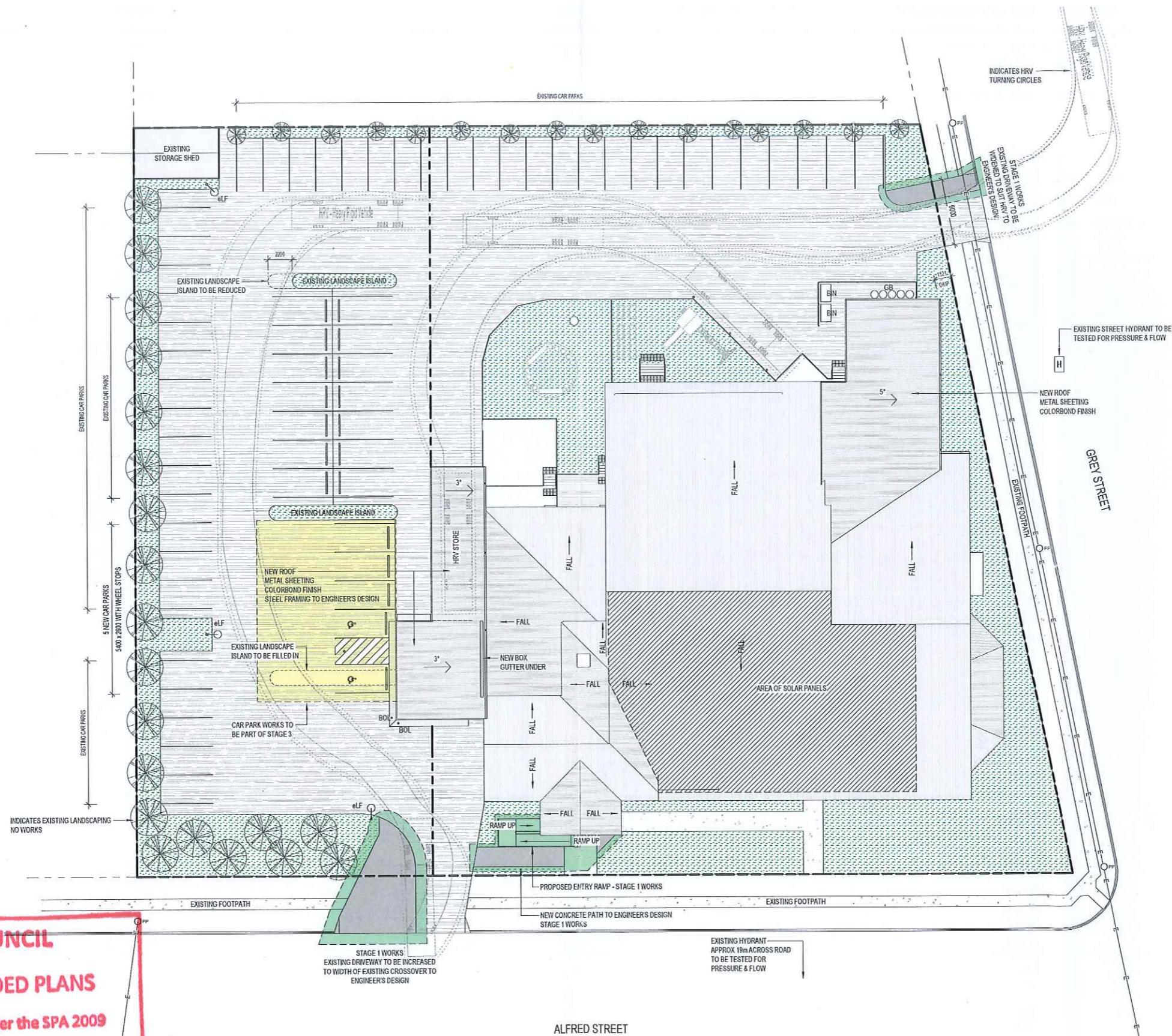
Description of Development	Material Change of Use – “Community Use”
Assessment benchmarks	<p>The proposed development was assessed against the following Assessment benchmarks:</p> <ul style="list-style-type: none">• Maranoa-Balonne Regional Plan;• <i>Darling Downs Regional Plan</i>;• <i>State Planning Policy</i>; and• <i>Balonne Shire Planning Scheme 2019</i><ul style="list-style-type: none">• Part 4 Local Government Infrastructure Plan• Part 5 Tables of assessment• Part 6 Zones<ul style="list-style-type: none">▪ Part 6.2.2 General residential zone code• Part 7 Development Codes<ul style="list-style-type: none">▪ Part 7.3.1 General development code
Relevant matters	The relevant matters are the Assessment benchmarks.
Matters raised in submissions	Not Applicable.
Reasons for decision	The development was assessed against all of the Assessment benchmarks listed above and complies with all of these Assessment benchmarks or has otherwise been conditioned to achieve compliance.

ATTACHMENT 5 — APPROVED PLANS AND SPECIFICATIONS

SYMBOL	DESCRIPTION
	LANDSCAPING
	NEW CONCRETE
	BITUMEN SURFACE
	EXISTING CONCRETE PATH
	EXISTING POWER POLE
	EXISTING OVERHEAD POWERLINE
	EXISTING FIRE HYDRANT

SITE DETAILS:	
STREET ADDRESS	106 - 110 ALFRED STREET ST GEORGE
SITE DESCRIPTION	LOTS 6 & 7 on RP 65476
SITE AREA	
LOCAL AUTHORITY	BALONNE SHIRE COUNCIL
PLANNING SCHEME DETAILS:	
ZONING	
PRECINCT	
DEFINED USE	ASSEMBLY BUILDING
APPLICABLE CODES	
GFA	1528m ²
SITE COVER	
LANDSCAPING	855m ²
CARPARKS REQUIRED	
CARPARKS PROVIDED	60
BUILDING CODE DETAILS:	
BUILDING CLASS	9B
CONSTRUCTION TYPE	C
TOTAL FLOOR AREA	1597m ²
VOLUME	<16,000m ³
FIRE COMPARTMENTS	1
STOREYS	1
WIND CATEGORY	N2
CLIMATE ZONE	3
BUILDING OCCUPANCY:	
MAXIMUM 400 PERSONS (140 MALE EMPLOYEES, 105 FEMALES EMPLOYEES, 155 PATRONS)	
SANITARY FACILITIES PROVIDE:	
6x MALE WC (4 EXISTING, 2 NEW)	
3x URINALS (IN TROUGH)	
6x FEMALE WC (4 EXISTING, 2 NEW)	
1x PWD (NEW)	

AREA SCHEDULE	
EXISTING ENCLOSED BUILDING	1381 m ²
EXISTING ENTRY DECK	3 m ²
EXISTING LOADING DOCK	13 m ²
EXISTING REAR LANDING	7 m ²
PROPOSED BOXING ADDITION	75 m ²
PROPOSED COLDROOM ADDITION	124 m ²
PROPOSED ENTRY DECK ADDITION	11 m ²
PROPOSED LOADING DOCK ADDITION	16 m ²
PROPOSED REAR DECK ADDITION	15 m ²
	1645 m ²



BALONNE SHIRE COUNCIL
APPROVED PLANS / AMENDED PLANS
 That accompanies a decision notice under the SPA 2009
 File Number MCU 186 SITE PLAN
 Date of Approval 19.11.20
 Assessment Mgr / CEO [Signature]



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ISSUE	FOR TENDER	DESCRIPTION	DATE
A	FOR TENDER		14.08.20

PROJECT NAME
 COMMUNITY FACILITY

STREET ADDRESS
 106-110 ALFRED STREET
 ST. GEORGE, QLD

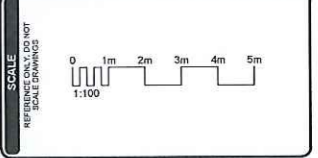
REAL PROPERTY DESCRIPTION
 LOTS 6 & 7
 RP 65476

CLIENT
 GOONDIR HEALTH SERVICES

SHEET TITLE
 SITE PLAN

SHEET DETAILS

AUTHOR	MSR
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	17/08/2020 4:03:41 PM



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PROJECT NO.	PHASE	SHEET NO.	ISSUE
201544	WD	001	A

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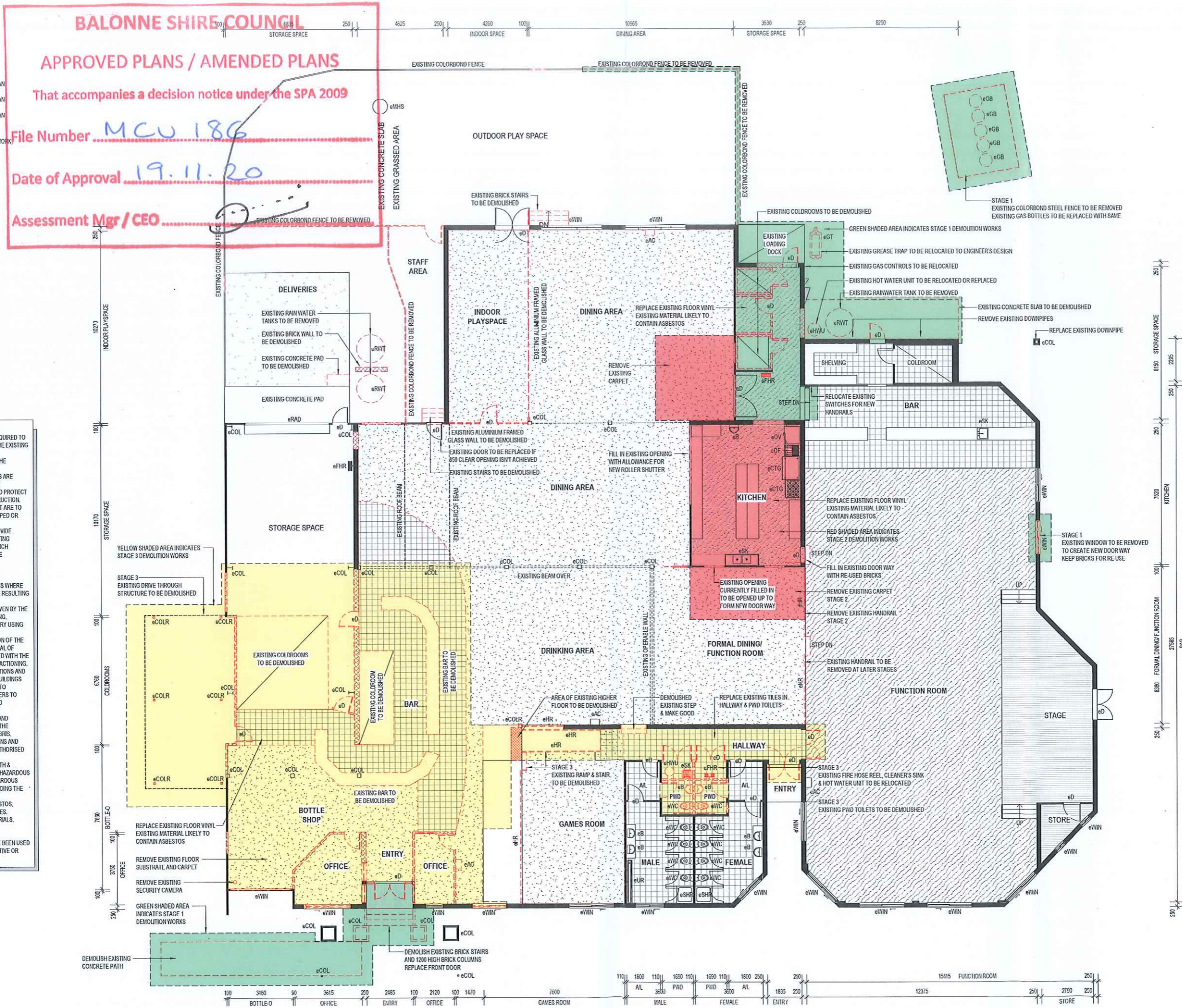
SYMBOL	DESCRIPTION
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALLS TO BE RETAINED
	STAGE 1 WORKS - REFER STAGING PLAN
	STAGE 2 WORKS - REFER STAGING PLAN
	STAGE 3 WORKS - REFER STAGING PLAN

NOTE:
AREAS NOT SHADED INDICATE LATER STAGES OF WORK OR AREAS OF NO WORKS - REFER STAGING PLAN

TAG	DESCRIPTION
eAC	EXISTING AIR CONDITIONER
eB	EXISTING BASIN
eCOL	EXISTING COLUMN
eCOLR	EXISTING COLUMN TO BE REMOVED
eCTG	EXISTING GAS COOKTOP
eD	EXISTING DOOR
eDF	EXISTING DEEP FRYER
eFHR	EXISTING FIRE HOSE REEL
eGB	EXISTING GAS BOTTLE
eGT	EXISTING GREASE TRAP
eHR	EXISTING HANDRAIL
eHWU	EXISTING HOT WATER UNIT
eMHS	EXISTING SEWER MANHOLE COVER
eOV	EXISTING OVEN
eRAD	EXISTING ROLLER DOOR
eRWT	EXISTING RAINWATER TANK
eSHR	EXISTING SHOWER
eSK	EXISTING SINK
eUR	EXISTING URINAL
eWIC	EXISTING WC
eWIN	EXISTING WINDOW

DEMOLITION NOTES:

- THE ELECTRICAL SUBCONTRACTOR WILL BE REQUIRED TO MAKE SAFE (DISCONNECT AT SWITCHBOARD) THE EXISTING INSTALLATION PRIOR TO DEMOLITION.
- DEMOLITION WORKS REQUIRED TO 'TIE IN' TO THE EXISTING BUILDING IS TO BE CARRIED OUT.
- AT ALL TIMES ENSURE THAT EXISTING SERVICES ARE PROTECTED AND MAINTAINED IN A SAFE STATE.
- PROVIDE TEMPORARY COVERS AS REQUIRED TO PROTECT PREVIOUSLY FINISHED WORKS DURING CONSTRUCTION.
- ANY SERVICES WHICH ARE DEEMED REDUNDANT ARE TO BE REMOVED BACK TO THEIR SOURCE AND CAPPED OR TERMINATED.
- UNTIL PERMANENT SUPPORT IS PROVIDED, PROVIDE TEMPORARY SUPPORT FOR SECTIONS OF EXISTING BUILDINGS WHICH ARE TO BE ALTERED AND WHICH NORMALLY RELY FOR SUPPORT ON WORK TO BE DEMOLISHED.
- SUPPORT EXCAVATIONS FOR DEMOLITION OF UNDERGROUND STRUCTURES.
- PROVIDE SUPPORTS TO ADJACENT STRUCTURES WHERE NECESSARY, SUFFICIENT TO PREVENT DAMAGE RESULTING FROM THE WORKS.
- PROVIDE LATERAL SUPPORT AT LEAST THAT GIVEN BY THE STRUCTURE TO BE DEMOLISHED, USING SHORING.
- PROVIDE VERTICAL SUPPORT WHERE NECESSARY USING PILING OR UNDERPINNING OR BOTH.
- REMOVE TEMPORARY SUPPORT ON COMPLETION OF THE ASSOCIATED PERMANENT WORKS. THE REMOVAL OF TEMPORARY SUPPORTS IS TO BE RE-CONFIRMED WITH THE APPROPRIATE DESIGN CONSULTANT PRIOR TO ACTIONING.
- IF WALLS OR ROOFS ARE OPENED FOR ALTERATIONS AND ADDITIONS OR THE SURFACES OF ADJOINING BUILDINGS ARE EXPOSED, PROVIDE TEMPORARY COVERS TO PREVENT WATER PENETRATION. PROVIDE COVERS TO PROTECT EXISTING PLANT AND EQUIPMENT AND MATERIALS INTENDED FOR RE-USE.
- PROVIDE DUST-PROOF SCREENS, BULKHEADS AND COVERS TO PROTECT EXISTING FINISHES AND THE IMMEDIATE ENVIRONMENT FROM DUST AND DEBRIS.
- IF A WALL OR ROOF IS OPENED FOR ALTERATIONS AND ADDITIONS, PROVIDE SECURITY AGAINST UNAUTHORISED ENTRY TO THE BUILDING.
- THE BUILDER IS TO FOLLOW WORKPLACE HEALTH & SAFETY REQUIREMENTS WHEN HANDLING ANY HAZARDOUS SUBSTANCES. GIVE NOTICE IMMEDIATELY HAZARDOUS MATERIALS OR CONDITIONS ARE FOUND, INCLUDING THE FOLLOWING:
 - ASBESTOS OR MATERIAL CONTAINING ASBESTOS.
 - FLAMMABLE OR EXPLOSIVE LIQUIDS OR GASES.
 - TOXIC, INFECTIVE OR CONTAMINATED MATERIALS.
 - RADIATION OR RADIO-ACTIVE MATERIALS.
 - NOXIOUS OR EXPLOSIVE CHEMICALS.
 - TANKS OR OTHER CONTAINERS WHICH HAVE BEEN USED FOR STORAGE OF EXPLOSIVE, TOXIC, INFECTIVE OR CONTAMINATED SUBSTANCES.



BALONNE SHIRE COUNCIL
APPROVED PLANS / AMENDED PLANS
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 File Number MCU 186
 Date of Approval 19.11.20
 Assessment Mgr / CEO [Signature]

EXISTING & DEMOLITION FLOOR PLAN
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A	FOR TENDER	DESCRIPTION	14.08.20
ISSUE			DATE

PROJECT NAME
COMMUNITY FACILITY

STREET ADDRESS
106-110 ALFRED STREET
ST. GEORGE, QLD

REAL PROPERTY DESCRIPTION
LOTS 6 & 7
RP 65476

CLIENT
GOONDIR HEALTH SERVICES

AUTHOR	MSR
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	17/08/2020 8:43:45 AM

SHEET TITLE
EXISTING & DEMOLITION FLOOR PLAN

SCALE	1:100
GRAPHIC SCALE	

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USE	PROJECT NO.	PHASE	SHEET NO.	ISSUE
PRELIMINARY	201544	WD	102	A

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TAG	DESCRIPTION
B	BASIN
BB	RUBBISH BIN
BOL	BOLLARD
COL	COLUMN TO ENGINEER'S DESIGN
CS	CLEANERS SINK
eAC	EXISTING AIR CONDITIONER
eb	EXISTING BASIN
eCOL	EXISTING COLUMN
eCTG	EXISTING GAS COOKTOP
eD	EXISTING DOOR
eDF	EXISTING DEEP FRYER
eFHR	EXISTING FIRE HOSE REEL
eHRS	EXISTING SEWER MAINHOLE COVER
eMSB	EXISTING MAIN SWITCH BOARD
eOV	EXISTING OVEN
eRAD	EXISTING ROLLER DOOR
eSHR	EXISTING SHOWER

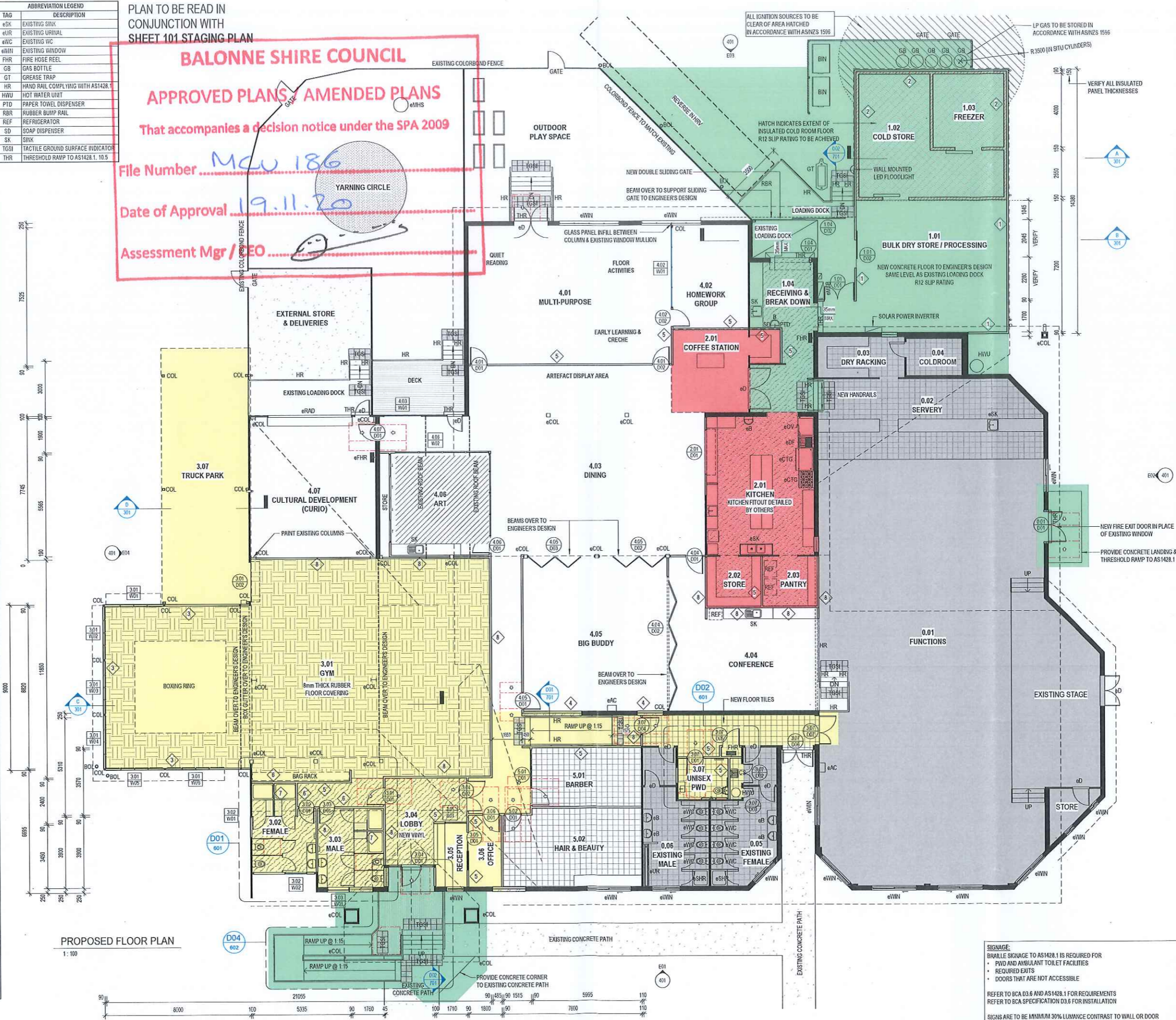
TAG	DESCRIPTION
eSK	EXISTING SINK
eUR	EXISTING URINAL
eWC	EXISTING WC
eWIN	EXISTING WINDOW
FHR	FIRE HOSE REEL
GB	GAS BOTTLE
GT	GREASE TRAP
HR	HAND RAIL COMPLYING WITH AS1428.1
HWU	HOT WATER UNIT
PTD	PAPER TOWEL DISPENSER
RBR	RUBBER BUMP RAIL
REF	REFRIGERATOR
SD	SOAP DISPENSER
SK	SINK
TGSI	TACTILE GROUND SURFACE INDICATOR
THR	THRESHOLD RAMP TO AS1428.1.10.5

PLAN TO BE READ IN CONJUNCTION WITH SHEET 101 STAGING PLAN

BALONNE SHIRE COUNCIL
APPROVED PLANS, AMENDED PLANS
 That accompanies a decision notice under the SPA 2009

File Number MCU 186
 Date of Approval 19.11.20
 Assessment Mgr / CEO [Signature]

- NOTES:**
- ALL WORK TO BE CARRIED OUT BY SUITABLY QUALIFIED PERSONS HOLDING APPROPRIATE LICENSES AND INSURANCES.
 - BUILDING ELEMENTS ARE TO PREVENT THE PENETRATION OF WATER & MOISTURE IN ACCORDANCE WITH BCA PART F1
 - EXTERNAL ABOVE GROUND MEMBRANES TO COMPLY WITH AS 454 PARTS 1 & 2
 - WATERPROOFING OF WET AREAS TO COMPLY WITH BCA F17
 - DAMP-PROOFING TO COMPLY WITH BCA F1.9 & F1.10
 - ALL FLOOR, STAIR & RAMP SURFACES TO COMPLY WITH BCA Vol. 1 PART D & AS 4586
- DRAWINGS:**
- DRAWINGS ARE TO BE READ IN CONJUNCTION WITH NATIONAL CONSTRUCTION CODE (NCC) AND ALL STANDARDS OR TECHNICAL NOTES REFERENCED THEREIN AS WELL AS LOCAL AUTHORITY BY-LAWS AND CONDITIONS OF APPROVAL. BUILDER IS TO SEEK CLARIFICATION FROM THE DESIGNER CONCERNING ANY DISCREPANCIES.
 - DISCREPANCIES BETWEEN CONSULTANTS DOCUMENTATION ARE TO BE RESOLVED BEFORE WORKS OR MANUFACTURE.
 - VERIFY ALL DIMENSIONS ON SITE BEFORE WORKS OR MANUFACTURE.
 - DIMENSIONS TO WALLS ARE TO THE FACE OF STUDY BLOCK, CONCRETE, ETC. AND DO NOT INCLUDE WALL LININGS OR FINISHES
 - FINISHED FLOOR LEVELS (FFL) ARE TO TOP OF FLOOR FINISHES
 - CEILING LEVELS ARE TO UNDERSIDE OF CEILING LININGS
 - ANY FFAE SHOWN ON THESE DRAWINGS ARE INDICATIVE ONLY AND ARE FOR ILLUSTRATIVE PURPOSES. REFER TO THE FFAE AND FINISHES SCHEDULE FOR EXACT ITEMS AND THEIR LOCATIONS. ALL FFAE ARE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS
- FIRE MANAGEMENT:**
- INSTALLATION OF FIRE HOSE REELS ARE TO COMPLY WITH AS 2441 & BCA E1.4 (g)
 - SMOKE ALARMS (BY OTHERS) ARE TO COMPLY WITH BCA SPEC E2.2a
 - EMERGENCY EXIT SIGNS ARE TO COMPLY WITH BCA E4.4, E4.8 & E4.1
 - EMERGENCY LIGHTING (BY OTHERS) TO COMPLY WITH AS 2293.1
 - FIRE SAFETY SYSTEMS ARE TO BE INSTALLED TO ALLOW TESTING & MAINTENANCE IN ACCORDANCE WITH ODC MP 6.1
- ELECTRICAL & MECHANICAL:**
- MODIFICATIONS TO EXISTING ELECTRICAL AND MECHANICAL INFRASTRUCTURE TO BE UNDERTAKEN ON A DESIGN AND CONSTRUCT BASIS BY THE BUILDERS NOMINATED SUB-CONTRACTORS
 - SUB-CONTRACTORS TO PROVIDE ALL REQUIRED DESIGN AND INSTALLATION CERTIFICATES (FORM 15 e) AS REQUIRED BY THE BUILDING CERTIFIER TO COMPLY WITH ALL RELEVANT CODES AND STANDARDS
 - LIGHTING TO COMPLY WITH BCA F4.4 & AS 1689
 - MECHANICAL EXHAUSTS ARE TO COMPLY WITH BCA FP4.4, FP4.5, F4.5 & F4.12
- PATHS OF TRAVEL & PWD COMPLIANCE:**
- STAIRS ARE TO COMPLY WITH BCA D2.13 & AS 1428.1.11 - REFER DETAIL
 - RAMP ARE TO COMPLY WITH AS 1428.1.10 - REFER DETAIL
 - FLOOR SURFACES ALONG REQUIRED PATHS OF TRAVEL WITH A CHANGE IN LEVEL OF MORE THAN 3mm AND LESS THAN 50mm, MUST BE PROVIDED WITH A THRESHOLD RAMP TO COMPLY WITH AS 1428.1.10.5
 - FLOOR SURFACES ALONG REQUIRED PATHS OF TRAVEL WITH A CHANGE IN LEVEL OF MORE THAN 35mm AND LESS THAN 150mm MUST BE PROVIDED WITH A STEP RAMP TO COMPLY WITH AS 1428.1.10.6. FOR CHANGES IN LEVEL GREATER THAN 150mm, REFER TO DESIGNER.
 - ENGINEERED EXPANSION / MOVEMENT JOINTS, AND ALL FLOOR FINISHES ARE TO COMPLY WITH THE PREVIOUS TWO NOTES & AS 1428.1.7
 - FLOOR GRATING WITHIN THE REQUIRED PATHS OF TRAVEL SHALL COMPLY WITH AS 1428.1.7.5 (REFER AS 1428.1 GUIDE DIAGRAM 7)
 - PATHS OF TRAVEL SHALL HAVE A 2m VERTICAL CLEAR SPACE IN ACCORDANCE WITH AS 1428.1.8.2
 - PWD TOILETS ARE TO COMPLY WITH AS 1428.1.15.
 - AMBULANT TOILET ARE TO COMPLY WITH AS 1428.1.16.
 - GRAB RAILS ARE TO COMPLY WITH AS 1428.1.17
 - TACTILE INDICATORS ARE TO COMPLY WITH 1428.4
 - BRILLE & TACTILE SIGNS ARE TO COMPLY WITH 1428.1.8
 - SIGNAGE ON EXIT DOORS ARE TO COMPLY WITH BCA D2.23
 - DOORWAYS ARE TO HAVE 30% LUMINANCE CONTRAST IN ACCORDANCE WITH AS 1428.1.13.1
 - DOOR HANDLES ARE TO COMPLY WITH AS 1428.1.13.5



PROPOSED FLOOR PLAN
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PROUD MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF QUEENSLAND SINCE 2005 MEMBER NUMBER: 730

ISSUE	DESCRIPTION	DATE
A	FOR TENDER	14.08.20

PROJECT NAME
 COMMUNITY FACILITY

STREET ADDRESS
 106-110 ALFRED STREET
 ST. GEORGE, QLD

REAL PROPERTY DESCRIPTION
 LOTS 6 & 7
 RP 65476

CLIENT
 GOONDIR HEALTH SERVICES

PROPOSED FLOOR PLAN

SHEET NO.	TITLE	AUTHOR	MSR
101	STAGING PLAN	MSR	MSR
102	STAGING PLAN	OCK	OCK

ORIGINAL SIZE 594 x 841 - ISO A1
PRINT DATE 19/08/2020 2:30:37 PM

SCALE
 0 1m 2m 3m 4m 5m
 1:100

AUTHORISATION
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USE
 PRELIMINARY
 REFER TO 'USE DEFINITION' ABOVE

PROJECT NO. 201544 **PHASE** W/D **SHEET NO.** 103 **ISSUE** A

STRUXI DESIGN PTY LTD

SIGNAGE:
 BRILLE SIGNAGE TO AS1428.1 IS REQUIRED FOR
 • PWD AND AMBULANT TOILET FACILITIES
 • REQUIRED EXITS
 • DOORS THAT ARE NOT ACCESSIBLE

REFER TO BCA D3.6 AND AS1428.1 FOR REQUIREMENTS
 REFER TO BCA SPECIFICATION D3.6 FOR INSTALLATION

SIGNS ARE TO BE MINIMUM 30% LUMINANCE CONTRAST TO WALL OR DOOR
 INSTALLED ON, REFER SPECIFICATION D3.6 PROVISION 4

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THIS SHEET MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SPECIFICATIONS, SCHEDULES AND THE LIKE.

PROUD MEMBER OF THE BUILDING DESIGNERS ASSOCIATION OF QUEENSLAND SINCE 2005
 MEMBER NUMBER: 730

SHEET ISSUE HISTORY

ISSUE	DESCRIPTION	DATE
A	FOR TENDER	14.09.20

PROJECT NAME
 COMMUNITY FACILITY

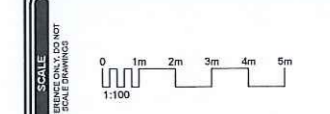
STREET ADDRESS
 106-110 ALFRED STREET
 ST. GEORGE, QLD

REAL PROPERTY DESCRIPTION
 LOTS 6 & 7
 RP 65476

CLIENT
 GOONDIR HEALTH SERVICES

SHEET TITLE
 BUILDING ELEVATIONS

SHEET DETAIL	MSR
AUTHOR	MSR
DESIGNER	OCK
ORIGINAL SIZE	594 x 841 - ISO A1
PRINT DATE	17/08/2020 9:40:17 AM



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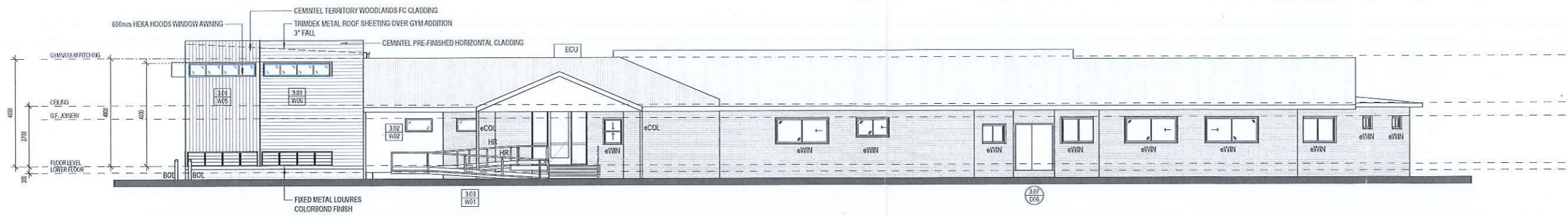
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NORTH

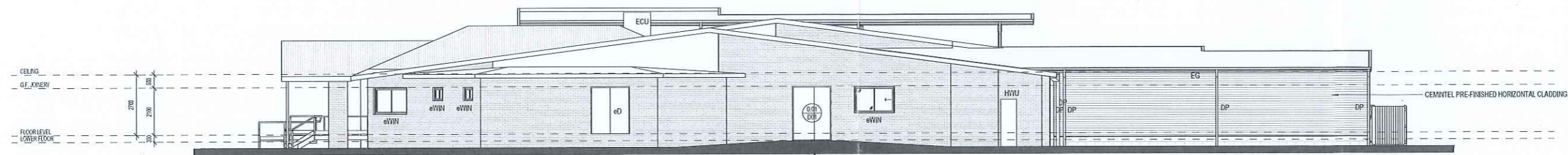
PRELIMINARY
 REFER TO THE DEFINITION ABOVE

PROJECT NO.	PHASE	SHEET NO.	ISSUE
201544	WD	401	A

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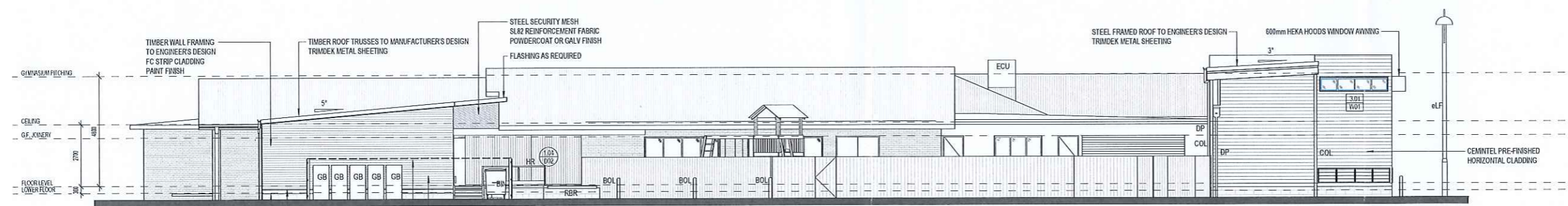


E01 NORTH WEST ELEVATION
 103 1:100

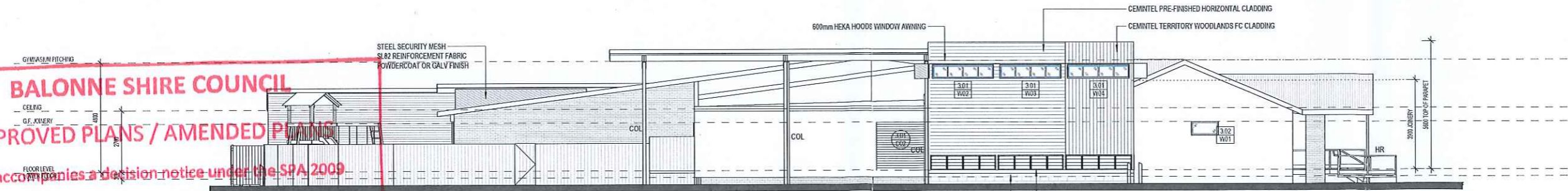


E02 SOUTH WEST ELEVATION
 103 1:100

BUILD UP GROUND AS REQUIRED TO PROVIDE AS 1428.1 COMPLIANT THRESHOLD (NOT DRAWN TO SCALE)



E03 SOUTH EAST ELEVATION
 103 1:100



E04 NORTH EAST ELEVATION
 103 1:100

TAG	DESCRIPTION
BIN	RUBBISH BIN
BOL	BOLLARD
COL	COLUMN TO ENGINEER'S DESIGN
DP	RAINWATER DOWNPIPE
eCOL	EXISTING COLUMN
ECU	EVAPORATIVE COOLER UNIT
eD	EXISTING DOOR

TAG	DESCRIPTION
EG	EAVES GUTTER
eLF	EXISTING LIGHT FITTING
eWIN	EXISTING WINDOW
GB	GAS BOTTLE
HR	HAND RAIL COMPLYING WITH AS1428.1
HWU	HOT WATER UNIT
RBR	RUBBER BUMP RAIL

BALONNE SHIRE COUNCIL
APPROVED PLANS / AMENDED PLANS
 That accompanies a decision notice under the SPA 2009

File Number MCU 186
 Date of Approval 19.11.20
 Assessment Mgr / CEO *[Signature]*