

Enquiries to: Planning Department  
Our Reference: MCU23/0011  
Your Reference: TP23/5122

29 November 2023

Returned & Services League of Australia (Queensland Branch)  
C/-Bartley Burns  
Unit 1, 1027 Manly Road  
Tingalpa Qld 4173  
Email: [ben@bartleyburns.com.au](mailto:ben@bartleyburns.com.au)

**Attention: Ben Lewis, Town Planning Manager**

Dear Ben,

**Development Approval – Decision Notice for MCU23/0011**

**Material Change of Use – Extension to Multiple Dwelling located at 98 Young Street, Ayr on land described as Lot 11 on RP907383.**

In reference to the above described application, Council advises that the Development Application **MCU23/0011** was assessed and approved in full, subject to conditions, on the 28 November 2023.

Council's Decision Notice is attached and outlines the developments conditions of approval, currency period, approved plans, referral agency response (if applicable) and includes extracts from the *Planning Act 2016* with respect to making representations about conditions, suspension of the appeal period, negotiated decisions and lodging an appeal, should you wish to do so.

Should you have any further queries in relation to the above, please do not hesitate to contact the Planning Department on the above number.

Yours faithfully



Kellie Galletta  
Manager Planning and Development

Enc: **Decision Notice**  
**Appeal Rights**  
**Infrastructure Charges Notice**

# Decision Notice

## Planning Act 2016

29 November 2023

Section 63 of the *Planning Act 2016*

### Application Details

This Decision Notice relates to the below Development Application:

Application Number:	MCU23/0011
	Returned & Services League of Australia (Qld Branch)
	C/- Bartley Burns
Applicant Details:	Unit 1, 1027 Manly Road
	Tingalpa Qld 4173
	Via email: <a href="mailto:ben@bartleyburns.com.au">ben@bartleyburns.com.au</a>
Owner Details:	Returned & Services League of Australia (Qld Branch)
Street Address:	98 Young Street, Ayr
Real Property Description:	Lot 11 on RP907383
Nature of Development:	Material Change of Use – Extension to Multiple Dwelling
Planning Scheme:	<i>Burdekin Shire Council Planning Scheme December 2022</i>
Level of Assessment:	Impact

### Decision Details

The information below outlines the specifics of any approval or refusal issued by the Assessment Manager resulting from development assessment as per the provision of the *Planning Act 2016*.

Type of Decision:	Approval with conditions
Date of Decision:	28 November 2023
Decision Type:	Development Permit
Deemed Approval:	The Development Permit is not a deemed approval under Section 64 of the <i>Planning Act 2016</i>
Submissions:	Nil Submissions received.

### Conditions of Approval

The Conditions of Approval are set out in **Attachment 1** of this Decision Notice. The conditions are identified to indicate whether the Assessment Manager or a Referral Agency imposed them.

## Approved Plans and Documents

The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit. The approved plans are included as **Attachment 2** of this Decision Notice.

## Referral Agencies

Not Applicable.

## Further Approvals Required

Refer to Conditions of Approval.

## Infrastructure Charges

The Infrastructure Charges Notice is enclosed.

## Rights of Appeal

The rights of an applicant to appeal to the Planning and Environment Court against a decision about a Development Application area set out in Chapter 6, Part 1 of the *Planning Act 2016*. There may also be the right to make an application for a declaration by Tribunal (refer Chapter 6, Part 2 of the *Planning Act 2016*).

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.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*. A copy of the relevant appeal provisions from the *Planning Act 2016* is **attached**.

## Approval Currency Period

Pursuant to Section 85 of the *Planning Act 2016*, the Development Approval will lapse six (6) years after the approval starts to have effect, unless otherwise conditioned. The currency period can only be extended if the request is received before the approval lapses.

## Notice About Decision – Statement of Reasons

This notice is prepared in accordance with s63(5) and s83(7) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application. The purpose of the notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:

- the relevant parts of the planning scheme and assessment benchmarks against which the application was assessed; and
- any other information, documents or other material council was either required to, or able to, consider in its assessment.

All terms used in this notice have the meanings given them in the *Planning Act 2016*.

### Assessment Benchmarks

As the application was impact assessable it was assessable against the whole of the Planning Scheme.

The following assessment benchmarks particularly applied to the proposed development:

- *The Planning Act 2016*
- *The Planning Regulation 2017*
- *Burdekin Shire Council Planning Scheme 2022*
  - *Low Density Residential Zone Code*
  - *Development Works Code*
  - *Overlay Codes* - Acid Sulfate Soils Overlay

### Compliance with Assessment Benchmarks

The application has been approved as it is considered to meet or have the ability to meet the requirements of the relevant aspects of the Low Density Residential Zone Code of the *Burdekin Shire Council Planning Scheme December 2022*.

Conditions of Approval have been included to ensure that compliance with the *Burdekin Shire Council Planning Scheme December 2022* and all other relevant legislation is achieved.

Council exercises its discretion to approve the application even though the development may not strictly comply with an aspect of the assessment benchmarks, as the proposal is generally consistent with the intent of the Strategic Framework and all other relevant assessment benchmarks including the Low Density Residential Zone Code.

### Submissions

No properly made submissions were received during the notification period.

### REASONS FOR THE DECISION

Following an assessment of the application against the assessment benchmarks listed above, Council determined the proposed development is generally consistent with the relevant assessment benchmarks of the *Burdekin Shire Planning Scheme December 2022* and will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity.

# Appeal Rights

## Planning Act 2016 & The Planning Regulation 2017

### Chapter 6 Dispute resolution

#### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the *Planning Act 2016* 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.

(Refer to Schedule 1 of the Planning Act 2016)

- (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.

#### 230 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 schedule 1, table 1, item 1 – each principal submitter for the development application; and
  - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
  - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (f) for an appeal to the P&E Court – the chief executive; and
  - (g) 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 has 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.

#### 231 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 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.

#### 232 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 the rules of the P&E Court.

## Attachment 1 – Conditions of Approval

Condition	Reason	Timing
<b>1 General and Administration</b> <u>Compliance with Conditions</u> 1.1 The Applicant (and any contractor, agent, employee or invitee of the applicant) is responsible for carrying out the approved development and ensuring compliance with this development approval, the conditions of the approval and the relevant requirements in accordance with: <ul style="list-style-type: none"> <li>1.1.1 The specifications, facts and circumstances as set out in the application submitted to Council, including recommendations and findings confirmed within the relevant technical reports.</li> <li>1.1.2 The development must comply in full with all conditions of this approval, and is to be designed, constructed and maintained in accordance with relevant Planning Scheme requirements, Council policies, guidelines and standards (except as otherwise specified by any condition) and all other relevant legislative requirements to Council's satisfaction, and best industry practice.</li> </ul> 1.2 Where a discrepancy or conflict exists between the written condition(s) of the approval and the approved plans, the requirements of the written condition(s) of the development approval will prevail. 1.3 Where these conditions refer to 'Council' in relation to requiring Council to approve or be satisfied, the role of the Council may be fulfilled in whole or in part by an officer acting under appropriate delegation. <u>Notice of Intention to Commence the Use</u> 1.4 Prior to the commencement of the use on the land the subject of the application, written notice must be given to Council that the use (development and/or works) fully complies with the decision notice issued in respect of the use. 1.5 Request a Compliance Inspection to be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant. <u>Works – Applicant's Responsibility/Expense</u> 1.6 The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met by the applicant, at no cost to the Council. 1.7 The applicant must repair any damage to existing infrastructure (e.g. kerb and channel, footpath or roadway) that may occur during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community must be repaired immediately. 1.8 Any required relocation and/or alteration to any public service or facility installation must be carried out at no cost to council. <u>Infrastructure Conditions</u> 1.9 All development conditions contained in this development approval relating to infrastructure under Chapter 4 of the <i>Planning Act 2016 (the Act)</i> , should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.		
		At all times.

## Attachment 1 – Conditions of Approval

Condition				Reason	Timing
<b>2 Approved Plans and Documents</b> <u>Approved Plans &amp; Documents</u> 2.1 The proposed development and use of the site must be completed, comply with and maintained generally in accordance with drawings/documents identified in the table below, except as otherwise specified and/or amended by any condition of this approval. 2.2 The development must generally accord with the position and at the levels identified on the approved plans or as stipulated by a condition of this approval, noting that all boundary setback measurements are taken from the real property boundary and not from such things as road bitumen or fence lines.				The approved development must be completed and maintained generally in accordance with the approved drawings and documents.	At all times.
	Site Plan prepared by C & B Designs	Job No. 23-0018	Dated 27 March 2023		
	Proposed Floor Plan prepared by C & B Designs				
	Proposed Elevations prepared by C & B Designs				
2.3 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.					
<b>3 Outstanding charges</b> All rates and charges (including infrastructure charges), in arrears in respect of the land, subject of the application, are paid in full prior to the commencement of the proposed use.					
<b>4 Operation of the Use/Limitations of the Approval</b> 4.1 This approval is limited to the 'Multiple Unit Development' use as defined by the <i>Burdekin Shire Council 2022 Planning Scheme</i> . 4.2 Specifically the approved use is to remain in accordance with the scale and intensity provided in the development application and as set out on the approved proposal plans listed in the table forming part of Condition 2. 4.3 No other operations and/or activities are allowed other than that approved by this permit. 4.4 The Council and its officers make no representations and provide no warranties as to the accuracy and completeness of the information contained in the development application including its supporting material provided to it by the Applicant.				The development must comply with all planning scheme requirements and definitions as approved, and as conditioned by this development permit.	At all times.



## Attachment 1 – Conditions of Approval

Condition	Reason	Timing
<b>5 Communal Open/Recreational Space</b> 5.1 Dedicated, attractive and useable communal open/recreation space being not less than 5m in width and including landscaping and shading provisions is to be provided on site. 5.2 An amended site plan showing the dedicated communal open space including soft and hard landscaping provisions incorporated is to be provided for Council's review and approval and will form part of the approval.	To ensure the development provide occupants with an appropriate level of communal open space.	i. An amended site layout plan is to be submitted to Council prior to application for Building and Plumbing Works. ii. Works to be completed prior to the commencement of the use. iii. To be maintained for the life of the development.
<b>6 Car Parking, Access, Roadworks and Traffic</b> 6.1 A minimum of six (6) covered, on site carparking spaces are to be provided. 6.2 One (1) paved wash bay is to be provided on site. 6.3 Where possible, all existing car parking to be maintained on site. 6.4 All new carparking facilities must be designed in accordance with Australian Standard AS2890.1 (Off-street Parking). 6.5 All car parking facilities must be always maintained to a safe operating standard thereafter. 6.6 All vehicles must enter and exit the site in a forward direction.	To ensure Development is appropriately serviced by parking and access facilities in accordance with relevant code/s and policy direction.	i. Works to be completed prior to the commencement of the use. ii. To be maintained for the life of the development.
<b>7 Privacy Screening, Screen Fencing, Landscaping Provisions</b> 7.1 All existing privacy screening, screen fencing, landscaping provisions are to be maintained and/or enhanced. 7.2 Suitable external privacy screening (or suitable alternative treatments) to be provided to each unit and to any habitable room windows that can be viewed from the adjoining and opposite units and the shared driveway. 7.3 Landscaping and irrigation and/or screen fencing must be constructed to the relevant standards in accordance with council's specification.	To ensure the Development: (i) addresses privacy requirements for users. (ii) softens the visual impact of the Development. (iii) complements or enhances the existing streetscape.	i. Works to be completed prior to the commencement of the use. ii. To be maintained for the life of the development.

## Attachment 1 – Conditions of Approval

Condition	Reason	Timing
	(iv) does not have a detrimental effect on the amenity of the surrounding land; and (v) addresses crime prevention through Environmental Design principles in accordance with the relevant code/s and policy direction of Council.	
<b>8 Water and Sewerage</b> The approved development is to be appropriately serviced by Council's reticulated water and sewer infrastructure.	To ensure that the Development is appropriately serviced by reticulated sewer infrastructure in accordance with relevant code/s and policy direction.	i. To be maintained during the operation and life of the Development.
<b>9 Stormwater</b> 9.2 The approved development and use(s) must not interfere with the natural flow of stormwater in the locality in such a manner as to cause ponding or concentration of stormwater on adjoining land or roads. 9.3 Any external catchments discharging to the premises must be accepted and accommodated within the development's stormwater drainage system. 9.4 Stormwater drainage from any new paved/sealed areas must be discharged under the footpath to kerb and channelling within the adjoining road reserves in accordance with AS3500.2.2003 or as otherwise required or agreed to in writing by Council.	To ensure the premises appropriately manages and convey stormwater legally and in an environmentally responsible manner in accordance with relevant standards, code/s and policy direction.	i. Works to be completed prior to the commencement of the use. ii. To be maintained for the life of the development.

## Attachment 1 – Conditions of Approval

Condition	Reason	Timing
<p>9.5 All site works must be undertaken to ensure that there is no increase in flood levels and/or flood frequency at any locations where existing landowners and/or users are adversely affected by waterway flooding for all events up to and including Q100.</p> <p>9.6 The approved development must achieve the applicable stormwater management design objectives listed in Part G, Appendix 2 of the <i>State Planning Policy, July 2017</i>.</p>		
<p><b>10. Amenity Impacts</b></p> <p>10.1 Use of the site is to be operated in a way that protects the values of the existing residential environment and will not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.</p> <p>10.2 Any outdoor lighting fixtures must be installed and maintained so that they do not emit glare or light above the levels stated in <i>Australian Standard 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p> <p>10.3 In the event of a complaint being received by Council associated with the use, the developer/operator may be required to undertake an impact assessment addressing these matters in accordance with the provisions of the relevant legislation, regulations, Australian Standards and any other policies to the satisfaction of Council.</p>	<p>To ensure that the use does not cause a nuisance in accordance with the relevant provisions of the <i>Queensland Environmental Protection Act 1994</i>.</p>	<p>At all times.</p>
<p><b>11 Building Materials</b></p> <p>The exterior surfaces of all buildings and structures associated with the use must be constructed from materials and/or painted or similarly treated with paint or pigment of a low reflective level which does not cause excessive glare.</p>	<p>To ensure the Development does not have a detrimental effect on the amenity of the surrounding area in accordance with relevant code/s and policy direction.</p>	<p>Prior to the commencement of the use and maintained for the life of the Development.</p>
<p><b>12 Screening of Plant and Utilities</b></p> <p>All plant and utilities must be screened or located so as not to be visible from the street.</p>	<p>To ensure the Development does not have a detrimental effect on the amenity of the surrounding area in accordance with relevant code/s and policy direction.</p>	<p>Prior to the commencement of the use and maintained for the life of the Development.</p>

## Attachment 1 – Conditions of Approval

Condition	Reason	Timing
<b>13 Signage</b> 13.1 Any signage to be associated with the use must be designed to the satisfaction of Council. 13.2 To maintain amenity for the adjoining properties, no illumination of the signage is to occur unless otherwise approved by Council.	To maintain amenity for the adjoining properties.	Prior to the commencement of the use.
<b>14 Electricity and Communications</b> Provide electricity and telecommunications connection to the proposed Development to the requirements of the relevant authority.	To provide an appropriate level of electricity and telecommunication services for the Development in accordance with relevant code/s and policy direction.	Prior to the commencement of the use.
<b>15 Property Numbering</b> 15.1 Legible property numbers must be erected at the premises and must be maintained. 15.2 The site identification numbers should be of reflective material, maintained free from foliage and other obstructions, and be large enough to be read from the street.	To allow the general public, service and emergency service providers to effectively identify the property.	Prior to the commencement of the use and maintained for the life of the development.
<b>16 Refuse Facilities and Waste Management</b> 16.1 Refuse collection arrangements must be provided by the developer to the satisfaction of Council. In particular: a) The approved waste storage area is to be of sufficient size to house all garbage bins including recycling bins. b) Storage area is suitably paved, with a hose cock fitted in close proximity to the enclosure and drain to sewer via a legal sewer connection, provided. c) All waste generated as a result of the construction of the Development is to be effectively controlled and contained entirely within the boundaries of the site prior to disposal. d) All waste is to be disposed of in accordance with the <i>Environmental Protection Regulation 2019</i> and Council's waste management policy. e) Waste and recycling services must be provided in accordance with Council's Waste Management Policy.	To ensure the premises is appropriately serviced and to protect matters of public health and amenity in accordance with relevant code/s and policy direction.	i. Works to be completed prior to the commencement of the use. ii. To be maintained during the operation and life of the Development.

## Attachment 1 – Conditions of Approval

Condition	Reason	Timing
16.2 All regulated waste must be removed from the site by a regulated waste removal contractor. The records for this disposal must be kept on - site and be available for viewing by an authorised Officer.		

Advice	Reasons	Timing
<b>1. Infrastructure Charges</b> The Infrastructure Charges Notice outlining the estimated infrastructure contributions payable relevant to the Development Permit is attached for your information.		
<b>2. General</b> Council will not be obligated to upgrade any roads accessing the development due to increased vehicle numbers accessing the development.		
<b>3. Further Approvals Required</b> <b>a) Plumbing and Drainage Works.</b> A Compliance Permit to carry out plumbing and drainage works prior to the commencement of sanitary drainage works. <b>b) Building Works</b> A Development Permit for Building Works to carry out building works prior to works commencing on site.		
<b>4. Compliance with Conditions</b> Inspections will be required to be undertaken by council to determine compliance with conditions that are not subject to a further approval.		
<b>5. Future Development</b> Any development application for building works which includes habitable rooms may have to include a 1% AEP Flood Certificate. N.B. this applies in Localised and River Flood areas as identified in Burdekin Shire Councils mapping. All plans, reporting and documentation associated with these further approvals must be prepared by a suitably qualified professional.		
<b>6. Amenity Impacts</b> Use of the site is to be operated in a way that protects the values of the existing environment and will not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting, in accordance with the <i>Environmental Protection Act 1994</i> .		
<b>7. Environmental Health – Construction Phase</b> To ensure compliance with the <i>Environmental Protection Act 1994</i> : a) Do not undertake any construction work during the following hours: i. on a Sunday or public holiday, at any time; or ii. on a Saturday or business day, before 6.30 am or after 6.30 pm. unless otherwise approved in writing by Council.		

## Attachment 1 – Conditions of Approval

- b) Remove any spills of soil or other material from the road or gutter immediately during construction. These material spills and accumulated sediment deposits must be managed in a way that minimises environmental harm and/or damage to public and private property.
- c) Take all reasonable and practical measures to prevent pollutants from cutting, cleaning activities and waste concrete from entering gutters, drains and waterways.
- d) Confine dust and other emissions, such as fumes, sediments, light, or odour from the building work on - site and take all reasonable steps to prevent a release to neighbouring properties.
- e) Contain all litter, building waste and sediments on the building site by the use of a skip and take any other reasonable steps during construction to prevent release to a neighbouring property or road.
- f) Carry out construction activities in accordance with the approved Construction Management Plan.
- g) Implement drainage, erosion and sediment control measures and maintain them in a proper and efficient working order to ensure dirt and sediment remains on the construction site. Stormwater must not be contaminated by erosion and sediment runoff.
- h) Dispose of building construction and demolition waste only at an approved waste disposal facility.
- i) Dust control measures should be implemented on - site during the construction phase to prevent an environmental nuisance from affecting the occupiers and users of nearby premises.
- j) All materials and machinery to be used during the construction period are to be wholly stored on the site, unless otherwise approved by council.

### **8 General Safety of Public During Construction**

- a) It is the Project Manager's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the Project Manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work.
- b) It is the Principal Contractor's responsibility to ensure compliance with the Work Health and Safety Act 2011. It states that the Principal Contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work.
- c) It is the responsibility of the person in control of the workplace to ensure compliance with the Work Health and Safety Act 2011. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.

### **9 Plant and Utilities Noise**

All refrigeration equipment, pumps, compressors, air conditioning units and mechanical ventilation systems must be located, designed and installed to not exceed a maximum noise level of:

- 5dB(A) above background level between the times of 7am to 10pm; and
- 3dB(A) above background level between the times of 10pm to 7am.

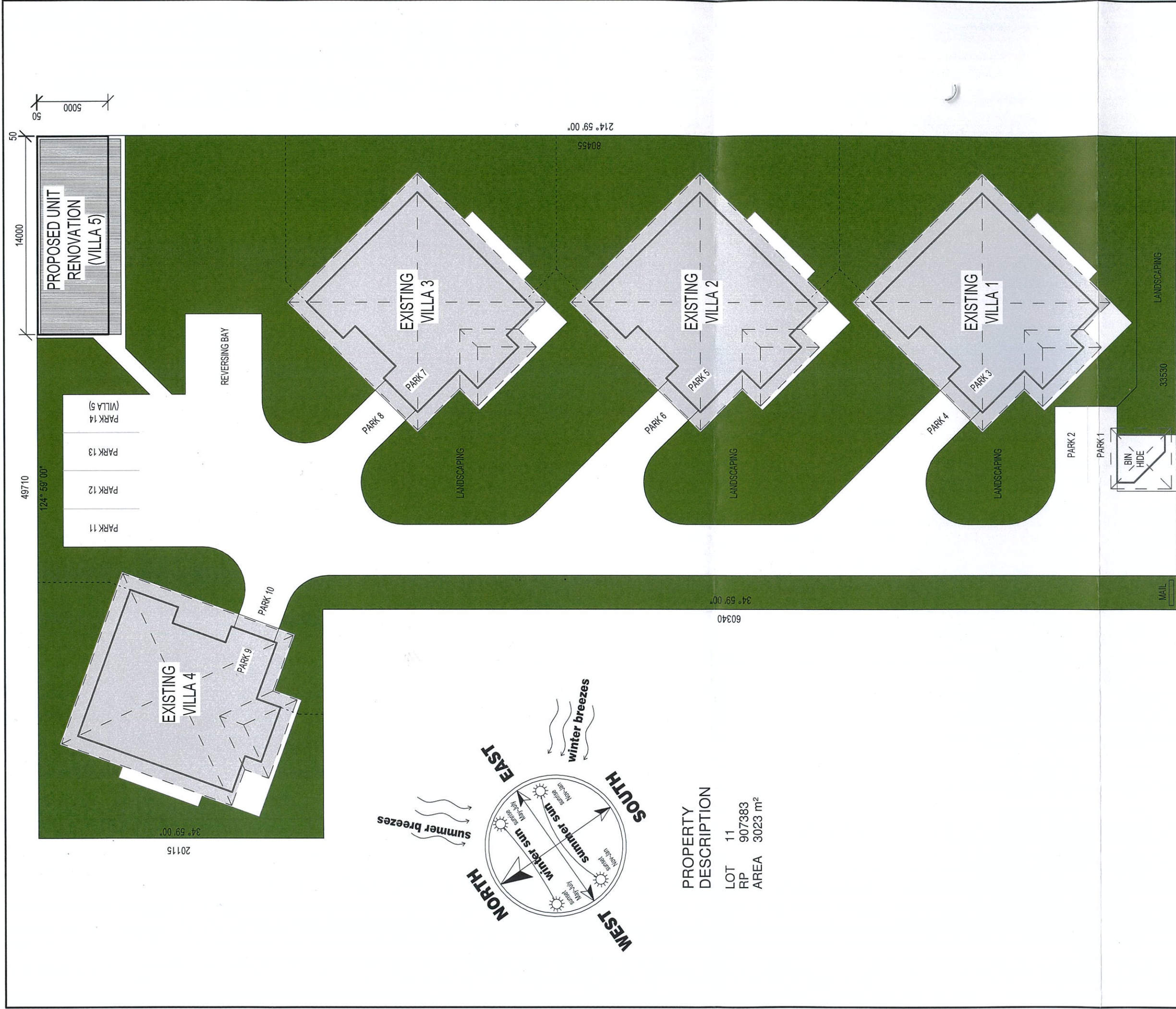
### **10 Flammable and Combustible Liquids**

Flammable and combustible liquids are to be stored and handled in accordance with AS 1940 "The Storage and Handling of Flammable and Combustible Liquids."

**Attachment 1 – Conditions of Approval****11 Miscellaneous**

- a) If any item of cultural heritage is identified during site works, all work must cease, and the relevant State Agency must be notified. Work can resume only after State Agency clearance is obtained.  
The Applicant is reminded of their obligations under the *Aboriginal Cultural Heritage Act, 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*. Further information and databases are available from the Department of Aboriginal and Torres Strait Islander Partnerships at: [www.datsip.qld.gov.au](http://www.datsip.qld.gov.au)
- b) All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted outside the site, on road reserves or adjoining land unless written permission from the owner of that land and Council is provided.
- c) It is the developer's responsibility for the full rectification of any damage caused to neighbouring public infrastructure (such as footpaths, driveways, fences, gardens, trees and the like) caused by contractors, including clean-up of any litter or waste that is a result of the subject Development.





# SITE PLAN

1 1 : 250 AT A3 SHEET SIZE

**APPROVED**  
REF: MCU23/0011 DATE: 28.11.23  
*[Signature]*

PROJECT ISSUE & DESCRIPTION  
P1 - PRELIMINARY ISSUE - 15-03-2023  
P2 - PRELIMINARY ISSUE - 27-03-2023

## PRELIMINARY

**NOTES:**  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**GB**  
**DESIGNS**  
BUILDING DESIGN & DRAFTING  
Licence No. 1072298  
ABN: 112 837 297  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4159

PROJECT:  
RENOVATION

CLIENT:  
RSL

SITE:  
98 YOUNG STREET  
AYR

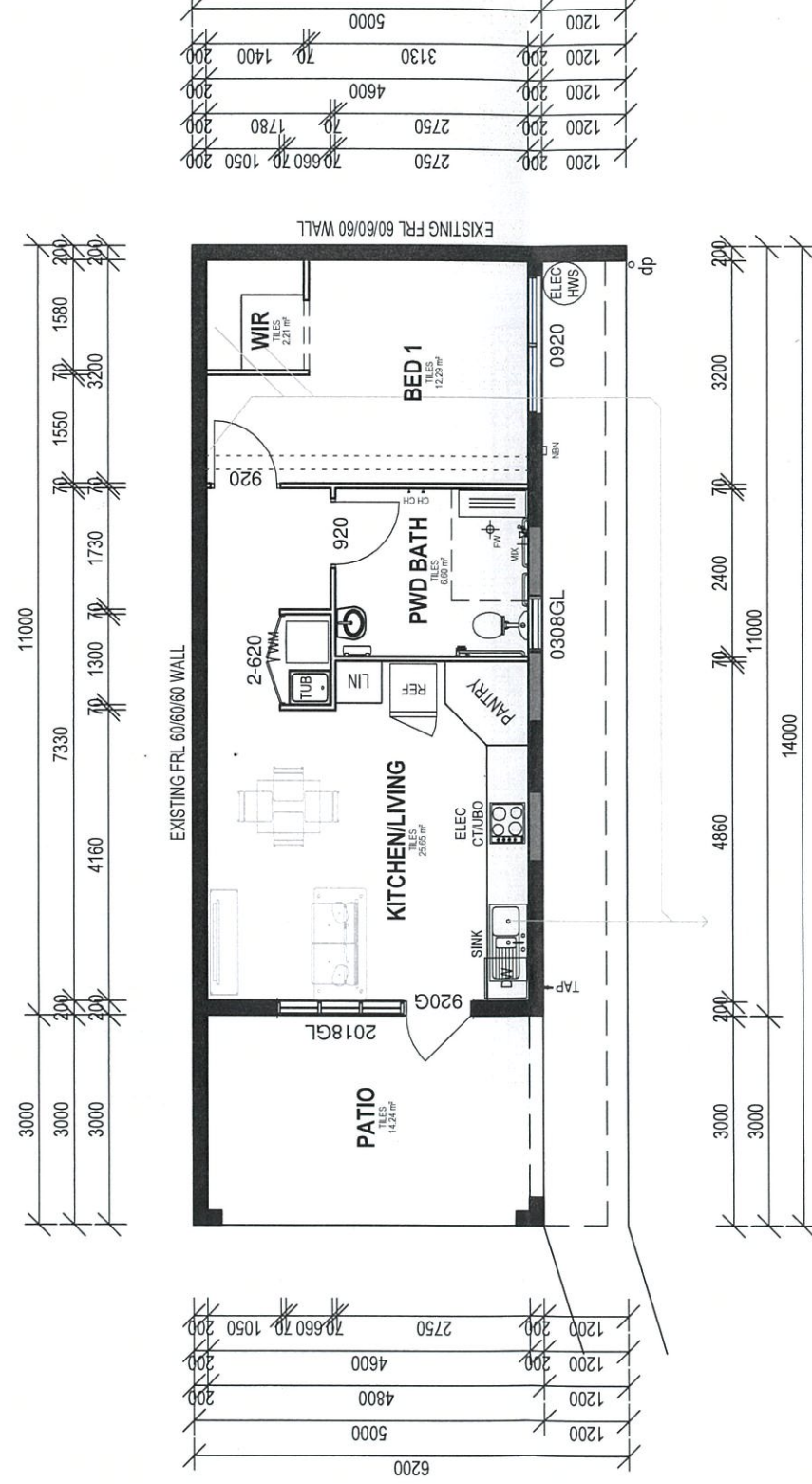
YOUNG STREET


















BUILDER:

DATE:	27/03/2023 9:51:33 AM	JOB NO.	23-018
DRAWN:	B.W.		
SCALE:	As indicated		
SHEET No.	1	CLIENT JOB NO.	



NATURAL LIGHT AND VENTILATION CALCULATIONS	
LIVING AREA (25.65m <sup>2</sup> )	
NATURAL LIGHT REQUIRED	2.57m <sup>2</sup>
NATURAL LIGHT ACHIEVED	5.49m <sup>2</sup> (COMPLIES)
EXCESS NATURAL LIGHT	2.92m <sup>2</sup>
NATURAL VENTILATION REQUIRED	1.28m <sup>2</sup>
NATURAL VENTILATION ACHIEVED	5.49m <sup>2</sup> (COMPLIES)
EXCESS VENTILATION	4.21m <sup>2</sup>
PWD BATH (6.50m <sup>2</sup> )	
NATURAL LIGHT REQUIRED	0.66m <sup>2</sup>
NATURAL LIGHT ACHIEVED	0.24m <sup>2</sup>
BORROWED NATURAL LIGHT FROM LIVING	0.42m <sup>2</sup> (COMPLIES)
NATURAL VENTILATION REQUIRED	0.33m <sup>2</sup>
NATURAL VENTILATION ACHIEVED	0.24m <sup>2</sup>
BORROWED VENTILATION FROM LIVING	0.09m <sup>2</sup> (COMPLIES)
BED 1 (14.50m <sup>2</sup> )	
NATURAL LIGHT REQUIRED	1.45m <sup>2</sup>
NATURAL LIGHT ACHIEVED	1.80m <sup>2</sup> (COMPLIES)
NATURAL VENTILATION REQUIRED	0.73m <sup>2</sup>
NATURAL VENTILATION ACHIEVED	0.90m <sup>2</sup> (COMPLIES)



<b>LEGEND</b>	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH AS 3786:08 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BACK UP.	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH AS 3786:08 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BACK UP.	METER BOX POWER SUPPLY	ELECTRIC HOT WATER SYSTEM	GAS HOT WATER SYSTEM	GAS BOTTLES	EXHAUST FAN 25 Litres for bathroom rooms	EXHAUST FAN 40 Litres for laundry/kitchen	FLOOR WASTE	EXTERNAL GARDEN TAP	EXTERNAL GAS POINT	50mm UPVIC DOWN PIPE	TOILET ROLL HOLDER	TOWEL RAIL	HAND TOWEL HOLDER	SHELVES	SHOWER HEAD	CEILING SHOWER HEAD	SHOW A DOOR	EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE
	SD	●																		

ELEVATION KEY	
<b><u>AREAS</u></b>	
LIVING	55.00 m <sup>2</sup>
PATIO	14.99 m <sup>2</sup>
TOTAL	69.99 m <sup>2</sup>

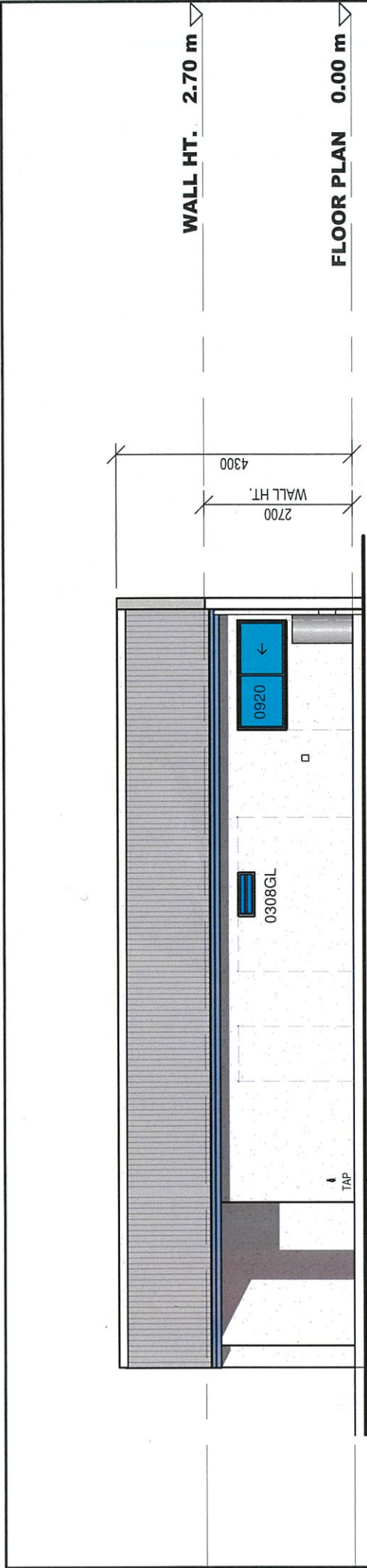
# PROPOSED FLOOR PLAN

1 : 100  
AT A3 SHEET SIZE

<div data-bbox="2591 1757 2602 1953">PROJECT ISSUE &amp; DESCRIPTION</div> <div data-bbox="2611 1768 2650 2032"> <p>P1 - PRELIMINARY ISSUE - 15-03-2023</p> <p>P2 - PRELIMINARY ISSUE - 27-03-2023</p> </div>	<div data-bbox="2599 1327 2626 1549">PRELIMINARY</div> <div data-bbox="2671 1516 2691 1608">NOTES:</div> <div data-bbox="2694 1281 2810 1608"> <p>THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.</p> <p>COMPLY WITH ALL RELEVANT AUTHORITY REG. &amp; B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING.</p> <p>VERIFY ALL ON SITE DIMENSIONS &amp; LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.</p> </div> <div data-bbox="2591 976 2683 1224">  <div data-bbox="2691 903 2778 1224"> <p><b>DESIGNS</b></p> <p>BUILDING DESIGN &amp; DRAFTING</p> <p>ABN: 112 837 297</p> <p>Licence No. 10/72298</p> <p>66 Bayswater Road, Hyde Park QLD 4812</p> <p>PO Box 4257, Vincent QLD 4814</p> <p>Tel: (07) 4779 4199</p> </div> </div>
---	---

<b>PROJECT:</b> RENOVATION	<b>BUILDER:</b>	<b>JOB NO.</b>	<b>CLIENT JOB NO.</b>	
		<b>DATE:</b> 27/03/2023 9:51:37 AM		<b>23-018</b>
		<b>DRAWN:</b> B.W.		
		<b>SCALE:</b> 1 : 100		
<b>CLIENT:</b> RSL	<b>SHEET No.</b> 4			
<b>SITE:</b> 98 YOUNG STREET AYR				

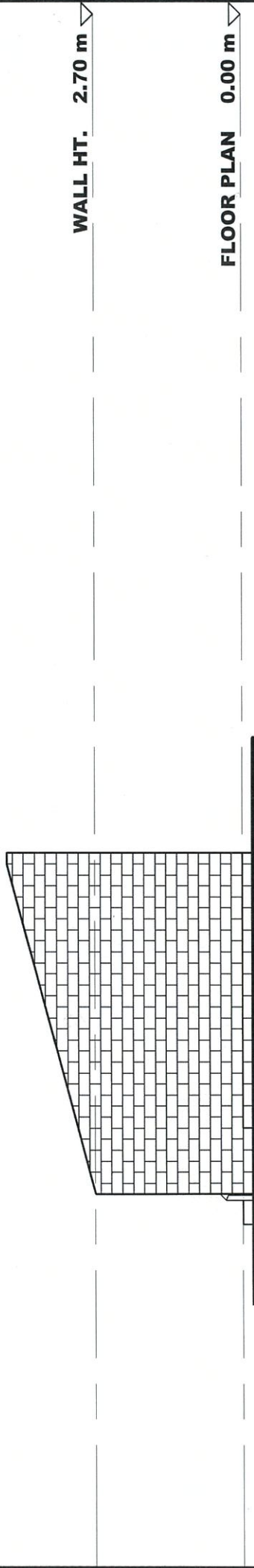




## PROPOSED ELEVATION 1

1

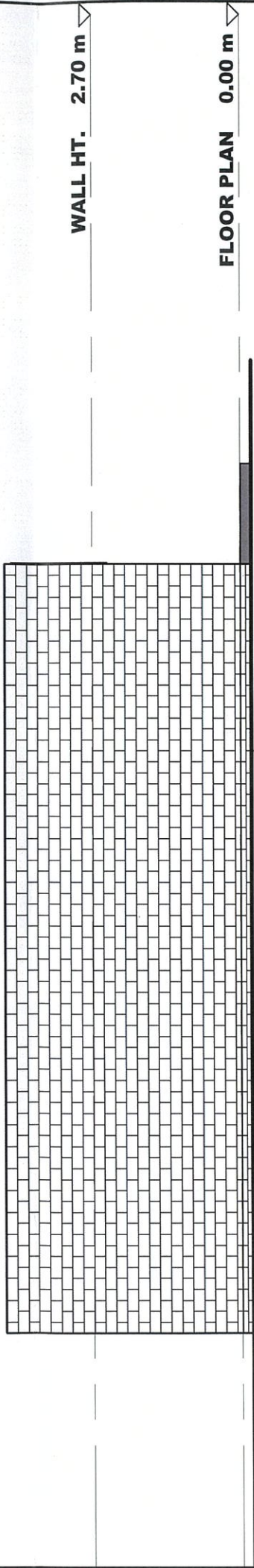
1 : 100 AT A3 SHEET SIZE



## PROPOSED ELEVATION 2

2

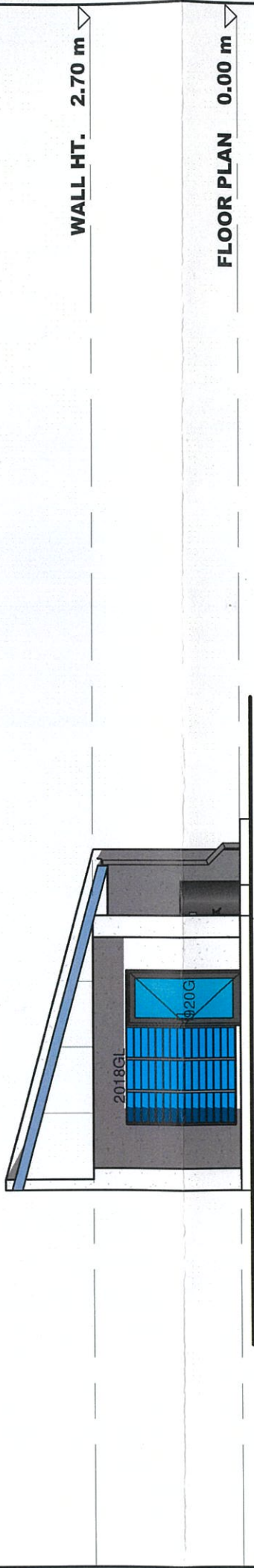
1 : 100 AT A3 SHEET SIZE



## PROPOSED ELEVATION 3

3

1 : 100 AT A3 SHEET SIZE



## PROPOSED ELEVATION 4

4

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION  
P1 - PRELIMINARY ISSUE - 15-03-2023  
P2 - PRELIMINARY ISSUE - 27-03-2023

### PRELIMINARY

NOTES:  
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL  
AUTHORITY BUILDING PERMIT.  
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A.  
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER  
SCALED MEASUREMENTS - DO NOT SCALE DRAWING.  
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO  
THE COMMENCEMENT OF ANY CONSTRUCTION.



DESIGNS  
BUILDING DESIGN & DRAFTING

ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

PROJECT:  
RENOVATION

CLIENT:  
RSL

SITE:  
98 YOUNG STREET  
AYR

BUILDER:



DATE: 27/03/2023 9:51:38 AM

DRAWN: B.W.

SCALE: 1 : 100

SHEET No. 5

CLIENT JOB NO.

JOB NO.

23-018