

DA Form 1 – Development application details

Approved form (version 1.5 effective 22 July 2024) made under section 282 of the Planning Act 2016.

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

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

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

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

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

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	CKIA PTY LTD – Trading as CB Homes and Extensions
Contact name (only applicable for companies)	Chris Barrett
Postal address (P.O. Box or street address)	Po Box 425
Suburb	Charters Towers
State	QLD
Postcode	4820
Country	Australia
Contact number	0408 708 965
Email address (non-mandatory)	Cib2882@hotmail.com
Mobile number (non-mandatory)	0408 708 965
Fax number (non-mandatory)	NA
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		85	Church Street	Charters Towers
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	1	MPH866	Charters Towers
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer: NA

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land: NA

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	NA
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	NA
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	NA

5) Are there any existing easements over the premises?

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

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☒ Building work

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

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☒ Code assessment ☐ Impact assessment (requires public notification)

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

New Patio Area

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

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

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment (requires public notification)

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

e) Relevant plans

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

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

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☐ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input checked="" type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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

- ☒ Yes
- ☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

1

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

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

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

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?☐ Yes – provide additional details below☐ No

How many stages will the works include?

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

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

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: | NA | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots:☐ No

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

\$70,000.00

PART 4 – ASSESSMENT MANAGER DETAILS

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

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

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

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

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

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

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☒ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity

<input type="checkbox"/> SEQ northern inter-urban break – community activity <input type="checkbox"/> SEQ northern inter-urban break – indoor recreation <input type="checkbox"/> SEQ northern inter-urban break – urban activity <input type="checkbox"/> SEQ northern inter-urban break – combined use <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input checked="" type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

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

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

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

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

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

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

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

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

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

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

Clearing native vegetation

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

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

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

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

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

Koala habitat in SEQ Region

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

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

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

Water resources

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

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

Quarry materials from a watercourse or lake

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

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

Referable dams

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

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

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



**Queensland
Government**

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

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

Queensland and local heritage places

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

- ☒ Yes – details of the heritage place are provided in the table below
- ☐ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

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

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
- ☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

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

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- ☒ No

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

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

- ☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- ☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☒ Yes
☐ Not applicable

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

☒ Yes

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning)

schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Relevant plans of the development are attached to this development application ☒ Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21) ☐ Yes
☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

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

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

DA Form 2 – Building work details

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

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use *DA Form 1 – Development application details* and parts 4 to 6 of this form (DA Form 2).

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

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

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	CKIA Pty Ltd
Contact name (only applicable for companies)	Chris Barrett
Postal address (PO Box or street address)	Po Box 425
Suburb	Charters Towers
State	QLD
Postcode	4820
Country	Australia
Contact number	0408 708 965
Email address (non-mandatory)	Cib2882@hotmail.com
Mobile number (non-mandatory)	As Above
Fax number (non-mandatory)	NA
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or	
<input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
	85	Church Street	Charters Towers
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4820	1	MPH 886	

2.2) Additional premises

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

3) Are there any existing easements over the premises?

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

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- ☒ Yes – proceed to 8)
- ☐ No

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

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

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☐ No

7) Information request under Part 3 of the DA Rules

- ☐ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

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

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

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

- ☐ Yes – provide details below or include details in a schedule to this development application
- ☒ No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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

- ☐ Yes – show cause or enforcement notice is attached
- ☒ No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
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PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

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

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ No

Referral requirement	Referral agency	Date referral response

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

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☐ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	Natasha Mossman
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	85 Church Street
Suburb	Charters Towers
State	QLD

Postcode	4820
Country	Australia
Contact number	0484 503 314
Email address (non-mandatory)	tashmossman@hotmail.com
Mobile number (non-mandatory)	As above
Fax number (non-mandatory)	NA

15) Builder's details

☐ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) (individual or company full name)	CKIA Pty Ltd – Trading as CB Homes and Extensions
Contact name (applicable for companies)	Chris Barrett
QBCC licence or owner – builder number	15232667
Postal address (P.O. Box or street address)	Po Box 425
Suburb	Charters Towers
State	QLD
Postcode	4820
Contact number	0408 708 965
Email address (non-mandatory)	Cib2882@hotmail.com
Mobile number (non-mandatory)	As above
Fax number (non-mandatory)	NA

16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

- ☒ Code assessment
☐ Impact assessment (requires public notification)

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|--|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification (involving building work) | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

New patio area

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

f) Existing building use/classification? (if applicable)

Class 1A

g) New building use/classification? <i>(if applicable)</i>
Class 1A
h) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$70,000.00

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input checked="" type="checkbox"/> Yes – provide details below		
<input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 9</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>
Note: It is unlawful to intentionally provide false or misleading information.
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

Name	QBCC Certification Licence number	QBCC Insurance receipt number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Notification of engagement of alternative assessment manager

Prescribed assessment manager	<input type="text"/>
Name of chosen assessment manager	<input type="text"/>
Date chosen assessment manager engaged	<input type="text"/>
Contact number of chosen assessment manager	<input type="text"/>
Relevant licence number(s) of chosen assessment manager	<input type="text"/>

Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	



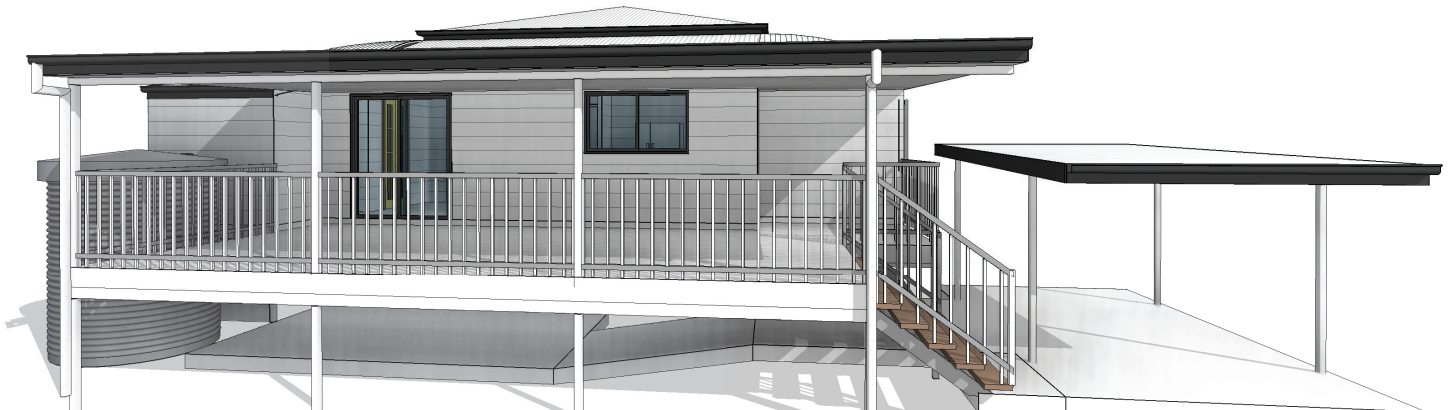
RENOVATION/EXTENSION

FOR:

N MOSSMAN

AT:

**85 CHURCH STREET
CHARTERS TOWERS**



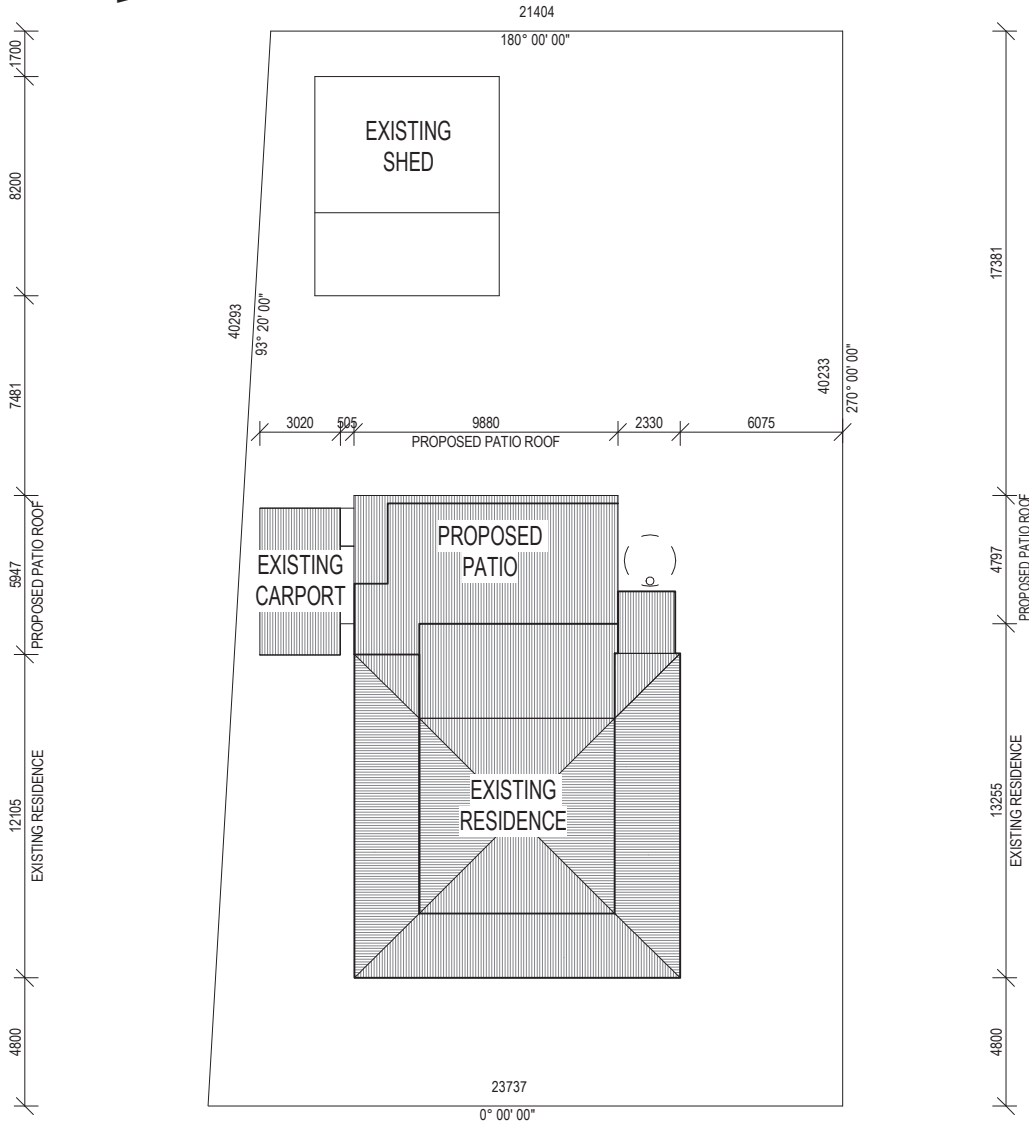
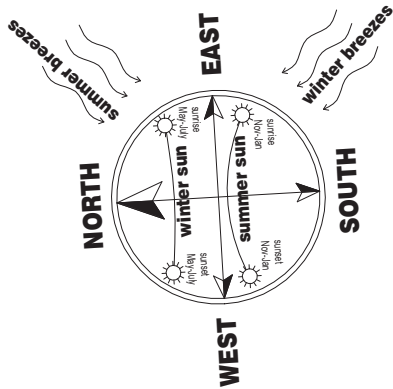
DRAWING SCHEDULE:

0	COVERSHEET	10	PROPOSED FLOOR FRAMING PLAN
1	SITE PLAN	11	FLOOR FRAMING SECTION
2	FOOTING PLAN	12	ROOF FRAMING PLAN
3	SLAB PENETRATION PLAN	13	SECTION & DETAILS
4	EXISTING FLOOR FRAMING PLAN	14	ROOF PLAN
5	EXISTING FLOOR PLAN	15	DRAINAGE PLAN
6	EXISTING ELEVATIONS	16	SITE DRAINAGE PLAN
7	DEMOLITION PLAN	17	LHD NOGGING DETAILS
8	PROPOSED FLOOR PLAN	18	WHS NOTES
9	PROPOSED ELEVATIONS		

Job No.- 23-172

PRINT DATE:

5/03/2024 10:18:50 AM



- SITE DRAINAGE NOTES**
- ALL DOWN PIPES, CONDENSATE/FLOOR-WAST OUTLETS AND HOSE COCKS ARE TO DISCHARGE INTO A STORM WATER DRAIN OR ABOVE AN IMPERVIOUS SURFACE SUCH AS A CONCRETE SLAB OR PAVEMENT. THE IMPERVIOUS SURFACE SHALL EXTEND TO AT LEAST 500mm FROM THE BUILDING.
 - ALL GROUND LEVELS AROUND THE BUILDING SHALL FALL AWAY FROM THE BUILDING OVER A DISTANCE OF AT LEAST 1m. THE FALL SHALL BE AT LEAST 15mm FOR CONCRETE/PAVEMENT SURFACE OR 50mm FOR LAWNGRASS SURFACE.
 - ANY EXPOSED EARTH UNDER THE BUILDING (TIMBER DECKS, SUSPENDED SLABS ETC) SHALL BE GRADED TO FALL OUT FROM UNDER THE BUILDING AT A MINIMUM 10mm PER METER RUN. WHERE THESE FLOWS ARE CONCENTRATED TO DISCHARGE THROUGH A NARROW OPENING, AN IMPERVIOUS SURFACE SHALL BE PROVIDED SIMILAR TO ITEM 1 ABOVE.
 - ALL REMAINING GROUND LEVELS ON THE SITE WITHIN 10m OF THE STRUCTURE SHALL FALL TO STORM WATER PITS OR OTHER LAWFUL POINT OF DISCHARGE AT 1:200 (5mm/m).
 - UNDERGROUND STORMWATER DRAINAGE SHALL BE 90mm PVC WITHIN THE PROPERTY BOUNDARY FALLING AT 1:250 (4mm/m). WHERE THE DRAINAGE CROSSES THE BOUNDARY INTO THE ROAD RESERVE, THE PIPE SHALL TRANSITION TO A 100mm SNI0 DISCHARGE TO KERB AND CHANNEL SHALL BE WITH AN APPROPRIATE GALV. STEEL ADAPTOR AS SPECIFIED BY THE LOCAL COUNCIL TO MATCH THE KERB PROFILE.
 - THE BUILDER SHALL ENSURE THAT NO PONDING OF ANY WATER OCCURS WITHIN 2m OF THE FOOTPRINT OF THE STRUCTURE AT ANY TIME DURING OR AFTER CONSTRUCTION.
 - ALL DRAINAGE LINES PASSING UNDER THE BUILDING ENVELOPE SHALL BE PROVIDED WITH TWO FLEXIBLE CONNECTIONS OUTSIDE THE BUILDING. REFER TO THE ATTACHED 'DRAINAGE DETAIL' FOR LENGTHS AND FALLS.
 - WATER SUPPLY TO THE BUILDING SHALL BE AS PER LOCAL COUNCIL REQUIREMENTS BUT MUST BE COPPER PIPE WITHIN 500mm OF THE BUILDING UNTIL WITHIN THE BUILDING. ALL PRESSURISED LINES SHALL BE RUN WITHIN THE CEILING, WALLS, OR ENVELOPE. PIPE WITHIN THE SLAB. NO PRESSURISED PIPES ARE TO BE RUN UNDER THE SLAB.
 - GARDENS ADJACENT TO THE BUILDING SHOULD BE AVOIDED. WHERE GARDENS ARE PLACED NEXT TO THE BUILDING, A 600mm WIDE MULCH/PAVED STRIP SHOULD BE MAINTAINED BETWEEN THE WALL AND PLANTS TO ALLOW ACCESS FOR MAINTENANCE AND PRUNING. PLANTS WITHIN 2.5m OF THE BUILDING SHOULD HAVE A MAXIMUM HEIGHT OF 2.5m. TREES SHALL BE PLANTED AT LEAST THEIR MAXIMUM HEIGHT AWAY FROM THE BUILDING. IRRIGATION SHOULD BE INSTALLED TO SPRAY AWAY FROM THE BUILDING, NOT TOWARDS IT.
 - THE OWNER SHALL BE PROVIDED WITH A COPY OF CSIRO'S DOCUMENT 'FOUNDATION MAINTENANCE & FOOTING PERFORMANCE: A HOMEOWNER'S GUIDE' (BTF18-2001) AND MADE AWARE OF THE IMPORTANCE TO MAINTAIN PROPER DRAINAGE.
 - REPAIR OF ALL LEAKS SHOULD BE CARRIED OUT PROMPTLY, NORMALLY WITHIN WEEKS.

PROPERTY DESCRIPTION

LOT 1
MPH 886
AREA 908 m²

BUILDING FOOTPRINT
277.84 sqm
SITE COVERAGE
30.59%

CHURCH STREET

1 SITE PLAN
1 : 200 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

A- B.A./CONSTRUCTION ISSUE - 04-03-2024

FOR CONSTRUCTION

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.

CB 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/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:51 AM	JOB NO. 23-172
DRAWN:	KS	
SCALE:	1 : 200	
SHEET No.	1	CLIENT JOB NO.

NEW MEMBER SCHEDULE

C1: 75x75x4.0 SHS COLUMN - UNDERSIDE OF ROOF BEAM
C2: 75x75x4.0 SHS STUMP - UNDERSIDE OF BEARER

FB1: 125x75x4.0 RHS BEARER - CONTINUOUS SPAN
FB2: 100 PFC - MIN. 75mm WELD WEB TO EXISTING POSTS

DJ1: 225x50 F14 HWD DECK JOIST @ 450 CRS MAX. - SINGLE SPAN
DJ2: 150x50 F14 HWD DECK JOIST @ 450 CRS MAX. - CONT. SPAN
DJ3: 150x50 F14 HWD DECK JOIST @ 450 CRS MAX. - SINGLE SPAN

RB1: 75x75x4.0 SHS ROOF BEAM - Cont.

R1: 170x45 LVL13 RAFTERS @ 900 CRS (4.5m SPAN) - 2/M12 BOLTS
R2: 170x63 LVL13 RAFTERS @ 600CRS (5.6m SPAN) - 2/M12 BOLTS

PP1: MATCH RAFTER SIZE - 2/No. 14 TYPE 17 BATTEN SCREWS PER STUD

EXISTING MEMBER SCHEDULE

EXC1: 75 SHS COLUMN
EXC2: 65 SHS COLUMN
EXC3: 65 CHS COLUMN
EXC4: 100SQ HWD POST

EXFB1: 100x50 RHS BEARER
EXFB2: 100x50 HWD BEARER
EXFB3: 120x100 HWD BEARER

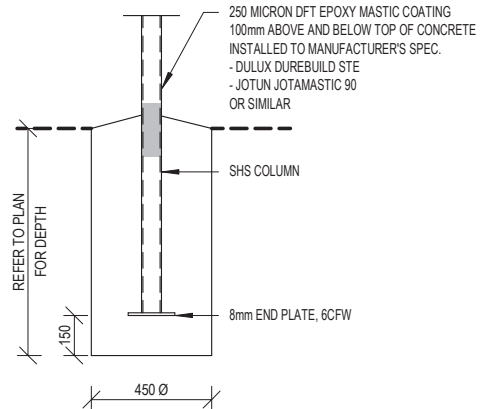
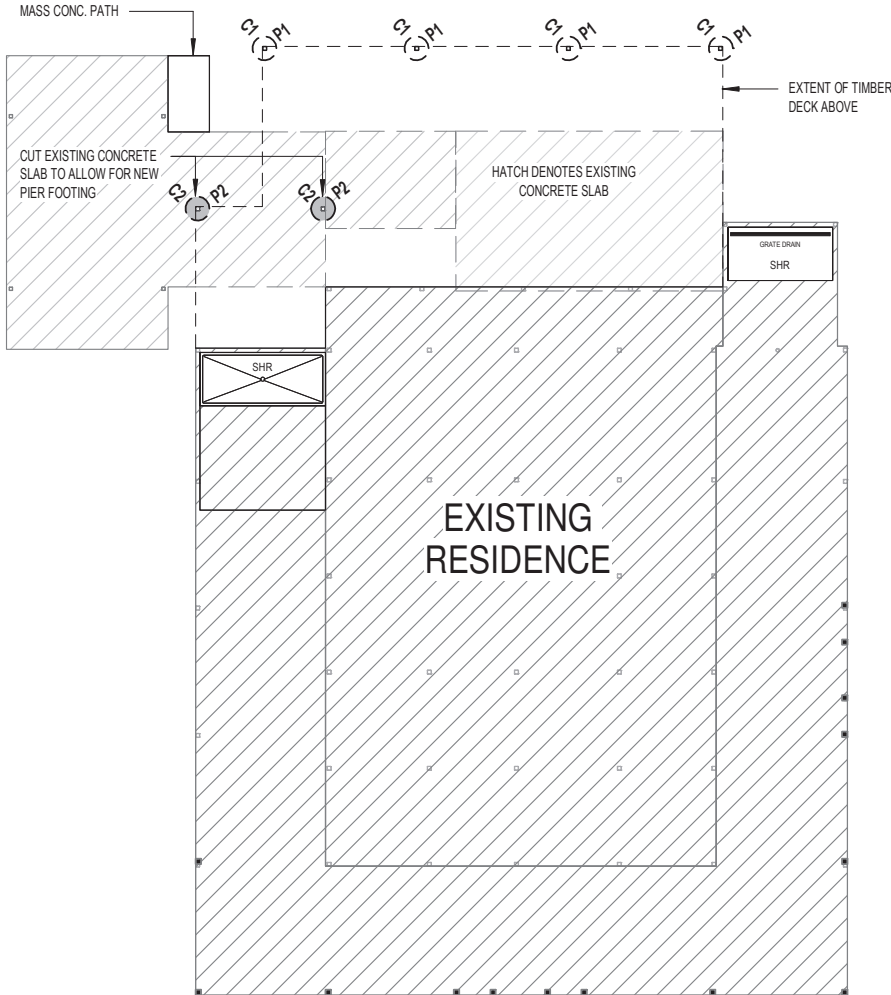
EXFJ: 100x50 HWD JOIST @ 450 CRS

FOOTING SCHEDULE:

P1: 450Ø x 1200 DEEP PIER FOOTING
P2: 450Ø x 900 DEEP PIER FOOTING - CUT INTO EXISTING SLAB

CONCRETE PATH TO BUILDER'S SPEC. 100 THICK SLAB, SL72 TOP MESH, 40mm TOP COVER, N25 CONCRETE GRADE. SLAB SAWCUTS/CONTROL JOINTS TO COMPLY WITH RELEVANT CODE REQUIREMENTS. CROSSOVER TO COMPLY WITH LOCAL AUTHORITY STANDARDS.

NOTE: REFER TO PROPOSED FLOOR FRAMING PLAN FOR COLUMN LOCATIONS



1

FOOTING PLAN

1 : 100 AT A3 SHEET SIZE

2

P1/P2 - PIER FOOTING

1 : 20 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

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FOR CONSTRUCTION

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PROJECT: RENOVATION/EXTENSION

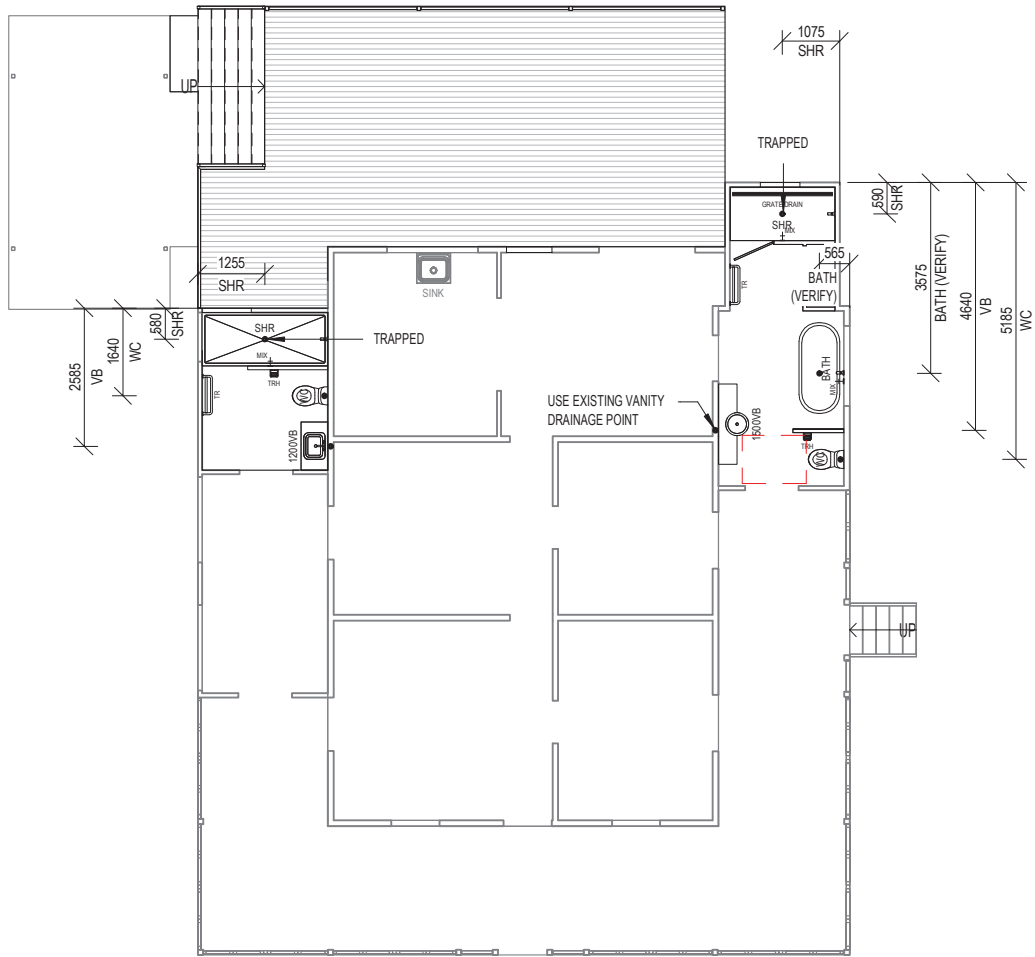
CLIENT: N MOSSMAN

SITE: 85 CHURCH STREET CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:51 AM	JOB NO. 23-172
DRAWN:	KS	
SCALE:	As indicated	
SHEET No.	2	CLIENT JOB NO.

DRAINAGE VENT:
DRAINAGE VENT NOT SHOWN. REFER
TO LICENCED PLUMBERS DRAINAGE
PLAN FOR VENT LOCATION.



1 SLAB PENETRATION PLAN

1 : 100 AT A3 SHEET SIZE

NOTE:
VERIFY ALL SLAB PENETRATION
LOCATIONS WITH SELECTED FIXTURES AND
FITTINGS AND FINAL CABINERY DESIGN

NOTE: AC CONDENSATE DRAINS:
CONFIRM LOCATIONS OF AC CONDENSATE
DRAINS WITH BUILDER & AC CONTRACTOR
PRIOR TO SLAB POUR.

PROJECT ISSUE & DESCRIPTION
A- B.A./CONSTRUCTION ISSUE - 04-03-2024

FOR CONSTRUCTION

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SCALED MEASUREMENTS - DO NOT SCALE DRAWING.
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CB
DESIGNS
BUILDING DESIGN & DRAFTING
ABN: 112 837 297
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66 Bayswater Road, Hyde Park QLD 4812
PO Box 4257, Vincent QLD 4814
Tel: (07) 4779 4199

PROJECT:
RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:51 AM	JOB NO. 23-172
DRAWN:	KS	
SCALE:	1 : 100	
SHEET No.	3	CLIENT JOB NO.

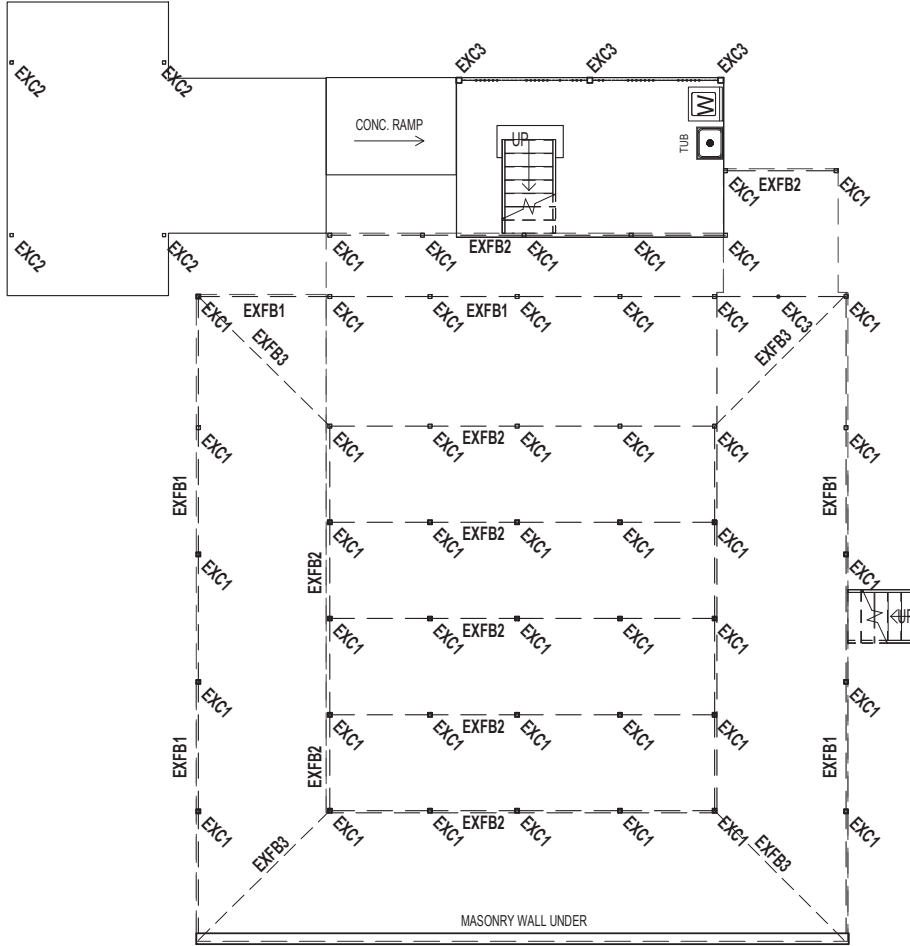
EXISTING MEMBER SCHEDULE

EXC1: 75 SHS COLUMN
EXC2: 65 SHS COLUMN
EXC3: 65 CHS COLUMN
EXC4: 100SQ HWD POST

EXFB1: 100x50 RHS BEARER
EXFB2: 100x50 HWD BEARER
EXFB3: 120x100 HWD BEARER

EXFJ: 100x50 HWD JOIST @ 450 c/s

DESIGN WIND
CLASSIFICATION : N2



1

EXISTING FLOOR FRAMING PLAN

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

A- B.A./CONSTRUCTION ISSUE - 04-03-2024

FOR CONSTRUCTION

NOTES:

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VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



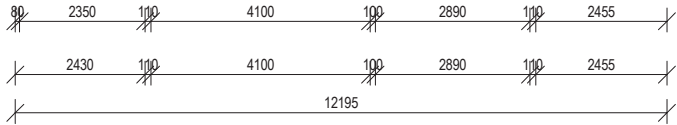
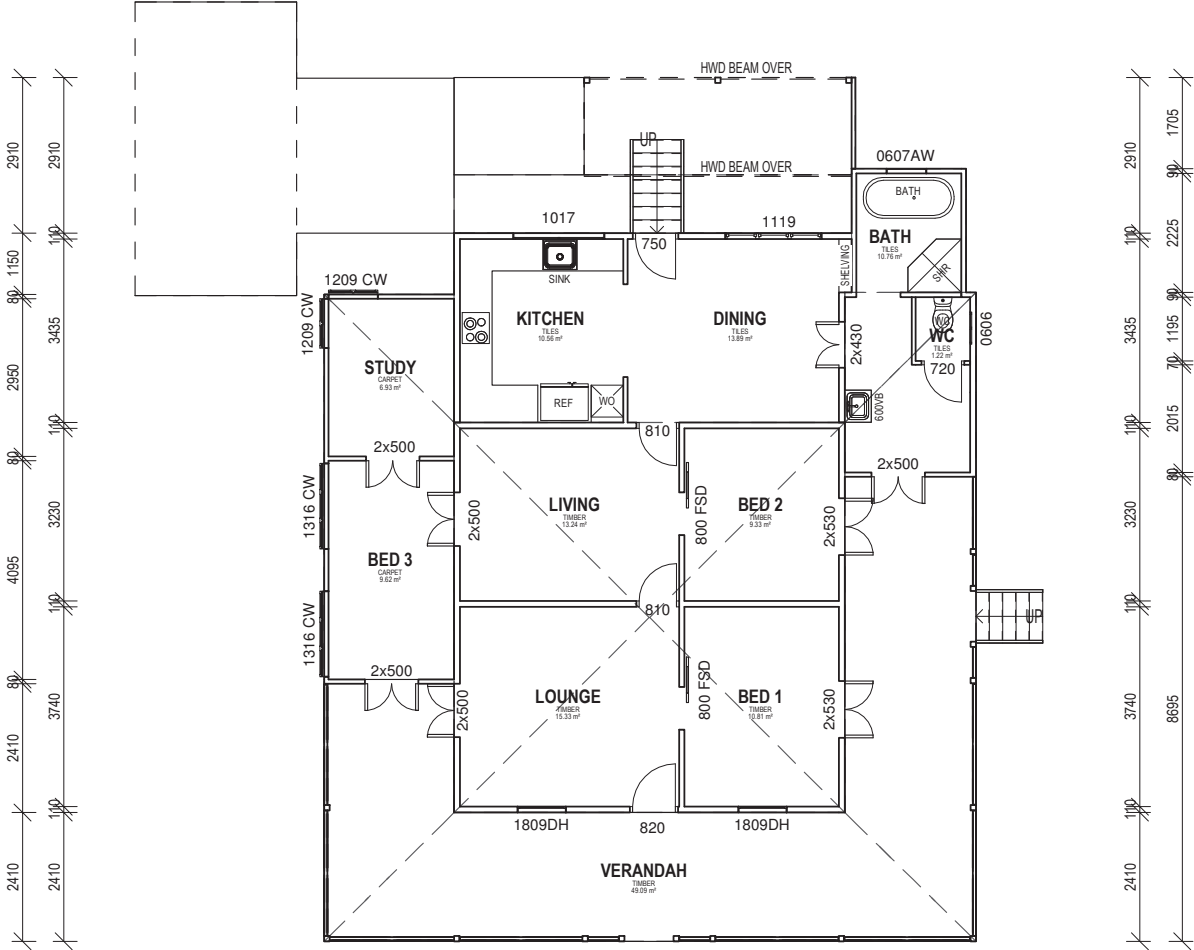
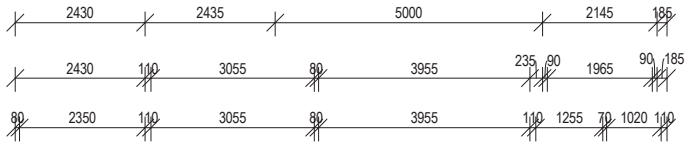
PROJECT:
RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:52 AM	JOB NO.
DRAWN:	KS	23-172
SCALE:	1 : 100	
SHEET No.	4	CLIENT JOB NO.



EXISTING FLOOR PLAN

1

1 : 100 AT A3 SHEET SIZE

LEGEND

SD	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH A.S. 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BACK UP.
METER BOX	METER BOX POWER SUPPLY
ELECTRIC	ELECTRIC HOT WATER SYSTEM
GAS	GAS HOT WATER SYSTEM
GAS BOTTLES	GAS BOTTLES
EF	EXHAUST FAN 25Ltrs/sec for bath/wc rooms
EF	EXHAUST FAN 40Ltrs/sec for laundry/kitchen
WASTE	FLOOR WASTE
TAP	EXTERNAL GARDEN TAP
GAS	EXTERNAL GAS POINT
odp	90mm UPVC DOWN PIPE
TOILET ROLL	TOILET ROLL HOLDER
TOWEL RAIL	TOWEL RAIL
HAND TOWEL	HAND TOWEL HOLDER
SHELVES	SHELVES
SHOWER HEAD	SHOWER HEAD
CEILING SHOWER HEAD	CEILING SHOWER HEAD
WINDOW & DOOR SISING	EXAMPLE: 1518 x 1500 HIGH x 1800 WIDE

ELEVATION KEY

3
4 2
1

FOR CONSTRUCTION

NOTES:
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PROJECT:
RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

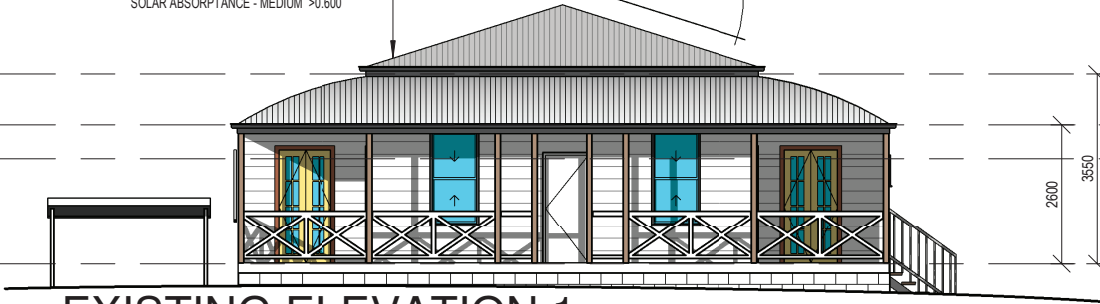
SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:52 AM	JOB NO.
DRAWN:	KS	23-172
SCALE:	1 : 100	
SHEET No.	5	CLIENT JOB NO.

C'BOND CUSTOM ORB ROOF SHEETING
REFER TO ELEVATIONS FOR ROOF PITCH
SOLAR ABSORPTANCE - MEDIUM >0.600

ROOF PITCH 17.5°



WALL HT. 3.55 m

VERANDAH 2.60 m

BEAM HT. 1.97 m

FLOOR PLAN 0.00 m

EXISTING ELEVATION 1

1

1 : 100 AT A3 SHEET SIZE



WALL HT. 3.55 m

VERANDAH 2.60 m

FLOOR PLAN 0.00 m

CARPORT LEVEL -1.10 m

L'DRY LEVEL -1.53 m

EXISTING ELEVATION 2

2

1 : 100 AT A3 SHEET SIZE



WALL HT. 3.55 m

VERANDAH 2.60 m

FLOOR PLAN 0.00 m

CARPORT LEVEL -1.10 m

L'DRY LEVEL -1.53 m

EXISTING ELEVATION 3

3

1 : 100 AT A3 SHEET SIZE



WALL HT. 3.55 m

VERANDAH 2.60 m

BEAM HT. 1.97 m

FLOOR PLAN 0.00 m

CARPORT LEVEL -1.10 m

EXISTING ELEVATION 4

4

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

A- B.A./CONSTRUCTION ISSUE - 04-03-2024

FOR CONSTRUCTION

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Tel: (07) 4779 4199

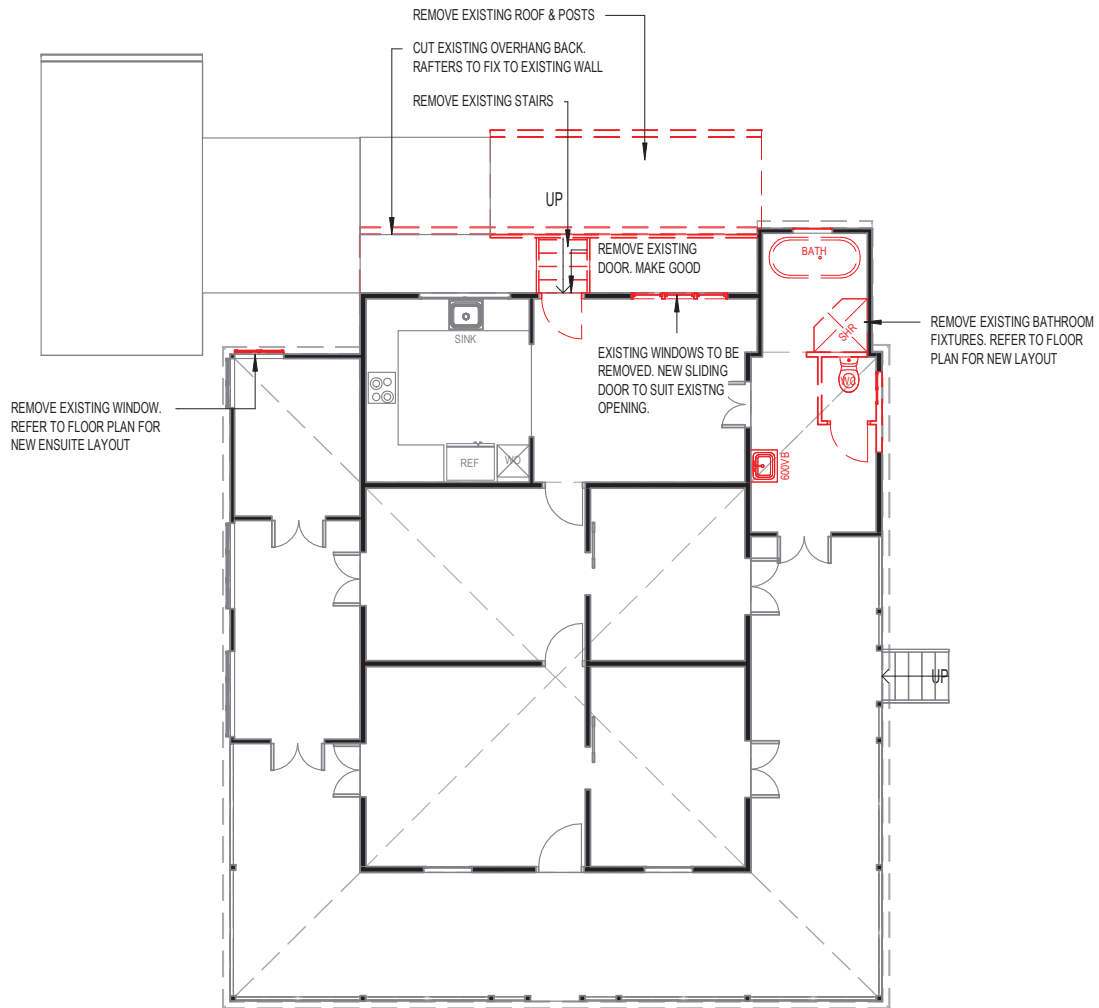
PROJECT:
RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:54 AM	JOB NO. 23-172
DRAWN:	KS	
SCALE:	1 : 100	
SHEET No.	6	CLIENT JOB NO.



1

DEMOLITION PLAN

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

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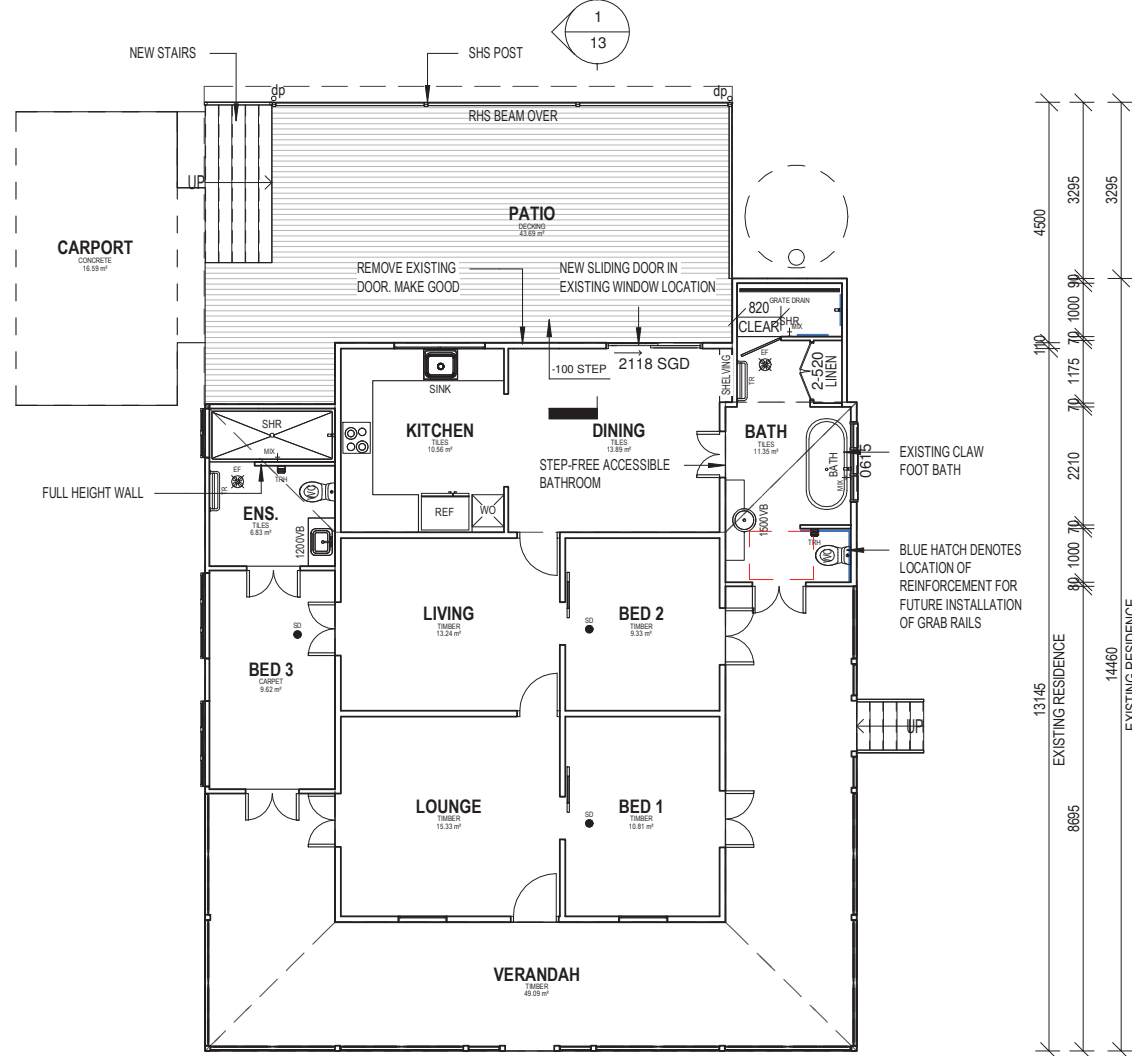
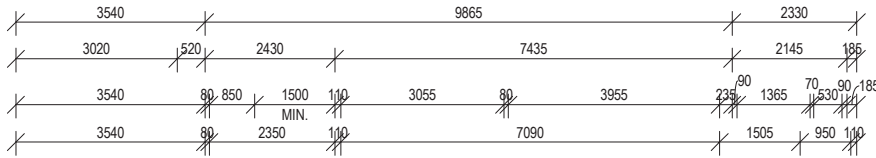
PROJECT:
RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:54 AM	JOB NO. 23-172
DRAWN:	KS	
SCALE:	1 : 100	
SHEET No.	7	CLIENT JOB NO.



DESIGN WIND
CLASSIFICATION : N2

DOWNPIPES :
ALL DOWNPIPES TO BE DISCHARGED ONTO 300x300 CONCRETE SPLASHPADS. ALTERNATIVELY PIT AND PIPE STORMWATER TO KERB & CHANNEL AS PER BUILDER'S SPEC.

NOTE :
TOILET DOORS TO BE PROVIDED WITH LIFT OFF HINGES TO ALL RELEVANT BCA REQUIREMENTS.

CONDENSATION MANAGEMENT:
1. PLIABLE BUILDING MEMBRANE TO COMPLY WITH PART 3.8.7.2 VOL 2 NCC 2019 BCA.
2. FLOW RATE & DISCHARGE OF EXHAUST SYSTEMS TO COMPLY WITH PART 3.8.7.3 VOL 2 NCC 2019 BCA
3. VENTILATION OF ROOF SPACES TO COMPLY WITH PART 3.8.7.4 VOL 2 NCC 2019 BCA

STEELWORK:
TO COMPLY WITH A.S.4100 & A.S.4600 ALL STEELWORK TO BE PRIMED AND PAINTED. ALL WELDS TO BE 6.0mm CONTINUOUS FILLET WELDS (CFW).
ALL STAIRS, LANDINGS, THRESHOLDS, BALUSTRADES & HANDRAILS TO COMPLY WITH H5D2 & H5D3 OF NCC 2022.

INTERNAL TIMBER FRAMED WALLS :
TIMBER STUD WALLS WITH 70x35 MGP10 STUDS AT 450 CRS. 1/ROW OF NOGGING. SHEET BOTH SIDES WITH 10mm PLASTERBOARD. 6.0mm F/C SHEETING TO WET AREAS.

LEGEND	
SD	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH A.S. 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BACK UP.
MB	METER BOX POWER SUPPLY
EH	ELECTRIC HOT WATER SYSTEM
GH	GAS HOT WATER SYSTEM
GB	GAS BOTTLES
EF	EXHAUST FAN 25Ltrs/sec for bath/lwc rooms EXHAUST FAN 40Ltrs/sec for laundry/kitchen
FW	FLOOR WASTE
TAP	EXTERNAL GARDEN TAP
GAS	EXTERNAL GAS POINT
DP	90mm UPVC DOWN PIPE
TR	TOILET ROLL HOLDER
TR	TOWEL RAIL
TH	HAND TOWEL HOLDER
SH	SHELVES
SH	SHOWER HEAD
CSH	CEILING SHOWER HEAD
WD & DOOR SINGS	EXAMPLE: 1518 x 1500 HIGH x 1800 WIDE



AREAS	
EXISTING LIVING	110.55 m²
EXISTING SHED	56.58 m²
EXISTING VERANDAH	50.68 m²
PROPOSED PATIO	43.44 m²
CARPORT	16.59 m²
TOTAL	277.84 m²

NOTE :
ALL VESSELS (SUCH AS A BASIN OR BATH) IN WET AREAS MUST BE PROVIDED WITH IN-BUILT OVERFLOW PROTECTION; AND
- WATER CLOSET CISTERNS IN WET AREAS MUST INCORPORATE AN INTERNAL OVERFLOW WHICH DIRECTS ANY OVERFLOWING WATER TO THE WATER CLOSET PAN; AND
- FLEXIBLE HOSE ASSEMBLIES USED FOR THE CONNECTION OF FIXTURES CONTAINED IN WET AREAS MUST BE FITTED WITH FLOOD STOP SAFETY VALVES APPROVED UNDER WMTS-4798

PROPOSED FLOOR PLAN

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION A - B.A./CONSTRUCTION ISSUE - 04-03-2024		FOR CONSTRUCTION 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.		 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/EXTENSION CLIENT: N MOSSMAN SITE: 85 CHURCH STREET CHARTERS TOWERS		BUILDER: <table><tr><td>DATE:</td><td>5/03/2024 10:18:55 AM</td><td rowspan="3">JOB NO. 23-172</td></tr><tr><td>DRAWN:</td><td>KS</td></tr><tr><td>SCALE:</td><td>1 : 100</td></tr><tr><td>SHEET No.</td><td>8</td><td>CLIENT JOB NO.</td></tr></table>		DATE:	5/03/2024 10:18:55 AM	JOB NO. 23-172	DRAWN:	KS	SCALE:	1 : 100	SHEET No.	8	CLIENT JOB NO.
DATE:	5/03/2024 10:18:55 AM	JOB NO. 23-172																	
DRAWN:	KS																		
SCALE:	1 : 100																		
SHEET No.	8	CLIENT JOB NO.																	

EXISTING C'BOND CUSTOM ORB ROOF SHEETING

ROOF PITCH 17.5°

2600
3550

WALL HT. 3.55 m

VERANDAH 2.60 m

BEAM HT. 1.97 m

FLOOR PLAN 0.00 m

1

PROPOSED ELEVATION 1

1 : 100 AT A3 SHEET SIZE

C'BOND TRIMDEK ROOF SHEETING
REFER TO ELEVATIONS FOR ROOF PITCH
SOLAR ABSORPTANCE - MEDIUM >0.600

WALL HT. 3.55 m

VERANDAH 2.60 m

BEAM HT. 1.97 m

FLOOR PLAN 0.00 m

CARPORT LEVEL -1.10 m

2

PROPOSED ELEVATION 2

1 : 100 AT A3 SHEET SIZE

PROPOSED PATIO ROOF

WALL HT. 3.55 m

VERANDAH 2.60 m

BEAM HT. 1.97 m

FLOOR PLAN 0.00 m

CARPORT LEVEL -1.10 m

3

PROPOSED ELEVATION 3

1 : 100 AT A3 SHEET SIZE

PROPOSED ROOF

EXISTING ROOF

3.55 m WALL HT.

2.60 m VERANDAH

1.97 m BEAM HT.

0.00 m FLOOR PLAN

-1.10 m CARPORT LEVEL

CUT EXISTING OVERHANG BACK
RAFTERS TO FIX TO EXISTING WALL

2.0°

50 MIN

1965
TOP OF BEAM

4

PROPOSED ELEVATION 4

1 : 100 AT A3 SHEET SIZE

ALL STAIRS, LANDINGS, THRESHOLDS,
BALUSTRADES & HANDRAILS TO COMPLY
WITH H5D2 & H5D3 OF NCC 2022.

FOR CONSTRUCTION

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PROJECT:
RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:57 AM	JOB No. 23-172
DRAWN:	KS	
SCALE:	1 : 100	
SHEET No.	9	CLIENT JOB No.

PROJECT ISSUE & DESCRIPTION
A- B.A./CONSTRUCTION ISSUE - 04-03-2024

EXISTING MEMBER SCHEDULE

EXC1: 75 SHS COLUMN
EXC2: 65 SHS COLUMN
EXC3: 65 CHS COLUMN
EXC4: 100SQ HWD POST

EXFB1: 100x50 RHS BEARER
EXFB2: 100x50 HWD BEARER
EXFB3: 120x100 HWD BEARER

EXFJ: 100x50 HWD JOIST @ 450 crs

NEW MEMBER SCHEDULE

C1: 75x75x4.0 SHS COLUMN - UNDERSIDE OF ROOF BEAM
C2: 75x75x4.0 SHS STUMP - UNDERSIDE OF BEARER

FB1: 125x75x4.0 RHS BEARER - CONTINUOUS SPAN
FB2: 100 PFC - MIN. 75mm WELD WEB TO EXISTING POSTS

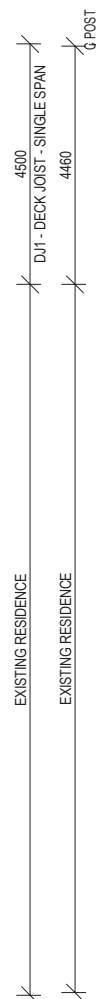
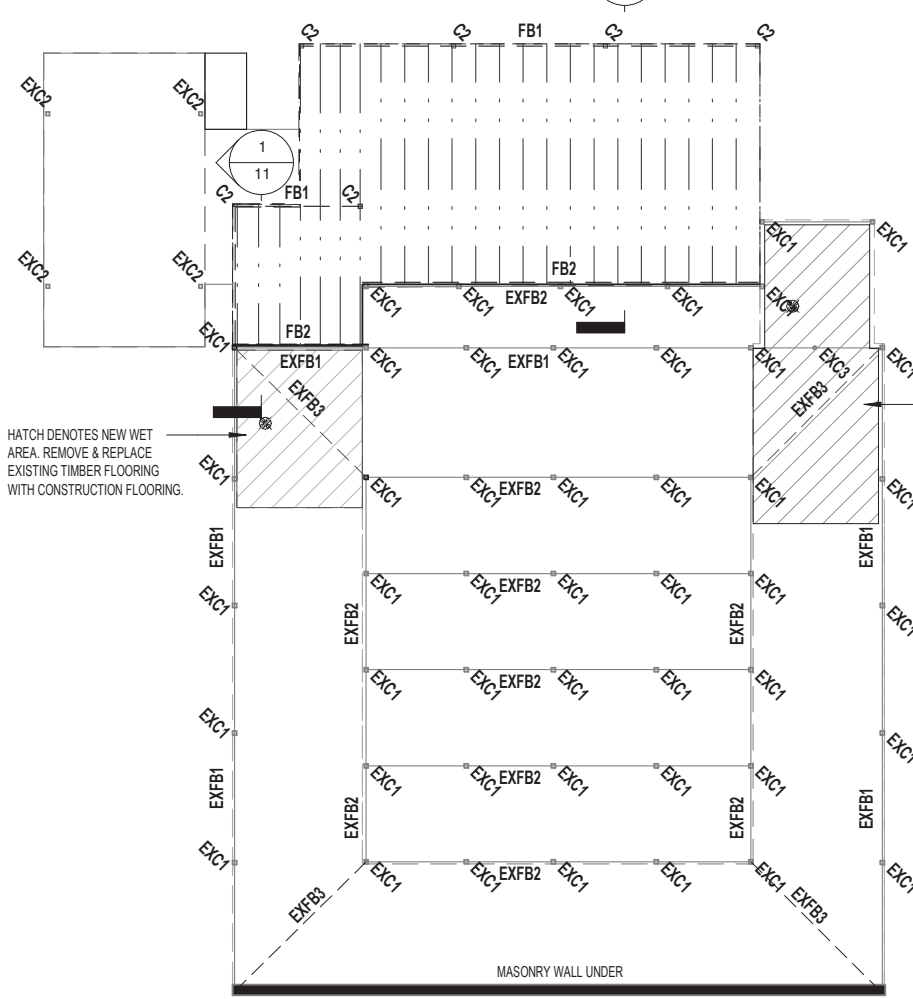
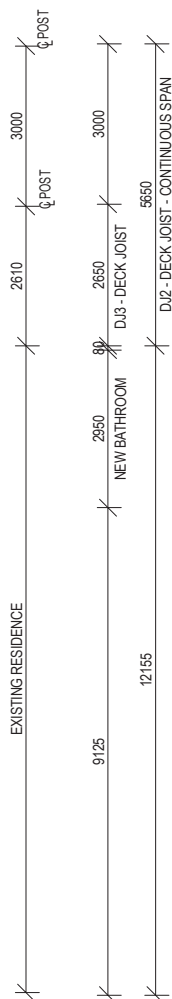
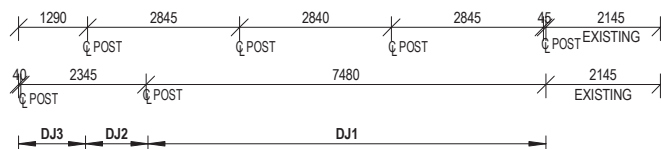
DJ1: 225x50 F14 HWD DECK JOIST @ 450 crs MAX. - SINGLE SPAN
DJ2: 150x50 F14 HWD DECK JOIST @ 450 crs MAX. - CONT. SPAN
DJ3: 150x50 F14 HWD DECK JOIST @ 450 crs MAX. - SINGLE SPAN

RB1: 75x75x4.0 SHS ROOF BEAM - Cont.

R1: 170x45 LVL13 RAFTERS @ 900 crs (4.5m SPAN) - 2/M12 BOLTS
R2: 170x63 LVL13 RAFTERS @ 600crs (5.6m SPAN) - 2/M12 BOLTS

PP1: MATCH RAFTER SIZE - 2/No. 14 TYPE 17 BATTEN SCREWS PER STUD

DESIGN WIND
CLASSIFICATION : N2



HATCH DENOTES NEW WET AREA. REMOVE & REPLACE EXISTING TIMBER FLOORING WITH CONSTRUCTION FLOORING.

HATCH DENOTES EXISTING WET AREA. REINFORCE FLOOR JOIST BELOW CLAW FOOT BATH LOCATION.

MASONRY WALL UNDER

1

PROPOSED FLOOR FRAMING PLAN

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

A- B.A./CONSTRUCTION ISSUE - 04-03-2024

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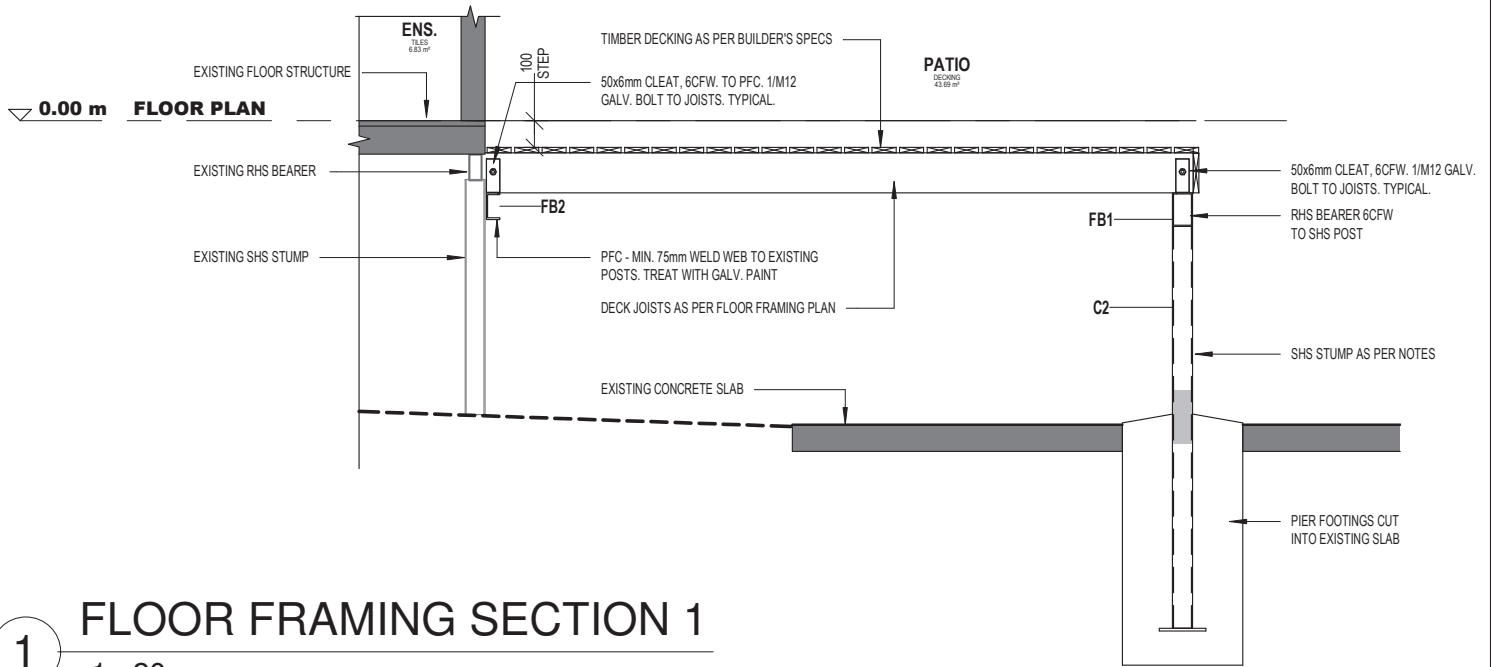
PROJECT: RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

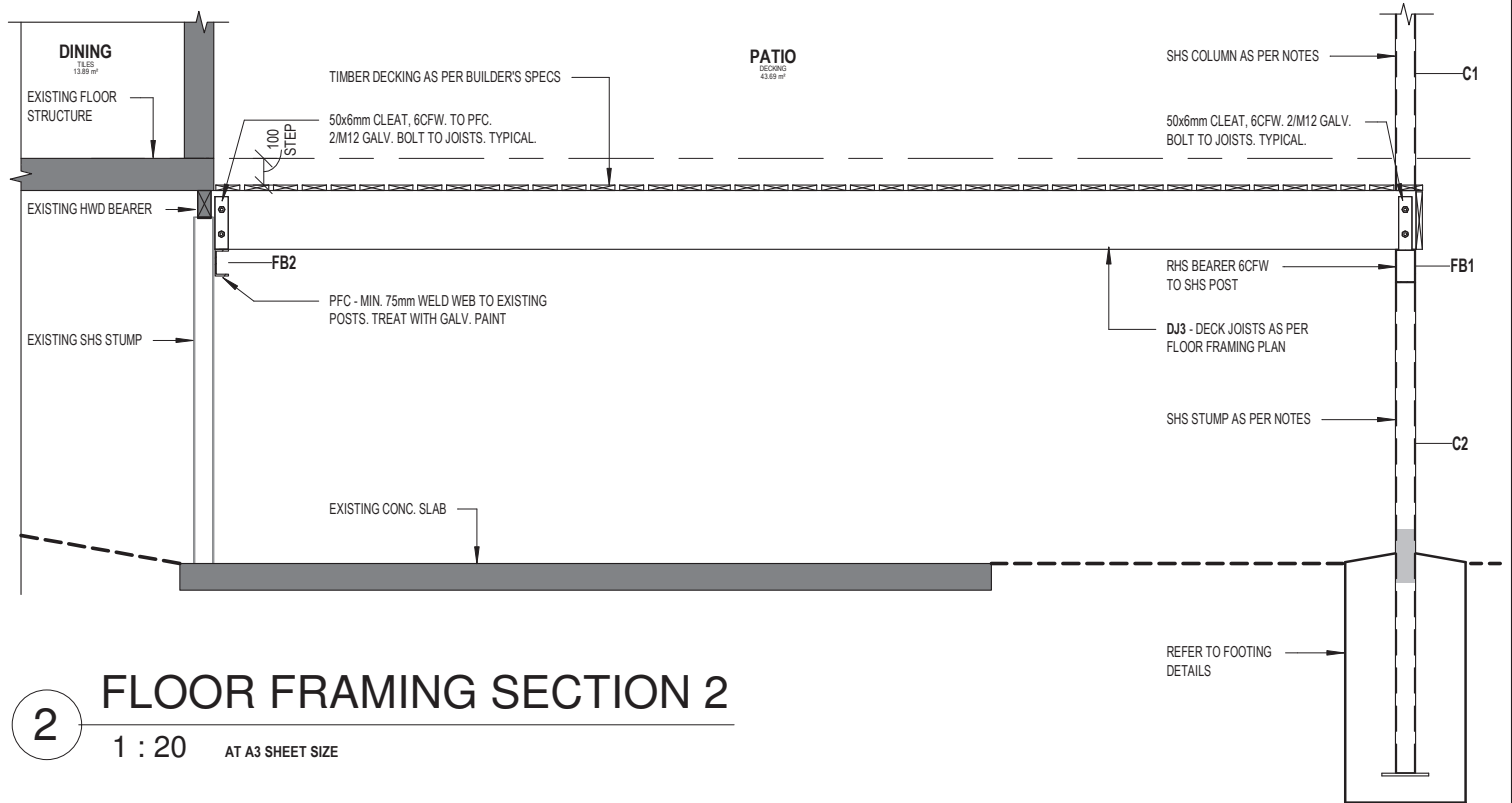
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DRAWN:	KS	
SCALE:	1 : 100	
SHEET No.	10	CLIENT JOB NO.



FLOOR FRAMING SECTION 1

1

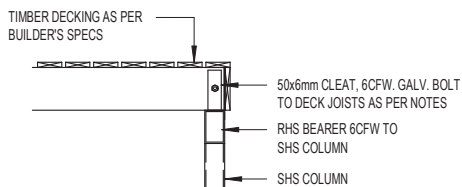
1 : 20 AT A3 SHEET SIZE



FLOOR FRAMING SECTION 2

2

1 : 20 AT A3 SHEET SIZE



TYPICAL DECK JOIST/RHS BEARER N.T.S

PROJECT ISSUE & DESCRIPTION

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Tel: (07) 4779 4199

PROJECT: RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:58 AM	JOB NO.
DRAWN:	KS	23-172
SCALE:	1 : 20	
SHEET No.	11	CLIENT JOB NO.

NEW MEMBER SCHEDULE

C1: 75x75x4.0 SHS COLUMN - UNDERSIDE OF ROOF BEAM
C2: 75x75x4.0 SHS STUMP - UNDERSIDE OF BEARER

FB1: 125x75x4.0 RHS BEARER - CONTINUOUS SPAN
FB2: 100 PFC - MIN. 75mm WELD WEB TO EXISTING POSTS

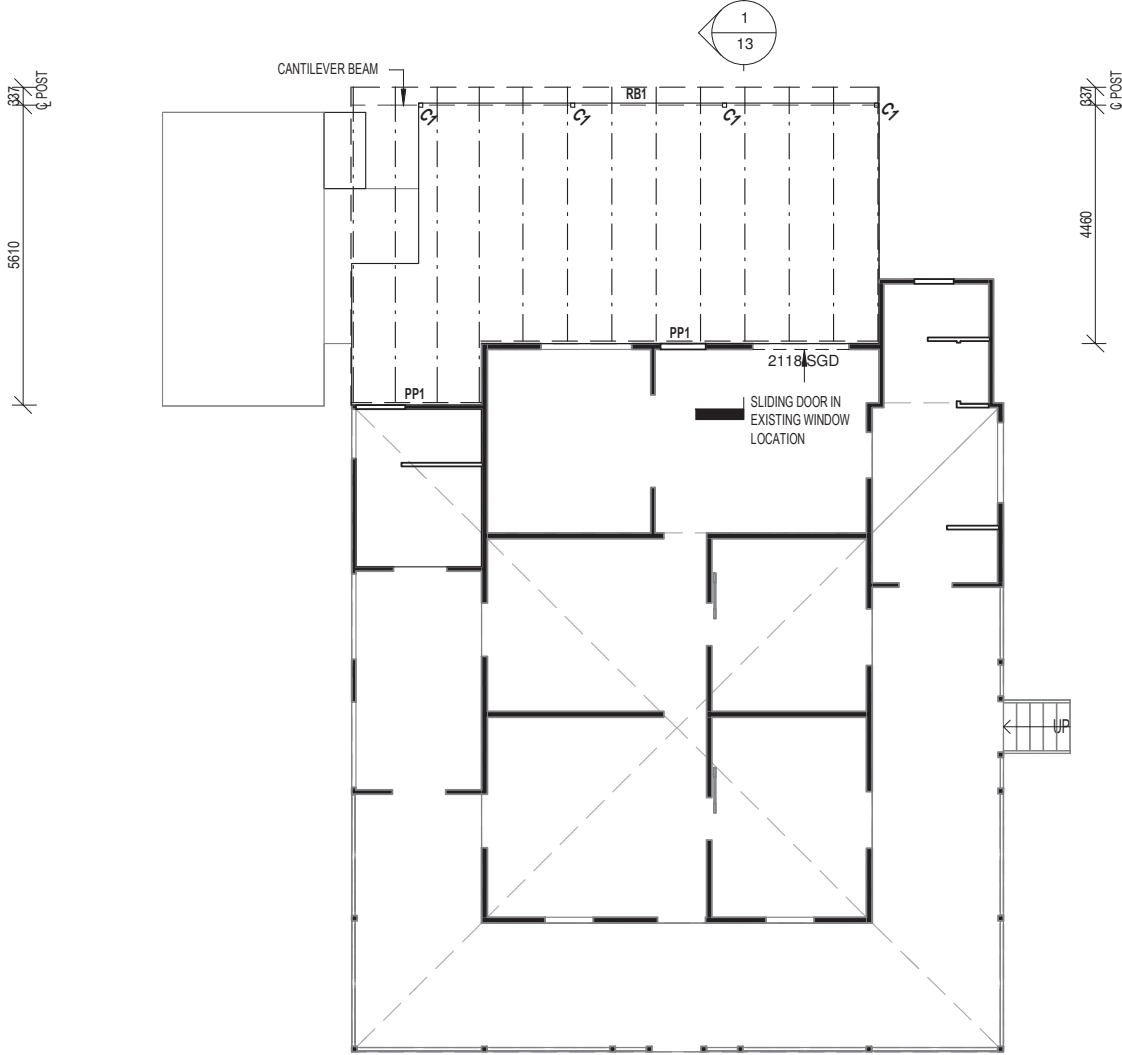
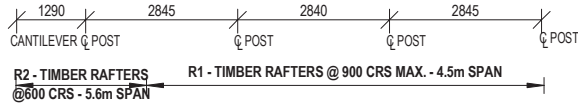
DJ1: 225x50 F14 HWD DECK JOIST @ 450 CRS MAX. - SINGLE SPAN
DJ2: 150x50 F14 HWD DECK JOIST @ 450 CRS MAX. - CONT. SPAN
DJ3: 150x50 F14 HWD DECK JOIST @ 450 CRS MAX. - SINGLE SPAN

RB1: 75x75x4.0 SHS ROOF BEAM - Cont.

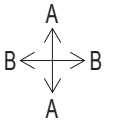
R1: 170x45 LVL13 RAFTERS @ 900 CRS (4.5m SPAN) - 2/M12 BOLTS
R2: 170x63 LVL13 RAFTERS @ 600CRS (5.6m SPAN) - 2/M12 BOLTS

PP1: MATCH RAFTER SIZE - 2/No. 14 TYPE 17 BATTEN SCREWS PER STUD

DESIGN WIND
CLASSIFICATION : N2



BRACING-DIRECTION



LEGEND :

EXTERNAL BRACING WALLS :
Conc. Masonry

INTERNAL BRACING WALLS:
IBW Structural pine ply 7mm or F27 4mm,
6.4 kN/m fixed as per bracing wall details
attached.

STEELWORK:

TO COMPLY WITH A.S.4100 & A.S.4600
ALL STEELWORK TO BE PRIMED AND
PAINTED. ALL WELDS TO BE 6.0mm
CONTINUOUS FILLET WELDS (CFW).

BRACING-DIRECTION B

RESISTANCE

REQUIRED: 3kN

RESISTANCE

PROVIDED: 4kN

1 ROOF FRAMING PLAN

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

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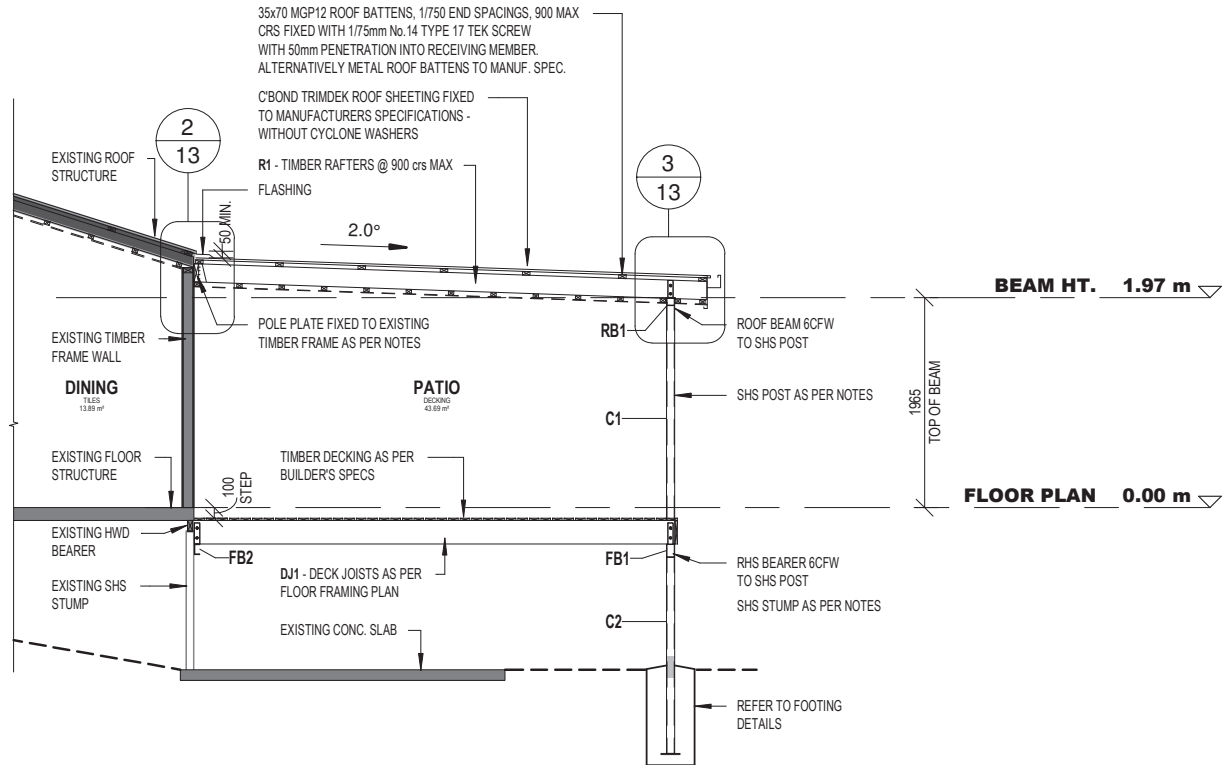
PROJECT:
RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

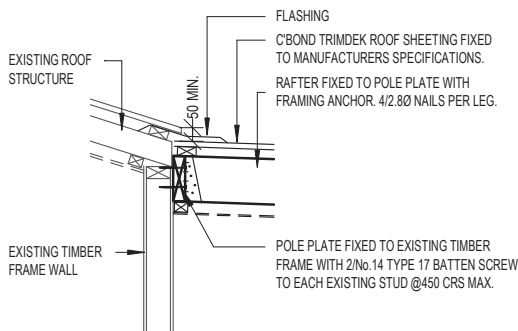
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DRAWN:	KS	
SCALE:	1 : 100	
SHEET No.	12	CLIENT JOB NO.



1

SECTION 1

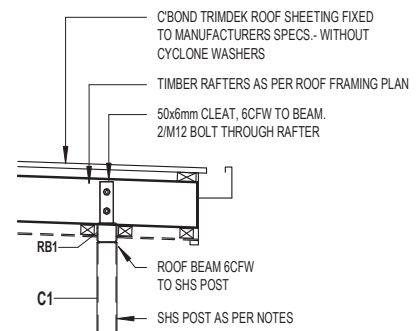
1 : 50 AT A3 SHEET SIZE



2

POLE PLATE/TIMBER FRAME

1 : 20 AT A3 SHEET SIZE



3

RAFTER/RHS BEAM

1 : 20 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

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PROJECT: RENOVATION/EXTENSION

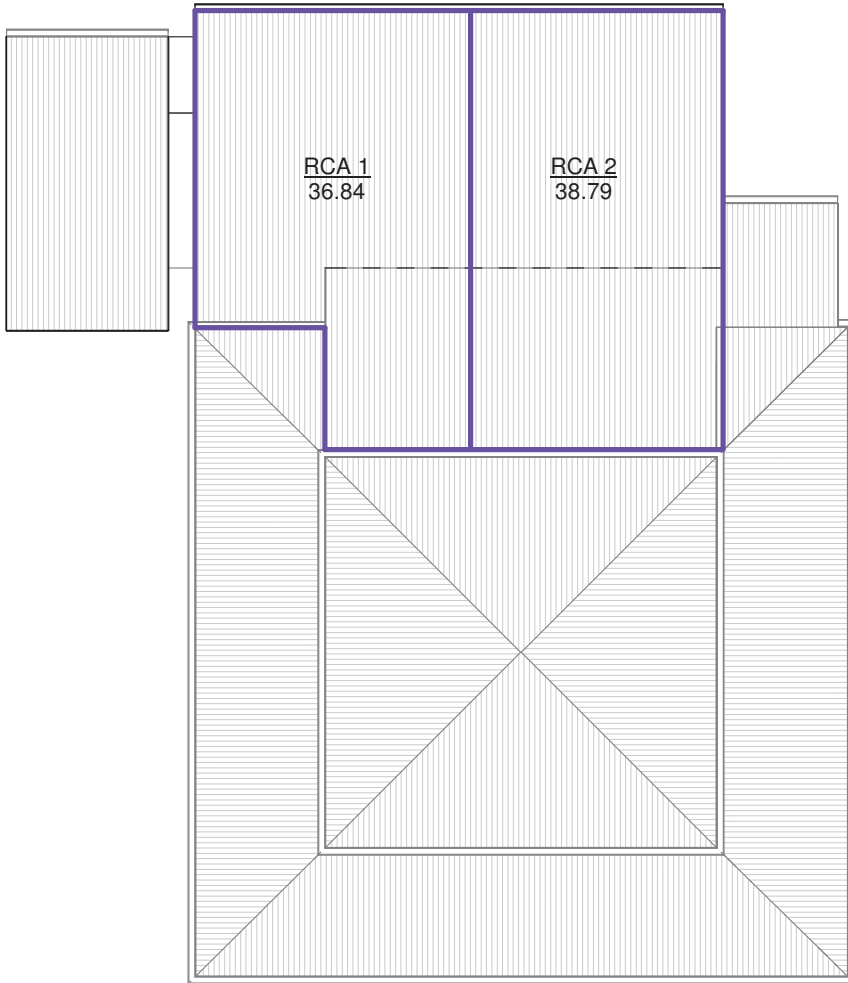
CLIENT: N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:18:59 AM	JOB NO. 23-172
DRAWN:	KS	
SCALE:	As indicated	
SHEET No.	13	CLIENT JOB NO.

NOTE:
ALL DOWNPIPES & GUTTERS TO COMPLY WITH PART 3.5.3 OF THE NCC 2019 VOLUME 2.



DOWNPIPES:
THIS PROJECT HAS BEEN DESIGNED TO USE 90mmØ UPVC DOWNPIPES IN ACCORDANCE WITH TABLE 3.5.3.2 c OF THE NCC 2019 VOLUME 2.

GUTTER TYPE:
RAINFALL INTENSITY 255 mm/h
THIS PROJECT HAS BEEN DESIGNED TO USE A TYPE 'E' GUTTER (150mm D GUTTER) WITH A CROSS SECTIONAL AREA OF 9000mm² AS OUTLINED IN TABLE 3.5.3.2 b OF THE NCC 2019 VOLUME 2. MAXIMUM ROOF COLLECTION AREA OF 60m²/DOWNSPIPE.

OVERFLOW VOLUME FOR DEDICATED MEASURE (L/s/m) :

DESIGN 5 MINUTE DURATION RAINFALL INTENSITY (mm/hr) FROM TABLE 3.5.3.1 d OF NCC 2019 VOL. 2	30	40	50	60	70
300mm/hr	2.5	3.3	4.2	5.0	5.8

ADOPTED ACCEPTABLE OVERFLOW MEASURES (AAOM):

DESCRIPTION	OVERFLOW CAPACITY (L/s/m)	CONSTRUCTION
TYPE A FRONT FACE SLOTTED GUTTER WITH - (a) A MINIMUM SLOT OPENING AREA OF 1200mm² PER METER OF GUTTER; AND (b) THE LOWER EDGE OF THE SLOTS INSTALLED A MINIMUM OF 25mm BELOW THE TOP OF THE FASCIA.	0.5	
TYPE B CONTROLLED BACK GAP WITH - (a) A PERMANENT MINIMUM 10mm SPACER INSTALLED BETWEEN THE GUTTER BACK AND THE FASCIA; AND (b) ONE SPACER PER BRACKET, WITH THE SPACER NOT MORE THAN 50mm WIDE; AND (c) THE BACK OF THE GUTTER INSTALLED A MINIMUM OF 10mm BELOW THE TOP OF THE FASCIA	1.5	

ALL ROOF CATCHMENT AREAS TO BE DISCHARGED TO THE DOWNPIPE LOCATED DIRECTLY BELOW THE ZONE. ROOF CATCHMENT AREAS ARE MEASURED IN A HORIZONTAL PLANE AND MUST NOT BE USED FOR ROOF SHEETING TAKE OFF.

ACCEPTED OVERFLOW MEASURES MAY BE SUBSTITUTED WITH AN ALTERNATIVE MEASURE BY AN APPROVED SUPPLIER. DATA MUST BE PROVIDED TO THE BUILDING CERTIFIER AT TIME OF CERTIFICATION.

OVERFLOW MEASURE COMPLIANCE

ZONE	AREA (m²)	AAOM
RCA 1	36.84	TYPE A & B
RCA 2	38.79	TYPE A & B

1 ROOF PLAN
1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION A - B.A./CONSTRUCTION ISSUE - 04-03-2024	FOR CONSTRUCTION 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.	 CB 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/EXTENSION CLIENT: N MOSSMAN SITE: 85 CHURCH STREET CHARTERS TOWERS	BUILDER: <table><tr><td>DATE:</td><td>5/03/2024 10:18:59 AM</td><td rowspan="3">JOB NO. 23-172</td></tr><tr><td>DRAWN:</td><td>KS</td></tr><tr><td>SCALE:</td><td>1 : 100</td></tr><tr><td>SHEET No.</td><td>14</td><td>CLIENT JOB NO.</td></tr></table>	DATE:	5/03/2024 10:18:59 AM	JOB NO. 23-172	DRAWN:	KS	SCALE:	1 : 100	SHEET No.	14	CLIENT JOB NO.
DATE:	5/03/2024 10:18:59 AM	JOB NO. 23-172												
DRAWN:	KS													
SCALE:	1 : 100													
SHEET No.	14	CLIENT JOB NO.												

GENERAL NOTES

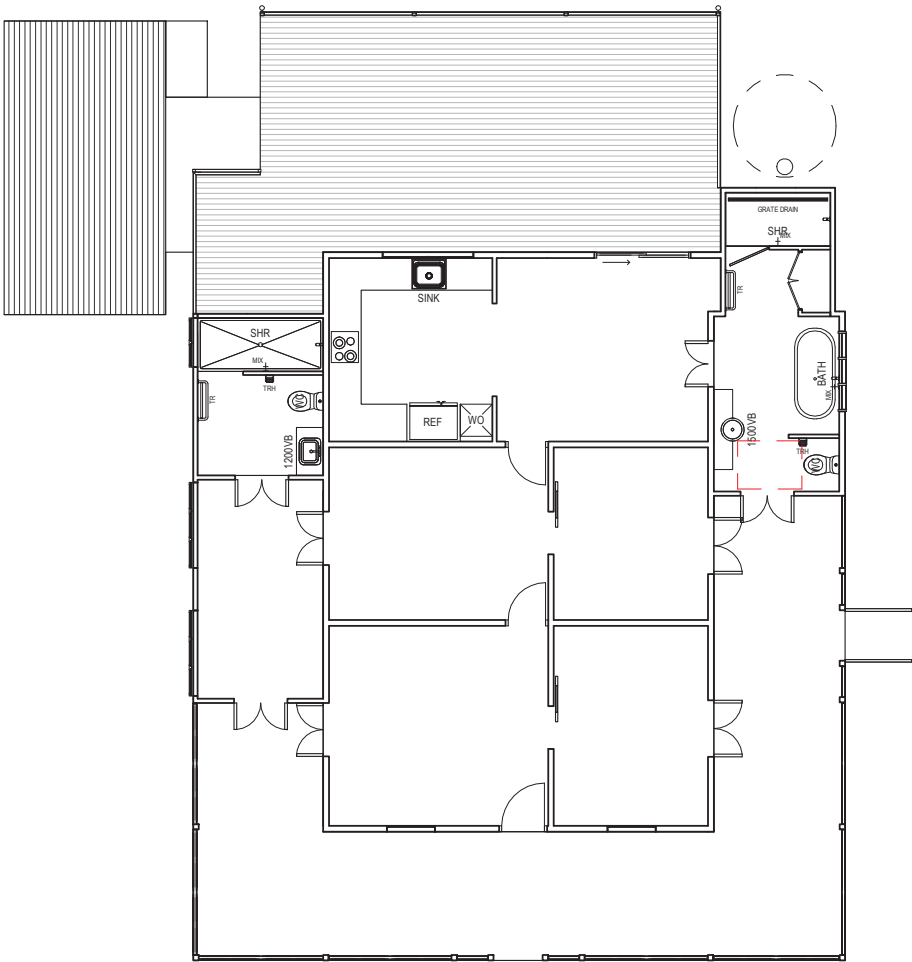
DRAWINGS
1. THE DRAWINGS ARE A GUIDE ONLY FOR THE POSITIONS AND LAYOUT OF THE SERVICE PIPES.
2. DO NOT SCALE FROM DRAWINGS.
3. THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE DESIGNER'S, ENGINEERS AND LANDSCAPER'S DRAWINGS AND SPECIFICATIONS. REFER TO THE DESIGNER'S DRAWINGS FOR FINAL POSITION OF FIXTURES AND FITTINGS.

LEVELS
1. CONTRACTOR TO VERIFY ALL INVERT LEVELS, CLEARANCES AND COVERS ARE CORRECT AND OBTAINABLE BEFORE COMMENCEMENT OF WORK AND INFORM THE JOB SUPERINTENDENT OF ANY ANOMALIES.

EXISTING SERVICES
1. ALL EXISTING SERVICES WHICH ARE NO LONGER REQUIRED SHALL BE REMOVED OR SEALED OFF TO THE SATISFACTION OF THE LOCAL AUTHORITY.
2. POSITIONS OF EXISTING SERVICES ARE TAKEN FROM 'AS CONSTRUCTED' DRAWINGS. CONTRACTOR IS TO ALLOW FOR ANY DISCREPANCIES.

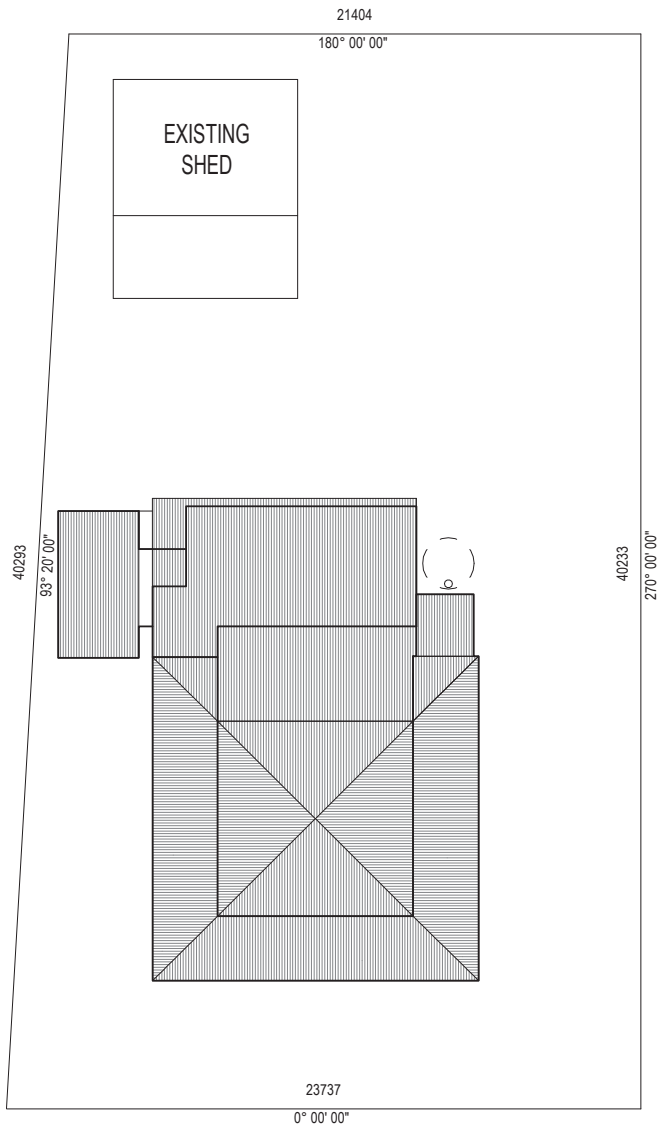
REGULATIONS
1. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLUMBING AND DRAINAGE ACT 2018 OF QUEENSLAND AND THE RELEVANT AUSTRALIAN STANDARDS.
2. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE BY-LAWS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

DRAINAGE BLANK DESIGNS TO BE COMPLETED BY LICENCED PLUMBER & DRAINER.



1 DRAINAGE PLAN
1 : 100 AT A3 SHEET SIZE

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A- B.A./CONSTRUCTION ISSUE - 04-03-2024				CLIENT: N MOSSMAN		<div>DATE:</div> <div>5/03/2024 10:18:59 AM</div> <div>JOB NO.</div> <div>23-172</div>
				SITE: 85 CHURCH STREET CHARTERS TOWERS		<div>DRAWN:</div> <div>KS</div>
						<div>SCALE:</div> <div>1 : 100</div>
						<div>SHEET No.</div> <div>15</div> <div>CLIENT JOB NO.</div>



CHURCH STREET

1

SITE DRAINAGE PLAN

1 : 200 AT A3 SHEET SIZE

PROPERTY
DESCRIPTION

LOT 1
MPH 886
AREA 908 m²

PROJECT ISSUE & DESCRIPTION
A- B.A./CONSTRUCTION ISSUE - 04-03-2024

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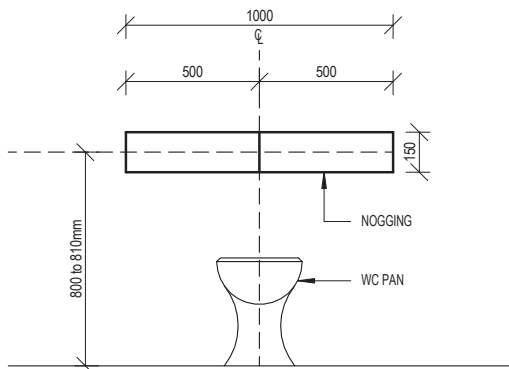
PROJECT:
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CLIENT:
N MOSSMAN

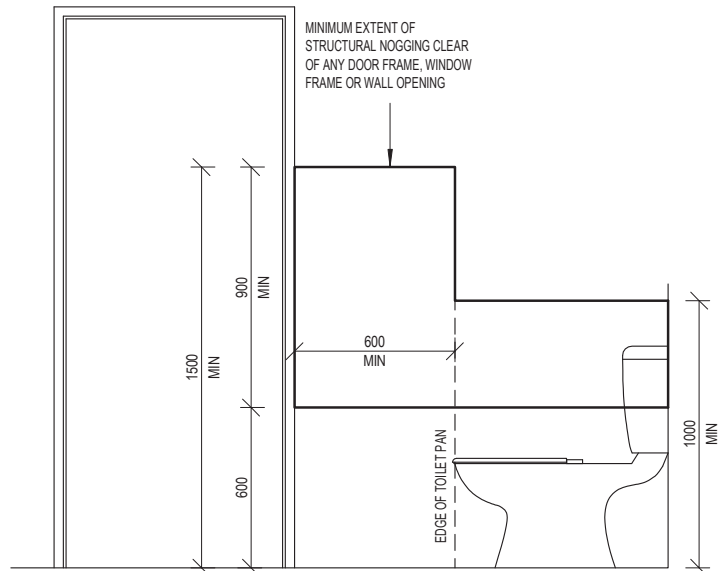
SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

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DRAWN:	KS	
SCALE:	1 : 200	
SHEET No.	16	CLIENT JOB NO.

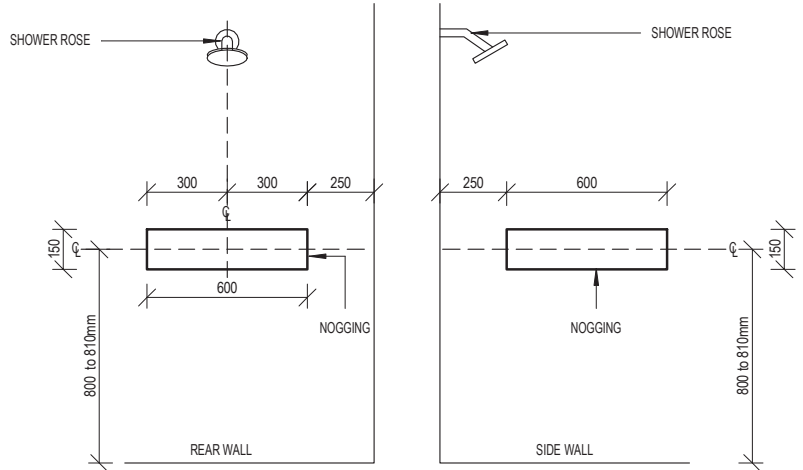


TOILET - LOCATION OF NOGGINGS

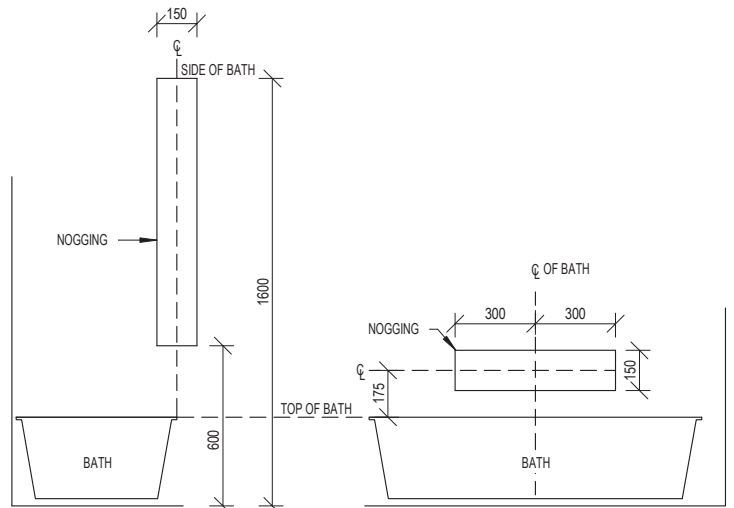


TOILET - LOCATION OF NOGGINGS

NOTE:
ALL NOGGINGS TO BE A MINIMUM OF 25mm THICK



SHOWER - LOCATION OF NOGGINGS



BATH - LOCATION OF NOGGINGS

LHD NOGGING DETAILS

1

1 : 20 AT A3 SHEET SIZE

PROJECT ISSUE & DESCRIPTION

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RENOVATION/EXTENSION

CLIENT:
N MOSSMAN

SITE:
85 CHURCH STREET
CHARTERS TOWERS

BUILDER:

DATE:	5/03/2024 10:19:00 AM	JOB NO. 23-172
DRAWN:	KS	
SCALE:	1 : 20	
SHEET No.	17	CLIENT JOB NO.

WORKPLACE HEALTH & SAFETY NOTES

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

(for houses or other low-rise buildings where scaffolding is appropriate)

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

(for buildings where scaffold, ladders, trestles are not appropriate)

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

(if appropriate, add this note)

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES

Specified finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

The owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

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

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

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

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

BUILDING COMPONENTS

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

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

3. TRAFFIC MANAGEMENT

(for building on a major road, narrow road or steeply sloping road)

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

(for building where on-site loading/unloading is restricted)

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

(for all buildings)

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

4. SERVICES

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

(in locations with underground power)

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

(in locations with overhead power lines)

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

5. MANUAL TASKS

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

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

(for alterations to a building constructed prior to 1990)

This building was constructed prior to 1990 and therefore may contain **asbestos** either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

(for alterations to a building constructed prior to 1986)

This building was constructed prior to 1986 and therefore is likely to contain **asbestos** either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

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

TREATED TIMBER

The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

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

SYNTHETIC MINERAL FIBRE

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

TIMBER FLOORS

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

7. CONFINED SPACES

EXCAVATION

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

ENCLOSED SPACES

(for buildings with enclosed spaces where maintenance or other access may be required)

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

SMALL SPACES

(for buildings with small spaces where maintenance or other access may be required)

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building.

Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public.

Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

(for residential buildings)

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

(for non-residential buildings where the end-use has not been identified)

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

(for non-residential buildings where the end-use is known) (please note that additional notes may need to be added specific to the use)

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with *Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012* and all licensing requirements.

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

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

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

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