



**BNC PLANNING**

*town planning & property development consultants*



# DEVELOPMENT APPLICATION

*PLANNING ACT 2016*

## DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE &  
BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME  
at

**19 MOSMAN STREET  
CHARTERS TOWERS QLD 4820**

RPD: LOT 53 ON SP210857



**BNC PLANNING**

*town planning & property development consultants*

## **PLANNING REPORT**

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DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT

*PLANNING ACT 2016*

### **IMPACT ASSESSABLE MATERIAL CHANGE OF USE & BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME**

19 MOSMAN STREET, CHARTERS TOWERS QLD 4825

being

LOT 53 ON SP210857

for

HOTEL

## Report Matrix

APPLICATION SUMMARY	
<b>Applicant:</b>	North Queensland Hotel Investments PL C/- BNC Planning
<b>Application Type:</b>	Development Application for a Development Permit
<b>Development Type:</b>	Material Change of Use and BWA
<b>Category of Development (Level of Assessment):</b>	Impact Assessable
<b>Defined Use:</b>	Hotel
<b>Assessment Manager:</b>	Charters Towers Regional Council
<b>Referral Agencies:</b>	
<b>Planning Scheme:</b>	Charters Towers Regional Town Plan
<b>Planning Scheme Definition(s):</b>	Hotel
<b>Zoning:</b>	Centre Zone
<b>Precincts/Sub-Precincts:</b>	
<b>Overlays:</b>	Heritage overlay
SITE DESCRIPTION	
<b>Property Address:</b>	19 Mosman Street, Charters Towers QLD 4825
<b>Real (Legal) Property Description:</b>	Lot 53 on SP210857
<b>Site Area:</b>	3,035m2
<b>Landowner:</b>	North Queensland Hotel Investments PL
<b>Tenure:</b>	Freehold
<b>Relevant Encumbrances:</b>	
<b>Local Government Area:</b>	Charters Towers Regional Council
<b>Road Frontage(s)</b>	Mosman Street, Jane Street and Bow Street
<b>Existing Use(s)</b>	Hotel

## DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		North Queensland Hotel Investments PL	DA032-23	Report No. DA032-23-PR
Version	Date	Author		
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## 1. EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use and building works assessable against the planning scheme to facilitate a Hotel extension involving partial demolition work. The subject premises is addressed as 19 Mosman Street, Charters Towers QLD 4825 more particularly described as Lot 53 on SP210857. The premises is within the Centre Zone under the Charters Towers Regional Town Plan (the planning scheme) and is currently used as a Hotel (the Waverley Hotel).

For the purpose of this development application *BNC Planning* act on behalf of the applicant *North Queensland Hotel Investments PL*.

Following a detailed assessment of the proposal against the applicable assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application is therefore required to be approved in accordance with rules of assessment as established under the Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses. A summary of the development application is provided below:

**Table 1.0: Development application summary**

APPLICATION SUMMARY	
<b>Applicant:</b>	North Queensland Hotel Investments PL C/- BNC Planning
<b>Application Type:</b>	Development Application for a Development Permit
<b>Development Type:</b>	Material Change of Use & Building Works assessable against the planning scheme
<b>Category of Development (Level of Assessment):</b>	Assessable Development – Impact Assessable
<b>Development Description:</b>	Hotel (extension)
<b>Assessment Manager:</b>	Charters Towers Regional Council
<b>Referral Agencies:</b>	NA
CATEGORISING INSTRUMENTS	
<b>Planning Scheme:</b>	Charters Towers Regional Town Plan
<b>Planning Scheme Defined Use(s):</b>	Hotel
<b>Zoning:</b>	Centre Zone
<b>Precincts/Sub-Precincts:</b>	NA
<b>Local Areas:</b>	NA
<b>Overlays:</b>	Heritage overlay
SITE DESCRIPTION	
<b>Property Address:</b>	19 Mosman Street, Charters Towers QLD 4825
<b>Real (Legal) Property Description:</b>	Lot 53 on SP210857
<b>Site Area:</b>	3,035m <sup>2</sup>
<b>Landowner:</b>	North Queensland Hotel Investments PL
<b>Tenure:</b>	Freehold
<b>Relevant Encumbrances:</b>	NA
<b>Local Government Area:</b>	Charters Towers Regional Council

## 2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by North Queensland Hotel Investments PL (the Applicant) to prepare this town planning assessment report to support a development application which seeks Charters Towers Regional Council (Council) approval for a Material Change of Use and Building Works assessable against planning scheme for a Hotel expansion as described within this planning report.

The land subject of this development application is addressed as 19 Mosman Street, Charters Towers (the Site).

This report addresses the merits of the development with regard to the provisions of the Charters Towers Region Town Plan (the Planning scheme) and relevant sections of the *Planning Act 2016* (the Act) and Planning Regulation 2017 (the Regulation).

This report is to be read in conjunction with the maps, plans, drawings, technical reports and other supporting information accompanying this development application.

The assessment of the application is to be undertaken in accordance with Section 45(5) of the Act and Sections 31 and 31 of the Regulation. This report provides the Applicant's assessment of the proposed development against these provisions.

## 3. SITE AND LOCALITY

The subject premises is a Freehold land holding addressed as 19 Mosman Street, Charters Towers QLD 4825 more particularly described as Lot 53 on SP210857. The premises is within the Centre Zone and the Planning scheme and is currently used as a Hotel (Waverley Hotel). The site forms part of the entry gateway into the CBD from the north which is a mix of residential, commercial and open space activities.

Any pertinent existing approvals or current applications which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

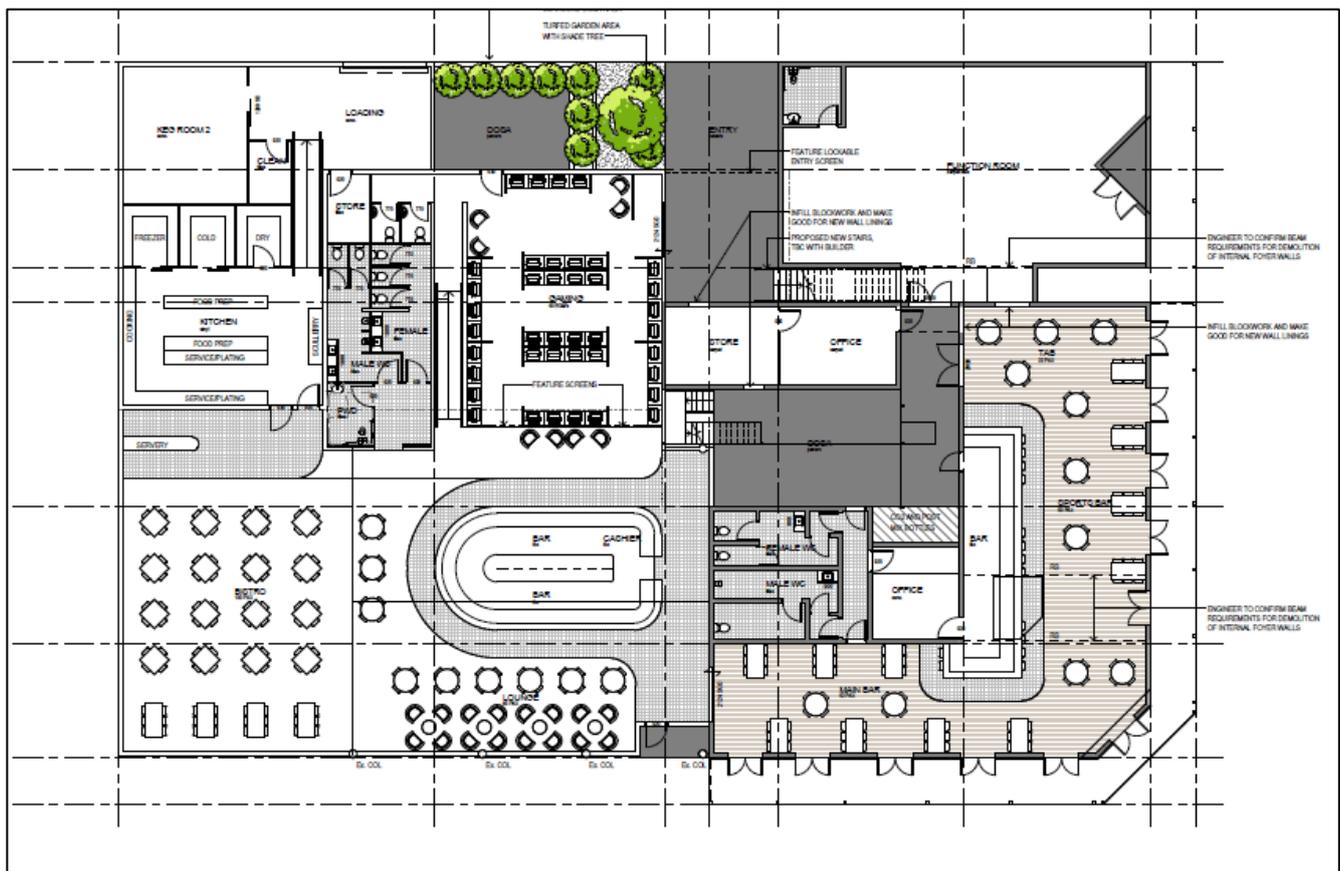
**Table 2.0: Site characteristics**

SITE AND LOCALITY DESCRIPTION	
<b>Property Address:</b>	19 Mosman Street, Charters Towers QLD 4825
<b>Real (Legal) Property Description:</b>	Lot 53 on SP210857
<b>Site Area:</b>	3,035m <sup>2</sup>
<b>Landowner:</b>	North Queensland Hotel Investments PL
<b>Tenure:</b>	Freehold
<b>Relevant Encumbrances:</b>	NA
<b>Local Government Area:</b>	Charters Towers Regional Council
<b>Zoning:</b>	Centre Zone
<b>Precincts/Sub-Precincts:</b>	NA
<b>Local areas:</b>	NA
<b>Existing Use(s):</b>	Hotel
<b>Road Frontage:</b>	Mosman Street, Jane Street and Bow Street

<b>Significant Site Features:</b>	The site contains single and double storey commercial building which make up the hotel use with associated site support services including access, parking, landscaping and amenities.
<b>Topography:</b>	The site is fully developed and is generally flat with no notable topographic features.
<b>Surrounding Land Uses:</b>	Residential, commercial, open space

#### 4. PROPOSAL SUMMARY

The applicant is proposing to reinvest in the site by expanding and renovating the existing hotel use. The development involves the demolition of internal walls and rooms as required to facilitate and expansion of the built form and floor area into the vacant space at the rear of the premises. The attached plans of development outline a generic floor plan and elevations which will be subject to change to suit the branding requirements. The development will retain the external façade of the existing hotel in its current state so as to retain its heritage values.



**Image 1: Proposed ground floor plan**

The Planning scheme specifically defines the proposed use(s) as follows:

**Hotel:** The use of premises for—

- (i) selling liquor for consumption on the premises; or
- (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i);

(iii) but does not include a bar.

The following table describes the key characteristics of the proposed development:

**Table 3.0: Proposal summary**

ELEMENT	EXISTING	PROPOSED
<b>Use rights:</b>	Hotel	Hotel (extension)
<b>Building height/ storeys:</b>	Single and double storey	No change
<b>Boundary Setbacks:</b>	Mosman St: Built to boundary Jane St: Built to boundary Bow St: ~12m Western Side: ~5m	Mosman St: Built to boundary Jane St: Built to boundary Bow St: 3m Western Side: ~5m
<b>Site cover:</b>	45%	60%
<b>Gross floor area:</b>	Hotel: GF = 700m <sup>2</sup> , FF = 320m <sup>2</sup> Liquor shop = 360m <sup>2</sup>	Hotel: GF = 1,020m <sup>2</sup> , FF = 320m <sup>2</sup> Liquor shop = 360m <sup>2</sup>
<b>Car parking:</b>	11 plus on-street parking	No change

## 5. STATUTORY ASSESSMENT

The proposed Hotel extension use is identified as *impact assessable* in the material change of use table of assessment for the Centre Zone. There are no other components of the planning scheme or *Planning Regulation 2016* which effect the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole.

The development application does not trigger referral agency assessment.

### 5.1 Assessment Benchmarks Pertaining to State Planning Instruments

#### Matters Prescribed by Regulation

There are no relevant assessment benchmarks prescribed by Regulation which are relevant to the assessment of this development application

#### State Planning Policy

Charters Towers Regional Town Plan confirms in section 2.1 *State planning policy* that it has ministerial approval as having adequately integrated the *State Planning Policy July 2017* into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

#### Regional Plan

There are no stand-alone components of the North Queensland Regional Plan which are relevant to the assessment of this development application.

#### State Development Assessment Provisions

Under Schedule 10 of the *Planning Regulation 2017*, the development application does not trigger referral agency assessment.

## 5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

The applicable planning scheme for the application is the Charters Towers Regional Town Plan and there are no other identified applicable local planning instruments.

### Charters Towers Regional Town Plan

The Planning scheme includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment – Material change of use; and
- Categories of development and assessment – Overlays.

### Local Government Infrastructure Plan

The development will not impact on the delivery of any planned trunk infrastructure in the immediate locality.

### Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
<b>Planning Scheme</b>	The Town plan  The most relevant components being: Strategic Framework Centre zone code Development works code Landscaping code Heritage overlay code

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

- compliant with the purpose and applicable outcomes from the relevant codes; and
- consistent with the Strategic Framework for the planning scheme.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

### 5.2.1 Strategic Framework

A Hotel use, in particular the expansion of an existing Hotel use, is clearly a use that should be supported in the Centre zone. It is noted that a Hotel use is impact assessable in all zones under the planning scheme. The development supports the economic growth of the City, facilitates investment in tourist and recreation based activities, constitutes infill development which consolidates the urban form in the CBD locality and has been designed to compliment and retain the heritage values of the site and City.

It is considered that the proposed use aligns with the strategic framework for the following reasons:

- The uses are directly align with the overall use of the existing buildings and site.
- The proposal is consistent with past development decisions for the premises.
- Given the premises is an established hotel activity, the proposed use does not change or undermine the planning scheme requirements for development in the Centre zone.
- The proposal does not involve any changes to the external façade of the existing building and as such does not disturb the heritage character of the area or the expectations of the community for development in this area.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- The expanded hotel has been designed and will operate so as not to result in any adverse impacts on existing residential amenity.

The Strategic Intent, and the Strategic Framework (the Framework) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is sometimes difficult to provide a direct, development specific assessment of a proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

This planning report demonstrates how the proposal satisfies the most applicable lower order components of the planning scheme. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each Code has been satisfied by addressing each acceptable outcome individually. Where the requirements of an acceptable outcome were impractical or inappropriate to address, the performance outcome was addressed and satisfied. Where the requirements of a performance outcome were impractical or inappropriate to address, the overall outcomes were addressed and satisfied. By satisfying the requirements of the overall outcomes, the purpose of the code was inherently satisfied, as is the Strategic Framework for the planning scheme as a whole.

### 5.2.2 Centre Zone Code

#### Purpose

The proposed development involves a diversification in the mix of commercial activities occurring on site and in the CBD fringe area. This furthers the extent to which the premises aligns with the zone code in that it provides for a mix of business, community, entertainment and retail uses. The purpose of the zone is further met through direct and objective compliance with the specific outcomes from the code.

#### Code Outcomes

There are a number of outcomes within the code which are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
<b>Land use, scale and tenancy mix</b>		
<b>PO5 &amp; PO6</b>	<i>No acceptable outcome is nominated</i>	The proposal compliments and offers a logical expansion of the existing built form. The existing overall land use remains generally unchanged, all be it with more modern and embellished features. The scale of development has increased, but only at ground level with the expansion occurring into a vacant, unimproved part of the site which has been left available for such an investments/expansion to occur.  <b>Complies with PO5 &amp; PO6.</b>
<b>Centre design</b>		
<b>PO7-PO11</b>	<i>No acceptable outcome is nominated</i>	The desired built form and streetscape design outcomes will continue to be achieved through a high level of articulation and variation while retaining the primary built form outcomes of the existing buildings. Most of the changes are internal to the site.  <b>Complies with PO7-PO11.</b>
<b>Street interface</b>		
<b>PO12-PO17</b>	<i>Various</i>	The primary street face and pedestrian entry locations are retained. A high level of streetscape quality is retained.  <b>Complies with PO12-PO17.</b>
<b>Landscape design</b>		
<b>PO18</b>	<i>Various</i>	As a centre zoned property within the CBD locality that is built to boundary on most side, landscaping outcomes become less practical. Despite this, the ground floor will be provided with addition soft-scaping around the new DOSAs and western entry.  <b>Complies with PO12-PO18.</b>

As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the zone code. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

### 5.2.3 Development Codes

#### Development works code and Landscaping code

The development has been designed with detailed consideration given to the management of elements such as reticulated sewer and water supply, electricity and telecommunications services, stormwater drainage, landscaping outcomes and parking and access facilities. Sufficient detail is provided on the plans of development to confirm compliance with the development codes or that solutions to addressing the servicing and utility needs of the development can be achieved at

the detailed design stage. Accordingly, it is requested that conditions of approval be used to allow the material change of use decision to be reached as quickly as possible with any required operational works and/or compliance assessment processes left to confirm the more detailed design solutions. Based on the detail provided in this development application, sufficient confidence can be achieved that solutions will be achievable at these later stages of the development approval process. It is at this stage where application of the development code and demonstration of compliance with the civil/engineering works design standards becomes more relevant and clearly demonstratable.

#### Car Parking Rationale

The development does involve an increase in gross floor area and development intensity, but given the nature of the use, the CBD/centre setting, and the fact that no on-site parking is currently provided for the hotel component of the use, no addition on-site parking is considered necessary. Peak patronage hours are outside of standard business hours with significant and suitable on-street parking available, in addition to the 12 spaces provided on site. This is considered a generally accepted outcome for inner-urban hotels across the industry,.

Accordingly, the development is able to objectively satisfy the outcomes and purpose of the development codes. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development, nomination of the relevant civil works and services design standards and the need for certification prior to works commencing.

### 5.2.4 Overlay Codes

#### Heritage overlay code

The purpose of the heritage overlay code is to conserve places of local heritage. The subject site is identified as being on the local heritage register which has been the key consideration given to the proposed scope of works by the applicant and their design team. The proposal does involve partial demolition works, but not to any part of the site that hold heritage value and only as required to make way, structurally, for the expansion works and to open up the internal space to allow better flow through between rooms and more efficient usability i.e. open plan set out. The upgraded build material, structural components and modernisation of services, fittings and safety elements significantly improves the ongoing manageability and useability of the site. The external visual aesthetic of the site will continue to be dominated by the Hotel architecture which will remain unchanged. So views to and from the heritage place will not be impacted. It is considered that the plans of development provide sufficient evidence and details to confirm from a cursory review that the development will not result in any impacts on local heritage values. Furthermore, the development will renovate and invigorate the site leading to increased patronage, and in doing so increased the opportunity to interact with and appreciate the heritage site.

Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

### 5.3 External Referrals

The development application does not trigger referral agency assessment, as discussed in section 5.1 above.

## 5.4 Public Notification

The application is impact assessable and will undergo public notification in accordance with Part 4 of the Development Assessment Rules.

## 6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for a material change of use and building works assessable against the planning scheme to facilitate a Hotel expansion involving partial demolition work. The subject premises is addressed as 19 Mosman Street, Charters Towers QLD 4825 more particularly described as Lot 53 on SP210857. The premises is within the Centre Zone under the Charters Towers Regional Town Plan and is currently used as a Hotel (the Waverley Hotel)

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council is therefore required to **approve** the development application pursuant to the rules of impact assessment established under the Act and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

### STATEMENT OF REASONS

Subject to the imposition of reasonable and relevant conditions, the development is able to comply with the relevant assessment benchmarks against which the application was required to be assessed.

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development remains consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed land use outcome directly aligns with the Purpose of the zone code.
- The development compliments and does not adversely affect the heritage values of the site.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.
- The development can be adequately serviced.
- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.

- The development does not increase the susceptibility of people or property to natural hazards or other health risks.
- The proposal addressed an established planning need for the development
- The proposal does not undermine the planning scheme
- The proposal does not establish precedence that could result in the future undermining of the planning scheme

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# APPENDIX 1

*DEVELOPMENT APPLICATION FORMS*

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# DA Form 1 – Development application details

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

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	North Queensland Hotel Investments PL C/- BNC Planning
Contact name <i>(only applicable for companies)</i>	Benjamin Collings
Postal address <i>(P.O. Box or street address)</i>	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763 or 0438 789 612
Email address <i>(non-mandatory)</i>	enquire@bncplanning.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	DA032-23

### 2) Owner's consent

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

- Yes – the written consent of the owner(s) is attached to this development application  
 No – proceed to 3)

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		19	Mosman Street	Charters Towers
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4820	53	SP210857	Charters Towers Regional Council
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: <input type="text"/>	

- 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: <input type="text"/>	

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**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):*

Expansion of the existing Waverley Hotel

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):*

Partial demolition of a local Heritage place

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

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
Expansion of an existing Hotel	Hotel		1700

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> No	

### Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

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?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**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: _____		

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

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> No

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

\$ _____
----------

**PART 4 – ASSESSMENT MANAGER DETAILS**

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

Charters Towers Regional Council

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

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> 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
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

#### Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input checked="" type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b> <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 <b>relevant port operator</b> , 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 <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<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

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <i>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</i></li> <li>• <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i></li> </ul>
<i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements	
<b><u>Environmentally relevant activities</u></b>	
23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> under section 115 of the <i>Environmental Protection Act 1994</i> ?	
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
<b><u>Hazardous chemical facilities</u></b>	
23.2) Is this development application for a <b>hazardous chemical facility</b> ?	
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>	

### **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](http://www.qld.gov.au) for further information on environmental offsets.

### **Koala habitat in SEQ Region**

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

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

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

### **Water resources**

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

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

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

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

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA 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 <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### **Marine activities**

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

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

**Note:** See guidance materials at [www.daf.qld.gov.au](http://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 Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

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

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

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Referable dams**

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

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

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

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

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:	Waverley Hotel	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.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

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](#).

Yes

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

Yes

Not applicable

### 25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

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

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

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

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

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

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

**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			
<i>Note: For completion by assessment manager if applicable</i>			
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			

**Landowner's consent to the making of a development application under the *Planning Act 2016***

I,

**Steven Shoobridge**

being the delegate representative of

**North Queensland Hotel Investments Pty Ltd**

the entity being the owner of the premises identified as follows:

19 Mosman Street, Charters Towers QLD 4820  
Lot 53 on SP210857

consent to the making of a development application under the *Planning Act 2016* by:

BNC Planning Pty Ltd

on the premises described above for:

Material Change of Use



.....  
Signature of Landowner(s)

21/03/2023

.....  
Date

# 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)	
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	
Suburb	
State	
Postcode	
Country	
Contact number	
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
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

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



Unit No.	Street No.	Street Name and Type	Suburb
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

### 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](http://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:

## 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)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

### 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) <i>(individual or company full name)</i>	
Contact name <i>(applicable for companies)</i>	
QBCC licence or owner – builder number	
Postal address <i>(P.O. Box or street address)</i>	
Suburb	
State	
Postcode	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

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

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

Expansion of an existing Hotel involving partial demolition work

e) Proposed construction materials

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

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

TBA

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

<b>17) What is the monetary value of the proposed building work?</b>
\$TBA

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

## PART 6 – CHECKLIST AND APPLICANT DECLARATION

<b>19) Development application checklist</b>	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>	<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 (see 9)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

<b>20) Applicant declaration</b>	
<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>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<b>Privacy</b> – 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:	
<ul style="list-style-type: none"> <li>• 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</li> <li>• required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>• otherwise required by law.</li> </ul>	
This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .	

## 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

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	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Steel	<input type="checkbox"/> Other

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
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 <sup>2</sup> )		Floor area (m <sup>2</sup> )	

---

# APPENDIX 2

*SITE DETAILS*

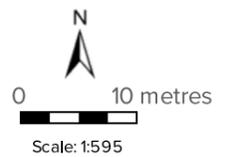
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A product of



Legend located on next page



Printed at: A3  
 Print date: 22/3/2023  
 Not suitable for accurate measurement.  
 Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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Address

Road crossing

Land parcel

 Parcel

Land parcel - gt 1 ha

 Parcel

Land parcel - gt 10 ha

 Parcel

Easement parcel



Land parcel - gt 1000 ha

 Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

 Bridge

 Tunnel

Road

 Highway

 Main

 Local

 Private

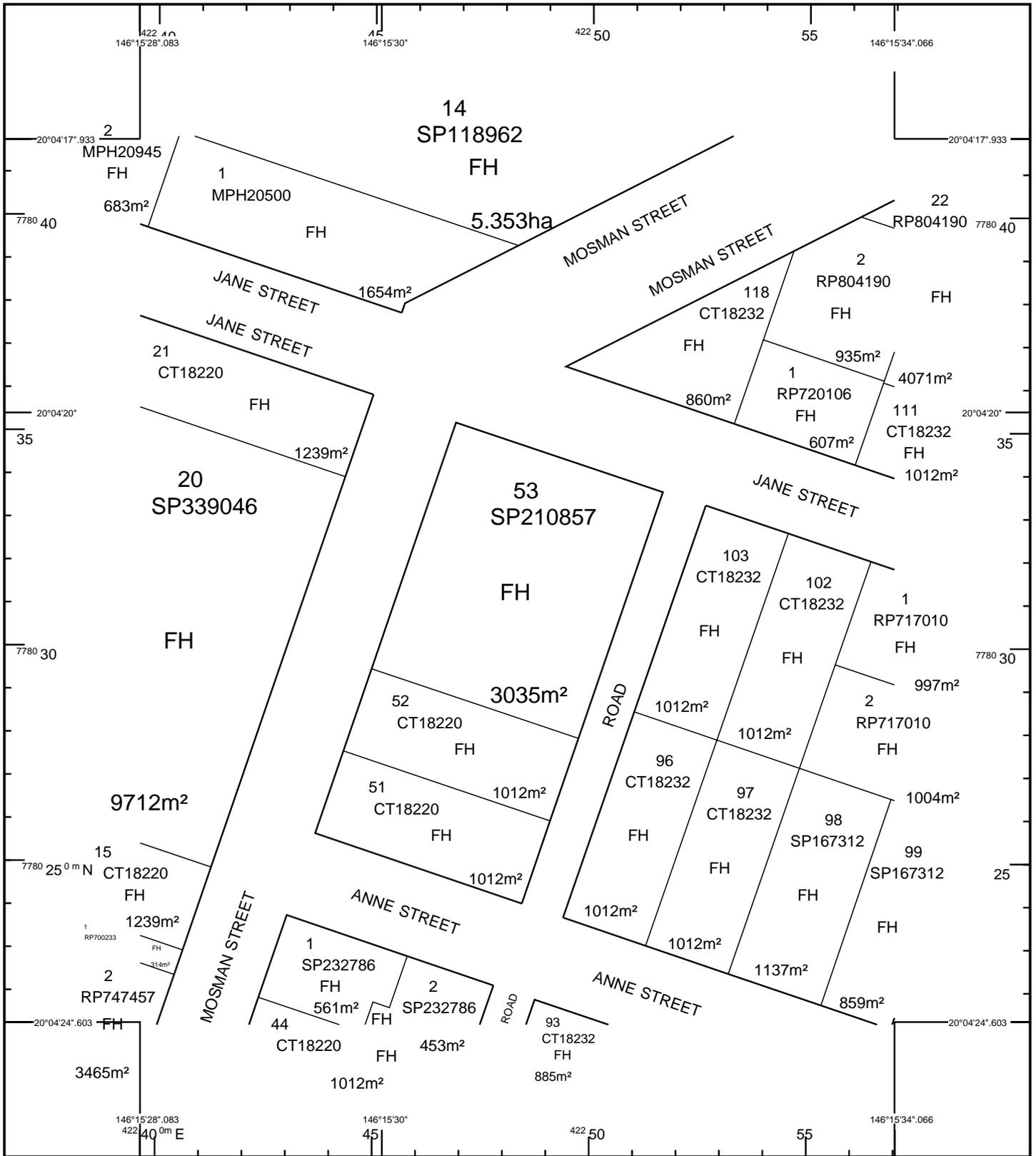
Railway



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STANDARD MAP NUMBER  
8157-14344



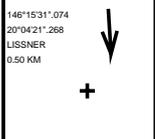
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 1250

**SmartMap**

An External Product of  
SmartMap Information Services

Based upon an extraction from the  
Digital Cadastral Data Base

MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	53/SP210857
Lot/Plan	53/SP210857
Area/Volume	3035m²
Tenure	FREEHOLD
Local Government	CHARTERS TOWERS REGIONAL
Locality	CHARTERS TOWERS CITY
Segment/Parcel	46770/253

**CLIENT SERVICE STANDARDS**

PRINTED 22/03/2023

DCDB 21/03/2023

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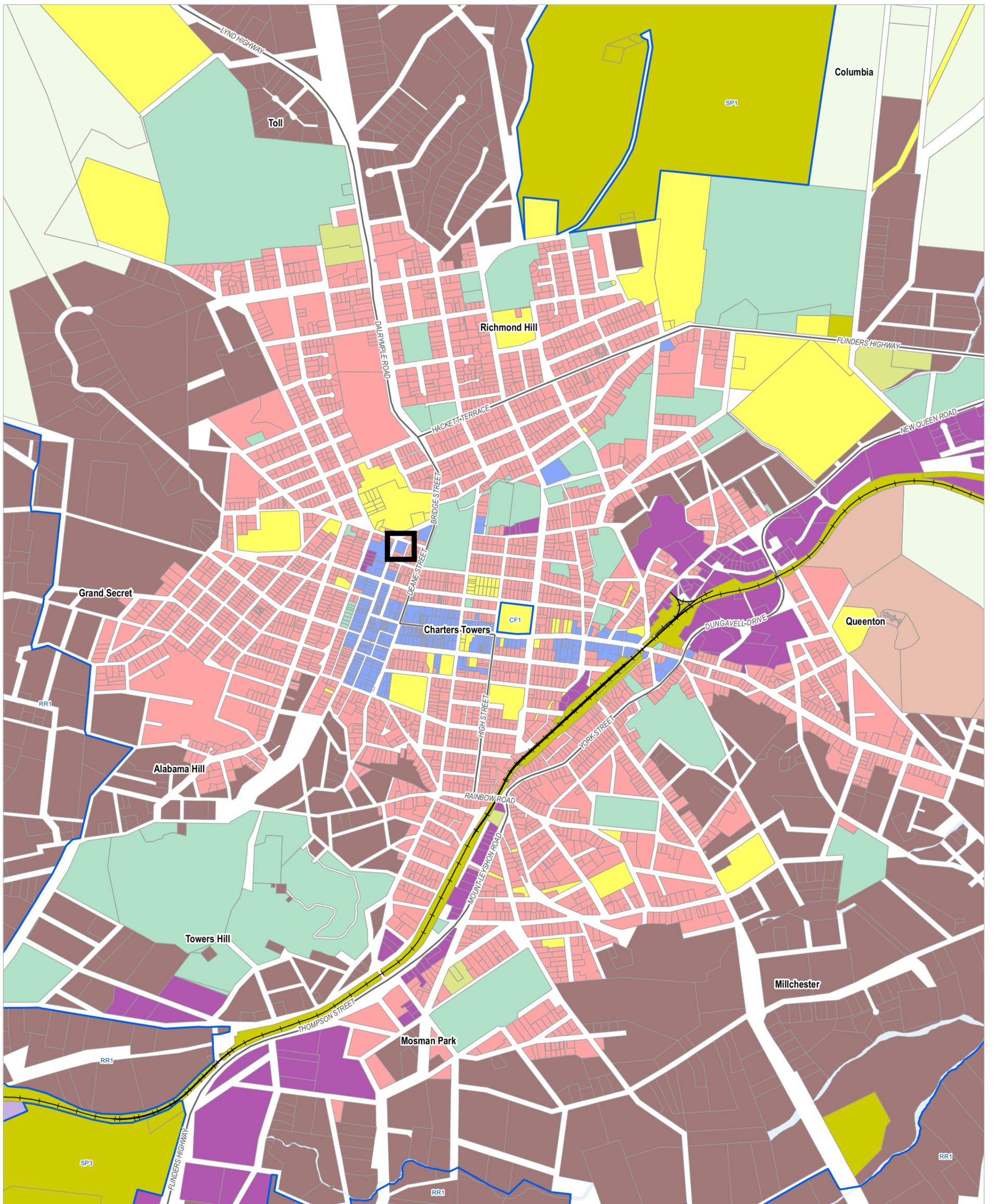
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**Charters Towers  
Regional Town Plan  
Zone Map**

- Zone**
- Centre
  - General Residential
  - Industry
  - Industry Investigation
  - Community Facilities
  - Minor Tourism
  - Recreation and Open Space
  - Environmental Management and Conservation
  - Rural Residential
  - Emerging Community
  - Rural
  - Special Purpose
  - Township

- Precinct**
- CF1 - Hospital and Health Care Services Precinct
  - RR1 - Environs Precinct
  - RR2 - Hervey Range Precinct
  - SP1 - Airport Precinct
  - SP2 - Defence Precinct
  - SP3 - Sales Yard Precinct
- Other Map Layers**
- Precinct Boundary
  - Cadastral Boundary
  - Local Government Boundary
  - Waterway
  - Railway Network
  - Major Roads

**DISCLAIMER**

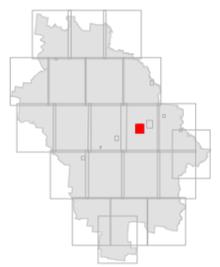
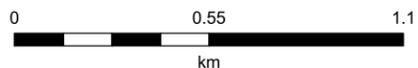
Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2019]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Cadastral boundaries as at December 2019 sourced from QSpatial.

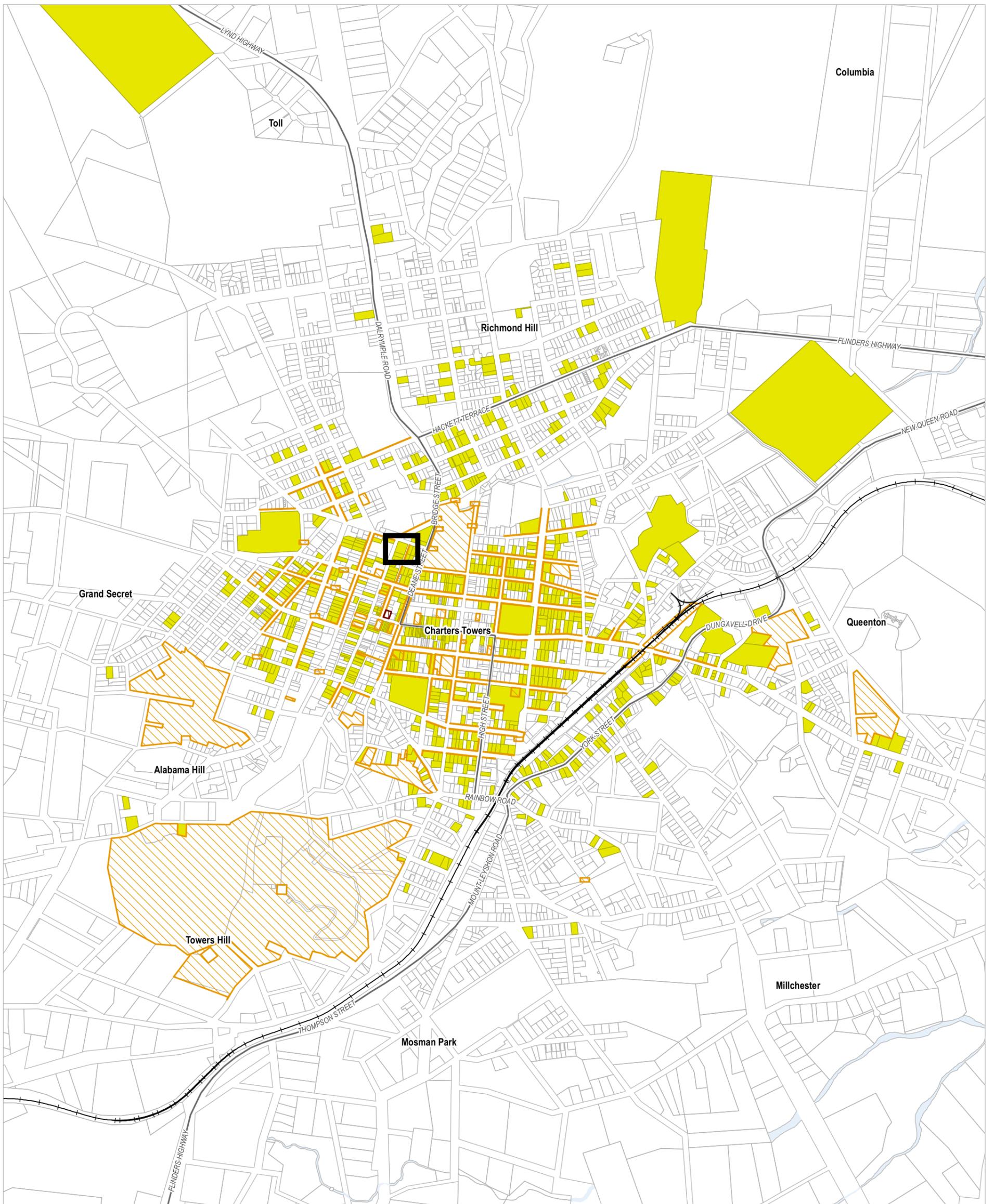
Geocentric Datum of Australia (GDA94)

29/12/2019

Approx Scale @ A3 1:20,000



**Zone - ZM1.2  
Charters Towers Urban Area**



**Charters Towers  
Regional Town Plan  
Heritage Overlay Map**

- Cultural Heritage Places**
-  National Heritage Place
  -  State Heritage Place
  -  Local Heritage Place
- Other Map Layers**
-  Cadastral Boundary
  -  Local Government Boundary
  -  Waterway
  -  Railway Network
  -  Major Roads

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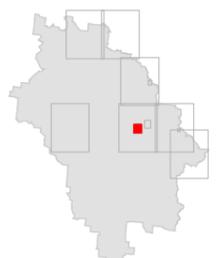
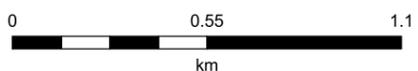
Cadastral boundaries as at December 2019 sourced from QSpatial.  
State heritage as at 21/06/2019, sourced from QSpatial. National heritage place as at 29/03/2019.

Refer to State Government mapping for the latest version of the overlay if applicable.

Geocentric Datum of Australia (GDA94)

29/12/2019

Approx Scale @ A3 1:20,000



**Heritage Overlay - OM4.2  
Charters Towers Urban Area**

<b>Name of Place</b>	Waverley Hotel
<b>Street Address</b>	19-25 Mosman Street, Charters Towers
<b>Lot/Plan</b>	L1/RP726134, L3/RP745520 and L55/CT18220
<b>Type of Place</b>	Hotel
<b>Construction Date</b>	1889 (Architect: Tunbridge and Tunbridge)
<b>Integrity</b>	Substantially intact
<b>Condition</b>	Good condition
<b>Inspection Date</b>	28 June 2020
<b>References</b>	Michael Brumby, One Square Mile, Charters Towers, Charters Towers Archives, 1997.

**Description of Place**

Built for John Robb in 1889. Designed by Tunbridge and Tunbridge.

**Heritage Significance of Place**

**Criterion 3** Typological – The place demonstrates the key characteristics of a type or class of place that makes a significant contribution to our understanding of local history.

**Statement** The Waverley Hotel is a two storey brick building that was built on the corner of Mosman and Jane Streets in 1889. It is significant as it exemplifies the design, form and construction techniques used to build hotels during the commercial growth of Charters Towers as north Queensland's most prominent goldfield up until 1911.

**Location Map of Place**



**Photos of Place**



---

# APPENDIX 3

## *PLANS OF DEVELOPMENT*

---

**JOB:** WAVERLEY PUB - RENOVATIONS & EXTENSIONS  
**CLIENT:** STAR HOTEL GROUP  
**ADDRESS:** 19 MOSMAN STREET, CHARTERS TOWERS

SHEET LIST			
SHEET No.	SHEET NAME	Revision	REV. ISSUE DATE
01	COVER PAGE	1	23.01.23
02	SITE PLAN - EXISTING	1	23.01.23
03	FLOOR PLAN GF - EXISTING	1	23.01.23
04	FLOOR PLAN FF - EXISTING	1	23.01.23
05	ELEVATIONS - EXISTING	1	23.01.23
06	DEMOLITION PLAN - GF	1	23.01.23
07	DEMOLITION PLAN - FF	1	23.01.23
08	SITE PLAN - GENERAL	1	23.01.23
09	FLOOR PLAN - GROUND FLOOR	1	23.01.23
10	FLOOR PLAN - FIRST FLOOR	1	23.01.23
11	ELEVATIONS	1	23.01.23
12	SLAB SETOUT PLAN - GROUND FLOOR	1	23.01.23
13	FLOOR SETOUT PLAN - FIRST FLOOR	1	23.01.23
14	WALL SETOUT PLAN - GROUND FLOOR	1	23.01.23
15	WALL SETOUT PLAN - FIRST FLOOR	1	23.01.23
16	SECTIONS	1	23.01.23
17	SECTIONS	1	23.01.23
18	SECTIONS	1	23.01.23
19	SECTIONS	1	23.01.23
20	CONSTRUCTION DETAILS	1	23.01.23
21	CONSTRUCTION DETAILS	1	23.01.23
22	REFLECTED CEILING PLANS	1	23.01.23
23	FINISHES PLANS	1	23.01.23
24	WINDOW & DOOR SCHEDULES	1	23.01.23
25	ROOM ELEVATIONS	1	23.01.23
26	JOINERY DETAILS	1	23.01.23

**GENERAL:**

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS. DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

**EXTERNAL OPENINGS - FLASHINGS:**

- FLASHINGS TO WALL OPENINGS WHICH ARE EXPOSED TO THE WEATHER MUST BE FLASHED WITH MATERIALS COMPLYING WITH AS2904 DAMP-PROOF COURSES AND FLASHINGS
- FLASHING MUST BE PROVIDED TO THE BOTTOM, TOPS AND SIDES OF OPENINGS AND MUST BE INSTALLED SO THAT THE FLASHING EXTENDS NOT LESS THAN 110mm BEYOND THE REVEALS ON EACH SIDE OF THE OPENING WHERE PRACTICABLE
- FLASHING IS TO BE ATTACHED TO THE WINDOW/DOOR AND THE WALL FRAMING
- AT THE TOP AND BOTTOM OF THE OPENING, THE FLASHING MUST DRAIN TO THE OUTSIDE FACE OF THE WALL OR CLADDING

**WALL AND CEILING SHEETING:**

- WALL SHEETING**
- INTERNAL WALLS TO BE SHEETED WITH 10mm PLASTERBOARD ON BOTH SIDES UNO
  - WET AREA WALLS TO BE SHEETED WITH 6mm FIBRE CEMENT SHEETING UNO
- CEILING SHEETING**
- INTERNAL CEILING SHEETING TO BE 10mm PLASTERBOARD
  - SUPPORTING FRAME/BATTENS TO BE EITHER:  
42x35 PINE CEILING BATTENS AT:  
- C3 WIND SPEED - 450 CENTRES OR:  
- METAL FRAMING WITH A MINIMUM BASE METAL THICKNESS (BMT) OF 1.6mm AND A MINIMUM FACE WIDTH OF 32mm.
- EAVES AND SOFFITS**
- EAVES AND SOFFIT SHEETING TO BE 4.5mm FIBRE CEMENT WITH 42x35 PINE CEILING BATTENS AT 250 CENTRES OR APPROVED METAL EQUIVALENT INSTALLED TO MANUFACTURERS SPECIFICATIONS

**ROOF SHEETING:**

- ROOF SHEETING TO BE 0.48BMT STRAMIT OR LYSAGHT.
  - PROFILE AS PER CLIENT SELECTION UNO
  - PROVIDE FIXINGS SUITABLE FOR THE WIND CLASS AS SHOWN IN THE PROJECT SPECIFICATION.
  - FIX BATTENS AT EVERY TRUSS OR RAFTER INTERSECTION WITH 1/No.14 TYPE 17 x 100mm SCREW.
- ROOF BATTENS**
- GENERAL ROOF ZONES - PROVIDE 70x35 MGP12 ROOF BATTENS AT 900 CTS. MAX. (OR APPROVED METAL EQUIVALENT)
  - ROOF EDGE ZONES - PROVIDE 70x35 MGP12 ROOF BATTENS AT 600 CTS. MAX. (OR APPROVED METAL EQUIVALENT)
  - ROOF CORNER ZONES - WHERE ROOF PITCH IS LESS THAN 10° PROVIDE 70x35 MGP12 ROOF BATTENS AT 300 CTS. MAX. (OR APPROVED METAL EQUIVALENT) OTHERWISE PROVIDE BATTENS AS PER ROOF EDGE ZONES.
  - REFER TO AS4065 WIND LOADS FOR HOUSING SECTION 3.1 FOR FURTHER INFORMATION.
  - RE - ROOF EDGE - AREAS OF THE ROOF WITHIN 1200 FROM ANY EDGE, EXCLUDING EXTERNAL CORNERS. EDGES INCLUDE RIDGE, VALLEY AND HIP EDGES.
  - RC - ROOF CORNER - AREAS OF THE EXTERNAL CORNERS OF ROOFS WITHIN 1200 OF ADJACENT EDGES (i.e. THE OVERLAP AREA OF TO RE ZONES
  - G - GENERAL - AREAS OF ROOFS MORE THAN 1200 FROM EDGES (i.e. AREAS WHICH ARE NEITHER EDGE OR CORNER ZONES)



**NOTES:**

- VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
- FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
- COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
- THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
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**ISSUE:**

**DATE:**

**DESCRIPTION:**

THE DESIGN HOUSE NQ  
 m: 0423 623 647  
 a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
 e: nathan@thedesigthouse.com.au  
 w: www.thedesigthouse.com.au  
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 QBCC LICENCE NO. 15046263  
 BUILDING DESIGN OPEN RISE



Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

Location: 19 MOSMAN STREET, CHARTERS TOWERS

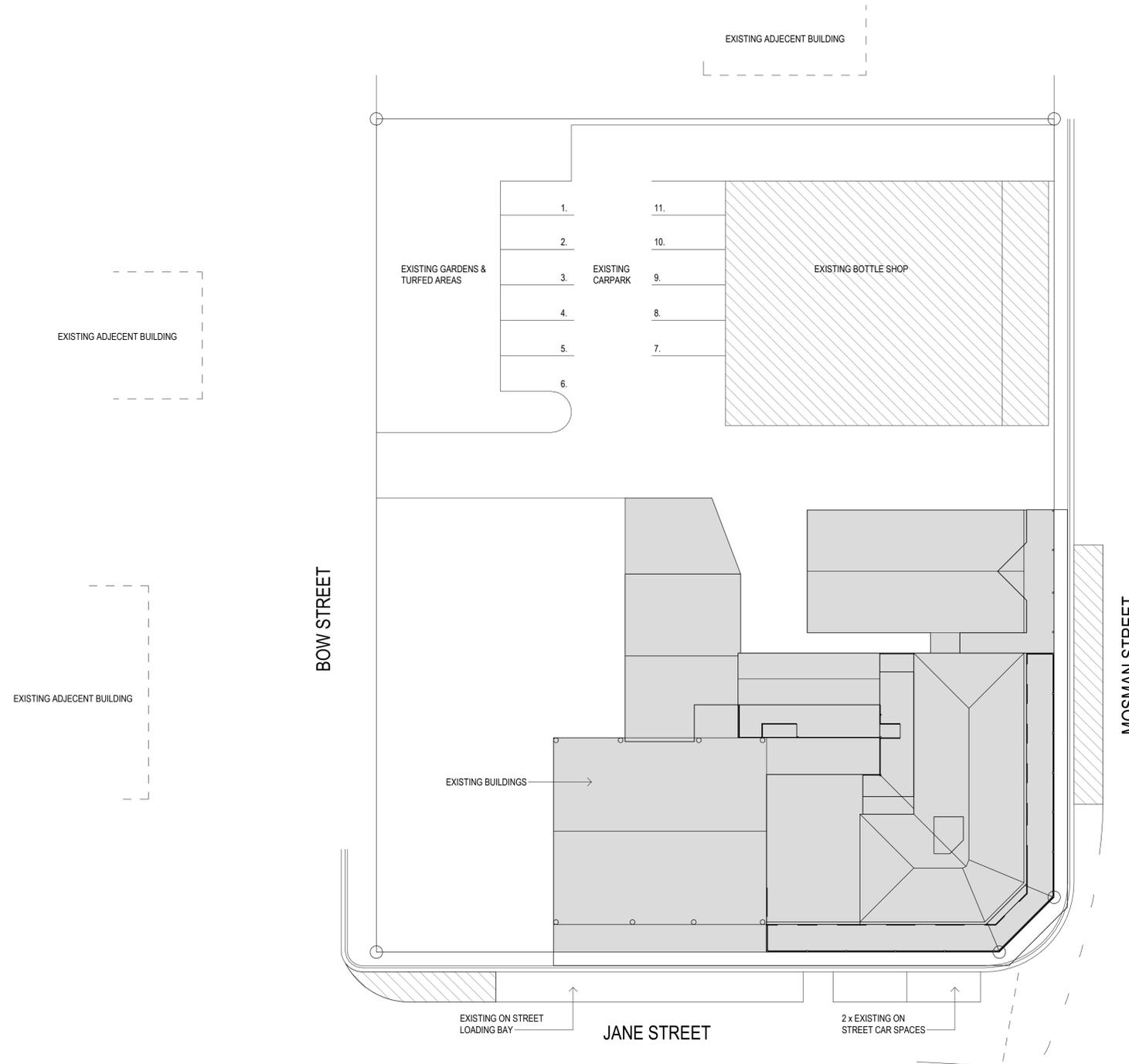
TITLE: COVER PAGE

Date: 23.01.23 Drawn: N.H

Scale: 1 : 1 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 01	1

WIND CATEGORY C2



1 SITE PLAN  
1 : 200

REAL PROPERTY DESCRIPTION  
LOT 5 ON SP 210857  
AREA OF LAND: 3035m<sup>2</sup>  
LOCAL GOVERNMENT: CHARTERS TOWERS COUNCIL

**NOTES:**  
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION  
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED  
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION  
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT  
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ISSUE:      DATE:      DESCRIPTION:

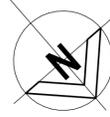
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m: 0423 623 647  
a: 11 Cashell Crescent, Bushland Beach, QLD 4818  
e: nathan@thedesigthouseq.com.au  
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BUILDING DESIGN OPEN RISE



Project: RENOVATIONS & EXTENSION  
Client: WAVERLY HOTEL  
Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: SITE PLAN - EXISTING  
Date: 23.01.23    Drawn: N.H  
Scale: 1 : 200    Designed: N.H  
Job No.: 2023-011-C    Drawing No.: DD 02    Rev. 1

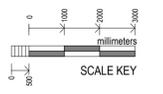
WIND CATEGORY C2



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE TO  
COMPLY WITH RELEVANT COVENANT &  
BUILDING CERTIFICATION APPROVALS



1 FLOOR PLAN - G.F.  
1:100



**NOTES:**

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
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DATE:

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Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

Location: 19 MOSMAN STREET, CHARTERS TOWERS

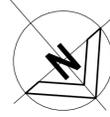
TITLE: FLOOR PLAN GF - EXISTING

Date: 23.01.23 Drawn: N.H

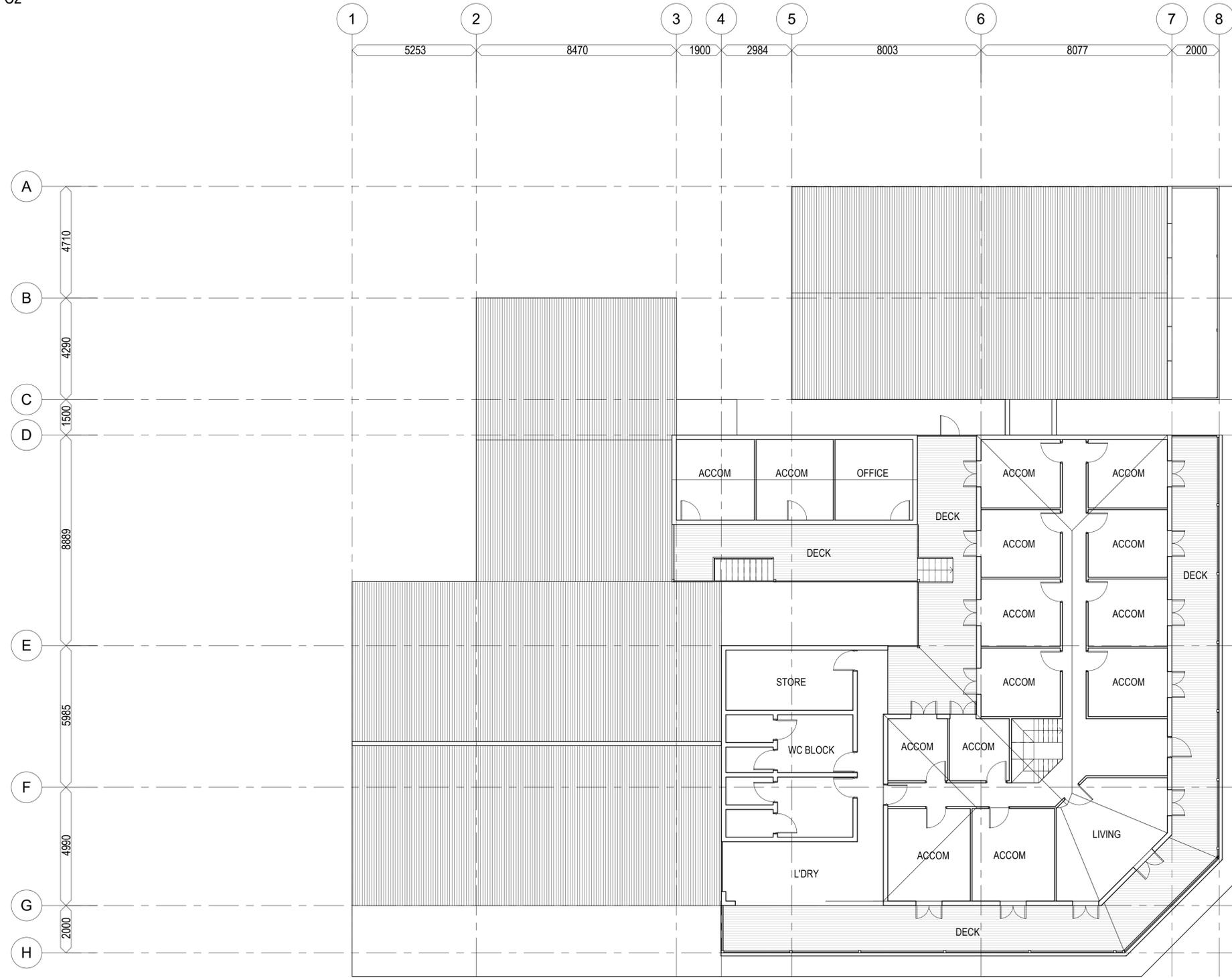
Scale: 1 : 100 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 03	1

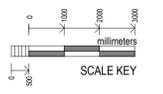
WIND CATEGORY C2



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1 FLOOR PLAN - F.F.  
1:100



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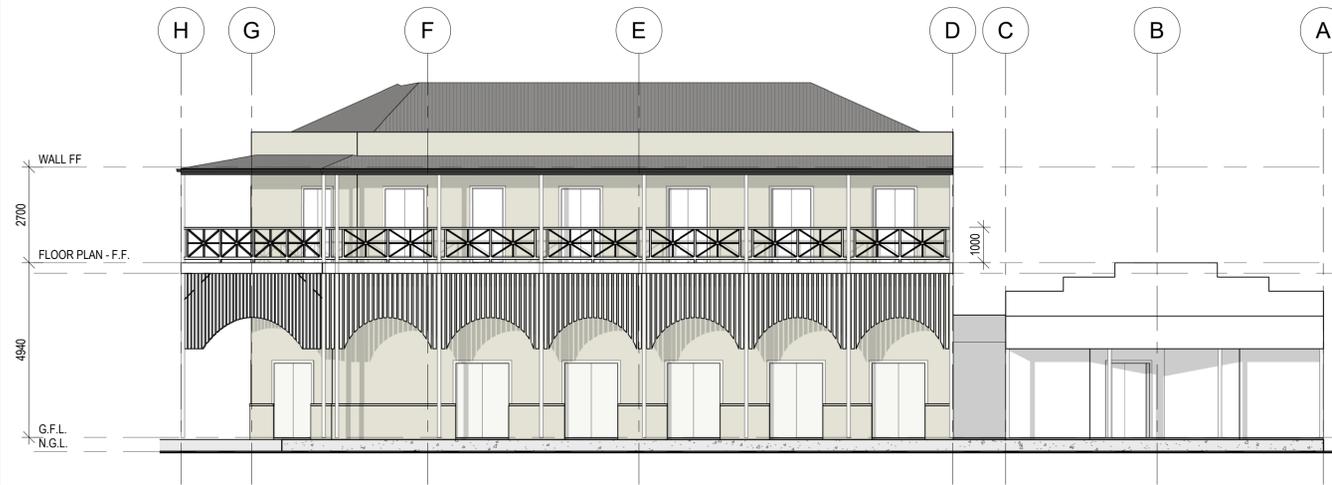
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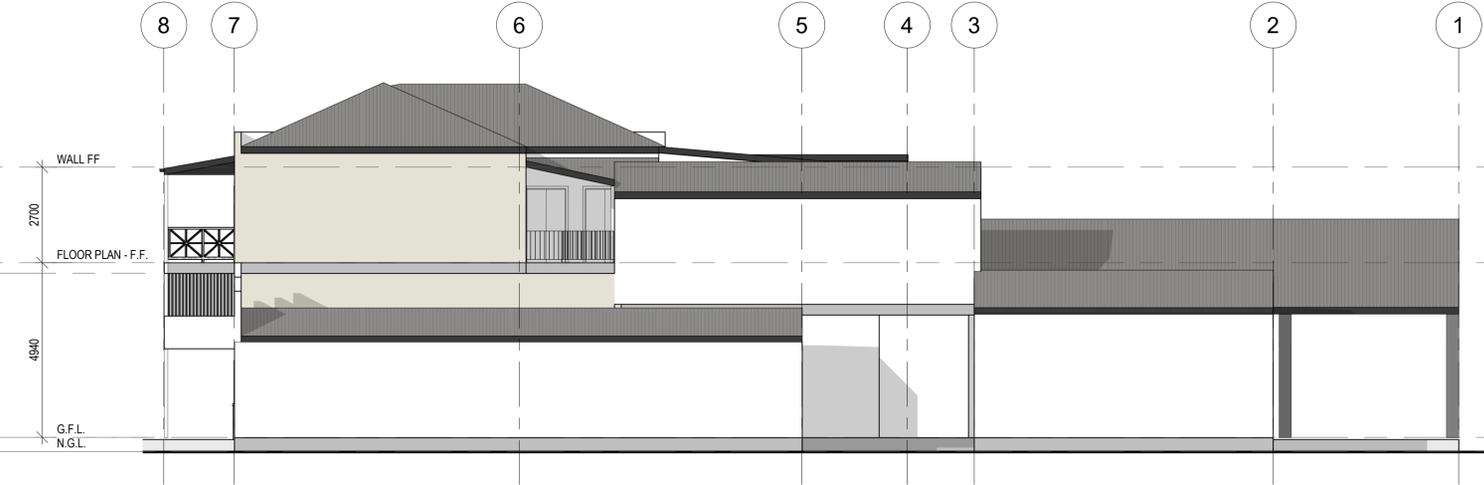


Project: RENOVATIONS & EXTENSION  
Client: WAVERLY HOTEL  
Location: 19 MOSMAN STREET, CHARTERS TOWERS

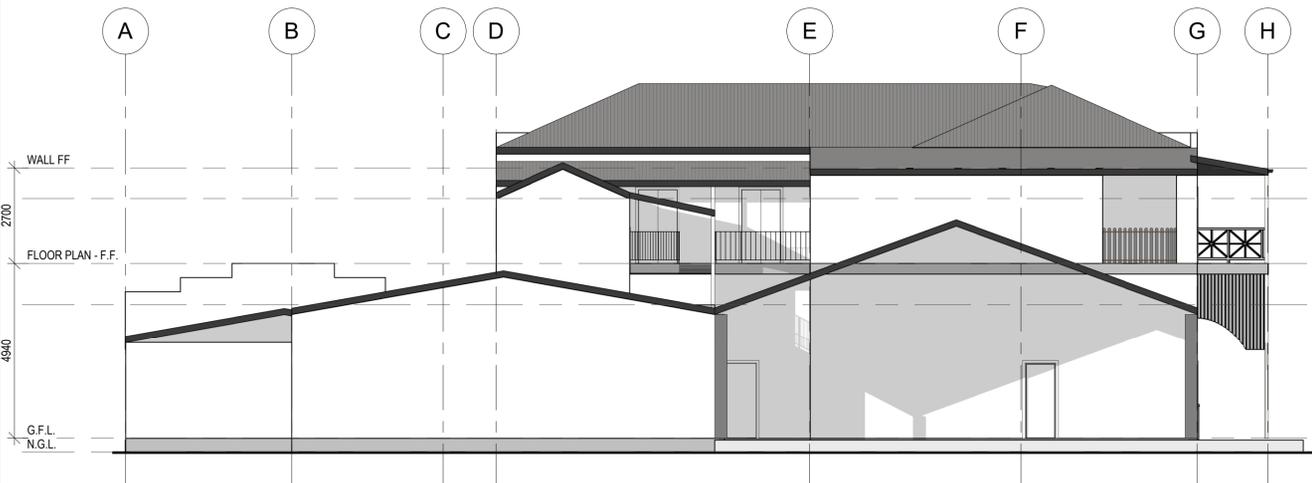
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Date: 23.01.23 Drawn: N.H  
Scale: 1 : 100 Designed: N.H  
Job No.: 2023-011-C Drawing No.: DD 04 Rev: 1



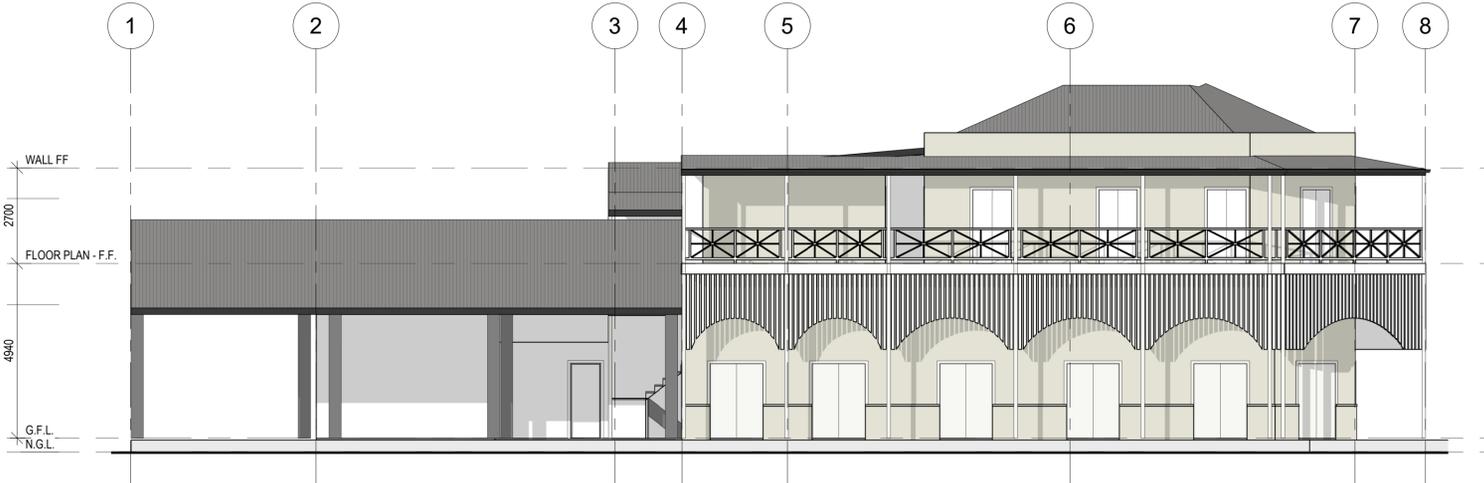
4 ELEV 1  
1:100



3 ELEV 2  
1:100



1 ELEV 3  
1:100



2 ELEV 4  
1:100

**NOTES:**

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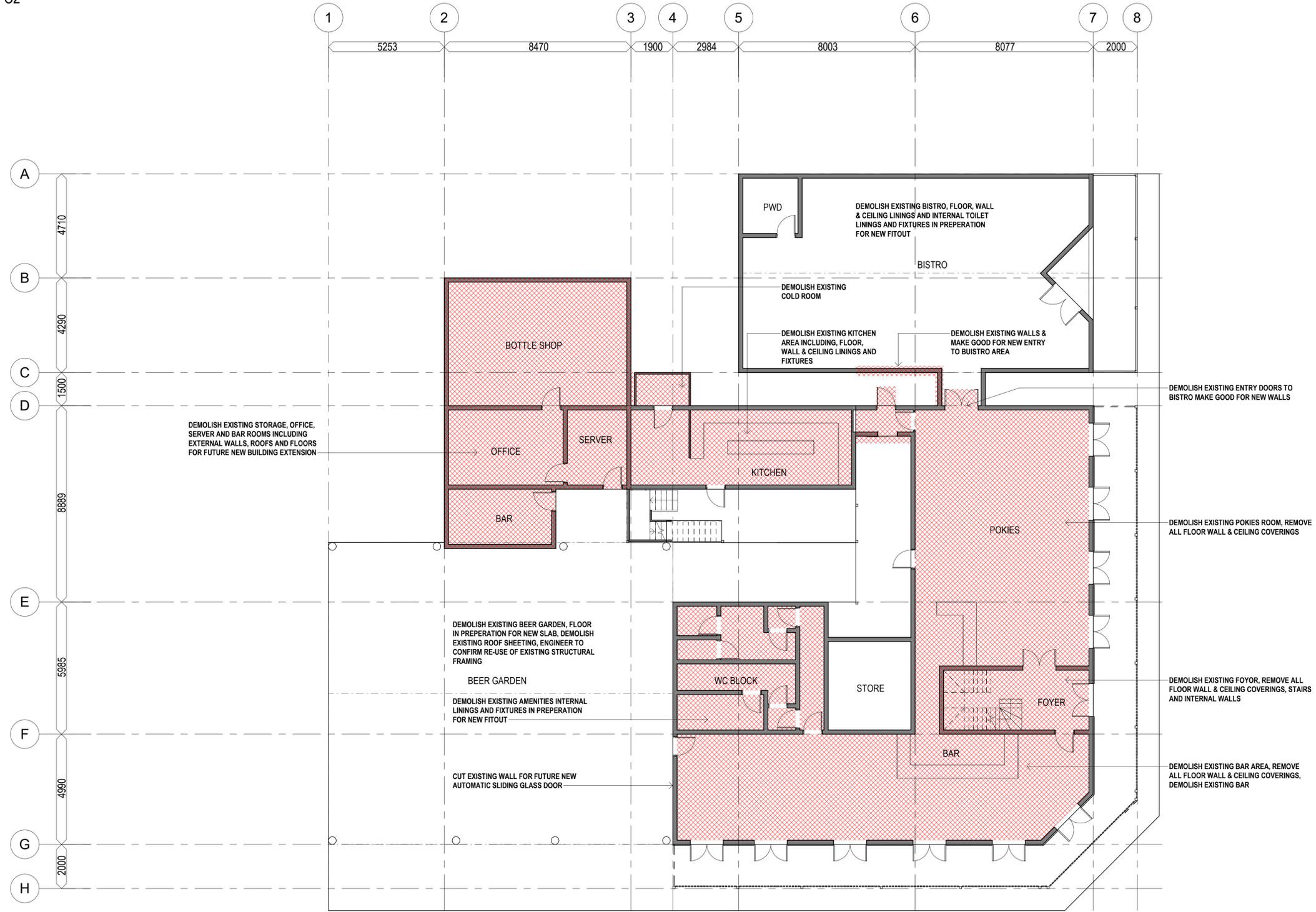
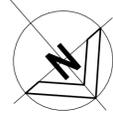
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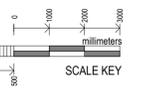
Project: RENOVATIONS & EXTENSION  
 Client: WAVERLY HOTEL  
 Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: ELEVATIONS - EXISTING  
 Date: 23.01.23 Drawn: N.H  
 Scale: 1:100 Designed: N.H  
 Job No.: 2023-011-C Drawing No.: DD 05 Rev.: 1

WIND CATEGORY C2



1 DEMOLITION PLAN - G.F.  
1:100



**NOTES:**

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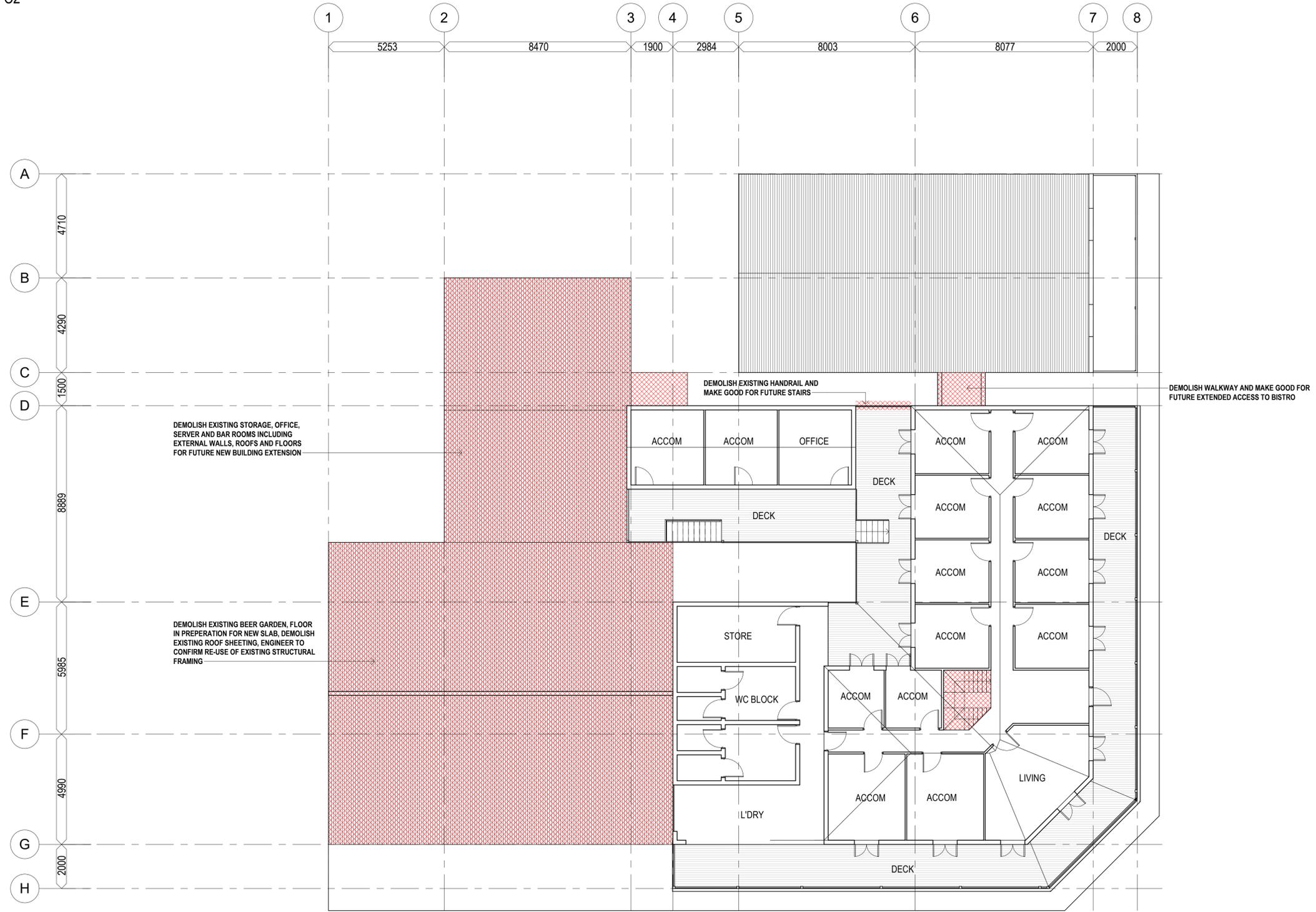
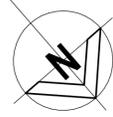
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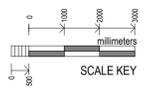
Project: RENOVATIONS & EXTENSION  
 Client: WAVERLY HOTEL  
 Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: DEMOLITION PLAN - GF  
 Date: 23.01.23 Drawn: N.H  
 Scale: 1 : 100 Designed: N.H  
 Job No.: 2023-011-C Drawing No.: DD 06 Rev.: 1

WIND CATEGORY C2



1 DEMOLITION PLAN - F.F.  
1 : 100



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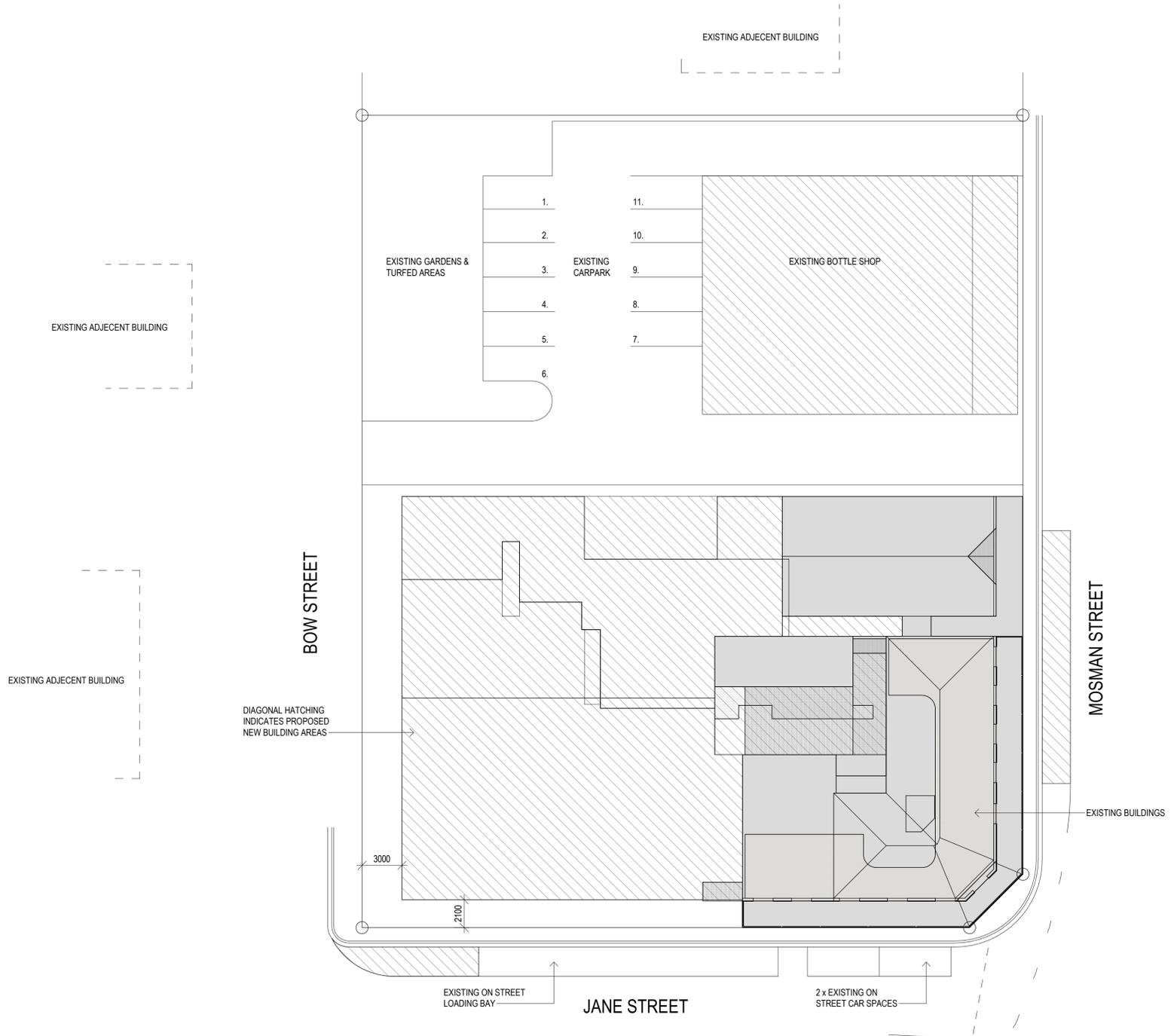
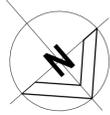
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Project: RENOVATIONS & EXTENSION  
 Client: WAVERLY HOTEL  
 Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: DEMOLITION PLAN - FF  
 Date: 23.01.23 Drawn: N.H  
 Scale: 1 : 100 Designed: N.H  
 Job No.: 2023-011-C Drawing No.: DD 07 Rev: 1

WIND CATEGORY C2



1 SITE PLAN  
1 : 200

REAL PROPERTY DESCRIPTION  
LOT 5 ON SP 210857  
AREA OF LAND: 3035m<sup>2</sup>  
LOCAL GOVERNMENT: CHARTERS TOWERS COUNCIL

**NOTES:**  
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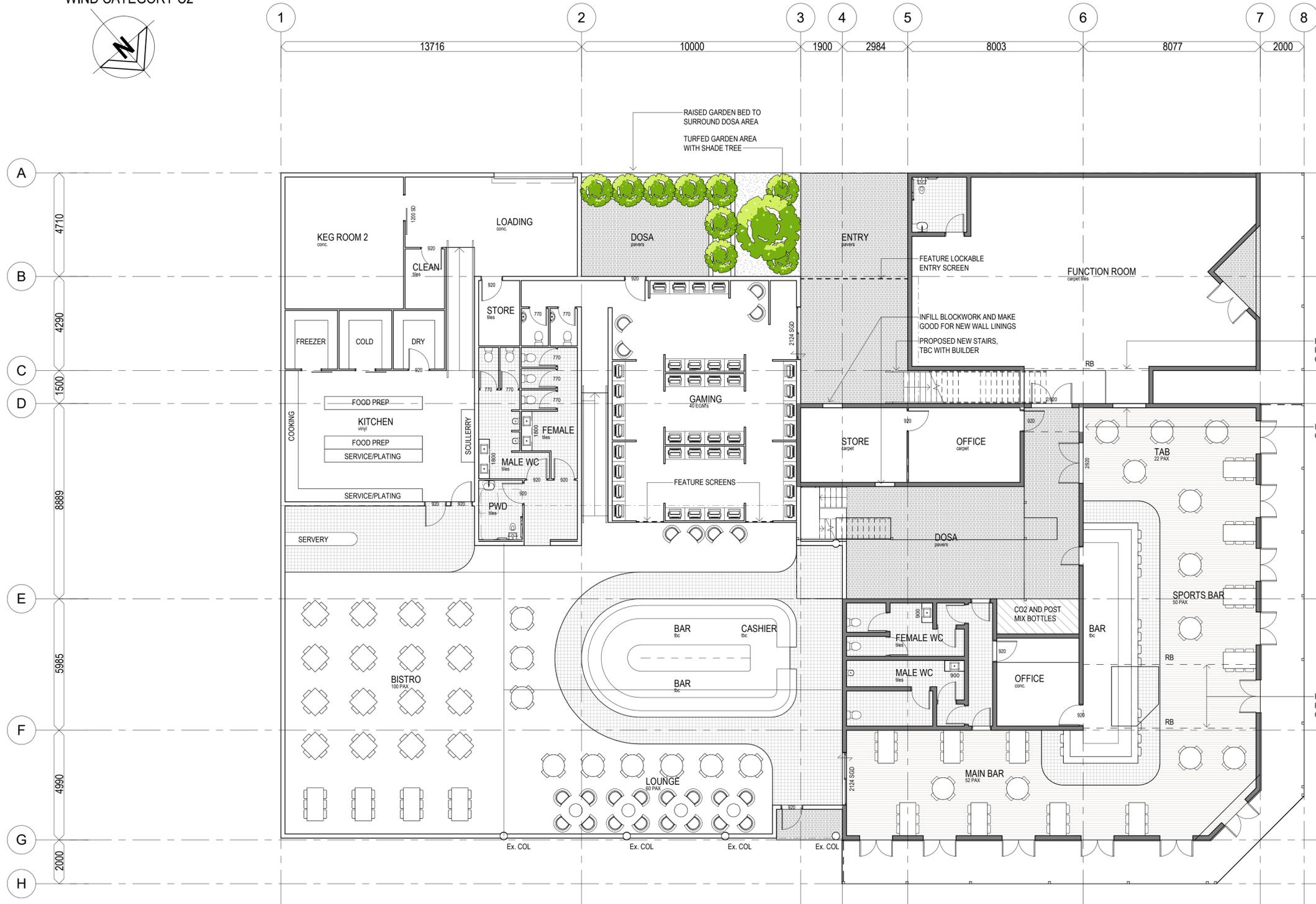
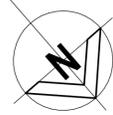
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Project: RENOVATIONS & EXTENSION  
Client: WAVERLY HOTEL  
Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: SITE PLAN - GENERAL  
Date: 07.03.23 Drawn: N.H  
Scale: 1 : 200 Designed: N.H  
Job No.: 2023-011-C Drawing No.: DD 08 Rev.: 3

WIND CATEGORY C2

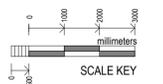


ENGINEER TO CONFIRM BEAM REQUIREMENTS FOR DEMOLITION OF INTERNAL FOYER WALLS

INFILL BLOCKWORK AND MAKE GOOD FOR NEW WALL LININGS

ENGINEER TO CONFIRM BEAM REQUIREMENTS FOR DEMOLITION OF INTERNAL FOYER WALLS

1 FLOOR PLAN - G.F.  
1:100



**NOTES:**  
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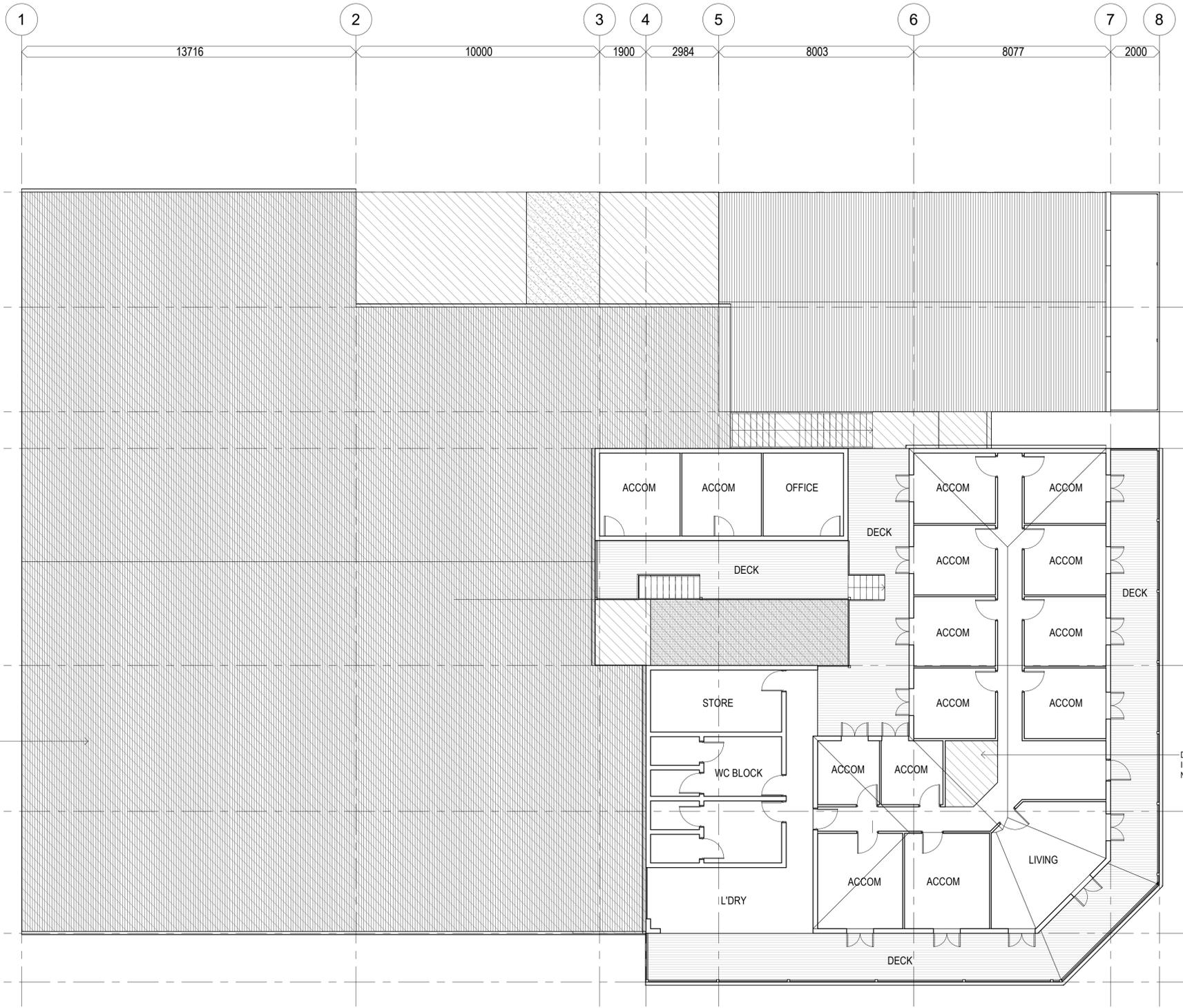
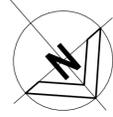
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Project: RENOVATIONS & EXTENSION  
 Client: WAVERLY HOTEL  
 Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: FLOOR PLAN - GROUND FLOOR  
 Date: 07.03.23 Drawn: N.H  
 Scale: 1:100 Designed: N.H  
 Job No.: 2023-011-C Drawing No.: DD 09 Rev.: 3

WIND CATEGORY C2



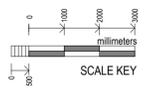
DIAGONAL HATCHING INDICATES PROPOSED NEW BUILDING AREAS

DIAGONAL HATCHING INDICATES PROPOSED NEW FLOOR INFILL

A 4710  
B 4290  
C 1500  
D 8889  
E 5985  
F 4990  
G 2000  
H

1 13716 2 10000 3 1900 4 2984 5 8003 6 8077 7 2000 8

1 FLOOR PLAN - F.F.  
1:100



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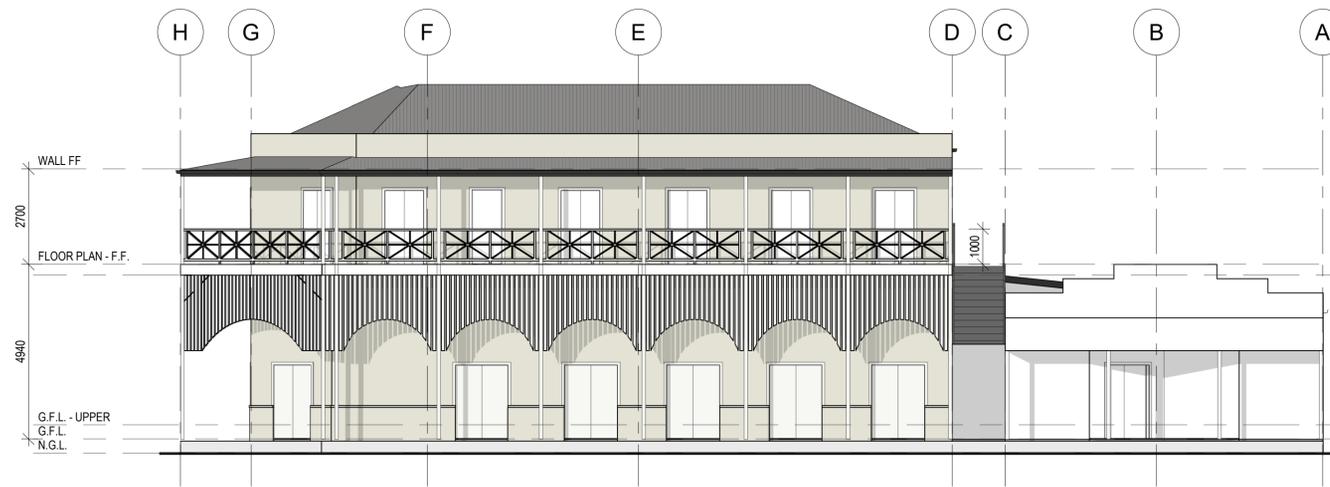
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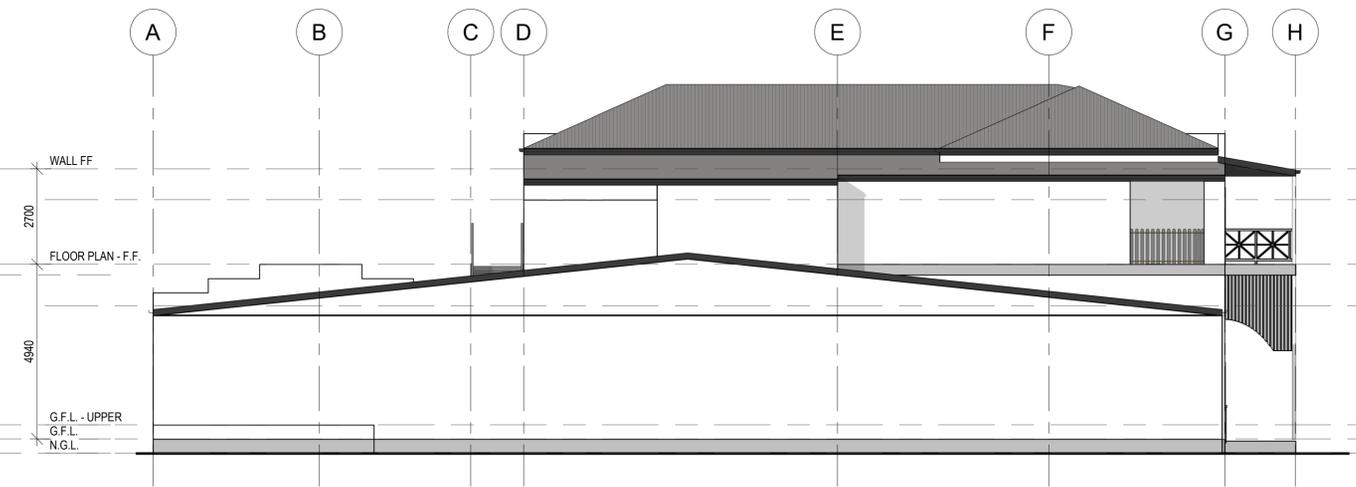


Project: RENOVATIONS & EXTENSION  
Client: WAVERLY HOTEL  
Location: 19 MOSMAN STREET, CHARTERS TOWERS

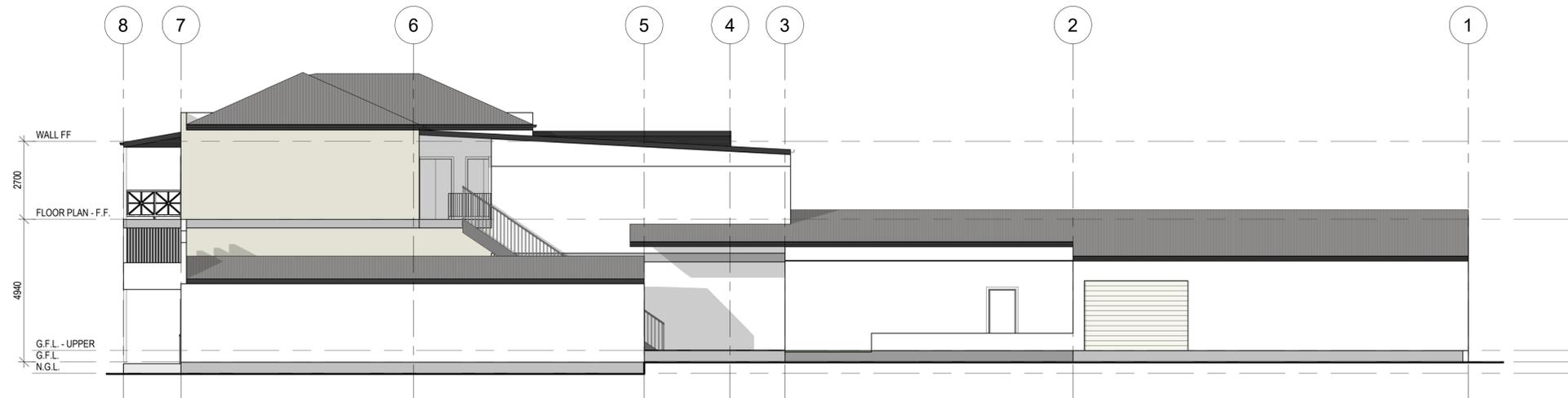
TITLE: FLOOR PLAN - FIRST FLOOR  
Date: 07.03.23 Drawn: N.H  
Scale: 1 : 100 Designed: N.H  
Job No.: 2023-011-C Drawing No.: DD 10 Rev.: 3



1 ELEV 1  
1:100



2 ELEV 3  
1:100



3 ELEV 2  
1:100



4 ELEV 4  
1:100

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Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

Location: 19 MOSMAN STREET,  
 CHARTERS TOWERS

TITLE: ELEVATIONS

Date: 07.03.23 Drawn: Author

Scale: 1 : 100 Designed: Designer

Job No.: Drawing No.: Rev.

2023-011-C DD 11 3