BNC Ref. DA094-23
CODE: OPW

>> 3 April 2025

ASSESSMENT MANAGER
CHARTERS TOWERS REGIONAL COUNCIL
PO BOX 4820
CHARTERS TOWERS QLD 4820
Via: Email

Dear Assessment Manager,

RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
DEVELOPMENT PERMIT FOR CODE ASSESSABLE OPERATIONAL WORKS ASSOCIATED WITH A MATERIAL CHANGE OF USE
16 JANE STREET, 18 JANE STREET & 19 MOSMAN STREET, CHARTERS TOWERS QLD 4820

BNC Planning acting on behalf of the applicant submits the attached development application to the Charters Towers Regional Council in accordance Chapter 3, Part 2 of the *Planning Act 2016.* The development application is seeking a development permit for operational works associated with a material change of use to facilitate a Hotel (extension) use over the above referenced premises.

This development application is being made to the Townsville City Council as the relevant assessment manager under the *Planning Regulation 2017* and has been made in the *approved form* as required under s51 of the *Planning Act 2016*. The common material making up the development application includes:

- Relevant development application forms.
- A detailed planning report and the relevant site detail.
- Working drawings and other relevant supporting information.
- An estimate bill of quantities/cost of works schedule for the works being assessed.

Please make contact to confirm receipt of this development application and to confirm the assessment manager application fee amount and payment options. Attached to this cover letter is an Estimate Cost of Works schedule to assist. I trust this information is sufficient for acceptance of the development application as *properly made* subject to payment of the application fee. Please contact me should there be any issues or if you require any further information.

Kind regards,

Benjamin Collings, Director
BNC Planning Pty Ltd

BNC Planning Pty Ltd
Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810 (PO Box 5493 Townsville QLD 4810)
T: +61 (07) 4724 1763 **E**: enquire@bncplanning.com.au www.bncplanning.com.au ABN 80 147 498 397

smce
STEVE MCKENZIE CONSULTANT ENGINEER

Head Office
18 Ingham Rd
West End Q 4810
PO Box 1011
Townsville Q 4810
T. +61 7 4724 4551
ABN 24 092 705 130

17 March 2025

The Chief Executive Officer
12 Mosman Street
Charters Towers
PO BOX 189
CHARTERS TOWERS QLD 4820

Dear Council,

16- 18 JANE STREET, AND 19 MOSMAN STREET, CHARTERS TOWERS
(FORMER LOTS 102 AND 103 ON CT18232, AND LOT 53 ON SP210857)
COUNCIL MCU23/0006.1
CIVIL DESIGN CERTIFICATION AND CONSTRUCTION COST SUMMARY

Council

Apropos the above development, SMCE has prepared engineering drawings to support an Operational Works application sought over the subject site.

The civil works cost component for addressing the conditions of development is costed at less than **$467,610** including GST, outlined by a construction cost estimate prepared below as part of this submission.

General
Site establishment, insurances, ERSED controls, contractor signage, survey markers
$25,000+GST

Earthworks and Roadworks
Clear and grub operations, initial stripping
Excavate, roll, grade trim compact for subgrade
Concrete pavements, supply, place, lay and finish (~2,000m^2)
New property access driveways (two off)
$370,100+GST

Carpark Works
Linemarking
Carpark signage
$12,000+GST

smce
STEVE MCKENZIE CONSULTANT ENGINEER

Head Office
18 Ingham Rd
West End Q 4810
PO Box 1011
Townsville Q 4810
T. +61 7 4724 4551
ABN 24 092 705 130

Stormwater Drainage Works
Stormwater inlet pit, with outlets to Jane Street kerb
Driveway access grated strip drain, to Jane Street

$18,000+GST

Total **$425,100 Excl. GST**
$467,610 Incl. GST

The Applicant may finalise payment of the above in the imminent future once Council confirm the OPW reference details.

Please call Mr. Ryan McKenzie of the Townsville office on (07) 4724 4551 if you wish to discuss further.

Yours faithfully,

RJM°K

Mr. Ryan McKenzie
Principal Engineer
BEng (Hons)
MIEAust CPEng NER
RPEQ 18480 (Civil/Structural)
NPEV (Civil & Structural)
TAS Building Services 100244417 (Civil & Structural)
NTBPB
RIW
WET/ SARC
GAICD
IPWEA
Institution of Civil Engineers 85382795 (UK)

BSPN. ARCHITECTURE

Cost of Works

WAVERLEY HOTEL - JANE STREET CARPARK

Updated 17.02.2025

Note: this Cost of Works is indicative only and based on the most recent information available using estimating tools such as Cordells, Rawlinsons & other recent project data. BSPN recommend a Quantity Surveyor be engaged to undertae a full Budget Estimate as required.

1	Greenscape / Garden Prep	Approximate Area of Works		302.00	m²
		Approximate Rate	$	69.00	/m²
		Subtotal	$	20,838.00	
2	Plants	Approximate Area of Works		302.00	m²
		Approximate Rate	$	6.90	/m²
		Subtotal	$	2,083.80	
3	Labour	Crossover Construction x 2		302.00	m²
		Approximate Rate	$	46.00	/m²
		Subtotal	$	13,892.00	
	Approximate Construction Cost		$	36,813.80	
	Charters Towers Cost Factor	17%	$	6,074.28	
	Construction Contingency	10%	$	4,288.81	
	Other Items *(as summarised below)*		$	-	
	TOTAL *COST OF WORKS* *As outlined in Fee Proposal. Construction Cost + Other Items*		$	47,176.88 + GST	

	Summary of Other Items			
A				
B			$	-
C			$	-
D			$	-
E			$	-
		Subtotal	$	-
	Other Costs - By Client *(not included in Cost Of Works)*			
1	Approvals & Authority Costs		Unknown	
2				

BNC PLANNING
town planning & property development consultants

DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

OPERATIONAL WORKS
at
16 JANE STREET, 18 JANE STREET & 19 MOSMAN STREET
CHARTERS TOWERS QLD 4820

RPD: LOT 102 ON CT18232, LOT 103 ON CT18232 & LOT 53 ON SP210857

BNC PLANNING PTY LTD (ABN 80 147 498 397)
PREPARED ON BEHALF OF *NORTH QUEENSLAND HOTEL INVESTMENTS PL*
APRIL 2025 DA032-23 v1.0

BNC PLANNING
town planning & property development consultants

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

CODE ASSESSABLE OPERATIONAL WORKS

16 JANE STREET, 18 JANE STREET AND 19 MOSMAN STREET, CHARTERS TOWERS QLD 4820
being
LOT 102 ON CT18232, LOT 103 ON CT18232 AND LOT 53 SP210857
for
WORKS ASSOCIATED WITH A MATERIAL CHANGE OF USE

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		North Queensland Hotel Investments PL	DA032-23	Report No. DA032-23-PR-OPW
Version	**Date**	**Author**		
1.0	April 2025	SSM:BNC		

© 2025 BNC Planning Pty Ltd, All Rights Reserved. Copyright in the whole and every part of this document belongs to BNC Planning and may not be used, sold, transferred, copied or reproduced in whole or in part in any manner or form or in or on any media to any person without the prior written consent of BNC Planning.

DISCLAIMER: This Report has been prepared in good faith and with due care by BNC Planning Pty Ltd. By accepting this Report, recipients agree for themselves and their affiliates to the terms of this Disclaimer. This Report has been prepared solely for development application and assessment purposes and not as specific advice to any particular recipient or any other person. It is not to be construed as a recommendation by BNC Planning Pty Ltd that any recipient proceeds with any investigation or with any purchase and/or lease of a property or service. In all cases recipients should carry out their own independent investigation, assessment and analysis. This Report is provided to the recipient on a contract for service basis and is not to be resupplied or replicated to any other person without the prior written consent of BNC Planning Pty Ltd. The recipient may, however, disclose the Report to any of its employees, advisors (including lawyers and accountants) or agents to the extent necessary to allow the recipient to evaluate the property/properties and to act on any opportunities.

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY **4**

2.0 BACKGROUND **4**

3.0 PROPOSAL SUMMARY **4**

4.0 ASSESSMENT **5**

4.1 Assessment Benchmarks Pertaining to State Planning Instruments **5**

4.2 Assessment Benchmarks Pertaining to Local Planning Instruments **5**

4.2.1 Development Application MCU2023/0006.01 **5**

4.**3 External Referrals** **8**

4.4 Public Notification **8**

5.0 CONCLUSIONS **8**

APPENDICIES

Appendix 1: Development Application Forms

Appendix 2: Working Drawings

Appendix 3: Development Permit MCU2023/0006.01

1.0 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 operational works. The operational works are subsequent to a recently approved change to the development for a material change of use issued by the Charters Towers Regional Council over land addressed as 16 Jane Street, 18 Jane Street, and 19 Mosman Street, Charters Towers more particularly described as Lot 102 on CT18232, Lot 103 on CT18232 and Lot 53 SP210857.

This development proposal relates to the works required to facilitate the Other Change and are a requirement of the conditions of approval from the parent development permit. The development is identified as *code assessable* under the operational works tables of assessment within the planning scheme.

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, including the conditions of approval from the parent development permit. This development application therefore must be approved in accordance with rules of code assessment as established under Act, subject to the imposition of reasonable and relevant conditions. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Application Type	Development Application for a Development Permit
Development Type	Code Assessable Operational Works
Application Description	Traffic Impact Assessment, Parking and Access, Landscaping, Stormwater Management and Sewer Works
Property Address	16 Jane Street, 18 Jane Street, and 19 Mosman Street, Charters Towers QLD 4820
Legal Description	Lot 102 on CT18232, Lot 103 on CT18232 and Lot 53 SP210857
Date Lodged	03 April 2025
Applicant	North Queensland Hotel Investments PL C/- BNC Planning
State Referral Agencies	NA

2.0 BACKGROUND

This operational works application is associated with a recently approved material change of use to facilitate a Hotel (Extension to Existing Hotel), Partial Demolition of a Local Heritage Place (Waverley Hotel), and Demolition of a Local Heritage Place (Dwelling House) at the subject site. It is noted that only the MCU component triggers subsequent operational works, the other permits are building works assessable against the planning scheme. Any pertinent existing applications or approvals which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	**DECISION DATE**
MCU2023/0006.01	4 November 2024

3.0 PROPOSAL SUMMARY

The applicant is seeking a development permit to undertake the operational works required to satisfy the relevant conditions of approval for the parent development permit, including acceptance of the associated design certification. The works being assessed relate to Traffic Impact Assessment, Parking and Access, Landscaping, Stormwater Management, and Sewer Works. An assessment of the proposed design detail provided in support of this operational works application is discussed in **section 4** below.

4.0 ASSESSMENT

The proposed development is identified as *code assessable* in the operational works tables of assessment. There are no other relevant components of the planning scheme or *Planning Regulation* which affect the level of assessment for the development. The development application is therefore subject to a bound assessment against the specifically identified assessment benchmarks.

4.1 Assessment Benchmarks Pertaining to State Planning Instruments

State Planning Policy
There are no applicable components of the State planning policy.

Regional Plan
There are no applicable components of the North Queensland Regional plan.

State Development Assessment Provisions
Under Schedule 10 of the *Planning Regulation 2017*, the development application does not trigger any referral agency assessment or assessment against the State development assessment provisions.

Assessment Benchmarks Summary
A summary of the relevant state level assessment benchmarks is provided in the table below:

State Planning Instruments	
Assessment Benchmarks	NA

4.2 Assessment Benchmarks Pertaining to Local Planning Instruments

The proposed operational works are subsequent to a parent Other Change development application. While the tables of assessment for operational works nominate a range of planning scheme codes as the assessment benchmarks, the conditions of approval also constitute assessment benchmarks and require direct compliance. These conditions would make reference to the relevant codes from the planning scheme which provides the link between the conditions and the assessment benchmarks. Accordingly, the development has been assessed against the applicable conditions of approval from the development application as a means of demonstrating compliance with the assessment benchmarks.

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

- compliant with the relevant conditions of approval from development application MCU2023/0006.01;
- compliant with the purpose and applicable outcomes from the relevant planning scheme codes, policies and nominated design standards; 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. As discussed above, the justification for approval has been provided as an assessment against the relevant conditions of approval only, given they would make reference to and as such integrate the requirements of the relevant code-based assessment benchmarks. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

4.2.1 Development Application MCU2023/0006.01

The proposed development is identified as *code assessable* in the operational works tables of assessment. The assessment table below provides the necessary justification to demonstrate compliance against the relevant assessment benchmarks.

MCU2023/0006.01	
Relevant Condition	**Justification**
6. A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction. The Development Application for operational Works is to include the following: a) Driveways and Access; b) Stormwater Management (quantity, flood and drainage control) (only if required); and c) Relocation of sewer infrastructure.	The applicant has engaged an RPEQ consulting engineer to prepare the attached civil works detail to demonstrate compliance with the relevant design standards. The associated working drawings and design certification are included as **Appendix 2.**
11. A localised Traffic Impact Assessment for Bow Street must be undertaken by an appropriately qualified and experienced Traffic Engineer in accordance with Austroads guidelines.	While not requiring operational works approval, it is noted that a preliminary Traffic Impact Assessment (TIA) has been undertaken to confirm that there are not expected to be any changes required to the attached OPW working drawings as a result of the assessment. The final TIA will be lodged by way of a separate compliance application.
17. A total of twenty-one (21) car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces.	The attached civil works demonstrate that the conditioned number of car parking spaces is provided. The associated working drawings and design certification are included as **Appendix 2.**
18. Construct two (2) driveway crossovers at the nominated ingress and egress locations along the frontage of Bow Street and Jane Street in accordance with Council's standard drawing CTRC-003 Roads commercial driveway slab. Kerb and channelling is required to be reinstated where existing driveways are being decommissioned. **Note: the approved plans may require amending as per the outcomes of the Traffic Impact Assessment required by condition 11.**	The applicant has engaged an RPEQ consulting engineer to prepare the attached civil works detail to demonstrate compliance with the relevant design standards. The associated working drawings and design certification are included as **Appendix 2.**
23. Submit to Council for approval a full Landscaping Plan prepared by a suitably qualified consultant	The proponent provides the attached Landscaping Plans. The detail as shown on the plans confirms compliance with the relevant standards and outcomes referenced in the conditions. NOTE: The plans have been prepared by a qualified architect and clearly nominate the areas to be landscaped. The approach has been to nominate a single tolerant, aesthetically pleasing species to create a unique sense of place. The *Desert Star* thrives in full sun to partial shade and is highly adaptable to a range of soil types, including sandy and well-
29. Submit to Council for approval a full Landscaping Plan prepared by a suitably qualified consultant.	
31. Any proposed fences and/or walls to the street frontages must be limited to 1.8 metres in height and at least 50% visually transparent. Details of any street fencing must be provided to Council as part of the landscaping plans.	

	draining clay soils. It is drought-tolerant once established but benefits from occasional watering during prolonged dry spells. As a drought tolerate species, once established, there is no requirement for ongoing regular watering. As such, there is no practical need to outlay cost for an irrigation system. The plants will be manually maintained until established. The planter boxes along Jane Street are a feature of the hotel frontage, not feature of the streetscape in general. Extending these along the verge in front of the car park will distract from their role in delineating the Hotel frontage and create conflict with the use of the footpath area. The proposed densely planted garden beds along the Jane Street car park frontage of the site is considered sufficient to achieve a high level of visual amenity. If considered necessary, street trees can be conditioned along the frontage. It is considered impractical to integrate hanging plant style treatments along the full extent of the Mosman Street frontage of the site. Especially given the lack of a continuous awning. The site is built to boundary and would potentially create safety or maintenance issues, as well as detract from the interaction between the built form and public realm. The applicant is however open to discussions with council on this if it is felt that this outcome is fundamental to achieving the desired landscaping outcomes for the site. The plans and design certification are included in **Appendix 2**.
33. Construct two (2) driveway crossovers at the nominated ingress and egress locations along the frontage of Bow Street and Jane Street in accordance with Council's standard drawing CTRC-003 Roads commercial driveway slab. Kerb and channelling is required to be reinstated where existing driveways are being decommissioned.	The applicant has engaged an RPEQ consulting engineer to prepare the attached civil works detail to demonstrate compliance with the relevant design standards. The associated working drawings and design certification are included as **Appendix 2.**

4.3 External Referrals

The development application does not trigger assessment by any referral agencies.

4.4 Public Notification

The application is code assessable and will not be subject to the public notification requirements from the *Planning Act 2016* and Development Assessment Provisions.

5.0 CONCLUSION:

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 operational works. The operational works are subsequent to a recent development permit for a material change of use issued by the Charters Towers Regional Council over land addressed as 16 Jane Street, 18 Jane Street, and 19 Mosman Street, Charters Towers. The development proposal is to facilitate approval of the relevant works detail to confirm compliance with the relevant conditions of approval from the parent development approval. An assessment of the proposed works has been undertaken which confirms that they are consistent with the relevant conditions of approval from the parent development application and the other applicable assessment benchmark. It is therefore recommended that council **approve** the development application by delegated authority and issue a development permit subject to the imposition of reasonable and relevant conditions.

STATEMENT OF REASONS

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

There were no areas of non-compliance with the assessment benchmarks, subject to the imposition of the reasonable and relevant conditions.

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) *(individual or company full name)*	North Queensland Hotel Investments PL C/- BNC Planning
Contact name *(only applicable for companies)*	Benjamin Collings
Postal address *(P.O. Box or street address)*	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763 or 0438 789 612
Email address *(non-mandatory)*	enquire@bncplanning.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	DA032-23
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*	

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
		16 & 18	Jane Street	Charters Towers
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4820	102 & 103	CT18232	Charters Towers Regional Council
b)	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

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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

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

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

Name of water body, watercourse or aquifer:	

☐ 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:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

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)*:			
Operational works associated with material change of use for Hotel extension			
e) Relevant plans ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*			
☒ Relevant plans of the proposed development are attached to the development application			

6.2) Provide details about the second development aspect			
a) What is the type of development? *(tick only one box)*			
☐ Material change of use	☐ Reconfiguring a lot	☐ Operational work	☐ Building work
b) What is the approval type? *(tick only one box)*			
☐ Development permit	☐ Preliminary approval	☐ Preliminary approval that includes a variation approval	
c) What is the level of assessment?			
☐ Code assessment	☐ Impact assessment *(requires public notification)*		
d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:			
e) Relevant plans ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*			
☐ Relevant plans of the proposed development are attached to the development application			

6.3) Additional aspects of development
☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
☒ Not required
6.4) Is the application for State facilitated development?
☐ Yes - Has a notice of declaration been given by the Minister?
☒ No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

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

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
☐ Yes – provide details below or include details in a schedule to this development application	
☐ No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13)*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☒ Road work	☒ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☒ Sewage infrastructure
☒ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

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

14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*
$519,504.57 (Civil = $467,610 + Landscaping = $51,894.57)

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements? ***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.
☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6
Matters requiring referral to the **Chief Executive of the *Planning Act 2016***: ☐ Clearing native vegetation ☐ Contaminated land *(unexploded ordnance)* ☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)* ☐ Fisheries – aquaculture ☐ Fisheries – declared fish habitat area ☐ Fisheries – marine plants ☐ Fisheries – waterway barrier works ☐ Hazardous chemical facilities ☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)* ☐ Infrastructure-related referrals – designated premises ☐ Infrastructure-related referrals – state transport infrastructure ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels ☐ Infrastructure-related referrals – near a state-controlled road intersection ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas ☐ Koala habitat in SEQ region – key resource areas ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA) ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district ☐ Ports – Brisbane core port land – hazardous chemical facility ☐ Ports – Brisbane core port land – taking or interfering with water ☐ Ports – Brisbane core port land – referable dams ☐ Ports – Brisbane core port land – fisheries ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)* ☐ SEQ development area ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use

☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
☐ SEQ northern inter-urban break – community activity
☐ SEQ northern inter-urban break – indoor recreation
☐ SEQ northern inter-urban break – urban activity
☐ SEQ northern inter-urban break – 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)*
☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) 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 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 *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	MCU2023/0006.01	4 November 2024	Charters Towers Regional Council
☐ Approval ☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

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

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

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

Hazardous chemical facilities

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

☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

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

Clearing native vegetation

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

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

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

Environmental offsets

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

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

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

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

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

Water resources

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

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

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

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

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

☐ Yes – the relevant template is completed and attached to this development application

☒ No

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

Marine activities

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

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

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

Quarry materials from a watercourse or lake

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

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

Quarry materials from land under tidal waters

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

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

Referable dams

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

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

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

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

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

Name of the heritage place:		Place ID:	

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.14) 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

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

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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

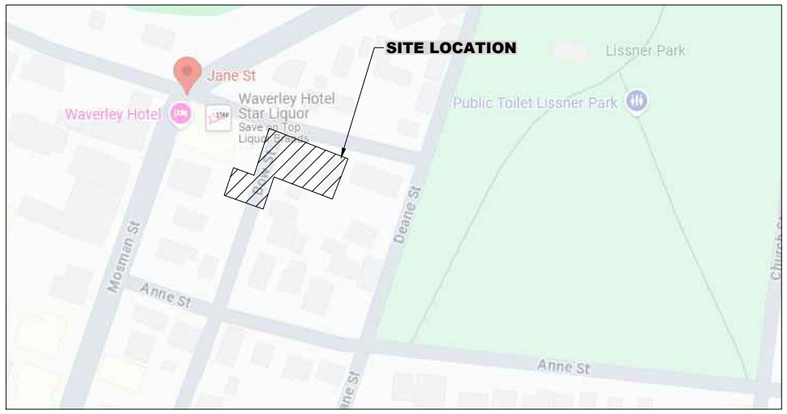
Date received: | | Reference number(s): | |

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 *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

APPENDIX 2

WORKING DRAWINGS



LOCALITY PLAN
1:100 AT A1

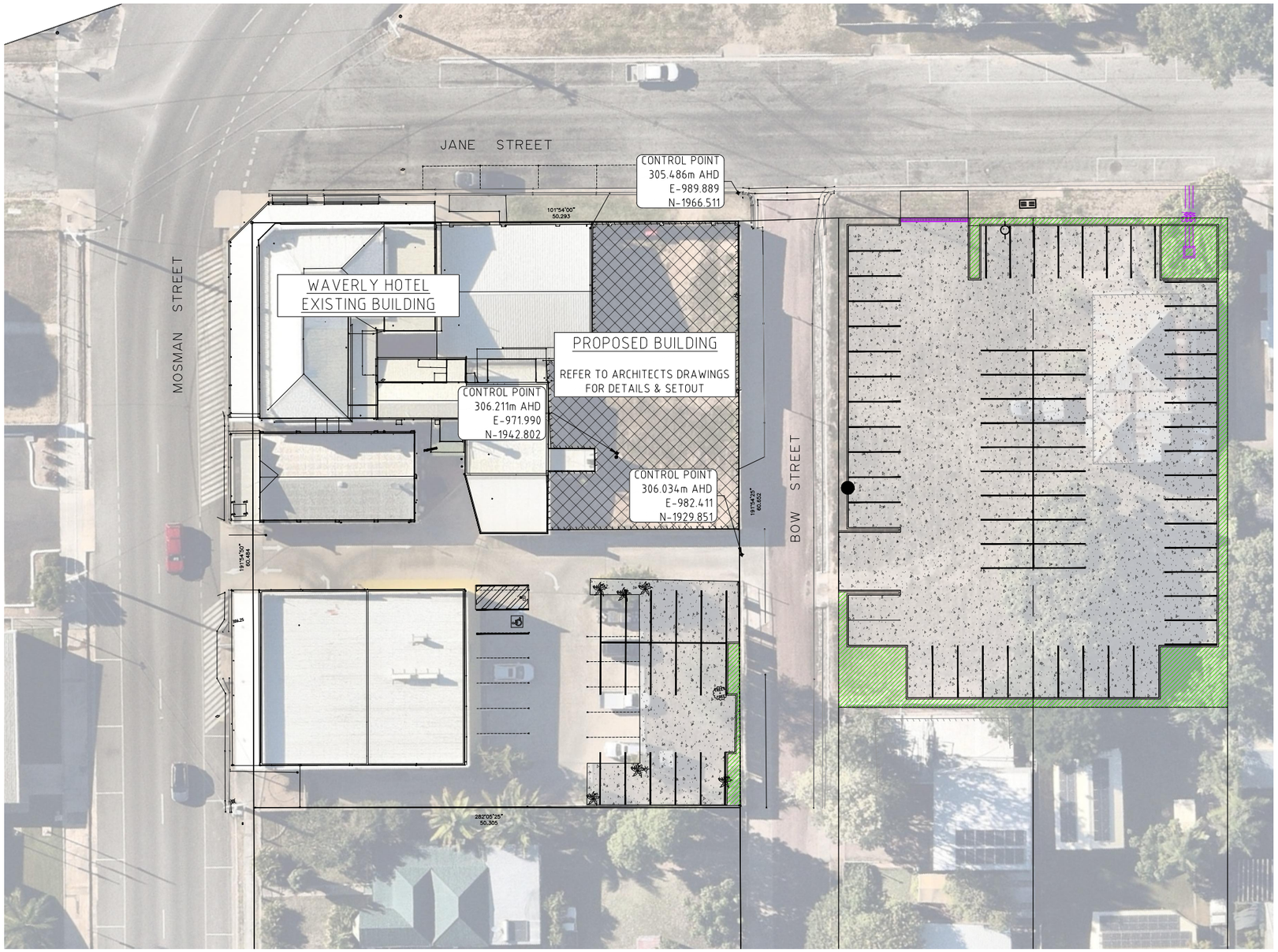
PROPOSED CIVIL WORKS DEVELOPMENT

STAR HOTELS GROUP

WAVERLY HOTEL CARPARK UPGRADE PROJECT

CIVIL WORK PLANS

FOR APPROVAL



GENERAL ARRANGEMENT PLAN
1:200 AT A1

0 4.0 8.0 12.0m
SCALE 1 : 200

INDEMNITY

EXISTING SERVICES NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

REV	DESCRIPTION	DRAWN	DATE
B	AMENDED CARPARK LAYOUT	SMCE	17/03/2025
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025

STATUS: FOR APPROVAL
SCALE: ####
ORIGINAL SHEET SIZE: A1
CONTRACTOR: -

COPYRIGHT
Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: COVER SHEET

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C01.1	B
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

X:\DESIGN\25060SH.DWG March 21, 2025

GENERAL NOTES

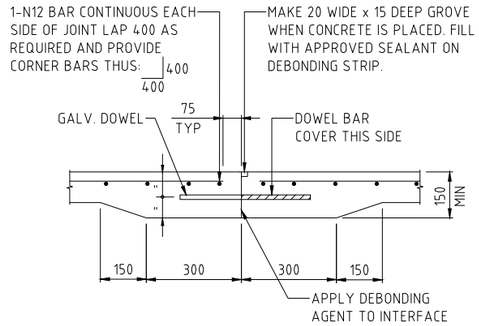
1. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
2. ALL LINEMARKING AND SIGNAGE IN ACCORDANCE WITH PART 2 MUTCD TRAFFIC CONTROL DEVICES FOR GENERAL USE

EARTHWORKS NOTES

1. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
2. EARTHWORKS ARE TO BE CARRIED OUT GENERALLY IN ACCORDANCE WITH AS3798 AND LOCAL COUNCIL DEVELOPMENT MANUAL.
3. ALL BACKFILL TO BE COMPACTED TO NOT LESS THAN 95% OF THE STANDARD MAX. DRY DENSITY TO A.S.1289 IN MAXIMUM 150mm LAYERS, UNLESS NOTED OTHERWISE
4. CONTRACTOR IS TO ENSURE SITE IS FREE DRAINING
5. EXISTING SURFACE UNDER ALL EARTHWORKS AREAS IS TO BE STRIPPED OF ALL VEGETATION TO A DEPTH OF 100mm. TOPSOIL SHALL BE REMOVED FROM SITE (IF ORDERED).
6. THE SUBGRADE OF THE STRIPPED SURFACE IS REQUIRED TO BE COMPACTED TO 98% OF THE STANDARD COMPACTION TEST
7. IMPORTED FILL (MIN. CBR15) SHALL BE STABLE, FREE FROM ORGANIC MATTER, HAVE A LINEAR SHRINKAGE NOT GREATER THAN 12%, HAVE A PLASTICITY INDEX NOT GRATER THAN 20, AND HAVE NO STONE OVER 75mm GREATEST DIMENSION, IN THE TOP 300mm OF FILLING
8. THE CONTRACTOR SHALL COMMISSION A GEOTECHNICAL TESTING AUTHORITY (TO BE APPROVED BY THE SUPERINTENDENT) TO PROVIDE LEVEL 2 TESTING SERVICES IN ACCORDANCE WITH AS3798

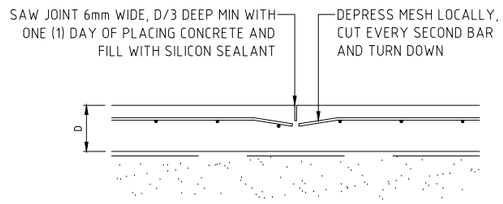
CONCRETE PAVEMENT NOTES:

1. SETOUT ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. SUBGRADE THE PAVEMENT SUBGRADE SHALL BE TRIMMED TO THE REQUIRED PROFILES AND COMPACTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION
3. TESTING OF PAVEMENT SUBGRADE & SUB-BASE. ALL TESTING SHALL BE PERFORMED BY AN APPROVED N.A.T.A. TESTING LABORATORY IN ACCORDANCE WITH THE SPECIFICATION
4. CONCRETE DEPTH DESIGN CRITERIA THE DESIGN PAVEMENT DEPTH AS SPECIFIED IS BASED ON A SUBGRADE SOAKED CBR VALUE OF 6% (MIN) FOR THE EXISTING BULK EARTHWORKS. CONCRETE PAVEMENT CONSTRUCTION SHALL NOT COMMENCE UNTIL THE CBR OF THE SUB-GRADE IS CONFIRMED AND THE PROPOSED PAVEMENT DEPTH AND CONCRETE SLAB THICKNESS ARE APPROVED BY THE SUPERINTENDENT.
5. REINFORCEMENT REINFORCEMENT SHALL BE AS SPECIFIED ON THE DRAWINGS AND SHALL BE CHAIRED AT 1000 c/c BOTH WAYS TO GIVE TOP COVER.
6. CONCRETE
   - 6.1. CONCRETE USED IN PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
     - 6.1.1. CONCRETE TO BE IN ACCORDANCE WITH AS3600
     - 6.1.2. CEMENT TO BE TYPE A ORDINARY CEMENT
     - 6.1.3. SLUMP TO BE 80mm (+/- 15mm)
     - 6.1.4. AGGREGATE TO BE CLEAN WITH A MAXIMUM SIZE OF 20mm
     - 6.1.5. CONCRETE SHALL BE GRADE N32 MINIMUM
     - 6.1.6. 90 DAY FLEXURAL STRENGTH 4.0 MPa. MINIMUM
     - 6.1.7. IF CONTRACTOR REQUIRES ACCESS TO SLAB SURFACE PRIOR TO 28 DAYS, EARLIER FLEXURAL STRENGTH SHALL BE REQUIRED AT NO ADDITIONAL COST TO THE CLIENT
       - 6.1.7.1. CONCRETE TO BE MECHANICALLY VIBRATED. THE VIBRATOR SHALL NOT BE USED TO SPREAD THE CONCRETE.
       - 6.1.7.2. CONCRETE PAVEMENT SHALL NOT BE CONSTRUCTED IN THE NARROW POINTED RE-ENTRANT AREAS i.e. THE CONCRETE SLAB SHALL BE FINISHED NEATLY SO THAT THE MINIMUM SLAB WIDTH IS 300mm.
       - 6.1.7.3. SLABS TO BE POURED IN ALTERNATE BAYS 24 HOURS APART
       - 6.1.7.4. SUB-BASE COMPACTION AND REINFORCEMENT SHALL BE CHECKED BY THE SUPERINTENDENT PRIOR TO PLACING CONCRETE.
7. CONCRETE TESTING THE CONTRACTOR SHALL CARRY OUT SAMPLING AND TESTING OF CONCRETE IN ACCORDANCE WITH THE RELEVANT STANDARDS. MINIMUM REQUIREMENT FOR CONCRETE TESTING i.e. COMPRESSIVE, SLUMP TEST AND FLEXURAL STRENGTH TO BE ONE TEST SAMPLE PER 15 cu.m. OF CONCRETE.
8. MANHOLE LIDS ALL SEWER AND STORMWATER MANHOLE STRUCTURES THAT ARE REQUIRED TO BE CONSTRUCTED WITHIN CONCRETE PAVEMENT SHALL HAVE COVERS AND FRAMES SET PRIOR TO PAVEMENT CONSTRUCTION. THE CONTRACTOR IS TO ENSURE THAT THE CONCRETE SURROUND AND LID INFILL MATCHES THE SURROUNDING CONCRETE FINISH TO THE LANDSCAPE ARCHITECT'S REQUIREMENTS. PROVIDE 2-N12 TRIMMERS x 1200 LONG AT CORNER OF PITS, LOCATED UNDER MESH OR 8-N12 TRIMMERS x 1200 LONG AT CIRCULAR STRUCTURES.



TYPICAL DOWELLED JOINT (D.J.)

NTS



TYPICAL SAWCUT JOINT (SCJ)

NOTE: JOINT TO BE CUT WITHIN 24HOURS OF INITIAL SET

NTS

DOWEL DIMENSIONS.

SLAB THICKNESS `D'	DOWEL DIMENSIONS	DOWEL LENGTH
150	20	400
180	20	400
200	20	400

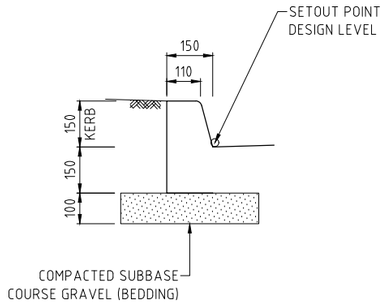
ALL DOWELS PLACED AT 300mm CENTRES. U.N.O. DOWEL BARS SHALL BE 'DANLEY' SQUARE DOWEL SYSTEM OR APPROVED EQUIVALENT UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.

NOTES

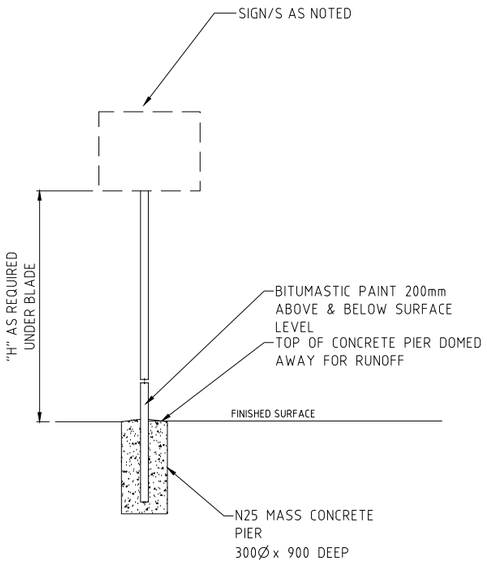
1. FOR GENERAL NOTES REFER TO THE DESIGN DRAWINGS.
2. DOWELS MUST BE ACCURATELY PLACED SO THAT THEY ARE TRULY HORIZONTAL AND AT 90° TO THE JOINT. DOWELS MUST BE ADEQUATELY SUPPORTED IN POSITION DURING PLACING OF CONCRETE.
3. WHERE SLAB DOES NOT HAVE WATERPROOF MEMBRANE OR BLINDING CONCRETE UNDER, DOWELS SHALL BE HOT DIP GALVANISED.

SURFACE LEVEL CODE TABLE

CODE	NAME	DESCRIPTION
FS	FINISHED SURFACE	TOP OF FINAL SURFACE
FFL	FINISHED FLOOR LEVEL	TOP OF DESIGN FLOOR LEVEL
IL	INVERT LEVEL	INVERT LEVEL OF FINAL SURFACE OR PIPE
RW	ROADWORKS SURFACE	TOP OF GRAVEL PAVEMENTS
EW	EARTHWORK SURFACE	TOP OF EARTHWORK SURFACE
SG	SUB-GRADE SURFACE	PAVEMENT SUB-GRADE SURFACE
SS	STRIPPED SURFACE	TOPSOIL STRIPPED EXISTING SURFACE
EG	EXISTING GROUND	EXISTING SURVEYED SURFACE

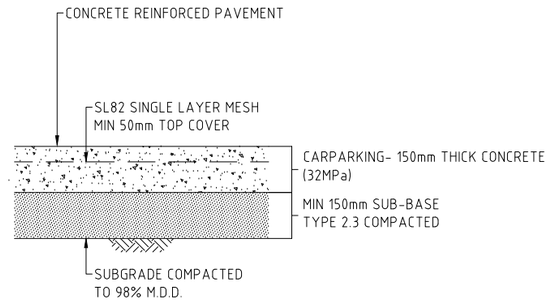


CARPARK KERB (CPK)



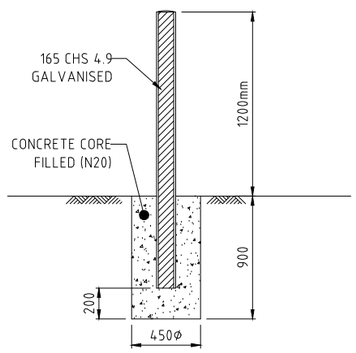
POST AND FOUNDATION DETAILS

N.T.S.

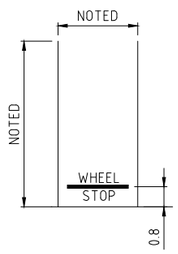


CONCRETE PAVEMENT DETAIL

NTS



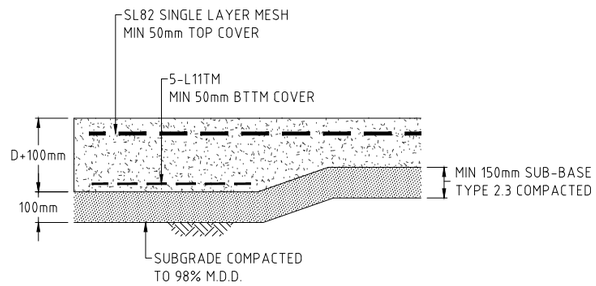
TYPICAL BOLLARD DETAIL



CARPARK LINEMARKING (WHERE REQUIRED)

NTS

NOTE:
LINEMARKING TO BE 100mm WIDE & IN ACCORDANCE WITH AS1742



CONCRETE PAVEMENT- EDGE THICKENING DETAIL

NTS

FOR APPROVAL

X-DESIGN 25060SH.DWG March 21, 2025

STATUS			

A	FOR COUNCIL APPROVAL	SMCE	04/03/2025
REV	DESCRIPTION	DRAWN	DATE

SCALE: ####

ORIGINAL SHEET SIZE: A1

CONTRACTOR: -

COPYRIGHT

Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: NOTES AND DETAILS SHEET

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C02.1	----
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

QUALITY SYSTEM REQUIREMENTS:

STAGE	REQUIREMENT	TYPE	RESPONSIBILITY	REFERENCE
PRELIMINARIES:				
ENVIRONMENTAL PROTECTION	IN PLACE PRIOR TO ANY OTHER WORKS INSTALLATION	HOLD POINT	CLIENT'S REP./ CONTRACTOR/ CE	CTRC, CHMP,CEMP & AS3798-2007
SITE SAFETY				
EARTHWORKS CONSTRUCTION PROCEDURES				
RELEVANT AUTHORITY APPROVALS				
BULK EARTHWORKS:				
GRUBBING AND CLEARING	PRIOR TO REMOVAL OF NATIVE TRESS	HOLD POINT	GITA	CTRC,CEMP & CHMP
STRIPPING AND/OR BASE PREPARATION	AFTER REMOVAL OF TOPSOIL(DEPTH OF REMOVAL TO BE CHECKED)	HOLD POINT	GITA	CTRC, CHMP &AS3798-2007
SUBGRADE COURSE	PROOF ROLL TEST	HOLD POINT	GITA	AS3798-2007
SUBGRADE COURSE	SURVEY LEVEL	WITNESS POINT	SURVEYOR	AS3798-2007
IMPORTED MATERIAL FOR FILLING	CERTIFICATES VERIFYING THE QUALITY OF IMPORTED MATERIALS PRIOR TO PLACING FILLING MATERIAL	HOLD POINT	GITA/ VENDOR	CTRC & AS3798-2007
PAVEMENT:				
SUBGRADE COURSE	PROOF ROLL TEST EACH COMPACTED LAYER AND TESTING OF EACH LAYER	HOLD POINT	GITA/CE	AUSTROADS/ARRB, & MRTS05& 30
FILL COURSES	PROOF ROLL TEST EACH COMPACTED LAYER AND TESTING OF EACH LAYER	WITNESS POINT	GITA/CE	AUSTROADS/ARRB, & MRTS05& 30
SUBBASE/BASE COURSE	PROOF ROLL TEST EACH COMPACTED LAYER AND TESTING OF EACH LAYER	HOLD POINT	GITA/CE	AUSTROADS/ARRB, & MRTS05& 30
SUBBASE/BASE COURSE	SURVEY LEVEL	WITNESS POINT	GITA/CE	AUSTROADS/ARRB, & MRTS05& 30
IMPORTED MATERIAL FOR PAVEMENTS	CERTIFICATES VERIFYING THE QUALITY OF IMPORTED MATERIALS PRIOR TO PLACING FILLING MATERIAL	HOLD POINT	GITA/ VENDOR	AUSTROADS/ARRB, & MRTS05& 30
TOP OF PAVEMENT PROFILE	SURVEY LEVEL	WITNESS POINT	SURVEYOR	AUSTROADS/ARRB, & MRTS05& 30
TOP OF FINISHED CARPARK LAYER	SURVEY LEVEL	WITNESS POINT	SURVEYOR	AUSTROADS/ARRB, & MRTS05& 30

REFERENCE	DESCRIPTION
CTRC	CHARTERS TOWERS COUNCIL DEVELOPMENT GUIDELINES/ IMEAQ
CEMP	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN
CHMP	CULTURAL HERITAGE MANAGEMENT PLAN (IF APPLICABLE)
AS3798-2007	GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS
ARRB	AUSTRALIAN ROADS RESEARCH BOARD
MRTS30	TRANSPORT AND MAIN ROADS SPECIFICATIONS-ASPHALT PAVEMENTS
MRTS05	TRANSPORT AND MAIN ROADS SPECIFICATIONS-UNBOUND PAVEMENTS
CE	CERTIFYING ENGINEER- REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ)
GITA	GEOTECHNICAL INSPECTION TESTING AUTHORITY- LEVEL 1 SERVICES

FOR APPROVAL

X-DESIGN 25060SH.DWG March 21, 2025

STATUS			

A	FOR COUNCIL APPROVAL	SMCE	04/03/2025
REV	DESCRIPTION	DRAWN	DATE

SCALE: ####

ORIGINAL SHEET SIZE: A1

CONTRACTOR: -

COPYRIGHT
Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: QUALITY ASSURANCE REQUIREMENTS PLAN

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C02.2	----
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

GENERAL ARRANGEMENT PLAN
1:200 AT A1

FOR APPROVAL

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- X—X—X—X— DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- // — EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

0 4.0 8.0 12.0m
SCALE 1 : 200

STATUS	FOR APPROVAL		
B	AMENDED CARPARK LAYOUT	SMCE	17/03/2025
B	FOR COUNCIL APPROVAL	SMCE	04/03/2025
REV	DESCRIPTION	DRAWN	DATE

SCALE: ####
ORIGINAL SHEET SIZE: A1
CONTRACTOR: -

COPYRIGHT
Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

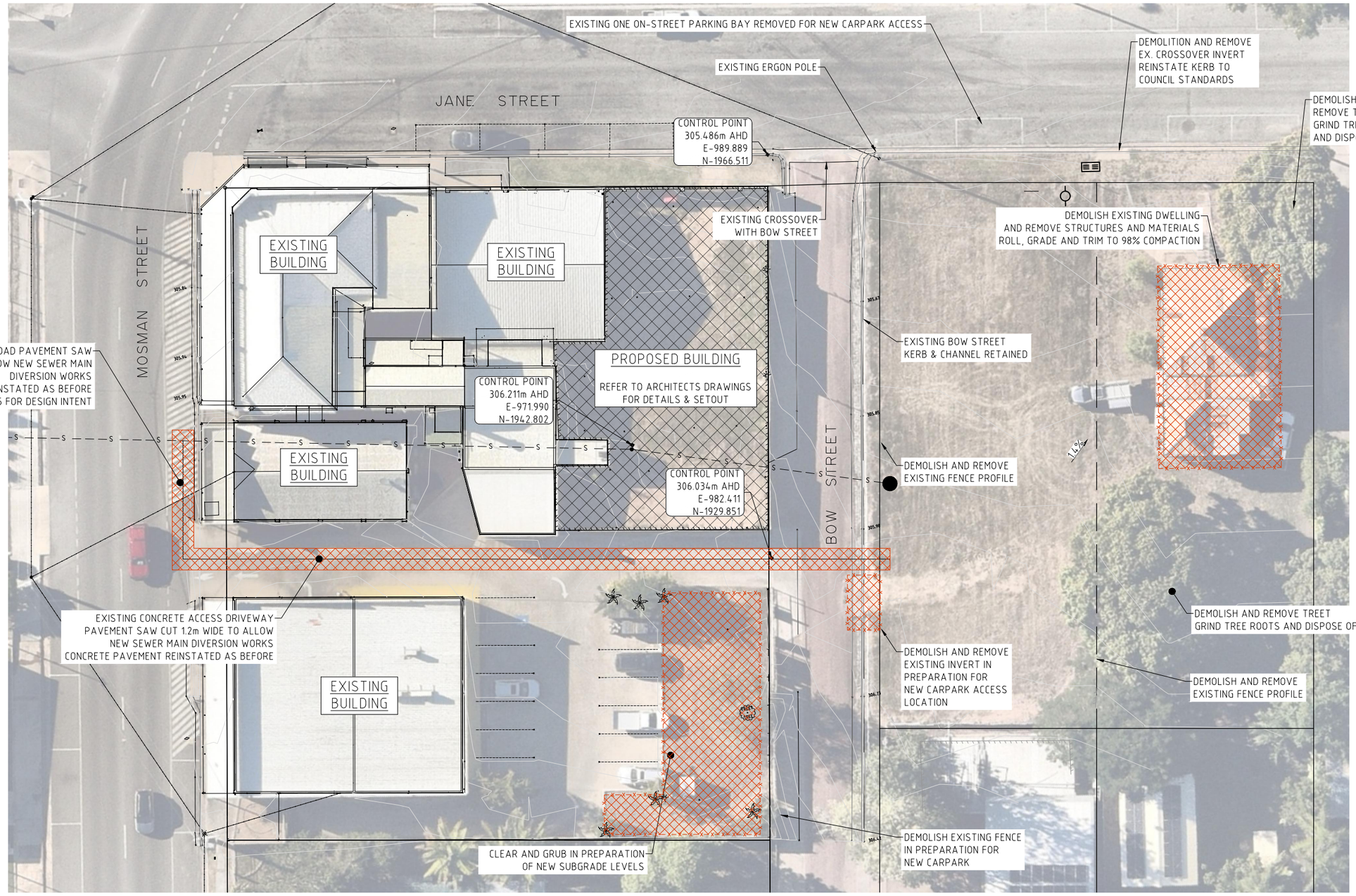
PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: GENERAL ARRANGEMENT LAYOUT PLAN

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C03.1	B
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

X-DESIGN 25060SH.DWG March 21, 2025



DEMOLITION & STE SURVEY PLAN

1:200 AT A1

FOR APPROVAL

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ANY EXCAVATION/EARTHWORKS.

0 4.0 8.0 12.0m

SCALE 1 : 200

X-DESIGN 25060SH.DWG March 21, 2025

STATUS	FOR APPROVAL		
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025
REV	DESCRIPTION	DRAWN	DATE

SCALE: ####

ORIGINAL SHEET SIZE: A1

CONTRACTOR: -

COPYRIGHT
Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: DEMO AND INITIAL SITE WORKS PLAN

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C03.2	A
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

PAVEMENT & FILL CUT/ FILL SUMMARY (SS - RW)

Band	From Depth	To Depth	Volume	Range
1	-0.600	-0.300	$4m^3$	
2	-0.300	0.000	$64m^3$	

GENERAL NOTE- WEST CARPARK AREA

1. VOLUMES ESTIMATED FOR CUT FILL OPERATIONS TO PREPARE NEW PAVEMENT TO DESIGN SUBGRADE LISTED WITHIN TABLE
2. ESTIMATED VOLUMES DO NOT INCLUDE BULKING FACTORS OR UNSUITABLE MATERIAL VOLUMES

PAVEMENT & FILL CUT/ FILL SUMMARY (SS - RW)

Band	From Depth	To Depth	Volume	Range
1	-0.400	0.000	$237m^3$	
2	0.000	0.200	$4m^3$	

GENERAL NOTE- EAST CARPARK AREA

1. VOLUMES ESTIMATED FOR CUT FILL OPERATIONS TO PREPARE NEW PAVEMENT TO DESIGN SUBGRADE LISTED WITHIN TABLE
2. ESTIMATED VOLUMES DO NOT INCLUDE BULKING FACTORS OR UNSUITABLE MATERIAL VOLUMES

GENERAL ARRANGEMENT PLAN
1:200 AT A1

FOR APPROVAL

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- X—X—X—X—X — DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ANY EXCAVATION/EARTHWORKS.

0 4.0 8.0 12.0m
SCALE 1 : 200

REV	DESCRIPTION	DRAWN	DATE
B	AMENDED CARPARK LAYOUT	SMCE	17/03/2025
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025

STATUS: FOR APPROVAL

SCALE: ####

ORIGINAL SHEET SIZE: A1

CONTRACTOR: -

COPYRIGHT

Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

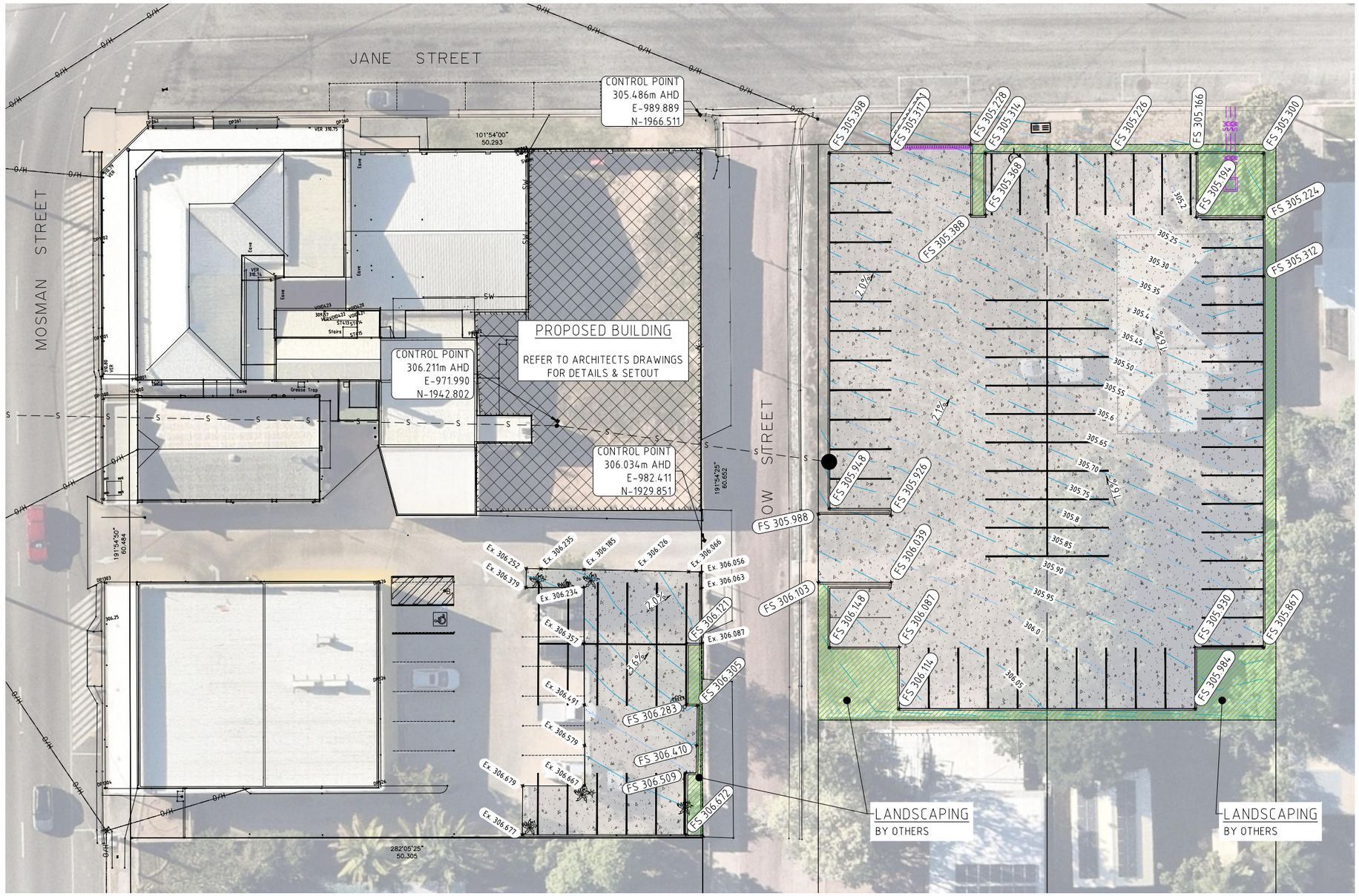
PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: SITE EARTHWORKS PLAN

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C03.3	B
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

X-DESIGN 25060SH.DWG March 21, 2025



GENERAL ARRANGEMENT PLAN
1:200 AT A1

FOR APPROVAL

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ANY EXCAVATION/EARTHWORKS.

0 4.0 8.0 12.0m
SCALE 1 : 200

REV	DESCRIPTION	DRAWN	DATE
B	AMENDED CARPARK LAYOUT	SMCE	17/03/2025
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025

STATUS: FOR APPROVAL

SCALE: ####

ORIGINAL SHEET SIZE: A1

CONTRACTOR: -

COPYRIGHT
Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

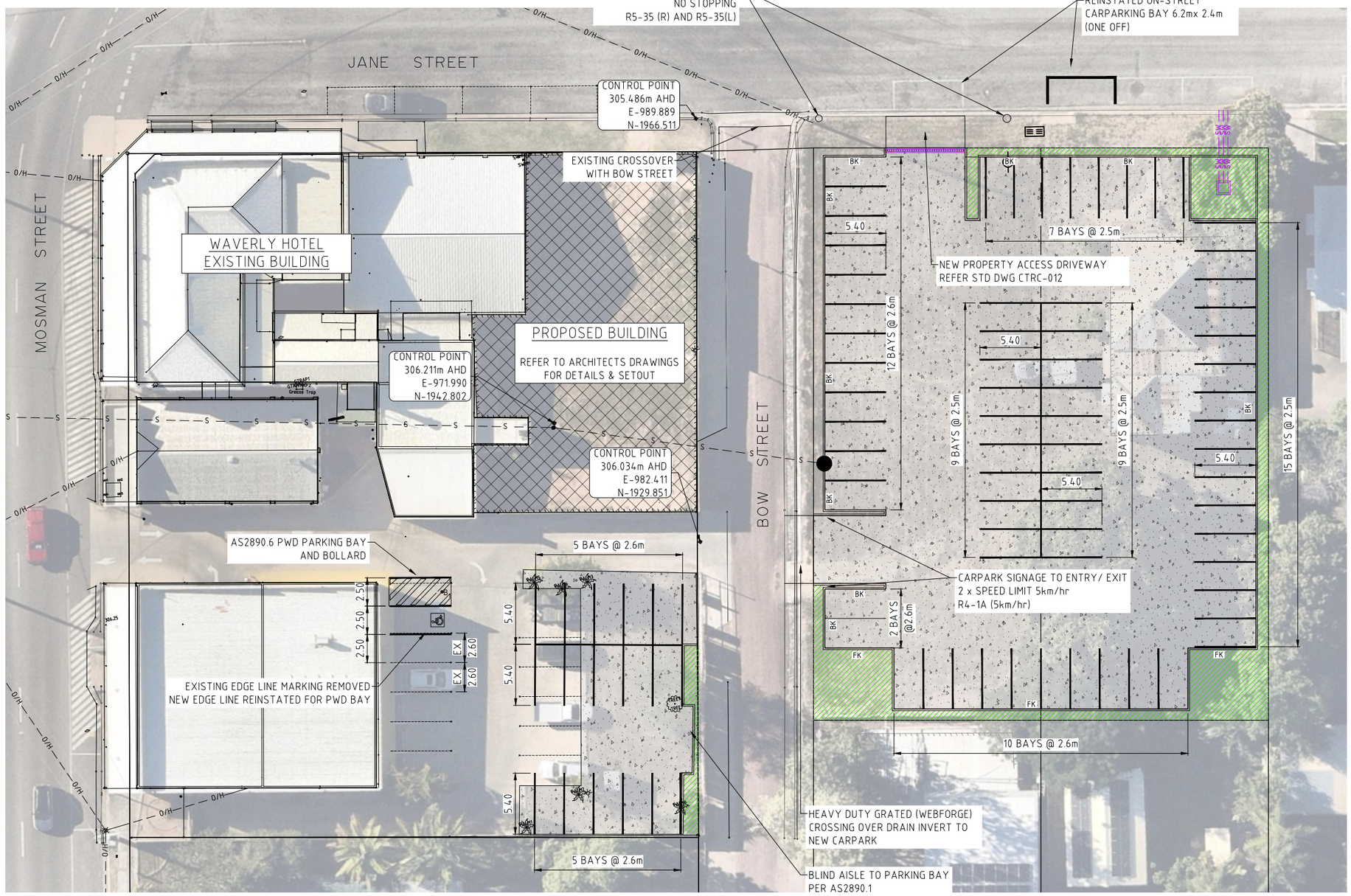
PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT
16- 18 JANE STREET, 19 MOSMAN STREET,
CHARTERS TOWERS

DRAWING NAME: SITE LEVELS AND GRADINGS PLAN

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C04.1	B
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

X-DESIGN 25060SH.DWG March 21, 2025



GENERAL ARRANGEMENT PLAN

1:200 AT A1

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
4. REDUNDANT LINEMARKING REMOVED BY ABRASIVE BLASTING METHODS

EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ANY EXCAVATION/EARTHWORKS.

FOR APPROVAL

0 4.0 8.0 12.0m

SCALE 1 : 200

REV	DESCRIPTION	DRAWN	DATE
B	AMENDED CARPARK LAYOUT	SMCE	17/03/2025
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025

STATUS: FOR APPROVAL

SCALE: ####

ORIGINAL SHEET SIZE: A1

CONTRACTOR: -

COPYRIGHT

Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

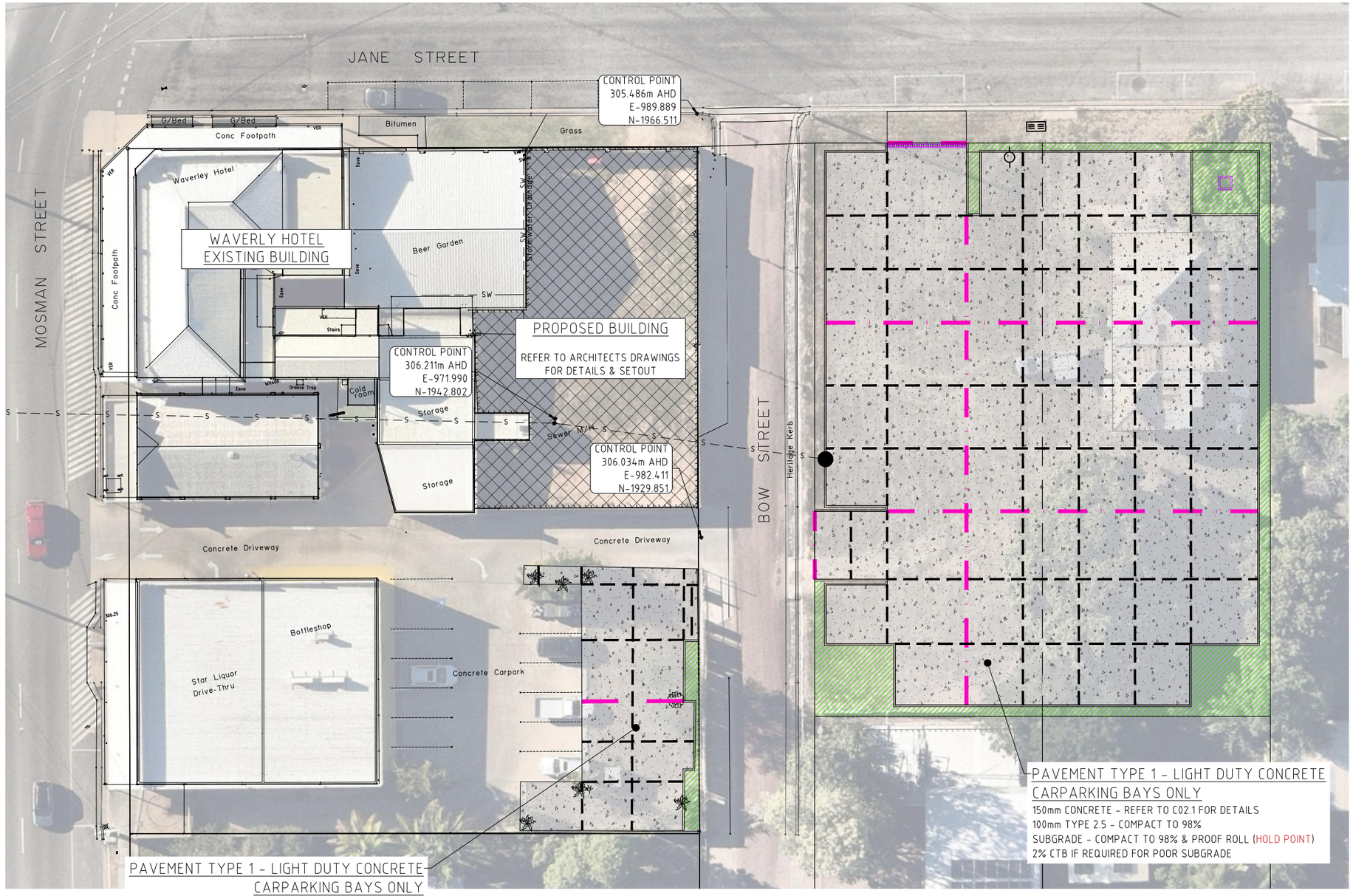
PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: ROADWORKS AND CARPARK LAYOUT PLAN

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C05.1	B
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

X-DESIGN 25060SH.DWG March 21, 2025



GENERAL ARRANGEMENT PLAN
1:200 AT A1

FOR APPROVAL

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ANY EXCAVATION/EARTHWORKS.

0 4.0 8.0 12.0m
SCALE 1 : 200

REV	DESCRIPTION	DRAWN	DATE
B	AMENDED CARPARK LAYOUT	SMCE	17/03/2025
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025

STATUS: FOR APPROVAL

SCALE: ####

ORIGINAL SHEET SIZE: A1

CONTRACTOR: -

COPYRIGHT
Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

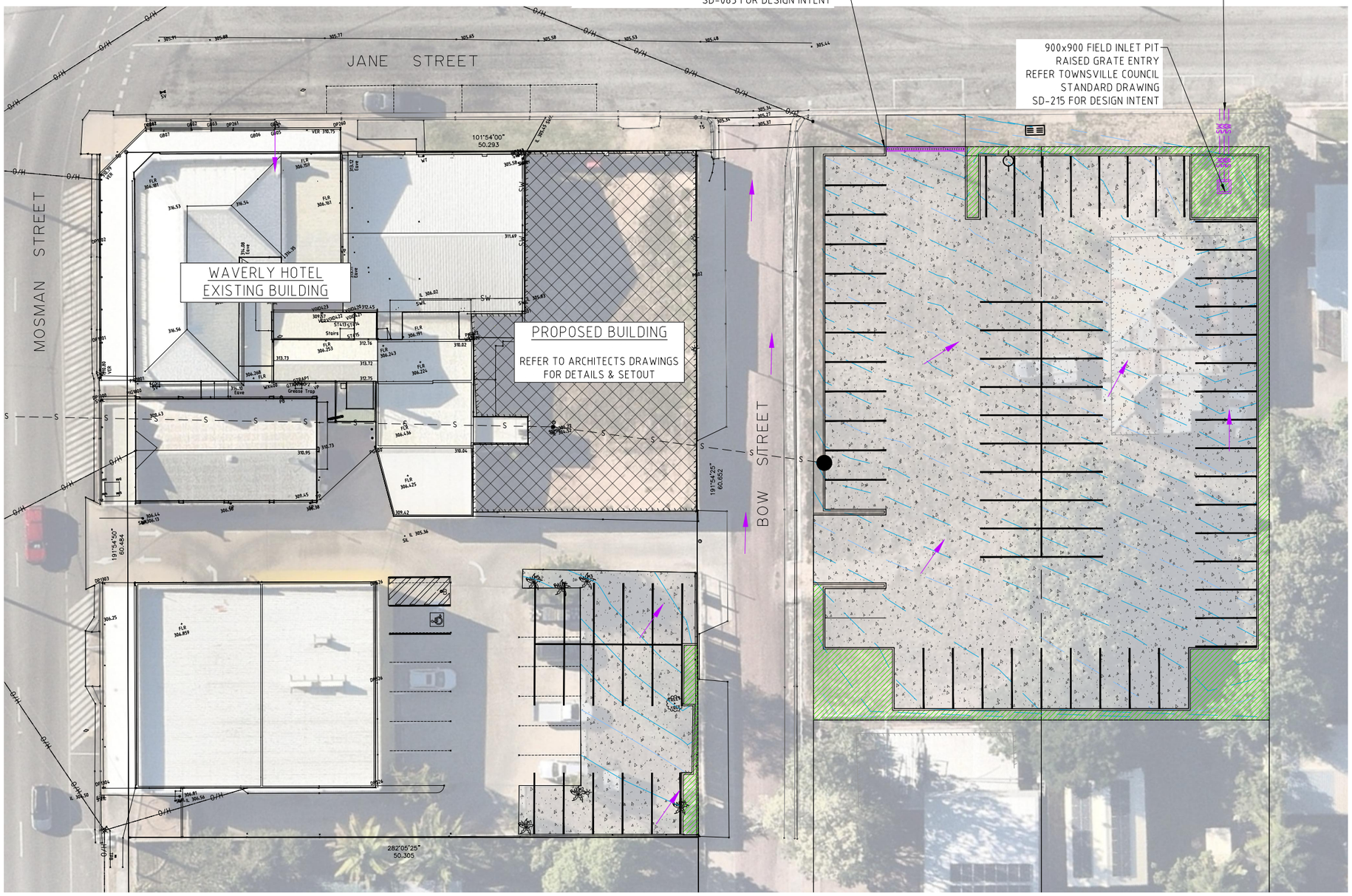
PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: ROADWORKS AND CARPARK DETAILS PLAN

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C05.2	B
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

X_DESIGN 25060SH.DWG March 21, 2025



GENERAL ARRANGEMENT PLAN

1:200 AT A1

FOR APPROVAL

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ANY EXCAVATION/EARTHWORKS.

0 4.0 8.0 12.0m

SCALE 1 : 200

REV	DESCRIPTION	DRAWN	DATE
B	AMENDED CARPARK LAYOUT	SMCE	17/03/2025
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025

STATUS: FOR APPROVAL

SCALE: ####

ORIGINAL SHEET SIZE: A1

CONTRACTOR: -

COPYRIGHT

Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE: 18 Ingham Rd, West End Qld 4810
MACKAY: 31 Gregory Street, Mackay Qld 4740
BRISBANE: Unit 5/ 386 Earnshaw Road, Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT
16- 18 JANE STREET, 19 MOSMAN STREET,
CHARTERS TOWERS

DRAWING NAME: STORMWATER DRAINAGE LAYOUT PLAN

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C06.1	B
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

X-DESIGN 25060SH.DWG March 21, 2025

PRE-DEVELOPMENT CATCHMENT - PRINCIPLES

UTILIZE RATIONAL METHOD
A=2,020m^2 (0.20Ha)- ROUNDED

SOURCED FROM QUDM & CTRC DESIGN GUIDELINES
TC = 10MIN - TABLE 4.6.2, CL4.6.5 & CL4.6.2, FIG4.4
(OVERLAND PATH @ 1.4% GRADE)

TRIAL FIRST PRINCIPLES BY ADOPTING LAND USE
Fi = 0.70; BASED UPON QUDM GUIDELINES ON BASELINE PLANNING USE
TABLE 4.5.1- URBAN RESIDENTIAL LOW DENSITY WITH ROADS
$F_{Y,5}$= 0.95, $F_{Y,100}$= 1.20

C_{10}= 0.81 (TABLE 4.5.4, Fi =0.70& I_{10} OF 60-64mm/ HR)

MINOR STORM EVENT IS ARI 5yr
$F_{Y,5}$= 0.95
$F_{Y,10}$= 1.0
$F_{Y,100}$= 1.20

C_5= 0.77
C_{10} = 0.81
C_{100} = 0.98

SOURCED FROM BOM IFD CURVES (CELL)
LAT -21.073 (S); LONG 146.259 (E)
I_5 = 125mm/ HR
I_{10} = 146mm/ HR
I_{100} = 211mm/ HR

DETERMINE PEAK MINOR FLOW VIA RATIONAL METHOD
Q_5= C X I X A/ 360
0.77 X 125 X 0.20/ 360
0.053m^3/ SEC
53 L/ SEC

DETERMINE TYPICAL FLOW VIA RATIONAL METHOD
Q_{10}= C X I X A/ 360
0.81 X 146 X 0.20/ 360
0.066m^3/ SEC
66 L/ SEC

DETERMINE PEAK MAJOR FLOW VIA RATIONAL METHOD
Q_{100}= C X I X A/ 360
0.98 X 211 X 0.20/ 360
0.115m^3/ SEC
115 L/ SEC

GENERAL ARRANGEMENT PLAN
1:200 AT A1

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- // — EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

FOR APPROVAL

0 4.0 8.0 12.0m
SCALE 1 : 200

REV	DESCRIPTION	DRAWN	DATE
B	AMENDED CARPARK LAYOUT	SMCE	17/03/2025
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025

STATUS: FOR APPROVAL
SCALE: ####
ORIGINAL SHEET SIZE: A1
CONTRACTOR: -

COPYRIGHT
Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT
16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: STORMWATER MANAGEMENT - PREDEVELOPMENT

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C06.2	B
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

X-DESIGN 25060SH.DWG March 21, 2025

POST DEVELOPMENT CATCHMENT

UTILIZE RATIONAL METHOD
A=2,020m² (0.20Ha)- ROUNDED

SOURCED FROM QUDM & CTRC DESIGN GUIDELINES
TC = 6MIN - TABLE 4.6.2, CL4.6.5 & CL4.6.2, FIG4.4
(OVERLAND PATH @ 1.4% GRADE)

TRIAL FIRST PRINCIPLES BY ADOPTING LAND USE
Fi = 0.80; BASED UPON FIRS PRINCIPLES REVIEW

C_{10}= 0.84 (TABLE 4.5.4, Fi =0.80& I_{10} OF 60-64mm/ HR)

MINOR STORM EVENT IS ARI 5yr
$F_{Y,5}$= 0.95
$F_{Y,10}$= 1.0
$F_{Y,100}$= 1.20

C_5= 0.80
C_{10} = 0.84
C_{100} = 1.0

SOURCED FROM BOM IFD CURVES (CELL)
LAT -21.073 (S); LONG 146.259 (E)
I_5 = 143mm/ HR
I_{10} = 168mm/ HR
I_{100} = 241mm/ HR

DETERMINE PEAK MINOR FLOW VIA RATIONAL METHOD
Q_5= C X I X A/ 360
0.80 X 143 X 0.20/ 360
0.0635m³/ SEC
64 L/ SEC

DETERMINE TYPICAL FLOW VIA RATIONAL METHOD
Q_{10}= C X I X A/ 360
0.84 X 168 X 0.20/ 360
0.0784m³/ SEC
79 L/ SEC

DETERMINE PEAK MAJOR FLOW VIA RATIONAL METHOD
Q_{100}= C X I X A/ 360
1.0 X 241 X 0.20/ 360
0.1338m³/ SEC
139 L/ SEC

TOTAL POST DEVELOPMENT PEAK DISCHARGE RUNOFF VOLUME OF 139L/ sec
TOTAL PRE DEVELOPMENT PEAK DISCHARGE RUNOFF VOLUME OF 115L/ sec

ACTUAL CALCULATED DECREASE IN PEAK RUNOFF VOLUMES

UTILIZING QUDM PRACTICES ON DETENTION STORAGE (BASHA'S METHOD), REQUIRE 8.4m³ OF ONSITE DETENTION

PROPOSED SOLUTION IS FOR IN-KERB STORAGE WITH CONTROLLED OUTLET TO JANE STREET ROAD RESERVE

GENERAL ARRANGEMENT PLAN
1:200 AT A1

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION

FOR APPROVAL

0 4.0 8.0 12.0m
SCALE 1 : 200

REV	DESCRIPTION	DRAWN	DATE
B	AMENDED CARPARK LAYOUT	SMCE	17/03/2025
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025

STATUS: FOR APPROVAL
SCALE: ####
ORIGINAL SHEET SIZE: A1
CONTRACTOR: -

COPYRIGHT
Steve McKenzie Consultant Engineer Pty Ltd.
All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: C06.3 - STORMWATER POST DEVELOPMENT PLAN

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C06.3	B
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

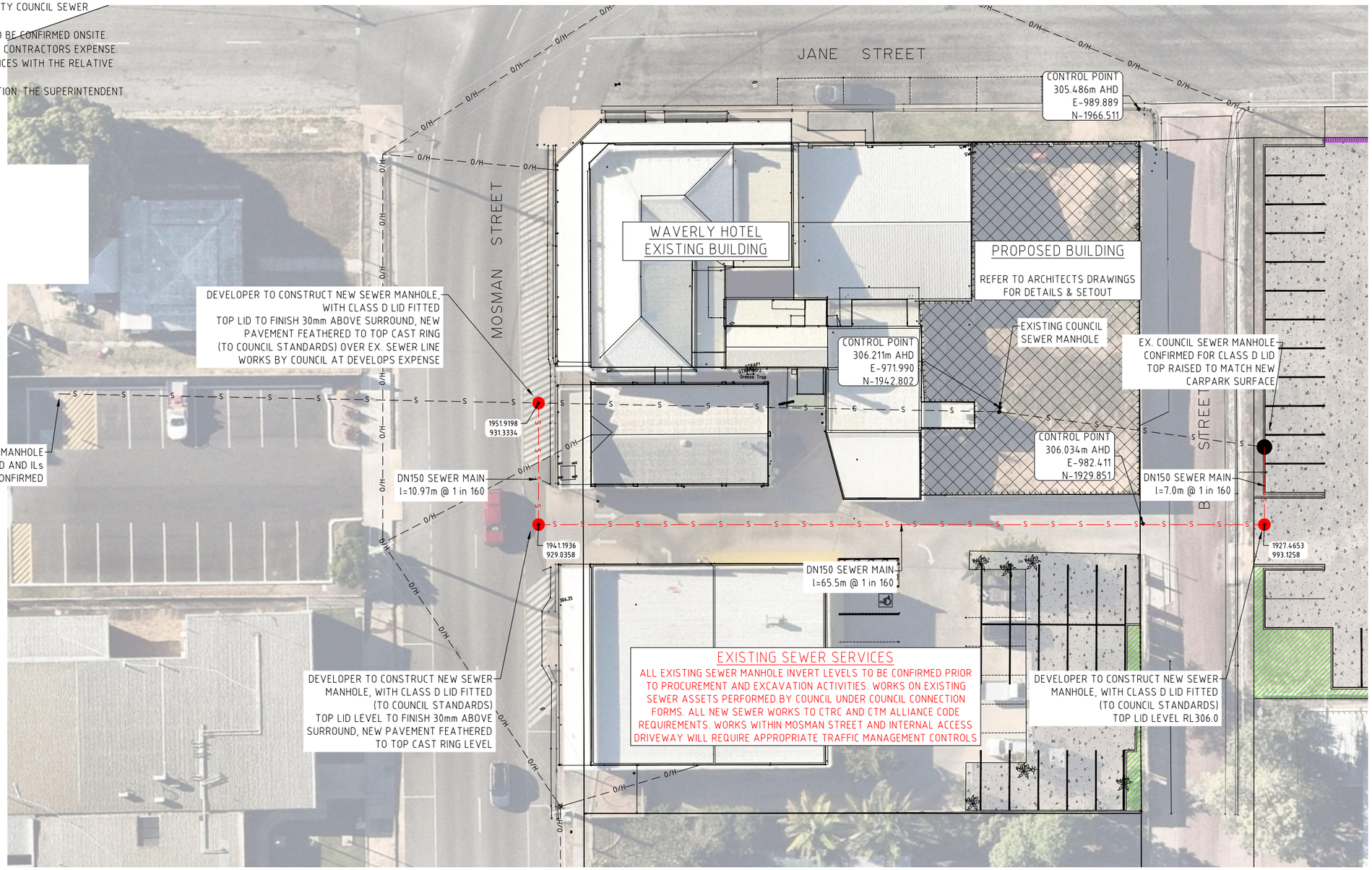
X-DESIGN 25060SH.DWG March 21, 2025

SEWER NOTES

1. ALL NEW SEWER ARE DN150 PV.C.U SN8 TO AS1260 UNO.
2. ALL NEW HOUSE DRAINS ARE DN100 P.V.C.U SN10 TO AS/NZ 1260 UNO.
3. ALL NEW SEWER MANHOLE TO COUNCIL STANDARDS
4. THIS DRAWINGS IS TO BE READ IN CONJUNCTION WITH TOWNSVILLE CITY COUNCIL SEWER STANDARD DRAWINGS & CTM ALLIANCE CODE SPECIFICATIONS.
5. PIPE LENGTHS ARE MEASURED FROM THE PERIMETER OF MH'S AND TO BE CONFIRMED ONSITE.
6. CONNECTION TO EXISTING SEWER TO BE CARRIED OUT BY COUNCIL AT CONTRACTORS EXPENSE.
7. CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND SERVICES WITH THE RELATIVE AUTHORITIES PRIOR TO ANY EXCAVATION.
8. ALL SEWER LEVELS ARE TO BE CONFIRMED PRIOR TO PIPE INSTALLATION. THE SUPERINTENDENT OR ENGINEER ARE TO BE NOTIFIED OF ANY LEVEL DISCREPANCIES.

LEGEND

- EXISTING COUNCIL SEWER MAIN
- EXISTING SEWER HOUSE DRAIN (Ø100 CONDUIT)
- NEW COUNCIL SEWER MAIN
- NEW COUNCIL SEWERMANHOLE



GENERAL ARRANGEMENT PLAN
1:200 AT A1

PROJECT LEGEND

- CONCRETE PAVEMENTS
- GRAVEL PAVEMENTS
- LANDSCAPING (BY OTHERS)
- BUILDING WORKS (BY OTHERS)
- DOWELLED JOINT (D.J.)
- SAWCUT JOINT (SCJ)
- WS — WATER SERVICE
- W — WATERMAIN
- HD — SEWER SERVICE
- S — SEWER MAIN
- SW — STORMWATER PIPE / CULVERT
- STORMWATER FLOW ARROW
- NEW SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- DEMOLITION AREAS
- DEMOLITION LINES
- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE
- WS — EXISTING WATER SERVICE
- W — EXISTING WATERMAIN
- HC — EXISTING SEWER SERVICE
- RM — EXISTING SEWER RISING MAIN
- S — EXISTING SEWER MAIN
- SW — EXISTING STORMWATER PIPE / CULVERT
- SSD — EXISTING STORMWATER PIPE / CULVERT
- O/H — EXISTING OVERHEAD ELECTRICAL
- U/G — EXISTING UNDERGROUND ELECTRICAL
- C — EXISTING COMMUNICATIONS
- OF — EXISTING OPTIC FIBRE
- EXISTING FENCE
- EXISTING ASPHALT/BITUMEN EDGE
- EXISTING RAIL
- EXISTING ROAD CROWN
- EXISTING BUILDING FOOTPRINT
- EXISTING TOE OF BATTER
- EXISTING TOP OF BATTER
- EXISTING GRADE CHANGE

GENERAL NOTES

1. ALL LEVELS ARE IN METRES (m) UNLESS NOTED OTHERWISE
2. REFER SURVEY PLANS FOR LOT LAYOUTS AND DIMENSIONS
3. ALL DIMENSIONS AND SETOUT SHALL BE VERIFIED BY THE CONTRACTOR ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION
4. REDUNDANT LINEMARKING REMOVED BY ABRASIVE BLASTING METHODS

EXISTING SERVICES

ALL EXISTING SERVICES ARE TO BE LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION AND ANY EXCAVATION/EARTHWORKS.

FOR APPROVAL

0 4.0 8.0 12.0m
SCALE 1 : 200

REV	DESCRIPTION	DRAWN	DATE
A	FOR COUNCIL APPROVAL	SMCE	04/03/2025

STATUS: ----

SCALE: ####

ORIGINAL SHEET SIZE: A1

CONTRACTOR: -

COPYRIGHT
Steve McKenzie Consultant Engineer Pty Ltd. All rights reserved.
This work is covered by Copyright and cannot be reproduced or copied in any form or by any means (graphic,electronic, mechanical, photocopying or photographic) without the written permission of Steve McKenzie Consultant Engineer Pty Ltd. Any licence, express or implied, to use this document for any purpose whatsoever is restricted to the terms of the written agreement between Steve McKenzie Consultant Engineer Pty Ltd and the instructing party.

smce
STEVE MCKENZIE CONSULTANT ENGINEER
ACN 092 705 130
TOWNSVILLE 18 Ingham Rd West End Qld 4810
MACKAY 31 Gregory Street Mackay Qld 4740
BRISBANE Unit 5/ 386 Earnshaw Road Banyo QLD 4017
E admin@smce.net.au W www.smce.net.au

CLIENT: STAR HOTELS GROUP

PROJECT: PROPOSED CIVIL WORKS DEVELOPMENT 16- 18 JANE STREET, 19 MOSMAN STREET, CHARTERS TOWERS

DRAWING NAME: SEWER RETICULATION LAYOUT

SIGNED: RJM | RPEQ No. 18480 | DATE: 04/03/2025

TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMCE	SMCE	04/03/2025	25060SH	C07.1	----
DESIGN	SMCE	SMCE	04/03/2025			
DRAWN	SMCE	SMCE	04/03/2025			

X_DESIGN 25060SH.DWG March 21, 2025

smce
STEVE MCKENZIE CONSULTANT ENGINEER

Head Office
18 Ingham Rd
West End Q 4810
PO Box 1011
Townsville Q 4810
T. +61 7 4724 4551
ABN 24 092 705 130

12 February 2025

TOWNSVILLE CITY COUNCIL

SUPERVISION CERTIFICATE FOR FINAL COMPLETION

COUNCIL REFERENCE: OPW24/0099- 270 Kern Brothers Drive, Kirwan
Star Hotel Group

I, **Mr**. **Ryan McKenzie**, being a Registered Professional Engineer under the provisions of the Professional Engineers Act 1929 – 1975 and having been commissioned to carry out the part time supervision of the works comprising of:

Civil works for the above private development, including initial site earthworks, stormwater drainage, reinforced concrete pavements, linemarking to carparking,

Do hereby certify that:

> The inspections, testing and reports to be completed generally in accordance with Council's requirements have been generally completed and insofar as such inspections, and tests have revealed the works have been completed in accordance with the design drawings and specifications as approved for construction by Council and any other requirements as required by the conditions of approval, Council By-Laws, policies and codes and the relevant Australian Standard Codes of Practice and the results of these inspections, tests and reports have been found to be satisfactory.
>
> In addition, we have verified that all manufactured materials have been stamped and are in general compliance with the Specification.

Please call Mr. Ryan McKenzie of the Townsville office on (07) 4724 4551 if you wish to discuss further.

Yours faithfully,

RJM^cK

Mr. Ryan McKenzie
Principal Engineer
BEng MIEAust NER RPEQ 18480 (Civil/Structural)
NT Building Practioners Board 344352ES
VIC Prof Engineer PE0005564 (Civil/ Structural)
MAICD
IPWEA Qld Member
RAIL INDUSTRY WORKER RIW 20-00073822
Institution of Civil Engineers 85382795 (UK)

NOTES:

1. REFER TO CIVIL AND HYDRAULIC DRAWINGS FOR SPECIFICATIONS AND DETAILS OF ALL DRAINAGE SUMPS AND TRENCH DRAINS AS WELL AS SUBSOIL CONNECTION DETAILS.
2. ENSURE ADEQUATE SUBSOIL DRAINAGE ELSEWHERE BY INSTALLING SUITABLE AGRICULTURAL DRAINAGE SYSTEMS WHERE NECESSARY, AND ESPECIALLY IN AREAS SUBJECTED TO SITE EXCAVATION WORK
3. MANUAL WATERING OF PLANTS TO BE DONE BY STAR HOTEL GROUP IN LIEU OF IRRIGATION

LAY SUBSOIL DRAINS IN:

- GARDEN BEDS THAT ARE ADJACENT TO BUILDINGS SURROUNDED ON ALL SIDES BY PAVEMENTS OR IN ANY GARDEN
- BEDS WHERE WATER IS LIKELY TO POND;
- IN ANY GRASSED AREAS WHERE WATER IS LIKELY TO SIT AND BE UNABLE TO DISPERSE QUICKLY
- BEHIND RETAINING WALLS AND RAISED KERBS

LEGEND

GARDEN BEDS

TURF LANDSCAPING

SHRUBS (DESERT STAR)

NOTES

- LIGHTING IN CARPARK TO BE SOLAR OPERATED
- CARISSA -Desert Star

1 LANDSCAPE PLAN - CARPARK
1 : 150

BSPN. ARCHITECTURE

BRISBANE
116 Brookes Street | PO Box 480 | Fortitude Valley QLD 4006
07 3851 9100

MELBOURNE
488 Victoria Street, Richmond | PO Box 3306, Burnley North | VIC 3121
03 8412 3400

bim@bspn.com.au bspn.com.au

THIS IS A CAD DRAWING. UNDER NO CIRCUMSTANCES ARE MANUAL ALTERATIONS BE MADE. FIGURED DIMENSIONS TAKE PREFERENCE TO SCALE. VERIFY AND CHECK ALL DIMENSIONS ON SITE.

COPYRIGHT IS RESERVED. REPRODUCTION OF THIS DRAWING OR ELECTRONIC DATA WITHOUT THE WRITTEN PERMISSION OF BSPN ARCHITECTURE IS NOT PERMITTED.

Revisions

1	2024-10-29	DA LANDSCAPE	FD
2	2024-10-30	DA LANDSCAPE	FD
3	2025-02-10	DA LANDSCAPE	JS
4	2025-02-11	DA LANDSCAPE	JS
5	2025-03-07	DA LANDSCAPE	FD
6	2025-03-13	DA LANDSCAPE	FD
7	2025-03-24	DA LANDSCAPE	AS

Project
THE WAVERLEY HOTEL
ADDITIONS & ALTERATIONS

For
STAR HOTEL GROUP

Drawing
LANDSCAPE PLAN

PRELIMINARY

Drawn FD / AS
Scale As indicated at A1

Project No.	Drawing No.	Revision
B2100151	DA1.02	7

APPENDIX 3

DEVELOPMENT PERMIT MCU2023/0006.01

CHARTERS TOWERS
REGIONAL COUNCIL

7 November 2024

Our Ref: 4997817
File Ref: MCU2023/0006.01
Enquiries: Kelly Reaston

North Queensland Hotel Investments PL
C/- BNC Planning
PO Box 5463
TOWNSVILLE QLD 4820

Sent via email: enquiries@bncplanning.com.au

Dear Benjamin,

Changed Decision Notice
(Given under Section 81A of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved under delegated authority on 4 November 2024. The nature of the changes agreed to are detailed below including the conditions of the approval and notice of reasons. This change decision notice replaces the original decision notice dated 4 October 2023.

Applicant details

Applicant name:	North Queensland Hotel Investments PL C/- BNC Planning

Location details

Street address:	16 Jane Street, 18 Jane Street, and 19 Mosman Street, Charters Towers QLD 4820
Real property description:	Lot 102 on CT18232, Lot 103 on CT18232 and Lot 53 SP 210857
Current lawful use:	Hotel and Dwelling

Application details

Application number:	MCU2023/0006.01
Approval type:	Development Permit
Development type:	Other Change
Category of assessment:	Impact Assessment
Description of development:	Hotel (Extension to Existing Hotel), Partial Demolition of a Local Heritage Place (Waverley Hotel), and Demolition of a Local Heritage Place (Dwelling House)
Definition of use:	*A Hotel is defined as 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 and travellers, if the use is ancillary to the use in subparagraph (i); but does not include a bar.*
Categorising instrument:	Charters Towers Regional Town Plan Version 2

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

1. Details of the approval

Details of the approval are listed below in accordance with the *Planning Regulation 2017.*

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		☒	☐

2. Conditions of approval

Condition Number	Condition	Timing
Conditions applicable to all uses and all building works		
Approved Plans/Documents		
1)	Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:	At all times.

Drawing Title:	Prepared by:	Date:	Reference No:	Revision:
Site Plan-General	The Design House	02/06/23	2023-011-CDD 08	4
Site Plan	**BSPN Architecture**	**27/05/24**	**DA1.01**	**3**
Floor Plan – Ground Floor	The Design House	02/06/23	2023-011-CDD 09	4
Floor Plan – First Floor	The Design House	02/06/23	2023-011-CDD 10	4
Elevations	The Design House	02/06/23	2023-011-CDD 11	4
Floor Plan – Ground Floor	The Design House	02/06/23	2023-011-CDD 00	4
Floor Plan – Ground Floor *(Annotated with sewer realignment mark up)*	The Design House	02/06/23	2023-011-CDD 00	4

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Condition Number	Condition	Timing

Demolition Plan GF	The Design House	23/01/23	2023-011-CDD 06	1
Demolition Plan FF	The Design House	23/01/23	2023-011-CDD 07	1
Condition Audit Report 18 Jane Street, Charters Towers	**NCE**	**9/9/2024**	**-**	**A**
Site Based Stormwater Management Plan	**NCE**	**01/08/24**	**MJ2323/3:IG**	-
Site Based Stormwater Management Plan	Northern Consulting Engineers	02/08/2023	MJ2323-SBSM	A

General		
2)	The development is permitted to operate from 9am to 2am, 7 days per week.	At all times.
3)	a) Comply with all conditions within this Development Permit with conditions prevailing over the approved plan(s) and document(s) in all instance; b) Meet the cost of all works associated with the development including any alterations, relocations or repairs to damaged Council infrastructure, and c) All repairs, alterations and relocations of Council infrastructure are to be in accordance with the relevant Council policy and/or Australian Standard.	At all times.
Environmental		
4)	The construction of the development (not operation) must be limited to 0630—1830 Monday to Saturday and not at all on Sunday and public holidays as per Section 440R of the *Environmental Protection Act 1994*. Noise generated from construction must be within the limits set by the *Environmental Protection Act 1994* and the *Environmental Protection (Noise) Policy 2019*.	As part of construction works; and Maintained at all times thereafter.
5)	Ensure that: a) Works occur so they do not cause unreasonable interference with the amenity of adjoining premises because of noise, air or other chemical pollutants;	As part of construction works; and Maintained at all times thereafter.

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Condition Number	Condition	Timing
	b) The premises including the adjoining Council controlled road reserve are kept in a safe, clean and tidy state, and c) All construction materials are contained wholly within the premises.	
Operational Works		
6)	A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction. The Development Application for Operational Works is to include the following: a) Driveways and Access; b) Stormwater Management (quantity, flood and drainage control)(only if required); and c) Relocation of sewer infrastructure.	Prior to Development permit of building works.
Building, Plumbing and Drainage Works		
7)	Obtain a Development Permit for Building Works in accordance with the *Planning Act 2016*. Construction is to comply with the *Building Act 1975*, the *National Construction Code* and the requirements of other relevant authorities.	Prior to commencement of the use.
8)	Obtain a Permit for Plumbing and Drainage Works in accordance with the *Plumbing and Drainage Act 2018* and the *Plumbing and Drainage Regulation 2019*. Construction is to comply with the *National Construction Code: Volume Three – Plumbing Code of Australia 2019*, the *Queensland Plumbing and Waste Water Code 1: 2019* and the requirements of other relevant authorities.	Prior to commencement of the use.
9)	All plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.	Prior to commencement of the use; and Maintained at all times thereafter.
10)	Outdoor lighting is to comply with *Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting*. All lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.	At all times.
11)	**A localised Traffic Impact Assessment for Bow Street must be undertaken by an appropriately qualified and experienced Traffic Engineer in accordance with Austroads guidelines.** **The assessment must (at a minimum):** **a. assess and validate existing traffic conditions in the vicinity of the development (on Bow Street) by patrons of**	**Prior to the issue of a Development Permit for Operational Works.**

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Condition Number	Condition	Timing
	the hotel, users of the carpark, and other users of the Street; **b. analyse the impact that the entire development will have on the use of Bow Street related to pedestrians and vehicle movements;** **c. analyse the impact of or any conflicts between the access and egress for the Hotel use and the access and egress for its associated carpark;** **d. provide safe and legible pedestrian access between the carpark and the hotel for pedestrians;** **e. provide a lighting safety audit for Bow Street and the Bow Street/Jane Street intersection;** **f. provide recommendations in relation to any required ameliorative works or augmentation required (ie. Amending traffic flow to one-way) to ensure Bow Street and the proposed access locations are safe and trafficable for its users;** **g. provide evidence that Bow Street is an appropriate service street for the purpose of waste collection as required by the waste management plan or relocate the proposed refuse storage location.** **The Traffic Impact Assessment is required to include amended plans demonstrating safe access for both the hotel and the carpark, safe and legible pedestrian access between the carpark and the hotel, and details of any on street works required to ensure the safety of all road users for day time and night time usage.** **The Traffic Impact Assessment and updated plans must be submitted to and approved by Council.**	
Stormwater		
12)	**All stormwater runoff must be piped from roofed and impervious areas and discharged to a kerb and channel drainage system in a Council controlled road, or an approved inter allotment stormwater drainage system, in accordance with *Queensland Urban Drainage Manual 2016* and *AS3500.3:2018 Plumbing and Drainage - Stormwater Drainage*.**	**At all times.**

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Condition Number	Condition	Timing
13)	**All stormwater works must be carried out in accordance with the approved Site Based Stormwater Management Plan.**	**Prior to commencement of use.**
Noise Generation		
14)	**The approved development must not generate noise that unreasonably interferes with the use and enjoyment of a nearby residential land use.**	**At all times.**
Lawful Commencement		
15)	**Request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.**	**Prior to the commencement of the use**
16)	**Notify Council within 20 business days that this approved use has lawfully commenced.**	**Prior to the commencement of the use**
Conditions applicable to Material Change of Use Hotel (Extension to Existing Hotel) and Partial Demolition of a Local Heritage Place (Waverley Hotel)		
Transport		
17)	A total of twenty-one (21) car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. These spaces and all vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with and *AS2890.1 Off-Street Car Parking* and the *Manual of Design Vehicles and Turning Path Templates SAA HB 72 (AUSTROADS 1995)*.	In accordance with a Development Permit for Operational Works; and Maintained at all times thereafter.
18)	Construct two (2) driveway crossovers at the nominated ingress and egress locations along the frontage of Bow Street (as shown on the plans) in accordance with Council's standard drawing *CTRC-003 Roads commercial driveway slab.* Kerb and channelling is required to be reinstated where existing driveways are being decommissioned. ***Note: the approved plans may require amending as per the outcomes of the Traffic Impact Assessment required by condition 11***	In accordance with a Development Permit for Operational Works; and Maintained at all times thereafter.
19)	No new access locations are permitted to or from Mosman Street.	At all times.

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Condition Number	Condition	Timing
	~~A localised Traffic Impact Assessment for Bow Street must be undertaken by an appropriately qualified and experienced Traffic Engineer in accordance with Austroads guidelines.~~ ~~The assessment must (at a minimum):~~ ~~h. assess and validate existing traffic conditions in the vicinity of the development (on Bow Street) by patrons of the hotel and other users of the Street;~~ ~~i. analyse the impact that development will have on the use of Bow Street related to pedestrians and vehicle movements;~~ ~~j. provide recommendations in relation to any required ameliorative works or augmentation required (ie. Amending traffic flow to one-way) to ensure Bow Street and the proposed access locations are safe and trafficable for its users;~~ ~~k. provide evidence that Bow Street is an appropriate service street for the purpose of waste collection as required by the waste management plan or relocate the proposed refuse storage location.~~ ~~The Traffic Impact Assessment must be submitted to and approved by Council.~~	~~Prior to the issue of a Development Permit for Operational Works.~~
~~Stormwater~~		
	~~All stormwater runoff must be piped from roofed areas and discharged to a kerb and channel drainage system in a Council controlled road, or an approved inter allotment stormwater drainage system, in accordance with *Queensland Urban Drainage Manual 2016* and *AS3500.3:2018 Plumbing and Drainage - Stormwater Drainage*.~~	~~At all times.~~
	~~All stormwater works must be carried out in accordance with the approved Site Based Stormwater Management Plan.~~	~~Prior to commencement of use.~~
Waste Management		
20)	Waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted near the enclosure to ensure the area can be easily and effectively cleaned.	Prior to commencement of the use; and Maintained at all times thereafter.

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Condition Number	Condition	Timing
21)	Waste storage areas shall be: a) Situated in locations not visible from the street front, and b) Provided with a 1.8m solid screen fence located around storage areas.	At all times.
22)	Provide a waste management plan prepared by a suitably qualified person, that demonstrates the disposal frequency and methodology and demonstrates that the size and location of the proposed refuse storage location is safe, serviceable, and does not cause unreasonable interference with the amenity of nearby sensitive receptors (ie. The dwellings on Bow Street).	Prior to commencement of use.
Landscaping		
23)	Submit to Council for approval a full Landscaping Plan prepared by a suitably qualified consultant which demonstrates: a) All areas proposed to be landscaped; a) The Species used and their suitability for the North Queensland climate, b) The type of irrigation system used; c) The retention of the existing planter boxes and landscaping on Jane Street and the extension of a similar landscaping design for the full length of the site frontage on Jane Street; and d) Landscaping treatment on the building (ie. hanging plants) for the length of the Mosman Street frontage. Upon approval of the Landscaping Plan, construct and maintain the landscaping.	In conjunction with a Development Permit for Operational Works; and Maintained at all times thereafter.
24)	A minimum 1.8m high solid fence is to be constructed/maintained on the entire site frontage to Bow Street and Jane Street (with the exception of the approved access locations and where the built form is built to boundary).	Prior to commencement of the use; and Maintained at all times thereafter.
25)	The existing dividing fence between the Shop and the adjacent dwelling house on Mosman Street must be retained and maintained at all times.	Maintained at all times.
Local Heritage Place		
26)	The works subject to the Building Works for Demolition of a Local Heritage Place include only those works proposed in the approved plans.	Prior to obtaining a development permit for building works and maintained

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Condition Number	Condition	Timing
	No demolition works are permitted to the external built form or any façade with the exception of the rear of the site to facilitate access to the proposed extension. Submit to Council for approval an archival record of the premises prepared by a suitable qualified heritage consultant.	at all times.
27)	Details of the proposed colours and materials for the extension are to be submitted to Council for endorsement.	Prior to the issue of a Development Permit for Building Work.
~~**Noise Generation**~~		
	~~**The approved development must not generate noise that unreasonably interferes with the use and enjoyment of a nearby residential land use.**~~	~~**At all times.**~~
~~**Lawful Commencement**~~		
	~~**Request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.**~~	~~**Prior to the commencement of the use**~~
	~~**Notify Council within 20 business days that this approved use has lawfully commenced.**~~	~~**Prior to the commencement of the use**~~
Conditions applicable to Material Change of Use Hotel (Extension to Carpark) and Demolition of a Local Heritage Place (Dwelling -18 Jane Street)		
Security Lighting		
28)	**Install and maintain a suitable system of security lighting to operate from dusk to dawn within all areas where the public may gain access.** **All external lighting must be in accordance with AS/NZS 4282:2019 – Control of the obtrusive effects of outdoor lighting so as to not cause nuisance or distraction to nearby residents or passing motorists.** **All lighting over publicly accessible pathways covered by permanent awnings must be in accordance with AS/NZS 1158.3.1:2020 Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting – Performance and design**	**Prior to commencement of use and at all times.**

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Condition Number	Condition	Timing
	requirements.	
Landscaping		
29)	**Submit to Council for approval a full Landscaping Plan prepared by a suitably qualified consultant which demonstrates:** **b) All areas proposed to be landscaped;** **e) The Species used and their suitability for the North Queensland climate,** **f) The type of irrigation system used;** **g) Deep planting with a mixture of shade trees and low shrubs within the street front setback area, adjacent to the carpark;** **h) Landscaped areas adjoining parking and manoeuvring areas are protected from vehicle encroachment by a 150mm high vertical concrete kerb or similar.** **Upon approval of the Landscaping Plan, construct and maintain the landscaping.**	**In conjunction with a Development Permit for Operational Works; and Maintained at all times thereafter.**
30)	**A minimum 2.0m high solid fence is to be constructed and maintained on the entire rear and side boundary of the carpark that adjoins residential properties on Bow Street and Jane Street.**	**Prior to commencement of the use; and Maintained at all times thereafter.**
31)	**Any proposed fences and/or walls to the street frontages must be limited to 1.8 metres in height and at least 50% visually transparent. Details of any street fencing must be provided to Council as part of the landscaping plans.**	**In conjunction with a Development Permit for Operational Works; and Maintained at all times thereafter.**
Carparking		
32)	**The car parking layout must comply with the AS 2890.1:2004 Parking facilities – Off-street car parking and be constructed in accordance with Austroads and good engineering design.**	**Prior to commencement of use and at all times.**
Traffic		

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Condition Number	Condition	Timing
33)	**Construct two (2) driveway crossovers at the nominated ingress and egress locations along the frontage of Bow Street and Jane Street in accordance with Council's standard drawing *CTRC-003 Roads commercial driveway slab.*** **Kerb and channelling is required to be reinstated where existing driveways are being decommissioned.** ***Note: the approved plans may require amending as per the outcomes of the Traffic Impact Assessment required by condition 11***	**In accordance with a Development Permit for Operational Works; and Maintained at all times thereafter.**
Building, Plumbing, and Drainage Works		
34)	**Obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016* for the demolition of the dwelling House.**	**Prior to building works**
35)	**All internal drainage must be sealed and capped by a licensed Plumber and Drainer. A Form 4 – Notifiable Work must be lodged with the Queensland Building and Construction Commission.**	**Prior to commencement of construction of the carpark.**

Advisory Notes	
Scale or Intensity of Use	
A.	Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the *Planning Act 2016* and would have to comply with the requirements of the relevant provisions.
Local and State Heritage	
B.	The Charters Towers Regional Council local government area contains significant Local and State heritage features including stone pitch kerbing and channels and footbridges. Persons damaging or removing Local or State heritage features may be prosecuted and fined with the maximum penalty under the *Planning Act 2016.* Please contact Council prior to commencing any works, to determine if there are any Local or State heritage features within or adjacent to the premises.
Aboriginal and Cultural Heritage	

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Advisory Notes	
C.	The *Aboriginal Cultural Heritage Act 2003* and *Torres Strait Islander Cultural Heritage Act 2003* requires anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. Prior to carrying out works, it is advised that you contact the Department of Aboriginal and Torres Strait Islander Partnerships on (07) 4799 7470 or by post at PO Box 5620 TOWNSVILLE QLD 4810. For further information on cultural heritage duty of care please visit: https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care
Abandoned Mine Shafts	
D.	The city of Charters Towers is subject to a significant number of abandoned mine shafts due to the former gold rush era. It is recommended that all searches be undertaken through the Queensland State Government's Department of Natural Resources Mines and Energy (DNRME) to ensure that the development is not unduly impacted upon by these shafts. The DNRME can be contacted on 13 74 68.
Wet Tropics World Heritage Area	
E.	Land within the Charters Towers Regional Council local government area falls within the Wet Tropics World Heritage Area and is governed by the *Wet Tropics World Heritage Protection and Management Act 1993* and the *Wet Tropics Management Plan 1998*. Prior to carrying out works, it is advised that you contact the Wet Tropics Management Authority on (07) 4241 0500 or by post at PO Box 2050 CARINS QLD 4870. For further information including viewing the Act, Management Plan and Interactive Mapping, please visit: http://www.wettropics.gov.au/
Workplace Health and Safety	
F.	Ensure compliance with the *Work Health and Safety Act 2011*. It states that the project manager is obliged to ensure construction work is planned and managed in a way that prevents or minimises risks to the health and safety of members of the public at or near the workplace during construction work. It is the principal contractor's responsibility to ensure compliance with the *Work Health and Safety Act 2011*. It states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace prevent or minimise risks to the health and safety of the public at or near the workplace during the work. It is the responsibility of the person in control of the workplace to ensure compliance with the *Work Health and Safety Act 2011*. It states that the person in control of the workplace is obliged to ensure there is appropriate, safe access to and from the workplace for persons other than the person's workers.
Environmental nuisance	
G.	Ensure compliance with the *Environmental Protection Act 1994*. It states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks and construction phases of this development, are to adhere to their "general environmental duty" to minimise the risk of causing environmental harm. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area because of the emission of noise, vibration, smell,

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

Advisory Notes	
	fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council to cause undue disturbance or annoyance to persons or affect property not connected with the use.
Airport Operations	
H.	Where works may impact on the safety operation of the Charters Towers Airport such as the use of cranes, industrial lighting or involve impacts such as gaseous plumes, it is advised that you contact one of Council's Airport Reporting Officer(s) on (07) 4761 5300 prior to works commencing.
Ergon Energy and Telstra Corporation Contact Details	
I.	Where a condition requires connections to reticulated electricity and/or telecommunications or a certificate of supply, please contact the below: a) Ergon Energy Connection Solution's Team – (07) 4931 1012, and/or b) NBN Co – 1800 687 626.
Council Forms, Policies and Drawings	
J.	In achieving compliance with conditions, the below Council forms will need to be completed for this development: a) F0227 - Application to carry out works on a Council road (including pathways) b) Standard drawings and specifications for driveways and roads c) F0313 – Request for water supply connection or disconnection d) F0347 – Application for sewer main cut-in

3. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of **six (6)** years.

4. Further development permits

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

1. Development Permit for Building Work.
2. Development Permit for Operational Works (if required).

5. Referral agencies

The development application did not require referral under Schedule 10 of the *Planning Regulation 2017*

6. Submission(s)

Not properly made submissions were received.

7. Notice of reasons

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

This notice is prepared in accordance with Section 63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

Description of the development:	The proposed development is an other change to a Development Permit for Material Change of Use for Extension of existing Hotel and Building Works approval for a partial demolition of a Local Heritage Place and demolition of a local heritage place.	
Reasons for the decision:	The proposal was assessed against the relevant provisions of the North Queensland Plan 2020 and the Charters Towers Regional Town Plan Version 2 with the proposal found to comply with the applicable codes. Despite the carpark extension being constructed within the General Residential Zone the proposal furthers the strategic framework of the Charters Towers Regional Plan.	
Assessment benchmarks:	The proposed development was assessed against the relevant assessment benchmarks of the Charters Towers Regional Town Plan including the: 1) Heritage Overlay Code; 2) Centre Zone Code; 3) General Residential Zone Code; and 4) Development Works Code	
	The proposed development was assessed against all the assessment benchmarks listed about and is considered to comply or can be conditioned to comply.	
	Assessment benchmark:	**Reasons for the approval despite non-compliance with benchmark:**
	Overall Outcomes General Residential Zone	The proposal does not comply with the overall outcomes of the General Residential Zone Code, however it is considered appropriate to approve the development despite the non-compliance given its proximity to the existing Hotel and the carparking constraints on the hotel site. The residential amenity of the location is retained as a result of acoustic fencing to the residential boundaries and deep planting to the street frontage.
Relevant matters:	The existing Waverley Hotel is significantly undersupplied in terms of Carparking. The site directly across the road from Bow Street and the existing Hotel Carpark entrance is a unique site in terms of servicing a carparking need. The direct proximity of this site is a relevant matter in considering the conflicts with the Residential Zone Code. Additionally, as the Waverley Hotel is a place of local significance, there is no opportunity to provide additional car parking on the Mosman Street Site.	
Matters raised in submissions:	**Submission Point:**	**Council Response:**
	No properly made submissions were received.	N/a

8. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

CHARTERS TOWERS
REGIONAL COUNCIL

Date: 7 November 2024
Our Ref: 4997817

9. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision are set out in Chapter 6, Part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016).* Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: http://www.courts.qld.gov.au/courts/planning-and-environment-court.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*. The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 and Schedule 1 of the *Planning Act 2016*.

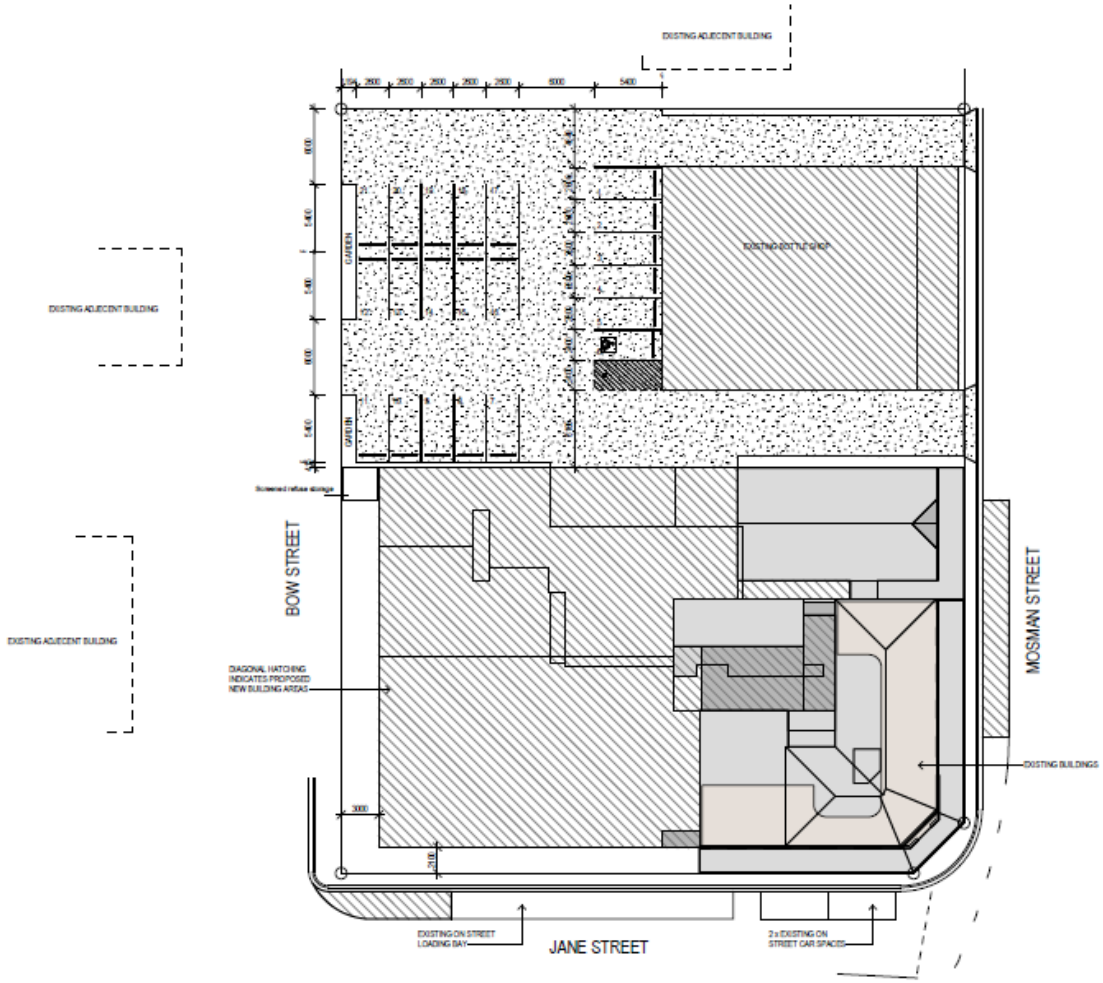
Should you wish to discuss this matter, please contact Kelly Reaston, Consultant Planner on (07) 4761 5522.

Yours faithfully

Hayley Thompson
Executive Manager Corporate and Community Building

PO Box 189 Charters Towers Qld 4820
ADMINISTRATION: 12 Mosman Street Charters Towers Qld 4820 Australia
PH. (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** mail@charterstowers.qld.gov.au | **ABN.** 67 731 313 583
www.charterstowers.qld.gov.au

WIND CATEGORY C2



SITE PLAN
1 : 200

REAL PROPERTY DESCRIPTION
LOT 5 ON SP 210657
AREA OF LAND: 3035m²
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
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 11 Cashell Crescent, Bushland Beach, QLD 4818
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

© COPYRIGHT

QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

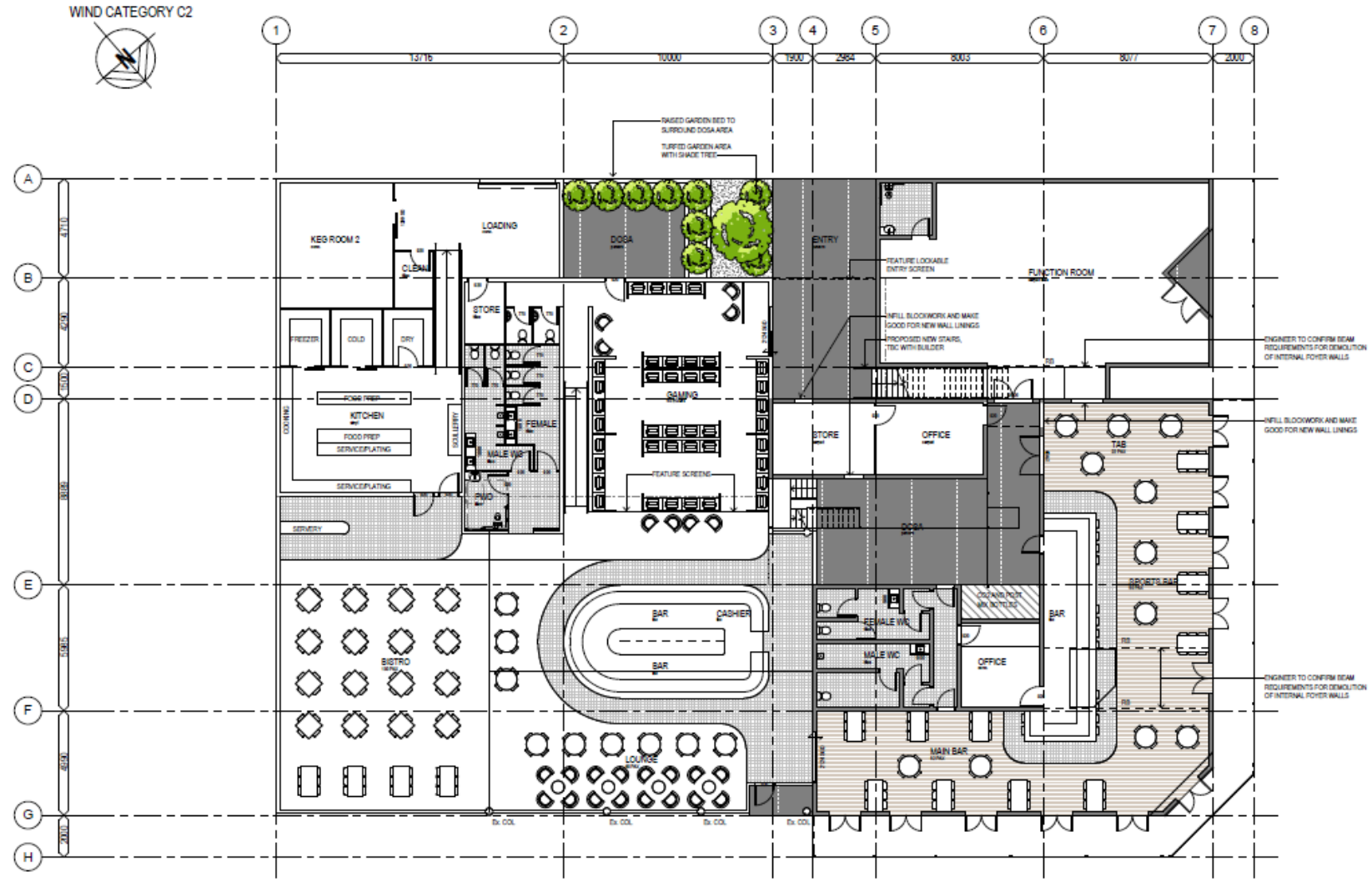
The Design House NQ

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

TITLE: SITE PLAN - GENERAL
Date: 02.06.23 Drawn: N.H
Scale: 1 : 200 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 08	4

Document Set ID: 4878119
Version: 1, Version Date: 03/06/2023



FLOOR PLAN - G.F.
1 : 100

SCALE KEY

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
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

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

The Design House NQ

Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

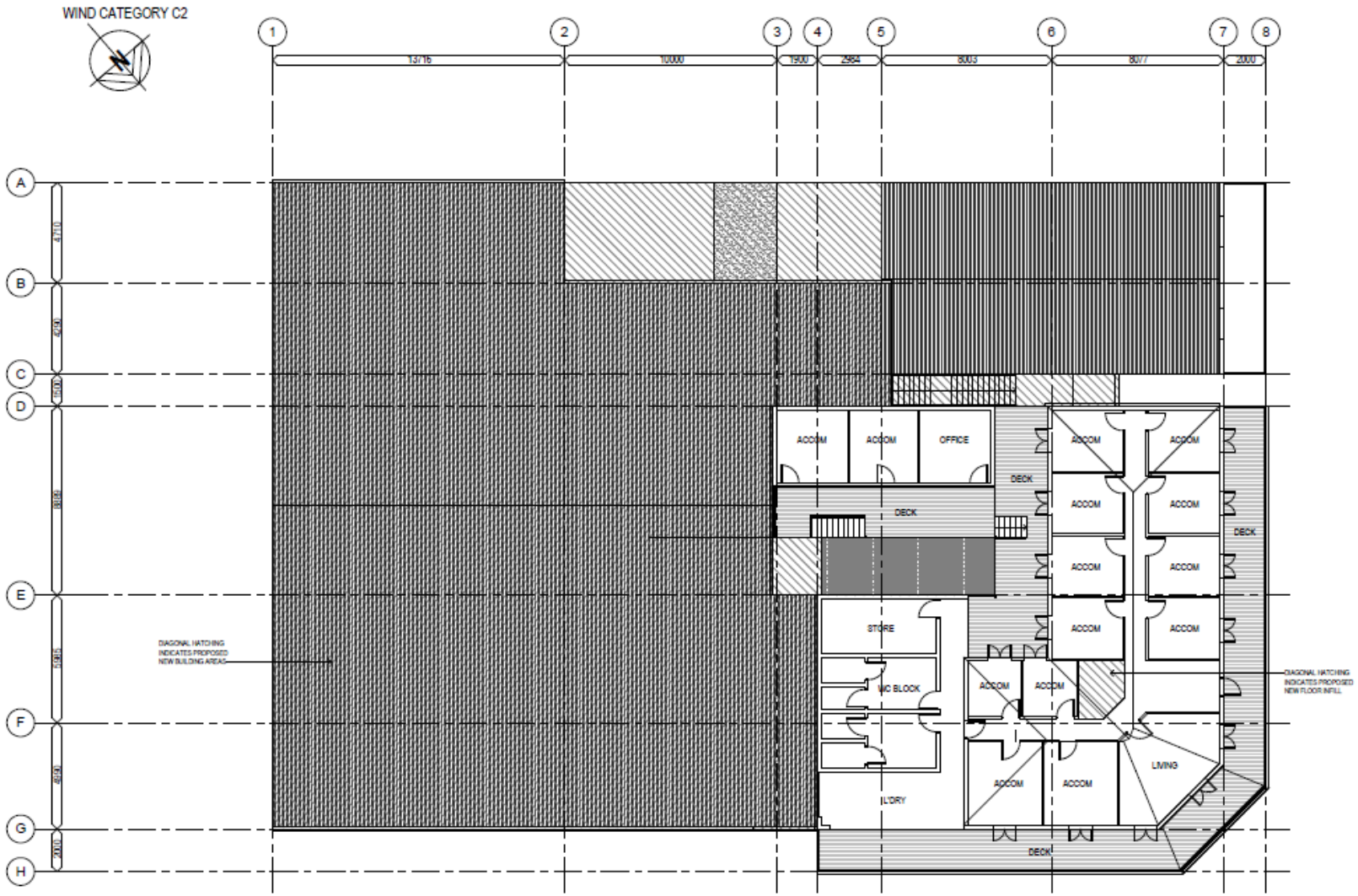
Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: FLOOR PLAN - GROUND FLOOR

Date: 02.06.23 Drawn: N.H

Scale: 1 : 100 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 09	4



1 FLOOR PLAN - F.F.
1 : 100

SCALE KEY

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
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

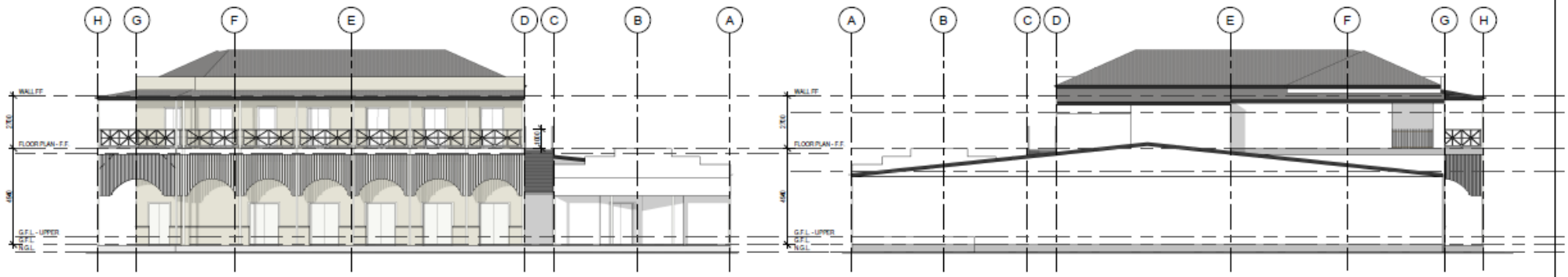
THE DESIGN HOUSE NQ
m: 0423 623 647
a: 11 Cashell Crescent, Bushland Beach, QLD 4818
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au
© COPYRIGHT
QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

The Design House NQ

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

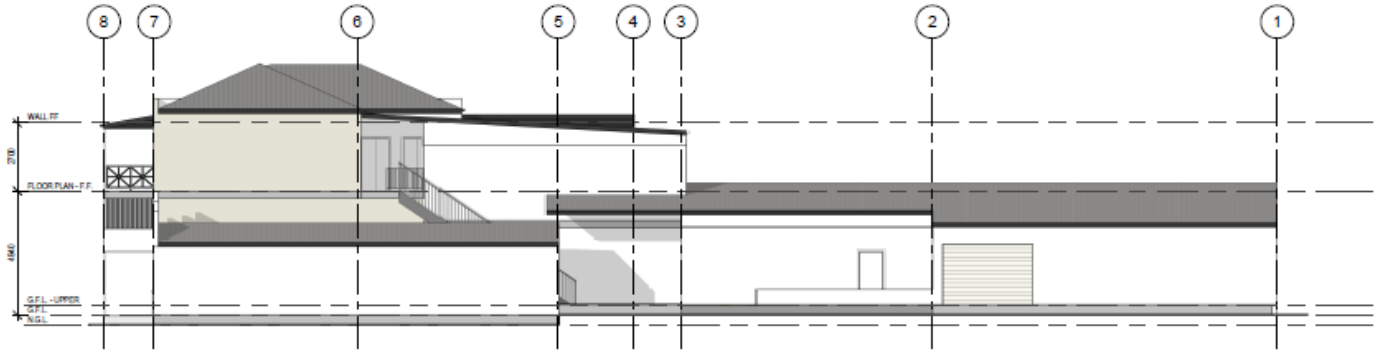
TITLE: FLOOR PLAN - FIRST FLOOR
Date: 02.06.23 Drawn: N.H
Scale: 1 : 100 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 10	4

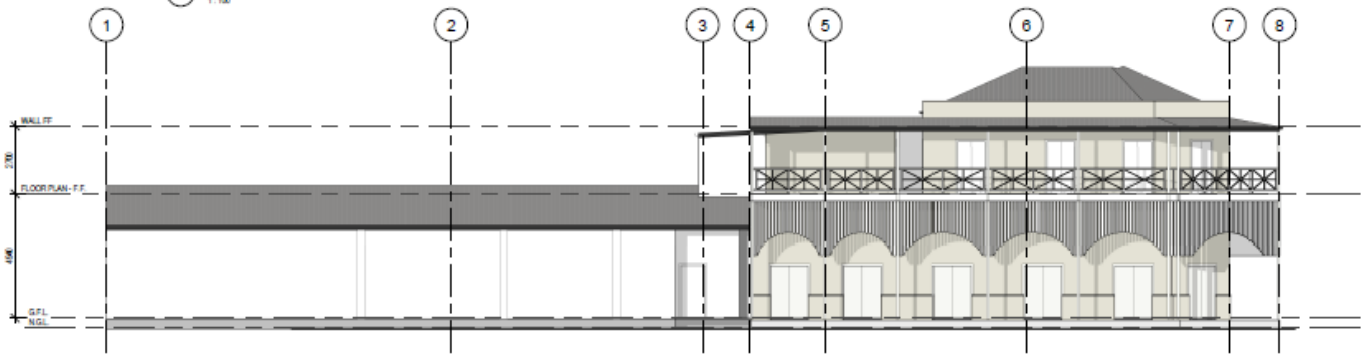


1 ELEV 1
1 : 100

2 ELEV 3
1 : 100



3 ELEV 2
1 : 100



4 ELEV 4
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
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

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

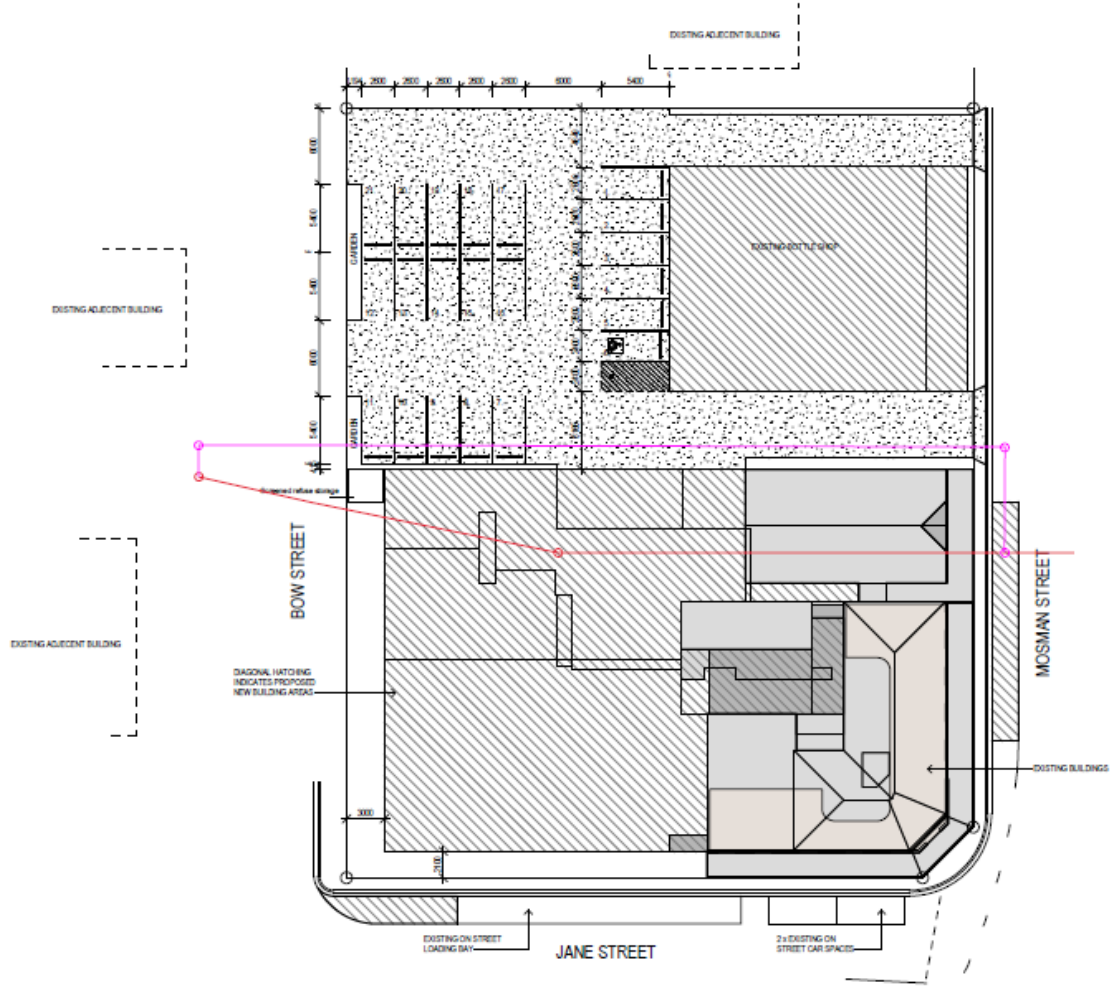
The Design House NQ

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

TITLE: ELEVATIONS
Date: 02.06.23 Drawn: Author
Scale: 1 : 100 Designed: Designer

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 11	4

WIND CATEGORY C2



SITE PLAN
1 : 200

REAL PROPERTY DESCRIPTION
LOT 5 ON SP 219857
AREA OF LAND: 3028m²
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
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 11 Cashell Crescent, Bushland Beach, QLD 4818
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

© COPYRIGHT

QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

The Design House NQ

Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

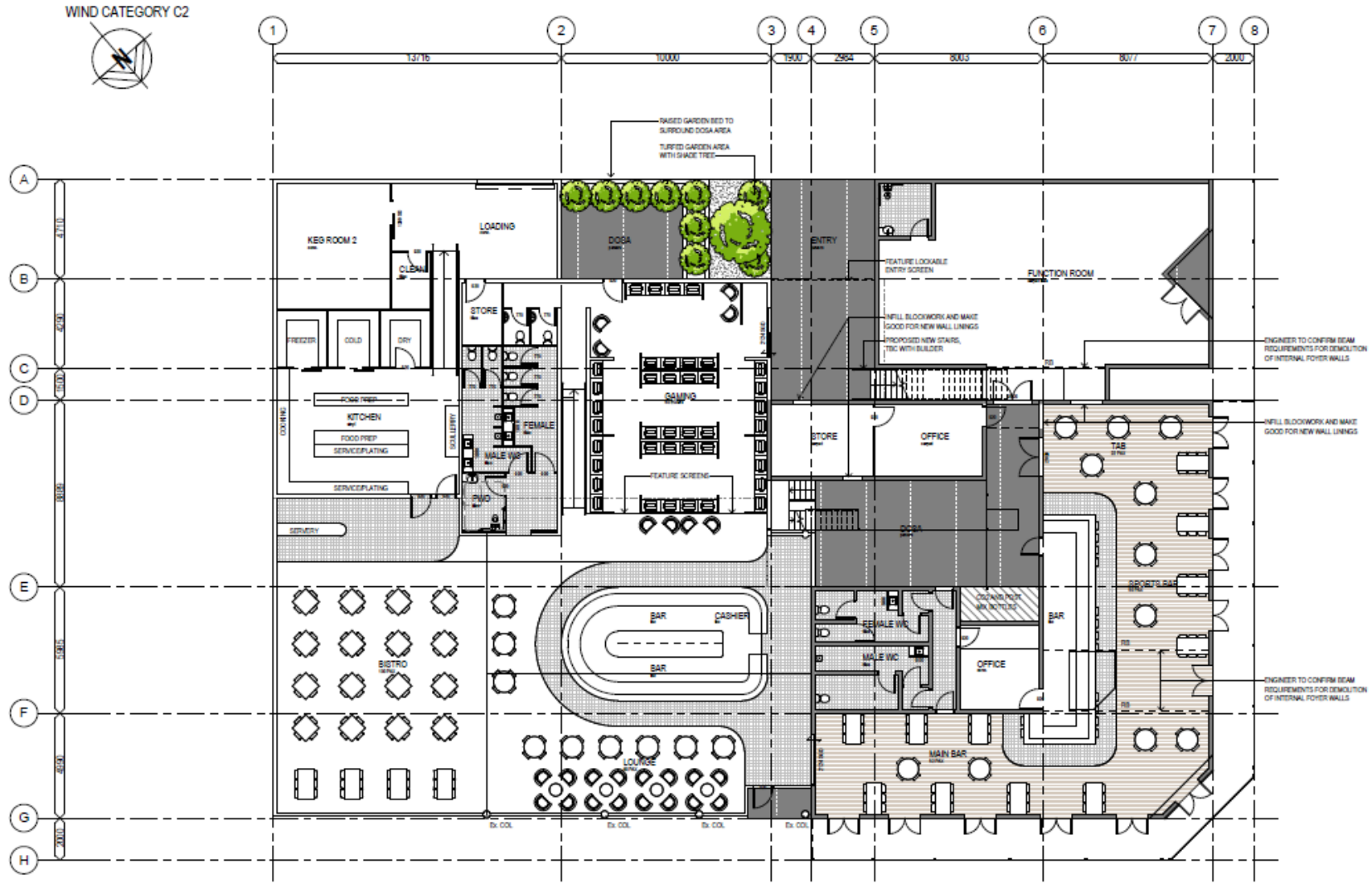
Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: SITE PLAN - GENERAL

Date: 02.06.23 Drawn: N.H

Scale: 1 : 200 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 08	4



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
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

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

The Design House NQ

Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

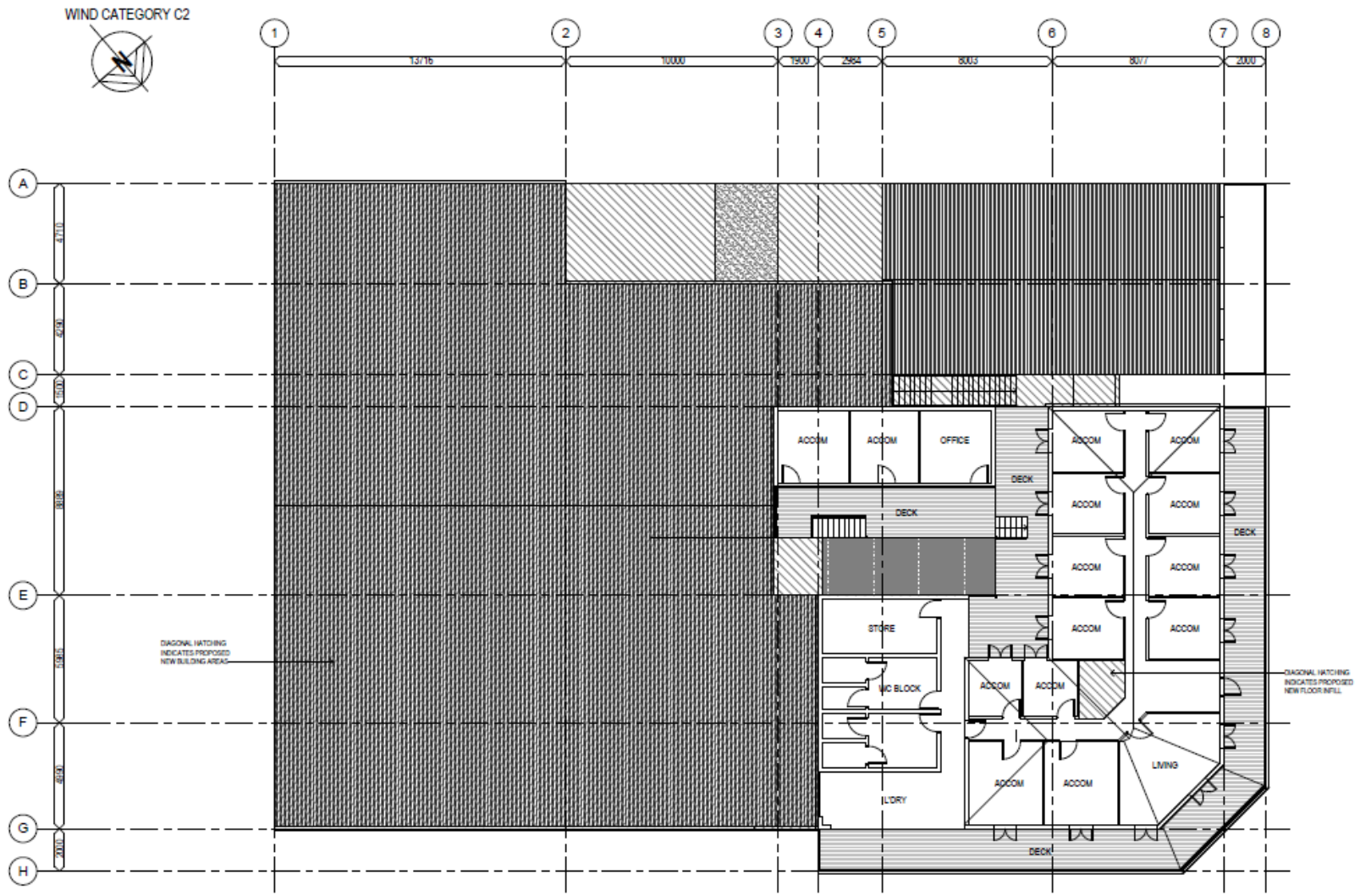
Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: FLOOR PLAN - GROUND FLOOR

Date: 02.06.23 Drawn: N.H

Scale: 1 : 100 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 09	4



1 FLOOR PLAN - F.F.
1 : 100

SCALE KEY

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
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

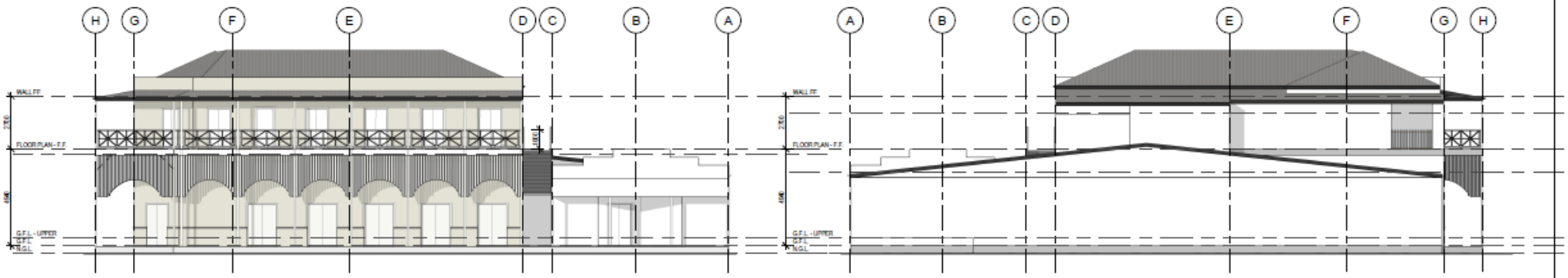
THE DESIGN HOUSE NQ
m: 0423 623 647
a: 11 Cashell Crescent, Bushland Beach, QLD 4818
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au
© COPYRIGHT
QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

The Design House NQ

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

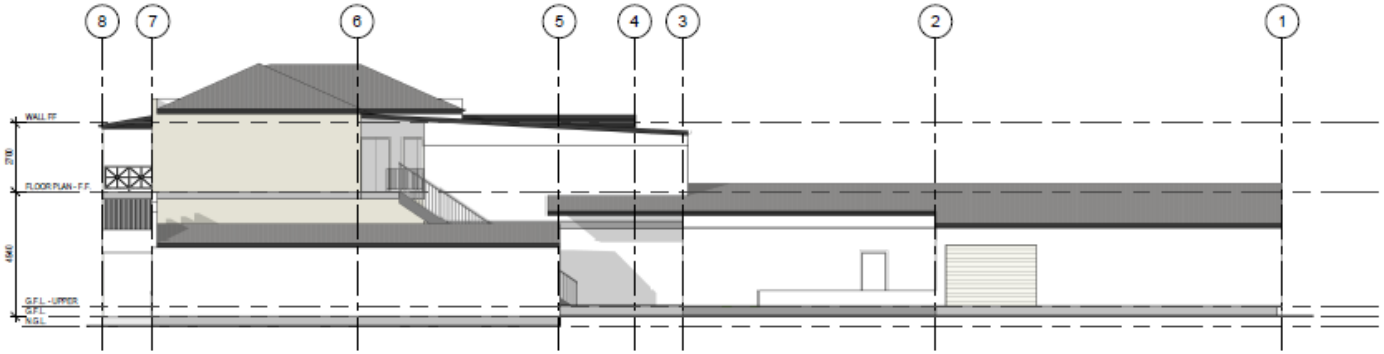
TITLE: FLOOR PLAN - FIRST FLOOR
Date: 02.06.23 Drawn: N.H
Scale: 1 : 100 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 10	4

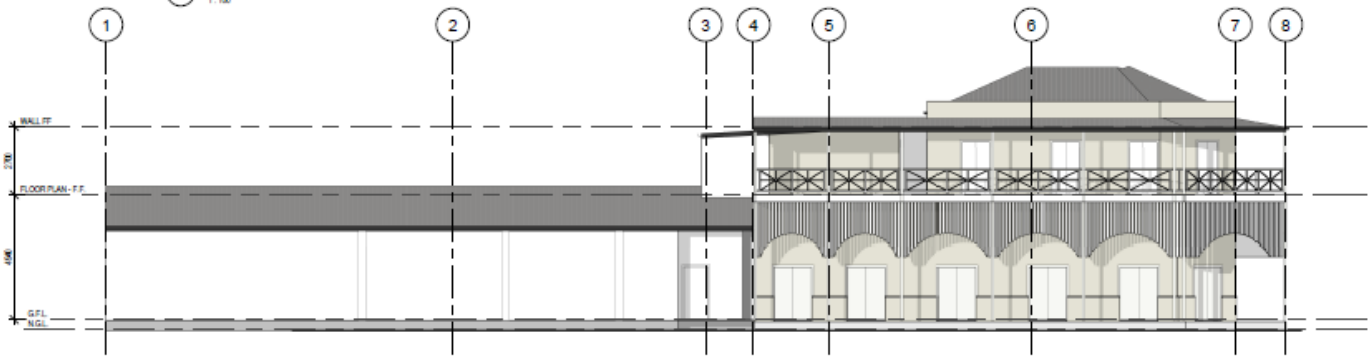


1 ELEV 1
1 : 100

2 ELEV 3
1 : 100



3 ELEV 2
1 : 100



4 ELEV 4
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
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

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

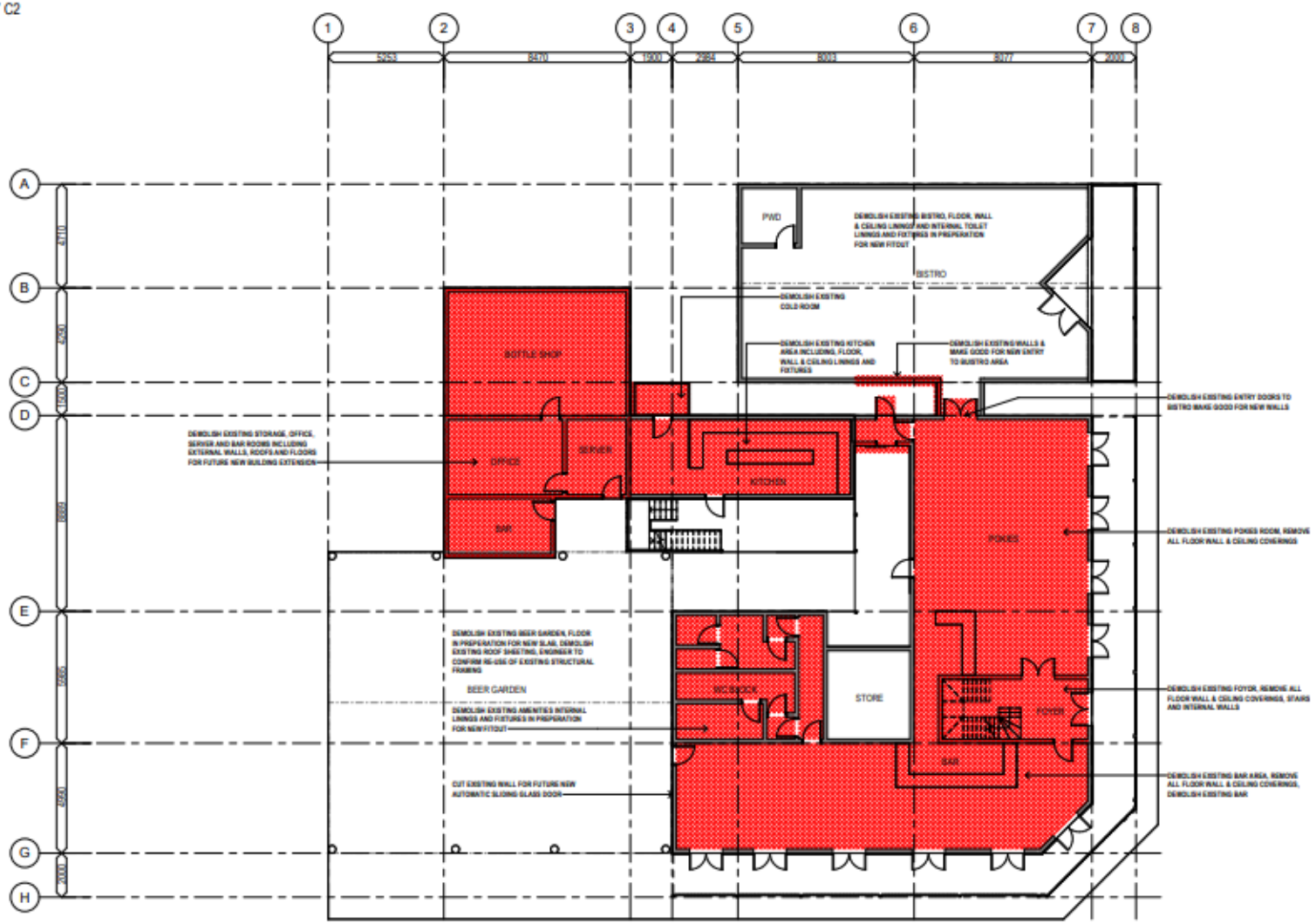
The Design House NQ

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

TITLE: ELEVATIONS
Date: 02.06.23 Drawn: Author
Scale: 1 : 100 Designed: Designer

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 11	4

WIND CATEGORY C2



1 DEMOLITION PLAN - G.F.
1 : 100

SCALE KEY

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
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 11 Cashell Crescent, Bushland Beach, QLD 4818
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

© COPYRIGHT

QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

The Design House NQ

Project: RENOVATIONS & EXTENSION

Client: WAVERLY HOTEL

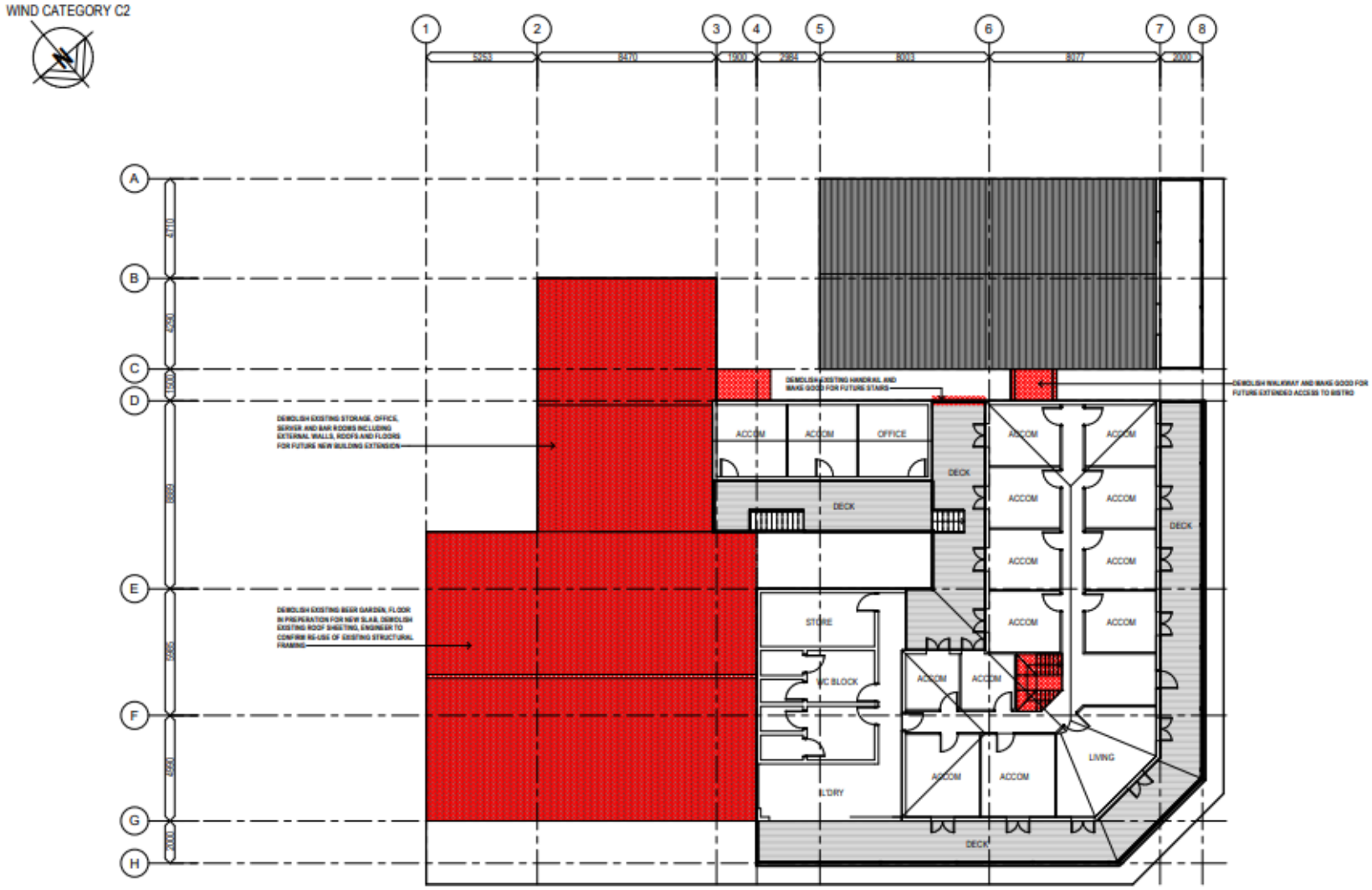
Location: 19 MOSMAN STREET, CHARTERS TOWERS

TITLE: DEMOLITION PLAN - GF

Date: 23.01.23 Drawn: N.H

Scale: 1 : 100 Designed: N.H

Job No.:	Drawing No.:	Rev.
2023-011-C	DD 06	1



DEMOLITION PLAN - F.F.
1 : 100

SCALE KEY

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
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

ISSUE:	DATE:	DESCRIPTION:

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

The Design House NQ

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.:	Drawing No.:	Rev.
2023-011-C	DD 07	1

1 SITE PLAN - PROPOSED CARPARK
1 : 200

BSPN. ARCHITECTURE

BRISBANE
Lift Services Group | PO Box 483 | Fortitude Valley QLD 4006
07 3852 0000

MELBOURNE
c/o Lift Services Group, Kennington | PO Box 1506, Bendigo North | VIC 3550
03 5442 5000

info@bspn.com.au bspn.com.au

THIS IS A CAD DRAWING. UNDER NO CIRCUMSTANCES ARE MANUAL ALTERATIONS TO BE MADE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE. VERIFY AND CHECK ALL DIMENSIONS ON SITE.

COPYRIGHT RESERVED. REPRODUCTION OF THE DRAWING OR ELECTRONIC DATA WITHOUT THE WRITTEN PERMISSION OF BSPN ARCHITECTURE IS NOT PERMITTED.

Revisions

1	2024-02-14	DA ISSUE	AA
2	2024-04-28	DA ISSUE	JS
3	2024-05-27	DA ISSUE	JS

Project
THE WAVERLEY HOTEL
ADDITIONS & ALTERATIONS

For
STAR HOTEL GROUP

Drawing
SITE PLAN

PRELIMINARY

Drawn JRB / JCR
Scale 1 : 200 at A1

Project No. B2100151
Drawing No. DA1.01
Revision 3

Hard Ref ID: 4898731
Ir. 1, Version Date: 27/06/2024

Planning Act 2016

Reprint current from 2 August 2024

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the ***appellant***); and

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

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

(3) The ***appeal period*** is—

(a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or

(b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

(d) for an appeal against a decision of the Minister, under chapter 7, part 4, to amend the registration of premises to include additional land in the affected area for the premises—20 business days after the day a notice is published under section 269A(2)(a); or

(e) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or

(f) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the

applicant gives the deemed approval notice to the assessment manager; or

(g) for an appeal relating to the *Plumbing and Drainage Act 2018*—

(i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or

(ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

(iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or

(iv) otherwise—20 business days after the day the notice is given; or

(h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

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

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

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

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

(a) the adopted charge itself; or

(b) for a decision about an offset or refund—

(i) the establishment cost of trunk infrastructure identified in a LGIP; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

(a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and

(c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and

(d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

(e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and

(f) for an appeal to the P&E Court—the chief executive; and

(g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The ***service period*** is—

(a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or

(b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—

(a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or

(b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

(7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

(1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

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

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

(4) In this section—

decision includes—

(a) conduct engaged in for the purpose of making a decision; and

(b) other conduct that relates to the making of a decision; and

(c) the making of a decision or the failure to make a decision; and

(d) a purported decision; and

(e) a deemed refusal.

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

(a) is final and conclusive; and

(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and

(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

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

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