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Our Ref: **GDTC0100/06:DS**

Monday, March 23, 2026

The Chief Executive Officer
Charters Towers Regional Council
PO Box 189
CHARTERS TOWERS QLD 4820

Attention: Mark Alivio

To whom it may concern,

RE: **1-7 GOLDTOWER STREET AND 9 GOLDTOWER STREET, QUEENTON, LOT 1 & 2 ON SP326358 (MCU2026/0002) – RESPONSE TO INFORMATION REQUEST IN RELATION TO MATERIAL CHANGE OF USE APPLICATION**

An Information Request has been received in relation to the Material Change of Use application for the above-mentioned project, dated 13 March 2026.

In accordance with the Development Assessment Rules under the Planning Act 2016 and on behalf of our client Goldtower Properties, we provide our responses to the items noted within the above-mentioned Information Request, as follows:

Request Item 1 – Stormwater

As per previous correspondence, Council has identified technical concerns related to stormwater management. The proposal appears to incorporate a combination of discharge solutions, including:

- discharge stormwater directly to ground.
- discharge stormwater to the slab constituting the thoroughfare.
- discharging stormwater to the State-controlled transport corridor.

Based on the information and documentation provided, Council's concerns specifically relate to the following:

- Stormwater is not being collected, conveyed and discharged to a lawful point of discharge.
- The introduction of a roof and slab may increase the cumulative impervious area, possibly increasing runoff coefficients and flow concentrations. If stormwater is not collected, conveyed and discharged to a lawful point of discharge, it is likely to be considered 'worsening' of the existing stormwater condition
- The lack of an effective stormwater management solution is likely to create nuisance conditions and pose safety risks for users during wet weather events

Information Required:

1) Provide clarity about the intended stormwater solution, including justification to Council's satisfaction that it:
    a. Does not worsen the existing stormwater condition.
    b. Can meet the purpose and overall outcomes of the Development Works Code.
    c. Can meet the relevant Acceptable or Performance Outcomes of the Developments Works Code.

Applicant's Response

Lawful Point of Discharge (LPOD).

The (LPOD) for Lot 2 on SP326358 is the New Queen Road state-controlled corridor boundary. Specifically, discharge is allowed to flow across the common boundary in sheet flow form at any location and at nominated points of concentration. The proposed design remains consistent with these constraints.

Reference to the **Goldtower Plan of Development**:

PO20
The site layout and design responds sensitively to on-site and surrounding drainage patterns and ecological values by:
a) Maximising retention of natural drainage patterns: and
b) Ensuring drainage capacity is not impeded.

Response:
a) The design retains the sheet flow form adjacent the common boundary between Lot 2 and the SCRN. (A small lateral cross fall will be included within the design to ensure the sheet flow affect at the common boundary.
b) The design does not impede the capacity of the stormwater system in any way.

AO22
Post development discharge of stormwater from the subject land does not exceed pre-development peak flows and no change to flows across a downstream or adjoining property is created.

Response:
Whilst technically the post development flows are expected to exceed the pre-development flows the change is considered negligible. 55l/s during a 1% AEP event. (Pre 1,198l/s Vs Post 2,253l/s).
A detention basin (peak flow mitigation measure) in accordance with the Hydrologic and Hydraulic report approved as part of MC15/181 is proposed to be located on Lot 2 and mitigate all impacts of the current/future development on the site once development on the site proceeds. The additional flow/s will be considered during the assessment of the volume of detention required for the overall development impacts.

PO22
The drainage network has sufficient capacity to safely convey stormwater run-off from the site.
Development does not cause a drainage nuisance to a downstream or adjoining property.

Response:
The proposed development has sufficient capacity to safely convey stormwater run-off from the site, and

The negligible increase in peak flow does not cause a drainage nuisance to the downstream or adjoining property.

PO23
The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics that are upstream, downstream or adjacent to the development site.

Response:
The proposed development is not proposing to modify the existing drainage characteristics (maintains sheet flow across the common boundary. And will not adversely affect flooding upstream or downstream of the development site.

Whilst it is understood the development application has been submitted under the Goldtower POD, for completeness the below responses to the Charters Tower Town Plan – Development Works Code have been provided.

Reference to the **Charters Towers Regional Town Plan Ver 2**:

PO22
Stormwater Management system:

a) Implement (WSUD) principles that:
   (i) Protect natural systems and waterways.
   (ii) Allow for detention of stormwater instead of rapid conveyance.
   (iii) Minimise impervious areas.
   (iv) Utilise stormwater to conserve potable water
   (v) Integrate stormwater treatment into landscape.
   (vi) Ensure water quality values are protected.
   (vii) Ensuring drainage capacity is not impeded.
b) Must be economically maintained for the life of the system
c) Provide for safe access and maintenance; and
d) Maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses wetlands from point sources and non-point source stormwater discharges.

Response:

a) (WSUD).
   (i) N/A, No natural systems nor waterways within the development footprint or immediately adjacent.
   (ii) Stormwater detention will be included with the full development of Lot 2.
   (iii) Roofed structure introduced to improve amenity of the region, reduce health risks posed by sun exposure, reduce risk of heat stress, improve visual connectivity with tourist destination.
   (iv) N/A
   (v) Potential to utilise roof run-off in adjacent development within Lot 2 once it proceeds
   (vi) SPP exemption
   (vii) Drainage capacity is not impeded through the delivery of the proposed development.
b) The development utilises materials that will extend the design life of all elements to 20 plus years with minimal maintenance.
c) Access to the infrastructure has been considered and provided through the development itself, via the adjacent SCRN and from Lot 2 adjacent to the proposed structures.

d) *Refer to a). (iii) above.*

Request Item 2 – Universal Access

As a publicly accessible structure, Council seeks to confirm whether the proposal intends to provide universal access to all intended users.

Information Required:

2) Provide, to the satisfaction of Council and the applicable legislation, that the structure is not required to integrate universal access; OR
3) Demonstrate that the proposal is compliant with the applicable legislation.

Applicant's Response

The applicant wishes to thank the Council for the opportunity to review the accessibility code compliance. In completing the review NCE have identified several inconsistencies.

The applicant provides up dated plans inclusive of level modifications ensuring ramp grades and platforms remain compliant against AS1428 guidelines.

We have uploaded the following documentation in support of this response:

- NCE's amended detailed design documentation.

I trust the above changes meet with your approval, and I look forward to receiving your assessment.

Please do not hesitate to contact the undersigned on TEL: 07 4725 5550 if you have any questions regarding this response.

Yours sincerely,

DEREK SAW
RPEQ 7363

GENERAL

1. This specification is to be read in conjunction with the engineering and Architectural drawings.Any discrepancies are to be referred to the Engineer. The contractor must ensure that construction drawings are the most recent.

2. Northern Consulting Engineers reserves the right to make amendments to the structural design during the construction process as required by on site conditions without seeking approval from the appropriate government authority.

3. All workmanship and materials are to be in accordance with the relevant Australian Codes. All materials are to be new and first grade.

4. The Contractor is to inspect the site and the conditions to be encountered, including ground conditions, before submitting prices or commencing work.

5. Details shown on the drawings do not constitute all details but are typical only. Whether detailed or not, the Contractor shall allow for all work necessary for the completion of the project. Structural and Civil Engineering documents do not cover details for termite barrier / treatment. The Builder must consult experts in this field for advice and design of protection.

6. Should the Contractor deem that a contract variation is warranted, written agreement must be obtained from the Engineer before commencing the work involving the variation.

7. Drawings shall not be scaled. All dimensions must be checked on site before submitting prices, fabrication or construction. No amendments may be made to the structure as shown on the drawings without written approval of the Engineer.

8. The Contractor shall allow for co-ordination with any other trades outside the scope of this Contract.

9. The Contractor is to ensure that all work is carried out under the direction of a capable supervisor experienced in the types of work within the Contract and in the requirements of the Workplace Health and Safety Act. The Contractor is to ensure that the structure and works are kept in a stable and safe condition at all times during construction.

10. All services are to be installed in the neatest possible way in keeping with good standard practices. Generally services shall be concealed.

11. The Contractor shall allow for structural deflections, expansions and contractions when placing finishes or services. Finishes shall not be fixed across structural joints. Joints shall be provided in ceilings at wall joint locations.

12. The engineer accepts no responsibility for the work unless the works are inspected and approved during construction.

13. All doors and windows are to be made and installed to take the wind pressures detailed as follows:-

WIND PRESSURE TABLES

WIND PRESSURE:	
Base Site Ultimate Wind Pressures:	2.65 kPa
Base Site Serviceability Wind Pressures:	1.23 kPa

LOCAL PRESSURE FACTORS:		
Side wall	kl=2.0	a/2 = 2.0 m
	kl=1.5	a = 4.0 m
Windward Wall	kl=1.5	

PRESSURE CO-EFFICENTS:		
External Pressure Co-efficient		Internal Pressure Co-efficient
Windward Wall Co-efficient =	0.7	Internal Pressure = 0.70
Leeward Wall Co-efficient =	-0.5	Internal Pressure = -0.65
Side wall =	-0.65	0.00 to 7.56m
	-0.5	7.56 to 15.12m
	-0.3	15.12 to 22.67m
	-0.2	Greater than 22.67m

ULTIMATE WIND PRESSURES:		
Windward wall =	4.06 kPa	Distance from edge of building
Leeward wall =	-2.87 kPa	
Side wall =	-4.78 kPa	0.00 to 4.00m
	-3.23 kPa	4.00 to 7.56m
	-2.87 kPa	7.56 to 15.12m
	-2.39 kPa	15.12 to 22.67m
	-2.15 kPa	Greater than 22.67m

SERVICEABILITY WIND PRESSURES:		
Windward wall =	1.88 kPa	Distance from edge of building
Leeward wall =	-1.33 kPa	
Side wall =	-2.22 kPa	0.00 to 4.00m
	-1.50 kPa	4.00 to 7.56m
	-1.33 kPa	7.56 to 15.12m
	-1.11 kPa	15.12 to 22.67m
	-1.00 kPa	Greater than 22.67m

SERVICEABILITY WIND PRESSURES: (for water Penetration*)			
Windward wall =	1.50 kPa	Distance from edge of building	*Note: Reduced internal pressure coefficients for the windows water penetration has been applied for the greater serviceability wind pressures based on the assumption that all windows have maintained their structural integrity and a dominate opening is not formed in the structure.
Leeward wall =	-0.55 kPa		
Side wall =	-1.44 kPa	0.00 to 4.00m	
	-0.72 kPa	4.00 to 7.56m	
	-0.55 kPa	7.56 to 15.12m	
	-0.33 kPa	15.12 to 22.67m	
	-0.22 kPa	Greater than 22.67m	

FOOTINGS

1. All vegetable matter and soft soil underneath slabs and footings is to be removed before filling or construction commences.

2. The footings for this building are designed for a safe bearing capacity of 150 kPa.

3. All footings shall be founded in firm, natural undisturbed ground unless written Approval is received from the Engineer. Where a new or old sewer or service trench runs parallel to a footing, the footing must be deeper than a line drawn at 45 degrees from the bottom of the trench to the footing location.

4. The builder is to check for soft spots that may exist under footings and contact the Engineer if in doubt as to the foundation quality or requirements for backfilling excavations resulting from removal of soft spots or tree stumps.

5. Services should not penetrate or be placed beneath footings or slab. Where services must penetrate, the penetrations are to be made permanently water tight.

6. Any excavation works are to include measures to ensure the temporary and long term stability of any existing structure within its vicinity.

CONCRETE SLABS

1. All vegetable matter and soft soil underneath slabs and footings is to be removed before filling or construction commences.

2. Fill beneath slabs to be compacted to a minimum of 97% minimum dry density ratio (based on standard compaction) for cohesive soils, and to a minimum density index of 70% for cohesionless soils.

3. All fill material shall be granular and of minimum CBR15.

4. TESTING - The contractor is responsible for testing and must allow for the cost of testing (and removal, re-compaction and retesting where failures occur) of the fill compaction. One test is to be completed at locations selected by the engineer in accordance AS3798

every layer or every 200mm depth.

Compaction test result records must be kept and it is advisable to forward a copy to the Engineer for recording.

5. Where a granular base is required by the drawings the gravel is to be of minimum CBR 25 and the tolerance for compacted thickness is - 5 mm to + 20 mm.

6. The ground and slabs are to be treated for termites in accordance with Australian Standards and Council requirements.

7. Slabs are to fall to wastes and are to allow for recesses for tiling, doors and weather steps. Provide wheelchair access ramps at doorways. Finished floor levels are to the top finished surface of tiles etc.

8. A 0.2 mm vapour barrier membrane is to be placed on prepared founding material before placing reinforcement.

9. Generally joints in slabs are to line up with joints in walls. All dowels are to be galvanised, parallel and aligned perpendicular to the joint. Round dowels in joints are to be greased. Unless noted otherwise, joints are to be finished off with round trowelled edges. External joints are to be sealed with a polysulphide or similar sealant applied in accordance with manufacturers recommendations. The use of pressed metal keys to form key control joints (KCJ) is not recommended. Where the builder elects to form a key by this method, any undesirable outcomes will be completely his responsibility. Where hard wheel forklift & trolley jacks are used. All joints to use an Armor edge joint protection, similar to Armourmate, in accordance with manufactures details.

10. Where reinforcement has been cut to provide for services, an equivalent amount of trimming reinforcement is to be placed each side of the service. Provide 2N16 bars 2000 long to u/s of mesh adjacent re-entrant corners.

11. All slabs must be cured for a minimum of 3 days for internal slabs or 7 days for exposed slabs (ponded water or type 1-D liquid membrane forming curing compound to AS3799 is recommended).

In hot, windy weather, an aliphatic alcohol protective treatment is to be sprayed on the concrete surface immediately after screeding.

12. Concrete in slabs thicker than 100 mm, beams and thickenings must be adequately compacted by vibration.

13. U.N.O., external slabs shall be graded to drain to an outfall with a minimum slope of 1 in 300.

14. Vehicles, heavy equipment and stacking of materials will not be permitted on slabs for 5 days.

15. To reduce cracking in brittle floor finishes caused by inevitable concrete shrinkage, flexible mortars and glues should be used and tiles should be placed as long as possible after the slab was last wet. Expansion joints must be provided in the tiling to suit the tiles. If is advisable to use SL92 mesh in ground slabs beneath these finishes.

16. Ground Slab Tolerance:- Thickness within - 5 mm and + 20 mm.
- Smoothness - The finished surface shall not deviate from a 3m long straight edge by more than 3mm.

17. Suspended Slabs:- The formwork quality and compaction of the concrete are to be adequate to provide a Class 2 off form finish in accordance with the Australian Standard.

Formwork shall be certified by an engineer (RPEQ) experienced with formwork design. Slabs and beams shall not be stripped for at least 6 days and back-props of capacity to take all dead and live loads are to remain in place for at least 18 days. At least two levels of undisturbed supports shall be in place for each floor pour. This shall be increased to three (3) if back-propping is provided.

Vehicles, heavy equipment and stacking of materials will not be permitted on suspended slabs.

A maximum of 3 kPa load will be allowed on propped spans. Stacking of materials shall be over columns or beside support walls only.

Conduits and services are not to be placed within the concrete cover.

Holes are NOT to be cored through suspended slabs without written approval of the Certifying Engineer.

CONCRETE

1. All concrete, including testing of concrete, to be in accordance with AS 3600 CONCRETE STRUCTURES. The Contractor shall allow for testing of the concrete.

2. Concrete mix and cover to reinforcement, unless otherwise indicated, as follows:-

ITEM	COVER (mm)	DEPTH	COMPRESSIVE STRENGTH, F'c (MPa)	MAXIMUM SLUMP (mm)	MAXIMUM AGGREGATE SIZE (mm)
Footings	40		25	100	20
Slab on Ground					
Internal	30	100	25	75	20
External	40	100	25	75	20
Suspended slab					
Internal	20	200	32	75	20
External	40	220	32	75	20
Columns	40		40	75	20

The concrete manufacture and supply shall be in accordance with AS1379.

Air entraining agents are to comply with AS1478 and 1479 "CHEMICAL ADMIXTURES FOR CONCRETE". No other additives will be permitted without written approval of the Engineer.

3. The Contractor shall give at least 24 hours notice to the Engineer of his intention to pour concrete. No concrete shall be poured without the approval of the Engineer. All concrete shall be compacted by use of mechanical vibrators.

4. Concrete surfaces must be cured!
Curing of concrete surfaces, by an approved method, shall commence immediately after finishing and must remain in place for a minimum time of three full days for interior surfaces and seven days for exposed surfaces. The Contractor shall allow for curing of all concrete surfaces in thier price.

5. Less noted otherwise all concrete formed edges shall have 20 mm chafers.

CONCRETE CONT.

6. No re-bending of reinforcing bar is to occur unless approved by the engineer.

7. All concrete is to be mechanically vibrated during placing.

8. Construction joints are to be formed and only used as specified on the drawings unless an emergency construction joint is required.

9. The formwork quality and compaction of the concrete are to be adequate to provide a Class 2 off form finish in accordance with the Australian Standard.

10. Formwork shall be certified by an engineer (RPEQ) experienced with formwork design. All formwork shall be installed and stripped in accordance with AS3610.

11. Vibration of forms is not acceptable and concrete shall not be spread by vibration.

12. Concrete quality shall be verified by tests.

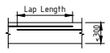
13. All formwork is to be free of debris prior to pouring of concrete.

REINFORCEMENT

1. Reinforcement is to be supported on approved bar chairs at 800 maximum centres in both directions.

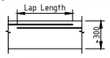
Unless otherwise noted, the following minimum reinforcement splices for members less than 300mm are required:-

N12	N16	N20
600	800	1,200



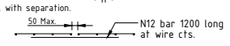
Unless otherwise noted, the following minimum reinforcement splices for members greater than 300mm are required:-

N12	N16	N20
800	1000	1,500



Reinforcing fabric:- one grid overlap plus 25 mm.

- Alternate detail with separation.



Trench mesh:- 600

Provide 2-N12 corner bars at corners and intersection of footings.

CHEMICAL ANCHORS

1. The following minimum standard is required for anchorage (unless noted otherwise)

SIZE	Minimum Hole diameter (mm)	Maximum Hole diameter (mm)	Required hole depth (mm)
N12	15	17	115
N16	19	21	125
N20	24	27	175

2. All dust to be removed from anchor holes before filling with binder and reinforcement. This must be conducted in accordance with manufacturers' recommendations. Northern Consulting Engineers minimum requirement would be for holes to be cleaned out with a wire brush and blown out with an air compressor. This is to be repeated three times before chemical is added to the hole.

3. Curing times as specified by the manufacturer must be adhered to. If, for assembly reasons, it is necessary to apply some load to the fixing before the above time lapse has occurred, the Engineer may approve the installation of a trubolt in association with the chemical.

4. Unless otherwise approved, anchors must be a minimum of 150 mm from all edges and a minimum of 100 mm spacing.

SITE MAINTENANCE

1. During Construction

Site maintenance starts at the beginning of the job.

Keep the Site drained and all water flowing away from the building.

Water must not be allowed to pond along the sides of the building or in trenches close to the building.

All service trenches leading to the building or close to the building must be backfilled with impervious material.

In clay soils, clay from the site is to be compacted back over the bedding sand.

2. Services

Avoid services beneath slabs wherever possible.

Where services are placed beneath slabs:-

Provide 100 mm of flexible sealant / lagging between pipes and penetrated footing concrete.

Provide a flexible joint each side of the concrete and another within 500 mm upstream and downstream, creating a short length of pipe each side of the short pipe through the concrete.

Service trench inverts are to slope away from the footings and be backfilled and compacted with clay from the site. Flexible joints are to be provided where services adjoin the building.

All service trenches parallel to footings to be located at least 1.5m away from the footing.

Provide tolerance for vertical movements in vertical pipes entering the ground, eg. Slip joints.

Downpipes and tap outlets are to be provided with a splash pad and the finished ground surface is to drain to an outfall or an area remote from the building.

3. Landscaping & Maintenance:- The ground adjacent to the building is to be graded for 2 m at 1:100 away from the building and then to an outfall.

Trees must be kept well away from the building. Recommended minimum distance of at least the height of a mature tree and 1.5 times this for a group of trees.

The builder should instruct the owner of his/ her responsibility for maintenance of the area around the building in accordance with CSIRO sheet No. 10-91, especially with respect to surface water, trees and plumbing leaks.

STEELWORK

1. Steel Grade:- Universal beams and Parallel Flange Channels - Grade 300PLUS.
R.H.S. members - Grade 350 minimum.
Plate - Grade 250.

2. Bolts are to be galvanised, grade 8.8/S, high strength bolts made snug tight. Holding down bolts to concrete are to be galvanised grade 4.6/S, mild steel bolts made snug tight, unless noted otherwise. Maximum hole clearances 2 mm on steel to steel connections and 6 mm on steel to concrete connections. Where holes have been "blown" or enlarged to facilitate connections, the connections are to be welded to attain the same strength by the weld. All such holes must be brought to the attention of the Engineer. (Cold formed sections are not to be welded.)

3. Where possible cleats are to have their thickness normal to the direction of deflection and their width parallel to the loading or shall be stiffened to prevent fatigue. Cleats or stiffeners with bolts are to be as follows unless noted otherwise: Cleats minimum 75 mm wide.

Bolt	Cleat thickness
grade 4.6 bolts	8 mm
grade 8.8 16 dia	8 mm
grade 8.8 20 dia	10 mm
grade 8.8 24 dia	12 mm
grade 8.8 30 dia	16 mm

4. Welding:- All surface preparation and welding is to be in accordance with AS1554.1 for category SP. All welds are to be carried out by suitably qualified tradesmen. Flanges in moment connections are to be complete penetration butt welded. Other welds are to be 6 mm continuous fillet welds unless noted otherwise. Electrode grade is to match the strength grade of the parent metal of the member (not the cleat) used in the fabrication.

5. Grout under base plates to be one part cement to one part sand dry packed.

6. Painting:- All internal steelwork is to be sandblasted to Class 2.0 and treated with at least 1 coat of zinc phosphate high build primer or approved equivalent applied in accordance with the manufacturer's written instructions to a minimum dry film thickness of not less than 75 microns.

Note:
All exposed steel work to be galvanised or treated. Refer to NCC Table 3.4.4.7 "Protective Coatings for Steelwork" Extract.

7. Purlins and Girts:- are designed using Stramit Industries design capacity tables. Lysaght capacity tables are very similar but use of this product must be approved by the Engineer. No other brand of purlins or associated products are to be supplied without Engineering certification. This certification must be approved by the Engineer. Purlin bolts, bridging and other accessories are to be as recommended by the manufacturer and installed in accordance with their recommendations. Unless noted otherwise, all "Z" section purlins and girts are have bridging and be lapped 900 mm at every frame, column or end wall mullion. Cold formed sections are to have coating class Z350 for non-aggressive environments and coating class Z450 for aggressive environments. Bottom flange bracing to be installed to every second purlins.

The bottom flange and turned up lip of the purlins are not designed to carry loads of any kind. All attachments must be to the web of the member.

8. Bracing:- All bracing is to be tight and secure after installation. If rod bracing is specified, it is to be installed with turnbuckles or other proprietary fittings that provide tightening adjustment. These fittings must provide full equivalent strength to the rod specified.

9. Metal Battens:- All external metal battens that accept roof or wall sheeting screws are to be of minimum base metal thickness 0.75 mm.

10. Tubular members to be galvanised shall be adequately vented.

11. Coating damaged during transport and erection shall be made good.

12. All details, gauge lines, edge distances and clearances etc, where not specifically shown on the drawings shall be in accordance with Australian Steel Institute design capacity tables for structural steel and standard sized structural details for steel.

13. All fabricated structural steelwork specified for this project must comply with Australian Standard AS/NZS 5131 Structural Steelwork - Fabrication and Erection.
Construction category is nominated as 2.0 for this project under AS/NZS5131.

14. All structural steel shall be sourced from mills with relevant JAS ANZ accredited third party certification scheme such as the ACRS Scheme (see http://steelcertification.com). Alternative sourcing of third party certified structural steel shall be submitted for review and must be approved prior to the commencement of procurement.

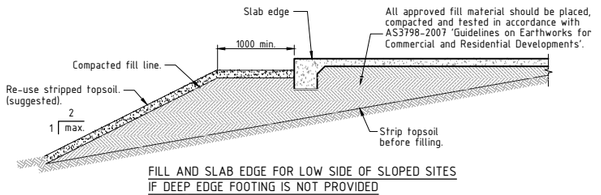
15. High strength bolt assemblies to AS/NZS 1252.1 shall be verified to AS/NZS 1252.2. Documentation to meet the requirements of AS/NZS 1252.2 shall be provided.

CLADDING

1. Roof sheeting and wall sheeting types are nominated on the drawings. The thickness and profile must be adhered to as the purlin and girt spacings are set in accordance with sheeting and fixing strength. Sheeting fixing must be with shankguard protected no.14 class 4 roofing screws to AS3566.

2. For fixing to metal battens 15 -15 x 55 mm metal batten teks are required.

3. Expansion joints in sheeting to be located as per manufactures details. Typical metal roof sheeting expansion joints at 25 m - must be confirmed by manufacturer.



FILL AND SLAB EDGE FOR LOW SIDE OF SLOPED SITES
IF DEEP EDGE FOOTING IS NOT PROVIDED
Not to Scale

PRELIMINARY This drawing is NOT FOR CONSTRUCTION. When the drawing has been approved and stamped by the relevant approving authority, then the drawing may be used for construction.

REFER TO SEPARATE SPECIFICATION

Date.....

Signature.....
Mr Timothy Roy Messer - BE MIEAust, RPEQ 9985,
Registered on the NPER in the areas of practice of Civil & Structural Engineering Professional Engineers Register
Registered Chartered Professional Engineer: 2558980
RPEQ (Civil & Structural) : 9985
Registered Certifying Engineer (Structural) NT: 116373ES
Registered Engineer - (Civil) VIC: PE0002216
Registered Engineer - (Civil) TAS: CC564BM

THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED. AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE DIMENSIONS PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS. VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

NORTHERN CONSULTING engineers

Civil | Structural | Forensic
Traffic | Flood Modelling

TOWNSVILLE | SUNSHINE COAST
BRISBANE | NEW ZEALAND

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Issue	Description	Date
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR APPROVAL	04/02/2025

Drawn: CH
Date:
Checked:
Approved:
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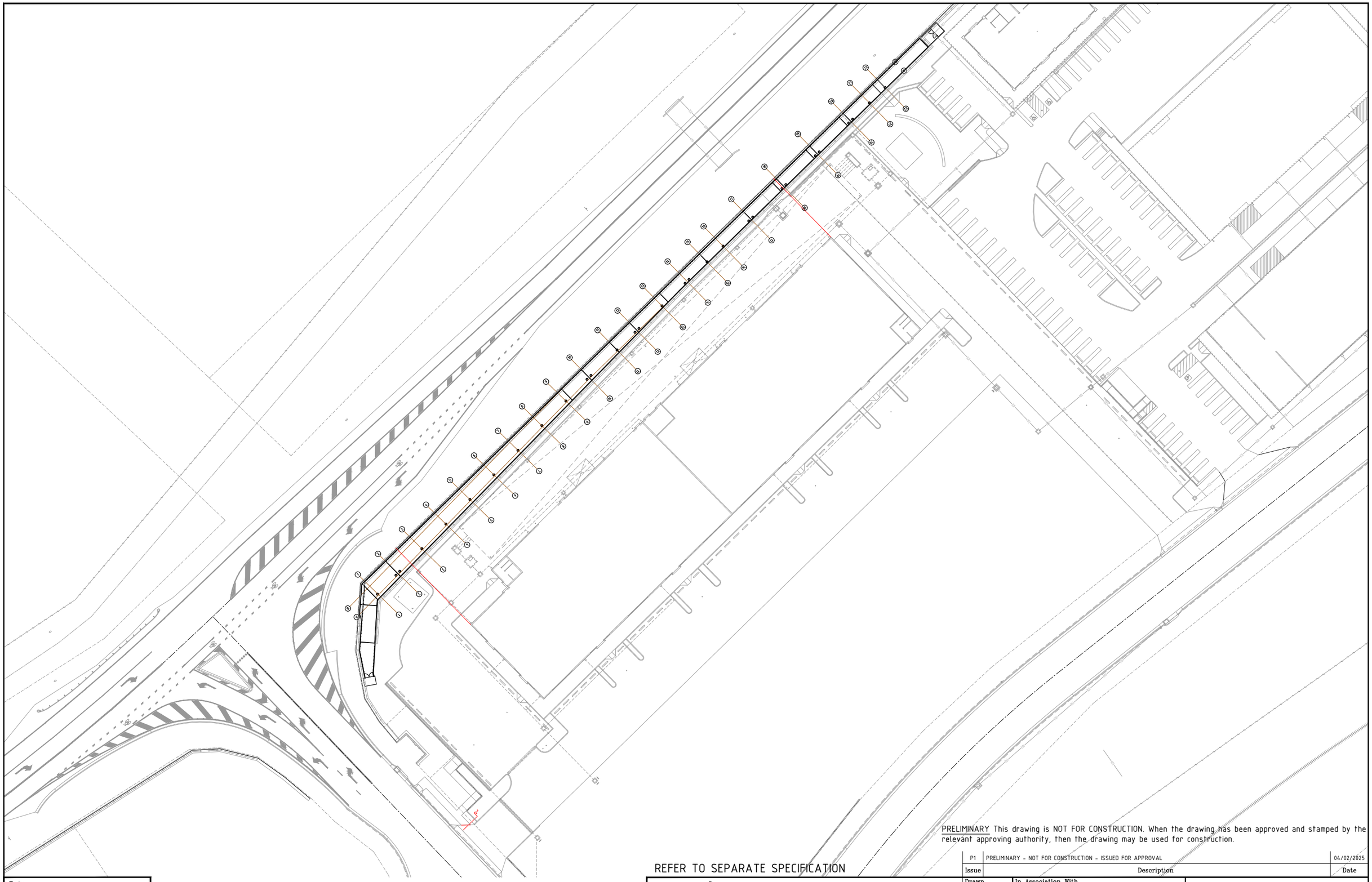
In Association With
GOLDTOWER

WALK OF HONOUR
SHADE STRUCTURE
1 GOLDTOWER STREET
QUEENTON, QLD 4820

ENGINEERING SPECIFICATION

Drawing Number: GDTC0100-ST01
Issue: P1



REFER TO SEPARATE SPECIFICATION

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RPEQ (Civil & Structural) :	9985
Registered Certifying Engineer (Structural) NT:	116373ES
Registered Engineer - (Civil) VIC:	PE0002216
Registered Engineer - (Civil) TAS:	CC564BM

Scale 'A' 1:250 @ A1
0 2.5 5.0 7.5 10.0m

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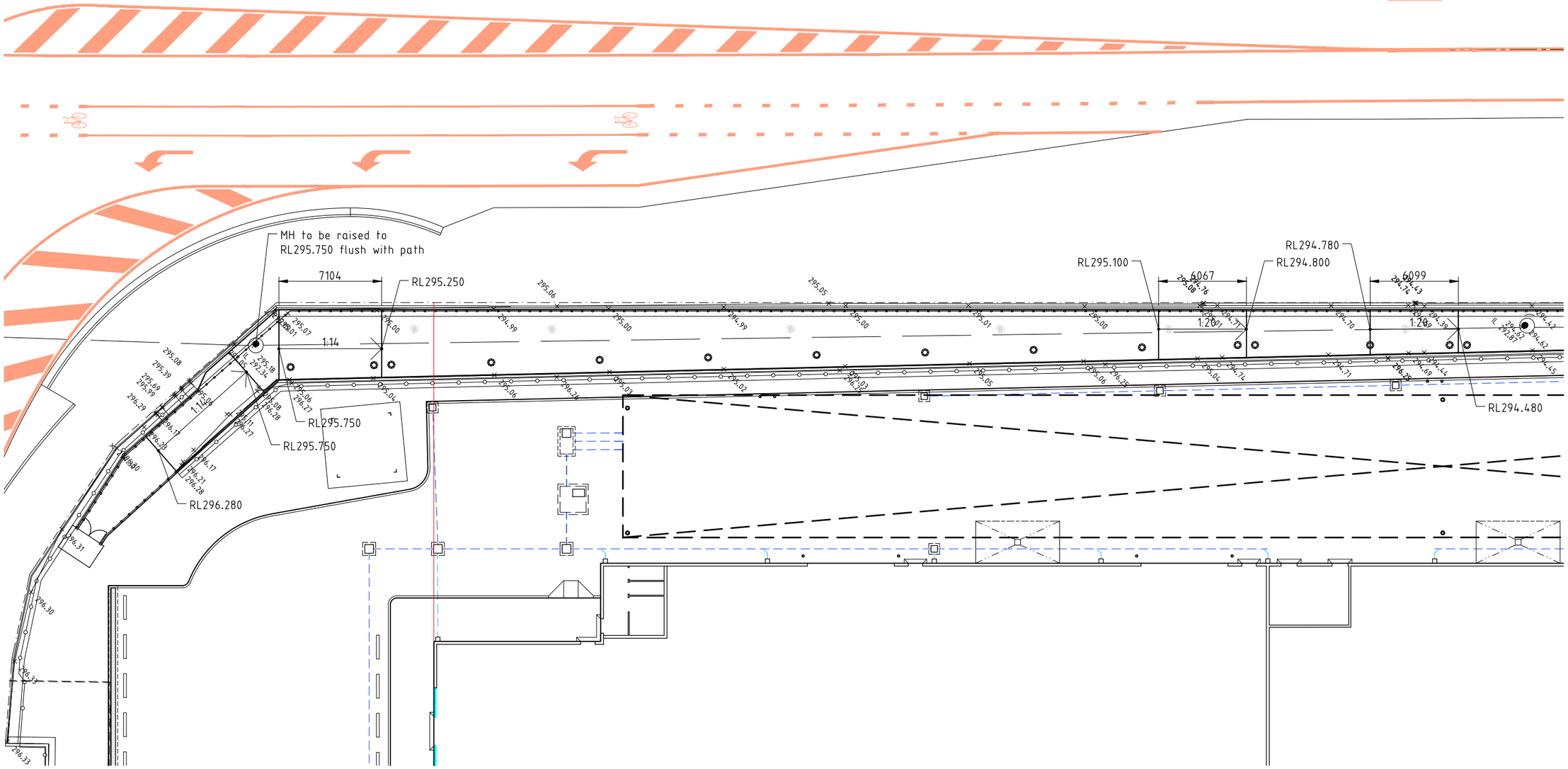
PROPOSED
SITE PLAN

Drawing Number
GDTC0100-ST02

Issue
P1



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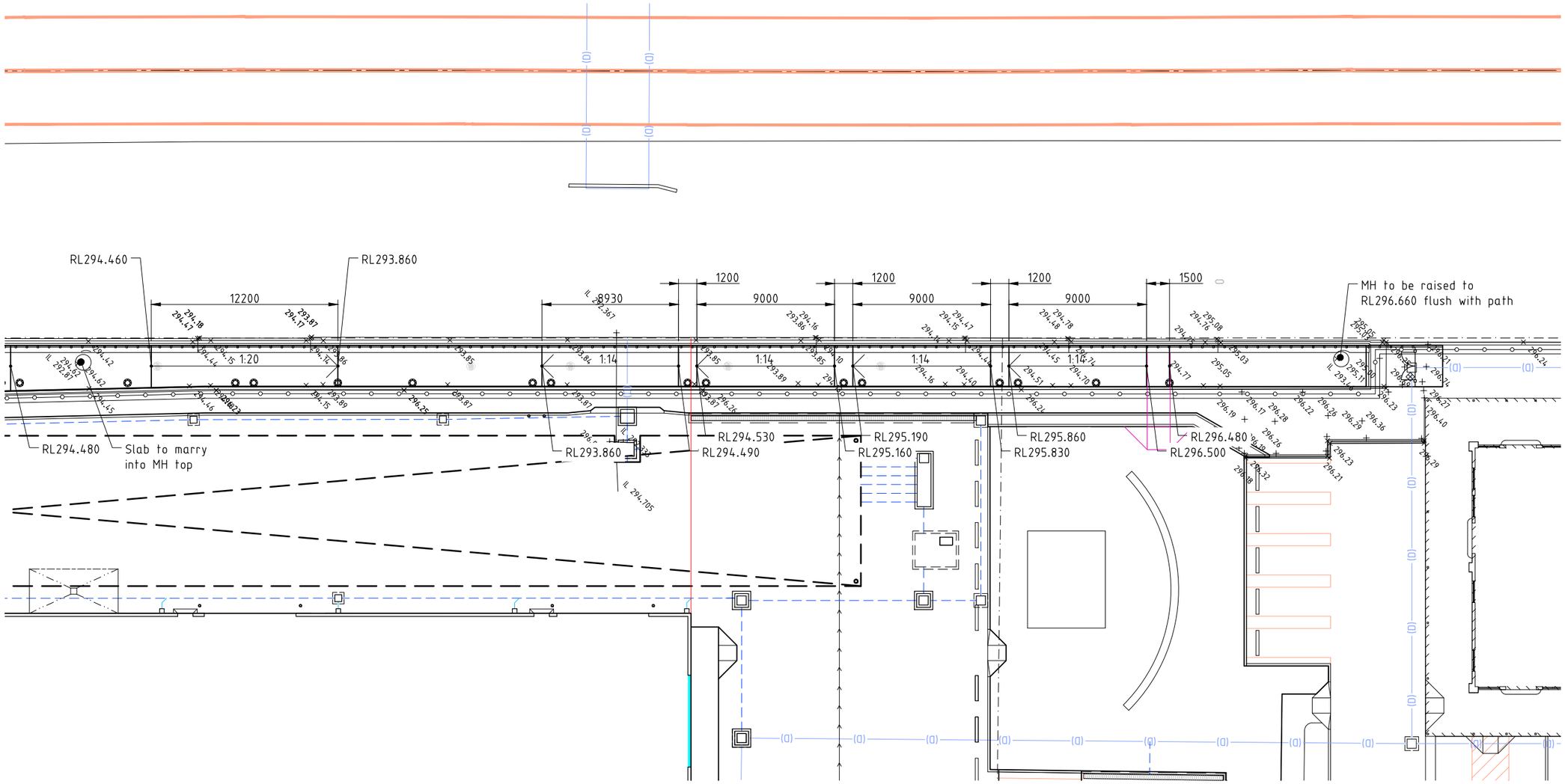
LAYOUT PLAN
GRADES AND LEVELS

Drawing Number: GDTC0100-ST03

Issue: P1



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0 2 4 6 8m

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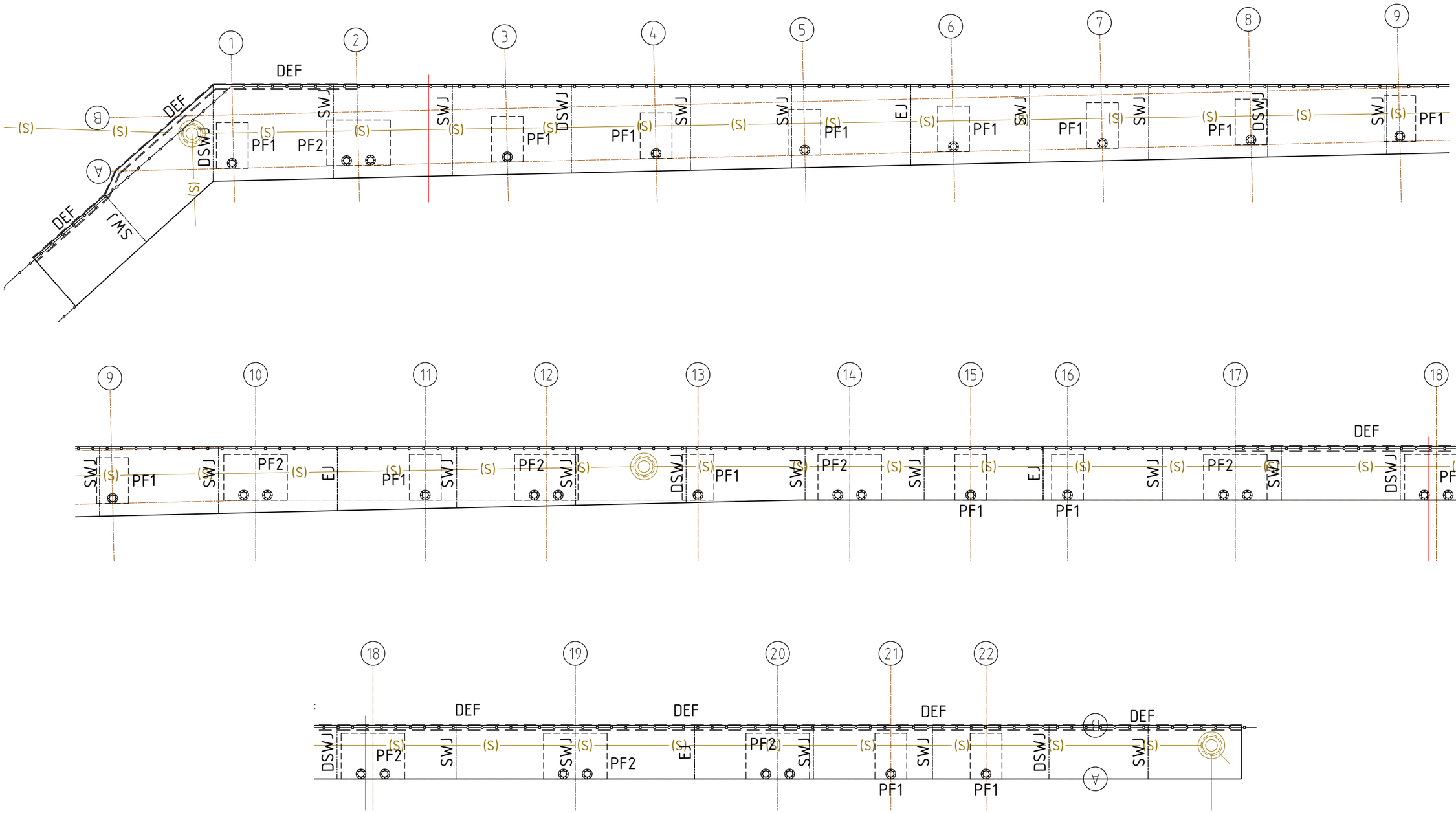
LAYOUT PLAN
GRADES AND LEVELS

Drawing Number	Issue
GDTC0100-ST04	P1



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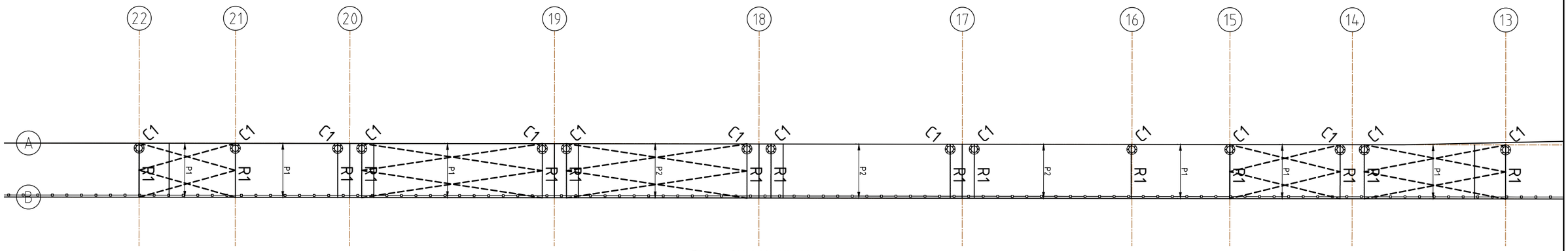
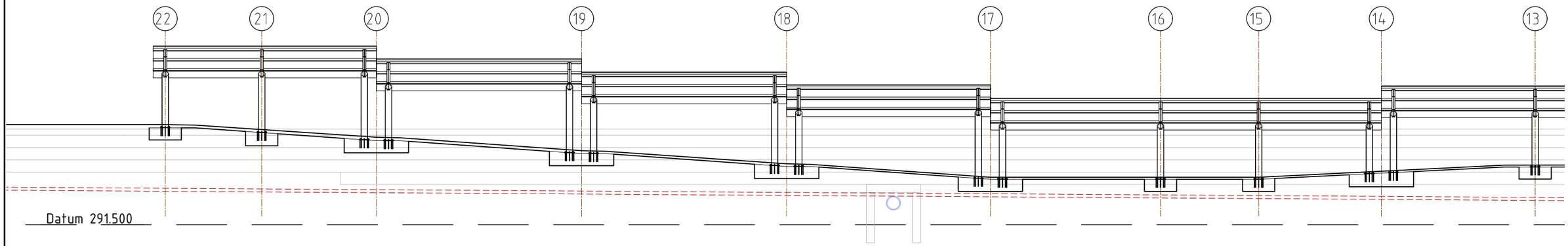
FOOTING PLAN AND DETAILS

Drawing Number: GDTC0100-ST05

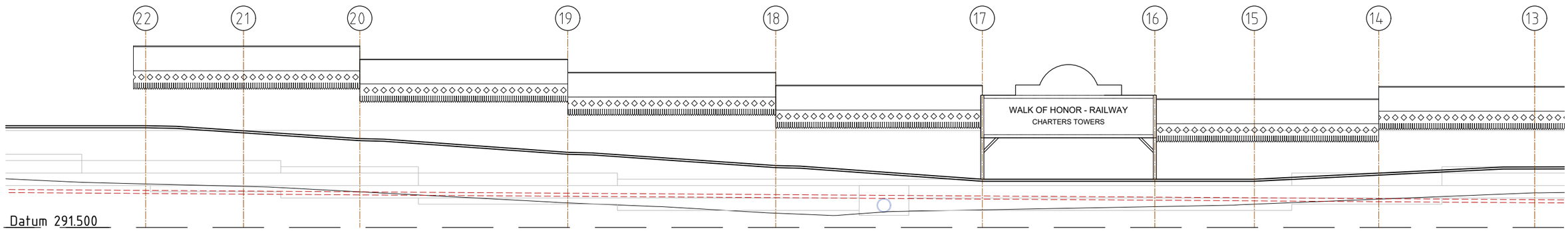
Issue: P1



PLAN ON WALKWAY



ELEVATION A
UPPER RETAINING WALL



ELEVATION B
LOWER RETAINING WALL

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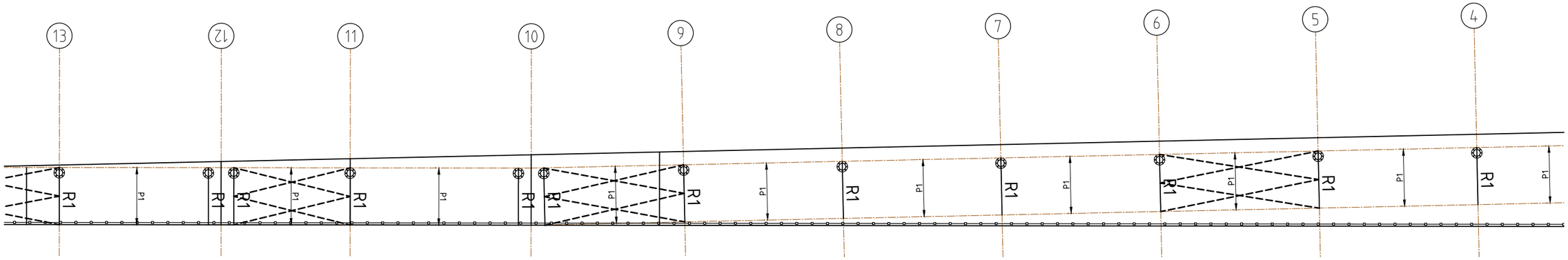
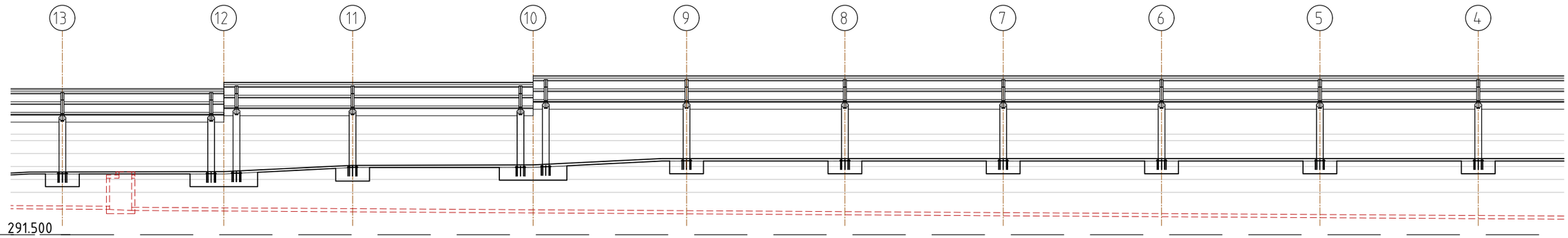
WALKWAY PLAN AND ELEVATIONS

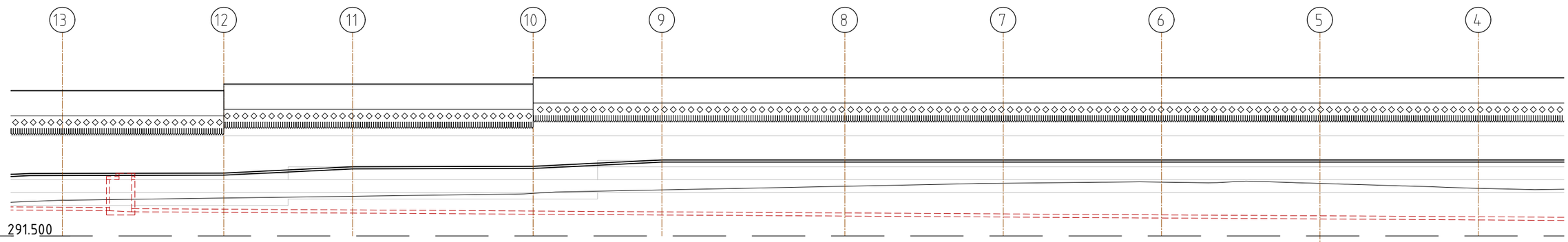
Drawing Number	Issue
GDTC0100-ST06	P1



PLAN ON WALKWAY



ELEVATION A
UPPER RETAINING WALL



ELEVATION B
LOWER RETAINING WALL

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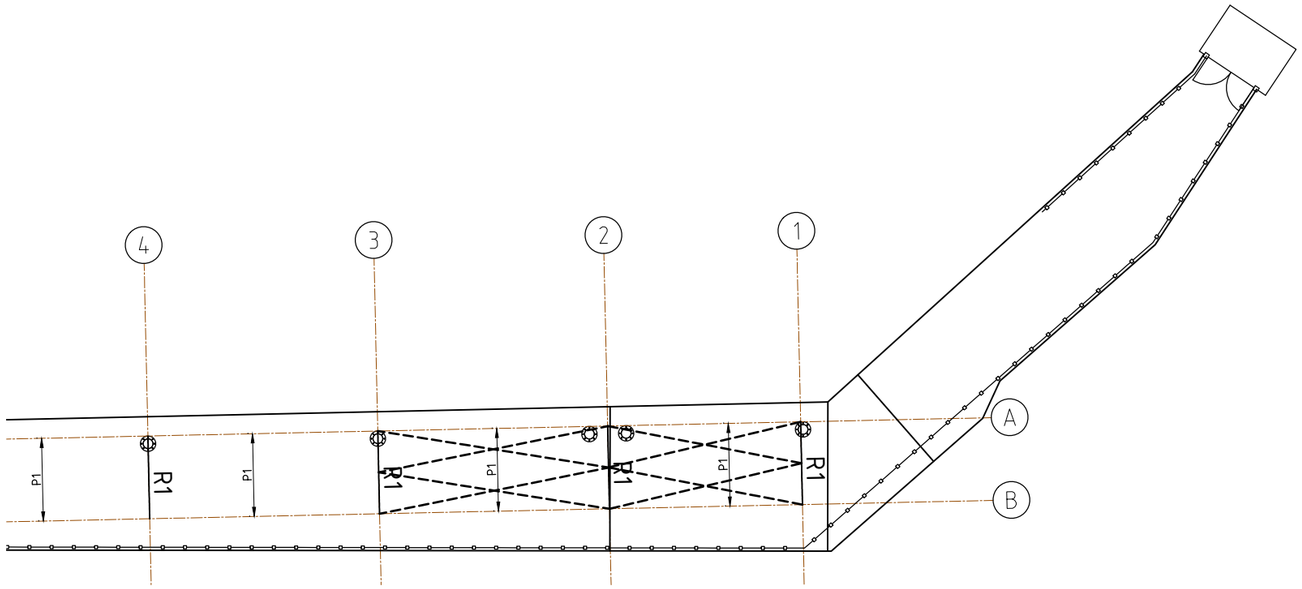
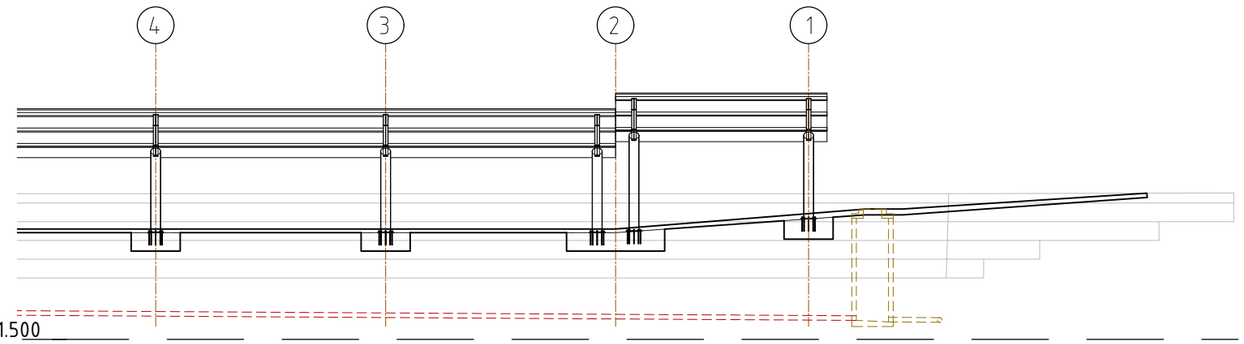
WALKWAY PLAN AND ELEVATIONS

Drawing Number: GDTC0100-ST07

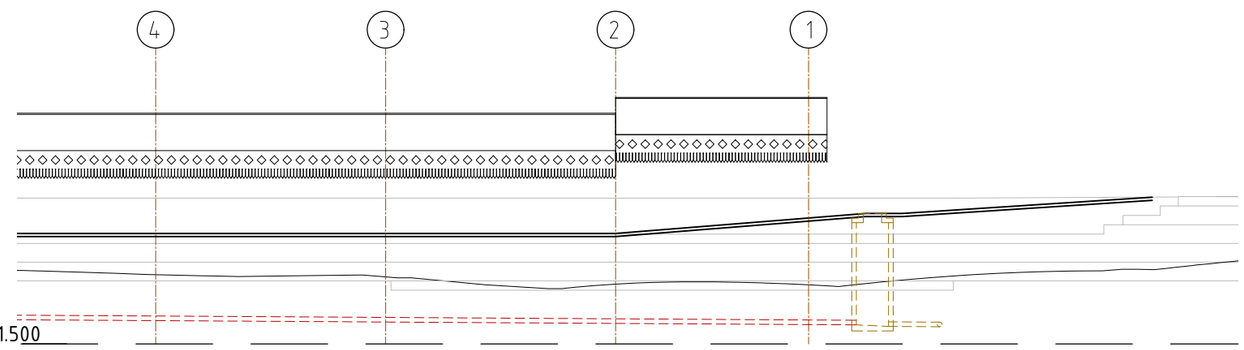
Issue: P1



PLAN ON WALKWAY



ELEVATION A
UPPER RETAINING WALL



ELEVATION B
LOWER RETAINING WALL

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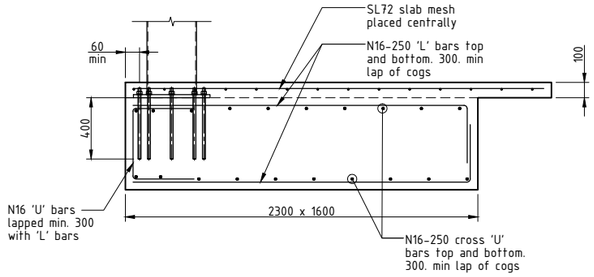
WALKWAY PLAN
AND ELEVATIONS

Drawing Number	Issue
GDTC0100-ST08	P1



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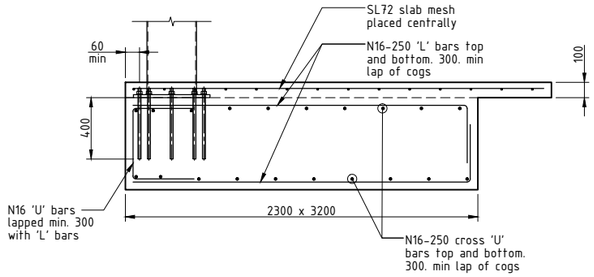
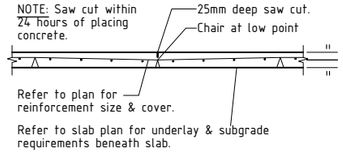
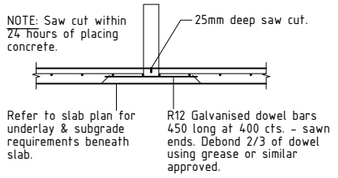


PAD FOOTING DETAILS (PF2)



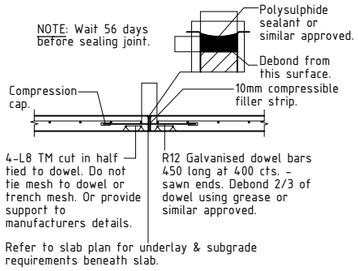
SAWN JOINT (SWJ) - 100 SLAB

Not to scale



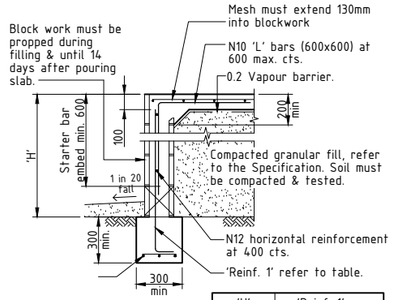
DOWELLED SAWN JOINT (DSWJ) 100 SLAB

Not to scale



EXPANSION JOINT (EJ) - 100 SLAB

Not to scale



EDGE FOOTING (DEF) WITH DEEP FILL

Scale 'A'

'H'	'Reinf. 1'
700-1100	N12 at 600 cts.
1150-1400	N12 at 400 cts.
> 1450	Refer to engineer

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SLAB & FOOTING DETAILS

Drawing Number
GDTC0100-ST09

Issue
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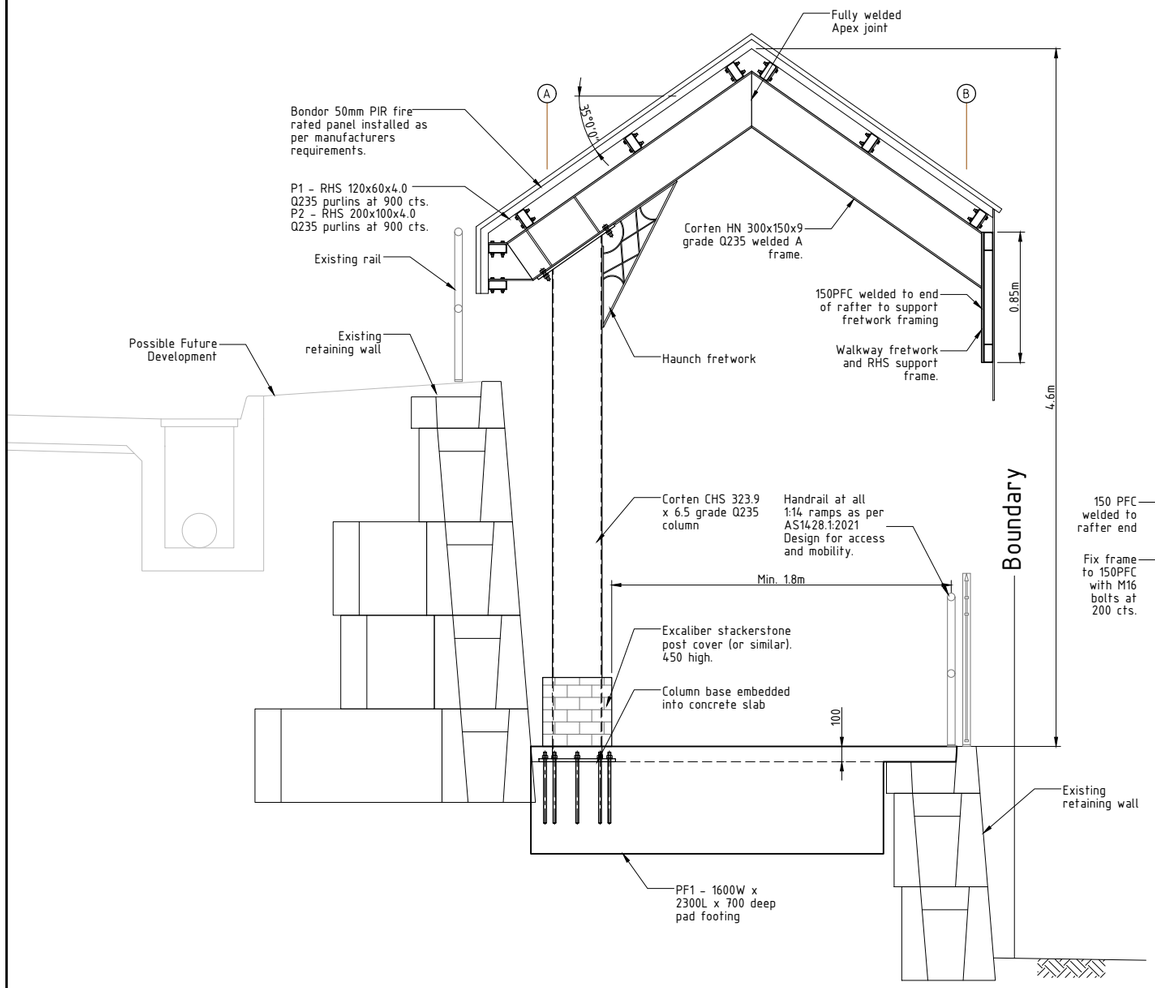
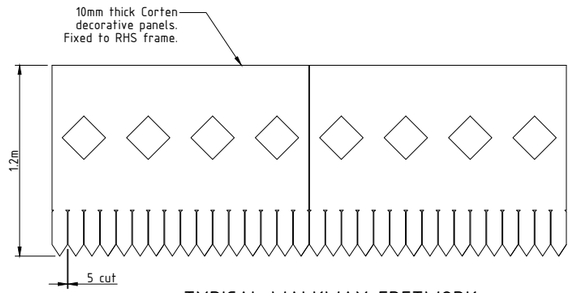


TYPICAL WALKWAY SECTION



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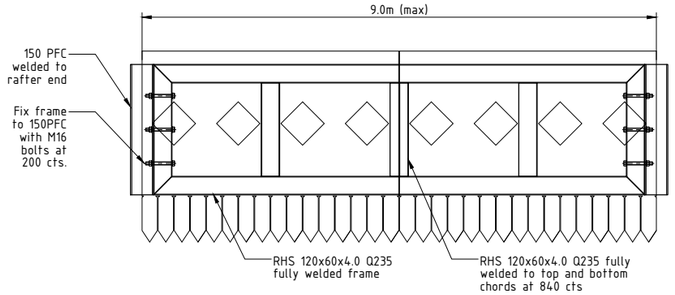
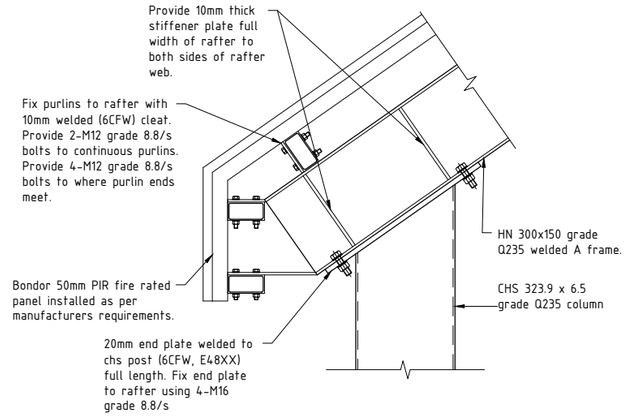
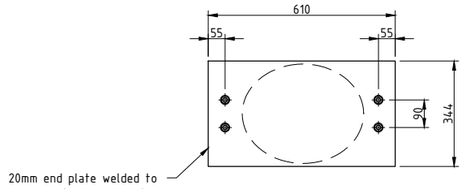


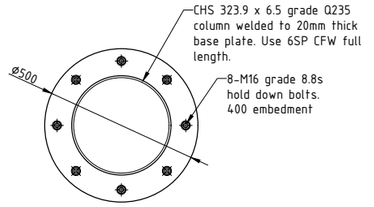
TYPICAL WALKWAY FRETWORK FRAMING



COLUMN TO RAFTER CONNECTION



COLUMN END PLATE



COLUMN BASE PLATE

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0 200 400 600 800

Scale 'B' 1:10 @ A1
0 100 200 300 400

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TYPICAL SECTION AND DETAILS

Drawing Number: GDTC0100-ST10

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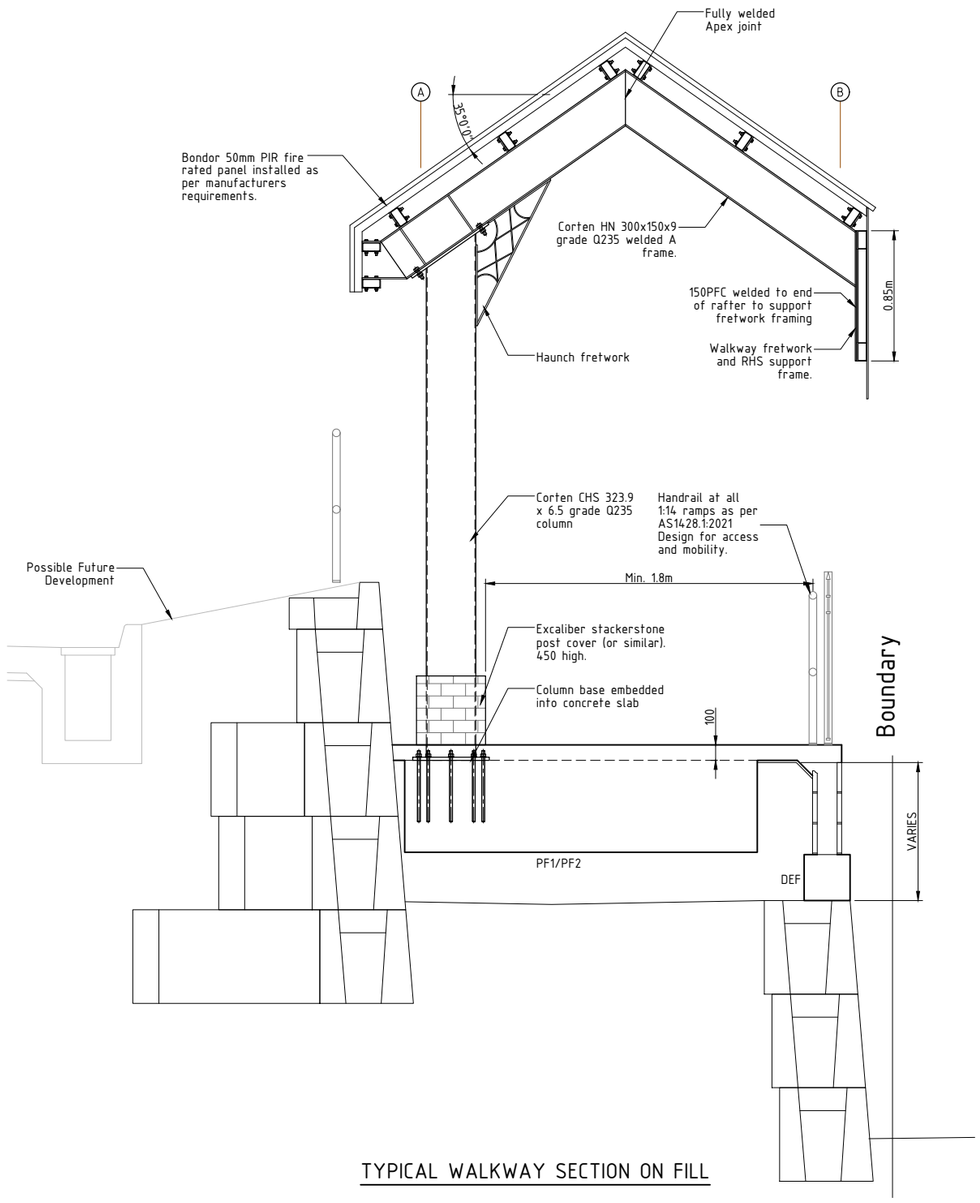
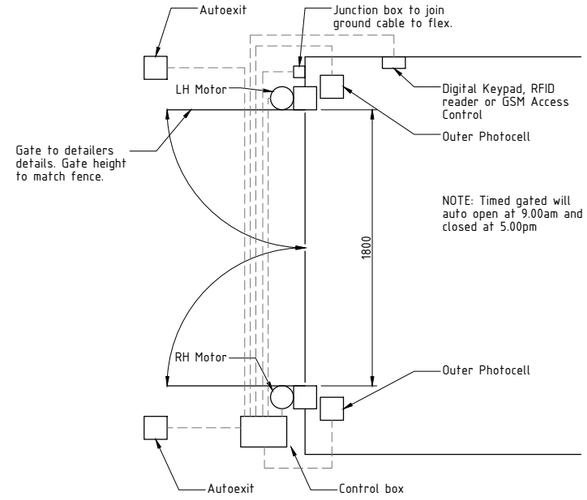


TYPICAL WALKWAY SECTION ON FILL



TYPICAL GATE ARRANGEMENT

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REFER TO SEPARATE SPECIFICATION

Date.....

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Mr Timothy Roy Messer - BE MIEAust, RPEQ 9985, Registered on the NPER in the areas of practice of Civil & Structural Engineering Professional Engineers Register

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RPEQ (Civil & Structural) :	9985
Registered Certifying Engineer (Structural) NT:	116373ES
Registered Engineer - (Civil) VIC:	PE0002216
Registered Engineer - (Civil) TAS:	CC564BM

Scale 'A' 1:20 @ A1
0 200 400 600 800

Scale 'B' 1:10 @ A1
0 100 200 300 400

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TYPICAL SECTION AND DETAILS

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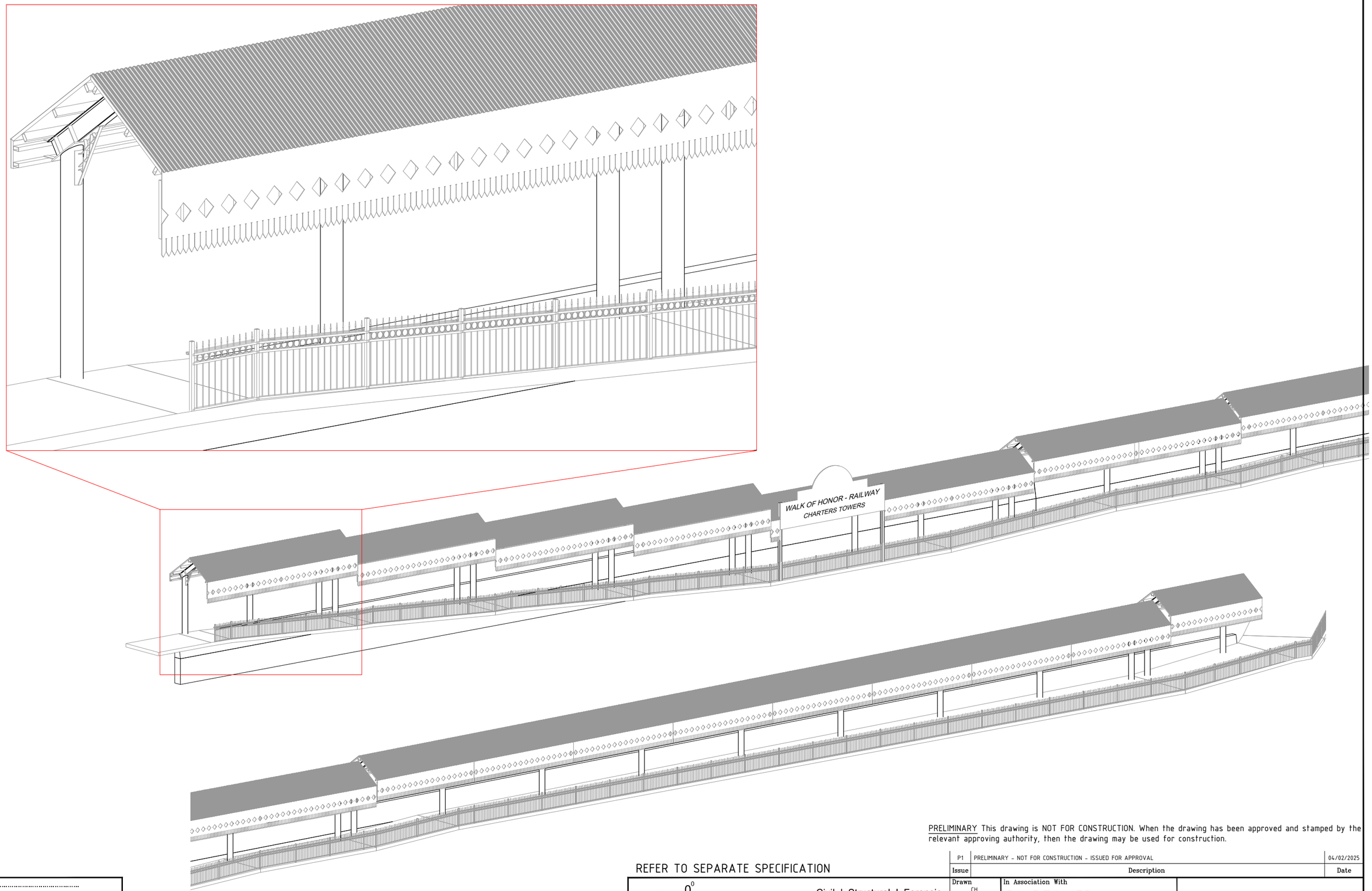
Issue: P1



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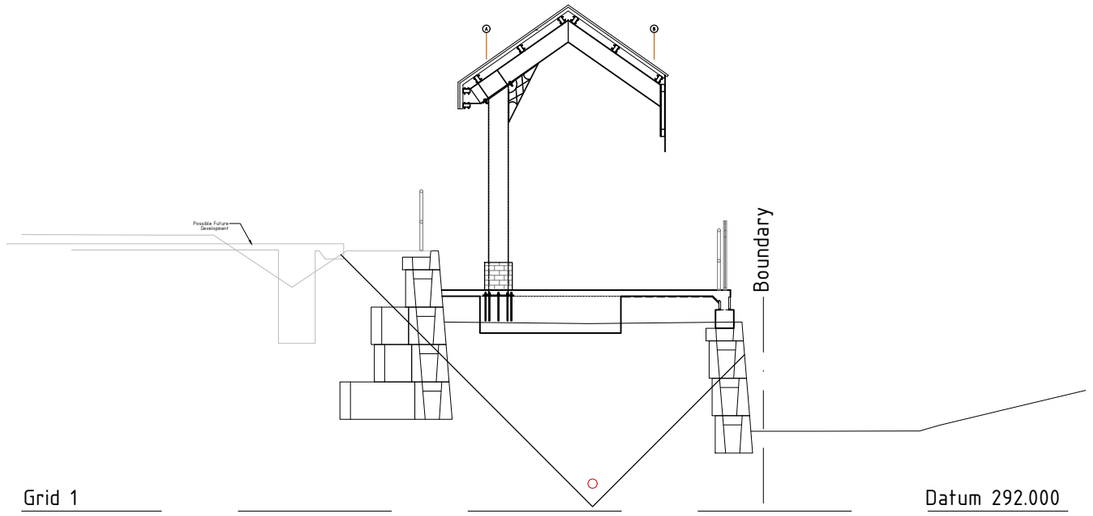
3D ISOMETRIC

Drawing Number
GDTC0100-ST12

Issue
P1



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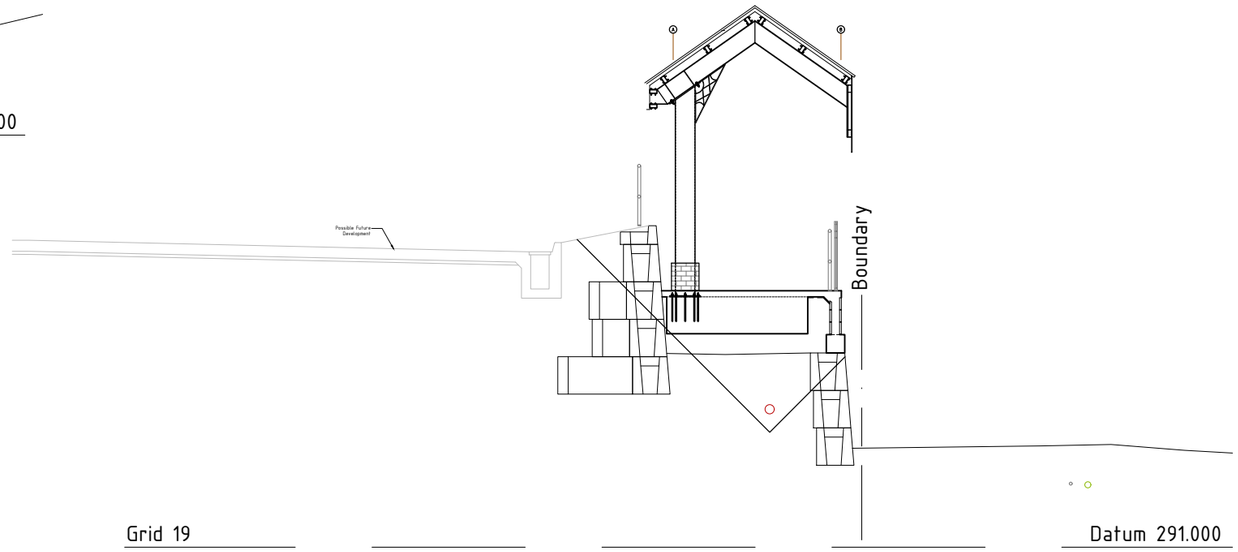

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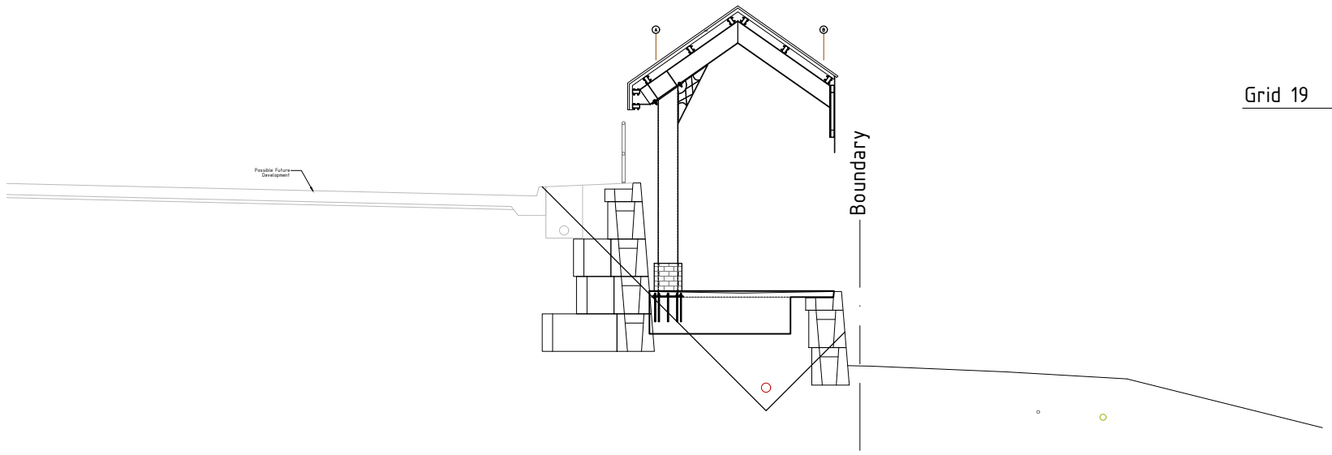

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