

Your Reference:

Our Reference: KH: RR: mw: 21-04 (FID87295, MCU008-20/21, 15445-80000-000, ID1595876, ID1621537)

Contact: enquiries@banana.qld.gov.au

07 April 2021

Darren & Melanie Hebbard
C/- Fluid Building Approvals
PO Box 404
ASPLEY QLD 4034

Dear Sir/Madam

Decision Notice – Approval

(Given under section 63 of the Planning Act 2016)

Application Number: MCU008-20/21
Description: Dwelling
Level of Assessment: Code Assessable
Site Address: 78 AERODROME ROAD, THANGOOL
Lot & Plan Details: Lot 4 on SP200866

On 07 April 2021, under delegated authority, the above development application was approved in full subject to conditions. The conditions of this approval are set out in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

1. Details of Approval

The following approval is given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Making a Material Change of Use assessable under the planning scheme	s20	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Approved Plans

The approved plans for this development approval are listed in the following table:

Plan/Document number	Plan/Document name	Date
WD-03	Site Plan as prepared by Matt Bradley Designs	2021-01-15
WD-07	New Post Setout Plan as prepared by Matt Bradley Designs	2021-01-15
WD-08	New Ground Level as prepared by Matt Bradley Designs	2021-01-15
WD-09	New Roof Plan as prepared by Matt Bradley Designs	2021-01-15
WD-10	Elevations as prepared by Matt Bradley Designs	2021-01-15
CQ17568 Rev: C	Effluent Disposal Design prepared by CQ Soil Testing	Jan'21

3. Further Development Permits

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

- Building Works
- Plumbing & Drainage

4. Conflict with relevant instrument and reasons for the decision despite the conflict.

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

5. Submissions

Not applicable (Public Notification not required)

6. Currency Period for the Approval

This development approval will lapse at the end of the period set out in section 85 of the *Planning Act 2016*.

7. Statement of Reasons

Description of the development	The approval is for a Material Change of Use for a Dwelling.
Assessment Benchmarks	Rural Zone Code, Development Standards Code, House Code, Natural Features and Conservation Area Overlays Code - Catchment Overlay, Economic Resources Overlay - Aircraft Affected Land, Agricultural Land Class Overlay
Reasons for Decision	<p><u>Rural Zone Code</u> The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to PO1 - On-site Domestic Wastewater management.</p> <p><u>Development Standards Code</u> The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to the following: PO2 - Vehicular access and driveway crossovers. PO9 - Water supply. PO11 - On-site effluent disposal system. PO13 - Erosion and Sediment control.</p> <p><u>House Code</u> The development complies with all applicable Acceptable Outcomes.</p> <p><u>Natural Features and Conservation Area Overlays Code -Catchment Overlay</u> The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to the following: PO1 - Watercourses and groundwater in the catchment area. PO2 - Potential contaminants. PO3 - Effluent Disposal. PO4 - Stormwater Drainage and Runoff.</p> <p><u>Economic Resources Overlay Code: Agricultural Land Class Overlay</u> The development complies with all applicable Acceptable Outcomes in relation to the agricultural land class overlay.</p>

	<p><u>Economic Resources Overlay Code: Aircraft Affected Land</u></p> <p>The development complies or has been conditioned to comply with the following acceptable outcomes of the Aircraft affected overlay at PO5:</p> <p>Condition imposed in relation to burning of waste.</p> <p>Condition imposed to ensure outdoor lighting to comply with the Civil Aviation Regulation 1998.</p> <p>Condition imposed to address the storage of bulk flammable goods.</p> <p>Condition imposed to ensure the roof of the dwelling avoids reflective roofing material.</p>
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8. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application 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).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

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 of the Planning Act 2016.

Attachment 2 is an extract from the Planning Act 2016 that sets down the applicant's appeal rights and the appeal rights of a submitter.

The Planning and Environment Court appeals database lists all the appeals lodged in the Planning and Environment Court since 15 March 2008, which the department has been notified of. It contains information about the appeal, including the appeal number, site address, local government area, and a copy of the appeal notice, including grounds for the appeal. The appeal database is an easy way for anyone to obtain information about an appeal or check if an appeal has been lodged for a specific development application or approval.

The appeal database is available at <https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution>.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of MCU008-20/21.

Yours Sincerely



Dr Keith Halford

MANAGER ENVIRONMENT & PLANNING

Enc Attachment 1 – Part A Conditions imposed by the Assessment Manager
Attachment 1 – Part B Assessment Manager Notes
Attachment 2 – Appeal Rights
Attachment 3 – Approved Drawings

MCU008-20/21 Attachment 1

Part A - Conditions imposed by the Assessment Manager

General

- 1 The proposed Material Change of Use is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the Development Application, except where modified by the conditions of this Development Approval –

Plan/Document number	Plan/Document name	Date
WD-03	Site Plan as prepared by Matt Bradley Designs	2021-01-15
WD-07	New Post Setout Plan as prepared by Matt Bradley Designs	2021-01-15
WD-08	New Ground Level as prepared by Matt Bradley Designs	2021-01-15
WD-09	New Roof Plan as prepared by Matt Bradley Designs	2021-01-15
WD-10	Elevations as prepared by Matt Bradley Designs	2021-01-15
CQ17568 Rev: C	Effluent Disposal Design prepared by CQ Soil Testing	Jan'21

- 2 Comply with all of the conditions of this Development Approval prior to the commencement of the use, unless otherwise stated within this Decision Notice, and maintain compliance for the duration of the approved use.
- 3 Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.
- 4 Alterations to public utilities, mains and services made necessary in connection with any of the works arising from this approval including works to restore and reinstate all roads are to be completed at no cost to Council.

Approved Use

- 5 The approved use of the premises is for dwelling.
- 6 The roof of the dwelling is to be of non-reflective roofing material to ensure light intensity is minimised.

Building Setbacks

- 7 Setbacks must be in accordance with the approved plan, Site Plan, Drawing No:WD-03 dated 2021-01-15 as prepared by Matt Bradley Designs.

Floor Levels

- 8 The minimum habitable floor level for future buildings development for Lot 4 on SP200866 must be 500mm above the 1% AEP flood level plus allowance for climate change.

Outdoor lighting

- 9 The owner/applicant is to ensure that any outdoor lighting is provided in a manner that complies with the *Civil Aviation Regulation 1998*.

Building works

- 10 The applicant shall obtain a development permit for building work associated with the demolition/new work associated with the approval.
- 11 The applicant shall obtain a development permit for all plumbing and drainage work including the removal of redundant pipework.
- 12 Roof water from the building shall be conveyed to the water storage tanks with any overflow directed to a suitable discharge point.

Vehicular Access and Driveway Crossovers

- 13 Access for the proposed new dwelling is to be via the existing property access. This access is to be maintained to a standard which will allow access to the new residence for emergency vehicles.
- 14 The existing vehicle access must be in accordance with CMDG Standard Drawing CMDG-R-040. The driveway must be maintained at no expense to Council.

Vehicle Parking and Manoeuvring Area

- 15 All car parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
- 16 No vehicle storage or parking is permitted on the adjoining road reserve.

Stormwater Drainage

- 17 Stormwater formerly flowing onto the site must not be diverted onto other properties.
- 18 All stormwater being discharged from the site is to meet the requirements of the Capricorn Municipal Development Guidelines and the Queensland Water Quality Guidelines. This is to include but not limited to;
 - a Contaminated water must be directly or indirectly released from the premises onto the ground or into the groundwater at the premises, and
 - b Releases to stormwater must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible grease, scum, liter or floating oil.

Effluent Disposal

- 19 Prior to the commencement of use, an effluent disposal system, appropriate for the proposed development, is to be installed after obtaining all relevant approvals for the aforementioned in accordance with the requirements of the *Plumbing and Drainage Act 2002* and the *Queensland Plumbing and Wastewater Code*.
- 20 On-site waste water treatment and disposal is setback a minimum of 100 metres from Kariboe Creek, in accordance with the Effluent Disposal Design plan, Revision C, by CQ Soil Testing dated January 2021.
- 21 The minimum standard of wastewater treatment to be considered is secondary treatment incorporating disinfection.
- 22 Design and implementation of waste water treatment is to be in accordance with the recommendations, findings and certification process contained in the CQ Soil Testing Wastewater Investigation report dated 25 August 2020, with the exception of the Effluent Disposal Design dated August 2020, Revision B. The updated Effluent Disposal Design plan, Revision C, by CQ Soil Testing dated January 2021 is to be used.

Water supply

- 23 At the time of lodging a building application, documentation is required to be submitted to Council that demonstrates that water supply for potable and emergency purposes with a minimum 47000 Litre capacity volume is available for the development.
- 24 Prior to the commencement of use, the applicant/ developer are to ensure that the rural dwelling is connected to an electricity supply.

- 25 The applicant/developer is to ensure that provision is made for telecommunications for all new users and habitable buildings to a contemporary standard at the time of the development.

Sediment and Erosion Control

- 26 Erosion and sediment control measures are employed during works to prevent run-off in accordance with the Capricorn Municipal Development Guidelines (www.cmdg.com.au).
- 27 Erosion and sediment control measures are to be maintained post-construction until disturbed areas are permanently stabilised through vegetation and/or landscaping.

Hazardous material

- 28 The producing or bulk storage of hazardous or flammable goods in commercial quantities are not permitted onsite within 1km of the end of the airport runway.

Biosecurity

- 29 Imported soil/fill used for construction of the dwelling, carport and effluent irrigation area must be certified as weed free. A Weed Hygiene Declaration for the soil is to be provided to Council on request.

Waste Management

- 30 Waste must not be burned at the premises.

END OF CONDITIONS

MCU008-20/21 Attachment 1

Part B – Assessment Manager Notes

- A** The approved development must also comply with Council's current Local Laws under the *Local Government Act 2009*.
- B** Failure to ensure ongoing compliance with the conditions of this Development Approval including conditions relating to the ongoing use of the premise, and the design and layout of the development may constitute an offence under the *Planning Act 2016*.
- C** The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not be limited to the installation/upgrade of holding tanks or pumps as necessary to meet flow and pressure requirements.
- D** Where further development is proposed it is the applicant's / developer's responsibility to ensure further approvals are sought as required by the Banana Planning Scheme.
- E** In carrying out the activity or works associated with the development, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
- F** The applicant and or owner/s of the land and the person/s responsible for the management of the premise is/are to ensure ongoing compliance with conditions of this Development Permit including Conditions relating to the ongoing use of the premise, and the design and layout of the development.
- G** Pursuant to section 75 of the *Local Government Act 2009*, Council's written approval is required to carry out works on a road, or interfere with a road or its operation. This requirement applies to all Council-controlled roads within its local government area. The process for obtaining approval is set out in Council's *Local Law No. 1 (Administration) 2011*. Approval must be obtained prior to the commencement of the works.
- H** Any works on roads shall be conducted in accordance with the Queensland Department of Transport and Main Roads, "Manual of Uniform Traffic Control Devices – Part 3".

Engineering

- A** All damage incurred to existing roads, services or street furniture as a result of the proposed development shall be repaired within a reasonable period at the developer's expense.

- B** All works required pursuant to these conditions shall be undertaken and completed in accordance with Council's Standards - Capricorn Municipal Development Guidelines (www.cmdg.com.au) at the Applicant's expense.
- C** Pre and post installation inspections shall be arranged with Council's Plumbing Inspector.
- D** Subsequent applications will be required for Building, Plumbing/Drainage Works. Building works are to comply with the *Building Act 1975*, the Building Code of Australia and other relevant authorities.
- E** Appropriate building measures are to be incorporated into the final design to cater for noise attenuation in accordance with the Queensland Development Code, the Building Code of Australia, the Environmental Protection Act 1994, and all relevant standards.
- F** Prior to commencing any of the following construction activities the applicant/developer will be required to obtain a development permit for operational work:
 - i Internal roadworks;
 - ii external roadworks;
 - iii internal pathways;
 - iv earthworks;
 - v stormwater drainage;
 - vi erosion and sediment control;
 - vii internal and external lighting; and
 - viii landscaping

General Environmental Duty

- A** The *Environmental Protection Act 1994* places a general environmental duty on everyone. Activity that causes or is likely to cause environmental harm must not be carried out unless all reasonable and practicable measures are taken to prevent or minimise the harm. Anyone becoming aware of serious or material environmental harm being caused or threatened by an activity they are involved in, has a duty to report that harm.
- B** It is an offence under the *Environmental Protection Act 1994* to cause environmental nuisance. Environmental nuisance includes unreasonable interference caused by noise, dust, fumes, odour, smoke, aerosols, particles or light.

Water

- A** During construction, stockpiles and areas of bare soil or earth that are likely to become eroded must be adequately protected – by upslope surface water diversion, downslope sediment fencing and/or temporary surface coverings.
- B** It is an offence under the *Environmental Protection Act 1994* to discharge or permit sand, silt, mud and other such contaminants to a stormwater drain, roadside gutter or a watercourse.
- C** Farming practices that retain valuable topsoil and sediment in-situ, and maintaining a native vegetation buffer along watercourses will assist in complying with the Act. The mapped as Category R area on the Lot demonstrates an appropriate buffer for this purpose. Development shall comply with the applicable requirements of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.

Air and Light

- A** Air and light emissions must be appropriately managed to prevent environmental nuisance beyond the boundaries of the property during all stages of the development including earthworks and construction.
- B** Suitable dust suppression should be used and/or screens or barriers should be erected, where required during excavation and building works, to reduce the emission of dust or other such emissions from the site.
- C** All artificial illumination is to be designed and installed so as not to cause a nuisance to occupants of nearby premises and any passing traffic. Security and flood lighting is to be directed away from adjacent premises to minimise the protrusion of light outside the site.
- D** Works and operations must comply with applicable requirements of the Environmental Protection (Air) Policy 2019.

Waste

- A** It is an offence under the *Waste Reduction and Recycling Act 2011* to leave litter behind or allow litter to blow from site. All waste must be appropriately contained on site prior to removal.
- B** Trap Gully Landfill is the only approved waste facility within the Banana Shire for the disposal of commercial waste. No commercial waste is to be deposited at other Banana Shire landfills or transfer stations without prior written approval from Council.

- C** Regulated waste (including asbestos) is only to be disposed of at Trap Gully Landfill and an application form must be completed and approved prior to disposal.

Storage of Hazardous Chemical and Substances

- A** The storage of hazardous chemicals and substances must be located in a secure place not affected by flood waters.

Cultural Heritage

- A** This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that, "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage".
- B** Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

Biosecurity

- A** Vehicles movement during construction must be managed to prevent the spread of invasive plants. All vehicles used in weed infested areas must either be contained or cleaned to prevent the spread of invasive plant material. Numerous washdown facilities are available within the Shire to help remove weed seeds, soil and other foreign matter from vehicles and machines, and Council staff are available to conduct vehicle inspections.
- B** Section 23 of the *Biosecurity Act 2014* outlines the General Biosecurity Obligation. All landowners have a General Biosecurity Obligation (GBO) for managing biosecurity risks that are under their control and that they know about or should reasonably be expected to know about. All individuals and organisations whose activities pose or is likely to pose a biosecurity risk must:
- i take all reasonable and practical measures to prevent or minimise the biosecurity risk
 - ii minimise the likelihood of causing a biosecurity event and limit the consequences if such an event occurs
 - iii prevent or minimise the harmful effects a biosecurity risk could have
 - iv not do anything that might make any harmful effects of a biosecurity risk worse

A biosecurity risk exists when you deal with any pest, disease, weed or contaminant. This includes moving an animal, plant, turf, soil, machinery and/or equipment that could carry a pest, disease, weed or contaminant.

Regulated Vegetation

- A** The *Vegetation Management Act 1999* regulates the clearing of vegetation in Queensland. No interference or clearing of vegetation is to be undertaken (unless the clearing is exempt, a development approval authorising the clearing has been obtained or the clearing is authorised in accordance with a code). Contact the Queensland Department of Resources should you require any further information on these matters.

Local Laws – overgrown allotment and/or accumulated objects

- A** It is an offence under *Local Law No.3 (Community and Environmental Management) 2011*, to allow an allotment to become overgrown with vegetation and/or accumulate objects to an extent that seriously effects visual amenity and/or is likely to harbor or attract reptiles.

Nature Conservation

- A** It is an offence under *section 335 of the Nature Conservation (Animals) Regulation 2020* to remove, or tamper with, an animal breeding place that is being used by a protected animal to incubate or rear the animal's offspring. Animal breeding places include obvious structures such as bird nests and tree hollows, as well as more cryptic places such as amphibian or reptile habitat where breeding takes place. Where activities are likely to impact on an animal breeding place, the applicant should contact the Queensland Department of Environment and Science to discuss if additional actions are required to be undertaken to meet obligations under the *Nature Conservation Act 1992*.

Mosquito breeding

- A** The site is required to be appropriately drained, and equipment appropriately maintained so that water is not allowed to accumulate or pond in a manner that may allow mosquito breeding, as required under the *Public Health Regulation 2018*.

END OF NOTES

Attachment 2

Planning Act 2016 Extract on Appeal Rights

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 an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person. Note— See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) The cost of infrastructure decided using the method included in the local government's charges resolution.

Attachment 3
Approved Drawings



SITE NOTES:

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH A.S.1684 AND THE B.C.A. AND ALL OTHER RELEVANT CODES AND STANDARDS.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.
- REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.
- ALL EFFLUENT & WASTE WATER TO BE CONNECTED TO COUNCIL SEWERAGE LINE AS PER COUNCIL & ESTATE REQUIREMENTS U.N.O.
- ALL ROOF RAINWATER TO BE DIRECTED TO PROPERTY BOUNDARY FOR DISTRIBUTION TO THE ROOF WATER HARVESTING SCHEME AS PER REQUIREMENTS.
- CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS ARE TO TAKE PRECEDENCE OVER THESE PLANS.

DEMOLITION NOTES:

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
- MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO REMAIN CONTINUOUS AT ALL TIMES.
- EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL.
- MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.
- INVESTIGATION SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES EXCAVATION.

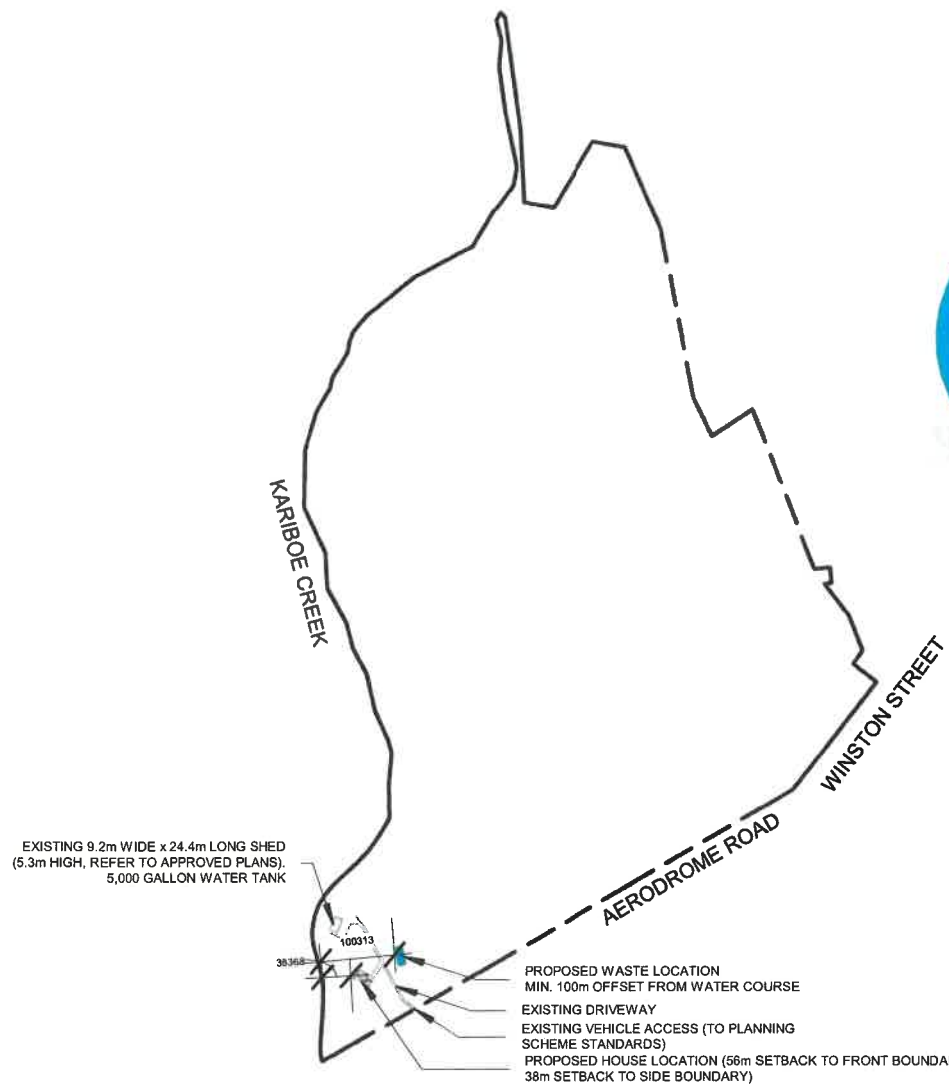
IMPORTANT NOTE: HOUSE FLOOR LEVEL WILL NEED TO BE SITUATED AT 900mm ABOVE NGL (NGL = 194.0m AHD).
RL0.0m ON DRAWINGS = 194.0m AHD.

		NORTH	
REVISION	DATE	DESCRIPTION	ISS. BY

Banana Shire Council
PLANNING APPROVAL

07 APR 2021

mcu003-20/21

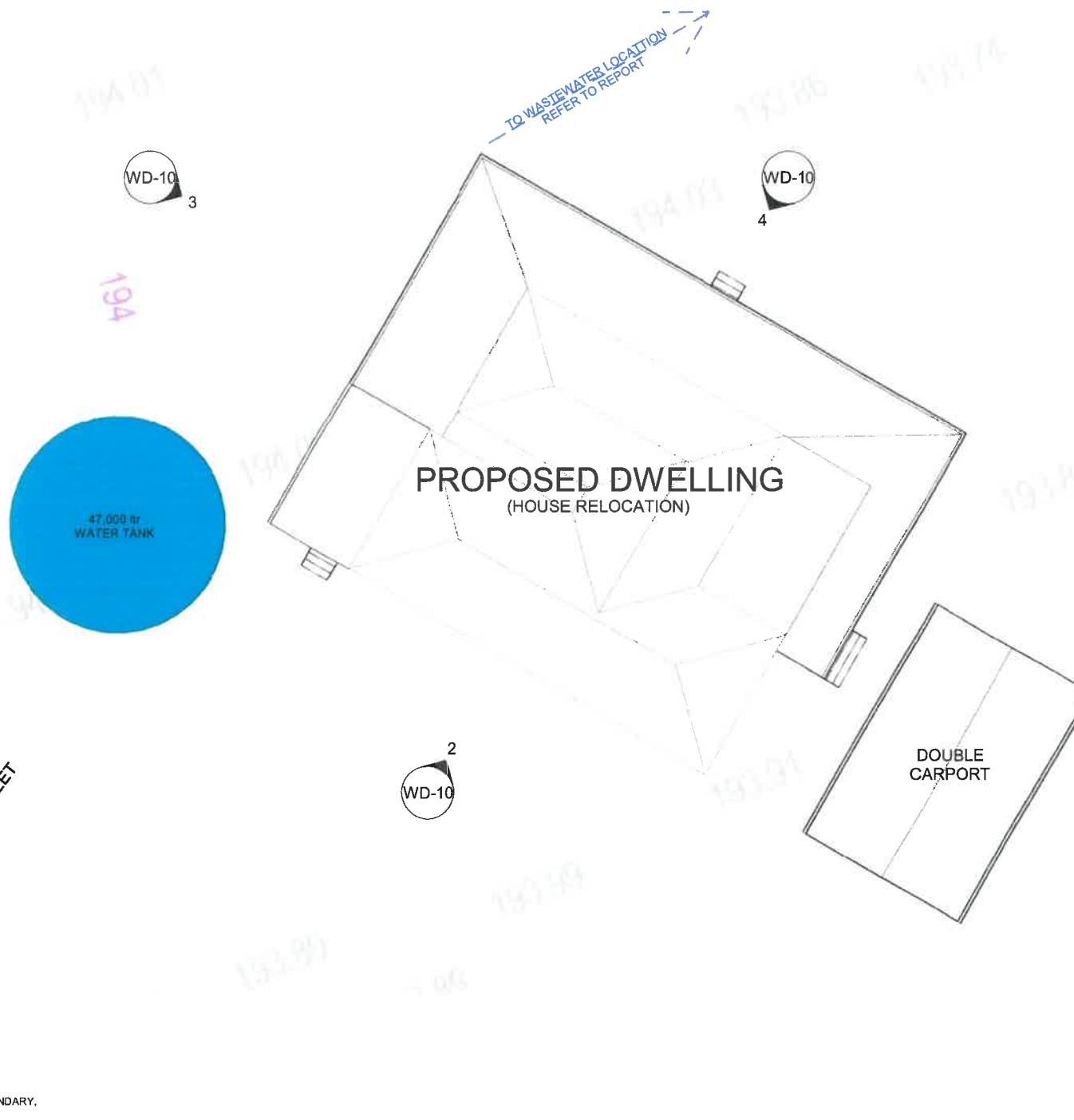


2 LOCATION PLAN

1 : 10000



SCALE = 1:200



1 SITE PLAN

1 : 200

ISSUE FOR D.A.
NOT FOR CONSTRUCTION

matt bradley designs

MATT BRADLEY DESIGNS - ACN 637 963 395 - ABN 53 637 963 395
www.mattbradleydesigns.com.au - mail@mattbradleydesigns.com.au - 04 5555 4020

DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION. DO NOT SCALE OFF THIS DRAWING. PLANS COPYRIGHT EUROPA HOMES

· PROJECT ADDRESS
78 Aerodrome Rd, Thangool QLD 4716

· DRAWING TITLE
SITE PLAN

· CLIENT
Darren & Melanie Hebbard

· DRAWN
MB

· SCALE
As indicated @ A3

· DATE
2021-01-15

· PROJECT NO.
2020067

· DRAWING NO.
WD-03

rev:

QBCC LICENCE: 15025395



NOTES:

LICENSED PLUMBER TO VERIFY DOWNPIPE NUMBERS AND POSITIONS PRIOR TO CONSTRUCTION OR ORDERING

PLATFORM IMMEDIATELY SURROUNDING DWELLING TO FALL AWAY AT A SLOPE OF 1 IN 20. SURFACE DRAINAGE TO DISCHARGE EVENLY WITHOUT NUISANCE TO ADJOINING PROPERTIES

SITE TO BE SCRAPED CLEAN OF VEGETATION TO BUILDING AREA

ALL LEVELS SHOWN ARE INDICATIVE ONLY AND ARE TO BE CONFIRMED ON SITE. NO RESPONSIBILITY TAKEN FOR ANY LEVELS SHOWN. SURVEYORS PLANS TO TAKE PRECEDENCE OVER ANY LEVELS SHOWN ON THESE DOCUMENTS

PLUMBER TO DESIGN GROUNDWATER DRAINAGE SYSTEM. ONE (1) YARD GULLY STANDARD

NOTE: ENGINEERS DETAILS, DRAWINGS & SPECIFICATIONS TO TAKE PRECEDENCE OVER THESE DRAWINGS

BUILDER TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY MATERIALS

SEAL ALL WET AREAS IN ACCORDANCE WITH AS 3740 & BCA REQUIREMENTS

RECYCLED WATER FROM BOUNDARY CONNECTION TO BE CONNECTED TO EXTERNAL USES, TOILETS, AND WASHING MACHINE COLD TAPS

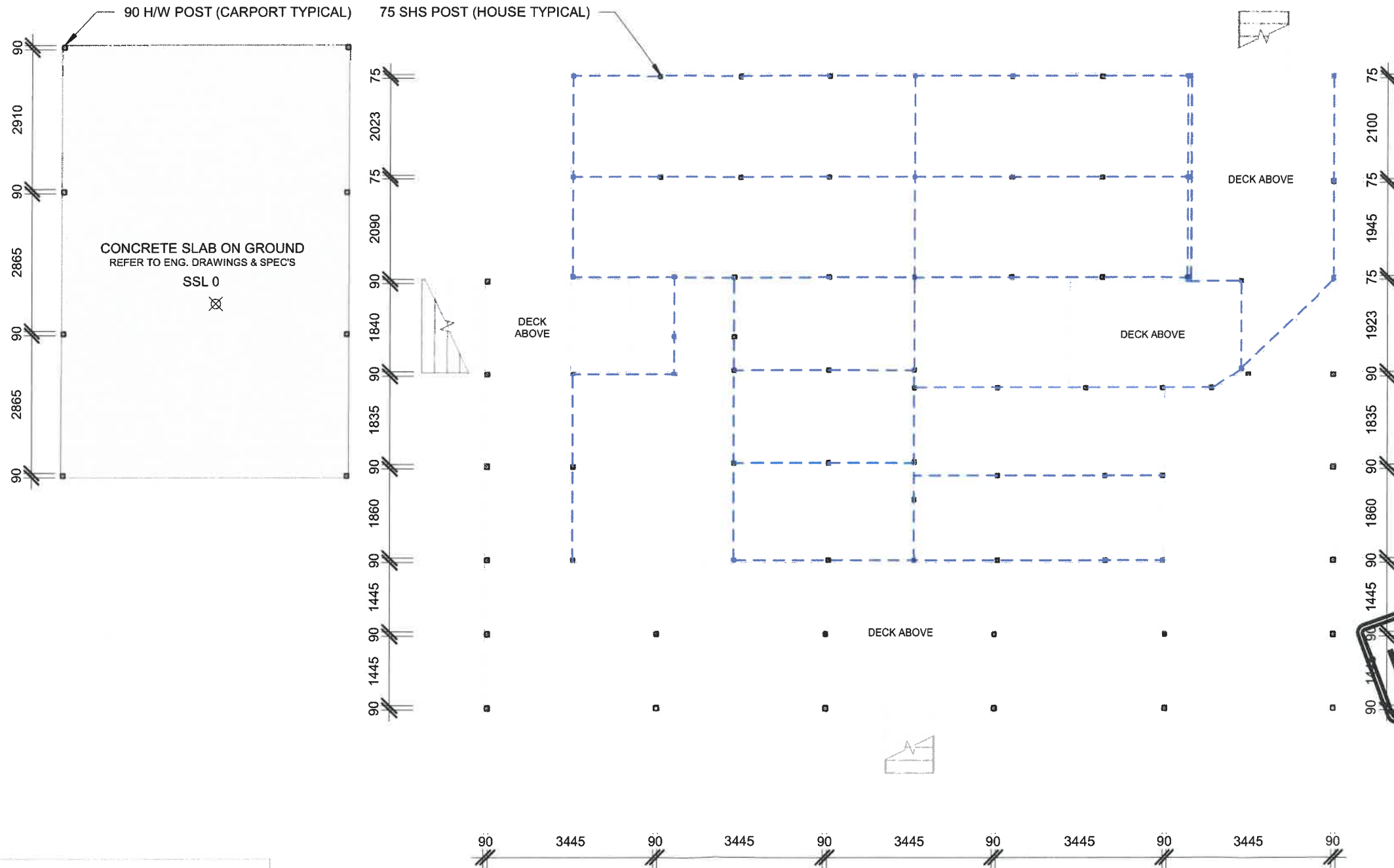
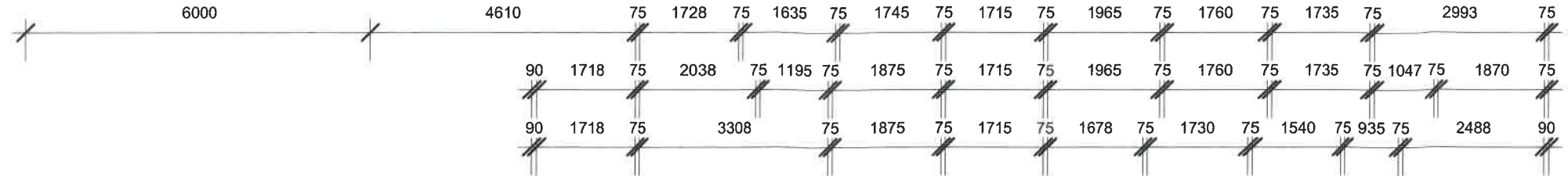
PLUMBER RESPONSIBLE TO LOCATE AND CONFIRM SEWER HOUSE CONNECTION LOCATION ACCURATELY PRIOR TO COMMENCEMENT. PLUMBER IS TO VERIFY WITH SITE SUPERVISOR PRIOR TO SETTING OUT FIXTURE DRAINAGE POINTS. NO AMENDMENTS OR SPECIAL FIXTURES HAVE BEEN NOMINATED

REFER TO SPECIFICATION FOR ALL CONCRETE SLAB FINISHES

WHERE SERVICES / PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL ACHIEVED TO SUPPORT CONCRETE

SUBTERRANEAN TERMITES:

SUBTERRANEAN TERMITE PROTECTION TO BE IN ACCORDANCE WITH AS 3660. KORDON PHYSICAL TERMITE BARRIER TO PERIMETER AND ALL SLAB PROTRUSIONS / PENETRATIONS. 80MM MIN EXPOSED SLAB FACE TO PERIMETER TO ACT AS VISUAL DETECTION SYSTEM AGAINST TERMITE INFESTATION AS PER AS3660 AND ALL RELATED CODES. ANY OTHER SYSTEM USED MUST BE A CERTIFIED SYSTEM TO BCA REQUIREMENTS.



1 NEW POST SETOUT PLAN
1 : 100



REVISION NORTH
No. DATE DESCRIPTION ISS. BY

Banana Shire Council
PLANNING APPROVAL

07 APR 2021

mc4009.20.21

ISSUE FOR D.A.
NOT FOR CONSTRUCTION

matt bradley designs

MATT BRADLEY DESIGNS - ACN: 637 963 300 - ABN: 63 637 963 300
www.mattbradleydesigns.com.au - info@mattbradleydesigns.com.au - 04 5555 4020
DIMENSIONS ARE SUBJECT TO SITE MEASUREMENT & VERIFICATION.
DO NOT SCALE OFF THIS DRAWING. PLEASE CONSULT SURVEY NOTES.

PROJECT ADDRESS
78 Aerodrome Rd, Thangool QLD 4716

DRAWING TITLE
NEW SETOUT PLAN

CLIENT	Darren & Melanie Hebbard
DRAWN	MB
SCALE	1:100 @ A3
DATE	2021-01-15
PROJECT NO.	2020067
DRAWING NO.	WD-07 rev:

QBCC LICENCE: 15025395

NOTES:

REFER ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL DETAILS, FRAMING, BRACING, TIE DOWN AND SLAB/FOOTING DETAILS

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS

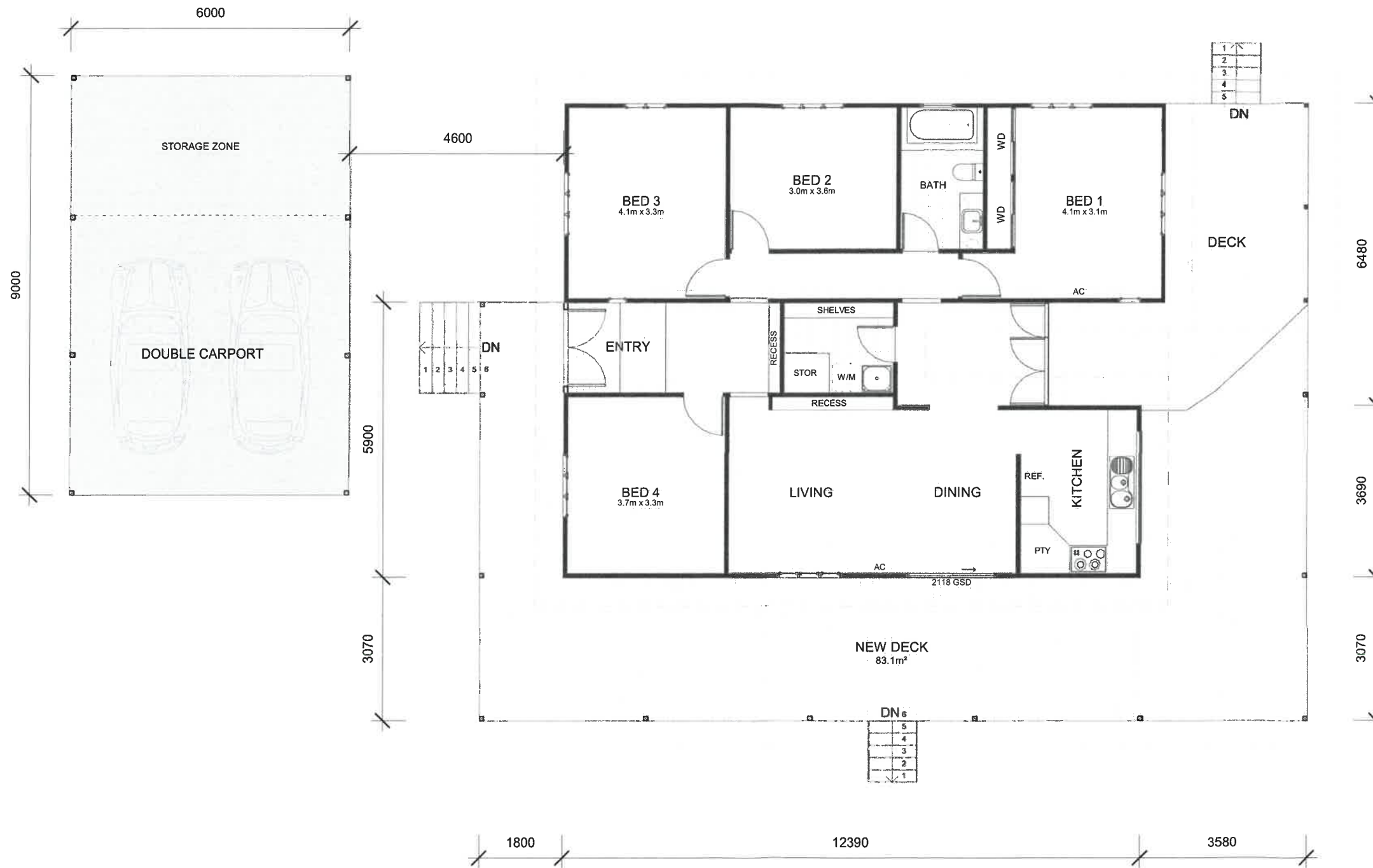
SEAL WET AREAS IN ACCORDANCE WITH AS3740 & BCA REQUIREMENTS

PROVIDE FLOOR WASTE TO ALL WET AREAS

SMOKE ALARMS TO BE FITTED IN ACCORDANCE WITH BCA

STAIRS, HANDRAILS AND BALUSTRADING TO BE CONSTRUCTED IN ACCORDANCE WITH BCA P3.9.2 AND ALL RELEVANT CODES AND EQUIREMENTS

LIFT OFF HINGES TO BE FITTED TO WC DOORS AND ENCLOSED SPACES WHERE REQUIRED IN ACCORDANCE BCA P3.8.3.3



HOME AREAS

CARPORT/STORAGE:	54.0m ²
DECKING:	103.8m ²
GROUND LEVEL:	123.8m ²
TOTAL:	281.6m²

MEASURED TO OUTSIDE FACE OF WALL



1 NEW GROUND LEVEL
1 : 100

Banana Shire Council
PLANNING APPROVAL

07 APR 2021

MC4008 20/21

ISSUE FOR D.A.
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PROJECT ADDRESS
78 Aerodrome Rd, Thangool QLD 4716

DRAWING TITLE
NEW GROUND LEVEL

CLIENT
Darren & Melanie Hebbard

DRAWN
MB

SCALE
1:100 @ A3

DATE
2021-01-15

PROJECT NO.
2020067

DRAWING NO.
WD-08

QBCC LICENCE: 15025395



NOTES:

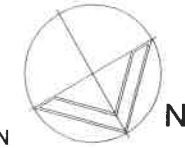
PLUMBER TO VERIFY ALL DETAILS PRIOR TO COMMENCEMENT OF WORK /ORDERING

LEAF BOXES TO BE INSTALLED ON DOWNPIPE / GUTTERS TO CONTROL LEAF ENTRY TO SYSTEM

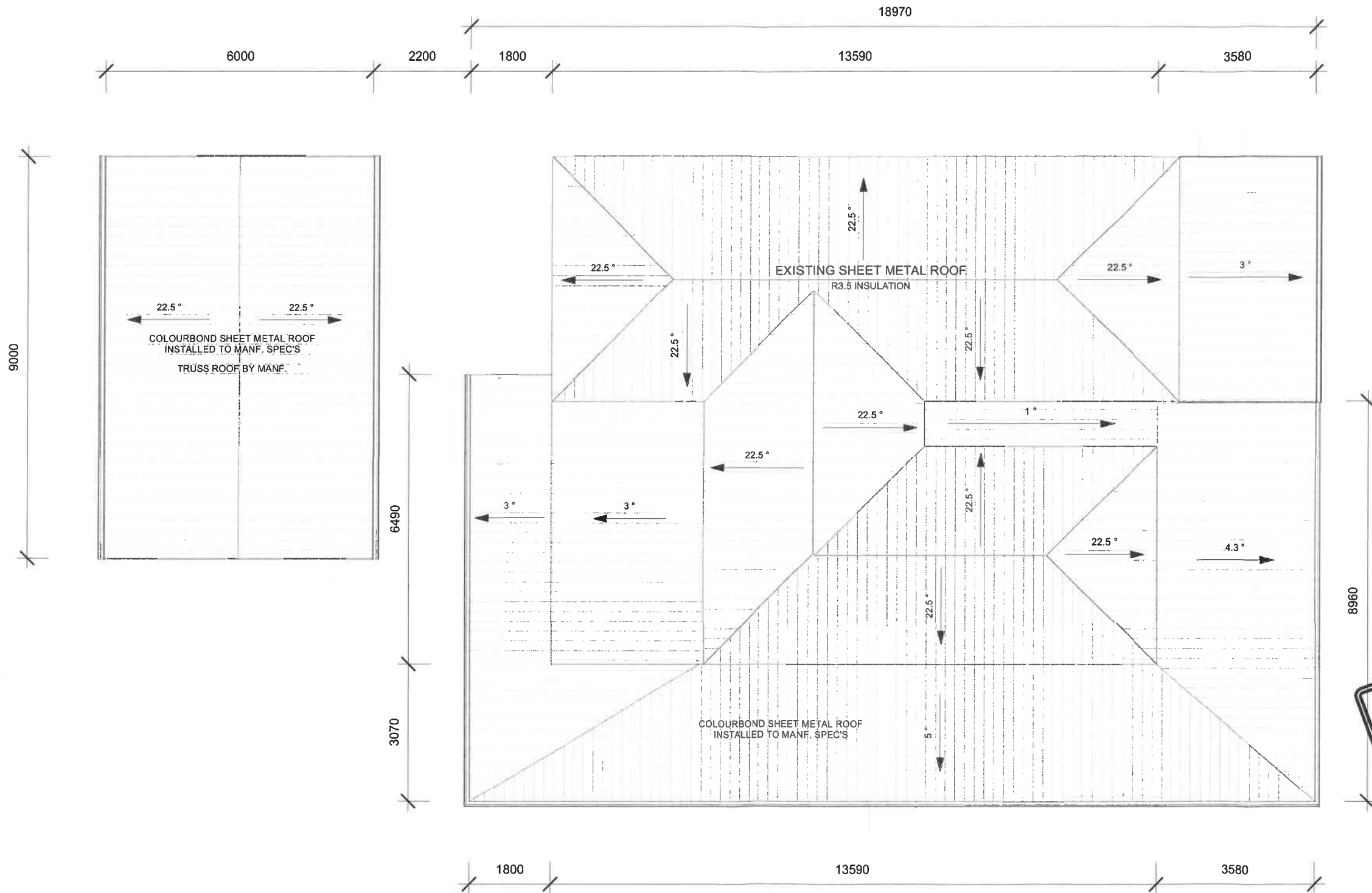
PLUMBER RESPONSIBLE TO CONFIRM ROOFWATER DISCHARGE SYSTEM WITH ESTATE ASCONS AND TO ENSURE CORRECT CONNECTION IS ACCESSED AND SYSTEM USED

ALL SERVICES TO BE HIDDEN FROM VIEW AT STREET LEVEL

IMPORTANT NOTE: ROOF, FASCIA AND GUTTER'S TO BE NON-REFLECTIVE.



REVISION		NORTH	
No.	DATE	DESCRIPTION	ISS. BY



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• PROJECT ADDRESS
78 Aerodrome Rd, Thangool QLD 4716

• DRAWING TITLE
NEW ROOF PLAN

• CLIENT
Darren & Melanie Hebbard

• DRAWN
MB

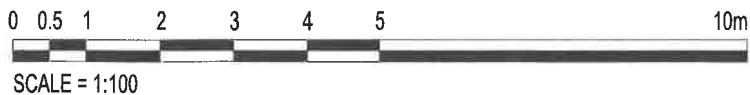
• SCALE
1:100 @ A3

• DATE
2021-01-15

• PROJECT NO.
2020067

• DRAWING NO.
WD-09 rev:

QBCC LICENCE: 15025395



1 NEW ROOF PLAN
1:100

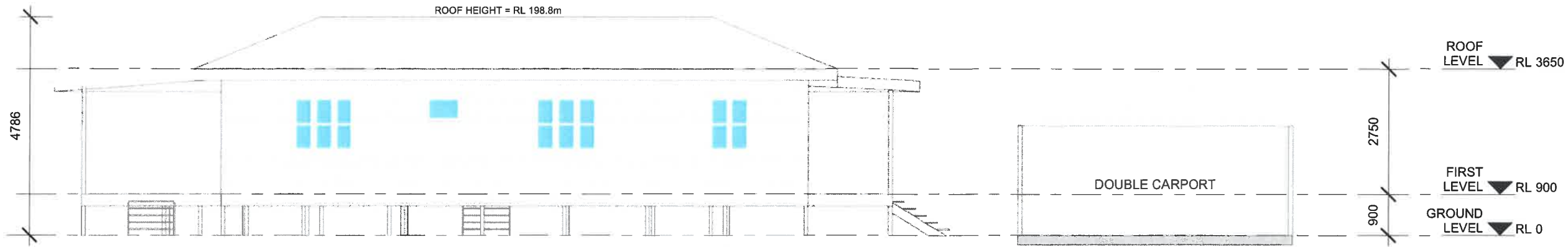
EXTERIOR MATERIAL & FINISHES

SYMBOL	DESCRIPTION	FINISH	COMMENTS
FC01	H/W & ALUMINIUM WEATHERBOARD CLADDING	PT01	ROLL FINISH
PT01	PAINT TBC		PATCH & PAINT WHERE REQUIRED

NOTE: ALL CLADDING SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH MANUF' SPEC. POSITION CLADDING SHEETS AS SHOWN IN ELEVATIONS AS ACCURATELY AS POSSIBLE



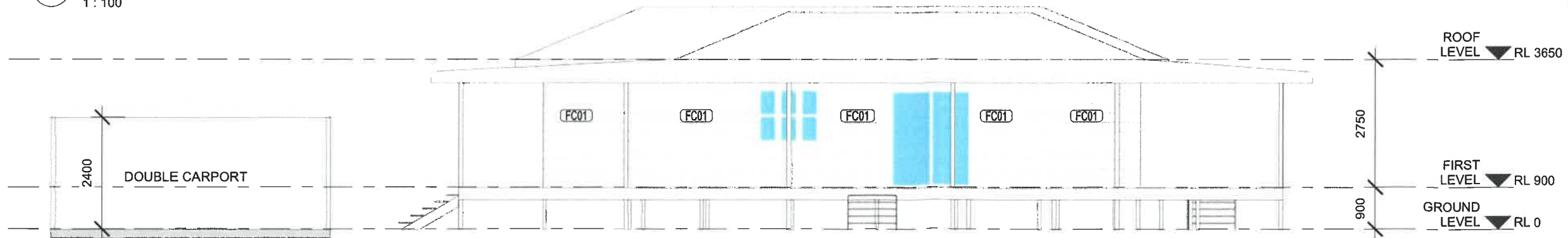
1 S/E ELEVATION
1 : 100



2 S/W ELEVATION
1 : 100



3 N/W ELEVATION
1 : 100



4 N/E ELEVATION
1 : 100



SCALE = 1:100

REVISION			
No.	DATE	DESCRIPTION	ISS. BY

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MATT BRADLEY DESIGNS - ACN 637 963 396 - ABN 53 637 963 396
www.mattbradleydesigns.com.au - info@mattbradleydesigns.com.au - 51 8554 4320

PROJECT ADDRESS
78 Aerodrome Rd, Thangool QLD 4716

DRAWING TITLE
ELEVATIONS

CLIENT
Darren & Melanie Hebbard

DRAWN
MB

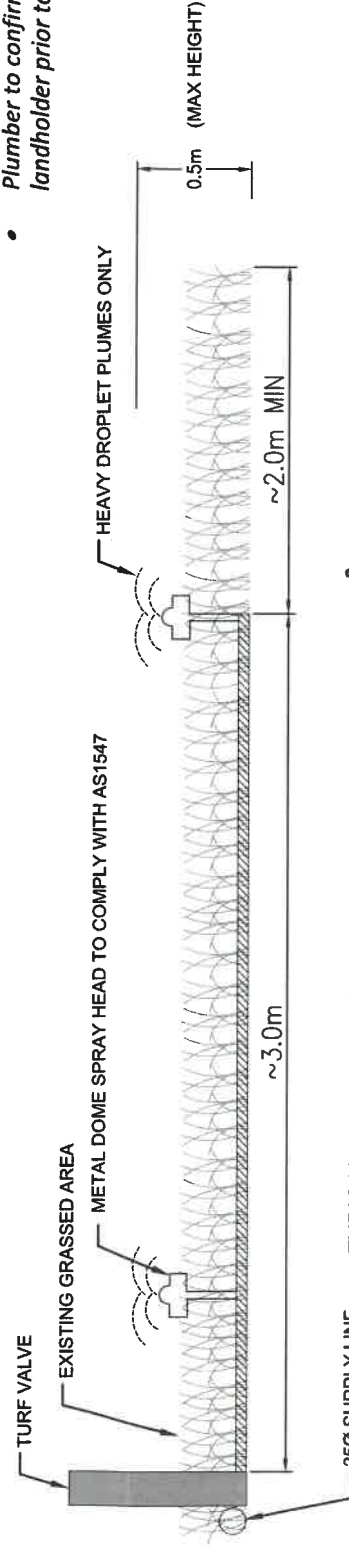
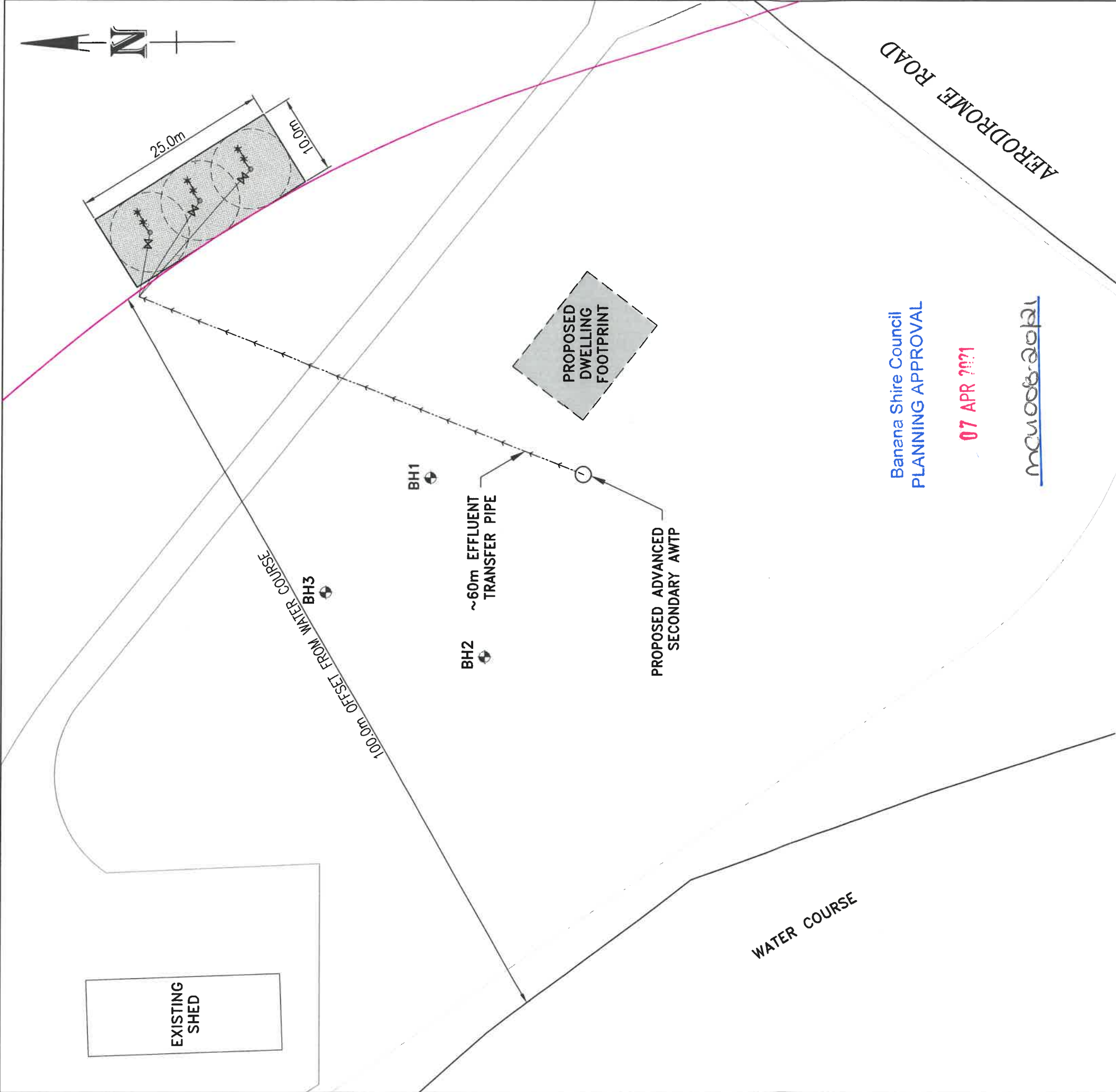
SCALE
1:100 @ A3

DATE
2021-01-15

PROJECT NO.
2020067

DRAWING NO.
WD-10

QBCC LICENCE: 15025395



- Plumber to confirm location with landholder prior to installation.

SEWERAGE NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH AS1547
- CONSTRUCT DIVERSION BANKS/DRAINS WHERE NECESSARY
- TURF VALVES TO BE EVENLY SPACED OVER THE IRRIGATION AREA
- SHOULD EXCAVATIONS REVEAL SOIL CONDITIONS DIFFERENT FROM THOSE SHOWN IN THE BORELOG SHEET IN THIS REPORT, CQ SOIL TESTING SHOULD BE CONTACTED IMMEDIATELY IN ORDER TO CARRY OUT FURTHER TESTING AND DESIGN (WHERE REQUIRED).
- A 100% RESERVE AREA, SATISFYING ALL MINIMUM SETBACK REQUIREMENTS CAN BE ACHIEVED.

ASSUMED R.L.'S

- A) INLET TO PROPOSED AWTP = 9.70
- B) OUTLET FROM AWTP = NOT APPLICABLE AS THE SYSTEM IS PRESSURISED
- C) R.L'S OF TURF VALVES NOT APPLICABLE AS THE SYSTEM IS PRESSURISED



QBCC - 1117681 ABN - 47715943484
Phone: (07) 4936 1163
Email: info@cqsoiltesting.com.au
Website: www.cqsoiltesting.com.au

Project:

**LOT 4 AERODROME ROAD
THANGOOL, QLD**

For:

D HEBBARD

Title: **EFFLUENT DISPOSAL DESIGN**

Scale: **1:500 (A3)** Date: **JAN '21**

Sheet: **1 of 1** Drawn: **F.P.**

Job No: **CQ17568** Rev: **C**