

MISS KATE SWEPCSON

Our Ref: MCU223

3 July 2024

Thallon Community Services Ltd
C/- Project Urban
PO Box 6380
MAROOCHYDORE QLD 4558

By email: info@projecturban.com.au

Dear Mick,

Decision notice approval

(Given under section 63(2) of the *Planning Act 2016*)

The development application described below was properly made to the Balonne Shire Council on 4 September 2023.

Applicant details

Applicant name: Thallon Community Services Ltd C/- Project Urban
Applicant contact details: Attention: Mick Sheppard
PO Box 6380, Maroochydore QLD 4350
Phone: 5443 2844
Email: scott@precinctplan.com.au

Location details

Street address: 27 Garah Street, Thallon Qld 4497
Real property description: Lot 107 on T6061
Local government area: Balonne Shire Council

Application details

Application number: MCU223
Approval sought: Material Change of Use
Description of the development proposed: "Dual Occupancy"
Category of assessment: Code Assessment
Planning scheme: *Balonne Shire Planning Scheme 2024*

Decision

I wish to advise that, on 27 June 2024, the above development application was **approved in full** subject to conditions by Council. (Refer to the conditions contained in **Attachment 1**)

Details of the approval

This application is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approval is given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Material change of use	N/A	<input checked="" type="checkbox"/>	N/A

Further development permits

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

- Development Permit – Building Work
- Compliance Permit – Plumbing Work

Referral agencies for the application

There were no referral agencies for this application.

Approved plans, specifications and drawings

Copies of the following approved plans, specifications and/or drawings are enclosed.

Drawing Number:	Title	Date:
Sheet No. WD-02.2	Site Plan	02/05/2024
Sheet No. WD-02.3	Site Plan – WWD & Stormwater Layout	02/05/2024
Sheet No. WD-03.1	Floor Plan	02/05/2024
Sheet No. WD-04	Elevations	02/05/2024

Currency period for the approval (s.85 of the Planning Act)

This approval lapses if the first change of use does not happen within 6 years after the approval starts to have effect.

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 certain 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* detailing appeal rights.

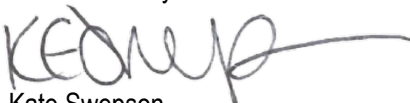
To stay informed about any appeal proceedings which may relate to this decision visit:

<https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>.

For further information, please contact the Council office on 07 4620 8888 or via email to

council@balonne.qld.gov.au.

Yours sincerely



Kate Swepson

Consulting Town Planner

- enc. Attachment 1—Assessment Manager Conditions of Approval (Balonne Shire Council)
 Attachment 2—Appeal Provisions
 Attachment 3—Statement of Reasons
 Attachment 4—Approved Plans and Specifications

ATTACHMENT 1 – ASSESSMENT MANAGER CONDITIONS OF APPROVAL (BALONNE SHIRE COUNCIL)

PREAMBLE

- i. The relevant planning scheme for this development is *Balonne Shire Planning Scheme 2024*. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.

- ii. Under the *Balonne Shire Planning Scheme 2024*:

Dual Occupancy means:

- (a) *residential use of premises involving*
 - (i) *2 dwellings (whether attached or detached) on a single lot of 2 dwellings (whether attached or detached) on separate lots that share a common property; and*
 - (ii) *any domestic outbuilding associated with the dwellings; but*
- (b) *does not include a residential use of premises that involves a secondary dwelling*

Examples include: Duplex

The use does not include the following examples: Dwelling house, multiple dwelling

- iii. The *Environmental Protection Act 1994* 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 operation of the approved development are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- iv. All Aboriginal Cultural Heritage in Queensland is protected under the *Aboriginal Cultural Heritage Act 2003* and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- v. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans and policies to the relevant authorities for the approved use.
- vi. An Operational works application will be required to be submitted to and approved by Council for:
 - (a) Operational works that is excavation and/or filling where there would be a change 1m or more in the level of any part of the land or where any drainage path is affected; or
 - (b) Operational works for urban purposes that involve disturbing more than 2,500m² of land.
- vii. In completing an assessment of the proposed development, Council has relied on the information submitted in support of the development application as true and correct. Any change to the approved plans and documents may require a new or changed development approval. It is recommended to contact Council for advice in the event of any potential change in circumstances.

CONDITIONS OF APPROVAL

Use

1. The approved development is a Material Change of Use - "Dual Occupancy" as defined in the Planning Scheme and as shown on the approved plans.
2. A development permit for building works must be obtained prior to commencing construction.
3. The approved development is to be carried out generally in accordance with the following approved plans/documents and subject to approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

Plan/Document Number	Plan/Document Name	Date
Sheet No. WD-02.2	Site Plan	02/05/2024
Sheet No. WD-02.3	Site Plan – WWD & Stormwater Layout	02/05/2024
Sheet No. WD-03.1	Floor Plan	02/05/2024
Sheet No. WD-04	Elevations	02/05/2024

4. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.

Compliance inspection

5. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted in these conditions.
6. Prior to the commencement of the use, the applicant shall contact Council to arrange a development compliance inspection.

Applicable Standards

7. All works must comply with:
 - a) the development approval conditions;
 - b) any relevant provisions in the Planning Scheme
 - c) any relevant Australian and Austroads Standards and the National Construction Code that applies to that type of work; and
 - d) any alternative specifications that Council has agreed to in writing and which the developer must ensure do not conflict with any requirements imposed by any applicable laws and standards.

Development works

8. The developer shall ensure that all approved works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.

9. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

Fencing and Landscaping

10. A 1.5m wide landscape strip is to be provided along the Garah Street frontage of the site, exclusive of the proposed vehicular access.
11. A landscaping plan is to be submitted to and approved by Council prior to the commencement of the use. Landscaping on site must be sufficient in providing privacy and amenity for the residents of the Dual Occupancy.
12. Site landscaping is to be irrigated during an establishment period of two years.
13. All site landscaping is to be maintained throughout the duration of the approved use. Any dead and/or unhealthy plants are to be promptly removed and replaced.
14. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
15. Screen fencing, a minimum 1.8m high, shall be provided around all private open space areas on site and along side and rear boundaries of the site.

Waste Management

16. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
17. Adequate refuse storage areas and facilities must be provided on the site to service the approved development. Refuse storage facilities are to be screened from view at the street frontage and from adjoining properties.
18. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

Stormwater Drainage

19. Stormwater drainage is to be provided in accordance with:
 - a) Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013;
 - b) Pilgrim, DH, (ed), Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987; and
 - c) Class 1 and Class 10 buildings – National Construction Code, Volume 2.
20. Stormwater is collected and discharged so as to:
 - a) Protect the stability of buildings and the use of adjacent land;
 - b) Prevent water-logging of nearby land;
 - c) Protect and maintain environmental values; and
 - d) Maintain access to reticulated infrastructure for maintenance and replacement purposes.

21. There must be no increase in any silt loads or contaminants in any overland flow from the property during the development process and after development has been completed.
22. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed. The developer shall ensure that in all cases, discharge of stormwater runoff from the development drains freely to the legal point/s of discharge for the development.
23. If erosion or silt or other materials may be washed off the property being developed during development, the developer must document and implement a management plan that prevents this from occurring.

Earthworks and Construction

24. During construction, erosion controls and silt collection measures are to be put in place to protect environmental values and mitigate potential impacts to adjoining properties and roadway/s.
25. All earthworks for the development shall be undertaken in accordance with the Institute of Public Works Engineering Australasia Queensland Division.

Note: A operational works approval will be required for excavation and/or filling works that would result in a change of 1m or more in the level of any part of the land or where any drainage path is affected.

Avoiding Nuisance

26. No nuisance is to be caused to adjoining properties and occupiers by the way of noise smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time during or after the establishment of the approved development.
27. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
28. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
29. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.

Provision of Services

30. The development must be connected to Councils reticulated water supply network in accordance with the applicable standards and policies.
31. The development must be connected to an on-site sewerage management system in accordance with Schedule 1, Division 4: Standards for Sewerage Supply, Section 4.2; Standards for On-site Sewerage, AS1547 and the Queensland Plumbing and Waste Water Code, including provision for adequate on-site disposal areas as required. All relevant approvals for sewerage treatment system must be obtained from Balonne Shire Council.
32. The development must be connected to an electricity reticulation service in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).

33. If the premises is connected to a telecommunications service, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).

Access and Parking

34. The developer shall be responsible for construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required, and for complying with the applicable designs and standards. Should any damage be caused at the approved access location, it is the landowner's responsibility to ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.
35. The vehicle access is to be constructed of bitumen in accordance with drawing "Institute of Public Works Engineering Australasia – RSD-100 – Residential Driveways Sheet 1 of 2" and "Institute of Public Works Engineering Australasia – RSD-101 – Residential Driveways Sheet 2 of 2".
36. Vehicle crossovers must be located a minimum distance of one (1) metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets.
37. A minimum of two (2) carparking spaces are to be provided within the development site area for the use of the approved "Dual Occupancy" generally in accordance with the approved development plans.
38. Vehicle movements within the site are to be clear of proposed parking areas, buildings and landscape treatments. Vehicle access, parking and manoeuvring areas are to be clearly delineated from pedestrian accessways within the site through the use of linemarking, signage, bollards or similar.
39. Car parking and manoeuvring areas are to be designed in accordance with:
- a) AS2890.1 – Parking Facilities;
 - b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates; and
 - c) The 'Access to Premises Standard' (Vol 1 of the National Construction Code).

No Cost to Council

40. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development.

Latest versions

41. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the commencement of the development works, unless a regulation or law requires otherwise.

Application Documentation

42. It is the developer's responsibility to ensure that all entities associated with this Development Approval have a legible copy of the Decision Notice, Approved Plans and Approved Documents bearing 'Council Approval'.

ATTACHMENT 2 – PLANNING ACT EXTRACT APPEAL RIGHTS

Chapter 6 Dispute resolution Part 1 Appeal rights

228 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.

229 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
 - (d) schedule 1, table 1, item 1—each principal submitter for
 - (e) the development application; and
 - (f) for an appeal about a change application under
 - (g) schedule 1, table 1, item 2—each principal submitter for
 - (h) the change application; and
 - (i) each person who may elect to become a co-respondent
 - (j) for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (k) for an appeal to the P&E Court—the chief executive; and
 - (l) 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 by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

230 Other appeals

- (1) Subject to this chapter, 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, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

231 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.

ATTACHMENT 3 — STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

Description of development	Material Change of Use for a “Dual Occupancy”
Assessment benchmarks	<p>The assessment manager has assessed the application against the following—</p> <ul style="list-style-type: none">• Balonne Shire Planning Scheme 2024<ul style="list-style-type: none">○ Part 6.2.7 Township zone code○ Part 7.3.1 General Development Code
Relevant matters	There are no relevant matters for code assessable development applications.
Matters raised in submissions	The application was code assessable.
Reasons for the decision	<p>At the Ordinary Meeting on 27 June 2024, Council resolved to approve the development subject to conditions and for reasons including:</p> <ul style="list-style-type: none">• The proposed development has been designed to be compatible with the character of the locality;• The density of development is not considered to conflict with the dominant scale of development in the locality; and• The proposed layout ensures each dwelling unit has adequate privacy, sunlight and open space areas.

ATTACHMENT 4 — APPROVED PLANS AND SPECIFICATIONS

SITE NOTES

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ORIGINAL SURVEY PLAN.
2. ALL EXISTING SERVICES TO BE CONFIRMED ON SITE. ANY SERVICES SHOWN ARE INDICATIVE ONLY.
3. LOCATION AND ROUTE OF DRIVEWAY AND CROSSING TO BE CONFIRMED ON SITE.
4. ALL BUILDING WORKS TO COMPLY WITH LOCAL GOVERNMENT APPROVALS AND NATIONAL CONSTRUCTION CODE.
5. FOR CONNECTION OF STORMWATER REFER TO HYDRAULIC ENGINEERS DRAWINGS

LEGEND

BOUNDARY LINE

REAL PROPERTY DESCRIPTION

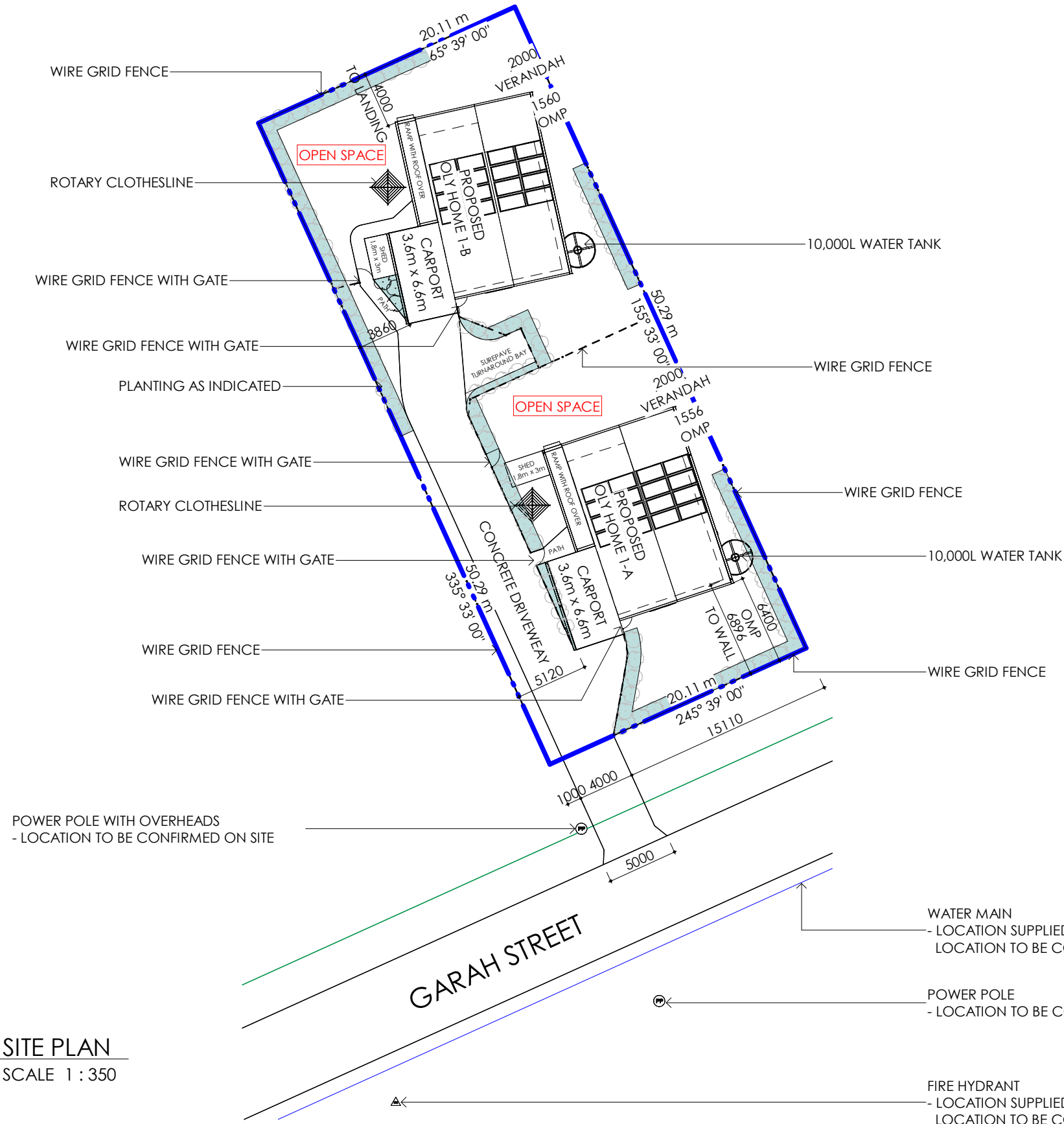
LOT No. 107
PLAN No. T6061
LOCAL GOV. BALONNE SHIRE COUNCIL

SITE AREA: 1011 m²
SITE COVERAGE: 236 m²
SITE COVERAGE: 23.34%
WIND CLASSIFICATION: N3
BUSHFIRE ATTACK LEVEL (BAL): NA

LANDSCAPING

SITE AREA: 1011 m²
LANDSCAPING COVERAGE: 542 m²
LANDSCAPING COVERAGE: 53.61%

1 SITE PLAN
SCALE 1 : 350



BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.

MCU223

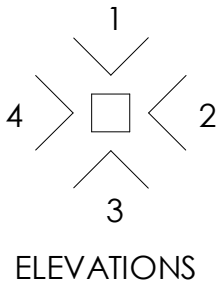
and was issued on

27 June 2024

In accordance with the :-
Planning Act 2016

KATE SWEPSON
Consultant Town Planner

<div><p>Queenslands' Leading Modular Builder</p></div> <div>66 Pioneer Road, Yandina, QLD 4561 Ph: 07 5472 7444 Olyhomes.com.au QBCC. No: 1156073</div> <div><small>THIS PLAN IS EXCLUSIVELY OWNED BY OLY HOMES AND MUST NOT BE COPIED OR REPRODUCED WHOLLY OR IN PART IN ANY FORM WITHOUT WRITTEN PERMISSION OF OLY HOMES. THIS INCLUDES MAKING CHANGES WITH INTENT TO CHANGE THE PLAN BY 10% OR MORE</small></div>	REVISIONS			SITE OWNER: THALLON COMMUNITY SERVICES LTD			JOB NUMBER: THALLON			
	#	REVISION DESCRIPTION	DATE	SITE ADDRESS: 27 GARAH STREET THALLON QLD 4497			SITE PLAN			
	2	REVISED CO ISSUE	29/11/2023	<div><div>N</div></div>			PROJECT ISSUE DATE:	21/11/2023	WD-02.2	
	3	REVISED CO ISSUE	19/12/2023				SHEET ISSUE DATE:	02/05/2024		
	4	REVISED CO ISSUE	29/01/2024				DRAWN: ES			
	5	REVISED CO ISSUE	07/02/2024				SHEET SIZE: A3			
	6	CD ISSUE	25/03/2024				SCALE: 1 : 350			
	7	ESTIMATING ISSUE	02/05/2024							



BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.
MCU223
and was issued on
27 June 2024
In accordance with the :-
Planning Act 2016
KATE SWEPSON
Consultant Town Planner

DOOR SCHEDULE	
ROOM	TYPE
BED 1	2118 SGD
BATHROOM	920 CSD
BED 2	920
BED 1	920
L'DRY	2118 SGD
BED 2	3000 SLD VMV
VERANDAH	2121 SGD
BED 1	3000 SLD VMV
LINEN	820
L'DRY	920 CSD
LINEN	820

WINDOW SCHEDULE	
ROOM	TYPE
BATHROOM	0615 SW OBS
BED 1	0621 SW
BED 2	0621 SW
KITCHEN	1215 SW
LIVING	1218 SW
LIVING	1218 SW

LEGEND	
L'DRY	LAUNDRY ROOM
MH	MAN HOLE
OBS	OBSCURE GLASS
P	PANTRY
SLD MV	SLIDING DOOR - MIRROR/VINYL
SGD	SLIDING GLASS DOOR
SW	SLIDING WINDOW
WC	WATER CLOSET
WO	WALL OVEN

AREA SCHEDULE	
NAME	AREA
LIVING	83.3 m²
VERANDAH	12.6 m²
GRAND TOTAL	95.8 m²

WINDOW REVEAL SIZES	
106mm	- STANDARD CLADDING - VINYL - COLORBOND
116mm	- WEATHERTEX
130mm	- ROLLSEC ALPINE - ROLLSEC HORIZON

1 FLOOR PLAN
SCALE 1 : 100

DESIGN REQUIREMENTS FOR CONSTRUCTION:

WIND CLASSIFICATION: **N3**
BUSHFIRE ATTACK LEVEL (BAL): **TBC**

EXACT NUMBER OF STAIR RISERS
REQUIRED MUST BE DETERMINED FROM
SITE VISIT PRIOR TO STAIR FABRICATION

MAIN SWITCH BOARD LOCATION TO
BE CONFIRMED - MUST BE MINIMUM
960 ABOVE GROUND AND
MAXIMUM 1800 ABOVE GROUND



66 Pioneer Road,
Yandina, QLD 4561
Ph: 07 5472 7444
Olyhomes.com.au
QBCC. No: 1156073

REVISIONS		
#	REVISION DESCRIPTION	DATE
2	REVISED CO ISSUE	29/11/2023
3	REVISED CO ISSUE	19/12/2023
4	REVISED CO ISSUE	29/01/2024
5	REVISED CO ISSUE	07/02/2024
6	CD ISSUE	25/03/2024
7	ESTIMATING ISSUE	02/05/2024

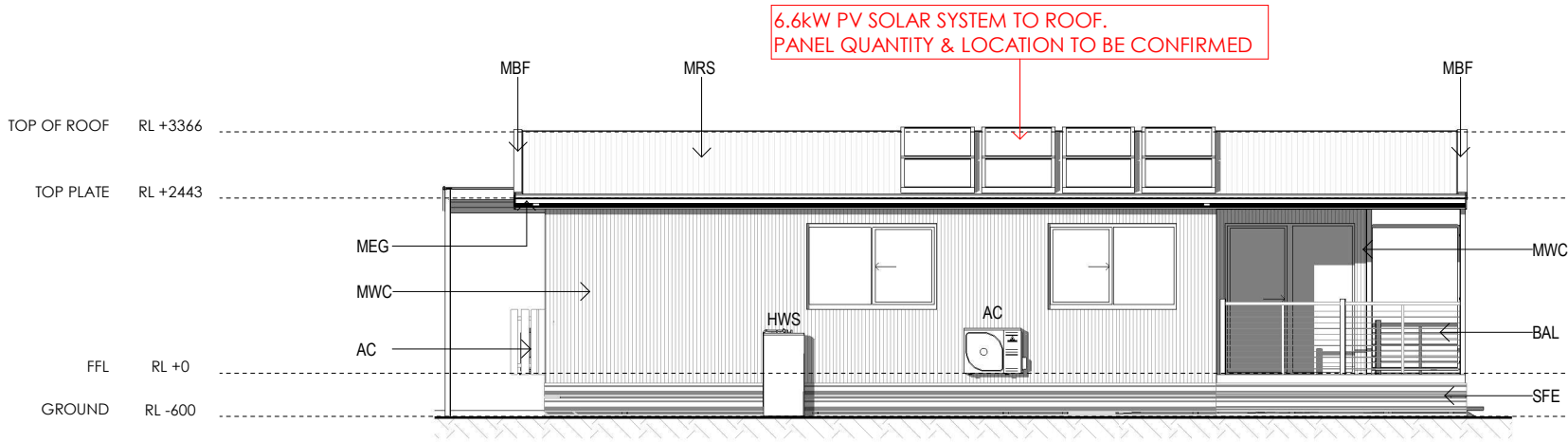
SITE OWNER:
THALLON COMMUNITY SERVICES LTD

SITE ADDRESS:
**27 GARAH STREET
THALLON QLD 4497**

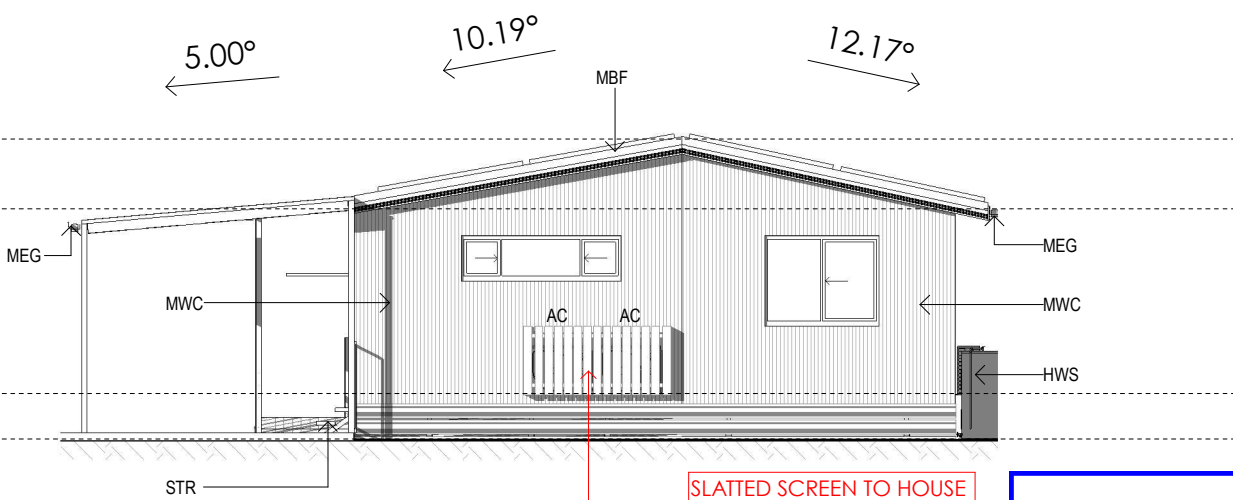
JOB NUMBER: **THALLON**

FLOOR PLAN

PROJECT ISSUE DATE:	21/11/2023	WD-03.1
SHEET ISSUE DATE:	02/05/2024	
DRAWN:	ES	SHEET SIZE: A3 SCALE: 1 : 100



1 EAST ELEVATION
SCALE 1 : 100

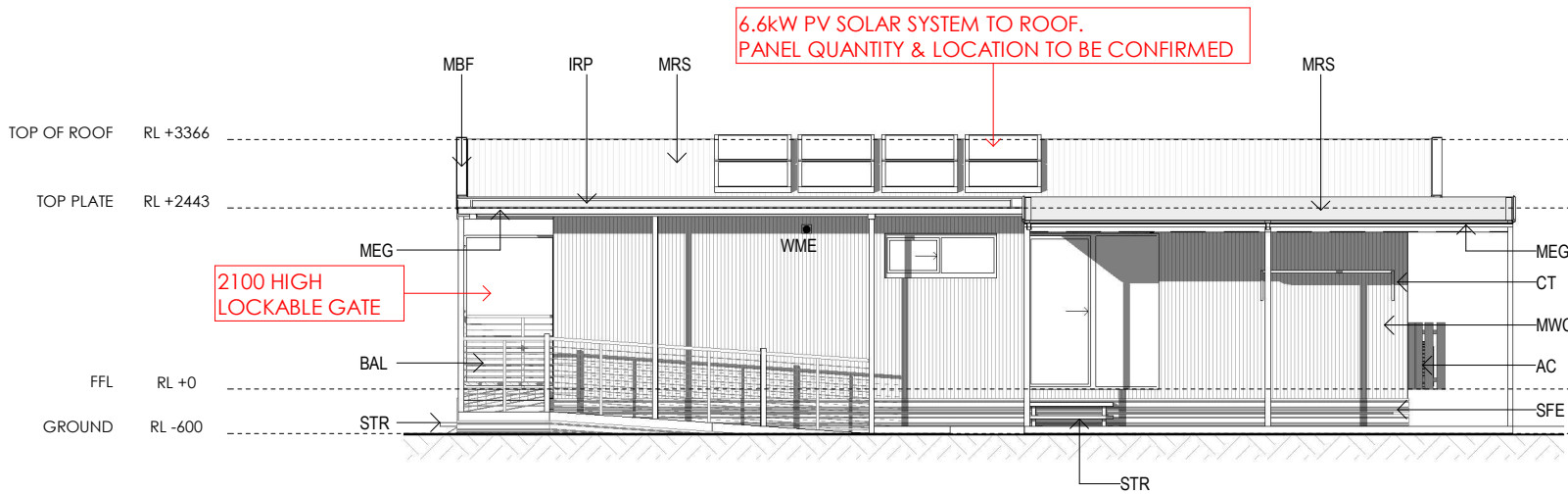


2 SOUTH ELEVATION
SCALE 1 : 100

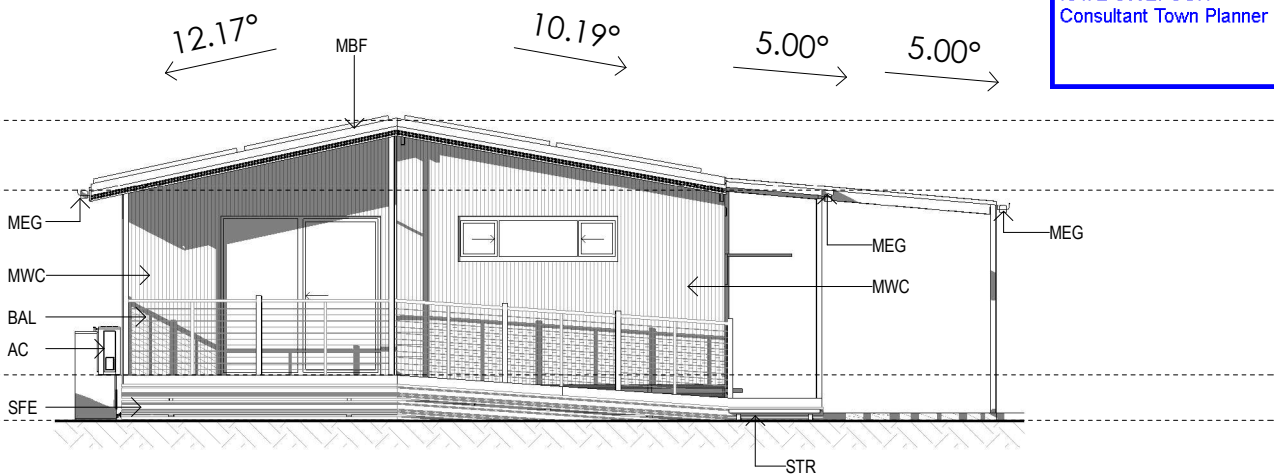
980 MM MAXIMUM HEIGHT - OTHERWISE
HANDRAILS REQUIRED

EXACT NUMBER OF STAIR RISERS
REQUIRED MUST BE DETERMINED FROM
SITE VISIT PRIOR TO STAIR FABRICATION

MAIN SWITCH BOARD LOCATION TO
BE CONFIRMED - MUST BE MINIMUM
960 ABOVE GROUND AND
MAXIMUM 1800 ABOVE GROUND



3 WEST ELEVATION
SCALE 1 : 100



4 NORTH ELEVATION
SCALE 1 : 100

BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.

MCU223

and was issued on

27 June 2024

In accordance with the :-
Planning Act 2016

KATE SWEPSON
Consultant Town Planner

STANDARD BUILDING MATERIALS:
(unless stated otherwise)

ROOF MATERIAL:
COLORBOND METAL ROOF SHEETING
INSTALLED IN ACCORDANCE WITH
"AS 1562-1992" & THE MANUFACTURER'S
SPECIFICATION.

FASCIA & GUTTERS:
COLORBOND GUTTER & FASCIA IN
ACCORDANCE WITH "AS 2180-1986" &
UPVC RAINWATER DOWNPIPES BY OTHERS IN
ACCORDANCE WITH "AS 1273-1991".

GLAZING:
SELECTED POWDER COATED ALUMINIUM
FRAME WINDOWS AND SLIDING GLASS DOORS
IN ACCORDANCE WITH "AS 2047-2014" AND
VOLUME 2 PART 3.12 OF THE NCC 2019.

ABBREVIATION SCHEDULE

AC	AIR-CONDITIONING UNIT
BAL	BALUSTRADE SS WIRE WITH HARDWOOD TOP RAIL & PC POSTS
CT	1800 MM CLOTHES LINE
HWS	250L ELECTRIC HOT WATER SYSTEM
IRP	50 MM INSULATED ROOF PANEL COLORBOND CUSTOMORB
MBF	METAL BARGE FLASHING AND FASCIA - COLORBOND
MEG	METAL EAVES GUTTER AND FASCIA - COLORBOND
MRS	METAL ROOF SHEETING - COLORBOND CUSTOMORB
MWC	METAL WALL CLADDING - VERTICAL COLORBOND CUSTOMORB
SFE	SUB FLOOR ENCLOSURE
STR	ALUMINIUM NON SLIP STAIR TREADS ON GAL STEEL STRINGERS
WME	WALL MOUNTED EXHAUST FAN AS SPECIFIED



66 Pioneer Road,
Yandina, QLD 4561
Ph: 07 5472 7444
Olyhomes.com.au
QBCC. No: 1156073

REVISIONS		
#	REVISION DESCRIPTION	DATE
2	REVISED CO ISSUE	29/11/2023
3	REVISED CO ISSUE	19/12/2023
4	REVISED CO ISSUE	29/01/2024
5	REVISED CO ISSUE	07/02/2024
6	CD ISSUE	25/03/2024
7	ESTIMATING ISSUE	02/05/2024

SITE OWNER:
THALLON COMMUNITY SERVICES LTD

SITE ADDRESS:
**27 GARAH STREET
THALLON QLD 4497**

JOB NUMBER: **THALLON**

ELEVATIONS

PROJECT ISSUE DATE: 21/11/2023

SHEET ISSUE DATE: 02/05/2024

DRAWN: ES

WD-04

SHEET SIZE: A3

SCALE: 1 : 100