

MISS KATE SWEPSON

Our Ref: MCU227

20 December 2024

RSL St George Sub-branch Inc  
PO Box 635  
**ST GEORGE QLD 4487**

By email: [secretary@stgeorge.rslqld.net.au](mailto:secretary@stgeorge.rslqld.net.au)

Dear Terry,

## 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 21 November 2024.

### Applicant details

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<b>Applicant name:</b>	RSL St George Sub-branch Inc
<b>Applicant contact details:</b>	Attention: Terry Salmon PO Box 635, St George Qld 4487 Phone: 0427 799 362 Email: <a href="mailto:secretary@stgeorge.rslqld.net.au">secretary@stgeorge.rslqld.net.au</a>

### Location details

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<b>Street address:</b>	1-3 Church Street, St George
<b>Real property description:</b>	Lot 12 on STG8547
<b>Local government area:</b>	Balonne Shire Council

### Application details

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<b>Application number:</b>	MCU227
<b>Approval sought:</b>	Development Permit
<b>Description of the development proposed:</b>	Material Change of Use for a "Club" (St George RSL)
<b>Category of assessment:</b>	Code Assessment
<b>Planning scheme:</b>	<i>Balonne Shire Planning Scheme 2024</i>

## Decision

I wish to advise that, on 19 December 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:

	<b>Planning Regulation 2017 reference</b>	<b>Development Permit</b>	<b>Preliminary Approval</b>
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Material change of use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 Works

## 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.

<b>Drawing Number:</b>	<b>Title</b>	<b>Date:</b>
Job No: 24-5068, Page A03	Proposed Site Plan	29/05/2024
Job No: 24-5068, Page A04	Existing Upper Floor Plan	29/05/2024
Job No: 24-5068, Page A05	Lower Floor Demolition Plan	29/05/2024
Job No: 24-5068, Page A06	Proposed Upper Floor Plan	29/05/2024
Job No: 24-5068, Page A07	Proposed Elevations	29/05/2024
Job No: 24-5068, Page A08	Proposed Elevations	29/05/2024

## 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

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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*.

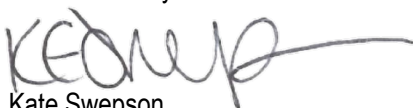
**Attachment 2** is an extract from the *Planning Act 2016* detailing appeal rights.

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](mailto: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)

### CONDITIONS OF APPROVAL

#### Use

1. The approved development is for a Material Change of Use for a “Club” as defined in the Balonne Shire Planning Scheme 2024.

#### Approved plans and documents

2. The approved development is to be carried out in accordance with the following approved plans/documents and subject to the approval conditions. Where there is any conflict between the approval conditions and the details shown on the approved plans, the approval conditions prevail.

Drawing Number:	Title	Date:
Job No: 24-5068, Page A03	Proposed Site Plan	29/05/2024
Job No: 24-5068, Page A04	Existing Upper Floor Plan	29/05/2024
Job No: 24-5068, Page A05	Lower Floor Demolition Plan	29/05/2024
Job No: 24-5068, Page A06	Proposed Upper Floor Plan	29/05/2024
Job No: 24-5068, Page A07	Proposed Elevations	29/05/2024
Job No: 24-5068, Page A08	Proposed Elevations	29/05/2024

#### Detailed plans

3. Elevation and floor plans of the proposed storage shed as shown on Approved Site Plan must be submitted to Council for approval prior to commencement of construction. The approved plans will form part of the approved documents for the development.

#### Compliance inspection

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

#### Applicable standards

6. All works must comply with:
  - i. the development approval conditions;
  - ii. any relevant provisions in the Planning Scheme;
  - iii. Balonne Shire Council Private Property Entrance Policy 2010;
  - iv. The Institute of Public Works Engineering Australasia Queensland Division (IPWEA);
  - v. any relevant Australian and Austroads Standards and the National Construction Code that applies to that type of work; and
  - vi. 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

7. 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.

8. 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).
9. All civil and related work shall be designed and supervised by Registered Professional Engineers of Queensland (RPEQ-Civil) who are competent in the construction of the works. RPEQ certification is to be provided to Council for all works involving Council infrastructure that are authorised by this development approval and any related approval.

#### **Hours of operation**

10. Operating hours for the approved use are restricted to:
  - (a) 9:00am to 6:00pm, Monday to Friday
  - (b) 10:00am to 10:00pm, Saturday and Sunday.
11. The operating hours specified in Condition 10 are valid for twelve (12) months from the date of commencement of the use, or issue of a Form 11 Certificate of Occupancy, whichever occurs first.

In the event that bona fide complaints are received by Council in relation to noise emissions produced from the site during the twelve (12) month period, Council reserves the right to require the applicant to submit an environmental impact assessment report prepared by a suitably qualified expert that complies with the relevant Australian Standards. Council may require further works to be carried out or management practices implemented to ensure any emissions from the site comply with the relevant standards.

12. Noise emissions from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the Environmental Protection (Noise) Policy 2019.
13. Air emissions from the development shall not cause environmental harm or nuisance to adjoining properties or "Sensitive Land Uses" in accordance with the Environmental Protection (Air) Policy 2019.

#### **Fencing and landscaping**

14. A 1.8 metre high solid screen fence is to be provided along the full length of the southern property boundary.
15. 2.0 metre wide landscaped strip is to be provided along the Church Street frontage of the site, excluding any vehicular accesses.
16. A Landscaping Plan is to be submitted to and approved by Council prior to the commencement of the use.
17. Site landscaping is to be irrigated during an establishment period of two years, and ground covers should fully cover vegetated areas within one year of planting.
18. 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.
19. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.

## Waste management

20. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the Waste Reduction & Recycling Act 2011.
21. Adequate refuse storage areas and facilities must be provided on the site to service the approved development.
22. The refuse storage area must be screened from view at the street frontage and from adjoining properties and be enclosed on a minimum of three sides with a screen wall extending 0.2 metres above the height of all refuse containers.
23. Convenient access to the bulk refuse storage areas must be provided at all times for service vehicles.
24. Refuse collection from the site must not occur before 7:00am or after 6:00 pm, or on Sundays or public holidays.

## Stormwater drainage

25. Stormwater drainage is to be provided in accordance with:
  - (a) Queensland urban drainage manual.
  - (b) Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987.
26. 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.
27. 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.
28. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
29. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

## Earthworks and construction

30. 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.
31. 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**

32. No unreasonable 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.
33. Dust emanating as result of activities carried out onsite (both during construction and post construction) must be continually monitored and suppressed in order to prevent any dust drifting onto road networks and nearby properties and sensitive land uses.
34. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
35. 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.

### **Provision of services**

36. The development must be connected to Council's reticulated water supply network in accordance with the applicable standards and policies.
37. The development must be connected to Council's reticulated sewerage network in accordance with the applicable standards and policies.
38. 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). Alternatively, demonstrate that the site is serviced by an appropriate renewable energy system.
39. 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).
40. Any conflicts associated with existing and proposed services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

### **Access and manoeuvring**

41. Construct a new crossover from the edge of bitumen seal on Church Street to the property boundary. The crossover is to be constructed generally in accordance with IPWEA Drawing – RSD-102 and must be designed to cater for the maximum vehicle size exiting the site, ensuring no damage to the roadway or kerb.
42. 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.
43. Vehicle crossovers must be located a minimum distance of one metre from any power poles, street signage, streetlights, manholes, stormwater gully pits or other Council assets, unless otherwise specified in the applicable development standards and specifications.
44. Vehicle driveways, access, car parking and manoeuvring areas are to be constructed of a sealed or compacted gravel surface to prevent dust nuisance.

45. Vehicle movements within the site are to be clear of proposed parking areas, buildings. Vehicle access, parking and manoeuvring areas are to be clearly delineated from pedestrian access ways within the site through the use of linemarking, signage, bollards or similar.
46. Vehicles entering and exiting the development site must be able to enter and leave in forward direction. Reversing out of the development site is not permitted. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.

### **Car parking**

47. A minimum of three (3) car parking spaces are to be provided on the subject site, at the rear of the site. Parking spaces for persons with disabilities (PWD) are to be provided in accordance with the Building Code of Australia.
48. Car parking areas are to be designed in accordance with:
  - (a) AS2890.1 – Parking Facilities
  - (b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates
  - (c) The Access to Premises Standard' (Vol 1 of the National Construction Code).
  - (d) Vehicle access, car parking and manoeuvring areas are to be sealed or compacted gravel surface to prevent dust nuisance.

### **No Cost to Council**

49. 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**

50. 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**

51. 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'.

## GENERAL ADVICE

- a. Refer to <https://www.balonne.qld.gov.au/council/publications/policies-plansstrategies> for Council Policies.
- b. The relevant planning scheme for this development is Balonne Shire Planning Scheme 2019. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
- c. The Institute of Public Works Engineering Australasia Queensland Division is the applicable engineering design guideline for Balonne Shire Council.
- d. The land use rating category may change upon commencement of any new approved use on the site. Council's current Revenue Statement, which includes the minimum general rate levy for the approved use/s, can be viewed on the Council Website: [www.balonne.qld.gov.au](http://www.balonne.qld.gov.au).
- e. 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.
- f. 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.
- g. 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.
- h. A Works in a Road Reserve Permit will be required from Council for any works associated with the development that are undertaken within the Council road reserve by private contractor/entity.
- i. An Operational works application will be required to be submitted to and approved by Council for:
  - (i) 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
  - (ii) Operational works for urban purposes that involve disturbing more than 2,500m<sup>2</sup> of land.
- j. 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

## 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*.

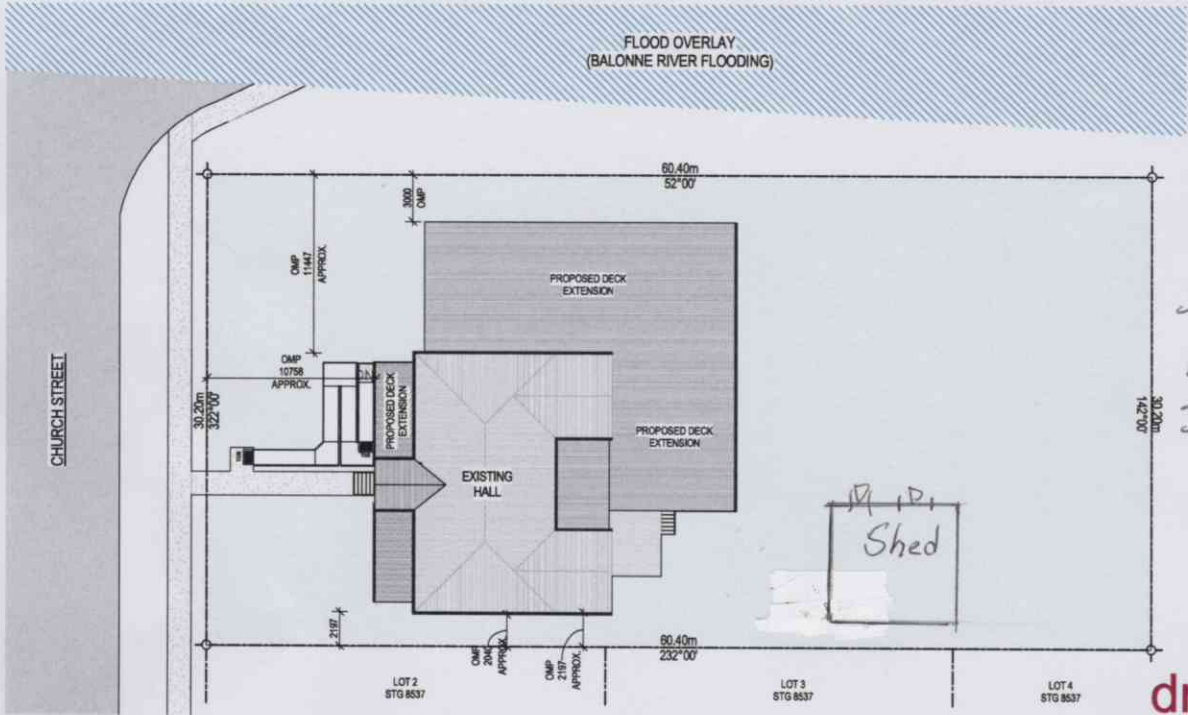
<b>Description of development</b>	Material Change of Use for a “Club” (St George RSL)
<b>Assessment benchmarks</b>	<p>The assessment manager has assessed the application against the following—</p> <ul style="list-style-type: none"><li>• Balonne Shire Planning Scheme 2019<ul style="list-style-type: none"><li>○ Part 6.2.2 General Residential Zone Code</li><li>○ Part 7.3.1 General Development Code</li></ul></li></ul>
<b>Relevant matters</b>	N/A – There are no relevant matters for a Code Assessable application.
<b>Matters raised in submissions</b>	N/A – the application was Code Assessable.
<b>Reasons for the decision</b>	<p>At the Ordinary Meeting on 19 December 2024, Council resolved to approve the development subject to conditions and for reasons including:</p> <ul style="list-style-type: none"><li>• The proposed use is defined as a community activity in Schedule 1 of the Balonne Shire Planning Scheme. The proposal is for the intensification of an existing activity and will provide continuation of the existing infrastructure.</li><li>• The applicant proposes to operate the use up to 10pm, which has the potential to impact on the amenity of surrounding residences. Through conditions of approval, it is considered that impacts can be adequately managed.</li><li>• The proposed extension is located on the northern side of the building, separated from the adjoining residences to the south of the site.</li><li>• The site is not mapped as being impacted by flood or bushfire hazards.</li></ul>

## ATTACHMENT 4 — APPROVED PLANS AND SPECIFICATIONS

BALONNE SHIRE COUNCIL  
Planning Act 2016  
This document comprises part  
of  
Development Permit No.  
  
MCU 227  
  
and was issued on  
  
20 December 2024  
  
In accordance with the :-  
Planning Act 2016  
  
KATE SWEPSON  
Consulting Town Planner

PROPOSED LOCATION AND ORIENTATION  
DWELLING + DECK & RAMP

KING ARCHITECTURAL ENGINEERING



SITE AREAS

SITE AREA	1823.0m <sup>2</sup>
PROPOSED SITE COVER	418.07m <sup>2</sup> (22.9%)
WIND CLASSIFICATION	N4(W50)
BUILDING CLASS	9B

SITE INFORMATION

FLOOD OVERLAY - NORTH BOUNDARY OUTSIDE OF SITE  
PLANNING SCHEME - GENERAL RESIDENTIAL

SITE LEGEND

TGSI - TACTILE GROUND SURFACE INDICATOR,  
ENSURE COMPLIANCE WITH AS1428

Shed 9m x 9m.  
15m from back fence  
3m from side fence

NOTES:  
1. VITAL PROTECTION TO ALL COMPONENTS TO MCC  
2. STS.

draft  
not for  
construction or  
certification

2.  
12 ON STG8547  
UNTY OF BELMORE  
RISH OF ST GEORGE  
E AREA: 1824m<sup>2</sup>  
ONNE SHIRE COUNCIL

PROPOSED SITE PLAN  
SCALE: 1 : 250

	31 Brisbane Road, Ebbw Vale, 4504 P1 (07) 3812 3445 P2 (07) 3589 5914	PROJECT: PROPOSED DECK EXTENSION AND RENOVATION OF CLASS 9 STRUCTURE 1 CHURCH STREET, ST GEORGE QLD 4487  CLIENT: RSL - ST GEORGE  DRAWING: PROPOSED SITE PLAN	DATE: MAR 2024	DRAWN BY: R.S			
			JOB NO: 24-5065	PAGE: A03	B	BUILDING APPROVAL	29/05/2024
			SCALE: AS INDICATED	CHECKED BY: SGC	A	DRAFT PLANS	11/04/2024
					ISSUE	COMMENT	DATE

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

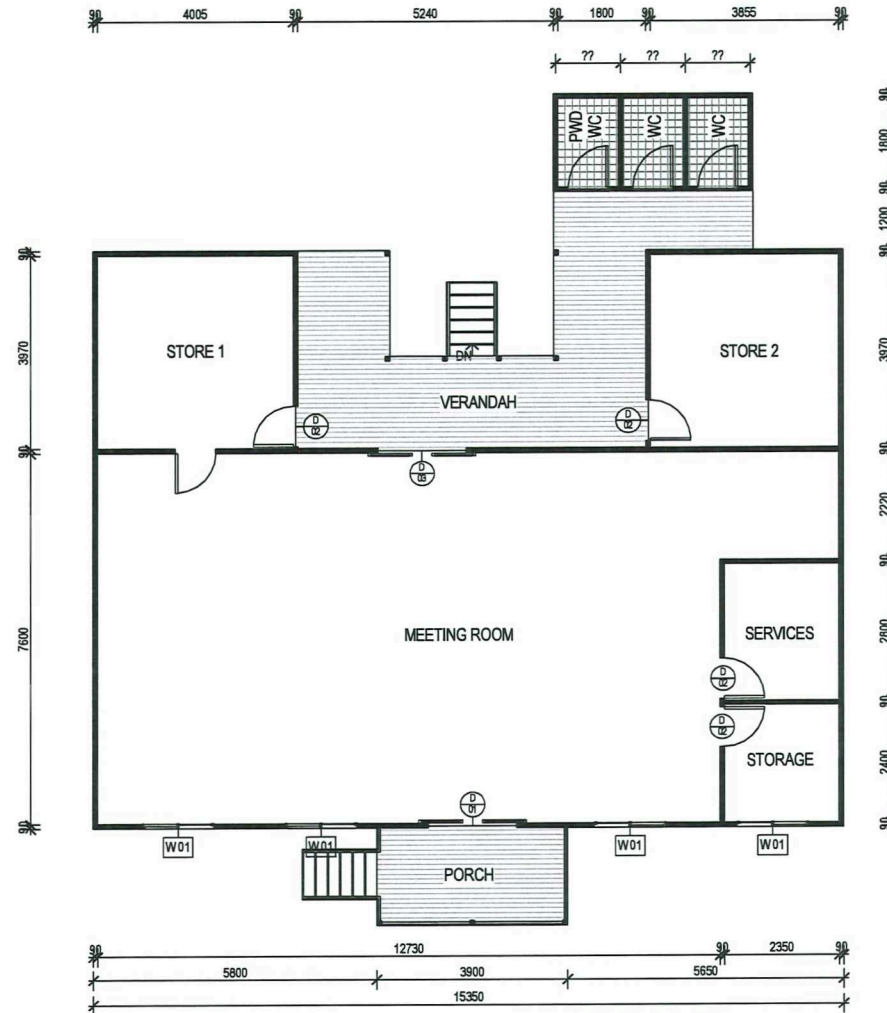
MCU 227

and was issued on

20 December 2024

In accordance with the :-  
Planning Act 2016

KATE SWEPSON  
Consulting Town Planner



1  
A04 EXISTING FLOOR PLAN  
SCALE: 1 : 100

#### EXISTING DOOR SCHEDULE

MARK	DESCRIPTION	HEIGHT	WIDTH	COUNT
01	ENTRY DOOR	2200	1800	1
02	SINGLE DOOR	2040	820	8
03	ENTRY DOOR	2200	1800	1
TOTAL: 10				

#### EXISTING WINDOW SCHEDULE

MARK	DESCRIPTION	HEIGHT	WIDTH	COUNT
01	CASEMENT	1650	1490	4
TOTAL: 4				

BALONNE  
SHIRE COUNCIL

29 OCT 2024

☐ RECEIVED  
☐ FOR RECORDS

#### EXISTING DWELLING INFORMATION

CEILINGS: 3600 PINEVJ  
FLOORING: 85 X 19 HWD  
WALLS: PINE VJ

#### EXISTING FLOOR AREA

INTERNAL AREAS: 160.4m<sup>2</sup>  
EXTERNAL AREAS: 35.95m<sup>2</sup>  
TOTAL AREA: 196.35m<sup>2</sup>

#### NOTES:

REFER BRACING PLAN FOR SITE SPECIFIC STRUCTURAL UPGRADING REQUIREMENTS.

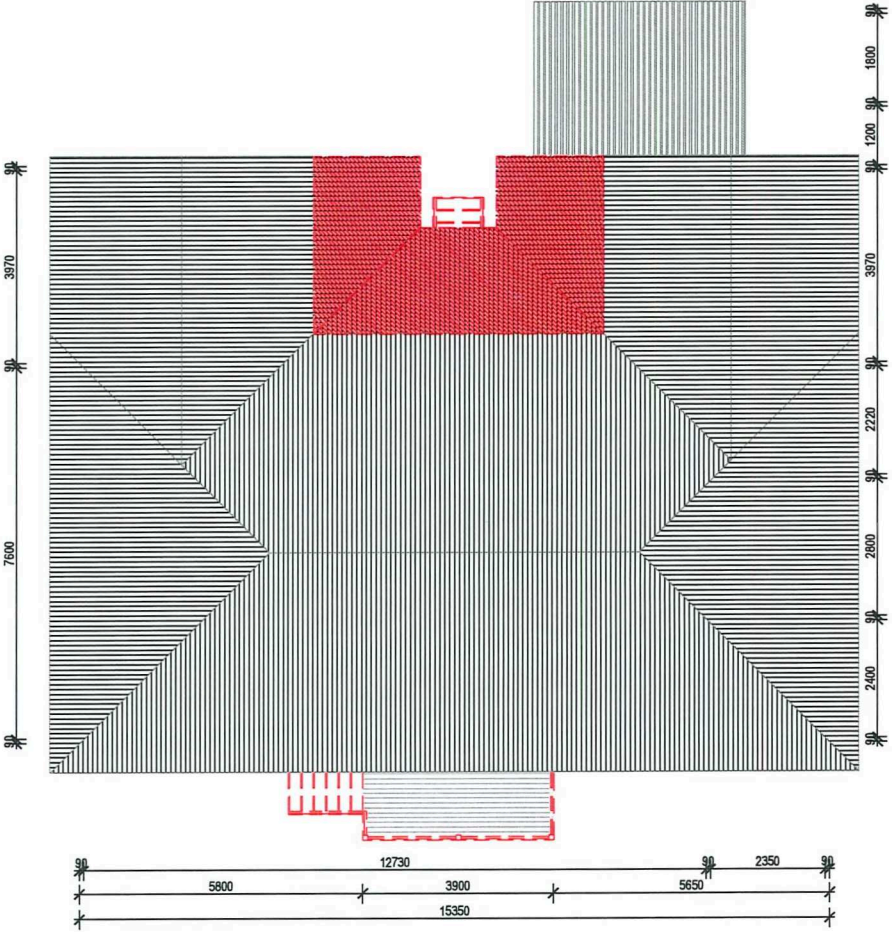
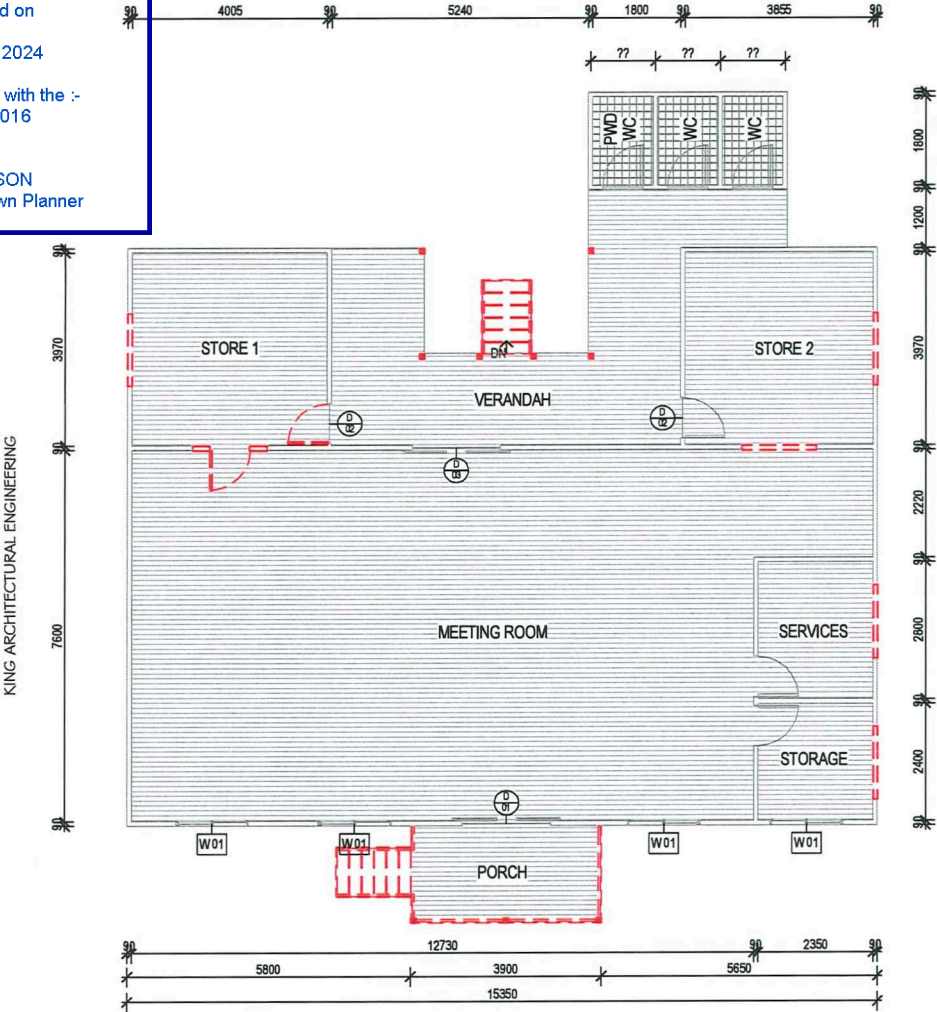
BUILDING DIMENSIONS, CONDITIONS AND MATERIALS INDICATIVE ONLY, OWNER/CONTRACTOR TO CONFIRM BEFORE COMMENCEMENT.

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

BALONNE SHIRE COUNCIL  
Planning Act 2016  
This document comprises part of Development Permit No. MCU 227  
and was issued on 20 December 2024  
In accordance with the Planning Act 2016  
KATE SWEPSON  
Consulting Town Planner

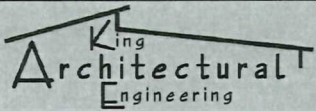
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1 PROPOSED DEMOLITION PLAN  
A05 SCALE: 1:100

2 PROPOSED DEMOLITION PLAN  
A05 SCALE: 1:100



31 Brisbane Road,  
Ebbw Vale, 4304  
P1 (07) 3312 3443  
P2 (07) 3389 5914

PROJECT: PROPOSED DECK EXTENSION AND RENOVATION OF CLASS 9 STRUCTURE  
1 CHURCH STREET, ST GEORGE QLD 4487

CLIENT:  
RSL - ST GEORGE

DRAWING: LOWER FLOOR DEMOLITION  
PLAN

DATE: MAR 2024

DRAWN BY: R.S

JOB NO: 24-5068

PAGE: A05

SCALE: AS INDICATED

CHECKED BY: SGC

B

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29/05/2024

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BALONNE  
SHIRE COUNCIL

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SEAL FLOORS IN WET AREAS,  
AND PROVIDE SPLASH BACKS  
TO AS3740.

CONNECT TO STORMWATER SYSTEM  
AS PER COUNCIL REQUIREMENTS

BALONNE SHIRE  
COUNCIL  
Planning Act 2016  
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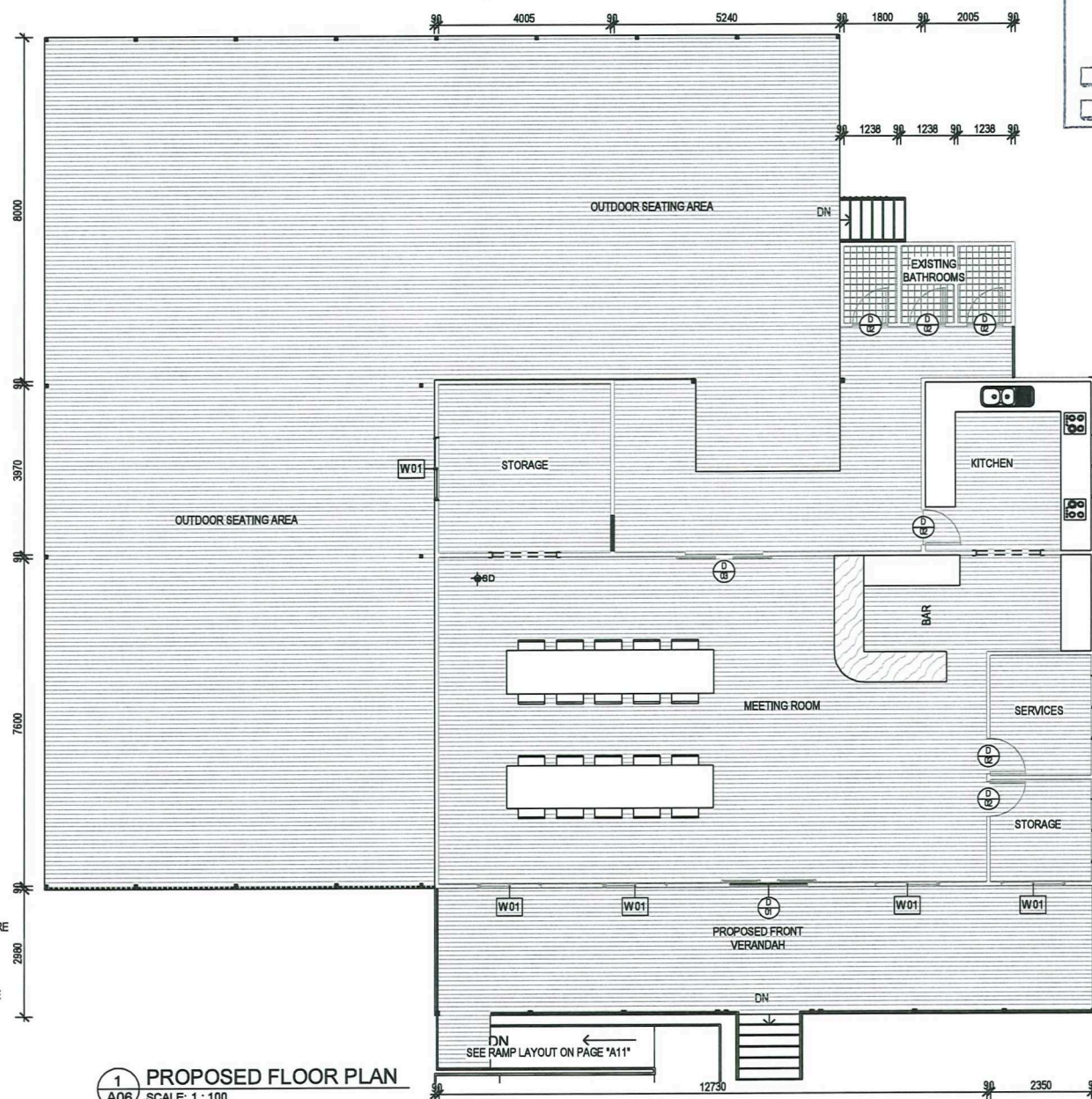
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COLD ROOM STORAGE  
TO CLIENT SPECS  
INSTALLED TO  
MANUFACTURER SPECS

**PROPOSED DWELLING INFORMATION**

CEILINGS: 3600 PINEVJ  
FLOORING: 85 X 19 HWD  
WALLS: PINE VJ

**PROPOSED FLOOR AREA**

INTERNAL AREAS: 161m<sup>2</sup>  
EXTERNAL AREAS: 178m<sup>2</sup>  
TOTAL AREA: 339m<sup>2</sup>

INSTALL HARD WIRED SMOKE DETECTORS IN  
ACCORDANCE WITH AUSTRALIAN STANDARD A.S.  
3786 AS PER BCA 3.7.2

**NOTES:**

ENVIRONMENTAL PROTECTION TO ALL  
COMPONENTS TO NCC REQUIREMENTS.

REFER BRACING PLAN FOR SITE SPECIFIC  
STRUCTURAL UPGRADING REQUIREMENTS

BUILDING DIMENSIONS, CONDITIONS AND MATERIALS  
INDICATIVE ONLY, OWNER/CONTRACTOR TO  
CONFIRM BEFORE COMMENCEMENT.

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.

**MP 4.1 - 4.2 SUSTAINABLE  
BUILDING UPGRADE**

WHERE APPLICABLE PLUMBING, ELECTRICAL  
ITEMS ARE BEING REPLACED, THESE ITEMS  
SHOULD BE REPLACED WITH FOLLOWING:

**TAPS**  
LAUNDRY & KITCHEN SINK TAPS 3 STAR

**SHOWER ROSE**  
AAA RATED - AS/NZ 6400:2004 OR A 3 STAR RATING.

**WATER SUPPLY**  
IF WATER SUPPLY EXCEEDS 500 KPA A WATER PRESSURE  
LIMITING DEVICE IS REQUIRED AS PER AS3550.1:2003.

**RAINWATER TANKS/STANDS**  
TANK SIZE TO COUNCIL REQUIREMENTS, INSTALLED  
TO MANUFACTURERS SPECIFICATIONS IN ACCORDANCE  
WITH PART 25 OF DEVELOPMENT CODE.

**TOILETS**  
PROVIDE DUAL FLUSH 6/3 LITRE 4 STAR RATING.  
SEE ENERGY EFFICIENCY REPORT FOR ENERGY  
EFFICIENCY RATING AND REQUIREMENTS.

**1  
A06 PROPOSED FLOOR PLAN**

SCALE: 1 : 100

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Architectural  
Engineering**

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PROJECT: PROPOSED DECK EXTENSION AND RENOVATION OF CLASS 9 STRUCTURE  
1 CHURCH STREET, ST GEORGE QLD 4487

CLIENT:  
RSL - ST GEORGE

DRAWING: PROPOSED UPPER FLOOR  
PLAN

DATE: MAR 2024

DRAWN BY: R.S

JOB NO: 24-5068

PAGE: A06

SCALE: AS INDICATED CHECKED BY: SGC

B	BUILDING APPROVAL	29/05/2024
A	DRAFT PLANS	11/04/2024
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Consulting Town Planner

CONNECT TO STORMWATER SYSTEM  
AS PER COUNCIL REQUIREMENTS.

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BALONNE  
SHIRE COUNCIL

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NEW EXTENSION ROOF  
KLIP-LOK 700  
HI-STRENGTH®

1.00°

ROOF WATER TO STORAGE TANKS  
AND OVERFLOW SYSTEMS.

CEILING HEIGHT ▼  
4800

DECK CEILING ▼  
3600

BALUSTRADES - 125mm MAX GAP.  
MIN 1000mm HIGH WHERE FLOOR LEVEL  
EXCEEDS 1000mm ABOVE GROUND

CONTOUR GROUND TO PREVENT RUNOFF  
PONDING AROUND HOUSE

EXISTING FLOOR PLAN ▼  
1200

EXISTING SUB-FLOOR PLAN ▼  
0

2 NORTH ELEVATION  
A07 SCALE: 1 : 100

TIMBER TREADS IN ACCORDANCE WITH NCC  
REQUIREMENTS. MAX GAP BETWEEN TREADS 125mm.  
STAIR BALUSTRADE MIN 865mm HEIGHT ABOVE NOSINGS  
OF STAIR TREAD. 1000mm HIGH ON LANDINGS. MAX  
GAPS IN BALUSTRADE 125mm

KING ARCHITECTURAL ENGINEERING

CEILING HEIGHT ▼  
4800

DECK CEILING ▼  
3600

EXISTING FLOOR PLAN ▼  
1200

EXISTING SUB-FLOOR PLAN ▼  
0

PROPOSED PWD ACCESSIBLE RAMP IN  
ACCORDANCE WITH AS1428.1 REQUIREMENTS.

TIMBER TREADS IN ACCORDANCE WITH NCC  
REQUIREMENTS. MAX GAP BETWEEN TREADS  
125mm. STAIR BALUSTRADE MIN 865mm  
HEIGHT ABOVE NOSINGS OF STAIR TREAD.  
1000mm HIGH ON LANDINGS. MAX GAPS IN  
BALUSTRADE 125mm

1 WEST ELEVATION  
A07 SCALE: 1 : 100

NOTES:

ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NCC  
REQUIREMENTS.

ROOF HEIGHTS SHOWN INDICATIVE ONLY. TO BE CONFIRMED IF REQUIRED  
FOR APPROVAL.

BUILDING DIMENSIONS, CONDITIONS AND MATERIALS INDICATIVE ONLY.  
OWNER/CONTRACTOR TO CONFIRM BEFORE COMMENCEMENT.

ALL DIMENSIONS ROUNDED TO NEAREST 100MM.



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PROJECT: PROPOSED DECK EXTENSION AND RENOVATION OF CLASS 9 STRUCTURE  
1 CHURCH STREET, ST GEORGE QLD 4487

CLIENT:  
RSL - ST GEORGE

DRAWING: PROPOSED ELEVATIONS

DATE: MAR 2024

DRAWN BY: R.S

JOB NO: 24-5068

PAGE: A07

SCALE: AS INDICATED CHECKED BY: SGC

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CONNECT TO STORMWATER SYSTEM  
AS PER COUNCIL REQUIREMENTS.

KING ARCHITECTURAL ENGINEERING

BALONNE  
SHIRE COUNCIL

29 OCT 2024

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NEW EXTENSION ROOF TO  
MATCH STYLE OF EXISTING

▼ CEILING HEIGHT  
4800

▼ DECK CEILING  
3600

CONNECT TO STORMWATER SYSTEM  
AS PER COUNCIL REQUIREMENTS.

BALUSTRADES - 125mm MAX GAP.  
MIN 1000mm HIGH WHERE FLOOR LEVEL  
EXCEEDS 1000mm ABOVE GROUND

▼ EXISTING FLOOR PLAN  
1200

▼ EXISTING SUB-FLOOR PLAN  
0

TIMBER TREADS IN ACCORDANCE WITH NCC  
REQUIREMENTS. MAX GAP BETWEEN TREADS 125mm.  
STAIR BALUSTRADE MIN 865mm HEIGHT ABOVE  
NOSINGS OF STAIR TREAD, 1000mm HIGH ON  
LANDINGS. MAX GAPS IN BALUSTRADE 125mm

2 SOUTH ELEVATION  
A08 SCALE: 1 : 100

ROOF WATER TO STORAGE TANKS  
AND OVERFLOW SYSTEMS.

▼ CEILING HEIGHT  
4800

▼ DECK CEILING  
3600

CONTOUR GROUND TO PREVENT  
RUNOFF PONDING AROUND HOUSE

▼ EXISTING FLOOR PLAN  
1200

▼ EXISTING SUB-FLOOR PLAN  
0

1 EAST ELEVATION  
A08 SCALE: 1 : 100

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Consulting Town Planner

NOTES:

ENVIRONMENTAL PROTECTION TO ALL COMPONENTS TO NCC  
REQUIREMENTS.

**IMPORTANT NOTE:** MEMBER SIZES AND CONSTRUCTION DETAILS ON ALL  
DRAWINGS OBTAINED FROM EXTERNAL INSPECTION AND GENERAL  
BUILDING PRACTICE FROM THE PERIOD. IF AFTER DISMANTLING IT IS  
FOUND THAT SIZES DO NOT AGREE WITH THOSE ASSUMED ON DWG.  
CONTACT ENGINEER TO REVISE DESIGN/UPGRADE.

ALL MEMBERS CUT OR REMOVED FOR REMOVAL PURPOSES TO BE  
REPAIRED OR REPLACED TO EQUAL STRENGTH.

ALL HEIGHTS NOMINAL / INDICATIVE ONLY.

ALL WATER & PEST DAMAGED TIMBER TO BE REPAIRED OR REPLACED.

ROOF HEIGHTS SHOWN INDICATIVE ONLY. TO BE CONFIRMED IF  
REQUIRED FOR APPROVAL.

BUILDING DIMENSIONS, CONDITIONS AND MATERIALS INDICATIVE ONLY.  
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CLIENT:  
RSL - ST GEORGE

DRAWING: PROPOSED ELEVATIONS

DATE: MAR 2024

DRAWN BY: RJS

JOB NO: 24-5068

PAGE: A08

SCALE: AS INDICATED

CHECKED BY: SGC

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