



Contact Officer: Helen McLaren-Greiss
Our Ref: DA/38/2019

29 October 2019

Big Spoon Pty Ltd
c/- C J Feltham Town Planning
95 Siemon St
TOOWONG QLD 4066

Email: cifeltham@bigpond.com

Dear Sir

**NEGOTIATED NOTICE OF DECISION
PLANNING ACT 2016 S76**

**DA/38/2019 - MATERIAL CHANGE OF USE - CODE
BAR & INDOOR SPORT AND RECREATION
35 YARROON STREET, GLADSTONE QLD 4680
LOT 1 RP 609271, LOT 928 G 15341**

Reference is made to the above Development Application and to your request to make representations in relation to certain matters within Council's Notice of Decision dated 19 September 2019.

I wish to advise that your request was assessed under Delegated Authority on 28 October 2019 where it was decided to agree to the representations in part as set out in the following Negotiated Notice of Decision. The Negotiated Notice of Decision replaces the Notice of Decision previously issued and dated 19 September 2019.

Should you have any questions or require further clarification in relation to any matters raised in the Decision Notice, please do not hesitate to contact Council's Planning Officer Helen McLaren-Greiss on (07) 4970 0700.

Yours faithfully

H A ROBERTSON
MANAGER DEVELOPMENT SERVICES



GLADSTONE
REGIONAL COUNCIL

NEGOTIATED NOTICE OF DECISION - DA/38/2019
PLANNING ACT 2016 S76

Application:	Material Change of Use - Code – Bar & Indoor Sport and Recreation
Applicant Name & Address:	Big Spoon Pty Ltd c/- C J Feltham Town Planning 95 Siemon St TOOWONG QLD 4066
Owner:	Big Spoon Pty Ltd
Subject Land:	35 and 39 Yarroon Street, GLADSTONE QLD 4680
Location:	Lot 1 RP 609271, Lot 928 G 15341
Zoning:	Mixed Use Zone Code
Site Area:	3,182m ²
Definition of Use:	<p>Hotel - <i>Premises used primarily to sell liquor for consumption. The use may include short-term accommodation, dining and entertainment activities and facilities.</i></p> <p>Bar - <i>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time. The use may include ancillary sale of food for consumption on the premises and entertainment activities.</i></p> <p>Indoor Sport and Recreation - <i>Premises used for leisure, sport or recreation conducted wholly or mainly indoors.</i></p>
Submissions Received:	One "Not Properly Made" Submission
Application Received:	31 July 2019
Planning Scheme:	<i>Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2</i>

You are advised that your application for a Negotiated Decision was Approved in Part. The conditions relevant to this approval are attached. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

1. DETAILS OF THE APPROVAL

	Development Permit	Preliminary Approval
• Material change of use made assessable by the planning scheme	✓	x

2. NATURE OF CHANGES

The nature of the changes are:

- Condition 2 - Amended;
- Condition 15 - Amended;
- Condition 16 - Deleted; and
- Condition 40 - Deleted.

3. BENCHMARKS APPLIED TO THE DEVELOPMENT

The following is a description of the assessment benchmarks applying to the development:

Benchmarks applying to the development	Benchmark Reference
<i>State Planning Policy – July 2017</i>	<ul style="list-style-type: none"> • Assessment Benchmarks – Liveable Communities • Assessment Benchmarks – Strategic Airports and Aviation Facilities
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2</i>	<ul style="list-style-type: none"> • Airport Environs Overlay Code • Mixed Use Zone Code • Development Design Code • Landscaping Code

4. CURRENCY PERIOD FOR THE APPROVAL

The currency periods stated in section 85 of the *Planning Act 2016* apply to each aspect of development in this approval, as outlined below unless otherwise conditioned within this approval:-

- ✓ Material Change of Use - 6 years

5. APPROVED PLANS

The approved plans and/or documents for this development approval are listed in the following table:

Drawing Number	Rev.	Description	Author	Date
A100.12	3	Ground Floor Plan – Proposed	BSPN Architecture	19/07/2019
A100.22	4	Ground Floor Plan – Proposed	BSPN Architecture	22/07/2019
A200.01	2	Elevations NW – Central Lane	BSPN Architecture	22/07/2019
A200.02	5	Elevations NE – Yarroon Street	BSPN Architecture	22/07/2019
A200.11	3	Elevations SW	BSPN Architecture	19/07/2019
A300.11	2	Sections	BSPN Architecture	18/07/2019
A100.00	5	Information - GFA	BSPN Architecture	30/08/2019
BK7080D01	C	Stormwater Management Plan	Engineers Queensland	28/08/2019

Drawing Number	Rev.	Description	Author	Date
BK7080D02	C	Service Vehicle Swept Path	Engineers Queensland	28/08/2019
BK7080D03	C	Carpark Vehicle Swept Path	Engineers Queensland	28/08/2019
BK7080D101	D	Carpark Plan	Engineers Queensland	28/08/2019

6. OTHER NECESSARY DEVELOPMENT PERMITS

Listed below are other development permits that are necessary to allow the development to be carried out:-

1. Building Works
2. Plumbing & Drainage Works

7. NOTICE OF REASONS

The following provides the Notice of Reasons under section 76 of the *Planning Act 2016*:

Description of the development:

The approved development is for Material Change of Use of Premises for a Bar and Indoor Sport and Recreation (Bowling Alley).

Assessment Benchmarks:

Benchmarks applying to the development	Benchmark Reference
<i>State Planning Policy – July 2017</i>	<ul style="list-style-type: none"> • Assessment Benchmarks – Liveable Communities • Assessment Benchmarks – Strategic Airports and Aviation Facilities
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2</i>	<ul style="list-style-type: none"> • Airport Environs Overlay Code • Mixed Use Zone Code • Development Design Code • Landscaping Code

Reasons for the Assessment Managers Decision:

1. The Application was properly made in accordance with the *Planning Act 2016* and the Development Assessment Rules; and
2. The Application is deemed compliant with the relevant benchmarks of the *State Planning Policy July 2017* and the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*.

Reasons for Approval despite any Non-compliance with certain Benchmarks:

Benchmarks applying to the development	Benchmark Reference
<i>Airport Environs Overlay Code Table 8.2.2.3.1 – Acceptable Outcomes 2.1 and 2.2</i>	<i>Compliance via Condition</i>
<i>Mixed Use Zone Code Table 6.2.21.3.1 – Acceptable Outcome 4 and Performance Outcome 4</i>	<i>Compliance via conditions</i>

Benchmarks applying to the development	Benchmark Reference
<i>Mixed Use Zone Code Table 6.2.21.3.1 – Acceptable Outcome 9.1</i>	<i>Compliance with Performance Outcome 9</i>
<i>Mixed Use Zone Code Table 6.2.21.3.1 – Performance Outcome 25</i>	<i>Compliance via Conditions</i>
<i>Mixed Use Zone Code Table 6.2.21.3.1 – Performance Outcomes 26 and 27</i>	<i>Compliance via Conditions</i>
<i>Mixed Use Zone Code Table 6.2.21.3.1 – Acceptable Outcome 29.1</i>	<i>Compliance with Performance Outcome 29</i>
<i>Mixed Use Zone Code Table 6.2.21.3.1 – Acceptable Outcome 30.1</i>	<i>Compliance with Performance Outcome 30</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcomes 5.1, 5.2 and Performance Outcome 5</i>	<i>Compliance via Condition</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 6</i>	<i>Compliance via Condition</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 23 and Performance Outcome 23</i>	<i>Compliance via Condition</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcomes 8.1 and 8.3</i>	<i>Compliance via conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 9</i>	<i>Compliance with Performance Outcome 9</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 11.1</i>	<i>Compliance via conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 13</i>	<i>Compliance via conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 14</i>	<i>Compliance with Performance Outcome 14</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 16</i>	<i>Compliance via conditions</i>
<i>Development Design Code Table 9.3.2.3.1 – Acceptable Outcome 45</i>	<i>Compliance via conditions</i>
<i>Landscaping Code Table 9.3.5.3.1 – Performance Outcomes 3 and 7</i>	<i>Compliance with Performance Outcome 13 and items (a) and (d) of the Purpose of the Landscaping Code</i>
<i>Landscaping Code Table 9.3.5.3.1 – Acceptable Outcome 5.1</i>	<i>Compliance with Performance Outcome 5</i>
<i>Landscaping Code Table 9.3.5.3.1 – Performance Outcome 8</i>	<i>Compliance via conditions</i>
<i>Landscaping Code Table 9.3.5.3.1 – Performance Outcome 12</i>	<i>Compliance via conditions</i>

Relevant Matters under Section 45(5)(b) of the Act that the Development was Assessed Against:

1. N/A

Matters raised in Submissions and Councils response in dealing with these matters:

Matters raised in Submission(s)	How the matters were dealt with
One "Not Properly Made" submission was received. The Submitter was concerned about potential stormwater drainage issues, amenity and construction impacts and whether the carpark design included measures to prevent vehicles driving over the retaining wall. In particular, the Submitter was concerned with noise and noise attenuation measures such as acoustic fencing.	The proposed Stormwater Management Plan includes a concrete bunded wall along the western boundary of the proposed carpark and an underground detention tank which will discharge to the kerb. Additionally, the Applicant is required to revise the Stormwater Management Plan as inconsistencies were identified regarding the location of the detention tank. In regard to noise impacts, several conditions have been imposed that require the Applicant to construct acoustic barriers including a solid block fence along the southern boundary, and generally comply with the <i>Environmental Protection (Noise Policy) 2008</i> at all times. Additionally, if the ongoing operation of the facility results in noise nuisance, the Applicant is also required to submit a Noise Management Plan and Acoustic Report to Council for approval and implementation.

Matters prescribed by a Regulation:

1. N/A

8. SUBMISSIONS

There were no properly made submissions about the application however one "Not Properly Made" submission was accepted. Council's response is described in the Notice of Reasons above.

9. APPEAL RIGHTS

Schedule 1 of the *Planning Act 2016* details your appeal rights and the appeal rights of any submitters regarding this decision.

10. WHEN THE DEVELOPMENT APPROVAL TAKES EFFECT

This development approval takes effect:-

- From the time the Notice of Decision is given, if there is no submitter and the applicant does not appeal the decision to the court.

OR

- If there is a submitter and the applicant does not appeal the decision, the earlier date of either:
 - When the submitter's appeal ends; or
 - The day the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision.

OR

- Subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse if:-

- for a material change of use, the first change of use under the approval does not start within the relevant period stated in section 3 of this Notice of Decision;
- for a reconfiguration, a plan for the reconfiguration is not given to the local government within the relevant period stated in section 3 of this Notice of Decision;
- for a development approval other than a material change of use or reconfiguration, the development does not substantially start within the relevant period stated in section 3 of this Notice of Decision.

Should you wish to discuss this matter further, please contact Council's Planning Officer Helen McLaren-Greiss on (07) 4970 0700.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H A Robertson', with a long, sweeping flourish extending to the right.

H A ROBERTSON
MANAGER DEVELOPMENT SERVICES

Attached: Conditions
Appeal Rights
Approved Plans

ASSESSMENT MANAGER CONDITIONS - DA/38/2019

Approved Documentation

1. Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:

Drawing Number	Rev.	Description	Author	Date
A100.12	3	Ground Floor Plan – Proposed	BSPN Architecture	19/07/2019
A100.22	4	Ground Floor Plan – Proposed	BSPN Architecture	22/07/2019
A200.01	2	Elevations NW – Central Lane	BSPN Architecture	22/07/2019
A200.02	5	Elevations NE – Yarroon Street	BSPN Architecture	22/07/2019
A200.11	3	Elevations SW	BSPN Architecture	19/07/2019
A300.11	2	Sections	BSPN Architecture	18/07/2019
A100.00	5	Information - GFA	BSPN Architecture	30/08/2019
BK7080D01	C	Stormwater Management Plan	Engineers Queensland	28/08/2019
BK7080D02	C	Service Vehicle Swept Path	Engineers Queensland	28/08/2019
BK7080D03	C	Carpark Vehicle Swept Path	Engineers Queensland	28/08/2019
BK7080D101	D	Carpark Plan	Engineers Queensland	28/08/2019

Special Conditions

2. Upon commencement of the use, hours of operation must not exceed the following:
 - a. Hotel and Bar located on ground floor – 7am to 3am Monday to Sunday.
 - b. Gaming Area located on ground floor – 10am to 5am Monday to Sunday.
 - c. Indoor Sport and Recreation use and associated facilities on first floor – 7am to 3am Monday to Sunday.
3. Upon commencement of the use, loading, unloading and delivery activities associated with the operation of the use must only occur between the hours of 6am and 6pm Monday to Sunday.

4. Upon commencement of the use, loading, ensure waste collection activities associated with the operation of the use only occur between the 7am and 6pm Monday to Sunday.
5. Prior to the commencement of the use a Streetscaping Plan is to be submitted and shall include, but not be limited to, the following elements: -
 - a. A functional and aesthetically pleasing interface to further activate Yarroon Street and Central Lane street frontages;
 - b. Landscaping which may be in the form of pots or planter boxes;
 - c. Provision of a delineated concrete pedestrian footpath to the full frontage of Yarroon Street and Central Lane;
 - d. Architectural treatments and improvements that create visual interest and promote identity (e.g. street furniture, artworks, lighting); and
 - e. Surface treatments of any retaining walls or concrete block walls which are visible from the street such as rendering of cladding to maintain the visual amenity of the streetscape. The treatments must complement the proposed colour pallet of the building.

The Streetscaping Plan is to be consistent with the principles of the *Jumpstart Our City Heart Urban Renewal Strategy* and approved by Council prior to the commissioning.

Building, Plumbing and Drainage Works

6. The Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016* for the removal of part of the existing structure. The removal of the relevant parts of the structure is to occur as part of any Building Works for the approved Development.
7. The Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016*. Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.
8. The Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2002* and the requirements of other relevant authorities.
9. Prior to the commencement of the use, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.
10. Prior to the commencement of the use, the development is to incorporate a variety of at least four different textures, colours and designs within the external façade of the building. Details of the proposed colour scheme, materials and finishes for all external areas of the building are to be submitted to Council for approval prior to the issue of a Development Permit for Building Works.
11. As part of Building Works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.

12. Prior to the commencement of the use, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.
13. As part of Building Works, the location of the proposed buildings shall comply with Council Policy P-2015/36 Building Over or Adjacent to Council Infrastructure.
14. As part of Building Works, any retaining walls and their zone of influence must be wholly contained within the boundary of the development site.

Miscellaneous

15. Prior to the commencement of the use, Lot 1 RP609271 and Lot 928 G15341 are to be amalgamated.

Advice Note: If any encroachments or encumbrances are identified during surveys completed as part of the amalgamation process, the Applicant will need to investigate and implement options such as a boundary realignment to resolve any identified issues.

16. Deleted.

Water Infrastructure

17. Prior to the lodgement of a request for Survey Plan Endorsement, only one water service connection is to be provided from Council's water supply infrastructure to the western property boundary of the amalgamated lot. The location and size of the water service (and any associated fire service) is to be determined in consultation with Council.
18. Prior to the commencement of the use, connections or disconnections to Council's live water reticulation network must be carried out by Council. The cost of these works is to be borne by the Applicant.

Advisory Note: Council's Application for Water Service is found at <http://www.gladstone.qld.gov.au/forms>.

Sewerage Infrastructure

19. Prior to the lodgement of a request for Survey Plan Endorsement, only one sewer connection is to be provided from Council's reticulated sewer infrastructure to the front property boundary of the amalgamated lot. The location and size of the sewer service is to be determined in consultation with Council.

Stormwater Infrastructure

20. Prior to the commencement of construction, the Applicant is to submit for approval by Council an amended Site Based Stormwater Management Plan. Specifically, the Applicant is to supply amended versions of drawings BK7080D01 and BK7080D101 which illustrate the location of the proposed detention basin on both drawings and demonstrate how stormwater will be directed to the detention basin. The Site Based Stormwater Management Plan must be certified by a Registered Professional Engineer of Queensland experienced in this type of work.

21. Upon commencement of the use, all stormwater runoff must be piped from roofed areas and discharged to a kerb and channel drainage system in a Council controlled road, or an approved inter allotment stormwater drainage system, in accordance with Queensland Urban Drainage Manual 2017.

Transportation Services

22. Prior to the commencement of the use, a total of 35 car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. These spaces and all vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the Our Place Our Plan Gladstone Regional Council Planning Scheme and AS2890.
23. Prior to the commencement of the use, a total of 5 bicycle spaces are to be constructed onsite within 30m walking distance to the entry of the use. All bicycle spaces are to be constructed in accordance with AS2890.3 (2015).
24. Prior to the commencement of the use, a 7m wide Type B2 Commercial Driveway is to be constructed, on the Yarroon Street frontage, in accordance with Council's Standard Drawing Urban Commercial Driveway.

Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.

25. Prior to the commencement of the use, any damage to the driveway crossing and kerb and channel shall be repaired at the owner's expense and to Council's Standard Drawing Urban Commercial/Industrial Driveway.

Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.

26. Prior to the commencement of the use, construct proposed pedestrian and streetscape features and improvements in accordance with the approved Streetscaping Plan.
27. Prior to the construction of any works within Council's road reserve, the Applicant shall obtain a Works on a Council Road Approval in conformity with Council's Subordinate Local Law No. 1.15.

Advisory Note: Council's Local Law No. 1.15 - Application to Construct (and maintain) a Driveway (vehicle crossover) is found at <http://www.gladstone.qld.gov.au/forms>.

Landscaping

28. As part of the first Development Application for Operational Works, a full Landscaping Plan is to be provided in accordance with Table 9.3.4.3.2 - Plant Species List of the *Landscaping Code of the Our Place Our Plan Gladstone Regional Council Planning Scheme* and the Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification.

Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.

29. Prior to commencement of the use, all planters that form part of the building must be designed to allow for flush out in the future and have adequate drainage.
30. Prior to commencement of the use, all landscaping areas are to be constructed with an appropriate irrigation system. Details of the irrigation system are to be provided as part of the full Landscaping Plan.

Waste Management

31. As part of any Development Application for Building Works, a Waste Management Plan is to be submitted and approved by Council. The Waste Management Plan is to be in accordance with the *Waste Management Planning Scheme Policy* of the *Our Place Our Plan Gladstone Regional Council Planning Scheme*.
32. Prior to the commencement of the use, refuse bins are to be provided in accordance with Table SC6.7.3.2 of Schedule 6.7 Waste Management.
33. Prior to the commencement of the use, the waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted in close proximity to the enclosure to ensure the area can be easily and effectively cleaned.
34. Prior to the commencement of the use, open storage areas shall be adequately screened so as not to detract from the visual amenity of the area. One way of achieving compliance with this condition is as follows:
 - a. Outdoor storage areas are situated in locations not visible from the street; and
 - b. A 1.8m solid screen fence is located around storage areas.
35. Prior to the commencement of the use, the Applicant is required to obtain a Trade Waste Permit to discharge trade waste to the Sewer in accordance with Councils Trade Waste Approval Process prior to Plumbing Final being issued.

Advisory Note: Applications for Trade Waste Discharge can be found at <http://www.gladstone.qld.gov.au/trade-waste-approval-process>.

Environmental Health

36. A new or revised food business licence application is to be submitted to Council for approval in accordance with the *Food Act 2006*. This licence is required prior to the commencement of the use.

Advisory Note: Applications for Food Business Licenses can be found at <http://www.gladstone.qld.gov.au/forms>.

37. A Food Design Application is to be submitted to Council for approval in accordance with the *Food Act 2006*. This licence is required prior to the lodgement of any Development Application for Building Works.

Advisory Note: Applications for Food Business Licenses can be found at <http://www.gladstone.qld.gov.au/forms>.

38. Prior to the commencement of the use, construct a 1.8m high acoustic fence to side and rear boundaries, other than those areas where (a) the building is built to the boundary line or adjoining street frontage or (b) where adjoining 30 and 41 Glenlyon Street. The details, including proposed materials, are to be determined in consultation with Council as part of any Development Application for Building Works.
39. Prior to the commencement of use, construct a 1.8m high solid block fence along the southern rear/side boundary adjoining 30 and 41 Glenlyon Street.

40. Deleted.

41. The background creep noise levels produced by the Hotel, Bar and Indoor Sport and Recreation uses are to comply with the levels prescribed in the *Environmental Protection (Noise) Policy 2008* measured at any sensitive noise receptor.
42. In the event that the ongoing operation of the Hotel, Bar and Indoor Sport and Recreation uses cause noise nuisance, a Noise Management Plan and Acoustic Report is to be submitted to Council for approval and implementation.

The Noise Management Plan and Acoustic Report must identify all potential noise sources and describe the operational noise management strategies and noise attenuation measures required to minimise noise impacts to the adjacent residential uses. The Noise Management Plan is to be in accordance with the maximum limits as per the *Environmental Protection (Noise Policy) 2008* under the *Environmental Protection Act 1994* and be certified by a suitably qualified acoustic engineer.

Lawful Commencement

43. Prior to the commencement of this use, the Applicant is to request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.
44. Upon receipt of confirmation from Council that all conditions of this Development Permit are considered compliant, the Applicant is to notify Council within 20 business days that this approved use has lawfully commenced.

END OF CONDITIONS

Advice to Applicant:

An Adopted Infrastructure Charge Notice in relation to the infrastructure charges applicable to this development has been provided separately. Council's Infrastructure Charges Incentive Policy may be applicable to this development. Please see the full Policy on Council's website.

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
 - conduct* means an act or omission.
 - representative* means—
 - (a) of a corporation—an executive officer, employee or agent of the corporation; or
 - (b) of an individual—an employee or agent of the individual.
 - state of mind*, of a person, includes the person's—
 - (a) knowledge, intention, opinion, belief or purpose; and
 - (b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

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.

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- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

- (f) for an appeal to the P&E Court—the chief executive;
and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started;
or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 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—

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

-
- (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the Plumbing and Drainage Act; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
storey see the Building Code, part A1.1.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal
1. Development applications For a development application other than an excluded application, an appeal may be made against— <ul style="list-style-type: none">(a) the refusal of all or part of the development application; or(b) the deemed refusal of the development application; or(c) a provision of the development approval; or(d) if a development permit was applied for—the decision to give a preliminary approval.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	<p>1 A concurrence agency that is not a co-respondent</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 Any eligible advice agency for the application</p> <p>4 Any eligible submitter for the application</p>
<p>2. Change applications</p> <p>For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity's decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p>3. Extension applications</p> <p>For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<p>4. Infrastructure charges notices</p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> • the incorrect application of gross floor area for a non-residential development • applying an incorrect ‘use category’, under a regulation, to the development <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<p>5. Conversion applications An appeal may be made against—</p> <p>(a) the refusal of a conversion application; or</p> <p>(b) a deemed refusal of a conversion application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
<p>6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

Table 2 Appeals to the P&E Court only			
<p>1. Appeals from tribunal</p> <p>An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—</p> <p>(a) an error or mistake in law on the part of the tribunal; or</p> <p>(b) jurisdictional error.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
<p>2. Eligible submitter appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	Another eligible submitter for the application

Table 2 Appeals to the P&E Court only			
<p>3. Eligible submitter and eligible advice agency appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>
<p>4. Compensation claims</p> <p>An appeal may be made against—</p> <p>(a) a decision under section 32 about a compensation claim; or</p> <p>(b) a decision under section 265 about a claim for compensation; or</p> <p>(c) a deemed refusal of a claim under paragraph (a) or (b).</p>			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
<p>5. Registered premises</p> <p>An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p>	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
<p>6. Local laws</p> <p>An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p>			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

Table 3 Appeals to a tribunal only			
<p>1. Building advisory agency appeals</p> <p>An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	<p>1 A concurrence agency for the development application related to the approval</p> <p>2 A private certifier for the development application related to the approval</p>

Table 3 Appeals to a tribunal only			
<p>2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
<p>3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against—</p> <p>(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or</p> <p>(b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The person who made the decision	—	—
<p>4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.</p>			

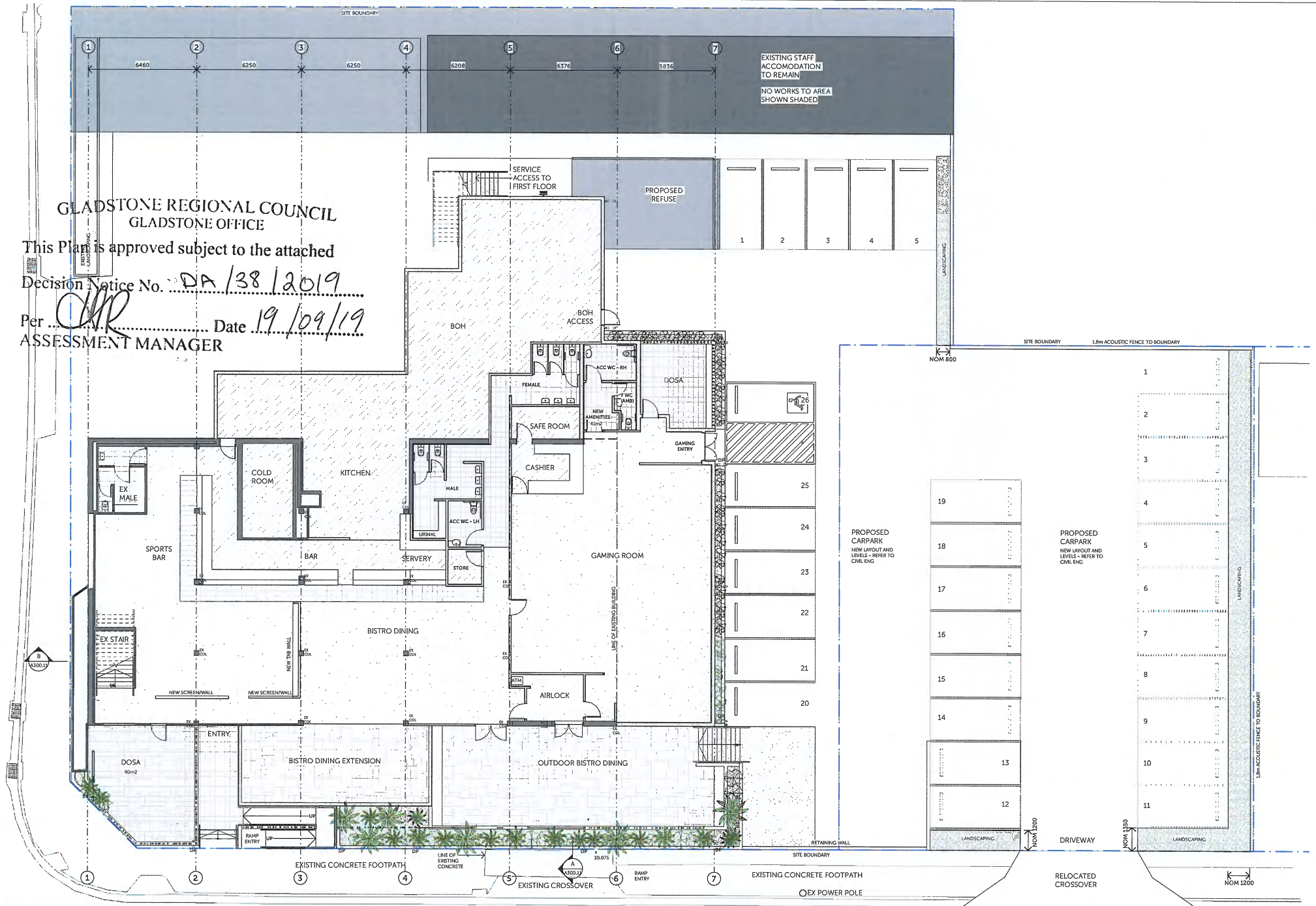
Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—

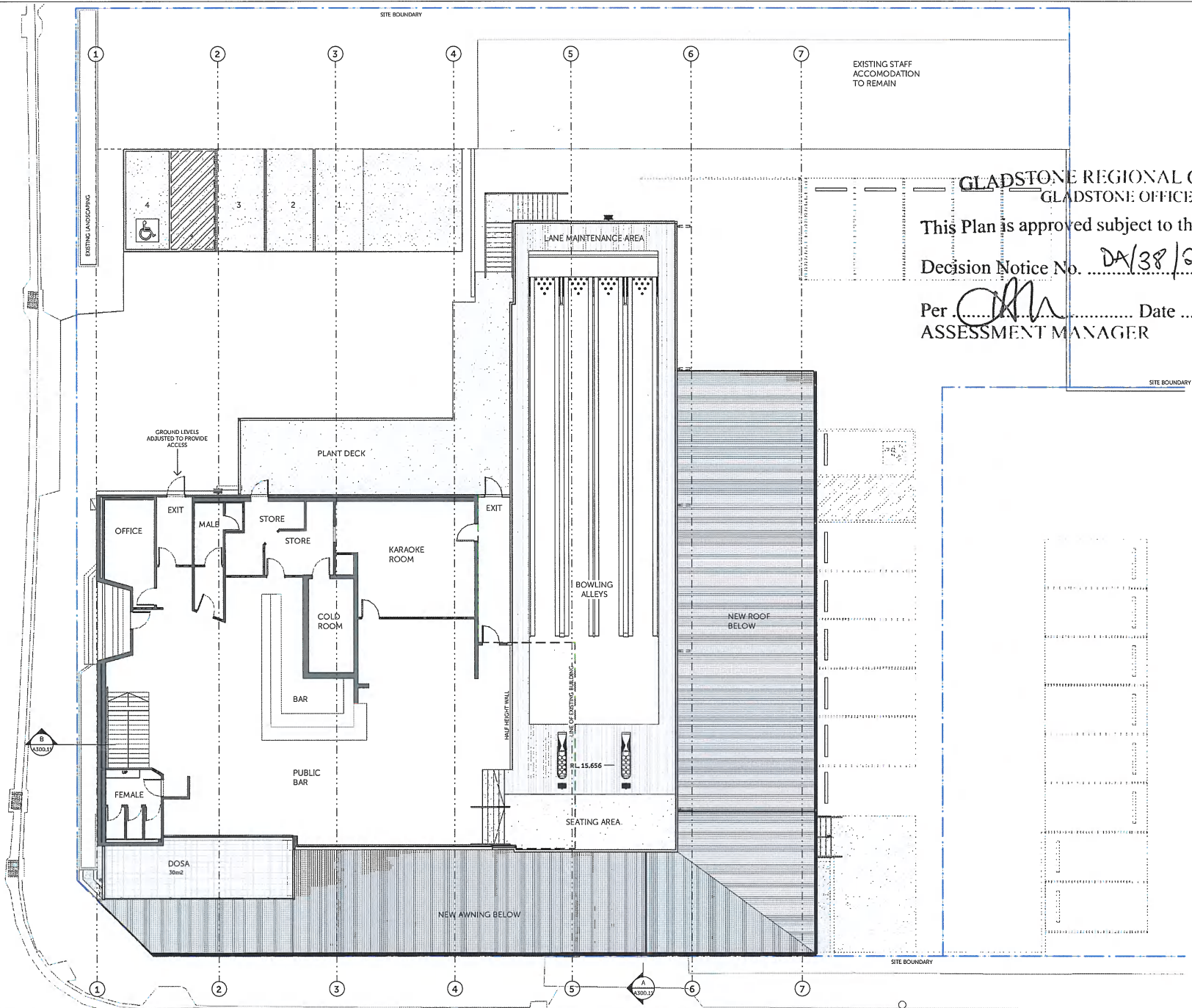
**GLADSTONE REGIONAL COUNCIL
GLADSTONE OFFICE**

This Plan is approved subject to the attached

Decision Notice No. **DA/38/2019**

Per *[Signature]* Date **19/09/19**
ASSESSMENT MANAGER





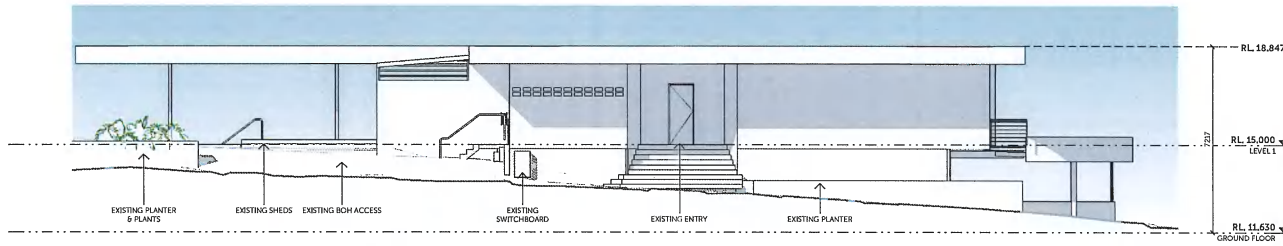
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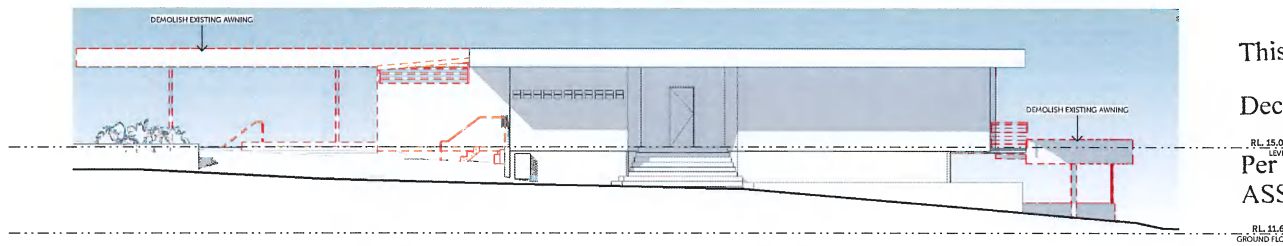
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Revisions		
1	2019-07-17	REVIEW
2	2019-07-18	REVIEW
3	2019-07-18	REVIEW
4	2019-07-22	REVIEW

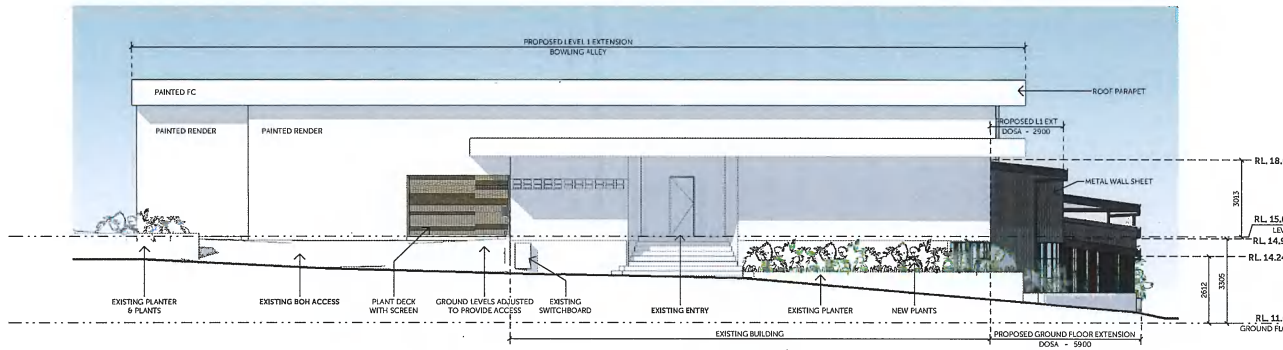


1 Elevation NE - CENTRAL LANE - Existing
1:100



2 Elevation NE - CENTRAL LANE - Demolition
1:100

— EXISTING ELEMENTS TO REMAIN
- - - ELEMENTS TO BE DEMOLISHED



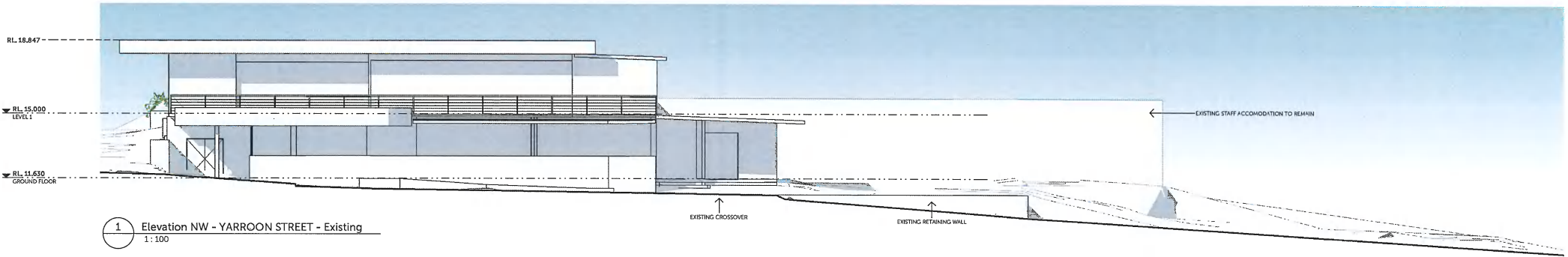
3 Elevation NE - CENTRAL LANE - Proposed
1:100

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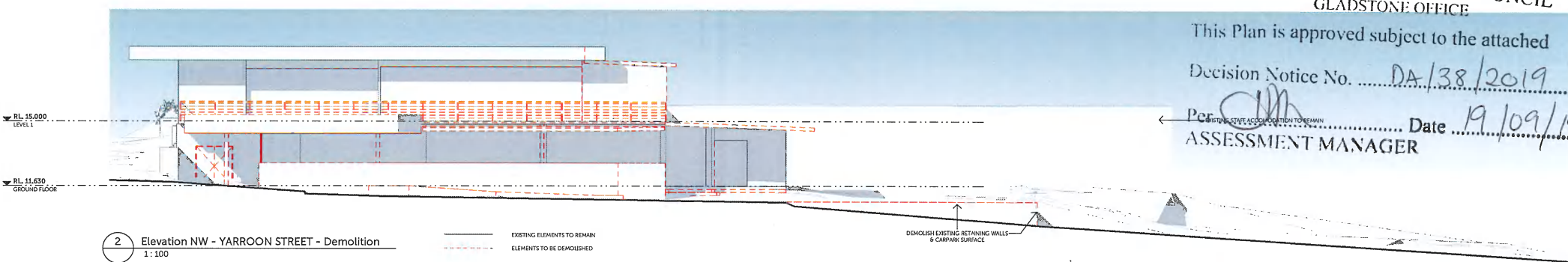
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1 Elevation NW - YARROON STREET - Existing
1:100

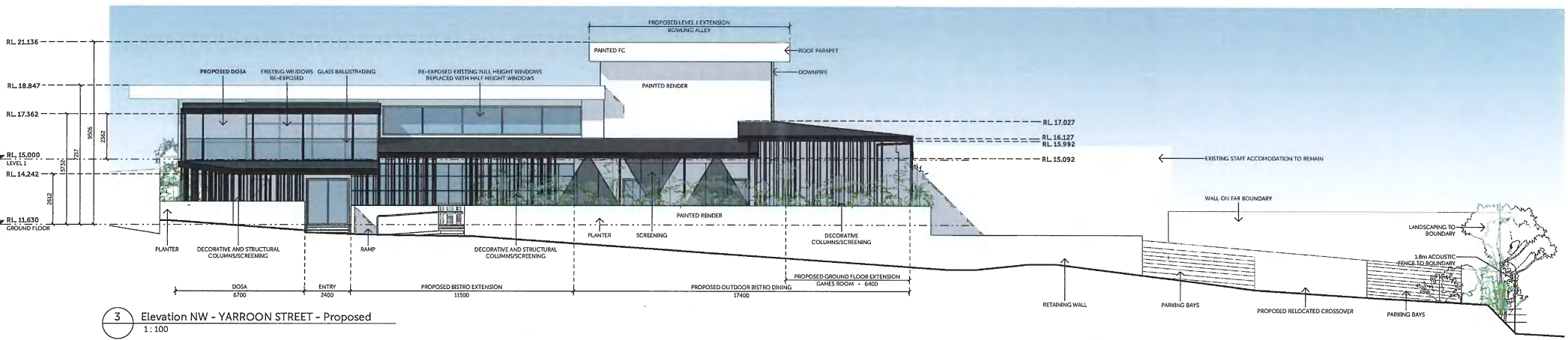
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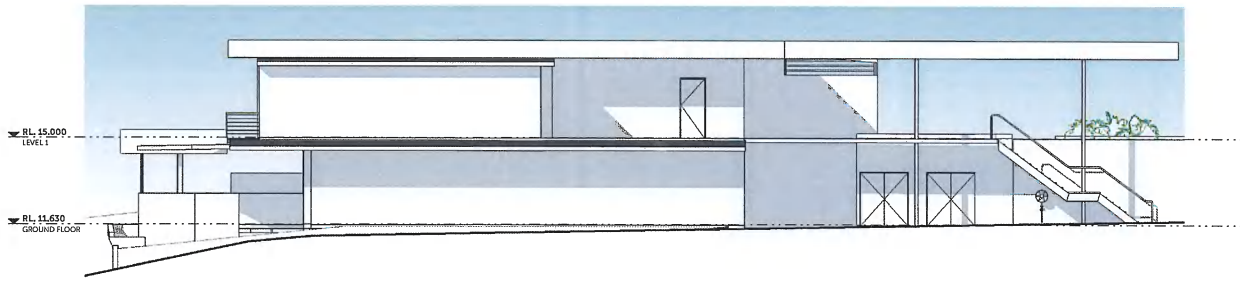


2 Elevation NW - YARROON STREET - Demolition
1:100

— EXISTING ELEMENTS TO REMAIN
- - - ELEMENTS TO BE DEMOLISHED



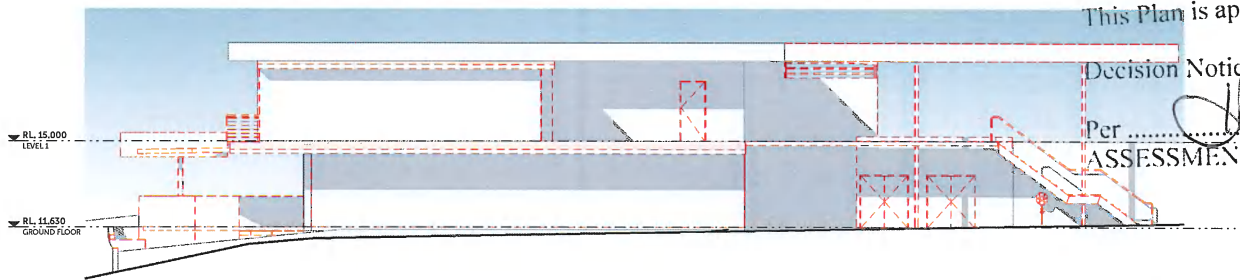
3 Elevation NW - YARROON STREET - Proposed
1:100



1 Elevation SW - Existing
1:100

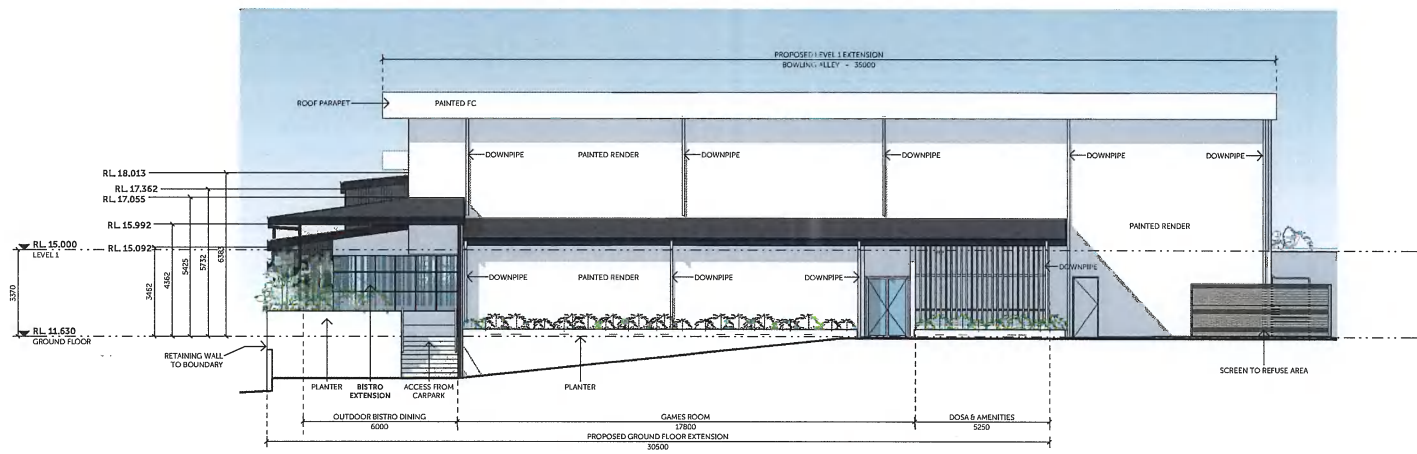
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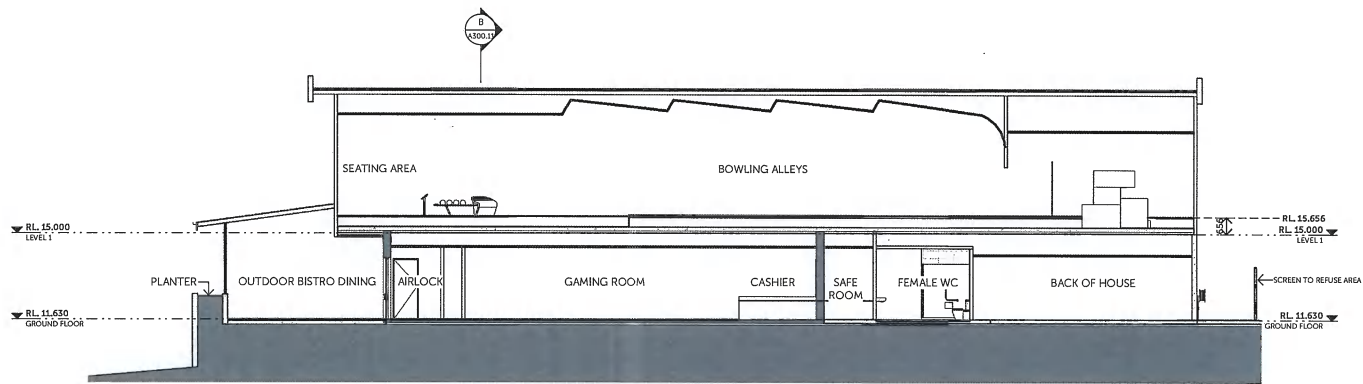


2 Elevation SW - Demolition
1:100

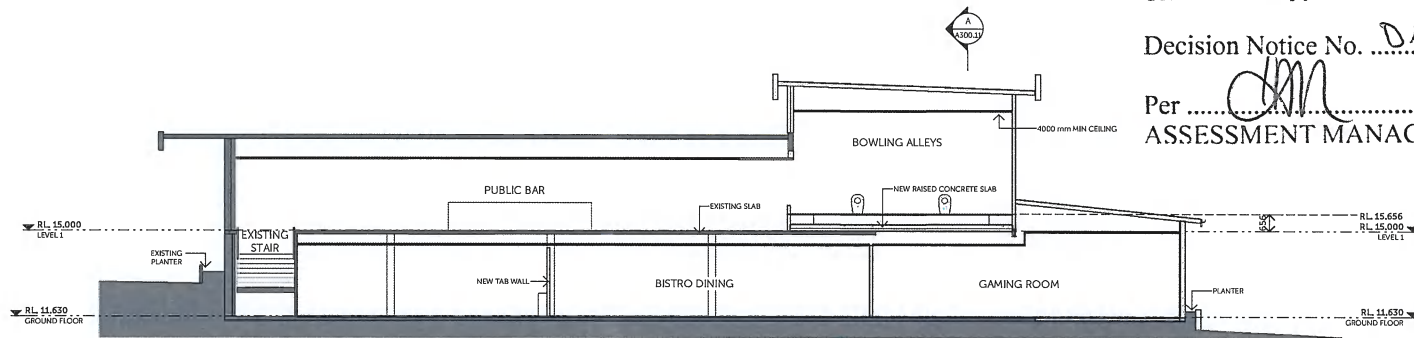
— EXISTING ELEMENTS TO REMAIN
- - - - - ELEMENTS TO BE DEMOLISHED



3 Elevation SW - Proposed
1:100



A Section
AL.11
1:100



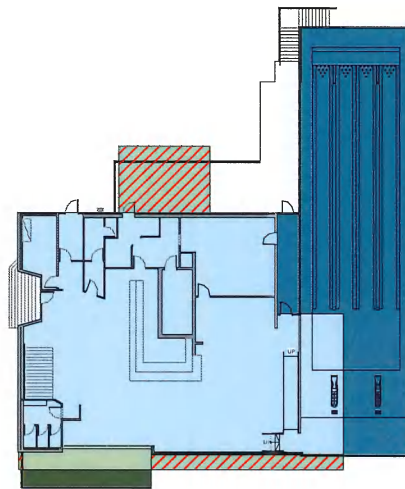
B Section
AL.11
1:100

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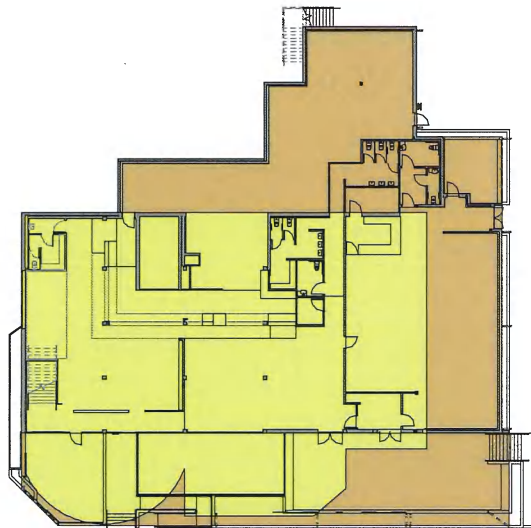
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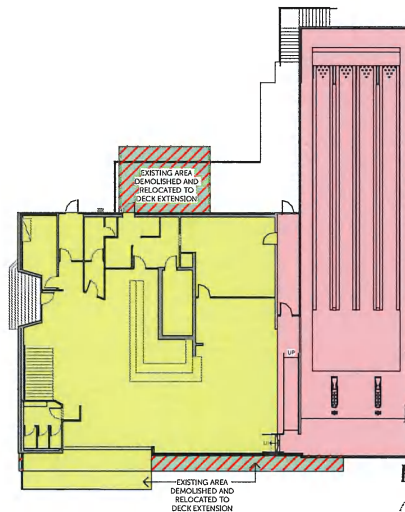
1 GROUND FLOOR
1:200



2 FIRST FLOOR
1:200



3 GROUND FLOOR
1:200



4 FIRST FLOOR
1:200

LEGEND

	EXISTING INTERNAL AREA
	ADDITIONAL PROPOSED INTERNAL AREA
	DEMOLISHED EXISTING EXTERNAL AREA - COVERED
	EXISTING EXTERNAL AREA - COVERED
	ADDITIONAL PROPOSED EXTERNAL AREA - COVERED
	EXISTING HOTEL
	PROPOSED BAR
	PROPOSED SPORTS AND RECREATION - INDOOR

INTERNAL AREAS - GROUND FLOOR	COVERED EXTERNAL AREAS - GROUND FLOOR
EXISTING = 541.7m2	EXISTING = 159.9m2
ADDITIONAL PROPOSED = 322.9m2	ADDITIONAL PROPOSED = 132.0m2
TOTAL = 864.6m2	TOTAL = 291.9m2

INTERNAL AREAS - FIRST FLOOR	COVERED EXTERNAL AREAS - FIRST FLOOR
EXISTING = 427.9m2	EXISTING TO BE DEMOLISHED = (55.4m2)
ADDITIONAL PROPOSED = 272.6m2	ADDITIONAL PROPOSED = 14.7m2
TOTAL = 700.5m2	TOTAL = (24.9m2)

TOTAL INTERNAL AREA GROUND & FIRST FLOORS	TOTAL COVERED EXTERNAL AREAS GROUND & FIRST FLOORS
1565.1m2	267.0m2

EXISTING PARKING	PROPOSED PARKING
	STAFF ACCOMMODATION 5
	YARROON STREET 25 + 1 ACCESSIBLE = 26
	CENTRAL LANE 3 + 1 ACCESSIBLE = 4
	TOTAL = 35

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EXISTING USE - HOTEL	PROPOSED BAR	PROPOSED SPORTS & REC - INTERNAL
GROUND FLOOR 701.6m2	GROUND FLOOR 453.9m2	FIRST FLOOR 329.2m2
FIRST FLOOR 401.4m2		
TOTAL 1103.0m2	TOTAL 453.9m2	TOTAL 329.9m2

DO NOT SCALE - IF IN DOUBT ASK

LEGEND
Scale 1:250

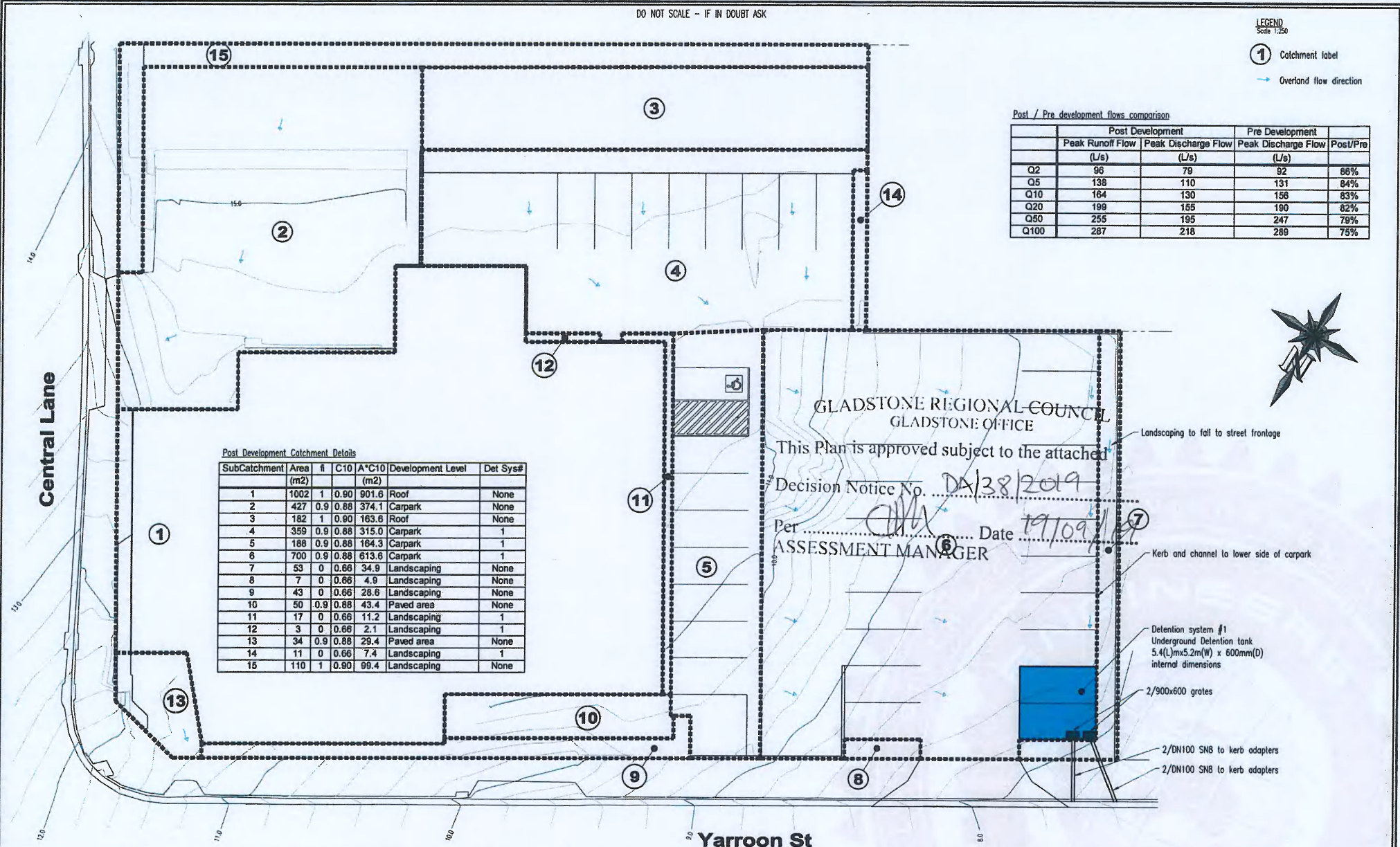
- ① Catchment label
- Overland flow direction

Post / Pre development flows comparison

	Post Development		Pre Development	
	Peak Runoff Flow (L/s)	Peak Discharge Flow (L/s)	Peak Discharge Flow (L/s)	Post/Pre
Q2	95	79	92	86%
Q5	138	110	131	84%
Q10	164	130	156	83%
Q20	199	155	190	82%
Q50	255	195	247	79%
Q100	287	218	289	75%

Post Development Catchment Details

SubCatchment	Area (m ²)	fi	C10	A*C10 (m ²)	Development Level	Det Sys#
1	1002	1	0.90	901.6	Roof	None
2	427	0.9	0.88	374.1	Carpark	None
3	182	1	0.90	163.6	Roof	None
4	359	0.9	0.88	315.0	Carpark	1
5	188	0.9	0.88	164.3	Carpark	1
6	700	0.9	0.88	613.6	Carpark	1
7	53	0	0.66	34.9	Landscaping	None
8	7	0	0.66	4.9	Landscaping	None
9	43	0	0.66	28.6	Landscaping	None
10	50	0.9	0.88	43.4	Paved area	None
11	17	0	0.66	11.2	Landscaping	1
12	3	0	0.66	2.1	Landscaping	1
13	34	0.9	0.88	29.4	Paved area	None
14	11	0	0.66	7.4	Landscaping	1
15	110	1	0.90	99.4	Landscaping	None



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Per [Signature] Date 19/09/19
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Landscaping to fall to street frontage

Kerb and channel to lower side of carpark

Detention system #1
Underground Detention tank
5.4(L)m x 5.2m(W) x 600mm(D)
internal dimensions

2/900x600 grates

2/DN100 SN8 to kerb adapters

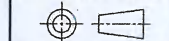
2/DN100 SN8 to kerb adapters

Rev.	Date	Revision Description	Ints.
C	28/8/19	Disable carpark changed	SIW
B	27/8/2019	Overland flow paths and kerbs added	SIW
A	-	Issued For Approval	-



17 Flinders Pde.
Gladstone Q. 4680
Email: office@engqld.com.au

Ph (07) 4972 5246
Fax (07) 4972 5248
www.engqld.com.au



All dimensions in millimetres U.N.O.

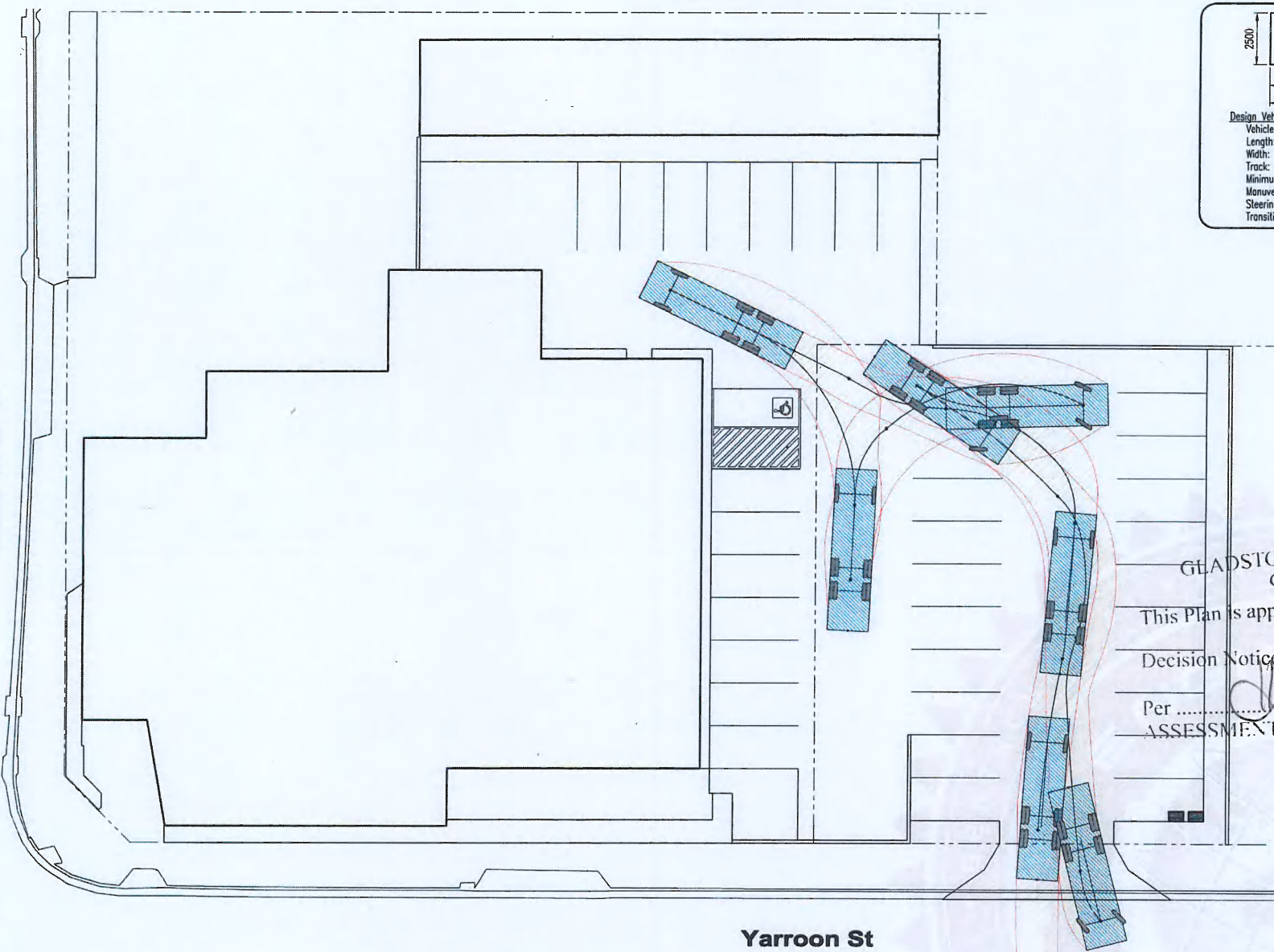
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Client		Central Lane Hotel	
Drawn	S Weinholz	Proposed Development	
Date	17/7/19	At: 35 Yarron Street	
Scale	1:250	Gladstone	
Checked	SAS	Drawing Name	Stormwater Management Plan
Approved	[Signature]	Drawing Number	BK7080D01
		Revision	C

DO NOT SCALE - IF IN DOUBT ASK

Design Vehicle Information
 Vehicle: Front Loader Garbage Truck - ACCO 2350 G 6x4
 Length: 9.9m
 Width: 2.5m
 Track: 2.4m
 Minimum Turning Radius: 10.5m
 Manuvering Speed: 5km/hr max
 Steering Lock Angle: 34°
 Transition Distances: 0.0m as per AS2890.2 Cl 5.3.1

Central Lane



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Per [Signature] Date 19/09/19

ASSESSMENT MANAGER

Yarroon St

Rev.	Date	Revision Description	Init.
C	28/8/19	Disable carpark changed	SJW
B	27/8/2019	No change - set revision	SJW
A	-	Issued For Approval	-

ABN 42 068 636 524

17 Flinders Pde.
Gladstone Q. 4680
Email: office@engqld.com.au

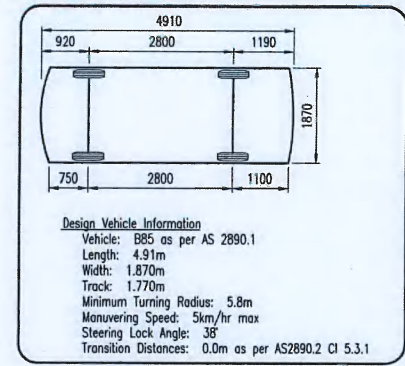
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All dimensions
in millimetres U.N.O.

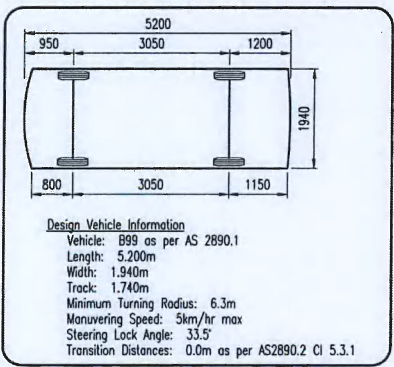
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Client		Central Lane Hotel	
Drawn	S Weinholt	Proposed Development	
Date	17/7/19	At: 35 Yarroon Street	
Scale	1:250	Gladstone	
Checked	SAS	Drawing Name	Drawing Number
Approved	[Signature]	Service Vehicle Swept Path	BK7080D02
		Revision	C

DO NOT SCALE - IF IN DOUBT ASK



Central Lane



GLADSTONE REGIONAL COUNCIL
 GLADSTONE OFFICE

This Plan is approved subject to the attached

Decision Notice No. DA/38/2019

Per *[Signature]* Date 19/09/19
 ASSESSMENT MANAGER

Vehicle parking swept path for B85 vehicle as per details (typical)

Ro = 5.8m

Entry & exit swept path for B99 vehicle as per details

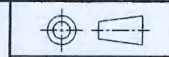
Yarroun St

Ro = 6.3m

Rev.	Date	Revision Description	Units.
C	28/8/19	Disable carpark changed	SWJ
B	27/8/2019	Original issue	SWJ
A	-	Not issued	-



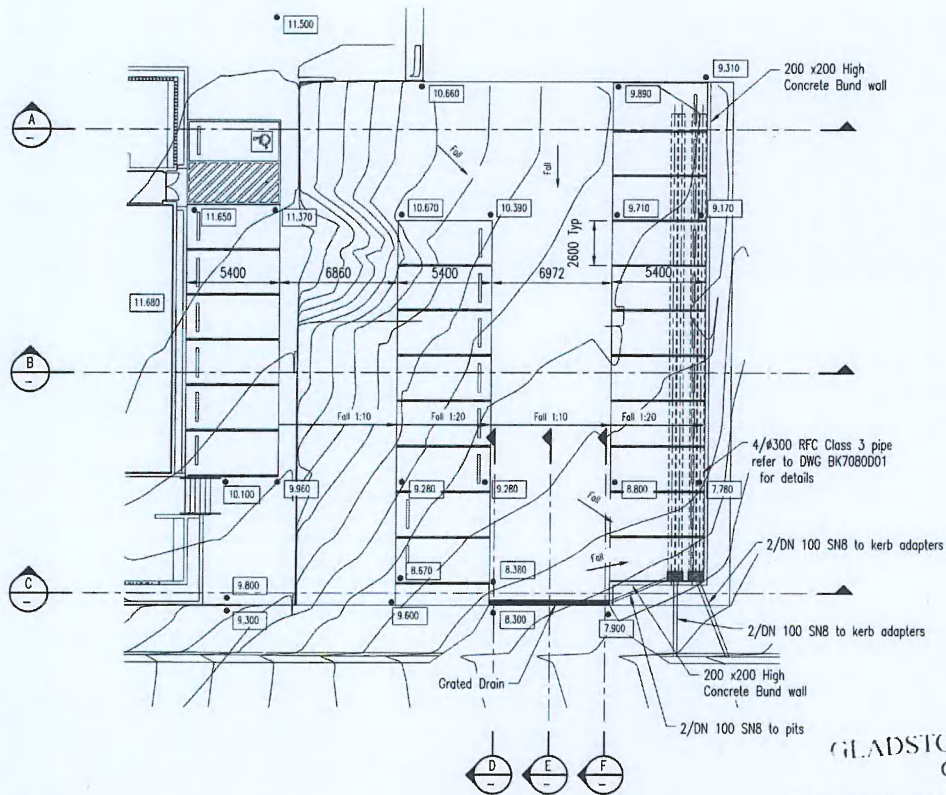
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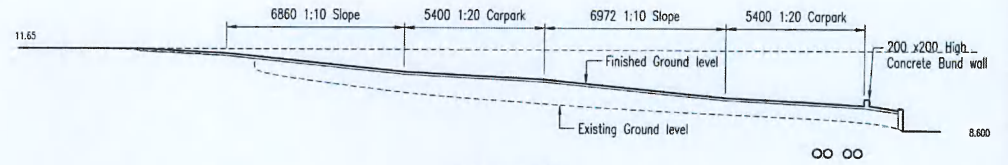
All dimensions in millimetres U.N.O.

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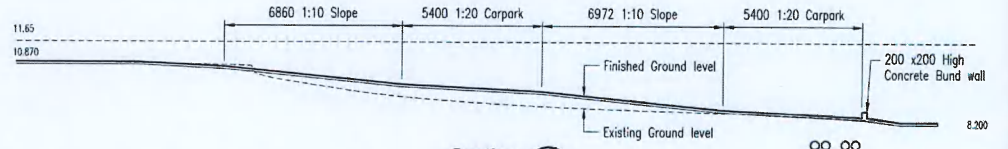
Client		Central Lane Hotel	
Drawn	S Weinholt	Proposed Development	
Date	17/7/19	At: 35 Yarroun Street	
Scale	1:250	Gladstone	
Checked	SAS	Drawing Name	Drawing Number
Approved	<i>[Signature]</i>	Carpark Swept Path	BK7080D03
		Drawing Name	Revision
			C



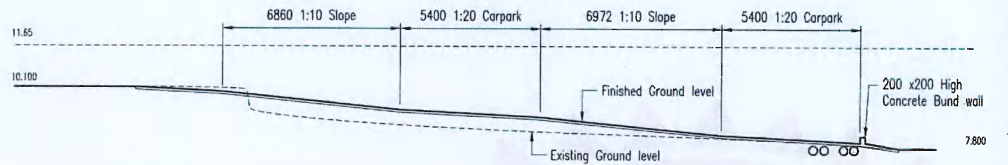
Site Plan
Scale 1:300



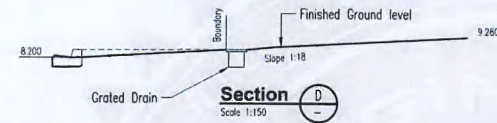
Section A
Scale 1:200



Section B
Scale 1:200



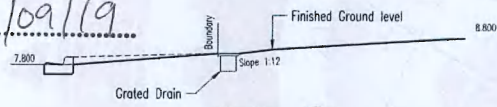
Section C
Scale 1:200



Section D
Scale 1:150



Section E
Scale 1:150



Section F
Scale 1:150

GLADSTONE REGIONAL COUNCIL
GLADSTONE OFFICE

This Plan is approved subject to the attached

Decision Notice No. DA/38/2019

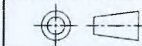
Per [Signature] Date 19/09/19
ASSESSMENT MANAGER

Rev.	Date	Revision Description	Init.
D	28/08/2019	Carpark level (slope) corrected.	I.F.
C	27/08/2019	Carpark Dim added and Bund wall added	I.F.



17 Flinders Pde.
Gladstone Q. 4680
Email: office@engqld.com.au

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Client

Central Lane Hotel

Drawn Ian Fawkes
Date 18/07/2019
Scale 1:300 UNO (A3)
Checked SAS
Approved [Signature]

Proposed Extensions to facility
35 Yarroon Street
Gladstone

Drawing Name

Carpark Plan

Drawing Number

BK7080D101

Revision

D