

Our Ref: Q23149
Your Ref: DA/29/2024



19 July 2024

GOLD COAST | 07 5562 2303
GLADSTONE | 07 4972 3831

info@zoneplanning.com.au

zoneplanning.com.au

Zone Planning QLD Pty Ltd
ABN 13 660 561 704

The Chief Executive Officer
Gladstone Regional Council
PO Box 29
GLADSTONE QLD 4680

via email: info@gladstone.qld.gov.au

Dear Madam,

**NOTICE OF INTENTION TO COMMENCE PUBLIC NOTIFICATION
DEVELOPMENT ASSESSMENT RULES 2017 PART 4 S17.2
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A DWELLING HOUSE EXTENSION (INCLUSIVE
OF A SECONDARY DWELLING) AND SHORT-TERM ACCOMMODATION - HOLIDAY HOUSE
21 JEFFERY COURT, AGNES WATER
LOT 48 RP613382**

We act on behalf of our client, Salaqua Assets Pty Ltd, in relation to the development application made for a Development Permit for a Material Change of Use for a Dwelling House Extension (inclusive of a Secondary Dwelling) and Short-Term Accommodation - Holiday House.

This application was made over land located at 21 Jeffery Court, Agnes Water, more formally described as Lot 48 RP613382. The Council reference for this application is DA/29/2024.

The following public notification actions are intended to be, or have been, undertaken in accordance with Section 17.1 of the *Development Assessment Rules 2017*:

- Publish a notice in the Bundaberg Today on 19 July 2024;
- Place a notice on the land in the way prescribed under the Development Assessment Rules on 19 July 2024; and
- Notify the owners of all lots adjoining the subject premises on 18 July 2024.

As such, we provide this written notice advising that Public Notification is to commence on 22 July 2024 in conjunction with the last action in accordance with Section 16 of the *Development Assessment Rules 2017*. The last day for submissions is 13 August 2024.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Sarah Hunt or the undersigned on 07 4972 3831.

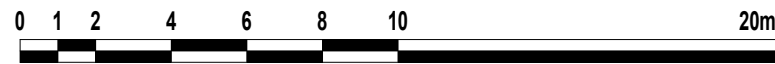
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Enders'.

Stephen Enders | Director
ZONE PLANNING QLD

SITE NOTES:

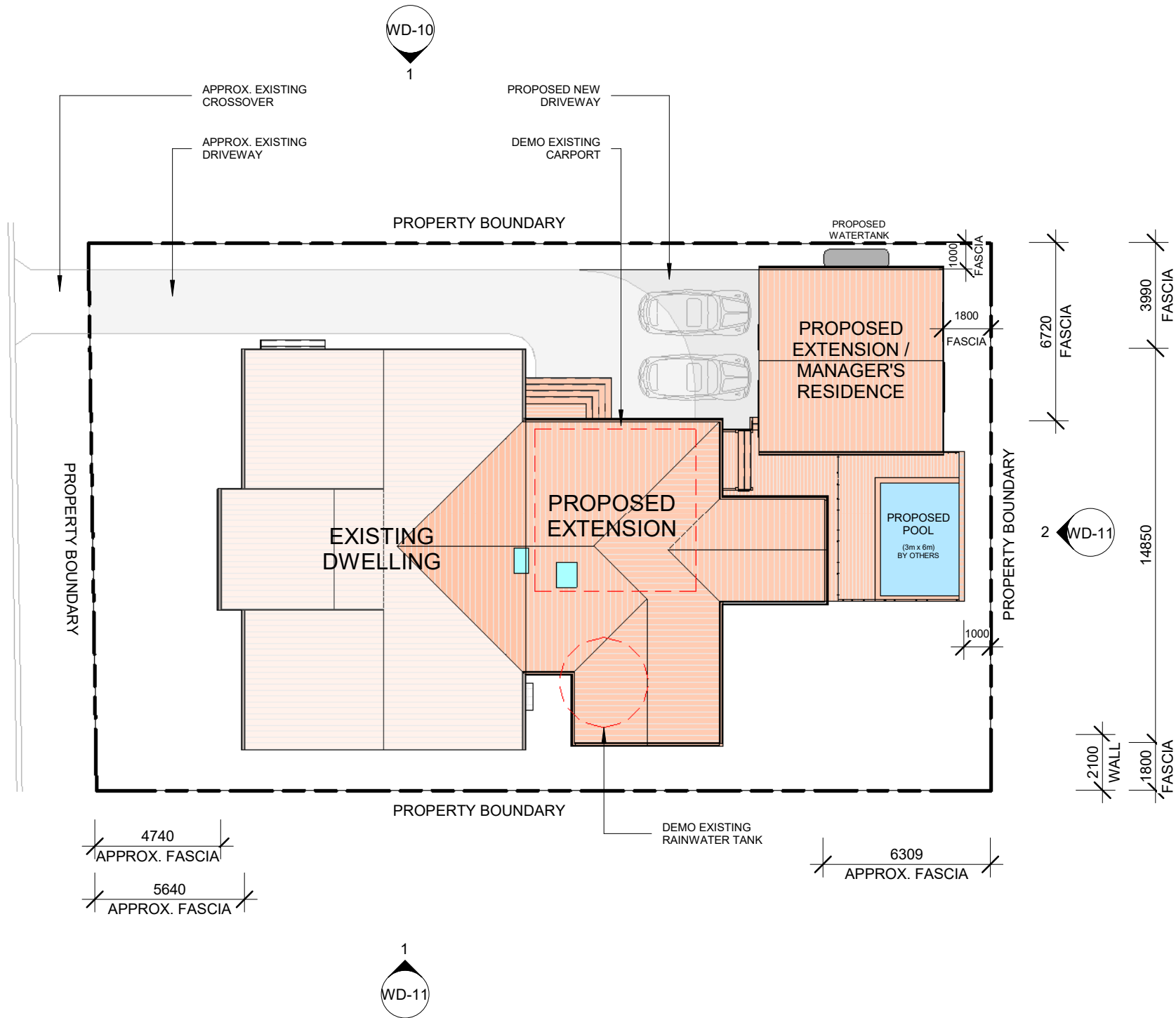
- UNLESS A SURVEY PLAN WAS PROVIDED ASSUME COUNCIL MAPPING WAS USED. DISCLAIMER: COUNCIL MAPPING MAY BE OFF AND WE WON'T TAKE RESPONSIBILITY FOR INCORRECT MAPPING. CLIENT TO PROVIDE SURVEY PLAN FOR BUILDER TO CHECK.
- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH A.S.1684 AND THE B.C.A. AND ALL OTHER RELEVANT CODES AND STANDARDS.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.
- REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.
- ALL EFFLUENT & WASTE WATER TO BE CONNECTED TO COUNCIL SEWERAGE LINE AS PER COUNCIL & ESTATE REQUIREMENTS U.N.O.
- ALL ROOF RAINWATER TO BE DIRECTED TO PROPERTY BOUNDARY FOR DISTRIBUTION TO THE ROOF WATER HARVESTING SCHEME AS PER REQUIREMENTS.
- CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS ARE TO DEMOLITION NOTES:
- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
- MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO REMAIN CONTINUOUS AT ALL TIMES.
- EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL.
- MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.
- INVESTIGATION SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES



Document ID: 6011983
Version: 1, Version Date: 04/06/2024

REVISION			
No.	DATE	DESCRIPTION	ISS. BY

JEFFERY COURT



1 SITE PLAN
1 : 200

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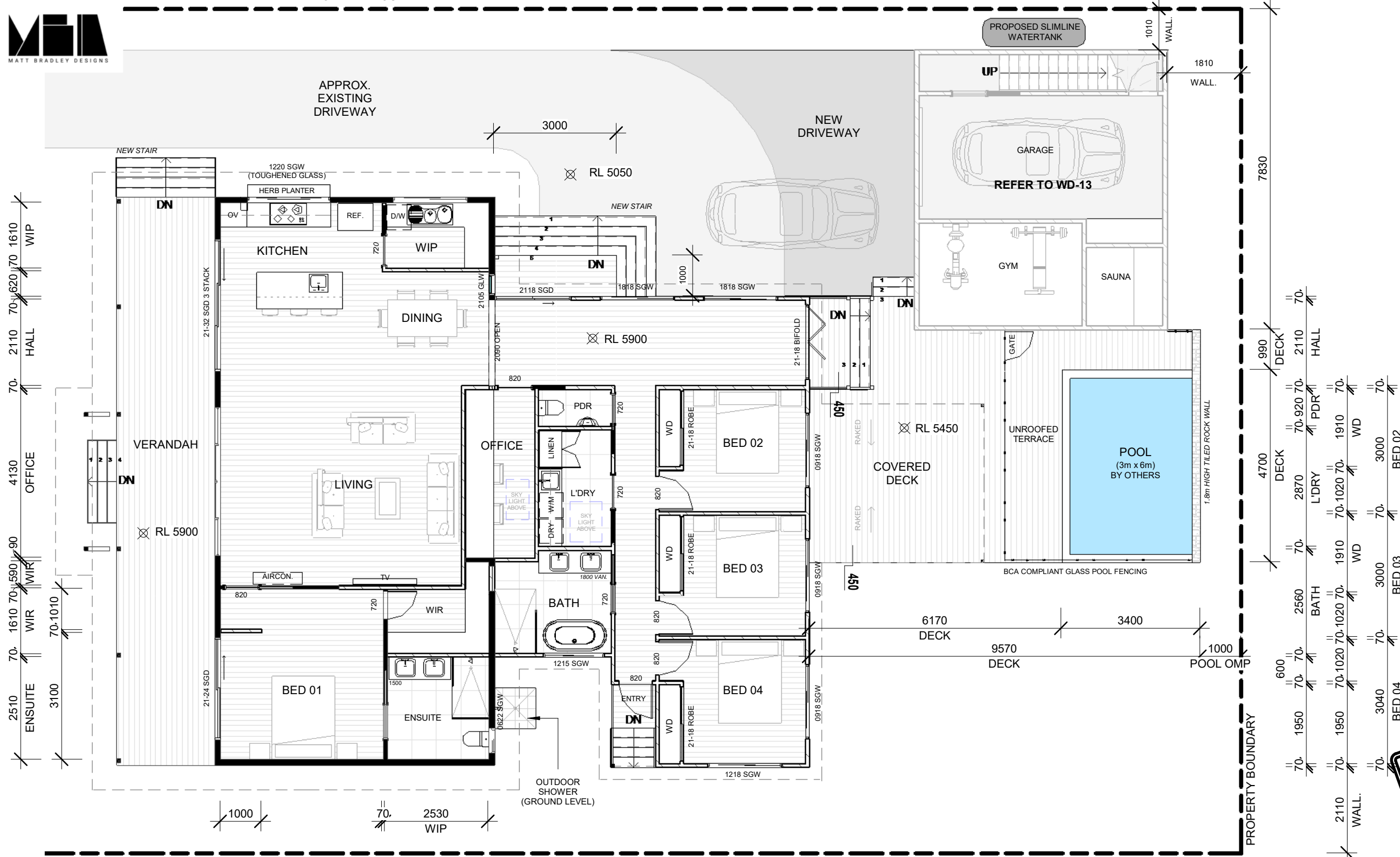
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SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED.
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• PROJECT ADDRESS
21 JEFFERY COURT, AGNES WATER QLD
4677
• DRAWING TITLE
SITE PLAN

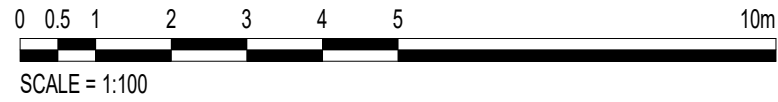
• CLIENT	BEN DUNLOP
• DRAWN	KD
• SCALE	1 : 200 @ A3
• DATE	2024-05-27
• PROJECT NO.	010116
• DRAWING NO.	WD-03

QBCC LICENCE: 15025395



1 NEW FIRST FLOOR
1 : 100

EXISTING HOME AREAS		NEW HOME AREAS		'Proposed Extension/ Manager's Residence'	
VERANDAH:	33.4m ²	VERANDAH AND DECKS:	77.9m ²	GROUND FLOOR:	42.4m ²
GROUND LEVEL:	94.9m ²	FIRST FLOOR:	173.9m ²	FIRST FLOOR:	44.0m ²
TOTAL:	128.3m ²	TOTAL:	251.8m ²	TOTAL:	86.4m ²
MEASURED TO OUTSIDE FACE OF WALL		MEASURED TO OUTSIDE FACE OF WALL		MEASURED TO OUTSIDE FACE OF WALL	



- NOTES:
- REFER ENGINEERS DRAWINGS & SPECIFICATIONS FOR ALL STRUCTURAL DETAILS, FRAMING, BRACING, TIE DOWN AND SLAB/FOOTING DETAILS
 - BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO ORDERING MATERIALS
 - SEAL WET AREAS IN ACCORDANCE WITH AS3740 & BCA REQUIREMENTS
 - PROVIDE FLOOR WASTE TO ALL WET AREAS
 - SMOKE ALARMS TO BE FITTED IN ACCORDANCE WITH BCA
 - STAIRS, HANDRAILS AND BALUSTRADING TO BE CONSTRUCTED IN ACCORDANCE WITH BCA P3.9.2 AND ALL RELEVANT CODES AND EQUIREMENTS

REVISION

No.	DATE	DESCRIPTION	ISS. BY
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NORTH

- NOTES:
- LIFT OFF HINGES TO BE FITTED TO WC DOORS AND ENCLOSED SPACES WHERE REQUIRED IN ACCORDANCE BCA P3.8.3.3
 - ANY NEW WINDOWS TO WET AREAS MAY BE REQUIRED TO BE TOUGHENED SAFETY GLASS
 - PROVIDE MECHANICAL VENTILATION AND DIRECTLY VENT TO THE OUTSIDE OF THE BUILDING (E.G. USING DUCTING TO A SOFFIT VENT)
 - UPPER FLOOR: HARDIES 'SECURA' FLOORING TO TILED AREAS

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• PROJECT ADDRESS
21 JEFFERY COURT, AGNES WATER QLD 4677

• DRAWING TITLE
NEW FIRST FLOOR

• CLIENT	BEN DUNLOP
• DRAWN	KD
• SCALE	1 : 100 @ A3
• DATE	2024-05-27
• PROJECT NO.	010116
• DRAWING NO.	WD-08

rev:

QBCC LICENCE: 15025395

EXTERIOR MATERIAL & FINISHES			
SYMBOL	DESCRIPTION	FINISH	COMMENTS
(RDR01)	EXISTING RENDERED 'NRG' GREENBOARD CLADDING	(PT01)	ROLL FINISH
(CC01)	EXISTING COLORBOND CUSTOM ORB CLADDING	(PT02)	ROLL FINISH
(WB01)	NEW WEATHERBOARD CLADDING		PATCH & PAINT WHERE REQUIRED
(PT01)	PAINT TBC		PATCH & PAINT WHERE REQUIRED

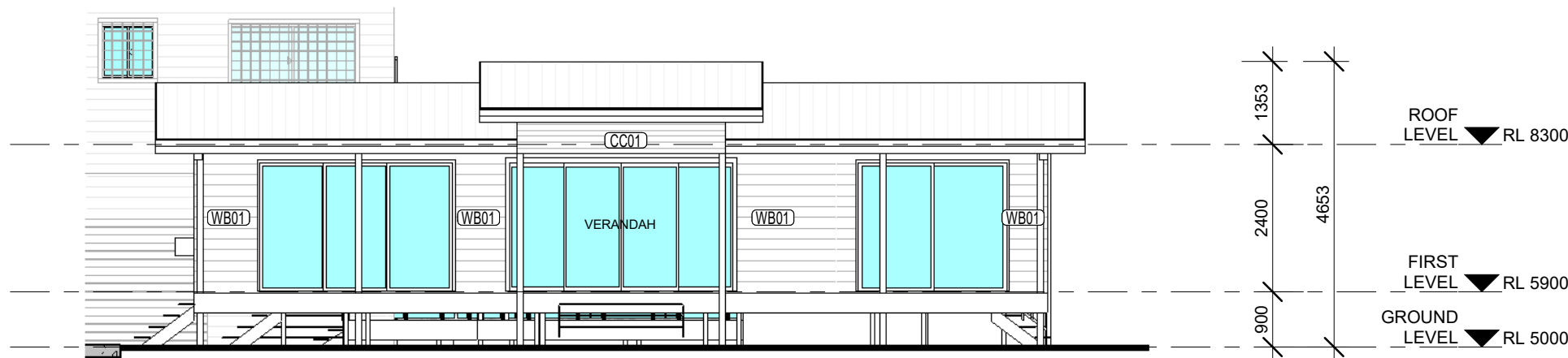
NOTE: ALL CLADDING AND FIRE RATED WALL SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH MANUF' SPEC. POSITION CLADDING SHEETS AS SHOWN IN ELEVATIONS AS ACCURATELY AS POSSIBLE

REVISION

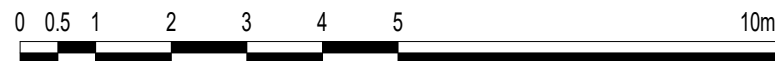
No.	DATE	DESCRIPTION	ISS. BY
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1 EAST ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100



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• DRAWING TITLE
ELEVATIONS

• CLIENT	BEN DUNLOP
• DRAWN	KD
• SCALE	1 : 100 @ A3
• DATE	2024-05-27
• PROJECT NO.	010116
• DRAWING NO.	WD-10

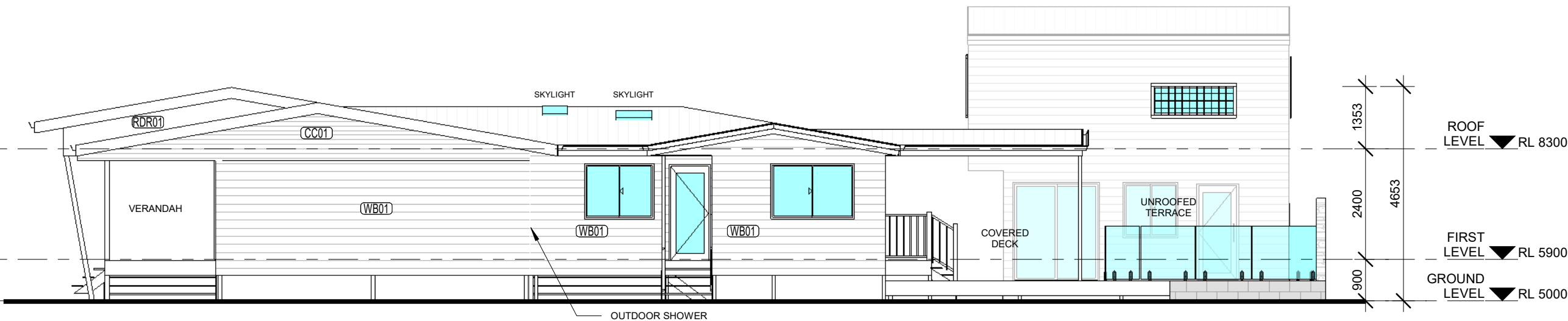
QBCC LICENCE: 15025395

EXTERIOR MATERIAL & FINISHES			
SYMBOL	DESCRIPTION	FINISH	COMMENTS
RDR01	EXISTING RENDERED 'NRG' GREENBOARD CLADDING	PT01	ROLL FINISH
CC01	EXISTING COLORBOND CUSTOM ORB CLADDING	PT02	ROLL FINISH
WB01	NEW WEATHERBOARD CLADDING		PATCH & PAINT WHERE REQUIRED
PT01	PAINT TBC		PATCH & PAINT WHERE REQUIRED

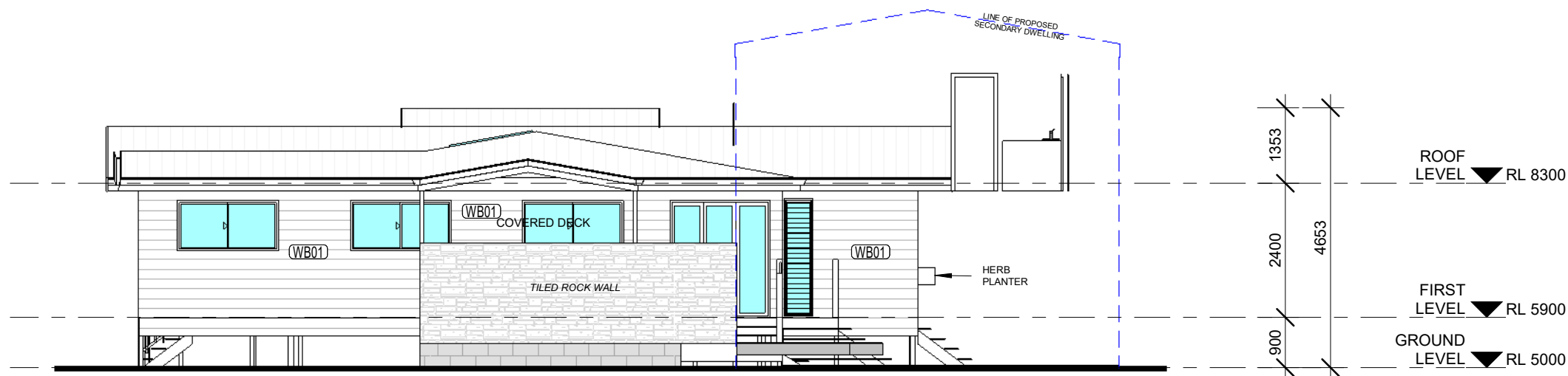
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1 WEST ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

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• DRAWING TITLE
ELEVATIONS

• CLIENT	BEN DUNLOP
• DRAWN	KD
• SCALE	1 : 100 @ A3
• DATE	2024-05-27
• PROJECT NO.	010116
• DRAWING NO.	WD-11

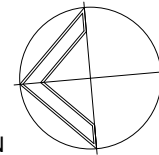
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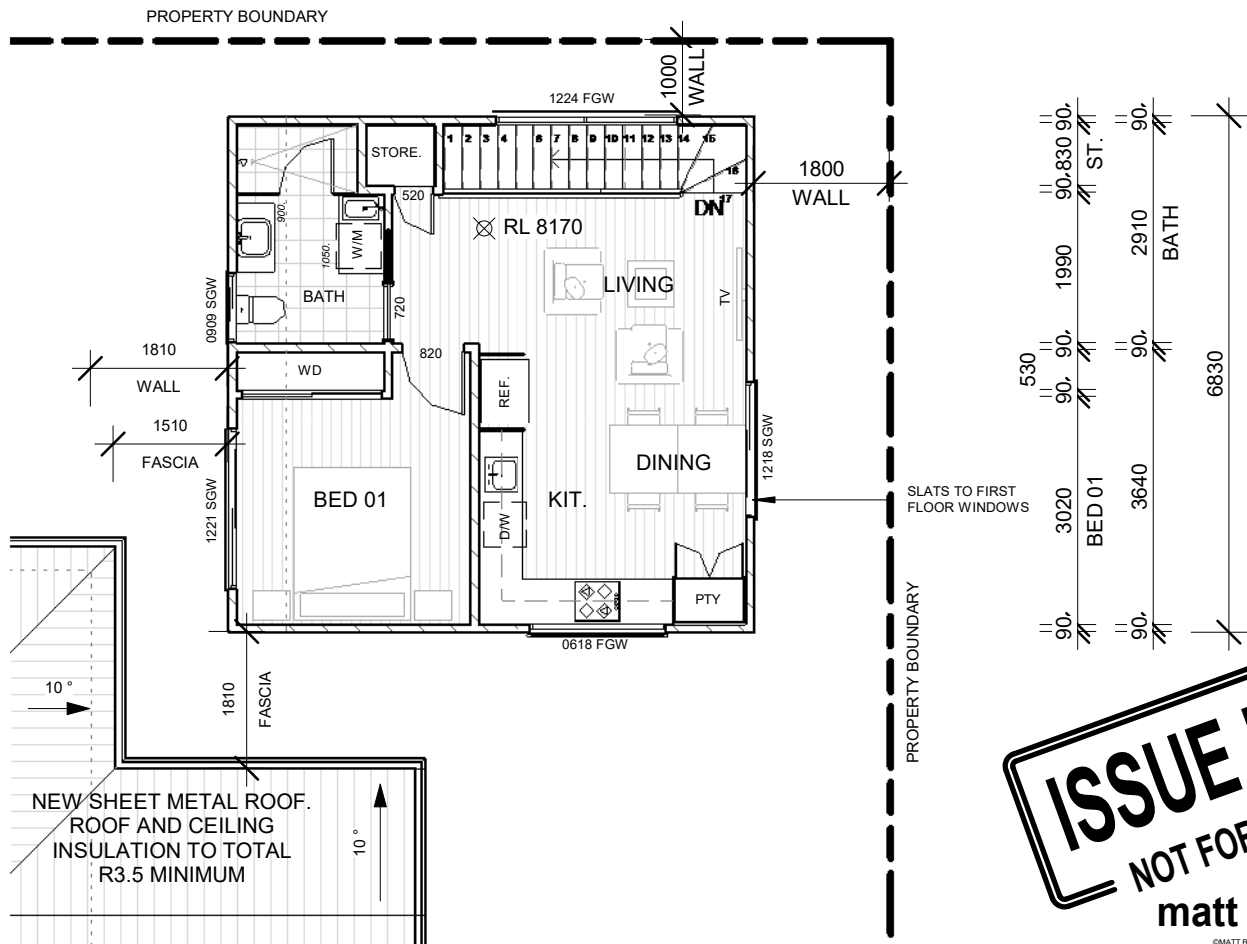
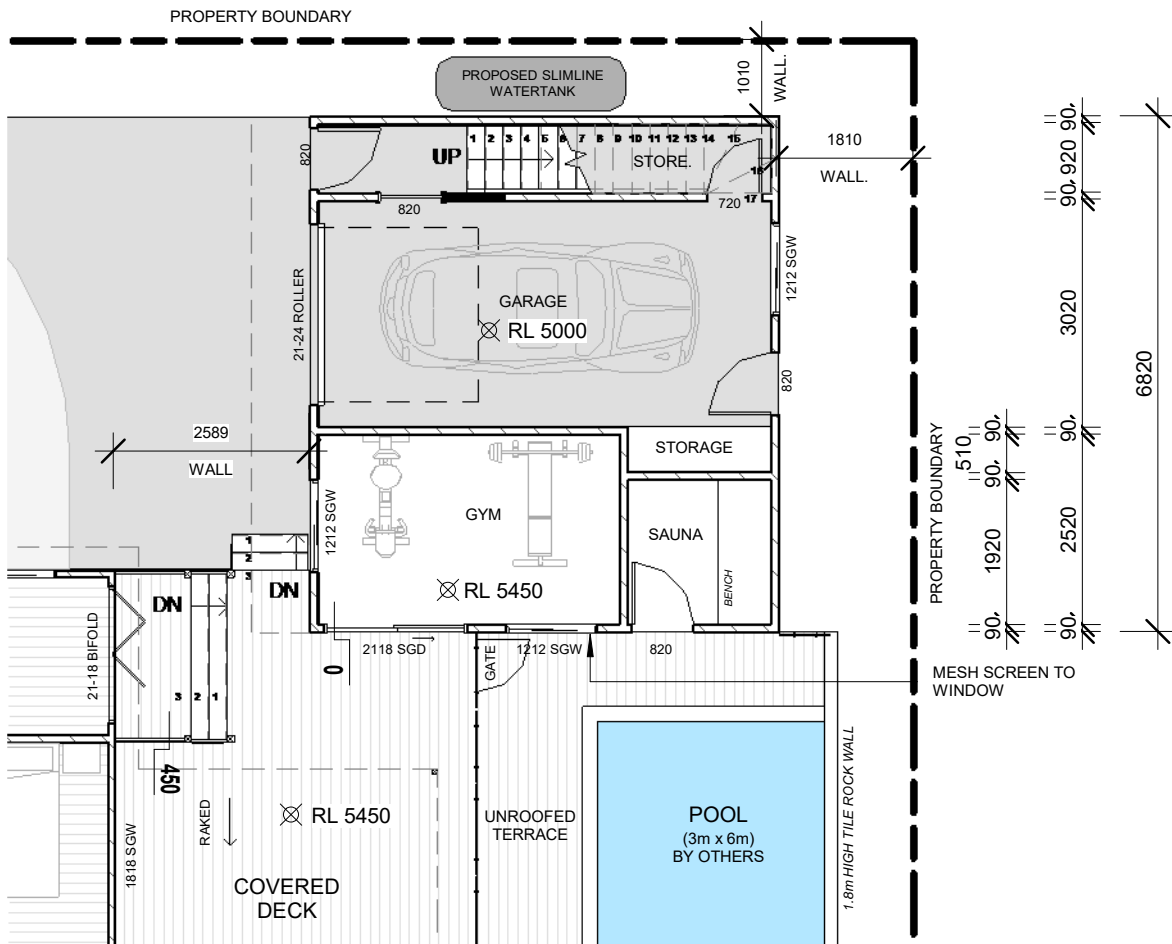
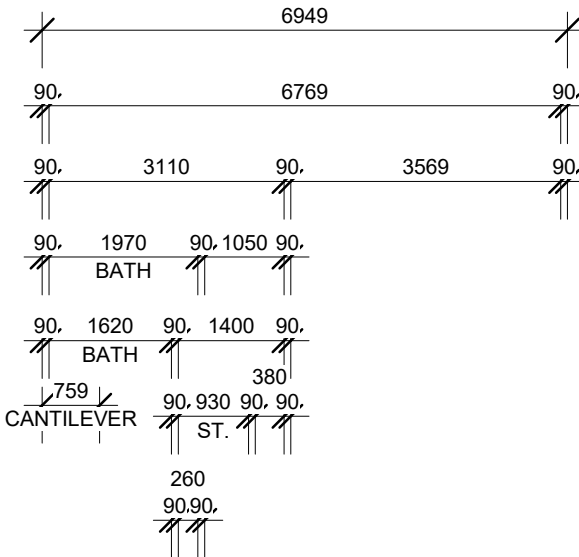
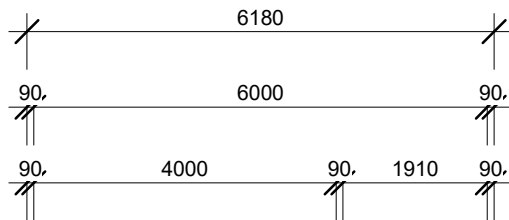
CERTIFIER NOTES:

- 1.8m SEPARATION FROM WALL OF CARETAKER'S RESIDENCE TO THE DECK ROOF ATTACHED TO MAIN DWELLING
- 1.8m SEPARATION FROM WALL OF CARETAKER'S RESIDENCE TO THE WALL OF THE DWELLING
- 900mm SEPARATION FROM EAVE OF CARETAKERS RESIDENCE TO EAVE OF MAIN DWELLING



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4677

DRAWING TITLE
MANAGERS RESIDENCE
PLANS

CLIENT
BEN DUNLOP

DRAWN
KD

SCALE
1 : 100 @ A3

DATE
2024-05-27

PROJECT NO.
010116

DRAWING NO.
WD-13

rev:

QBCC LICENCE: 15025395

EXISTING HOME AREAS

VERANDAH: 33.4m²
GROUND LEVEL: 94.9m²

TOTAL: 128.3m²

MEASURED TO OUTSIDE FACE OF WALL

NEW HOME AREAS

VERANDAH AND DECKS: 77.9m²
FIRST FLOOR: 173.9m²

TOTAL: 251.8m²

MEASURED TO OUTSIDE FACE OF WALL

'Proposed Extension/
Manager's Residence'

GROUND FLOOR: 42.4m²
FIRST FLOOR: 44.0m²

TOTAL: 86.4m²

MEASURED TO OUTSIDE FACE OF WALL



EXTERIOR MATERIAL & FINISHES			
SYMBOL	DESCRIPTION	FINISH	COMMENTS
(RDR01)	EXISTING RENDERED 'NRG' GREENBOARD CLADDING	(PT01)	ROLL FINISH
(CC01)	EXISTING COLORBOND CUSTOM ORB CLADDING	(PT02)	ROLL FINISH
(WB01)	NEW WEATHERBOARD CLADDING		PATCH & PAINT WHERE REQUIRED
(PT01)	PAINT TBC		PATCH & PAINT WHERE REQUIRED

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

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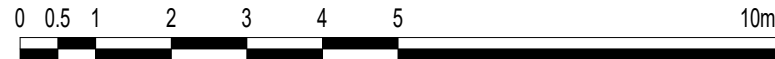
1 EAST ELEVATION
1 : 100

2 NORTH ELEVATION
1 : 100



3 WEST ELEVATION
1 : 100

4 SOUTH ELEVATION
1 : 100



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• DRAWING TITLE
ELEVATIONS

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• DATE	2024-05-27
• PROJECT NO.	010116
• DRAWING NO.	WD-15

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