

Our Ref: Q23244  
Your Ref: DA/5/2024



22 July 2024

GOLD COAST | GLADSTONE

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

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info@zoneplanning.com.au  
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ABN 36 607 362 238

via email: [info@gladstone.qld.gov.au](mailto: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  
MEDIUM IMPACT INDUSTRY (SHED EXTENSION)  
47 GLADSTONE BENARABY ROAD, TOOLOOA QLD  
LOT 291 CP 903678**

We act on behalf of our client, Monadelphous Properties Pty Ltd, in relation to the development application made for a Development Permit for a Material Change of Use of Premises for a Medium Impact Industry (Shed Extension).

This application was made over land located at 47 Gladstone Benaraby Road, Toolooa, more formally described as Lot 291 CP 903678. The Council reference for this application is DA/5/2024.

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

- Publish a notice in the CQ Today on Saturday 20 July 2024;
- Place a notice on the land in the way prescribed under the Development Assessment Rules on Friday 19 July 2024; and
- Notify the owners of all lots adjoining the subject premises on Thursday 18 July 2024.

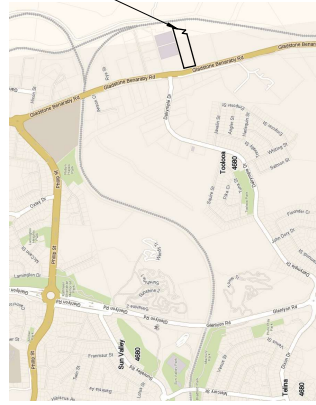
As such, we provide this written notice advising that Public Notification is to commence on 22 July 2024 in conjunction with the last action in accordance with Section 16 of the *Development Assessment Rules 2017*. The last day for submissions is 13 August 2024.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Shaunte Farrington 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**

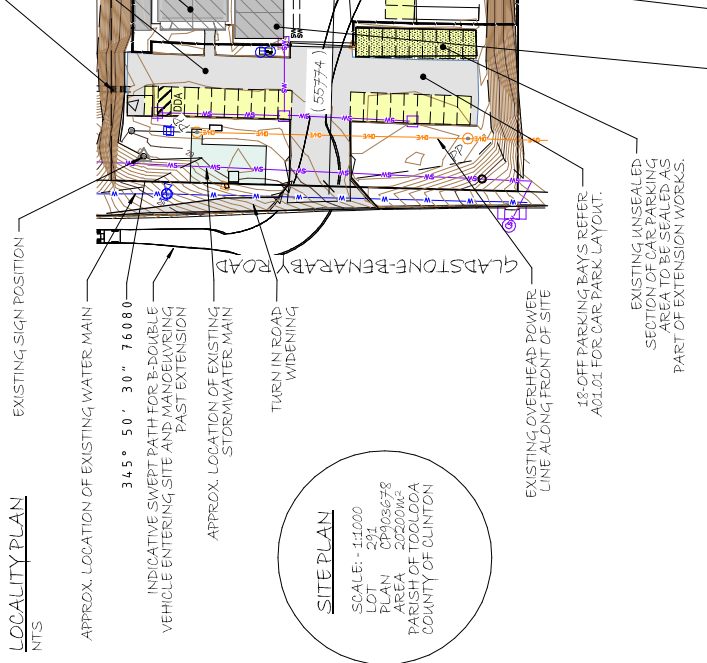
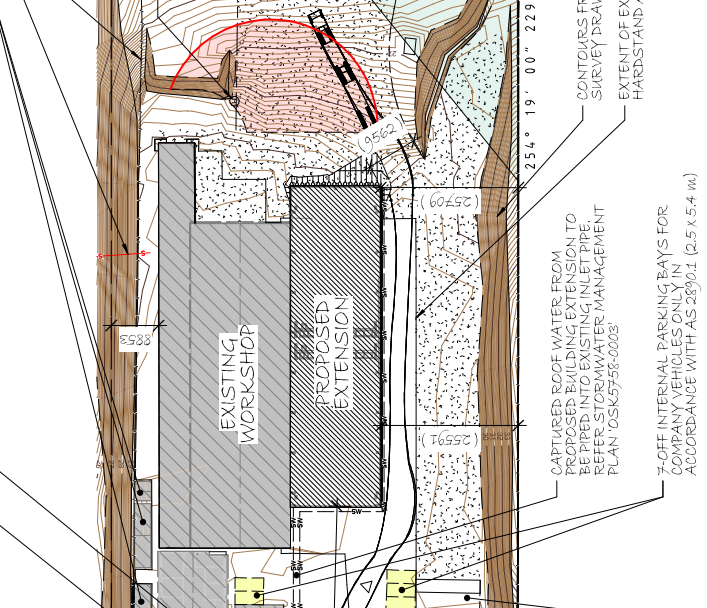
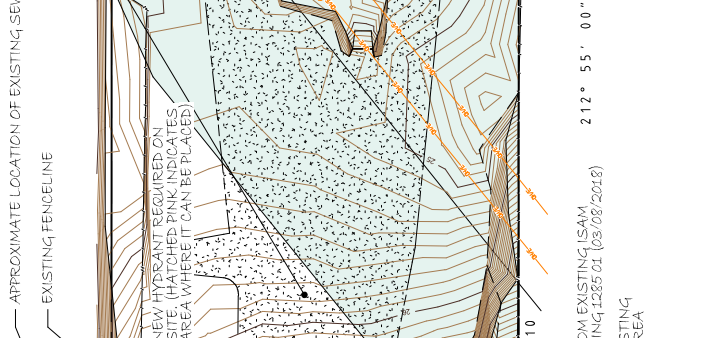
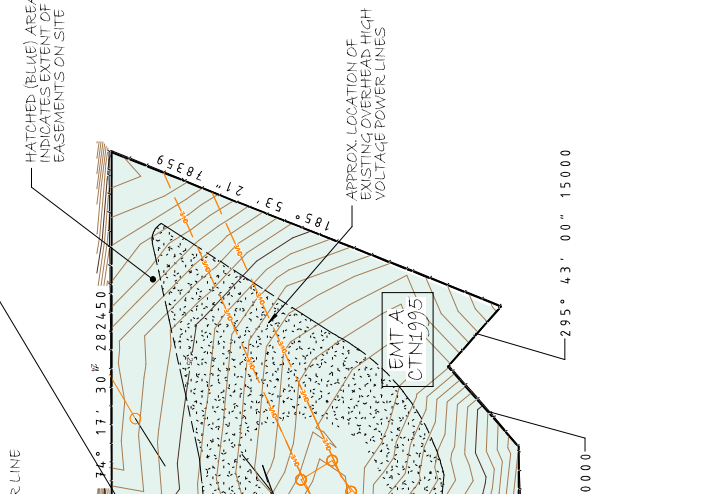
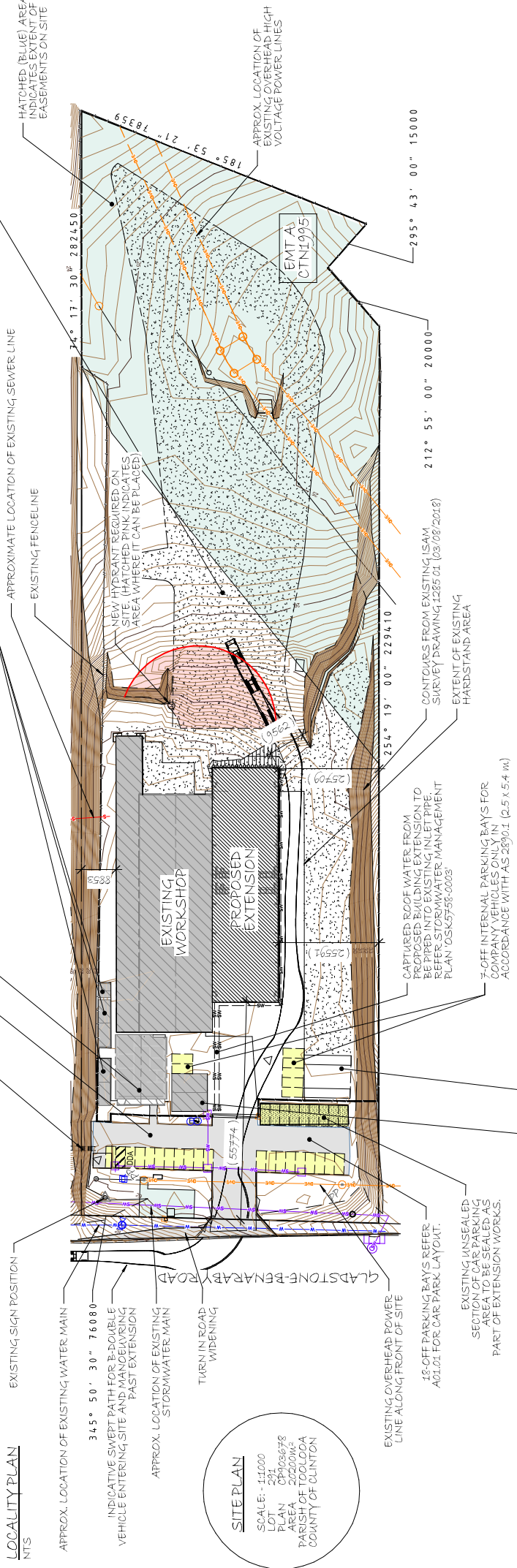


SITE GFA	
EXISTING BUILDING	215.7m <sup>2</sup>
REMOVED BUILDING	45.0m <sup>2</sup>
TRANSPORTABLE BUILDINGS	172.0m <sup>2</sup>
DOME STRUCTURE	271.0m <sup>2</sup>
PROPOSED NEW WORKSHOP	1021.0m <sup>2</sup>
EXISTING TOTAL PROPOSED NEW TOTAL	2046.7m <sup>2</sup>

SITE COVERAGE	
EXISTING SITE COVERAGE (m <sup>2</sup> )	2124
EXISTING SITE COVERAGE (%)	10.5
ADDITIONAL NEW SITE COVERAGE (m <sup>2</sup> )	1021
ADDITIONAL NEW SITE COVERAGE (%)	5.0
TOTAL SITE COVERAGE (m <sup>2</sup> )	3145
TOTAL SITE COVERAGE (%)	15.5

NOTE: SITE COVERAGE IN ACCORDANCE WITH GRC REQUIREMENTS (I.E. ALL UNDER COVER AREAS) DOES NOT EQUAL GROSS FLOOR AREA (GFA) USED IN OTHER CALCULATIONS.

NOTE: FUTURE UPGRADE OF EXISTING FEMALE AMENITIES TO BE IN LINE WITH DDPA COMPLIANT MAY BE REQUIRED. CLIENT TO CONSIDER DURING FUTURE DECISION MAKING.



LOCALITY PLAN	
EXISTING SIGN POSITION	
EXISTING WATER MAIN	
INDICATIVE SWEEP PATHS FOR MOVING VEHICLE ENTERING SITE AND MANOEUVERING PAST EXTENSION	
APPROX. LOCATION OF EXISTING WATER MAIN	
TURN IN ROAD WIDENING	
EXISTING OVERHEAD POWER LINE ALONG FRONT OF SITE	
18-OFF PARKING BAYS REFER TO A01.01 FOR CAR PARK LAYOUT.	
EXISTING UNSEALED SECTION OF CAR PARKING AREA TO BE SEALED AS PART OF EXTENSION WORKS.	
EXISTING TRANSPORTABLE BUILDINGS WITH SHADE COVER	

SITE PLAN	
SCALE:	1:1000
LOT	291
PLAN	CP/026678
AREA	20200m <sup>2</sup>
PARISH	TOOLOOA
COUNTY	CLINTON

EXISTING OFFICE

EXISTING TRANSPORTABLE BUILDINGS

APPROXIMATE LOCATION OF EXISTING SEWER LINE

EXISTING FENCELINE

NEW HYDRANT REQUIRED ON SITE (HATCHED PINK INDICATES AREA WHERE IT CAN BE PLACED)

CONTIGUOUS FROM EXISTING (ISAM SURVEY DRAWING 1285/01 (05/08/2018))

212° 55' 00" 20000

295° 43' 00" 15000

EMT A1 CTN11995

APPROX. LOCATION OF EXISTING OVERHEAD HIGH VOLTAGE POWER LINES

HATCHED (BLUE) AREA INDICATES EXTENT OF EASEMENTS ON SITE

APPROX. EXTENT OF GRAVEL AREA

EXISTING WORKSHOP

PROPOSED EXTENSION

CAPTURED ROOF WATER FROM PROPOSED BUILDING EXTENSION TO BE PIPED INTO EXISTING INLET PIPE. REFER TO STORMWATER MANAGEMENT PLAN DSK57358-0003

7-OFF INTERNAL PARKING BAYS FOR COMPANY VEHICLES ONLY IN ACCORDANCE WITH AS 2890.1 (2.5 X 5.4 M)

EXISTING CONTAINERS WITH SHADE COVER

EXISTING TRANSPORTABLE BUILDINGS

EXISTING UNSEALED SECTION OF CAR PARKING AREA TO BE SEALED AS PART OF EXTENSION WORKS.

18-OFF PARKING BAYS REFER TO A01.01 FOR CAR PARK LAYOUT.

EXISTING OVERHEAD POWER LINE ALONG FRONT OF SITE

TURN IN ROAD WIDENING

APPROX. LOCATION OF EXISTING WATER MAIN

INDICATIVE SWEEP PATHS FOR MOVING VEHICLE ENTERING SITE AND MANOEUVERING PAST EXTENSION

EXISTING WATER MAIN

EXISTING SIGN POSITION

GRC OVERLAY CHECKLIST	
OVERLAY	RESULT
ADJ. SULLY LAKE SOILS	CHECKED - NOT APPLICABLE
TOURISM TRANSPORT NOISE CORRIDOR	CHECKED - NOT APPLICABLE
TOWN WATER CONNECTION	YES
SEWER CONNECTION	YES
1:100 YEAR FLOOR LEVEL	CHECKED - NOT APPLICABLE
BUSHFIRE ZONE	CHECKED - NOT APPLICABLE
STEEP SLOPE SITE	CHECKED - NOT APPLICABLE

EXISTING SERVICES CHECKLIST		
(INFORMATION BASED PURELY ON BYDA & GRC PROVIDED INFORMATION. MAY NOT BE AN EXHAUSTIVE SEARCH)		
SERVICE	FINDINGS	SOURCE
WATER	YES	GRC ONLINE MAPPING
SEWER	YES	GRC ONLINE MAPPING
STORMWATER	YES	GRC ONLINE MAPPING
GAS	CHECKED - NOT APPLICABLE	BYDA

SITE PLAN	
SCALE:	1:1000

EXISTING SERVICES CHECKLIST		
(INFORMATION BASED PURELY ON BYDA & GRC PROVIDED INFORMATION. MAY NOT BE AN EXHAUSTIVE SEARCH)		
SERVICE	FINDINGS	SOURCE
WATER	YES	GRC ONLINE MAPPING
SEWER	YES	GRC ONLINE MAPPING
STORMWATER	YES	GRC ONLINE MAPPING
GAS	CHECKED - NOT APPLICABLE	BYDA



SERVICE INFORMATION ON THIS DRAWING HAS BEEN SOURCED FROM GLADSTONE REGIONAL COUNCIL (GRC) ONLINE MAPPING SERVICES. THE INFORMATION IS PROVIDED FOR REFERENCE ONLY. BUILDERS ARE TO USE BEFORE YOU DIG AUSTRALIA PRIOR TO ANY ALL EXCAVATION AND SITE WORKS. NOTE THAT INFORMATION REGARDING TELSTRA/TELECOM LINES HAS NOT BEEN PROVIDED DUE TO TELSTRA CHARGES. ELECTRICAL SERVICES HAVE NOT BEEN LOCATED OR SHOWN.

# FOR DA APPROVAL

NOT FOR CONSTRUCTION

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REV	DESCRIPTION	DATE	BY	APP'D
K	DA REVISION	17/06/24	BG	
J	DEVELOPMENT APPROVAL	30/11/23	BG	
H	TENDER ISSUE	01/03/23	JW	
G	EXTENSION INCREASED IN SIZE. ISSUE FOR COMMENT	14/11/22	JW	
F	REVISIONS TO SUIT EXISTING SITE CONDITIONS	20/02/21	BW	
E	CLIENT AMENDMENTS	02/06/21	JL	

REVISION SCHEDULE	
DESIGNER	A. BUENEN
CHECKED BY	A. BUENEN
DRAWN BY	J. WALKER
DESIGNED BY	A. BUENEN

TITLE:	
MONADELPHOUS EXTENSION	47 GLADSTONE BENARABY ROAD, GLADSTONE
MONADELPHOUS GROUP LIMITED	
SITE PLAN	

SCALE:	
1:1000	1:1000

REVISION:	
K	K

JOB No.:	
GP1267	A01.00

SHEET No.:	
A01.00	A3

A.S. BUENEN P/L TR. GLADSTONE DRAFTING  
INDUSTRIAL - MECHANICAL - STRUCTURAL DESIGN  
DOMESTIC & COMMERCIAL BUILDING DESIGNERS  
ORCC Lic. No. 1191231 ABN 96 081 040 600  
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PH: 4972 6066  
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GLADSTONE DRAFTING  
QUALITY DESIGN. CONCEPT TO COMPLETION