



LATE ITEMS BUSINESS PAPER

General Meeting

Wednesday 10 April 2019

Roma Administration Centre

NOTICE OF MEETING

Date: 10 April 2019

Mayor:

Councillor T D Golder

Deputy Mayor:
Councillors:

Councillor J L Chambers
Councillor N H Chandler
Councillor P J Flynn
Councillor G B McMullen
Councillor W M Newman
Councillor C J O'Neil
Councillor D J Schefe
Councillor J M Stanford

Chief Executive Officer:

Ms Julie Reitano

Senior Management:

Mr Rob Hayward (Deputy Chief Executive Officer/Director
Development, Facilities & Environmental Services)
Ms Sharon Frank (Director Corporate, Community & Commercial
Services)

Please find attached agenda for the **General Meeting** to be held at the Roma Administration Centre on
April 10, 2019 at 9.00AM.

Julie Reitano
Chief Executive Officer

TABLE OF CONTENTS

Item No	Subject	
L	Late Items	
L.1	Business Case - Sewer Replacement vs Relining	3
	Prepared by: Councillor	
L.2	Development Application 2018/19846	4
	Prepared by: Planning Officer	
	Attachment 1: Planning Assessment.....	20
	Attachment 2: Proposal Plans	51
L.3	Request from Roma Campdraft Association for use of Bassett Park portable equipment	80
	Prepared by: Regional Sport & Recreation Development Coordinator	
	Attachment : Correspondence - Roma Campdraft Association	84
LC.	Late Confidential Items	
LC.1	Development Assessment Procedures	
	Classification: Closed Access	
	Local Government Regulation 2012 Section 275(g) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.	
LC.2	Request to Waive Water Access Charges Assessment No: 12008967	
	Classification: Closed Access	
	Local Government Regulation 2012 Section 275(d) rating concessions.	
LC.3	Tender 19013 - Borehole Drilling and Construction at Eumamurrin, Noonga, Begonia and Teelba	
	Classification: Closed Access	
	Local Government Regulation 2012 Section 275(e) contracts proposed to be made by it.	
LC.4	Draft Budget Update	
	Classification: Closed Access	
	Local Government Regulation 2012 Section 275(c) the local government budget.	
LC.5	Minor Amendment to Organisational Structure	
	Classification: Closed Access	
	Local Government Regulation 2012 Section 275(a) the appointment, dismissal or discipline of employees.	
LC.6	Tabling Correspondence from the Coordinator General in relation to Origin / APLNG	
	Classification: Closed Access	
	Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests	

of the local government or someone else, or enable a person to gain a financial advantage.

LC.7 Update of Flood Mitigation Landholder Matters - Assessment No. 14019178

Classification: Closed Access

Local Government Regulation 2012 Section 275(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

COUNCILLOR REQUEST FOR AN AGENDA REPORT

Meeting: General 10 April 2019

Date: 9 April 2019

Item Number: L.1

File Number: D19/27680

SUBJECT HEADING: Business Case - Sewer Replacement vs Relining
Classification: Open Access
Councillor's Title: Cr David Scheffe

Executive Summary:

Request for a business case on replacement vs relining costs for a section of sewer relining works.

Councillor's Recommendation:

1. That a detailed business case be prepared for sewer relining works, comparing the costs of replacement vs relining.
2. Authorise Cr David Scheffe to distribute the business case (once endorsed by Council) the LGAQ Water and Sewerage Advisory Group and relevant Federal and State representatives to emphasise the benefits of funding early relining of aging infrastructure.

Details of Requested Agenda Report:

Council is currently undertaking a \$3.6 million sewer relining project on ageing infrastructure. An additional \$1 million of urgent works are required that are currently unfunded. A business case would be beneficial to lobby for funding from other levels of government.

Supporting Documentation:

Nil

PLANNING & BUILDING DEVELOPMENT REPORT

Meeting: General 10 April 2019

Date: 18 March 2019

Item Number: L.2

File Number: D19/21017

SUBJECT HEADING: Development Application 2018/19846

Classification: Open Access

Officer's Title: Planning Officer

Executive Summary: The application seeks a development permit for a Material Change of Use - "Home based business" (Mobile Mechanic Workshop) and "Community Use" (Museum) on land situated at 22-24 and 26-28 Gregory Street, Roma (described as Lot 301 on R8636 and Lot 302 on R861). The development application is subject to code assessment and an assessment about the application must be carried out *only* against the applicable assessment benchmarks provided in the *Maranoa Planning Scheme 2017*.

Officer's Recommendation: The application for a Material Change of Use - "Home based business" (Mobile Mechanic Workshop) and "Community Use" (Museum) on land situated at 22-24 and 26-28 Gregory Street, Roma (Lot 301 on R8636 and Lot 302 on R861) be approved subject to the following conditions:

CONDITIONS RELATING TO HOME-BASED BUSINESS (MOBILE MECHANIC WORKSHOP) AND COMMUNITY USE (MUSEUM)

Preamble

- i. Refer to <http://www.cmdg.com.au/> for the Capricorn Municipal Development Guidelines (CMDG).
 - ii. The relevant planning scheme for this development is the Maranoa Planning Scheme 2017. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to the above Planning Scheme.
 - iii. The land use rating category may change upon commencement of any newly 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.maranoa.qld.gov.au.
 - iv. All Aboriginal Cultural Heritage in Queensland is protected under the (*Aboriginal Cultural Heritage Act 2003*) and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines
-

are met and for obtaining any clearances required from the responsible entity.

- v. 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 works are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- vi. Where applicable, the developer is to pay all infrastructure charges levied for the approved development – refer to Attachment 4 – Adopted Infrastructure Charges Notice.
- vii. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans to the relevant authorities for the approved use/s.
- viii. 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 operations on the site 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.

Use

- 1. The approved development is a Material Change of Use - "Home based business" (Mobile Mechanic Workshop) and "Community Use" (Museum) as shown on the approved plans.
- 2. Any additional building works or new activity/use in addition to that identified in the development approval documents and approved development plans, is subject to a further development approval unless compliant with the accepted development provisions of the planning scheme.
- 3. The development lots shall be amalgamated prior to commencement of the use.
- 4. The approved uses are not permitted to operate during extreme weather events (i.e. flood or bushfire).

Compliance inspection

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

Approved Plans and Documents

7. All works and operations are to be carried out generally in accordance with the approved plans and documents listed in the following table. Where approved plans and/or documents are in conflict with the Assessment Manager's conditions, the Assessment Manager's conditions shall take precedence.

Plan/Document Number	Plan/Document Name	Date
SD-00 Revision P1	Site Locality Plan	15/02/19
SD-01 Revision P1	Site Plan	15/02/19
SD-02 Revision P1	Structure A Floor and Elevations	15/02/19
SD-04 Revision P1	Structure B Floor and Roof Plans	15/02/19
SD-05 Revision P1	Structure C Floor Plan	15/02/19
SD-06 Revision P1	Structure C Elevations	15/02/19
SD-07 Revision P1	Structure C Elevations	15/02/19
SD-08 Revision P1	Structure C Slab and Mezz Plan	15/02/19
SD-09 Revision P1	Structure C Roof Plan	15/02/19
SD-12 Revision P1	Structure C 3-D Views	15/02/19
SD-14 Revision P1	Structure D&E Lower Floor Plan	15/02/19
SD-15 Revision P1	Structure D&E Elevations	15/02/19
SD-20 Revision P1	Structure D&E 3-D View	15/02/19
SD-21 Revision P1	Structure F Plans and Section	15/02/19
SD-22 Revision P1	Structure G Floor Plan	15/02/19
SD-23 Revision P1	Structure G Elevations	15/02/19
SD-24 Revision P1	Structure G Elevations	15/02/19
SD-30 Revision P1	Structure G 3-D Views	15/02/19
SD-31 Revision P1	Structure H Plan, Elev and Sect	15/02/19
SD-32 Revision P1	Structure I Plan, Elev and Sect	15/02/19
SD-33 Revision P1	Structure J Plan, Elev and Sect	15/02/19
SD-34 Revision P1	Structure K Plan, Elev and Sect	15/02/19
SD-35 Revision P1	Structure L Floor Plan	15/02/19
SD-36 Revision P1	Structure L Elevations	15/02/19
SD-37 Revision P1	Structure L Elevations	15/02/19
SD-40 Revision P1	Structure L 3-D Views	15/02/19
SD-41 Revision P1	Structure M Floor Plan and Roof Plan	15/02/19
SD-42 Revision P1	Structure M Elevations	15/02/19
SD-44 Revision P1	Structure M 3-D Views	15/02/19
Capricorn Municipal Development Guidelines		
D5	CMDG – Stormwater Drainage	01/17
D7	CMDG – Erosion Control and Stormwater Management	03/12
D11	CMDG – Water Reticulation	01/17
D12	CMDG – Sewer Reticulation	07/16

Development works

8. During the course of carrying out any works associated with the development on the site, it is the developer's responsibility to ensure that all such works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
9. The developer is responsible for locating and protecting any Council and public

utility services, infrastructure and assets that may be impacted on during the establishment 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).

10. All works must comply with:

- a) the development approval conditions;
- b) any relevant provisions in the Planning Scheme;
- c) Council's standard designs for such work where such designs exist;
- d) the Capricorn Municipal Development Guidelines;
- e) any relevant Australian Standard that applies to that type of work; and
- f) 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.

Safe storage of equipment and materials

11. All materials, equipment and machinery with the potential to cause harm by way of floating debris or potential contamination of waterways during a flood event, must be stored in flood proof containers, adequately secured or located safely above the defined flood event (DFE) level. Any material, equipment or machinery with the potential to cause harm or contamination that is not located above the DFE or in flood proofed containers, shall be stored in such a manner as to be easily accessed and relocated off-site prior to inundation of the site and surrounding roadways in a minor or major flood event.

Emergency Events

12. A flood management plan, having regard to the site characteristics and management procedures in the event of flood, shall be prepared prior to the commencement of the use. The owner and/or operator, staff and visitors shall be made aware of the flood management plan, its content, and the procedures that need to be followed in the case of a major flood event e.g. relocation of equipment and materials, evacuation etc.
13. A bushfire hazard management plan shall be prepared prior to the commencement of use having regard to the site characteristics and management procedures in the event of a bushfire. The owner and/or operator, staff and visitors shall be made aware of the bushfire hazard management plan, its content, and the procedures that need to be followed in the case of a bushfire event e.g. relocation of equipment and materials, evacuation etc.

Flooding

14. Buildings constructed after September 2017 (post-implementation of the Planning Scheme) must be designed and constructed in accordance with *Queensland Development Code MP 3.5 – Construction of Buildings in Flood*

Hazard Areas.

Avoiding Nuisance

15. No nuisance is to be caused to adjoining properties and occupiers by the way of smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time.
16. Any dust emanating as a result of operations carried out onsite must be continually monitored and suppressed in order to prevent any dust drifting onto road networks, nearby properties and sensitive land uses. The landowner/operator must implement a dust management plan to manage any unsealed areas of the site.
17. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary.
18. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
19. 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.

Repair Damaged Infrastructure

20. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets.
21. Any damage to roads and infrastructure that is attributable to the progress of any works on the site or vehicles associated with the development of the site, must be repaired in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).

Refuse storage

22. At all times while the use continues, waste containers shall be provided on the site and maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis. All waste containers are to be shielded from the view of travelling public and neighbours and accessible by the vehicles used by Council, its agents and/or others.

Building appearance

23. Mechanical equipment, water tanks, materials, equipment storage areas and areas where work takes place (e.g. vehicle servicing, repairs etc.), are to be located and screened so as to be unobtrusive when viewing the site from nearby properties and roads.

Construction Activities and Erosion Control

24. During the course of any construction activities, soil erosion and sediment must be managed in accordance with the CMDG Design Guidelines D-7 'Erosion and Control and Stormwater Management'.
25. If there is a possibility of erosion or silt or other materials being washed off the property during the development process or after the development is completed, the developer must document and implement a management plan that prevents this from occurring and must immediately clean up and satisfactorily remove any deposited construction material or silt runoff from the development site.
26. Stockpiles of topsoil, sand, aggregate, spoil or other material capable of being moved by the action of running water shall be stored clear of drainage paths and be prevented from entering the road and/or drainage system during the course of any development works.
27. Should it be necessary for the road and/or drainage system to be reinstated or cleaned up due to erosion and/or sedimentation from the site, then such works shall be at no cost to Council. Such works shall be undertaken immediately where there is a potential hazard to pedestrians and/or passing traffic.

Stormwater and Drainage

28. Stormwater runoff from roofs and impervious surfaces is to be managed in accordance with the CMDG Design Guidelines D-5 'Stormwater Drainage Design'. Stormwater discharge from the site must not cause damage to public infrastructure networks.
29. Stormwater must not be allowed to pond on the property being developed during the development process and after the development has been completed.
30. Post-development stormwater runoff flows from the development site are not to exceed pre-development stormwater runoff flows to adjoining properties or roads.
31. 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.
32. 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.

Services

33. The approved use is to be connected to Council's reticulated water supply network in accordance with the Water Services Association of Australia (WSAA)

publication and the CMDG Design Guidelines – D11 ‘Water Reticulation’, at no cost to Council.

34. The approved use is to be connected to Council’s reticulated sewerage disposal system in accordance with the Sewerage Code of Australia and the CMDG Design Guideline - D12 ‘Sewerage Reticulation’, at no cost to Council.
35. Connection of the development to a telecommunication service must be undertaken in accordance with the relevant service provider’s requirements and specifications along with relevant building standards, requirements and specifications.
36. 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.
37. All services installation, including sewer, water, electricity and telecommunications connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council’s standard designs for such work where such designs exist (iv) the Capricorn Municipal Development Guidelines (CMDG) where it applies (v) any relevant Australian Standard 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
38. Any conflicts associated with proposed and existing services shall be forwarded by the developer to the appropriate controlling authority for approval for any proposed changes.

Access, Car Parking & Manoeuvring

39. Vehicle access to the site is to be provided via George Street. Public access to the site via Gregory Street is not permitted.
40. The developer/operator shall be responsible for the construction and maintenance of vehicle crossovers from the property boundary to the external roadway, and for obtaining any approvals that may be required and for complying with the applicable designs and standards.
41. Parking bay configurations (width and lengths) are to be in accordance with AS/NZS 2890.1:2004 Parking Facilities Part 1: Off-Street Car Parking.
42. One disabled parking space is to be provided within the development site. Disabled car parking bays shall be designed in accordance with AS/NZS 2890.6:2009 Parking Facilities Part 1: Off-Street Car Parking.
43. Vehicle access and manoeuvring areas are to comply with AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking.

44. All onsite parking spaces are to be clearly delineated with an appropriate line-marking paint, or other means that is compliant with the applicable Australian Standard.
45. Vehicle access, parking and manoeuvring areas shall be constructed of an all-weather surface and must not create any dust nuisance beyond the development site boundaries.
46. All vehicular access and related items must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme, (iii) Council's standard designs for such work where such designs exist, (iv) any relevant Australian Standard that applies to that type of work and (vi) the Capricorn Municipal Development Guidelines (CMDG) and (vii) 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.

Landscaping and fencing

47. The existing landscaped areas onsite, including established trees, garden beds and lawn are to be retained and maintained in a neat and tidy condition for the life of the development.
48. Site landscaping must not interfere with electrical infrastructure nor restrict maintenance access to any onsite infrastructure, public utility or easement.
49. A minimum 1.8 metre high solid screen fence must be maintained along the northern, eastern and western boundaries of the site for the life of the development.

Advertising signage

50. Advertising signage associated with the home-based business (mobile mechanical workshop) is restricted to two existing fence signs, one positioned on the western frontage (also advertising the museum) and one within the workshop area on the eastern side of the site. Advertising signage associated with the museum is limited to two existing fence signs setback from the front boundary line at the entrance to the museum (this is in addition to the combined sign on the western frontage).
51. Any advertising signage associated with the approved uses must be fully contained within the development site boundaries and must not encroach on adjoining properties or roads
52. Any free standing advertising signage or structure constructed on the subject site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.

Latest Version

53. 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 time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

Application Documentation

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

CONDITIONS RELATING TO HOME-BASED BUSINESS **(MOBILE MECHANIC WORKSHOP)**

Preamble

- i. Refer to <https://environment.des.qld.gov.au/assets/documents/regulation/pr-cp-motor-vehicle-workshop.pdf> for General Environmental Duty Code of Practice for Motor Vehicle Workshop Operations.

Use

55. The use must be operated by residents of the dwelling house on the site, and is limited to one additional employee (i.e. in addition to the landowners/development applicant).
56. General hours of operation for the Home-based business (mobile mechanic workshop) is restricted to 8:00am to 6:00pm Monday to Friday and 8:00am to 1:00pm Saturdays. The approved use shall not be carried out on Sundays or public holidays.

Delivery of goods

57. Loading and unloading of goods is not to occur outside the hours of 7:00am to 6:00pm Monday to Friday and 8:00am to 5:00pm Saturdays. No loading or unloading is to occur on Sundays or Public Holidays.
58. The frequency of delivery truck movements to the site must not exceed more than two truck movements involving trucks with a gross vehicle mass of 10 tonne or less per week, and no more than one truck movement involving trucks with a gross vehicle mass of greater than 10 tonnes per month on average.

Nuisance

59. No noise generating activities are to be conducted outside of the designated workshop area.

Displaying of Goods and Machinery

60. Goods and materials associated with the approved use are not permitted to be displayed outside the dwelling or sheds/workshop area.

Water

61. An appropriate backflow device must be installed on the property water meter to ensure no contaminated backflow into Council's reticulated water supply network.

Environmental

62. Bunding must be installed and maintained in the workshop area to prevent release of containments to the ground and Council's stormwater system.
63. Waste water and containments from the use must not be discharged into Council's reticulated sewerage or stormwater system without a Trade Waste agreement with Council.
64. Releases to water must not cause any visible oil slick or other visible evidence of oil or grease, nor contain visible, grease, scum, litter or floating oil.
65. Maintenance and cleaning of equipment (including vehicles and plant) is carried out in an area where contaminants cannot be released into stormwater drainage, a roadside gutter, waterways or onto unsealed ground.
66. Any spillage of contaminants is cleaned up immediately by a method other than hosing, sweeping or otherwise releasing the contaminants into stormwater drainage, a roadside gutter or a water.

Access, Car Parking & Manoeuvring

67. A minimum of two onsite car parking spaces are to be provided.

CONDITIONS RELATING TO COMMUNITY USE (MUSEUM)

Preamble

- i. If any type of food and/or beverage is to be served to the public in conjunction with the operation of the museum, please contact Council's Environmental Health Department to determine if a food licence is required.
- ii. All efforts should be made by the development owner/operator to encourage visitors attending the museum to walk from the nearby Central Business District (CBD) and Visitor Information Centre to minimise traffic movements to the site and the need for car parking.

Use

68. The use must be operated by residents of the dwelling house on the site. No additional employees are permitted.
69. General hours of operation for the Community Use (museum) are restricted to 7:00am to 8:00pm.

Note: The operator may apply to Council to vary the hours of operation for a particular event where the extended operating hours are necessary in the opinion of the Council having considered the requirements and community benefits of the particular event and the duration of the additional impacts upon the local community. Any decision to alter the operating hours may be subject to consultation with surrounding land owners.

Access, Car Parking & Manoeuvring

70. Provision shall be made for a minimum of three car parking spaces to cater for visitors to the museum at the development site frontage on George Street. The parking area shall make use of the available development site area where the front boundary fence is setback from the front boundary line.
71. The parking area must be provided with an all-weather surface and must be maintained to ensure there is no nuisance created to surrounding land uses and roads by the generation of dust.
72. If additional parking is required east of the museum entry and if located completely outside of the development site on the George Street road reserve (i.e. in front of the existing fence that is aligned along the front boundary line), this should be sealed with an approved impervious surface. The development owner/operator is required to contact Council to ensure compliance with any applicable standards, requirements etc. is achieved in the event additional parking is provided.
73. Visitor parking is not permitted in Gregory Street (i.e. including the unformed road reserve).
74. Any bus parking associated with the approved use that is outside of the development site boundaries is restricted to drop off and pick up only and no longer than fifteen (15) minutes at any one time.

Animal keeping

75. The keeping of animals is to be in accordance with Council's Subordinate Local Law No 2. (Animal Management) 2011.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

Council's decision regarding this matter is likely to affect;

- The applicant/landowner/s; Maranoa Mobile Workshop Service Pty Ltd (Robert, Edith and Craig Burton)

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
CMDG	Capricorn Municipal Development Guidelines

Context:

Why is the matter coming before Council?

Generally, a decision on a code assessable development application is made under delegated powers, however in this particular instance, the development does not meet all of the acceptable outcomes of the applicable assessment benchmarks and therefore it is appropriate for a decision on this matter to be made by Council resolution.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

The mobile mechanic workshop business has been operating the “non-mobile” aspect of the business from the site since 1993. Whilst the majority of the business activities are conducted off-site, the gross floor area of the workshop at the premises has expanded over time.

In addition to the business activities, the applicant has a keen interest in collecting and restoring vintage cars and has a number of restored cars stored onsite. A desire to be able to share this collection and other pursuits such as travel and photography, in addition to a keen interest in promoting local tourism in the area, and interest from community members, has resulted in the applicant opening a museum showcasing the collectable cars, photography and mementoes.

Both land uses are assessable development in the Residential zone under the Maranoa Planning Scheme and require a development application to be lodged to and approved by Council before the use commences.

There are currently no planning approvals permitting a Home-based business or Community use on the site and several outbuildings/sheds and structures have been constructed without building approvals being obtained by the applicant. Council initiated compliance action in 2016 upon receipt of customer complaints and failure of the applicant to obtain the necessary approvals.

This application seeks approval to regularise the unlawful uses occurring on the site.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

The development proposal constitutes Material Change of Use as defined in the *Planning Act 2016* and requires a development permit to be issued by Council prior to the commencement of use.

The development application is subject to Code assessment. A code assessable application must be carried out only against the applicable assessment benchmarks in the planning scheme.

Council must make its decision about whether to approve or refuse this development application in accordance with Section 60 of the *Planning Act 2016*. As per Section 60 Council;

- a) *must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development; and*
- b) *may decide to approve the application even if the development does not comply with some of the assessment benchmarks; and*

Examples—

- 1. *An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks.*
- 2. *An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks and a referral agency's response.*
- c) *may impose development conditions on an approval; and*
- d) *may, to the extent the development does not comply with some or all the assessment benchmarks, decide to refuse the application only if compliance can not be achieved by imposing development conditions.*

Example of a development condition for paragraph (d) —

a development condition that affects the way the development is carried out, or the management of uses or works that are the natural and ordinary consequence of the development, but does not have the effect of changing the type of development applied for

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

The *Maranoa Planning Scheme 2017* is applicable to the assessment of the application.

The relevant sections of the *Maranoa Regional Planning Scheme 2017* are;

- Part 6.2.3 General residential zone code
- Part 8.2.5 Flood hazard overlay code
- Part 8.2.6 Bushfire hazard overlay code
- Part 8.2.8 Airport Environs overlay code
- Part 9.3.3 Home based business code

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

- Manager, Water, Sewerage and Gas (internal)
- Senior Engineer - Contract Management, Enterprise Risk, Program and Contract Management (internal)
- Manager, Program & Contract Management (internal)
- Manager, Planning and Building Development (internal)
- Lead Town Planner
- Specialist - Senior Building Certifier
- Director Development, Facilities and Environmental Services (internal)
- GHD (external)

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

N/A – The proposed development will be funded entirely by the applicant.

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? Is this already included in the budget? (Include the account number and description).

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

The application will not have any implications to this financial year's budget provided Council's decision is not appealed.

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

The application will not have any implications for future financial year's budgets provided Council's decision is not appealed.

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?
(Interested Parties Analysis - IS9001:2015)

Community members residing in the immediate area may be interested or impacted by Council's decision regarding the development, as well as stakeholders and other parties/individuals with an interest in the region's tourism offerings.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
See below	

Potential risks associated with the proposal have been addressed in the development assessment. Other matters outside of this, which are not called up in the *Planning Act 2016*, cannot be considered in decision making.

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Council must make its decision about whether to approve or refuse this development application in accordance with Section 60 of the *Planning Act 2016*. As per Section 60 Council;

- e) *must decide to approve the application to the extent the development complies with all of the assessment benchmarks for the development; and*
- f) *may decide to approve the application even if the development does not comply with some of the assessment benchmarks; and*

Examples—

- 3. *An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks.*
- 4. *An assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks and a referral agency's response.*
- g) *may impose development conditions on an approval; and*
- h) *may, to the extent the development does not comply with some or all the assessment benchmarks, decide to refuse the application only if compliance can not be achieved by imposing development conditions.*

Example of a development condition for paragraph (d) —

a development condition that affects the way the development is carried out, or the management of uses or works that are the natural and ordinary consequence of the development, but does not have the effect of changing the type of development applied for

The development is generally compliant with the applicable assessment benchmarks and any inconsistencies can be appropriately addressed by way of conditions of development approval. Council should therefore endorse the Officer's recommendation to approve a Material Change of Use for a "Home based business" (Mobile Mechanic Workshop) and "Community Use" (Museum) subject to conditions.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy?

If so, for what reason?

That Council endorse the Officer's recommendation to approve a Material Change of Use for a "Home based business" (Mobile Mechanic Workshop) and "Community Use" (Museum) subject to conditions.

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.2 Encourage additional investment in the Maranoa, developing our local economy and increasing our region's population

4.2.3 Create an environment that is conducive to growth through progressive integration of Council's Planning Scheme, Economic & Community Development Plan and Business & Industry Strategy.

Supporting Documentation:

1 [↓](#) Planning Assessment

D19/24383

2 [↓](#) Proposal Plans

D19/25884

Report authorised by:

Manager - Planning & Building Development

Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

Attachment 1 – Planning Assessment**Introduction**

This application seeks a development permit for a Material Change of Use for a ‘Home based business’ (mobile mechanic workshop) and ‘Community use’ (museum) on land situated at 22-24 and 26-28 Gregory Street in the township of Roma, being Lot 301 on R8636 and Lot 302 on R861. The approximate location of the premises is outlined in red below.



Figure 1: Site locality

Background Information

The mobile mechanic workshop business has been operating the “non-mobile” aspect of the business from the site since 1993. Whilst the majority of the business activities are conducted off-site, the gross floor area of the workshop at the premises has expanded over time.

In addition to the business activities, the applicant has a keen interest in collecting and restoring vintage cars and has a number of restored cars stored onsite. A desire to be able to share this collection and other pursuits such as travel and photography, in addition to a keen interest in promoting local tourism in the area, and interest from the community members, has resulted in the applicant opening a museum showcasing the collectable cars, photography and mementoes.

Both land uses are assessable development in the Residential zone, under the Maranoa Planning Scheme and require a development application to be lodged and approved by Council before the use commences.

There are currently no planning approvals permitting either land use on the site and several outbuildings/sheds and structures have been constructed without building approvals being obtained by the applicant. Council initiated compliance action in 2016 as a result of customer complaints and failure of the applicant to obtain the necessary approvals. This application seeks approval to regularise the unlawful uses existing onsite.

Proposed Development

The application involves two components, a Home-based business for a mobile mechanic workshop and a Community use for a museum.

Refer to below site plan showing layout of development and identification of the two land use components.

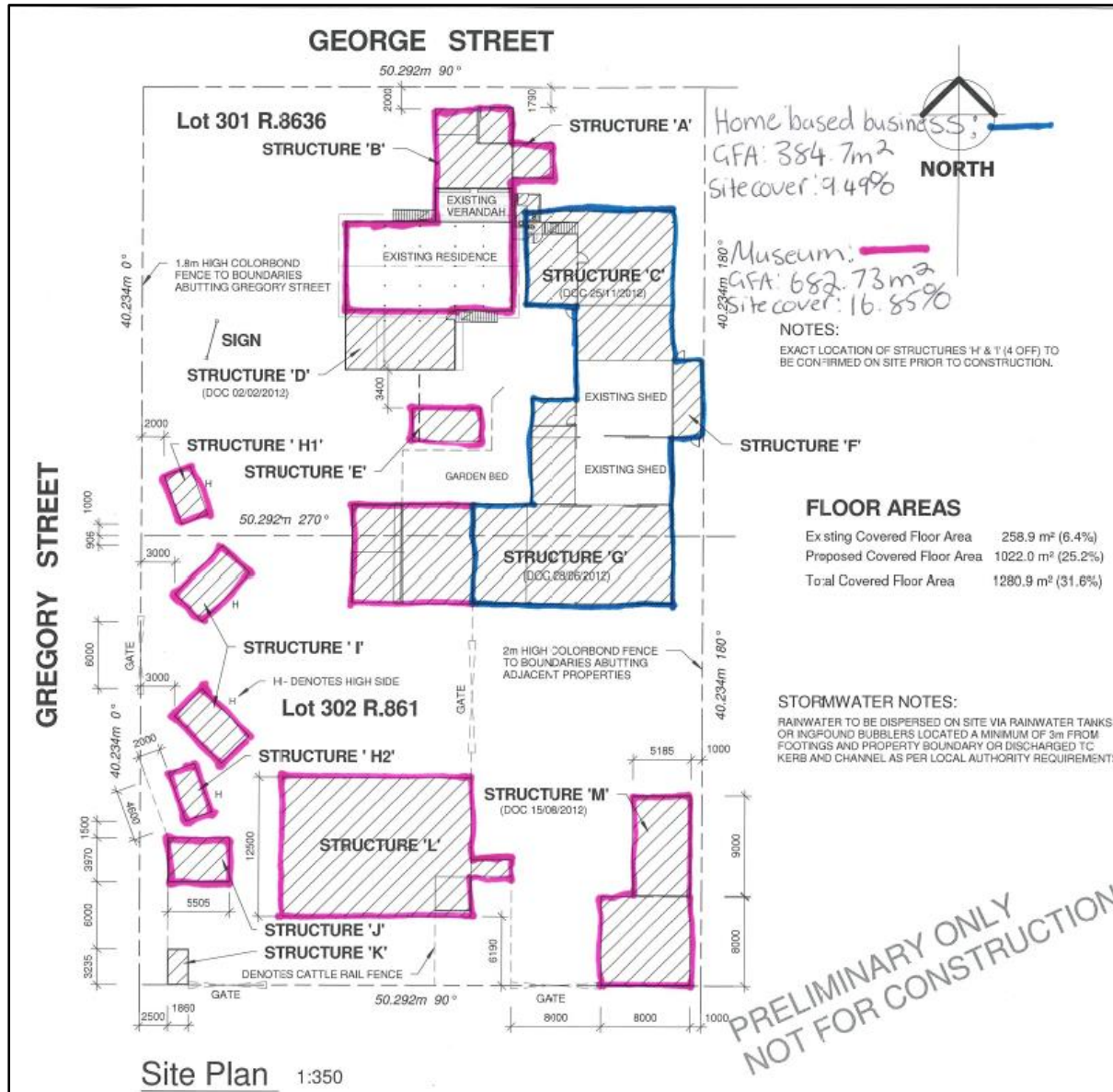


Figure 2: Site Plan

Mobile mechanic workshop

The business specialises in light and heavy vehicle mechanical and auto electrical, including:

- Mechanical repairs and maintenance of heavy vehicles (trucks and tractors) and light vehicles;
- Hydraulic, engineering and welding repairs; and
- Vehicle air conditioning repairs and sales.

The majority of activity associated with this use is conducted off-site and the use of the subject premises is limited primarily to administrative activities, storage purposes and light vehicle and auto electrical services and maintenance/repairs. Approximately 1-4 vehicle services and repairs are carried out onsite each week. The workshop area is located on the eastern side of the site.

The proposed trading hours are as follows:

- Monday to Friday: 8:00am – 5:30pm

Other than the applicant, one additional staff member is employed on site. The total GFA of the mobile mechanic workshop is approximately 384.7m², equating to 9.49% site coverage.

Museum

The museum includes:

- A display of restored/classic cars and old machinery;
- A collection of personal photography and mementoes from overseas travels; and
- Two Texas Longhorn cattle.

The cars and machinery will be displayed both underneath the dwelling in a secure storage area and also within a series of building structures located at rear of the property.

The structures consist of a mix of open sided and partly enclosed in buildings. The total GFA of the museum is approximately 682.73m², equating to 16.85% total site coverage.

The trading hours of the museum will be 9:00am to 5:00pm Monday to Friday, and on weekends by appointment.

The applicant provides visitors with a fully guided tour of the museum, providing commentary on the photography, cars/machinery and Texas Longhorn cattle.

The applicant runs the museum and therefore no additional staff members will be employed for the museum component of the development proposal.

Characteristics of the Site and Surrounding Land Uses

The subject land includes two contiguous rectangular land parcels and comprises a total area of approximately 4,046m². The land is zoned General Residential in the *Maranoa Planning Scheme*.

The site is bound by George Street and Gregory Street to the north and west respectively. Site access is provided via George Street. Gregory Street is currently unformed. A vacant residential lot adjoins the site to the south, and an existing residential dwelling and associated outbuildings occupy the residential lot immediately to the east. The site is in close proximity to an expansive area of land zoned for recreation purposes, which serves the dual purpose of providing for recreational activities (Shady's Lagoon and Adungadoo Pathway) and accommodating urban stormwater drainage infrastructure.

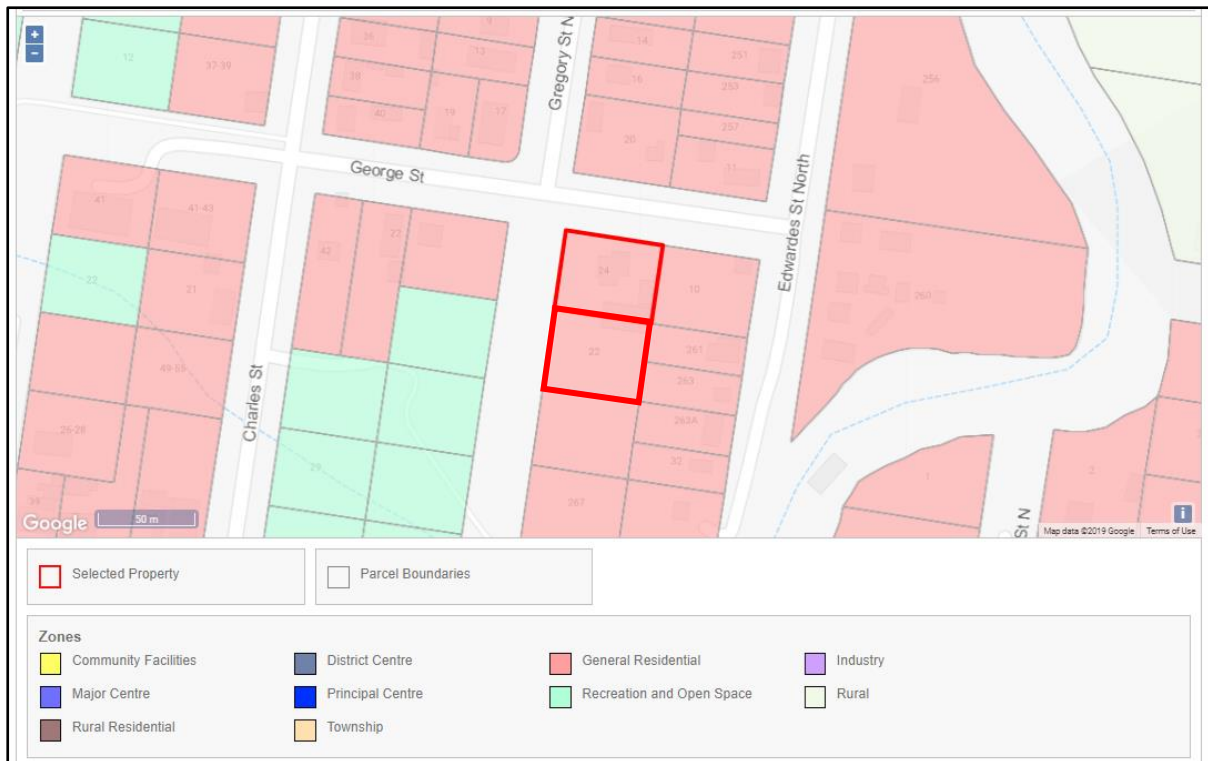


Figure 3: Zoning

Council's adopted flood hazard mapping for the town of Roma identifies the subject property as being subject flooding in the Defined Flood Event. The level of hazard in this event ranges from Low to High across the site, however the majority of the site area is identified as being subject to Significant Hazard (Refer Figure 4 below).

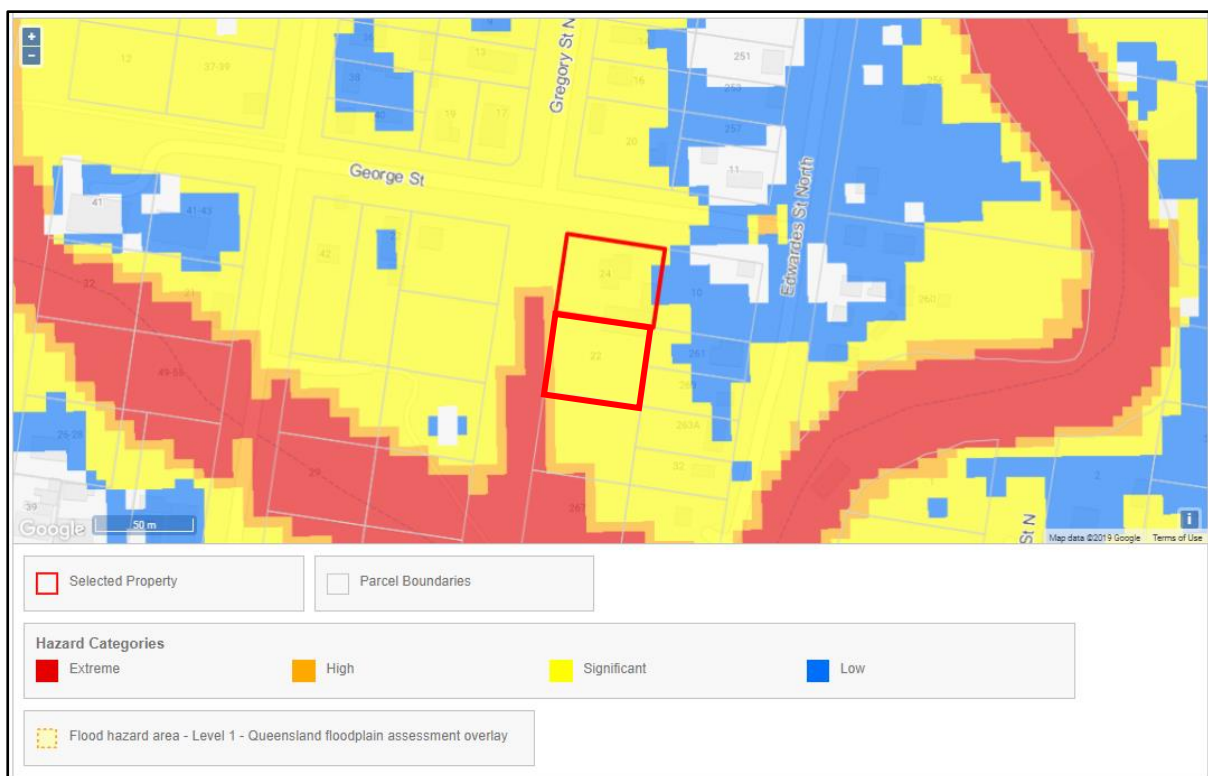


Figure 4: Flood Hazard

GHD were engaged to undertake an independent flood impact assessment of the proposed development. Modelling of the pre and post-development scenarios in the Defined Flood Event concluded; *the predicted increase in flood levels that would be caused by the proposed buildings in a 2012 like flood event is less than 3mm in the Pre-2A (Post Stage 1) scenario and less than 1mm in the Post Stage 2A scenario. Model results indicate that there are no significant predicted change in offsite velocities.*

Given that the model results indicate a very small increase in flood levels and no significant change in flood velocities in an already inundated area, the proposed buildings are not likely to cause any significant adverse off site hydraulic impacts.

A detailed assessment of the development having regard to the identified flood risk, and applicable assessment benchmarks, is provided further below in this report.

Referrals

There are no referral agencies for this application.

Infrastructure Contributions

Council's adopted Infrastructure Charges Resolutions will apply to the development, taking into account credits for existing lawful use/s on the site.

Assessment against the Planning Scheme

The proposed development is code assessable and requires assessment against the assessment benchmarks contained in the in the *Maranoa Planning Scheme 2017*;

- Part 6.2.3 General residential code
- Part 8.2.5 Flood hazard overlay code
- Part 8.2.6 Bushfire hazard overlay code
- Part 8.2.8 Airport Environs overlay code
- Part 9.3.3 Home based business code

Code assessable development that complies with:

- the purpose and overall outcomes of the code, complies with the code
- the performance or acceptable outcomes, complies with the purpose and overall outcomes of the code.

6.2.3 The General Residential Zone Code

6.2.3.2 Purpose

The purpose of the General residential zone is to:

- (a) provide for predominantly detached dwelling houses supported by community uses and small-scale services and facilities that cater for the needs of local residents;*
- (b) encourage higher residential densities where appropriate by providing for multiple dwellings and smaller lot housing nearer the Principal centre (within the Central living precinct); and,*
- (c) ensure that residential development is protected from natural hazards and from development types that would adversely impact upon existing amenity.*
- (d) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.*
- (e) maximise the use of existing infrastructure and transport networks.*

6.2.3.3 Overall Outcomes

The overall outcomes sought for the General residential zone code are as follows:

- (a) a range of housing, predominantly detached dwelling houses, on a range of lot sizes*
- (b) development results in an efficient land-use pattern that is well connected to other parts of the local government area;*
- (c) development is designed to provide safe and walkable neighbourhoods;*
- (d) development provides for uses that front the street to provide a sense of residential amenity and character and enhance community safety;*
- (e) other small-scale non-residential uses (including Home business uses) that integrate work and family and complement local residential amenity are facilitated;*
- (f) development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts;*
- (g) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;*
- (h) transport infrastructure is designed to provide and promote safe walking and cycling;*
- (i) development is reflective and responsive to the environmental constraints of the land;*
- (j) development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community;*
- (k) non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres;*
- (l) natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements;*
- (m) residential development maintains the safety and integrity of airport operations;*
- (n) residential development yields in the defined flood event inundation area subject to Significant, High or Extreme hazard do not exceed one dwelling house per lot as it exists at the commencement date of the planning scheme;*
- (o) non-resident workforce accommodation is not supported in this zone; and*
- (p) Uses other than accommodation activities may be supported where lots are contiguous with land not zoned residential, where the use is similar to the adjacent non-residential land use/s.*

The proposed development is for a small scale home-based business and museum which will be operated by the applicant who resides at the property. If Council are to approve the development, conditions of approval could be imposed to mitigate potential adverse impacts on the residential amenity of the neighbourhood, and to ensure natural environmental features are preserved.

Table 6.2.3.4.1 Benchmarks for accepted development subject to requirements and assessable development

THE GENERAL RESIDENTIAL ZONE CODE	
for all the General residential zone (including the Central living precinct):	
Performance outcomes	Acceptable outcomes
PLANNING	
Use, density and built form	
<p>PO 1 Scale</p> <p>Uses other than <i>Accommodation activities</i>:</p> <ul style="list-style-type: none"> (a) are of a small-scale and low intensity; (b) directly support the day to day needs of the immediate residential community; (c) do not prejudice the operation and viability of other uses or activities in the General Residential Zone or other zones; (d) have all car parking needs met on site; (e) may occur on residential zoned lots contiguous with land that is not zoned residential, where the use is similar to the non-residential land use on the contiguous parcel; (f) include mitigation measures such as acoustic fencing, landscaping and appropriate setbacks in instances where there is a potential for land use conflict between the use and adjoining and nearby accommodation activities; and (g) have access to reticulated sewer, water and stormwater. 	<p>The development is of a small scale in the context of the overall site area, with the combined building footprint occupying approximately 26% of the total site area. The low intensity of the use will be maintained with the major component of the mechanical business continuing to be conducted off-site and the operation of the museum lending to limited visitor numbers at any one time by offering only guided tours. Due to the indoor/outdoor experience provided by the museum, its operation will also be limited to fine weather.</p> <p>The mechanical workshop will be carried out during standard business hours. Generally the museum will also operate during business hours, with the exception of occasional tours arranged by appointment.</p> <p>The location of the museum is appropriate in terms of its proximity to the Adungadoo Pathway and associated recreation areas, providing a pedestrian link to the Big Rig Tourist Information Centre. The site is also in short distance of the Roma CBD. Having regard to unique characteristics of the development and the site, it is considered that the proposal will not prejudice the operation or viability of other uses in the Residential zone or other zones, despite it not supporting the day to day needs of the immediate residential community.</p> <p>The development incorporates provision of two off-street car parking spaces to accommodate visitors associated with the home-based business component (client enquiry and settlement of accounts). Secure undercover onsite parking is provided for the mobile mechanical vehicles within the designated workshop area.</p>

	<p>The development proposal does not include a dedicated car parking area contained within the site, to cater for visitors to the museum, however sufficient area exists off the George Street roadway within the road reserve, and utilising a portion of the front of the lot (where the screen fencing is setback from the property boundary) to facilitate visitor parking.</p> <p>If approved, the development approval could advise the applicant to encourage visitors to the museum to walk to the site instead of driving, to minimise the need for on-street car parking. Having regard to the limitations of the museum operation, it is considered parking can be managed to prevent detracting from the local residential amenity.</p> <p>The development is largely screened from view from the public road and adjoining properties by solid screen fencing and existing landscaping which provide buffering and separation to adjoining and nearby sensitive land uses. The development site has access to urban sewer, water and stormwater infrastructure and conditions of approval can be imposed ensuring appropriate connections are provided to these networks.</p> <p>Conditions of approval can be imposed to limit the number of employees associated with the use of the premises and any future expansion of the activities beyond a scale and intensity that is appropriate for the locality.</p>
<p>PO 2 Location</p> <p>Residential living is conveniently connected to the Principal, Major or District centres.</p> <p>Uses other than <i>Accommodation activities (general residential)</i> are located so as:</p> <ul style="list-style-type: none"> (a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas; (b) to be co-located with other non-residential uses wherever possible; (c) to be accessible for, and provide a service to, the immediate local population; and (d) to be located on the major road network rather than local residential streets. <p>Note: non-residential uses are any uses that are not associated with a Dwelling use.</p>	<p>The existing lawful use of the premises for residential purposes will remain the primary land use. Both components of the development will be operated by the property owners and only one additional employee will be engaged in the home-based business.</p> <p>The intensity at which both proposed land uses will operate is limited by the nature of the businesses. Activities associated with the mechanical workshop are primarily conducted off-site, being that the business operates as a mobile mechanic. Given this activity is secondary to, and supporting a mobile business, its location away from other industrial land uses is not considered to be detrimental. Traffic generated by the business will be minimal given it is operated by the landowners and the majority of vehicle servicing is conducted offsite.</p> <p>The way in which the museum has been established as part of the dwelling, with the owner's commentary required for the attractions,</p>

	<p>and for security purposes, lends only to guided tours rather than allowing visitors to freely explore the site. This arrangement largely limits the capacity at which it can operate including the number of visitors that can attend the museum at any given time. The site is conveniently located in proximity to other tourist and recreational facilities (i.e. the Big Rig Information Centre via the Adungadoo Pathway) and the CBD.</p> <p>Based on the scale, intensity and nature of the proposed development it is considered unlikely to prejudice the consolidation of like non-residential uses in other areas. Conditions of approval can be imposed to limit any intensification of the development beyond what has been proposed.</p>
<p>PO 3 Density and site coverage</p> <p>Development provides for an attractive, open and relatively low density form of urban residential settlement that maintains a high level of residential amenity.</p>	<p>The combined building footprint of the mechanical workshop and museum equates to approximately 26% site coverage. The addition of the residential land use takes the total site cover to approximately 32%.</p> <p>In the context of the total site area (being 4000m²+), the development footprint is relatively small. The majority of activities associated with the proposed uses will be screened from adjoining properties and roadways by fencing and landscaping, ensuring the visual amenity of the surrounding residential area is maintained.</p> <p>The mechanical workshop is located adjacent to the eastern side boundary. When viewed from the street, the workshop presents as a shed with an awning. This structure is the only component of the development that is not screened by fencing and extends approximately 8.5 metres across the site frontage (less than 20%). The building is setback several metres (~10m) from the front boundary and is consistent with the height of the two-storey dwelling on the site.</p> <p>Use of the workshop area at the site frontage is predominately limited to vehicle parking and storage. The majority of the business operations occur within enclosed building areas and are screened from view outside of the site.</p> <p>The museum display is not visible from the roadway or adjoining properties.</p> <p>Conditions of approval can be imposed to ensure the development site is maintained in a neat and tidy condition and to mitigate potential nuisances that could detract from the amenity of the local area.</p>
<p>PO 4 Setbacks</p> <p>Building setbacks:</p>	<p>The mechanical workshop is setback in excess of 6 metres from the primary frontage to</p>

<ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended character of the General Residential Zone; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non-residential premises. 	<p>George Street. While a small component of the museum (including the visitor entrance and small vehicle display) is located within 6 metres of this frontage, it is entirely screened from view at the roadway by solid screen fencing.</p> <p>A number of buildings within the property provide side and rear boundary setbacks that are less than 3 metres, however the majority of these structures are open-sided in whole, or in part, and are screened from neighbouring properties and roads by solid boundary fencing.</p> <p>Having regard to the building types, scale, and intended use, as well as the screening provided by existing fencing and landscaping that will be maintained as part of the development, the proposed setbacks are not considered to be detrimental to the amenity of the zone.</p> <p>While the development site is bound by two roadways and constitutes a corner allotment, the Gregory Street frontage is currently unformed and extends only a short distance beyond the development site, terminating at Shady's Lagoon, which is a Council-controlled recreation area and forms a major component of the urban stormwater drainage network. Although this roadway is unformed and if ever constructed, would be no-through road providing only local access, it is recommended that if the development is approved, the construction of any structure exceeding 2 metres in height not be supported within a 9 metre by 9 metre truncation of the at the corner of the two road frontages. This would avoid the potential issue of restricting driver visibility.</p>
<p>PO 5 Height</p> <p>The height of buildings is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.</p>	<p>Building heights reflect the prevailing building height in the immediate and surrounding area.</p>
<p>PO 6 Outbuildings</p> <p>Residential amenity is to be maintained and outbuildings are not to be used for ancillary non-residential uses.</p> <p>Residential amenity is not compromised by the storage of domestic goods.</p> <p>Note: Ancillary non-residential uses are any uses that are not ancillary to the activities within a Dwelling.</p>	<p>The proposed development does not include residential outbuildings. Buildings and structures forming part of the development are screened to a great extent from outside of the site so as not to impact adversely on the local residential amenity.</p>

<p>PO 7 Separation from incompatible land uses</p> <p>Adequate separation distances are provided between uses in the General Residential zone (and also uses outside the zone) to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding uses; (b) infrastructure items are protected from incompatible development; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible uses is minimised. 	<p>An existing solid screen fence buffers the development from surrounding residential activities. In addition, George and Gregory Street provide for further separation and buffering from nearby sensitive uses. Use areas associated with the development are setback a minimum of 30 metres from the nearest neighbouring dwellings and are appropriately screened and buffered to preserve local residential amenity.</p> <p>The proposed development will not interfere with public infrastructure and workshop activities will be contained within a designated area inside of the site, so as not to compromise public safety.</p> <p>The development site is located close to the Roma CBD with various commercial and light industrial developments and community uses dotted on the fringe of this area, in proximity to the site. The immediate surrounding neighbourhood, whilst a Residential area, includes two light industrial workshops and a home-based earthmoving contractor's yard and defence facility all within 200 metres of the site.</p> <p>Having regard to the location of the site, existing surrounding land uses, and separation and buffering provided, the development is unlikely to adversely impact on the amenity of the area.</p>
<p>PO 8 Buffers</p> <p>Adequate buffers are provided to protect general residential uses from agricultural, transport and industrial activities.</p> <p>Note: a 'General residential use' has a level of assessment other than Impact Assessable in the General Residential zone.</p> <p>Note: Refer to SC6.2 Planning scheme policy – Landscaping for guidance on designing and establishing landscape buffers.</p>	<p>The proposed development does not include "agricultural, transport and industrial activities", however the mechanical servicing component of the home-based business is industrial in nature. The industrial activities associated with this use will be low intensity being that this business is mobile and conducted primarily off-site. The business operations are also heavily screened from external view by fencing and enclosed building structures.</p> <p>Conditions of approval can be imposed to further mitigate potential adverse off-site impacts, such as limitations on operating hours and total use area).</p>
Amenity	
Advertising signage – refer to the Operational works advertising devices code	
Heritage places – in addition, refer to the Heritage overlay code where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy	
PO 9 General amenity	If Council are to approve the application,

<p>Uses other than <i>Accommodation activities</i> established in the General Residential Zone:</p> <ul style="list-style-type: none"> (a) do not impact adversely on the residential amenity of the General Residential Zone; and (b) do not prejudice the landscape values of the town. 	<p>conditions of approval can be imposed to mitigate potential adverse impacts on the surrounding residential area and preserve the landscape values of the town, including restricting operating hours, parking requirements, screening, nuisance prevention and maintaining visual amenity.</p>
<p>PO 10 Building appearance</p> <p>Buildings are designed to a high aesthetic standard.</p> <p>Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p>All buildings associated with the museum are screened from view outside of the site.</p> <p>The mechanical workshop includes a 2-3 bay shed located at the George Street frontage. The height and front setback of this building is consistent with that of the onsite dwelling and other buildings in the general area. Material and equipment storage areas and areas where work takes place are located inside the workshop. The front of the building is reserved for parking and vehicle access into the rear workshop area. The workshop is setback more than 8 metres from the George Street boundary and is not visually obtrusive when viewed from the Street.</p>
<p>PO 11 Neighbourhood character</p> <p>The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p>Activities will be screened from the street and neighbouring properties through the use of fencing, landscaping and by the existing dwelling.</p> <p>The residential appearance of the neighbourhood will be maintained with the existing two-storey dwelling on the site being located centrally on the George Street frontage and remaining the most prominent structure from street view.</p>
<p>PO 12 Footpaths</p> <p>Footpaths are provided for pedestrian comfort.</p>	<p>Not applicable - there are no formalised footpaths adjacent to the development frontage.</p>
<p>PO 13 Streetscape</p> <p>Buildings in the General Residential Zone:</p> <ul style="list-style-type: none"> (a) address the street frontage; (b) have a clearly defined front entry or entry path that is visible from the street; and (c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms. 	<p>All buildings located on the George Street frontage of the site are oriented to address the street frontage, including the workshop, entrance to the museum and residential dwelling. The site has a clearly defined front entry that is visible from the street. The dwelling, being two-storey, and also the workshop provide opportunities for informal surveillance of the street.</p>
<p>PO 14 Cultural heritage</p> <p>The physical integrity and significance of cultural heritage discovered during development is retained.</p> <p>Note: Cultural heritage refers to indigenous and non- indigenous cultural heritage.</p>	<p>Not applicable - There are no known sites of cultural heritage significance within the property and no major construction works to be carried out as part of the proposed development, therefore it would be unlikely of cultural heritage being discovered. In the event that cultural heritage is discovered, the applicant has a duty of care to ensure it is preserved.</p>
<p>Landscaping, privacy and fencing</p>	
<p>Landscaping – refer to the Operational works landscaping code</p>	

<p>PO 15 Landscaping</p> <p>Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> (a) contribute positively to the built form and the street; (b) be visually pleasing and create an attractive environment; (c) be located to take account of the direction of the breezes and sun; (d) be located to give privacy and buffering from or for any incompatible uses, (e) be located to avoid interference with electricity lines and other infrastructure; and (f) maintain sight lines at intersections for traffic. 	<p>There is extensive established landscaping existing throughout the site that will be maintained as part of the development.</p>
<p>PO 16 Privacy and screening</p> <p>Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.</p>	<p>Openings of all building structures do not overlook adjoining dwellings.</p>
<p>PO 17 Fencing</p> <p>Where uses other than <i>Accommodation activities</i> adjoin <i>Accommodation activities</i>, fencing provides separation for privacy.</p>	<p>An existing solid screen fence is constructed around the perimeter of the site.</p>
<p>Avoiding nuisance</p>	
<p>PO 18 Operating hours</p> <p>Uses are operated in a manner that ensures the local amenity is protected.</p>	<p>The museum will be operated between the hours of 9:00am to 5:00pm Monday to Friday and on weekends by appointment. The mobile mechanic workshop will be operated between the hours of 8:00-5:30pm Monday to Friday. Conditions of approval can be imposed to ensure the development operations do not exceed specified hours.</p>
<p>PO 19 Delivery of goods</p> <p>The loading and unloading of goods occurs at the appropriate times to protect the amenity of the area and surrounding areas.</p>	<p>Up to five deliveries are received per week as part of the mechanical use. The majority of the goods are received in a van. Heavier goods are received in a delivery truck approximately once a month.</p> <p>If Council are to approve the application, conditions could be imposed restricting the delivery of goods to 7:00am to 6:00pm Monday to Friday and 8:00am to 5:00pm Saturdays and no deliveries on Sundays or public holidays. Further conditions could be imposed to limit the size and frequency of delivery trucks to the site.</p>
<p>PO 20 Noise emissions</p> <p>Noise emissions from premises do not cause nuisance to adjoining properties or sensitive land uses.</p>	<p>Noise emissions produced from the mechanical business are expected to be minimal as most of the works are carried out offsite. Services and repairs that are carried out onsite will be conducted inside the workshop area. Conditions of approval can be imposed to ensure this occurs.</p>

	<p>The museum component is unlikely to cause significant noise emissions.</p> <p>If the application is to be approved conditions of approval will restrict the operating hours to 8:00am to 6:00pm Monday to Friday and 8:00am to 1:00pm Saturdays and no operations on Sundays or public holidays for the home based business and 7:00am to 8:00pm for the museum.</p>
<p>PO 21 Lighting</p> <p>Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.</p>	<p>If the application is to be approved conditions of the development approval will require that all lighting not exceed acceptable levels.</p>
<p>PO 22 Refuse storage</p> <p>Refuse storage areas are:</p> <ul style="list-style-type: none"> (a) located in convenient and unobtrusive positions; (b) screened from the street and adjoining uses; and (c) capable of being serviced by a waste collector if required to be emptied on site. 	<p>Waste bin/s will be located behind buildings in a refuse storage area. This can be managed through development conditions.</p>
ENGINEERING	
Earthworks – refer to the Operational works excavation or filling code	
Infrastructure – refer to the Operational works infrastructure code	
Erosion Control	
<p>PO 23 Construction activities</p> <p>Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.</p>	<p>There will be no significant construction works carried out as a result of the development.</p>
Provision of services	
<p>PO 24 Electricity supply</p> <p>Premises are provided with a supply of electricity adequate for the activity.</p>	<p>The premises is connected to an existing electricity supply.</p>
<p>PO 25 Gas supply</p> <p>Where a reticulated gas supply is available:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply of reticulated gas adequate for the activity; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	<p>Not applicable – The proposed development does not require a gas connection.</p>
<p>PO 26 Water supply</p> <p>To ensure the provision of a potable and fire-fighting water supply:</p> <ul style="list-style-type: none"> (a) premises are provided with a supply and volume of water adequate for the activity; and (b) access to reticulated water infrastructure is to be maintained for maintenance and 	<p>The premises has an existing connection to reticulated water supply.</p>

replacement purposes.	
PO 27 Effluent disposal To ensure that public health and environmental values are preserved: <ul style="list-style-type: none"> (a) all premises provide for the effective treatment and disposal of effluent and other waste water; and (b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes. 	The premises has an existing connection to reticulated sewerage.
Stormwater and drainage	
PO 28 Stormwater and inter-allotment drainage Stormwater is collected and discharged so as to: <ul style="list-style-type: none"> (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 	Stormwater runoff from the buildings will be collected and used to maintain the onsite landscaping. Conditions of approval can be imposed to ensure appropriate management of excess stormwater and any discharge from the site and to protect public infrastructure networks. Stormwater runoff from roofed areas will also be addressed as part of any future building approvals for any proposed building works.
Roads and rail	
Infrastructure – refer to the Infrastructure overlay code for development in the proximity of, or potentially affecting State infrastructure.	
PO 29 Protection of State controlled roads Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.	Not applicable – The premises is not located near a State-controlled road.
PO 30 Roads A sealed road is provided between the premises and the existing sealed road network.	The premises has direct access to George Street, which is a sealed road.
Access, parking and manoeuvring	
PO 31 Vehicle access Vehicle access is provided to a standard appropriate for the use.	Access to the site is via an existing all-weather crossover from George Street.

<p>PO 32 Parking and manoeuvring</p> <p>Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.</p>	<p>The development incorporates provision of two off-street car parking spaces to accommodate visitors associated with the home-based business component (client enquiry and settlement of accounts associated with the mechanical workshop). Secure undercover parking is provided onsite for the operator's mechanical vehicles within the designated workshop area.</p> <p>The planning scheme does not specify minimum car parking spaces required for Community Use developments, however it would be expected that the museum will generate traffic and the need for visitor parking.</p> <p>Due to site constraints, the development does not include provision of a dedicated onsite parking area for the museum. Instead it is proposed that visitor parking be accommodated at the site frontage utilising a portion of the George Street road reserve.</p> <p>The entrance to the museum is delineated by the alignment of the front boundary fence which is inset from the boundary line. If approved, it is recommended that visitor parking be accommodated within this area making use of the development site and minimising parking within the road reserve. Additionally, conditions of approval should require all car parking areas to be maintained to prevent dust nuisance to adjoining properties and roads.</p> <p>There are limitations to the scale and intensity at which both uses will operate, which would be reinforced by conditions of any development permit granted for the proposed uses. The proposed car parking arrangement is therefore considered commensurate with the use, and having regard to the various non-residential activities located nearby, vehicle traffic associated with the development is unlikely to be detrimental to the local amenity.</p>
<p>ENVIRONMENTAL</p>	
<p>Biodiversity – in addition, refer to the Biodiversity areas overlay code where mapped in the SPP mapping as MSES.</p>	
<p>PO 33 Air emissions</p> <p>Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	<p>Air emissions produced from the mechanical business are expected to be minimal as most of the works are carried out offsite. Services and repairs that are carried out onsite will be conducted inside the workshop area. Air emissions associated with the use are not expected to exceed acceptable limits. The operator has a general environmental duty to</p>

	<p>ensure the use does not cause environmental harm.</p> <p>The museum component is unlikely to cause any air emissions.</p> <p>Conditions of development approval could be imposed requiring measures be put in place to avoid environmental harm or nuisance to adjoining properties.</p>
<p>PO 34 Energy use</p> <p>Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p>The proposed development will make use of the existing electricity supply to the site and does not include any alternative renewable energy sources.</p>
<p>PO 35 Water quality</p> <p>The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use or industrial use; and (e) minimises nuisance or harm to adjoining land owners. 	<p>The natural drainage across the site is to the south towards Shady's Lagoon (public stormwater retention). It is proposed that where possible, stormwater collected from the onsite buildings will be used to maintain the gardens and lawn. Conditions of approval can be imposed to ensure appropriate management of excess stormwater and any discharge from the site. Stormwater runoff from roofed areas will also be addressed as part of any future building approvals for any proposed building works.</p>
SAFETY AND RESILIENCE TO HAZARDS	
<p>Airport environs – refer to the Airport and aviation facilities overlay code</p> <p>where areas are mapped in the SPP mapping as within an area of interest of an airport.</p>	
<p>Flooding – refer to the Flood hazard overlay code</p> <p>where areas are mapped as within a defined flood area.</p>	
<p>ACCOMMODATION ACTIVITIES - additional requirements</p> <p>Note: Accommodation activities (<i>Dual occupancy, Dwelling house, Community residence, Home based business, Residential care facility, Retirement facility</i>) are code assessable or accepted development subject to requirements in the General Residential Zone.</p>	
<p>Accommodation activities – see also the Accommodation activities code</p>	
<p>Home based business – see also the Home based business code</p>	
<p>BUSINESS ACTIVITIES - additional requirements</p> <p>Note: Business activities (<i>Office, Sales office, Shop</i>) are code assessable or accepted development subject to requirements in the General Residential Zone.</p>	
<p>CENTRE ACTIVITIES - additional requirements</p> <p>Note: Centre activities (<i>Residential care facility, Retirement facility</i>) are impact assessable in the General Residential Zone.</p>	
<p>COMMUNITY ACTIVITIES - additional requirements</p> <p>Note: Community activities (<i>Community care centre, Community use</i>) are code assessable in the General Residential Zone.</p>	
<p>PO 36 Telecommunications facility - location</p> <p><i>Telecommunications facilities</i> must be located</p>	<p>Not applicable</p>

where there is convenient access.	
PO 37 Telecommunications facility - visual impact <i>Telecommunication facilities</i> are visually integrated with the landscape or townscape so as to not be visually dominant or unduly visually obtrusive.	
PO 38 Utility installation Local <i>Utility installations</i> are positioned unobtrusively, and do not have undue adverse impact on their surrounds.	

9.3.2 Home based business code

9.3.2.2 Purpose

The purpose of the Home based business code is to provide for the operation of home based businesses which are consistent with the amenity and character of the adjoining residential area and to ensure that the business has a scale and intensity that does not adversely affect the viability of the planned commercial or industrial areas.

9.3.2.3 Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:-

- (a) Home based businesses are integrated visually and functionally into the neighbourhood.
- (b) The business does not require the services, facilities, accessibility or amenities of a commercial or industrial centre or would not be more appropriately located in a commercial or industrial centre.
- (c) The *Home based business* does not have an adverse impact on the amenity and environment of the surrounding area.
- (d) In the case of a bed and breakfast or rural home/farm stay the built form of the use and the size and scale of the use is complementary to the neighbourhood in which the use is located and the facility is safe and attractive.

The majority of activities associated with the home based business are carried out off-site in rural locations. The site is used primarily for administrative and storage purposes associated with off-site activities and intermittently for small repair projects that cannot be carried out on location. The level of activity at the site is minimal and all activity is carried out within enclosed structures screened from neighbours and the street.

Table 9.3.2.4.1 – Benchmarks for accepted development subject to requirements and assessable development

THE HOME BASED BUSINESS CODE	
Performance outcomes	Acceptable outcomes
PLANNING	
Use, density and built form	
PO 1 Scale – general requirements The <i>Home based business</i> is limited in size and scale to ensure: <ul style="list-style-type: none"> (a) the amenity of the existing neighbourhood is protected; and (b) the <i>Home based business</i> remains ancillary to the use of the <i>Dwelling house</i> as a private permanent residence. 	The mechanical workshop is operated by the persons who reside at the property. Approximately 1-4 vehicle services and repairs are carried out onsite each week, therefore the number of customers attending the premises is low. Vehicle services are generally booked in advance which assists with the operator being able to manage the number of vehicles and customers attending the site. Other than the applicant, one additional staff member is employed on site. If approved, conditions can be imposed limiting the number of onsite employees and ensuring the

	development remains subsidiary to the primary residential land use.
PO 2 Scale – total floor area The <i>Home based business</i> comprises only a minor portion of an existing residential premises.	<p>The total GFA of the mobile mechanic workshop is approximately 384.7m², equating to 9.49% site coverage.</p> <p>While the total GFA significantly exceeds 80m² which is generally the area anticipated in the Residential Zone, the workshop occupies only a small portion of the overall site and is largely concealed from view outside of the property. The business has been operating from the workshop occupying the subject property since 1993. Extensions to the building over this time have been contained to the east of the existing dwelling which is located centrally at the site frontage.</p> <p>Business operations are mainly carried out off-site, being that the use is primarily mobile. There are instances where parts of vehicles are removed from the vehicles off-site and brought back to the workshop for repair before being returned and put back in the vehicle.</p>
PO 3 Containers The use of storage/shipping containers in association with the <i>Home based business</i> is not unsightly and does not detract from the amenity of the locality.	There are currently no shipping containers stored onsite and the development does not propose the introduction of any shipping containers.
Amenity	
PO 4 Advertising signs Advertising signage is appropriately located and sized to minimise impact on the visual amenity of the locality.	<p>Advertising signage associated with the home-based business (mechanical workshop) includes two fence signs. The primary sign is located within the workshop area and well setback from the street. The mechanical workshop is also advertised in conjunction with the museum on a larger fence sign positioned on the western frontage. This sign is setback and separated from surrounding land uses by both the George and Gregory Street road reserves. Despite the sign exceeding general size limits for the advertisement of non-residential uses in the Residential Zone, when considered relative to the extensive site area and screen fencing along the property boundaries, the signage occupies a very small portion of the site frontage.</p> <p>If approved, conditions of approval can be imposed restricting the erection of any additional signage.</p>
PO 5 Building appearance The <i>Home based business</i> is visually integrated with the predominant residential use, the streetscape and adjacent premises.	<p>The workshop operations will be conducted within buildings on the site. This can be managed through conditions of approval.</p> <p>The workshop, when viewed from the street/outside the site, is limited to less than</p>

	<p>10m (20%) of the George Street frontage, being to the east of the existing dwelling which is located centrally on the George Street boundary.</p> <p>The dwelling appearance has not been changed to accommodate the home-based business. The use is a service industry and does not involve the public display of goods or materials.</p>
Landscaping and fencing	
<p>PO 6 Separation</p> <p>The <i>Home based business</i> provides adequate separation from adjoining residential activities.</p>	<p>An existing solid screen fence is constructed around the perimeter of the site, providing separation and screening to adjoining properties.</p>
Avoiding nuisance	
<p>PO 7 Operating hours</p> <p>Hours of operation are controlled so as to ensure the use does not disrupt nearby sensitive land uses.</p> <p>Note: Sensitive land uses are defined in the State Planning Policy.</p>	<p>The operating hours for the mobile mechanic workshop are Monday to Friday 8:00am – 5:30pm. Conditions of approval can be imposed to ensure appropriate hours are maintained.</p>
<p>PO 8 Nuisance – general requirements</p> <p>The <i>Home based business</i> does not involve any materials, equipment or processes that cause nuisance or adversely impact on residential amenity.</p>	<p>The mechanic workshop will be operated between the hours of 8:00am - 5:30pm Monday to Friday.</p> <p>The majority of the business is mobile which means services and repairs on vehicles are primarily carried out offsite. Approximately 1-4 vehicle services and repairs are carried onsite each week. These are located within the workshop area which assists with keeping any general nuisance caused from the business to a minimum.</p>
ENGINEERING	
Provision of services	
<p>PO 9 Impact on utilities and services</p> <p>The <i>Home based business</i> does not impact on the capacity of infrastructure services.</p>	<p>The business has operated at the premises since 1993. The use is low intensity and will not impact on the capacity of reticulated infrastructure networks.</p>
Access, car parking and manoeuvring	
<p>PO 10 Vehicle access and traffic</p> <p>Safe and convenient access to the road network is provided and the use does not generate traffic loads greater than which might reasonably expected in the surrounding area.</p>	<p>Access to the site is via an existing all-weather (crusher dust/road base surface) crossover from George Street.</p> <p>Up to five deliveries are received per week. The majority of goods are received in a van. Heavier goods are received in a delivery truck approximately once a month.</p> <p>If the application is to be approved conditions will restrict delivery of goods to 7:00am to</p>

	6:00pm Monday to Friday and 8:00am to 5:00pm Saturday, as well as prevent deliveries on Sundays and public holidays. Further conditions could be imposed to limit the size and frequency of delivery trucks to the site.
PO 11 Parking Vehicle parking is adequate for the use and ensures both safety and functionality for motorists and pedestrians.	<p>The development incorporates provision of two off-street car parking spaces to accommodate visitors associated with the home-based business (client enquiry and settlement of accounts associated with the mechanical workshop). Secure undercover parking is provided onsite for the operator's mechanical vehicles, within the designated workshop area.</p> <p>The business does not incorporate or require any on-street parking and the delivery of goods can be occur within the site, at the front of the workshop area.</p>
BED AND BREAKFAST AND HOME/FARM STAY ACCOMMODATION – additional requirements	
PO 12 Scale The scale of the use does not compromise privacy and amenity for residents of surrounding properties.	Not applicable
PO 13 Length of stay Accommodation is provided for short-term stay only.	
PO 14 Building appearance The use provides reasonable levels of privacy and convenience for both residents and guests.	
PO 15 Access, parking and manoeuvring The design and management of access, parking and vehicle movement on the site facilitates the safe and convenient use of the bed and breakfast or home/farm stay, by residents and visitors and does not detract from the amenity of the surrounding area.	
HOME BASED CHILD CARE – additional requirements	
PO 16 Scale The amenity of the locality is not compromised by the scale of the <i>Home based business</i> .	Not applicable.
STORAGE – additional requirements	
PO 17 Storage The storage of heavy vehicles, machinery, equipment, goods and materials does not detract from the amenity of the zone.	Vehicles associated with the business are owned by the applicant and are stored inside the workshop area.

8.2.5 Flood hazard overlay code

8.2.5.2 Purpose

The purpose of the Flood hazard overlay code is to ensure that development (carried out under all categories of development or assessment) successfully mitigates the potential impacts of riparian flooding on property, and ensures the safety of people during flood events to the greatest extent possible. 'Property' includes all adjoining and all potentially affected property. The code, through the control of further development in known flood affected areas, also seeks to:

- preserve the existing levels of economic activity during and after flood events in affected towns;
- protect the environment from flood related erosion and pollution; and
- protect emergency services personnel from unnecessary risk during flood events.

8.2.5.3 Overall Outcomes

The purpose of the code will be achieved through the following overall outcomes:-

Development in the Significant, High and Extreme flood hazard areas shown on the Flood hazard overlay maps:

- maintains and enhances the hydrological function of the land;
- does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
- does not include further subdivision,
- is limited to:
 - (a) flood proofed *Recreation activities*;
 - (b) rural activities where for *Animal husbandry, Cropping, and Permanent plantation*;
 - (c) flood proofed local *Utility installations*;
 - (d) conservation and natural area management; and
 - (e) replacement of existing lawful development, including *Accommodation activities* where habitable rooms are elevated above the *Defined flood level*.

Development in the Low flood hazard areas shown on the Flood hazard overlay maps:

- minimises risk to life and property;
- elevates habitable rooms for all *Accommodation activities* above the *Defined flood level*; and
- elevates the minimum floor level for all buildings housing uses other than *Accommodation activities* above the *Defined flood level*.

The proposed development achieves the purpose of the code (or can be conditioned to meet the purpose of the code) for the follow reasons;

- It does not involve filling;
- Uses will be conditioned not to operate during serious weather events;
- GHD have undertaken a flood assessment and concluded that the proposed development will have little or no impact. In modelling of the pre and post-development scenarios in the defined flood event the assessment concluded that *the predicted increase in flood levels that would be caused by the proposed buildings in a 2012 like flood event is less than 3mm in the Pre-2A (Post Stage 1) scenario and less than 1mm in*

the Post Stage 2A scenario. Model results indicate that there are no significant predicted change in offsite velocities;

- The majority of structures are only partially enclosed or open structures; and
- The development is small scale in the context of the overall site, with total site coverage equating to approximately 26%.

Table 8.2.5.4.1 - Benchmarks for accepted development subject to requirements and assessable development

THE FLOOD HAZARD OVERLAY CODE	
for areas within the defined flood area, or mapped as flood prone by QRA online mapping:	
Performance outcomes	Acceptable outcomes
PLANNING	
Use, density and built form	
<p>PO 1 Scale</p> <p>The scale of development within the Defined flood area does not increase.</p>	<p>The development will increase the scale of development in the defined flood area beyond what is reasonably expected in the Residential Zone. However, the impact assessment undertaken by GHD indicated that the proposed development will have a <i>very small increase in flood levels and no significant change in flood velocities in an already inundated area, the proposed buildings are not likely to cause any significant adverse off site hydraulic impacts.</i></p>
<p>PO 2 Location</p> <p>Premises are located to:</p> <ul style="list-style-type: none"> (a) avoid flooding; (b) protect life and property; and (c) avoid changing the extent and magnitude of flooding. <p>Note: Where no flood hazard map is available, assessment of potential flooding impacts will take account of the QRA online mapping that shows the likely extent of floodplains in the 'Interim Floodplain Assessment Overlay'. This is consistent with the Queensland Reconstruction Authority (QRA) model code within the document: Planning for stronger, more resilient floodplains guidelines.</p>	<p>The whole of the development site is subject to Significant Hazard in the defined flood event. Notwithstanding this, the development in this location is considered acceptable because;</p> <ul style="list-style-type: none"> • the majority of the structures are constructed as only partially enclosed or otherwise open sided, allowing for floodwater to flow through the buildings; • susceptible equipment, materials and goods are located and secured above the defined flood level; • The uses will not operate during a significant weather event therefore minimising risk to people; • The development will not result in additional people living in the area as the uses are operated by the applicant; and • GHD has carried out a flood assessment concluding that the impacts of the proposed development will be inconsequential, noting there will be a <i>very small increase in flood levels and no significant change in flood velocities in an already inundated area, the proposed buildings are not likely to cause any</i>

	<i>significant adverse off site hydraulic impacts.</i>
<p>PO 3 Density and site coverage</p> <p>The number of people requiring assistance during flood events is minimised.</p>	<p>Both uses are run by the applicant/owner who has lived at the property for 25 years and therefore there will be no increase in the number of people living at the premises as a result of the development. The mechanical workshop has used the premises as a base for their mobile operations since 1993 and employs only one additional employee. The mechanical business operations are largely carried out off-site and neither use will be operational during extreme flood events, therefore not placing additional persons at risk.</p>
Amenity	
<p>PO 4 General amenity</p> <p>Surrounding land does not suffer a reduction in use value as a result of development within the floodplain.</p> <p>Note: Where any alteration of patterns of flooding is expected, a flood assessment report will be necessary to demonstrate compliance to the satisfaction of the assessment manager. This flood assessment report should include an assessment of the proposal against these outcomes and may require specific hydraulic and hydrologic investigation to be undertaken by a suitably qualified professional engineer.</p>	<p>The development site does not contain a watercourse and the development does not involve earthworks or vegetation clearing. An assessment of the proposed building works having regard to the defined flood event, was undertaken by GHD to assess the potential impact on floodwater. GHD concluded that the impacts of the proposed development will be inconsequential, noting that it is likely to result in a very small increase in flood levels and no significant change in flood velocities in an already inundated area, the proposed buildings are not likely to cause any significant adverse off site hydraulic impacts.</p>
<p>PO 5 Building standards</p> <p>Buildings are designed to be resilient to flooding.</p> <p>Note: The relevant building assessment provisions under the Building Act 1975, including QDC MP3.5 – Construction of Buildings in Flood hazard areas, apply to building work within a flood hazard area.</p>	<p>If the application is to be approved, conditions of approval will require the construction of all future buildings to conform to the Queensland Development Code MP3.5 – Construction of buildings in flood areas.</p>
<p>PO 6 Building materials and techniques</p> <p>Where construction is below the Defined flood level, materials and building techniques are used that minimise the need for repair after a flood event.</p>	<p>If the application is to be approved, conditions of approval will require the construction of all future buildings to conform to the Queensland Development Code MP3.5 – Construction of buildings in flood areas.</p>
<p>PO 7 Essential community infrastructure</p> <p>Essential community infrastructure maintains functionality during and after a Defined flood event.</p>	<p>Not applicable – The proposed development is not for essential community infrastructure.</p>
ENGINEERING	
Floodwater	

<p>PO 8 Flood storage capacity and the Defined flood area</p> <p>Development does not directly, indirectly or cumulatively change flood characteristics in a manner that may cause adverse impacts external to the development site.</p> <p>Note: Where any alteration of patterns of flooding is expected, a flood assessment report will be necessary to demonstrate compliance to the satisfaction of the assessment manager. This flood assessment report should include an assessment of the proposal against these outcomes and may require specific hydraulic and hydrologic investigation to be undertaken by a suitably qualified professional engineer.</p>	<p>The flood impact assessment completed by GHD indicated that the proposed development will have a <i>very small increase in flood levels and no significant change in flood velocities in an already inundated area, the proposed buildings are not likely to cause any significant adverse off site hydraulic impacts.</i></p>
<p>Access and parking</p>	
<p>PO 9 Access</p> <p>An escape / safety route is identified and maintained for all development within the Defined flood area.</p>	<p>All adjoining roadways are subject to significant to extreme levels of hazard, however neither use will be operational during a significant weather event.</p> <p>The mechanical workshop is a home-based business operated by existing residents of the property. The museum is also operated by the residents. The dwelling is built above the known flood height and only during a significant flood event if the dwelling was going to be inundated by flood water would the applicant evacuate. If the application is to be approved, a condition requiring the applicant to implement a flood management plan could be imposed and also to confirm the approved development will not be operational during significant weather events.</p>
<p>PO 10 Parking and manoeuvring</p> <p>Vehicle parking and service vehicle provision may be provided within the Defined flood area where the vehicles can be removed before flooding occurs.</p>	<p>All adjoining roadways are subject to significant to extreme levels of hazard during major flood events, however neither use will be operating during these times and therefore visitor parking would not be utilised.</p> <p>Vehicles associated with the mechanical workshop can be relocated off-site prior to major flooding in the area, as can those associated with the museum. Motor vehicles included in the museum display also form part of the owner's personal car collection and have been stored at the premises since prior to the use as a museum commencing. During previous flood events, the owner has relocated the vehicle collection outside of the flood affected area prior to floodwaters rising. The owner proposes to similarly remove the vehicles should such an event occur again.</p>
<p>ENVIRONMENTAL</p>	
<p>PO 11 Water quality</p> <p>The environment and so too public safety are not</p>	<p>The development proposal plans include mezzanine floor areas located within the workshop above the known flood height. This</p>

affected by the detrimental impacts of hazardous materials released to the environment during a flood event.	space is used for the safe storage of chemicals, fuels, oils etc. associated with the mechanic business, to avoid any release to the environment during a flood event.
SAFETY AND RESILIENCE TO HAZARDS	
<p>PO 12 Personal safety</p> <p>Development maintains the safety of people during all floods up to and including a Defined Flood Event.</p> <p>Note: A Defined flood event (DFE) is identified first in an adopted flood hazard map under the planning scheme or, in the absence of an adopted flood hazard map, flood mapping prepared and maintained by the Queensland Reconstruction Authority or other Queensland Government Agency.</p>	<p>The museum component of the development comprises an outdoor experience for visitors and therefore is unsuitable to operate during inclement weather. Similarly operations of the mechanical workshop will be largely constrained in poor weather and particularly during a flood event.</p> <p>Both uses are operated by the applicant/property owners whom reside at the site and therefore the development will not increase risks to personal safety during flood events. The dwelling is constructed above the known flood height and therefore minimising risks to personal safety. The development does not propose any alterations to the existing dwelling.</p>
<p>PO 13 Temporary or movable structures</p> <p>For development involving temporary or movable residential structures, clear escape from flooding is available, identified and maintained.</p>	Not applicable – The development is not a temporary or movable residential structure.
<p>PO 14 Protection of essential services</p> <p>Essential services infrastructure maintains functionality during and after a Defined flood event.</p> <p>Note: Essential services infrastructure includes, but is not limited to, on-site electricity, gas, water supply, sewerage and telecommunications services.</p>	Not applicable – the development is not for essential services.

8.2.8 Airport environs overlay code

8.2.8.2 Purpose

The purpose of the Airport environs overlay code is to protect and maintain the operational efficiency and safety of the Roma Airport and aviation facilities and avoid land use conflicts.

8.2.8.3 Overall Outcomes;

The purpose of the code will be achieved through the following overall outcomes:-

- the safety of aircraft operating within the airport's operational airspace is maintained and enhanced;

Note—operational airspace includes the areas and vertical dimensions of an airport's obstacle limitation surface (OLS).

- sensitive land uses and other incompatible activities are appropriately located and designed to ensure that these uses and activities do not adversely impact on airport operations;

- the risk of public safety being compromised by incidents in the take-off and landing phases of aircraft operations is minimised;
- development protects aviation facilities including navigation, communication and surveillance facilities from incompatible land uses, buildings, structures and works.

The proposed development complies with the Purpose and Overall Outcomes of the Airport Environs Overlay Code because;

- The subject site is not located in close proximity to an airport and buildings are limited to a maximum of two storeys in height or equivalent;
- lighting and emissions from the proposed development will be inconsequential and will not impact on aircraft safety; and
- the proposed development will not interfere with aviation facilities including navigation, communication and surveillance facilities from incompatible land uses, buildings, structures and works.

Table 8.2.8.4.1 Benchmarks for accepted development subject to requirements and assessable development

THE AIRPORT ENVIRONS OVERLAY CODE	
for areas within an area of interest of the SPP strategic airport and aviation facilities mapping	
Performance outcomes	Acceptable outcomes
PLANNING	
Use, density and built form	
PO 1 Height - OLS Development does not cause an obstruction or hazard to the safe movement of aircraft by any temporary or permanent intrusion of a physical structures into the airport's operational airspace.	✓ The building height of the highest building is approx. 5.7m. The height of this building will not cause obstruction or hazard to the movement of aircraft.
PO 2 Height – Communications Development ensures that temporary or permanent physical structures located within an aviation facility's building restricted area do not interfere with the safe and continued functioning of the aviation facility.	Not applicable – The subject site is outside the airport restricted area.
PO 3 Buffers Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the attracting of wildlife, in particular flying vertebrates such as birds or bats, in significant numbers.	Not applicable – The proposed development will not result in the attraction of wildlife to cause an obstruction or hazard for the movement of aircraft
Avoiding nuisance	
PO 4 Lighting Development does not cause an obstruction or hazard to the safe movement of aircraft within the airport's operational airspace through the installation of external lighting that could distract or interfere with a pilot's vision, or confuse the visual identification of runway, approach or navigational lighting from the air.	Outdoor lighting for the proposed development is unlikely to cause an obstruction or hazard for the movement of aircraft.
PO 5 Particulate release Development does not cause an obstruction or hazard to the safe movement of aircraft within an airport's operational airspace through the emission	Not applicable – The proposed development will not release gases fumes to cause obstruction or hazard to the movement of aircraft.

of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.	
PO 6 Noise emissions Development and land uses that are sensitive to noise interference or noise nuisance:- (a) avoid noise affected areas surrounding the airport; or (b) are sited, designed and constructed to mitigate noise nuisance to acceptable levels.	Not applicable – The proposed development is not for uses that are sensitive to noise interference or noise nuisance.
Safety and resilience to hazards	
PO 7 Public safety Development within the public safety areas located at the end of airport runways avoids:- (a) a significant increase in the number of people living, working or congregating in those areas; and (b) the use or storage of hazardous materials.	Not applicable - The subject site is not located within the airport public safety area.

8.2.6 Bushfire hazard overlay code

8.2.6.2 Purpose

The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.

8.2.6.3 Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:-

- development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
- the risk to people, property and the natural environment from bushfire hazard is minimised;
- wherever practical, community infrastructure essential to the health, safe wellbeing of the community is located and designed to function effectively during and immediately after a bushfire event;
- development does not result in a material increase in the extent or severity of bushfire hazard;
- the loss of vegetation through inappropriately located development is minimised;
- development is sited and designed to assist emergency services in responding to any bushfire threat.

The proposed development complies with the Purpose and Overall Outcomes of the Bushfire Hazard Overlay Code because;

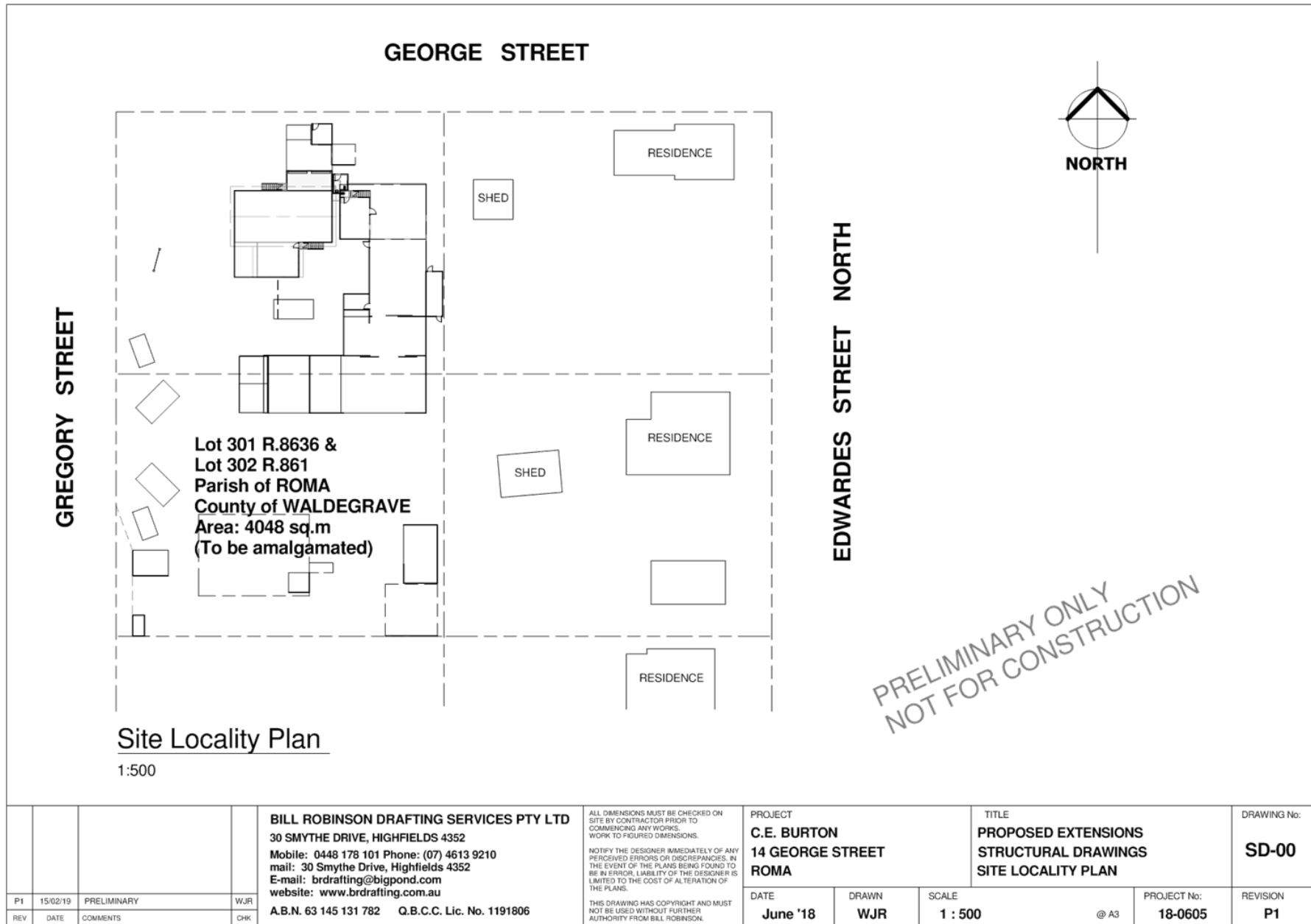
- The subject site is located in an established urban area and is not within a medium, high or very high bushfire hazard area;
- It will not result in additional people residing in a bushfire hazard area;
- It will not impact on existing vegetation;
- The development proponent/operator has a duty of care to ensure materials, equipment and chemicals will be appropriately stored so as not to exacerbate any bushfire hazard; and

- The site comprises a corner allotment and provides for access via two street frontages in the case of an emergency.

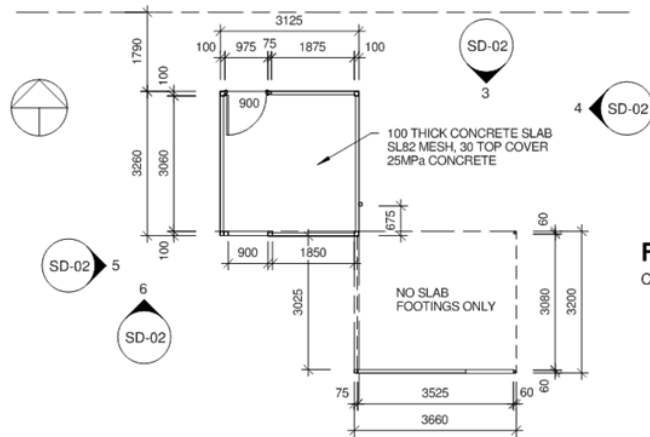
8.2.6.4 Assessment benchmarks

THE BUSHFIRE HAZARD OVERLAY CODE	
for areas subject to bushfire hazard as identified in the SPP bushfire hazard mapping	
Performance outcomes	Acceptable outcomes
PLANNING	
Siting and density	
PO 1 Density Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding a higher concentration of people living or congregating in bushfire hazard areas.	The development is located in an established urban area and is not located in a medium, high or very high bushfire hazard area.
PO 2 Lot design The lot layout of new development is designed to:- <ul style="list-style-type: none"> (a) mitigate any potential bushfire hazard; (b) provide safe building sites. 	Not applicable. The proposed development is not for a residential subdivision.
ENGINEERING	
Provision of Services	
PO 3 Water supply Dwellings are provided with an adequate water supply for fire fighting purposes which is reliable, safely located and freely accessible.	The premises has an existing connection to the reticulated water supply.
Roads	
PO 4 Firefighting and escape routes Where development involves provision of a new public or private road, the layout, design and construction of the road:- <ul style="list-style-type: none"> (a) allows easy and safe movement away from any encroaching fire; (b) allows easy and safe access for fire fighting and other emergency vehicles; and, (c) provides for alternative safe access and evacuation routes should access in one direction be blocked in the event of a fire. 	Not applicable. The proposed development is not for the creation of new lots.
PO 5 Firebreaks Fire breaking trails are located, designed and constructed to prevent the spread of fire by:- <ul style="list-style-type: none"> (a) ensuring adequate access for fire fighting and other emergency vehicles; (b) provides for alternative safe access and evacuation routes for both residents and emergency personnel should access in one direction be blocked in the event of a fire. (c) providing for the separation of developed areas and adjacent high or very high bushfire hazard areas. 	Not applicable. The proposed development does not require new roads to be formed.
SAFETY AND RESILIENCE TO HAZARDS	
PO 6 Bushfire hazard mitigation plan Bushfire mitigation measures are adequate for the potential bushfire hazard level of the site, having regard to the following:- <ul style="list-style-type: none"> (a) vegetation type; (b) slope; (c) aspect; 	The subject site is located within the Potential Impact Buffer under the State Planning Policy mapping system, however the site is located within an established urban area and has direct access to local road network and emergency services in an emergency event.

<p>(d) on-site and off-site bushfire hazard implications of the particular development;</p> <p>(e) bushfire history;</p> <p>(f) conservation values of the site;</p> <p>(g) ongoing maintenance.</p> <p>Note—where a bushfire hazard assessment and management plan has previously been approved for the development proposed on the site (e.g. as part of a prior approval), design of the proposed development in accordance with that plan shall be taken as achieving compliance with this performance outcome of the code.</p>	
<p>PO 7 Community infrastructure</p> <p>Community infrastructure is able to function effectively during and immediately after bushfire events.</p>	<p>Not applicable. The proposed development is not for community infrastructure.</p>
<p>PO 8 Hazardous substances</p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials either manufactured or stored in bulk.</p>	<p>Not applicable. The proposed development does not involve the bulk manufacture or storage of hazardous substances.</p>

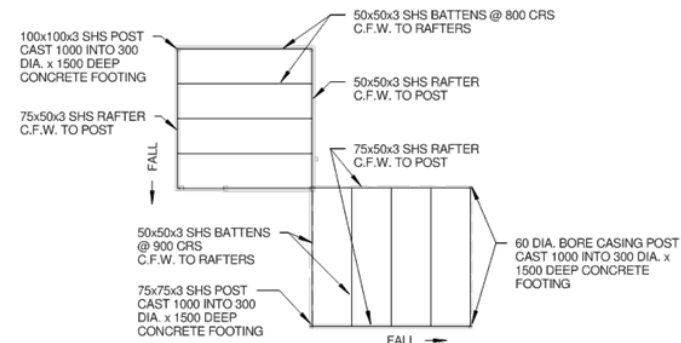




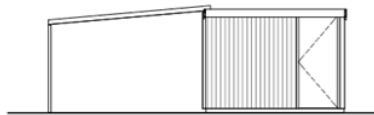


1 Structure 'A' Floor Plan
1 : 100

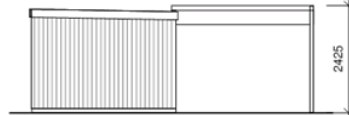
FLOOR AREA
Covered Floor Area 22.3 m²



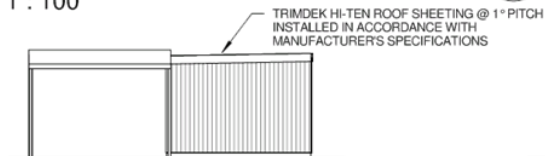
2 Structure 'A' Roof Plan
1 : 100



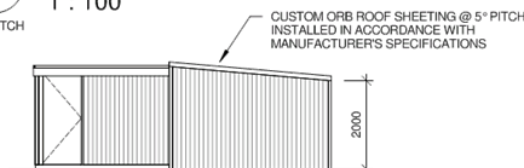
3 Struct 'A' North Elevation
1 : 100



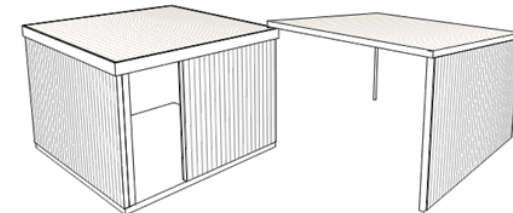
5 Struct 'A' West Elevation
1 : 100



4 Struct 'A' East Elevation
1 : 100



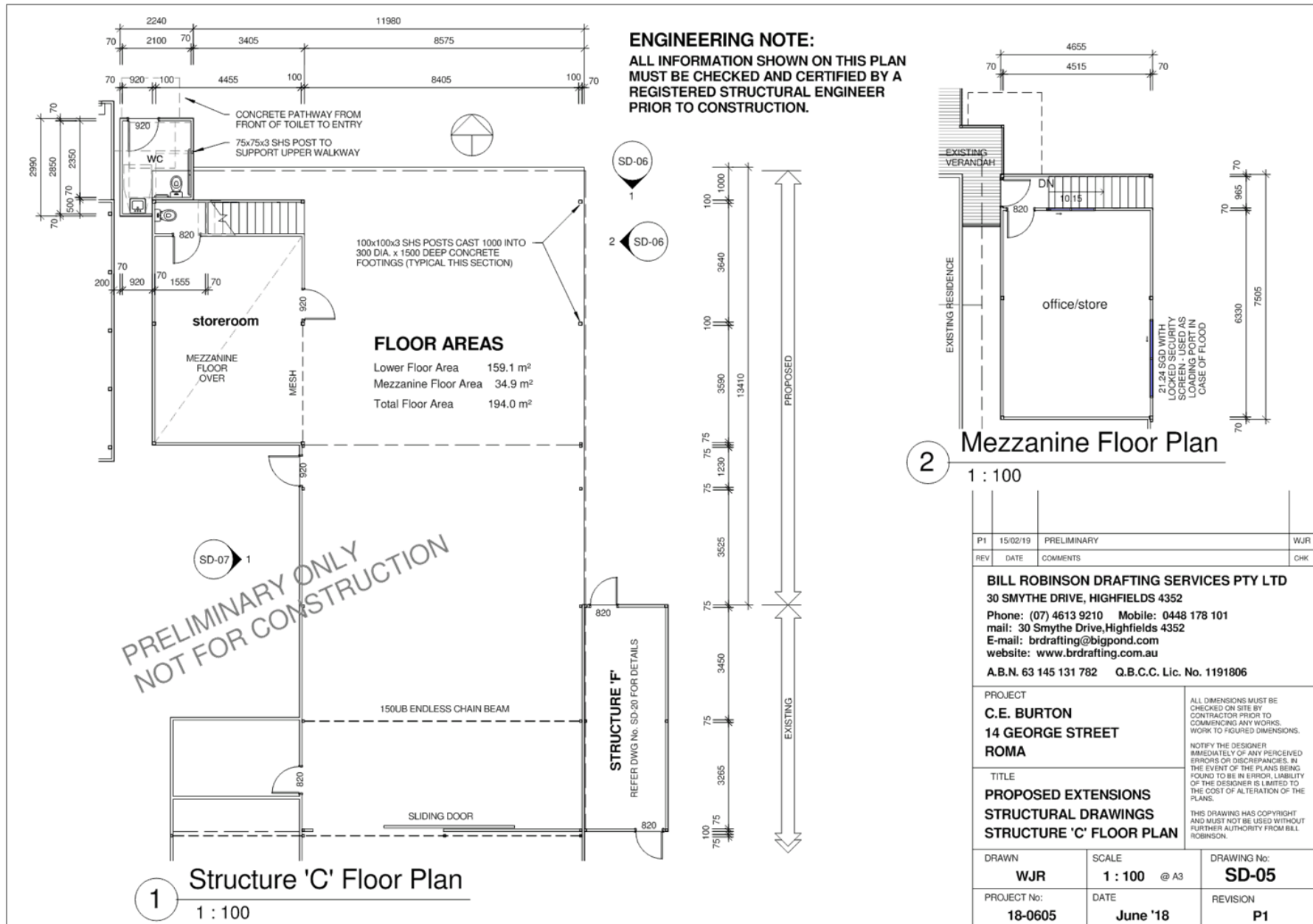
6 Struct 'A' South Elevation
1 : 100

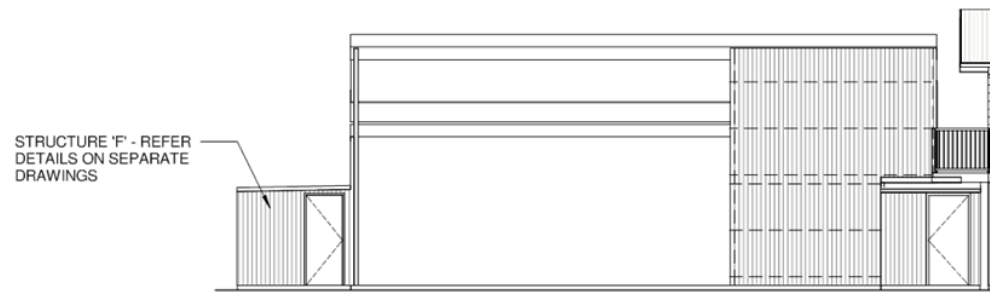


7 Structure 'A' 3-D View

ENGINEERING NOTE:
ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806				PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'A' FLOOR & ELEVATIONS		DRAWING No: SD-02	
P1	15/02/19	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION	
REV	DATE	COMMENTS	CHK	June '18	WJR	1 : 100	18-0605	P1	



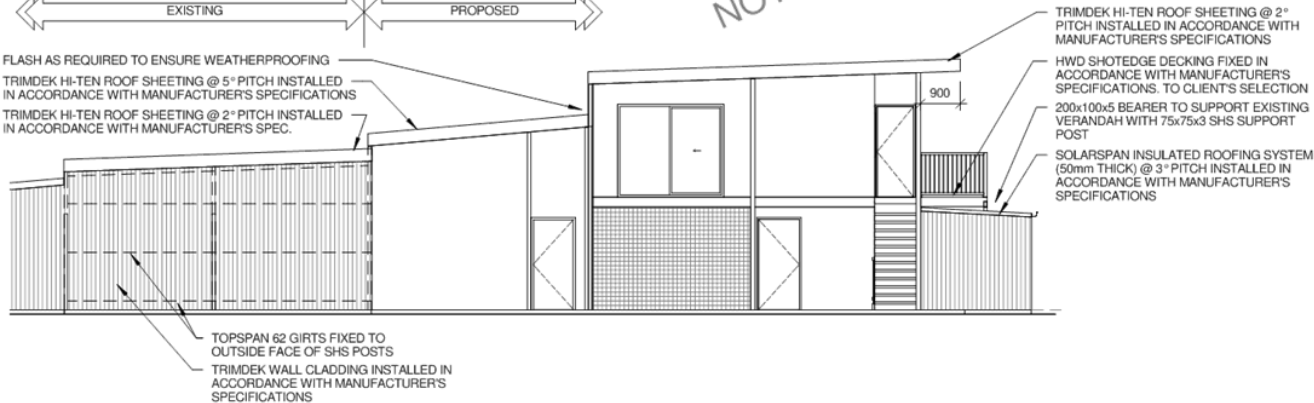


1 Struct 'C' North Elevation
1 : 100



FLASH AS REQUIRED TO ENSURE WEATHERPROOFING
TRIMDEK HI-TEN ROOF SHEETING @ 5° PITCH INSTALLED
IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
TRIMDEK HI-TEN ROOF SHEETING @ 2° PITCH INSTALLED
IN ACCORDANCE WITH MANUFACTURER'S SPEC.

NOTE:
STRUCTURE 'F' OMITTED
FOR CLARITY



2 Struct 'C' East Elevation
1 : 100

ENGINEERING NOTE:

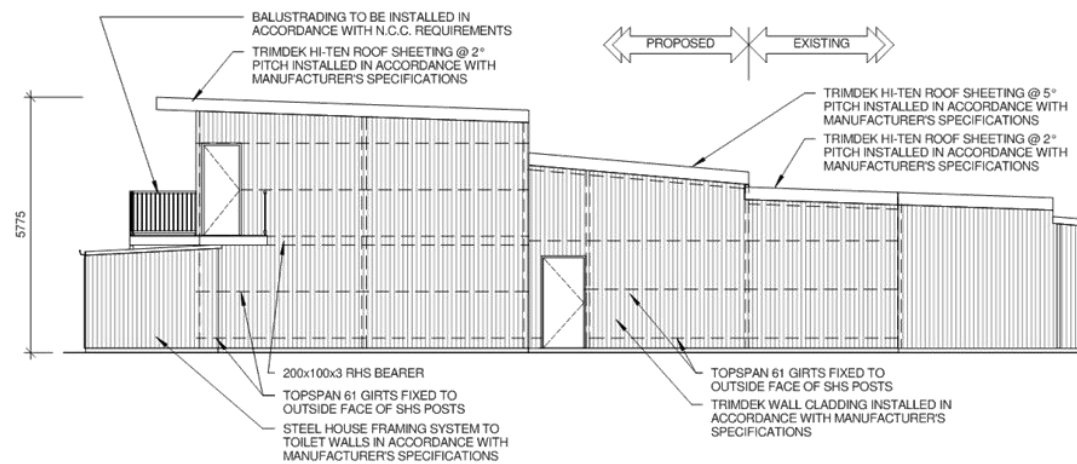
ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au				ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'C' ELEVATIONS		DRAWING No: SD-06
P1	15/02/19	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION		
REV	DATE	COMMENTS	CHK	June '18	WJR	1 : 100	18-0605	P1		

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



Struct 'C' West Elevation

1:100

ENGINEERING NOTE:
ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au				PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'C' ELEVATIONS		DRAWING No: SD-07
P1	15/02/19	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION
REV	DATE	COMMENTS	CHK	June '18	WJR	1 : 100	@ A3 18-0605	P1

ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS.

NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS.

THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.

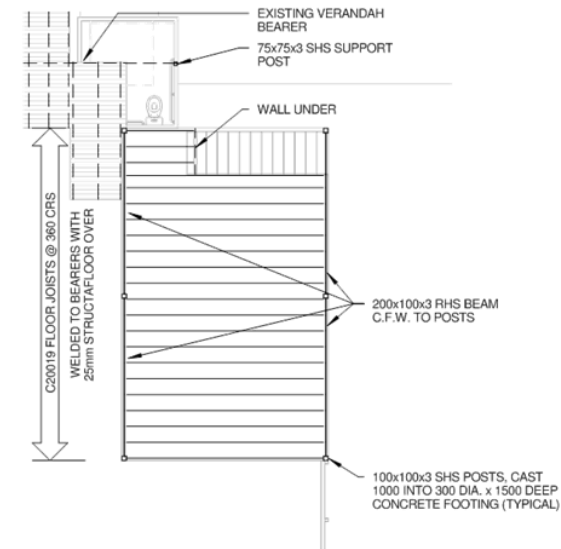
A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt

ENGINEERING NOTE:
ALL INFORMATION SHOWN ON
THIS PLAN MUST BE CHECKED
AND CERTIFIED BY A REGISTERED
STRUCTURAL ENGINEER PRIOR
TO CONSTRUCTION.

FOOTING NOTES:

- F1. Footings to be founded a minimum of 200mm in ground having a safe bearing capacity of 150kPa.
- F2. Any soft spots shall be excavated to sound material and backfilled with weak mix concrete.
- F2. A 50mm blinding layer of sand under the slab panels may be used.
- F3. All reinforcement laps to be a minimum of :
 - bars 500mm
 - slab mesh 250mm
 - trench mesh 500mm
- F4. Horizontal construction joints are permitted in edge and internal beams (except on M-D or H-D sites) provided the concrete to concrete joint is at least 150mm and is traversed by R10 ties at 600 crs or equivalent.
- F5. A 0.2mm vapour barrier shall be placed so that the bottom surface of the slab, including internal beams, is entirely underlaid. This membrane shall extend under the edge beam to ground level, however, where justified by satisfactory local experience may be terminated at the internal face of external beams.
- F6. For slabs of length equal to or greater than 18m, slab fabric shall not be less than SL82. For Class S sites, where the slab length is less than 18m, wherever SL82 fabric is specified, the fabric can be reduced to SL72.



CONCRETE NOTES:

- C1. Concrete specifications: concrete strength to details, 100mm max. slump, 20mm maximum aggregate size. Do not use admixture without approval from the Engineer.
- C2. All workmanship and materials shall be in accordance with A.S.3600
- C3. Sizes of concrete elements do not include thickness of applied finishes.
- C4. No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without approval.
- C5. Construction joints shall be used only where shown or approved.
- C6. Splices in reinforcement shall only occur in positions as shown or approved.
- C7. Welding of reinforcement shall not be permitted without approval. Tack welding for positioning is acceptable.
- C8. All reinforcement shall be supported on approved bar chairs at not greater than 800mm centres both ways. Bars shall be tied at alternate intersections.
- C9. Reinforcement symbols :
 Y - Hot rolled deformed bars to A.S.1302 grade 400
 R - Structural grade plain round bar to A.S.1302
 F - Hard drawn steel wire reinforcing fabric to A.S.1304
- C10. All cogs to bars 200mm UNO.
- C11. Formwork shall be designed and constructed in accordance with A.S.1509
- C12. Concrete shall be Class N25
- C13. Additives containing calcium chloride shall not be used.
- C14. The design minimises shrinkage cracks. Cracks may still occur as a natural characteristic of concrete.

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

STUMP HOLE NOTES:

FOOTING SYSTEM TO BE FOUNDED A MINIMUM OF 200mm IN GROUND HAVING A SAFE BEARING CAPACITY OF 150kPa.

ANY SOFT SPOTS SHALL BE EXCAVATED TO SOUND MATERIAL AND BACKFILLED WITH WEAK MIX CONCRETE.

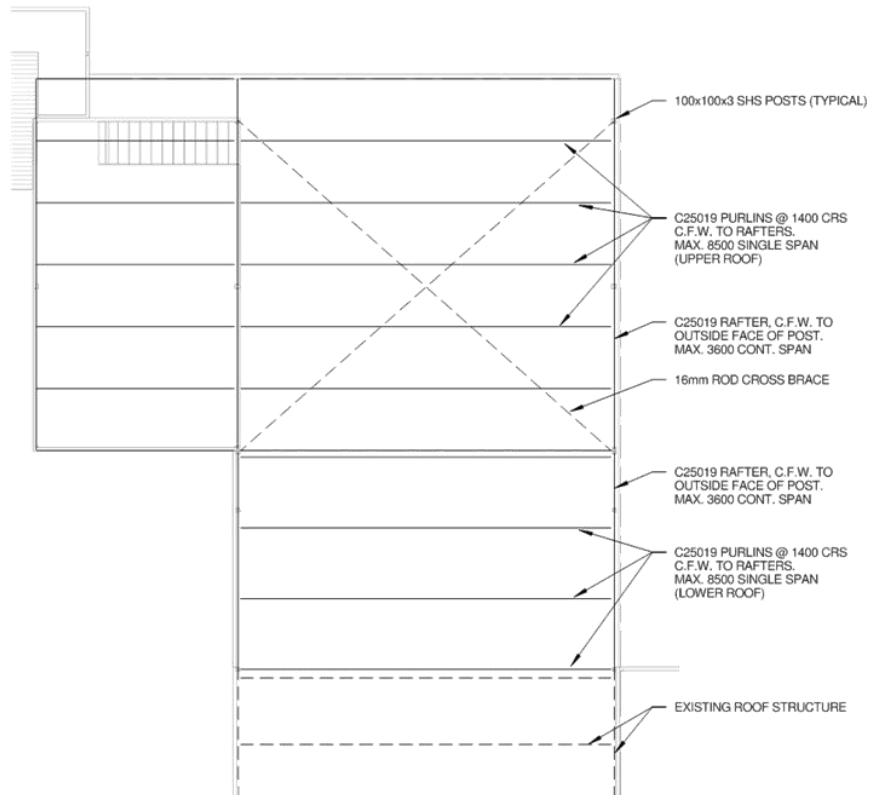
WHERE AUGER REFUSAL OCCURS PRIOR TO REQUIRED DEPTH BEING ACHIEVED, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.

THE SIDES OF THE HOLE ARE TO BE SMOOTH, OTHERWISE FORMTUBE (OR APPROVED EQUAL) IS TO BE USED.

THE BASE OF THE HOLE IS TO BE CLEANED OF ANY LOOSE MATERIAL.

P1	15/02/19	PRELIMINARY	WJR
REV	DATE	COMMENTS	CHK
BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Phone: (07) 4613 9210 Mobile: 0448 178 101 mail: 30 Smythe Drive,Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806			
PROJECT C.E. BURTON 14 GEORGE STREET ROMA		ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.	
TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUC. 'C' SLAB & MEZZ. PLAN			
DRAWN WJR	SCALE 1 : 100 @ A3	DRAWING No: SD-08	
PROJECT No: 18-0605	DATE June '18	REVISION	P1

C:01 Projects\2018\06 June 2018\18-0605 Burton Drawings\18-0605.rvt



Structure 'C' Roof Plan

1:100

STRUCTURAL STEELWORK NOTES:

- S1. Workmanship, materials and construction shall be in accordance with A.S.4100.
- S2. Minimum steel yield stress:
- | Member | Grade |
|----------------|---------|
| Rolled Section | 300 MPa |
| Hollow Section | 350 MPa |
| Plate | 250 MPa |
- S3. All welded connections between structural members shall be minimum 6mm continuous fillet weld unless noted otherwise on the drawings.
- S4. Bolts:
4.6/S designates commercial grade bolts snug tightened.
8.8/S designates high strength bolts snug tightened.
- S5. All bolted connections between structural members shall have a minimum of 2M16 high strength bolts unless noted otherwise on the drawings.
- S6. All plates shall be minimum 8mm unless noted otherwise on the drawings.

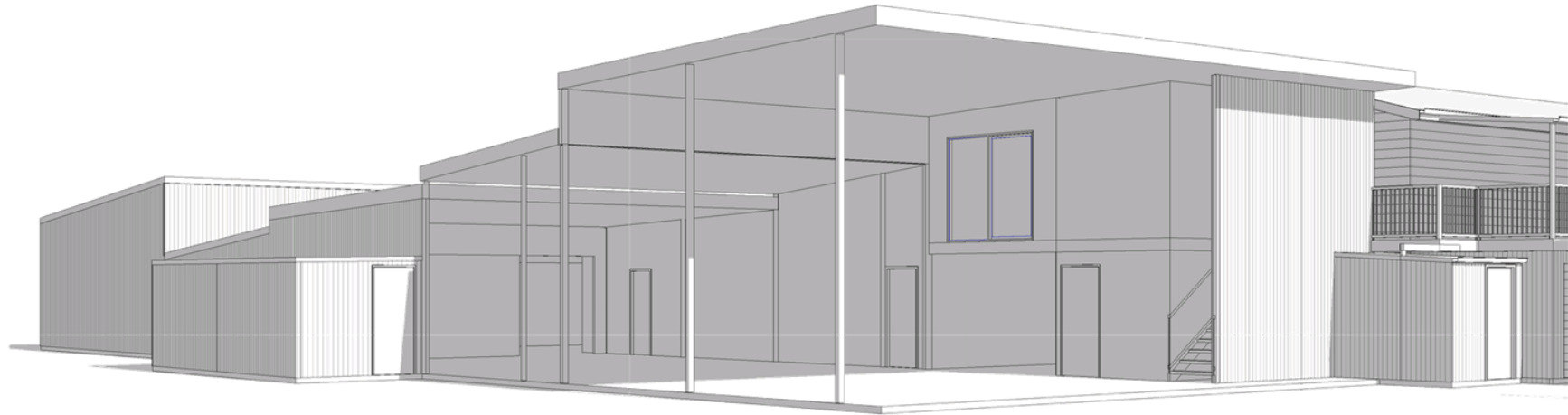
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

ENGINEERING NOTE:

ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

				BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au		ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'C' ROOF PLAN			DRAWING No: SD-09	
P1	15/02/19	PRELIMINARY	WJR	A.B.N 63 145 131 782 Q.B.C.C. Lic. No. 1191806				DATE	DRAWN	SCALE	PROJECT No:		REVISION		
REV	DATE	COMMENTS	CHK					June '18	WJR	1 : 100	@ A3 18-0605		P1		

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



Structure 'C' 3-D View

N.T.S.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au				PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'C' 3-D VIEW		DRAWING No: SD-12
P1	15/02/19	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION
REV	DATE	COMMENTS	CHK	June '18	WJR	@ A3	18-0605	P1

ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS.

NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS.

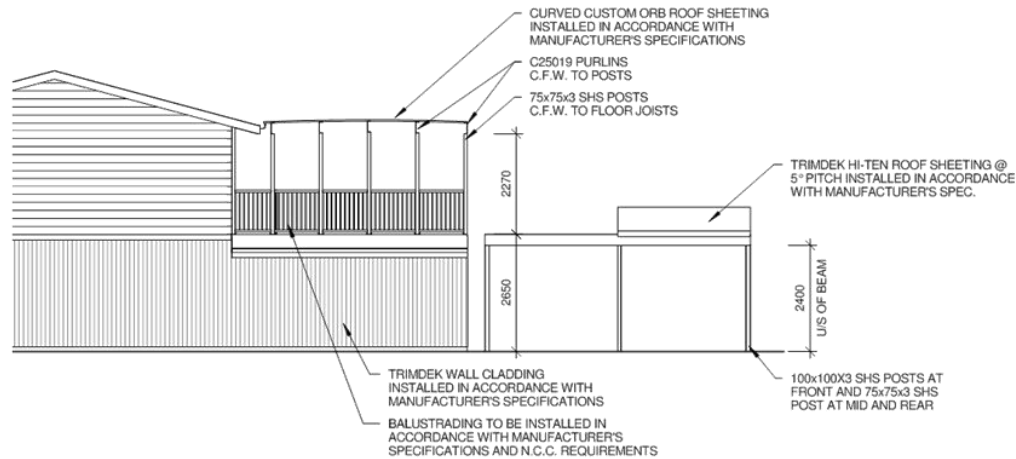
THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.

A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt

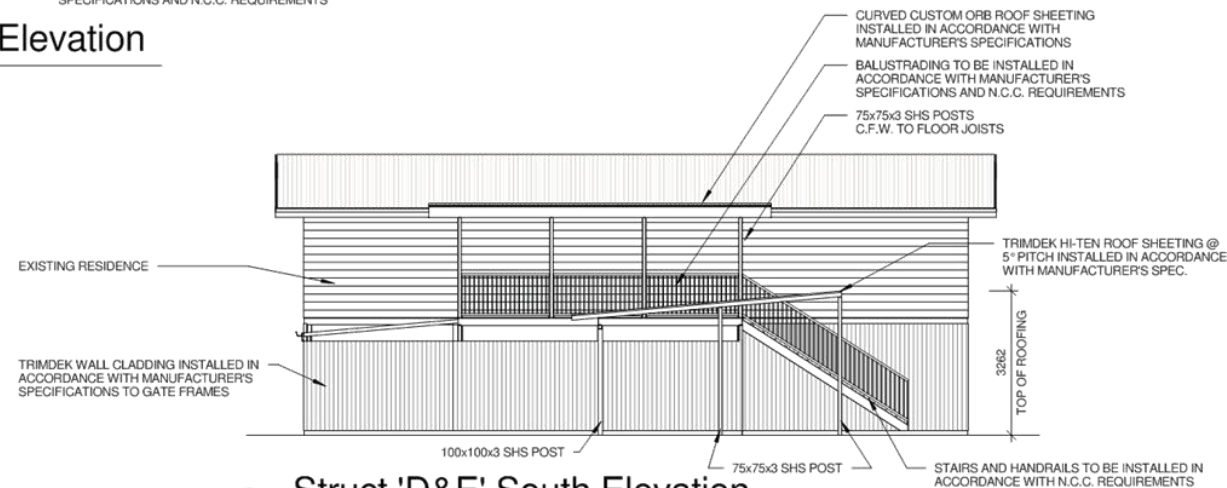


C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



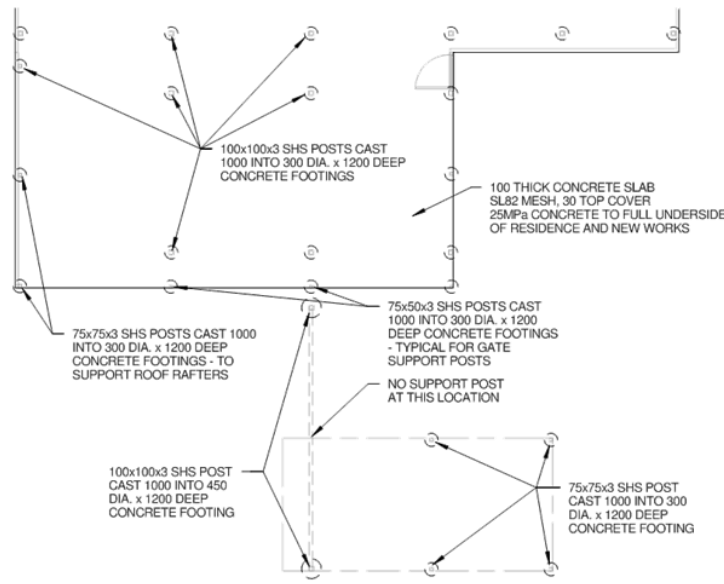
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

1 Struct 'D&E' West Elevation
1 : 100



2 Struct 'D&E' South Elevation
1 : 100

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au				PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'D&E' ELEVATIONS		DRAWING No: SD-15
P1	15/02/19	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION	
REV	DATE	COMMENTS	CHK	June '18	WJR	1 : 100	18-0605	P1	



Structure 'D & E' Slab Plan

1:100

STUMP HOLE NOTES:

FOOTING SYSTEM TO BE FOUNDED A MINIMUM OF 200mm IN GROUND HAVING A SAFE BEARING CAPACITY OF 150kPa.
ANY SOFT SPOTS SHALL BE EXCAVATED TO SOUND MATERIAL AND BACKFILLED WITH WEAK MIX CONCRETE.

WHERE AUGER REFUSAL OCCURS PRIOR TO REQUIRED DEPTH BEING ACHIEVED, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.

THE SIDES OF THE HOLE ARE TO BE SMOOTH, OTHERWISE FORMATUBE (OR APPROVED EQUAL) IS TO BE USED.

THE BASE OF THE HOLE IS TO BE CLEANED OF ANY LOOSE MATERIAL.

ENGINEERING NOTE:

ALL INFORMATION SHOWN ON THIS PLAN MUST BE CHECKED AND CERTIFIED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

FOOTING NOTES:

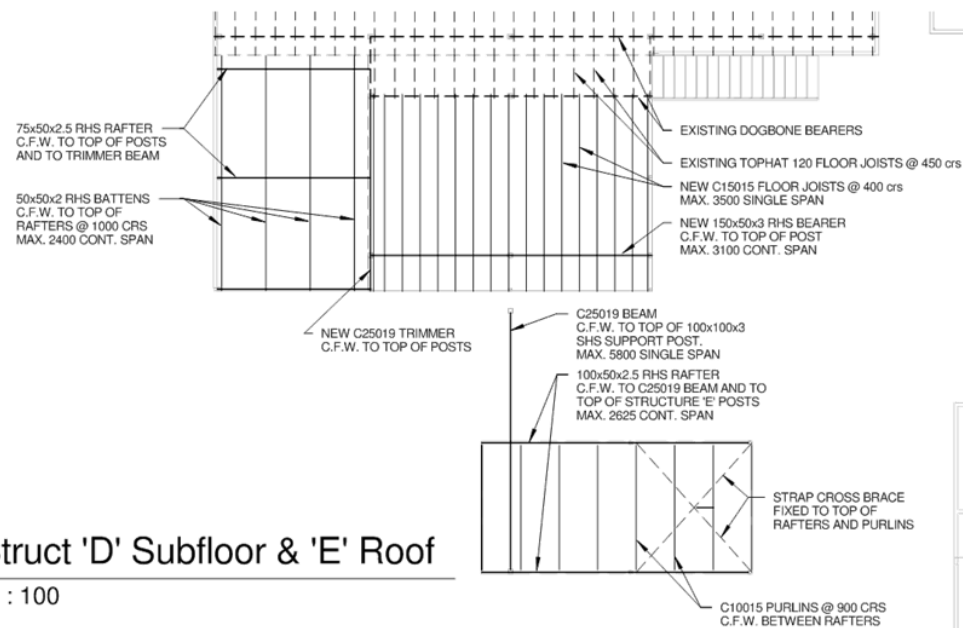
- F1. Footings to be founded a minimum of 200mm in ground having a safe bearing capacity of 150kPa.
- F2. Any soft spots shall be excavated to sound material and backfilled with weak mix concrete.
- F2. A 50mm blinding layer of sand under the slab panels may be used.
- F3. All reinforcement laps to be a minimum of :
- bars 500mm
- slab mesh 250mm
- trench mesh 500mm
- F4. Horizontal construction joints are permitted in edge and internal beams (except on M-D or H-D sites) provided the concrete to concrete joint is at least 150mm and is traversed by R10 ties at 600 crs or equivalent.
- F5. A 0.2mm vapour barrier shall be placed so that the bottom surface of the slab, including internal beams, is entirely underlaid. This membrane shall extend under the edge beam to ground level, however, where justified by satisfactory local experience may be terminated at the internal face of external beams.
- F6. For slabs of length equal to or greater than 18m, slab fabric shall not be less than SL62. For Class S sites, where the slab length is less than 18m, wherever SL62 fabric is specified, the fabric can be reduced to SL72.

CONCRETE NOTES:

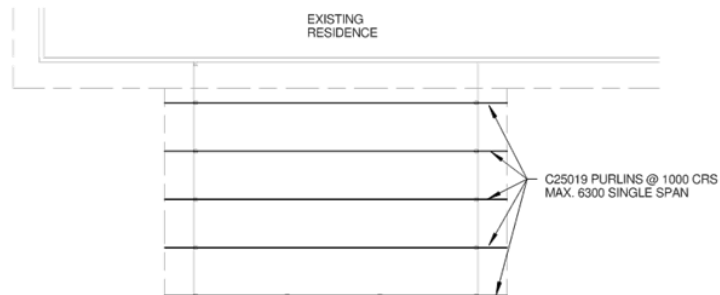
- C1. Concrete specifications: concrete strength to details, 100mm max. slump. 20mm maximum aggregate size. Do not use admixture without approval from the Engineer.
- C2. All workmanship and materials shall be in accordance with A.S.3600
- C3. Sizes of concrete elements do not include thickness of applied finishes.
- C4. No holes, chases or embedment of pipes other than those shown on the structural drawings shall be made in concrete members without approval.
- C5. Construction joints shall be used only where shown or approved.
- C6. Splices in reinforcement shall only occur in positions as shown or approved.
- C7. Welding of reinforcement shall not be permitted without approval. Tack welding for positioning is acceptable.
- C8. All reinforcement shall be supported on approved bar chairs at not greater than 800mm centres both ways. Bars shall be tied at alternate intersections.
- C9. Reinforcement symbols :
Y - Hot rolled deformed bars to A.S.1302 grade 400
R - Structural grade plain round bar to A.S.1302
F - Hard drawn steel wire reinforcing fabric to A.S.1304
- C10. All cogs to bars 200mm UNO.
- C11. Formwork shall be designed and constructed in accordance with A.S.1509
- C12. Concrete shall be Class N25
- C13. Additives containing calcium chloride shall not be used.
- C14. The design minimises shrinkage cracks. Cracks may still occur as a natural characteristic of concrete.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806				PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'D&E' SLAB PLAN		DRAWING No: SD-16	
P1 REV	15/02/19 DATE	PRELIMINARY COMMENTS	WJR CHK	DATE June '18	DRAWN WJR	SCALE 1 : 100	PROJECT No: 18-0605	REVISION P1	



1 Struct 'D' Subfloor & 'E' Roof
1 : 100



2 Structure 'D' Roof Plan
1 : 100

STRUCTURAL STEELWORK NOTES:

- S1. Workmanship, materials and construction shall be in accordance with A.S.4100.
- S2. Minimum steel yield stress:

Member	Grade
Rolled Section	300 MPa
Hollow Section	350 MPa
Plate	250 MPa
- S3. All welded connections between structural members shall be minimum 6mm continuous fillet weld unless noted otherwise on the drawings.
- S4. Bolts:
 - 4.6/S designates commercial grade bolts snug tightened.
 - 8.8/S designates high strength bolts snug tightened.
- S5. All bolted connections between structural members shall have a minimum of 2/M16 high strength bolts unless noted otherwise on the drawings.
- S6. All plates shall be minimum 8mm unless noted otherwise on the drawings.

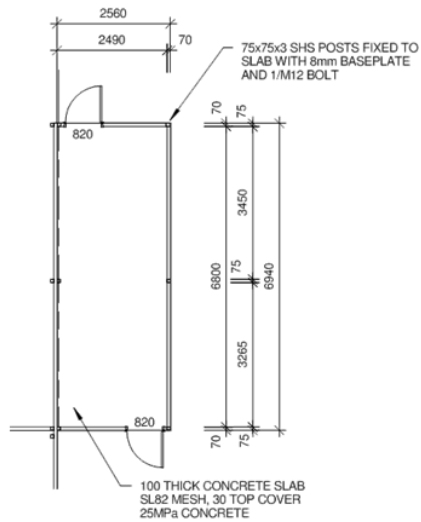
PRELIMINARY ONLY
NOT FOR CONSTRUCTION

ENGINEERING NOTE:

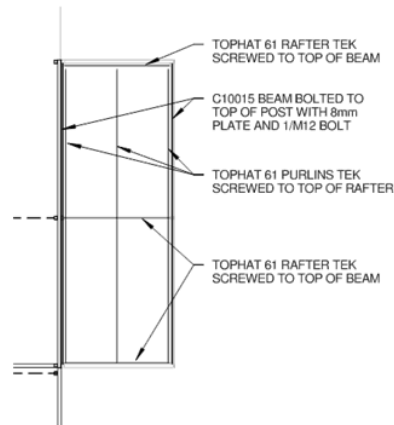
ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

			BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au		ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCT. 'D' SUBFLOOR & 'E' ROOF PLAN			DRAWING No: SD-17	
P1	15/02/19	PRELIMINARY	WJR	A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806		DATE June '18		DRAWN WJR	SCALE 1 : 100	PROJECT No: 18-0605		REVISION P1		
REV	DATE	COMMENTS	CHK											

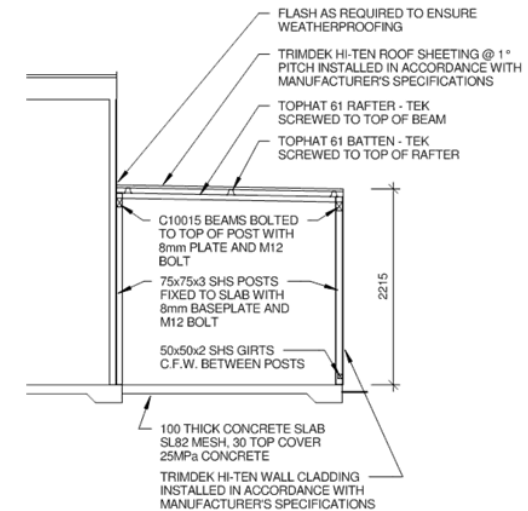
C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



1 Structure 'F' Floor Plan
1 : 100



2 Structure 'F' Roof Plan
1 : 100



3 Structure 'F' Section
1 : 50

STRUCTURAL STEELWORK NOTES:

- S1. Workmanship, materials and construction shall be in accordance with A.S.4100.
- S2. Minimum steel yield stress:
- | Member | Grade |
|----------------|---------|
| Rolled Section | 300 MPa |
| Hollow Section | 350 MPa |
| Plate | 250 MPa |
- S3. All welded connections between structural members shall be minimum 6mm continuous fillet weld unless noted otherwise on the drawings.
- S4. Bolts:
4.6/S designates commercial grade bolts snug tightened.
8.8/S designates high strength bolts snug tightened.
- S5. All bolted connections between structural members shall have a minimum of 2M16 high strength bolts unless noted otherwise on the drawings.
- S6. All plates shall be minimum 8mm unless noted otherwise on the drawings.

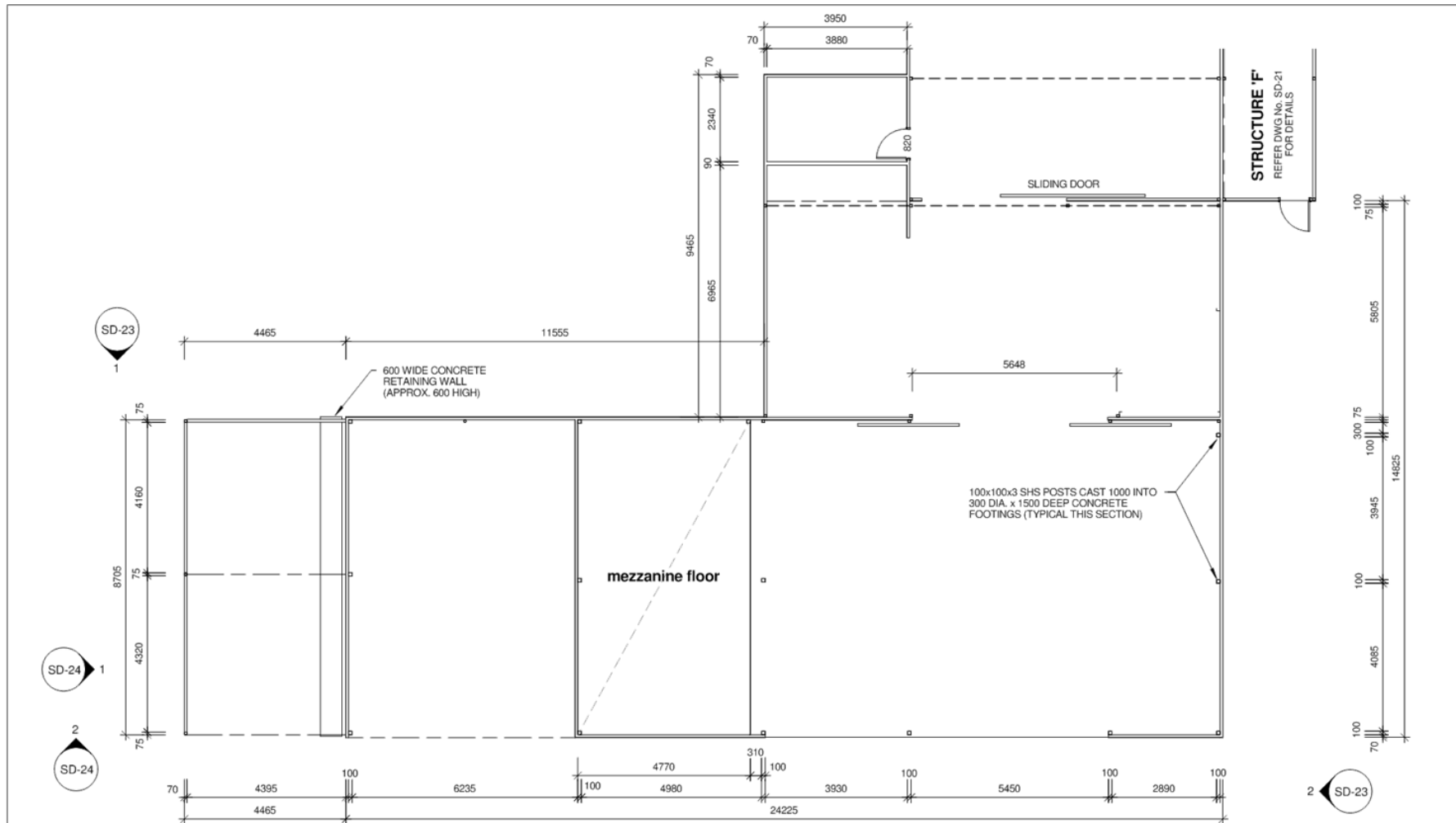
ENGINEERING NOTE:

ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

			BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au		ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'F' PLANS & SECTION			DRAWING No: SD-21	
P1	15/02/19	PRELIMINARY	WJR	A.B.N 63 145 131 782 Q.B.C.C. Lic. No. 1191806		DATE June '18		DRAWN WJR	SCALE As indicated	PROJECT No: 18-0605		REVISION P1		
REV	DATE	COMMENTS	CHK											

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



Structure 'G' Floor Plan 1:100

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au				PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'G' FLOOR PLAN		DRAWING No: SD-22
P1	15/02/19	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION	
REV	DATE	COMMENTS	CHK	June '18	WJR	1 : 100	18-0605	P1	

ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS.

NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS.

THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.

PROJECT
C.E. BURTON
14 GEORGE STREET
ROMA

DATE

June '18

DRAWN

WJR

SCALE

1 : 100

@ A3

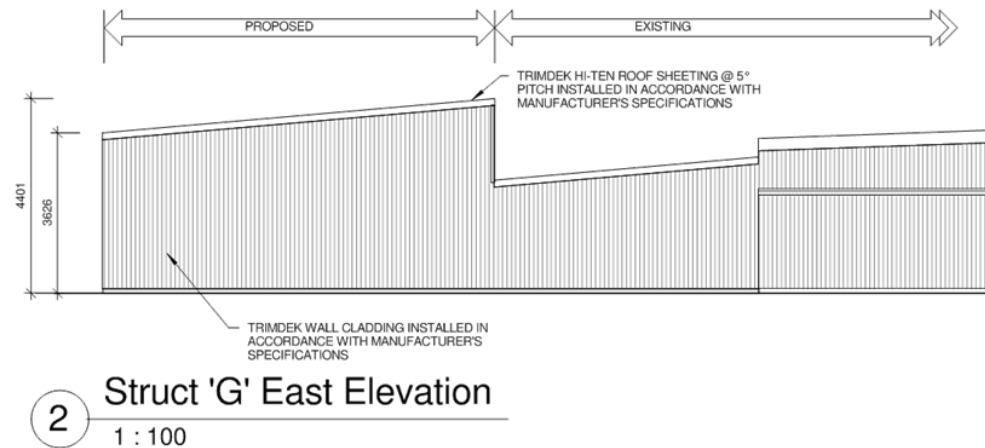
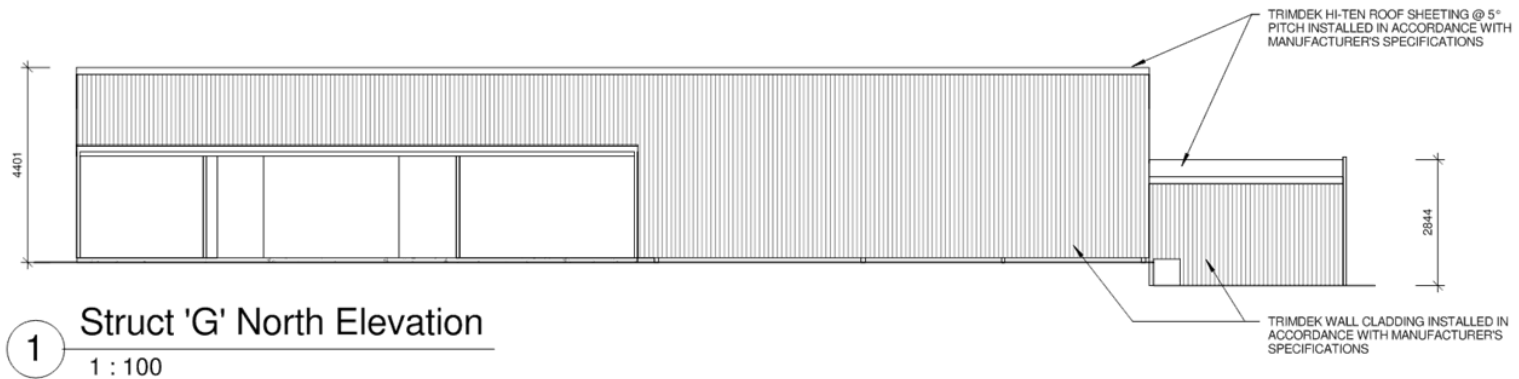
PROJECT No:

18-0605

REVISION

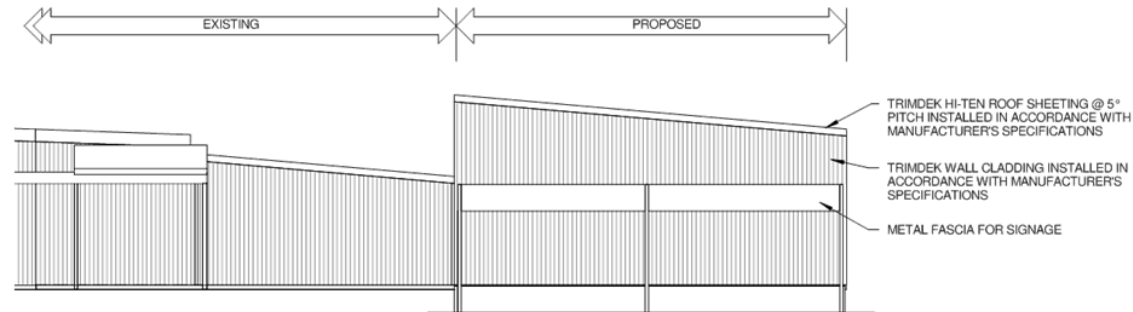
P1

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt

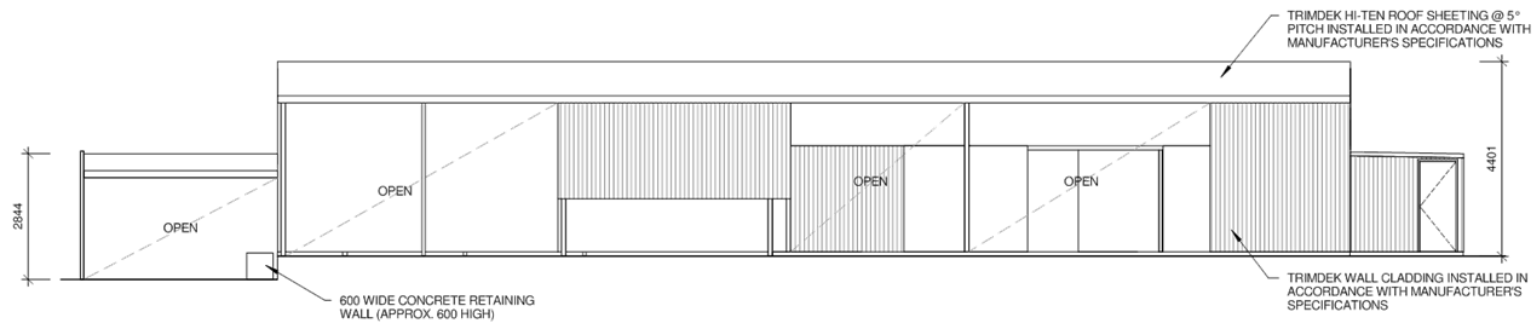


BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au				ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'G' ELEVATIONS		DRAWING No: SD-23
P1 REV	15/02/19 DATE	PRELIMINARY COMMENTS	WJR CHK	A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806	DATE June '18	DRAWN WJR	SCALE 1 : 100	PROJECT No: 18-0605	REVISION P1	@ A3

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



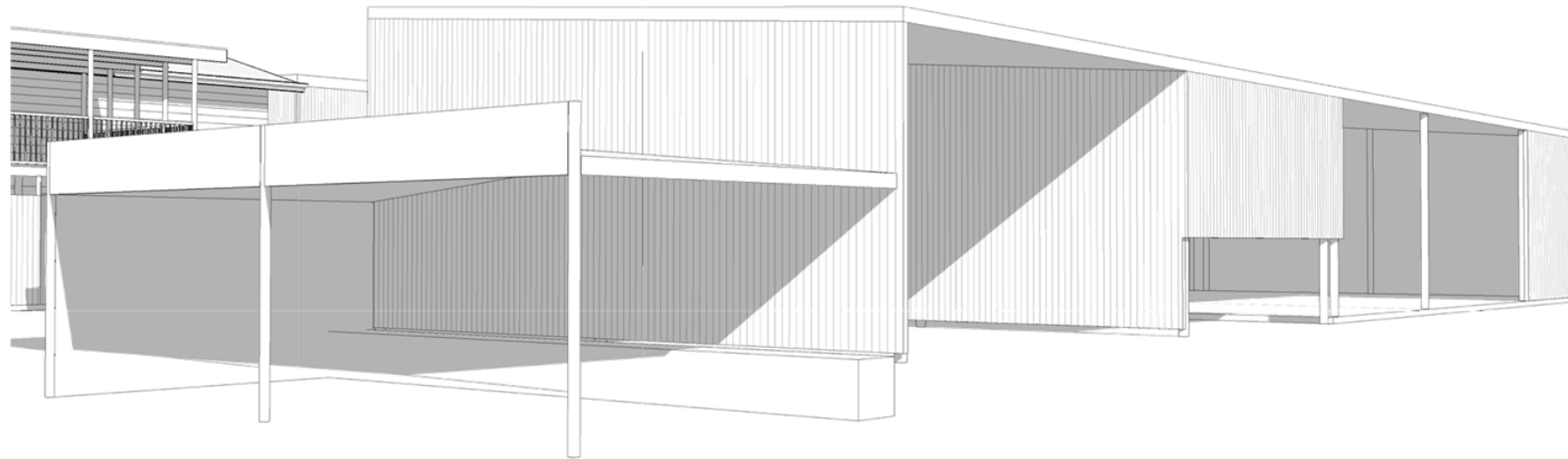
1 Struct 'G' West Elevation
1 : 100



2 Struct 'G' South Elevation
1 : 100

				BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806		<small>ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES, IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR. LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS.</small> <small>THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.</small>		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'G' ELEVATIONS			DRAWING No: SD-24	
P1	15/02/19	PRELIMINARY	WJR			DATE	DRAWN	SCALE	PROJECT No:		REVISION				
REV	DATE	COMMENTS	CHK			June '18	WJR	1 : 100	@ A3		18-0605	P1			

C:\01 Projects\2018\06 June 2018\18-0605 Burton Drawings\18-0605.rvt

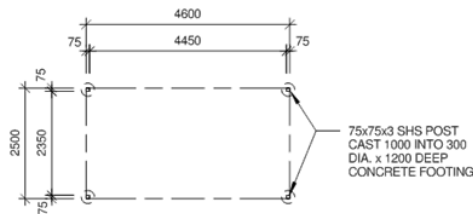


Structure 'G' 3-D View

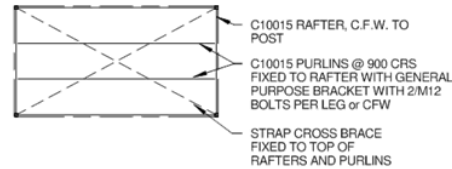
N.T.S.

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au				<small>ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS.</small> <small>NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS.</small> <small>THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.</small>		PROJECT C.E. BURTON 14 GEORGE STREET ROMA	TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'G' 3-D VIEWS	DRAWING No: SD-30
P1	15/02/19	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION
REV	DATE	COMMENTS	CHK	June '18	WJR	@ A3	18-0605	P1

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



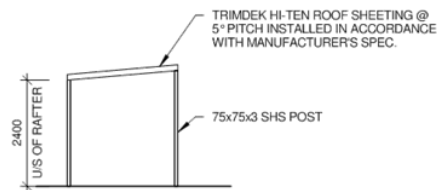
1 Structure 'H' Floor Plan
1 : 100



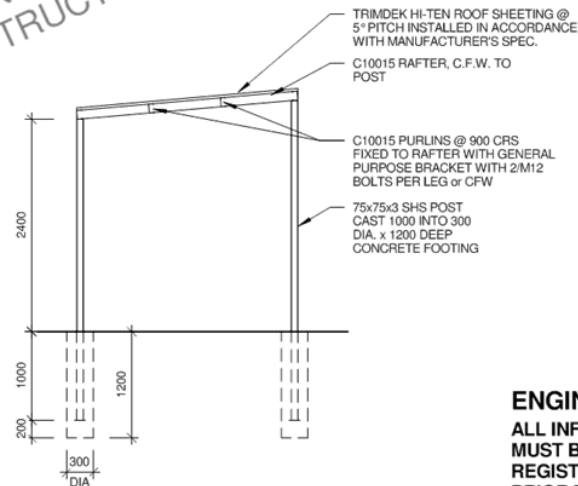
2 Structure 'H' Roof Plan
1 : 100



3 Struct 'H' Low Side Elevation
1 : 100



4 Struct 'H' Side Elevation
1 : 100



5 Structure 'H' Section
1 : 50

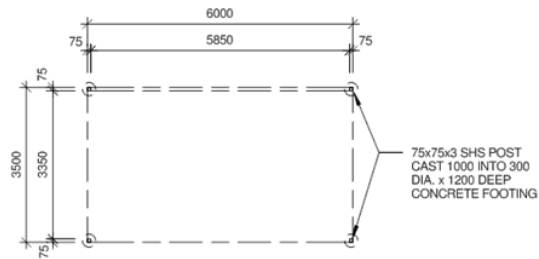
STRUCTURAL STEELWORK NOTES:

- S1. Workmanship, materials and construction shall be in accordance with A.S.4100.
- S2. Minimum steel yield stress:
- | Member | Grade |
|----------------|---------|
| Rolled Section | 300 MPa |
| Hollow Section | 350 MPa |
| Plate | 250 MPa |
- S3. All welded connections between structural members shall be minimum 6mm continuous fillet weld unless noted otherwise on the drawings.
- S4. Bolts:
4.6/S designates commercial grade bolts snug tightened.
8.8/S designates high strength bolts snug tightened.
- S5. All bolted connections between structural members shall have a minimum of 2M16 high strength bolts unless noted otherwise on the drawings.
- S6. All plates shall be minimum 8mm unless noted otherwise on the drawings.

ENGINEERING NOTE:

ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

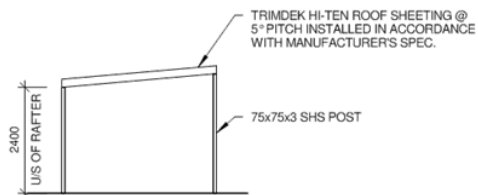
BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806				ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'H' PLAN, ELEV & SECT.		DRAWING No: SD-31
P1 REV	15/02/19 DATE	PRELIMINARY COMMENTS	WJR CHK	DATE June '18	DRAWN WJR	SCALE As indicated	PROJECT No: 18-0605	@ A3	REVISION P1	C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



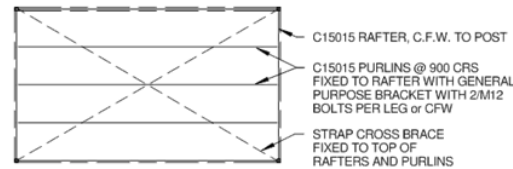
1 Structure 'I' Floor Plan
1 : 100



3 Struct 'I' Low Side Elevation
1 : 100

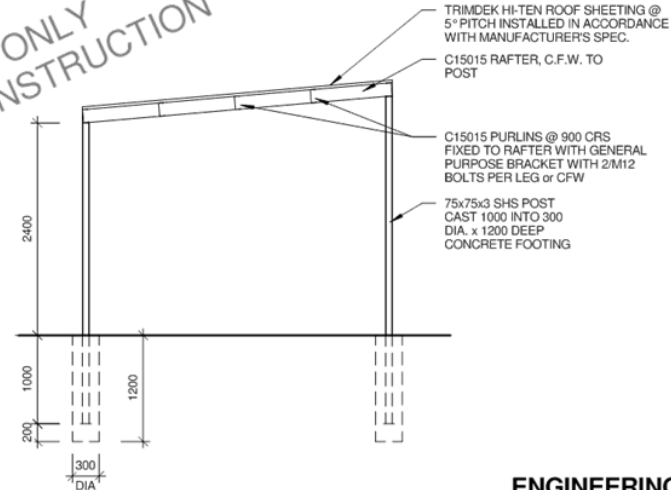


4 Struct 'I' Side Elevation
1 : 100



2 Structure 'I' Roof Plan
1 : 100

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



5 Structure 'I' Section
1 : 50

STRUCTURAL STEELWORK NOTES:

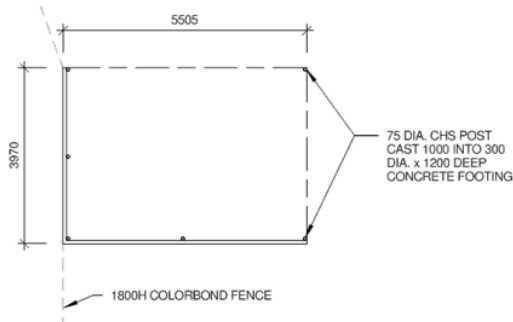
- S1. Workmanship, materials and construction shall be in accordance with A.S.4100.
- S2. Minimum steel yield stress:
- | Member | Grade |
|----------------|---------|
| Rolled Section | 300 MPa |
| Hollow Section | 350 MPa |
| Plate | 250 MPa |
- S3. All welded connections between structural members shall be minimum 6mm continuous fillet weld unless noted otherwise on the drawings.
- S4. Bolts:
4.8/5 designates commercial grade bolts snug tightened.
8.8/5 designates high strength bolts snug tightened.
- S5. All bolted connections between structural members shall have a minimum of 2/M16 high strength bolts unless noted otherwise on the drawings.
- S6. All plates shall be minimum 8mm unless noted otherwise on the drawings.

ENGINEERING NOTE:

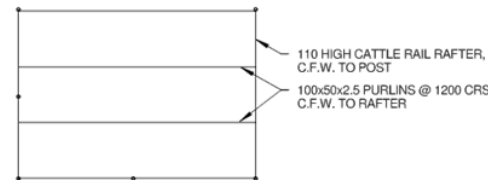
ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

				BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au		ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'I' PLAN, ELEV & SECT.			DRAWING No: SD-32	
P1	15/02/19	PRELIMINARY	WJR	A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806				DATE	DRAWN	SCALE	PROJECT No:		REVISION		
REV	DATE	COMMENTS	CHK					June '18	WJR	As indicated	@ A3	18-0605	P1		

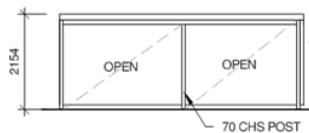
C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



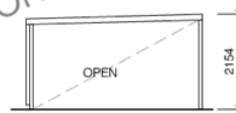
1 Structure 'J' Floor Plan
1 : 100



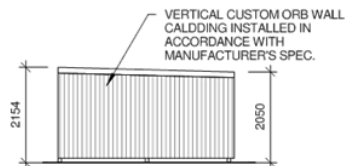
2 Structure 'J' Roof Plan
1 : 100



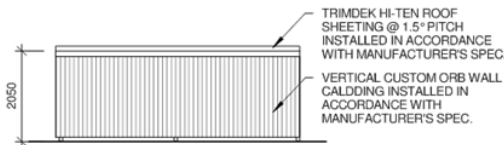
3 Struct 'J' North Elevation
1 : 100



4 Struct 'J' East Elevation
1 : 100



5 Struct 'J' West Elevation
1 : 100



6 Struct 'J' South Elevation
1 : 100

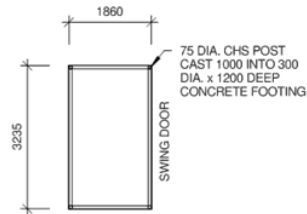
STRUCTURAL STEELWORK NOTES:

- S1. Workmanship, materials and construction shall be in accordance with A.S.4100.
- S2. Minimum steel yield stress:
- | Member | Grade |
|----------------|---------|
| Rolled Section | 300 MPa |
| Hollow Section | 350 MPa |
| Plate | 250 MPa |
- S3. All welded connections between structural members shall be minimum 6mm continuous fillet weld unless noted otherwise on the drawings.
- S4. Bolts:
4.6/S designates commercial grade bolts snug tightened.
8.8/S designates high strength bolts snug tightened.
- S5. All bolted connections between structural members shall have a minimum of 2/M16 high strength bolts unless noted otherwise on the drawings.
- S6. All plates shall be minimum 8mm unless noted otherwise on the drawings.

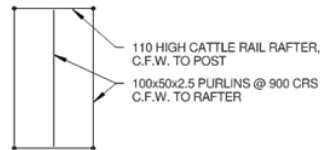
ENGINEERING NOTE:

ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

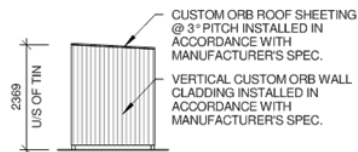
BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806				PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'J' PLAN, ELEV & SECT.		DRAWING No: SD-33	
P1	15/02/19	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION	
REV	DATE	COMMENTS	CHK	June '18	WJR	1 : 100 @ A3	18-0605	P1	



1 Structure 'K' Floor Plan
1 : 100



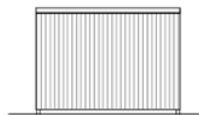
2 Structure 'K' Roof Plan
1 : 100



3 Struct 'K' North Elevation
1 : 100



4 Struct 'K' East Elevation
1 : 100



5 Struct 'K' West Elevation
1 : 100



6 Struct 'K' South Elevation
1 : 100

STRUCTURAL STEELWORK NOTES:

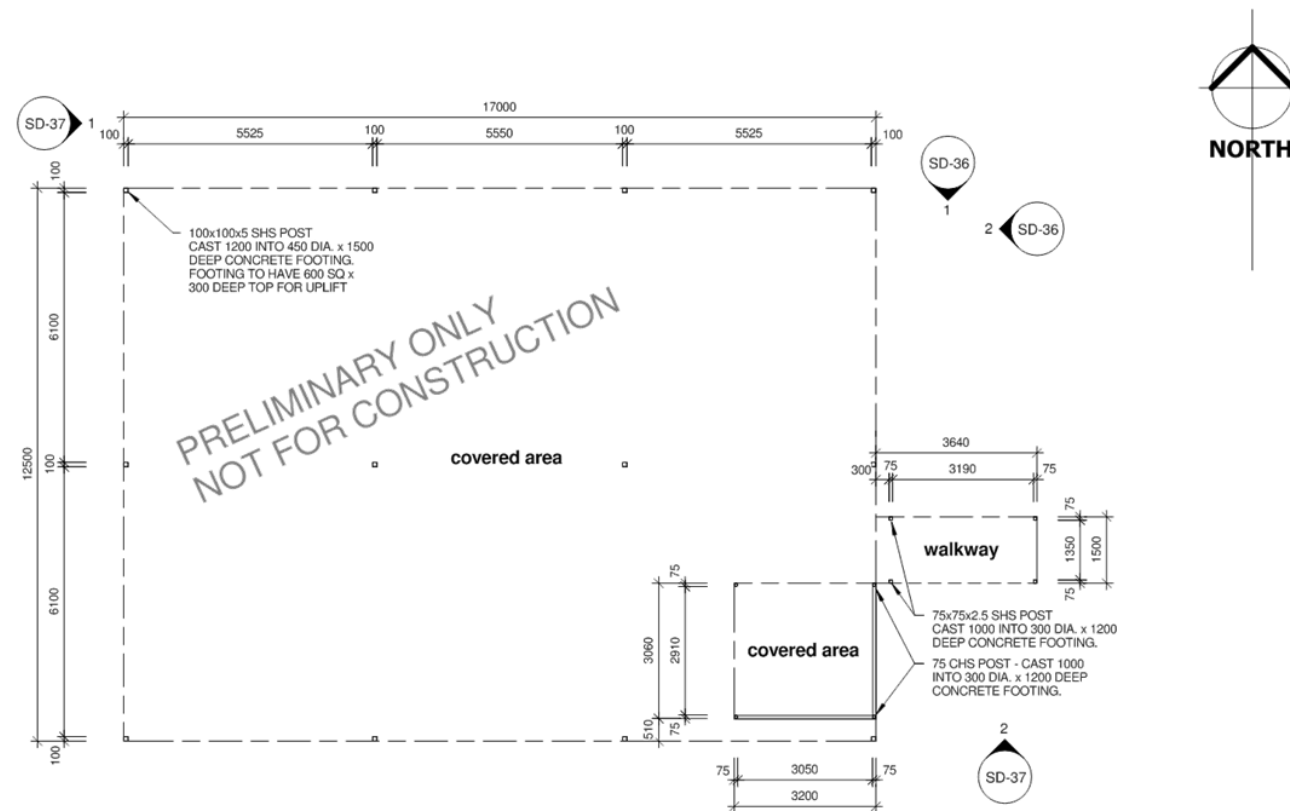
- S1. Workmanship, materials and construction shall be in accordance with A.S.4100.
- S2. Minimum steel yield stress:
- | Member | Grade |
|----------------|---------|
| Roller Section | 300 MPa |
| Hollow Section | 350 MPa |
| Plate | 250 MPa |
- S3. All welded connections between structural members shall be minimum 6mm continuous fillet weld unless noted otherwise on the drawings.
- S4. Bolts:
4.8/S designates commercial grade bolts snug tightened.
8.8/S designates high strength bolts snug tightened.
- S5. All bolted connections between structural members shall have a minimum of 2M16 high strength bolts unless noted otherwise on the drawings.
- S6. All plates shall be minimum 8mm unless noted otherwise on the drawings.

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

ENGINEERING NOTE:

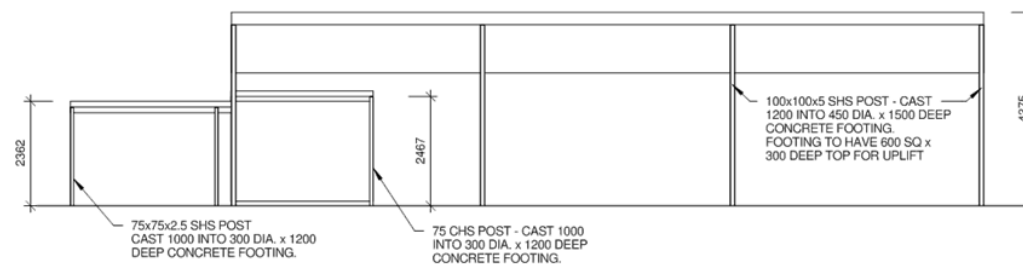
ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806				PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'K' PLAN, ELEV & SECT.		DRAWING No: SD-34	
P1	15/02/19	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION	
REV	DATE	COMMENTS	CHK	June '18	WJR	1 : 100	@ A3 18-0605	P1	



			BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au		<small>ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS.</small> <small>THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.</small>		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'L' FLOOR PLAN			DRAWING No: SD-35	
P1	15/02/19	PRELIMINARY	WJR	A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806		DATE June '18		DRAWN WJR	SCALE 1 : 100	PROJECT No: 18-0605		REVISION P1		
REV	DATE	COMMENTS	CHK											

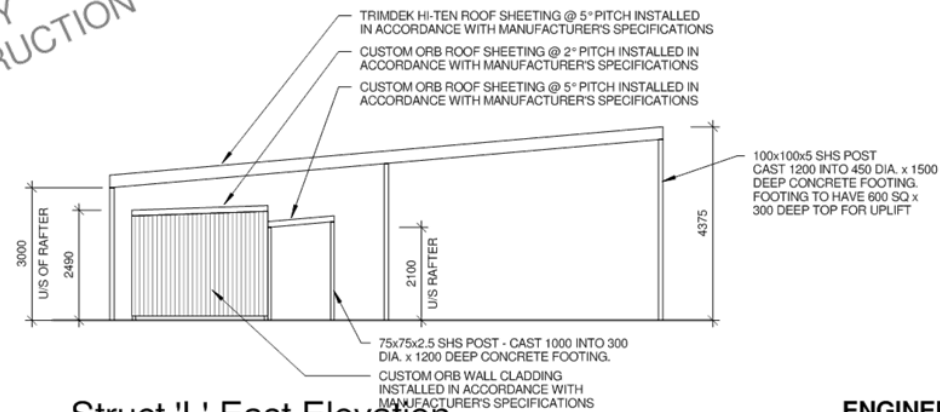
C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



1 Struct 'L' North Elevation

1 : 100

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



2 Struct 'L' East Elevation

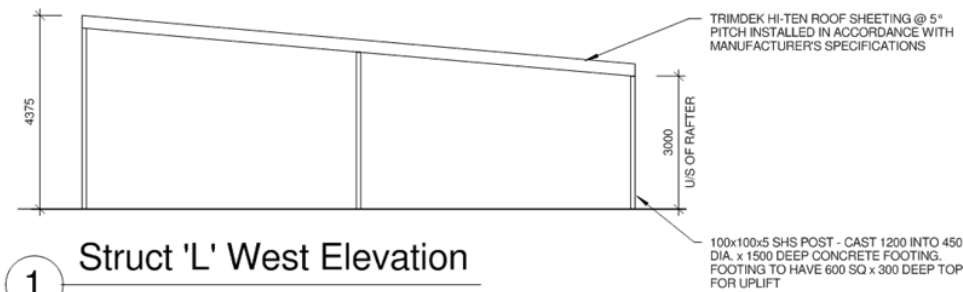
1 : 100

ENGINEERING NOTE:

ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

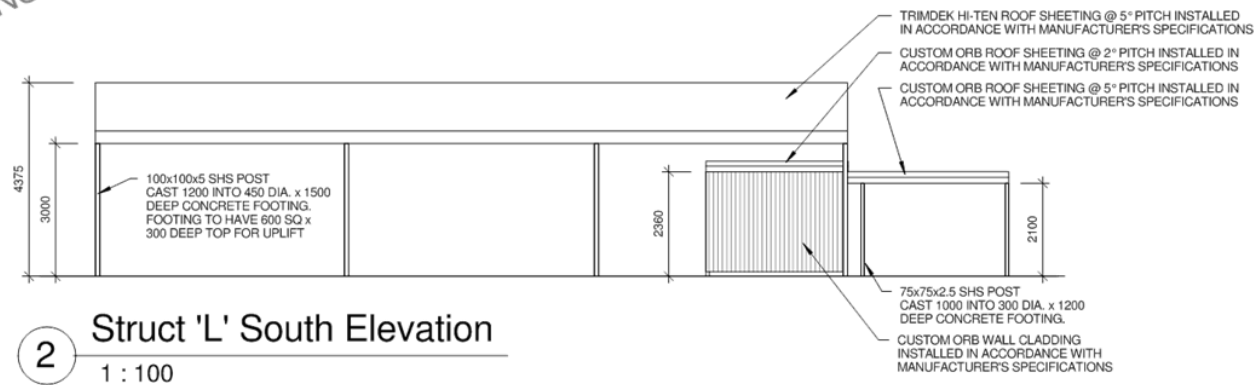
			BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au		ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'L' ELEVATIONS			DRAWING No: SD-36	
P1	15/02/19	PRELIMINARY	WJR	A.B.N 63 145 131 782 Q.B.C.C. Lic. No. 1191806		DATE June '18		DRAWN WJR	SCALE 1 : 100	PROJECT No: 18-0605		REVISION P1		
REV	DATE	COMMENTS	CHK							@ A3				

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



1 Struct 'L' West Elevation
1 : 100

PRELIMINARY ONLY
NOT FOR CONSTRUCTION



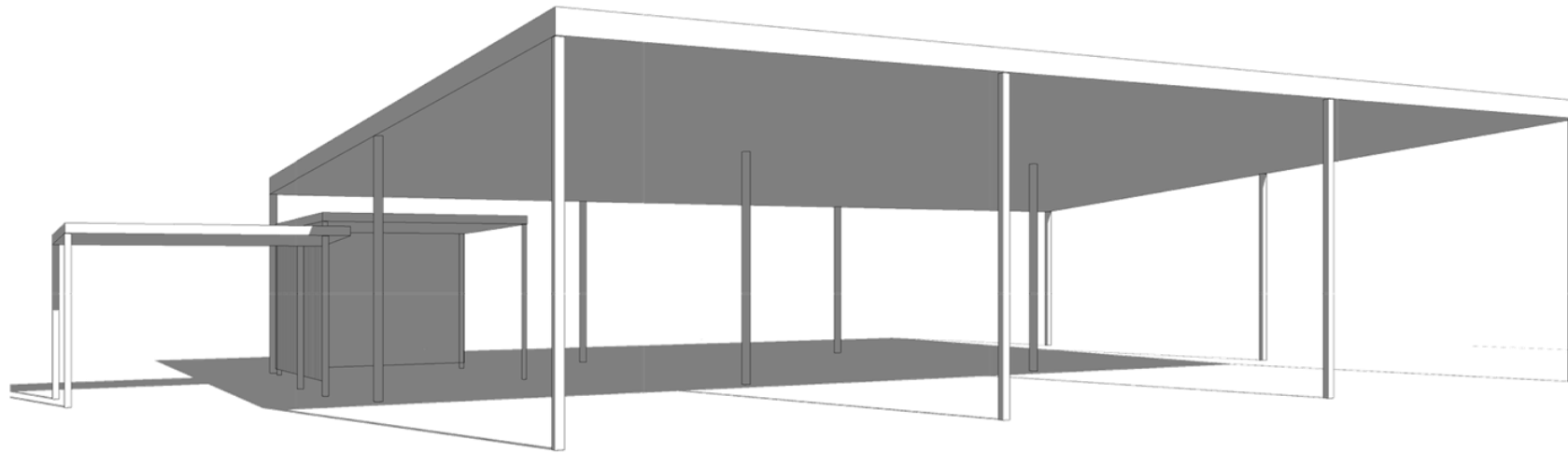
2 Struct 'L' South Elevation
1 : 100

ENGINEERING NOTE:

ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

			BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au		ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'L' ELEVATIONS			DRAWING No: SD-37	
P1	15/02/19	PRELIMINARY	WJR	A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806		DATE June '18		DRAWN WJR	SCALE 1 : 100	@ A3	PROJECT No: 18-0605	REVISION P1		
REV	DATE	COMMENTS	CHK											

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt

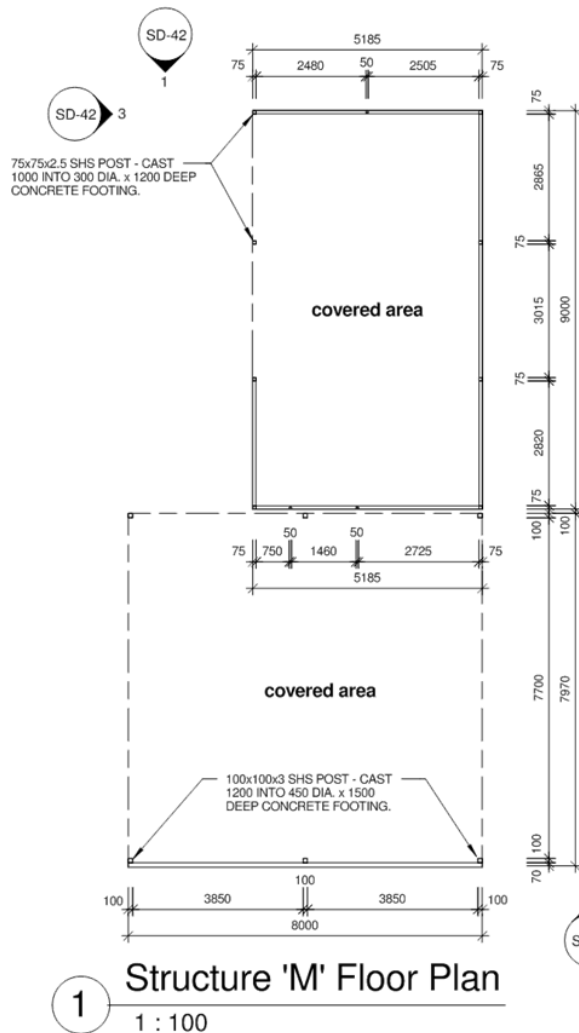


Structure 'L' 3-D View

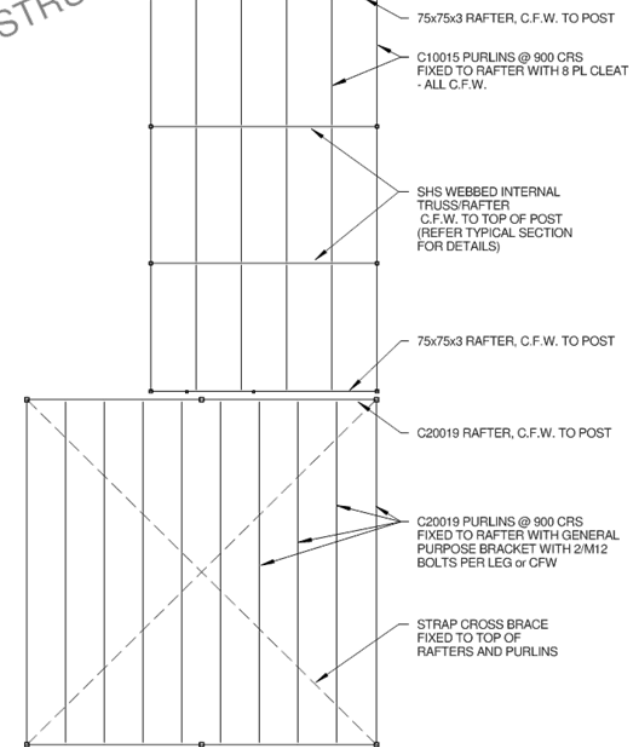
N.T.S.

			BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au		ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'L' 3-D VIEWS			DRAWING No: SD-40	
P1	15/02/19	PRELIMINARY	WJR	A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806		DATE June '18		DRAWN WJR	SCALE	PROJECT No: @ A3 18-0605		REVISION P1		
REV	DATE	COMMENTS	CHK											

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt



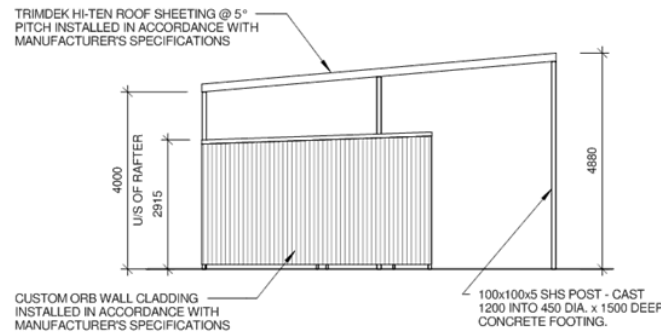
PRELIMINARY ONLY
NOT FOR CONSTRUCTION



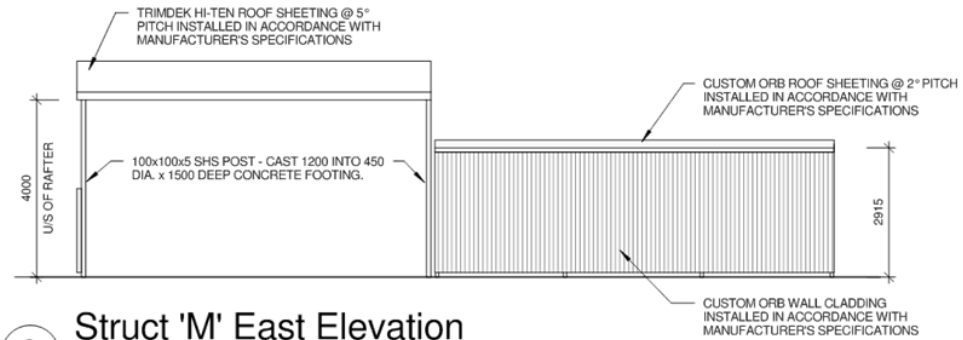
ENGINEERING NOTE:
ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.

				BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au		ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS. THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT C.E. BURTON 14 GEORGE STREET ROMA			TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'M' FLOOR & ROOF PLAN			DRAWING No: SD-41	
P1	15/02/19	PRELIMINARY	WJR	A.B.N 63 145 131 782 Q.B.C.C. Lic. No. 1191806				DATE	DRAWN	SCALE	PROJECT No:		REVISION		
REV	DATE	COMMENTS	CHK					June '18	WJR	1 : 100	@ A3 18-0605		P1		

C:\01 Projects\2018\06 June 2018\18-0605 Burton\Drawings\18-0605.rvt

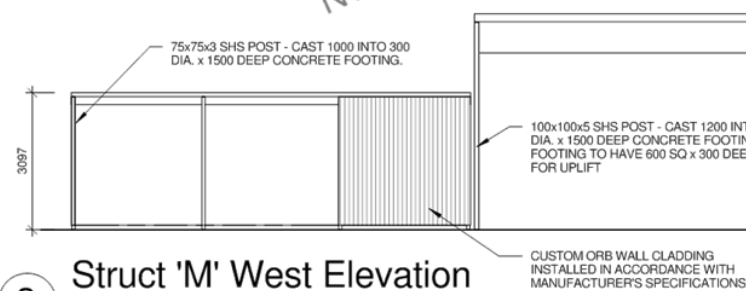


1 Struct 'M' North Elevation
1 : 100

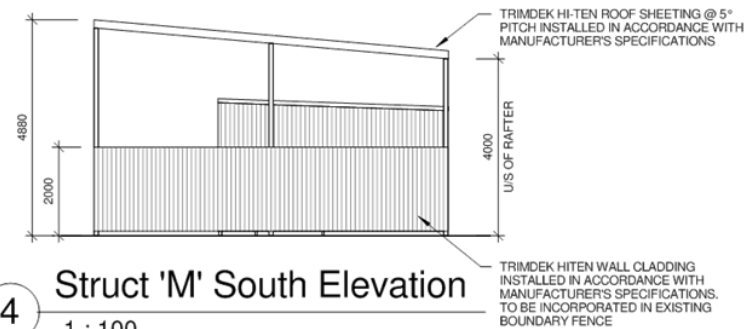


2 Struct 'M' East Elevation
1 : 100

ENGINEERING NOTE:
ALL INFORMATION SHOWN ON THIS PLAN
MUST BE CHECKED AND CERTIFIED BY A
REGISTERED STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.



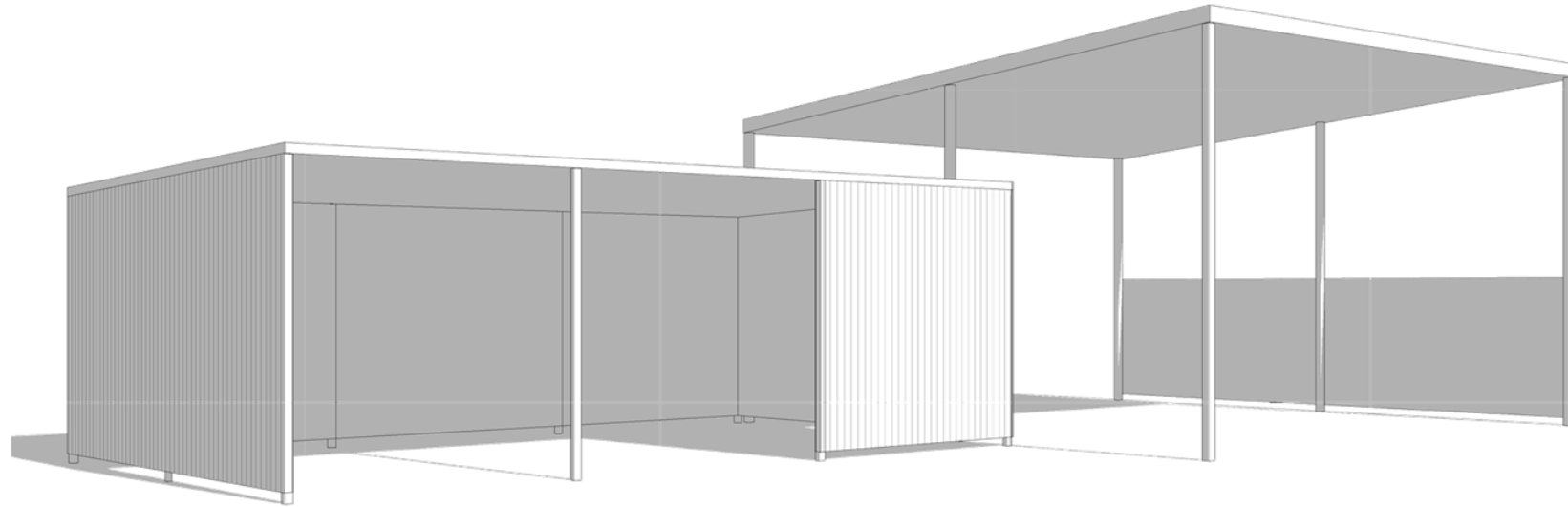
3 Struct 'M' West Elevation
1 : 100



4 Struct 'M' South Elevation
1 : 100

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806				PROJECT C.E. BURTON 14 GEORGE STREET ROMA				TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'M' ELEVATIONS		DRAWING No: SD-42	
REV	DATE	COMMENTS	CHK	DATE	DRAWN	SCALE	@ A3	PROJECT No:	REVISION		
P1	15/02/19	PRELIMINARY	WJR	June '18	WJR	1 : 100		18-0605	P1		



Structure 'M' 3-D View

N.T.S.

BILL ROBINSON DRAFTING SERVICES PTY LTD 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au				<small>ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS.</small> <small>NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS.</small> <small>THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.</small>		PROJECT C.E. BURTON 14 GEORGE STREET ROMA		TITLE PROPOSED EXTENSIONS STRUCTURAL DRAWINGS STRUCTURE 'M' 3-D VIEWS		DRAWING No: SD-44
P1	18/12/18	PRELIMINARY	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION		
REV	DATE	COMMENTS	CHK	June '18	WJR	@ A3	18-0605	P1		

C:\01 Projects\2018\06 June 2018\18-0605 Burton Drawings\18-0605.rvt

OFFICER REPORT

Meeting: General 10 April 2019

Date: 9 April 2019

Item Number: L.3

File Number: D19/27968

SUBJECT HEADING: Request from Roma Campdraft Association for use of Bassett Park portable equipment

Classification: Open Access

Officer's Title: Regional Sport & Recreation Development Coordinator

Executive Summary:

A request was received from Roma Campdraft Association on Tuesday 9 April for use of 40 portable panels and 2 portable gateways at a fundraiser for the North Queensland flood victims to be held at a private arena outside of Roma on Saturday 13 April.

Officer's Recommendation:

That Council approve the use of portable equipment stored at Bassett Park for use at the Roma Campdraft Association fundraiser on 13 April to assist the North Queensland flood victims, with equipment loaded and unloaded by Council staff.

Individuals or Organisations to which the report applies:

Are there any individuals or organisations who stand to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of consideration of this matter?

(Note: This is to assist Councillors in identifying if they have a Material Personal Interest or Conflict of Interest in the agenda item - i.e. whether they should participate in the discussion and decision making).

All funds raised will be donated to the North Queensland flood appeal for distribution to support those who suffered losses during the recent flooding in the north of the state.

Acronyms:

Are there any industry abbreviations that will be used in the report?

Note: This is important as particular professions or industries often use shortened terminology where they refer to the matter on a regular basis. However, for individuals not within the profession or industry it can significantly impact the readability of the report if these aren't explained at the start of the report).

Acronym	Description
<Insert Acronym>	<Provide details>

Context:

Why is the matter coming before Council?

For approval of use of Council equipment by a not for profit group to raise money to support those affected by recent flooding.

Background:

Has anything already happened in relation to this matter?

(Succinct overview of the relevant facts, without interpretation)

Roma and Surat Campdraft committees are participating in fundraising for the northern flood appeal, as well as committees outside of the Maranoa such as Hannaford, Glenmorgan and St George. A late request was received by members of the Roma Campdraft Association for use of portable equipment to boost supplies at a privately owned arena on the outskirts of Roma.

The draft will occur over one day on Saturday 13 April with no prize money being allocated. All proceeds will be donated to the appeal for distribution to flood victims from the January/February flooding in north Queensland.

Legislation, Local Laws, State Policies & Other Regulatory Requirements:

What does the legislation and other statutory instruments include about the matter under consideration? (Include an extract of the relevant section's wording of the legislation – please do not just quote the section number as that is of no assistance to Councillors)

Nil

Council Policies or Asset Management Plans:

Does Council have a policy, plan or approach ordinarily followed for this type of decision?

What are relevant sections of the policy or plan?

(Quote/insert the relevant section's wording / description within the report)

Nil

Input into the Report & Recommendation:

Have others' views or input been sourced in developing the report and recommendation to Council? (i.e. other than the report author?) What did each say? (Please include consultation with the funding body, any dates of critical importance or updates or approvals required)

Feedback has been received from other Council staff who manage Bassett Park and Council's Facilities.

Funding Bodies:

Is the project externally funded (or proposed to be)? If so, are there any implications in relation to the funding agreement or grant application. (Please do not just include names)

Nil

This Financial Year's Budget:

Will the matter under consideration impact how much Council collects in income or how much it will spend? How much (\$)? ***Is this already included in the budget? (Include the account number and description).***

If the matter under consideration has not been included in the budget, where can the funds be transferred from? (Include the account number and description) What will not be done as a result?

Nil

Future Years' Budgets:

Will there need to be a change in future years' budgets to cater for a change in income or increased expenditure as a result of Council's decision? How much (\$)? (e.g. estimate of additional maintenance or operating costs for a new or upgraded project)

Nil

Impact on Other Individuals or Interested Parties:

Is there anyone who is likely to be particularly interested in or impacted by the decision, or affected by the recommendation if adopted? What would be their key interests or concerns?

(Interested Parties Analysis - IS9001:2015)

Roma Campdraft Association are willing to assume full responsible for loading and unloading of the equipment and for any damages to the equipment. If Council staff were available during work hours to load and unload, the Association would be appreciative of Council's support.

Risks:

What could go wrong if Council makes a decision on this matter? (What is the likelihood of it happening and the consequence if it does) (List each identified risk in a table)

Risk	Description of likelihood & consequences
If request is not approved	Poor community perception of Council to assist fundraiser for northern flood victims

Advice to Council:

What do you think Council should do, based on your skills, qualifications and experience, your knowledge of this and related matters, and the facts contained in the report?

(A summary of what the employee thinks Council needs to hear, not what they think individual Councillors want to hear – i.e. employees must provide sound and impartial advice – the employee's professional opinion)

Roma Campdraft Association own the requested amount of panels housed at Bassett Park which are positioned in the Campdraft arena to add height to the fence. The committee do not want to use these due to the effort required to untie the panels and then to replace them afterwards. If stored panels are used, the need to double handle panels will be avoided. Due to the committee assuming full responsibility for the return of all equipment in the same order, I believe that by allowing the stored panels to be used will remove additional work load from the Campdraft volunteers. A count of the equipment can be conducted by Council staff when leaving the site and then again on return to Bassett Park.

Recommendation:

What is the 'draft decision' based on the advice to Council?

Does the recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

(Note: recommendations if adopted by Council become a legal decision of government and therefore must be clear and succinct about the action required by employees (unambiguous)).

Does this recommendation suggest a decision contrary to an existing Council policy? If so, for what reason?

Nil

Link to Corporate Plan:

Corporate Plan 2018-2023

Strategic Priority 4: Growing our region

4.12 Develop healthy and connected communities through sport and recreation activities and facilities

4.12.5 Implement initiatives to maximise use of facilities and participation in sport and recreation.

Supporting Documentation:

[1](#)  Correspondence - Roma Campdraft Association

D19/27984

Report authorised by:

Deputy Chief Executive Officer/Director - Development, Facilities & Environmental Services

Manager - Facilities (Land, Buildings & Structures)

Maranoa Regional Council
Roma Qld 4455

10/4/2019

Roma Campdraft Association

To whom it May concern,

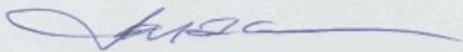
The Roma Campdraft Association is holding a charity event at Robert and Coralie Daly's "Hillcrest", East of Roma, this Saturday 13/4/2019. This is a Novice Campdraft, with ALL funds (campdraft nominations, bar and canteen takings and raffles and auctions), being raised and donated to the Flood Victims of Northern Queensland.

The Roma Campdraft Association would like to request and would be very appreciative, if we were able to borrow the following from Bassett Park:

40 Cattle Panels
2 Panel Gates

We would require these in the next couple of days, ready for Saturday and would return Monday 15/4/2019/

Regards



James McAuley
Vice President