

PUBLIC NOTIFICATION



Approval Sought:	Development Permit For Material Change of Use
Proposed Development:	Dwelling House
Where:	4 Phoebe Street Lakes Creek
Lot Description:	Lot 5 on RP603370
Application Reference:	D/88-2020

Make a submission from:

8 October 2020 to 28 October 2020

You may make a submission to Rockhampton Regional Council

PO BOX 1860, Rockhampton QLD 4700

Email: enquiries@rrc.qld.gov.au

Phone: 07 4932 9000 or 1300 22 55 77

[Click here to view the 'Guide to public notification of development and change applications'](#)

For more information on planning requirements within the Rockhampton Region feel free to visit www.rrc.qld.gov.au





Confirmation Notice

PLANNING ACT 2016, PART 1 OF THE DEVELOPMENT ASSESSMENT RULES

Application number:	D/88-2020	<i>For further information regarding this notice, please contact:</i>	Bevan Koelmeyer
Date application received:	18 August 2020	Phone:	1300 22 55 77

1. APPLICANT DETAILS

Name:	Dale Hall		
Postal address:	4 Phoebe Street, LAKES CREEK QLD 4701		
Contact number:	0498 083 137	Email:	dalehall60@gmail.com

2. PROPERTY DESCRIPTION

Street address:	4 Phoebe Street, Lakes Creek		
Real property description:	Lot 5 on RP603370, Parish of Archer		

3. OWNER DETAILS

Name:	D Hall		
Postal address:	4 Phoebe Street, LAKES CREEK QLD 4701		

4. DEVELOPMENT APPROVAL SOUGHT

Development Permit for a Material Change of Use for a Dwelling House

5. APPLICATION TYPE

	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. REFERRAL AGENCIES

NIL

7. IMPACT ASSESSMENT

Will Impact Assessment be required?	YES
The whole of the application must be publicly notified under the provisions of Part 4 of the Development Assessment Rules by:	
<ul style="list-style-type: none">- Publishing a notice at least once in a newspaper circulating generally in the locality of the premises which are the subject of the application; and- Placing a notice on the premises which are the subject of the application. The notice must remain on the premises for the period of time up to and including the stated day; and- Giving a notice to all owners of any lots adjoining the premises which are the subject of the application.	

8. PUBLIC NOTIFICATION DETAILS

The application requires public notification which must be undertaken in accordance with Section 53 of the *Planning Act 2016* and Part 4 of the Development Assessment Rules.

9. INFORMATION REQUEST

A further information request may be made by the assessment manager. Regardless of this advice, any concurrence agency for the application may make an information request.

10. SUPERSEDED PLANNING SCHEME

Is the application to be assessed under a Superseded Planning Scheme?	NO
Planning Scheme	
<input checked="" type="checkbox"/>	The development was not assessable under the Superseded Planning Scheme and the application may proceed, as proposed.
<input type="checkbox"/>	The development was assessable under the Superseded Planning Scheme and this Development Application will be assessed under the Superseded Planning Scheme.
<input type="checkbox"/>	The application will not be assessed under the Superseded Planning Scheme. The application will instead be assessed against the current planning scheme.

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an INACCURACY in any of the information provided above or have a query or seek clarification about any of these details, please contact Council's Development Assessment Unit.

11. ASSESSMENT MANAGER

Name: Bevan Koelmeyer <u>PLANNING OFFICER</u>	Signature: 	Date: 25 August 2020
--	--	----------------------

To whom it may concerned.

Monday 17-08-2020

My proposal is to build a 3-bedroom brick veneer low set house, the house will have 2 bathrooms and 2 toilets. The house will be approx. 146m² and will be set on 1214 allotment. I have an existing 4 bay shed on the property that was built in June 1999.

We have had a water meter connected to the property back 4th July 2002 with the intentions of building a house on the block. There is no council sewage system in our area so I have paid of CQ Soil Testing to design septic system that will suit the size of the house that will be install on the property. The cost of the sewage will be approximately will be between \$15,000 and \$20,000.

The size of the house will allow plenty of room for appropriate gardens containing native and fruit trees and shrubs which will make up the landscaping on the property. This will ensure to meet the requirements of the septic system while providing a pleasant visual effect for the neighbour.

Chris Warren Homes will be undertaking the building work and installing the septic system, the house will take 2 to 3 months to complete.

I will have a local agent install solar power once the building has been completed. This will assist in meeting environmental sustainability incentives.

I have two ageing parents' dad is 90years 6months and mum is 87years 7 months and they are in need of care throughout their remaining years. Their house is in need of maintenance but dad is past the age to undertake the work himself. My father's parents owned and lived on this land the same as my father has and I hope to do so as well. My plan is for them to live in the new house with me. This will allow me to take better care of them now and in the future as the need increases. This will also allow me to undertake renovations and fit out in their house to safely house them while they remain independent.

Regards

Dale Hall

0498083137

dalehall60@gmail.com

6.7.5 Rural residential zone code

6.7.5.1 Application

This code applies to assessing development where the code is identified as applicable in the table of assessment for the rural residential zone.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.7.5.2 Purpose

- (1) The purpose of the rural residential zone code is to:
 - (a) recognise existing rural residential zoned areas;
 - (b) prevent the establishment of new rural residential areas, but facilitate subdivision within existing zoned areas;
 - (c) prevent the establishment of development which may limit the productive capacity of adjoining rural land.
- (2) The purposes of the zone will be achieved through the following outcomes:
 - (a) the zone provides for predominantly dwelling houses on large lots with ancillary small-scale uses, that do not compromise the residential amenity of the area, such as animal keeping, cropping and home based businesses ;
 - (b) roadside stalls and other sales of produce grown on the site are of a limited scale that is consistent with the rural residential lifestyle;
 - (c) non-residential uses occur within the zone where they:
 - (i) do not compromise the residential character and existing amenity of the surrounding area;
 - (ii) are small-scale and consistent with the surrounding urban form;
 - (iii) primarily function to service the needs of the immediate local residential community;
 - (iv) do not detract from the role and function of centres or the operation of rural uses in the vicinity; and
 - (v) do not result in the expansion of a centre zone;
 - (d) transport and freight uses, which do not meet the definition of a home based business, are not established in the rural residential zone;
 - (e) rural residential development:
 - (i) does not occur beyond those areas zoned for this purpose;
 - (ii) is buffered by appropriate setbacks and landscaping from rural land and incompatible land uses, so that amenity impacts from spray drift, noise and odour are avoided;
 - (iii) enhances and responds to environmental features and topographical features of the site, including creeks, gullies, waterways, wetlands and vegetation and bushland;
 - (iv) does not adversely impact the safety and efficiency of the road network;
 - (v) maximises energy efficiency, water conservation and sustainable energy technologies; and
 - (vi) is serviced by infrastructure that is commensurate with the needs of the use;
 - (f) new subdivisions within rural residential areas must be serviced to an urban standard (including telecommunications, electricity, constructed roads and stormwater drainage); and
 - (g) the establishment of one (1) precinct within the zone where particular requirements are identified:
 - (i) Baree and Walterhall precinct.

Baree and Walterhall precinct

- (3) The following overall outcomes of the Baree and Walterhall precinct are additional to those of the rural residential zone and takes precedence in the event of a conflict:
 - (a) rural residential development in the Baree and Walterhall precinct will be required to be on lots of 4,000 square metres or greater to provide for adequate water and sewer services onsite; and

Performance outcomes	Acceptable outcomes	Assessment
The development does not compromise the productivity of the use.	No more than one (1) caretaker's accommodation is established on the site.	
Home based business		
<p>PO4 Development for a home based business is operated, designed and sited in a manner that:</p> <ul style="list-style-type: none"> (a) is an appropriate scale and intensity; (b) is integrated with the primary use of the site for a dwelling house; (c) does not adversely affect the safety and private recreation needs of adjoining premises; (d) does not adversely affect the streetscape and street function; and (e) does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials. 	<p>AO4.1 The home based business has a maximum gross floor area of 100 square metres (except for a bed and breakfast accommodation or home based child care).</p> <p>AND</p> <p>AO4.2 The home based business is carried out within an existing building or structure.</p> <p>Note—This does not include the parking of vehicles.</p> <p>AND</p> <p>AO4.3 Hours of operation are between the hours of 07:00 to 19:00 Monday to Saturday and 08:00 to 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home based child care).</p> <p>AND</p> <p>AO4.4 The home based business involves a minimum of one (1) resident of the dwelling.</p> <p>AND</p> <p>AO4.5 A maximum of one (1) worker, not residing in the dwelling house, is employed in the home based business.</p> <p>AND</p> <p>AO4.6 The home based business contains visitor parking within the site</p> <p>AND</p> <p>AO4.7</p>	PO4 N/A

Performance outcomes	Acceptable outcomes	Assessment
	<p>The home based business where for bed and breakfast accommodation:</p> <ul style="list-style-type: none"> (a) the combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and (b) guests stay a maximum of fourteen (14) consecutive nights. <p>AND</p> <p>AO4.8 Goods or services for sale or hire are not displayed where they are visible from the street frontage or an adjoining residential premise.</p> <p>AND</p> <p>AO4.9 No more than one (1) commercial vehicle is associated with the business and the vehicle does not exceed a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home based business involving heavy vehicles.</p> <p>Editor's note—Refer to provisions under additional outcomes for home based business involving heavy vehicles.</p> <p>AND</p> <p>AO4.10 The home based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home based business involving heavy vehicles.</p> <p>Editor's note—Refer to provisions under additional outcomes for home based business involving heavy vehicles.</p> <p>AND</p> <p>AO4.11</p>	

Performance outcomes	Acceptable outcomes	Assessment
	Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i> , as updated from time to time.	
Additional outcomes for home based business involving heavy vehicles		
<p>PO5 Development does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.</p>	<p>AO5.1 A maximum of two (2) heavy vehicles and two (2) heavy trailers are stored on site at any one time.</p> <p>AND</p> <p>AO5.2 Heavy vehicles and heavy trailers:</p> <ul style="list-style-type: none"> (a) each heavy vehicle or heavy trailer does not exceed a gross vehicle mass of more than 4.5 tonnes; (b) are not started or manoeuvred on site between the hours of 22:00 and 06:00 or left running unattended for any period up to five (5) minutes; (c) if used for the transport of cattle or waste disposal, are stored a minimum of 100 metres away from an adjoining dwelling; and (d) do not have a refrigeration unit running while on-site. <p>AND</p> <p>AO5.3 The business does not include the loading or unloading of vehicles or storage of goods.</p> <p>AND</p> <p>AO5.4 The site has direct access to a minor urban collector road or higher order road, but not to a state controlled road.</p> <p>AND</p> <p>AO5.5</p>	PO5 N/A

Performance outcomes	Acceptable outcomes	Assessment
	<p>Heavy vehicles are stored onsite and located a minimum distance of:</p> <ul style="list-style-type: none"> (a) twenty (20) metres from the frontage; and (b) fifteen (15) metres from side and rear boundaries. <p>AND</p> <p>AO5.6 Only minor maintenance is carried out on the property and does not involve major body work and mechanical repairs.</p>	
Roadside stall		
<p>PO6 A roadside stall:</p> <ul style="list-style-type: none"> (a) does not impact on the amenity of adjoining land uses and the surrounding area; (b) does not adversely affect the safety and efficiency of the road network; (c) is ancillary to the farming use conducted on the same site; and (d) sells only fresh produce grown locally. 	<p>AO6.1 Any structure used for a roadside stall:</p> <ul style="list-style-type: none"> (a) has a maximum floor area of twenty (20) square metres; (b) is located entirely within the property and not on the road reserve; and (c) is set back from any boundary adjoining residential premises a minimum of six (6) metres. <p>AND</p> <p>AO6.2 Site access, car parking and storage areas:</p> <ul style="list-style-type: none"> (a) are located entirely within the property and not on the road reserve; and (b) use the same driveway as the primary property access. <p>AND</p> <p>AO6.3 The roadside stall is associated with a rural use conducted on the same site.</p>	PO6 N/A
Sales office		
<p>PO7 The development for a sales office is temporary in nature having regard to length of time and operation of the use.</p>	<p>AO7.1 Sales office use ceases on the sale of the last lot in the estate on which it is located, or within two (2) years of commencement.</p>	PO7 N/A

Performance outcomes	Acceptable outcomes	Assessment
Effects of development		
PO8 Outdoor storage areas are screened from the streetscape and adjoining zones.	AO8.1 Outdoor storage areas are: (a) located behind the front building line; (b) screened from view from off-site public places; and (c) screened from adjoining sensitive land use(s) by a 1.8 metre high solid screen fence.	PO8 N/A
PO9 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	AO9.1 Outdoor lighting is designed, installed and maintained in compliance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.	PO9 N/A

Table 6.7.5.3.2 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment
Built form – additional provisions		
PO10 The appearance and siting of buildings, structures, car parking areas and signage is compatible with the character and scenic landscape features of the area.	No acceptable outcome is nominated.	PO10 N/A
Land use		
Non-residential development		
PO11 Non-residential development may locate in the rural residential zone when the use can demonstrate the following: (a) it does not compromise the role and function of existing centres; (b) it does not compromise the rural residential character and existing amenity of the surrounding area in relation to lighting, noise, dust and odour; (c) not more appropriately located in another zone; (d) is small in scale; and (e) is consistent with the surrounding built form and streetscape. Editor's note—SC6.9 — Economic impact assessment planning scheme	No acceptable outcome is nominated.	PO11 N/A

Performance outcomes	Acceptable outcomes	Assessment
policy provides guidance on how to achieve compliance with this performance outcome.		
Effects of development		
<p>PO12 Sensitive land use(s) and rural residential subdivisions are set back and buffered from adjoining rural uses, on-site rural operations and industrial zoned areas.</p> <p>Editor's note—Where potential conflicts between agricultural and sensitive land use(s) may occur, applicants should refer to State Planning Policy Guideline – State Interest – Agriculture.</p>	No acceptable outcome is nominated.	PO12-My family have lived on this land for 3 generations. I'm well aware of the Teys Australia abattoir and Boral Asphalt plant. The abattoir has in place a buffer zone in Vesty Street a number of years back to cut down on dust and noise.
<p>PO13 Development does not unduly impact on the existing amenity and character of the locality having regard to:</p> <p>(a) the scale, siting and design of buildings and structures; and</p> <p>(b) visibility of buildings and structures when viewed from roads and other public view points.</p>	No acceptable outcome is nominated.	OP13- The house will be located at the front left side of the block. Which will be the furthest point from the abattoir.
<p>PO14 Development is located and designed to respond sensitively to on-site and surrounding landscape and topography such that:</p> <p>(a) hazards to people or property are avoided;</p> <p>(b) earthworks are minimised;</p> <p>(c) the retention of natural drainage lines is maximised;</p> <p>(d) the retention of existing vegetation is maximised;</p> <p>(e) leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised;</p> <p>(f) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</p> <p>(g) there is adequate buffering, screening or separation to adjoining development.</p>	No acceptable outcome is nominated.	<p>OP14- The house will be located at the front left side of the block. Earthworks will be undertaken as work progresses. Once the main house is completed. Gardens and drainage will be set in place.</p> <p>Septic system has been designed to accommodate the number of rooms.</p>
Where located in the Baree and Walterhall precinct		

Performance outcomes	Acceptable outcomes	Assessment
Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.		
<p>PO15 Development for a caretaker's accommodation, dwelling house, dwelling unit or sales office only occurs within the Baree and Walterhall precinct where:</p> <ul style="list-style-type: none"> (a) provision of water supply and sewerage disposal can be provided on the site; (b) development is not adversely impacted upon by incompatible land uses; (c) development maintains the character and amenity of the rural residential area; and (d) located on a lot with a minimum lot size of 4,000 square metres. <p>Note—Where a conflict exists with the Water and sewer code the precinct based outcomes take precedence.</p>	No acceptable outcome is nominated.	PO15 N/A

DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Dale Hall
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	4 Phoebe Street
Suburb	Lakes Creek, Rockhampton
State	Queensland
Postcode	4701
Country	Australia
Contact number	0498083137
Email address (non-mandatory)	dalehall60@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		4	Phoebe Street	Lakes Creek, Rockhampton
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4701	Lot 5	RP603370	Rockhampton Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text" value="N/A"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text" value="N/A"/>

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

3-bedroom brick veneer low set house, 2 bathrooms and 2 toilets, no carport.

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
3-bedroom brick veneer low set house			145.76

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input checked="" type="checkbox"/> No	

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify:	Septic system	

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Rockhampton Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>: <input type="checkbox"/> Ports – Brisbane core port land (<i>where inconsistent with the Brisbane port LUP for transport reasons</i>) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits (<i>below high-water mark</i>)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port (<i>below high-water mark</i>)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>in Gold Coast waters</i>)
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district (<i>involving a marina (more than six vessel berths)</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application , or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input type="checkbox"/> No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
 No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

8.2.10 Special management area overlay code

8.2.10.1 Application

This code applies to development where the code is identified in the table of assessment for the special management area overlay and applies to any areas identified on the special management area overlay map OM-10.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.2.10.2 Purpose

- (1) The purpose of the special management area overlay is to identify areas that may be impacted upon by industrial or landfill activities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development does not compromise existing or future industrial development or existing landfill sites;
 - (b) development is designed and located to protect the health, well-being, amenity and safety of communities and individuals from the impacts of air, light, noise and odour emissions, and from the impacts of hazardous materials that could result from locating in proximity to industrial or landfill uses;
 - (c) the establishment of new or the further intensification (except for minor alterations or extensions) of existing sensitive land use(s) does not occur; and
 - (d) reconfiguring a lot does not increase the number of people residing permanently in the area on a long-term basis.

8.2.10.3 Specific benchmarks for assessment

Table 8.2.10.3.1 — Development outcomes for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Assessment
Dwelling house or dwelling unit		
PO1 Development does not involve the further intensification of sensitive land use(s).	AO1.1 Where involving the replacement, alteration or extension to an existing dwelling house or dwelling unit: <ol style="list-style-type: none"> (a) there are no secondary dwellings; and (b) there is to be no more than a twenty (20) per cent increase in the existing or previous buildings gross floor area. AND AO1.2 No new dwelling house(s) to be established.	 (a) Only one dwelling on the block (b) Under 20% of the property size. AO1.2 N/A

Table 8.2.10.3.2 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Assessment
Effects of development		
<p>PO2 Development does not result in a sensitive land use being exposed to air, noise and odour emissions that impact upon human health, amenity and well-being.</p>	<p>AO2.1 The development is designed to ensure that:</p> <p>(a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met;</p> <p>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, and any relevant national or international standard (for example, the World Health Organisation Guidelines for Air Quality 2000) are met; and</p> <p>(c) the odour impacts are assessed in accordance with the State Planning Policy (Emissions and hazardous activities) and Queensland Odour Impact Assessment Guideline.</p> <p>Editor's note—An air, noise or hazard impact assessment can be prepared by a suitably qualified professional to demonstrate compliance with AO2.1. Refer to SC6.3 — Air, noise and hazard assessments planning scheme policy to determine the minimum requirements for an air, noise or hazard assessment.</p>	<p>(a) N/A</p> <p>(b) N/A</p> <p>(c) N/A</p>
<p>PO3 Development incorporates design measures, to minimise any adverse effects, including, but not limited to:</p> <p>(a) landscaping;</p> <p>(b) setting back sensitive land use(s) from existing and future industrial noise sources;</p> <p>(c) positioning buildings in the most appropriate geographic locations (for example placing bedrooms away from</p>	<p>No acceptable outcome is nominated.</p>	<p>(a) Property landscaping will be carried out after building is completed.</p> <p>(b) Located in best position on the block.</p> <p>(c) Main bedroom is at the furthest point to abattoir and 2 & 3 bedrooms is at the</p>

Performance outcomes	Acceptable outcomes	Assessment
<p>(d) existing and future industrial noise sources); using barriers, mounds and fences; and</p> <p>(e) screening sensitive land use from industrial noise sources.</p>		<p>furthest point to the Asphalt plant.</p> <p>(d) N/A</p> <p>(e) N/A</p>
Reconfiguring a lot		
<p>PO4 No further lots are created which could result in the increased number of persons living within proximity to an industrial or land fill use.</p>	<p>AO4.1 No additional lots are created.</p>	<p>N/A</p>

Issue	Description	Date
A	PRELIMINARY ISSUE	21/11/2019
B	CLIENT AMENDED	03/02/2020
C	CLIENT AMENDED	12/05/2020
D	CLIENT AMENDED	19/05/2020



PH: 4921 4444
 E: DRAFTING@CHRISWARRENHOMES.COM.AU
 QBCC: 1044665
 ABN: 99 105 019 976

CLIENT
 DALE HALL

PROJECT ADDRESS
 LOT 5 PHOEBE STREET, LAKES CREEK

DESIGN
 CUSTOM

PROJECT NUMBER
 CWH-19106

SITE PLAN RPD	
LOT	5
SP.	RP603370
PARISH	ARCHER
COUNTY	LIVINGSTONE
AREA	1214m ²

SITE PLAN

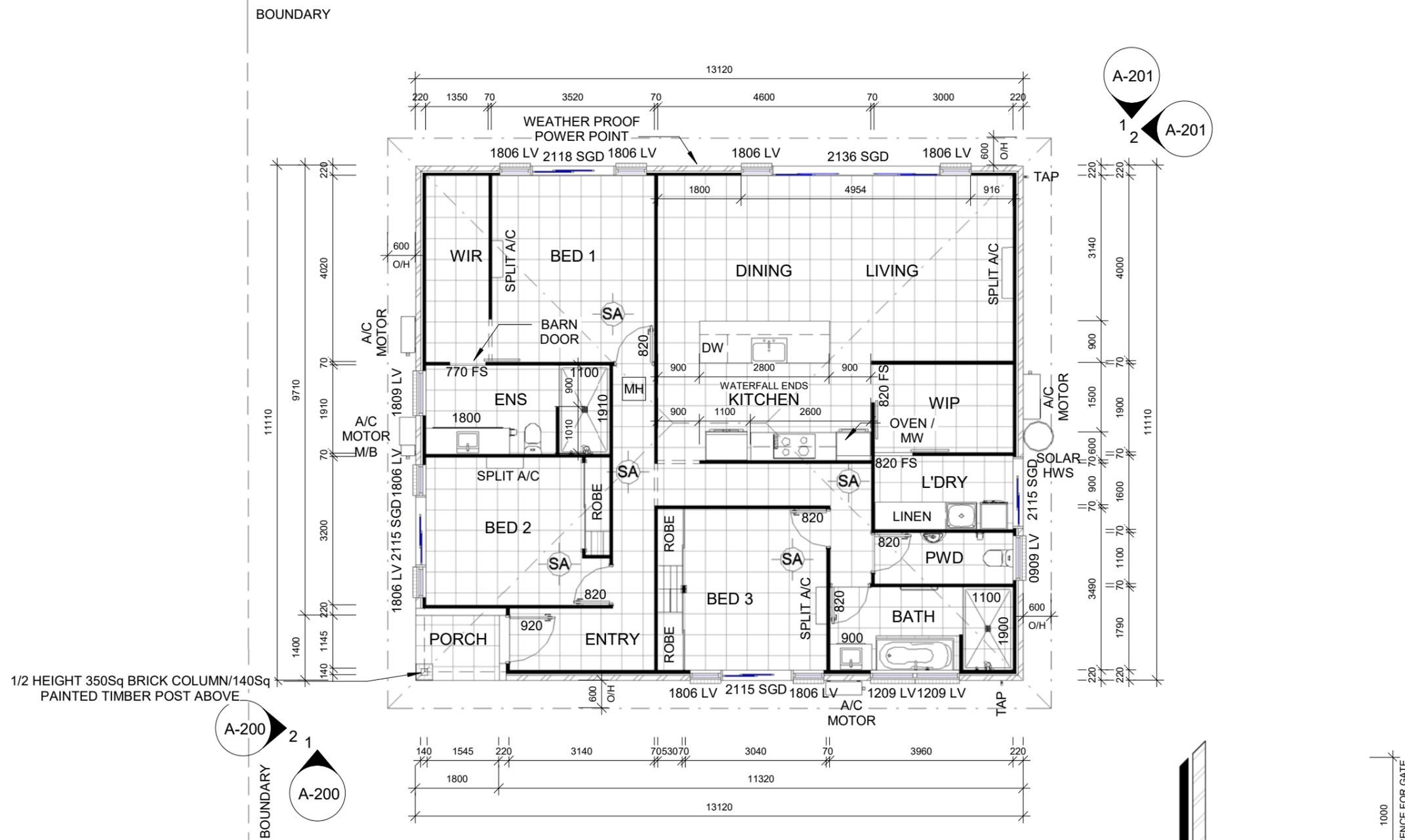
DWG No. A-001 DRAWN BY GGB SCALE As indicated

1 SITE PLAN

1 : 200

NOTE: FLOOR TO CEILING TILES TO ENS AND BATH

Issue	Description	Date
A	PRELIMINARY ISSUE	21/11/2019
B	CLIENT AMENDED	03/02/2020
C	CLIENT AMENDED	12/05/2020
D	CLIENT AMENDED	19/05/2020



PH: 4921 4444
 E: DRAFTING@CHRISWARRENHOMES.COM.AU
 QBCC: 1044665
 ABN: 99 105 019 976

CLIENT
 DALE HALL

PROJECT ADDRESS
 LOT 5 PHOEBE STREET, LAKES CREEK

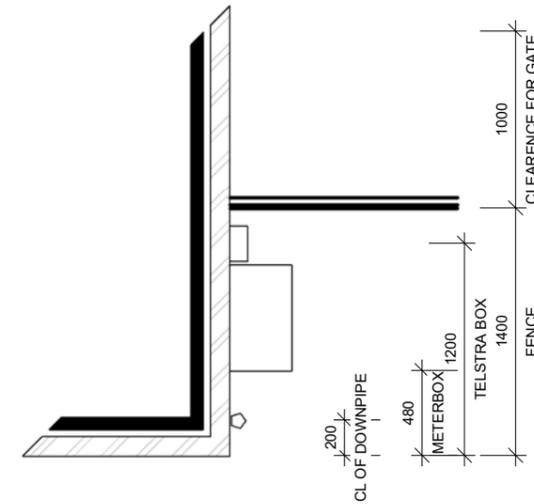
DESIGN
 CUSTOM
 PROJECT NUMBER
 CWH-19106

FLOOR PLAN

DWG No. A-100
 DRAWN BY GGB
 SCALE As indicated

AREA SCHEDULE

PORCH	2.52 m ²
DWELLING	143.24 m ²
GRAND TOTAL	145.76 m ²



SERVICES DETAIL

1 : 40

FLOOR PLAN

1 : 100

Issue	Description	Date
A	PRELIMINARY ISSUE	21/11/2019
B	CLIENT AMENDED	03/02/2020
C	CLIENT AMENDED	12/05/2020
D	CLIENT AMENDED	19/05/2020



1 ELEVATION 1
1 : 100



2 ELEVATION 2
1 : 100



PH: 4921 4444
E: DRAFTING@CHRISWARRENHOMES.COM.AU
QBCC: 1044665
ABN: 99 105 019 976

CLIENT
DALE HALL

PROJECT ADDRESS
LOT 5 PHOEBE STREET, LAKES
CREEK

DESIGN
CUSTOM

PROJECT NUMBER
CWH-19106

ELEVATIONS

DWG No. A-200 DRAWN BY GGB SCALE 1 : 100 A3

Issue	Description	Date
A	PRELIMINARY ISSUE	21/11/2019
B	CLIENT AMENDED	03/02/2020
C	CLIENT AMENDED	12/05/2020
D	CLIENT AMENDED	19/05/2020



1 ELEVATION 3
1 : 100



2 ELEVATION 4
1 : 100



PH: 4921 4444
E: DRAFTING@CHRISWARRENHOMES.COM.AU
QBCC: 1044665
ABN: 99 105 019 976

CLIENT
DALE HALL

PROJECT ADDRESS
LOT 5 PHOEBE STREET, LAKES CREEK

DESIGN
CUSTOM

PROJECT NUMBER
CWH-19106

ELEVATIONS

DWG No.	DRAWN BY	SCALE
A-201	GGB	1 : 100 A3

Issue	Description	Date
A	PRELIMINARY ISSUE	21/11/2019
B	CLIENT AMENDED	03/02/2020
C	CLIENT AMENDED	12/05/2020
D	CLIENT AMENDED	19/05/2020



1 3D View 1



2 3D View 2



3 3D View 3



PH: 4921 4444
 E: DRAFTING@CHRISWARRENHOMES.COM.AU
 QBCC: 1044665
 ABN: 99 105 019 976

CLIENT
 DALE HALL

PROJECT ADDRESS
 LOT 5 PHOEBE STREET, LAKES
 CREEK

DESIGN
 CUSTOM

PROJECT NUMBER
 CWH-19106

3D VIEWS

DWG No.	DRAWN BY	SCALE
A-400	GGB	A3

19/05/2020 2:25:18 PM DALE HALL