

From: "matt300@bigpond.com" <matt300@bigpond.com>
Sent: Mon, 16 Mar 2026 10:29:52 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Meredith Hutton" <meredith@northpointplanning.com.au>; "Jake Kidner" <jake.kidner@townsville.qld.gov.au>
Subject: Request to Re-Lodge Application
Attachments: Cover letter.pdf, da-form-1.pdf, Owners consent.pdf, Planning Report.pdf, Proposed shed layout Description.pdf, R - Building General - 43 Samhordern Road Alice River.pdf, Signed last page of DA 1 form .pdf

Dear Development Assessment Team,

Following advice from Council, I am resubmitting the documents that were originally provided for my previous application which has since been formally withdrawn.

Please find attached the documents from the original submission. I would appreciate if these could be used to create a new application within the system.

If any additional information or updated documentation is required to progress the application, please let me know and I will provide it as soon as possible.

Kind regards,
Matt Ivanov

On ,Thu Mar 12 2026 16:47:27 GMT+1000 (Australian Eastern Standard Time),
Jake Kidner <jake.kidner@townsville.qld.gov.au> wrote:
----- Original Message -----

Hi Matt,

Apologies for the delay.

I have checked with our business support team and they have advised that as the application has been formally withdrawn, they are unable to transfer the documents over from the original to a new application. Could you please send an email to developmentassessment@townsville.qld.gov.au with the documents submitted for the first application? With that they will be able to create a new application in the system.

If you have any questions, please let me know.

Kind Regards,

Jake Kidner

Planning Officer - Development Assessment

Planning, Environment and Lifestyle

P 07 4417 5240 E
jake.kidner@townsville.qld.gov.au

143 Walker Street, Townsville QLD 4810 | PO Box 1268, Townsville QLD 4810



OUR VISION - A globally connected community driven by lifestyle and nature *OUR PURPOSE - Grow Townsville*

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past, present, and all future generations.



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From:

matt300@bigpond.com <matt300@bigpond.com>

Sent: Tuesday, 10 March 2026 8:35 AM

To: Jake Kidner <jake.kidner@townsville.qld.gov.au>; Development Assessment <developmentassessment@townsville.qld.gov.au>

Cc: meredith@northpointplanning.com.au

Subject: Request to Re-Lodge Application

Good afternoon,

I refer to MCU26/0007 that was recently withdrawn. Following further discussions with Council, I request this application be taken as lodged anew.

I am yet to receive the refund for the original lodgement. Can I please request this instead be applied to the re-lodged application.

Cheers Matt

Townsville City Council Development Assessment Team,

Please find attached my development application for a Material Change of Use (Low Impact Industry) relating to a small-scale mechanical workshop operating from the existing shed at 43 Samhordern Road, Alice River.

The application includes DA Form 1, the planning report, site aerials, and the proposed shed layout plan. The proposal is low scale, contained within the existing structure, and has been designed to minimise any off-site impacts.

Please let me know if any further information is required.

Kind regards,
Matthew Ivanov

05.02.2026

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	Ironbark Auto
Contact name (only applicable for companies)	Matthew Ivanov
Postal address (P.O. Box or street address)	43 Samhordern Road
Suburb	Alice River
State	QLD
Postcode	4817
Country	Australia
Contact number	0432587133
Email address (non-mandatory)	matt300@bigpond.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

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
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
b)	Unit No.	Street No.	Street Name and Type	Suburb
		43	Samhordern Road	Alice River
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		48	SP 181227	Townsville City Council

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:	

- 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:	

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)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

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):*

Material Change of Use for Low Impact Industry comprising a small-scale vehicle repair and servicing workshop operating from an existing approved shed on a Rural Residential allotment.

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

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
<p>The proposal is for a Material Change of Use to Low Impact Industry comprising a small-scale vehicle servicing and mechanical repair workshop operated by a sole operator from an existing approved shed on the property.</p> <p>The use will be limited in scale, with no employees, no heavy vehicles, no panel beating, spray painting or engine rebuilding, and all work undertaken within the enclosed shed. Typical operation will involve one to two vehicles per day, with a maximum of three customer vehicles associated with the business on site at any one time. Existing resident vehicles associated with the dwelling are excluded from this number.</p> <p>No external building works are proposed. Subject to approval, minor internal fit-out will include installation of a vehicle hoist, workbenches and bunded storage for oils and fluids. No mechanical equipment or materials currently installed.</p> <p>The proposal is intended to operate at a low intensity compatible with the surrounding Rural Residential context, with all activities contained within the existing shed and managed to minimise off-site impacts.</p>	Low Impact Industry		Approx. 50-60 meters squared (portion of existing shed only)

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> No	
8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?	
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application	
<input checked="" type="checkbox"/> No	
Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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

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

Townsville City Council

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

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- 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
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – 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*)
- Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- 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
- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

- Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)

Matters requiring referral to the Chief Executive of the relevant port authority:

- Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the Gold Coast Waterways Authority:

- Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the Queensland Fire and Emergency Service:

- Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
- 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 (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- 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
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	Existing shed approval (Decision Notice No. 93882 – 2006)		
<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)

- Yes – a copy of the receipted QLeave form is attached to this development application
 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
 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?

- Yes – show cause or enforcement notice is attached
 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 *Environmental Protection Act 1994*?

- 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
- No

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.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- 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**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

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.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

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

Yes

Note: See the *Planning Regulation 2017* for referral requirements

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

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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](#).

Yes

Relevant plans of the development are attached to this development application

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

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



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25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- 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 *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

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.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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

Note: For completion by assessment manager if applicable

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	

To Townsville City Council,

We Matthew Ivanov and Naomi Ivanov are the registered owner of 43 Samhordern Road, Alice River. We confirm our consent for the attached development application for a Material Change of Use (Low Impact Industry) relating to the proposed mechanical workshop operating from the existing shed on the property.

Signed,

A handwritten signature in black ink, appearing to be 'M.' followed by a stylized flourish.

Matthew Ivanov

Date: 05.02.2026

Signed,

A handwritten signature in black ink, appearing to be 'NO' followed by a wavy line.

Naomi Ivanov

Date: 05.02.2026

PLANNING REPORT

Material Change of Use – Low Impact Industry 43 Samhordern Road, Alice River QLD

This report supports a Development Application for a Material Change of Use to establish a small-scale Low Impact Industry use comprising vehicle servicing and mechanical repair from an existing approved shed at 43 Samhordern Road, Alice River.

The proposal has been discussed with Townsville City Council through the pre-lodgement process. This application has been prepared having regard to the advice provided during those discussions and the relevant provisions of the Townsville City Plan.

No external building works are proposed as part of this application.

The site is located at 43 Samhordern Road, Alice River and is situated within the Rural Residential zone under the Townsville City Plan.

The property contains:

- An existing dwelling house
- An existing approved shed constructed under previous building approval
- Established rural residential uses surrounding the site
- Existing access via Samhordern Road

The locality is characterised by larger residential allotments with outbuildings, sheds and rural activities typical of the Alice River area.

The proposal seeks approval for a small-scale mechanical workshop classified as Low Impact Industry under the planning scheme.

Key characteristics of the proposed use include:

- Sole operator business
- No employees proposed
- Mechanical servicing and repair only
- No panel beating, spray painting, engine rebuilding or heavy industrial activities
- No heavy vehicles associated with the use
- All work undertaken within the existing enclosed shed

Typical operation will involve one to two customer vehicles per day, with a maximum of three customer vehicles associated with the business on site at any one time.

Residential vehicles associated with the dwelling are excluded from this number.

The intent is to operate at a scale that remains compatible with the surrounding rural residential character.

No workshop fit out has been installed at the time of application.

Subject to development approval, minor internal fit-out of the existing shed may include:

- Installation of a vehicle hoist
- Workbench and tool storage
- Bunded storage for oils and fluids

No external works or building extensions are proposed.

All equipment and materials will be contained within the shed.

Standard hours of operation are proposed between:

8:00am to 5:00pm Monday to Friday

Routine Saturday operation is not proposed; however, occasional limited Saturday work may occur where required to complete a job already in progress and return a customer vehicle in a timely manner.

No work will occur on Sundays or public holidays.

These hours are considered appropriate for maintaining residential amenity in the Rural Residential zone.

Vehicle movements associated with the proposal are expected to be low.

Typical operation will involve:

- One to two customer vehicles per day
- Maximum three customer vehicles on site at any one time
- All customer vehicles accommodated on-site

Existing residential vehicles associated with the dwelling will remain unchanged and are not associated with the business use.

Access to the site will utilise the existing approved driveway from Samhordern Road. No upgrades to access arrangements are proposed.

The proposal has been designed to minimise off-site impacts.

Mitigation measures include:

- All mechanical work undertaken within the enclosed shed
- Roller doors kept closed during noisier activities where practical
- No outdoor mechanical work proposed
- No panel beating, spray painting or similar higher-impact activities
- Low overall intensity of operation

The proposed use is considered compatible with the surrounding rural residential setting, where machinery, sheds and rural activities are common.

The use is not expected to involve environmentally relevant activities.

Measures proposed include:

- Bunded storage for oils and fluids
- Appropriate waste oil disposal via licensed contractors
- No bulk hazardous chemical storage
- No external storage of materials

These measures will ensure environmental risks are appropriately managed.

The proposed use is appropriately classified as Low Impact Industry under the Townsville City Plan.

While located within the Rural Residential zone, the proposal:

- Is small in scale
- Operates from an existing lawful structure
- Generates limited traffic
- Minimises noise and amenity impacts
- Maintains compatibility with surrounding residential uses

Potential impacts can be effectively managed through standard development conditions.

The proposal represents a modest, well-contained Low Impact Industry use operating at a scale appropriate to the Rural Residential context.

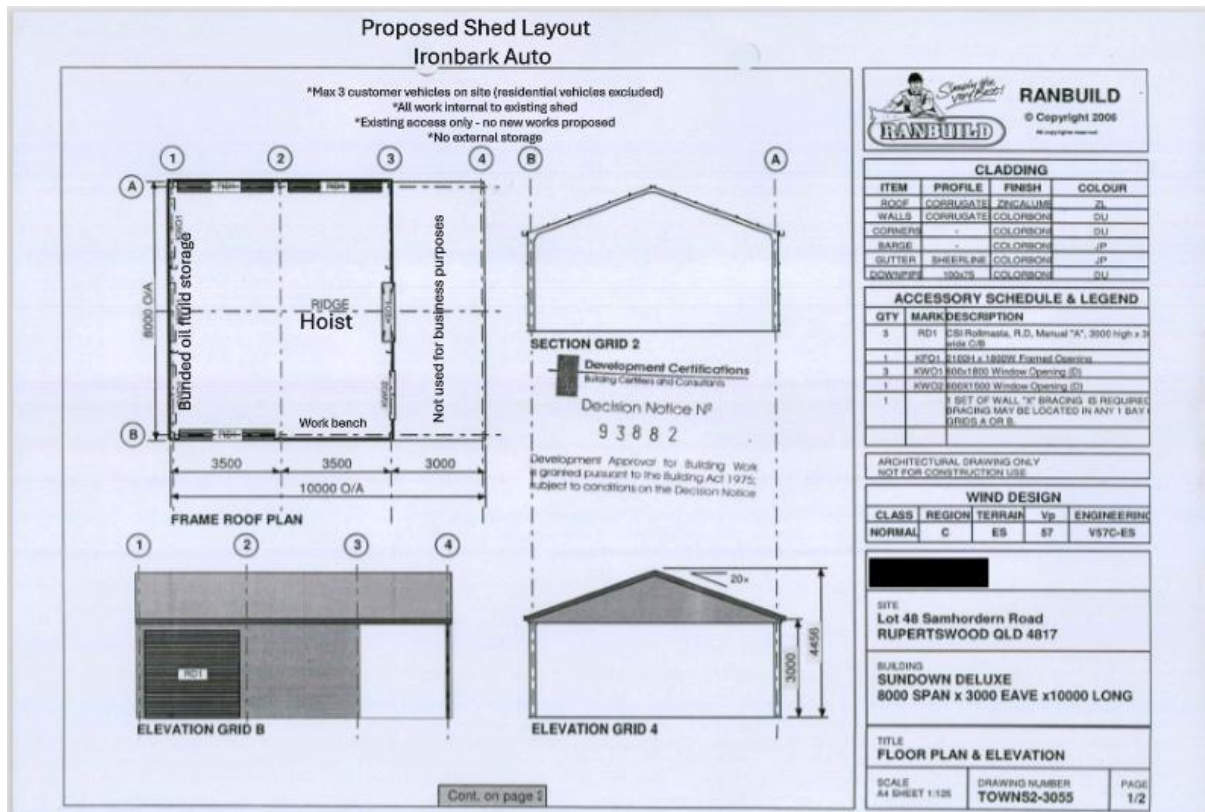
The use will:

- Remain low intensity
- Operate within an existing approved shed
- Minimise off-site impacts
- Maintain residential amenity

Accordingly, the proposal is considered suitable for approval subject to reasonable and standard conditions.

Proposed shed layout Description

43 Samhordern Road, Alice River QLD



The workshop will utilise the two existing shed bays located closest to the driveway access. The remaining bay will not be used for business purposes.

The layout includes:

- A centrally located vehicle hoist for servicing and repair work
- A fixed workbench positioned along the internal wall
- A designated bunded area for storage of oils, fluids and automotive consumables
- Internal storage only, with no external parts or equipment storage proposed
- No bulk hazardous material storage or external waste storage is proposed

All mechanical work will occur within the shed.



Customer vehicles associated with the business will be accommodated within the existing shed or within the established driveway and turning area adjacent to the workshop, as shown on the accompanying aerial site plan.

Residential vehicles belonging to occupants of the property are separate from business-related vehicles.

The proposal utilises:

- Existing shed structure
- Existing driveway access
- Existing manoeuvring and parking area

No additional infrastructure is required.

RECALL
File Barcode Only
F5500034030326

43

SAMHORDER

10041026

TCC - FILE
4117970

LOT 48
SP 181727

SCANNED

43

Thuringowa City Council

BUILDING PERMIT NUMBER

BAC 1078/06

PROPERTY NUMBER

30594

OWNER



BUILDER

SMARTBUILT

ADDRESS OF WORK

43 SAMHORDERN

REAL PROPERTY DESCRIPTION

LOT 48 SP 181727

DESCRIPTION OF BUILDING OPERATIONS

SHED

SCANNED



Development Certifications

Building Certifiers and Development Consultants
595 Flinders Street, Townsville. 4810.

Project Number 93882 / 1

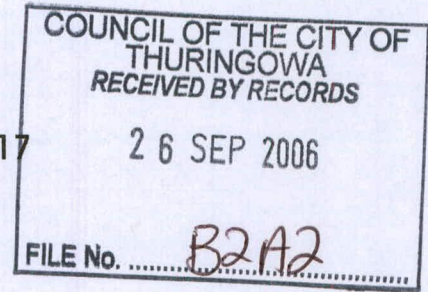
Phone (07) 4772 1479

Fax (07) 4772 2557

Date: 25 September, 2006

Document Transmittal

Attention : Records Manager
Council: Thuringowa City Council
Address: 86 Thuringowa Drive; Thuringowa, QLD 4817
From: Kellie Thompson
Subject: Building works approval document lodgement.



Pursuant to section 3.5.15 of the Integrated Planning Act, copies of the Development Approval relating to Building Work for the project detailed below are lodged for Local Government records.

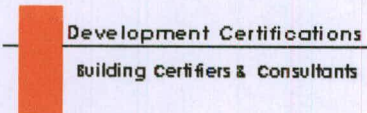
Development Description: New building/Structure Shed
Property Address: 43 Samhordern Raod Rupertswood.
Property Description: lot 48 SP 181227 181727

Documents Transferred.

- Form 20
- Development Application Form
- Documentation approved and endorsed by the Building Certifier
- Decision Notice

On receipt of an invoice Development Certifications will arrange for an electronic transfer of \$20.00 into Council's bank account .

Regards



	M	C	D	I	P	E	C	T	F	S		I	A
	Y	O	O	R	L	O	D	W	I	O		C	G
													D
ACTION					26								
REPLY					SEP								
INFO					2006								
NOTE													

6232.1
30594



Development Certifications

Building Certifiers and Consultants

Development Approval Decision Notice

Our reference:- 93882
Your reference:- 3055/1G

Date: 22 September, 2006

Karma 2004 Pty Ltd
21 AUSCAN CRES
GAR BUTT. 4814

Dear Sir,


Development Permit: Building Works
Construct: New building/Structure Shed
Location: 43 Samhordern Raod Rupertswood

Reference is made to your application for a Development Permit to carry out building works at the above address.

Your application assessment was completed by Greg Dempster on September 22, 2006 and the attached stamped plans are approved with conditions.

The following are the relevant particulars of your Development Permit.

Development Permit Number :- 93882 - 1

Site Details:	43 Samhordern Raod Rupertswood
Real Property Description:	lot 48 SP 181227
Parish: Ross	County: Elphinstone
Local Government Area:	Thuringowa City Council
Property Owner(s):	
Building Certifier:	Greg Dempster
Accreditation Number:	A461735.

Referral Agencies

There are no referral agencies triggered for this development.

Other Development Approvals Required

No other development approvals are required for this development.

Self-Assessable Development: Design Codes

The Thuringowa City Council Town Planning Scheme.

Conditions of Approval

Attached in the following Schedule are the Conditions of this Development Approval.

Rights of Appeal

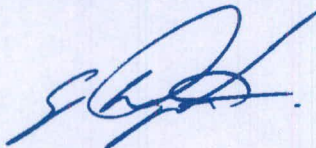
The applicant or any submitters have the right to appeal this Decision Notice as detailed in Chapter 4 of the Integrated Planning Act 1997.

Advice to Applicant

Building work must be carried out in accordance with the approved plans, specifications, and the requirements of all relevant Laws and Codes

Development Certifications Pty Ltd must issue prior approval before commencing any deviations to approved documents.

Approval issued by Development Certifications Pty Ltd to complete the proposed building work does not relieve the building owner of the responsibility to see that the work is carried out in accordance with the approved documentation. Development Certifications Pty Ltd does not undertake the detailed supervision of the builder.



Greg Dempster
Accredited Building Certifier
Accreditation Number A461735.

Schedule of Conditions Development Permit No: 93882 - 1

CERTIFIED PLANS

The proposed building works is to be constructed in accordance with the following approved plans numbered.

Architectural -	Ranbuild - Site Plan Ranbuild Floor Plan & Elevation TOWNS2-3055 Sheets 1-2 Ranbuild RC Slab Plan RSP-3055
Structural Engineering -	D&S Engineering SD/O-V57C-ES D&S Engineering SD9.2/O-V57C-ES

SITE IDENTIFICATION

Site boundaries are to be identified to ensure the proposed building work is maintained within the property's alignment.

ON SITE SEPTIC TRENCHES

The proposed shed is required to be a minimum distance of 2 metres from any adsorption/evaporation trench on the property.

WIND CLASSIFICATION

The wind classification for this site has been determined as C2 in accordance with AS 1170 - 2002.

BUILDING WORK OVER EXISTING SANITARY DRAINAGE

Building work over or adjacent to existing sanitary drainage must comply with AS/NZS 3500.2.2:1996 (National plumbing and drainage), part 2.2 (Sanitary plumbing and drainage-Acceptable solutions) to the extent the standard applies to buildings over sanitary drainage.

SOIL CLASSIFICATION

If the proposed location for the shed has a soil classification other than "A", "S" or "M" then a registered professional engineer is required to be consulted to certify the slab design.

ROOF STORM WATER DRAINAGE

The design of the stormwater drainage system for the development must comply with AS/NZS 3500.3.2 and provide protection to land, buildings and structures in the neighborhood in accordance with Section 54 of the Standard Building Regulations.

Storm water is to be contained within the property boundary until it reaches the legal point of discharge.

FOOTING PHOTOGRAPHS

As a footing inspection is not required for class 10 buildings we request that we be provided with a photo of the prepared footings and slab before the concrete is placed.

COMPACTION OF CONCRETE

During placement, concrete is to be thoroughly compacted in accordance with Australian Standards AS 2870 and AS 3600.

MOUND CONCRETE AROUND COLUMNS

Where there are isolated columns the concrete to the column footings is required to be mounded up above ground level so as to prevent water lying against the columns.

THRESHOLDS

The height of the threshold to external doorways is not to exceed 570mm or 3 risers in accordance with Clause 3.9.1.5 of the Building Code of Australia, Volume 2.

STRUCTURAL STEEL - PROTECTION FROM CORROSION

Structural steel is to be protected against corrosion with protective coatings in accordance with Section 3.4.4.4 of the Building Code of Australia Volume 2. Where the external surface finish of galvanised steel products is less than 300g/m², additional protective coatings are required to provide the required level of protection in accordance with the Standard Building Regulations.

SELF DRILLING SCREWS

Selection and use of self-drilling screws is to be in accordance with Australian Standard AS 3566 to suit the exposure classification of the site.

DOCUMENTATION TO BE KEPT ON SITE

In accordance with Section 32 of the Standard Building Regulations, a legible copy of the current plans and the decision notice for the development is to be kept on site while the building work is in progress.

MANDATORY INSPECTIONS

The Building Certifier in accordance with the Standard Building Regulations must carry out the following mandatory inspections:

Final inspection: Substantial completion of all building work with plumbing and drainage works finalised.

NOTIFICATION PROCEDURE OF INSPECTION

Development Certifications contact details are listed below. To arrange for inspections to be carried out please contact one of our administration officers. In the event that inspections are requested 2 years or more after this decision notice date an additional fee of 75% of the than inspection cost will apply.

Phone (07) 4772 1479

Fax (07) 4772 2557

Email mail@devcert.com

Integrated Planning Act 1997 s5.3.5 and Standard Building Regulation 1993 s26

Lodgement of Building Work Documentation 20

<p>1. Building Description</p>	<p>Building Use <input type="text" value="Shed"/></p>	<p>Building Class <input type="text" value="10a"/></p>	<p>Shop/Tenancy Numer <input type="text" value=""/></p>	<p>Storey/Level <input type="text" value="1"/></p>
<p>2. Property Description</p> <p>The description must identify all land subject of the application including land/easements over which access is to be obtained.</p> <p>The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address (Include no., street, suburb / locality & postcode)</p> <p><input type="text" value="43 Samhordern Raod"/> <input type="text" value="Rupertswood, Thuringowa"/> Post Code <input type="text" value="4817"/></p> <p>Lot & plan details (Attach list if necessary)</p> <p><input type="text" value="lot 48"/> <input type="text" value="SP 181227 131727"/></p> <p>Shop / tenancy no. (If applicable) <input type="text" value=""/> Storey / level (If applicable) <input type="text" value="1"/> Total area of land (m2 / ha) <input type="text" value="4023 m2"/></p> <p>In which local government area is the land situated?</p> <p><input type="text" value="Thuringowa City Council"/></p>			
<p>3. Documents lodged</p> <p>Please attach one copy of these documents, submitted under section 5.3.5 of the <i>Integrated Planning Act 1998</i> and section 26 of the <i>Standard Building Regulation 1993</i>. (Tick applicable box/es)</p> <p>The private certifier must ensure each document is marked to identify it as a document approved by the private certifier and relating to the development approval.</p> <p>Before giving the documents to the assessment manager the private certifier must ensure the approved form for the application is completed.</p>	<p><input checked="" type="checkbox"/> The application</p> <p><input checked="" type="checkbox"/> The plans, drawings, specifications and other information lodged by the applicant.</p> <p><input type="checkbox"/> A list of required fire safety installations and required special fire services applying to the building work.</p> <p><input checked="" type="checkbox"/> Certified information given by competent persons and relied upon to decide the application.</p> <p><input type="checkbox"/> If the building work uses a performance based solution - a notice of the reasons upon which the approval is based.</p> <p><input checked="" type="checkbox"/> The attached list of development information relied on to decide the application.</p> <p><input checked="" type="checkbox"/> The decision notice or the negotiated decision notice.</p>			
<p>4. Confirmation Receipt</p> <p>If the assessment manager is a local government, the local government must immediately give the private certifier a document acknowledging the receipt of the archiving fee.</p> <p>The private certifier must not give the applicant any approved documents until the private certifier has received the acknowledgement from the assessment manager.</p>	<p>Private certifiers name <input type="text" value="Greg Dempster"/></p> <p>Building certifier reference number <input type="text" value="A461735"/></p> <p>Postal Address <input type="text" value="595 Flinders Street, Townsville QLD 4810."/></p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;"> <p style="text-align: center;">COUNCIL OF THE CITY OF THURINGOWA RECEIVED</p> <p style="text-align: center;">26 SEP 2006</p> <p>FILE No. BAC 1078/06</p> <p style="text-align: center;">PLANNING SERVICES DEPARTMENT</p> </div>			
<p>5. Local Government Acknowledgement</p> <p>This section is optional and to be used by the local government at their discretion.</p> <p>Development Certifications File No. 93882-1</p>	<p>Local Government use only</p> <p>The Local Government acknowledges payment of the archiving fee</p> <p>Local Government Reference <input type="text" value="BAC 1078/06"/></p> <p>For future enquiries concerning these documents quote this reference</p> <p>Archiving Fee <input type="text" value="\$ 23.00"/> Fee receipt number (if applicable) <input type="text" value="ACCOUNT"/></p> <p>Date acknowledgement issued <input type="text" value="26/09/06"/></p>			

FAXED

6. Development Information relied on

The development information identified in this section was relied upon in deciding the attached development application.

Item No	Development Information Relied On	Tick if information relied upon..
A – Infrastructure/services information		
A1	Plan of any sewer main or sanitary drain within or adjacent to the property, including approved connection point and any limitations on capacity	
A2	Plan of any water main within or adjacent to the property, including approved connection point and any limitations on capacity	
A3	Plan of any storm water main or drain within or adjacent to the property, including approved connection point and any limitations on capacity	
A4	Plans of any overland flow path within the property	
A5	Details of any required land application area for on-site disposal of sewerage, including any reserve area	
A6	Details of approved swimming pool discharge point	
B – Information specific to property		
B1	Local government easements affecting the land	
B2	Flood level information, including minimum floor levels applicable to the property	
B3	Land-slip area applicable to the property (including mine subsidence)	
B4	Location and nature of any filling that has been placed on the property	
B5	Erosion control requirements applicable to the property	
B6	Acid-sulphate soils contained in the property	
B7	Airport height limitations applicable to the property	
B8	Contaminated soil contained on the property	
B9	Declared bushfire prone areas that affect the property	
B10	Local laws that affect the property	
C - Engineering information		
C1	Design standards/location requirements for vehicle crossings applicable to the land	
C2	Limitations applicable to on-site driveway gradients or locations, for the property	
C3	Drainage problem areas that affect the property	
C4	Levels of proposed road or footway works that affect the property	
D – Existing Building Information		
D1	Existing buildings on the property	
D2	Copies of current Certificates of Classification for the property	
D3	Hydraulic services plans (existing commercial buildings)	

Land owner's consent (if applicable)
 Section 3.2.1(10)(a) of the IPA prescribes that an application **cannot** be taken to be properly made without the land owner's consent.
 An application **must** be supported by the consent of **all** land owners if the application involves:
 (i) a material change of use;
 (ii) reconfiguration of a lot;
 (iii) work on land below high-water mark & not within a canal as defined under the Coastal Protection and Management Act 1995; or
 (iv) work on rail corridor land defined under the Transport Infrastructure Act 1994.
For a mobile or temporary ERA - landowner's consent is not required.
 For more information refer to Guide 1.

20. Land Owners consent to the making of this application.

Name	Signature	Date
(i) Tony Jones		
(ii)		
(iii)		
(iv)		

Resource entitlement (if applicable)
 Section 3.2.1(10)(b) of the IPA prescribes that an application **cannot** be taken to be properly made without evidence of the resource entitlement.
Advice for completing Q22
 Refer to schedule 10 of the Integrated Planning Regulation 1998 that prescribes the nature of evidence required by the State in support of the lodging of this development application.
Advice for completing Q23
 The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.
 The official stamp of the Department of Natural Resources and Mines is mandatory where the application involves taking or interfering with water or riverine quarry material under the Water Act 2000.

21. Does this application involve taking or interfering with (other than interfering with quarry material on State coastal land under the Coastal Protection and Management Act) a State resource?
 NO - go to Q24 YES - go to Q22

22. This application is required by regulation to be accompanied by: (tick the applicable box)
 (i) evidence of the allocation of, or entitlement to, the resource – attach evidence
 (ii) evidence the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource – go to Q 27
 (iii) evidence the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or entitlement to, the resource – go to Q 23

23. Evidence of the resource entitlement:

(i) Resource entitlement / authority details

(ii) Name of delegated officer

(iii) Position of delegated officer

(iv) Signature of delegated officer

(v) Date

(vi) Official stamp of the department administering the resource (if applicable)

Assessment triggers
 This checklist does **not** apply if the application requires the completion of Parts A and B of the Form **only**. It must be completed for all other applications.

24. This application is required by regulation to be accompanied by: (tick the applicable box)
 YES NO – the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports
 An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan/Drawing/Report Number	Title	Date
(i) Ranbuild - Site Plan Ranbuild Floor Plan & Elevation TOWNS2-3055 Sheets 1-2 Ranbuild RC Slab Plan RSP-3055		
(iii) D&S Engineering SD/O-V57C-ES D&S Engineering SD9.2/O-V57C-ES		
(iv) Nil		
(vi) Nil		
(vii) Nil		
(v) Nil		

PLEASE NOTE

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S

Form 1 Development Application

idas

Building work

assessable against the Building Act 1975

PART B

Completion of all applicable questions on Part B is **mandatory** for all applications involving assessment against the Building Act 1975 (including for example: assessment of structural elements of the building work).

This application must be accompanied by the plans and other documents prescribed in the Standard Building Regulation 1993.

For further information about completing the following details, refer to **Guide 9 Building work documentation**.

Nature of the building work
This information is required by the Australian Bureau of Statistics (ABS).

1. Nature of the work? (tick applicable box/es)

<input type="checkbox"/> New building / structure	<input type="checkbox"/> Alterations / Additions
<input type="checkbox"/> Demolition	<input type="checkbox"/> Removal

2. Floor area? (m²)

New: Existing:

3. Number of Storeys

Construction Details
This information is required by the Australian Bureau of Statistics (ABS). The numbers in brackets are for use by the ABS only.

4. Proposed construction materials: (tick applicable box/es)

External Walls	<input type="checkbox"/> Double Brick (11)	<input type="checkbox"/> Brick Veneer (30)
	<input type="checkbox"/> Stone/Concrete (20)	<input type="checkbox"/> Fibre Cement (30)
	<input type="checkbox"/> Timber (40)	<input type="checkbox"/> Curtain Glass (50)
	<input checked="" type="checkbox"/> Steel (60)	<input type="checkbox"/> Aluminium (70)
	<input type="checkbox"/> Other (80)	
Frame	<input type="checkbox"/> Timber (40)	<input checked="" type="checkbox"/> Steel (60)
	<input type="checkbox"/> Aluminium (70)	<input type="checkbox"/> Other
Floor	<input type="checkbox"/> Timber (40)	<input checked="" type="checkbox"/> Concrete (20)
	<input type="checkbox"/> Other (80)	
Roof covering	<input type="checkbox"/> Tiles (10)	<input type="checkbox"/> Slate/Concrete (20)
	<input type="checkbox"/> Fibre Cement (30)	<input checked="" type="checkbox"/> Steel (60)
	<input type="checkbox"/> Aluminium (70)	<input type="checkbox"/> Other (80)

Estimated Value
This information is required by the Australian Bureau of Statistics (ABS)

5. Total dollar (\$) value of the building work (i.e. the total value of including GST, materials and labour)

Residential work (applicable for residential work only)
This information is required by the Australian Bureau of Statistics (ABS). A "dwelling unit" is a self-contained abode of permanent residence (eg. house, flat, unit or townhouse). An apartment building may contain a number of dwelling units.

6. What best describes the dwelling type? (tick applicable box/es)

- Single Detached House
- Kit House
- Transportable/relocatable house
- Semi attached housing (i.e. duplex/dual occupancy)
- Apartment/unit or flat attached to an existing house
- Apartment building/unit where units are layered one above another
- Attached Housing (including row/terrace/townhouse)

7. For a proposal involving dwelling units, indicate each of the following: (If applicable)

(a) No. of existing dwelling units

(b) No. of dwelling units to be demolished

(c) No. of new / additional self-contained dwelling units

	8. What is the Building Services Authority (BSA) Insurance Receipt Number <div style="border: 1px solid black; padding: 2px; width: 80%; margin-left: 20px;">1059 4411</div>
Builder's details (if known) If more than one builder, attach details eg builder X for the house and builder Y for the pool.	9. Name (In full): KEITH Smartbuilt Contact details: Phone: 47960700 Fax: 47552922 Mobile: 0414806200 BSA Licence number: 1068118 If owner-builder, state owner-builder number: <hr/> 10. Is the project "owner-builder"? <input type="checkbox"/> NO <input type="checkbox"/> YES - provide "owner-builder" number below <div style="border: 1px solid black; width: 80%; margin-left: 20px; height: 15px;"></div>
Owner's details This information is mandatory for applications for single detached class 1a buildings or class 10 buildings or structures. The nominated owner will receive a copy of the decision notice and approved plans.	11. Name (In full): Tony Jones Contact details: 48 Samhordern Road, RUPERTSWOOD QLD 4817
Release of owner's details	12. Does the owner agree to the release of their name & the land address for marketing purposes? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
Portable Long Service Leave levy (if applicable) Prior to issuing a development permit for the works, the assessment manager is required by law to "sight" an approved form, issued by QLeave, which signifies that the PLSL levy has been paid.	13. Is payment of a Portable Long Service Leave (PLSL) levy applicable to the proposal? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES

PLEASE NOTE

This application cannot be accepted unless accompanied by Part A of Form 1.

The assessment manager can refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager or private certifier)

DATE RECEIVED	REFERENCE NUMBER/S
---------------	--------------------

(i). What is the building classification?

10a residential.

(ii). Is a PLSL levy applicable in this instance? NO YES - complete Q(iii)

(iii). Has the approved form (issued by QLeave and which signifies that the PLSL levy has been paid) been sighted by the assessment manager / private certifier at the time of lodgement of this application?
 NO YES - provide receipt details below

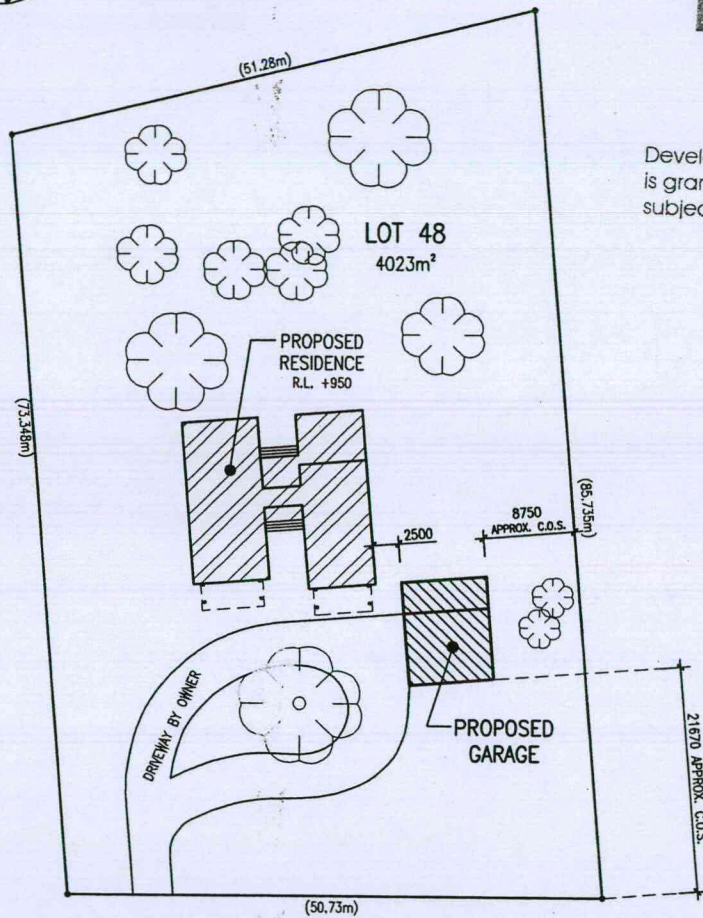


Development Certifications
Building Certifiers and Consultants

Decision Notice N°

9 3 8 8 2

Development Approval for Building Work
is granted pursuant to the Building Act 1975;
subject to conditions on the Decision Notice



Samhordern Road

REVISION	DATE

JOB
**PROPOSED GARAGE AT
LOT 48 SAMHORDERN
ROAD, RUPERTSWOOD**

CLIENT
[Redacted]

DRAWING TITLE
SITE PLAN

SCALE	1:500	DRAWN BY	KHF
DATE	18/04/2006	DRAWING No.	1 OF 1



RANBUILD

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CLADDING

ITEM	PROFILE	FINISH	COLOUR
ROOF	CORRUGATE	ZINCALUME	ZL
WALLS	CORRUGATE	COLORBOND	DU
CORNERS	-	COLORBOND	DU
BARGE	-	COLORBOND	JP
GUTTER	SHEERLINE	COLORBOND	JP
DOWNPIPE	100x75	COLORBOND	DU

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
3	RD1	CSI Rollmasta, R.D, Manual "A", 3000 high x 3 wide C/B
1	KFO1	2100H x 1800W Framed Opening
3	KWO1	600x1800 Window Opening (D)
1	KWO2	600x1500 Window Opening (D)
1		1 SET OF WALL "X" BRACING IS REQUIRED BRACING MAY BE LOCATED IN ANY 1 BAY GRIDS A OR B.

ARCHITECTURAL DRAWING ONLY
NOT FOR CONSTRUCTION USE

WIND DESIGN

CLASS	REGION	TERRAIN	Vp	ENGINEERING
NORMAL	C	ES	57	V57C-ES

SITE
Lot 48 Samhordern Road
RUPERTSWOOD QLD 4817

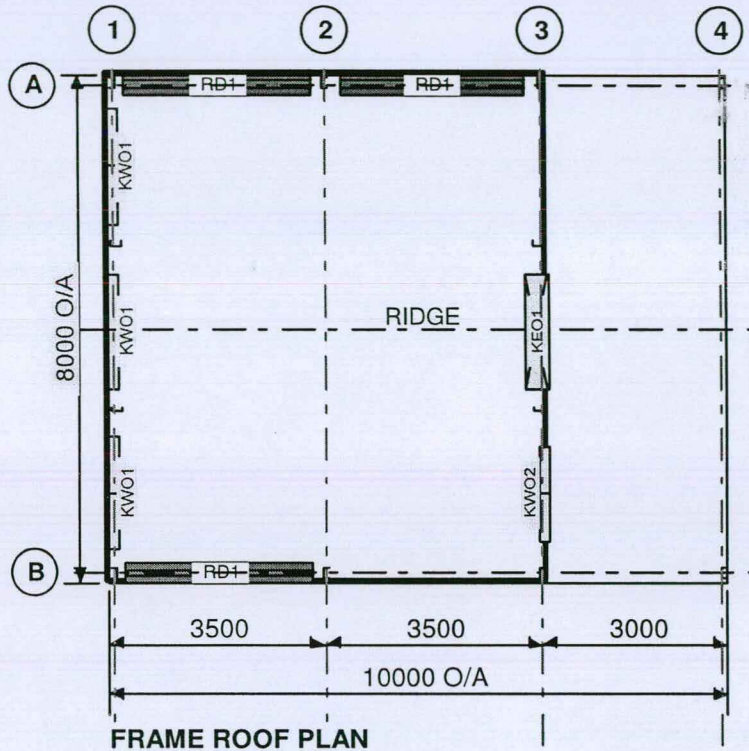
BUILDING
SUNDOWN DELUXE
8000 SPAN x 3000 EAVE x10000 LONG

TITLE
FLOOR PLAN & ELEVATION

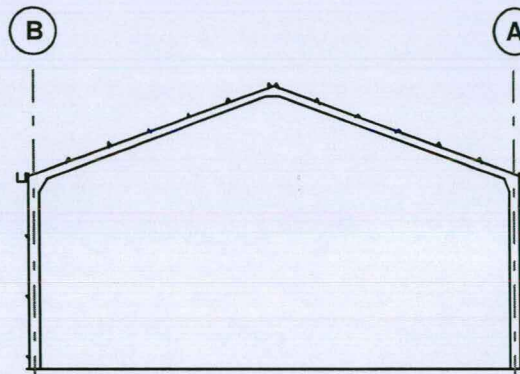
SCALE
A4 SHEET 1:125

DRAWING NUMBER
TOWNS2-3055

PAGE
1/2



FRAME ROOF PLAN



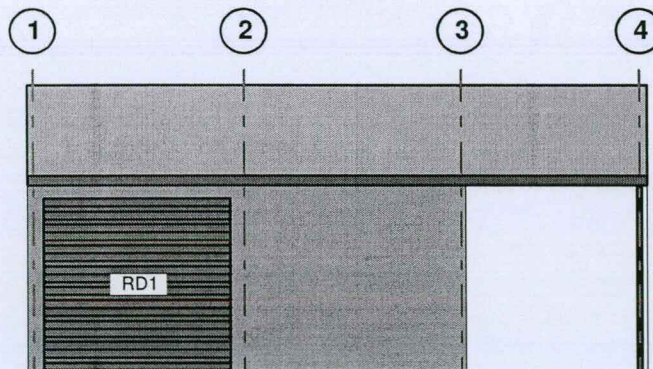
SECTION GRID 2

Development Certifications
Building Certifiers and Consultants

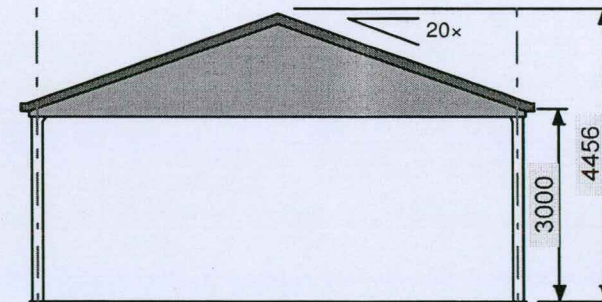
Decision Notice N°

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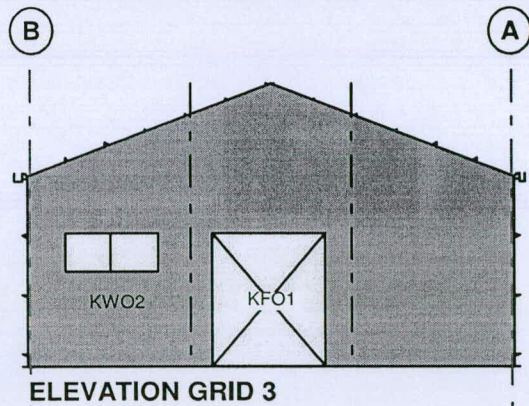
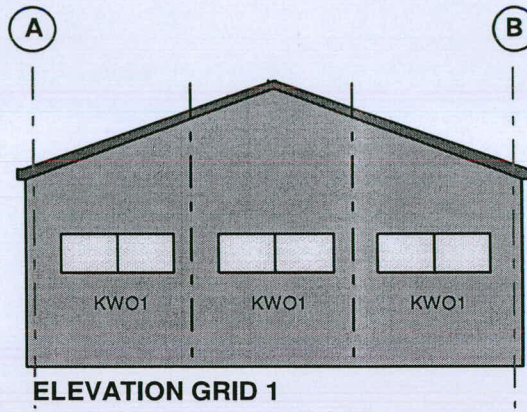
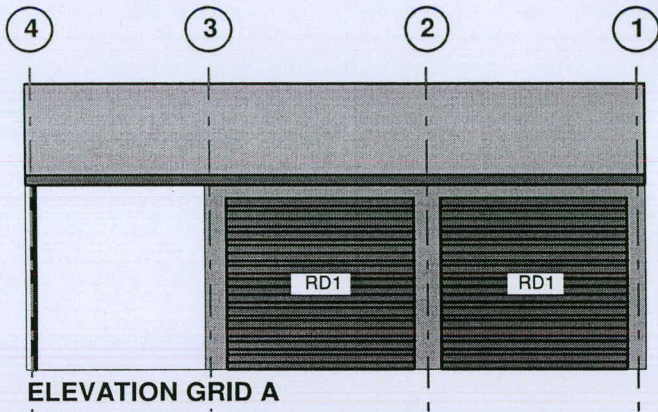
ELEVATION GRID B



ELEVATION GRID 4

Cont. on page 2

Cont. on page 1



Development Certifications
 Building Certifiers and Consultants

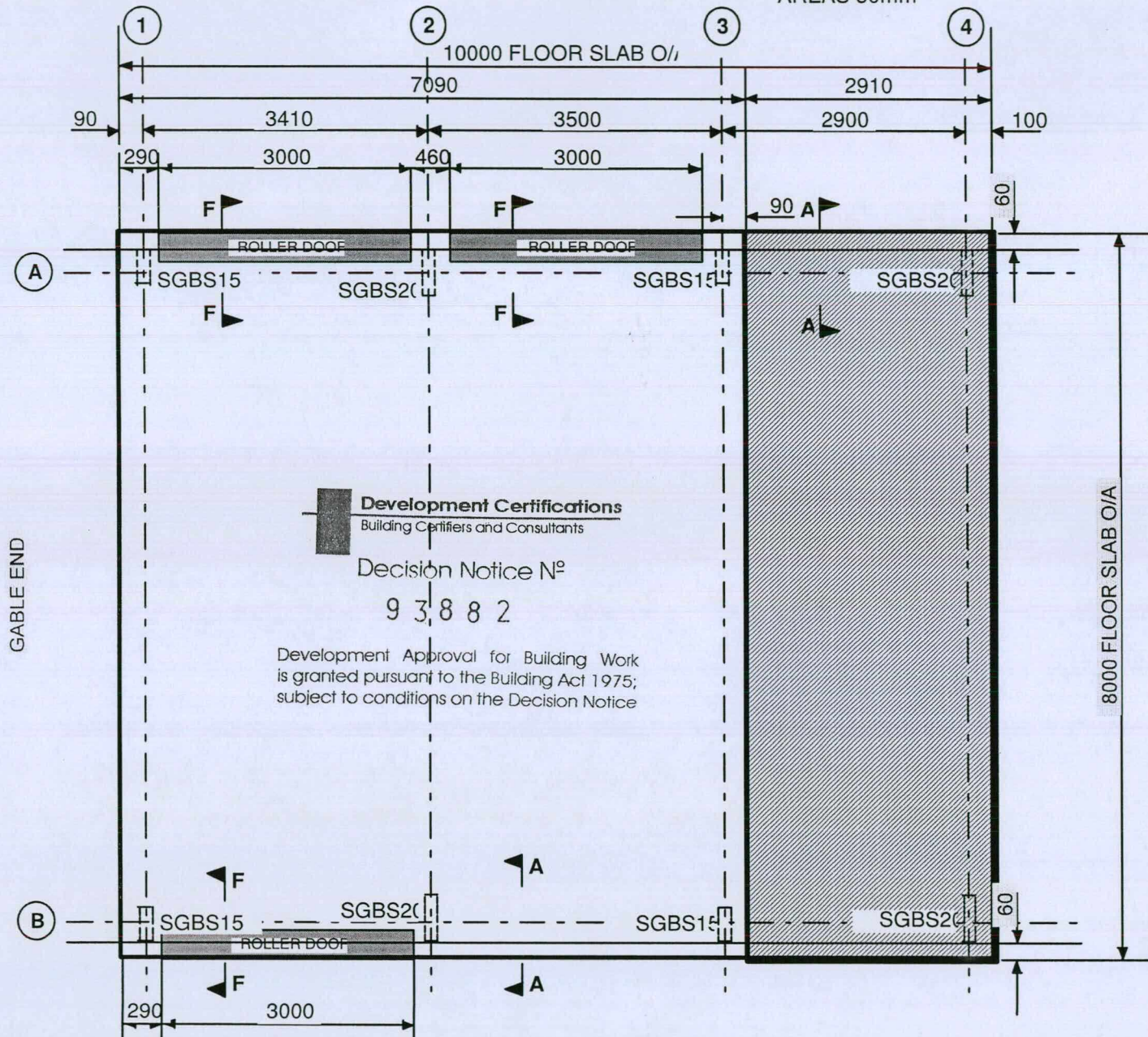
Decision Notice N^o
 9 3 8 8 2

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SCALE A4 SHEET 1:125	
DRAWING NUMBER TOWNS2-305	PAGE 2/2

SET DOWN ALL SHADED
AREAS 50mm



BASE STRAP & HD BOLT SCHEDULE

- 4 REQ'D BASE STRAP SGBS20
- 4 REQ'D BASE STRAP SGBS15

Development Certifications
Building Certifiers and Consultants

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9 3 8 8 2

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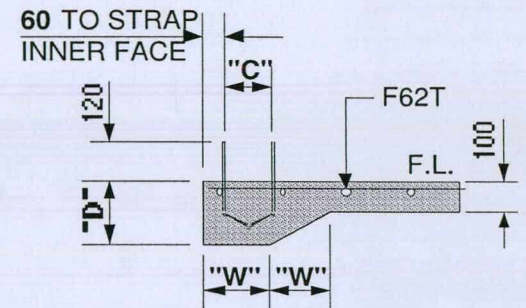
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NOTES

SEE ERECTION INSTRUCTIONS FOR SECTION & SLAB DETAILS

SEE RICHARDS ENGINEERS DRG'S SD/O-V57C-ES, SD9.2/O-V57C-ES FOR ADDITIONAL DET'S NOTES & CONCRETE SPECIFICATION

"D" = 300 "W" = 300
"C" = 154 FOR SGBS15
"C" = 205 FOR SGBS20



SECTION A - A
SLAB & BASE STRAP LOCATION

SITE
Lot 48 Samhordern Road
RUPERTSWOOD QLD 4817

BUILDING
SUNDOWN DELUXE
8000 SPAN x 3000 EAVE x10000 LONG

TITLE
RC SLAB PLAN

SCALE
NTS

DRAWING NUMBER
RSP-3055

PAGE
1/1

D & S ENGINEERING PTY LTD A.C.N.091 887 580
CIVIL & STRUCTURAL ENGINEERING CONSULTANTS

40 Valetta Street MANLY QUEENSLAND 4179
Phone: (07) 3396 1812 Facsimile : (07) 3393 4571

30 May 2006

The Manager
RANBUILD
PO Box 170
HAMILTON NSW 2303

Dear Sir

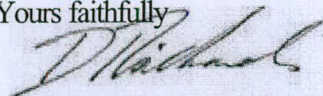
Structural Adequacy of Steel Framed Buildings
Sundown Deluxe Garage Range

Plans: SD "S" /E,O – V41N, V49N, V57C – SS, ES
Where "S" = 3.8, 4.6, 6.1, 7.0, 7.6, 9.2 and 12.24metres
SD/AW – V41N, V49N, V57C, SS, ES
and detailed drawings SD/E,O – V41N, V49N, V57C, - SS, ES

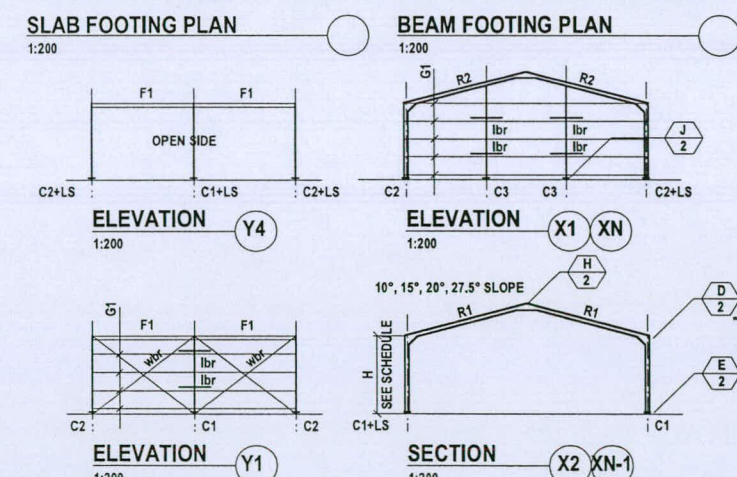
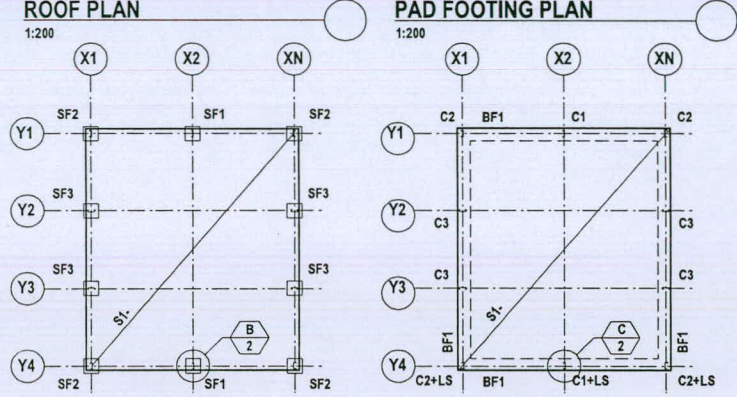
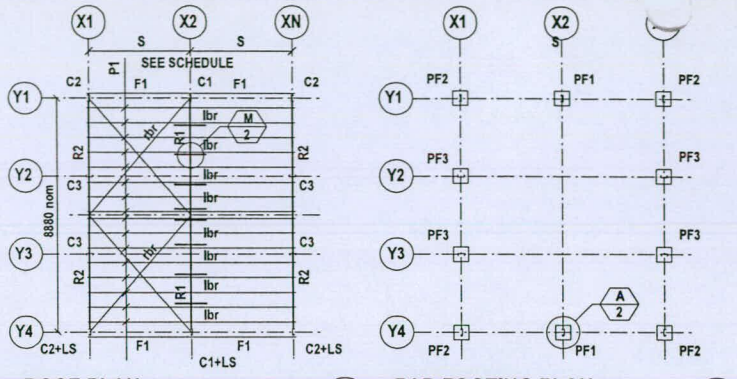
Being the Principal of D & S Engineering Pty Ltd, and a practising structural engineer within the meaning of the Building Code of Australia (A1.1), I have undertaken a structural analysis of the Sundown Deluxe Garage range of buildings as described above. These plans were analysed in accordance with Codes of Practice: AS/NZS1170.1, AS/NZS1170.2, AS4100, AS2870 and AS/NZS4600 together with relevant local government laws and requirements of the Building Code of Australia.

I certify the designs satisfy the requirements and principles of structural civil engineering, are in accordance with the relevant SAA Codes of Practice and will meet serviceability requirements.

Yours faithfully



David Richards BE CPEng
MIE Aust. No. 377860
RPEQ No. 2234
RBP No. EC17786
TAS. CC2774 T



SCHEDULE - STEELFRAME

MARK	DESCRIPTION	EAVES HEIGHT	SIZE	
			S=3500	S=4100
C1	COLUMN - PORTAL	2.8	C20024	C25024
		3.2	C25024	C25024
		3.7	C25024	C25024
C2	COLUMN - CORNER	2.8 - 3.2	C15015	C15015
		3.7	C15019	C15019
		3.7	C15019	C15019
C3	COLUMN - END	2.8	C15012	C15012
		3.2	C15015	C15015
		3.7	C15015	C15015
R1	RAFTER - PORTAL	2.8	C20024	C25024
		3.2	C25024	C25024
		3.7	C25024	C25024
R2	RAFTER - END	2.8 - 3.2	C15015	C15015
		3.7	C15015	C15015
		3.7	C15015	C15015
F1	FASCIA	2.8 - 3.7	0.75 FB	0.75 FB
		2.8 - 3.7	TS6110 @ 735 max	TS6110 @ 525 max
		2.8 - 3.7	TS6110 @ 1240 max	TS6110 @ 840 max
		2.8 - 3.7	TS6110 @ 1240 max	TS6110 @ 840 max
		2.8 - 3.7	30x0.8 str	30x0.8 str
		2.8 - 3.7	30x0.8 str	30x0.8 str
P1	PURLINS	2.8 - 3.7	R12 ROD	R12 ROD
		2.8 - 3.7	R12 ROD	R12 ROD
G1	GIRTS - SIDE	2.8 - 3.7	C10015	C10015
		2.8 - 3.7	C10015	C10015
G2	GIRTS - END	2.8 - 3.7	C10015	C10015
		2.8 - 3.7	C10015	C10015
lbr	ROOF BRACE	2.8 - 3.7	C10015	C10015
		2.8 - 3.7	C10015	C10015
wbr (Clad Bay)	WALL BRACE	2.8 - 3.7	C10015	C10015
		2.8 - 3.7	C10015	C10015
wbr (Open Bay)	WALL BRACE	2.8 - 4.2	C10015	C10015
		2.8 - 4.2	C10015	C10015
LS	LATERAL STIFF	2.8 - 3.7	C10015	C10015
		2.8 - 3.7	C10015	C10015

SCHEDULE - FOOTINGS

MARK	DESCRIPTION	EAVES HEIGHT	SIZE	
			S=3500	S=4100
PF1	PAD FOOTING	2.4 - 2.7	800x800 ²	850x850 ²
		3.0	800x800 ²	850x850 ²
PF2	PAD FOOTING	2.4 - 2.7	650x650 ²	650x650 ²
		3.0	650x650 ²	650x650 ²
PF3	PAD FOOTING	2.4 - 3.0	400x400 ²	400x400 ²
		3.0	400x400 ²	400x400 ²
SF1	SLAB FOOTING	2.4 - 3.0	500x500 ²	600x600 ²
		3.0	500x500 ²	600x600 ²
SF2	SLAB FOOTING	2.4 - 3.0	400x400 ²	400x400 ²
		3.0	400x400 ²	400x400 ²
SF3	SLAB FOOTING	2.4 - 3.0	400x400 ²	400x400 ²
		3.0	400x400 ²	400x400 ²
BF1	BEAM FOOTING	2.4 - 2.7	300x300	300x300
		3.0	300x300	300x300
S1	SLAB ON GRADE	2.4 - 3.0	100RC SLAB F62T	100RC SLAB F62T
		3.0	1000x1000 ²	1000x1000 ²
PF1	PAD FOOTING	2.4 - 2.7	1050x1050 ²	1050x1050 ²
		3.0	1050x1050 ²	1050x1050 ²
PF2	PAD FOOTING	2.4 - 2.7	800x800 ²	850x850 ²
		3.0	800x800 ²	850x850 ²
PF3	PAD FOOTING	2.4 - 3.0	400x400 ²	400x400 ²
		3.0	400x400 ²	400x400 ²
SF1	SLAB FOOTING	2.4 - 3.0	800x800 ²	900x900 ²
		3.0	800x800 ²	900x900 ²
SF2	SLAB FOOTING	2.4 - 3.0	400x400 ²	400x400 ²
		3.0	400x400 ²	400x400 ²
BF1	BEAM FOOTING	2.4 - 2.7	300x300	300x300
		3.0	300x300	300x300
S1	SLAB ON GRADE	2.4 - 3.0	75RC SLAB F62T	75RC SLAB F62T
		3.0	75RC SLAB F62T	75RC SLAB F62T

REFERENCE DRAWING - DETAIL DRAWING SD/O-V57C-ES

CERTIFICATION

THIS DRAWING IS VALID ONLY WHEN ENDORSED BY A SEPARATE DESIGN CERTIFICATE FROM D & S ENGINEERING PTY LTD. THAT IS VALID FOR THE DATE OF ISSUE AND CONSTRUCTION. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DETAIL DRAWING SD/O-V57C-ES.

GENERAL

- ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT SAA CODES AND APPLICABLE BUILDING REGULATIONS
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL OTHER CLIENT'S AND CONSULTANT'S DRAWINGS & SPECIFICATIONS. ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE THESE DRAWINGS. DIMENSIONS MAY VARY FROM THESE STANDARD DRAWINGS. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS. SETTING OUT DIMENSIONS SHALL BE TAKEN FROM THE CLIENT'S DETAIL SHOP DRAWINGS.
- THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION DURING ERECTION AND NO PART SHALL BE OVERSTRESSED. TEMPORARY ROOF AND / OR WALL BRACING MAY BE REQUIRED DURING CONSTRUCTION.

LOADING

- THE STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOAD CONDITIONS:-

ROOF DEAD LOAD	SELF WEIGHT ONLY
ROOF LIVE LOAD	0.25kPa or 1.4kN
WIND LOAD REGION	C
BASIC WIND SPEED Vp	57 m/s
LOCATION	EXPOSED SUBURBAN *
DOMINANT OPENING	Cpl = -0.65 or +0.7
GROUND SNOW LOAD Sg	1.70 kPa

* SUBURBAN TERRAIN REFERS TO URBAN AREAS 500m FROM THE EDGE OF RURAL AREAS. EXPOSED SUBURBAN REFERS TO URBAN FRINGE AREAS WHERE THE AVERAGE DENSITY OF SIMILAR HEIGHT BUILDINGS IS LESS THAN 2.5 BUILDINGS PER HECTARE.

STRUCTURAL STEEL

- ALL STEELWORK TO COMPLY WITH AS 4100 STEEL STRUCTURES CODE AND AS/NZS 4600 COLD-FORMED STEEL STRUCTURES CODE.
- ALL STEEL FRAMING SHALL BE MANUFACTURED FROM HI-TENSILE HOT DIP ZINC COATED STEEL (G450 - G550) CONFORMING TO AS1397 u.n.o. AND INSTALLED TO MANUFACTURER'S INSTRUCTIONS.
- ALL BOLTS SHALL BE M12 8.8 / S u.n.o.
- ALL TEK SCREWS SHALL BE No12 - 14x20 u.n.o.

FOUNDATIONS

- NO GEOTECHNICAL SITE INVESTIGATION IS PROVIDED. TWO STANDARD DESIGN OPTIONS ARE OFFERED:-
- STIFF CLAY CONFORMING TO AS2870 SITE CLASSIFICATION CLASS M. MINIMUM SAFE BEARING CAPACITY 100kPa. SHAFT ADHESION 15kPa.
- DENSE SAND CONFORMING TO AS 2870 SITE CLASSIFICATION CLASS A / S. MINIMUM SAFE BEARING CAPACITY 100kPa.
- IF DIFFERENT SITE CONDITIONS ARE ENCOUNTERED A DIFFERENT FOOTING DESIGN MAY BE REQUIRED.
- ALL VARIATIONS REQUIRE ADDITIONAL CERTIFIED DOCUMENTATION FROM A CONSULTING STRUCTURAL ENGINEER WHO ASSUMES FULL RESPONSIBILITY FOR THE DESIGN.

FOOTINGS AND SLABS

- STRIP AND REMOVE ALL TOPSOIL FROM THE SITE.
- ALL FOOTINGS TO BE FOUNDED ON NATURAL GROUND. NO FOOTINGS TO BE FOUNDED ON FILL MATERIAL.
- FLOOR SLABS TO BE PLACED ON 50mm CONSOLIDATED CLEAN SAND LEVELLING BED. SLABS MAY BE PLACED ON 300mm MAXIMUM APPROVED GRANULAR FILL COMPACTED TO 98 % STANDARD COMPACTION.

CONCRETE

- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH AS3600 CONCRETE STRENGTH Fc TO BE 20MPa MINIMUM FOR FOOTINGS & FLOOR SLABS.
- CONCRETE TO HAVE SHRINKAGE LIMITED TYPE SL CEMENT, 20mm MAXIMUM AGGREGATE SIZE AND 80mm SLUMP.
- FLOOR SLABS TO BE CURED FOR 7 DAYS AFTER PLACEMENT BY MAINTAINING A CONTINUOUSLY WET SURFACE BY APPROVED METHODS.
- PROVIDE TOOLED OR CUT CONTROL JOINTS IN FLOOR SLABS ON GRIDLINES AS INDICATED.

CLADDING

- ALL ROOF AND WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH AS1562 AND THE MANUFACTURER'S INSTRUCTIONS.

Development Approval for Building Work is granted pursuant to the Building Act 1975

D & S ENGINEERING PTY LTD
CONSULTANT CIVIL ENGINEER

40 Valetta Street Ph: 07 3396 1812
MANLY QLD 4179 Fax: 073393 4571

D & S ENGINEERING PTY LTD, BEING CONSULTING STRUCTURAL ENGINEERS WITHIN THE MEANING OF THE BUILDING CODE OF AUSTRALIA, CERTIFY THAT WE HAVE CARRIED OUT A STRUCTURAL ANALYSIS FOR THE BUILDINGS DETAILED ON THIS DRAWING. THE STRUCTURAL ANALYSIS HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SAA CODES AND IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND PRINCIPLES, May 2006

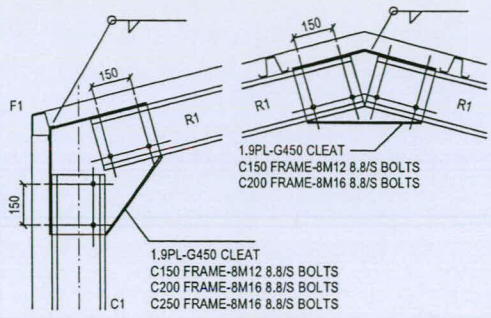
David Richards T.A.S: CC2174 T, CPEng, RPEQ 2234, RBP EC-17786. D & S ENGINEERING PTY LTD

DRAWING **SUNDOWN DELUXE GARAGE**
SD9.2 - OPEN SIDED
REGION C - EXPOSED SUBURBAN AREA

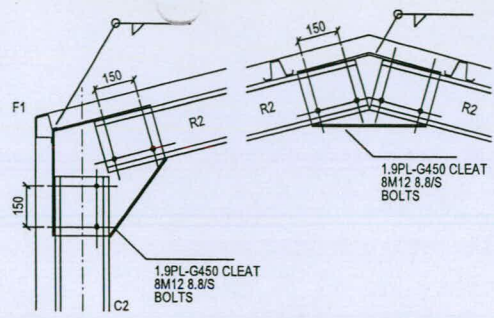
DRAWING NUMBER **SD9.2/O-V57C-ES**

LYSAGHT BUILDING SOLUTIONS PTY LTD
trading as **RANBUILD**
Copyright 2005

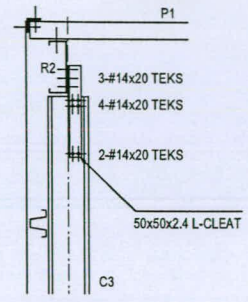
DATE	REVISION
25-05-06	Engineering Upgrade



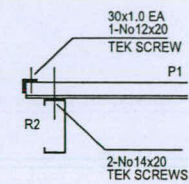
DETAIL D
1:20
C1,R1,KNEE CONN



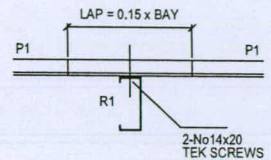
DETAIL F
1:20
C2,R2,KNEE CONN



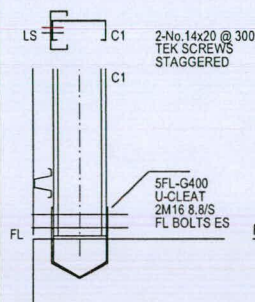
DETAIL I
1:20
C3,R2



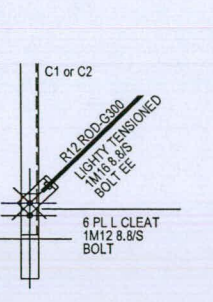
DETAIL P1,R2
1:20
P1,R2



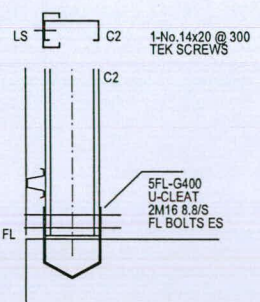
DETAIL P1,R1
1:20
P1,R1



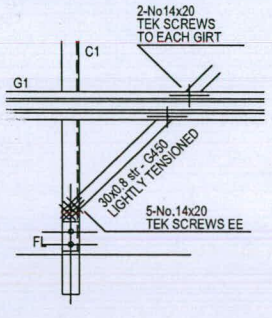
DETAIL E
1:20
C1 BASE



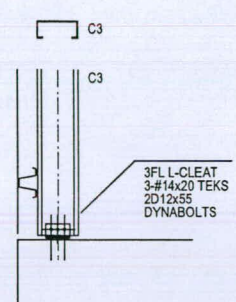
DETAIL H
1:20
wbr - OPEN BAYS



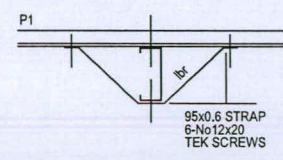
DETAIL G
1:20
C2 BASE



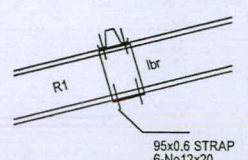
DETAIL J
1:20
wbr - CLAD BAYS, rbr SIMILAR



DETAIL C3
1:20
C3 BASE

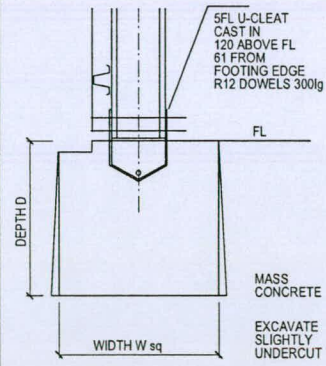


DETAIL M
1:20
R1,P1,br
C1,G1,ibr SIMILAR

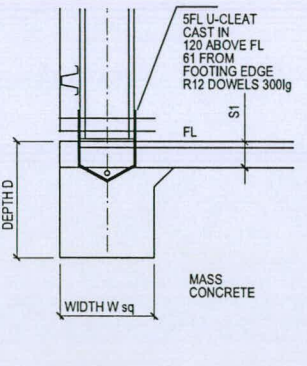


DETAIL N
1:20
R1,P1,br
C1,G1,ibr SIMILAR

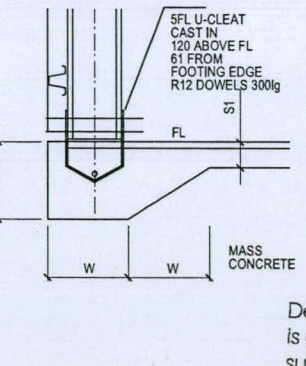
15° ROOF SLOPE SHOWN
10°, 20°, 27.5° SIMILAR



DETAIL A
1:20
PAD FOOTING
PF1-PF3



DETAIL B
1:20
SLAB FOOTING
SF1-SF3



DETAIL C
1:20
BEAM FOOTING
BF1

SLAB THICKNESS SEE SCHEDULE
AS REQ. SEE SCHEDULE
@ COVER

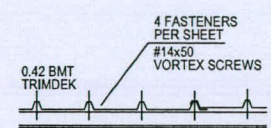
Development Certifications
Building Certifiers and Consultants

Decision Notice No
93802

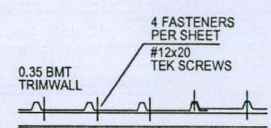
30x6 TOOLED JOINT PLASTIC FILLER

Development Approval for Building Work is granted pursuant to the Building Act 1975; subject to conditions on the Decision Notice

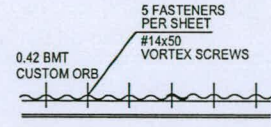
DETAIL S1
1:20
S1/CONTROL JOINT A



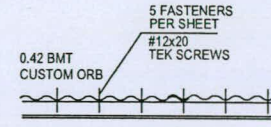
DETAIL P1
1:25
ROOF CLADDING
SHEAR DIAPHRAGM



DETAIL R1
1:25
WALL CLADDING
SHEAR DIAPHRAGM



DETAIL P1
1:25
ROOF CLADDING
SHEAR DIAPHRAGM



DETAIL R1
1:25
WALL CLADDING
SHEAR DIAPHRAGM



LYSAGHT BUILDING SOLUTIONS PTY LTD
trading as
RANBUILD
Copyright 2005

DATE	REVISION

D & S ENGINEERING PTY LTD
CONSULTANT CIVIL ENGINEER
40 Valetta Street Ph: 07 3396 1812
MANLY QLD 4179 Fax: 073393 4571

WE, D & S ENGINEERING PTY LTD, BEING CONSULTING STRUCTURAL ENGINEERS WITHIN THE MEANING OF THE BUILDING CODE OF AUSTRALIA, CERTIFY THAT WE HAVE CARRIED OUT A STRUCTURAL ANALYSIS FOR THE BUILDINGS DETAILED ON THIS DRAWING. THE STRUCTURAL ANALYSIS HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SAA CODES AND IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND PRINCIPLES. May 2006

David Richards TAS: CC2774 T.
CP'Eng, RPEQ 2234, RBP EC-17786.
D & S ENGINEERING PTY LTD

DRAWING
SUNDOWN DELUXE GARAGE
OPEN SIDED
REGION C - EXPOSED SUBURBAN AREA

DRAWING NUMBER
SD/O-V57C-ES

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- 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 *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

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.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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

Note: For completion by assessment manager if applicable

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	

X Matthew Ivanov 05.02.2026