



Mailing Address: PO Box 390, Gayndah Qld 4625
Street Address: 34-36 Capper Street, Gayndah Qld 4625
Telephone: 1300 696 272
Facsimile: (07) 4161 1425
Email: admin@northburnett.qld.gov.au
Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

16 September 2019

Your Reference:
Our Reference: 168-19

Oly Homes
66 Pioneer Road
YANDINA QLD 4561

Dear Sir / Madam

RE: DEVELOPMENT APPLICATION FOR BUILDING WORKS ASSESSABLE AGAINST THE PLANNING SCHEME FOR DWELLING WITHIN THE FLOOD HAZARD OVERLAY AT 968 CAHALANE ROAD, MONAL; LAND DESCRIBED AS 66 ON RW129

Thank you for your Development Application for Building works assessable against the planning scheme for dwelling within the flood hazard overlay at 968 Cahalane road, Monal; land described as 66 on RW129 lodged with Council on 2 September 2019.

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: 168/19 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact Council's Development Services team on telephone 1300 696 272.

Yours sincerely,


Jeff Miles
Planning & Environment Manager

Decision notice — approval (with conditions)

(Given under section 63 of the Planning Act 2016)

Thank you for your development application detailed below which was properly made on 2 September 2019. The North Burnett Regional Council has assessed your application and decided it as follows:

1. Applicant's details

Name: Oly Homes
 Postal Address: 66 Pioneer Road
 Yandina QLD 4561
 Email: design@olyhomes.com.au
 Phone No.: 5472 7444
 Mobile No.:

2. Location details

Street address: 968 Cahalane Road, MONAL QLD 4631
 Real property description: Lot 66 on RW129
 Local government area: North Burnett Regional Council

3. Decision

Application number: 168/19
 Date of decision: 16 September 2019
 Decision Description: Building works assessable against the planning scheme – Dwelling within the flood hazard overlay
 Decision details: Approved in full with conditions. These conditions are set out in [Attachment 1](#) and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

4. Details of proposed development

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Carrying out building work 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"/>

5. Approved plans and specifications

Copies of the following plans, specifications and/or drawings are enclosed in attachment 3.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Cover Sheet	Oly Homes	29/08/2019	WD-01	1
Site Plan	Oly Homes	29/08/2019	WD-02	1
Floor Plan	Oly Homes	29/08/2019	WD-03	1
Elevations	Oly Homes	29/08/2019	WD-04	1
Plan of level survey for finished floor level of proposed house and placement of a height reference mark in lot 66 on RW129	Straughair and Bent Surveyors	29/07/2019	526010	A

6. Conditions

This approval is subject to the conditions in [Attachment 1](#). These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

7. Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work
- All Plumbing and Drainage Work

8. Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*.

- (1) A part of a development approval lapses at the end of the following period (the **currency period**)—
- for any part of the development approval relating to a material change of use—if the first change of use does not happen within—
 - the period stated for that part of the approval; or
 - if no period is stated—6 years after the approval starts to have effect;
 - for any part of the development approval relating to reconfiguring a lot—if a plan for the reconfiguration that, under the Land Title Act, is required to be given to a local government for approval is not given to the local government within—
 - the period stated for that part of the approval; or
 - if no period is stated—4 years after the approval starts to have effect;
 - for any other part of the development approval—if the development does not substantially start within—
 - the period stated for that part of the approval; or
 - if no period is stated—2 years after the approval starts to take effect.

9. Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provisions are included in [Attachment 2](#).

Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully



Jeff Miles

Planning & Environment Manager

Enc: Attachment 1-conditions imposed by assessment manager
Attachment 2-appeal rights
Attachment 3-plans

Attachment 1 – Conditions Imposed by Assessment Manager

General

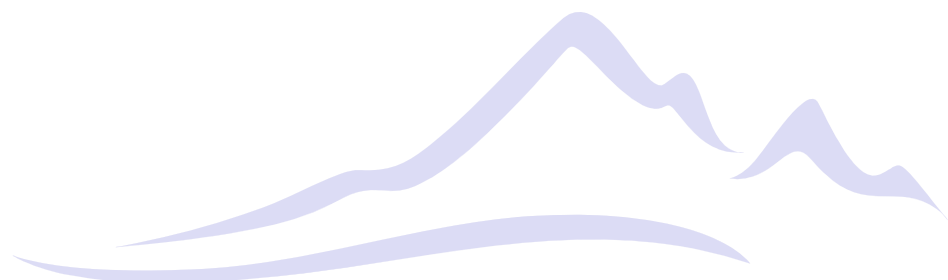
- 1) Carry out the approved development generally in accordance with the approved plans identified in section 5 “Approved Plans” of the decision notice approval, except as modified by the conditions of this approval as relevant.
- 2) Where there is any conflict between conditions of this approval and details shown on the approved plans, the conditions prevail.
- 3) Comply with all of the conditions of this development permit prior to the commencement of the use, unless otherwise and maintain compliance whilst the use continues.

Construction

- 4) All floors to habitable rooms shall be located at least 300mm above 280AHD.
- 5) Rainwater tanks to be located as high as possible to the 1%AEP level.
- 6) On-site wastewater system to be located as high as possible to the 1%AEP level.
- 7) Internal access road to be equal to or higher than the access point to Cahalane Road.

Advice to the applicant

- This approval does not represent a development approval for Building Works under the Building Act 1975.
- This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the Aboriginal Cultural Heritage Act 2003 you have a duty of care in relation to such heritage. Section 23(1) provides that “A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage.” Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.



Attachment 2 – Appeal Rights Planning Act 2016

CHAPTER 6, PART 1 APPEAL RIGHTS

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.
- Note — See the P&E Court Act for the court's power to extend the appeal period.*
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

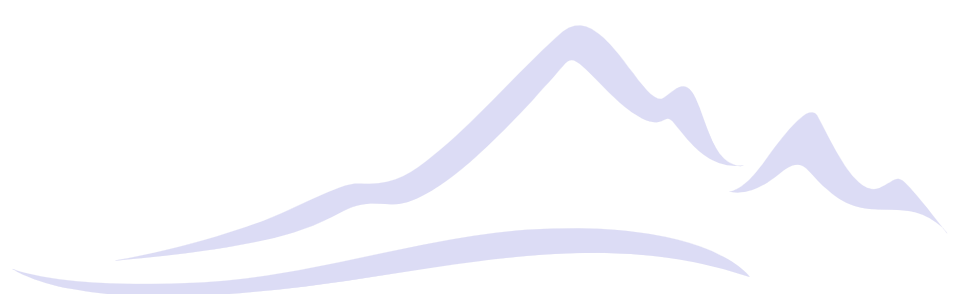
- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
- (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
- (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

SCHEDULE 1 APPEALS

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to—
 - (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (ii) the Plumbing and Drainage Act, part 4 or 5; or
 - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
 - (i) a decision to give an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter that, under another Act, may be appealed to the tribunal; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
 - (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—

storey see the Building Code, part A1.1.



Extract of Schedule 1 of the Planning Act 2016

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
<p>1. Development applications An appeal may be made against—</p> <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	<ul style="list-style-type: none"> 1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
<p>2. Change applications For a change application other than a change application made to the P&E Court or called in by the Minister, an appeal may be made against—</p> <ul style="list-style-type: none"> (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ul style="list-style-type: none"> 1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice 	The responsible entity	If an affected entity starts the appeal—the applicant	<ul style="list-style-type: none"> 1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
<p>3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <ul style="list-style-type: none"> (a) the assessment manager's decision on the extension application; or (b) a deemed refusal of the extension application. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ul style="list-style-type: none"> 1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application 	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<p>4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <ul style="list-style-type: none"> (a) the notice involved an error relating to— <ul style="list-style-type: none"> (i) the application of the relevant adopted charge; or <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> • the incorrect application of gross floor area for a non-residential development • applying an incorrect 'use category', under a regulation, to the development <ul style="list-style-type: none"> (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent	Column 4 Co-respondent by election (if any)

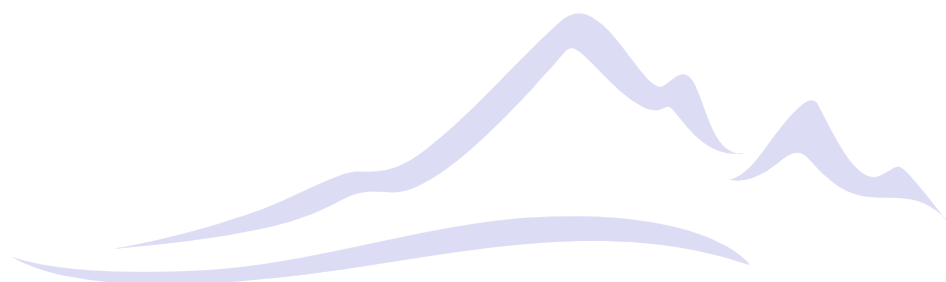
		(if any)	
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—

Table 2
Appeals to the P&E Court only

1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application	1. For a development application—the assessment manager 2. For a change application—the responsible entity	1. The applicant 2. If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
3. Eligible submitter and eligible advice agency appeals For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application 3. An eligible advice agency for the development application or change application	1. For a development application—the assessment manager 2. For a change application—the responsible entity	1. The applicant 2. If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

Table 3
Appeals to a tribunal only

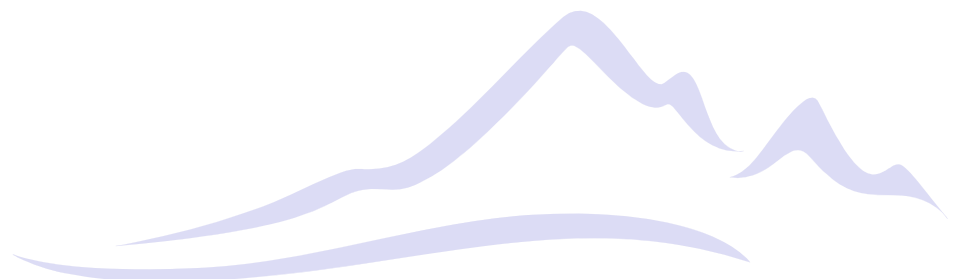
<p>1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval. 2 A private certifier for the development application related to the approval
<p>2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision.	—	—
<p>3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision.	The person who made the decision	—	—
<p>4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—



Attachment 3 – Approved Plans

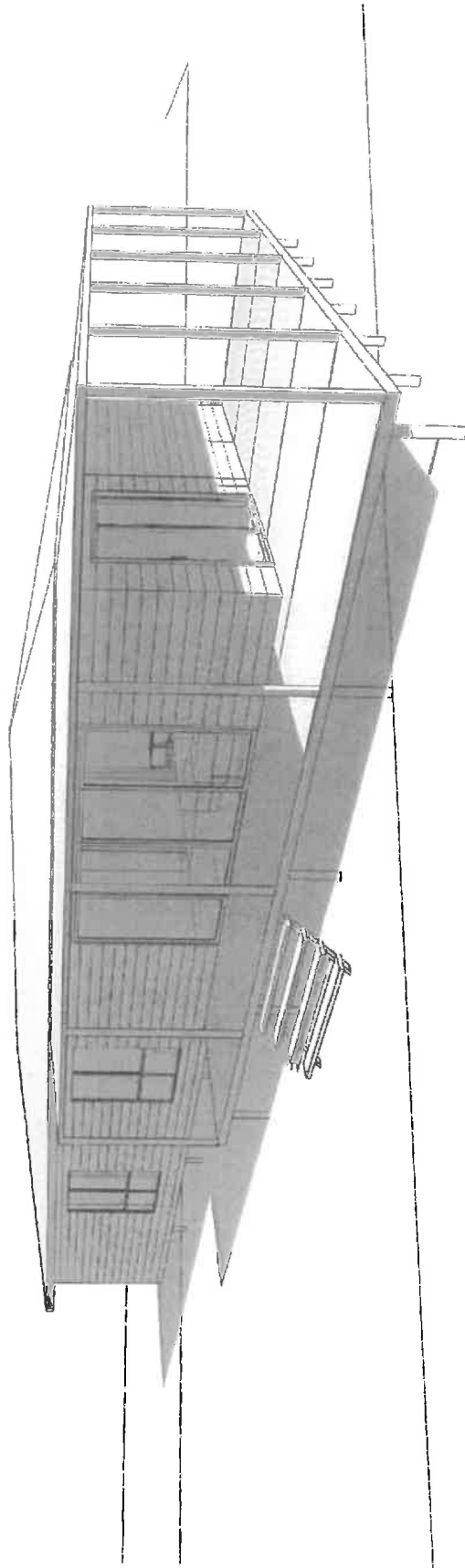
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Please refer to the following pages for approved plans.




This document forms part of development permit 168-19.

CUSTOM OLY HOME
JOHN & JILL DAHTLER



3D Perspective

DRAWING SCHEDULE	
WD-01	COVERSHEET
WD-02	SITE PLAN
WD-03	FLOOR PLAN
WD-04	ELEVATIONS



olyHomes
Real Homes for Real Australia
64 Pioneer Road,
Yandina, QLD 4561
Ph: 07 5472 7444
olyhomes.com.au
CRCC, No: 1156024

THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

#	REVISIONS	REVISION DESCRIPTION	DATE
1	PRELIMINARY FOR COUNCIL ASSESSMENT		28/08/19

SITE OWNER:
JOHN & JILL DAHTLER
SITE ADDRESS:
968 Cahalane Road
Mondal Q 4630

COVERSHEET

PROJECT ISSUE DATE:	28/08/19	WD-01
SHEET ISSUE DATE:	28/08/19	
DRAWN:	RP	SHEET SIZE: A3
		SCALE:

REAL PROPERTY DESCRIPTION

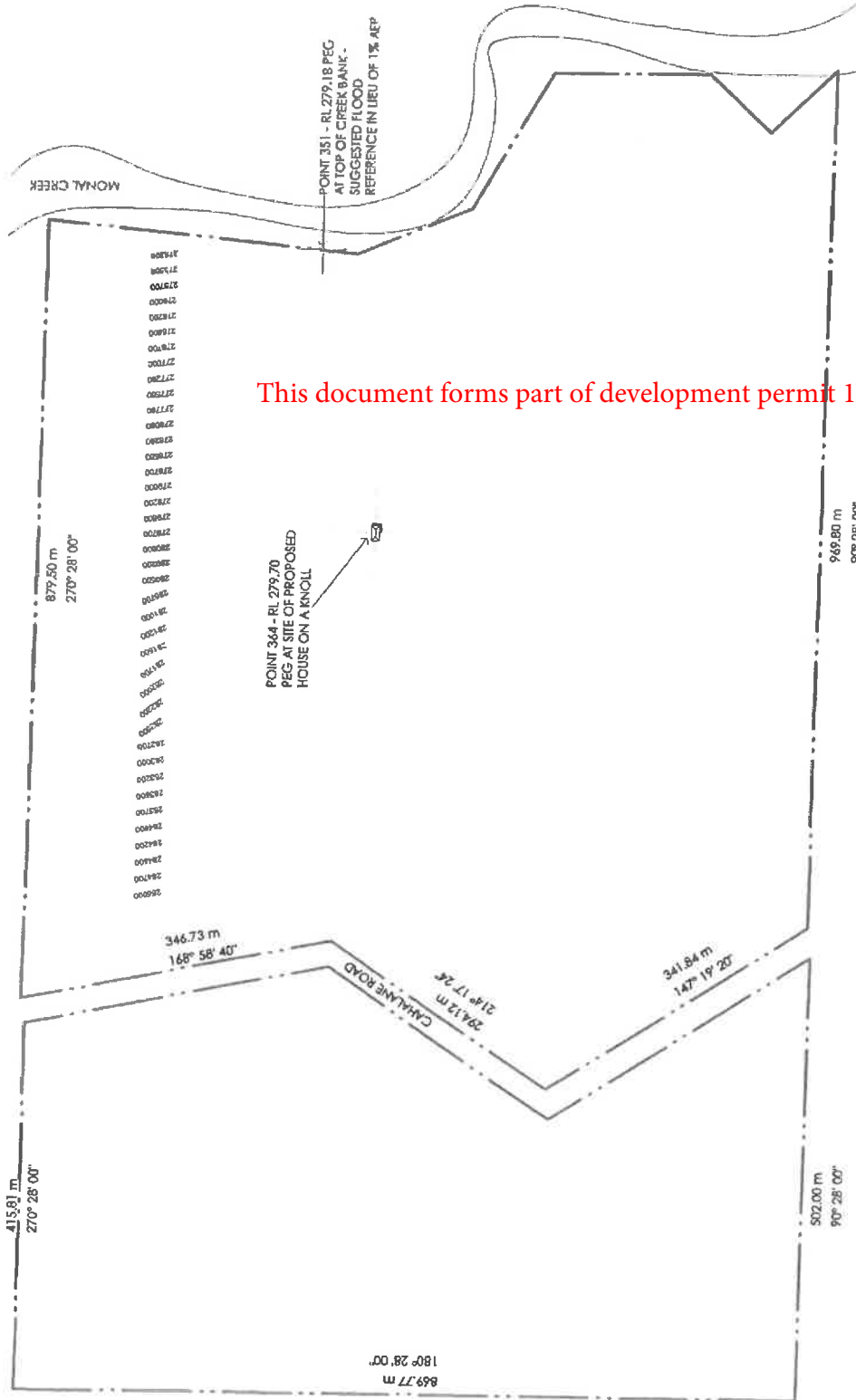
LOT No. 66
 PLAN No. CP RW129
 LOCAL GOV. NORTH BURNETT REGIONAL COUNCIL
 SITE AREA: 1187750 m²
 GFA: 151 m²
 SITE COVERAGE: 0.01%
 WIND CLASSIFICATION: TBC
 BUSHFIRE ATTACK LEVEL (BAL): TBC

SITE NOTES

1. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ORIGINAL SURVEY PLAN.
2. ALL EXISTING SERVICES TO BE CONFIRMED ON SITE. ANY SERVICES SHOWN ARE INDICATIVE ONLY.
3. LOCATION AND ROUTE OF DRIVEWAY AND CROSSING TO BE CONFIRMED ON SITE.
4. ALL BUILDING WORKS TO COMPLY WITH LOCAL GOVERNMENT APPROVALS AND NATIONAL CONSTRUCTION CODE.
5. FOR CONNECTION OF STORMWATER REFER TO HYDRAULIC ENGINEERS DRAWINGS

LEGEND

- BOUNDARY LINE
- STORMWATER



This document forms part of development permit 168-19.

SITE PLAN
 1 : 5000

olyHomes
 Real Homes for Real Australia
 66 Pioneer Road, Yandina, QLD 4561
 Ph: 07 5472 7444
 Olyhomes.com.au
 CRCC: No. 11560/3

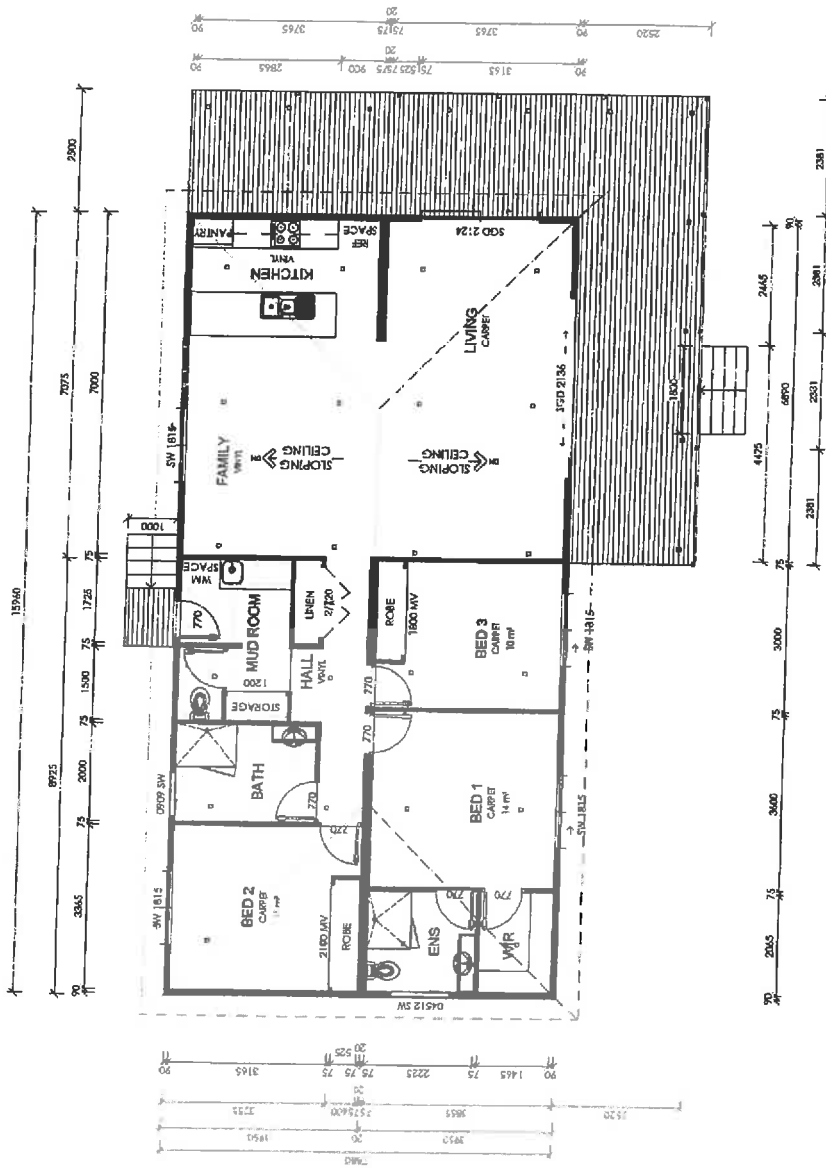
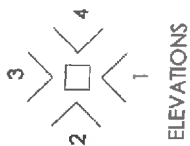
THIS PLAN IS EXCLUSIVE PROPERTY OF OLY HOMES AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF OLY HOMES. THE FOLLOWING MARKING CHANGES FROM THE ORIGINAL PLAN ARE NOT TO BE USED FOR CONSTRUCTION.

REVISIONS		
#	REVISION DESCRIPTION	DATE
1	PRELIM PLANS FOR COUNCIL ASSESSMENT	28/05/19

SITE OWNER:
JOHN & JILL DAHTLER
SITE ADDRESS:
 968 Cahalane Road
 Mondl Q 4630

SITE PLAN

PROJECT ISSUE DATE: 28/05/19	WD-02
SHEET ISSUE DATE: 28/05/19	RP
DRAWN:	SHEET SIZE: A3
	SCALE: 1 : 5000



DOOR SCHEDULE	
WT	TYPE
BED 2	770
BATH	770
ROBE	2100 MV
L'DRY	770
ROBE	1800 MV
ENS	770
WIR	770
BED 1	770
BED 3	770
LINEN	2/720
STORAGE	1200
L'DRY	770
LIVING	SGD 2136

WINDOW SCHEDULE	
ROOM	TYPE
BED 3	SW 1815
LIVING	SW 1815
BED 2	SW 1815
BATH	0909 SW
BED 1	SW 1815
CARPORIT	04512 SW
FAMILY	SGD 2124

FLOOR AREAS	
VERANDAH	145 m²
LIVING	127 m²
TOTAL	271 m²

This document forms part of development permit 168-19.

Floor Plan
1 : 100

DESIGN REQUIREMENTS FOR CONSTRUCTION:

WIND CLASSIFICATION: N3
BUSHFIRE ATTACK LEVEL (BAL): TBC

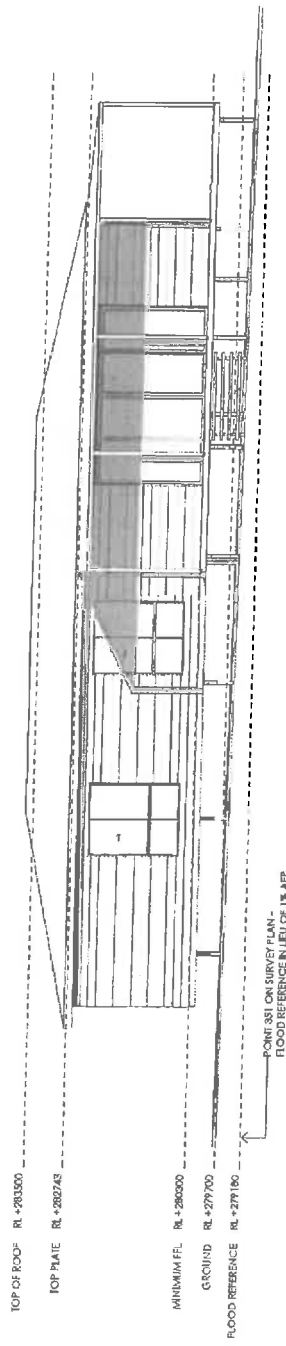
olyHomes
Real Homes for Real Australia
66 Pioneer Road, Yandina, QLD 4561
Ph: 07 5472 7444
Olyhomes.com.au
CRCC: No. 11560/3

JOHN & JILL DAHLER
968 Cahalane Road
Monal Q 4630

#	REVISION DESCRIPTION	DATE
1	PRELIM PLANS FOR COUNCIL ASSESSMENT	28/08/19

FLOOR PLAN	
PROJECT ISSUE DATE: 28/08/19	SHEET ISSUE DATE: WD-03
DRAWN: RP	SHEET SIZE: A3
SCALE: 1 : 100	

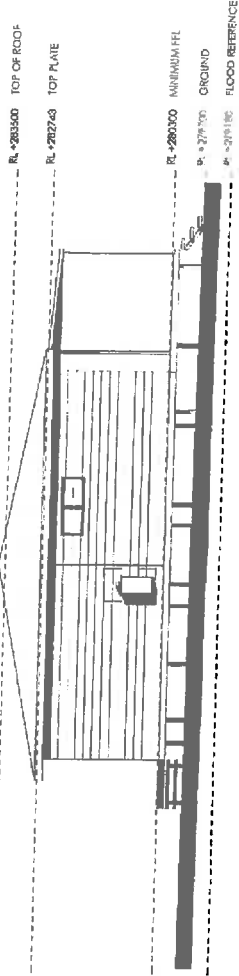
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Elevation 1

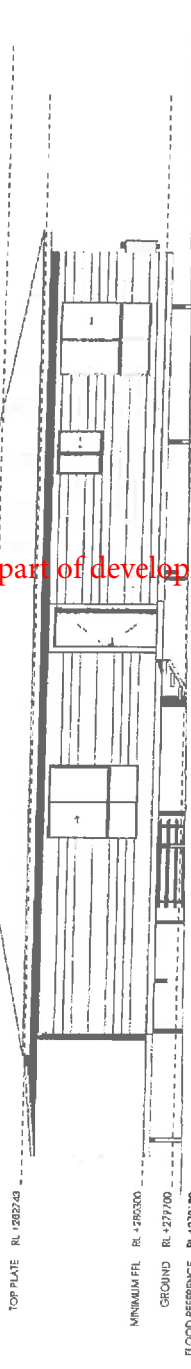
1 : 100

This document forms part of development permit 168-19.



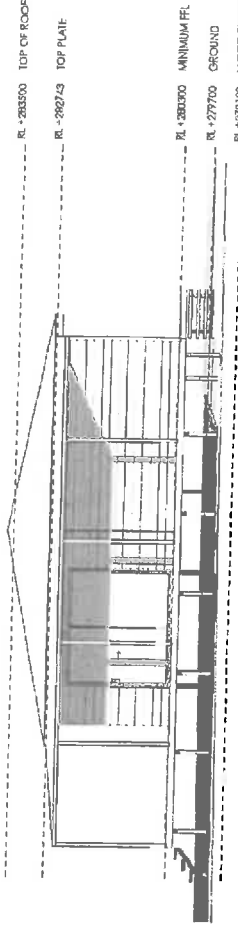
Elevation 2

1 : 100



Elevation 3

1 : 100



Elevation 4

1 : 100

STANDARD BUILDING MATERIALS:
(unless stated otherwise)

ROOF MATERIAL:
COLORBOND METAL ROOF SHEETING
INSTALLED IN ACCORDANCE WITH
"AS 1562-1992" & THE MANUFACTURER'S
SPECIFICATION.

FASCIA & GUTTERS:
COLORBOND GUTTER & FASCIA IN
ACCORDANCE WITH "AS 2180-1984" &
UPVC RAINWATER DOWNPIPES BY OTHERS IN
ACCORDANCE WITH "AS 1273-1991".

GLAZING:
SELECTED POWDER COATED ALUMINIUM
FRAME WINDOWS AND SLIDING GLASS DOORS
IN ACCORDANCE WITH "AS 2047-2014" AND
VOLUME 2 PART 3.12 OF THE NCC 2016.

olyHomes
Real Homes for Real Australia
URCC No: 1156073

66 Pioneer Road
Yondra, QLD 4561
Ph: 07 5472 7444
Olyhomes.com.au

#	REVISIONS	REVISION DESCRIPTION	DATE
1	PRELIM PLANS FOR COUNCIL ASSESSMENT		28/08/19

SITE OWNER:
JOHN & JILL DAHLER

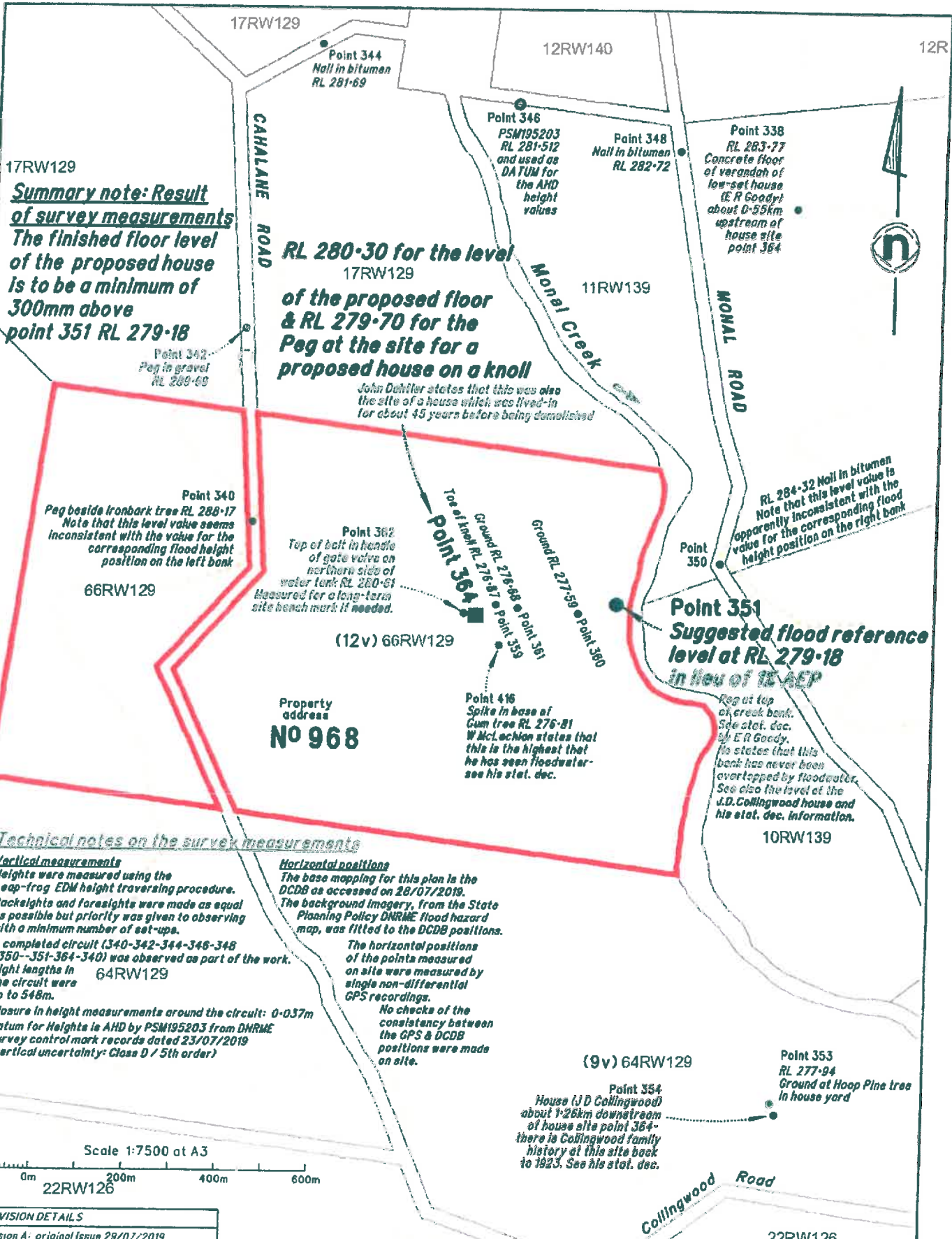
SITE ADDRESS:
968 Cahalane Road
Mondal Q 4630

ELEVATIONS

PROJECT ISSUE DATE:	29/08/19
SHEET ISSUE DATE:	29/08/19
DRAWN:	RP
SHEET REF: A3	WD-04

SCALE: 1 : 100

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Summary note: Result of survey measurements
 The finished floor level of the proposed house is to be a minimum of 300mm above point 351 RL 279-18

RL 280-30 for the level of the proposed floor & RL 279-70 for the Peg at the site for a proposed house on a knoll

John Dahtler states that this was also the site of a house which was lived-in for about 45 years before being demolished

Point 338
 RL 283-77
 Concrete floor of verandah of low-set house (E R Goody) about 0.55km upstream of house site point 364

Point 340
 Peg beside ironbark tree RL 288-17
 Note that this level value seems inconsistent with the value for the corresponding flood height position on the left bank

Point 362
 Top of ball in handle of gate valve on northern side of water tank RL 280-61
 Measured for a long-term site bench mark if needed.

Top of knoll
Point 364

Point 416
 Spike in base of Gum tree RL 276-81
 W McLeochlan states that this is the highest that he has seen floodwater-see his stat. dec.

RL 284-32 Nail in bitumen
 Note that this level value is apparently inconsistent with the value for the corresponding flood height position on the right bank

Point 351
 Suggested flood reference level at RL 279-18 in lieu of IE AEP

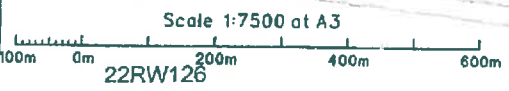
Peg at top of creek bank. See stat. dec. by E R Goody. He states that this bank has never been overtopped by floodwater. See also the level at the J.D. Collingwood house and his stat. dec. information.

Property address
No 968

Technical notes on the survey measurements

Vertical measurements
 Heights were measured using the Leap-frog EDM height traversing procedure. Backsights and foresights were made as equal as possible but priority was given to observing with a minimum number of set-ups. A completed circuit (340-342-344-346-348-350--351-364-340) was observed as part of the work. Sight lengths in the circuit were up to 548m. Closure in height measurements around the circuit: 0-037m Datum for Heights is AHD by PSM195203 from DNRME survey control mark records dated 23/07/2019 (vertical uncertainty: Class D / 5th order)

Horizontal positions
 The base mapping for this plan is the DCDB as accessed on 28/07/2019. The background imagery, from the State Planning Policy DNRME flood hazard map, was fitted to the DCDB positions. The horizontal positions of the points measured on site were measured by single non-differential GPS recordings. No checks of the consistency between the GPS & DCDB positions were made on site.



REVISION DETAILS
 Revision A - original issue 29/07/2019
 (07)41523811
 survey@strabent.com.au
 www.strabent.com.au
 Plan prepared by
 STRAUGHAIR & BENT - SURVEYORS

PLAN OF Level survey for finished floor level of proposed house and placement of a height reference mark in Lot 66 on RW129
 Scale 1: 7500 LOCALITY Monal

North Burnett LOCAL GOVERNMENT Regional C.
TJ & JP DAHTLER
 29/07/2019
 Dwg No 526010 Rev. A