

DEVELOPMENT APPLICATION – DA 07-2021-2022 – MR MATTHEW JAMES ADAMS – 23 VIOLET STREET, BLACKALL

EXECUTIVE SUMMARY

The Applicant, Mr Matthew James Adams, seeks a Development Permit for Material Change of Use for Low Impact Industry and Hardware and Trade Supplies over land at 23 Violet Street, Blackall, formally described as Lot 28 on SP210376. The subject site is in Blackall’s industrial estate and is currently vacant. The applicant proposes to establish two prefabricated sheds, which will accommodate a manufacturing business for large steel farming equipment as a well as a trade supply shop.

Under the *Blackall-Tambo Region Planning Scheme 2020* (the Planning Scheme), the subject site is in the Township Zone (Industrial Precinct). The defined uses for Low Impact Industry and Hardware and Trade Supplies in the Industrial Precinct are subject to code assessment.

There is no conflict between the proposal and the relevant assessment benchmarks. Development conditions are recommended to ensure the development is constructed and operated in accordance with the Planning Scheme. The application is recommended for approval, subject to the conditions stated herein.

RECOMMENDATION

THAT Blackall-Tambo Regional Council approves the application for a Development Permit for Material Change of Use for Low Impact Industry and Hardware and Trade Supplies over land at 23 Violet Street, Blackall, formally described as Lot 28 on SP210376, subject to the following conditions:

1.0 PARAMETERS OF APPROVAL

- 1.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.
- 1.2 Where these conditions refer to “Council” in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council’s satisfaction, unless otherwise stated in a development condition.
- 1.4 The cost of all works associated with the construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.
- 1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.
- 1.6 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Plan/Document Name	Plan/Document Number	Date
Site Plan	Sheet 1 of 1	27-07-2021

Floor & Roof Plan Elevations	Sheet 2 of -	15-09-2021
Elevations	Sheet 3 of -	15-09-2021
Elevations (Storage Shed)	-	30-04-2021

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

3.0 ACCESS AND PARKING WORKS

3.1 Provide and maintain a minimum of seven (7) formalised car parking spaces on-site in front of the main workshop building. All car parking spaces must be clearly identified by either line-marking or signage.

3.2 Construct and maintain all car parking spaces and vehicle manoeuvring areas to an all-weather standard, suitable for a two-wheel drive car.

3.3 Design, construct and maintain all car parking and access works generally in accordance with the *Australian Standard AS2890.1 "Parking Facilities"* and *Austrroads Publication AP-G34-13 – Austrroads Design Vehicles and Turning Path Templates*.

3.4 Construct and maintain two sealed vehicle crossovers from Violet Street generally in accordance with the standard drawing, *Figure 1 – Vehicle Crossover – Non-Piped*, from the General Development Code of the *Blackall-Tambo Region Planning Scheme*. The crossovers must be clearly identified by way of signage for either staff/customer access or heavy vehicle access.

3.5 All vehicles must enter and exit the site in a forward gear.

3.6 All activities associated with the approved development must occur within the boundaries of the site and not on adjoining land or road reserve. This includes, but is not limited to, parking, loading and unloading of vehicles (including heavy vehicles and staff and customer vehicles).

4.0 STORMWATER WORKS

4.1 All stormwater must drain to a lawful point of discharge, being to Violet Street. All stormwater must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

5.0 ENVIRONMENTAL HEALTH

5.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, dust, odour, wastewater, waste products, oil or otherwise.

5.2 Maintain outdoor lighting to comply with *AS4282 Control of Obstructive Effects of Outdoor Lighting*.

5.3 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.

5.4 All waste storage areas must be kept in a clean, tidy condition, and sufficient waste containers and services are to be provided to cater for the containment and removal of all waste generated on the site. Waste must be removed to a lawful landfill.

5.5 Contaminants such as oils or chemicals must not be released into unsealed surface areas (i.e. gravel, exposed soil or landscaped areas).

5.6 Activities in the workshop and involving any washdown area must be undertaken on a sealed surface drained to an oil/water separator for treatment to the regulated standard before entering Council's sewer network.

- 5.7 Areas for storage of chemicals, fuel or other hazardous materials must be sufficiently bunded.
- 5.8 Any spillage of environmentally hazardous liquids or other materials must be cleared as quickly as practicable and must not enter Council's network or be hosed or swept onto unsealed ground.

6.0 SERVICES

- 6.1 The premises must be connected to Council's reticulated water and sewerage networks.
- 6.2 Electricity and telecommunication services must be provided to the premises in accordance with the standards and requirements of the relevant service provider.

7.0 LANDSCAPING AND FENCING

- 7.1 Establish and maintain landscaping on the site in accordance with the approved site plan (Condition 2.1). The landscaping must predominantly contain species that are endemic to the region due to their low water dependency.
- 7.2 Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and an ongoing maintenance and replanting programme as required.
- 7.3 Boundary fencing with a minimum height of 1.8 metres must be installed along each boundary of the property, except where allowance must be made for the vehicle access from Violet Street.

8.0 ASSET MANAGEMENT

- 8.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

9.0 CONSTRUCTION ACTIVITIES

- 9.1 Prior to construction of the vehicle accesses and water and sewer connections, forms for a Minor Works on Road Application and a Water/Sewer Connection Application (as updated) must be completed and submitted to Council to notify the details of work being undertaken.
- 9.2 Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site, in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* document (as amended) for the duration of the works, and until such time all exposed soil areas are permanently stabilised. The ESCP must be available on-site for inspection by Council Officers during the works.
- 9.3 The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of any relevant standards under the *Blackall-Tambo Region Planning Scheme*.
- 9.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site, unless otherwise approved in writing by Council.
- 9.5 Construction activity and noise must be limited to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.

ADVISORY NOTES

- A. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, as required under relevant legislation for this work.
- B. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any

of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.

- C. General environmental duty under the Environmental Protection Act 1994 and subordinate legislation prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.
- D. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the Aboriginal Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”).

1.0 DEVELOPMENT APPLICATION SUMMARY

TABLE 1 – OVERVIEW OF THE DEVELOPMENT APPLICATION

PROPERTY DETAILS					
Site address	23 Violet Street, Blackall				
RPD	Lot 28 on SP210376				
Site Area	4,000m ²				
Landowner	Matthew James Adams				
Existing use of land	Vacant				
Approvals	None applicable				
APPLICATION DETAILS					
Application No.	DA 07-2021-2022				
Applicant	Matthew James Adams				
Application description	Development Application seeking Development Permit for Material Change of Use				
Date application was made	10 August 2021				
Decision due date	26 October 2021				
Proposal	Farm equipment manufacturing business and trade supply shop				
Main Issues/Resolution	<table border="1"> <thead> <tr> <th>Issue</th> <th>Resolution</th> </tr> </thead> <tbody> <tr> <td>Nil</td> <td></td> </tr> </tbody> </table>	Issue	Resolution	Nil	
Issue	Resolution				
Nil					
STATUTORY DETAILS					
Mapped matters of State interest	Water Resources <ul style="list-style-type: none"> Water resource planning area boundaries Great artesian water resource plan area Native Vegetation Clearing <ul style="list-style-type: none"> Regulated Vegetation (Category B – least concern regional ecosystem) 				
State agency referrals	Nil				
State Planning Policy	State Planning Policy (July 2017)				
Regional Plan	Central West Regional Plan (September 2009)				
Planning Scheme	Blackall-Tambo Region Planning Scheme 2020				
Zone	Township Zone (Industrial Precinct)				
Overlays	Nil				
Defined use	Low Impact Industry and Hardware and Trade Supplies				
Level of Assessment	Code Assessment				

2.0 PROPOSAL BACKGROUND

Application lodged	10 August 2021
Confirmation period ended	24 August 2021
Council Information Request issued	7 September 2021
Response to Information Request	20 September 2021
Decision Period commenced	21 September 2021
Decision Due	26 October 2021

3.0 SITE AND SURROUNDS DESCRIPTION

The site is located at 23 Violet Street, Blackall, formally described as Lot 28 on SP210376 (see **Figure 1**). The site is 4,000m² in area and has a regular configuration with an approximate 45 metre frontage to Violet Street. The site is currently vacant and located on the eastern edge of Blackall's industrial area, in the northern part of the town (see **Figure 2**). Immediately to the north of the property is an Ergon Energy yard, and across Violet Street is a trucking business and IOR unmanned fuel facility.

The surrounding area is largely vacant, although is progressively being developed with industrial uses following the take-up of land.



FIGURE 1 – AERIAL OF SUBJECT SITE (outlined in blue)

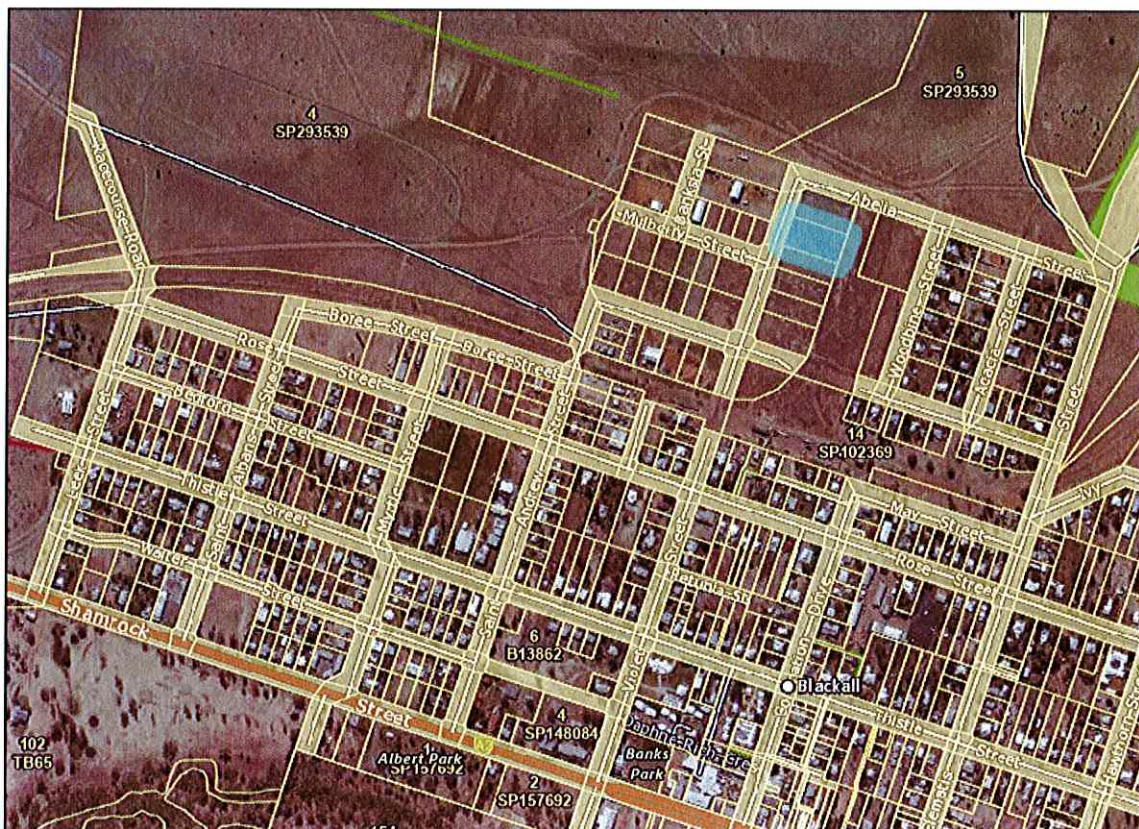


FIGURE 2 – LOCALITY OF SUBJECT SITE (identified in blue)

4.0 DESCRIPTION OF PROPOSAL

The proposal is to establish two prefabricated industrial sheds as shown in **Figure 3** and as follows:

- A shed of 540m² for welding and manufacturing and a small-scale shop; and
- A shed of 144m² for ancillary storage.

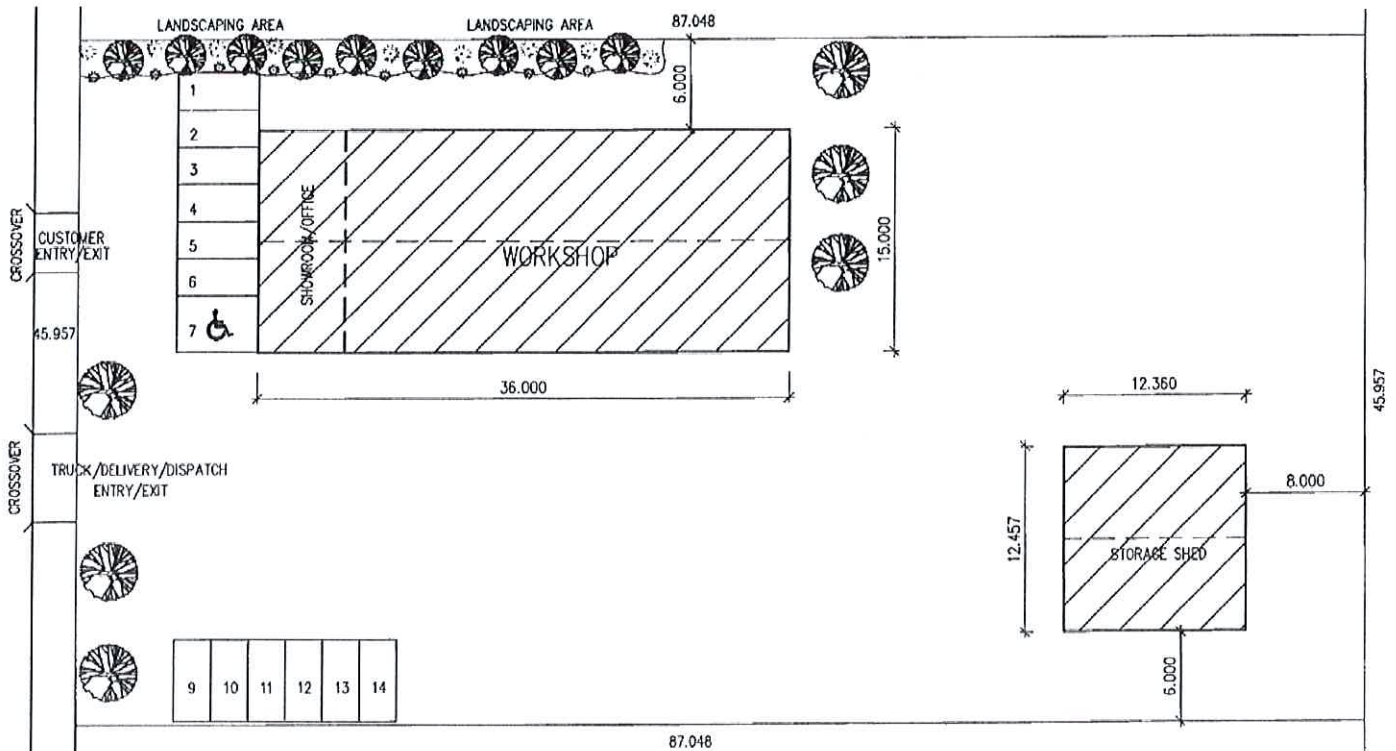


FIGURE 3 – PROPOSED SITE PLAN (extract from proposal plans)

Attachment A provides the full set of plans recommended for approval.

The larger shed will accommodate the business side of operations towards the front of the site. Most of the floor space is for a workshop where the manufacturing of large steel farming equipment will occur, for example, hay feeders, trailers, and dog crates. Some of the products will be prefabricated with others custom made in-house. The front section of the shed will be used as a trade supply shop, mostly selling hydraulic hoses and connections. Amenities will be provided at the rear of the shed for staff.

The shed will have a front glass sliding door for customer access. Roller doors will be provided along the sides for workshop activities. The shed is five metres in building height but will reach about seven metres with the single gable roof design.

The smaller shed will be positioned towards the rear of the site to be used for storage in connection with the business. This shed will have a similar building height and design to the larger shed.

The subject site will have separate vehicle crossovers for heavy vehicle access, and customer/staff access. The latter access leads straight to seven car parks along the front of the main shed. At this stage, the applicant is the owner/operator and does not have any staff. A maximum of three to four car parks are expected to be used at any time by customers.

There is space shown for overflow parking along the southern property boundary. The balance of the site is available for business/heavy vehicle access and manoeuvring. A landscaped garden bed is proposed along part of the north boundary closest to the site's Violet Street frontage, and feature shade trees are proposed along the site frontage and at the rear of the shed.

5.0 PLANNING ASSESSMENT

In accordance with section 45 (3) of the *Planning Act 2016* (the Planning Act), Code Assessment is an assessment that must be carried out only –

- (a) *Against the assessment benchmarks in a categorising instrument for the development; and*
- (b) *Having regard to any matters prescribed by regulation for this paragraph.*

In the instance of (a), the categorising instrument for the development is the *Blackall-Tambo Region Planning Scheme 2020*, under which the applicable assessment benchmark is the General Development Code. The Code is assessed in further detail in section 5.1 below.

In the instance of (b), the *Planning Regulation 2017* nominates additional assessment benchmarks and matters that must be considered in deciding a code assessable development application. The additional assessment benchmarks and matters that are relevant to the development are assessed as follows:

- The **Central West Regional Plan 2009** has been identified as being appropriately integrated with the Planning Scheme and therefore an assessment against the Planning Scheme is considered to be an assessment against the Regional Plan.
- The **State Planning Policy 2017** has been identified as being appropriately integrated with the Planning Scheme and therefore an assessment against the Planning Scheme is considered to be an assessment against the SPP. It is noted that no SPP mapping layers relate to the site.
- **Any development approval for, and any lawful use of, the premises or adjacent premises:** the site is vacant, hence this application for MCU to establish a lawful use over the premises. It is understood the site is the product of a subdivision approval for the wider industrial estate. Adjoining premises are vacant, except for the Ergon Energy yard, which is understood to be lawfully established.
- **The common material:** the application material and subsequent correspondence with Council officers and the applicant have been considered in the preparation of this recommendation. It is noted that an Information Request (IR) and Further Advice Letter was issued to the Applicant. The IR required an updated DA Form, floor plan and elevation plans of the workshop, and confirmation of staff numbers and location of amenities. The Applicant provided all information requested.

The Further Advice Letter clarified matters relating to the building application for the sheds (it was advised that the building application be properly made after the development approval is granted for the material change of use – the applicant took this on board) and whether the Low Impact Industry use is appropriate for the scale and intensity of use proposed. Regarding the latter matter, the applicant confirmed that the business will operate in accordance with the defined threshold for Low Impact Industry, as further discussed in section 5.1 below.

It is noted that assessment benchmarks and matters stated in Schedule 9 and Schedule 10 of the Regulation are not relevant to this development application.

There is no Local Government Infrastructure Plan in place for the Council Area and Council ceases to charge Adopted Infrastructure Charges for any new development. In turn, these assessment benchmarks do not apply to the development and an Infrastructure Charges Notice does not form part of this recommendation.

The planning assessment of the development considers the above assessment benchmarks and matters to the extent relevant to the development.

5.1 BLACKALL-TAMBO REGION PLANNING SCHEME 2020

Under the Planning Scheme the development constitutes a Material Change of Use, which is defined in the Planning Act as:

- a) **the start of a new use of the premises;**
- b) *the re-establishment on the premises of a use that has been abandoned;*
- c) *a material increase in the intensity or scale of the use of the premises.*

The development will result in the start of a new use of the premises. The relevant defined uses under the Planning Scheme are a *Low Impact Industry* and *Hardware and Trade Supplies*:

Low impact industry means the use of premises for an industrial activity -

- a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- b) that a local planning instrument applying to the premises states is a low impact industry; and
- c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity

The corresponding Low Impact Industry Threshold relevant to the proposed welding and manufacturing activities is:

Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting

The applicant confirmed in the response to the Further Advice Letter that workshop activities will produce less than 10 tonnes a year and will not include spray painting. On this basis, the proposal sits within the Low Impact Industry definition.

The shop component of the proposal, for retailing hydraulic hoses and the like, sits within the Hardware and Trade Supplies definition below:

Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.

In accordance with Table 4.4.1 of the Planning Scheme, a Low Impact Industry use and Hardware and Trade Supplies use in the Industrial Precinct is subject to code assessment. The relevant assessment benchmark for the development application is the General Development Code. The Township Zone Code as it relates to the Industrial Precinct is not triggered for assessment because the proposed uses are supported in the precinct under the Planning Scheme and do not require further consideration in terms of land use compatibility etc. **Figure 4** shows the location of the subject site in the Industrial Precinct.

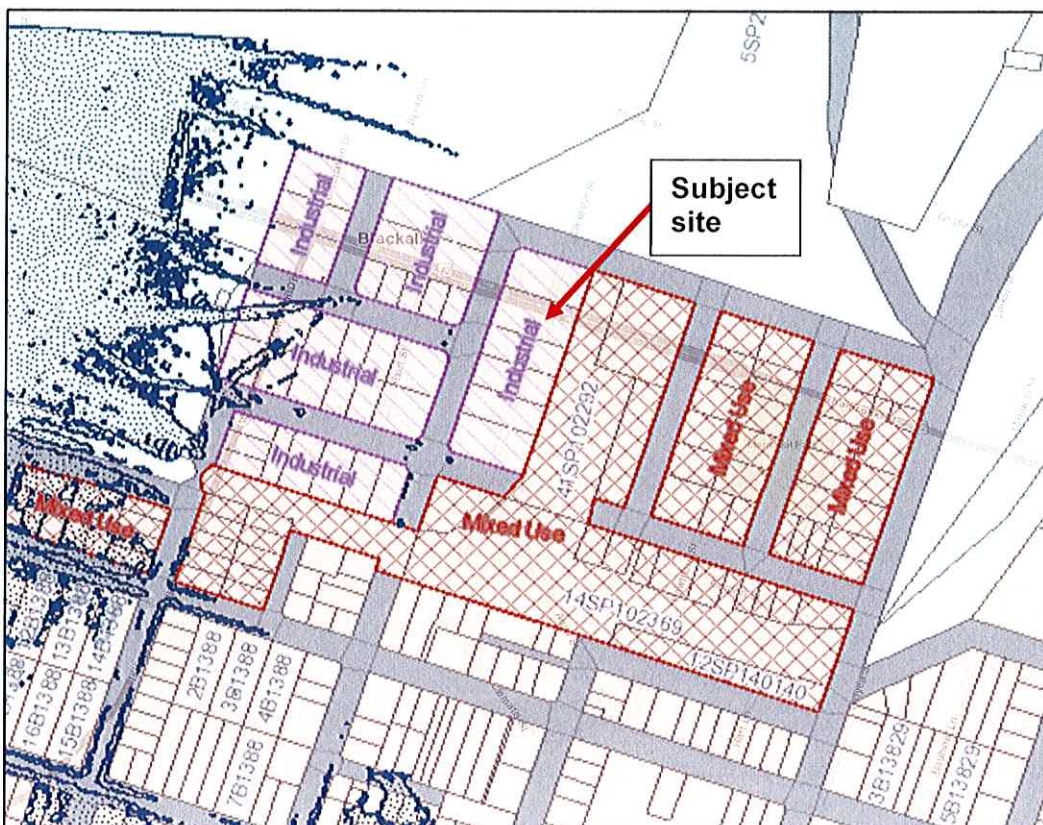


FIGURE 4 – SUBJECT SITE IN THE INDUSTRIAL PRECINCT

The development complies, or can be conditioned to comply, with the purpose, performance outcomes and acceptable outcomes of the General Development Code, as follows:

Site layout and built form

- With a total building footprint of 684m², the sheds will constitute 17.1% site coverage, which is suitable for the site and industrial precinct, which allows up to 40% site coverage.
- Proposed building heights at around 7m are also acceptable, with the industrial precinct allowing up to 15m above ground level.
- Building setbacks will be consistent with the Building Code of Australia and will be further assessed at the building application stage.
- The built character of the sheds is compatible with the industrial character of the locality.
- Separate vehicle crossovers (conditioned to be signed for either heavy vehicle access or customer access), with clear sightlines to the formalised parking area, creates a legible entry point to the site.
- The orientation of the shop and parking at the front of the shed will allow for passive surveillance of the street.
- Conditions are also imposed to ensure business activities are undertaken within the boundaries of the site – through boundary fencing and enforcing the parking of all vehicles on-site and not on adjoining land or road reserve.

Amenity

- The code suggests 10% of the total area for new buildings and facilities to be dedicated as landscaping, which equates to around 68m² for the proposal. The landscaped areas shown on the plan is unlikely to achieve this outcome. To ensure a reasonable balance with useable industrial space, the landscaped garden bed along the northern boundary and the feature/shade trees along the frontage and behind the shed is considered a reasonable alternative outcome to soften the overall presentation of the site and improve amenity.
- Conditions are imposed to manage potentially adverse impacts or emissions and ensure environmental nuisance is not caused, for example, by way of noise, dust, outdoor lighting or storm-water runoff. This is reinforced by the land use that has been applied for, being a low impact industry.
- There are no code provisions relating to hours of operation, rather the code deals generally with 'off-site impacts'. The business is intended to operate mostly during the day, in line with the expectations for a low impact industry use and the trade supply shop. All workshop activities will be enclosed in the shed. As a low impact industry, off-site impacts are not expected. On this basis, hours of operation have not been conditioned to allow for business flexibility. Conditions as discussed above for environmental nuisance can be used as a benchmark should any amenity issue arise in the future.

Services

In accordance with the infrastructure provisions of the code, conditions of approval require the connection of the development to Council's reticulated water and sewerage networks, which are available at the site. Non-piped vehicle access crossovers must also be provided from Violet Street. Prior to commencement of works, Council must be notified, and a condition is imposed to this effect. This is to ensure Council's works unit is involved in the construction of these items to ensure appropriate standards are achieved in connecting with Council infrastructure.

Conditions also require an oil/water separator for the workshop floor and any washdown area, so wastewater enters Council's sewerage system at an appropriate standard. Adequate bunding of any hazardous goods has also been conditioned.

Under the Planning Scheme's car parking rate for the proposal, 14 on-site car parks are required based on the gross floor area of buildings. This number of car parks is considered excessive for the business, considering the owner/operator is the only staff member at this point, and maximum parking take-up is expected to be 3-4 spaces with customer visitation. For this reason, the seven spaces shown along the front building is a reasonable alternative outcome for meeting the business' parking needs. Adequate area is available on-site if overflow parking is ever needed, such as along the southern boundary as indicated on the plans.

Conditions ensure that all costs associated with the development, including connection/provision of services, are borne by the developer.

In summary, this planning assessment demonstrates that the development is consistent with the General Development Code, being the applicable assessment benchmark under the Planning Scheme. Conditions of approval reflect the elements of the assessment benchmark to ensure on-going compliance in terms of land use, amenity and servicing.

6.0 REFERRALS

The application was internally referred to Council's Director of Works and Services (DWS), Environmental Health Officer, and Council's Building Certifier. Their feedback has been reflected in the conditions. There were no major issues requiring further investigation during the assessment process.

Discussion with the DWS established the standard for vehicle crossovers and the lawful point of discharge for the site to be to Violet Street. The process for involving Council when undertaking works was also confirmed; the applicant must complete and submit relevant forms to Council prior to undertaking any work involving Council infrastructure.

The environmental health advice was informed by the code of practice for mechanical workshops, which required the oil/water separator for the workshop and washdown areas.

The proposed development did not require referral to any external agencies, such as a public or State entity for assessment in accordance with Schedule 10 of the *Planning Regulation 2017*. Of note regarding mapped regulated vegetation over the site; the proposal and subject site is an urban purpose in an urban area, and therefore qualifies as exempt from State referral for native vegetation clearing. Vegetation clearing referral would also have been addressed in the original subdivision application for the industrial estate.

7.0 CONCLUSION

This Code Assessable Development Application for a Development Permit for Material Change of Use for Low Impact Industry and Hardware and Trade Supplies over land at 23 Violet Street, Blackall, formally described as Lot 28 on SP210376, is recommended for approval, subject to the conditions outlined in this report.

This recommendation is based on an assessment of the proposal in accordance with the Planning Act for applications requiring code assessment, which demonstrates the proposal's consistency with the General Development Code and other relevant matters.

In accordance with the requirements for a decision notice under section 63 of the Act, the notice must state the reasons for the decision. For this development, the statement of reasons, being the grounds for approval, will feature on the decision notice as follows:

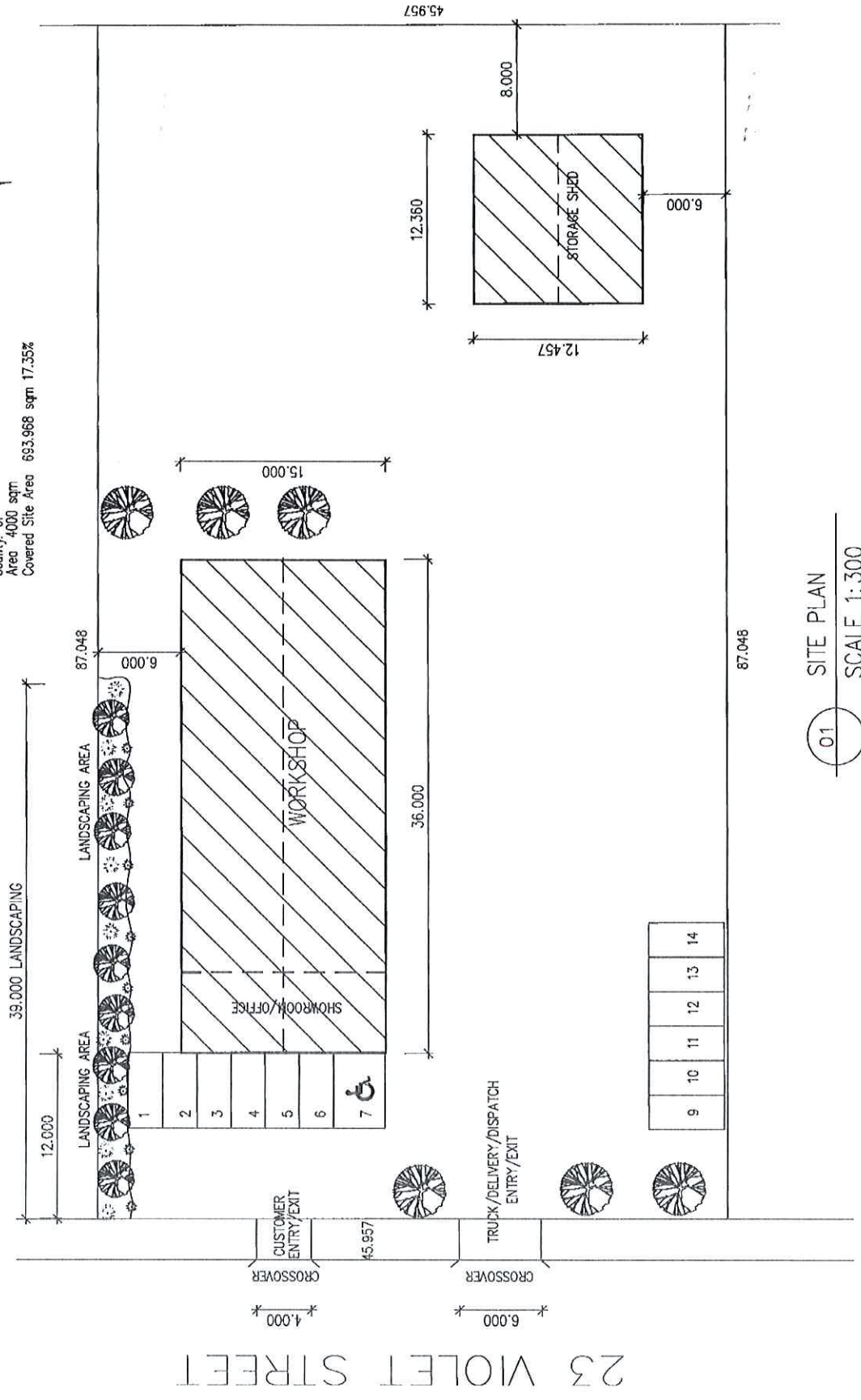
- a) A Low Impact Industry and Hardware and Trade Supplies are consistent uses in the Industrial Precinct of the Township Zone;
- b) The scale and character of the built form is suitable for the site and surrounding area;
- c) Development will be operated in a manner that is compatible with the amenity of the precinct and environmental impacts will be minimised;
- d) Access and parking can be set out in a safe, efficient and legible manner on the site;
- e) Development will be adequately serviced by sealed vehicle crossovers and reticulated water supply and sewerage connections;
- f) The development outcome is consistent with the General Development Code of the Planning Scheme; and
- g) Development does not conflict with the State Planning Policy 2017 and Central West Regional Plan 2009.

Assessment Officer (Author):

Rachel Ovenden
**Senior Town Planner (Real
Planning)**
13 October 2021

SITE DETAILS

Lot number: 28
 Registered Plan number: S.P.210376
 Parish: of
 County: of
 Area: 4090 sqm
 Covered Site Area: 693,968 sqm 17.35%



01 SITE PLAN
 SCALE 1:300

23 VIOLET STREET

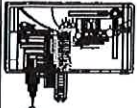
PROPOSED DEVELOPMENT PLAN

FOR Mr Mathew Adams
 AT 23 Violet Street,
 Blackall Qld 4472

TITLE: Site Plan
 DATE: 27-7-21
 SCALE: 1:300

PROJECT NO.: 8843
 SHEET NO.: 1 of 1

Robert Eyres Design & Drafting
 1 Taupo Place,
 Parkerson Qld 4115
 Ph (07) 3272 8862
 email admin@reddds.com.au
 QBCC 74745



Robert Eyres Design & Drafting

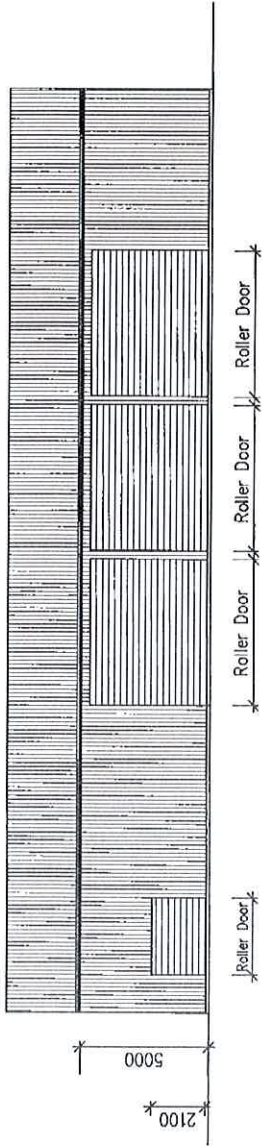
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email admin@redds.com.au

PROPOSED DEVELOPMENT PLAN

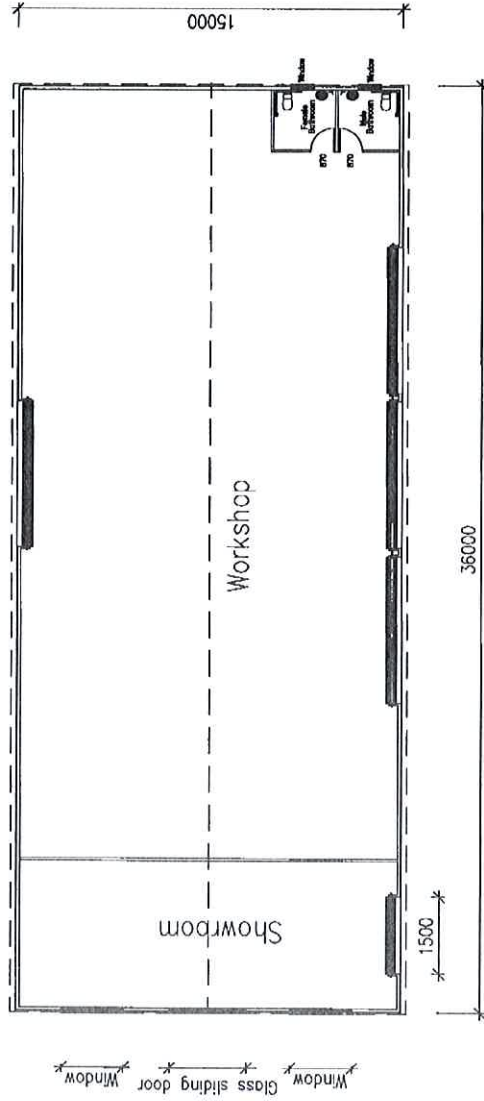
FOR Mr Mathew Adams
AT 23 Violet Street,
Blackall Qld 4472

TITLE
Floor & Roof Plan
Elevations
15-9-21
DATE
15-9-21
SCALE) 1:500

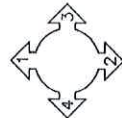
PROJECT No.
8843
SHEET No.
2 of



01 ELEVATION 1 (SOUTH)
SCALE 1:500



02 FLOOR & ROOF PLAN
SCALE 1:500



DRAWN BY Robert Eyres

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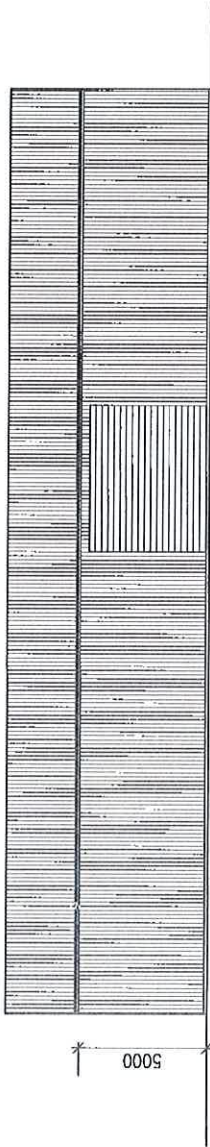


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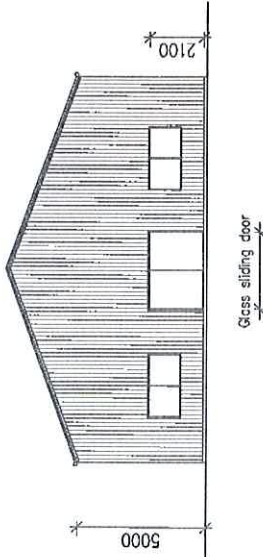
PROPOSED DEVELOPMENT PLAN
 FOR Mr Mathew Adams
 AT 23 Violet Street,
 Blackall Qld 4472

TITLE Elevations
 DATE 15-9-21
 SCALE 1:500

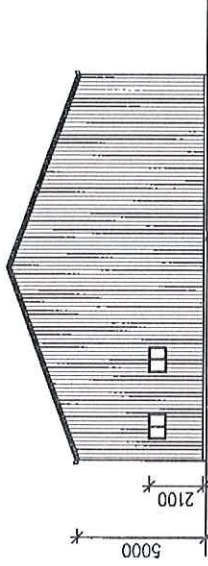
PROJECT No. 8843
 SHEET No. 3 of



01 ELEVATION 2 (NORTH)
 SCALE 1:500



02 ELEVATION 3 (WEST)
 SCALE 1:500



03 ELEVATION 4 (EAST)
 SCALE 1:500

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