

20 May 2025

Your Ref: APC2021/003

Our Ref: 250016

Coordinator General
Department of State Development,
Infrastructure and Planning
State Development Areas
Level 14, 1 William Street,
Brisbane QLD 4000
PO Box 15517
City East, QLD, 4002

Attention: Rachel Ritchie, Maddison Granzin

Re: Minor Change Application – APC2021/003
Nareed Poultry Farm
151-162 Bromelton House Road, Bromelton, QLD 4285

Dear Madam,

On behalf of our client, Deeran Family Trust, we seek the following request for a change to the Development Approval APC2021/003, (issued 12th May 2021). The approval was issued for a Material Change of Use for Lot 78 W311365 and Lot 14 W31894, within the Bromelton State Development Area. The change request is considered Minor in nature, according to the State Development Area Advisory Note and pre-lodgement advice provided by the Coordinator General on the 20/03/2025 and the 15/04/2025.

This change application seeks to change one (1) condition of the SDA approval amended. The following information details the condition that is subject to the change request, the proposed amended condition wording and reasoning for the requested change. Included within this request is required information to support the changes and details the management of any potential impacts as a result of the proposed change.

The condition subject to this change request includes:

Condition 1 – Approved use

Carry out the approved use generally in accordance with the approved plans, as referenced in the table below, except insofar as modified by any of the conditions of this approval.

Title	Prepared by	Drawing No. or Document Reference	Date
Site Plan	Santrev Pty Ltd	D-01	04/03/2016
Site Plan	ACS Engineers	ACS-250016-GEN-02 (revision 1)	20/05/2025

Shed Set Out	Santrev Pty Ltd	D 02	04/03/2016
Shed Elevations	Santrev Pty Ltd	D 04	04/03/2016
Landscape Plan	ACS Engineers	ACS-DWG-190001-SITE (revision B)	09/04/2021
Site Based Management Plan	Cardno (Qld) Pty Ltd		12/04/2016
Figure 23: Designed acoustic barrier, Acoustic Report, Proposed Poultry Farm 151 Bromelton House Road, Bromelton 2015353 R09	acousticworks	2015353 R09	12/04/2016

Timing – to be maintained.

Justification:

The request to change the above condition is to support the relocation of the proposed caretakers residences and associated effluent disposal areas on the approved site plan. The reasons pertaining to the request is to locate the two residences closer to each other and to the site of the poultry sheds for ease of farm management. The change also increases separation of the previously proposed eastern caretaker dwelling from the internal access driveway, improving amenity for staff residing in the dwelling.

We seek your support in this as the request to relocate the dwellings provides an overall positive net benefit, makes no change to the size, development footprint, provides best practice animal welfare management (closer to the poultry sheds), improves staff amenity and does not fundamentally change the approval. The following are considered positive outcomes of the request to change the dwelling locations:

- Greater offset of the dwellings from the northern property boundary;
- Considers the footprint and encroachment of the earthen bund; and,
- Provides a greater separation to the internal access road (relevant to the previously proposed eastern caretakers dwelling).

Amendments resulting from the proposed relocation are as follows:

- Effluent disposal area to be relocated adjacent to the proposed new dwelling locations; and,
- Access driveway stub to proposed northern dwelling to be relocated adjacent to the proposed new dwelling locations.

Please see Appendix A for assessment against the Scenic Rim Regional Council (SRRC) Flood Hazard Overlay Code for further demonstration that the proposal is compliant with regulatory requirements.

The proposed change complies with the applicable conditions of Development Approval 2021/003 that relate to the caretaker dwellings. Such as:

- **Condition 8 – Floor Levels:** The proponent must ensure all floor levels of all building structures associated with the use are constructed at or above the Defined Flood Level (1% Annual Exceedance Probability) and the habitable floor levels associated with the use are constructed at a minimum of 500mm above the Defined Flood Level (1% Annual Exceedance Probability). The proponent is to provide the Coordinator-General with a Surveyor's Certificate confirming the Australian Height Datum level of all building structures associated with each stage of the use.
 - **Justification:** The proposed relocation of the caretakers dwellings will be constructed at or above the Defined Flood Level (1% Annual Exceedance Probability) and the habitable floor levels associated with the use are to be constructed at a minimum of 500m above the Defined Flood Level.
- **Condition 9 – Filling and Excavation below the Defined Flood Level:** No imported filling or removal of material is permitted in the area below the Defined Flood Level that will create adverse impact on any property upstream or downstream.
 - **Justification:** Relocation of the caretakers dwellings and associated access road do not result in any imported filling or removal of material below the Defined Flood Level (DFL). Free draining, compensatory cut to fill will be undertaken to provide level pads at the DFL to site the dwellings and effluent disposal area. No adverse impact will occur on any property, upstream or downstream of the development, owing to the relocation of the dwellings and the associated minor earthworks.
- **Condition 21 – Wastewater Disposal:** Provide an adequate wastewater disposal system capable of servicing the approved use. The wastewater disposal system is to conform with the provisions of the Queensland Plumbing and Wastewater (QPW) Code and AS1547-2000.
 - **Justification:** Relocation of the proposed caretakers dwellings makes no change to the provision of providing an adequate wastewater disposal system capable of servicing the use. The dwellings will be provided an adequate wastewater disposal system that conforms with the provisions of the Queensland Plumbing and Wastewater (QPW) Code and AS1547-2000. Infrastructure associated with the effluent disposal system including land application area will be constructed at or above the DFL.

SDA Minor Change Assessment

The requested changes have been considered minor, based on the criteria for a minor change listed on the State Development Advisory Note (2019). The proposed changes are not considered to result in a substantially different application, or an application that is not properly made. The requested changes are also not expected to cause a person or referral entity to make a submission on the change or alter one that has already been made. Lastly, the requested changes are not likely to compromise the ability of the Coordinator – General to make a decision on the original application.

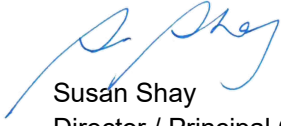
Table 1 - Bromelton State Development Area Development Scheme; Schedule 1 – Definitions; Section 1 - Administrative

Minor Change Assessment:	
(a) In relation to an SDA application, a change that the Coordinator-General considers does not substantially alter the original application in a way that would: (i) result in a substantially different application (ii) result in an application that is not properly made	(a) Complies (i) The two caretaker dwellings and associated access driveway stub were approved as part of the original application. The location is proposed to change to ensure best practice animal welfare is adhered to. This is considered a minor change to the development;

(iii) cause a referral entity to make or alter a referral entity submission, if one has already been made (iv) cause a person to make a submission about the change, or alter a submission that has already been made or (v) otherwise compromise the ability of the Coordinator-General to make a decision on the original application	(ii) The proposed request for the relocation of the dwellings provides all required information and plans to demonstrate a properly made application; (iii) No referral entity will be triggered to make or alter a referral entity submission; (iv) The proposed relocation of the caretaker dwellings and associated access road does not affect any neighbouring / adjacent land holders, trigger any assessment except thereof the SRRC Flood Hazard Area Overlay (previously triggered). The assessment has been included in Appendix A and the proposal is compliant. As such, no worsening of already approved situations will occur owing to the proposal; (v) The proposed change does not compromise the ability of the Co-ordinator General to make a decision on the original application.
(b) in relation to an SDA approval, a change that the Coordinator – General considers does not substantially alter the original SDA approval in a way that would: (i) result in a substantially different development, for example: A. involves a use that is different to the approved use or B. results in different or additional impacts that have not been assessed as part of the process to gain the original SDA approval or (ii) if the proposed change would have been included in the process to gain the original SDA approval – have caused: A. the Coordinator – General or a referral entity to request additional information about the change B. a referral entity to make or alter a referral entity submission about the change unless the referral entity agrees in writing that the change is minor or C. substantially alters any other matter of the original SDA approval	(b) Complies (i) A. The proposed relocation of the caretaker dwellings and associated access driveway stub does not alter the existing use, nor change the intent. The caretaker dwellings and access driveway stub are already approved, the proposal only pertains to the location on the property; B. No additional impacts have arisen as a result of the proposal. The entire site is covered by the SRRC Flood Hazard Overlay, which has already been considered and assessed in the original approval. For completeness ACS Engineers have provided an assessment against the code to demonstrate compliance for the new proposed location. (ii) A. As above, no additional information would be requested owing to the constraints that exist on the property. ACS Engineers have included an assessment against the SRRC Flood Hazard Area overlay for completeness B. No referral entity would be triggered to make or alter a referral entity submission, as the caretaker dwellings and associated access road was previously proposed in a Flood Hazard Area and was approved. C. the proposed relocation would not alter any other matter of the original SDA approval, owing to the above.

Your prompt consideration and response to this application is greatly appreciated. Should you require further information please do not hesitate to contact me.

Kind regards,



Susan Shay
Director / Principal Civil and Environmental Engineer
BEng RPEQ 13697

A. Appendix A – Flood Assessment

SRRC Flood Hazard Overlay Code Assessment

Performance Outcomes	Acceptable Outcomes	Proponent Comments
PO1 <i>Development siting, layout and access:</i> (1) responds to the potential risk of flooding, including the Flood Hazard Category on the site; (2) maintains personal safety at all times; and (3) mitigates the risk to people and property to an acceptable or tolerable level.	AO1.1 <i>A new building or extension to an existing building is not located in a high hazard category area as shown on the Flood Hazard Overlay Map - Category Area OM-06-B.</i>	Complies: The proposed relocation of the approved caretaker dwellings and access road is not located in a high hazard area. Refer to Plans: ACS-250016-GEN-01 and 02, prepared by ACS Engineers, dated 20/05/2025, Rev 1.
	AO1.2 <i>Residential buildings:</i> (1) are not located on land in a flood hazard area; or (2) where the development cannot be located on land outside the flood hazard area, all floor levels of habitable rooms are elevated a minimum of 500mm above the defined flood level. <i>Non-residential buildings:</i> (1) are not located on land in a flood hazard area; or (2) where development cannot be located on land outside the flood hazard area, all floor levels are elevated a minimum of 500mm above the defined flood level.	Complies: The proposed relocation of the approved caretaker dwellings and access road are located on land in the low flood hazard area. The proposed floor level of the habitable rooms are 0.6m (min) above the defined flood level. Refer to Plans: ACS-250016-GEN-01 and 02, prepared by ACS Engineers, dated 20/05/2025, Rev 1.
	AO1.3 <i>Development provides for a road and/or pathway layout that ensures residents are not physically isolated by the defined flood event and provides a safe and clear evacuation route by:</i> (1) locating entry points into the development are located outside the flood hazard area; (2) ensuring all roads in the development are located outside the flood hazard area; (3) avoiding cul-de-sacs or other non-permeable layouts; and (4) providing direct and simple routes to main carriageways.	Complies: The proposed finished floor level of the dwellings is 0.6m above the defined flood level. The internal driveway stub that joins to the main internal access road is located in the least risk flood hazard area possible. While residents may be isolated during the DFE (surrounding local roads are impacted) they will be able to safely shelter in place.
	AO1.4 <i>Development ensures that all buildings have vehicle and pedestrian evacuation routes outside the flood hazard area to facilitate egress from the site.</i>	Complies: Direct and safe access to Bromelton House Road. The caretaker's residences internal driveway stub that joins to the main internal access road is located in the least risk flood hazard area possible.

	AO1.5 <i>Development either:</i> (1) <i>does not create additional lots that are located in the flood hazard area; or</i> (2) <i>creates lots that incorporate a building envelope outside the flood hazard area.</i>	Not applicable: Development does not create additional lots.
	AO1.6 <i>There is no intensification of residential uses within flood affected areas on land situated below the defined flood event.</i>	Not applicable: The development does not include intensification of residential uses and is above the defined flood event. The caretaker dwellings and access road are already approved, the location is proposed to be closer to the poultry sheds for best practise animal welfare outcomes.
	AO1.7 <i>Development ensures that:</i> (1) <i>signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises; and</i> (2) <i>where the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves.</i>	Not applicable: The proposed development is for a change in location of approved dwellings. The access driveway is clearly defined.
	AO1.8 <i>Development is located to support self-evacuation of people and ensure sufficient warning time for the nature of the use.</i>	Complies: The proposed dwelling relocations, including the access road are elevated greater than 500mm above the flood level. Safe self-evacuation, before isolation occurs, can be achieved from the property if required.
	AO1.9 <i>Development does not:</i> (1) <i>shorten warning time for other uses in the floodplain; and</i> (2) <i>impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</i>	Complies: The proposed relocation of the approved caretaker dwellings and access driveway stub is not expected to shorten warning times within the floodplain (both the pads and the FFL are above the DFE) or impact any evacuation routes. The proposed development will not increase the number of people requiring evacuation.
	AO1.10 <i>Development in greenfield areas protects a floodway by providing an easement or reserve over the area of the premises up to the defined flood event.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings and access road is in a developed area.

	AO1.11 <i>Development allows an area within the development site at or above the flood planning level with sufficient space to accommodate the likely population of the development in safety for a relatively short time until flash flooding subsides (if applicable) or people can be evacuated.</i>	Complies: The proposed dwellings floor levels are elevated 0.6m (min) above the DFE. Residents can shelter in place during a flood event.
PO2 Development is compatible with the level of risk associated with the flood hazard such that: (1) <i>Vulnerable uses</i> in the high hazard <i>Flood Hazard Category</i> are avoided; (2) <i>Vulnerable uses</i> in the medium or low hazard <i>Flood Hazard Category</i> area mitigates the risk to an acceptable or tolerable level.	AO2 <i>Development in high hazard areas is limited to non-Vulnerable uses.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings and access road are not located within the High Flood Hazard area and is not considered a vulnerable use.
PO3 <i>Development is resilient to flood events and supports disaster management response or recovery capacity and capabilities by ensuring design, built form and materials stored on site do not increase the potential for damage on the site or to other properties.</i>	AO3.1 <i>Materials stored on site:</i> (1) <i>are readily able to be moved in a flood event to a flood free area; and</i> (2) <i>where capable of creating a safety hazard by being shifted by floodwaters, are contained in order to minimise movement in times of flood.</i>	Complies: The development does not propose storage of materials below the DFE.
	AO3.2 <i>Non-residential buildings and structures allow for flow through of flood waters on the ground floor.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings, garage/shed and access driveway stub are residential; and elevated above the DFE.

PO4 <i>Development avoids the release of hazardous materials into floodwaters.</i>	AO4 <i>Development:</i> (1) <i>involving materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event; or</i> (2) <i>involving the manufacture or storage of hazardous materials ensures structures are:</i> (a) <i>located above the defined flood level; or</i> (b) <i>designed to prevent the intrusion of floodwaters; or</i> (3) <i>where a defined flood level is not available, ensures hazardous materials and their manufacturing equipment are:</i> (a) <i>located on the highest part of the site to enhance flood immunity; and</i> (b) <i>designed to prevent the intrusion of floodwaters.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings does not involve the storage or use of any hazardous materials.
PO5 <i>Development supports, and does not burden, disaster management response or recovery capacity and capabilities.</i>	AO5 <i>Development does not:</i> (1) <i>increase the number of people calculated to be at risk from flooding; or</i> (2) <i>increase the number of people likely to need evacuation; or</i> (3) <i>shorten flood warning times; or</i> (4) <i>impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.</i>	Complies: The proposed relocation of the approved caretaker dwellings and access road does not change the existing use of the site and is not expected to increase the number of people likely to be at risk from flooding. The existing evacuation routes will not be impacted by the relocation. Residents can safely shelter in place during a flood event.
PO6 <i>Development involving community facilities or infrastructure:</i> (1) <i>remains functional to serve community need during and immediately after a flood event;</i> (2) <i>is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes;</i> (3) <i>retains essential site access during a flood event; and</i> (4) <i>is able to remain functional even when other infrastructure or services may be compromised in a flood event.</i>	AO6.1 <i>Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves, are:</i> (1) <i>located above the defined flood level; and</i> (2) <i>designed and constructed to exclude floodwater infiltration.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings and access road are not considered a community facility or infrastructure.
	AO6.2 <i>Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by flood.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings and access road are not considered a community facility or infrastructure.

	A06.3 <i>In new subdivisions and large master planned developments, arterial, sub-arterial or major collector roads are located above a suitable flood immunity level.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings and access road are not considered a community facility or infrastructure.
P07 <i>Development involving community facilities or infrastructure:</i> <i>(1) remains functional to serve community need during and immediately after a flood event;</i> <i>(2) is designed, sited and operated to avoid adverse impacts on the community or the environment due to the impacts of flooding on infrastructure, facilities or access and egress routes;</i> <i>(3) retains essential site access during a flood event; and</i> <i>(4) is able to remain functional even when other infrastructure or services may be compromised in a flood event.</i>	A07.1 <i>Development for community services activities or infrastructure is designed to have a minimum flood immunity as prescribed in Table 8.2.6.3.2 Minimum Flood Immunity Standards for Infrastructure.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings and access road are not considered a community facility or infrastructure.
	A07.2 <i>For all other development being an infrastructure activity not listed in Table 8.2.6.3.2 Minimum Flood Immunity Standards for Infrastructure, such development can function effectively during and immediately after flood events.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings and access road are not considered a community facility or infrastructure.
	A07.3 <i>For all other development being a community services activity not listed in Table 8.2.6.3.2 Minimum Flood Immunity Standards for Infrastructure, such development is not located on land inundated during a defined flood event.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings and access road are not considered a community facility or infrastructure.
	A07.4 <i>The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.6.3.3 Low Hazard Evacuation Routes:</i> <i>(1) Community residence;</i> <i>(2) Emergency services;</i> <i>(3) Hospitals;</i> <i>(4) Residential care facility;</i> <i>(5) Retirement facility;</i> <i>(6) Child care centre;</i> <i>(7) Substation;</i> <i>(8) Utility installations;</i> <i>(9) Community use;</i> <i>(10) Community care centre;</i> <i>(11) Detention facility;</i> <i>(12) Educational establishment;</i> <i>(13) Tourist park;</i> <i>(14) Non-resident workforce accommodation;</i> <i>(15) Rooming accommodation;</i> <i>(16) Rural workers' accommodation; and</i> <i>(17) Relocatable home park.</i>	Not applicable: The proposed relocation of the approved caretaker dwellings and access road are not considered a community facility or infrastructure.

PO8 <i>Development directly, indirectly and cumulatively avoids any increase in water flow, velocity or flood level and does not increase the potential for damage on site or on other properties.</i>	PO8.1 <i>In non-urban areas, buildings, infrastructure and building envelopes are set back a minimum of 50 metres from Stream Order 3 and 4, and Stream Order 5 to 7 on the Environmental Significance Overlay Map - Local Watercourses OM-04-E to maintain the natural riparian corridors and their natural function of reducing velocity of flood waters.</i>	Complies: The proposed relocation of the approved caretaker dwellings and access driveway stub are not in proximity of a nearby Creek.
	AO8.2 <i>Development on land in a flood hazard area either:</i> <i>(1) does not involve a net increase in filling greater than 50m³ where located in a non-urban area; or</i> <i>(2) does not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth, duration and velocity of floodwaters; or</i> <i>(3) does not change flood characteristics outside the subject site in ways that result in:</i> <i>(a) loss of flood storage;</i> <i>(b) loss of/changes to flow paths;</i> <i>(c) acceleration or retardation of flows; and</i> <i>(d) any reduction in flood warning times elsewhere on the floodplain.</i> Note - A hydraulic and hydrology report, prepared by a suitably qualified person can be prepared to demonstrate compliance with this performance outcome.	Complies: The proposed relocation of the approved caretaker dwellings and associated access driveway stub are not expected to result in any reductions of on-site flood storage capacity or flood characteristics. No net filling on the site is proposed.
	AO8.3 <i>Where development is located in an area affected by a defined flood event, a hydraulic and hydrology report, prepared by a suitably qualified person, demonstrates that the development:</i> <i>(1) maintains the flood storage capacity on the subject site;</i> <i>(2) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and</i> <i>(3) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.</i>	Complies: The proposed relocation of the approved caretaker dwellings and access road, while being located within the low risk flood hazard area are to be built on stumps, above the DFE and will not impact the flood storage capacity, will not increase volumes, velocities and concentration of flows, nor increase ponding on the site or on neighbouring properties. Free draining compensatory cut/fill will be undertaken to achieve pad levels at the DFE.

	A08.4 <i>Works in urban areas associated with the proposed development do not involve:</i> (1) <i>any physical alteration to a watercourse or floodway including vegetation clearing; and/or</i> (2) <i>a net increase in filling (including berms / mounds).</i>	Complies: The proposed relocation of the approved caretaker dwellings and access driveway stub does not include any alterations to a watercourse or floodway or the creation of any berms/mounds that may alter the flow of flood waters.
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B. Appendix B – Residence Plans

REAL PROPERTY DESCRIPTION

Lot: 78 On: W311365
Parish: Bromelton
County: Ward
Lot / Site Area: 64 ha

SERVICES - LEGEND

- Indicates water service line
- Indicates electrical service line
- Indicates sewer service line

NOTES

Real property information to be confirmed by licensed surveyor prior to construction.

Property boundary bearings have been adjusted by our modelling software to be read working around the property boundary in either a clockwise or anti-clockwise direction; therefore, bearings noted may vary by exactly 180 deg from original survey information.

Property boundary bearings and distance have been sourced from Surveyors drawings / Real Property Plan.

Exact location of building to be confirmed on site prior to construction.

Location of all services to be confirmed on site prior to construction.

CLIENT RESPONSIBLE FOR PREPERATION OF LEVEL BUILDING PAD. NO GREATER THAN 250mm FALL OVER BUILDING FOOTPRINT UNLESS OTHERWISE NOTED ON ELEVATIONS.

BUSHFIRE INFORMATION

This building site has been assessed as a BAL ____, & is to be constructed inaccordance with AS 3959 & Volume 2 of the NCC 2022.
Please refer to BMR No: _____ for further details.
By: _____ BPAD _____ on the ____DATE____

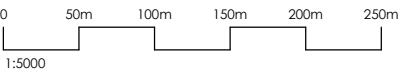


MANAGER'S RESIDENCE (WINTON 178)

INTERNAL AREA	142.9m²
PORCH	7m²
VERANDAH	21.1m²
CARPORT & LANDING	54m²
TOTAL WINTON 178	225m²

MANAGER'S RESIDENCE (WINTON 178)

INTERNAL AREA	116.1m²
PORCH	5.7m²
VERANDAH	16.6m²
CARPORT & LANDING	54m²
TOTAL WINTON 145	192.4m²



GENERAL NOTES:
THIS DESIGN & DOCUMENTATION REMAIN THE PROPERTY OF WESTBUILT HOMES
ALL WORKS ARE TO COMPLY WITH THE FOLLOWING:
• THE QUEENSLAND BUILDING ACT 1975 & BUILDING REGULATION 2021
• THE QUEENSLAND PLANNING ACT 2016 & PLANNING REGULATION 2017
• THE NSW HOME BUILDING ACT 1989 & HOME BUILDING REGULATION 2014
• LOCAL PLANNING INSTRUMENTS, RELAVENT AUTHORITIES, BI-LAWS & PLANNING SCHEMES
• THE CURRENT NATIONAL CONSTRUCTION CODE NCC 2022
© 2012 COPYRIGHT-REPRODUCTION IN WHOLE OR PART IS STRICTLY PROHIBITED WITHOUT PERMISSION
NOTE:
REFER TO SPECIFICATIONS FOR EXACT TILING PATTERN
REFER TO SHOP DRAWINGS FOR CABINETRY
ALL WORK CARRIED OUT AS PER SIGNED CONTRACT DOCUMENTS

Issue	Description	Date
B	Initial Design Meeting	12.03.2025
A	Preliminary Concept	14.03.2025

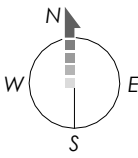
Original sheet sizeA3 (297x420)

Plot date: 24/03/2025 7:50:51 PM

OWNER/S:
BUILDER:
DATE:



ABN: 40 165 638 988 | ACN: 165 638 988
Q.B.C.C. Licence QLD: 12 847 58
Building Licence NSW: 26 638 8C
FREECALL 1800 688 044
ADMINISTRATION (07) 4660 1600
OPERATIONS (07) 4660 1605
SALES EMAIL sales@westbuilt.com.au
WEBSITE www.westbuilt.com.au
Active Construction Group Pty Ltd Trading as Westbuilt Homes
Postal: PO Box 663, Warwick QLD 4370
Head Office & Factory: 38-48 Project Street Warwick QLD 4370



Wind Category
N3
BAL Rating
TBC

Q.B.C.C. Licenced Signatory

Draftsperson
AG
Scale
As indicated

Drawing Title

Site Plan

Project Name

Proposed - Manager Residences

Client & Project Address

Nareed Co, Pty Ltd Trading as Deeran Family Trust
161 Bromelton House Rd, Bromelton, QLD, 4285

Preliminary Concept

Property Description
Lot 78 / W311365

Project #
B619

Page #
A.03

Issue
B

ALUMINIUM DOORS

ALUMINIUM WINDOWS

GENERAL

ELECTRICAL

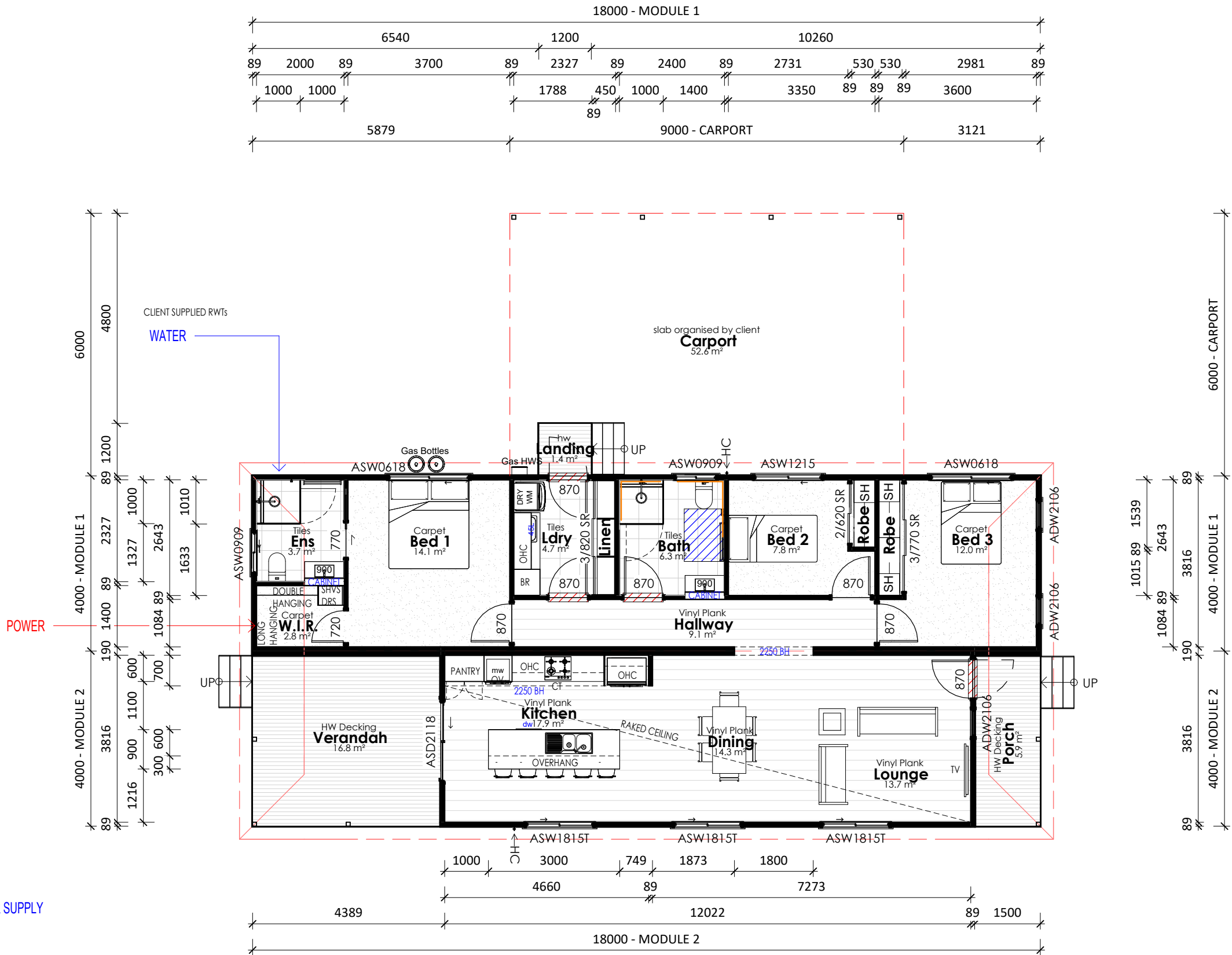
EMB - ELECTRICAL METER BOX

- All plumbing fixtures and installations including pressure limiting devices, hot water systems and dual flush toilet suites to be WELS rated in accordance with AS/NZ 6400 - 2016 & AS 3500 - 2021, and in compliance with Part 4.1 of the Queensland and New South Wales Development Code.
- All wet areas are to be waterproofed in accordance with Part 10.2, Vol 2 of the NCC - 2022
- All glazing is to be installed in accordance with Part 8.3, Vol 2 of the NCC - 2022
- Stairways and ramp construction are to be installed in accordance with Part 11.2, Vol 2 of the NCC - 2022
- Stair treads - A surface or nosing strip with a non-slip classification in accordance with AS 4586.
- Barriers and handrails are to be installed to comply with Part 11.3, Vol 2 of the NCC - 2022

- ALL EXHAUSTS VENTED EXTERNALLY
- GAS HWS CONTROLLER LOCATED IN LAUNDRY ABOVE LIGHT SWITCH
- CARPORT ROOF BY WESTBUILT, SLAB ORGANISED BY CLIENT
-

- Squareset bulkhead
- Roof shape outline
- Noggins installed for future grabrails
- 1200mm X 900mm circulation space
- 5mm Maximum sill height
- Roof extenda bracket
- Internal load bearing post
- Downpipe

Gross Building Area		
Name	Area (m ²)	Squares (SQ)
GL.F.F.Level		
Carport	52.6 m ²	5.67
Landing	1.4 m ²	0.15
Living Area	121.6 m ²	13.09
Porch	5.7 m ²	0.62
Verandah	16.6 m ²	1.79
	198.1 m ²	21.32
Grand total	198.1 m ²	21.32

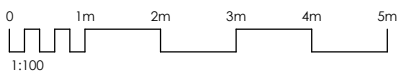


THE CLIENT IS ORGANISING WATER SUPPLY
RAINWATER TANKS AT HOME SITE.
APPROXIMATELY 10m

THE CLIENT IS ORGANISING POWER SUPPLY
MAINS POWER TRENCHED UNDERGROUNDTO HOME SITE
APPROXIMATELY 600m

Plan

Floor Plan 1 : 100



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C	Preliminary Detailed	04.04.2025
B	Preliminary Concept	14.03.2025
A	Initial Design Meeting	12.03.2025
Issue	Description	Date

Original sheet size **A3** (297x420)

Plot date: 17/04/2025 8:27:36 AM

OWNER/S:

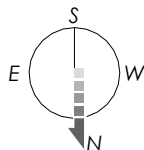
BUILDER:

DATE:



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Building Licence NSW: 26 638 8C
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SALES EMAIL | sales@westbuilt.com.au
WEBSITE | www.westbuilt.com.au



Wind Category

BAL Rating
TBC

Q.B.C.C. Licenced Signatory

Drawing Title

Floor Plan

Project Name

Proposed - Residence

Client & Project Address

Nareed Co, Pty Ltd Trading as Deeran Family Trust
161 Bromelton House Rd, Bromelton, QLD, 4285

Preliminary Detailed

Property Description
Lot 78 / W311365

Draftsperson

NS

Scale
As indicated

Project #
B619

Page #
A.04

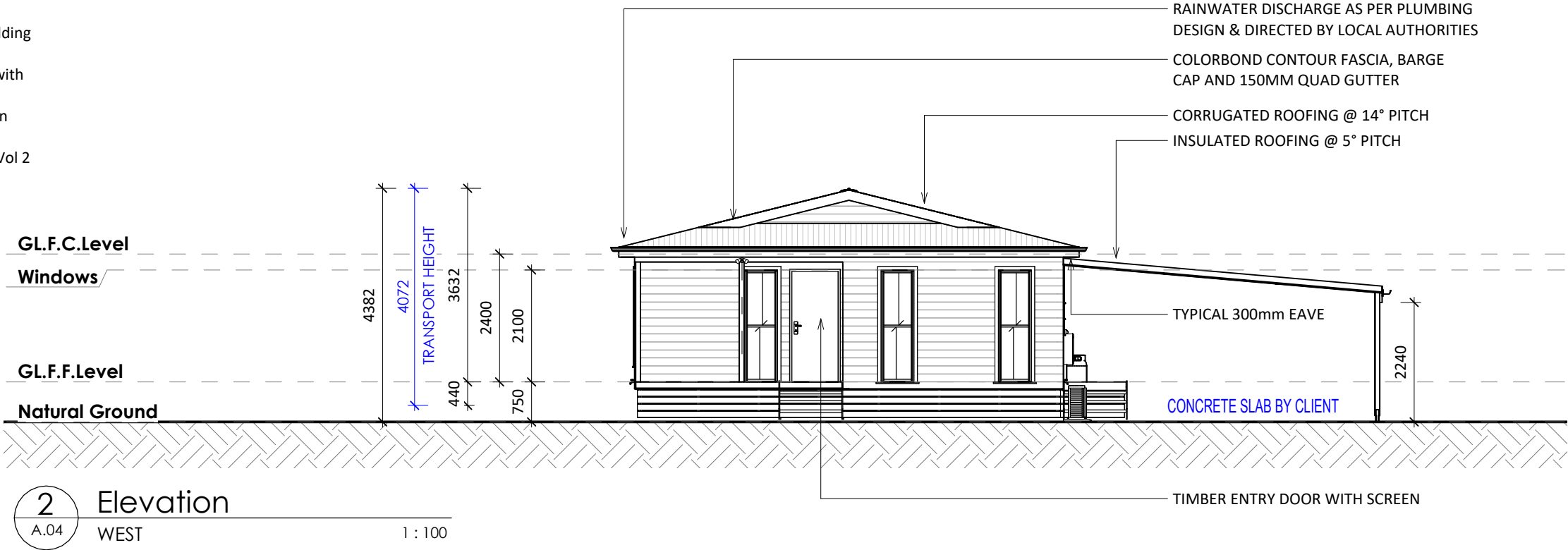
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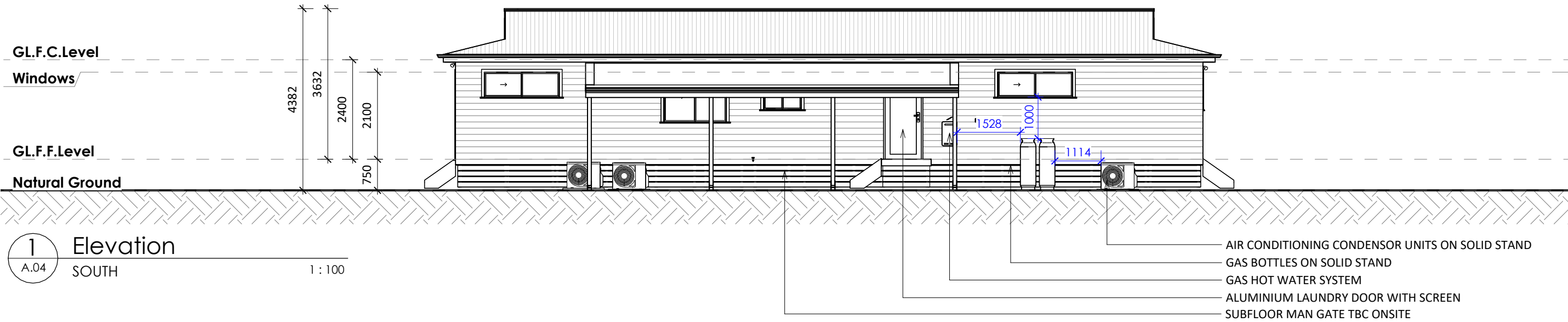
Landings
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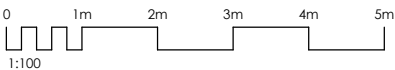
2 Elevation
A.04 WEST

1 : 100



1 Elevation
A.04 SOUTH

1 : 100



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BUILDER:
DATE:



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Q.B.C.C. Licenced Signatory

Drawing Title

Elevations

Project Name

Proposed - Residence

Client & Project Address

Nareed Co, Pty Ltd Trading as Deeran Family Trust
161 Bromelton House Rd, Bromelton, QLD, 4285

Preliminary Detailed

Property Description

Lot 78 / W311365

Project #

B619

Page #

A.07a

Issue

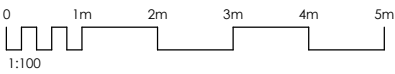
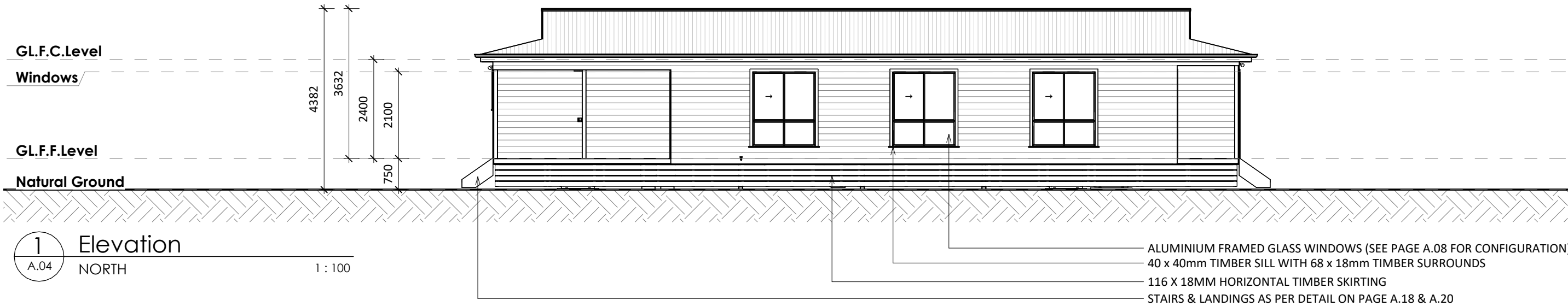
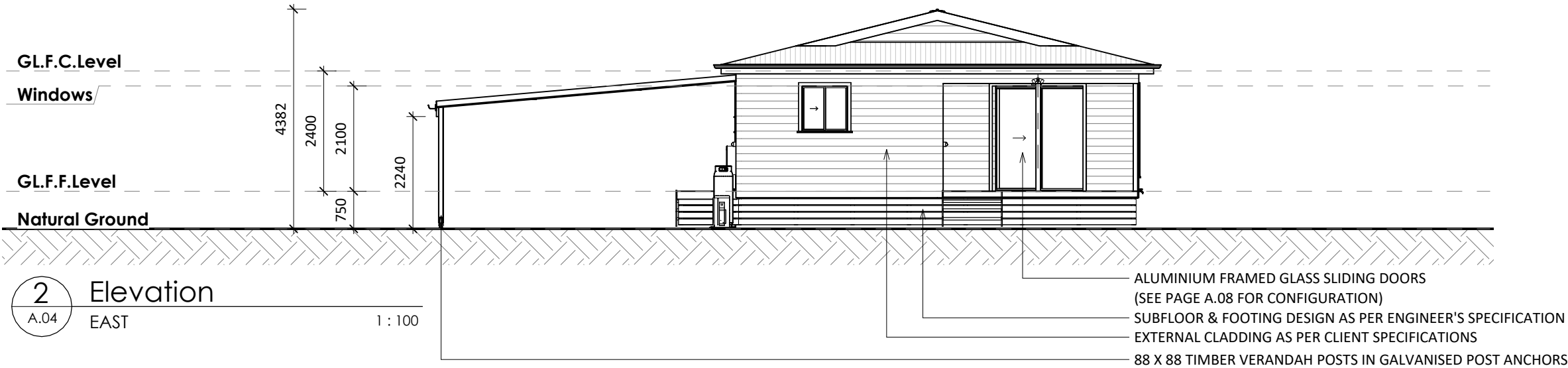
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Plot date: 17/04/2025 8:28:00 AM

OWNER/S:
BUILDER:
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Drawing Title

Elevations

Project Name

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Nareed Co, Pty Ltd Trading as Deeran Family Trust
161 Bromelton House Rd, Bromelton, QLD, 4285

Preliminary Detailed

Property Description

Lot 78 / W311365

Wind Category
N3
BAL Rating
TBC

Draftsperson
NS
Scale
1 : 100

Project #
B619

Page #
A.07b

Issue
C

ABBREVIATION LEGEND

ALUMINIUM DOORS

ABFD - BI-FOLD
ASD - SLIDING
AST - STACKER

TIMBER DOORS

BARN - BARN
CS - CAVITY SLIDER
PV - PIVOT
SR - SMART ROBE

ALUMINIUM WINDOWS

AAW - AWNING
ACA - CASEMENT
ADW - DOUBLE-HUNG
AFG - FIXED GLASS
ALW - LOUVRE
ASW - SLIDING

GENERAL

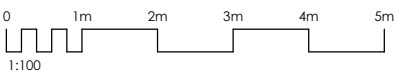
ADJ - ADJUSTABLE SHELVES
BR - BROOM CUPBOARD
BH - BULKHEAD
CT - COOKTOP
DW - DISHWASHER
DP - DOWNPIPE
DRS - DRAWERS
DRY - DRYER
HC - EXTERNAL HOSE COCK
HWS - HOT WATER SYSTEM
LT - LAUNDRY TUB
OV - OVEN
OHC - OVER HEAD CUPBOARD
REF - REFRIGERATOR
SH - SHELVES
SHR - SHOWER
WM - WASHING MACHINE
WC - WATER CLOSET
WO - WALL OVEN

ELECTRICAL

ACU - AIRCONDITIONING UNIT
CU - CONDENSOR UNIT
ECB - ELECTRICAL CIRCUIT BREAKER
EMB - ELECTRICAL METER BOX

THE CLIENT IS ORGANISING WATER SUPPLY
RAINWATER TANKS AT HOME SITE.
APPROXIMATELY 10m

THE CLIENT IS ORGANISING POWER SUPPLY
MAINS POWER TRENCHED UNDERGROUND TO HOME
SITE
APPROXIMATELY 600m

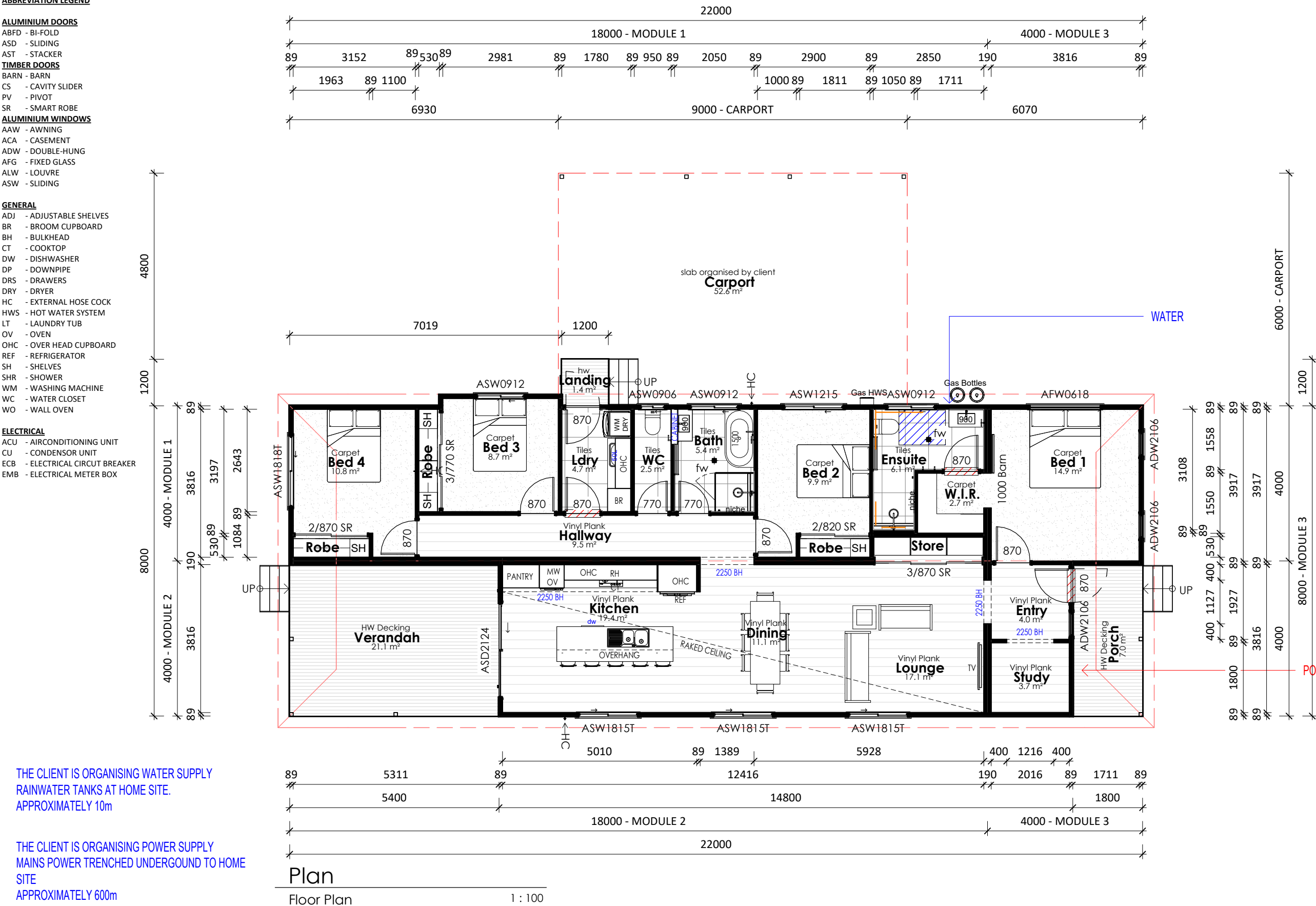


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Plot date: 24/04/2025 9:53:42 AM



Plan

Floor Plan

1 : 100

GENERAL TRADE NOTES:

- All plumbing fixtures and installations including pressure limiting devices, hot water systems and dual flush toilet suites to be WELS rated in accordance with AS/NZ 6400 - 2016 & AS 3500 - 2021, and in compliance with Part 4.1 of the Queensland and New South Wales Development Code.
- All wet areas are to be waterproofed in accordance with Part 10.2, Vol 2 of the NCC - 2022
- All glazing is to be installed in accordance with Part 8.3, Vol 2 of the NCC - 2022
- Stairways and ramp construction are to be installed in accordance with Part 11.2, Vol 2 of the NCC - 2022
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- Barriers and handrails are to be installed to comply with Part 11.3, Vol 2 of the NCC - 2022

IMPORTANT PROJECT NOTES:

- ALL EXHAUSTS VENTED EXTERNALLY
- GAS HWS CONTROLLER LOCATED IN LAUNDRY ABOVE LIGHT SWITCH
-
-

FLOOR FRAMING SYMBOLS/LEGEND

- Squareset bulkhead
- Roof shape outline
- Noggins installed for future grabrails
- 1200mm X 900mm circulation space
- 5mm Maximum sill height
- Roof extenda bracket
- Internal load bearing post
- Downpipe

Gross Building Area

Name	Area (m²)	Squares (SQ)
GL.F.F.Level		
Carport	52.6 m²	5.66
Landing	1.4 m²	0.15
Living Area	148.8 m²	16.01
Porch	7.0 m²	0.76
Verandah	21.1 m²	2.27
	230.9 m²	24.86
Grand total	230.9 m²	24.86

OWNER/S:

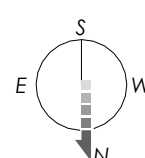
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Wind Category

N3

BAL Rating
TBC

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Draftsperson

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Scale
As indicated

Drawing Title

Floor Plan

Project Name

Proposed - Residence

Client & Project Address

Nareed Co, Pty Ltd Trading as Deeran Family Trust
161 Bromelton House Rd, Bromelton, QLD, 4285

Preliminary Detailed

Property Description

Lot 78 / W311365

Project #

B619

Page #

A.04

Issue

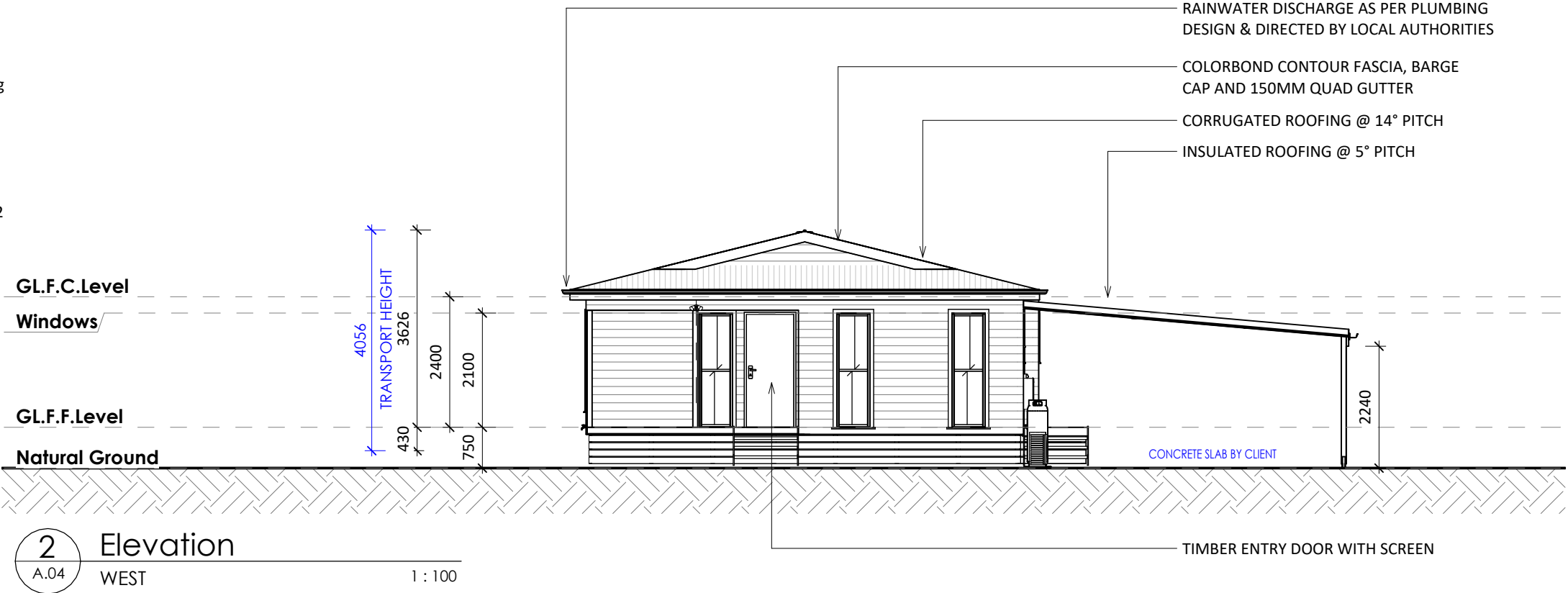
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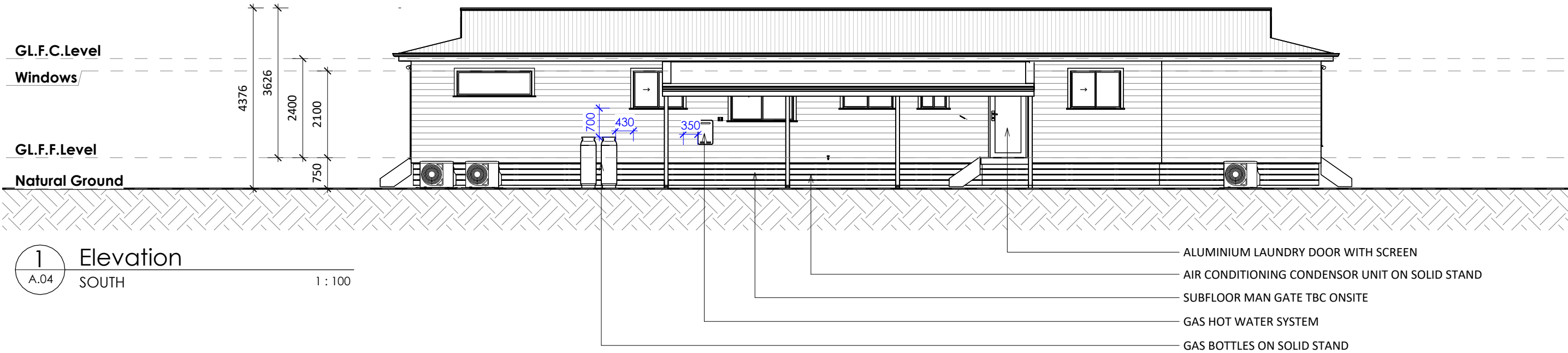
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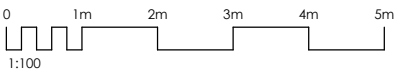
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2 Elevation
A.04 WEST 1 : 100



1 Elevation
A.04 SOUTH 1 : 100



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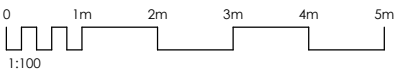
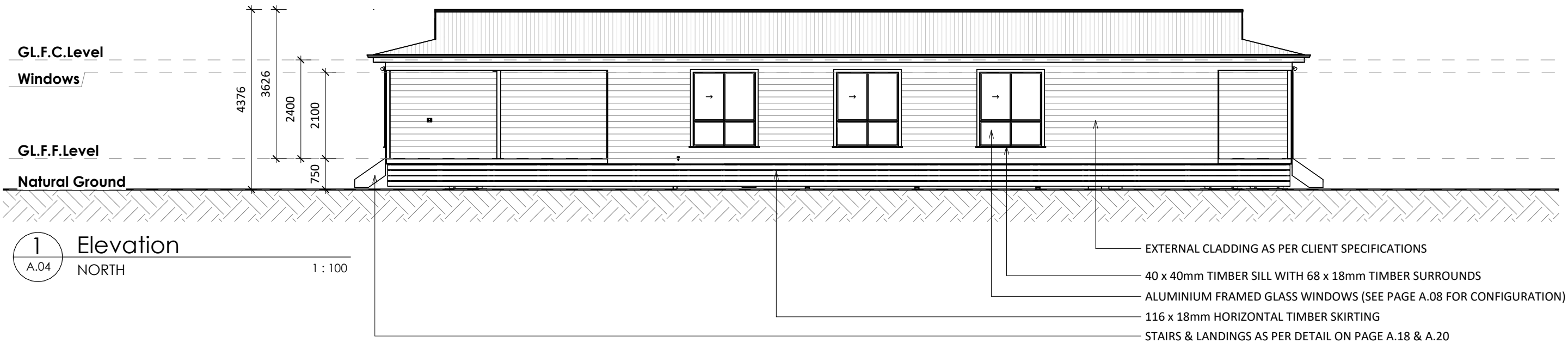
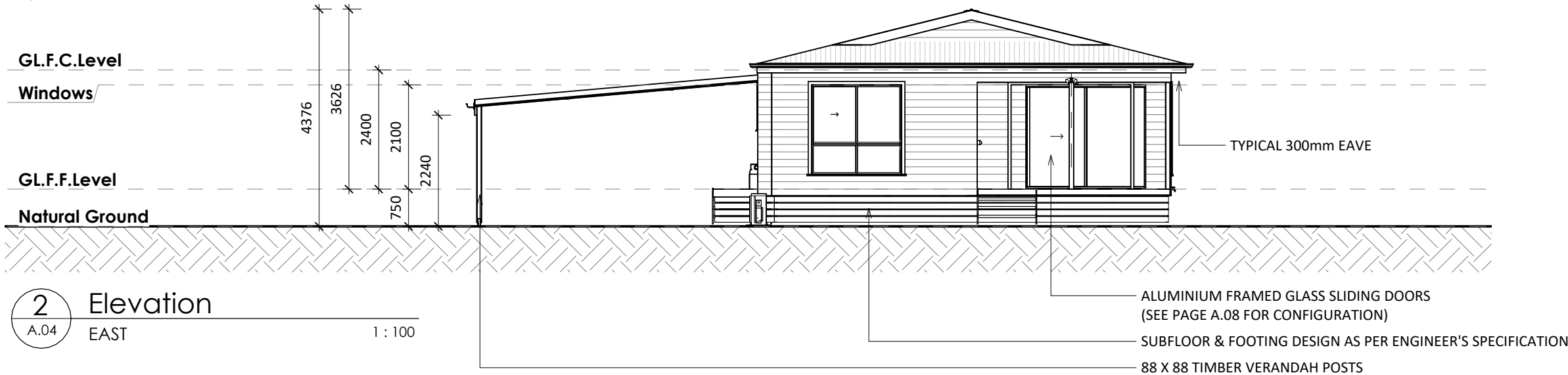
Q.B.C.C. Licenced Signatory		Drawing Title	
Wind Category		Elevations	
N3		Project Name	
BAL Rating		Proposed - Residence	
TBC		Client & Project Address	
Draftsperson		Nareed Co, Pty Ltd Trading as Deeran Family Trust	
Scale		161 Bromelton House Rd, Bromelton, QLD, 4285	
1 : 100		Preliminary Detailed	
Property Description		Project #	
Lot 78 / W311365		B619	
		Page #	
		A.07a	
		Issue	
		C	

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A.07b

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C