

Cloncurry Shire Council

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Our ref: DI&E:LT - TP04/23

29 May 2023

Agriflex Pty Ltd
C/ Gilvear Planning Pty Ltd
PO Box 228
BABINDA QLD 4861
Email: josh@gilvearplanning.com.au

Dear Josh

**DECISION NOTICE – DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE –
NON-RESIDENTIAL WORKFORCE ACCOMMODATION – STAGE 2 AND 3 ARDMORE
PHOSPHATE PROJECT – 17 -19 MATHESON STREET, ON LOT 19 & 20 ON MPH13988,
DAJARRA.**

(Given under section 63 of the *Planning Act 2016*)

The development application described below was properly made to the Cloncurry Shire Council on 2 March 2023.

Applicant details

Applicant name:	Agriflex Pty Ltd Josh Maunder
Applicant contact details:	C/ Gilvear Planning Pty Ltd PO Box 228 BABINDA QLD 4861

Application details

Application number:	TP04/23
Approval sought:	Development Permit
Nature of development proposed:	Material Change of Use
Description of the development proposed:	Non-residential workforce accommodation
Category of assessment:	Code Assessment

Location details

Street address:	17-19 Matheson Street, Dajarra
Real property description:	Lot 19 & 20 on MPH13988
Local government area:	Cloncurry Shire

Decision

Date of decision:	23 May 2023
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Material Change of Use for Non-residential Workforce Accommodation – Stage 2 and 3 - Ardmore Phosphate Project – 17 -19 Matheson Street, on Lot 19 & 20 on MPH13988, Dajarra

RESOLUTION 140.2023

Moved: Cr Greg Campbell

Seconded: Cr Janessa Bidgood

That Council approves the Development Application TP04/23 for a Material Change of Use for Non-residential Workforce Accommodation – Stage 2 and 3 - Ardmore Phosphate Project – 17 -19 Matheson Street, on Lot 19 & 20 on MPH13988, Dajarra, subject to relevant and reasonable conditions, as set out in the Conditions of Approval.

In Favour: Cr Greg Campbell, Cr Sam Daniels, Cr Vicky Campbell, Cr Nathan Keyes, Cr Janessa Bidgood

Against: None

Ineligible: None

CARRIED

Details of the approval

Development permit: Material Change of Use – Non-residential workforce Accommodation

Conditions

This approval is subject to the conditions in Attachment 1.

Properly made submissions

There were no properly made submissions for this application.

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 provision is attached.

Currency period for the approval

This development approval will lapse unless substantially started at the end of the period set out in section 85 of *Planning Act 2016* which is 6 years after this approval starts to take effect.

Approved plans and specifications

Table 1 Supporting documentation/reports

Title	Plan Number	Rev no	Date	Prepared by
Site Plan	APP-4100-L-001	A	10/02/23	GR Engineering Services Ltd
Title Page	A000	A		
Plan	V-314a-H-A200	A	03.06.2022	ATCO Structures & Logistics
Elevations	V-314a-H-A300	A	03.06.2022	ATCO Structures & Logistics
Schedule				ATCO Structures & Logistics
Donga Option 2 – (Details)				CTL
Donga Option 2 (Elevations)				CTL
Kitchen – Layout	KD-60-H-C2			ATCO Structures & Logistics
Floor Plan	KD-60-H-C2-01	7	05.03.2013	ATCO Structures & Logistics
Elevations	KD-60-H-C2-02	7	05.03.2013	ATCO Structures & Logistics
Internal Elevations	KD-60-H-C2-04	7	05.03.2013	ATCO Structures & Logistics
Schedules	KD60-H-CC2-06	7	05.03.2013	ATCO Structures & Logistics

Should you have any questions or concerns in respect of this matter please contact Council’s Senior Town Planner, Larinda Turrell, at this office.

Yours faithfully



Philip Keirle
Chief Executive Officer

- Encl: Attachment 1—Conditions of the approval
Attachment 2—Extract on appeal rights
Attachment 3 – Statement of Reasons
Attachment 4 - Approved Proposed Plan
Attachment 5 – Referral Agency Response

ATTACHMENT 1 – CONDITIONS OF APPROVAL

NATURE OF DECISION				
A Cloncurry Shire Council issues a development permit for Development application - Reference TP04/23 Material Change of Use for Non-residential workforce accommodation under the <i>Planning Act 2016</i> .				
GENERAL				
1. Site Layout				
The development must generally comply with the approved proposal plans as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.				
Title	Plan Number	Rev no	Date	Prepared by
Site Plan	APP-4100-L-001	A	10/02/23	GR Engineering Services Ltd
Title Page	A000	A		
Plan	V-314a-H-A200	A	03.06.2022	ATCO Structures & Logistics
Elevations	V-314a-H-A300	A	03.06.2022	ATCO Structures & Logistics
Schedule				ATCO Structures & Logistics
Donga Option 2 – (Details)				CTL
Donga Option 2 (Elevations)				CTL
Kitchen – Layout	KD-60-H-C2			ATCO Structures & Logistics
Floor Plan	KD-60-H-C2-01	7	05.03.2013	ATCO Structures & Logistics
Elevations	KD-60-H-C2-02	7	05.03.2013	ATCO Structures & Logistics
Internal Elevations	KD-60-H-C2-04	7	05.03.2013	ATCO Structures & Logistics
Schedules	KD60-H-CC2-06	7	05.03.2013	ATCO Structures & Logistics
2. Compliance with conditions				
All conditions must be complied with prior to the commencement of the use, unless specified in an individual condition.				
3. Landscaping				
Landscaping must be constructed in accordance with the approved Site plan and constructed to the relevant standards in accordance with relevant acceptable outcomes of the Landscaping codes of Cloncurry Shire Planning Scheme 2016.				
4. Access				
(a) A new driveway crossover is to be installed on Mark Street.				
(b) Driveways shall be constructed to a standard as defined on IPWEA Standard drawing RS-049 and RS-050.				
(c) The applicant/owner is required to apply for a “Undertake Regulated Activities on Local Government Controlled Areas and Roads”.				
(d) The two driveway crossovers are to be used one for entry only and the other for exit only movements.				
(e) The crossovers are to be clearly marked with Entry and Exit signages.				
(f) All vehicles entering and exiting the site must do so in a forward motion.				
(g) Any new driveway crossovers must comply with regulations and permits in relation to works on Council property.				

5. Internal Access and Carparking

- (a) All driveways, parking and manoeuvring areas are to be located within the property boundary of Lot 20 on MPH13988.
- (b) All driveways, parking and maneuvering areas are to be appropriately maintained to the satisfaction of Council to ensure there is no nuisance to adjoining land uses or damage to public roads or infrastructure. A program of regular inspection and maintenance is to be undertaken by the applicant/site operator.
- (c) On site access will be restricted to the highest design vehicle with such vehicles being capable of entering and exiting the site in forward gear at all times.
- (d) All staff and/or personal vehicles must utilise the identified car parking area.
- (e) The proposed development will ensure that there is no conflict on site between the movement of the design vehicle with the largest turning circle and other vehicles utilised by customers/staff to the site.

6. Service Vehicles

The loading and unloading of service vehicles will occur from the Mark Street and Matheson Street Road Reserve and must not cause a nuisance or hindrance to other road users or pedestrians.

7. Waste Management

A screened waste storage area in the vicinity of a hose cock for cleaning proposes for general waste and regulated waste are to be provided within the site at accessible locations to allow for collection and removal to approved facilities.

8. Stormwater Drainage

- (a) Stormwater runoff from the site is to be collected internally and directed to a lawful point of discharge.
- (b) Overland flow paths on the site must not be altered in a way that inhibits or alters the characteristics of existing overland flows on other properties/infrastructure/buildings or that creates an increase in flood damage on other properties/infrastructure/buildings and should have a 'no worsening' effect.

9. Sewer

A separate plumbing and drainage application and approval is required from Council in accordance with the *Plumbing and Drainage Act 2002*.

10. Water

- (a) Any infrastructure, upgrade or additional equipment required in, on or over the Premises to address pressure and supply issues at the Premises shall be at the applicant/owner's cost.
- (b) Any works required to Council's water infrastructure, including any new, upgraded or replaced infrastructure, in order to service the proposed development, shall be undertaken by Council at the applicant's expense.
- (c) Any works on existing Council water mains (including new service connections) shall be undertaken by Council at the applicant/owner's expense.
- (d) For the avoidance of doubt, infrastructure, upgrade, additional equipment and work referred to in subparagraphs (a) – (c) above includes any incidental or ancillary work required to give effect to the objects of the subparagraph, including (for example, but without limitation) electricity supply work that may be necessary to ensure sufficient supply of power to the upgraded water infrastructure.

11. Works on Council Property

Any disturbance or damage to Council's infrastructure including, but not limited to, water services, sewer services, stormwater infrastructure, footpath, road pavement including road furnishings or to other public assets (electricity, telecommunications etc.) is to be reinstated by the applicant to Council's satisfaction at the applicant/owner's expense.

12. Noise Management

Appropriate noise mitigation measures shall be put in place to contain and manage noise levels so as not to give rise to unacceptable effects on nearby sensitive receiving land uses.

13. Dust Management

During construction and operation of the approved use, the operator is to put in place appropriate mitigation measures for the suppression of dust, so as not to cause a nuisance.

14. Lighting

Any lighting is to be designed, installed and maintained in accordance with the requirement of AS4282-1997 "Control of the Obtrusive Effects of Outdoor Lighting".

15. Building works

This Development Approval does not include an assessment of building work against the requirements of the *Building Act 1975* and does not permit building work to occur unless, prior to the commencement of any building work, a Development Permit to carry out assessable building work under the *Building Act 1975* has been issued.

16. Decision notice and approved plans to be submitted with subsequent applications.

A copy of this decision notice and any accompanying stamped approved plans must be submitted with building or plumbing applications relating to or arising from this development approval.

17. 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 works
- Driveway crossover and access

18. Fencing

Security fencing, suitable to prevent unauthorised persons entering the site, is to be installed and maintained around the perimeter of the proposed work area during construction.

19. Works during construction

- (a) Unless otherwise approved in writing by the assessment manager, hours of construction must not exceed 8.00 am to 6.00pm (Monday to Saturday).
- (b) Unless otherwise approved in writing by an authorised council officer, work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

ADVICE – Please note that these are not conditions

A. The Applicant is responsible for securing all necessary approvals, permits and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this development approval alleviates the need for the Applicant to comply with all relevant Local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the Applicant is involved. Without limiting this obligation, the Applicant is responsible for:

- (a) Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called (this may include further development approvals under the "*Planning Act 2016*" and the planning scheme) required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration;
- (b) Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the "*Environmental Protection Act 1994*" of environmental harm being caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); and
- (c) Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the Applicant to ensure compliance with this decision notice and applicable codes.

B. Indigenous Cultural Heritage Legislation and Duty of Care Requirement

The "*Aboriginal Cultural Heritage Act 2003*" (ACHA) establishes a duty of care to take all reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

- (a) Is not negated by the issuing of this development approval;
- (b) Applies on all land and water, including freehold land;
- (c) Lies with the person or entity conducting an activity; and
- (d) If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The Applicant should contact Cultural Heritage Coordinator North Region Unit on (07) 4796 7862 for further information on the responsibilities of developers under the ACHA.

C. Limitation of Approval

The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the development application including its supporting material provided to it by the Applicant.

The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the applicant as to its accuracy and completeness.

Chapter 6 Dispute resolution

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.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

ATTACHMENT 3 – STATEMENT OF REASONS – TP04/23

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with section 63(5) of *the Planning Act 2016*

Details of the Development

Material Change of Use for Non-residential Workforce Accommodation – Stage 2 and 3 Ardmore Phosphate Project – 17 -19 Matheson Street, on Lot 19 & 20 on MPH13988, Dajarra.

On 23 May 2023, the above development application was approved in full, with conditions.

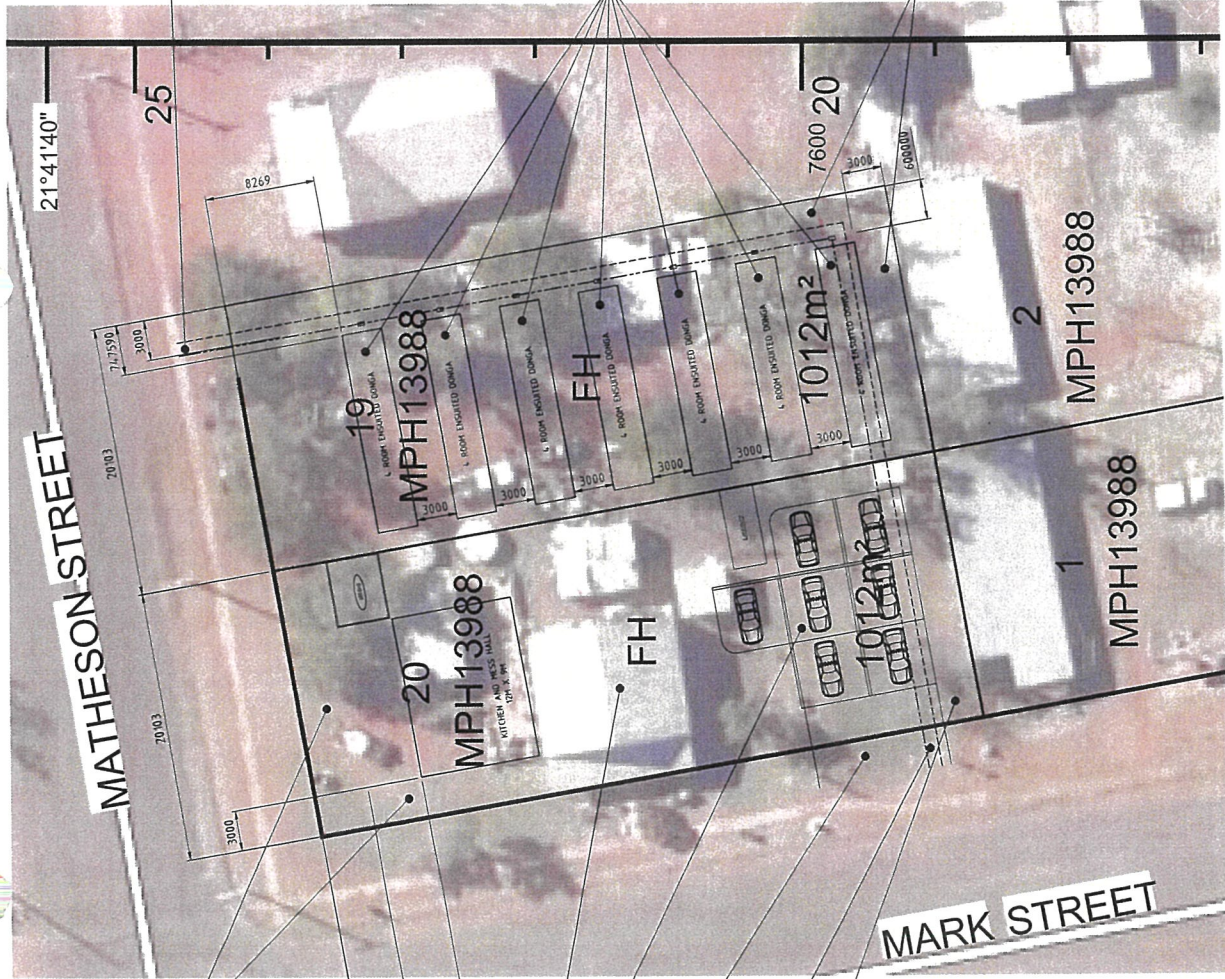
Reasons for the decision

A detailed assessment of the application by Council assessing officers has been undertaken and it is concluded as documented in this Development Assessment Report that the applicant has satisfactorily demonstrated compliance with the applicable benchmarks of the relevant planning scheme codes to enable Council to support the proposed development in granting its approval, subject to reasonable and relevant conditions being imposed.



MATHESON STREET

MARK STREET



SEWAGE ELECTRICAL AND WATER CONNECTIONS

7 OFF 4 ROOM ENSUITED DONGAS 15M X 3M

LANDSCAPING BUFFER

Cloncurry Shire Council
Town Planning
Approved with Conditions

Approved Date: 22 MAY 2023

TP 04 / 23

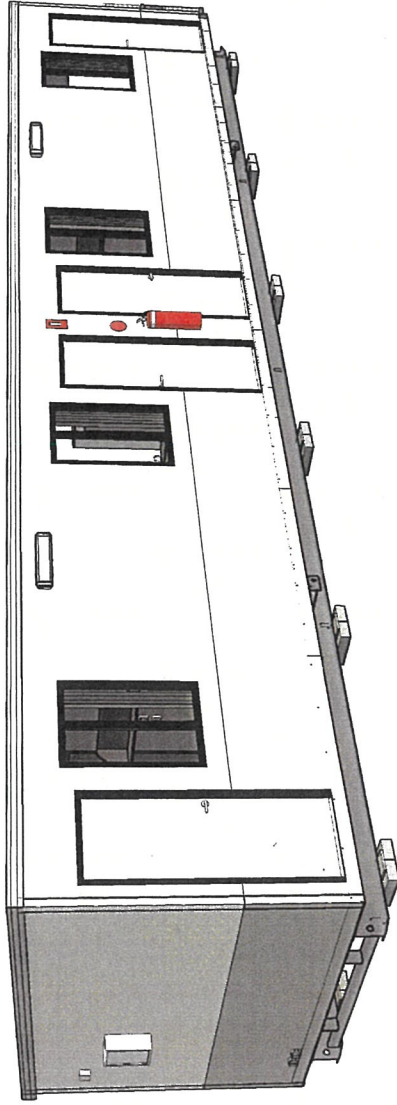
PRELIMINARY / FOR CONSTRUCTION

DRWN	CLIENT APP
CHECKED	PROJ APP
DESIGNED	TECH APP
ISSUED	REV APP
SCALE	DWG No
A1 1:200	APP-4110-L-001
ISSUE	REV
A	A

GR ENGINEERING SERVICES LTD
ENGINEERING CONSULTANTS AND CONTRACTORS
10/100 7th St
Western Australia, 6840
Phone: 08 9272 8881

WHEN IN DOUBT-ASK
DO NOT SCALE
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REV	DATE	REVISIONS
A	10/02/23	ISSUED FOR PRELIMINARY



SECTION J PERFORMANCE UPGRADE -- SITE REQUIREMENTS
 1. 3m WIDE COVERED WALKWAY REQUIRED TO ENTRY SIDE OF BUILDING.
 2. NON-PERMIABLE BUILDING SKIRT REQUIRED TO PERIMETER OF BUILDING.

View indicative only

DRAWING LIST		CURRENT REVISION
SHEET NUMBER	SHEET NAME	
A000	TITLE PAGE	A
A200	PLAN	A
A300	ELEVATIONS	A
A550	SCHEDULES	A

V-314a-H
 ATCO STRUCTURES & LOGISTICS Pty Ltd
 WORKFORCE HOUSING
 HIRE SPECIFICATION

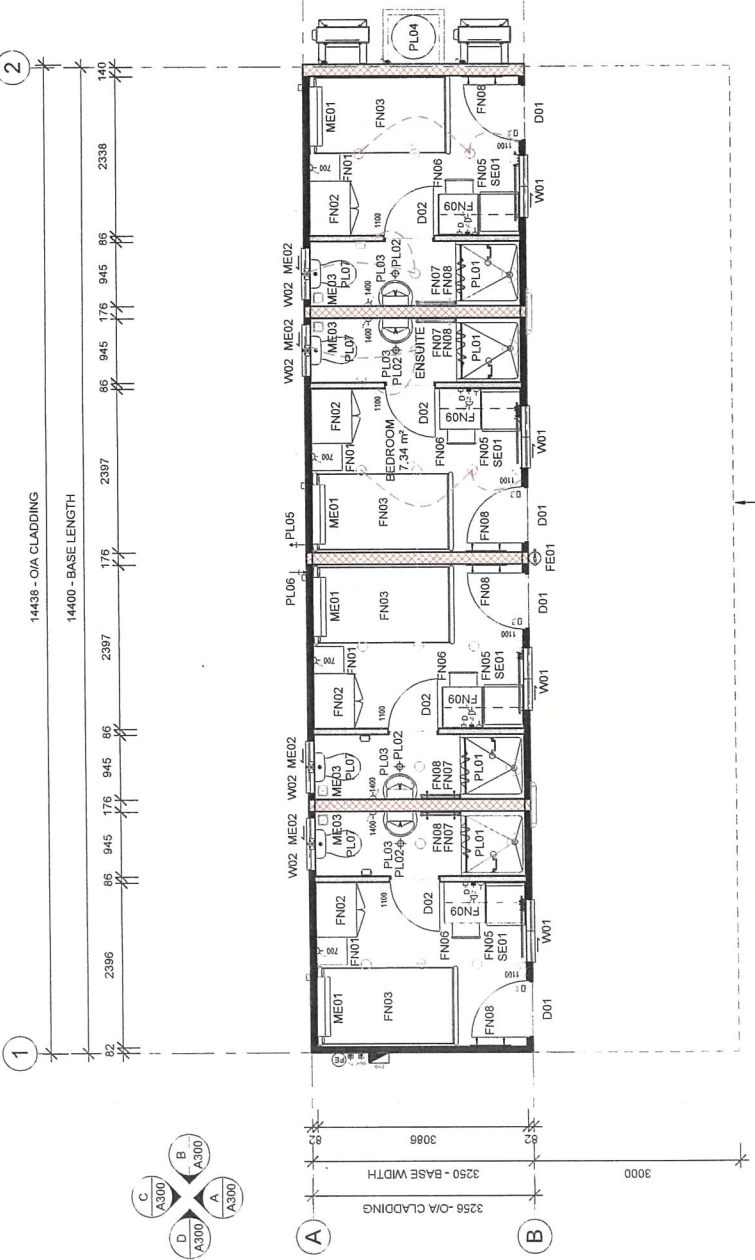
14.4m x 3.25m 4P ACCOMMODATION

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 22 MAY 2023

TP 04 / 23 ATCO

ATCO STRUCTURES & LOGISTICS PTY LTD.
 11 WILSON STREET, CLONCURRY QLD 4872
 AUSTRALIA
 PHONE (07) 412 8888
 FAX (07) 412 8889
 WWW.ATCOSTRUCTURES.COM.AU
 A/NZ 71483 982 389

ISSUED FOR REVIEW



1 PLAN 1:50

SYMBOL LEGEND

- ELECTRICAL SWITCHBOARD
- LIGHT SWITCH- SINGLE
- SWITCH-KEY TAG
- SWITCH-DOOR REED SWITCH
- ISOLATION SWITCH
- GPO- DOUBLE POLE - 1x10A
- GPO- DOUBLE POLE - 2x10A
- TV ANTENNA SOCKET
- SMOKE DETECTOR 240V
- LIGHT - 1x18W LED OYSTER - 300mm
- PLUMBING WATER INLET POINT
- PLUMBING WASTE MANIFOLD OUTLET POINT

WIND REGION	C
TERRAIN CATEGORY	2
IMPORTANCE LEVEL	2
SHIELDING FACTOR	INS
BUILDING CLASS	3
FLOOR LOADS DISTRIBUTED (kPa)	3.0
FLOOR LOADS CONCENTRATED (kN)	2.7
CLIMATE ZONE	11.3

FINISHES SCHEDULE	
FLOOR COVERING - BEDROOM	2mm VINYL - SLIP RESISTANT, 150mm COVERED
FLOOR COVERING - ENSUITE	COLORBOND MAXIRIB - HORIZONTAL
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
CLADDING - INTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
WALL LINING - PARTY WALL	16mm FIRE RATED PLASTERBOARD (2 LAYERS)
CEILING LINING	3.6mm COATED PLYWOOD
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING

ITEM LIST		
ITEM	QTY	DESCRIPTION
FE01	1	FIRE EXTINGUISHER - 9.0kg ABE c/w SIGNAGE
Furniture		
FN01	4	BEDSIDE TABLE (600w x 395w x 390h) c/w 3 DRAWERS
FN02	4	ROBE LOCKABLE EACH SIDE (1800w x 800w x 600h) c/w SHELVES AND HANGING SPACE
FN03	4	BED, KING SINGLE c/w INNERSPRING MATTRESS
FN04	4	SHAVING CABINET c/w 2 MIRROR DOORS
FN05	4	STEP DESK
FN06	4	CHAIR, STEEL FRAME - STACKABLE
FN07	4	TOWEL RAIL CHROME PLATED - 600mm LONG
FN08	8	COAT HOOKS ON TIMBER RAIL - 600mm LONG
FN09	4	BOOKSHELF OVER DESK - MELAMINE - 1200 x 300 x 300
Plumbing Fixtures		
PL01	4	SHOWER CUBICLE, FIBREGLASS - 945 x 945, c/w CURTAIN
PL02	4	FLOOR WASTE
PL03	4	HAND BASIN VITREOUS CHINA - c/w FLICKMIXER
PL04	1	WATER SYSTEM, MOUNTED EXTERNALLY - 315Ltr, 1x3.6W
PL05	1	WASTE MANIFOLD OUTLET
PL06	1	WATER INLET c/w LINE STRAINER
PL07	4	WC SUITE c/w TOILET ROLL HOLDER
Specialty Equipment		
SE01	4	BAR REFRIGERATOR - 138Ltr

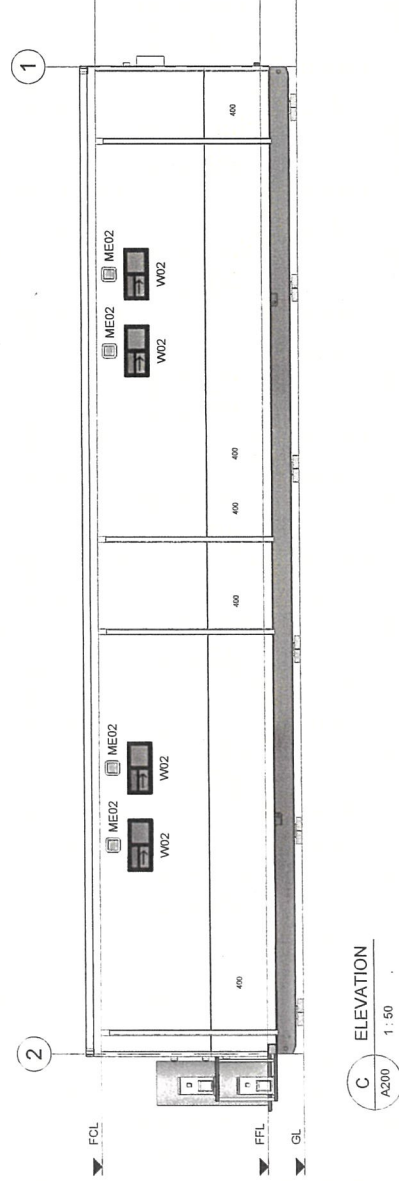
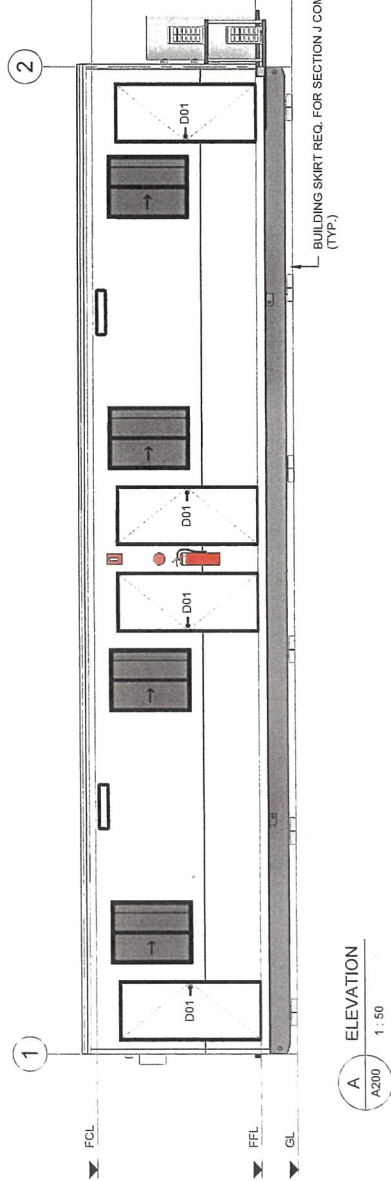
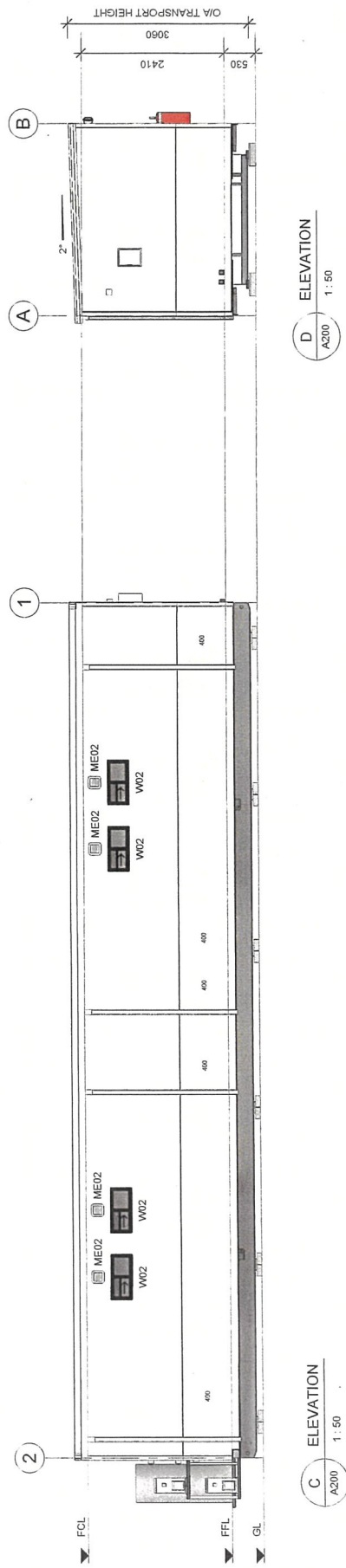
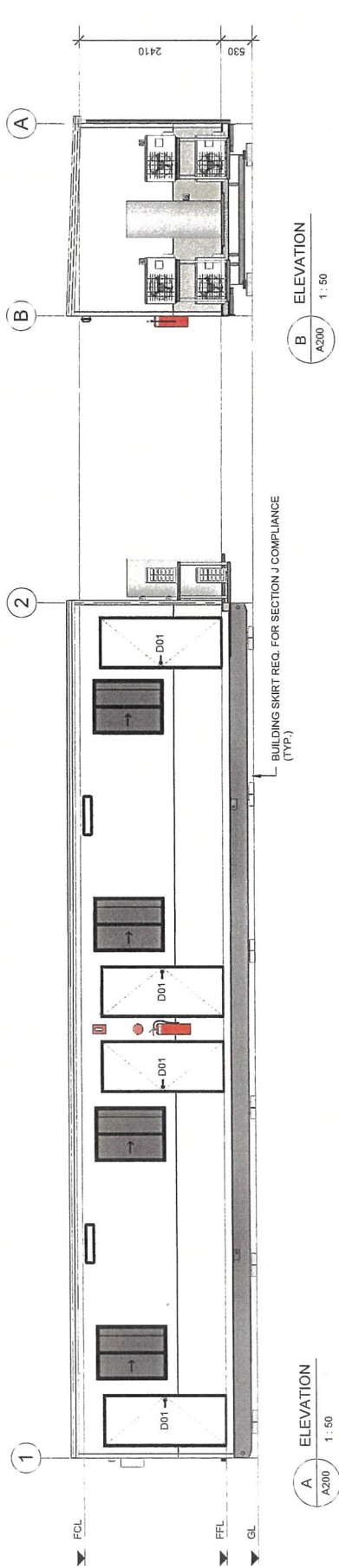
MISCELLANEOUS NOTES
 A- NO ALLOWANCE FOR PWD ACCESS AS PER AS1428.1.
 B- NO ALLOWANCE FOR FIRE SEPERATION FROM EXISTING STRUCTURES ON SITE.

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 22 MAY 2023
 TP 04 / 23

ATCO Structures & Logistics Pty Ltd 14-Lin 3.25m AP ACCOMMODATION 1500 WALLEY WALK CLONCURRY QLD 4885 PH: 08 499 93388 FAX: 08 499 93388 Email: sales@atco.com.au	PROJECT: V-314aH-A200 DRAWING NO: A SCALE: 1:50 REVISION:
CLIENT: ATCO STRUCTURES & LOGISTICS Pty Ltd DESCRIPTION: 14-Lin 3.25m AP ACCOMMODATION DRAWING NO: V-314aH-A200 PROJECT: V-314aH-A200 DRAWING NO: A	DATE: 22 MAY 2023 TIME: 10:00 AM BY: [Signature] FOR: [Signature]

H:\102 Project\10202204\4885\2023\TC_VPH - Camp Design\1_BIE MP02 Drawing\1V-314aH-14329_4P ACCOMMODATION.rvt

ISSUED FOR REVIEW



Cloncurry Shire Council
Town Planning
Approved with Conditions

Approved Date: 22 MAY 2023
19 04/23

DATE	BY	CHKD	REVISION	DESCRIPTION
19/02/22	11	09	AM	

<p>ATCO Structures & Logistics ATCO STRUCTURES & LOGISTICS PTY LTD 14.4m x 3.25m RP ACCOMMODATION WORKFORCE HOUSING FIRE SPECIFICATION</p>		<p>PROJECT NO: V-314g-H-A300</p>
<p>SCALE PLAN 1:50 REVISION A</p>	<p>DATE: 22 MAY 2023 TIME: 11:09 AM</p>	

ISSUED FOR REVIEW

BASEFRAME SCHEDULE	
DESCRIPTION	CENTRE TO CENTRE
310 UB SKID BEAMS	2200

FLOORING SCHEDULE	
ITEM	DESCRIPTION
FLOOR - 100mm JOISTS, 17mm PLY WITH SLIP RESISTANT VINYL/E	
FLOOR FRAMING	100mm STEEL JOIST (REFER STRUCTURAL SPECIFICATION)
INSULATION - UNDER FLOORING	R2.8 HEAVY DUTY FOIL FACED BATTS
FLOORING	17mm F11 T&G PLYWOOD
FLOOR COVERING - ENSUITE	2mm VINYL - SLIP RESISTANT, 150mm COVERED
FLOOR FRAMING	100mm STEEL JOIST (REFER STRUCTURAL SPECIFICATION)
INSULATION - UNDER FLOORING	R2.8 HEAVY DUTY FOIL FACED BATTS
FLOORING	17mm F11 T&G PLYWOOD
FLOOR COVERING - BEDROOM	2mm VINYL

WALL SCHEDULE	
ITEM	DESCRIPTION
WALL - EXT PLY / MRB W/F E/E	
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
SIBALATION	YES
THERMAL BREAK BETWEEN FRAMING & CLADDING	INSULBREAK TAPE
FRAMING	76mm STEEL STUD (REFER STRUCTURAL SPECIFICATION)
INSULATION	R2.7 HP BATTS
WALL - FR INT PBD / PBD SR	
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
WALL LINING - PARTY WALL	16mm FIRE RATED PLASTERBOARD (2 LAYERS)
FRAMING	92mm STEEL RHONDO QUIET STUD
INSULATION	R2.7 HP BATTS (EARTHWOOL SHD 28kg/m³)
CORNICE - PARTY WALL	50x1.2mm ANGLE - COLORBOND
WALL - FR INT PBD / PBD SR 2	
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
WALL LINING - PARTY WALL	16mm FIRE RATED PLASTERBOARD (2 LAYERS)
FRAMING	92mm STEEL RHONDO QUIET STUD
INSULATION	R2.7 HP BATTS (EARTHWOOL SHD 28kg/m³)
CORNICE - PARTY WALL	50x1.2mm ANGLE - COLORBOND
WALL - INT PLY / PLY E/E	
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD
FRAMING	76mm STEEL STUD (REFER STRUCTURAL SPECIFICATION)
INSULATION	R2.7 HP BATTS

FINISHES SCHEDULE		COLOUR/TREATMENT	
ITEM	DESCRIPTION		
FLOOR COVERING - BEDROOM	2mm VINYL	SILVER	LIGHT GREY
FLOOR COVERING - ENSUITE	2mm VINYL - SLIP RESISTANT, 150mm COVERED		
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL	DUNE	
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL	SURMIST	
CLADDING - EXTERNAL	COLORBOND MAXIRIB - HORIZONTAL	WALLARY	
WALL LINING - INTERNAL	3.6mm POLYESTER COATED PLYWOOD	WHITE EMBOSS	
SKirting	PVC	WHITE	
WALL JOINT - PLY LINING	PVC	WHITE	
CORNICE - PARTY WALL	90x1.2mm ANGLE - COLORBOND	SURMIST	
CORNICE - GENERAL	PVC	WHITE	
CEILING LINING	3.6mm COATED PLYWOOD	SILVER CLOUD	
EXTERNAL DOOR LEAF	0.42mm BMT SUPERDEK COLORBOND ROOFING	SURMIST	
INTERNAL DOOR LEAF	COLORBOND	NEFT SKY	
INTERNAL DOOR FRAME	PAINTED	GREY	
INTERNAL DOOR FRAME	COLORBOND	BLACK	
WINDOW FRAME	POWDERCOATED	BLACK	
WINDOW ARCHITRAVE	PVC	WHITE	
GUTTER	LO-SQUARE, COLORBOND	WHITE	
FASCIA	COLORBOND - DUNE	COLORBOND - DUNE	
VERTICAL CORNER ANGLE - UPPER	COLORBOND - DUNE		
VERTICAL CORNER ANGLE - LOWER	COLORBOND - SURMIST		

CEILING & ROOF SCHEDULE	
ITEM	DESCRIPTION
CEILING - 75mm w/ PLY LINING	
CEILING LINING	3.6mm COATED PLYWOOD
JOIST	75mm JOIST (REFER STRUCTURAL SPECIFICATION)
INSULATION	R1.8 INSULATION
ROOF - SUPERDEK (0.42mm)	R2.3 FOIL BACKED FIBREGLASS INSULATION
INSULATION	YES
BIRD PROOFING	YES
ROOF SHEETING	0.42mm BMT SUPERDEK COLORBOND ROOFING

FITTINGS SCHEDULE		QTY	
ITEM	DESCRIPTION		
Electrical Fixtures			
DRAW WIRE, DATA		4	
GPO, SINGLE POLE - 1x10A		5	
GPO, SINGLE POLE - 2x10A		12	
ISOLATION SWITCH FOR AIR CONDITIONER		4	
ISOLATION SWITCH FOR HOT WATER SYSTEM		1	
JUNCTION BOX, SMOKE DETECTORS		1	
JUNCTION BOX, TV RETICULATION		1	
PHOTO ELECTRIC CELL		1	
SMOKE DETECTOR 240V		4	
SWITCHBOARD - IP65, LOCKABLE ENCLOSURE		1	
TV ANTENNA SOCKET		4	
Fire Alarm Devices			
FE01 FIRE EXTINGUISHER - 9.0kg ABE CW SIGNAGE		1	
Fire Alarm Devices			
FN01 BEDSIDE TABLE (500h x 395w x 390d) CW 3 DRAWERS		4	
FN02 ROBE LOCKABLE EACH SIDE (1800h x 800w x 600d) CW SHELVES AND HANGING SPACE		4	
FN03 BED, KING SINGLE CW INNERSPRING MATTRESS		4	
FN04 SHAVING CABINET CW 2 MIRRORED DOORS		4	
FN05 STEP DESK		4	
FN06 CHAIR, STEEL FRAME - STACKABLE		4	
FN07 TOWEL RAIL, CHROME PLATED - 600mm LONG		4	
FN08 COAT HOOKS, ON TIMBER RAIL - 600mm LONG		8	
FN09 BOOKSHELF OVER DESK - MELAMINE - 1200 x 300 x 300		4	
Lighting Fixtures			
DOWNLIGHT - 8W LED		12	
KEY TAG, SINGLE		4	
LIGHT SWITCH, SINGLE		8	
LIGHT, WEATHERPROOF - 600mm		2	
Plumbing Fixtures			
PL01 SHOWER CURBICLE, FIBREGLASS - 945 x 945, CW CURTAIN		4	
PL02 FLOOR WASTE		4	
PL03 HAND BASIN, VITREOUS CHINA - CW FLICKMIXER		4	
PL04 HOT WATER SYSTEM, MOUNTED EXTERNALLY - 315Ltr, 1x3.8kW		1	
PL05 WASTE MANIFOLD OUTLET		1	
PL06 WATER INLET CW LINE STRAINER		1	
PL07 W/C SUITE CW TOILET ROLL HOLDER		4	
Specialty Equipment			
SE01 BAR REFRIGERATOR - 138Ltr		4	

DOOR SCHEDULE		DOOR FRAME		DOOR OPENING SIZE		HANDLE TYPE		LOCKING		COMMENTS	
No.	DOOR LEAF	SIZE	FRAME	H	W	H	W	TYPE	LEVER	PRIVACY	
D01	HOLLOW CORE MC	2040 820	2065 835	2065	835	2065	835	COLORBOND	LEVER	PRIVACY	
D02	HOLLOW CORE	2040 720	2065 735	2065	735	2065	735	COLORBOND	LEVER	PRIVACY	

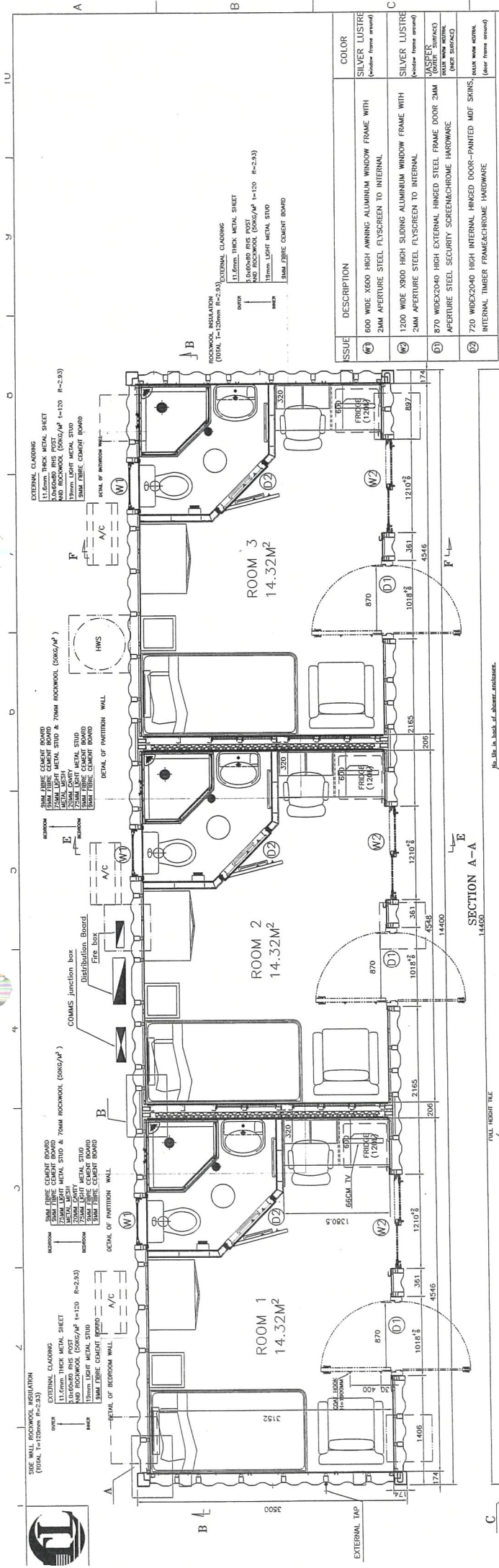
WINDOW SCHEDULE		DOOR FRAME		DOOR OPENING SIZE		HANDLE TYPE		LOCKING		COMMENTS	
No.	TYPE	GLAZING	FRAME	H	W	H	W	TYPE	LEVER	PRIVACY	
W01	SLIDING	6mm ECLIPSE ADVANTAGE GREY GLASS	1200 908	1205 915	1000	900	908	COLORBOND	LEVER	PRIVACY	
W02	SLIDING, PV	6mm ECLIPSE ADVANTAGE GREY GLASS	350 750	355 755	1650	350	750	COLORBOND	LEVER	PRIVACY	

MECHANICAL SCHEDULE		MECHANICAL SCHEDULE		MECHANICAL SCHEDULE		MECHANICAL SCHEDULE	
No.	DESCRIPTION	SUPPLIER	MODEL	H	W	SILL HEIGHT	COMMENTS
M001	AIR CONDITIONER, SPLIT SYSTEM, INVERTER - 2.6kW R/C	HAIER	AS26TB1HRA	2030	4	2030	
M002	EXHAUST FAN, WALL MOUNTED	FANTECH	EDM-300C	180	160	2145	
M003	RELIEF GRILLE (150 x 150), FLOOR MOUNTED	FANTECH	EDM-300C	155	155	155	

CONTRACTOR INFORMATION		CLIENT INFORMATION	
COMPANY NAME	CONTACT PERSON	PROJECT NAME	SCALE
ATCO Structures & Logistics Pty Ltd	ATCO Structures & Logistics Pty Ltd	V-314a-H-A550	A
10/100 WILSON ROAD, WILSON PROMENADE, WILSON PROMENADE, WILSON PROMENADE, WILSON PROMENADE	10/100 WILSON ROAD, WILSON PROMENADE, WILSON PROMENADE, WILSON PROMENADE		
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FAX: 08 8321 5559	FAX: 08 8321 5559		
EMAIL: sales@atco.com.au	EMAIL: sales@atco.com.au		
10/100 WILSON ROAD, WILSON PROMENADE, WILSON PROMENADE, WILSON PROMENADE	10/100 WILSON ROAD, WILSON PROMENADE, WILSON PROMENADE, WILSON PROMENADE		
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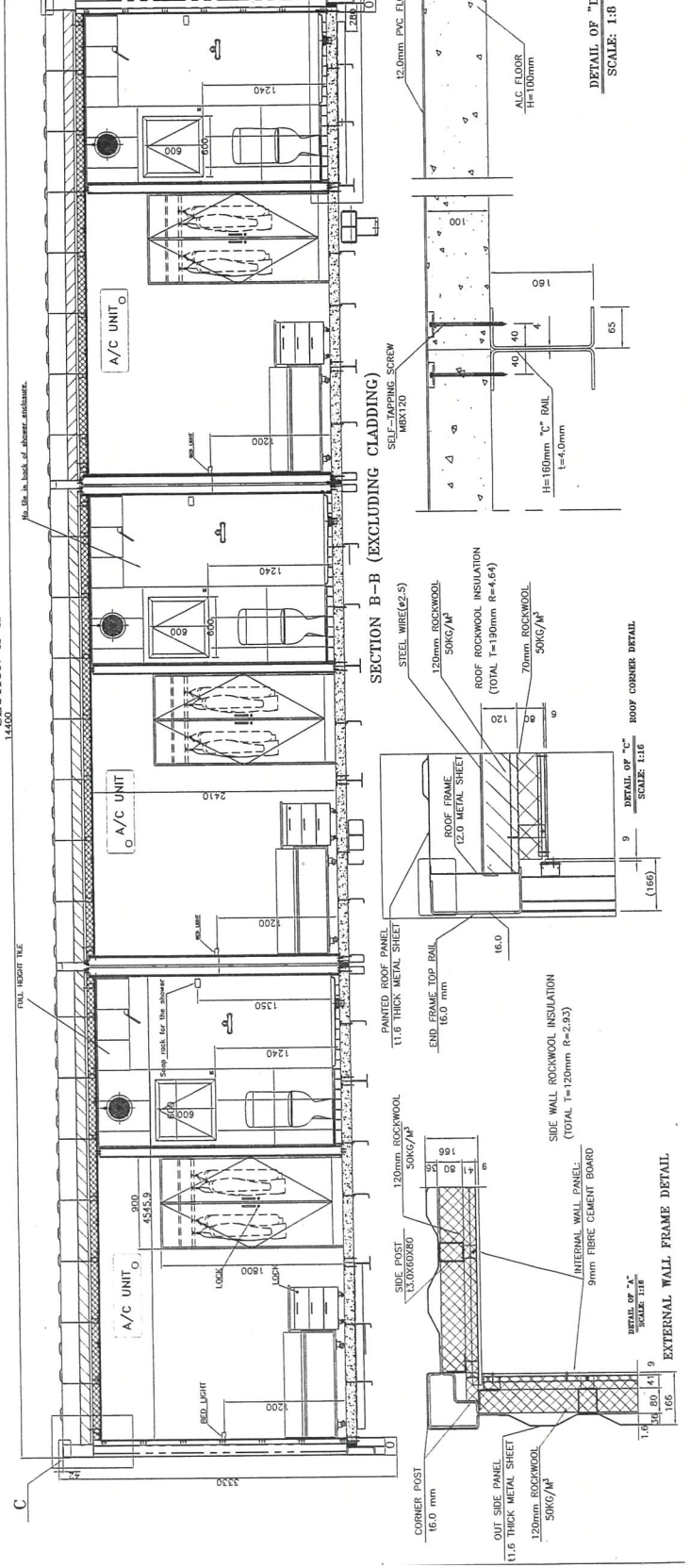
Cloncurry Shire Council
Town Planning
Approved with Conditions
Approved Date: 22 MAY 2023

TP 04 / 23



Cloncurry Shire Council
Town Planning
Approved with Conditions
Approved Date: 22 MAY 2023
04/7/23

ISSUE	DESCRIPTION	COLOR
(M)	600 WIDE X800 HIGH ANNING ALUMINIUM WINDOW FRAME WITH 2MM APERTURE STEEL FLYSCREEN TO INTERNAL	SILVER LUSTRE (Exterior frame exposed)
(W)	1200 WIDE X900 HIGH SLIDING ALUMINIUM WINDOW FRAME WITH 2MM APERTURE STEEL FLYSCREEN TO INTERNAL	SILVER LUSTRE (Exterior frame exposed)
(D)	870 WIDEX2040 HIGH EXTERNAL HINGED STEEL FRAME DOOR 2MM APERTURE STEEL SECURITY SCREEN&CHROME HARDWARE	ASPER (Exterior frame exposed) BLACK WASH METAL (INTER SURFACE) BLACK WASH METAL (Exterior frame exposed)
(Z)	720 WIDEX2040 HIGH INTERNAL HINGED DOOR-PAINTED MDF SKINS, INTERNAL TIMBER FRAME&CHROME HARDWARE	BLACK WASH METAL (Exterior frame exposed)



FOR CONSTRUCTION

DETAIL OF "D"
SCALE: 1:8

DETAIL OF "C"
SCALE: 1:16

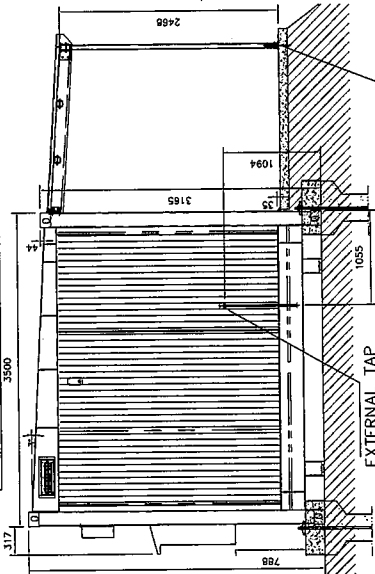
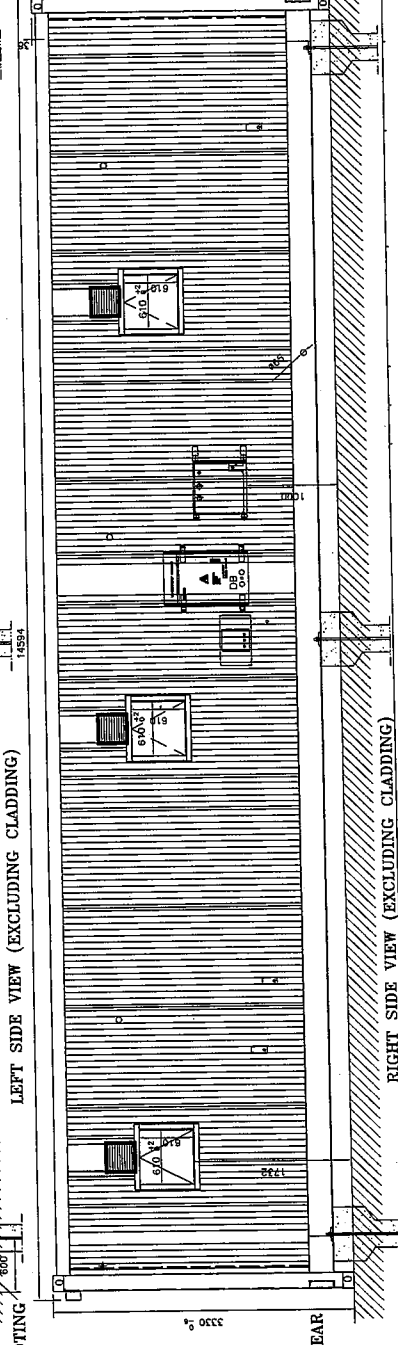
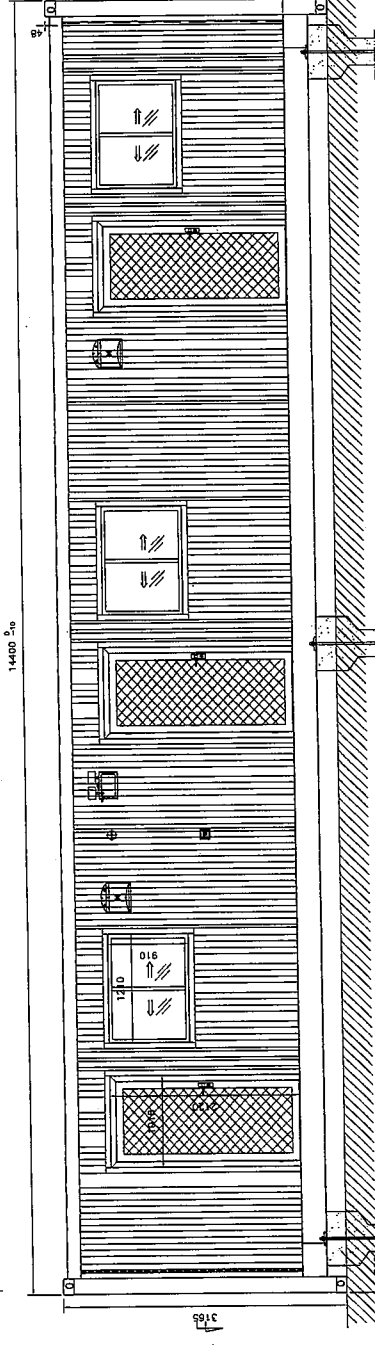
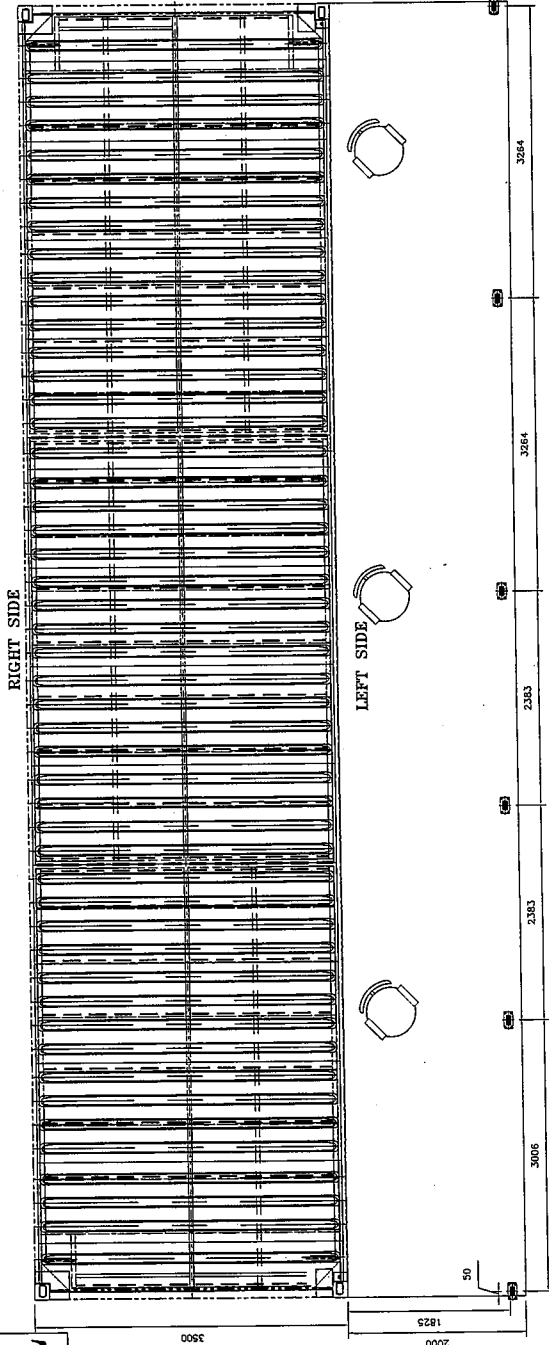
DETAIL OF "A"
SCALE: 1:16

EXTERNAL WALL FRAME DETAIL

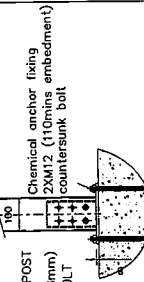


SHOP DRAWING INDEX

Sheet	DRAWING NO.	DESCRIPTION
1	MD-6430-VA-00001	External cladding arrangement
2	MD-6430-VA-00002	Elevation View (excluding cladding)
3	MD-6430-VA-00003	Section Drawing (excluding cladding)
4	MD-6430-VA-00004	Detail drawing (excluding cladding)
5	MD-6430-VA-00005	Roof assembly
6	MD-6430-VA-00006	Front assembly
7	MD-6430-VA-00007	Rear assembly
8	MD-6430-VA-00008	Left assembly
9	MD-6430-VA-00009	Right assembly
10	MD-6430-VA-00010	Base assembly
11	MD-6430-VA-00011	PARTITION WALL A-1
12	MD-6430-VA-00012	PARTITION WALL A-2
13	MD-6430-VA-00013	VERANDAH ASSEMBLY
14	MD-6430-VA-00014	VERANDAH STRUCTURE DETAIL DRAWING
15	MD-6430-VA-00015	EXTERNAL CLADDING ARRANGEMENT 1
16	MD-6430-VA-00016	EXTERNAL CLADDING ARRANGEMENT 2
17	MD-6430-VA-00017	EXTERNAL CLADDING ARRANGEMENT 3
18	MD-6430-VE-00001	ELECTRIC PLAN 1
19	MD-6430-VE-00002	ELECTRIC PLAN 2
20	MD-6430-VE-00003	ELECTRIC PLAN 3
21	MD-6430-VE-00004	ELECTRIC PIPE SYSTEM
22	MD-6430-VE-00005	ELECTRIC SYSTEM
23	MD-6430-VE-00006	SIGNAL SYSTEM
24	MD-6430-VE-00007	ELECTRIC ELEMENTS
25	MD-6430-VE-00008	PIPE SYSTEM
26	MD-6430-VE-00009	CONTROL SYSTEM FOR PE
27	MD-6430-VE-00010	SWITCHBOARD DRAWING
28	MD-6430-VP-00001	HYDRAULICS PLAN 1
29	MD-6430-VP-00002	HYDRAULICS PLAN 2
30	MD-6430-VP-00003	HYDRAULICS PLAN 3
31	MD-6430-VP-00004	HYDRAULICS PLAN 4
32	MD-6430-VP-00005	HYDRAULICS PLAN 5
33	MD-6430-VP-00006	HYDRAULICS PLAN 6
34	MD-6430-VP-00007	HYDRAULICS PLAN 7
35	MD-6430-VP-00008	HYDRAULICS PLAN 8



LEFT SIDE VIEW (EXCLUDING CLADDING)



Chemical anchor fixing
20x112 (110mm embedment)
countersunk bolt

POST
Base Plate
Thickness (8mm)
BOLT

Base Plate
Thickness (8mm)
BOLT

Clonville Shire Council
TOWN PLANNING VERANDAH POST
SECTION 5-D
Approved With Conditions
22 MAY 2023

Approved Date:

T.P. 001/23

FOR CONSTRUCTION



Cloncurry Shire Council

Town Planning

Approved with Conditions

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TP 04 / 23

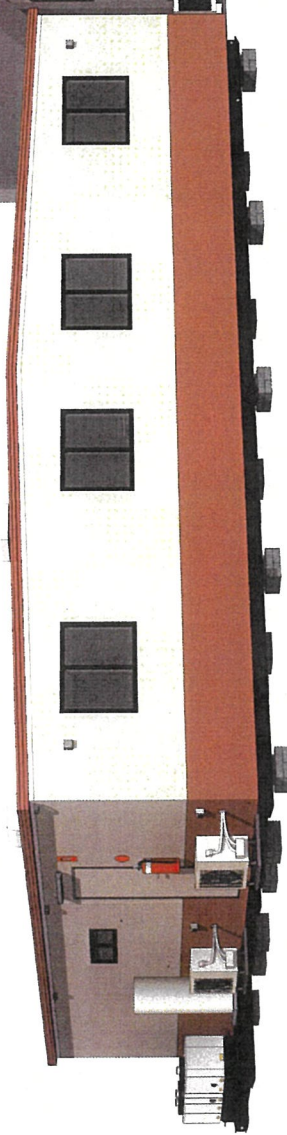
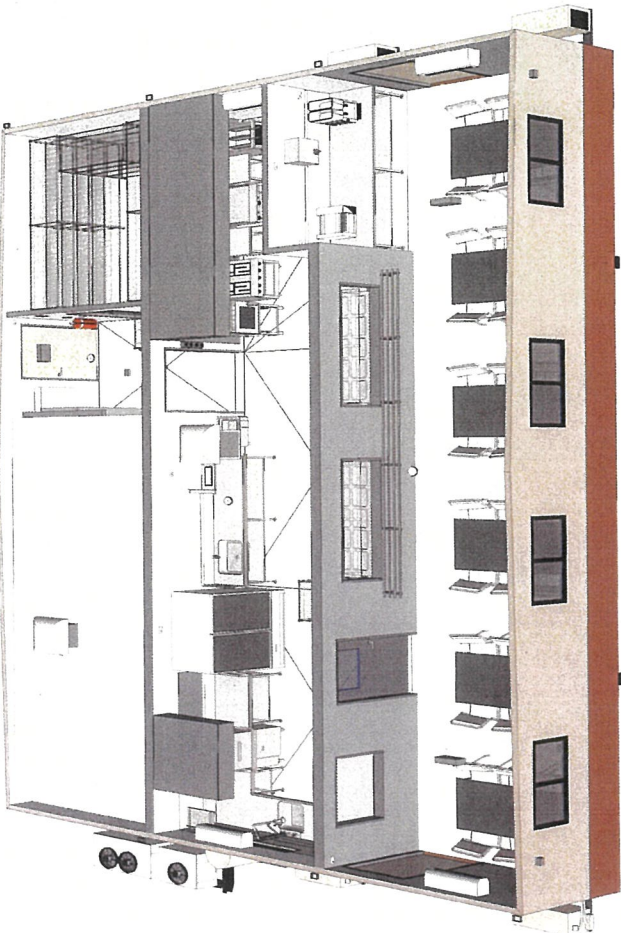
ATCO Structures & Logistics

ATCO STRUCTURES & LOGISTICS PTY. LTD.
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KD-60-H-C2

ATCO Structures & Logistics Pty. Ltd

Kitchen Diner - 12.0 x 9.0m

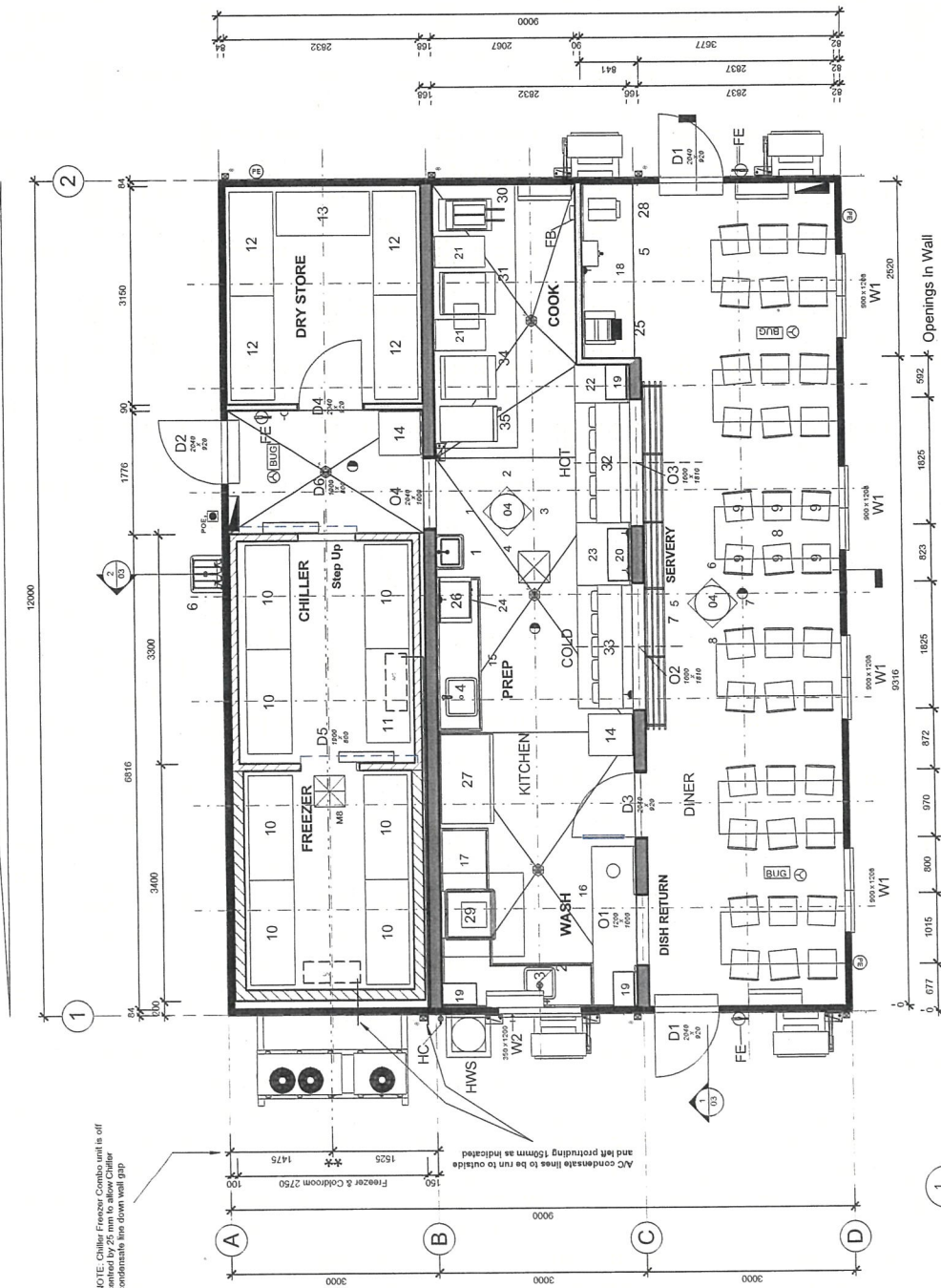


View indicative only

- Drawing List		
Sheet Number	Sheet Name	Current Revision
01	Floor Plan	7
02	Elevations	7
04	Internal Elevations	7
06	Sales Schedules	7

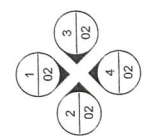
Item List

- D1 2040 x 920 External Door - Standard - Hollow Core MC
- D2 2040 x 920 External Door - Standard - Hollow Core MC
- D3 2040 x 920 External Door - Half Glass - Solid Core
- D4 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D5 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D6 1000 x 800 Internal Door - Standard - Freezer Panel Door
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- D157 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D158 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D159 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D160 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D161 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D162 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D163 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D164 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D165 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D166 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D167 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D168 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D169 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D170 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D171 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D172 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D173 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D174 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D175 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D176 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D177 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D178 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D179 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D180 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D181 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D182 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D183 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D184 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D185 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D186 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D187 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D188 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D189 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D190 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D191 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D192 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D193 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D194 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D195 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D196 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D197 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D198 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D199 1000 x 800 Internal Door - Standard - Freezer Panel Door
- D200 1000 x 800 Internal Door - Standard - Freezer Panel Door



** NOTE: Chiller Freezer Combo unit is off centred by 25mm to allow Chiller condensate line down wall gap.

AC condensate lines to be run to outside



COOKING CAPACITY = 60 Person
SEATING CAPACITY = 36 Person
Maximum 14 day food stock holding

Coldroom calculations based upon 40 degree ambient temperature and average 65% humidity.

Notes
 Fire fighting equipment, except Extinguishers & Fire Blanket, supplied installed by others.

STRUCTURAL NOTES - Minimum Design Criteria
 Dead and Live Windloads in accordance with the latest version of AS1170.2
 Wind Region: C - Terrain Category: 2
 Strength Design Wind Speed: $V_w = 54$ m/s
 Shaking Multiplier: 1.0
 Earthquake Loads in accordance with the latest version of AS1170.4

WINDOW SPECIFICATION
 ULS (ULTIMATE) - 4.4 kPa
 SLS (SERVICEABILITY) - 4.0 kPa
 WATER PENETRATION - 480 Pa

Room Name	Room Area	Operable Area	Required	Achieved	NCC Ref.	Comments
DINER	55.70 m ²	1.78 m ²	5.91M	F4.5B	F4.5B	Natural Ventilation
KITCHEN	57.69 m ²	1.63 m ²	2.33M	F4.5B	F4.5B	Natural Ventilation

No.	Type	Canopy Size (mm)	Air Flow (l/s)	Rec'd Ventilation Rate
17	Exhaust Canopy	1200 x 1200	1.20	400
17	Exhaust Canopy	3500 x 1200	4.10	400
				1500
				2000

MS Makeup air system to bring 80% of exhaust rate - 1800 L/s

Kitchen Diner - 12.0 x 9.0m

ATCO Structures & Logistics Pty. Ltd
Cloncurry Shire Council
 Town Planning
 Approved with Conditions

Approved Date: 22 MAY 2023
 TP 04/23

PROJECT No	06.03.13		
SCALE	1:50		
CHECKED	RA		
DESIGN WIND LOAD	NCC BUILDING CLASS	IMPORTANCE LEVEL	
Reg. C Cat. 2	6	2	
TITLE	Floor Plan		
DRAWING NUMBER	KD-60-HC2-01	REVISION	SHEET SIZE
		7	A2

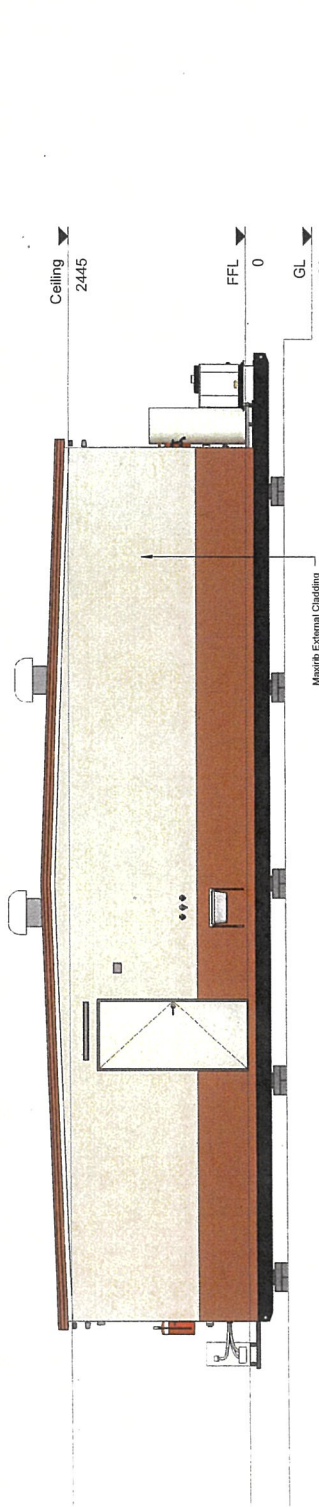
Rev	Description	Date	By
4	Revised Kitchen - Previous issues not noted	07/03/13	RA
5	Issued for Review	10/03/13	RA
6	Included Ventilation Schedule	10/03/13	RA
7	WT - all walls 1000 AN/PFL	04/06/13	RA
7	Clarified Electrical Notes added to sheet 003. Emergency lighting type was Spillies	13/08/13	RA

Kitchen Diner - 12.0 x 9.0m

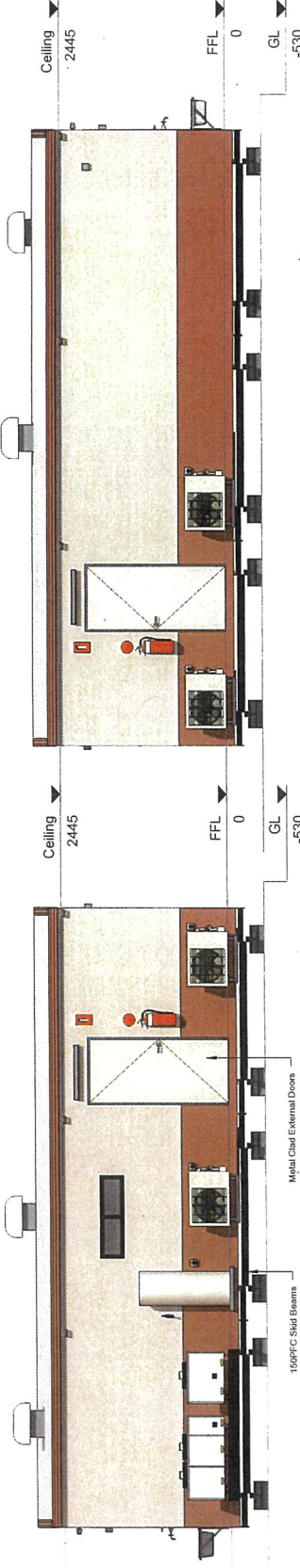
ATCO Structures & Logistics Pty. Ltd

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date 22 MAY 2013

TP 04 / 23

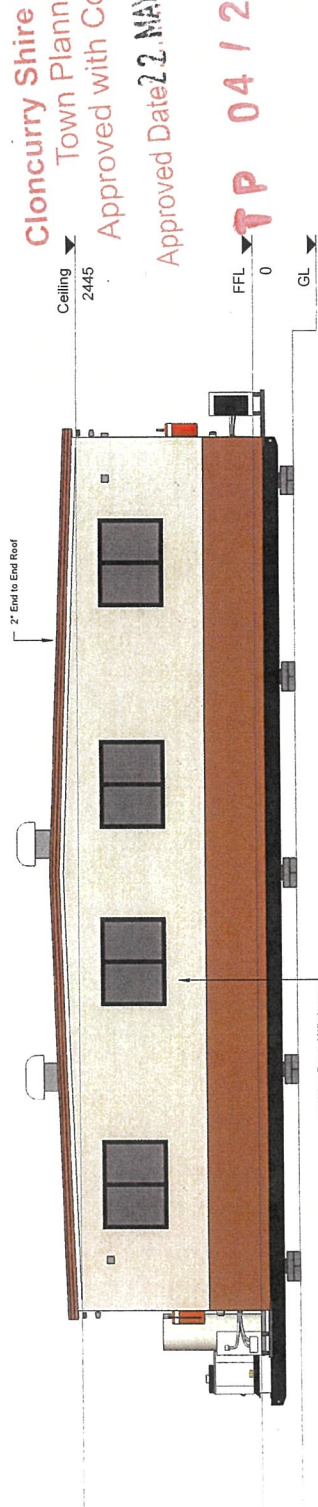


1 Elevation A
 1 : 50



2 Elevation B
 1 : 50

3 Elevation C
 1 : 50



4 Elevation D
 1 : 50

PROJECT NO	09.00.13
SCALE	1 : 50
DRAWN	RA
CHECKED	
DESIGN LOAD	NCC BUILDING CLASS
Reg. C Cat. 2	6
IMPORTANCE LEVEL	2
TITLE	Elevations
DRAWING NUMBER	KD-60-H-C2 -02
REVISION	7
SHEET SIZE	A2

Rev	Description	Date	By
	Revised Kitchen - Previous issues not noted	07.03.13	RA
4	Issued for Review	19.03.13	RA
5	Included Ventilation Schedule	18.04.13	RA
6	WT - sill was 1000 AFFL	04.06.13	RA
7	Clarified Electrical Notes added to sheet 03. Emergency lighting type was Splines.	13.08.13	RA

Kitchen Diner - 12.0 x 9.0m

ATCO Structures & Logistics Pty. Ltd

Cloncurry Shire Council
 Town Planning
 Approved with Conditions

DATE: 06.03.13
 DRAWN: RA
 CHECKED: TP 04 / 23
 APPROVED: 22 MAY 2013

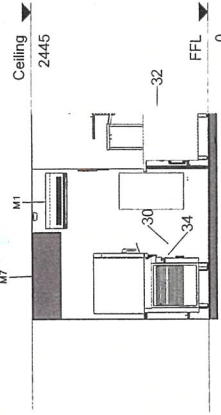
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 DESIGN WIND LOAD: _____
 Reg. C Cat. 2

IMPACTANCE LEVEL: 2

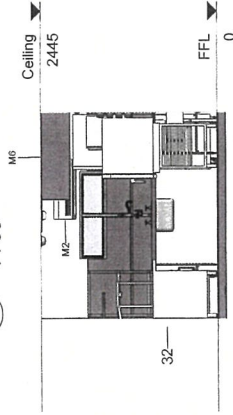
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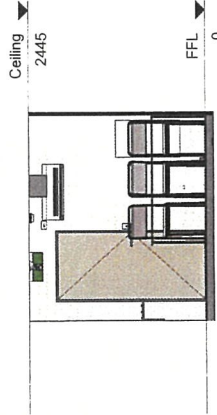
REVISION: 7
 SHEET SIZE: A2



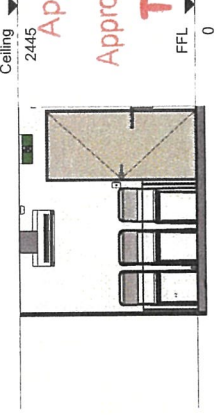
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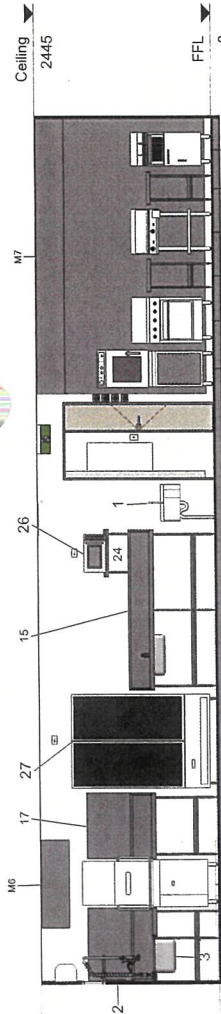
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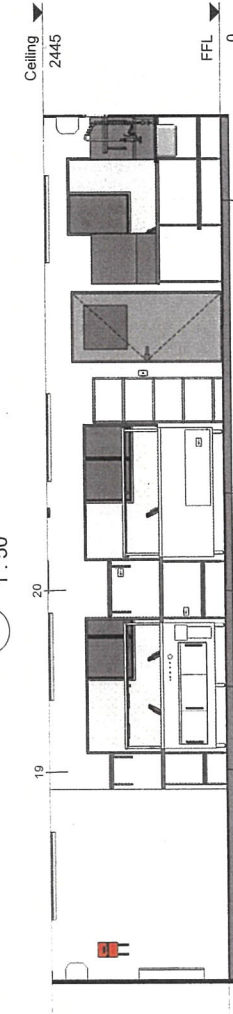
6 Internal View F
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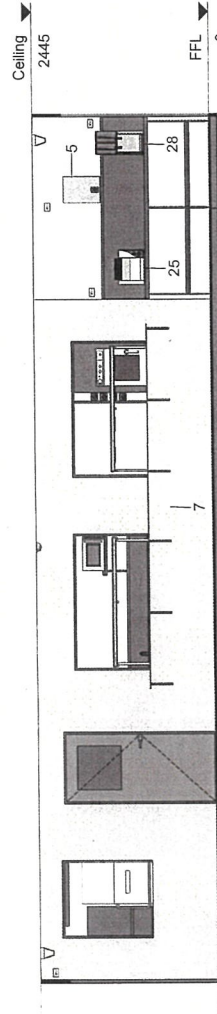
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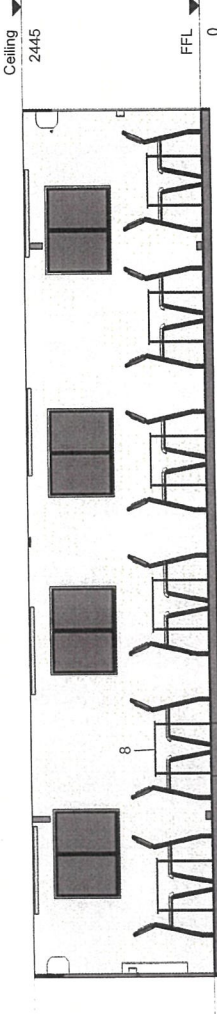
1 Internal View A
 1:50



3 Internal View C
 1:50



5 Internal View E
 1:50



7 Internal View G
 1:50

Approved Date: 22 MAY 2013
TP 04 / 23

Manufacturing Structural Members	
Description	Member Size
Skid beams c/w retractable lifters	200PFC 2000

- Floor Structure Schedule

Floor Structure	Comments
COLDROOM FLOOR	100mm Cove, Graded floors to floor waste
PIR Panel & Ply Floor	
Flooring - 15mm Compressed Fibre Cement (CFC)	
Flooring - 17mm F11 T&G Plywood	
PIR Panel - 100mm	

- Wall Schedule

Wall Structure	Comments
Coldroom / Freezer Walls	
Panel	
0.8mm Colorbond Skin	
100mm EPS Panel	
150mm EPS Panel	
External Wall - Poly Ply Internal	
Stud Centres - Diner G11mm	
Cladding External - Colorbond Maxrib	
Framing - C7510	
Insulation - R3.1 Batts - 75mm	
Insulation - Sisalation	
Lining - Internal - 3.6mm Polyester Coated Plywood	
Thermal Break between Framing and Cladding	
External Wall - Villaboard Internal	
Stud Centres - Kitchen, 400mm	
Cladding External - Colorbond Maxrib	
Framing - C7510	
Insulation - R3.1 Batts - 75mm	
Insulation - Sisalation	
Lining - 6mm Villaboard	
Internal Double Wall - Ply / Villaboard	
400mm Stud Centres	
Framing - 2 Walls - C7510	
Lining - Internal - 3.6mm Polyester Coated Plywood	
Internal Double Wall - Villaboard	
400mm Stud Centres	
Framing - 2 Walls - C7510	
Lining - Internal - 6mm Villaboard to each room side	
Villaboard Internal Wall	
Framing - C7510	
Lining - Internal - 6mm Villaboard	

Sales Door Schedule

No.	Panel	Height	Width	Handle Type	Hardware Set	Closer	Panic Bar	Timber Jamb	Security	Quantity	Comments
D1	Standard - Hollow Core MC	2040	920	Lever	Entrance	Yes	No	Yes	No	2	E/E Seals
D2	Standard - Hollow Core MC	2040	920	Lever	Entrance	Yes	No	Yes	No	1	E/E Seals
D3	Half Glass - Solid Core	2040	920	Lever	Passage	No	No	No	No	1	Push/Kick Plates to both sides
D4	Standard - Hollow Core	2040	920	Lever	Entrance	No	No	No	No	1	
D5	Standard - Freezer Panel Door	1900	800	Lever	Coolroom Furniture	No	Yes	No	No	1	Freezer - Supplied and installed by third party. c/w Clear PVC Strip Curtain
D6	Standard - Coldroom Panel Door	1900	800	Lever	Coolroom Furniture	No	Yes	No	No	1	Chillers - Supplied and installed by third party. c/w Clear PVC Strip Curtain
O1	Opening Only	1200	1000				Yes	No	No	1	SII 800 AFFL
O2	Opening Only	1000	1810				Yes	No	No	1	SII 800 AFFL
O3	Opening Only	1000	1810				Yes	No	No	1	SII 800 AFFL
O4	Opening Only	2040	1000				No	Yes	No	1	

Sales Window Schedule

No.	Type	Glazing	Height	Width	Sill Height	Quantity	Comments
W1	Sliding XO	Grey Glass	900	1208	1250	4	c/w Curtains
W2	Sliding XO..	Obscure Glass	350	1200	1550	1	Slipping Sill

*** Plumbing Fixtures**

No.	Description	Quantity	Comments
1	Hot Basin, Stainless Steel - Knee Operated (Hot & Cold)	1	Hot & Cold
2	Pot Wash - Hob Mounted Fire Rise & Add On Pot Filler	1	Hot & Cold
3	Sink - Pot Wash - 450 x 450 x 300	1	Hot & Cold
4	Sink - 35 litre c/w Flickmixer	1	Hot & Cold
5	Autobobler - 5.0 litre - BIRKO	1	
6	Cleaners sink with hinged grate (Hot & Cold Taps)	1	
7	Floor Waste - Commercial	4	
8	Hose Cock - with Vacuum Breaker	1	
9	125Ltr Hot water system - mounted externally	1	
10	Plumbing - Water Inlet c/w Line Strainer	1	

- Furniture

No.	Description	Quantity	Comments
7	S/S Tray Race x 4800	1	
8	1800 x 750 Melamine lunch table	6	
9	PVC Stacker chair	36	
10	Shelving 4 Tier Post Style with ABS Shelves - 1800h x 1500w x 600d	7	
11	Shelving 3 Tier Post Style with ABS Shelves - 1800h x 1350w x 600d	4	
12	Shelving 4 Tier Post Style with Wire Grid Shelves 1800h x 1500w x 600d	1	
13	Shelving 4 Tier Post Style with Wire Grid Shelves 1800h x 600w x 600d	2	

Stainless Steel Benches

No.	Description	Quantity	Comments
15	Prep Bench - x 2200w (300 high Splashback - LH & RH)	1	
16	Dish Wash - Dish Return c/w Scrapes Hole / Chute. 2900x2625x1400. (300 high splashback with 600mm high extension)	1	
17	Pass Through Bench - 900 x 700 (300 high Splashback - Back & RH side, with 600 high wall cover)	1	
18	Beverage Bench x 2500w (600 high Splashback)	1	
19	Wall Mounted SS Shelf x 500w	3	
20	Wall Mounted SS Shelf x 750w	3	
21	Infill Bench - 450w x 750d - No Splashback	2	
22	Display Bench - 650 wide - No Splashback	1	
23	Display Bench - 900 wide - No splashback	1	
24	Wall Mounted SS Microwave Shelf x 650w	1	

Sales Roof Structure Schedule

Roof Structure	Comments
27 End to End Roof	
C2 - SDEPLY & FC LC7512 - 400 & 611 - (3.0 & 3.5)	
Celling Joist Centres - Kitchen 400mm - Diner 611mm	
Celling Joist - 9mm Ply overlay - Walkway	
Celling - Kitchen only	
Celling Joist - SLCT7512	
Insulation - R2.3 Foil Backed Blanket - 95mm	
Lining - Internal - 3.6mm Minge Pearl Plywood	
Lining - Internal - 6mm Villaboard	
Purflins - LC7512	
Roof - 0.42mm BMT Superdek Roofing	
Roof - 0.48mm BMT Superdek Roofing	

Wall Height

2445

Sales Door Schedule

No.	Panel	Height	Width	Handle Type	Hardware Set	Closer	Panic Bar	Timber Jamb	Security	Quantity	Comments
D1	Standard - Hollow Core MC	2040	920	Lever	Entrance	Yes	No	Yes	No	2	E/E Seals
D2	Standard - Hollow Core MC	2040	920	Lever	Entrance	Yes	No	Yes	No	1	E/E Seals
D3	Half Glass - Solid Core	2040	920	Lever	Passage	No	No	No	No	1	Push/Kick Plates to both sides
D4	Standard - Hollow Core	2040	920	Lever	Entrance	No	No	No	No	1	
D5	Standard - Freezer Panel Door	1900	800	Lever	Coolroom Furniture	No	Yes	No	No	1	Freezer - Supplied and installed by third party. c/w Clear PVC Strip Curtain
D6	Standard - Coldroom Panel Door	1900	800	Lever	Coolroom Furniture	No	Yes	No	No	1	Chillers - Supplied and installed by third party. c/w Clear PVC Strip Curtain
O1	Opening Only	1200	1000				Yes	No	No	1	SII 800 AFFL
O2	Opening Only	1000	1810				Yes	No	No	1	SII 800 AFFL
O3	Opening Only	1000	1810				Yes	No	No	1	SII 800 AFFL
O4	Opening Only	2040	1000				No	Yes	No	1	

Rainwater Goods

Description	Quantity
Dropper only, for 100 x 75mm Downpipe	6

Sales Mechanical Equipment

No.	Supplier	Description	Quantity
M1	DAIKIN	3.5KW R/C Split System Air Conditioner - Inverter	3
M2	DAIKIN	5.0KW R/C Split System Air Conditioner - Inverter	1
M3	TECO	900mm Air Curtains	3
M4	Goodfries	Kirby Polar Packs - Freezer Chiller Combo	1
M5		Root Mounted Fresh Air Supply Fan	1
M6	T&H Sheetmetal	Exhaust Canopy - Dishwasher - 1200 x 1200	1
M7	T&H Sheetmetal	Exhaust Canopy - Main - 3800 x 1200	1
M8	Fantech	Root Mounted Ceiling Space Exhaust Fan	1

- Electrical Equipment Schedule

No.	Description	Quantity	Comments
25	Conveyor Toaster	1	
26	Microwave	1	
27	Two Glass Door Chiller - 1120 Litres	1	
28	Drinks Dispenser - 2 x 12 litre	1	
29	Pass-Through Dishwasher	1	
30	Deep Fryer - Electric - 1 Pan x 32 Litre	1	
31	Griddle - Electric	1	
32	Hot Bain Marie - 5 Mod - Heated Storage Under / Sheeze Guard	1	
33	Salted Bar - 5 Mod / 4 Element	1	
34	Range - Electric - 4 Element	1	
35	Combi Oven - Electric	1	
BUG	Electronic Bug Killer - 2 x 20W	3	

- Electrical Fixtures

Description	Quantity
1x10amp GPO	7
1x10amp GPO - Ceiling Mounted	3
1x15amp GPO	4
1x15amp GPO - Autoboil	4
Isolation Switch	4
Isolation Switch - AC	1
Isolation Switch - HWS	1
Mains Switchboard	3
Photo Electric Cell	3
POE 1	1

- Fire Services Schedule

Description	Quantity
Smoke Detector	3
Fire Blanket	1
Fire Extinguisher - 9.0g ABE c/w Signage	3



ATCO STRUCTURES & LOGISTICS PTY. LTD.
149-151 WAGANHAM DRIVE, CRESMENA QLD
P.O. BOX 1071, RESMENA, QLSD 4116
Email: atco@atco.com.au

PHONE 07 3472 8000
FAX 07 3620 0175
ASN 71 083302 300

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QUALITY CERTIFIED TO AS/NZS ISO 9001:2008
BY
SCJ QUAL INTERNATIONAL REG.NO. 531

Rev	Description	Date	By
1	Revised Kitchen - Previous issues not noted	07.03.13	RA
4	Issued for Review	10.03.13	RA
5	Included Ventilation Schedule	10.04.13	RA
6	W1 - all was 1000 AFFL	04.06.13	RA
7	Clarified Electrical Notes added to sheet 03. Emergency lighting type was Spillages.	13.08.13	RA

Kitchen Diner - 12.0 x 9.0m

ATCO Structures & Logistics Pty. Ltd

Cloncurry Shire Council

Town Planning

Approved with Conditions

NOTE: Provide 15mm CFC sheet c/w layer of 1.5mm Vinyl on top of Joists - under Coldrooms - See Detail Sheet 05

Approved Date: 13/08/2013

FREEZER FLOOR - 100mm PIR Panel type c/w 17mm ply, epoxy coated to give a water resistant surface.

COLDROOM FLOOR - 100mm EPS Panel type c/w 17mm ply, epoxy coated to give a water resistant surface.

NOTE: Hallway floor not designed for pallet jacks

PROJECT No	1209
REG. No	Reg. C- Cat. 2
IMPORTANCE LEVEL	6
TITLE	Sales Schedules
DRAWING NUMBER	KD-60-H-C2-06
REVISION	7
SHEET SIZE	A2

14/03/2013 7:51:44 AM



SARA reference: 2303-33616 SRA
 Council reference: TP04/23
 Applicant reference: J001386: DAJ: JKM: STG2/3

3 April 2023

Chief Executive Officer
 Cloncurry Shire Council
 PO Box 31
 Cloncurry QLD 4824
 council@cloncurry.qld.gov.au

Attention: Ms Larinda Turrell

Dear Ms Turrell

SARA referral agency response—17 & 19 Matheson Street, Dajarra

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 8 March 2023.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	3 April 2023
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development permit	Material change of use for Material Change of Use for Non-resident Workforce Accommodation
SARA role:	Referral agency	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4] (Planning Regulation 2017)	

Development application for a material change of use within 25m of a state-controlled road corridor

SARA reference: 2303-33616 SRA

Assessment manager: Cloncurry Shire Council

Street address: 17 & 19 Matheson Street, Dajarra

Real property description: 19MPH13988; 20MPH13988

Applicant name: Agriflex Pty Ltd C/ Gilvear Planning Pty Ltd

Applicant contact details: PO Box 228
BABINDA QLD 4861
josh@gilvearplanning.com.au

Human Rights Act 2019 considerations: Considered. The decision does not limit human rights.

Representations

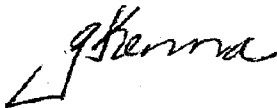
An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s. 30 Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Helena Xu, Senior Planning Officer, on 073452 6724 or via email NQSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Graeme Kenna
Manager (Planning)

cc Agriflex Pty Ltd C/ Gilvear Planning Pty Ltd, josh@gilvearplanning.com.au

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations about a referral agency response provisions

Attachment 1—Advice to the applicant

General advice	
----------------	--

- | | |
|----|---|
| 1. | Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP), version 3.0. If a word remains undefined it has its ordinary meaning. |
|----|---|

Attachment 2—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of state-controlled road;
- does not adversely impact the structural integrity or physical condition of state-controlled road;
- does not adversely impact road transport infrastructure, public passenger transport infrastructure or active transport infrastructure;
- does not adversely impact the function and efficiency of state-controlled road;
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure; and,
- does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.0, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

Attachment 3— Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding representations about a referral agency response

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.