



Our Ref: Magiq Id 154282, File: P27-22 & 01993-20600-000 Author:JMN:RAMW
Your Ref: 229689

DECISION NOTICE CHANGED APPLICATION

(Given under section 83 of the *Planning Act 2016*)

15 February 2024

Custom Steel Fab
C/- CadCon Surveying and Town Planning
PO Box 5774
Maroochydore BC QLD 4558

Attention: Elise Wilton

Dear Ms Wilton

Mount Isa City Council received your change application made under section 78 of the *Planning Act 2016* on 20 December 2023 for the following Development Permit.

PERMIT DETAILS

Development Permit No.	P27-22
Approval:	Development Permit – Change Application
Nature of development:	Medium Impact Industry
Description of the development:	Fabrication Workshop and Ancillary Office

LOCATION DETAILS

Street address:	8 Engineering Road, Mount Isa
Real property description:	Lot 5 on SP242626
Local government area:	Mount Isa City

DECISION FOR CHANGE APPLICATION

Date of decision:	14 February 2024
Decision details:	Make the change, amend existing conditions, impose new conditions and remove conditions.

Correspondence
Chief Executive Officer
PO Box 815 MOUNT ISA QLD 4825
Visit 23 West Street, Mount Isa

ABN 48 701 425 059
Phone (07) 4747 3200
Fax (07) 4747 3209

Web www.mountisa.qld.gov.au
Email city@mountisa.qld.gov.au
f [MountIsaCityCouncil](https://www.facebook.com/MountIsaCityCouncil)



The changes agreed to are:

- Change to the office façade
- Increased gross floor areas of office and crib room/ablution block
- Increased height to the workshops
- Reduction of hardstand areas and replacement with alternative surfacing (innovating paving)
- Inclusion of a rainwater tank
- Enhanced landscaping areas
- Landscaping of area adjacent to stormwater drain
- Inclusion of an internal pedestrian walkway
- Changes to be site plan to comply with imposed conditions of the original approval

Approved Conditions

MATERIAL CHANGE OF USE		
NUMBER	CONDITION	TIMING
PLANNING		
General / Amenity		
1.	The development shall be carried out generally in accordance with the approved documents, plans and drawings attached to this approval except where conditions of this approval dictate otherwise <i>For clarity, any change to the development that is not generally in accordance with the approved plans and drawings must be approved by Council pursuant to a 'change application' under Chapter 3, Part 5, Division 2, Subdivision 2 of the Planning Act 2016</i>	<i>At all times</i>
2.	The owner/developer shall bear the cost of all alterations necessary to public utility mains, services or installations necessitated by this approval and such works shall be to Council specifications and satisfaction	<i>At all times</i>
3.	Any gates situated along the road boundary must open inwards onto the applicants/owner's property and not outwards onto Council's road reserve/verge	<i>At all times</i>
4.	Where barbed wire is proposed to be installed on top of the fence, it must be located 2m above the natural ground level	<i>As specified</i>
5.	Front fencing and front gates are to remain constructed of a fencing material that is at a minimum of 50% transparent	<i>At all times</i>
6.	The fifteen (15) onsite carparking spaces shall be provided and maintained for the life of the development	<i>At all times</i>
7.	At no time will vehicles (including trailers) associated with the uses occurring onsite be permitted to be parked, stored or operated on or within the road reserve	<i>At all times</i>
8.	The steps of the amenities building are to be relocated so that the path towards them is not located in a parking bay	<i>Prior to commencement of use</i>

Landscaping		
9.	Landscaping is to be installed as per Landscaping Plan Revision DA 03 dated 05/10/2023, Job No. 23-251, Sheet No A08	<i>Prior to commencement of use</i>
10.	Landscaping shall be in accordance with the Landscaping Code of the City of Mount Isa Planning Scheme 2020	<i>At all times</i>
11.	An automatic water irrigation system for all approved landscaping (including the verge) shall be installed to promote sustainability and shall be maintained by the owner for the life of the development	<i>At all times</i>
10.	The owner shall provide ongoing maintenance of the landscaping to ensure it is neat and tidy and not overgrown and/or unsightly for the life of the development	<i>At all times</i>
11.	Where the owner/developer is proposing to landscape the verge with anything other than turf, a Landscaping Plan is required to be provided for Council approval prior to installation. Landscaping Plan(s) to include proposed species, pot sizes and areas of hard landscaping (if any)	<i>As specified</i>
ENVIRONMENTAL SERVICES		
General		
12.	<p>The operator must achieve the 'general environmental duty' to mitigate any environmental harm and/or nuisance described under the <i>Environmental Protection Act 1994</i>.</p> <p>(a) there is no discharge to land or water of contaminants that may harm the environment or create a nuisance from the operation of the activity</p> <p>(b) there is no discharge to air of contaminants that may harm the environment or create a nuisance from the operation of the activity</p> <p>(c) noise nuisance is prevented or minimised at noise sensitive places</p> <p>(d) Waste production and disposal must be minimised and waste must be managed so it does not harm the environment or create a nuisance from the operation of the activity.</p>	<i>At all times</i>
13.	<p>Chemicals and other liquids such as fuels, solvents, oils, batteries and coolants must be kept within a secondary containment system that is impervious to the materials stored within it and must be managed to prevent the release of contaminants to waters or land or air. Bunding must be installed for any liquid-based substances that is kept in a secondary containment system to prevent spilling.</p> <p>Any release must be reported by telephone to the Department of Environment and Science (DES) Pollution Hotline or Council. Any such release must be reported as soon as practicable but no later than 24 hours, after becoming aware of the release.</p>	<i>At all times</i>

14.	The operator is required to have a Site Based Management Plan covering all aspects of the activities proposed on site.	<i>At all times</i>
15.	Where it is determined that you are using/ or will be using 1t to 100t of surface coating materials in a year, you are required to contact Council's Environmental Service Department to obtain an Environmental Relevant Activity (ERA) for Surface Coating	<i>As specified</i>
Waste		
16.	General waste must not be disposed in a position where it could reasonably be expected to move or wash into the Leichhardt River.	<i>At all times</i>
17.	A contaminant must not be placed in a position where it could reasonably be expected to move or wash into a roadside gutter, stormwater drain or wash into the Leichhardt River.	<i>At all times</i>
Air		
18.	The release of dust and/or particulate matter resulting from the activity must not cause environmental harm or cause environmental nuisance at any nuisance sensitive or commercial place	<i>At all times</i>
19.	The release of dust and particulate matter from parking and driveway from vehicle activities. Parking facilities and driveways must be hard surface to avoid dust and particulate matter entering the air.	<i>At all times</i>
Water		
20.	A contaminant must not be placed in a position where it could reasonably be expected to move or wash into a roadside gutter, stormwater drain or wash into the Leichhardt River.	<i>At all times</i>
21.	The rainwater tank is to comply with the requirements of Queensland Development Code 4.3 - Supplementary Water Sources <i>Reason: Elevated levels of lead in the area</i>	<i>At all times</i>
Noise		
22.	Prevent/ minimise the emission of noise that causes, or is likely to cause, environmental nuisance at sensitive or commercial places. All work must be undertaken within the prescribed timeframe as mentioned in <i>Environmental Protection Act 1994</i> and 440R - restrictions on the emission of audible noise within time limits for building work. If audible noise from building work can be heard at residential premises between the following hours, the person carrying out the building work may be issued with an on-the-spot fine. <ul style="list-style-type: none"> • 6:30pm to 6:30am – Monday to Saturday (business days) • At any other time or day – Sundays and public holidays 	<i>At all times</i>

ENGINEERING		
General		
23.	Any washdown activities shall require a separate Plumbing and Drainage Application and approval for the washdown bay water treatment system in accordance with the <i>Plumbing and Drainage Act 2002</i>	<i>As specified</i>
Storage and Waste		
24.	Refuse container storage areas are: (a) located on-site; and (b) not located within any required setback or landscaping areas; and (c) not located within a <i>flood hazard area</i> ; and (d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from finished ground level; and (e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and (f) provided with a tap; and (g) large enough to accommodate at least one standard industrial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use	<i>Prior to commencement of use and then maintained</i>
25.	Other outdoor storage areas are: (a) Not located within any required setback (b) In an enclosed area or otherwise screened from view from the street, other public areas and adjoining properties	<i>At all times</i>
26.	No exposed stockpiles of raw or processed materials greater than 30m ³ in total volume shall be stored onsite	<i>At all times</i>
27.	Development provides for the on-site collection, treatment and disposal of liquid waste and other potential contamination sources and provides for spills to be wholly contained and retained on-site for subsequent removal and disposal by an approved means	<i>At all times</i>
28.	Any material discharged to sewer shall: (a) Comprise only normal domestic wastewater and (b) Is not greater in quantity than the design levels	<i>At all times</i>
Filling and Excavation		
29.	<i>Prior to commencement of works</i> , undertake all civil works in general compliance with the approved plans ensuring: a) All fill material to be placed on the site is to comprise only natural earth and rock and is to be free of contaminants and noxious, hazardous, deleterious and organic materials. b) Filling does not exceed 0.3 metres above natural ground level at any point. c) Excavation or filling does not change existing ground levels by 1 metre or more of any part of the land or where any drainage paths are affected. d) Where earthworks result in a ground surface level at the boundary of an allotment which differs by more	<i>Prior to the commencement of works</i>

	<p>than 100 millimetres from the ground surface level at the corresponding location on an adjoining lot, a retaining structure is to be provided, either to retain the new work to prevent collapse onto adjoining land, or to retain the pre-existing earth material on adjoining land to prevent collapse</p> <p>e) Retaining structures which are equal to or more than 1-metre-high are to be constructed in accordance with a design and construction certified by a RPEQ</p>	
30.	Any fill, including fill batters and earth bunds/diversion channels, must be solely contained within the development site. Fill cannot be placed on adjacent properties without providing Council with written permission from the respective property owner(s)	<i>At all times</i>
31.	<i>While site/building works is occurring and until all exposed soil areas are permanently stabilised against erosion</i> , minimise on-site erosion and the release of sediment or sediment laden stormwater from the site and works areas at all times in accordance with IECA Australasia Best Practice Erosion and Sediment Control Guidelines (November 2008) and to the satisfaction of Council	<i>While site/building works is occurring and until all exposed soil areas are permanently stabilised against erosion</i>
32.	Identify and locate other underground services through 'Dial Before You Dig 1100' for any relevant requirements. Do not bury any service pits under any circumstances	<i>Prior to commencement of works</i>
Access, Grades, Manoeuvring, Carparks and Signage		
33.	Car parking spaces 1-3 are to be nominated as dedicated visitor parking and are to be signed accordingly.	<i>Prior to commencement of use</i>
34.	<p>Provide, construct and delineate or sign (as required) the following requirements:</p> <p>a) Construct a pavement (including associated drainage) to any new areas where motor vehicles will be driven or parked. Vehicle access and carpark areas are to have a durable, dust free surface. This requires all surfaces to be sealed, concreted or paved; or with permeable pavers (HPDE underlay) with gravel infill. Permeable pavers are to be maintained as per the manufacturer specifications.</p> <p>b) Manoeuvring on-site for all vehicles utilising the site including service and maintenance vehicles</p> <p>c) The internal driveways and car parks shall be provided in accordance with AS/NZS 2890.1 (Off-street Car Parking).</p> <p>d) Disabled car parking shall be provided in accordance with AS 1428.1-2009.</p> <p>e) The internal paved areas are to be signed and delineated in accordance with the approved plans and Manual of Uniform Traffic Control Devices.</p> <p>f) Provide Council with Registered Professional Engineer of Queensland (RPEQ) certified as constructed plans to demonstrate compliance with</p>	<i>Prior to the commencement of use</i>

	the access, grades, maneuvering, carparks and signs requirements above	
35.	A dedicated access between the road carriageway and the property boundary (crossover) shall be provided for the proposed development. Crossovers shall be installed as per the following: (a) Any new crossovers/driveways must comply with regulations and permits in relation to works on Council property and the developer shall obtain a 'Works on Council Property' approval (b) Any driveway/crossover must provide a minimum 1.0m clearance from any electricity poles (c) Crossovers shall be installed at all approved accesses to each created allotment. All crossovers shall be designed and constructed in accordance with the IPWEAQ standard drawings for commercial driveways	<i>Prior to the commencement of use</i>
36.	Any damage to existing kerb and channel, footpath, stormwater reticulation, roadway or other public assets that may occur during any works associated with the approved development is to be reinstated by the applicant/developer/owner to Council's satisfaction at applicant's expense.	<i>Prior to commencement of use</i>
Stormwater		
37.	Stormwater runoff is to be collected internally and directed to a lawful point of discharge. Ensure a non-worsening of the existing flow regime to properties that are upstream and downstream of the site	<i>At all times</i>
38.	The existing manhole shall be at the same level as the finished surface level and completed to Council satisfaction at the owner/developer's cost	<i>Prior to the commencement of building works</i>
Water		
39.	Any works on existing Council water network shall be undertaken by Council at the applicant/owner's expense	<i>At all times</i>
40.	The owner/developer shall ensure that the requirements of the Queensland Fire Service for provision of fire-fighting services for the development is met. All cost associated with this are to be at the owner/developer's expense. Location of any additional infrastructure that has not been identified on the approved plans will require Council's consent	<i>Prior to the commencement of building works</i>
Sewerage		
41.	A separate Plumbing and Drainage Application and approval is required in accordance with the <i>Plumbing and Drainage Act 2002</i>	<i>Prior to commencement building works</i>
42.	All works located within close proximity of Council sewerage infrastructure shall comply with the Acceptable Outcomes of the Queensland Development Code MP1.4 for Building Over or Near Relevant Infrastructure	<i>As required</i>
43.	The existing manhole shall be at the same level as the finished surface level and completed to Council satisfaction at the owner/developer's cost	<i>Prior to commencement of use</i>

COMPLIANCE WITH CONDITIONS		
44.	The owner/developer is to contact Council to arrange a compliance inspection of the property to assess compliance with the Assessment Manager's Conditions of Approval and the approved plans.	<i>Prior to the commencement of use</i>

The proposed plans as referenced below have been assessed against the Conditions of Approval for the Decision Notice and requirements of the City of Mount Isa Planning Scheme 2020. The plans have been approved by Council and have been attached for your records.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Change Application Cover Letter	Cadcon Surveying & Town Planning	20/12/2023	229689	
Design Statement Project	Southern Cross Design and Drafting	24/10/2023		
Site Plan (as amended in red)	Southern Cross Design and Drafting	05/10/2023	Job No. SCD 23-251 Sheet No. A02	DA 03
Floor Plans	Southern Cross Design and Drafting	05/10/2023	Job No. SCD 23-251 Sheet No. A03	DA 03
Elevations	Southern Cross Design and Drafting	05/10/2023	Job No. SCD 23-251 Sheet No. A04	DA 03
Elevations 2	Southern Cross Design and Drafting	05/10/2023	Job No. SCD 23-251 Sheet No. A05	DA 03
Landscape Plan	Southern Cross Design and Drafting	05/10/2023	Job No. SCD 23-251 Sheet No. A08	DA 03

Please note the above plans now supersede the previously approved plans as listed below:

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Site Plan	Southern Cross Design and Drafting	05/04/2023	Job No. SCD 23-251 Sheet No. A02	2
Floor Plans	Southern Cross Design and Drafting	05/04/2023	Job No. SCD 23-251 Sheet No. A03	2
Elevations	Southern Cross Design and Drafting	05/04/2023	Job No. SCD 23-251 Sheet No. A04	2

Elevations 2	Southern Cross Design and Drafting	05/04/2023	Job No. SCD 23-251 Sheet No. A05	2
Landscape Plan	Southern Cross Design and Drafting	05/04/2023	Job No. SCD 23-251 Sheet No. A06	2

Please note that compliance with the remaining Conditions of Approval as listed in Council's Decision Notice dated 14 July 2023 have not been assessed as part of your submission of these plans.

Should you have any further queries, please contact Council's Development and Land Use section on (07) 4747 3200.

Yours faithfully



Tim Rose
Acting Chief Executive Officer

Encl: Approval Documentation `



CadCon Ref: 229689
Council Ref: P27-22

The Chief Executive Officer
Mount Isa City Council
By email to: city@mountisa.qld.gov.au

**MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL** 20 December 2023

Permit No.: P27-22
Type of Development: Change to Existing Approval
Approved Use: Medium Impact Industry
Approved By: Mr Tim Rose
Title: Acting Chief Executive Officer
Date: 15/02/2024

Application for Minor Change to Development Approval P27-22 for Material Change of Use (Medium Impact Industry) at 8 Engineering Road, Ryan

We write on behalf of our client, Custom Steel Fab, in lodging an application for a minor change to development approval P27-22 for a Material Change of Use (Medium Impact Industry) over land at 8 Engineering Road, Ryan also known as Lot 5 on SP242626.

Development approval P27-22 was approved by Mount Isa City Council on 14 July 2023 and has a currency period of 6 years.

Please find enclosed the following documents:

- DA Form 5;
- Revised Proposal Plans; and
- Design Statement Intent (Southern Cross Design & Drafting).

Pursuant to sections 78 and 81 of the Planning Act 2016, it is requested that a minor change be made to development approval P27-22 in accordance with the attached revised proposal plans. The minor change to development approval proposes to reduce the extent of hardstand concrete, increase landscaping, re-orient building placement, and increase floor area of office building.

A detailed summary of the proposed changes is provided in the attached Design Statement Intent prepared by Southern Cross Design and Drafting.

The following amendments are required to the decision notice to satisfactorily address the proposed changes to the development approval:

- Condition 9 – Update listed landscaping plan with the revised submitted landscaping plan.
- Condition 33 – Condition to be removed. Car parking space 4 as shown on the revised plans is provided with a shared zone.
- Condition 34 – Condition to be removed. Revised plans have been provided and the internal pedestrian pathway has been extended to connect to the office and the amenities building.
- Condition 35 – Condition to be amended to reflect the revised plans.

The change requested is considered to be defined as a minor change in accordance with the definitions from the Planning Act 2016. Specifically, the change to the development approval:

- (i) Would not result in a substantially different development; and
- (ii) If a development application for the development, including the change, were made when the change application is made would not cause—
 - A. the inclusion of prohibited development in the application; or
 - B. referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or



- C. referral to extra referral agencies, other than to the chief executive; or
- D. a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or
- E. public notification if public notification was not required for the development application

The proposed change does not result in a substantially different development as the development does not:

- Involve a new use;
- Result in the application applying to a new parcel of land;
- Dramatically change the built form in terms of scale, bulk & appearance;
- Change the ability of the proposed development to operate as intended;
- Remove a component that is integral to the operation of the development;
- Significantly impact on traffic flow and the transport network such as increasing traffic to the site;
- Introduce new impacts or increase the severity of known impacts;
- Remove an incentive or offset component that would have balanced a negative impact of the development; or
- Impact on infrastructure provision.

Payment of the application fee will be remitted upon receipt of Council's application reference number, after which time the application is properly made in accordance with Section 79 of the Planning Act 2016.

We trust this information is sufficient for your purposes. Should you have any questions or require further information, please do not hesitate to contact myself via email at cadcon@cadcon.com.au or via phone on 07 5479 5311.

Kind regards,

Elise Wilton
Town Planner | BUrbDev(Urb&RegPlan) | MPIA

Permit No.: P27-22

Type of Development: Change to Existing Approval

Approved Use: Medium Impact Industry

Approved By: Mr Tim Rose

Title: Acting Chief Executive Officer

Date: 15/02/2024

Jh:

24 October 2023

Design Statement Project: Industrial Sheds at 5 Engineering Rd., Ryan, Mt. Isa

Submitted by: Ahtee Chia - Architect

Introduction: This design statement provides a detailed overview of the extensive redevelopment of the industrial sheds at 5 Engineering Rd., Ryan, Mt. Isa. The project is driven by a commitment to modernity, functionality, sustainability, and the creation of a harmonious and appealing working environment.

Layout: The layout of the industrial site has undergone significant transformations, meticulously designed to optimize functionality, environmental sustainability, and cost-effectiveness.

- 1. Reduced Concrete Hardstand:** The initial layout featured an extensive concrete hardstand area. However, to align with sustainable practices and minimize the heat generated by concrete, we have made a conscious decision to reduce the concrete hardstand. By doing so, we not only reduce the site's environmental impact but also decrease overall project costs. This reduction allows for a more balanced allocation of space, fostering a harmonious integration with the surrounding environment.
- 2. Enhanced Landscaped Areas:** A key focus of the redesigned layout is the substantial increase in landscaped areas. These areas are thoughtfully planted with a variety of trees, strategically placed to provide shade and promote a healthier microclimate. The trees also serve as efficient rainwater absorbers, mitigating the risk of flash flooding, soil erosion, and evaporation. Additionally, this greenery offers a pleasant and inviting vista for those working on the site. The commitment to maximizing soft landscape spaces not only enhances the aesthetics but also reinforces our dedication to creating an eco-friendly and enjoyable working environment.
- 3. Innovative Paving:** To further enhance the sustainability and functionality of the layout, the parking and outdoor storage areas have been thoughtfully paved with appropriate plastic grids. We have considered solutions like Novaplas grass reinforcement grids, designed for areas with loads up to 400 tons/m². This

innovative approach reduces the overall hardstand area while providing a dust-reduction solution compared to exposed soil. These areas can be further adapted, either by planting drought-resistant grass or topping with gravel. This approach not only minimizes maintenance and upkeep but also aligns with contemporary environmental and cost-effective principles.

Industrial Sheds: The design of the industrial sheds is both functional and forward-thinking:

1. **Fire Separation Area:** The space between the two sheds serves as a fire separation area, ensuring safety. Open sides are fortified with vertical metal slats for security and fire separation. The gap is sloped to facilitate rainwater drainage. The ends of the sheds facing each other are left open with hinged flaps to prevent water ingress.
2. **Increased Roof Height:** Roof height has been raised to provide adequate workspace and clearance for overhead cranes, improving operational efficiency.
3. **Effective Insulation:** Adequate insulation will be installed for both the roof and walls to enhance thermal efficiency.
4. **Ventilation:** Passive industrial roof vents, such as the 'Ampelite SV Industrial Ventilation' supplied by Roof Vents Australia, will be integrated in consultation with the supplier to ensure adequate ventilation.
5. **Natural Roof Lighting:** Translucent white poly-carbonate roof sheets will be placed at eaves and ridge to allow natural light to penetrate, reducing the need for artificial lighting during daylight hours.
6. **Superior Roof and Wall Sheets:** Trimdek Hi-Ten roof and wall sheets will be employed for longer spans, resulting in fewer purlins and cost savings.
7. **Reoriented Shed Placement:** The orientation of the sheds has been changed to be parallel to the boundary, optimizing space and functionality.

Office and Amenities Block: The design of the office and amenities block is efficient and visually striking:

1. **Expanded Office Space:** The office footprint has been increased slightly to include three additional offices and a meeting room. This expansion caters to the growing operational needs and provides an enhanced working environment for the staff.

2. **Modern Construction System:** An external steel frame with insulated panels for the roof and walls, designed to meet the required R-values. Two ridge beams are included for roof support.
3. **Steel Floor Frame:** The structure is supported by a steel floor frame resting on steel posts.
4. **Contemporary Facade:** The facade is constructed using Kingspan Dri-design Flat Cassettes on the Kingspan Karrier Panel System, creating a contemporary and dynamic street presence that aligns with the company's corporate objectives.

Pedestrian Way: Marked pedestrian ways on concrete have been included as specified in the drawings, ensuring safe and convenient mobility.

Rainwater Storage: A concrete rainwater storage tank has been incorporated as a requirement of the Development Approval (DA) for irrigation of the landscaping.

Landscaping of Stormwater Reserve: The western side of the property will be thoughtfully landscaped, planting trees to mitigate flash flooding, reduce soil erosion, decrease evaporation, and enhance groundwater recharge. Collaboration with the Mt. Isa Landcare Group is considered for planting, with options for sourcing plants from them and benefiting from their expertise in selecting suitable tree species for this purpose.

In conclusion, the redesign of the industrial sheds at 5 Engineering Rd., Ryan, Mt. Isa, represents a holistic approach to construction and design. It combines functionality, environmental responsibility, and aesthetics to create a space that is modern, efficient, and sustainable. This project underscores our dedication to progress and innovation in meeting the evolving needs of industry and the community.

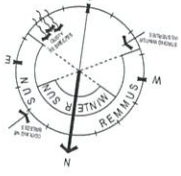


Ted Larson (Principal)
(Dip Arch Drafting)
QBSA Lic 733305

**MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL**

Permit No.: P27-22
 Type of Development: Change to Existing Approval
 Approved Use: Medium Impact Industry
 Approved By: Mr Tim Rose
 Title: Acting Chief Executive Officer
 Date: 15/02/2024

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RPD
 LOT 5 on SP24526
 PARISH of Haslingden
 COUNTY of Elphinstone
 AREA: 4003m²

PLANNING CONSTRAINTS

Carparking:
 Office 1 space per 30m² - 4 reqd
 4 Supplied
 Workshop - Med Impact
 1 space per 50m² up to 500m² then 1 per
 100 m² thereafter
 - 12 reqd
 12 supplied
 10 Spaces
TOTAL

Landscaping: Min 10%
 - 400m² reqd
 1075.72m² supplied
Service Vehicle: 1 HRV
 1 reqd - 1 Supplied
Bicycle Space: 874.54m²
GFA: 21.84% (75% Max)
Site Cover:

Heavy Rigid Vehicle
 Bedrock 12.2 metres
 Width 2.00 metres
 Height 4.00 metres

Area Schedule (Gross Building)	Area
Office	108.32m ²
Shed 1	481.13m ²
Shed 2	500.00m ²
100% Room TAG	50.00m ²
100% Room TAG	34.47m ²
Landscaping	1075.72m ²
Grand Total	1619.64m²

SITE NOTES:

1. THE GROUND ADJACENT TO THE BUILDING IS TO BE GRADED AWAY FROM THE BUILDING.
2. DOWN PIPES AND OUTLET DRAINS ARE TO DRAIN AWAY FROM THE BUILDING

**ISSUED FOR
MCU Application**

Site Plan

Proposed New Industrial Shed
 for
 CUSTOM STEEL FAB
 Lot 5 Engineering Rd
 Ryan QLD 4825

Scale: 1:100 @ A1
 Date: 05 March 2023
 Drawn: TL
 Checked: TL
 Job No: SCD 23-251
 Sheet No: A02

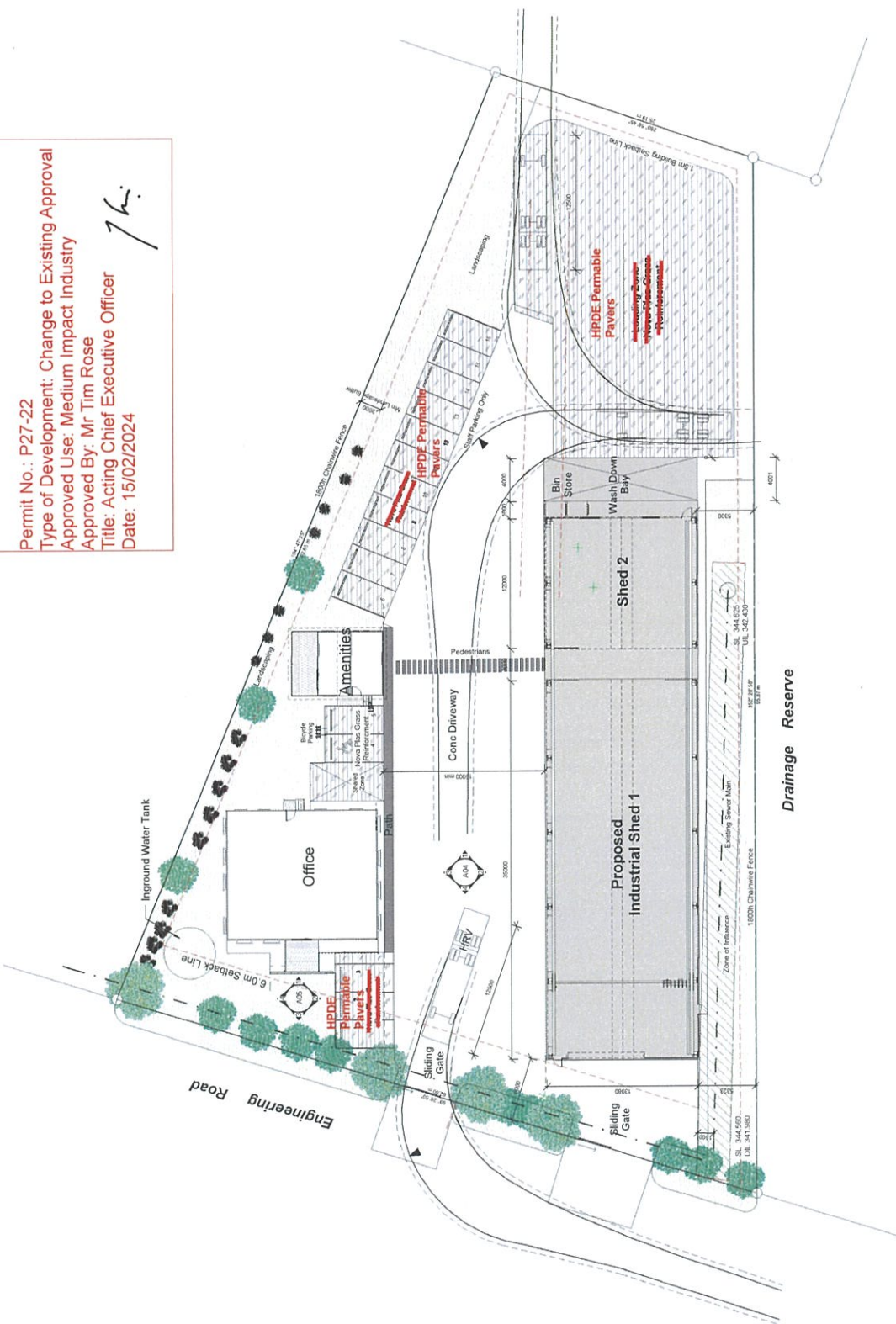
NOTES
 This plan has been prepared for building permit application only. It is the submitter's responsibility to further interpret the design and drawings to the satisfaction of the Council. All dimensions and levels shall be confirmed by the submitter before commencement of work. All dimensions on this plan shall be confirmed by the submitter before commencement of work. All dimensions on this plan shall be confirmed by the submitter before commencement of work. All dimensions on this plan shall be confirmed by the submitter before commencement of work.

Scan here

 79 Anne Street
 Aikenville, QLD
 Ph: 0410 488 165
 QBSA: 733305
 www.southerncrossdrafting.com.au

ISSUES

Issue No.	Date	Description
FD 01	15/04/2023	Preliminary Drawings
DA 01	18/04/2023	DA Issue
DA 02	05/10/2023	DA Revision



2 Site Plan
 A02 1:200

GENERAL NOTES

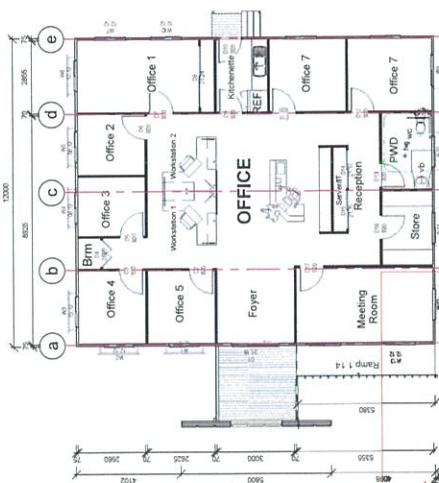
- NOTE ANY DISCREPANCIES BETWEEN DRAWINGS ARE TO BE IMMEDIATELY ADVISED.
- PROJECT PARTICIPANTS: (6) (BCA part A3.2) DESIGN WIND SPEED 12 CLIMATE ZONE 3
- ALL TIMBER CONSTRUCTION IN CONSTRUCTION TO BE UNFRAMED
- ALL STEELWORK TO BE PRIMED & PAINTED. ALL WELDS TO BE 6.0mm CONTINUOUS FILLET WELD.
- PROVIDE D.P.C TO UNDER SIDE OF ALL WALLS ON GROUND LEVEL.
- FRAMES SHALL BE 150mm MIN. ABOVE FINISHED FLOOR LEVEL. WALLS, CEILING AND FLOORING SHALL BE 125mm MAX. SPACING BETWEEN THE BALLUS FRAMING.
- ALL TIMBER FRAMED WALLS TO VET AREAS TO BE DRAINED WITH F.C.
- WRITTEN DIMENSIONS TO HAVE PREFERENCE OVER SCALED DIMENSIONS.

MOUNT ISA CITY COUNCIL DEVELOPMENT APPROVAL

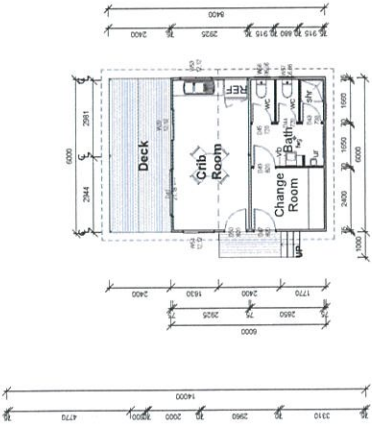
Permit No.: P27-22

Type of Development: Change to Existing Approval
 Approved Use: Medium Impact Industry
 Approved By: Mr Tim Rose
 Title: Acting Chief Executive Officer
 Date: 15/02/2024

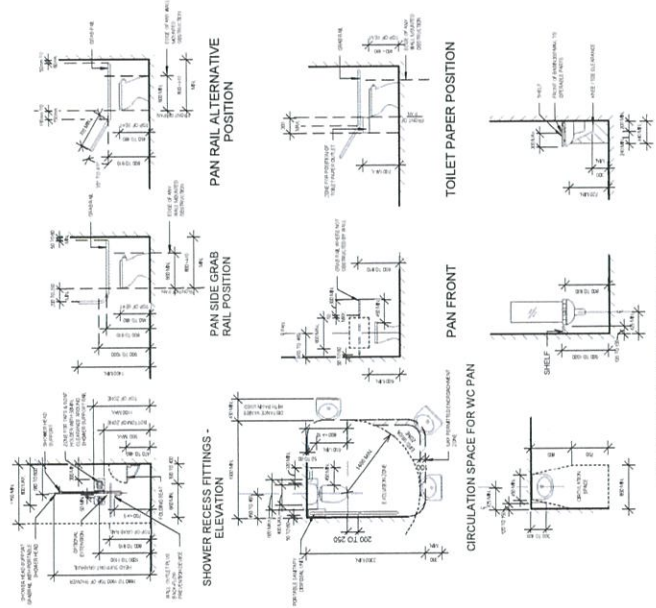
1 Office Floor Plan



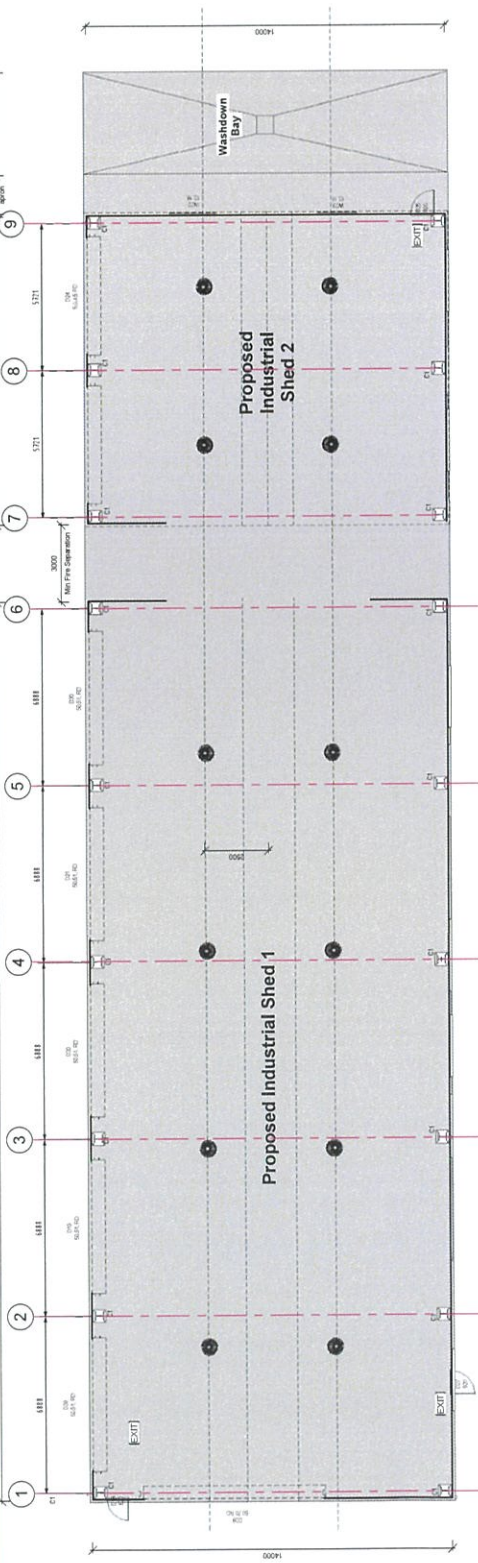
3 Amenities Block Floor Plan



4 PWD FACILITIES



5 WALL MOUNTED WASHBASIN INSTALLATION



2 Shed Floor Plan

Area	Name	Area
Office	100.00 m ²	
Shed 1	464.53 m ²	
Shed 2	100.00 m ²	
Deck	16.37 m ²	
Washing	1.14 m ²	
Grand total	682.04 m ²	

- LEGEND**
- HW - Heavy Masonic Gully
 - SW - Shower
 - SK - Sink
 - FR - Floor
 - WC - Water Closet
 - CL - Column
 - C1 - 75x75 x 4.0 Spig. Column
 - C2 -

ISSUES

Rev.	Date	Description
FD 01	31/03/2023	Preliminary Drawings
DA 01	18/04/2023	DA Issue
DA 02	05/10/2023	DA Revision
DA 03		



79 Annes Street
 Adelaide, QLD
 Ph: (0410) 488 165
 QBSA: 733305
 www.southerncrossdrafting.com.au



NOTES: This has been prepared for building permit application only. It is the client's responsibility to ensure that the design and construction of the building complies with all applicable laws, regulations and standards. The client shall verify all dimensions, services, dimensions and levels prior to construction. All dimensions on this plan shall be confirmed by builder before commencement of construction. All dimensions shall be confirmed by builder before commencement of construction. All dimensions shall be confirmed by builder before commencement of construction.

Scale:	Job No:
1:100 @ A1	SCD 23-251
Date:	Checked:
05 March 2023	TL
Drawn:	Sheet No:
TL	A03

Proposed New Industrial Shed
 CUSTOM STEEL FAB
 Lot 5 Engineering Rd
 Ryan QLD 4825

ISSUED FOR MCU Application

Floor Plans

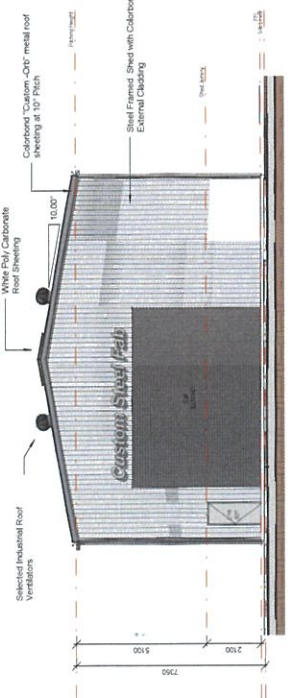
**MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL**

Permit No.: P27-22
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 Date: 15/02/2024

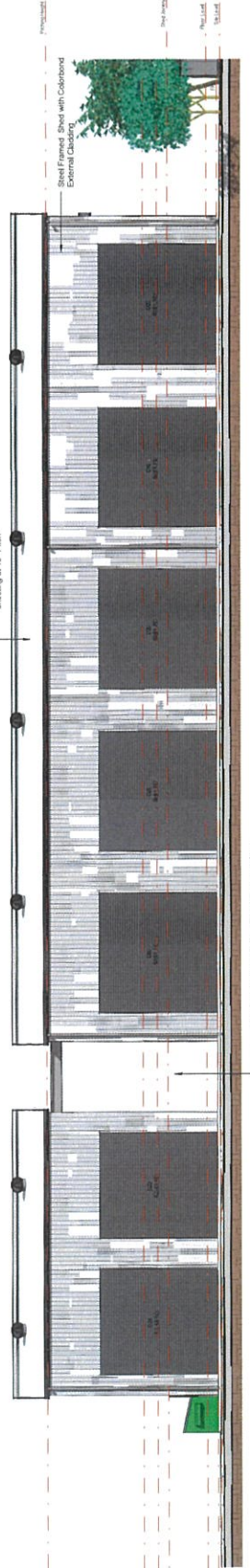
TR

NOTES
 All dimensions and fittings are in millimetres unless otherwise stated. Refer Builders Specifications.
 All doors and windows are to be Aluminium framed unless noted otherwise.
 Stairs & Balustrades to be constructed in accordance with the current BCA Part 3.9.1 - Stair Construction & Part 3.9.2 - Balustrades

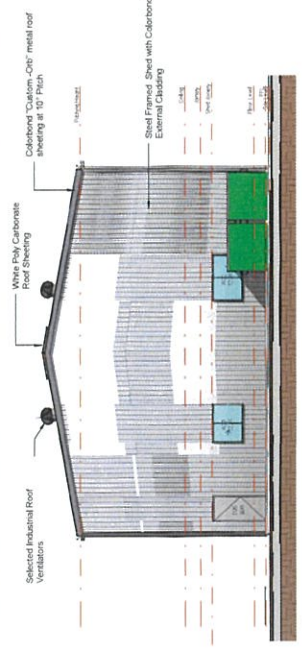
NZ
 Structural design based upon Cyclonic NZ for wind speeds to 40m/s.



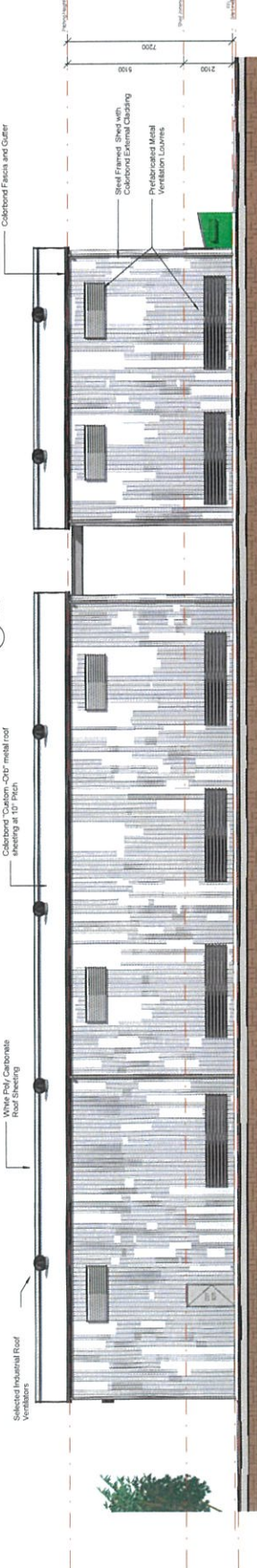
1 Shed Elevation A
 A3/2 1:100



2 Shed Elevation B
 A3/2 1:100



4 Shed Elevation C
 A3/2 1:100



3 Shed Elevation D
 A3/2 1:100

Rev.	Date	Description
PD 01	31/03/2023	Preliminary Drawings
DA 01	19/04/2023	DA Issue
DA 02	05/10/2023	DA Revision
DA 03		



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NOTES:
 The client is responsible for ensuring that the building complies with all applicable laws and regulations. The drafters accept no liability for any errors or omissions in the drawings. The client is responsible for ensuring that the building is constructed in accordance with the drawings and specifications. The client is responsible for ensuring that the building is maintained and repaired in accordance with the drawings and specifications.

Scale:	Job No:
1:100 @ A1	SCD 23-251
Date:	Drawn:
05 March 2023	TL
	Checked:
	TL
	Sheet No:
	A04

Proposed New Industrial Shed
 for
CUSTOM STEEL FAB
 at
 Lot 5 Engineering Rd
 Ryan QLD 4825

**ISSUED FOR
MCU Application**

Elevations

**MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL**

Permit No.: P27-22

Type of Development: Change to Existing Approval

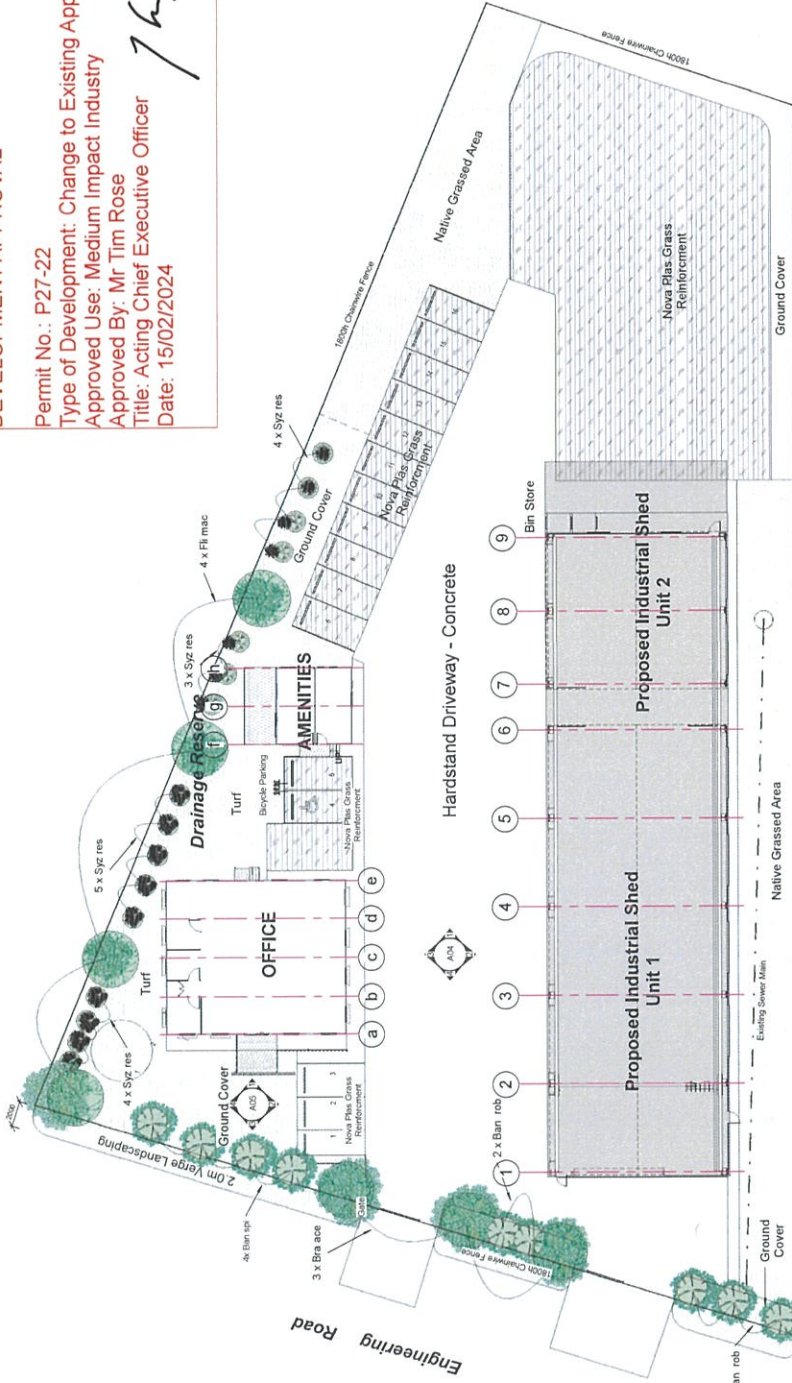
Approved Use: Medium Impact Industry

Approved By: Mr Tim Rose

Title: Acting Chief Executive Officer

Date: 15/02/2024

76



PLANTS	
25 Ltr	Bra sea 3 Panicum 4 Panicum 7
300mm	Ban rob 5 Ban spi 4 Syz res 16 Total 25
Assorted Ground Covers and Grasses May be subject to availability	
	Call vim Ban obi Bae vir D Call end Gaz ass Call cit

Car parking: 16 reqd
Landscaping: Min 10% 400m² reqd
Service Vehicle: 1 HRV
Bicycle Space: 1 reqd - 1 Supplied
GFA: 884.54m²
Site Cover: 21.84% (75% Max)

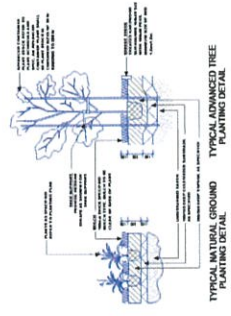
**ISSUED FOR
MCU Application**

Landscape Plan

Proposed New Industrial Shed
CUSTOM STEEL FAB
Lot 5 Engineering Rd
Ryan QLD 4825

Scale: 1:100 @ A1
Date: 05 March 2023
Job No: SCD 23-251
Sheet No: A08

NOTES:
1. The client has been responsible for building form, specifications, etc. It is the client's responsibility to ensure the design and drawings are approved by the relevant authorities.
2. The client has been responsible for obtaining all necessary permits and approvals.
3. The client has been responsible for ensuring the site is suitable for the proposed development.
4. The client has been responsible for ensuring the site is suitable for the proposed development.



1:100
A1
Landscape Plan

PROTECTION OF EXISTING PLANTS
1. PROTECT ALL EXISTING PLANTS AND TREES TO REMAIN.
2. EXISTING PLANTS TO BE MAINTAINED AND PROTECTED.
3. EXISTING PLANTS TO BE MAINTAINED AND PROTECTED.
4. EXISTING PLANTS TO BE MAINTAINED AND PROTECTED.
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9. EXISTING PLANTS TO BE MAINTAINED AND PROTECTED.
10. EXISTING PLANTS TO BE MAINTAINED AND PROTECTED.

EXCAVATION & DRAINAGE OF ALL AREAS TO BE
1. EXCAVATE AND DRAINAGE OF ALL AREAS TO BE.
2. EXCAVATE AND DRAINAGE OF ALL AREAS TO BE.
3. EXCAVATE AND DRAINAGE OF ALL AREAS TO BE.
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9. EXCAVATE AND DRAINAGE OF ALL AREAS TO BE.
10. EXCAVATE AND DRAINAGE OF ALL AREAS TO BE.

LANDSCAPING SPECIFICATION
1. PROTECT ALL EXISTING PLANTS AND TREES TO REMAIN.
2. EXISTING PLANTS TO BE MAINTAINED AND PROTECTED.
3. EXISTING PLANTS TO BE MAINTAINED AND PROTECTED.
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Rev.	Date	Description
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Deep for a sustainable future