

Lesley McBay

From: Executive Support
Subject: FW: Access Committee item Development Application DA2021/0193 Medical Centre, Chemist and shop top units 17 Condstream St Yamba
Attachments: PROPOSED MEDICAL AND RESIDENTIAL DEVELOPMENT AT 17 COLDSTREAM STREET, YAMBA (1 disabled parking).pdf
Importance: High

From: Emily Hutchinson [REDACTED]

Sent: Friday, 23 Jul [REDACTED]
[REDACTED]

Subject: RE: Access Committee item Development Application DA2021/0193 Medical Centre, Chemist and shop top units 17 Condstream St Yamba
Importance: High

Pat,

Further to my email yesterday, please see attached the amended proposal plans including 1 accessible space and the inclusion of an accessible pathway through to the front of the building.

Whilst we have modelled an additional accessible parking space, as alluded to yesterday this results in the car using the space closest to the building being unable to reverse out.

I have also sought confirmation from our building designer regarding the fire rating requirements which confirms our development can be compliant with the relevant legislation which will be dealt with at the Building Approval stage.

“The ground floor being a Class 9 and built to boundary which will be subject to a FRL of 120/120/120 is the only part of the building that is designed to boundary and the proposed material is 190mm core filled blockwork which extension past the roof.

The first floor is design with a 1.5m setback (but within 3m) is subject to an FRL of 90/60/60. The wall is design as a block wall, and the windows are under the 1/3 of the total wall area threshold under to NCC Vol.2 Part C3.2 & C3.4 Openings in external fire wall, requiring auto closing windows. This wall has a 600mm eave which leaves the eave with a 900mm setback and will be fire rated.

The neighbouring building appears to have no windows or opening in the wall built to boundary and the wall construction appear to be masonry up to an RL8.05 which help reduce the fire risk.

With all that said this should be checked with a Building Certifier to verify that the roof and the opening in the wall as they will be the final say/confirmation that the NCC has been satisfied.”

I trust this assists in Council's consideration of the proposed development.

Please let me know if any further information is required.

Regards,

Emily Hutchinson | Senior Town Planner
Plan A Town Planning Pty Ltd



D 4064

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From: Emily Hutchinson**Sent:** Thursday, 22 J [REDACTED]**Subject:** RE: Access Committee item Development Application DA2021/0193 Medical Centre, Chemist and shop top units 17 Condstream St Yamba**Importance:** High

Hi Pat,

As discussed on the phone, the applicant has reviewed the plans and legislative accessibility requirements and believe we can make amendments to achieve most of Council's requirements.

I would appreciate if you could please advise the Councillors of the below information and that we are urgently working on amended plans which we hope to have to you by COB Friday to allow sufficient time for these to be reviewed prior to the full Council meeting.

1. Additional accessible car parks – whilst the applicant acknowledges the merit and practicality of the committee's request, provision of an additional accessible bay will result in the loss of **minimum** 1 carparking space. We have reviewed all viable options such as relocating the shared area so 2 accessible spaces could use the same shared zone however this will adversely impact manoeuvrability of a car reversing out the PWD space closest to the building.

On the basis that compliance with the national legislative requirements is achieved with 1 accessible bay onsite and that there is an existing PWD space situated along Coldstream Street (as described in the Council report), we consider the proposed carparking arrangements to be most suitable in this instance.

The proposed arrangement ensures sufficient parking (including accessible parking) is provided to mitigate any worsening of the demand for on street carparking.

2. Access to building – as above, the applicant acknowledges the importance of the committee's request and intends to revise the design of the development to facilitate an accessible pathway along the eastern side of the building (wholly contained within the lot and not within the laneway).

Access directly from the rear of the building is not feasible as this is where all of the back of house operations of the Medical Centre and Pharmacy will occur (i.e. staff room/administration etc). If these areas were to be relocated to the front of the tenancy, this would create a far less desirable outcome with very limited activation or casual surveillance opportunities along the Coldstream Street road frontage.

In terms of the other concerns raised by Council during Tuesday's meeting, the applicant understands that the requirements for fire maintenance and protection in accordance with the Building Code of Australia is integral. These requirements will be addressed as required in accordance with the legislation at the Building Approval stage of the development. The applicant is in the process of engaging a Building Certifier to fulfil this requirement.

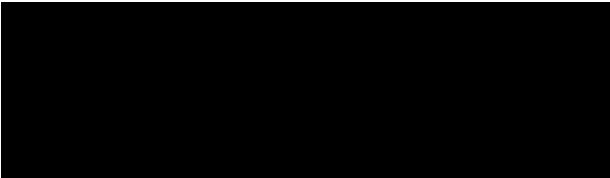
Further, in terms of laneway widening, the applicant has provided substantial justification regarding the variation to the DCP. Most critically, any further land resumption beyond what is already provided for will significantly compromise the development. As an example, this is particularly evident in terms of the minimum aisle width between carparking rows which cannot be further reduced and still function in compliance with Australian standards.

The applicant appreciates Council's consideration of the above matters particularly the in-principle support of the proposal.

We will provide the plans to you as soon as possible for Council to consider at next week's meeting.

Regards,

Emily Hutchinson | Senior Town Planner
Plan A Town Planning Pty Ltd



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From: Patrick Ridgway [REDACTED]
Sent: Wednesday, 21 July 2021 4:19 PM
To: Emily Hutchinson [REDACTED]
Subject: FW: Access Committee item Development Application DA2021/0193 Medical Centre, Chemist and shop top units 17 Condstream St Yamba

Hi Emily,

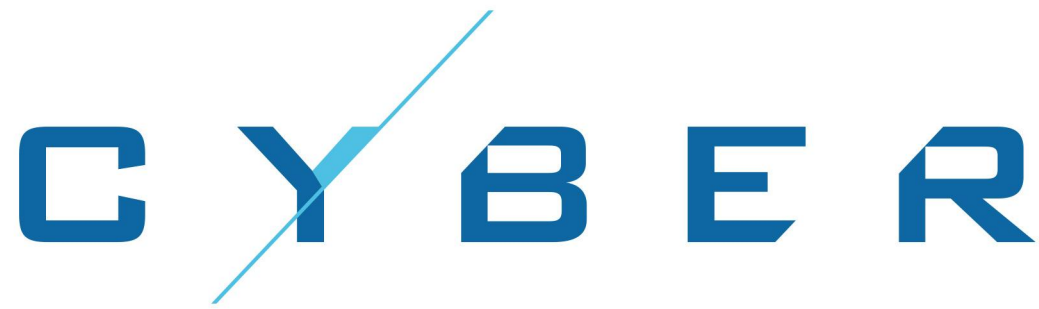
The access committee have provided the attached draft minutes:

<p>Item 6b.21.042 DA2021/0193 MEDICAL CENTRE CHEMIST AND SHOP TOP HOUSING (4 UNITS) 17 Coldstream Street Yamba (Cr Toms)</p>	<p>DA proposal attached. Recommendation:</p> <ol style="list-style-type: none"> 1. The Access committee acknowledges that the developer meets the re However, the Access Committee would like to request 2 accessible ca proposed commercial enterprise (Medical Centre and a chemist). The people with disabilities or mobility issues. 2. Access should be made available to all parts of the building (including the rear of the proposed development. 3. If the changes 1 and 2 can't not be made, the development needs to g Coldstream lane can become a shared traffic zone with 40 km speed l peak times.
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Can you provide comment on this please.

Regards,

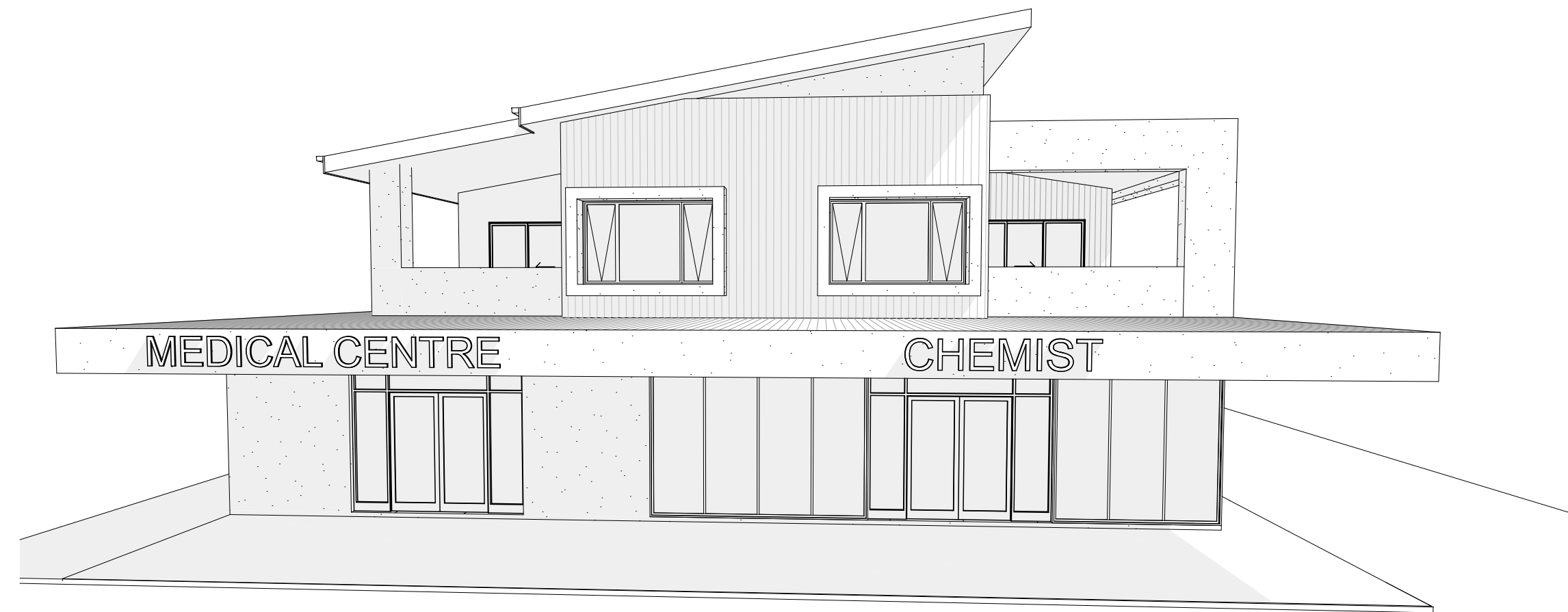
Patrick Ridgway
Senior Development Planner



LIVE BETTER BY DESIGN

SUITE 24 WORONGARY TOWN CENTRE, PHONE: (07) 5559 0990
 1 MUDGEERABA ROAD, FAX: (07) 5559 0949
 WORONGARY QLD 4213 BSA No: 1142338 ABN: 25 890 335 667

BRISBANE RENOVATION GROUP
PROPOSED MEDICAL AND RESIDENTIAL DEVELOPMENT AT
17 COLDSTREAM STREET, YAMBA



DRAWING SCHEDULE	
Sheet No.	Sheet Name
	COVER PAGE / GENERAL NOTES
1	EXISTING SITE PLAN
2	DEMOLITION PLAN
3	PROPOSED SITE PLAN
4	SITE ANALYSIS PLAN
5	PERMEABILITY PLAN
6	PROPOSED GROUND FLOOR PLAN
7	PROPOSED UPPER FLOOR PLAN
8	ROOF PLAN
9	PROPOSED ELEVATIONS
10	PROPOSED ELEVATIONS
11	SECTIONS
12	SLAB PLAN
13	WINDOW / DOOR SCHEDULE
14	LANDSCAPE PLAN

General Notes

All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the latest edition of the National Construction Code Series Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

Unless otherwise specified, the term BCA shall refer to the latest edition of the National Construction Code Series Building Code of Australia Volume 2.

All materials and construction practice shall meet the Performance Requirements of the Building Code of Australia. Where an alternative solution is proposed then prior to implementation or installation it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the Building Code of Australia.

Glazing including safety glazing shall be installed to a size, type and thickness so as to comply with: BCA Part 3.6 for Class 1 and 10 buildings within a design wind speed of not more than N3, and the latest edition of NCC BCA Vol 1 Part B1.4 for Class 2 to 9 buildings

Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2004: *Waterproofing of Wet Areas in Residential Buildings*.

These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the accredited Thermal Performance Assessor without alteration

Top of hand rails to be 865mm vertically minimum above stair nosing and floor surfaces of ramps

Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

For buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS4773.1-2010 'Masonry in small buildings' Part 1: Design

All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval. These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

Site plan measurements in metres – all other measurements in millimetres u.n.o.

Figured dimensions take precedence over scaled dimensions.

The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

Installation of all services shall comply with the respective supply authority requirements.

The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

These plans have been prepared for the exclusive use by the Client of Cyber Drafting for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer's written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.

The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.

structural components:

Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification as per designated by a structural engineer (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

All timber shall be naturally resistant to termite attack or treated to a minimum level of H2. All exposed timber shall be durability class 1 (above ground), with any sapwood H3 treated or durability Class 2 +H3 treated or treated to Level H3

stair construction:

step sizes (other than for spiral stairs) to be:
 -risers (R) 190mm maximum and 115mm minimum
 -going (G) 355mm maximum and 240mm minimum
 -2R + 1G = 700mm maximum and 550mm minimum
 -with less than 125mm gap between open treads

all treads, landings and the like to have non slip finish or suitable non-skid strip near edge of nosing.

provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. balustrades (other than tensioned wire balustrades) to be:
 -1000mm min. above finished surface level of balconies, landings or the like,
 -865mm min. above finished surface level of stair nosing or ramp, and
 -vertical with less than 125mm gap between, and
 -any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
 Wire balustrade construction to comply with the latest edition of NCC BCA Volume 2 Part 3.9.2.3 for Class 1 and 10 Buildings and latest edition of NCC 2014 BCA Volume 1 Part D2.16 for other Classes of Buildings.

Top of handrails to be 865mm min vertically above stair nosing and floor surfaces of ramps and landings

glazing:

all glazing is to be in accordance with AS1288 and AS 2047

glazing including safety glazing shall be installed to a size, type and thickness so as to comply with:
 -BCA Part 3.6 for Class 1 and 10 buildings within a design wind speed of not more than N3, and
 -BCA Part B1.4 for Class 2 to 9 buildings

safety glazing to be used in the following cases:
 -all rooms u.n.o: within 500mm vertical of floor level.
 -bathrooms/ensuites: within 2000mm vertical from bath base and within 500mm horizontal from bath/shower to shower doors, shower screens and bath enclosures.
 -laundry: within 1200mm vertical from floor level and/or within 300mm vertical of trough.
 -doorway: within 300mm horizontal from all doors.

window sizes nominated are nominal only. actual size may vary according to manufacturer. windows to be flashed all around.

a window opening must be provided with protection, if the floor below the window in a bedroom is 2m or more above the surface beneath. Where the lowest level of the window opening is less than 1.7m above the floor - in accordance with the latest NCC BCA VOL. 2 - 3.9.2.5

doors:

All toilet doors to have lift-off hinges where there is less than 1200mm between the closed door and toilet pan.

All doorways are to have a minimum clear height of 2000mm and a minimum clear width of 750mm unless specified otherwise.

stormwater:

90mm diameter class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. provide inspection openings at 9000mm C/C and at each change of direction.

the cover to underground stormwater drains shall be not less than
 100mm under soil
 50mm under paved or concrete areas
 100mm under unreinforced concrete or paved driveways
 75mm under reinforced concrete driveways

energy rating notes:

reflective foil materials must be used in conjunction with and air space and air must not be allowed to leak from one side of the foil to another. Particular care must be taken during construction, to ensure that all penetrations through the foil and joins are effectively sealed by taping around joints and penetrations.

To maintain the effectiveness of bulk insulation builder must ensure that: insulation fits in snugly against all framing members where gaps exist, off-cuts of bats are used to fill these gaps.

Bulk insulation is not to be compressed.

Note: It is important that the width of insulation provided in a wall frame matches the width of the stud.

Insulation placed near lamps, luminaires and associated transformers is installed in accordance with the electrical safety alert, installation of bulk thermal insulation around electrical equipment and accessories.

Insulation must comply with AS/NZS 4859.1

Seals are to be provided to chimneys and flues, roof lights around external doors and exhaust fans.

Sealing can also be achieved by providing close fitting internal lining systems at the ceiling, wall and floor junctions or by caulking, skirtings, architraves and cornices or the like.

any ductwork penetrating walls/ceilings must be sealed against air loss and thermally insulated with insulation to achieve the required R-values.

all external doors & windows to have weatherseals fitted, including all doors accessing non-mechanically heated/cooled rooms.

gaps and cracks around doors, windows and service penetrations to be sealed.

exhaust fans to be self closing, fitted with "Draftstoppa" or similar approved equivalent.

3.12.5.5 requires the lamp power density or illumination power density of artificial lighting not to exceed:

- in a class 1 building, 5W/m²
- on a verandah or balcony attached to class 1,4 W/m²
- in a class 10 building, 3W/m²

energy efficiency :

Building fabric thermal insulation (BCA 3.12.1) where required, insulation must comply with AS/NZS 4859.1 and be installed so that it--
 abuts or overlap adjoining insulation other than at supporting members such as columns, studs, noggings, joists, furring channels and the like where the insulation must be butt against the member; and
 forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier.

Roofs (BCA 3.12.1.2) for total adjusted minimum required r-value due to loss of ceiling insulation refer to table 3.12.1.1b

Air movement (BCA 3.12.4) for total adjusted minimum required r-value due to loss of ceiling insulation refer to table 3.12.4.1

corrosion protection:

Corrosion protection of built-in structural members:
 Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with BCA Volume 2 Table 3.3.3.2 suitable for an Environment Classification as required

Corrosion protection for sheet roofing:
 Provide corrosion protection for sheet roofing in accordance with BCA Volume 2 Table 3.5.1.1a suitable for an Environment Classification as required

bushfire attack level (BAL): if applicable

Reference document 'AS 3959-2009 construction of buildings in bush fire prone areas'

Relevant Fire Danger Index (FDI) -

Predominate Vegetation:-

Classification -

Type -

Distance of site from predominate vegetation -

Effective slope of land -

Determination of Bushfire Attack Level (BAL) -

Read in conjunction with BAL Bushfire Risk Assessment Report by:

bushfire construction:

To reduce the risk of ignition from a bushfire the proposed dwelling (s) shall be designed, constructed and maintained to suit the relevant BAL zone (as accessed by the qualified Bush Fire Risk Assessor) in accordance with construction sections 3 & 5 of AS 3959 - 2009 Construction of Buildings in Bushfire Prone Areas and the latest NCC BCA Vol. 2

Read in conjunction with the 'bushfire risk assessment' report for general construction details.

Contractor is too ensure all relevant construction personnel receive a full copy of the 'bush fire risk assessment' report - and ensure a copy is on site at all times.

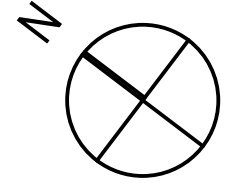
wet areas:

All floor surfaces to bath & laundry shall be impervious, with junctions between wall and floor flashed to prevent moisture penetration into walls

All wet areas to comply with the latest NCC 2014 BCA vol. 2 3.8.1.2 and AS 3740. Splashbacks shall be impervious for 150mm above sinks, troughs, and hand basins within 75mm of the wall

Ceramic tiles or other approved impervious material to walls above showers to 1800mm above floor

Tiled decks over liveable areas are to be, in the following order over the floor joists:- 19mm compressed FC sheet, with one layer of parchem emerproof 750 with a second layer of sand screed with DFT of 1300 micron, installed to manufacturers specifications, and floor tiles over. All corners to have 20mm mastic sealant under parchem emerproof 750.



PROPERTY DESCRIPTION	
SITE NUMBER:	Lot 17
STREET:	COLDSTREAM STREET,
SUBURB:	YAMBA
DP:	0952124
AREA:	919.74m ²
SITE COVER:	69.97% (643.55m ²)

notes:
Use written dimensions only. Do not scale drawings from plans

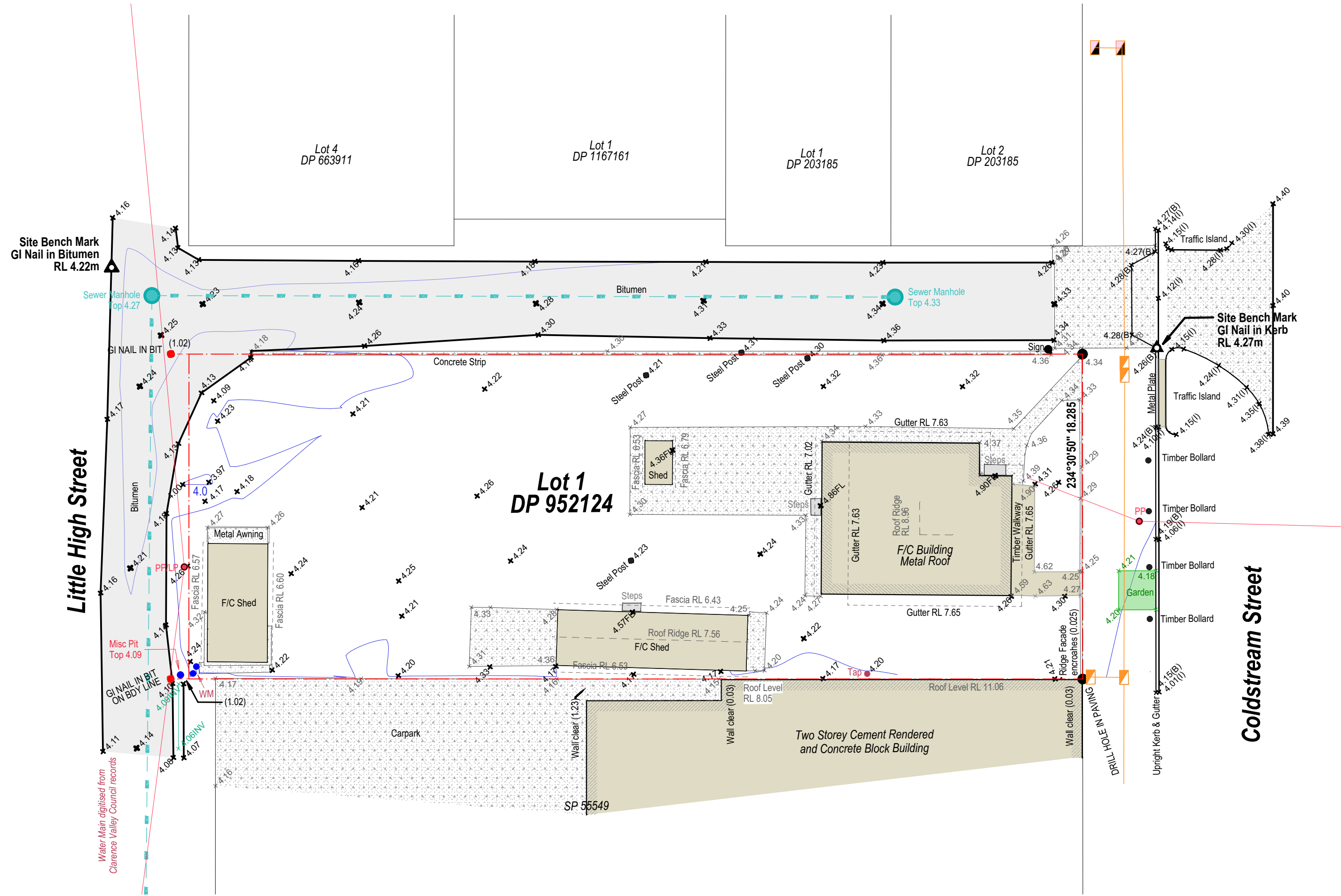
Building zone is to be cleared of any vegetation and trees to suit - check on site.

All survey data taken from DWG/PDF copy by others. Cyber Drafting & Design take no responsibility of the proposed slab & pad levels due to the possibility of in-accuracy of the disclosure plan.

Verify all bearing and dimensions on site prior to construction.
All missing pegs to be re-instated prior to any construction. Notify head contractor immediately of any discrepancies in setout dimensions. Do not start construction until all boundaries are confirmed.

Ensure all drawings and accompanying details and/or specifications have been stamped as 'Approved' by the relevant local authorities prior to use.

All site drainage to be graded to rubble pits or approved site drainage pits at a min grade of 1:100 (1%) and connected to legal point of discharge in compliance with AS/NZ 3500 &/or NCC BCA vol. 2. parts 3.1.2 & 3.5.2



Existing Site Plan
Scale 1:200

REV	DATE	DESCRIPTION
A	18.05.18	CONCEPT PLANS
B	21.06.18	PRELIMINARY PLANS
C	15.08.18	DA ISSUE PLANS
D	08.11.18	WORKING DRAWINGS ISSUE PLANS

I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

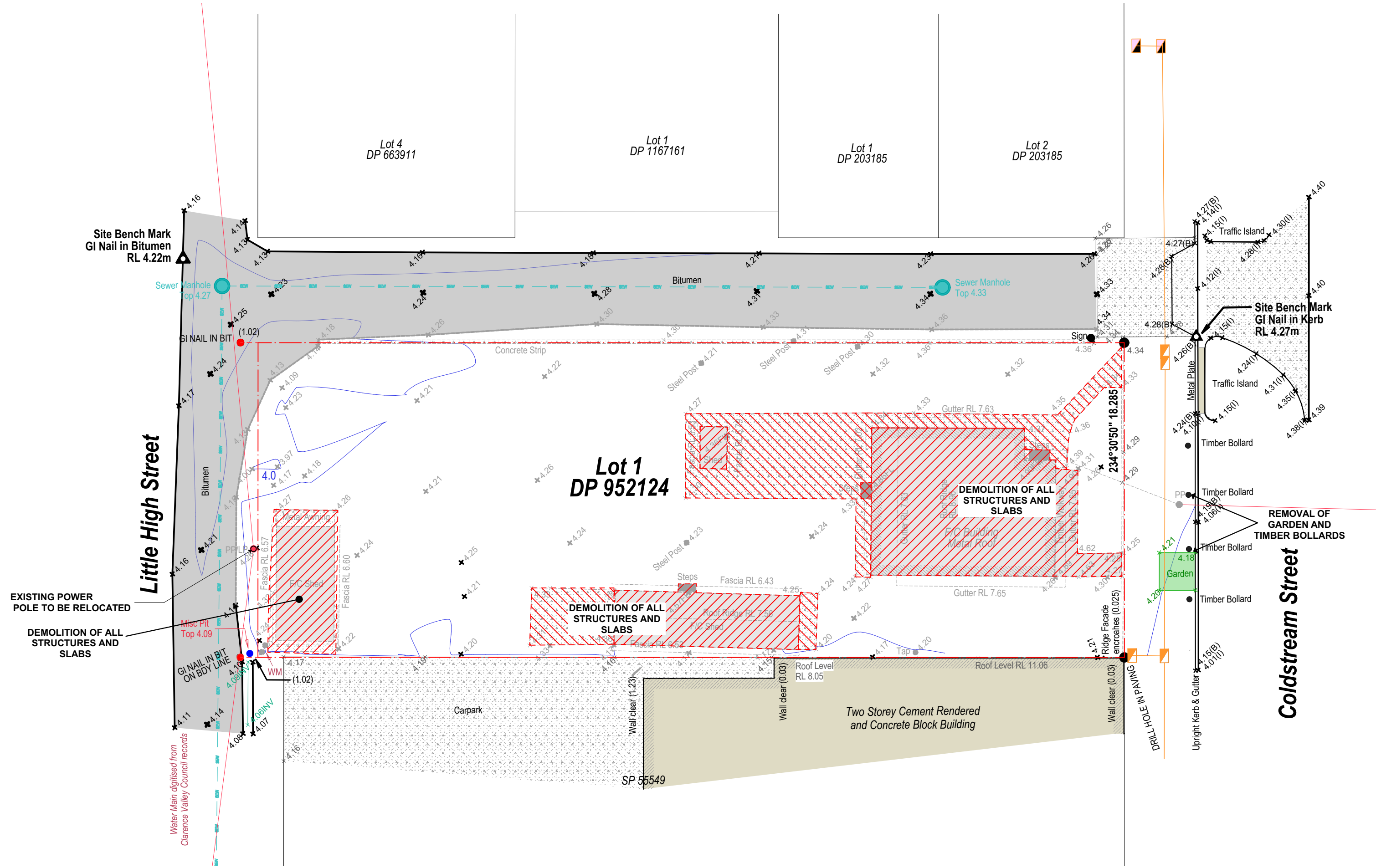
dimensions shall not be obtained by scaling all dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction



17 COLDSTREAM STREET,
YAMBA

client details

EXISTING SITE PLAN	18116	D	as shown
COUNCIL MEETING - 27 JULY 2021		1 of 14	



DEMO SITE
Scale 1:200

REV	DATE	DESCRIPTION
A	18.05.18	CONCEPT PLANS
B	21.06.18	PRELIMINARY PLANS
C	15.08.18	DA ISSUE PLANS
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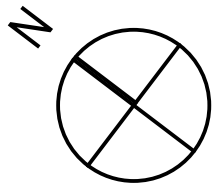
SIGNATURE _____ DATE _____

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17 COLDSTREAM STREET,
YAMBA

DEMOLITION PLAN	18116	D	as shown
COUNCIL MEETING - 27 JULY 2021		2 of 14	



PROPERTY DESCRIPTION	
SITE NUMBER:	Lot 17
STREET:	COLDSTREAM STREET,
SUBURB:	YAMBA
DP:	0952124
AREA:	862.76m ²
SITE COVER:	74.59% (643.55m ²)

notes:
Use written dimensions only. Do not scale drawings from plans

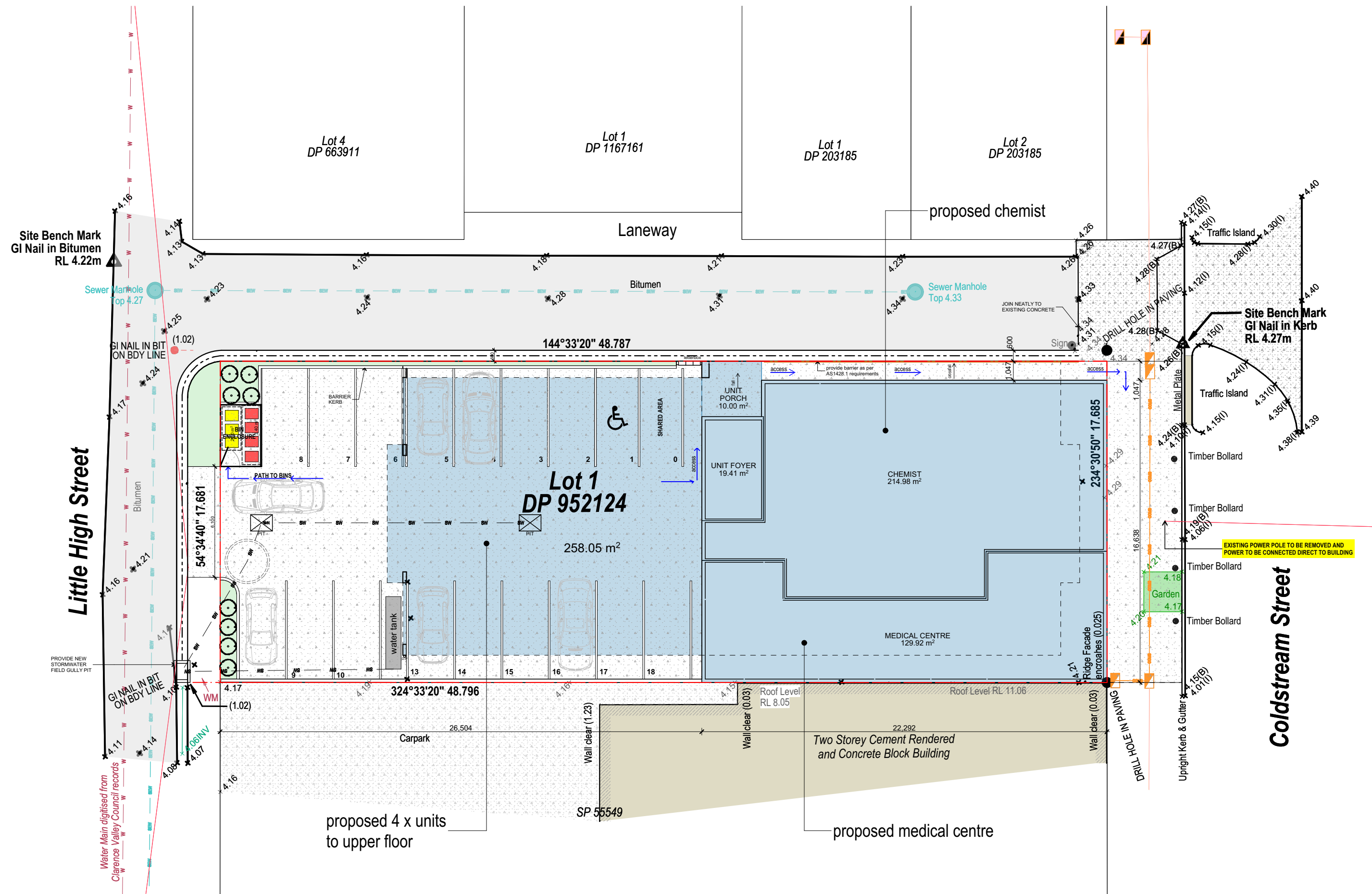
Building zone is to be cleared of any vegetation and trees to suit - check on site.

All survey data taken from DWG/PDF copy by others. Cyber Drafting & Design take no responsibility of the proposed slab & pad levels due to the possibility of in-accuracy of the disclosure plan.

Verify all bearing and dimensions on site prior to construction.
All missing pegs to be re-instated prior to any construction. Notify head contractor immediately of any discrepancies in setout dimensions. Do not start construction until all boundaries are confirmed.

Ensure all drawings and accompanying details and/or specifications have been stamped as 'Approved' by the relevant local authorities prior to use.

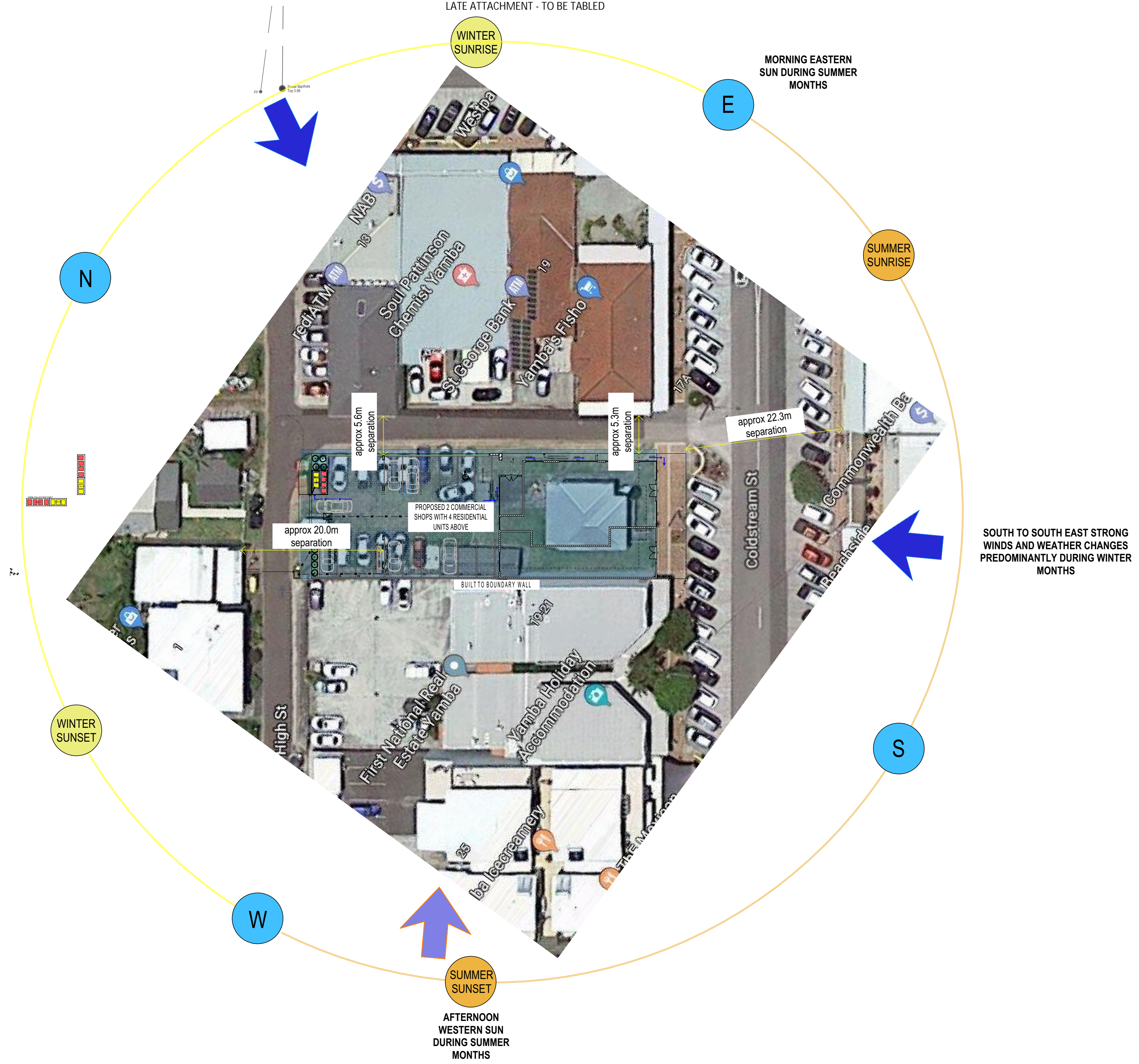
All site drainage to be graded to rubble pits or approved site drainage pits at a min grade of 1:100 (1%) and connected to legal point of discharge in compliance with AS/NZ 3500 &/or NCC BCA vol. 2. parts 3.1.2 & 3.5.2



Proposed Site Plan
Scale 1:200

REV	DATE	DESCRIPTION	IWVE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____	dimensions shall not be obtained by scaling all dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction	LIVE BETTER BY DESIGN SUITE 24 HONORARY TOWN CENTRE 11 MOOREBARRA ROAD WORKONGARRI QLD 4273 BSA No. 1742238 Ph: 07 558 9386 Fax: 07 558 9384 ABN: 25 561 351 697	17 COLDSTREAM STREET, YAMBA	- - - -	PROPOSED SITE PLAN 18116	D 22/07/2021 3 of 14	COUNCIL MEETING - 27 JULY 2021
A	18.05.18	CONCEPT PLANS								
B	21.06.18	PRELIMINARY PLANS								
C	15.08.18	DA ISSUE PLANS								
D	08.11.18	WORKING DRAWINGS ISSUE PLANS								

LATE ATTACHMENT - TO BE TABLED



SOUTH TO SOUTH EAST STRONG WINDS AND WEATHER CHANGES PREDOMINANTLY DURING WINTER MONTHS

Site Analysis Plan
Scale 1:400

REV	DATE	DESCRIPTION
A	18.05.18	CONCEPT PLANS
B	21.06.18	PRELIMINARY PLANS
C	15.08.18	DA ISSUE PLANS
D	08.11.18	WORKING DRAWINGS ISSUE PLANS

I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT

SIGNATURE _____ DATE _____

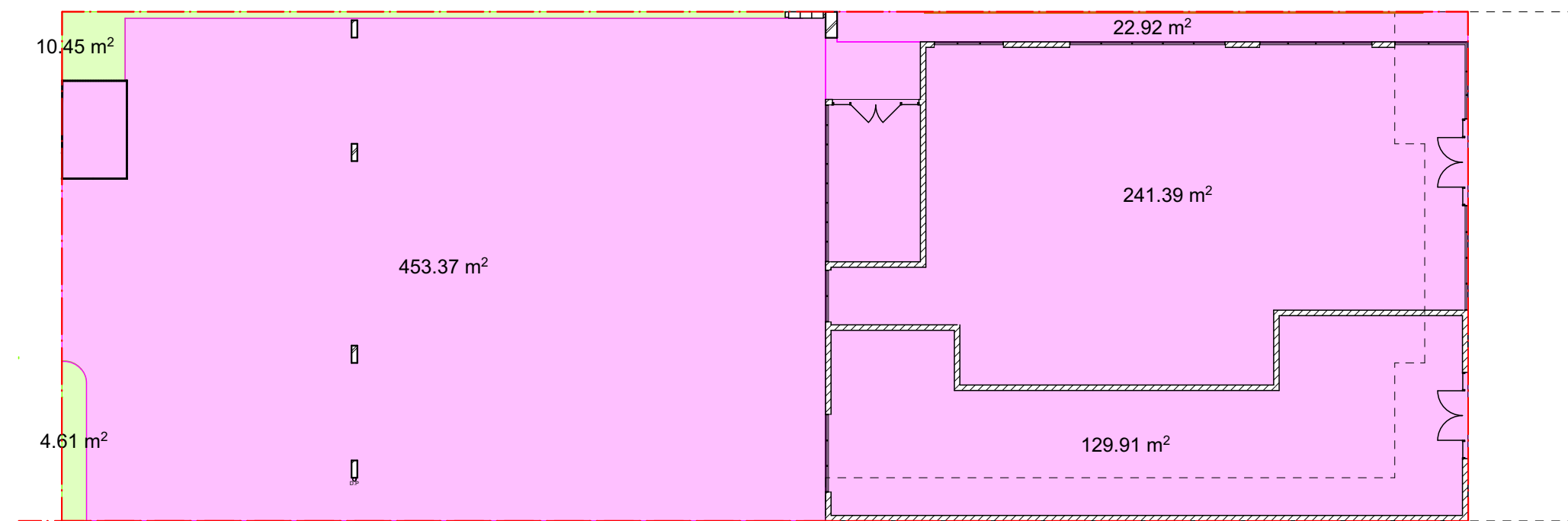
SIGNATURE _____ DATE _____

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17 COLDSTREAM STREET,
YAMBA

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wind dir	-						
wind sp	-						



Permeability

Site Total Area: 862.76m²

Total Impervious Area:
 Chemist 214.98m²
 Medical Surgery 129.91m²
 Driveway & Parking 453.37m²
Total 798.26m²

Impervious Area 881.97m²
 Non Impervious Area 15.06m²

Total Non Impervious Area:
 Garden Beds 15.06m²
Total 15.06m²

Total Non Impervious Area: 1.74%

Permeability Plan
 Scale 1:200

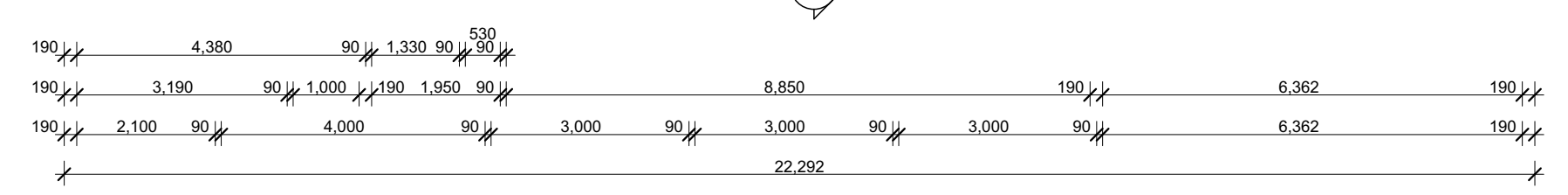
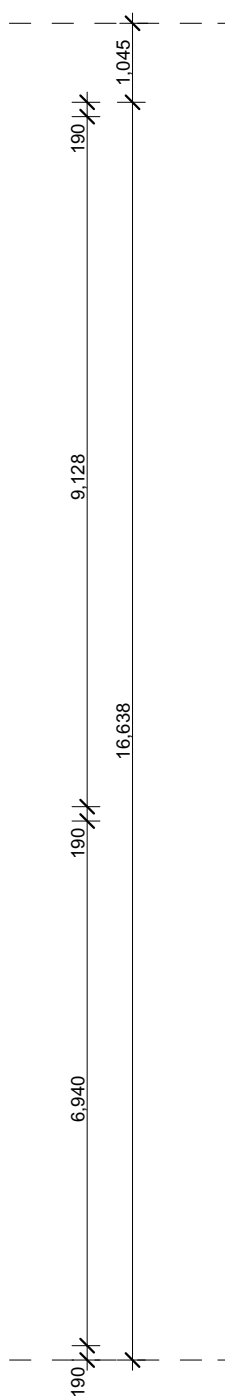
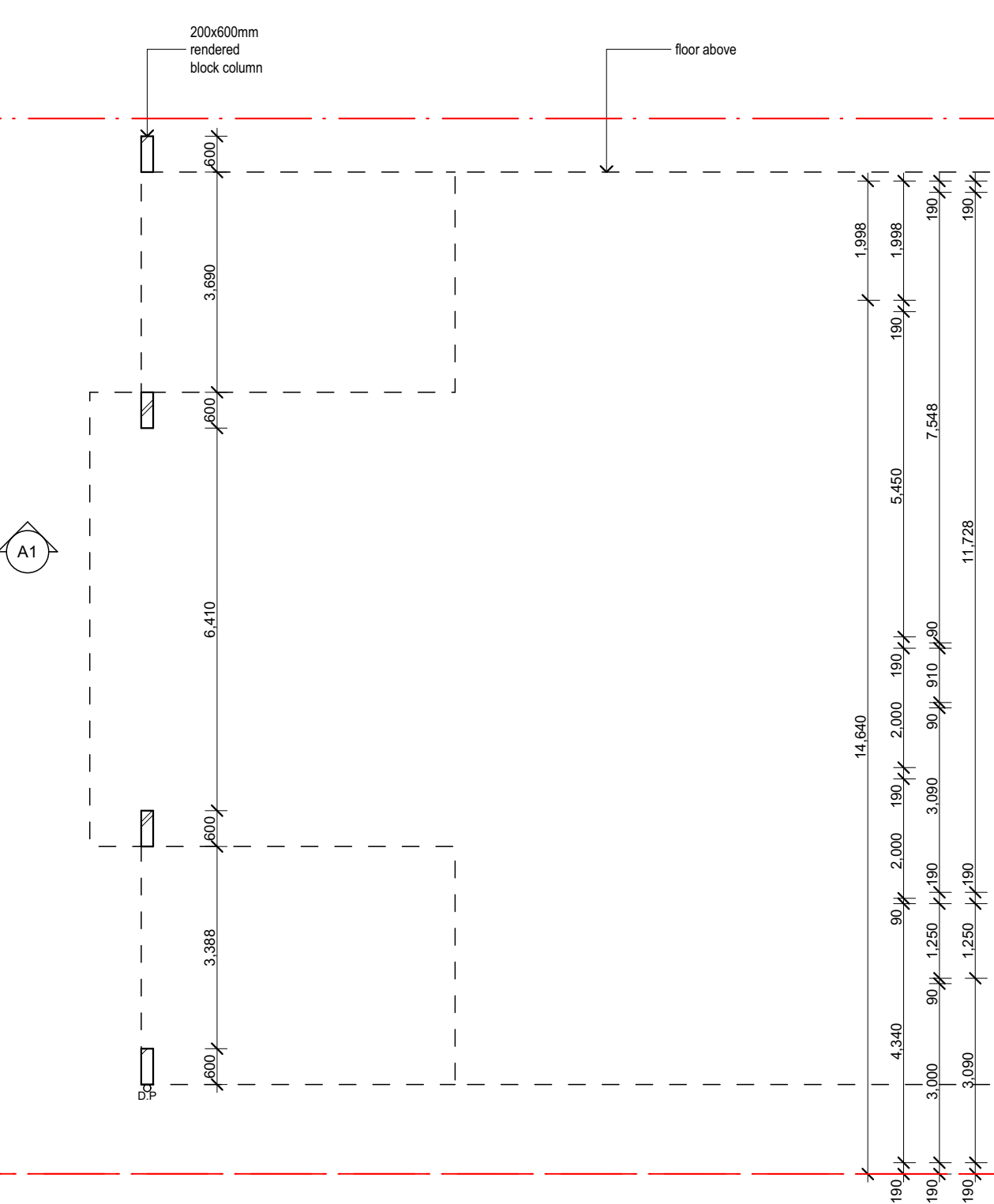
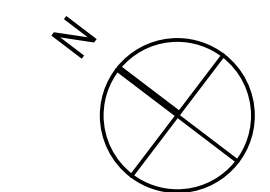
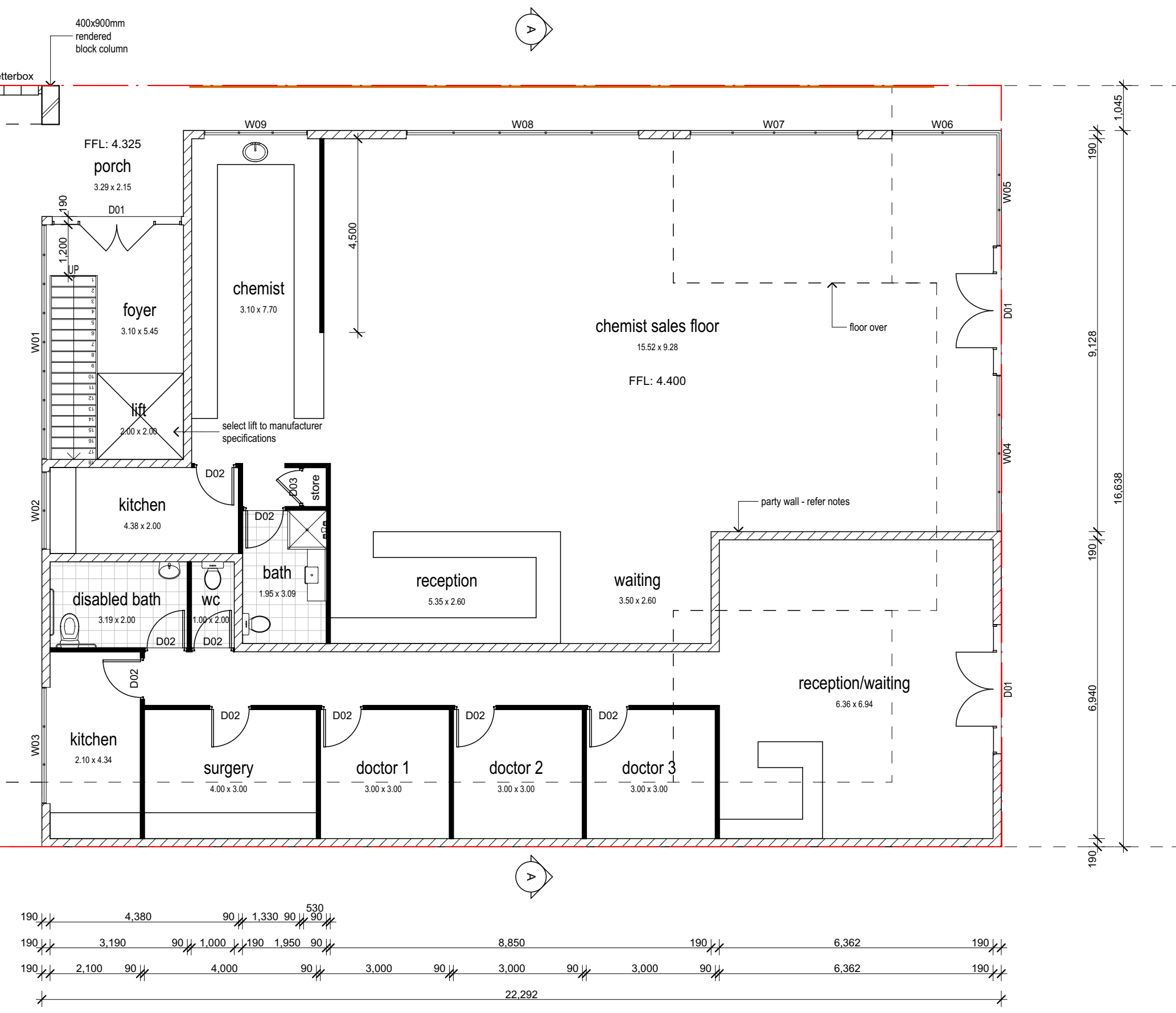
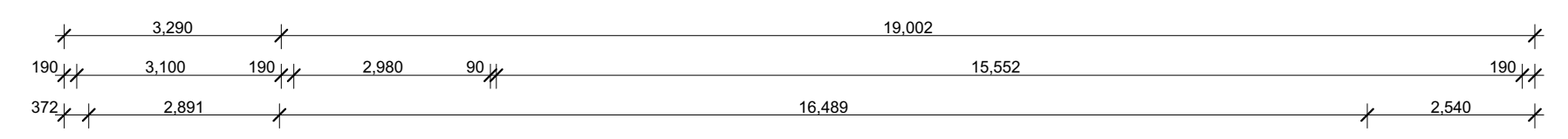
NOTE:
INSTALL ELECTRICAL CONDUIT UNDER
SLAB FOR POWER TO KITCHEN BAR

METER BOX & HWS POSITIONS TO BE
DETERMINED BY SUPERVISOR.

PARTY WALL TO BE 60/60/60 FIRE
RATED WALL IN ACCORDANCE TO NCC
BCA VOL. 2.

ALL ACCESS TO BE IN ACCORDANCE
WITH AS1428.1-2009 DESIGN FOR
ACCESS AND MOBILITY

- Legend:
- b bath
 - vb vanity basin
 - dw dish washer space
 - ohc overhead cupboards
 - cpt carpet
 - fr refrigerator
 - hws hot water service
 - conc plain concrete
 - shr shower
 - tub laundry tub
 - wm washing machine
 - wc water closet
 - sss stainless steel sink
 - hp hot plate
 - ubo under bench oven
 - dp rainwater downpipe
 - ef vented exhaust fan installed as per
BCA 3.8.5 & to comply with AS 1668.2
 - SD ceiling mounted, photoelectric &
interconnected smoke detectors hard-wired
with battery back-up as per AS 3786-2014 &
the latest NCC BCA Vol. 2 3.7.2



AREA - New	
ID	Area
FIRST FLOOR	
Unit 3 Living	117.75
Unit 4 Living	117.75
Unit 1 Living	114.64
Unit 2 Living	114.64
Unit 4 Alfresco	20.97
Unit 3 Alfresco	20.26
Unit 1 Alfresco	19.40
Unit 2 Alfresco	18.75
Foyer	11.66
GROUND FLOOR	
Chemist	214.98
Doctors Surgery	129.92
Ground Foyer	19.41
Porch	6.57
Total	926.70 m²

Proposed Ground Floor Plan
Scale 1:100



REV	DATE	DESCRIPTION
A	18.05.18	CONCEPT PLANS
B	21.06.18	PRELIMINARY PLANS
C	15.08.18	DA ISSUE PLANS
D	08.11.18	WORKING DRAWINGS ISSUE PLANS

I/WE APPROVE THESE DRAWINGS TO BE
CORRECT AS PER CONTRACT

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

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otherwise. Setout dimensions shall be verified
on site prior to any work being carried out. Any
problems shall be directed to the builder for
clarification & correction

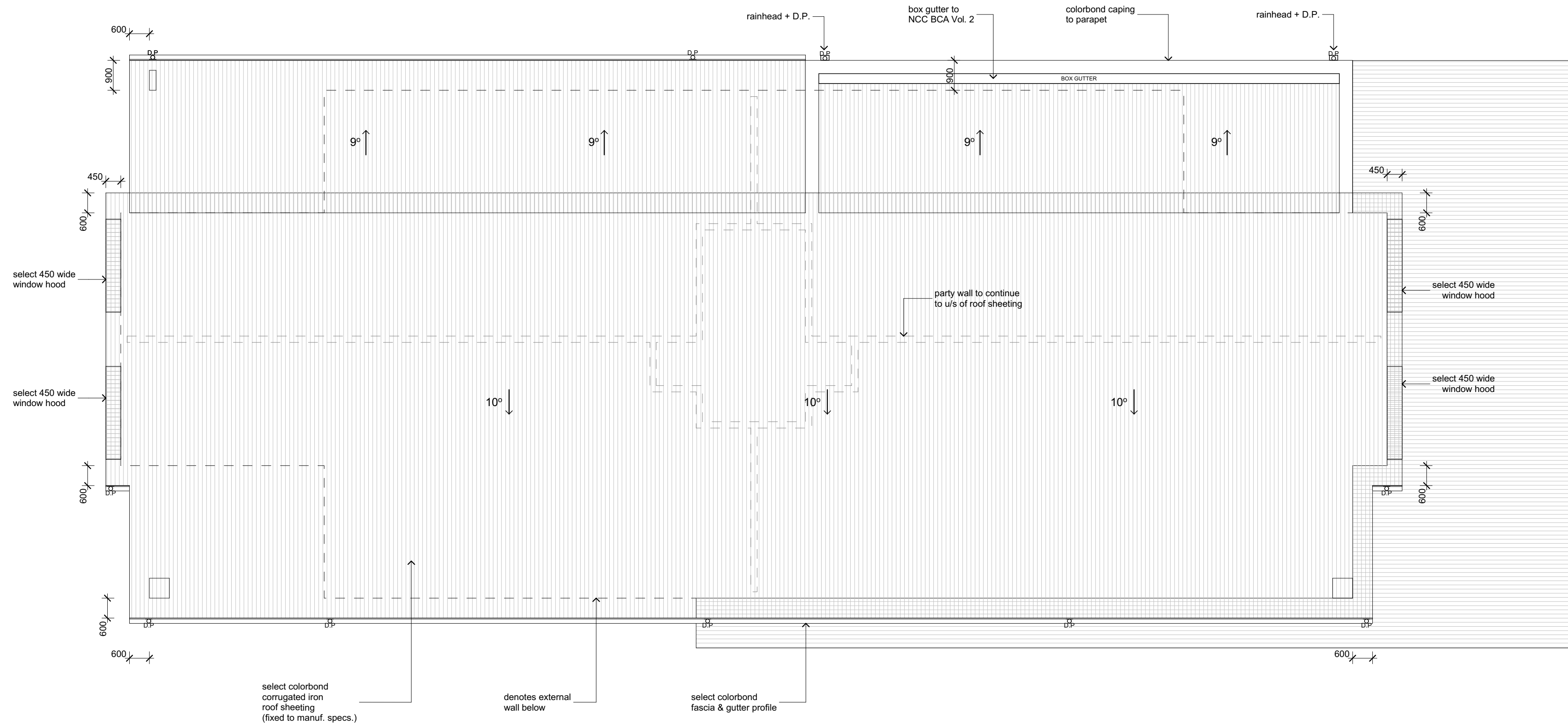


17 COLDSTREAM STREET,
YAMBA

PROPOSED GROUND FLOOR PLAN	18116	D	as shown
COUNCIL MEETING - 27 JULY 2021		22/07/2021	6 of 14

DP'S MUST NOT SERVE MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE.

DP'S MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS & IF THE DP IS MORE THAN 1.2m FROM A VALLEY, PROVISIONS FOR OVERFLOW MUST BE MADE TO THE GUTTER.



Roof Plan
 Scale 1:100

REV	DATE	DESCRIPTION
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CYBER
 LIVE BETTER BY DESIGN

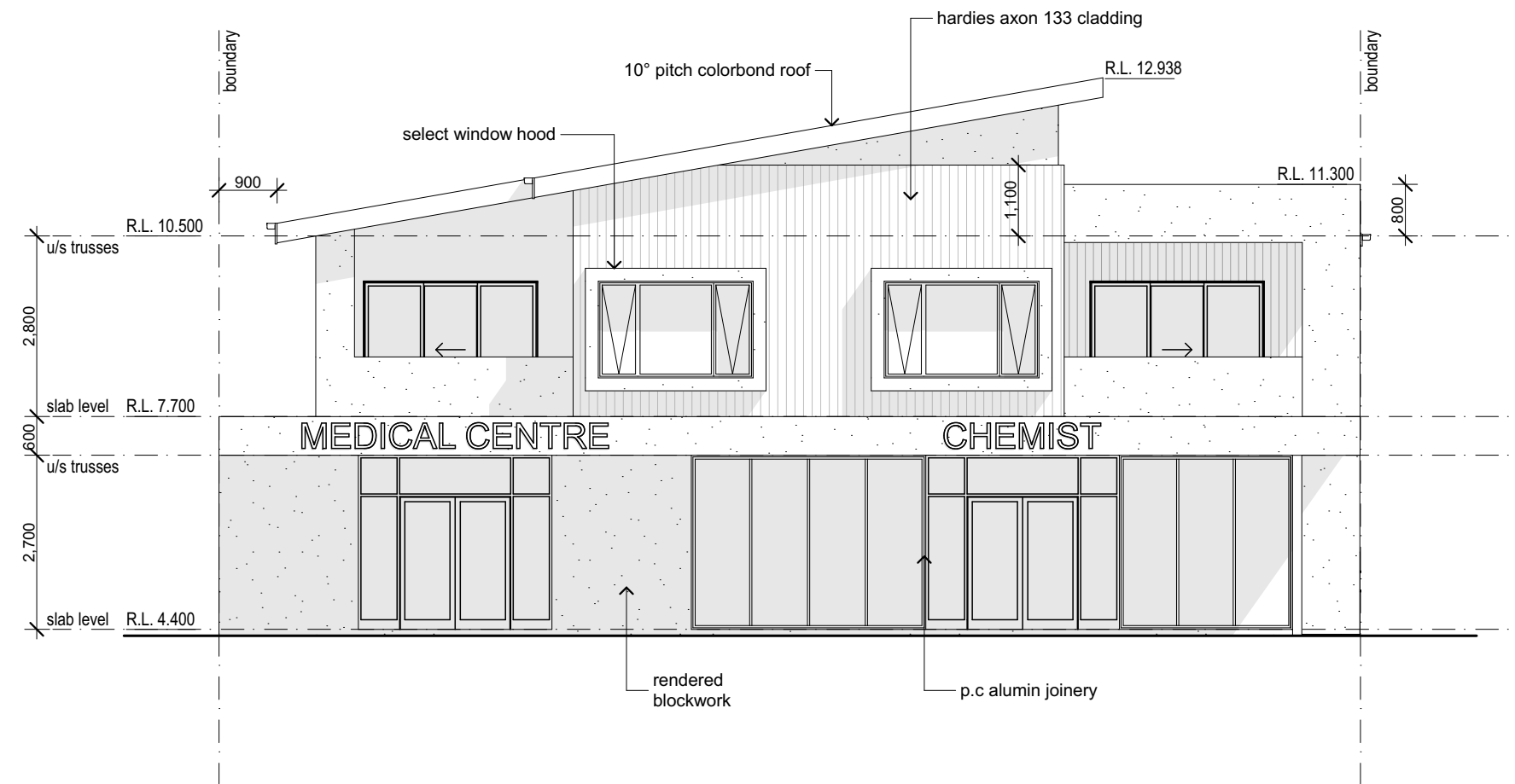
SUITE 24 WORKBANK TOWN CENTRE
 11 MCGOWAN ROAD
 WORKBANK QLD 4213 BSA No. 1142238

Ph: 07 558 9386
 Fax: 07 558 9385
 ABN: 25 561 331 897

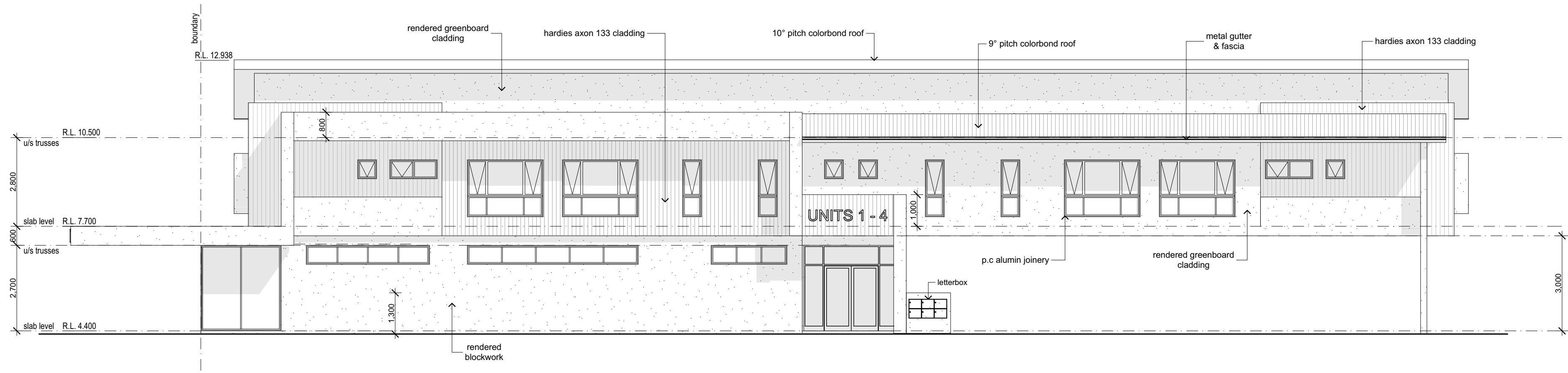
17 COLDSTREAM STREET,
 YAMBA

client details

<table border="1"> <tr> <td>-</td> <td>wind riling</td> </tr> <tr> <td>-</td> <td>gutter</td> </tr> <tr> <td>-</td> <td>scale type</td> </tr> <tr> <td>-</td> <td>drawing file</td> </tr> </table>	-	wind riling	-	gutter	-	scale type	-	drawing file	ROOF PLAN 18116	D revision number 22/07/2021 date 8 of 14	as shown scale drawing number sheet number sheet in set
-	wind riling										
-	gutter										
-	scale type										
-	drawing file										



1 North East Elevation
Scale 1:100



2 South West Elevation
Scale 1:100

REV	DATE	DESCRIPTION
A	18.05.18	CONCEPT PLANS
B	21.06.18	PRELIMINARY PLANS
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CYBER
LIVE BETTER BY DESIGN

SUITE 24 WORKBANK TOWN CENTRE
1 MCGOWAN ROAD
WONGAHAT 152 4213 RSA No. 174228

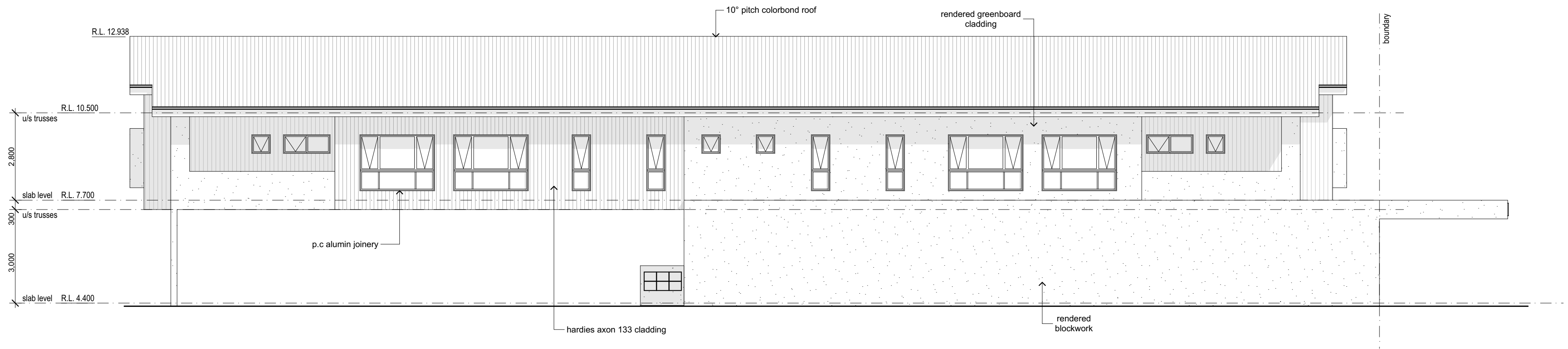
Ph: 07 558 9386
Fax: 07 558 9384
A/N: 25 89 251 897

17 COLDSTREAM STREET,
YAMBA

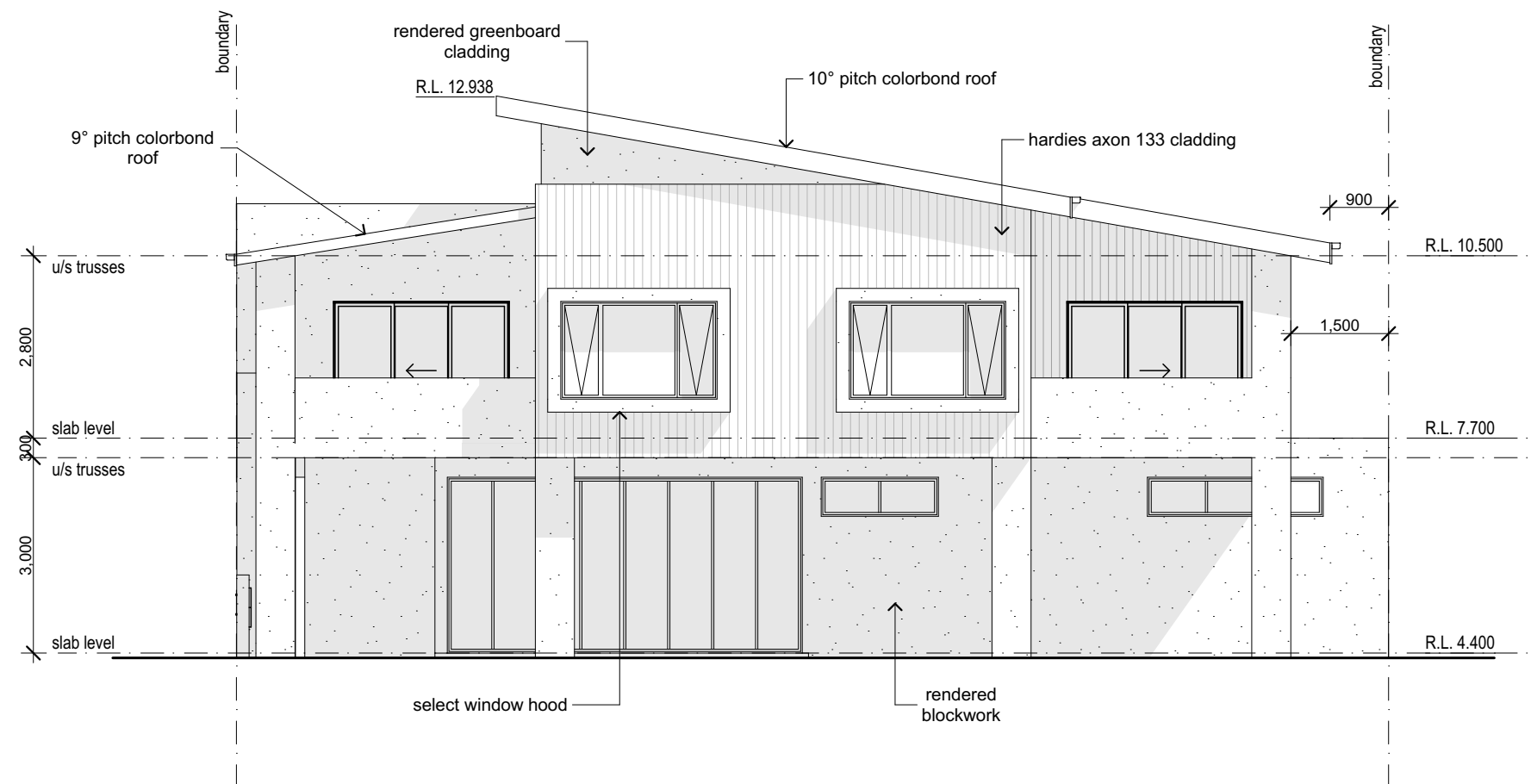
client details

PROPOSED ELEVATIONS	18116	D	as shown
		revision number	scale
		22/07/2021	9 of 14
		drawn by	check by

COUNCIL MEETING - 27 JULY 2021



3 North East Elevation
Scale 1:100



4 South East Elevation
Scale 1:100

REV	DATE	DESCRIPTION
A	18.05.18	CONCEPT PLANS
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D	08.11.18	WORKING DRAWINGS ISSUE PLANS

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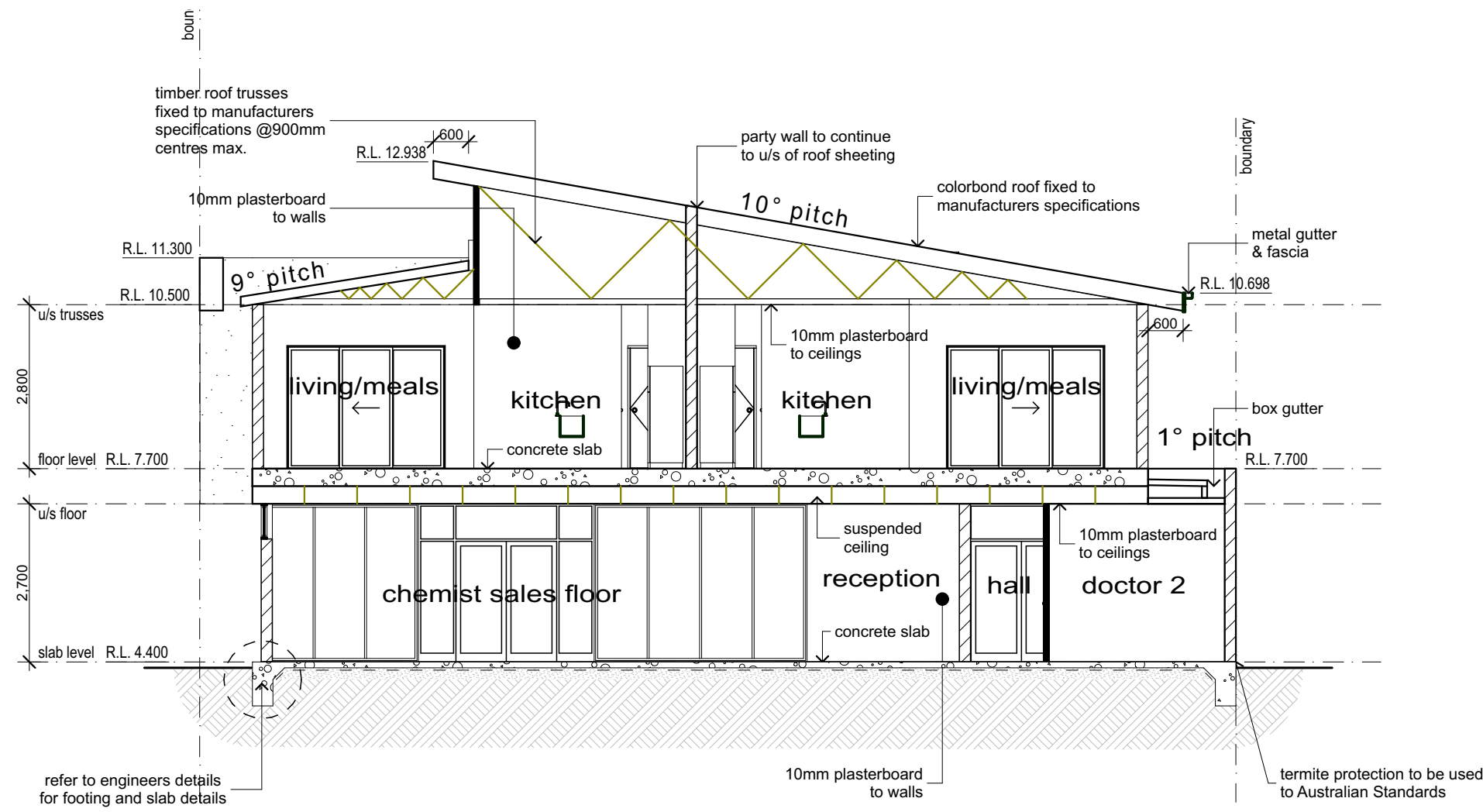


SUITE 24 MONUMENTARY TOWN CENTRE
11 MCGOWAN ROAD
WONGAHATTA QLD 4215 BSA No. 1142238
Ph: 07 559 5986
Fax: 07 559 5984
A/N: 25 99 251 897

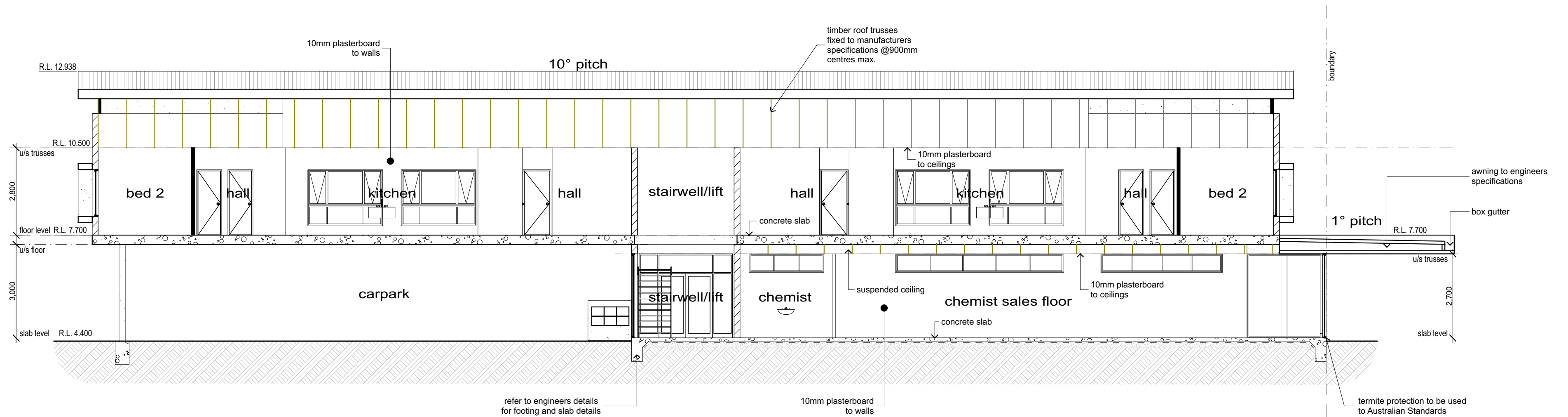
17 COLDSTREAM STREET,
YAMBA

client details

PROPOSED ELEVATIONS	18116	D	as shown
drawing number	revision number	sheet number	scale
22/07/2021		10 of 14	
COUNCIL MEETING - 27 JULY 2021			



Section A-A
Scale 1:100



Section A1-A1
Scale 1:100

REV	DATE	DESCRIPTION
A	18.05.18	CONCEPT PLANS
B	21.06.18	PRELIMINARY PLANS
C	15.08.18	DA ISSUE PLANS
D	09.11.18	WORKING DRAWINGS ISSUE PLANS

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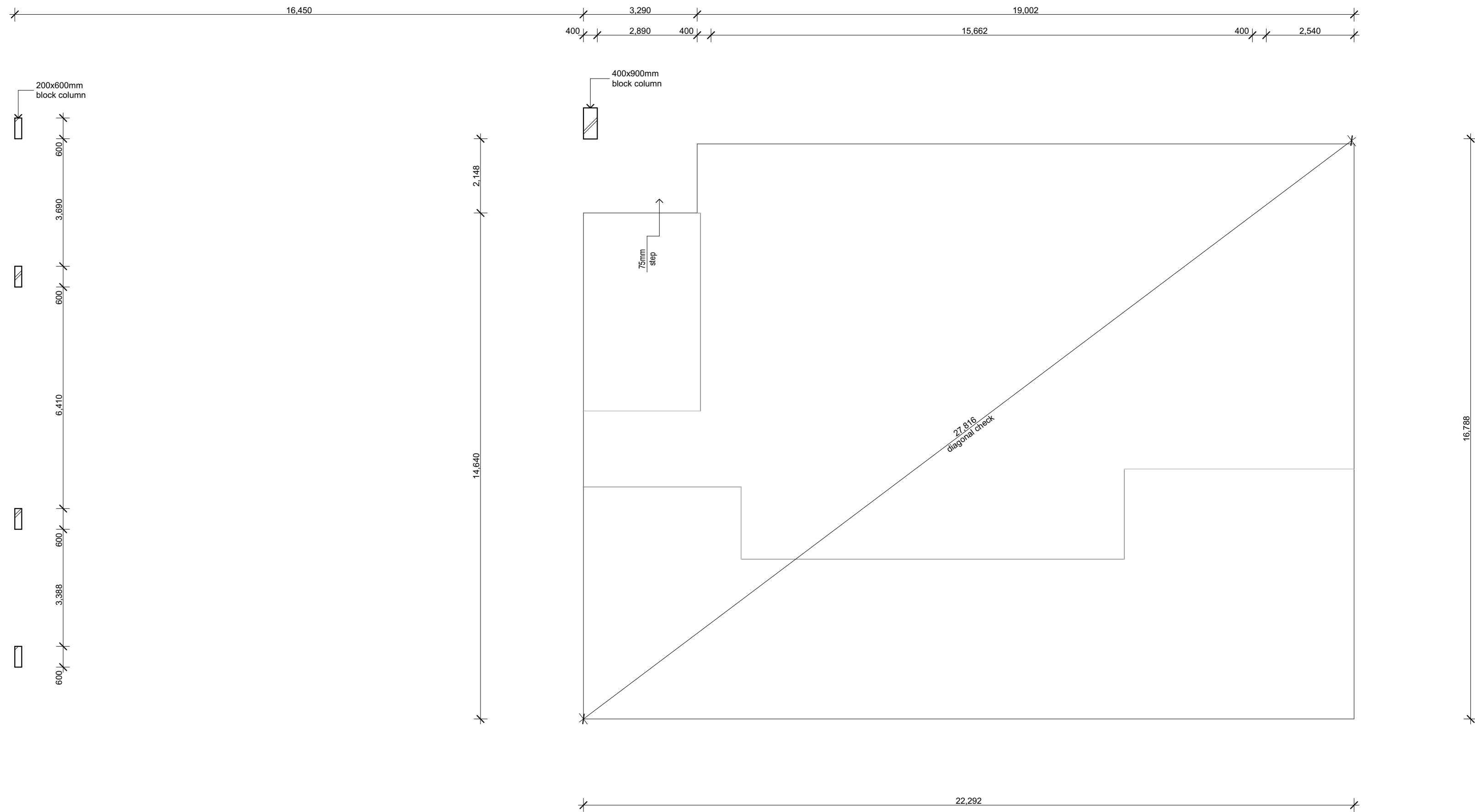
17 COLDSTREAM STREET,
YAMBA

SECTION	18116	D	as shown
DATE	22/07/2021	SCALE	11 of 14

EXTERNAL PATIO/PORCHES TO HAVE A MIN FALL OF 1:100 (1%) AWAY FROM THE EXTERNAL CLADDINGS

PROVIDE APPROVED TERMITE PROTECTION TO FOUNDATIONS IN ACCORDANCE WITH AS 3660.1

ALL DIMENSIONS TO BE CHECKED AGAINST FLOOR PLAN DIMENSIONS AND TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.



Slab Plan
Scale 1:100

REV	DATE	DESCRIPTION
A	18.05.18	CONCEPT PLANS
B	21.06.18	PRELIMINARY PLANS
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17 COLDSTREAM STREET,
YAMBA

client details

-	-
-	-

SLAB PLAN

18116

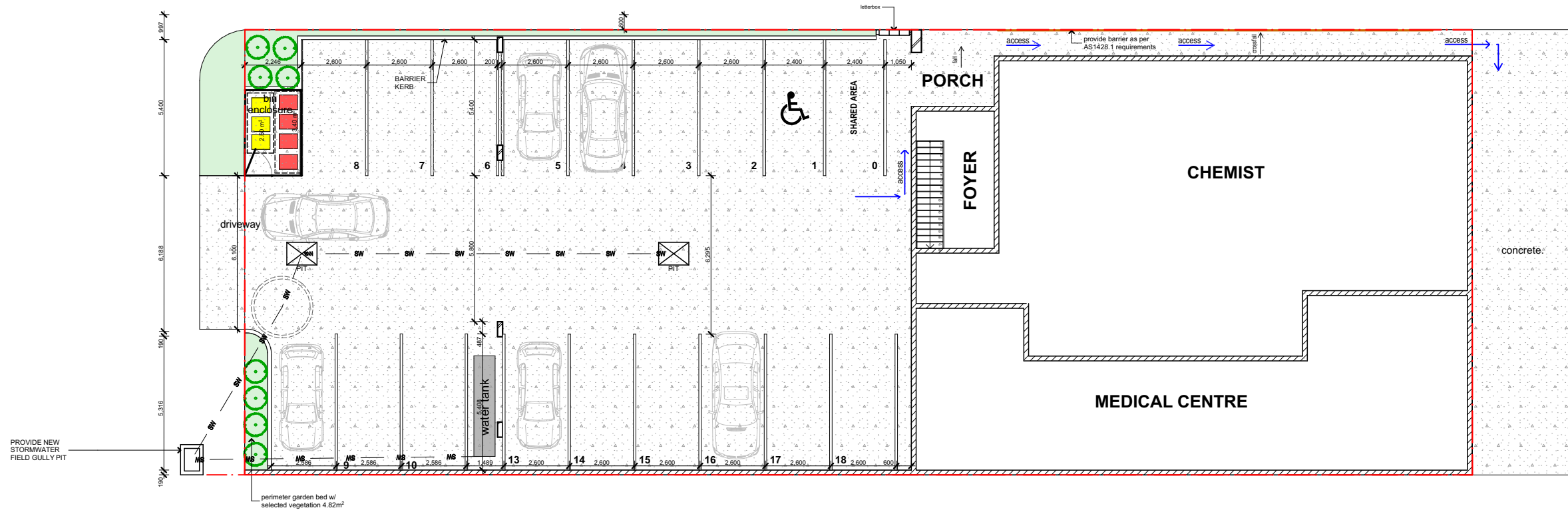
D	as shown
12 of 14	

Window List														
ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11	W12	W13	W14
Type	FIXED GLASS	FIXED GLASS	FIXED GLASS	FIXED GLASS	FIXED CORNER WINDOW	FIXED CORNER WINDOW	FIXED GLASS WINDOW	FIXED GLASS	FIXED GLASS	AWNING	AWNING	AWNING	AWNING	AWNING
W x H Size	5,450x2,700	1,800x600	2,700x600	3,634x2,700	2,494x2,700	2,350x2,700	3,900x600	5,402x600	2,400x600	600x600	600x1,800	2,400x1,800	1,500x600	2,400x1,500
W/D Nominal Head Height	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,100	2,100	2,100	2,100	2,100
Quantity	1	1	1	1	1	1	1	1	1	8	8	8	4	4
View from Reveal Side														

Window List
Scale 1:1

Door List									
ID	D01	D02	D03	D04	D05	D06	D07	D08	D09
Type	CUSTOM ENTRY DOOR	SINGLE DOOR	SINGLE DOOR	SINGLE DOOR	SINGLE DOOR	SINGLE DOOR	DOUBLE DOOR	SLIDING DOOR	WARDROBE DOOR
W x H Size	3,000x2,700	870x2,100	770x2,100	820x2,100	820x2,100	720x2,100	1,240x2,100	2,700x2,100	1,800x2,100
W/D Nominal Head Height	2,700	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Quantity	3	9	1	4	16	8	4	4	4
View from Reveal Side									

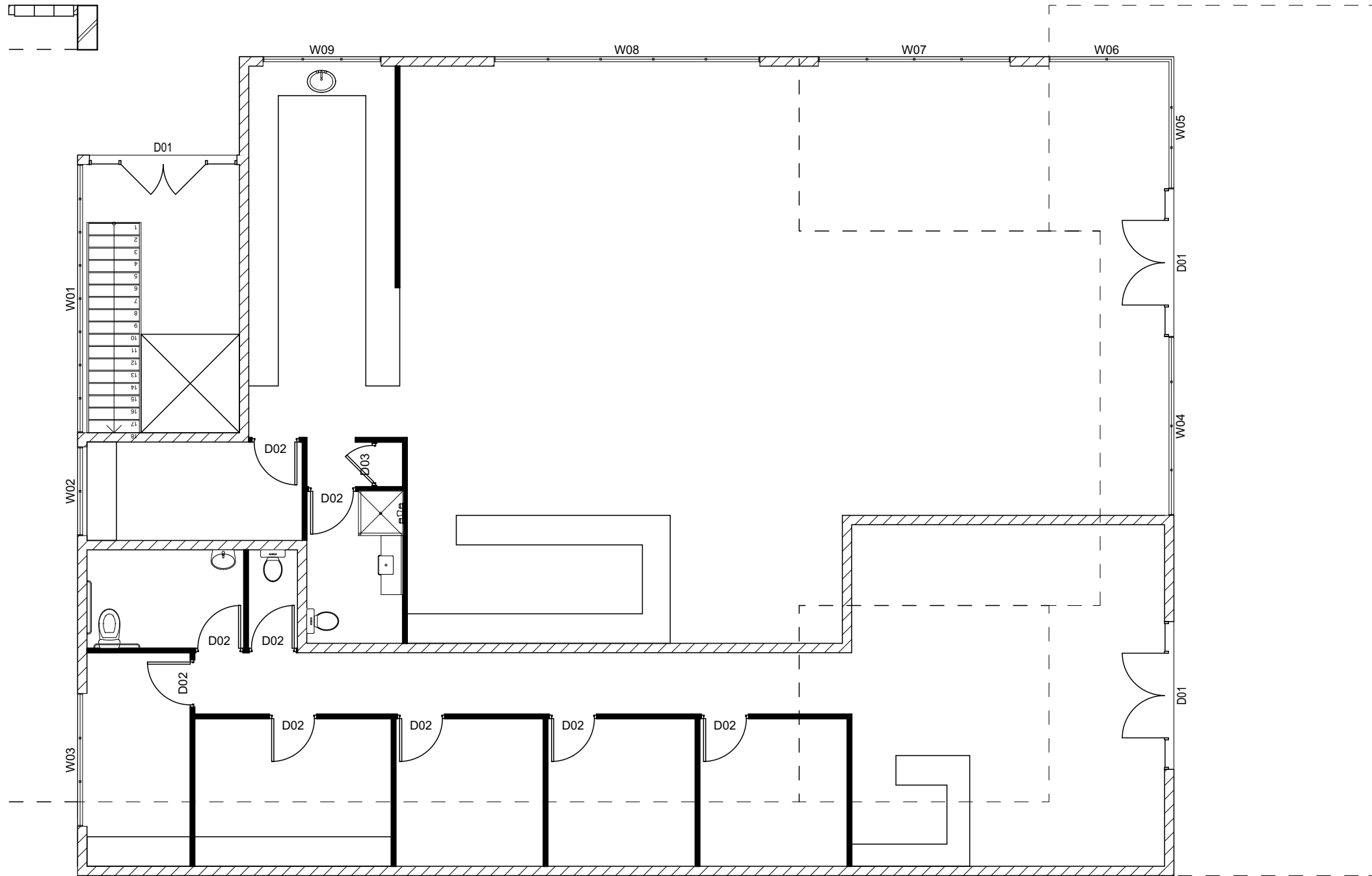
Door List
Scale 1:1



Landscape Plan

Scale 1:200

rev	date	description	I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT	dimensions shall not be obtained by scaling all dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction	 <p>LIVE BETTER BY DESIGN</p> <p>SUITE 214 WORONGARY TOWN CENTRE 1 MILDGENBAR ROAD WORONGARY QLD 4213 BSA No. 1142338</p> <p>PH: (07) 5559 0960 FAX: (07) 5559 0949 ABN: 25 890 335 617</p>	<p>17 COLDSTREAM STREET, YAMBA</p> <p>client details:</p>	<p>wind rating: -</p> <p>orientation: -</p> <p>facade type: -</p> <p>drawing title: LANDSCAPE PLAN</p>	<p>drawing number: 18116</p>	<p>revision number: D</p> <p>scale: as shown</p>	<p>drawn date: 22/07/2021</p> <p>drawn by: [signature]</p>	<p>14 of 12</p> <p>sheets in set.</p>
A	18.05.18	CONCEPT PLANS									
B	21.06.18	PRELIMINARY PLANS									
C	15.08.18	DA ISSUE PLANS									
D	24.11.20	AMENDMENT (LANDSCAPE & DEMO PLAN)	SIGNATURE	DATE	COUNCIL MEETING - 27 JULY 2021						
			SIGNATURE	DATE							



Electrical Plan Ground Floor
Scale 1:100

rev	date	description	I/WE APPROVE THESE DRAWINGS TO BE CORRECT AS PER CONTRACT	dimensions shall not be obtained by scaling all dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction	 LIVE BETTER BY DESIGN SUITE 24 WORONGARY TOWN CENTRE 1 MILDGENERBA ROAD WORONGARY QLD 4213 BSA No. 1142338 PH: (07) 5559 0960 FAX: (07) 5559 0949 ABN: 25 690 335 637	17 COLDSTREAM STREET, YAMBA	- wind rating - facade type orientation:	ELECTRICAL PLAN GROUND FLOOR	18116	D	as shown		
A	18.05.18	CONCEPT PLANS								SIGNATURE	DATE	revision number:	scale:
B	21.06.18	PRELIMINARY PLANS								SIGNATURE	DATE	22/07/2021	15 of 12
C	15.08.18	DA ISSUE PLANS										drawn date:	
D	24.11.20	AMENDMENT (LANDSCAPE & DEMO PLAN)			27 JULY 2021								
P:\Jobs - 2018\Drafting\18116\Plans\18116 - 600mm Land resumption - electrical plan.dwg COUNCIL MEETING - 27 JULY 2021 sheets in set:													

Clarence Valley Access CommitteeWednesday 21st July 2021

Draft Minutes Committee Room Maclean / Rushforth road (Boyd Room)

Attendance: Cr Karen Toms, David Moran; Margaret Lawrence; Bevan Somerland, Ross McCann, Claudia Ollenburg**Guest Attendees:** Patrick Ridgway**Apologies:** Cr Jason Kingsley; Angela Hayward; Jennifer and Jodie O'Brien**ACKNOWLEDGEMNT TO COUNTRY** by Cr Karen Toms

We acknowledge the Bundjalung people, Traditional Custodians of the land on which this meeting is taking place and pay tribute and respect to the Elders both past and present. We also acknowledge the Gumbaynggirr and Yaegl nations which lie within the Council boundary.

AGENDA ITEM	DISCUSSION / DECISION FOR ACTION	RESPONSIBILITY
Previous Minutes: Adopted by Margaret Lawrence / Seconded: Dave Moran		
Agenda Item		
Iluka – request to install accessible car park signs at the car park adjacent to the north wall	This car park is Public works responsibility and not a council jurisdiction	Cr Toms To advise the rate payer's association to contact Chris Gulaptis
Accessible car park in front of Pound Street Businesses	Design had to be changed due to nature of the road layout There are two disabled car parks available now on the corner of Pound Street / Clarence Street with a pathway connection and access to safe crossing. Photos attached.	
Item 6b.21.042 DA2021/0193 MEDICAL CENTRE CHEMIST AND SHOP TOP HOUSING (4 UNITS) 17 Coldstream Street Yamba (Cr Toms)	DA proposal attached. Recommendation: <ol style="list-style-type: none"> 1. The Access committee acknowledges that the developer meets the requirements for 1 accessible car park. However, the Access Committee would like to request 2 accessible car parks at the rear due to the nature of the proposed commercial enterprise (Medical Centre and a chemist). These types of businesses are highly utilized by people with disabilities or mobility issues. 2. Access should be made available to all parts of the building (including the Medical Centre and the chemist) from the rear of the proposed development. <p>If the changes 1 and 2 can't be made, the development needs to go to traffic committee to assess if Coldstream lane can become a shared traffic zone with 40 km speed limit in place due to increased traffic during peak times.</p>	Patrick Ridgway

AGENDA ITEM	DISCUSSION / DECISION FOR ACTION	RESPONSIBILITY
Review progress of council's DIAP Disability Inclusion Action Plan	Invite Governance Officer (DIAP) to present review to the access committee	Claudia Ollenburg
Disabled Car parking Maclean (IGA)	<p>Bevan would like to see 3 more car parks near pedestrian crossing and chemist in River Street Maclean.</p> <p>Issues are: the layout and geography (steepness of road, width of street, restricted with foot path width, grades on foot paths, drop down area would require 3 car parking spaces per disabled car park, awning from businesses restrict access to footpath, you can't drop down into the traffic, disabled car park can't be too close to the round about, minimum 3.5 m footpath, Australian Standards have to be complied with, does not allow for additional disabled car parks in the main street</p> <p>There are more than enough accessible car parks in Maclean</p> <p>Council provided car parks to medical enterprises, courthouse, 15 min drop down area down at the real estate due to width in that location</p> <p>IGA moved disabled car parks to front door</p> <p>It was acknowledged that it is technically impossible to construct 3 more accessible car parks near the pedestrian crossing in Maclean due to the reasons above. Bevan can as a resident advocate with IGA to provide more accessible car parks on the other side of their car park. This is private land and council has no influence or jurisdiction over this matter.</p>	
Meeting closed	12.38 pm	
Next Meeting	18 August 2021 – 11 am – 12 noon	