

Form 1



184042

on

idas

INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART A

Common details for all applications

The completion of all questions on Part A is mandatory for all applications. For further information refer to the guide for completing the application form available from the assessment manager or on the IPA website at www.ipa.qld.gov.au

1. Description of land

The description must identify all land subject of the application including land/easements over which access is to be obtained.

The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb / locality & postcode)

363 ~~606A~~ KINGSTON RD
-367 ~~WOODR~~ KINGSTON Postcode 4114

Lot & plan details (Attach list if necessary)

Lot 36377 RP 105586
PARISH: MACKENZIE, COUNTY: STANLEY

Shop / tenancy no. (if applicable)

Storey / level (if applicable)

Total area of land (m² / ha)

In which local government area is the land situated?

LOGAN CITY COUNCIL

2. Proposal

Provide details of the proposal (eg. new house / apartment building etc, demolition / removal of a house, extension to existing shop, new carport etc).

Details of the existing use of the land (Attach proposal report if necessary)

VACANT

Details of the proposal (Attach proposal report if necessary)

PLACE OF WORSHIP

3. Other parts of the form completed

Complete all other parts of the form applicable to your application.

What other parts of the form are attached (E.g. Part B: if the application involves assessment against the Building Act, Part D: if the application involves assessment against the planning scheme for material change of use, Part F: if the application involves reconfiguring a lot)

PART D

4. Applicant details

Clearly identify who is making the application. The applicant need not be the owner of the land.

If the applicant is a company, a contact person must be shown.

Name

MR TEOFIL BARBU

Contact person

1 JEAN STREET, WOODRIDGE

Phone no.

3388 3006

Mobile no.

Fax no.

Email address

Signature

[Signature]

Date

30/04/02

Postal address

AS ABOVE

Postcode

5. Consent of land owner/s

Completion of this section provides the owner's consent to the lodgement of this application.

If there are multiple owners, the consent of each owner is required.

If the owner is a company refer to the guide for completing the application form.

Name (In full) (Attach list if necessary)

JO-ERE PTY LTD T/A, RAY WHITE LOGAN CITY

Signature/s (Or if a company, the ACN plus signature/s or company seal & signatures)

[Signature]

Date

30/04/02

Contact details (Optional)

[Contact details]

OFFICE USE ONLY (applicable to assessment manager, alternative assessment manager and private certifier)

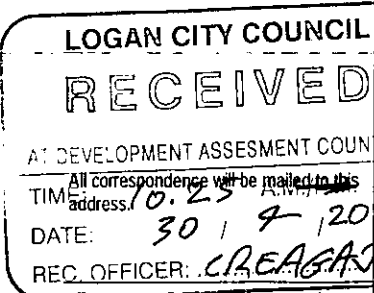
FEE (\$)	DATE RECEIVED	RECEIVING OFFICER'S NAME/S	REFERENCE NUMBER/S
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Notification of Engagement of Private Certifier (Optional format for private certifiers)

To _____ Council. I have been engaged as a private certifier for the building work referred to in this application.

Date of engagement: / / Accreditation Number _____

Name: _____ Signature: _____



Form 1 Development Application

idas INTEGRATED DEVELOPMENT ASSESSMENT SYSTEM

PART D

Complete if this application involves *assessment against the*

Planning Scheme

For material change of use of premises

Completion of all questions on Part D of this form is *mandatory* for all applications for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

Nature of the application

A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

1. This application is for: *(Tick one or more if applicable)*
- Preliminary approval** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme *(ie consideration of the proposal concept)*
- AND / OR**
- Development permit** for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.

Referral triggers

This application may trigger referral to an IDAS referral agency. These questions help identify whether referral is required. Referral coordination occurs - when an application involves 3 or more concurrence agencies; or under transitional arrangements. Referral coordination is further explained in the Referrals Checklist.

2. Does the application trigger referral to an IDAS referral agency? *(Tick applicable box) (Use the Referrals Checklist to determine any possible referrals for this application).*
- NO YES *If yes, attach Referrals Checklist*
3. Does the application trigger referral coordination? *(Tick applicable box) (Use the Referrals Checklist to determine if this application triggers referral coordination).*
- NO YES *If yes, attach Referrals Checklist*

Details of the land

For the definition of "gross floor area" refer to the planning scheme against which the application will be assessed.

4. How is the subject land identified in the planning scheme? *(Name the zone, precinct etc.)*
- RESIDENTIAL**
5. Existing gross floor area *(if applicable)* **4223 m²**
6. Are there any existing easements on the land? *(Tick applicable box)*
- NO YES Attach plans of the location & purpose **PROVIDED**

Proposal details

For the definition of "site cover" refer to the planning scheme against which the application will be assessed.

7. If the application is for preliminary approval for the use of the land, provide conceptual plans and other details / reports in support of the proposal. **- PROVIDED**
8. If the application is for development permit for a material change of use of premises, including conceptual design for any associated works that require approval under the planning scheme, provide the following particulars on this application form, or alternatively clearly indicate on plans or in documents accompanying this application.

Site cover **14.9%**

Proposed gross floor area **628m²**

Number of on-site car parking spaces **30**

Number of storeys / maximum height above natural ground **8.00m**

Number of employees **—**

Hours and days the use will operate **SUNDAY, 3 HOURS**

Plans and documents

9. Is the application accompanied by: *(Tick applicable boxes)*
- Plans Proposal Report
- Other *(Specify)*

This application cannot be accepted by the assessment manager unless accompanied by Part A of the Development Application

OFFICE USE ONLY *(applicable to assessment manager)*

DATE RECEIVED	REFERENCE NUMBER/S
---------------	--------------------

To: LOGAN CITY COUNCIL.

DEPARTMENT OF DEVELOPMENT HEALTH AND ENVIRONMENT.

WE THE APPLICANTS ON BEHALF OF THE ROMANIAN CHRISTIAN BAPTIST CHURCH OF BRISBANE ARE APPLYING FOR THE BUILDING APPROVAL AND IMPACT ASSESSMENT OF A PLACE OF WORSHIP.

WE ARE A NON PROFIT ORGANISATION AND ARE SEEKING A REDUCTION ON ALL APPLICATION FEES.

YOURS SINCERELY.



TEOFIL BARBU.



The Real Estate Institute
of Queensland
Member Office
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Contract

For Houses and Land

Fourth Edition



Queensland Law
Society Inc

This document has been approved by the Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of residential houses and land in Queensland.

The Seller and Buyer agree to sell and buy the Property under this contract

Reference Schedule

Contract Date: 28th March 2002
Agent: JO-ERE Pty Ltd T/A Ray White Logan City
 A.B.N: 19084145086 Licence Number:
 Address: PO BOX 6202 Logan Central QLD 4114 E-mail Address:
 Telephone: 32093711 Facsimile: 38086110

Parties

Seller: NEIL GRAHAM McDONALD
 A.B.N: E-mail Address:
 Address: 21 Nicholson Ave, Salisbury Q 4107
 Telephone: 32773644 Facsimile:
Seller's Solicitor: Self [or any other solicitor notified to the Buyer]
 A.B.N: E-mail Address:
 Address:
 Telephone:
Buyer: ROMANIAN CHRISTIAN BAPTIST CHURCH Ref:
 A.B.N: E-mail Address:
 Address: c/o Jean St, Woodridge Q.L. 4114
 Telephone: 33883006 Facsimile:
Buyer's Solicitor: G.O.O. FELLOW + SCOTT [or any other solicitor notified to the Seller]
 A.B.N: E-mail Address:
 Address: P.O. Box 393 Logan Central QLD 4114
 Telephone: 32091499 Facsimile: Ref:

Property

Land Address: 363-367 KINGSTON Rd.
 Kingston QLD 4114 Vacant/Built on (*Delete one)
Description: Lot 77 BP 015566
County: Stanley Parish: Yeerongilly
Title Reference: Area: 4.236 sq.m. [more or less]
 Land sold as Freehold/Leasehold/Delete one. If neither is deleted, the land is treated as being Freehold
Present Use: Vacant Land Local Government: Logan City Council
Excluded Fixtures: NIL
Included Chattels: NIL

Matters Affecting Property

Title Encumbrances: NIL KNOWN
Tenancies:
 Tenant's Name:
 Term and Options:
 Starting Date of Term:
 Rent: Bond:

Price

Deposit Holder: Ray White Logan City
Purchase Price: \$73,000 / \$85,000 ✓ T.B.
Deposit: \$50 payable when Buyer signs this contract
 \$2,950 payable on: Settlement
Default Interest Rate: % [If no figure is inserted, the Contract Rate published by the Queensland Law Society Inc will apply]

[Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer]
 [Insert the whole Deposit or first payment required if payable by instalments] [Delete if the whole Deposit is payable when the Buyer signs this contract]

Finance
Finance Amount: \$ Sufficient to complete
Financier: at buyer's choice.
Finance Date: 15-04-2002.

[Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply]

Buyer's Inspection
Inspection Date: N/A
Inspector: N/A [Name]

[If not completed, the contract is not subject to an inspection report and clause 4 does not apply]
[WARNING: If the Buyer does not give notice under clause 4 by the Inspection Date it will be taken to be satisfied with the reports obtained]

**The REIQ Terms of Contract for Houses and Land (Pages 3-6)
(Fourth Edition) Contain the Terms of this Contract.**

Special Conditions

- ① This contract is subject to and Conditional upon the purchasers obtaining approval to the buyers satisfaction from Logan City Council to erect a Church on the said block of land within 60 days of the date hereof.
- ② Should this approval not be forthcoming within 60 days, the seller will grant a further extension of 30 days.

Settlement
Settlement Date: 90 days or sooner
Place for Settlement: Brisbane

[or the next Business Day if that is not a Business Day in the Place for Settlement]

Signing

Seller: [Signature]
Witness: [Signature]
FOR AND ON BEHALF OF THE ROMANIAN CHRISTIAN BAPTIST CHURCH -
Buyer: [Signature]
Witness: [Signature]

Deposit Holder [Who acknowledges having received the part of the Deposit payable when the Buyer signs this contract]

PROPOSED DEVELOPMENT

ROMANIAN BAPTIST CHURCH



LOT 363 - RP 105566

**KINGSTON ROAD & ALICE
STREET - ~~WOODRIGE~~**

KINGSTON

LOGAN CITY COUNCIL

PROPOSED ROMANIAN BAPTIST CHURCH - WOODRIDGE

Purpose of Proposed Building Development Project

The proposed Romanian Baptist church is to be located at Lot 363 corner Kingston Road and Alice Street, Woodridge. The location, lot 363 is centrally located, easy to access, both on foot and on motorised transport. Being close to Logan central, the proposed development is likely to attract many churchgoers including those who may wish to do their Sunday market.

In addition, the proposed development – place of worship – will form part of the Local Service Function. The proposed place of worship could conveniently serve the needs of and can be utilised by the local Woodridge community.

The client, The Romanian Baptist Church has entered into an agreement for the purchase of lot 363, located at the corner of Kingston Road and Alice Street, Woodridge. The purchase of the subject land is conditional of the client receiving approval from Logan City Council for a Material Change of use from residential to Particular Purpose – Place of Worship.

The purpose of this information is to give an overview to decision-makers, relevant government bodies and the community (residents and neighbours likely to be affected by the proposed material change of use) about both short and long-term potential environmental implications. Also contained in this information, are some measures to be taken by the client in order to mitigate any adverse possible impacts associated with the development and use of place of worship.

Site Description

The subject land, Lot 363, RP 105566 is located at the corner of Kingston Road and Alice Street. Access into the site is proposed on Alice Street. The Site is nearly 40m long along Kingston Road, 88m long along Alice Street; 40m and 90m at the two set backs with site coverage 4,223 square meters. The subject land is presently vacant, without any major mature trees of heritage significance. It is proposed to plant some trees and shrubs to improve shading and acoustic as well as minimise any potential adverse visual impact.

Site investigation reveal that the subject land gently slopes away from Kingston Road towards the middle of the site to a location where presently there is a sewer pipe at about 40 meters from Kingston Road boundary. The adjacent lands to the subject site have residential structures.

Building Features

We believe that the proposed development has features permitted for development within residential areas according to Logan City Planning Scheme. It is in our view that the proposed development will:

- Not introduce incompatible development into the area;
- Be in accord with the Strategic Plan and any relevant Local Planning Policy, Development Control Plan, Local Area Plan and State Planning Policy; and
- Be developed in accordance with an approved plan of development (as proposed in the attached concept designs).

The proposed development will feature the following building materials:

- Floor:** A combination of concrete slab on grade and timber floor on concrete stumps.
- Wall:** Brick veneer with timber framing structural frame.
- Roof:** Steel structural frame with roofing sheet.

Glazing: Glass blocks at the front.

The form and composition of the proposed church is consisted with the requirement of the Logan City Planning Scheme in that the subject lot size conforms to existing character in the locality. In fact the proposed development will contribute towards enhancing the streetscape and the built environment complementing development on the opposite side of Kingston Road.

Also, the proposed development is consistent with the requirements for residential development that it is detached building whose total height is less than the maximum permitted height of 8.5m. The proposed building will maintain visual qualities with the streetscape and character of the locality. The proposed development addresses the street, the setbacks and frontages and building height reflect that of the existing neighbouring buildings.

It is further our view that the proposed development form part of the Local Service Function, which can be incorporated in residential areas. The proposed development being a place of worship, we believe will form part of the local service to the community.

Internal areas

The proposed development will have the following areas:

Congregation area for 100-120 people	178sq m
Change room (male/female)	30sq m
Male/female rest rooms	30sq m
Pastor's Office	25sq m
Church Entry Hall	60sq m
Sub-total	323sq m
Add 20% circulation	64.6.0sq m
Grand total	387.6sq m

External areas – Carparking

It is proposed to provide adequate and suitable car parking spaces for about 30 cars for churchgoers. Care is taken to provide adequate space to maneuver into the proposed site in accordance with the Logan City Planning Scheme. This includes providing adequate safety and convenience of access for vehicles, cyclists and pedestrians in and out of the site.

Proposed Site Access

The proposed access into the site will be along Alice Street, off Kingston Road. Given a small volume of car ownership among the Romanian Baptist churchgoers, no major traffic problems will be anticipated into and out of the site. Also given the fact that church times are on Sundays, between 9.00am and 12.00 noon when traffic along Kingston is at its lowest, no major traffic problems are anticipated along Kingston Road as well.

Landscaping, Fencing Lighting

It is anticipated that the landscaping, fencing (no higher than 1.8m) and lighting will positively contribute to both visual and aural/acoustic privacy as well as further ensure the security of adjoining properties. It is proposed that lighting will be in accordance with existing Council standards, and will be located along walk and entryways, and will in no way be directed to adjoining properties and street. To improve amenity it is proposed that shrubs and mature trees will be planted.

Community and Pedestrian Links

The proposed development is well located in relation to other community services in Logan Central area, including shops, residential parks, public transport and pedestrian walkways along Kingston Road and Alice Street.

Stormwater Runoff

Stormwater runoff on the subject land is to be collected into drainage pipes and discharged into the Logan City sewer system running through the site.

Noise Protection and Mitigation

Given the size of the congregation that will regularly meet at the proposed place of worship, building siting and landscaping measures that will be taken the noise levels are not anticipated to be significantly higher than those generated from vehicular traffic along Kingston Road. In other words, church activities will not cause considerable ambient noise.

Measures for noise mitigation will include, but not limited to:

- Plant vegetation, trees and shrubs on and along the boundaries of the subject land;
- Erect timber fencing, or equivalent material, to dampen noise levels to adjoining properties (in accordance with the Environmental Protection (Noise) Policy 1997).
- Noise Management Strategy, constituting of a management committee, responsible with formulating disciplinary actions of dealing with members of the church who deliberately or otherwise cause unnecessary background noise such loud car music, door banging and car hooting.

Also the Noise Management Committee will deal with dispute resolution regarding noise complaints, reporting to Council and any other measures the Committee may find necessary from time to time.

It is further proposed that during construction and normal church operation, the main objective will be to ensure that noise levels do not exceed 10 dB (A) above ground levels and in accordance with the Department of Environment Noise Guidelines E1 (See detailed in Appendix A).

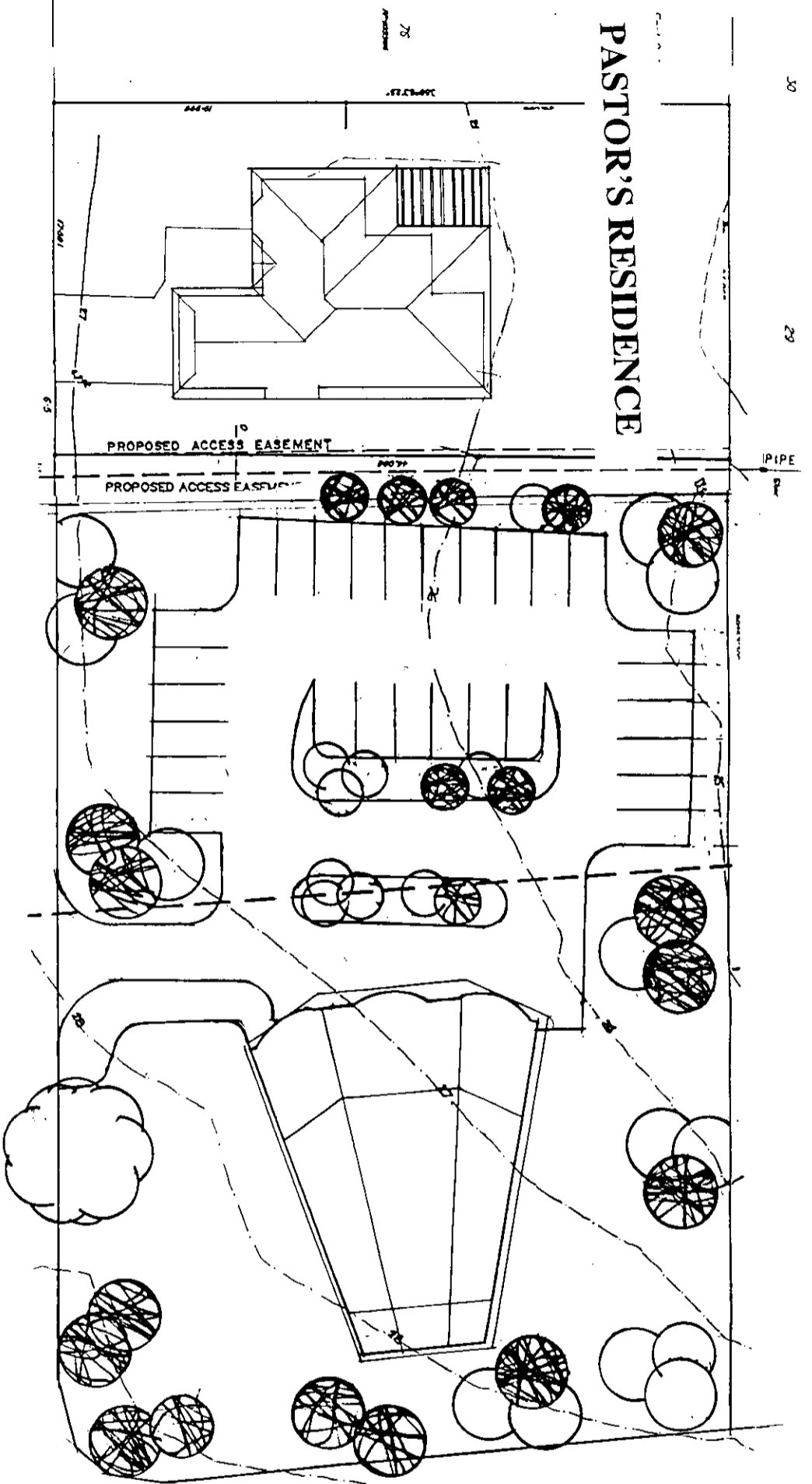
Environmental Protection

As already mentioned in site description above, the proposed development is unlikely to cause significant physical impact on the site including the destruction of species or any materials of conservation value both on the site and/or adjacent properties.

The Romanian Baptist church, through its Noise Management Committee, commits to undertake all reasonable and practicable measures to prevent and minimise environment harm through steps suggests in Appendix A. The process of consultation with neighbours and the community will continue beyond placing and seeking neighbours and community's approval for the proposed development. One of the methods to facilitate this consultation will be by placing notices for 14 days on the subject land, in the local papers and delivering letters to adjoining property owners to raise their objections and concerns regarding the proposed development. Feedback will be used to amend and improve design proposals.

APPENDIX A: NOISE MANAGEMENT STRATEGY

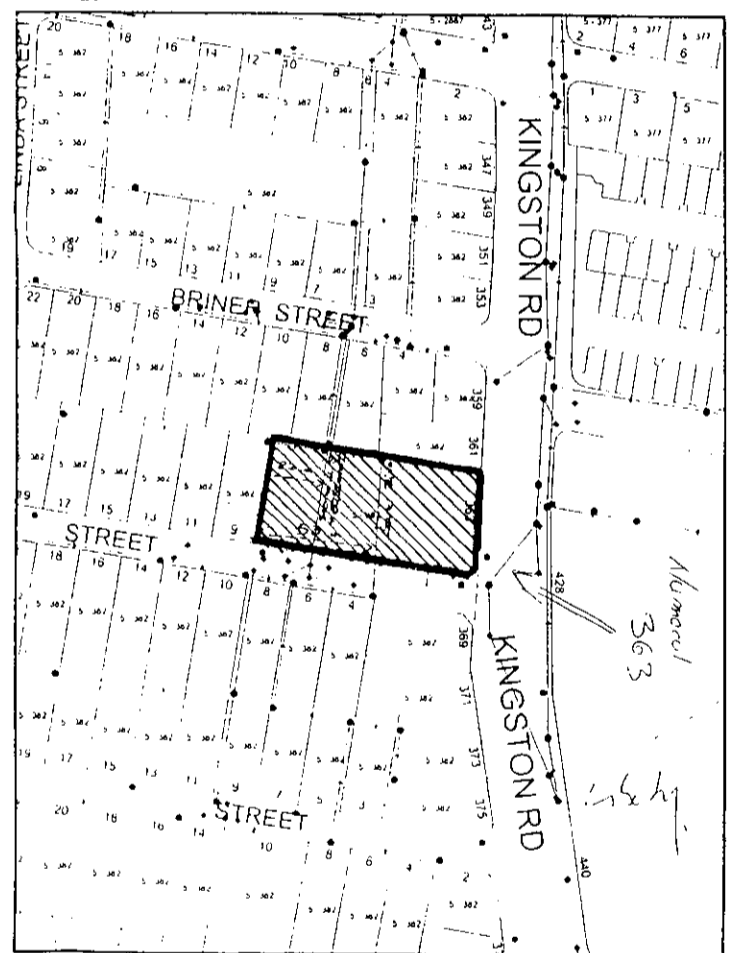
Noise Source	Management Plan	
Construction	Construction Phase	The aim will be to minimise the impact of construction noise to neighbouring properties.
	Management Techniques	<p>Construction times shall be:</p> <ul style="list-style-type: none"> • Monday –Friday: 7:00am to 6:00pm • Week-ends: 7:00am to 2:00pm <p>However, should construction work be envisaged outside these times, then noise levels at the neighbouring properties shall not exceed background noise levels of 10 dB (A).</p>
	Performance Indicators	<p>Construction noise shall not be audible within any habitable room at the neighbouring property before and after the specified times.</p> <p>Generally, the typical minimum daytime background noise level in the residential areas is 35 dB (A). It is anticipated therefore that noise levels shall not exceed 45 dB (A) outside normal working hours.</p>
Normal Church Operation	Sundays	The hours for church service are from 9:00am to 12:00noon. These are the times when intrusive noise is expected to be somewhat beyond acceptable levels. The Noise Management Committee will ensure that no unacceptably loud noises emanate from the proposed grounds. Children shall not be allowed to play or run around the church grounds.
	Week-Days	<p>It is possible that on special occasions, some church activities may take place on weekdays.</p> <p>Again, as on Sundays, the Noise Management Committee shall ensure that no acceptable behaviour or noise takes place.</p>
	Compliance and Reporting	<p>The Noise Management Committee shall undertake to oversee that no other activities take place on the proposed church grounds outside these hours or without its expressed permission. No picnic or recreational areas have been proposed to take place within these premises.</p> <p>Any noise complaints from the neighbouring properties shall be dealt with immediately. Appropriate attempts shall be made to resolve any dispute that may arise with neighbours.</p>
	Corrective Action	<p>It is the responsibility of the Noise Management Committee to ensure that all noise control measures are complied with and noise complaints are dealt with promptly and effectively.</p> <p>Properly constructed and maintained boundary fences provide effective shielding mechanism in the path of intrusive noise. It is, also, the responsibility of the Noise Management Committee to ensure the maintenance of all proposed sound barriers, including fences.</p>



PASTOR'S RESIDENCE

SITE PLAN SCI:400

LOCALITY PLAN



DESIGN WIND SPEED: W33N

GENERAL NOTES/SPECIFICATIONS:

- ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), ALL RELEVANT STANDARDS & THE REQUIREMENTS OF THE LOGAN CITY COUNCIL.
- ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
- FOR ALL REINFORCING CONCRETE SLAB AND FOOTINGS DETAILS REFER TO ENGINEER'S DRAWINGS AS PER SOIL REPORT AND SHALL NOT BE LESS THAN 20 MPa AND ALL MATERIALS SHALL BE NEW.
- FOR TRUSSES AND ROOF FRAMING (INCLUDING TIE-DOWN) REFER TO ENGINEER'S DRAWINGS.
- PLASTERBOARD (IF ANY) SHALL BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- WET AREAS TO HAVE A FALL TO FLOOR WASTES AND CONSTRUCTION TO COMPLY WITH APPROVED METHOD SOIL AND SULLAGE DRAINAGE TO COUNCIL SEWER OR APPROPRIATE MEANS IN ACCORDANCE WITH COUNCIL PREPARED PLANS.
- STORMWATER TO EXISTING STREET CHANNEL SYSTEM.
- PROVIDE DAMP PROOF MEMBRANE AS REQUIRED.
- PROVIDE (IF REQUIRED) TERMITTE PROTECTION SYSTEM TO COMPLY WITH A.S. 3660.1 AND LOGAN CITY COUNCIL REQUIREMENTS INCLUDING PERFORMANCE WARRANTY.
- PROVIDE AND POSITION (IF ANY) PHOTOELECTRIC SMOKE DETECTORS AS REQUIRED.

CLIENTS:

PROPOSED BAPTIST CHURCH, AT CORNER KINGSTON ROAD AND ALICE STREET, LOT 375 WOODRIDGE QLD 4114.

LOGAN CITY COUNCIL

**RP: 105566
PARISH: MACKENZIE
COUNTY: STANLEY**

DATE: APR. 2002 SCALE: AS SHOWN

DRAWN/CHECKED BY:

S. KATILLA - SIRK DESIGN AND BUILDING SERVICES

SHEET: 1 OF 3

SIRK

ABN 19766219227 BN 7037818
Mob: 041335 3282 Tel/Fax: (07) 3804 1769

DESIGN WIND SPEED: W33N

GENERAL NOTES/ SPECIFICATIONS:

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CLIENTS:

PROPOSED BAPTIST CHURCH, AT CORNER KINGSTON ROAD AND ALICE STREET, LOT 365 WOODRIDGE QLD 4114.

LOGAN CITY COUNCIL

RP: 105566

PARISH: MACKENZIE
COUNTY: STANLEY

DATE: APR. 2002 SCALE: AS SHOWN

DRAWN/CHECKED BY:

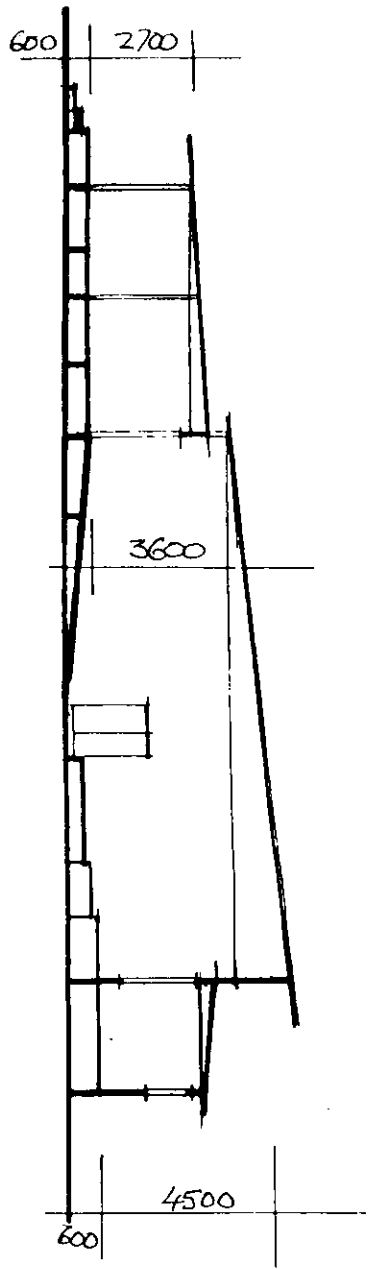
S. KAITIUA - SIRK DESIGN AND BUILDING SERVICES

SHEET: 2 OF 3

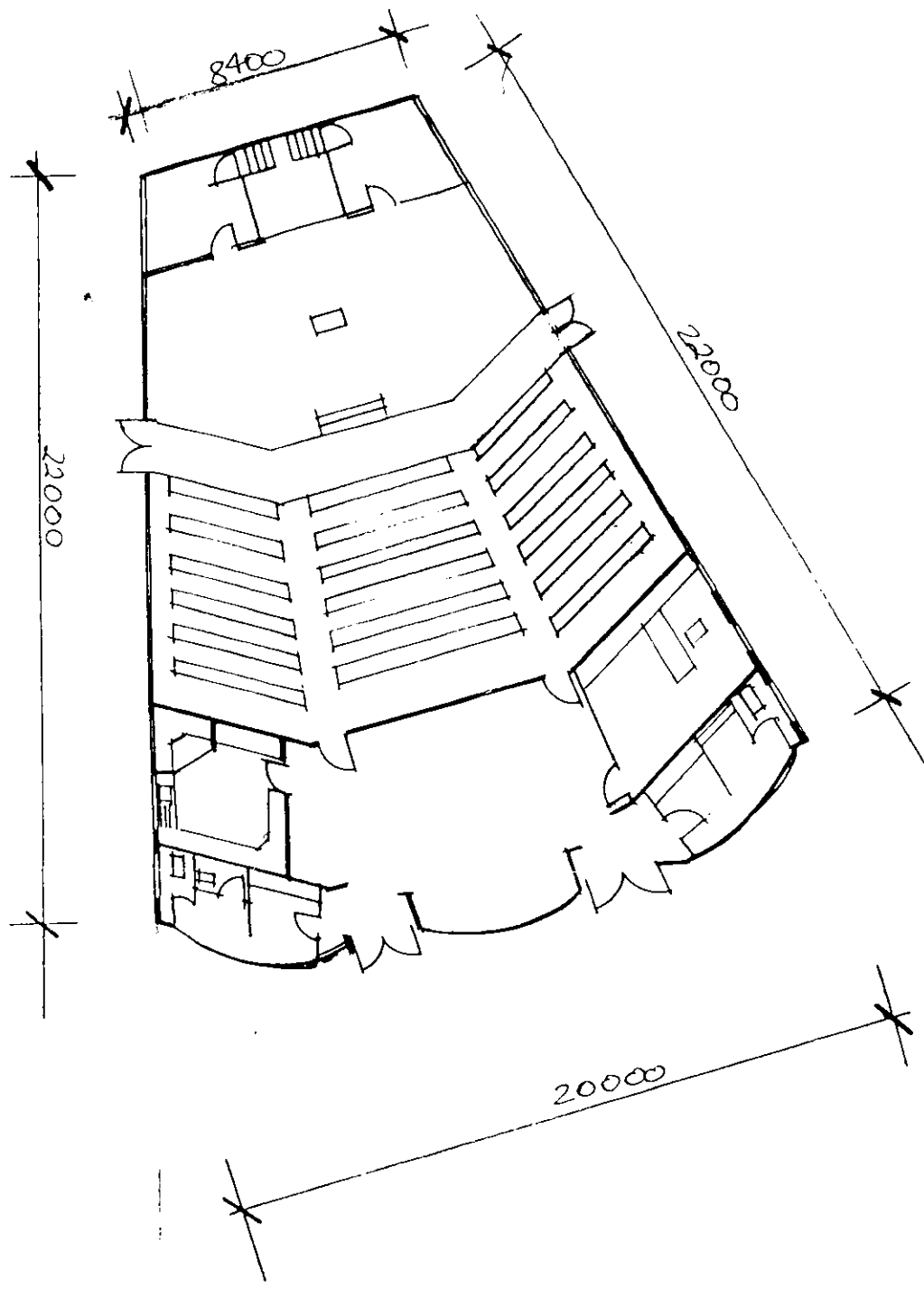
SIRK

ABN 19766219227 BN 7037818

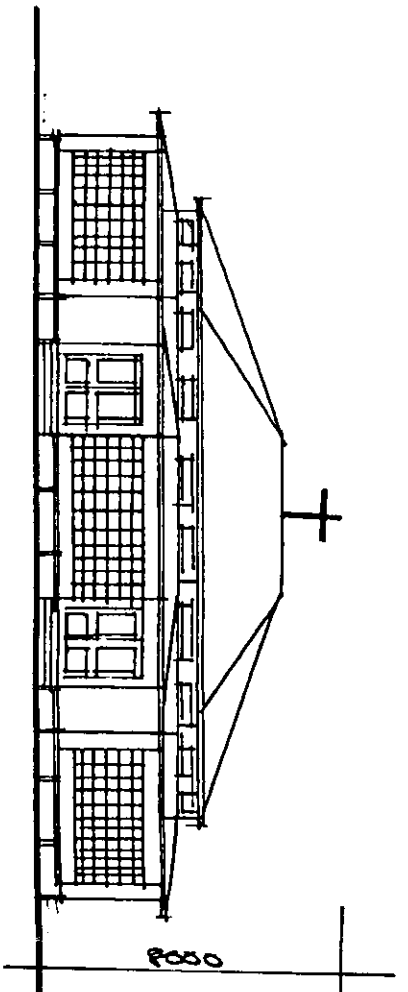
Mob: 041335 3282 Tel/Fax: (07) 3804 1769



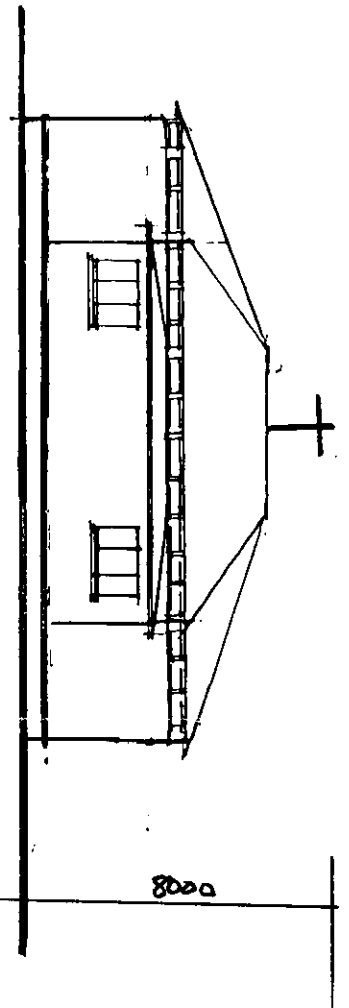
CROSS SECTION SC 1:200



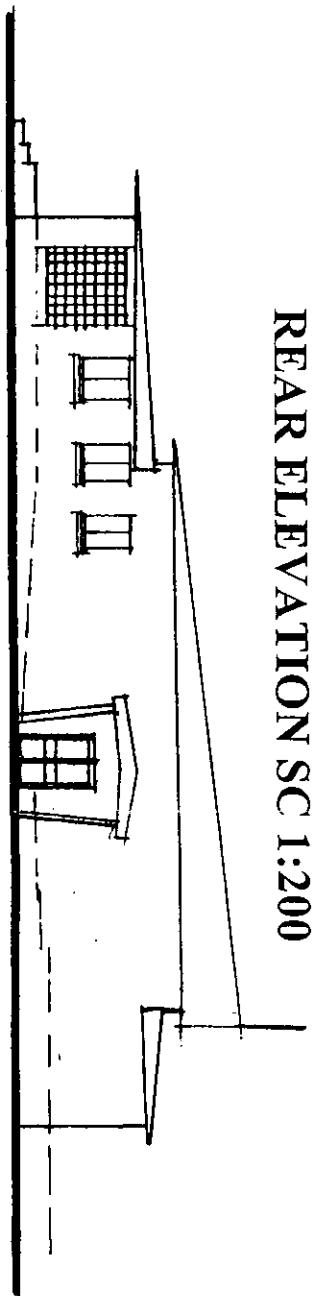
FLOOR PLAN SC 1:200



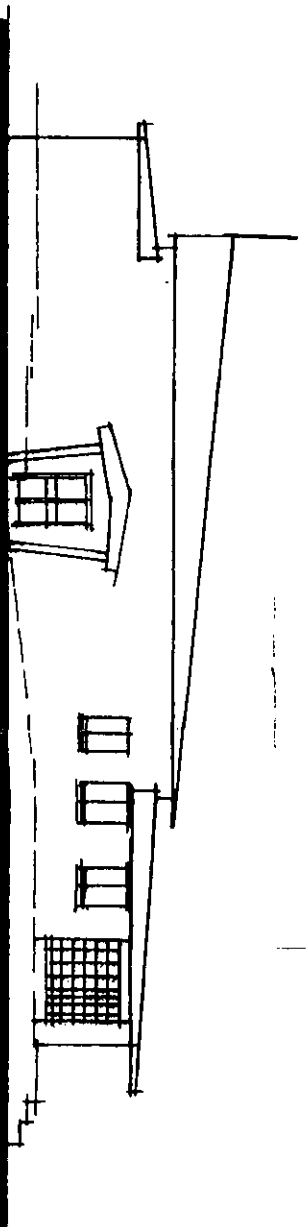
FRONT ELEVATION SC 1:200



REAR ELEVATION SC 1:200



SIDE ELEVATION SC 1:200



SIDE ELEVATION SC 1:200

DESIGN WIND SPEED: W33N

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CLIENTS:

PROPOSED BAPTIST CHURCH, AT CORNER KINGSTON ROAD AND ALICE STREET, LOT 363, WOODRIDGE QLD 4114.

LOGAN CITY COUNCIL

RP: 105566

PARISH: MACKENZIE

COUNTY: STANLEY

DATE: APR. 2002

SCALE: AS SHOWN

DRAWN/CHECKED BY:

S. KAITILLA - SIRK DESIGN AND BUILDING SERVICES

SHEET: 3 OF 3

SIRK

ABN 19766219227

BN 7037818

Mob: 041335 3282

Tel/Fax: (07) 3804 1769

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- ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), ALL RELEVANT STANDARDS & THE REQUIREMENTS OF THE LOGAN CITY COUNCIL.
- ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION, FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.
- FOR ALL REINFORCING CONCRETE SLAB AND FOOTINGS DETAILS REFER TO ENGINEER'S DRAWINGS AS PER SOIL REPORT AND SHALL NOT BE LESS THAN 20 Mpa AND ALL MATERIALS SHALL BE NEW.
- FOR TRUSSES AND ROOF FRAMING (INCLUDING TIE-DOWN) REFER TO ENGINEER'S DRAWINGS.
- PLASTERBOARD (IF ANY) SHALL BE FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- WET AREAS TO HAVE A FALL TO FLOOR WASTES AND CONSTRUCTION TO COMPLY WITH APPROVED METHOD. SOIL AND SULLAGE DRAINAGE TO COUNCIL SEWER OR APPROPRIATE MEANS IN ACCORDANCE WITH COUNCIL PREPARED PLANS.
- STORMWATER TO EXISTING STREET CHANNEL SYSTEM. PROVIDE DAMP PROOF MEMBRANE AS REQUIRED.
- PROVIDE (IF REQUIRED) TERMITE PROTECTION SYSTEM TO COMPLY WITH A.S. 3660.1 AND LOGAN CITY COUNCIL REQUIREMENTS INCLUDING PERFORMANCE WARRANTY.
- PROVIDE AND POSITION (IF ANY) PHOTOELECTRIC SMOKE DETECTORS AS REQUIRED.

CLIENTS:

PROPOSED BAPTIST CHURCH, AT CORNER KINGSTON ROAD AND ALICE STREET, LOT , WOODRIDGE QLD 4114.

LOGAN CITY COUNCIL

RP: PARISH: MACKENZIE COUNTY: STANLEY

DATE: APR. 2002 SCALE: AS SHOWN

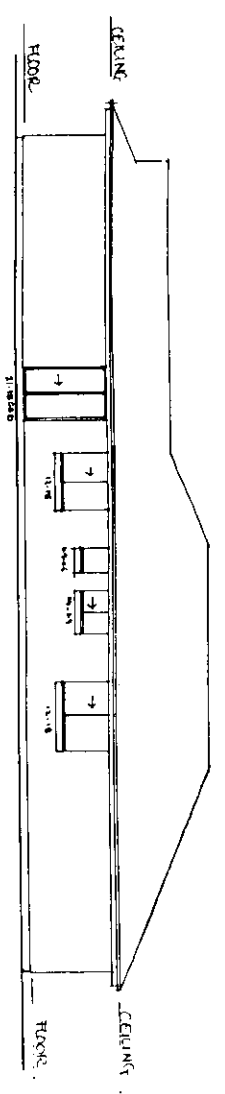
DRAWN/CHECKED BY:

S. KATILLA - SIRK DESIGN AND BUILDING SERVICES

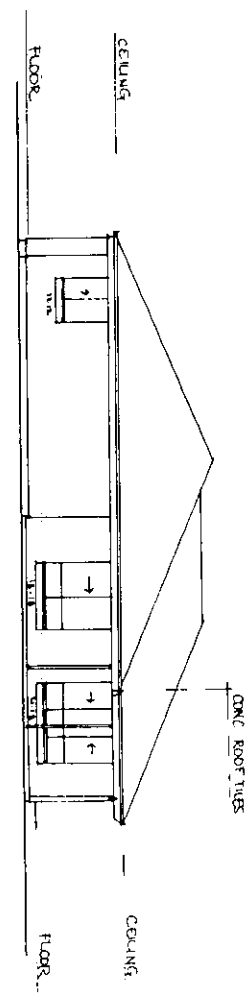
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SIRK

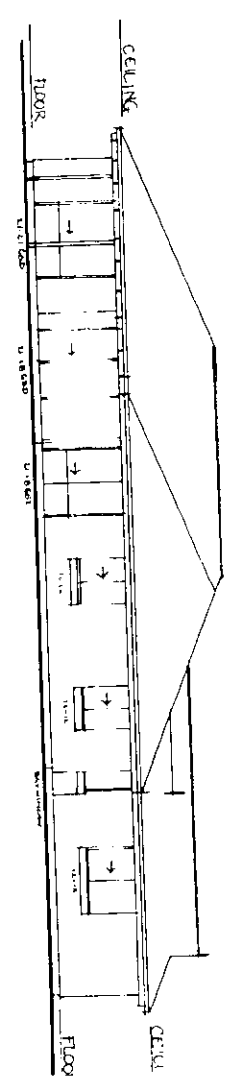
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 Mob: 041335 3282. Tel/Fax: (07) 3804 1769



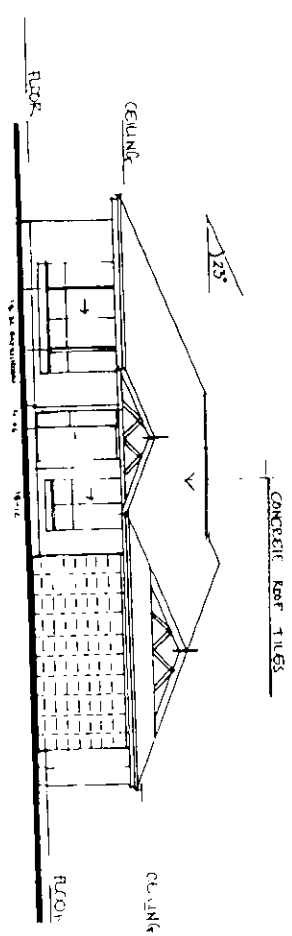
SIDE ELEVATION SC 1:200



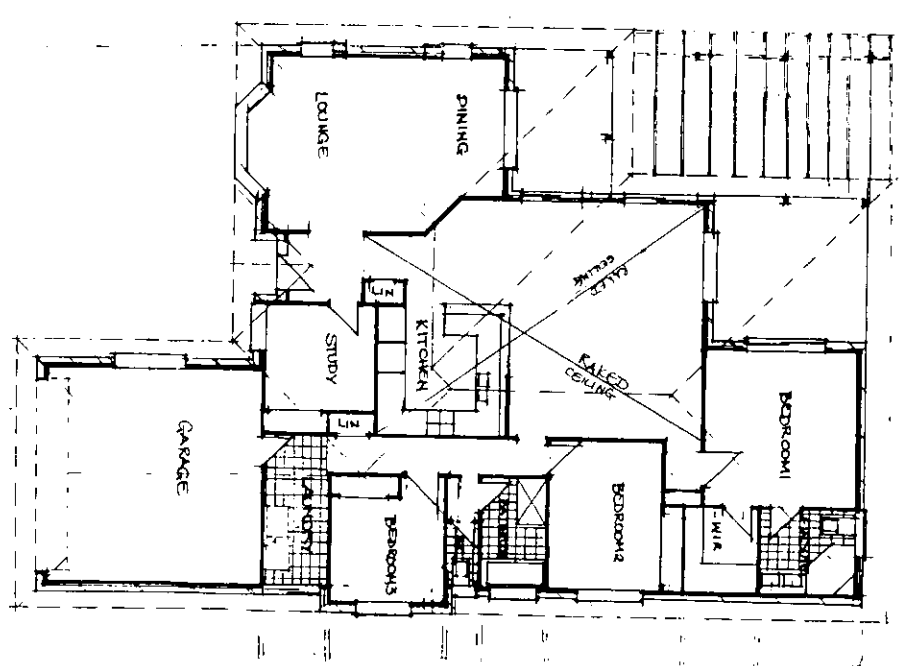
REAR ELEVATION SC 1:200



SIDE ELEVATION SC 1:200



FRONT ELEVATION SC 1:200



FLOOR PLAN SC 1:200