

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	1300 RIDESHARE PTY. LTD.
Contact name <i>(only applicable for companies)</i>	John McRoberts
Postal address <i>(P.O. Box or street address)</i>	PO Box 519
Suburb	Manunda
State	QLD
Postcode	4870
Country	Australia
Contact number	0407725987
Email address <i>(non-mandatory)</i>	Erj3@bigpond.com
Mobile number <i>(non-mandatory)</i>	0407725987
Fax number <i>(non-mandatory)</i>	0740419942
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application <input checked="" type="checkbox"/> No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		49	Owen Street	Craiglie
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4877	1	SP210321	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

Additional premises are relevant to this development application and their details have been attached in a schedule to this application

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

2 Commercial Sheds

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Vehicle depot	Service Industry	2	753

8.2) Does the proposed use involve the use of existing buildings on the premises?		
<input type="checkbox"/> Yes		
<input checked="" type="checkbox"/> No		

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment
12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <input type="text"/>		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots:	<input type="text"/>
<input type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Douglas Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **chief executive of the Planning Regulation 2017:**

Clearing native vegetation

Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane’s port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the <u>DA Forms Guide</u> .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

Note: Application for an environmental authority can be found by searching “EM941” at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: See www.qld.gov.au for further information.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes

No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

Note: DA templates are available from www.dilqp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the ‘Notice Accepting a Failure Impact Assessment’ from the chief executive administering the *Water Supply Act* is attached to this development application

No

Note: See guidance materials at www.dews.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

A certificate of title

No

Note: See guidance materials at www.ehp.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government’s **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.ehp.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
- No

PART 8 – CHECKLIST AND APPLICANT DECLARATION**24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

 Yes**Note:** See the *Planning Regulation 2017* for referral requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application Yes Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see *DA Forms Guide: Planning Report Template*. Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see *DA Forms Guide: Relevant plans*. Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))

 Yes Not applicable**25) Applicant declaration** By making this development application, I declare that all information in this development application is true and correct Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001***Note:** It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the *DA Rules* except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

Industrial Planning Area Code

Purpose Statement	Comment
Provide for the establishment of Industry, Class A and Class B and Service Industry on appropriate land with regard to Site suitability, accessibility, surrounding land uses and location of utilities and services	The proposed development is code assessable, and located within an existing and established service industry precinct.
Ensure that Industry achieves appropriate environmental standards	
Ensure that industrial buildings have a high standard of layout and building design that provides an efficient, safe and attractive working environment	
Ensure that Industry, Class A and Class B and Service Industry do not adversely impact on surrounding land uses and Setback areas provide landscaped buffers to adjacent incompatible land uses	
Ensure that landscaping provides an attractive streetscape and screens utility, storage and car parking from the street	
Ensure that industrial land uses are protected from encroachment of incompatible land use activities	

Consistent and Inconsistent Uses		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P1 The establishment of uses is consistent with the outcomes sought for Industry Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Industry Planning Area.	Complies: The proposed use for 'service industry' purposes is code assessable on the relevant Table of Assessment.
P2 A caretakers Residence is only established in association with an	A2.1 Only one Caretakers Residence is established on the parent site in association with an industrial use or	Not applicable: No caretakers residence is proposed.

Performance Criteria		Acceptable Solutions	Comment / Compliance
industrial use or activity operating as the primary use on the site.		activity located on one industrial allotment on a Standard Format Plan.	
Site Coverage			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P3	The Site Coverage of Buildings ensures that there is sufficient area for the provision of services and Landscaping.	A3.1 The Site Coverage of all Buildings does not exceed 60% of the Site area.	Complies: Site coverage does not exceed 60% and is approximately 35.85%.
Design and Siting			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P4	The siting of industrial Buildings/structures contributes to the desired amenity of the area and protects the amenity of other land uses.	<p>A4.1 Buildings/structures on Sites with Frontage to a State-Controlled Road, are Setback 8 metres from the Road Frontage.</p> <p>In other cases, Buildings/structures are Setback:</p> <ul style="list-style-type: none"> • 6 metres from the Main Street Frontage; and • 4 metres from any secondary street Frontage. <p>A4.3 Where the site has a common boundary with land in an Industrial Planning Area, the Buildings/structure may be built to the side and rear boundaries where the Building Code requirements are satisfied.</p>	<p>Not applicable:</p> <p>The site does not have frontage to a State Controlled Road.</p> <p>Complies:</p> <p>The proposed sheds are sited greater than 6m from the main street frontage.</p> <p>Not Applicable:</p> <p>Whilst the site does adjoin property within the Industry Planning Area, development to boundaries is not proposed.</p>

Performance Criteria	Acceptable Solutions		Comment / Compliance
		<p style="text-align: center;">HOWEVER</p> <p>Where the Building Code requirements are not satisfied, Buildings are setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from side and rear boundaries.</p> <p>A4.4 Where the Site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, the Building/structure is Setback 2.5 metres or a quarter of the Height of the Building/structure, whichever is the greater, from the common boundary.</p> <p>A4.5 The Building/structure is sited to maximise energy conservation, natural cooling and shading from summer sun, with the use of high quality materials and non-reflective roof materials.</p>	<p>Not Applicable</p> <p>Complies:</p> <p>Non-Reflective roofing material will be used, in addition to the use of insulation to the roof to provide comfort and energy conservation internally.</p>

Loading and Unloading Facilities

Performance Criteria	Acceptable Solutions		Comment / Compliance
<p>P5 The transport of goods and materials to and from industrial sites does not adversely affect the movement of traffic on the Roads adjacent to the Site.</p>	<p>A5.1</p> <p>A5.2</p>	<p>All delivery/pick up vehicles are contained wholly within the Site when being loaded/unloaded.</p> <p>Sufficient manoeuvring area is provided on Site to allow a single unit truck to ingress and egress the Site in a forward gear</p>	<p>Complies:</p> <p>There is sufficient maneuvering area on site to accommodate access as required for the intended future use.</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>A5.3 Site Access is limited to one Access point for each street Frontage.</p> <p>OR</p> <p>If the site has Frontage to the Captain Cook Highway and another road, Access is limited to the secondary Road.</p> <p>A5.4 Where two Access points to the street Frontage are necessitated, to facilitate manoeuvrability of large industrial vehicles, the accesses are separated by a minimum distance of 10 metres.</p>	
Landscaping and Amenity		
Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P6 Industrial Sites are landscaped to enhance the amenity of industrial areas and provide a pleasant working environment.</p>	<p>A6.1 A minimum of 20% of the area of the Site is landscaped.</p> <p>Dense Planting along any Road Frontage is a minimum width of 3 metres.</p> <p>A6.2 EXCEPT THAT</p> <p>Dense Planting along the Road Frontage is a minimum of 4 metres in width where adjacent to the Captain Cook Highway.</p>	<p>Complies:</p> <p>A minimum area 20% = 400m² 431m² provided</p> <p>Minimum width of 3 meters of dense planting is provided</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>A6.3 Any setback areas from the side and rear boundaries where the site adjoins land not in an Industry Planning Area or land developed partially or wholly for a residential use, are landscaped with Dense Planting in accordance with all the relevant requirements of the Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A6.4 Areas use for loading and unloading, storage, utilities and car parking are screened from public view by a combination of Landscaping and screen fencing.</p>	
<p>P7 Industrial areas are not characterized by a proliferation of advertising signs and/or the use of large advertising signs.</p>	<p>A7.1 Signage complies with the Design and Siting of Advertising Devices Code.</p> <p>AND</p> <p>No wall signs are located on the walls of industrial Buildings facing the Captain Cook Highway or any other State-Controlled Road.</p>	<p>Complies:</p> <p>While no signage is proposed at this stage, any future signage will comply with the relevant Code.</p>

Landscaping Code

Purpose Statement:	Comment
Ensure that new Landscaping incorporates plants which encourage Biodiversity	Landscaping for the site will be compliant with requirements within the Landscape Code. Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
Maintain and strengthen the tropical and native landscape character of the Shire through high quality landscape works	
Create attractive streetscapes and public spaces through landscape design and the use of street trees and shade trees	
Ensure that native species incorporated into Landscaping, as a means of providing continuity between developed and undeveloped areas	
Ensure that existing vegetation on Site is retained, protected during works and integrated with the built environment	
Ensure preferred plant species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping	
Ensure that Landscaping screens buildings to reduce their bulk and to enhance the landscape character of the Shire	

Landscape Design		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P1 Landscape design satisfies the purpose and the detailed requirements of this Code.	A1.1 Landscaping is undertaken in accordance with a Landscape Plan drawn to scale which complies with and illustrates all the relevant requirements of this Code and Planning Scheme Policy No 7 – Landscaping.	Performance Based Assessment: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

Performance Criteria		Acceptable Solutions	Comment / Compliance
		<p>AND</p> <p>Landscaping is maintained in accordance with the requirements specified in this Code and Planning Scheme Policy No 7 – Landscaping.</p>	
Landscape – Character and Planting			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P2	Landscaping contributes to a sense of place, is functional to the surroundings and provides dominant visual interest and form.	A2.1 A minimum of 80% of the proposed landscape area is open to the sky for sunlight and ventilation.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A2.2 The percentage of native or endemic species utilised in the Landscaping is as specified in the Locality Code. OR Where not specified in the Locality Code, in accordance with Planning Scheme Policy No. 7 – Landscaping.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A2.3 Landscaping includes planting layers comprised of canopy, middle storey, screening and groundcovers, with palm trees used as accent plants only.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

<i>Performance Criteria</i>		<i>Acceptable Solutions</i>	<i>Comment / Compliance</i>
P3	Landscaping is consistent with the existing landscape character of the area and native vegetation existing on the Site is to be retained wherever possible and integrated with new Landscaping ⁴⁷	A3.1 Existing native vegetation on Site is retained and incorporated into the Site design, wherever possible.	Complies: No existing native vegetation remains on site.
		A3.2 Any mature vegetation on the Site which is removed or damaged during development of the Site is replaced with advanced native species.	Complies: No existing mature vegetation on site.
		A3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are planted on Site or on the street.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A3.4 Street trees are 100% native species which enhance the landscape character of the streetscape, with species chosen from the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P4	Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.	A4.1 Species are selected in accordance with the Plant Species Schedule in Planning Scheme Policy No 7 – Landscaping.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P5	Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal Roadways.	A5.1 Where car parking areas are uncovered or open, shade trees are planted at regular intervals (a minimum of 1 shade tree is provided for every 5 car parks) throughout the car parking areas, and adjacent to driveways and internal Roadways.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	A5.2 A minimum of 1 shade tree is provided for every 10 metres along a driveway or internal Roadway.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A5.3 Landscape beds and trees are protected by garden edging, bollards or wheel stops.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A5.4 Trees within car parking areas have a minimum planting area the equivalent of 1 car parking bay, with a minimum topsoil depth of 0.8 metre.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
Screening		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P6 Fences along street Frontages are articulated with appropriate Landscaping.	A6.1 Perimeter fencing to any street Frontage complies with the relevant Planning Area Code.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
	A6.2 Trees, shrubs and groundcovers are planted within any recessed areas along the fence line.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

Performance Criteria		Acceptable Solutions	Comment / Compliance
P7	Landscaping within Recreation Areas of residential development are functional, well designed and enhance the residential amenity.	A7.1 One shade tree is provided for each private open space or private Recreation Area.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A7.2 Tree species provide 30% shade over the area within 5 years.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A7.3 A minimum of 50% of the Landscaping and recreational Area is landscaped, with trees, shrubs, groundcovers, minimising large expanses of hardstand areas and structures.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
		A7.4 Plants are located to provide shelter and shade to Habitable Rooms and outdoor Recreation Areas from the hot summer sun.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P8	Undesirable features are screened with Landscaping.	A8.1 Landscaping of Dense Planting is planted along and near retaining walls, long blank walls of Buildings, mechanical and air-conditioning units, clothes drying areas, bin enclosures and other utility structures with appropriate trees, shrubs and groundcovers.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

Performance Criteria		Acceptable Solutions	Comment / Compliance
P9	The environmental values of the Site and adjacent land are enhanced.	A9.1 Landscaping using similar endemic or native species, is planted on-Site on land adjoining an area of natural environmental value.	Complies: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
Streetscape and Site Amenity			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P10	Landscaping for residential development enhances the streetscape and the visual appearance of the development.	A10.1 Dense Planting along the front of the Site incorporates: <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Not applicable: residential development is not proposed.
		A10.2 Dense Planting to the rear of the Site incorporates: <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m², growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Not applicable: Residential development is not proposed.
		A10.3 Dense Planting to the side boundaries incorporates: <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	Not applicable: Residential development is not proposed.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P11 Landscaping for non-residential development enhances the streetscape and the visual appearance of the development.</p>	<p>A11.1 Dense Planting along the front boundary of the Site where a Building is Setback from the front alignment, incorporates:</p> <ul style="list-style-type: none"> • shade canopy trees to provide shade to the Frontage of the Site within 5 years of planting where appropriate; • landscape screening of blank walls; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	<p>Complies:</p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>
	<p>A11.2 Dense Planting to the rear of the Site where a Building is Setback from the rear alignment, incorporates:</p> <ul style="list-style-type: none"> • 1 shade tree for an average of every 75 m² growing to the Building eave Height within 5 years of planting; • screening shrubs to grow to 3 metres in Height within 2 years of planting; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	<p>Complies:</p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>
	<p>A11.3 Dense Planting to the side boundaries where visible from the street or adjoining a boundary to a different Planning Area, and where a Building is Setback from the side boundary, incorporates:</p> <ul style="list-style-type: none"> • trees planted for an average of every 10 metres where adjacent to a Building; screening shrubs, low shrubs and groundcover appropriate for the amount of space, light and ventilation of the area; • low shrubs, groundcovers and mulch to completely cover unsealed ground. 	<p>Complies:</p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		A11.4 A minimum of 20% of shade trees and shrubs is incorporated in all areas of Landscaping growing to the Building eave Height within 5 years.	Performance Based Assessment: Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
Maintenance and Drainage			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P12	Landscaped areas are designed in order to be maintained in an efficient manner.	A12.1 A maintenance program is undertaken in accordance with the Maintenance Schedule in Planning Scheme Policy No 7 – Landscaping.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A12.2 A reticulated irrigation system is provided to common Landscaping and Recreation Areas and planter boxes in accordance with Australian Standards, with 1 hose cock within each area.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A12.3 Turf areas are accessible by standard lawn maintenance equipment.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A12.4 Plant species are selected with long life expectancy and minimal maintenance requirements where on- Site management will be limited.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A12.5 Mulching is provided to all garden beds to reduce weed growth and to retain water, and is to be replenished every year in the ongoing maintenance program.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.

Performance Criteria		Acceptable Solutions	Comment / Compliance
P13	Stormwater runoff is minimised and reused in Landscaping through water infiltration, where appropriate.	A13.1 Adequate drainage is provided to all paving, turf and garden beds, including the use of swales, spoon drains, subsurface drainage, field gullies, rock or pebble lined Watercourses and stormwater connections.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A13.2 Overland flow paths are not to be restricted by Landscaping works.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A13.3 Water runoff is re-used through draining of hard surface areas towards permeable surfaces, turf, garden beds and by minimising impervious surfaces on the Site.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
Safety			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P14	Tree species and their location accommodate vehicle and pedestrian sight lines.	A14.1 Trees located near pathways, driveways, Access points, parking areas and street corners have a minimum 3.0 metres of clear trunk.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
P15	The landscape design enhances personal safety and reduces the potential for crime and vandalism.	A15.1 Security and foot lighting is provided to all common areas, including car parks, entries, driveways and pathways.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
		A15.2 Hard surfaces are stable, non-slippery and useable in all weathers.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	A15.3 Bushfire hazard is minimised with planting of bushfire resistant species near bushfire prone areas, (refer to the Bushfire Risk Overlay on the relevant Locality Map).	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A15.4 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards	Not applicable: Bicycle paths are not proposed.
Utilities and Services		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P16 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	A16.1 Plant species are selected and sited with consideration to the location of overhead and underground services.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.2 All underground services are to be located under pathways and below the eaves of the Building.	Not applicable: no additional services are proposed
	A16.3 Irrigation control devices are located in the common Landscaping and Recreation Area.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.4 Landscaping is located to enable trade persons to Access and view meters and other mechanical equipment within the Site.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.
	A16.5 Landscaping does not limit Access for service vehicles or rubbish trucks to utility areas, bin enclosures or docking areas.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>A16.6 Landscaping near electric lines or substations is designed and developed so that any vegetation at maturity or Landscaping structures or works do not exceed 40 metres in Height on land:</p> <ul style="list-style-type: none"> • in an electric line shadow; or • within 5.0 metres of an electric line shadow; or within 5.0 metres of a substation boundary. 	<p>Complies:</p> <p>Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.</p>
	<p>A16.7 Elsewhere, vegetation is planted at a distance that is further from the nearest edge of an electric line shadow or substation boundary than the expected maximum Height at maturity of the vegetation.</p>	<p>Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.</p>
	<p>A16.8 On a Site adjoining an electricity substation boundary, the vegetation foliage at maturity is not within 3.0 metres of the substation boundary. However, where a substation has a solid wall along any part of its boundary, foliage may extend to, but not above or beyond, that solid wall.</p>	<p>Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions where required.</p>

Port Douglas and Environs Locality Code

Purpose Statement	Comment
<p>Consolidate Port Douglas as the major tourist accommodation and tourist service centre in the Shire.</p>	<p>The proposed development will not undermine or inhibit the achievement of overall objectives for the Port Douglas and Environs Locality.</p>
<p>Ensure that tourist development and associated landscaping is of high quality which reflects and complements the image of Port Douglas as a tropical seaside resort town of international renown.</p>	
<p>Consolidate the area between Macrossan Street and Marina Mirage as the major tourist, retail, dining and entertainment centre of the Shire.</p>	
<p>Ensure that all forms of development complement the tropical image of the town by incorporating attractive design and architectural features.</p>	
<p>Encourage the expansion of residential areas that are pleasant, functional, distinctive and in visually well-defined areas.</p>	
<p>Protect existing and future residential areas from the intrusion of tourist accommodation and activity.</p>	
<p>Protect sensitive environments and natural features which give Port Douglas its distinctive character and identity, in particular Four Mile Beach, Dicksons Inlet and Flagstaff Hill.</p>	
<p>Protect the surrounding rural and natural environments from intrusion by urban development.</p>	
<p>Maintain the distinct rural hinterland, dominant natural environment of the western escarpment, and the existing vegetated hillside of Flagstaff Hill.</p>	
<p>Protect primary functions of the port (marine and fishing activities) from incompatible land uses and acknowledge the industrial and commercial land uses associated with the maritime industry, while also providing secondary opportunities for recreational use by residents and tourists.</p>	

Performance Criteria	Acceptable Solutions	Comment / Compliance
General Requirements		
<p>P1 Buildings and structures complement the Height of surrounding development,</p> <p>AND</p> <p>Buildings are limited to two Storeys;</p> <p>OR</p> <p>In the High Scale locations depicted on the Locality Plan, development of three Storeys is appropriate.</p>	<p>A1.1 In the Planning Areas (and parts thereof) listed below the maximum Height of Buildings/structures is 6.5 metres. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building:</p> <ul style="list-style-type: none"> • Residential 1; • Industry; • Conservation; • Community and recreational Facilities; • Residential 2; • Tourist and Residential (Medium Scale); • Commercial – (Medium Scale, outside the Tourist Centre); • Commercial – (High Scale, outside the Tourist Centre); and • Commercial – (High Scale, within the Tourist Centre and on the high side of 	<p>Complies:</p> <p>The total building height is 6m, with a 10 degree roof pitch</p>

Performance Criteria	Acceptable Solutions	Comment / Compliance
	<p>Macrossan Street) – in this instance there is no specified number of Storeys, however the maximum Height prevails.</p> <p>OR</p> <p>In the Planning Areas (parts thereof) listed below the maximum Height of Buildings/structures is 10 metres and 3 Storeys. In addition, the roof (including any ancillary roof features) does not exceed a maximum Height of 3.5 metres above the intersection of the pitching part of the roof and the wall of the Building:</p> <ul style="list-style-type: none"> • Tourist and Residential – (High Scale); and • Commercial – (High Scale, within the Tourist Centre and on the low side of Macrossan Street, through to Warner Street). 	
<p>P2 Development is connected to available urban services.</p>	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible.</p> <p>AND/OR</p> <p>Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No 11 – Water</p>	<p>Complies:</p> <p>Appropriate access to road networks, water supply and effluent disposal is available.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		Supply and Sewerage Headworks and Works External Contributions.	
P3	Landscaping of development Sites complements the existing tropical seaside resort town character of Port Douglas and creates a dominant tropical vegetated streetscape.	A3.1 Landscaping of a development Site complies with Planning Scheme Policy No 7 – Landscaping, with particular emphasis on appropriate species for Port Douglas.	Complies: Compliance can be achieved through imposition of reasonable and relevant conditions on any approval issued.
P4	Development Sites are provided with efficient and safe vehicle Access and manoeuvring areas on Site and to the Site, to an acceptable standard for the Locality.	A4.1 All Roads, driveways and manoeuvring areas on Site and adjacent to the Site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.	Complies: Compliance can be achieved through imposition of reasonable and relevant conditions on any approval issued.
Tourist Centre			
Not applicable			
Local Centres			
Not Applicable			
Residential Development Outside the Tourist Centre			
Not applicable			
Other Development			
Not applicable			
Community Facilities			
Not applicable			

Protection of Scenic Amenity and Natural Values		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P21 <i>The views and vistas of Four Mile Beach from the intersection of Davidson Street and Macrossan Street to the beach front are maintained.</i>	A21.1 Any development in Macrossan Street between Davidson Street and the beach front, outside the Tourist Centre, is designed with Macrossan Street as the Main Street Frontage and the Buildings are Setback 6 metres from the Main Street Frontage.	Not applicable: The site is not located adjacent to or nearby Four Mile Beach.
P22 <i>Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourses and areas of tidal inundation which contribute the Scenic Amenity and natural values of the locality.</i>	A22.1 No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).	Not applicable: The site is not located adjacent to or nearby environmentally sensitive areas.
Port Douglas Waterfront		
<i>Not applicable</i>		
<u>Special Management Areas</u>		
Special Management Area 1: Flagstaff Hill		
<i>Not applicable</i>		
Special Management Area 2: Residential Growth Area		
<i>Not applicable</i>		

Special Management Area 3: Service Industry Precincts (Craiglie)		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P29 <i>Development within the Craiglie Service Industry Precinct supports the tourism and marine industries within Port Douglas.</i>	A29.1 Only Service Industry uses are located in the Service Industry Precincts (Craiglie). AND The proponent of the proposed Service Industry use provides written evidence to Council that it supports/services the tourism or marine industry in Port Douglas.	Complies: A 'service industry' use is proposed.
P30 Development on lots adjacent to the Captain Cook Highway is sited, designed and landscaped to provides an attractive visual approach to Port Douglas with all buildings, structures and carparking areas setback a sufficient distance from the Frontage to enable landscaping to screen or soften the appearance of the development.	A30.1 Buildings and structures are setback 8 metres from the Captain Cook Highway Frontage, or no closer to the Captain Cook Highway Frontage than buildings and structures on adjoining Sites (averaged), whichever is the greater.	Not applicable: The site is not located adjacent to the Captain Cook Highway.
	A30.2 The Setback area to the Captain Cook Highway Frontage is landscaped with advanced Dense Planting including trees species (100 litre bag stock), which will, at maturity, exceed the Height of the Building on Site.	Not applicable: The site is not located adjacent to the Captain Cook Highway.
	A30.3 Advertising signs are discreet in appearance with no large advertising signs including tenancy signs located on or near the Captain Cook Highway Frontage, or within any landscaped setback area adjacent to the highway.	Not applicable: The site is not located adjacent to the Captain Cook Highway.

Performance Criteria	Acceptable Solutions	Comment / Compliance
	A30.4 Car parking areas, loading and other service areas are designed to be screened from the Captain Cook Highway and are located so as not to be visually prominent from the Captain Cook Highway.	Not applicable: The site is not located adjacent to the Captain Cook Highway.
P31 The reconfiguration of Lot 83 on SR 724 for Industrial development proceeds in line with a demonstrated demand for industrial land at Craiglie.	A31.1 Council will only support the staged reconfiguration of that part of Lot 83 on SR 724 designated in the Industry Planning Area, in association with a Needs Analysis, prepared in accordance with Planning Scheme Policy No 10 – Reports and Information the Council May Request, which demonstrates a clear demand for additional industrial land at Craiglie.	Not applicable: Development of the parent parcel has already been approved.
	A31.2 The Needs Analysis incorporates a methodology to be approved by Council for the staged development of any reconfiguration of the land for industrial purposes, in line with a specified future demand scenario.	Not applicable: Development of the parent parcel has already been approved.
	A31.3 The reconfiguration and/or redesignation for industrial development of that part of Lot 83 on SR 724 included in the Rural Planning Area does not occur in the life of this Planning Scheme, unless supported by another Needs Analysis prepared in accordance with A29.1 and A29.2 above.	Not applicable: Development of the parent parcel has already been approved.

Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P32 The parkland contribution associated with the reconfiguration of Lot 83 on SR 724 provides for the expansion of Teamster Park.</p>	<p>A32.1 Provision shall be made for a park contribution associated with the reconfiguration of Lot 83 on SR 724. Should the park contribution be provided in stages, the total contribution of land must be identified in one area in association with Stage 1 of any reconfiguration application.</p>	<p>Not applicable: Development of the parent parcel has already been approved, and parkland contribution arrangements have already been confirmed.</p>
<p>P33 Development on the western side of Owen Street provides for a range of Service Industry uses, which may incorporate a minor, ancillary and necessarily associated retail component.</p>	<p>A33.1 Service Industry development on the western side of Owen Street can be designed to designate up to a maximum of 30% of the total Gross Floor Area of any Building/s on the Site for a retail component to be located at the front of the development, provided the retail component is allied to the primary Service Industry activity carried out on the Site.</p>	<p>Complies: Service industry uses on the land will not contain any greater than 30% of the floor area for retail purposes associated with the primary Service Industry use on site. Compliance with this requirement may be confirmed via condition on any approval granted.</p>
<p>P34 The potential for conflict between Industrial development and any residential development is minimised.</p>	<p>A34.1 Any residential development occurring immediately adjacent to Special Management Area 3 does not occur until Road closures and Road openings have been undertaken to provide physical separation between residential land and industrial land.</p> <p>AND</p> <p>New Road alignments are generally sited in accordance with the Access points identified on the relevant Locality Plan.</p>	<p>Not applicable: Residential development is not proposed.</p>
<p>Special Management Area 4: Service Industry Precincts (Mahogany Street)</p>		
<p>Not applicable</p>		

Vehicle Parking and Access Code

Purpose Statement:	Comment
Sufficient vehicle parking are provided on-Site to cater for all types of vehicular traffic accessing and parking on the Site, including staff, guests, patrons, residents and short term delivery vehicles	Sufficient vehicle parking will be provided on site, and compliance with these requirements may be confirmed via imposition of reasonable and relevant conditions. Vehicular movements onto and off site may be undertaken in a manner that is safe, efficient, and is unlikely to impact negatively on the surrounding road network.
Sufficient bicycle parking and end of trip facilities are provided on-Site to cater for customer and staff	
On-Site parking is provided so as to be accessible and convenient, particularly for any short term use	
The provision of on-Site parking, loading/unloading facilities and the provision of Access to the Site, do not impact on the efficient function of the street network or on the area in which the development is located	
New vehicle access points are safely located and are not in conflict with the preferred ultimate streetscape character and local character and do not unduly disrupt any current or future on-street parking arrangements	

Vehicle Parking Numbers		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P1 Sufficient parking spaces are provided on the Site to accommodate the amount and type of vehicle traffic expected to be generated by the use or uses of the Site, having particular regard to: <ul style="list-style-type: none"> • the desired character of the area in which the Site is located; 	A1.1 The minimum number of vehicle parking spaces provided on the Site is not less than the number prescribed in Schedule 1 of this Code for the particular use or uses. Where the number of spaces calculated from the Schedule is not a whole number, the number of spaces provided is the next highest whole number.	Complies: Nine (9) car parks, including one (1) disabled car park, are provided on site.

Performance Criteria		Acceptable Solutions	Comment / Compliance
<ul style="list-style-type: none"> • the nature of the particular use and its specific characteristics and scale; • the number of employees and the likely number of visitors to the Site; • the level of local accessibility; • the nature and frequency of any public transport serving the area; • whether or not the use involves the retention of an existing Building and the previous requirements for car parking for the Building; • whether or not the use involves an identified Valuable Conservation Feature and Valuable Site; and • whether or not the use involves the retention of significant vegetation. 			
Parking for People with Disabilities			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P2	Parking spaces are provided to meet the needs of vehicle occupants with disabilities ⁴⁹ .	A2.1 For parking areas with a total number of ordinary vehicle spaces less than 50, wheelchair accessible spaces are provided as follows: <ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 2 spaces; • All other uses – 1 space. 	Complies: One (1) disabled car park is provided on site.
		For parking areas with 50 or more ordinary vehicle spaces, wheelchair accessible spaces are provided as follows:	Not applicable: Less than 50 parking spaces are to be provided on site.

Performance Criteria		Acceptable Solutions	Comment / Compliance
		<ul style="list-style-type: none"> • Medical, higher education, entertainment facilities and shopping centres – 3% (to the closest whole number) of the total number of spaces required; • All other uses – 2% (to the closest whole number) of the total number of spaces required. 	
Motor Cycles			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P3	<p>In recognition that motorcycles are low Road-space transport, a proportion of the parking spaces provided may be for motorcycles. The proportion provided for motor cycles is selected so that:</p> <ul style="list-style-type: none"> • ordinary vehicles do not demand parking in the spaces reserved for motor cycles due to capacity constraints; and, • it is a reflection of the make-up of the likely vehicle fleet that uses the parking; and, • it is not a reflection of the lower cost of providing motorcycle parking. 	<p>A3.1 Parking for motorcycles is substituted for ordinary vehicle parking to a maximum level of 2% per cent of total ordinary parking.</p> <p>AND</p> <p>The motorcycle parking complies with other elements of this Code.</p>	<p>Complies:</p> <p>Motor cycle parking may be provided on site in a manner that is both safe and appropriate given the nature of the use. It is proposed that this parking be provide in an informal manner.</p>

Compact Vehicles		
Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P4 A proportion of the parking spaces provided may be for compact vehicles. The proportion of total parking provided for compact vehicles is selected considering:</p> <ul style="list-style-type: none"> • compact vehicles spaces are not available to non-compact vehicles; and, • it is a reflection of the proportion of the likely vehicle fleet that uses the parking; and, • compact vehicle spaces are located so as to be proximate to pedestrian destinations such that they present significant inclination for use by users of compact vehicles; and, • the scale of parking spaces, likely users and the likely degree of familiarity with the availability of such spaces. 	<p>A4.1 For parking areas exceeding 100 spaces for short term users or 50 spaces for long-term users, parking is provided for compact vehicles as a substitute for ordinary vehicle parking so that:</p> <ul style="list-style-type: none"> • compact vehicle parking does not exceed 10% of total vehicle parking required; and, • the parking location is proximate to the entry locations for parking users; and, • the parking provided complies with other elements of this Code. 	<p>Not applicable:</p> <p>Parking areas do not exceed the 100 or 50 parking spaces thresholds.</p>
Bicycles Parking		
Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P5 Sufficient bicycle parking spaces with appropriate security and end of trip facilities are provided on-Site to accommodate the amount of bicycles expected to be generated by the use or uses.</p>	<p>A5.1 The minimum number of bicycle parking spaces provided on Site is not less than the number prescribed in Schedule 1 of this Code, for the particular use or uses.</p>	<p>Complies:</p> <p>Compliance with this requirement may be confirmed via the imposition of reasonable and relevant conditions on any approval issued. Given the nature of the use, it is unlikely that bicycle parking will be required, and it is proposed that it be provided in a safe, but more informal manner than traditionally provided</p>

Vehicular Access to the Site		
Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P6 The location of Access points minimises conflicts and is designed to operate efficiently and safely taking into account:</p> <ul style="list-style-type: none"> • the amount and type of vehicular traffic; • the type of use (eg long-stay, short-stay, regular, casual); • Frontage Road traffic conditions; • the nature and extent of future street or intersection improvements; • current and future on-street parking arrangements; • the capacity of the adjacent street system; and • the available sight distance. 	<p>A6.1 The location of the Access points is in accordance with the provisions of the relevant Australian Standards.</p> <p>AND</p> <p>Where the Site has Frontage to more than one street, the Access is from the lowest order street.</p> <p>A6.2 All redundant Accesses must be removed and a suitable barrier Erected to prevent further use of the Access.</p> <p>A6.3 Only one Access point is to be provided to each Site unless stated otherwise in another Code.</p>	<p>Complies:</p> <p>Site access will be provided in a manner that is compliant with relevant Australian Standards, and is efficient and safe.</p> <p>Compliance may also be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p> <p>Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.</p> <p>Only one access to the site is proposed.</p>
Accessibility and Amenity for Users		
Performance Criteria	Acceptable Solutions	Comment / Compliance
<p>P7 On-Site vehicle parking is provided where it is convenient, attractive and safe to use, and does not detract from an attractive or existing streetscape character.</p>	<p>A7.1 Short term visitor parking is provided at the front or on the main approach side of the Site, with easy Access to the Building entry, where such provision is in keeping with the desired character of the area in which the Site is located.</p> <p>AND</p>	<p>Complies:</p> <p>All parking spaces are configured to permit continued through movement around them with easy access</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
		In mixed use premises that include residential or accommodation uses (excluding, Port Douglas – Tourist Centre), at least 50% of the required number of parking spaces for the nonresidential use/s on the Site is provided in an easily accessible location on the premises, so as to be convenient to use for customers and other visitors.	
P8	The layout of parking areas provides a high degree of amenity and accessibility for different users.	<p>A8.1 The layout of the parking area provides for the accessibility and amenity of the following:</p> <ul style="list-style-type: none"> • People with Disabilities • Cyclists • Motorcyclists • Compact Vehicles • Ordinary Vehicles • Service Delivery Vehicles. <p>A8.2 Where covered parking areas are required in accordance with Schedule 1 of this Code, sails or other secure structural forms of covering provide shade and weather protection for vehicles and passengers.</p>	<p>Complies:</p> <p>Parking provides conventional, disabled and loading spaces as required.</p> <p>Shaded parking for loading is able to be provided, if required.</p>
Access Driveways			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P9	The dimensions of Access driveways cater for all vehicles likely to enter the Site and minimises the disruption of vehicular, cyclist and pedestrian traffic.	A9.1 Access driveways are designed in accordance with the provisions of the relevant Australian Standards.	<p>Complies:</p> <p>The access driveway is sufficient in width to accommodate movements required and designed to meet the relevant Australian Standards.</p>

Performance Criteria		Acceptable Solutions	Comment / Compliance
P10	The surface construction materials of Access driveways within the Road reserve contribute to the streetscape and alerts pedestrians to the location of the driveway.	A10.1 Surface construction materials are consistent with the current or intended future streetscape or character of the area and contrast with the surface construction materials of any adjacent footpath.	Complies: Concrete finish within sheds and on the driveway / parking area is proposed.
Access for People with Disabilities			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P11	Access for people with disabilities is provided to the Building from the parking area and from the street.	A11.1 Access for people with disabilities is provided in accordance with the relevant provisions of the Australian Standards.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
Access for Pedestrians			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P12	Access for pedestrians is provided to the Building from the parking area and from the street.	A12.1 Defined, safe pedestrian pathways are provided to the Building entry from the parking area and from the street.	Alternative Compliance: A 'Shared zone' arrangement is proposed, accommodating vehicular and pedestrian access in a 10km/hr environment. Given the scale and nature of the use proposed, this arrangement is submitted as acceptable, particularly noting the Service Industry use is unlikely to be a significant 'attractor' for pedestrian browsing or similar.

Access for Cyclists		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P13 Access for cyclists is provided to the Building or to bicycle parking area from the street.	A13.1 Access pathways for cyclists are provided in accordance with the relevant provisions of the Australian Standards. AND Where Access for cyclists is shared with Access for pedestrians and vehicles, the shared use is identified by signage and linemarking.	Not applicable: Cyclist pathways and the like are not required for this form of development, given the nature of the use and its location.
Dimensions of Parking Spaces		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P14 Parking spaces must have adequate areas and dimensions to meet user requirements.	A14.1 Car parking for the disabled, ordinary car parking spaces and motorcycle parking spaces meet the requirements of the relevant Australian Standards. AND Parking spaces for special vehicles that are classified in accordance with the relevant Australian Standards meet the requirements of that Standard. AND Parking spaces for standard sized buses have the following minimum dimensions: <ul style="list-style-type: none"> • width: 4 metres • length: 20 metres • clear Height: 4 metres. AND Parking spaces for compact vehicles	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

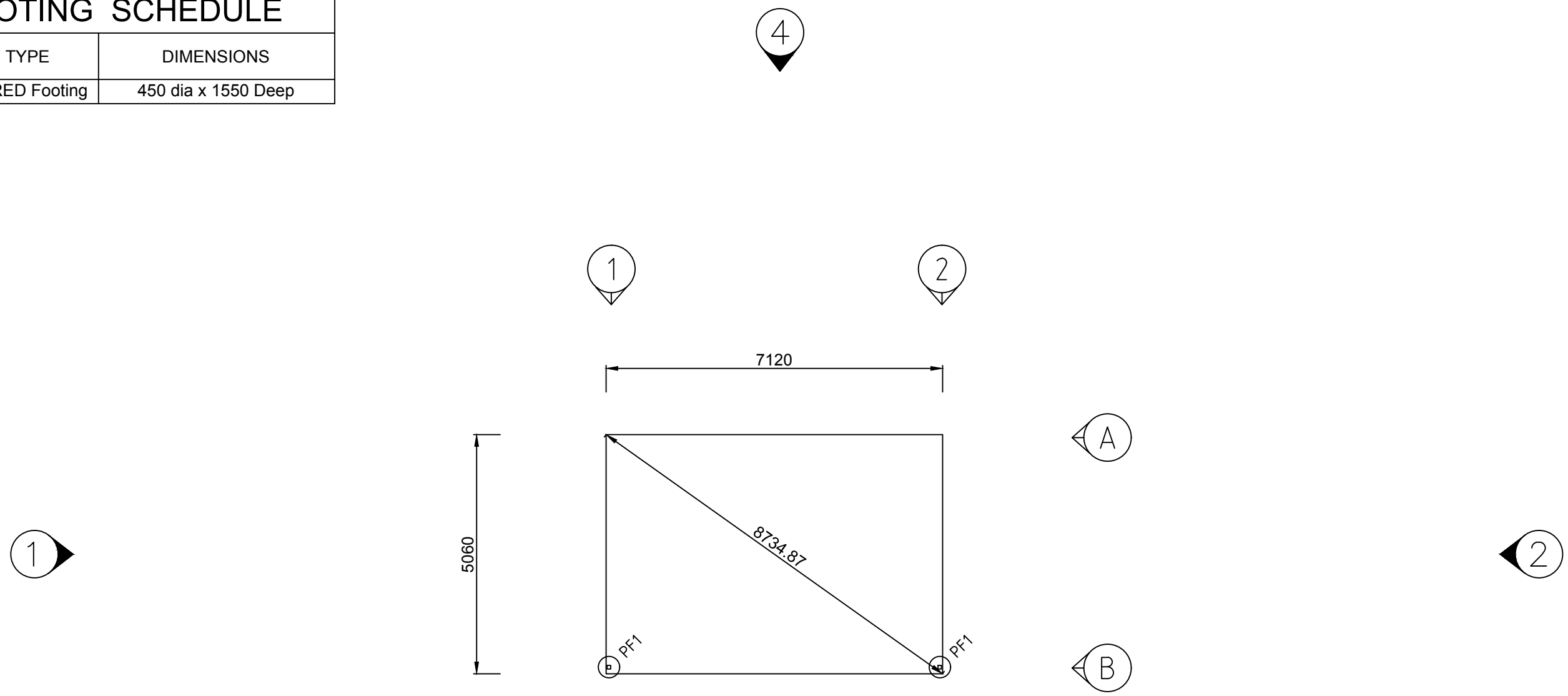
Performance Criteria	Acceptable Solutions	Comment / Compliance
	have the following minimum dimensions: • 15 per cent less in width measurements than required by Australian Standards for any ordinary vehicle; and, • 20 per cent less in length measurements than required by Australian Standards for any ordinary vehicle. AND Parking spaces for special vehicles meet the requirements dictated by the vehicle dimensions and manoeuvring characteristics and provide sufficient clearance to obstructions and adjacent vehicles to achieve a level of service to users equivalent to that specified by the relevant Australian Standards.	
	A14.2 Parking spaces for bicycles meet the requirement of the relevant Australian Standard.	Complies: Internal bicycle parking (within the units) may be provided if required.
On-Site Driveways, Maneuvering Areas and Parking / Standing Areas		
Performance Criteria	Acceptable Solutions	Comment / Compliance
P15 On-Site driveways, manoeuvring areas and vehicle parking/standing areas are designed, constructed and maintained such that they: • are at gradients suitable for intended vehicle use; • consider the shared movements of pedestrians and cyclists;	A15.1 On-Site driveways, vehicle manoeuvring and loading/unloading areas: • are sealed in urban areas: AND upgraded to minimise noise, dust and runoff in other areas of the Shire in accordance with the relevant Locality Code;	Complies: Concrete finish within units and on driveways and parking areas is proposed.

Performance Criteria		Acceptable Solutions	Comment / Compliance
<ul style="list-style-type: none"> • are effectively drained and surfaced; and • are available at all times they are required. 	<ul style="list-style-type: none"> • have gradients and other design features in accordance with the provisions of the relevant Australian Standards; and • drain adequately and in such a way that adjoining and downstream land is not adversely affected. 		
	A15.2 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.	
Vehicle Circulation, Queuing and Set Down Areas			
Performance Criteria		Acceptable Solutions	Comment / Compliance
P16	Sufficient area or appropriate circulation arrangements are provided to enable all vehicles expected to use the Site to drive on and off the Site in forward gear.	A16.1 Circulation and turning areas comply with the provisions of the relevant Australian Standards.	Complies: Attached swept path diagrams illustrate that vehicles can safely move around the site, and into / out of parking spaces
P17	An on-Site circulation system provides safe and practical Access to all parking, loading/unloading and manoeuvring areas.	A17.1 Circulation driveways comply with the provisions of the relevant Australian Standards.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.
P18	Where vehicle queuing, set down or special vehicle parking is expected, sufficient queuing or parking area is provided to enable vehicles to stand without obstructing the free flow of moving traffic or pedestrian movement.	A18.1 Queuing and set down areas comply with the relevant Australian Standard and any relevant AUSTROAD Guidelines.	Complies: Compliance may be confirmed via the imposition of reasonable and relevant conditions on any approval issued.

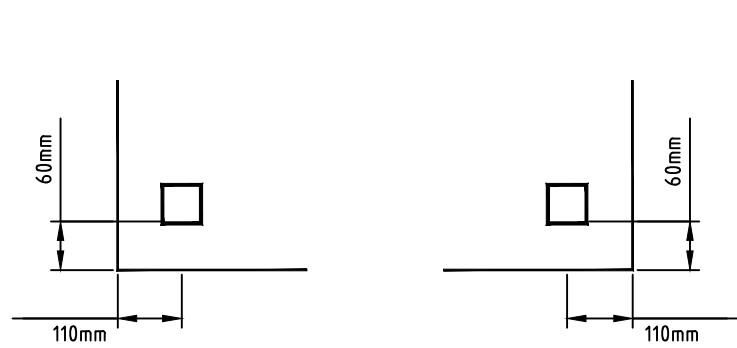
Refer also to SLAB DETAILS and SLAB NOTES

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FOOTING SCHEDULE		
TAG	TYPE	DIMENSIONS
PF1	BORED Footing	450 dia x 1550 Deep



1
01 **SLAB PLAN**
1:100



TYPICAL SHS BRACKET LAYOUT

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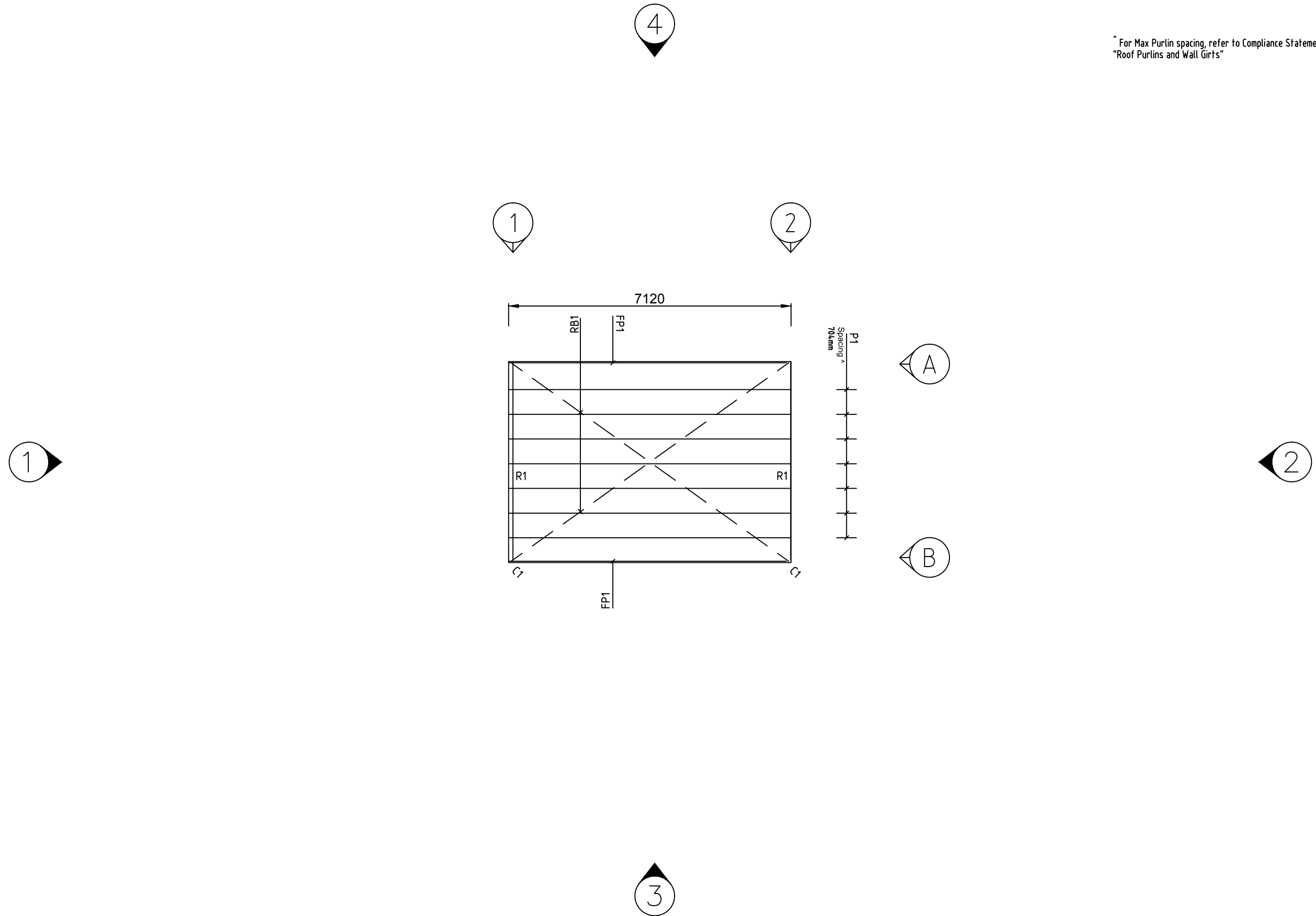
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engineers
Document Certified By
Name: *[Signature]*

Date: Aug 2017
Job No 7417

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Scale : 1:100	Dwg No : 1 of 10
Date : Aug 2017	
01 SLAB PLAN	

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* For Max Purlin spacing, refer to Compliance Statement: "Roof Purlins and Wall Girts"



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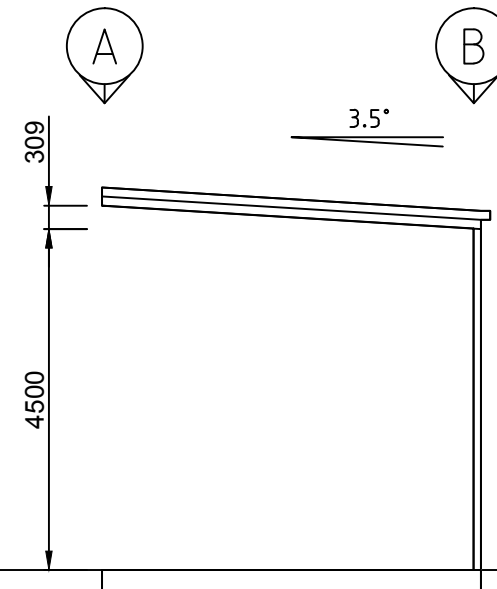
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Job No 7417

Drawn : TP	Job No : 7417
Scale : 1:100	Dwg No : 2 of 10
Date : Aug 2017	
02 ROOF PLAN	

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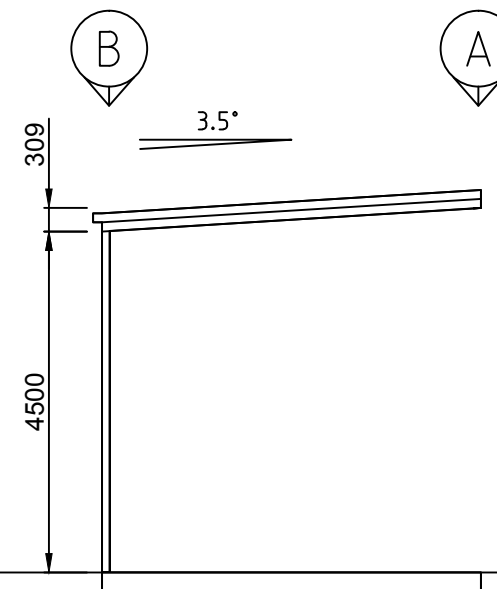
^ For Max End Girt/Mullion spacing, refer to Compliance Statement: "End Portal" - Front / Rear



FLOOR LEVEL

GROUND LEVEL

1 FRAMING ELEVATION 1
01 1:100



FLOOR LEVEL

GROUND LEVEL

2 FRAMING ELEVATION 2
01 1:100

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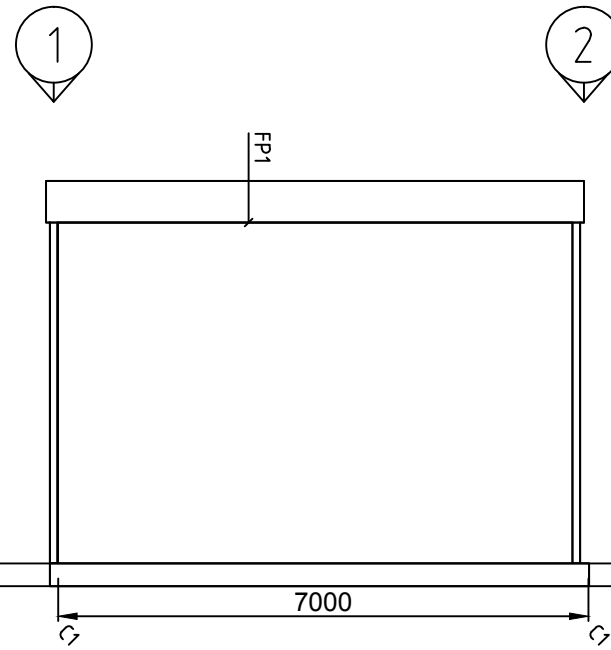
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Scale : 1:100	Dwg No : 3 of 10
Date : Aug 2017	
03 FRAMING ELEVATIONS	

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^ For Max Girt spacing, refer to Compliance Statement: "Roof Purlins and Wall Girts"



FLOOR LEVEL

GROUND LEVEL

3 **FRAMING ELEVATION 3**
01 1:100



EXISTING BUILDING

FLOOR LEVEL

GROUND LEVEL

4 **FRAMING ELEVATION 4**
01 1:100

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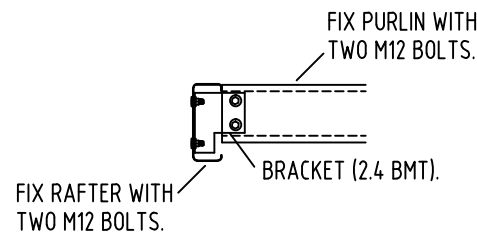
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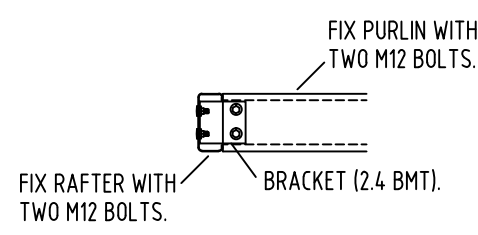
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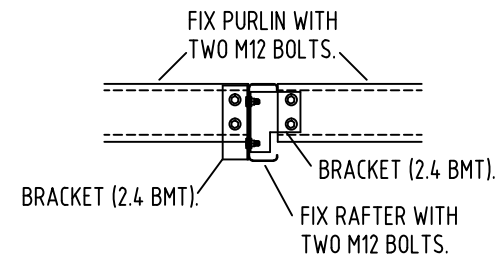
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Date : Aug 2017	
04 ELEVATIONS	



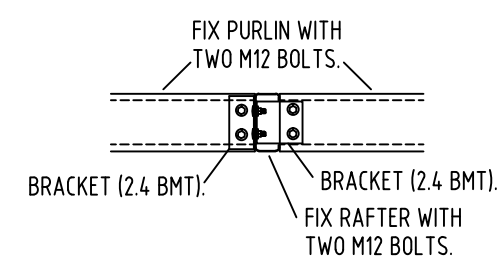
DETAIL SB-0026
END RAFTER TO PURLIN CONNECTION



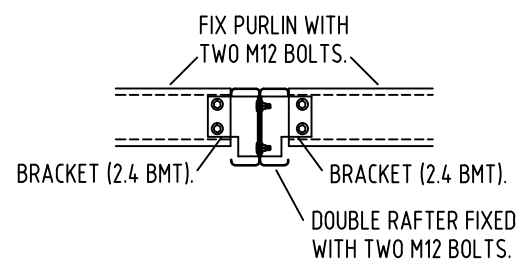
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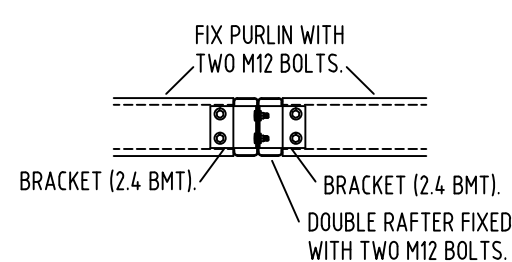
DETAIL SB-0028
MID RAFTER TO PURLIN CONNECTION



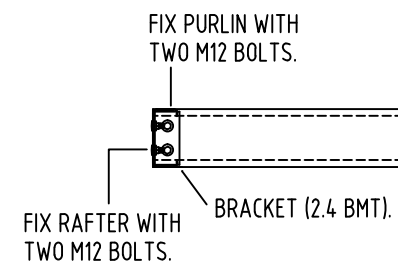
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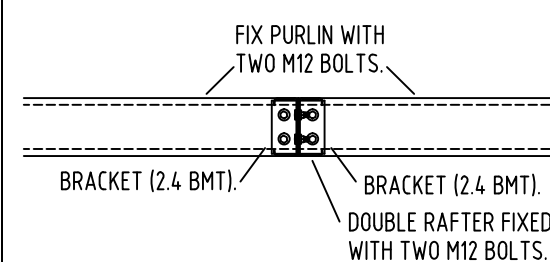
DETAIL SB-0038
DOUBLE MID RAFTER TO PURLIN CONNECTION



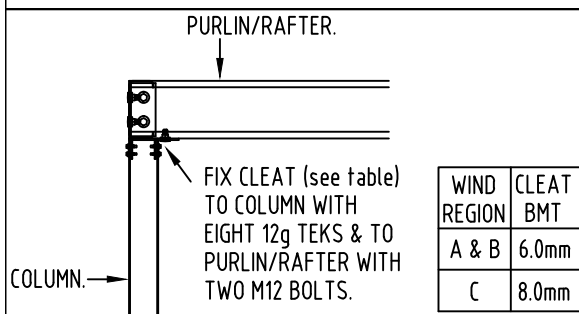
DETAIL SB-0039
DOUBLE MID RAFTER TO PURLIN CONNECTION



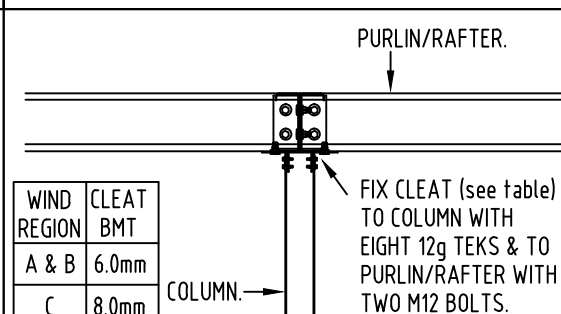
DETAIL SB-0043
FASCIA CONNECTION



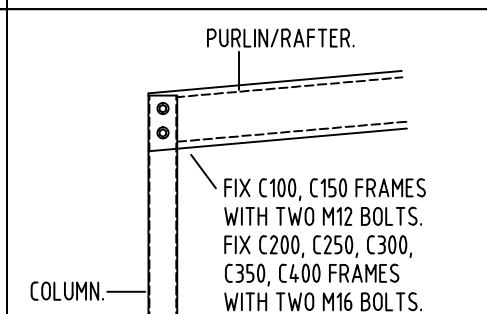
DETAIL SB-0044
FASCIA CONNECTION



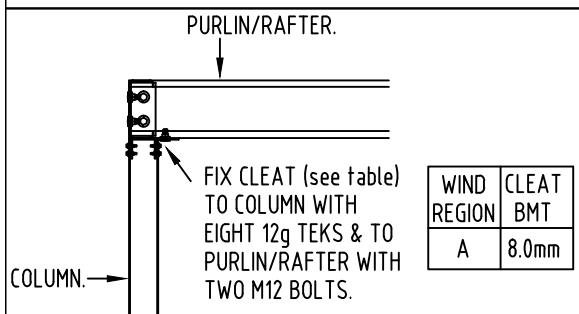
DETAIL SB-0084A
COLUMN TOP CONNECTION
MAX COLUMN HEIGHT 3600, MAX SPAN 6000
MAX BAY SPACE 6000



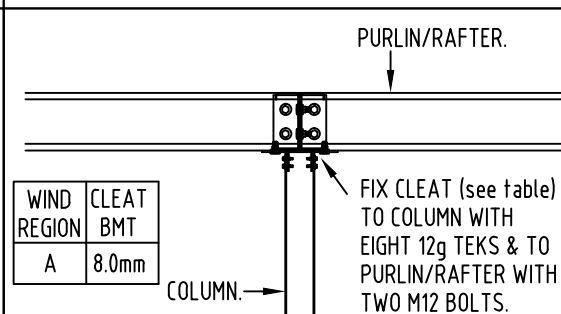
DETAIL SB-0085A
COLUMN TOP CONNECTION
MAX COLUMN HEIGHT 3600, MAX SPAN 6000
MAX BAY SPACE 6000



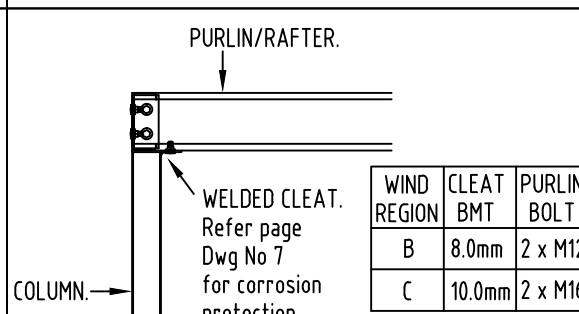
DETAIL SB-0088
COLUMN TOP CONNECTION - ALTERNATE



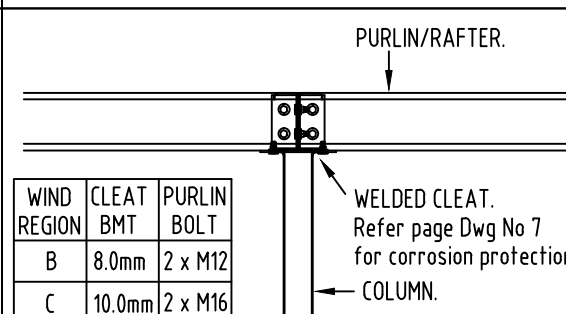
DETAIL SB-0082
COLUMN TOP CONNECTION
MAX COLUMN HEIGHT 4500, MAX SPAN 9000
MAX BAY SPACE 7500



DETAIL SB-0083
COLUMN TOP CONNECTION
MAX COLUMN HEIGHT 4500, MAX SPAN 9000
MAX BAY SPACE 7500



DETAIL SB-0086A
COLUMN TOP CONNECTION
MAX COLUMN HEIGHT 4500, MAX SPAN 9000
MAX BAY SPACE 7500



DETAIL SB-0087A
COLUMN TOP CONNECTION
MAX COLUMN HEIGHT 4500, MAX SPAN 9000
MAX BAY SPACE 7500

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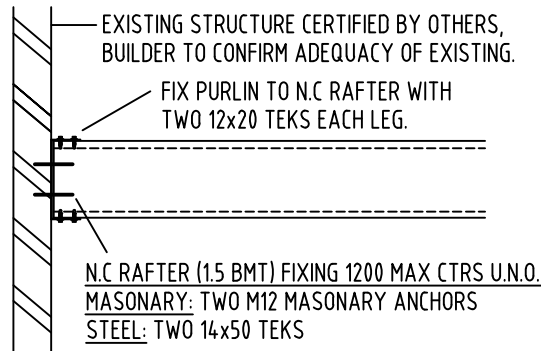
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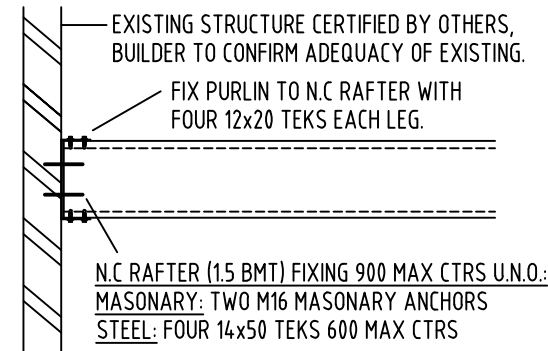
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Document Certified By
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Job No: 7417

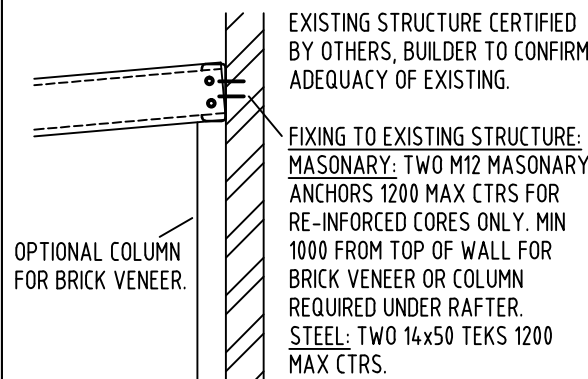
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Scale : 1:100
Date : Aug 2017
Job No : 7417
Dwg No : 5 of 10
05 DETAILS



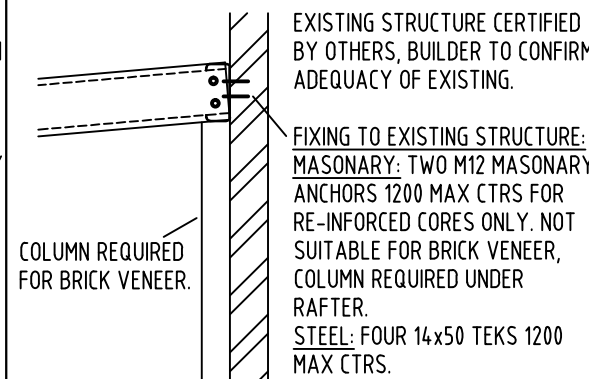
DETAIL SB-0092
ALTERNATIVE RAFTER CONNECTION
MAX SPAN 6000, NO COLUMN



DETAIL SB-0093
ALTERNATIVE RAFTER CONNECTION
SPAN GREATER THAN 6000, NO COLUMN

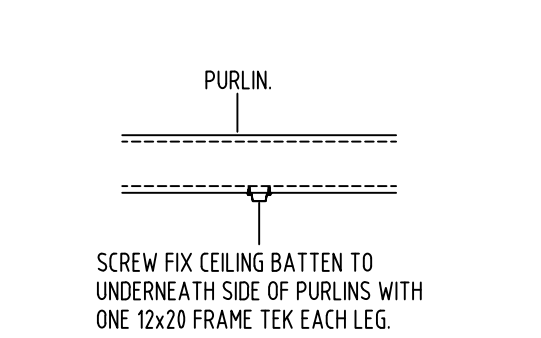


DETAIL SB-0094
POLE PLATE CONNECTION
MAX SPAN 6000

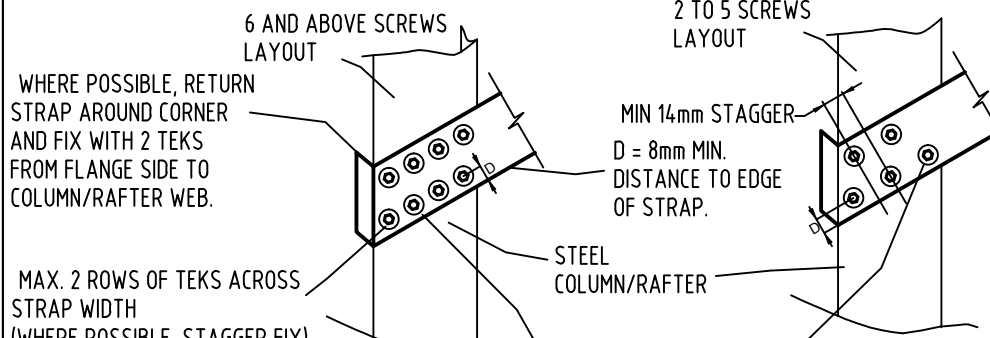


DETAIL SB-0095
POLE PLATE CONNECTION
SPANS GREATER THAN 6000

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Revision: SB2014.12.05.220111



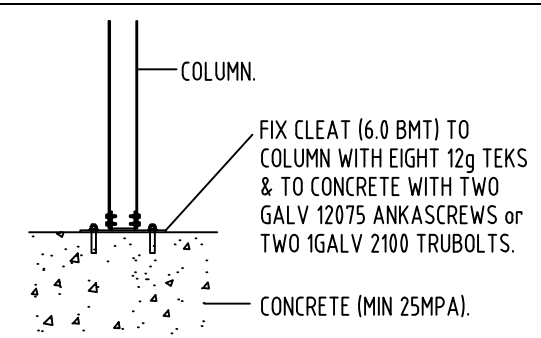
DETAIL SB-0024
BRIDGING (BR) CONNECTION



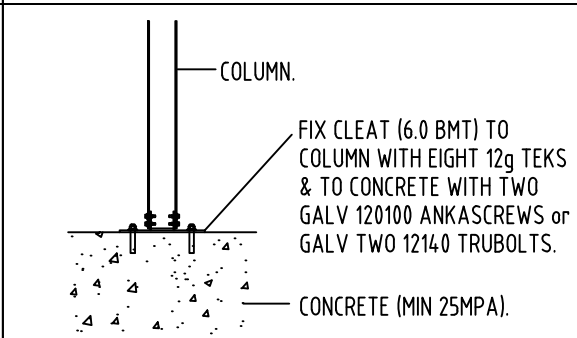
DETAIL SB-0061B
BRACE STRAP FIXING

TEKS PER END	STRAP TYPE (AS SPECIFIED IN THE BILL OF MATERIAL)
2/12x20	MITEK 25x0.8 STRAP (G300), MITEK 25x1.0 STRAP (G300), PRYDA SB082
3/12x20	MITEK 30x0.8 STRAP (G300), MITEK 30x1.0 STRAP (G300), UNP 30x1.0 STRAP (G550), UNP 30x1.2 STRAP (G500), UNP 30x1.6 STRAP (G300), UNP 32x1.6 STRAP (G300), UNP 38x1.2 STRAP (G300), PRYDA SB083, UNP 30x1.0 STRAP (G300), UNP 30x1.2 STRAP (G300), PRYDA SB103
4/12x20	UNP 30x1.6 STRAP (G450), UNP 32x1.6 STRAP (G450), UNP 38x1.2 STRAP (G500), UNP 38x1.6 STRAP (G300), UNP 50x1.2 STRAP (G300), PRYDA SB123, UNP 32 x 1.2 STRAP(G500)
5/12x20	UNP 38x1.6 STRAP (G450), UNP 50x1.6 STRAP (G300), UNP 50 x 1.2 STRAP (G500)
6/12x20	UNP 50x1.6 STRAP (G450)

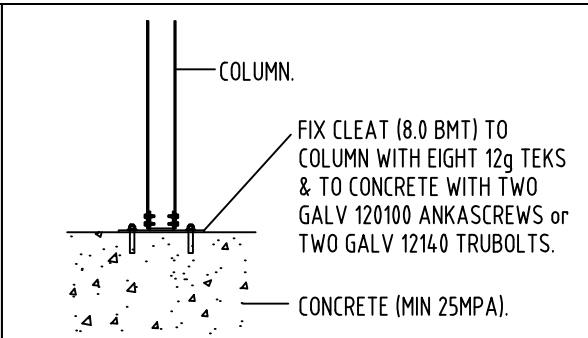
xUNP DENOTES UNPUNCHED STRAP.



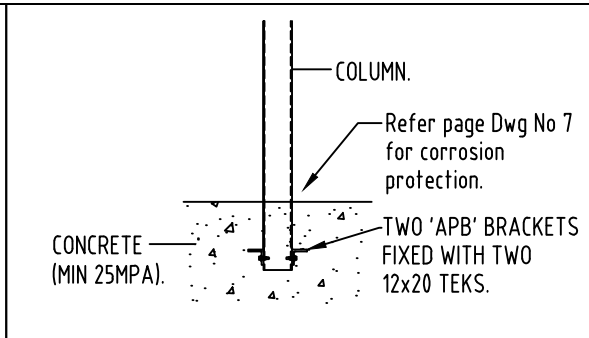
DETAIL SB-0063A
COLUMN BASE CONNECTION - WIND REGION A
MAX COLUMN HEIGHT 3600, MAX SPAN 6000
MAX BAY SPACE 6000, ATTACHED AWNING ONLY



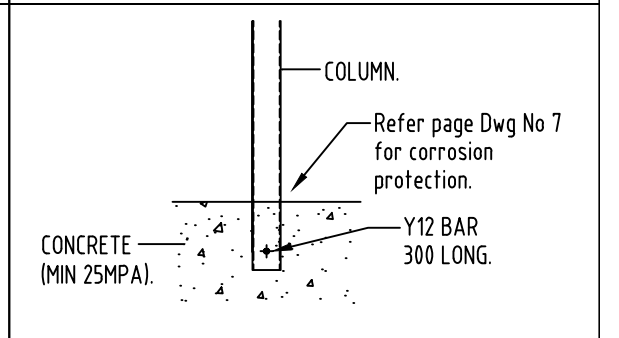
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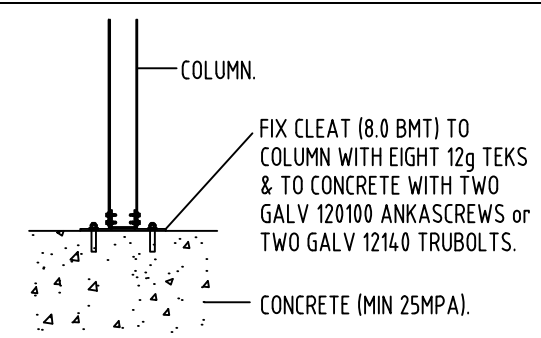
DETAIL SB-0075
COLUMN BASE CONNECTION - WIND REGION C
MAX COLUMN HEIGHT 3600, MAX SPAN 6000
MAX BAY SPACE 6000, ATTACHED AWNING ONLY



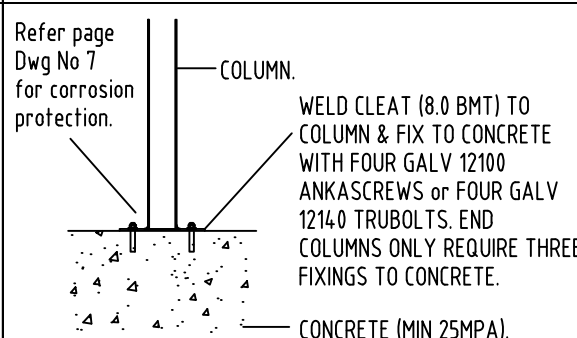
REFER TO SLAB DETAILS PAGE FOR EMBEDMENT DEPTHS AND SLAB/FOOTING SPECIFICATIONS.
DETAIL SB-0065
COLUMN BASE CONNECTION



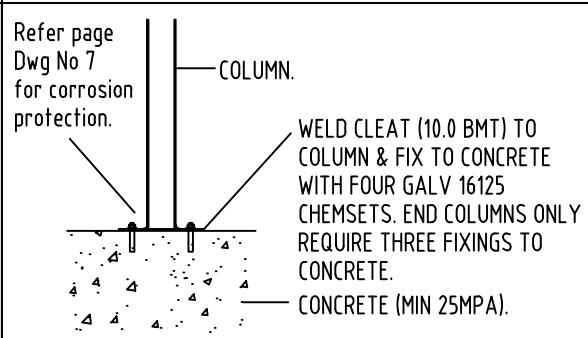
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DETAIL SB-0066
COLUMN BASE CONNECTION



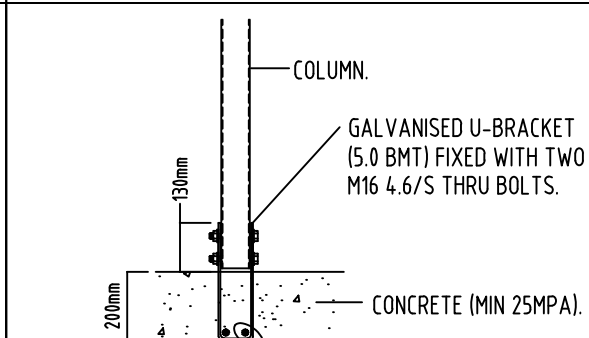
DETAIL SB-0064A
COLUMN BASE CONNECTION - WIND REGION A
MAX COLUMN HEIGHT 4500, MAX SPAN 9000
MAX BAY SPACE 7500, ATTACHED AWNING ONLY



DETAIL SB-0079
COLUMN BASE CONNECTION - WIND REGION B
MAX COLUMN HEIGHT 4500, MAX SPAN 9000
MAX BAY SPACE 7500, ATTACHED AWNING ONLY



DETAIL SB-0097
COLUMN BASE CONNECTION - WIND REGION C
MAX COLUMN HEIGHT 4500, MAX SPAN 9000
MAX BAY SPACE 7500, ATTACHED AWNING ONLY



DETAIL SB-0069
COLUMN BASE CONNECTION
MAX HEIGHT 3600, MAX SPAN 6000, AWNING ONLY

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1300 RIDE SHARE PTY LTD
49 OWEN STREET
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QLD 4877



ISD engineers
Date: Aug 2017
Job No7417
Document Certified By
Name: [Signature]

Drawn :TP	Job No : 7417
Scale : 1:100	Dwg No : 6 of 10
Date : Aug 2017	
06 DETAILS	

Bill of Materials

Tag	Member	Component
C1	Column	Column Duragal SHS 100x100x3.0 Post
FP1	Eave Purlin	C/P Fascia Purlin C20019
P1	Purlin	C/P Purlin C20019
R1	Rafter Barge Emmco	C/P Barge C20024

BUILDING CLASSIFICATION NOTES

This building is designed for use as: either a private garage class 10a, or a farm shed (class 7 or 8).

For use as a farm shed it must meet the following requirements:

1. Be less than 2000 sqm in area (inclusive of any mezzanine floor area)
2. Must be located on a farm and used in connection with farming purposes (as defined in the NCC 2016)
3. Building is not to be occupied frequently nor for extended periods by people, with a maximum of 1 person per 200sqm or 2 persons maximum in total whichever is the lesser.

GENERAL NOTES

1. All work to be in accordance with the provisions of the Building Code of Australia.
2. Setting out of dimensions & sizes of structural shall not be obtained by scaling the drawings.
3. Any setting out dimensions shown on the structural drawings shall be checked by the contractor before construction commences.
4. All dimensions are in millimetres UNO.
5. During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading.
6. All workmanship & materials shall be in accordance with the relevant current SA/SNZ standards & codes of practice except where varied by the contract documents or of the by-laws of the local authority.
7. Wind loads have been assessed in accordance with AS/NZS1170.2. Refer to project compliance statement for applied values.
8. Live loading are in accordance with AS/NZS1170.1.
9. All referenced standards to be the correct version at the time of certification.
10. Safety mesh is to be provided under all skylights and translucent sheeting.
11. Roller Door Mullions specified are minimum requirements. Larger permissible with same or greater thickness.
12. Note: Ensure your Construction Crew has received the ShedBoss Safety Pack.

FRAMING NOTES

1. Cross bracing shall be placed as indicated on plan and elevation drawings.
2. Roof & wall cladding shall be fixed in accordance with the manufacturers specifications.

STEELWORK NOTES

1. All steelwork to be in accordance with AS4100.
2. All welding to be in accordance with AS1554.
3. Except where varied by the contract documents, all steel shall be in accordance with AS1163 G450 for RHS/SHS sections.
4. Hot rolled steel sections shall have a minimum Steel Grade of 300MPa.
5. All bolts shall be grade 4.6/S UNO and in accordance with AS/NZS1252.
6. All exposed steel, screws and bolts are to be class 3 galvanised min. except in severe conditions where Class 4 may be required.

CORROSION PROTECTION

1. All steelwork that will be exposed to view will have weld splatter, flux, dags & burrs removed & all sealing & butt welds ground flush.
2. Surface treatments of welds shall be hand ground or wire brushed to class 2 finish.
4. Paint all cleats and welds with two pack ethyl silicate inorganic zinc primer. min 75 micron thickness or alternatively hot dip galv post and cleat to min 450g/sqm.
5. Columns cast into concrete require column base to be painted with bituminous or epoxy paint up to min 100mm above concrete interface or alternatively hot dip galv post to min 450g/sqm.

COLD FORMED SECTIONS

1. Cold formed sections shall comply with AS/NZS4600, AS1397, AS1594 & AS/NZS1595.
2. Cold formed sections to have the following minimum steel grades: UNO
Purlins & Girts - 450MPa
Other Sections - 300MPa
3. Sections shall have a minimum galv. coating thickness of 350gms/m2 for purlins & girts and a minimum zinc aluminium alloy coating thickness of 150gms/m2 for other sections.

UNO denotes - Unless Notified Otherwise.

SLAB & FOOTING NOTES

SOIL PROPERTIES

1. Soil to have a minimum bearing capacity of 100 kpa
2. Minimum soil shaft adhesion of 20 kpa
3. Slab design is based on an A, S or M class soil. All other soil type conditions require engineers written certification for the particular soil class.

CONCRETE PROPERTIES

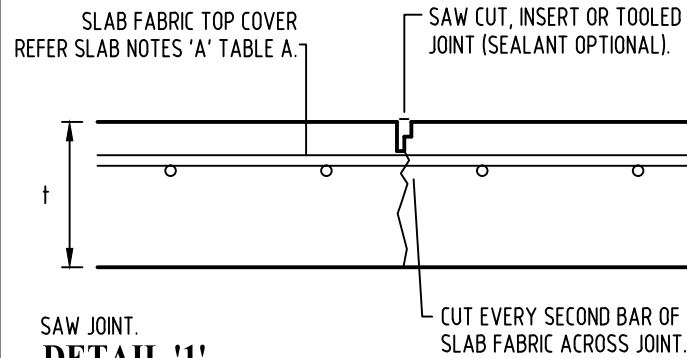
4. All concrete shall be in accordance with AS 3600, minimum 25 MPA.
5. All vegetation and deleterious matter is to be removed from the building area
6. Prepare site, such that surface runoff cannot drain over or pond adjacent to foundations
7. Ensure excavations for services do not undermine foundations.

CONCRETE SLAB, DOMESTIC, SOIL CLASS A, S & M.
SLAB MAX LOAD = 2.5kPa

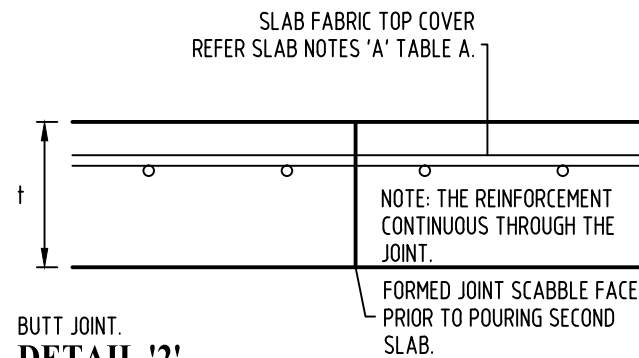
SLAB & BORED PIER FOOTING DETAILS

Revision: SB2012.11.20.1050

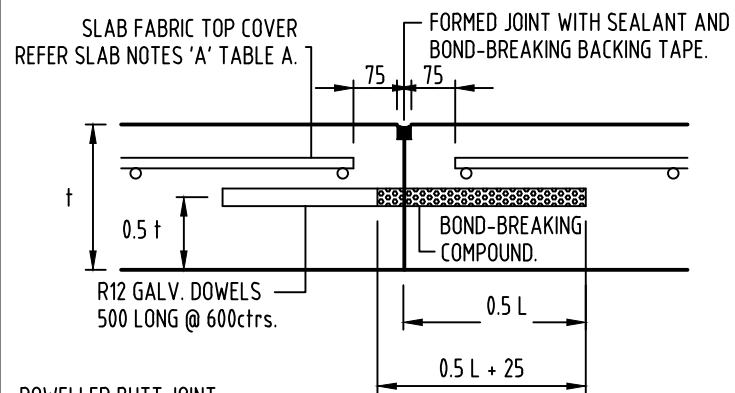
Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.



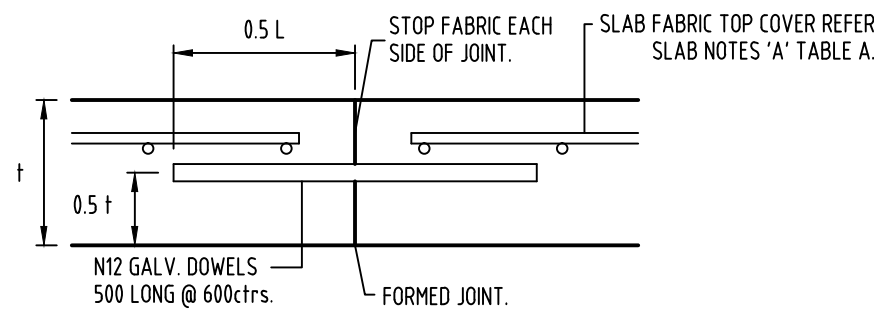
SAW JOINT.
DETAIL '1'
 TYPICAL CONTRACTION JOINT
 1:5



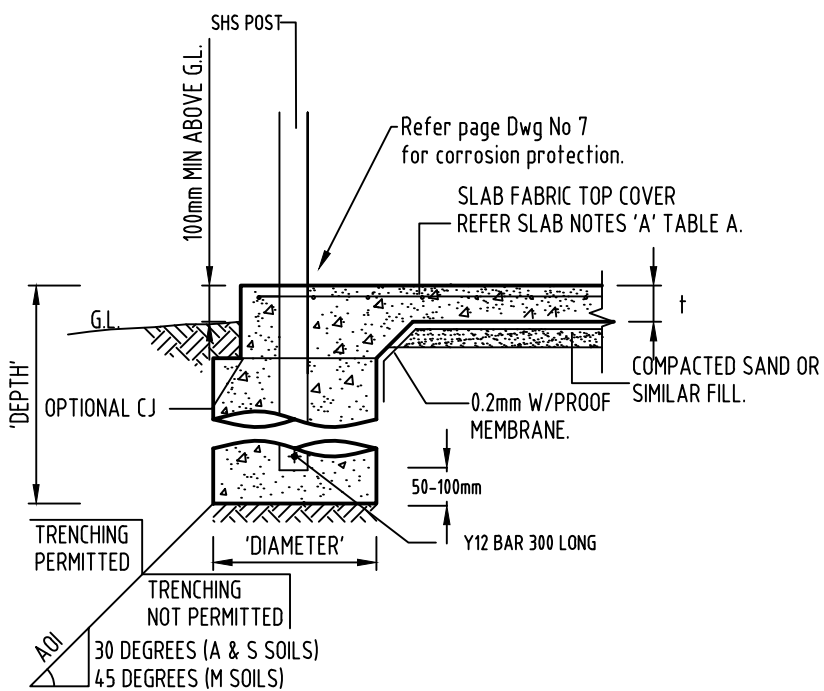
BUTT JOINT.
DETAIL '2'
 TYPICAL LONGITUDINAL CONSTRUCTION JOINT
 1:5



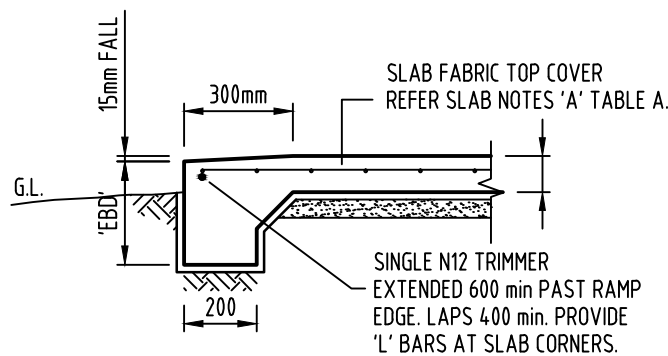
DOWELLED BUTT JOINT.
DETAIL '3'
 TYPICAL TRANSVERSE CONSTRUCTION JOINT
 1:5



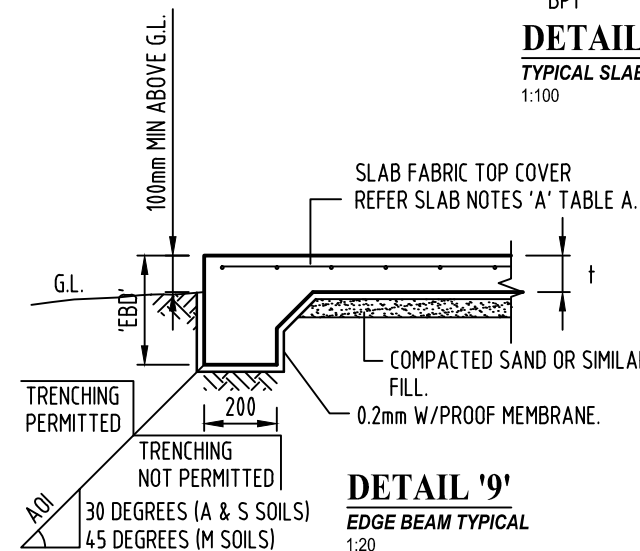
TIED JOINT. (NOT USED AT A CONTRACTION JOINT LOCATION)
DETAIL '4'
 TYPICAL TRANSVERSE CONSTRUCTION JOINT
 1:5



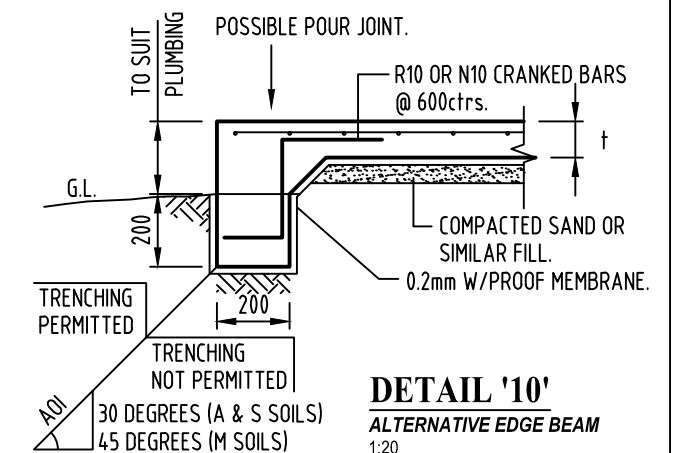
DETAIL '7'
 BP1 SLAB & FOOTING OPTION
 1:20



DETAIL '5'
 TYPICAL RAD RAMP
 1:20



DETAIL '9'
 EDGE BEAM TYPICAL
 1:20



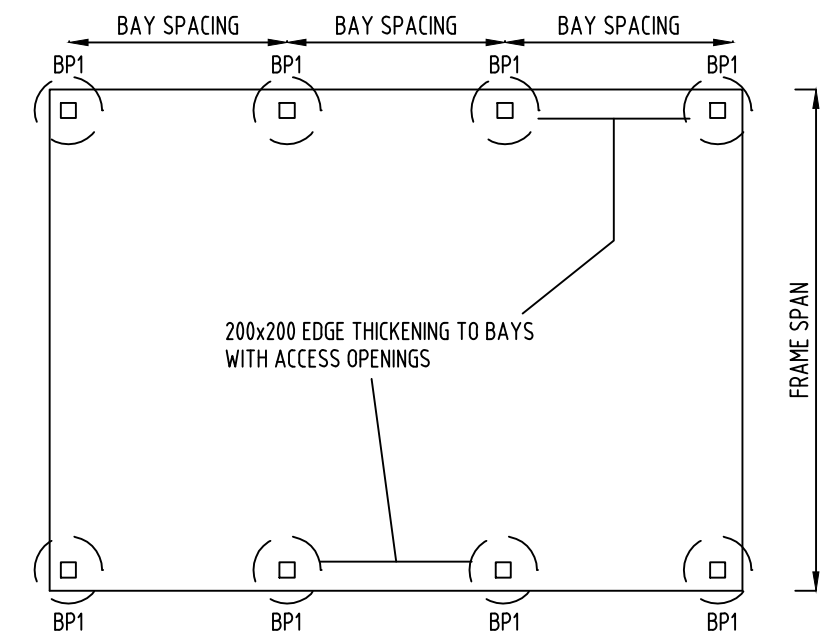
DETAIL '10'
 ALTERNATIVE EDGE BEAM
 1:20

TABLE B: SLAB REINFORCEMENT AND EDGE BEAM SPECIFICATION (MIN SLAB THICKNESS (t)= 100mm)

SITE CLASSIFICATION	SLAB BEAMS		SLAB FABRIC (MIN)			
	EDGE BEAM DEPTH - (EBD) (mm)	EDGE BEAM TRENCH MESH	SLAB LENGTH (BETWEEN JOINTS)			
			<12m	>=12m, <18m	>=18m, <25m	>=25m, <30m
CLASS A, S & M	200	N/A	SL72	SL72	SL82	SL92

NOTE:

- THE DETAILS CONTAINED WITHIN THE ABOVE TABLE ARE BASED ON FIGURE 3.1 OF AS2870-2011 AND TAKE INTO ACCOUNT THE PROVISION OF AS2870-2011 CLAUSE 3.1.5 (A) STATING THAT FOOTING DETAILS FOR CLASS 10A SHEDS CAN USE FOOTING SYSTEMS APPROPRIATE FOR ONE CLASS OF REACTIVITY LESS SEVERE THAN FOR A HOUSE.
- REFER TO BUILDING STRUCTURE COMPLIANCE STATEMENT FOR SLAB DEPTH (t), FOOTING DEPTH ('DEPTH') & FOOTING DIAMETER ('DIAMETER') BEING USED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONCRETE DESIGN DOMESTIC PLAN (SLAB NOTES 'A')
- SL62 MESH CAN BE USED WHEN A 30 DEEP x 5 WIDE SAWCUT IS PROVIDED AT A MAXIMUM OF 6MTR CENTRES IN ANY DIRECTION. WE CAN EXTEND THIS SPACING TO A MAXIMUM OF 10MTR CENTRES IN ANY DIRECTION IF SL72 MESH IS PROVIDED. CUTTING OF ALTERNATE MESH BARS IS TYPICAL. SAWCUT SHALL COMPLY WITH DETAIL '1' ON THIS DRAWING.
- THIS SPECIFICATION IS SUITABLE FOR DOMESTIC CLASS 10A STRUCTURES WITH A MAXIMUM IMPLIED LOAD OF 2.5KPA OR LIGHT VEHICLE TRAFFIC NOT EXCEEDING 2500kg
- EDGE BEAM IS NOT REQUIRED FOR LESS THAN 3.5m BAY SPACING, EDGE BEAM IS REQUIRED FOR GREATER THAN 3.5m BAY SPACING



DETAIL '6'
 TYPICAL SLAB & BORED PIER LAYOUT
 1:100

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ISD engineers
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Date: Aug 2017
 Job No7417

Drawn :TP
 Scale : 1:100
 Date : Aug 2017
 Job No : 7417
 Dwg No : 8 of 10

08 SLAB DETAILS

SITE PREPARATION

- REMOVE ALL TOPSOIL, ORGANIC MATTER AND SOFT SPOTS THROUGHOUT THE AREA OF THE SLAB. REMOVE ALL BOULDERS AND ROCKS WITHIN 100MM OF THE SLAB UNDERSIDE.
- FOOTING EXCAVATIONS MUST BE FREE OF LOOSE EARTH, TREE ROOTS, MUD OR DEBRIS IMMEDIATELY BEFORE POURING CONCRETE.
- CUT SURFACE TO BE COMPACTED TO 95% STANDARD COMPACTION.
- THE FLOOR SLAB IS TO BE PLACED ON 50MM COMPACTED SAND LEVELING BED OR APPROVED SIMILAR.
- FOUNDATION MINIMUM ALLOWABLE BEARING PRESSURE OF 50kPa REQUIRED UNDER SLAB, BEAMS & THICKENINGS AND 100kPa REQUIRED UNDER STRIP AND PAD FOOTINGS.
- SITE IS ASSUMED TO BE LEVEL.
- THE SOIL IS TO BE PROTECTED FROM BECOMING EXTREMELY WET BY ADEQUATE ATTENTION TO SITE DRAINAGE AND PROMPT REPAIRS TO PLUMBING LEAKS. PROVIDE 100MM FALL MIN. AWAY FROM THE BUILDING OVER THE FIRST METRE. FINISHED HEIGHT OF THE SLAB SHALL ALLOW ADEQUATE SITE DRAINAGE AND SATISFY INTERNAL PLUMBING REQUIREMENTS. REFER CSIRO PUBLICATION MENTIONED IN NOTE 9.
- IN ACCORDANCE WITH AS2870 SECTION 6.3, SERVICE TRENCHES ARE NOT TO BE EXCAVATED BELOW THE ANGLE OF INFLUENCE (AOI) WITHOUT SPECIAL CONSIDERATION. AOI TO BE MEASURED FROM THE BOTTOM OF EDGE BEAM OR FOOTING.
AOI MEASURED FROM HORIZONTAL IS 30° FOR A & S SITES AND 45° FOR M SITES.
IN M SITES, THE CLAY MATERIAL EXCAVATED FROM THE TRENCH SHOULD BE USED AS BACKFILL AND TAMPERED FIRM. REFER TO ENGINEER IF THIS CANNOT BE AVOIDED BEFORE POURING THE SLAB.
- THE OWNER IS TO BE SUPPLIED WITH CSIRO TECHNICAL NOTE NUMBER BTF 18 "FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE" A HOME OWNERS GUIDE. THE BUILDER SHALL INFORM THE HOMEOWNER OF THE MAINTENANCE ISSUES ASSOCIATED WITH ENSURING THE LONG TERM PERFORMANCE OF THE FOOTING SYSTEM.

CUT AND FILL SITES

- THE SITE CAN BE CUT AND FILLED AND THE FILL SHALL CONTINUE PAST THE EDGE OF THE BUILDING BY AT LEAST 1000MM AND SHALL BE RETAINED OR BATTERED BEYOND THIS POINT BY A SLOPE PROTECTED FROM EROSION AND NOT STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL. THE INTERIOR OF THE SLAB SHALL BE FOUNDED ON COMPACTED MATERIAL. THE EDGE BEAMS SHALL BE FOUNDED ON NATURAL SOIL OR ON CONTROLLED FILL OR MAY BE SUPPORTED BY 300φ PIERS NOT FURTHER THAN 2500MM APART. PIERS TO BE FOUNDED INTO NATURAL GROUND.
- CONTROLLED FILL UP TO 800MM DEEP FOR SAND AND 400MM DEEP FOR MATERIAL OTHER THAN SAND SHALL BE THE SAME AS THE NATURAL SITE MATERIAL. SAND FILL SHALL BE WELL COMPACTED IN NOT MORE THAN 300MM THICK LAYERS BY A VIBRATING PLATE OR ROLLER. NON-SAND FILL SHALL BE WELL COMPACTED IN NOT MORE THAN 150MM LAYERS BY A MECHANICAL ROLLER.
- UNCONTROLLED FILL UP TO 800MM DEEP FOR SAND AND 400MM DEEP FOR MATERIAL OTHER THAN SAND SHALL BE TREATED AS P SITE UNLESS ALL FOOTINGS & EDGE BEAMS ARE FOUNDED ON NATURAL SOIL THROUGH THE FILLING. REFER TO ENGINEER IF NATURAL SOIL FOUNDATION IS UNACHIEVABLE.

CONCRETE NOTES

- ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH AS2870 & AS3600 AS REQUIRED.
- MINIMUM CONCRETE QUALITY IS AS FOLLOWS:

ELEMENT	MAX SLUMP	MAX. SIZE AGG	CEMENT TYPE	CONCRETE GRADE
SLAB ON GROUND	80mm	20mm	A	25 MPa x
FOOTINGS/PIERS	80mm	20mm	A	25 MPa

- x NOTE: THIS VALUE VARIES WITH RESPECT TO EXPOSURE CLASSIFICATION. (REFER TABLE A)
- CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE DETAILS LISTED IN TABLE A.
 - WHERE REQUIRED, FOOTINGS SHALL BE CENTRALLY PLACED UNDER COLUMNS.
 - CONCRETE SHALL BE MECHANICALLY VIBRATED TO ENSURE REMOVAL OF VOIDS.
 - WHERE REQUIRED, EDGE BEAMS SHALL BE FOUNDED ON NATURAL GROUND OR CONTROLLED COMPACTED FILL.
 - ON LOOSE SAND SITES OR SITES SUBJECT TO WIND OR WATER EROSION, THE DEPTH BELOW FINISHED GROUND LEVEL FOR FOOTINGS & EDGE BEAMS MUST NOT BE LESS THAN 300MM.
 - SLAB REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE DETAILS SET OUT IN TABLE B OF SLAB DETAILS PAGE.
 - PROVIDE 0.2MM POLYTHENE WATERPROOF MEMBRANE UNDER ALL SLAB AREAS.
 - SIZE OF CONCRETE ELEMENTS DOES NOT TAKE INTO ACCOUNT THICKNESS OF APPLIED FINISH.
 - NO PENETRATIONS, RECESSES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
 - AT PENETRATIONS IN SLABS, UNLESS DETAILED OTHERWISE, REINFORCEMENT MUST NOT BE CUT BUT IS TO BE DISPLACED EQUALLY TO EACH SIDE OF PENETRATION AND EXTRA REINFORCEMENT SHALL BE PROVIDED BETWEEN THE PENETRATIONS AS DIRECTED BY THE ENGINEER.
 - REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND DOES NOT REFLECT ACTUAL PROJECTION.
 - SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE LOCATIONS SHOWN. WHERE LAP LENGTH IS NOT SHOWN, IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.
 - SUPPLY AND LAY FABRIC IN FLAT SHEETS. AT SPLICES, FABRIC IS TO BE LAPPED AS FOR ONE FULL PANEL OF MESH SO THAT THE TWO OUTMOST TRANSVERSE BARS OF THE SHEET OVERLAP THE TWO OUTERMOST TRANSVERSE BARS OF THE SHEET BEING LAPPED.
 - THE LAP LENGTH OF BAR SPLICES SHALL NOT BE LESS THAN 500MM. AT T & L-INTERSECTIONS, THE BARS SHALL BE CONTINUED ACROSS THE FULL WIDTH OF THE INTERSECTION. AT L-INTERSECTIONS, A BENT LAP BAR HAVING 500MM LONG LEGS IS TO BE PROVIDED.
 - WELDING OF REINFORCEMENT WILL ONLY BE PERMITTED WITH PRIOR WRITTEN APPROVAL OF THE ENGINEER.

- REINFORCEMENT MUST NOT BE CONTINUOUS THROUGH CONTRACTION JOINTS.
- REINFORCEMENT SYMBOLS:
N = GRADE 500N DEFORMED BAR.
R = GRADE 250N ROUND BAR.
SL = GRADE 500L DEFORMED MESH.
- PLACE SUFFICIENT BAR CHAIRS UNDER BOTTOM REINFORCING RODS AND TOP CROSS RODS IN SLABS TO ALLOW THEM TO BE SUPPORTED IN THEIR CORRECT POSITIONS DURING CONCRETE POURING. (MAX 800MM SPACING).
- SLABS TO BE CURED USING APPROVED METHODS AND KEPT MOIST FOR 3 DAYS MINIMUM UNDER AMBIENT TEMPERATURES FOR EXPOSURE CLASSIFICATION A1 & A2 AND 7 DAYS FOR EXPOSURE CLASSIFICATION B1 & B2.
- SAWCUTTING OF CRACK CONTROL JOINTS SHALL BE CARRIED OUT WITHIN 24 HOURS OF THE POURING OPERATION. SL62 MESH CAN BE USED WHEN A 30 DEEP x 5 WIDE SAWCUT IS PROVIDED AT A MAXIMUM OF 6MTR CENTRES IN ANY DIRECTION. WE CAN EXTEND THIS SPACING TO A MAXIMUM OF 10MTR CENTRES IN ANY DIRECTION IF SL72 MESH IS PROVIDED. CUTTING OF ALTERNATE MESH BARS IS TYPICAL.
- LONGITUDINAL CONSTRUCTION JOINTS ARE TO BE USED TO FORM THE EDGES OF EACH POUR AND TO SEPARATE AREAS OF CONCRETE PLACED AT DIFFERENT TIMES.
- TRANSVERSE CONSTRUCTION JOINTS ARE REQUIRED AT PLANNED LOCATIONS, SUCH AS AT THE END OF A DAYS PLACING OR UNPLANNED INTERRUPTIONS CAUSED BY ADVERSE WEATHER OR EQUIPMENT BREAKDOWNS.
- NO CONCRETE IS TO BE POURED WHEN SITE TEMPERATURE EXCEEDS 35° C OR FALLS BELOW 5° C.

SLAB LOADING

- LOADING IS TO BE IN ACCORDANCE WITH AS/NZS1170.1 FOR PERMANENT, IMPOSED AND OTHER ACTIONS.
- MAXIMUM LIVE LOAD = 2.5KPA IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS1170.1, TABLE 3.1 LIGHT VEHICLE TRAFFIC AREAS.

FABRIC DESIGN

- FOR CONTROLLED FILL SITES, REFER TABLE B OF SLAB & FOOTING DETAILS PAGE FOR FABRIC AND GROUND BEAM SIZES.
- FOR UNCONTROLLED FILL SITES, REFER TO ENGINEER FOR FABRIC AND SLAB THICKNESS DETAILS.
- WHERE BRITTLE FLOOR COVERINGS ARE TO BE USED OVER AN AREA >16M2 WITHIN 3 MONTHS OF THE SLAB BEING POURED, THE SLAB FABRIC SHALL BE INCREASED TO SL92 THROUGHOUT THE AFFECTED SLAB AREA OR ALTERNATIVELY AN ADDITIONAL SHEET OF SLAB FABRIC SHALL BE PLACED OVER THE AFFECTED SLAB AREA.

SPECIAL NOTES

- REFER TO SLAB PLAN, SLAB DETAILS AND COMPLIANCE STATEMENT FOR SLAB, FOOTING & BEAM SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO CONFIRM THE EXTERNAL DIMENSIONS PRIOR TO ANY EARTHWORKS BEING COMMENCED.
- IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO ATTAIN A COPY OF THE SITE SPECIFIC SOILS REPORT AND LOADING SPECIFICATIONS FROM THE CLIENT PRIOR TO COMMENCEMENT OF EARTHWORKS.
- THE SLAB DETAILS CONTAINED IN THE DOCUMENT ARE FOR NON-HABITABLE STRUCTURES.
- IF SITE CONDITIONS AND SLAB LOADING REQUIREMENTS FALL OUTSIDE THE REQUIREMENTS LISTED IN THIS DOCUMENT, REFER TO ENGINEER FOR AN ALTERNATE SLAB DESIGN.

DURABILITY DESIGN

TABLE A: CONCRETE EXPOSURE CLASSIFICATION, STRENGTH & COVER REQUIREMENTS

EXPOSURE CLASSIFICATION	DEFINITION	MIN CONCRETE STRENGTH (f'c)	SLAB COVER (mm)	FOOTING COVER (mm)
A1	SLAB/FOOTINGS IN ENCLOSED BUILDINGS PROTECTED BY A DAMP PROOF MEMBRANE AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM
A2	SLAB/FOOTINGS IN ENCLOSED BUILDINGS IN NON-AGGRESSIVE SOILS (NO DAMP PROOF MEMBRANE) AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM
B1	SLABS IN OPEN OR ENCLOSED BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING >1KM FROM COASTLINE	32 MPa	40 TOP, 50 SIDES	40 TOP, 60 SIDES, 50 BOTTOM
B2	SLABS IN OPEN BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING <1KM FROM COASTLINE.	40 MPa	45 TOP, 55 SIDES	45 TOP, 65 SIDES, 50 BOTTOM

NOTE: Refer AS3600 Table 4.3 for full definition of Exposure Classifications.

Outlet:
Postal Address:

Phone:
Fax:
Email:

Building Extras:
NA



Project Compliance Statement

Project: 7417
Customer: 1300 RIDE SHARE PTY LTD
Site Address: 49 OWEN STREET GRAGLIE QLD 4877
Phone: 0407725987
Fax:
Email: erj3@bigpond.com

Building Details:

Building Type: Emmco Awning
Building Purpose: Storage
Building Span: 5000
Building Height Shoulder: 4500
Other Buildings Attached: NA
Building Class: 10a
Building Total Length: 7000
Bay Length/Quantity: 1 Bays @ 7000
Roof Pitch: 3.5 deg
Height Apex: 4800

Site Terrain & Wind Details:

Wind Region: C
BCA Building Importance: 2
Terrain Category: TC 2.5
Topographic Category: Flat
Shielding Factor: Urban
Avg Recurrence: 500
Terrain Cat Multiplier Mzcat: 0.855
Shielding Multiplier Ms: 0.88
Topographic Multiplier Mt: 1.00
Wind Directional Multiplier Md: 0.95
Cyclonic Factor Fc: 1.05
Soil Type: Type M
Internal Pressure Co-efficiency: NA
Wind Region Vr: 69
Ultimate Site Wind Speed Vzu: 49 m/s
Wind Category: C50

End Portal 1:

(FRONT)
Columns: RHS10010030
Rafters: C20024
End Wall Girts Max Spacing: NA
Girt Overlaps: NA
Girt Bridging Req. per Bay: NA
Girt Fixing: NA

End Portal 2:

(REAR)
Columns: RHS10010030
Rafters: C20024
End Wall Girts Max Spacing: NA
Girt Overlaps: NA
Girt Bridging Req. per Bay: NA
Girt Fixing: NA

Mid Portal:

Columns: NA
Rafters: NA
Apex Brace: NA
Fly Brace: See Details on Sheet 2
Knee Brace: NA

Roof Purlins and Wall Girts:

Roof Purlins Max Spacing: STRAMIT C20019 @ 800 crs max
Roof Purlin Overlaps: NA
Purlin Bridging Req. per Bay: 1 row
Purlin Fixing: AC/GPB200
Purlin Bolt M12x30
Fascia Purlin: STRAMIT C20019
Eave Overhang: 0
Side Wall Girts Max Spacing: NA
Wall Girt Overlaps: NA
Girt Bridging Req. per Bay: NA
Girt Fixing: NA
Gable Overhang: NA

Cladding:

Roof Cladding: STRAMIT Monoclad 0.42 Cladding CB
Wall Cladding: NA
Roof Screws Per Batten: 4 Tek Screw 14-10x50 Neo CL4 CB
Wall Screws Per Batten: NA

Bracing:

	Side Walls:	Roof:	End Wall 1	End Wall 2
	NA	1 Panel of 30x1.0 Strap	NA	NA
Total Bracing Required (kN):	NA	2.54 kN	NA	NA
Total Bracing Supplied (kN):	NA	6.59 kN	NA	NA

Footings and Slab:

Footing: Qty 2 x 450 Ø x 1550 D
Slab: 100mm Slab Type S1

NOTE: This is to be used for the purposes of section 10 of the Building Act 1975 and/ or section 46 of the *Building Regulation 2006*.

RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

1. Property description

This section need only be completed if details of street address and property description are applicable.

EG. In the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on the 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)

49 OWEN STREET	
GRAGLIE	Postcode : 4877

Lot & plan details (attach list if necessary)

Lot No:	SP/RP :
---------	---------

In which local government area is the land situated?

Cairns Regional Council

* Certifier to confirm on site that the wind loadings for this design are true and correct for the address stated.

2. Description of component/s certified

Clearly describe the extent of work covered by this certificate. e.g all structural aspects of the steel roof beams.

Design of structural aspects including slab on ground, footings, columns, portal frames, purlins, girts, mullions, cladding, and connections as presented in the referenced ShedBoss design documentation specific to the listed address as described above.
--

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

The above-mentioned work has been designed in accordance with the principles of structural mechanics to sustain the most adverse combination of loads to which it is likely to be subjected.
Design Criteria:
The Building Code of Australia, AS/NZS 1170 Parts 0, 1, 2; AS2870 - 2011 ' Residential Slabs and Footings'; AS/NZS 4100 - 1998 'Steel Structures'; AS/NZS 4600 - 2005 'Cold-formed steel structures'; AS3600 - 2009 'Concrete Structures'.
Design Criteria for the site is as presented on the Project Compliance Statement included in the documentation.
For Wind Regions C & D, metal roof cladding, its connections and immediate supporting members satisfy the LOW-HIGH-LOW testing requirements of the BCA Volume One Specification B1.2. Refer to Stramit technical publications:
1. Stramit Cyclonic Areas, Roof & Wall Cladding Product Technical Design Supplement
2. Stramit Cyclonic Area Top Hat Design Supplement
Note: The wind classification and soil conditions have been provided by the builder and relied upon by us for the design of the above-mentioned structural components. Building certifier to confirm these parameters are true and correct for the address stated.

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

ShedBoss / ISD Engineers Documentation, Job Number: 7417



**5. Building certifier
reference number**

Building certifier reference number

7417

**6. Competent person
details**

A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for the assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)

Dirk Price

Company name (if applicable)

Innovative Structural Design Engineers

Contact person

Dirk Price

Phone no. business hours

(07) 4779 8060

Mobile no.

Fax no.

Email address

design1@isdeng.com.au

Postal address

PO Box 7393, Garbutt Bc, QLD

Postcode: 4814

Licence or registration number (if applicable)

RPEQ registration number: 14257

**7. Signature of competent
person**

This certificate must be signed by the individual assessed by the building certifier as competent.

I certify that the item/s described above, if installed or carried out under the certificate, including any referenced documentation, will comply with the *Building Act 1975*.

Signature

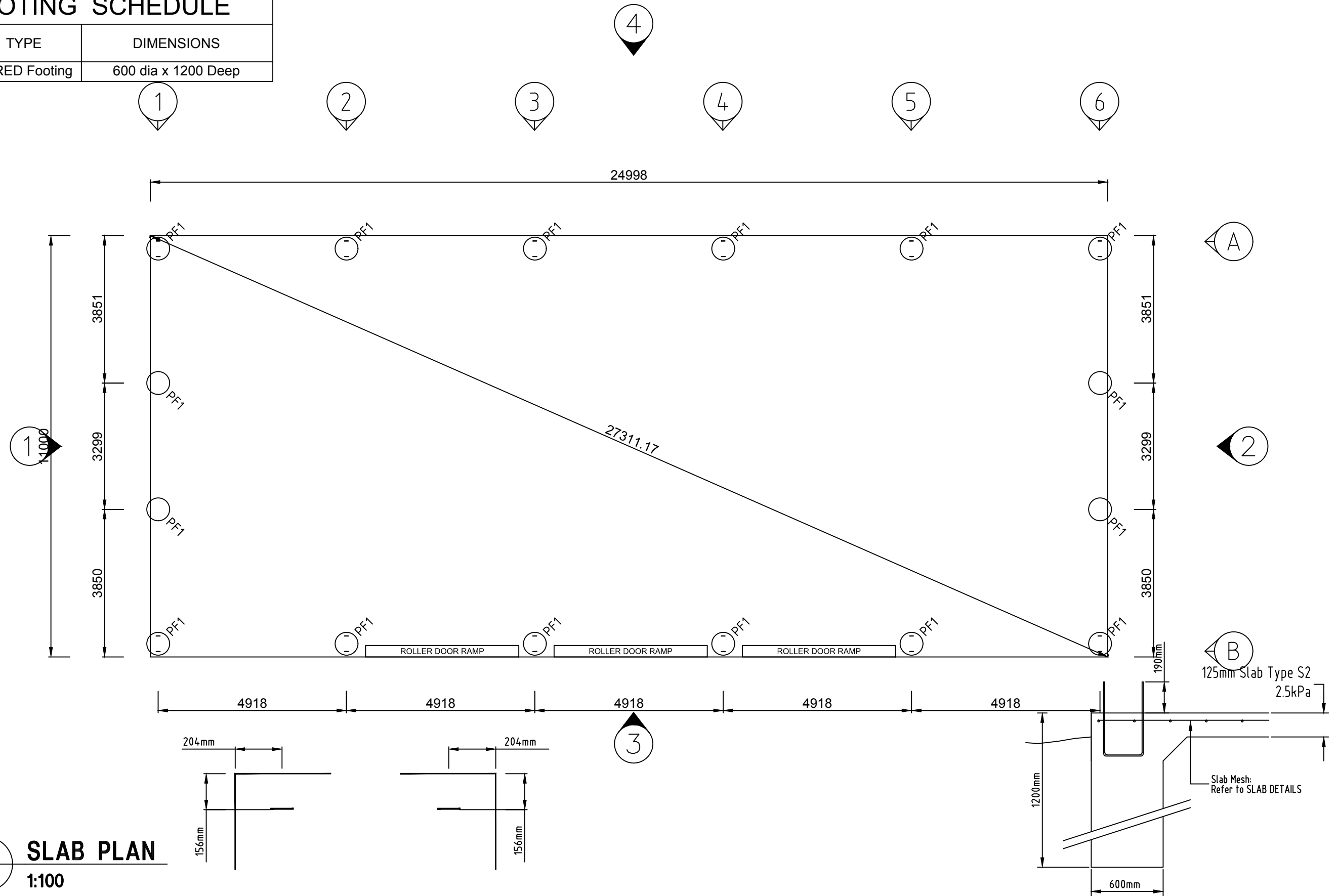
Date

9/08/2017

Refer also to SLAB DETAILS and SLAB NOTES

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

FOOTING SCHEDULE		
TAG	TYPE	DIMENSIONS
PF1	BORED Footing	600 dia x 1200 Deep



1
01 **SLAB PLAN**
1:100

TYPICAL BRACKET LAYOUT

SLAB AND FOOTING LAYOUT

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CAMPBELLTOWN NSW 2560 Fax (02) 4632 2199

1300 RIDE SHARE PTY LTD
49 OWEN STREET
GRAGLIE
QLD 4877



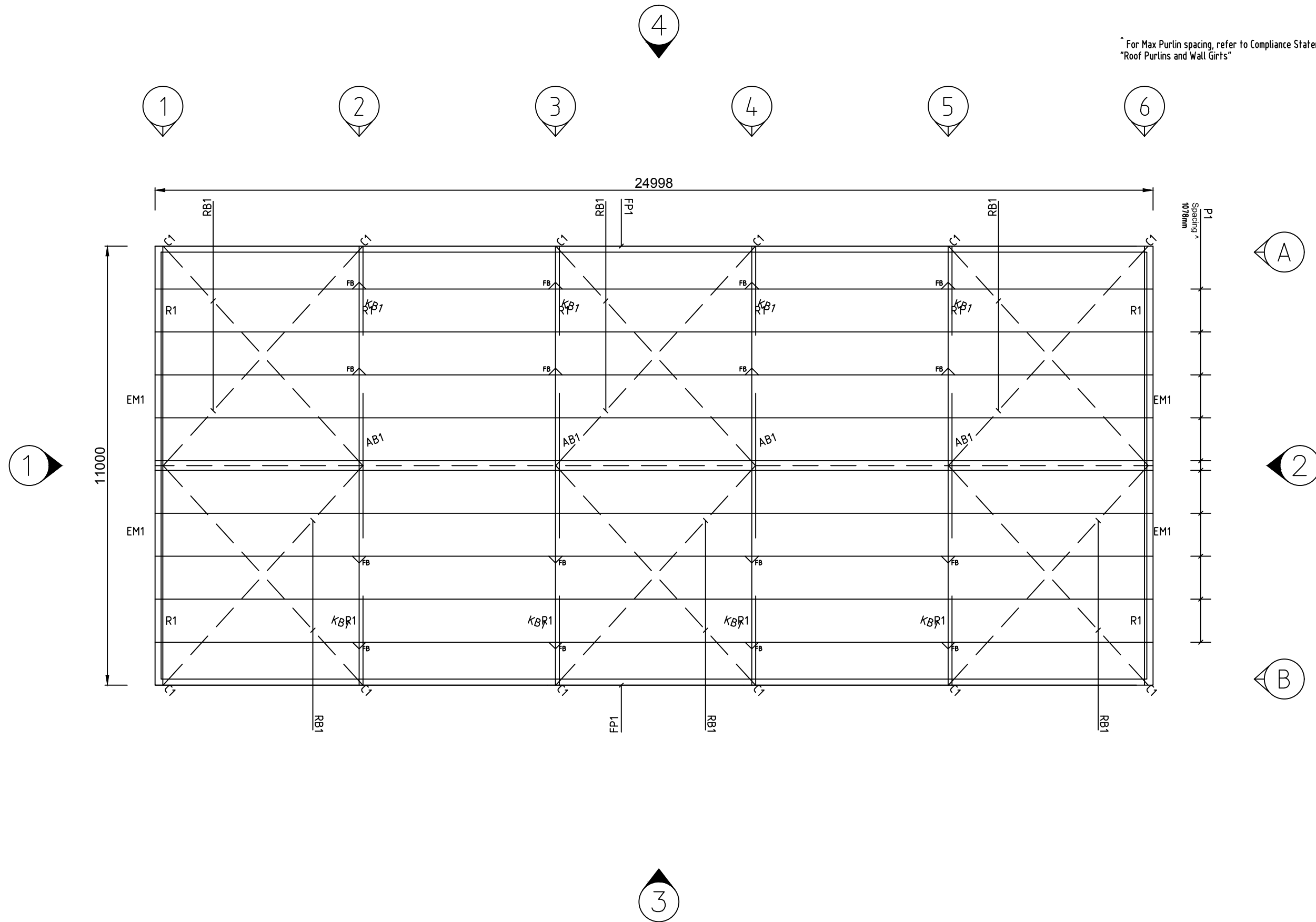
ISD
engineers
Document Certified By
Name: _____

Date: Aug 2017
Job No 7418

Drawn :TP	Job No : 7418
Scale : 1:100	Dwg No : 1 of 10
Date : Aug 2017	
01 SLAB PLAN	

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

* For Max Purlin spacing, refer to Compliance Statement: "Roof Purlins and Wall Girts"



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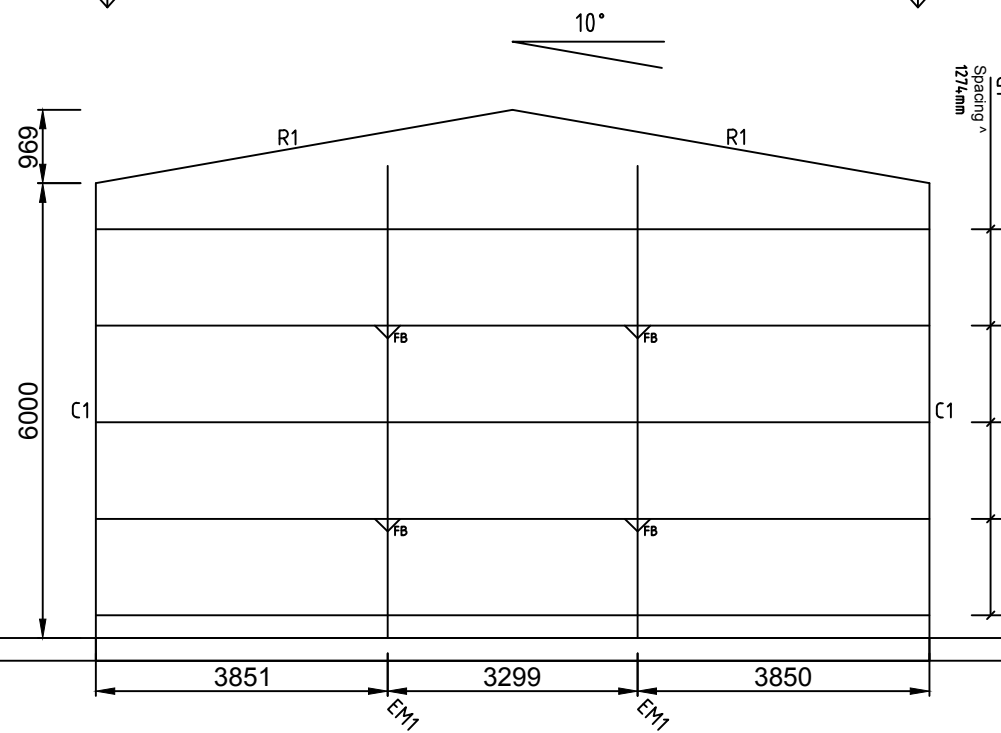
ISD engineers
Document Certified By
Name: _____

Date: Aug 2017
Job No 7418

Drawn : TP	Job No : 7418
Scale : 1:100	Dwg No : 2 of 10
Date : Aug 2017	
02 ROOF PLAN	

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

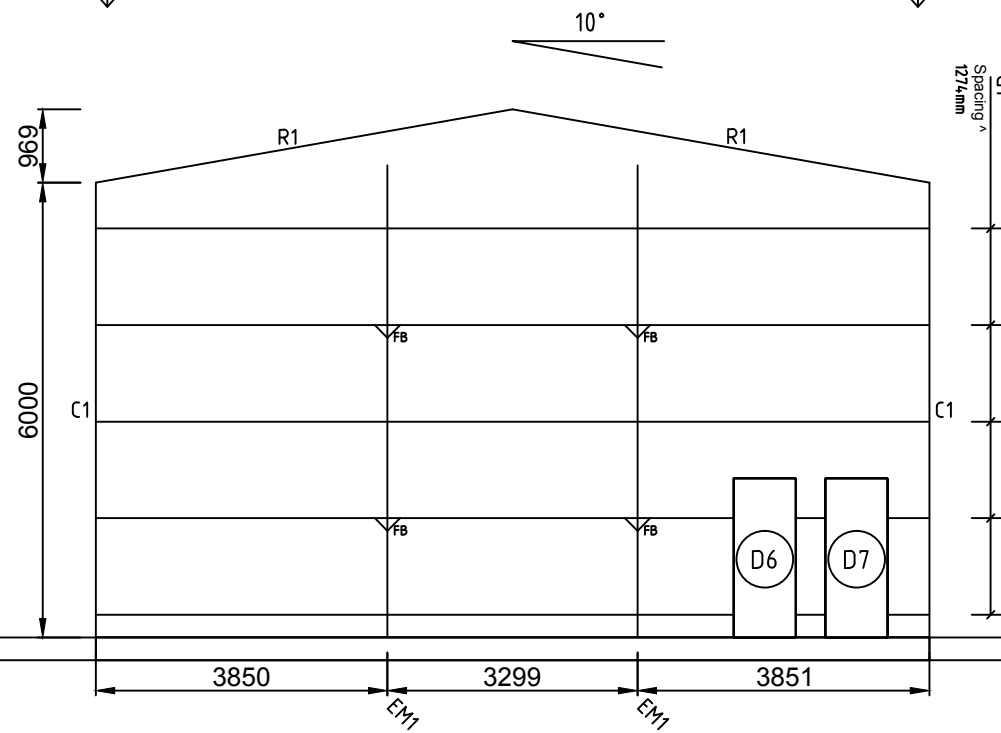
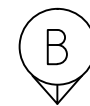
^ For Max End Girt/Mullion spacing, refer to Compliance Statement: "End Portal" - Front / Rear



FLOOR LEVEL

GROUND LEVEL

1 FRAMING ELEVATION 1
01 1:100



FLOOR LEVEL

GROUND LEVEL

2 FRAMING ELEVATION 2
01 1:100

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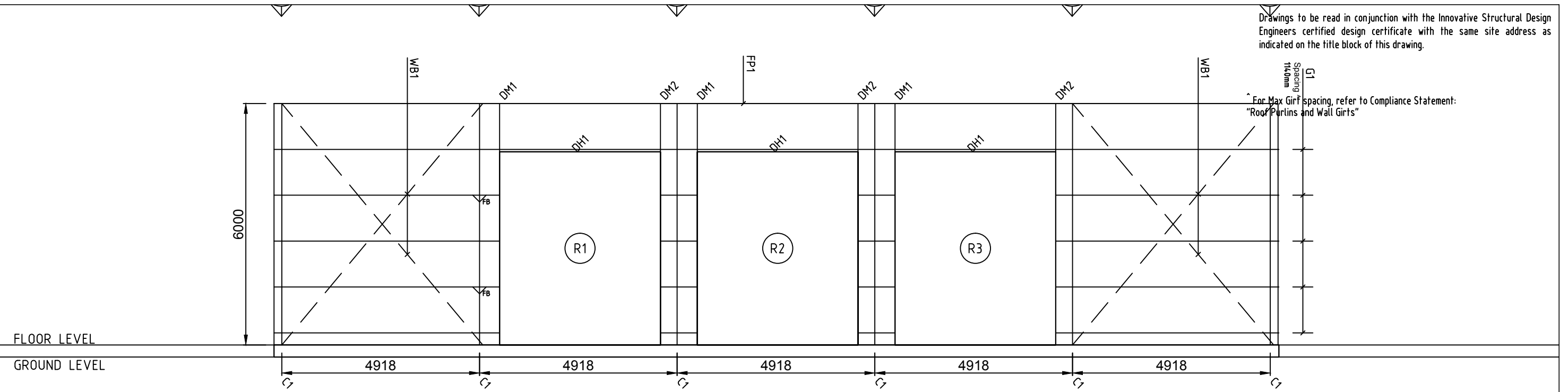
ISD engineers
Document Certified By
Name: _____

Date: Aug 2017
Job No: 7418

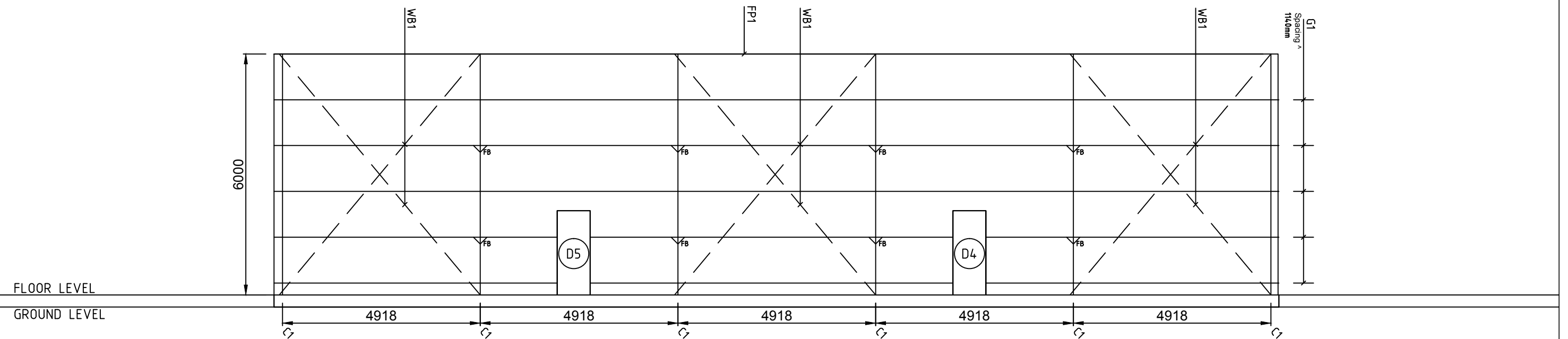
Drawn : TP	Job No : 7418
Scale : 1:100	Dwg No : 3 of 10
Date : Aug 2017	
03 FRAMING ELEVATIONS	

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

For Max Girt Spacing, refer to Compliance Statement: "Roof Purlins and Wall Girts"



3 FRAMING ELEVATION 3
01 1:100



4 FRAMING ELEVATION 4
01 1:100

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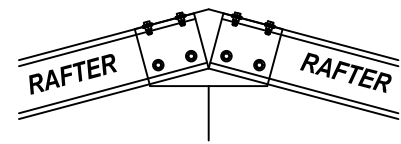
ISD engineers
Document Certified By
Name: _____

Date: Aug 2017
Job No 7418

Drawn : TP	Job No : 7418
Scale : 1:100	Dwg No : 4 of 10
Date : Aug 2017	
04 ELEVATIONS	

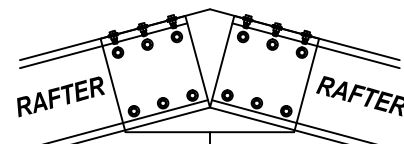
Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

Revision: SB2015.11.25.2300



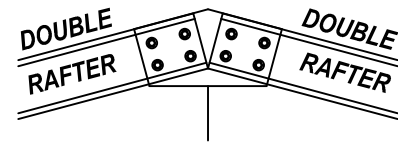
'MORINDA' C100, C150, C200 APEX BRACKET (1.6 BMT) FIX WITH 8 KWIKSPAN BOLTS.

DETAIL SB-0001
'MORINDA' APEX BRACKET CONNECTION



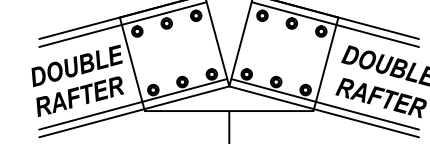
'MORINDA' C250, C300, C350, C400 APEX BRACKET (2.5 BMT) FIX WITH 18 KWIKSPAN BOLTS.

DETAIL SB-0002
'MORINDA' APEX BRACKET CONNECTION



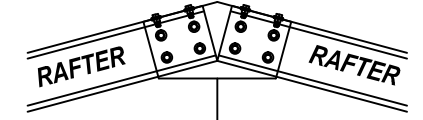
'MORINDA' C100, C150, C200 APEX PLATE (6.0 BMT) FIX WITH 8 M16 BOLTS & WASHERS (EACH SIDE).

DETAIL SB-0003
'MORINDA' APEX FLAT PLATE CONNECTION FOR DOUBLE RAFTERS



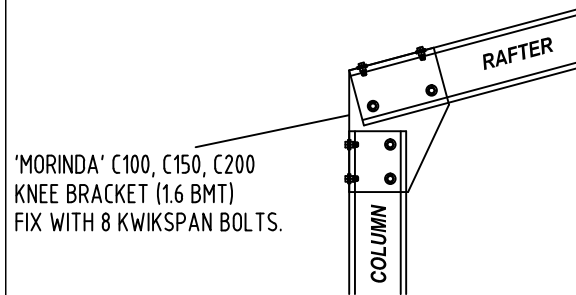
'MORINDA' C250 APEX PLATE (6.0 BMT) FIX WITH 12 M16 BOLTS & WASHERS. 'MORINDA' C300, C350, C400 APEX PLATE (8.0 BMT) FIX WITH 12 M16 BOLTS & WASHERS.

DETAIL SB-0004
'MORINDA' APEX FLAT PLATE CONNECTION FOR DOUBLE RAFTERS



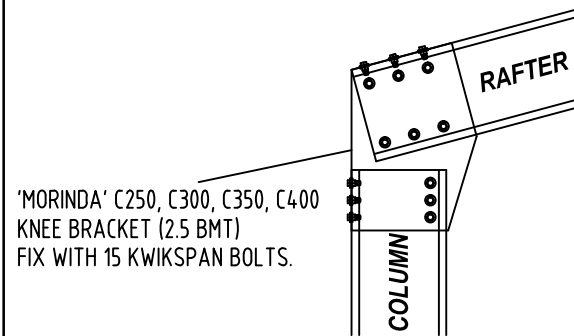
'MORINDA' C150, C200 3 FOLD APEX BRACKET (2.45 BMT) FIXED WITH 12 KWIKSPAN BOLTS.

DETAIL SB-0104
'MORINDA' APEX 3 FOLD BRACKET CONNECTION



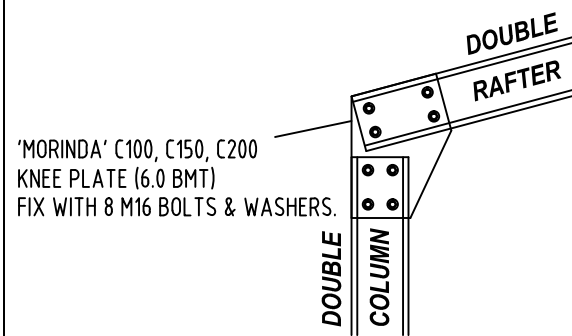
'MORINDA' C100, C150, C200 KNEE BRACKET (1.6 BMT) FIX WITH 8 KWIKSPAN BOLTS.

DETAIL SB-0010
'MORINDA' KNEE BRACKET CONNECTION FOR SINGLE RAFTERS & DOUBLE OR SINGLE COLUMNS



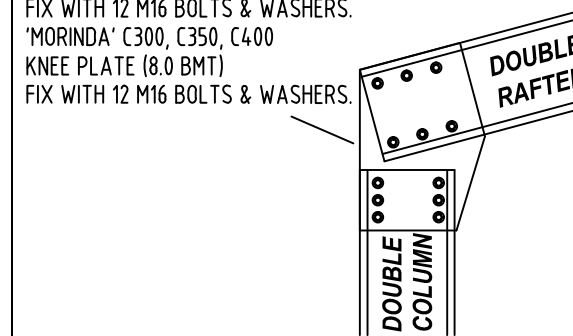
'MORINDA' C250, C300, C350, C400 KNEE BRACKET (2.5 BMT) FIX WITH 15 KWIKSPAN BOLTS.

DETAIL SB-0011
'MORINDA' KNEE BRACKET CONNECTION FOR SINGLE RAFTERS & DOUBLE OR SINGLE COLUMNS



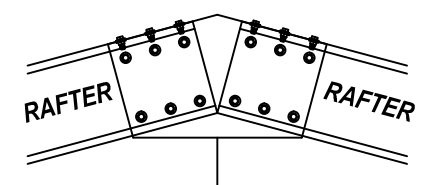
'MORINDA' C100, C150, C200 KNEE FLAT PLATE (6.0 BMT) FIX WITH 8 M16 BOLTS & WASHERS.

DETAIL SB-0012
'MORINDA' KNEE FLAT PLATE CONNECTION FOR DOUBLE RAFTERS & DOUBLE COLUMNS



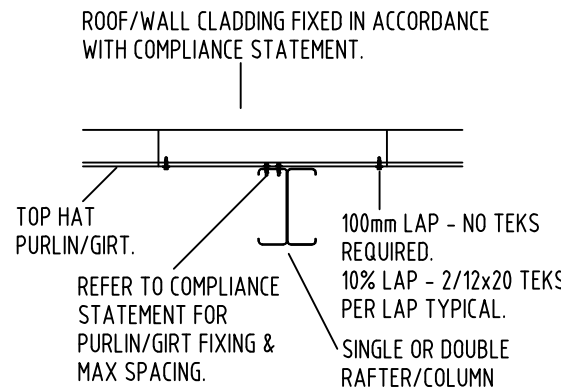
'MORINDA' C250 KNEE FLAT PLATE (6.0 BMT) FIX WITH 12 M16 BOLTS & WASHERS. 'MORINDA' C300, C350, C400 KNEE FLAT PLATE (8.0 BMT) FIX WITH 12 M16 BOLTS & WASHERS.

DETAIL SB-0013
'MORINDA' KNEE FLAT PLATE CONNECTION FOR DOUBLE RAFTERS & DOUBLE COLUMNS



'MORINDA' C250 3 FOLD APEX BRACKET (2.45 BMT) FIXED WITH 18 KWIKSPAN BOLTS. 'MORINDA' C300, C350, C400 3 FOLD APEX BRACKET (2.95 BMT) FIXED WITH 18 KWIKSPAN BOLTS.

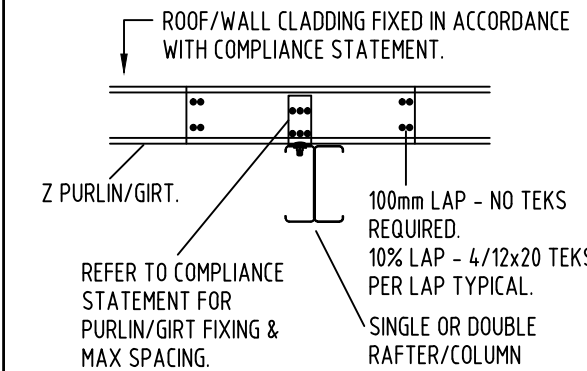
DETAIL SB-0105
'MORINDA' APEX 3 FOLD BRACKET CONNECTION



ROOF/WALL CLADDING FIXED IN ACCORDANCE WITH COMPLIANCE STATEMENT.

TOP HAT PURLIN/GIRT. REFER TO COMPLIANCE STATEMENT FOR PURLIN/GIRT FIXING & MAX SPACING. 100mm LAP - NO TEKS REQUIRED. 10% LAP - 2/12x20 TEKS PER LAP TYPICAL. SINGLE OR DOUBLE RAFTER/COLUMN

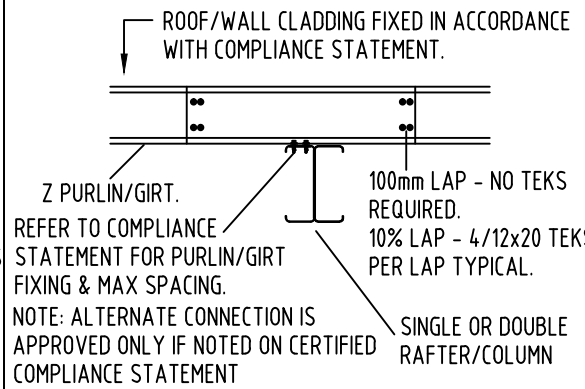
DETAIL SB-0020
MID-FRAME TOP HAT PURLIN/GIRT CONNECTION



ROOF/WALL CLADDING FIXED IN ACCORDANCE WITH COMPLIANCE STATEMENT.

Z PURLIN/GIRT. REFER TO COMPLIANCE STATEMENT FOR PURLIN/GIRT FIXING & MAX SPACING. 100mm LAP - NO TEKS REQUIRED. 10% LAP - 4/12x20 TEKS PER LAP TYPICAL. SINGLE OR DOUBLE RAFTER/COLUMN

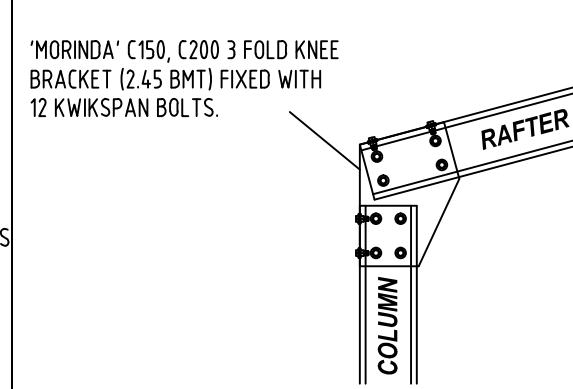
DETAIL SB-0021
MID-FRAME C/Z PURLIN/GIRT CONNECTION



ROOF/WALL CLADDING FIXED IN ACCORDANCE WITH COMPLIANCE STATEMENT.

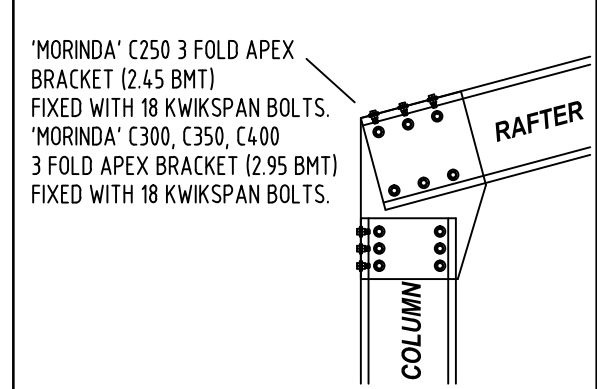
Z PURLIN/GIRT. REFER TO COMPLIANCE STATEMENT FOR PURLIN/GIRT FIXING & MAX SPACING. NOTE: ALTERNATE CONNECTION IS APPROVED ONLY IF NOTED ON CERTIFIED COMPLIANCE STATEMENT. 100mm LAP - NO TEKS REQUIRED. 10% LAP - 4/12x20 TEKS PER LAP TYPICAL. SINGLE OR DOUBLE RAFTER/COLUMN

DETAIL SB-0022
MID-FRAME C/Z PURLIN/GIRT ALTERNATE CONNECTION



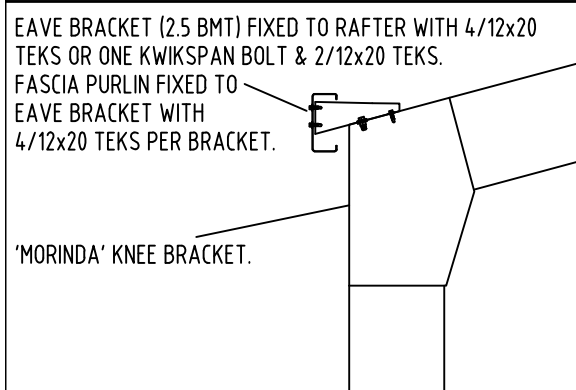
'MORINDA' C150, C200 3 FOLD KNEE BRACKET (2.45 BMT) FIXED WITH 12 KWIKSPAN BOLTS.

DETAIL SB-0106
'MORINDA' KNEE 3 FOLD BRACKET CONNECTION



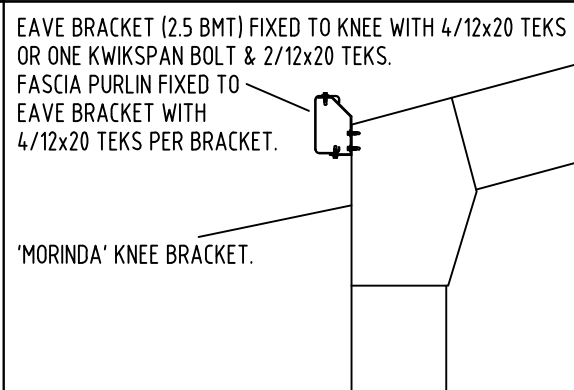
'MORINDA' C250 3 FOLD APEX BRACKET (2.45 BMT) FIXED WITH 18 KWIKSPAN BOLTS. 'MORINDA' C300, C350, C400 3 FOLD APEX BRACKET (2.95 BMT) FIXED WITH 18 KWIKSPAN BOLTS.

DETAIL SB-0107
'MORINDA' KNEE 3 FOLD BRACKET CONNECTION



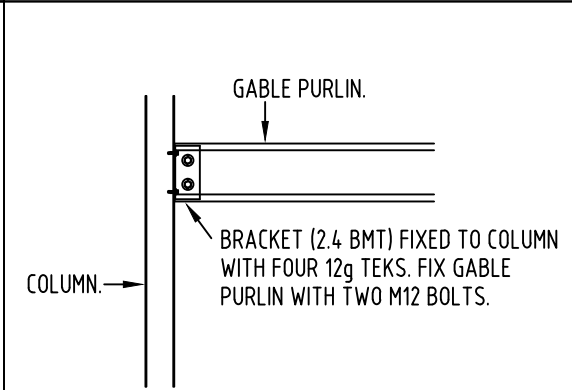
EAVE BRACKET (2.5 BMT) FIXED TO RAFTER WITH 4/12x20 TEKS OR ONE KWIKSPAN BOLT & 2/12x20 TEKS. FASCIA PURLIN FIXED TO EAVE BRACKET WITH 4/12x20 TEKS PER BRACKET.

DETAIL SB-0030
EAVE BRACKET CONNECTION



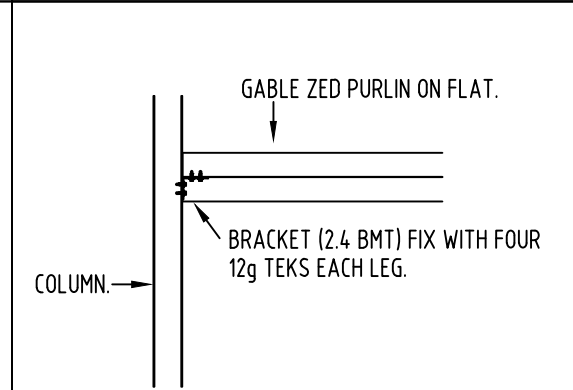
EAVE BRACKET (2.5 BMT) FIXED TO KNEE WITH 4/12x20 TEKS OR ONE KWIKSPAN BOLT & 2/12x20 TEKS. FASCIA PURLIN FIXED TO EAVE BRACKET WITH 4/12x20 TEKS PER BRACKET.

DETAIL SB-0031
EAVE BRACKET CONNECTION



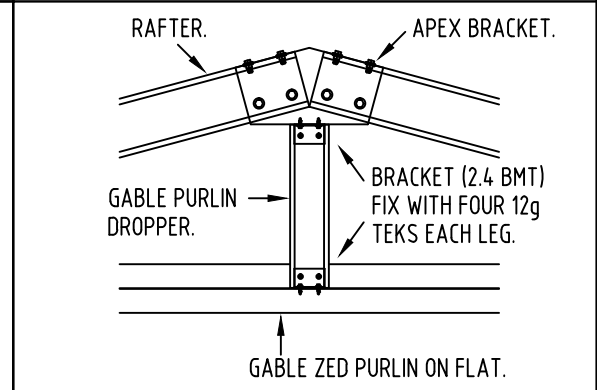
GABLE PURLIN. BRACKET (2.4 BMT) FIXED TO COLUMN WITH FOUR 12g TEKS. FIX GABLE PURLIN WITH TWO M12 BOLTS.

DETAIL SB-0047
GABLE PURLIN CONNECTION - C Section



GABLE ZED PURLIN ON FLAT. BRACKET (2.4 BMT) FIX WITH FOUR 12g TEKS EACH LEG.

DETAIL SB-0048
GABLE PURLIN CONNECTION - Z Section



RAFTER. APEX BRACKET. BRACKET (2.4 BMT) FIX WITH FOUR 12g TEKS EACH LEG. GABLE PURLIN DROPPER. GABLE ZED PURLIN ON FLAT.

DETAIL SB-0049
GABLE PURLIN DROPPER - for Z Section

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CAMPBELL TOWN NSW 2560 Fax (02) 4632 2199

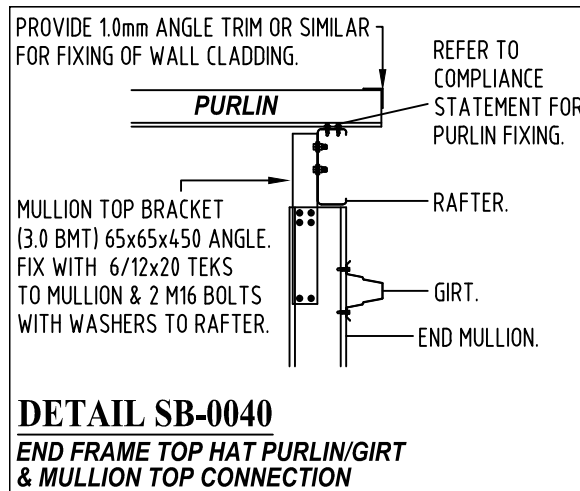
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SHED SAFE
ACCREDITED

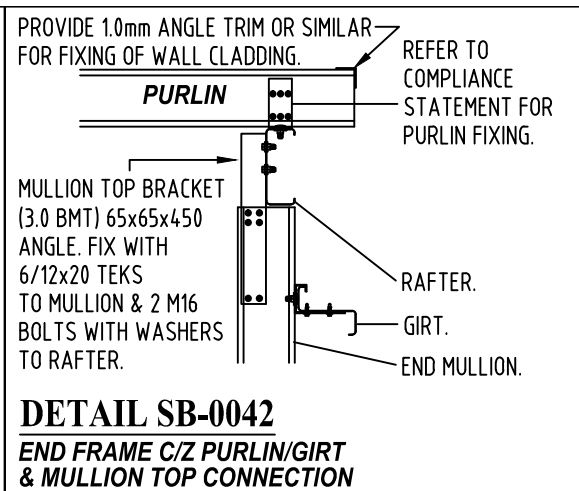
ISD engineers
Document Certified By
Name: _____

Date: Aug 2017
Job No7418

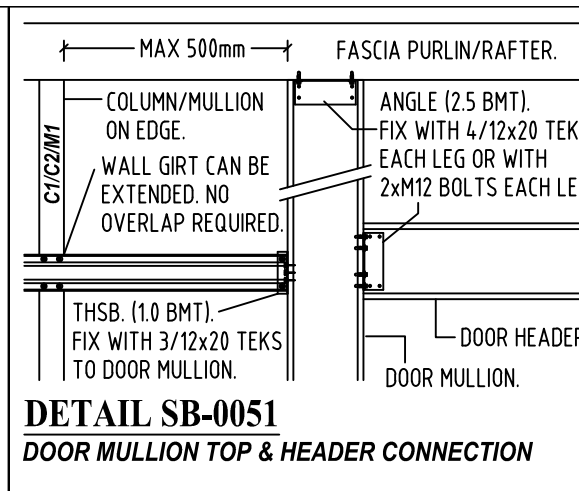
Drawn :TP
Scale : 1:100
Date : Aug 2017
Job No : 7418
Dwg No : 5 of 10
05 DETAILS



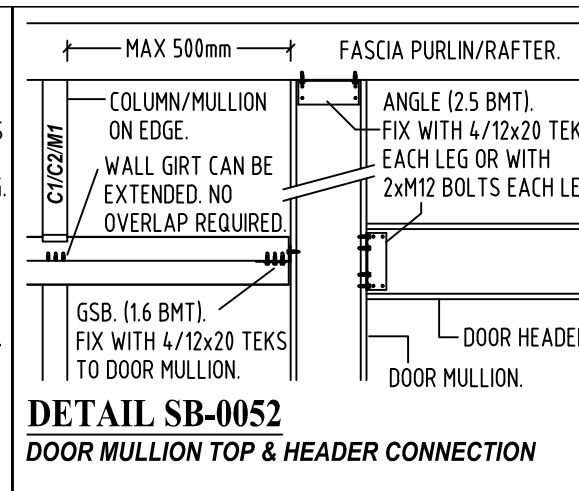
DETAIL SB-0040
END FRAME TOP HAT PURLIN/GIRT & MULLION TOP CONNECTION



DETAIL SB-0042
END FRAME C/Z PURLIN/GIRT & MULLION TOP CONNECTION



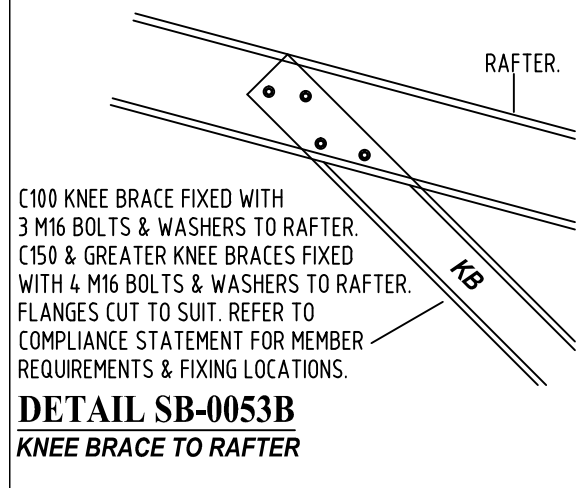
DETAIL SB-0051
DOOR MULLION TOP & HEADER CONNECTION



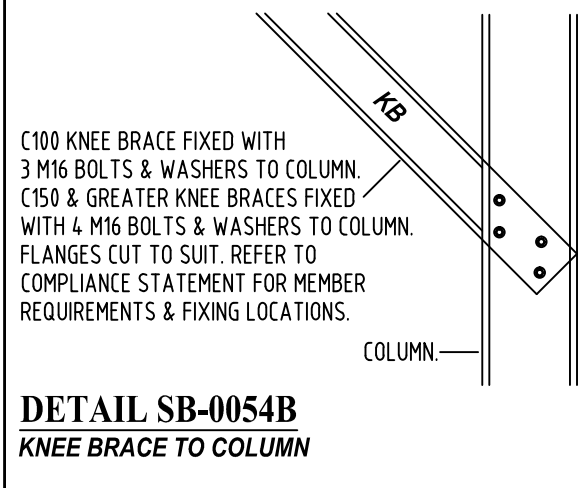
DETAIL SB-0052
DOOR MULLION TOP & HEADER CONNECTION

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

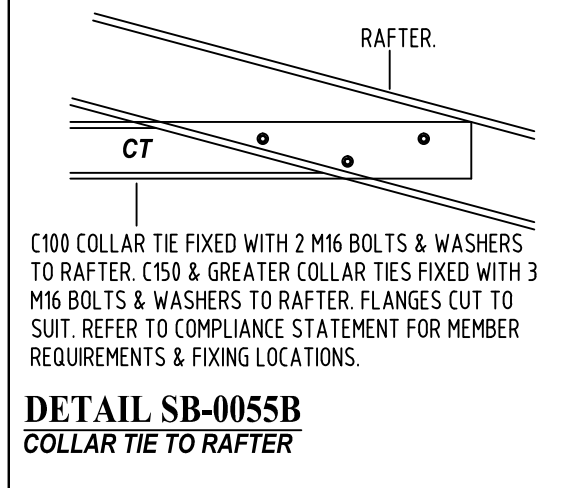
Revision: SB2015.11.25.2300



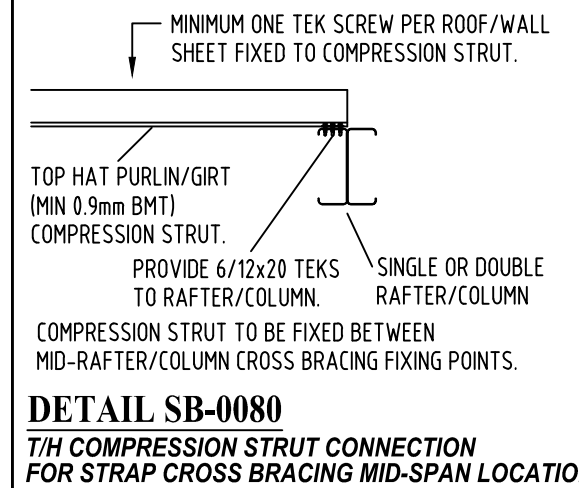
DETAIL SB-0053B
KNEE BRACE TO RAFTER



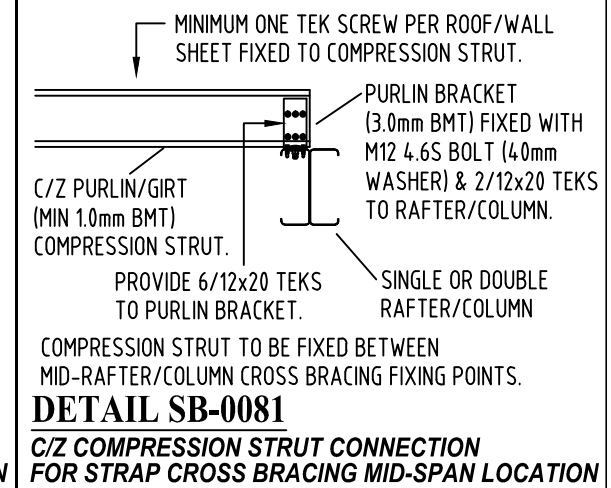
DETAIL SB-0054B
KNEE BRACE TO COLUMN



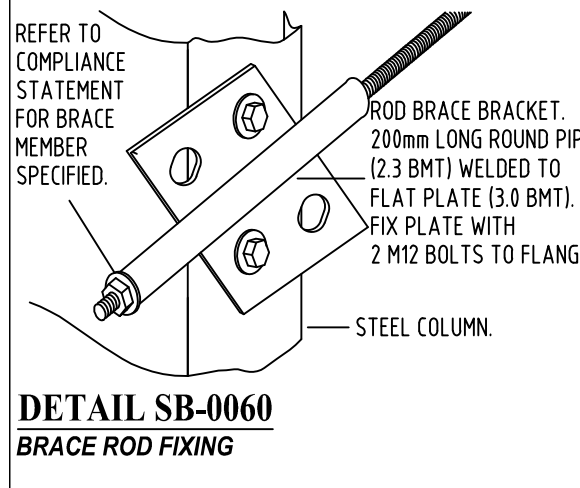
DETAIL SB-0055B
COLLAR TIE TO RAFTER



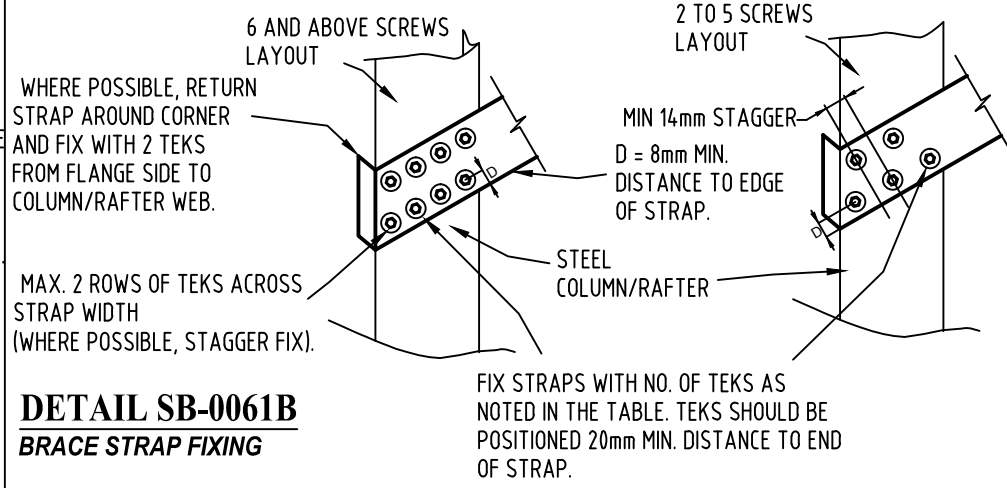
DETAIL SB-0080
T/H COMPRESSION STRUT CONNECTION FOR STRAP CROSS BRACING MID-SPAN LOCATION



DETAIL SB-0081
C/Z COMPRESSION STRUT CONNECTION FOR STRAP CROSS BRACING MID-SPAN LOCATION



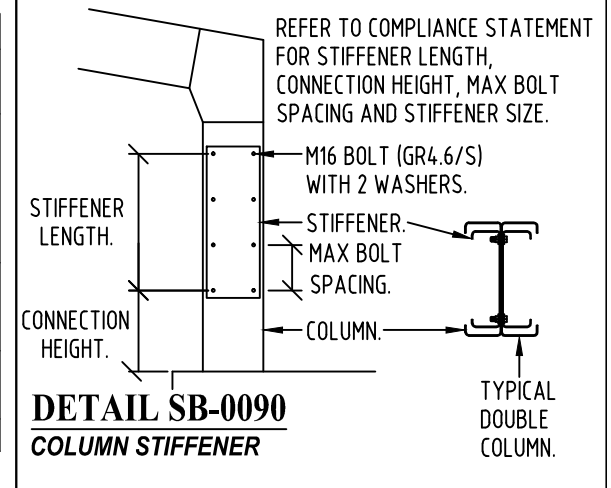
DETAIL SB-0060
BRACE ROD FIXING



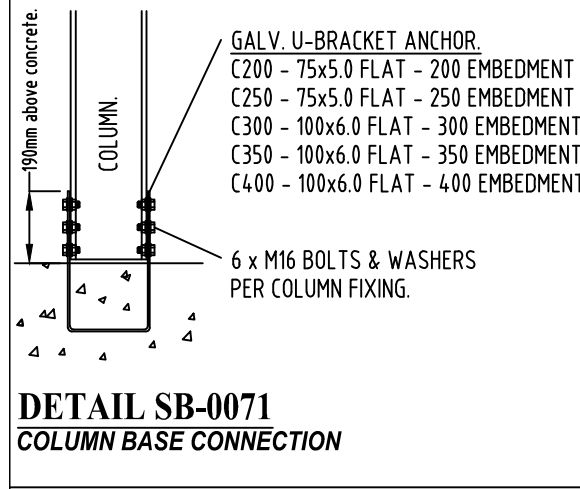
DETAIL SB-0061B
BRACE STRAP FIXING

TEKS PER END	STRAP TYPE (AS SPECIFIED IN THE BILL OF MATERIAL)
2/12x20	MITEK 25x0.8 STRAP (G300), MITEK 25x1.0 STRAP (G300), PRYDA SB082
3/12x20	MITEK 30x0.8 STRAP (G300), MITEK 30x1.0 STRAP (G300), UNP 30x1.0 STRAP (G550), UNP 30x1.2 STRAP (G500), UNP 30x1.6 STRAP (G300), UNP 32x1.6 STRAP (G300), PRYDA SB083, UNP 30x1.0 STRAP (G300), UNP 30x1.2 STRAP (G300), PRYDA SB103,
4/12x20	UNP 30x1.6 STRAP (G450), UNP 32x1.6 STRAP (G450), UNP 38x1.2 STRAP (G500), UNP 38x1.6 STRAP (G300), UNP 50x1.2 STRAP (G300), PRYDA SB123, UNP 32 x 1.2 STRAP(G500)
5/12x20	UNP 38x1.6 STRAP (G450), UNP 50x1.6 STRAP (G300), UNP 50 x 1.2 STRAP (G500)
6/12x20	UNP 50x1.6 STRAP (G450)

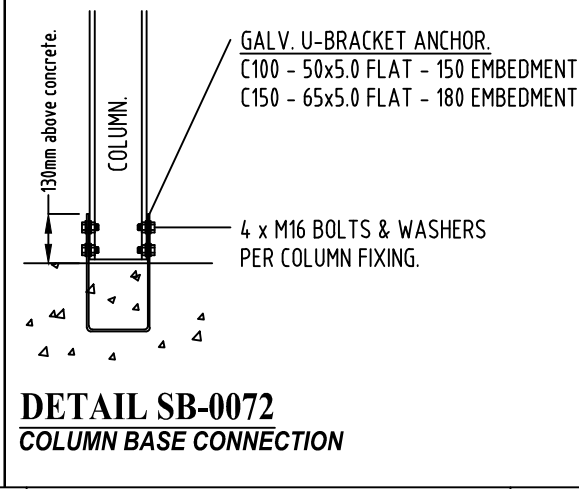
xUNP DENOTES UNPUNCHED STRAP.



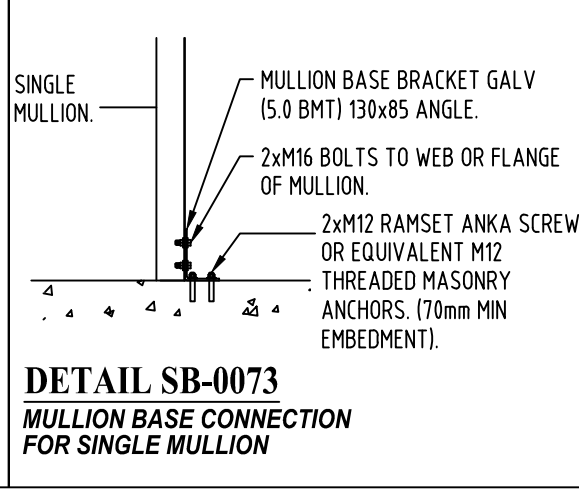
DETAIL SB-0090
COLUMN STIFFENER



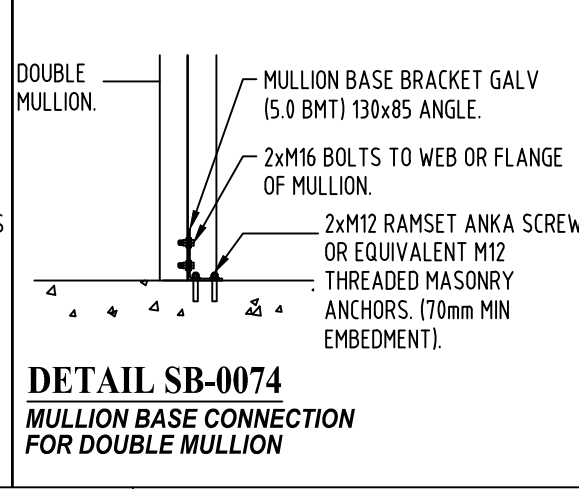
DETAIL SB-0071
COLUMN BASE CONNECTION



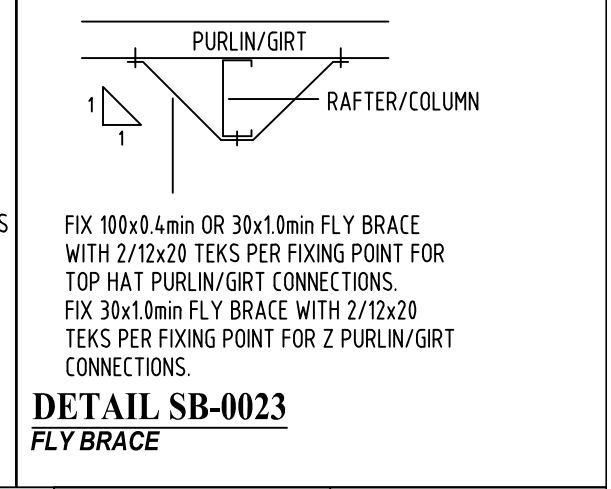
DETAIL SB-0072
COLUMN BASE CONNECTION



DETAIL SB-0073
MULLION BASE CONNECTION FOR SINGLE MULLION



DETAIL SB-0074
MULLION BASE CONNECTION FOR DOUBLE MULLION



DETAIL SB-0023
FLY BRACE

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ShedBoss
BUILT STRONG. BUILT RIGHT.
SUITE 101, VUE, 1 CENTENNIAL DR. Ph (02) 4632 2100
CAMPBELL TOWN NSW 2560 Fax (02) 4632 2199

1300 RIDE SHARE PTY LTD
49 OWEN STREET
GRAGLIE
QLD 4877



ISD engineers
Date: Aug 2017
Job No7418
Document Certified By
Name: [Signature]

Drawn :TP	Job No : 7418
Scale : 1:100	Dwg No : 6 of 10
Date : Aug 2017	
06 DETAILS	

Bill of Materials

Tag	Member	Component
AB1	Apex Tie	Collar Tie C30024
C1	Column	Portal Column C40030
DH1	RAD Header	Roller Door Header C20015
DM1	RAD Mullion Right	Roller Door Mullion C20024
DM2	RAD Mullion Left	Roller Door Mullion C20024
EM1	End Mullion	End Mullion C30024
FP1	Eave Purlin	Fascia C15024
G1	Girt	Purlin Z15024
KB1	Knee Brace	Knee Brace C30024
P1	Purlin	Purlin Z15024
R1	Rafter	Portal Truss C40030
RB1	Bracing Roof	Unpunched Strap 50x1.2mm (G500)
WB1	Bracing Wall	Double Unpunched Strap 50x1.2mm (G500)

BUILDING CLASSIFICATION NOTES

This building is designed for use as: either a private garage class 10a, or a farm shed (class 7 or 8).

For use as a farm shed it must meet the following requirements:

1. Be less than 2000 sqm in area (inclusive of any mezzanine floor area)
2. Must be located on a farm and used in connection with farming purposes (as defined in the NCC 2016)
3. Building is not to be occupied frequently nor for extended periods by people, with a maximum of 1 person per 200sqm or 2 persons maximum in total whichever is the lesser.

GENERAL NOTES

1. All work to be in accordance with the provisions of the Building Code of Australia.
2. Setting out of dimensions & sizes of structural shall not be obtained by scaling the drawings.
3. Any setting out dimensions shown on the structural drawings shall be checked by the contractor before construction commences.
4. All dimensions are in millimetres UNO.
5. During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading.
6. All workmanship & materials shall be in accordance with the relevant current SA/SNZ standards & codes of practice except where varied by the contract documents or of the by-laws of the local authority.
7. Wind loads have been assessed in accordance with AS/NZS1170.2. Refer to project compliance statement for applied values.
8. Live loading are in accordance with AS/NZS1170.1.
9. All referenced standards to be the correct version at the time of certification.
10. Safety mesh is to be provided under all skylights and translucent sheeting.
11. Roller Door Mullions specified are minimum requirements. Larger permissible with same or greater thickness.
12. Note: Ensure your Construction Crew has received the ShedBoss Safety Pack.

FRAMING NOTES

1. Cross bracing shall be placed as indicated on plan and elevation drawings.
2. Roof & wall cladding shall be fixed in accordance with the manufacturers specifications.

STEELWORK NOTES

1. All steelwork to be in accordance with AS4100.
2. All welding to be in accordance with AS1554.
3. Except where varied by the contract documents, all steel shall be in accordance with AS1163 G450 for RHS/SHS sections.
4. Hot rolled steel sections shall have a minimum Steel Grade of 300MPa.
5. All bolts shall be grade 4.6/S UNO and in accordance with AS/NZS1252.
6. All exposed steel, screws and bolts are to be class 3 galvanised min. except in severe conditions where Class 4 may be required.

CORROSION PROTECTION

1. All steelwork that will be exposed to view will have weld splatter, flux, dags & burrs removed & all sealing & butt welds ground flush.
2. Surface treatments of welds shall be hand ground or wire brushed to class 2 finish.
4. Paint all cleats and welds with two pack ethyl silicate inorganic zinc primer. min 75 micron thickness or alternatively hot dip galv post and cleat to min 450g/sqm.
5. Columns cast into concrete require column base to be painted with bituminous or epoxy paint up to min 100mm above concrete interface or alternatively hot dip galv post to min 450g/sqm.

COLD FORMED SECTIONS

1. Cold formed sections shall comply with AS/NZS4600, AS1397, AS1594 & AS/NZS1595.
2. Cold formed sections to have the following minimum steel grades: UNO
Purlins & Girts - 450MPa
Other Sections - 300MPa
3. Sections shall have a minimum galv. coating thickness of 350gms/m2 for purlins & girts and a minimum zinc aluminium alloy coating thickness of 150gms/m2 for other sections.

UNO denotes - Unless Notified Otherwise.

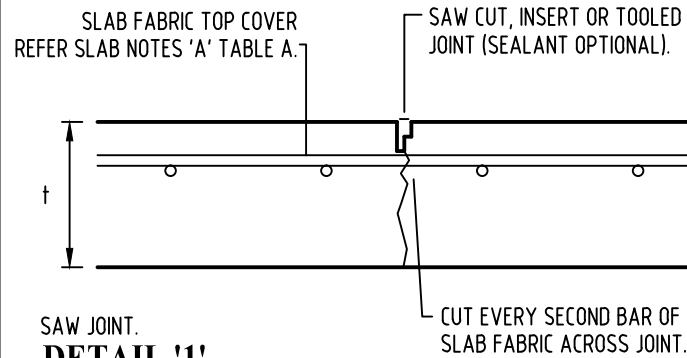
SLAB & FOOTING NOTES

SOIL PROPERTIES

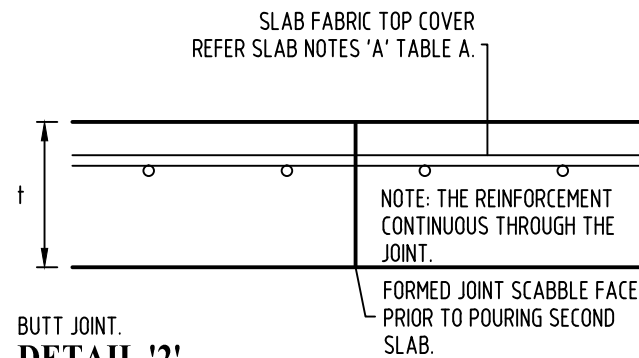
1. Soil to have a minimum bearing capacity of 100 kpa
2. Minimum soil shaft adhesion of 20 kpa
3. Slab design is based on an A, S or M class soil. All other soil type conditions require engineers written certification for the particular soil class.

CONCRETE PROPERTIES

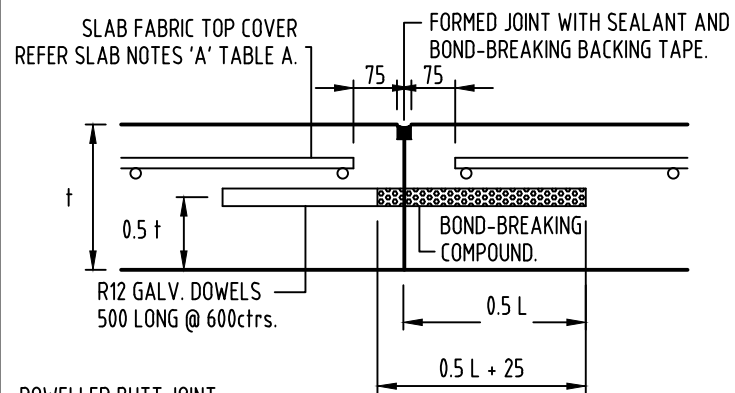
4. All concrete shall be in accordance with AS 3600, minimum 25 MPA.
5. All vegetation and deleterious matter is to be removed from the building area
6. Prepare site, such that surface runoff cannot drain over or pond adjacent to foundations
7. Ensure excavations for services do not undermine foundations.



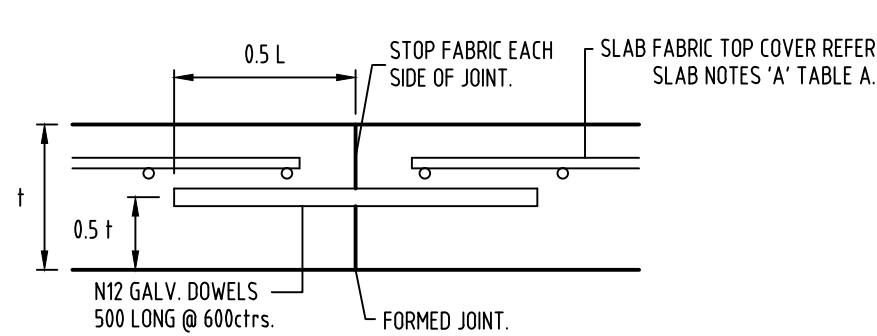
SAW JOINT.
DETAIL '1'
TYPICAL CONTRACTION JOINT
1:5



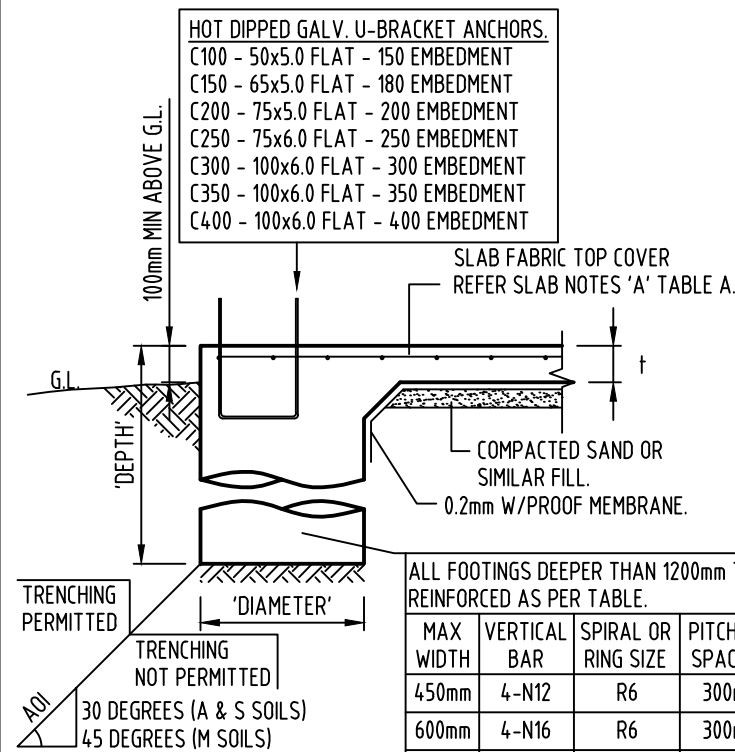
BUTT JOINT.
DETAIL '2'
TYPICAL LONGITUDINAL CONSTRUCTION JOINT
1:5



DOWELLED BUTT JOINT.
DETAIL '3'
TYPICAL TRANSVERSE CONSTRUCTION JOINT
1:5

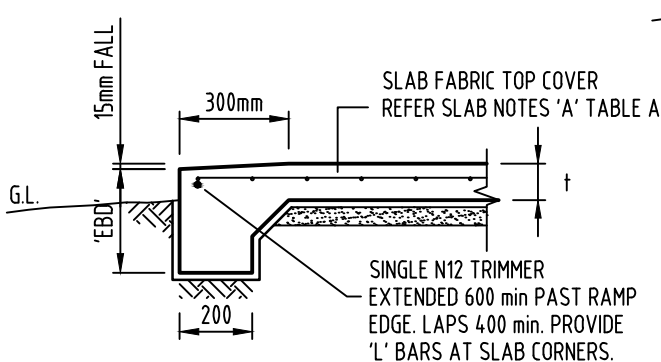


TIED JOINT. (NOT USED AT A CONTRACTION JOINT LOCATION)
DETAIL '4'
TYPICAL TRANSVERSE CONSTRUCTION JOINT
1:5

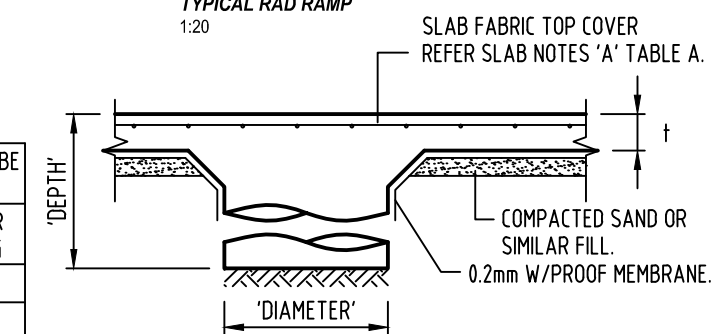


DETAIL '7'
BP1 SLAB & FOOTING OPTION
1:20

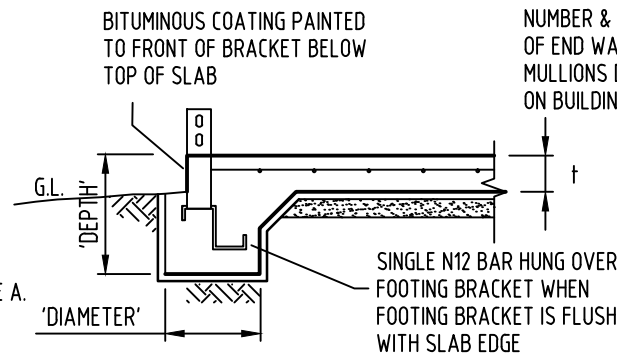
ALL FOOTINGS DEEPER THAN 1200mm TO BE REINFORCED AS PER TABLE.				
MAX WIDTH	VERTICAL BAR	SPIRAL OR RING SIZE	PITCH OR SPACING	
450mm	4-N12	R6	300mm	
600mm	4-N16	R6	300mm	
750mm	6-N16	R8	300mm	
900mm	8-N16	R10	300mm	
1200mm	12-N20	R10	300mm	



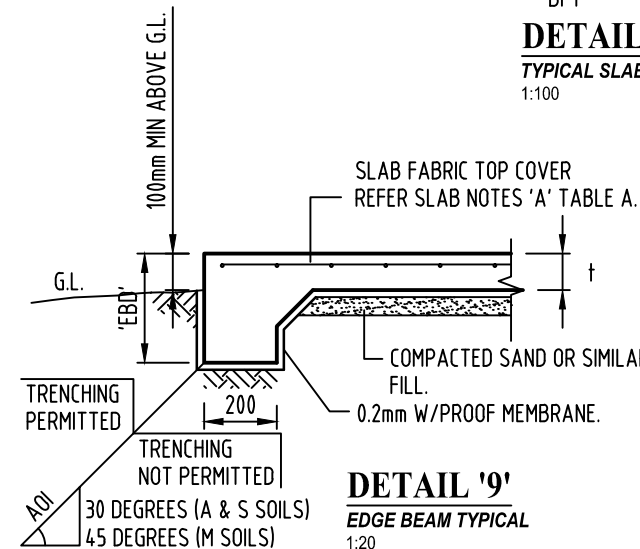
DETAIL '5'
TYPICAL RAD RAMP
1:20



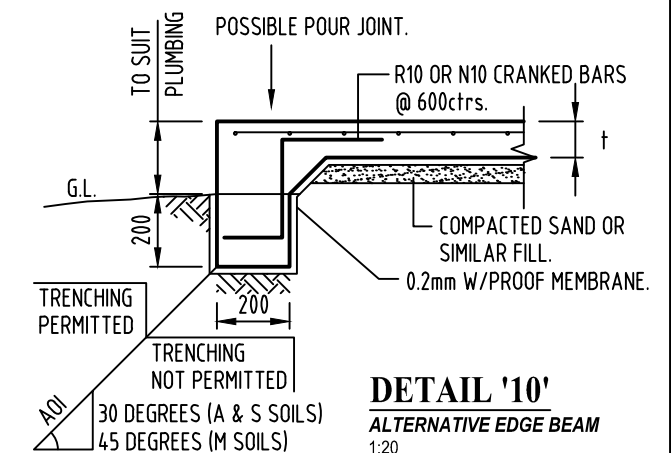
DETAIL '8'
BP2 SLAB & FOOTING OPTION
1:20



DETAIL '11'
FRONT FOOTING
1:20



DETAIL '9'
EDGE BEAM TYPICAL
1:20



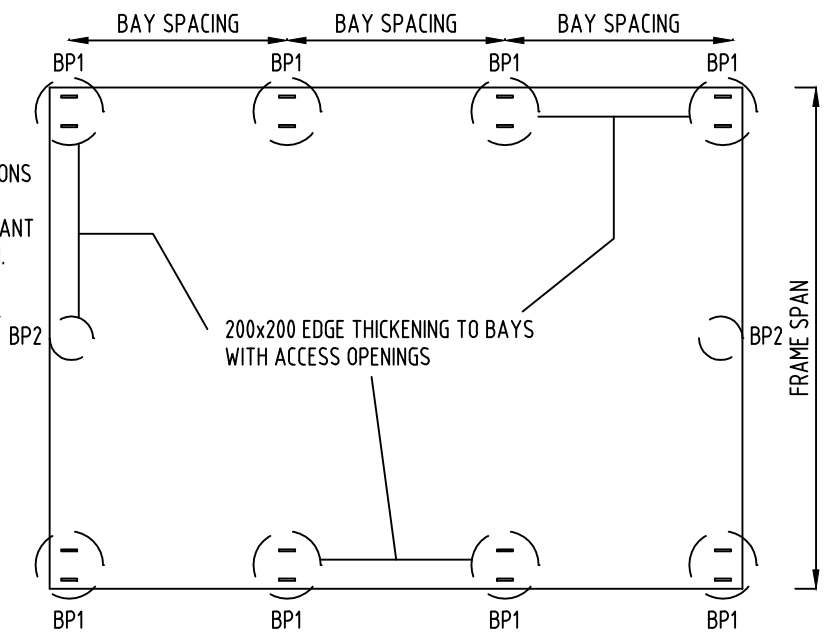
DETAIL '10'
ALTERNATIVE EDGE BEAM
1:20

TABLE B: SLAB REINFORCEMENT AND EDGE BEAM SPECIFICATION (MIN SLAB THICKNESS (t)= 100mm)

SITE CLASSIFICATION	SLAB BEAMS		SLAB FABRIC (MIN)			
	EDGE BEAM DEPTH - (EBD) (mm)	EDGE BEAM TRENCH MESH	SLAB LENGTH (BETWEEN JOINTS)			
			<12m	>=12m, <18m	>=18m, <25m	>=25m, <30m
CLASS A, S & M	200	N/A	SL62	SL72	SL82	SL92

NOTE:

- THE DETAILS CONTAINED WITHIN THE ABOVE TABLE ARE BASED ON FIGURE 3.1 OF AS2870-2011 AND TAKE INTO ACCOUNT THE PROVISION OF AS2870-2011 CLAUSE 3.1.5 (A) STATING THAT FOOTING DETAILS FOR CLASS 10A SHEDS CAN USE FOOTING SYSTEMS APPROPRIATE FOR ONE CLASS OF REACTIVITY LESS SEVERE THAN FOR A HOUSE.
- REFER TO BUILDING STRUCTURE COMPLIANCE STATEMENT FOR SLAB DEPTH (t), FOOTING DEPTH ('DEPTH') & FOOTING DIAMETER ('DIAMETER') BEING USED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONCRETE DESIGN DOMESTIC PLAN (SLAB NOTES 'A')
- SL62 MESH CAN BE USED WHEN A 30 DEEP x 5 WIDE SAWCUT IS PROVIDED AT A MAXIMUM OF 6MTR CENTRES IN ANY DIRECTION. WE CAN EXTEND THIS SPACING TO A MAXIMUM OF 10MTR CENTRES IN ANY DIRECTION IF SL72 MESH IS PROVIDED. CUTTING OF ALTERNATE MESH BARS IS TYPICAL. SAWCUT SHALL COMPLY WITH DETAIL '1' ON THIS DRAWING.
- THIS SPECIFICATION IS SUITABLE FOR DOMESTIC CLASS 10A STRUCTURES WITH A MAXIMUM IMPLIED LOAD OF 2.5kPa OR LIGHT VEHICLE TRAFFIC NOT EXCEEDING 2500kg
- EDGE BEAM IS NOT REQUIRED FOR LESS THAN 3.5m BAY SPACING, EDGE BEAM IS REQUIRED FOR GREATER THAN 3.5m BAY SPACING



DETAIL '6'
TYPICAL SLAB & BORED PIER LAYOUT
1:100

SITE PREPARATION

- REMOVE ALL TOPSOIL, ORGANIC MATTER AND SOFT SPOTS THROUGHOUT THE AREA OF THE SLAB. REMOVE ALL BOULDERS AND ROCKS WITHIN 100MM OF THE SLAB UNDERSIDE.
- FOOTING EXCAVATIONS MUST BE FREE OF LOOSE EARTH, TREE ROOTS, MUD OR DEBRIS IMMEDIATELY BEFORE POURING CONCRETE.
- CUT SURFACE TO BE COMPACTED TO 95% STANDARD COMPACTION.
- THE FLOOR SLAB IS TO BE PLACED ON 50MM COMPACTED SAND LEVELING BED OR APPROVED SIMILAR.
- FOUNDATION MINIMUM ALLOWABLE BEARING PRESSURE OF 50kPa REQUIRED UNDER SLAB, BEAMS & THICKENINGS AND 100kPa REQUIRED UNDER STRIP AND PAD FOOTINGS.
- SITE IS ASSUMED TO BE LEVEL.
- THE SOIL IS TO BE PROTECTED FROM BECOMING EXTREMELY WET BY ADEQUATE ATTENTION TO SITE DRAINAGE AND PROMPT REPAIRS TO PLUMBING LEAKS. PROVIDE 100MM FALL MIN. AWAY FROM THE BUILDING OVER THE FIRST METRE. FINISHED HEIGHT OF THE SLAB SHALL ALLOW ADEQUATE SITE DRAINAGE AND SATISFY INTERNAL PLUMBING REQUIREMENTS. REFER CSIRO PUBLICATION MENTIONED IN NOTE 9.
- IN ACCORDANCE WITH AS2870 SECTION 6.3, SERVICE TRENCHES ARE NOT TO BE EXCAVATED BELOW THE ANGLE OF INFLUENCE (AOI) WITHOUT SPECIAL CONSIDERATION. AOI TO BE MEASURED FROM THE BOTTOM OF EDGE BEAM OR FOOTING. AOI MEASURED FROM HORIZONTAL IS 30° FOR A & S SITES AND 45° FOR M SITES. IN M SITES, THE CLAY MATERIAL EXCAVATED FROM THE TRENCH SHOULD BE USED AS BACKFILL AND TAMPERED FIRM. REFER TO ENGINEER IF THIS CANNOT BE AVOIDED BEFORE POURING THE SLAB.
- THE OWNER IS TO BE SUPPLIED WITH CSIRO TECHNICAL NOTE NUMBER BTF 18 "FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE" A HOME OWNERS GUIDE. THE BUILDER SHALL INFORM THE HOMEOWNER OF THE MAINTENANCE ISSUES ASSOCIATED WITH ENSURING THE LONG TERM PERFORMANCE OF THE FOOTING SYSTEM.

CUT AND FILL SITES

- THE SITE CAN BE CUT AND FILLED AND THE FILL SHALL CONTINUE PAST THE EDGE OF THE BUILDING BY AT LEAST 1000MM AND SHALL BE RETAINED OR BATTERED BEYOND THIS POINT BY A SLOPE PROTECTED FROM EROSION AND NOT STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL. THE INTERIOR OF THE SLAB SHALL BE FOUNDED ON COMPACTED MATERIAL. THE EDGE BEAMS SHALL BE FOUNDED ON NATURAL SOIL OR ON CONTROLLED FILL OR MAY BE SUPPORTED BY 300Ø PIERS NOT FURTHER THAN 2500MM APART. PIERS TO BE FOUNDED INTO NATURAL GROUND.
- CONTROLLED FILL UP TO 800MM DEEP FOR SAND AND 400MM DEEP FOR MATERIAL OTHER THAN SAND SHALL BE THE SAME AS THE NATURAL SITE MATERIAL. SAND FILL SHALL BE WELL COMPACTED IN NOT MORE THAN 300MM THICK LAYERS BY A VIBRATING PLATE OR ROLLER. NON-SAND FILL SHALL BE WELL COMPACTED IN NOT MORE THAN 150MM LAYERS BY A MECHANICAL ROLLER.
- UNCONTROLLED FILL UP TO 800MM DEEP FOR SAND AND 400MM DEEP FOR MATERIAL OTHER THAN SAND SHALL BE TREATED AS P SITE UNLESS ALL FOOTINGS & EDGE BEAMS ARE FOUNDED ON NATURAL SOIL THROUGH THE FILLING. REFER TO ENGINEER IF NATURAL SOIL FOUNDATION IS UNACHIEVABLE.

CONCRETE NOTES

- ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH AS2870 & AS3600 AS REQUIRED.
- MINIMUM CONCRETE QUALITY IS AS FOLLOWS:

ELEMENT	MAX SLUMP	MAX. SIZE AGG	CEMENT TYPE	CONCRETE GRADE
SLAB ON GROUND	80mm	20mm	A	25 MPa x
FOOTINGS/PIERS	80mm	20mm	A	25 MPa

- x NOTE: THIS VALUE VARIES WITH RESPECT TO EXPOSURE CLASSIFICATION. (REFER TABLE A)
- CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE DETAILS LISTED IN TABLE A.
 - WHERE REQUIRED, FOOTINGS SHALL BE CENTRALLY PLACED UNDER COLUMNS.
 - CONCRETE SHALL BE MECHANICALLY VIBRATED TO ENSURE REMOVAL OF VOIDS.
 - WHERE REQUIRED, EDGE BEAMS SHALL BE FOUNDED ON NATURAL GROUND OR CONTROLLED COMPACTED FILL.
 - ON LOOSE SAND SITES OR SITES SUBJECT TO WIND OR WATER EROSION, THE DEPTH BELOW FINISHED GROUND LEVEL FOR FOOTINGS & EDGE BEAMS MUST NOT BE LESS THAN 300MM.
 - SLAB REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE DETAILS SET OUT IN TABLE B OF SLAB DETAILS PAGE.
 - PROVIDE 0.2MM POLYTHENE WATERPROOF MEMBRANE UNDER ALL SLAB AREAS.
 - SIZE OF CONCRETE ELEMENTS DOES NOT TAKE INTO ACCOUNT THICKNESS OF APPLIED FINISH.
 - NO PENETRATIONS, RECESSES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
 - AT PENETRATIONS IN SLABS, UNLESS DETAILED OTHERWISE, REINFORCEMENT MUST NOT BE CUT BUT IS TO BE DISPLACED EQUALLY TO EACH SIDE OF PENETRATION AND EXTRA REINFORCEMENT SHALL BE PROVIDED BETWEEN THE PENETRATIONS AS DIRECTED BY THE ENGINEER.
 - REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND DOES NOT REFLECT ACTUAL PROJECTION.
 - SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE LOCATIONS SHOWN. WHERE LAP LENGTH IS NOT SHOWN, IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.
 - SUPPLY AND LAY FABRIC IN FLAT SHEETS. AT SPLICES, FABRIC IS TO BE LAPPED AS FOR ONE FULL PANEL OF MESH SO THAT THE TWO OUTMOST TRANSVERSE BARS OF THE SHEET OVERLAP THE TWO OUTERMOST TRANSVERSE BARS OF THE SHEET BEING LAPPED.
 - THE LAP LENGTH OF BAR SPLICES SHALL NOT BE LESS THAN 500MM. AT T & L-INTERSECTIONS, THE BARS SHALL BE CONTINUED ACROSS THE FULL WIDTH OF THE INTERSECTION. AT L-INTERSECTIONS, A BENT LAP BAR HAVING 500MM LONG LEGS IS TO BE PROVIDED.
 - WELDING OF REINFORCEMENT WILL ONLY BE PERMITTED WITH PRIOR WRITTEN APPROVAL OF THE ENGINEER.

- REINFORCEMENT MUST NOT BE CONTINUOUS THROUGH CONTRACTION JOINTS.
- REINFORCEMENT SYMBOLS:
N = GRADE 500N DEFORMED BAR.
R = GRADE 250N ROUND BAR.
SL = GRADE 500L DEFORMED MESH.
- PLACE SUFFICIENT BAR CHAIRS UNDER BOTTOM REINFORCING RODS AND TOP CROSS RODS IN SLABS TO ALLOW THEM TO BE SUPPORTED IN THEIR CORRECT POSITIONS DURING CONCRETE POURING. (MAX 800MM SPACING).
- SLABS TO BE CURED USING APPROVED METHODS AND KEPT MOIST FOR 3 DAYS MINIMUM UNDER AMBIENT TEMPERATURES FOR EXPOSURE CLASSIFICATION A1 & A2 AND 7 DAYS FOR EXPOSURE CLASSIFICATION B1 & B2.
- SAWCUTTING OF CRACK CONTROL JOINTS SHALL BE CARRIED OUT WITHIN 24 HOURS OF THE POURING OPERATION. SL62 MESH CAN BE USED WHEN A 30 DEEP x 5 WIDE SAWCUT IS PROVIDED AT A MAXIMUM OF 6MTR CENTRES IN ANY DIRECTION. WE CAN EXTEND THIS SPACING TO A MAXIMUM OF 10MTR CENTRES IN ANY DIRECTION IF SL72 MESH IS PROVIDED. CUTTING OF ALTERNATE MESH BARS IS TYPICAL.
- LONGITUDINAL CONSTRUCTION JOINTS ARE TO BE USED TO FORM THE EDGES OF EACH POUR AND TO SEPARATE AREAS OF CONCRETE PLACED AT DIFFERENT TIMES.
- TRANSVERSE CONSTRUCTION JOINTS ARE REQUIRED AT PLANNED LOCATIONS, SUCH AS AT THE END OF A DAYS PLACING OR UNPLANNED INTERRUPTIONS CAUSED BY ADVERSE WEATHER OR EQUIPMENT BREAKDOWNS.
- NO CONCRETE IS TO BE POURED WHEN SITE TEMPERATURE EXCEEDS 35° C OR FALLS BELOW 5° C.

SLAB LOADING

- LOADING IS TO BE IN ACCORDANCE WITH AS/NZS1170.1 FOR PERMANENT, IMPOSED AND OTHER ACTIONS.
- MAXIMUM LIVE LOAD = 2.5KPA IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS1170.1, TABLE 3.1 LIGHT VEHICLE TRAFFIC AREAS.

FABRIC DESIGN

- FOR CONTROLLED FILL SITES, REFER TABLE B OF SLAB & FOOTING DETAILS PAGE FOR FABRIC AND GROUND BEAM SIZES.
- FOR UNCONTROLLED FILL SITES, REFER TO ENGINEER FOR FABRIC AND SLAB THICKNESS DETAILS.
- WHERE BRITTLE FLOOR COVERINGS ARE TO BE USED OVER AN AREA >16M2 WITHIN 3 MONTHS OF THE SLAB BEING POURED, THE SLAB FABRIC SHALL BE INCREASED TO SL92 THROUGHOUT THE AFFECTED SLAB AREA OR ALTERNATIVELY AN ADDITIONAL SHEET OF SLAB FABRIC SHALL BE PLACED OVER THE AFFECTED SLAB AREA.

SPECIAL NOTES

- REFER TO SLAB PLAN, SLAB DETAILS AND COMPLIANCE STATEMENT FOR SLAB, FOOTING & BEAM SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO CONFIRM THE EXTERNAL DIMENSIONS PRIOR TO ANY EARTHWORKS BEING COMMENCED.
- IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO ATTAIN A COPY OF THE SITE SPECIFIC SOILS REPORT AND LOADING SPECIFICATIONS FROM THE CLIENT PRIOR TO COMMENCEMENT OF EARTHWORKS.
- THE SLAB DETAILS CONTAINED IN THE DOCUMENT ARE FOR NON-HABITABLE STRUCTURES.
- IF SITE CONDITIONS AND SLAB LOADING REQUIREMENTS FALL OUTSIDE THE REQUIREMENTS LISTED IN THIS DOCUMENT, REFER TO ENGINEER FOR AN ALTERNATE SLAB DESIGN.


DURABILITY DESIGN

TABLE A: CONCRETE EXPOSURE CLASSIFICATION, STRENGTH & COVER REQUIREMENTS

EXPOSURE CLASSIFICATION	DEFINITION	MIN CONCRETE STRENGTH (f'c)	SLAB COVER (mm)	FOOTING COVER (mm)
A1	SLAB/FOOTINGS IN ENCLOSED BUILDINGS PROTECTED BY A DAMP PROOF MEMBRANE AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM
A2	SLAB/FOOTINGS IN ENCLOSED BUILDINGS IN NON-AGGRESSIVE SOILS (NO DAMP PROOF MEMBRANE) AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM
B1	SLABS IN OPEN OR ENCLOSED BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING >1KM FROM COASTLINE	32 MPa	40 TOP, 50 SIDES	40 TOP, 60 SIDES, 50 BOTTOM
B2	SLABS IN OPEN BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING <1KM FROM COASTLINE.	40 MPa	45 TOP, 55 SIDES	45 TOP, 65 SIDES, 50 BOTTOM

NOTE: Refer AS3600 Table 4.3 for full definition of Exposure Classifications.

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CAMPBELL TOWN NSW 2560 Fax (02) 4632 2199

1300 RIDE SHARE PTY LTD
49 OWEN STREET
GRAGLIE
QLD 4877




Document Certified By
Name: _____

Date: Aug 2017
Job No7418

Drawn :TP	Job No : 7418
Scale : 1:100	Dwg No : 9 of 10
Date : Aug 2017	
09 SLAB NOTES	

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

Outlet:
Postal Address:

Phone:
Fax:
Email:



Project Compliance Statement

Project: 7418
Customer: 1300 RIDE SHARE PTY LTD
Site Address: 49 OWEN STREET GRAGLIE QLD 4877
Phone: 0407725987
Fax:
Email: erj3@bigpond.com

Building Details:

Building Type: Gable Shed
Building Purpose: Storage
Building Span: 11000
Building Height Shoulder: 6000
Other Buildings Attached: NA
Building Class: 10a
Building Total Length: 24998
Bay Length/Quantity: 5 Bays @ 4918
Roof Pitch: 10 deg
Height Apex: 6943

Site Terrain & Wind Details:

Wind Region: C
BCA Building Importance: 2
Terrain Category: TC 2.5
Topographic Category: Flat
Shielding Factor: Urban
Avg Recurrence: 500
Terrain Cat Multiplier Mzcat: 0.8835
Shielding Multiplier Ms: 0.93
Topographic Multiplier Mt: 1.00
Wind Directional Multiplier Md: 0.95
Cyclonic Factor Fc: 1.05
Soil Type: Type M
Internal Pressure Co-efficiency: +0.70 Or -0.65
Wind Region Vr: 69
Ultimate Site Wind Speed Vzu: 54 m/s

End Portal 1: (FRONT)

Columns: STRAMIT C40030
Rafters: STRAMIT C40030
End Mullions Max Spacing: STRAMIT C30024 @ 3667 crs
End Wall Girts Max Spacing: STRAMIT Z15024 @ 1419 crs max
Girt Overlaps: 100mm
Girt Bridging Req. per Bay: NA
Girt Fixing: PB150, Fascia Bolt M12x30
8 x 12/20 teks (Bare Frame) CL

End Portal 2: (REAR)

Columns: STRAMIT C40030
Rafters: STRAMIT C40030
End Mullions Max Spacing: STRAMIT C30024 @ 3667 crs
End Wall Girts Max Spacing: STRAMIT Z15024 @ 1419 crs max
Girt Overlaps: 100mm
Girt Bridging Req. per Bay: NA
Girt Fixing: PB150, Fascia Bolt M12x30
8 x 12/20 teks (Bare Frame) CL

Mid Portal:

Columns: STRAMIT C40030
Rafters: STRAMIT C40030
Apex Brace: C30024 (3630mm apart)
Fly Brace: Yes
Knee Brace: C30024 L:3547mm (X:2234mm/Y:2400mm)

Roof Purlins and Wall Girts:

Roof Purlins Max Spacing: STRAMIT Z15024 @ 1118 crs max
Roof Purlin Overlaps: 100mm
Purlin Bridging Req. per Bay: 1 row
Purlin Fixing: PB150, Fascia Bolt M12x30
8 x 12/20 teks (Bare Frame) CL
Side Wall Girts Max Spacing: STRAMIT Z15024 @ 1419 crs max
Wall Girt Overlaps: 100mm
Girt Bridging Req. per Bay: NA
Girt Fixing: PB150, Fascia Bolt M12x30
8 x 12/20 teks (Bare Frame) CL
Fascia Purlin: STRAMIT C15024
Eave Overhang: NA
Gable Overhang: NA

Cladding:

Roof Cladding: STRAMIT Monoclad 0.42 Cladding CB
Wall Cladding: STRAMIT Monoclad 0.42 Cladding CB
Roof Screws Per Batten: 4 Tek Screw 14-10x50 CL4 Square-Iok
Wall Screws Per Batten: 4 Tek Screw 10x16 Neo CL4 CB

Bracing:

Side Walls: 5 Panels of 50x1.2 Double Strap
Roof: 6 Panels of 50x1.2 Strap
End Wall 1: NA
End Wall 2: NA
Total Bracing Required (kN): 55.61 kN
Total Bracing Supplied (kN): 55.68 kN

Footings and Slab:

Footing: Qty 16 x 600 Ø x 1200 D
Slab: 125mm Slab Type S2

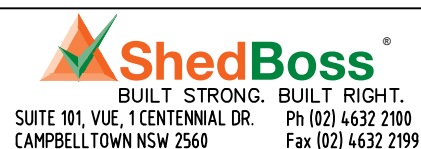
Building Extras:

Roller Doors
1 x S2IW FIRMADOOR 5100H4100W (Right Side-R2)
1 x S2IW FIRMADOOR 5100H4100W (Right Side-R3)
1 x S2IW FIRMADOOR 5100H4100W (Right Side-R4)

PA Doors

2 x 2100H x 820W (Rear-D6)
1 x 2100H x 820W (Left Side-L1)
1 x 2100H x 820W (Left Side-L2)
1 x 2100H x 820W (Left Side-L3)
1 x 2100H x 820W (Left Side-L4)
1 x 2100H x 820W (Left Side-L5)
1 x 2100H x 820W (Right Side-R1)
1 x 2100H x 820W (Right Side-R3)
1 x 2100H x 820W (Right Side-R5)

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49 OWEN STREET
GRAGLIE
QLD 4877



Date: Aug 2017
Job No: 7418

Drawn: TP
Scale: 1:100
Date: Aug 2017
Job No: 7418
Dwg No: 10 of 10
10 COMPLIANCE

NOTE: This is to be used for the purposes of section 10 of the Building Act 1975 and/ or section 46 of the *Building Regulation 2006*.

RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the Queensland Development Code (QDC). A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.

1. Property description

This section need only be completed if details of street address and property description are applicable.

EG. In the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on the 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)

49 OWEN STREET	
GRAGLIE	Postcode : 4877

Lot & plan details (attach list if necessary)

Lot No:	SP/RP :
---------	---------

In which local government area is the land situated?

Cairns Regional Council

* Certifier to confirm on site that the wind loadings for this design are true and correct for the address stated.

2. Description of component/s certified

Clearly describe the extent of work covered by this certificate. e.g all structural aspects of the steel roof beams.

Design of structural aspects including slab on ground, footings, columns, portal frames, purlins, girts, mullions, cladding, and connections as presented in the referenced ShedBoss design documentation specific to the listed address as described above.
--

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

The above-mentioned work has been designed in accordance with the principles of structural mechanics to sustain the most adverse combination of loads to which it is likely to be subjected.
Design Criteria:
The Building Code of Australia, AS/NZS 1170 Parts 0, 1, 2; AS2870 - 2011 ' Residential Slabs and Footings'; AS/NZS 4100 - 1998 'Steel Structures'; AS/NZS 4600 - 2005 'Cold-formed steel structures'; AS3600 - 2009 'Concrete Structures'.
Design Criteria for the site is as presented on the Project Compliance Statement included in the documentation.
For Wind Regions C & D, metal roof cladding, its connections and immediate supporting members satisfy the LOW-HIGH-LOW testing requirements of the BCA Volume One Specification B1.2. Refer to Stramit technical publications:
1. Stramit Cyclonic Areas, Roof & Wall Cladding Product Technical Design Supplement
2. Stramit Cyclonic Area Top Hat Design Supplement
Note: The wind classification and soil conditions have been provided by the builder and relied upon by us for the design of the above-mentioned structural components. Building certifier to confirm these parameters are true and correct for the address stated.

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

ShedBoss / ISD Engineers Documentation, Job Number: 7418



5. Building certifier reference number

Building certifier reference number

7418

6. Competent person details

Name (in full)

Dirk Price

Company name (if applicable)

Innovative Structural Design Engineers

Contact person

Dirk Price

Phone no. business hours

(07) 4779 8060

Mobile no.

Fax no.

Email address

design1@isdeng.com.au

Postal address

PO Box 7393, Garbutt Bc, QLD

Postcode: 4814

Licence or registration number (if applicable)

RPEQ registration number: 14257

7. Signature of competent person

This certificate must be signed by the individual assessed by the building certifier as competent.

I certify that the item/s described above, if installed or carried out under the certificate, including any referenced documentation, will comply with the Building Act 1975.

Signature

[Handwritten signature]

Date

9/08/2017


Refer also to SLAB DETAILS and SLAB NOTES

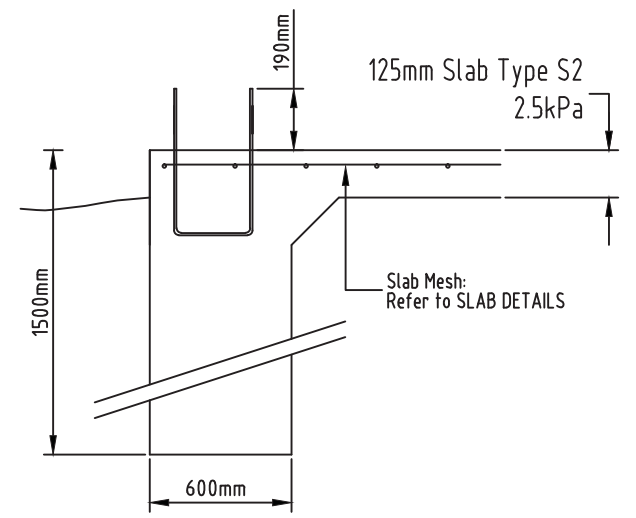
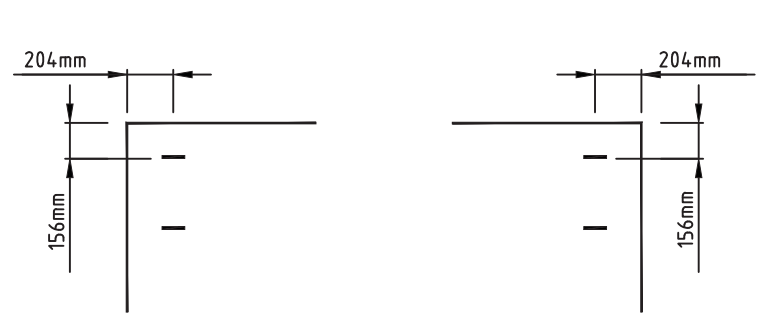
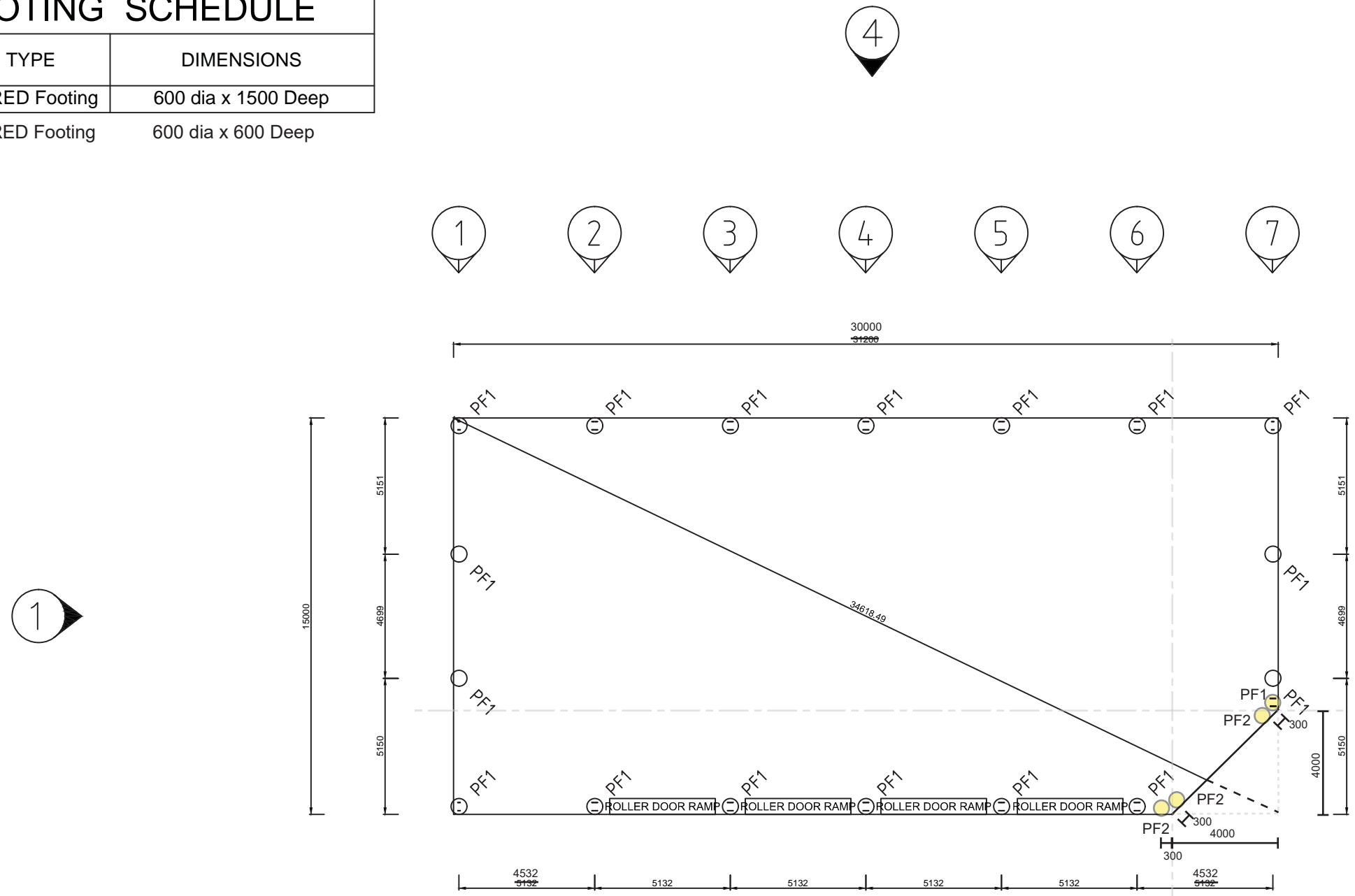
Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

FOOTING SCHEDULE		
TAG	TYPE	DIMENSIONS
PF1	BORED Footing	600 dia x 1500 Deep
PF2	BORED Footing	600 dia x 600 Deep

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 1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
 P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 9/8/17 Signed: 
 Job No: K-4277 RPEQ No: 5711



1
01 **SLAB PLAN**
1:200

TYPICAL BRACKET LAYOUT

SLAB AND FOOTING LAYOUT

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 49 OWEN STREET
 GRAGLIE
 QLD 4877



ISD engineers
 Document Certified By
 Name: 

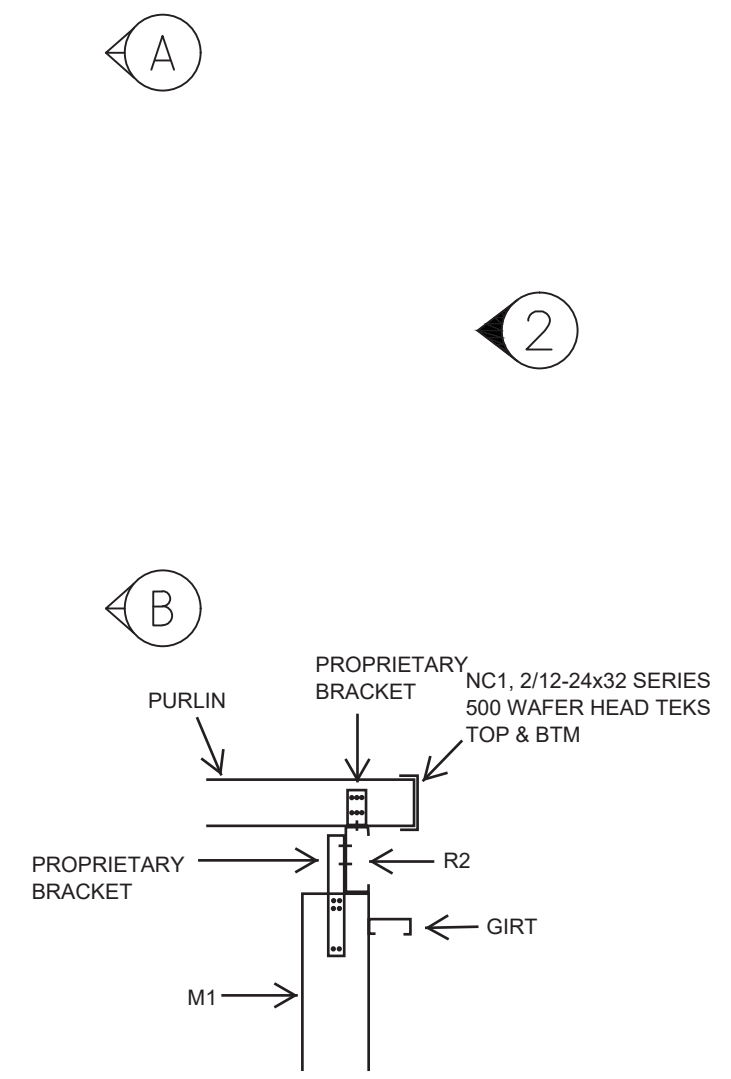
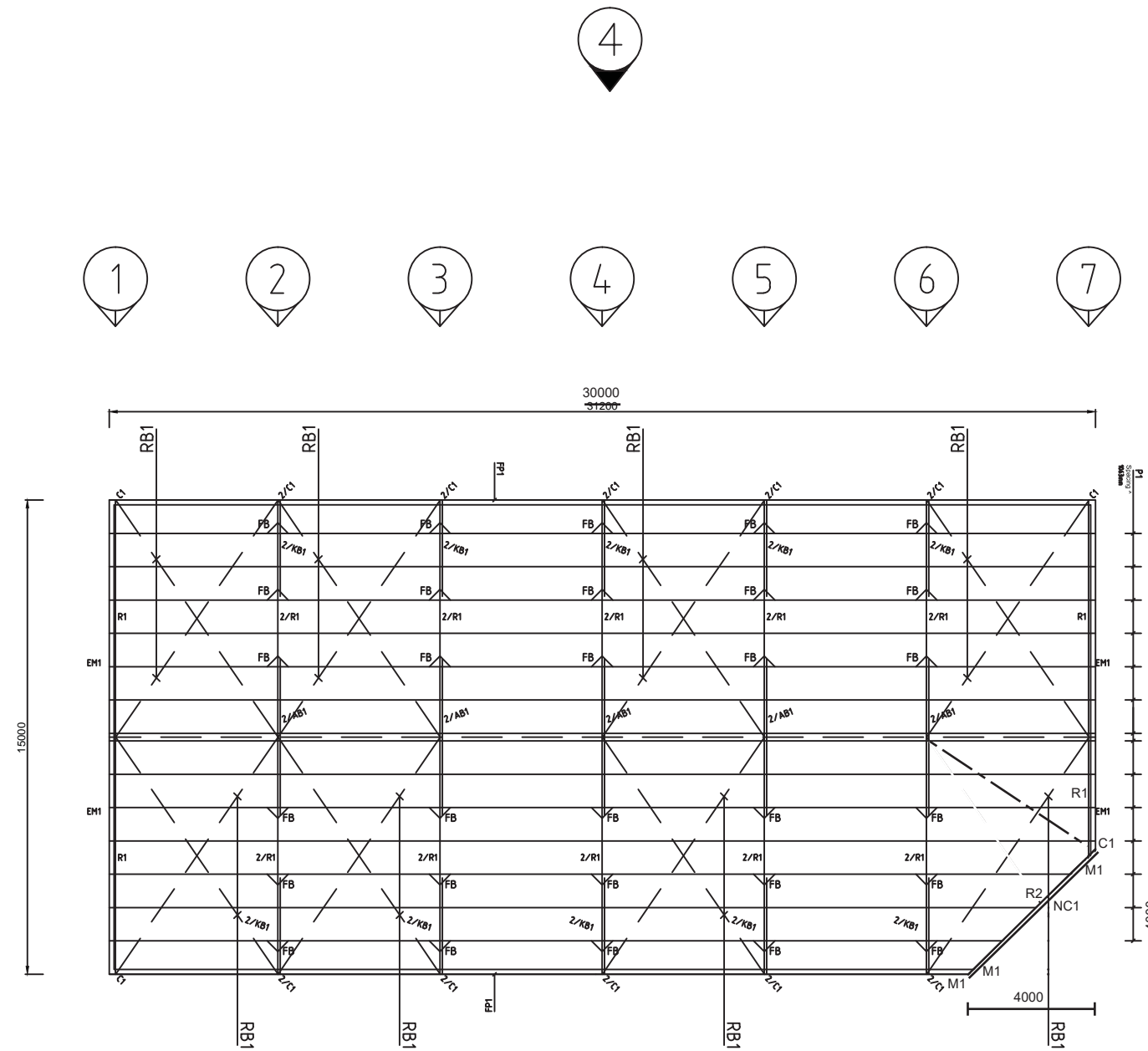
Date: Jul 2017
 Job No: 7416
 Reg #:

Drawn : TP	Job No : 7416
Scale : 1:200	Dwg No : 1 of 10
Date : Jul 2017	

01 SLAB PLAN

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

For Max Purlin spacing, refer to Compliance Statement: "Roof Purlins and Wall Girts"



TYPICAL TRUNCATION ASSEMBLY N.T.S.

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Date: 9/8/17 Signed: *[Signature]*
 Job No: K-4277 RPEQ No: 5711

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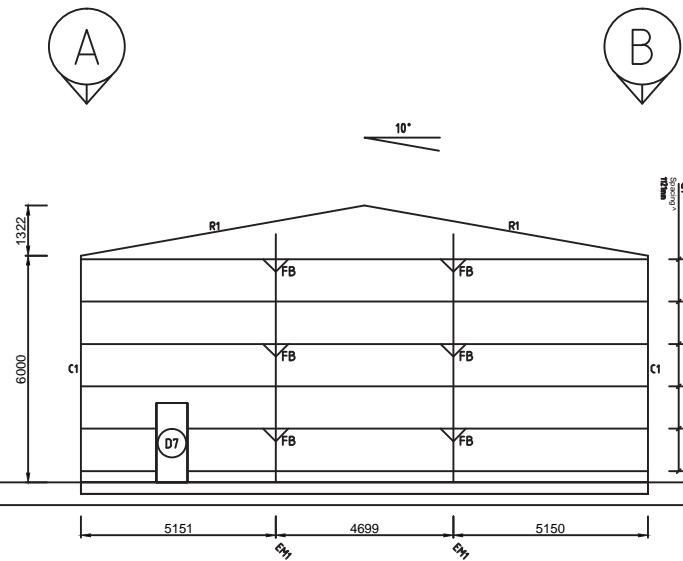
ISD engineers
 Document Certified By
 Name: *[Signature]*

Date: Jul 2017
 Job No: 7416
 Reg #:

Drawn : TP	Job No : 7416
Scale : 1:200	Dwg No : 2 of 10
Date : Jul 2017	
02 ROOF PLAN	

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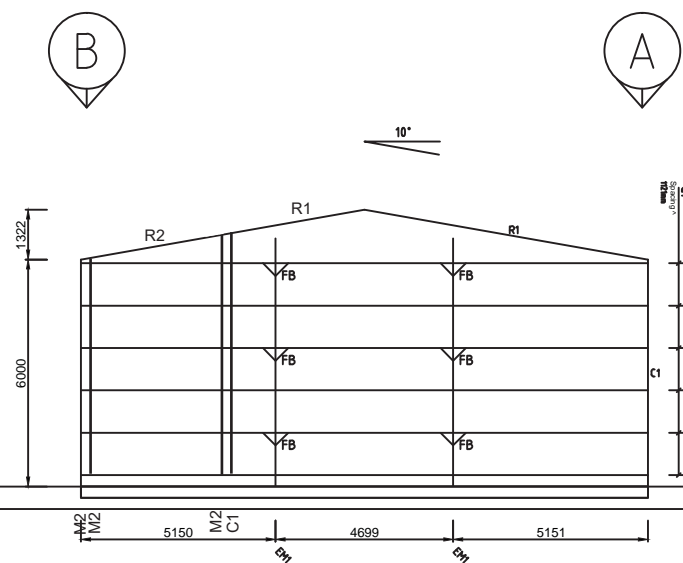
^ For Max End Girt/Mullion spacing, refer to Compliance Statement: "End Portal" - Front / Rear



FLOOR LEVEL

GROUND LEVEL

1 FRAMING ELEVATION 1
01 1:200



FLOOR LEVEL

GROUND LEVEL

2 FRAMING ELEVATION 2
01 1:200

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Date: 9/8/17 Signed: *[Signature]*
Job No: K-4277 RPEQ No: 5711

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ISD engineers
Document Certified By
Name: *[Signature]*

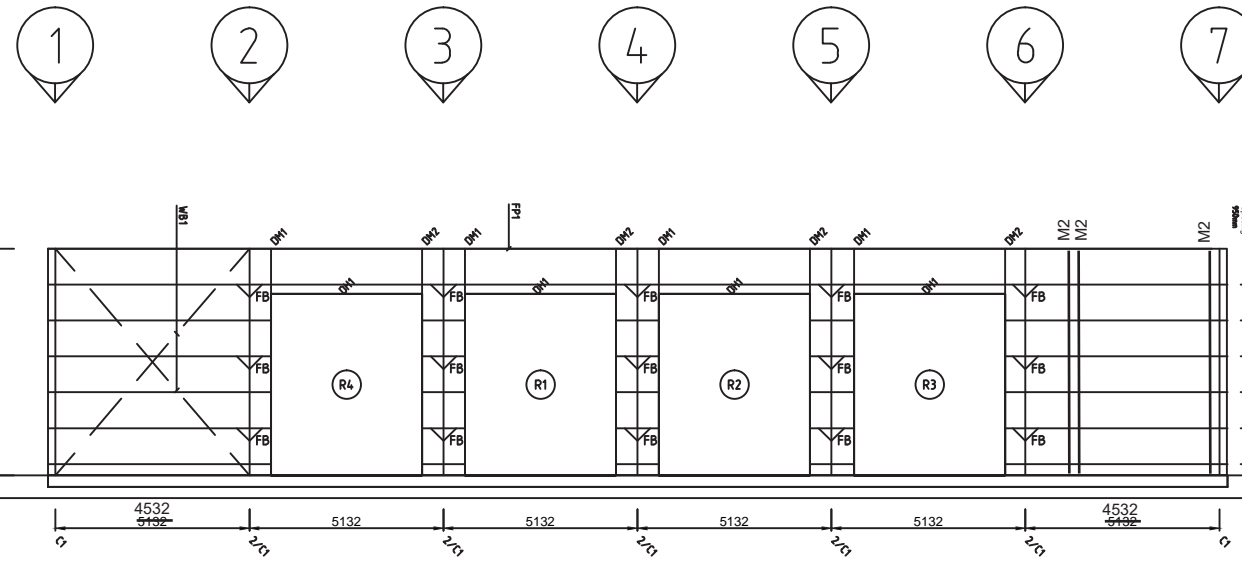
Date: Jul 2017
Job No: 7416
Reg #:

Drawn : TP
Scale : 1:200
Date : Jul 2017
Job No : 7416
Dwg No : 3 of 10

03 FRAMING ELEVATIONS

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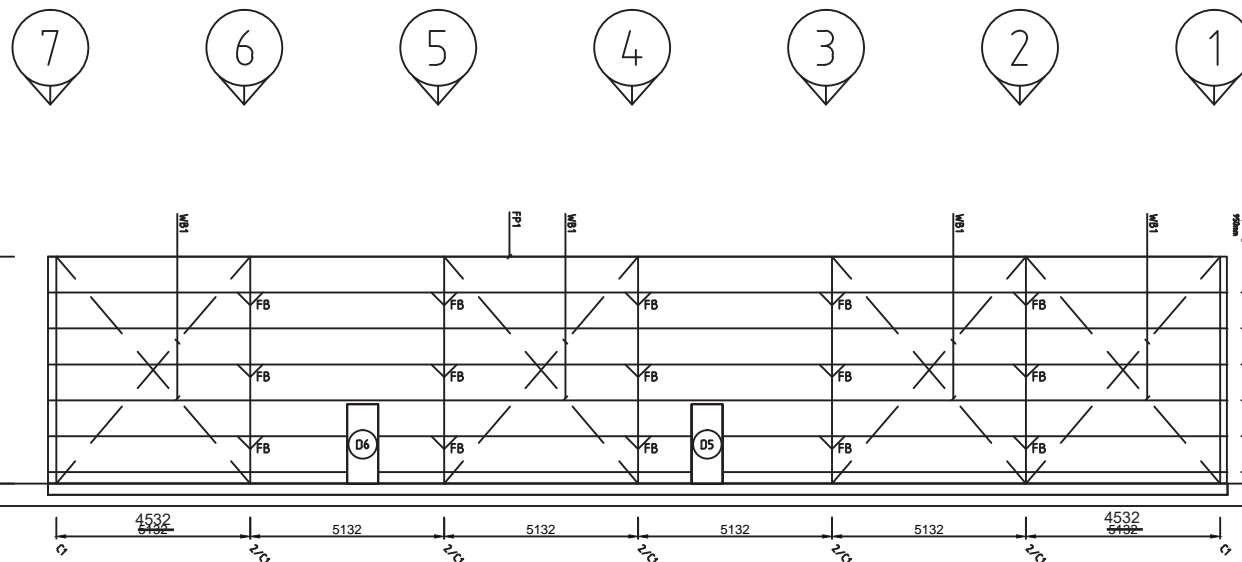
^ For Max Girt spacing, refer to Compliance Statement: "Roof Purlins and Wall Girts"



FLOOR LEVEL

GROUND LEVEL



3 FRAMING ELEVATION 3
01 1:200




FLOOR LEVEL

GROUND LEVEL

4 FRAMING ELEVATION 4
01 1:200

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Date: <u>9/8/17</u>	Signed: 
Job No: <u>K-4277</u>	RPEQ No: <u>5711</u>

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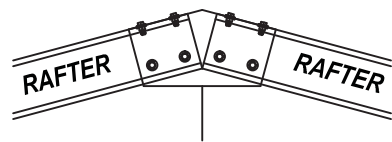

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Job No 7416
Reg #:

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Scale : 1:200	Dwg No : 4 of 10
Date : Jul 2017	
04 ELEVATIONS	

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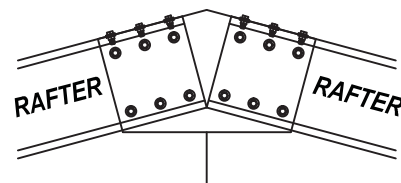
Revision: SB2015.11.25.2300



'MORINDA' C100, C150, C200 APEX BRACKET (1.6 BMT) FIX WITH 8 KWIKSPAN BOLTS.

DETAIL SB-0001

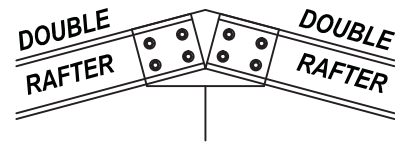
'MORINDA' APEX BRACKET CONNECTION



'MORINDA' C250, C300, C350, C400 APEX BRACKET (2.5 BMT) FIX WITH 18 KWIKSPAN BOLTS.

DETAIL SB-0002

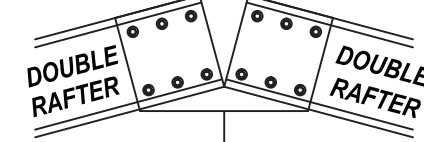
'MORINDA' APEX BRACKET CONNECTION



'MORINDA' C100, C150, C200 APEX PLATE (6.0 BMT) FIX WITH 8 M16 BOLTS & WASHERS (EACH SIDE).

DETAIL SB-0003

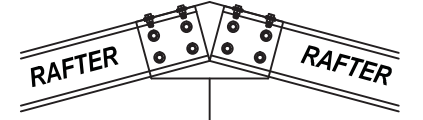
'MORINDA' APEX FLAT PLATE CONNECTION FOR DOUBLE RAFTERS



'MORINDA' C250 APEX PLATE (6.0 BMT) FIX WITH 12 M16 BOLTS & WASHERS. 'MORINDA' C300, C350, C400 APEX PLATE (8.0 BMT) FIX WITH 12 M16 BOLTS & WASHERS.

DETAIL SB-0004

'MORINDA' APEX FLAT PLATE CONNECTION FOR DOUBLE RAFTERS



'MORINDA' C150, C200 3 FOLD APEX BRACKET (2.45 BMT) FIXED WITH 12 KWIKSPAN BOLTS.

DETAIL SB-0104

'MORINDA' APEX 3 FOLD BRACKET CONNECTION

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Date: 9/8/17
 Job No: K-4277

Signed: [Signature]
 RPEQ No: 5711

'MORINDA' C100, C150, C200 KNEE BRACKET (1.6 BMT) FIX WITH 8 KWIKSPAN BOLTS.

DETAIL SB-0010

'MORINDA' KNEE BRACKET CONNECTION FOR SINGLE RAFTERS & DOUBLE OR SINGLE COLUMNS

'MORINDA' C250, C300, C350, C400 KNEE BRACKET (2.5 BMT) FIX WITH 15 KWIKSPAN BOLTS.

DETAIL SB-0011

'MORINDA' KNEE BRACKET CONNECTION FOR SINGLE RAFTERS & DOUBLE OR SINGLE COLUMNS

'MORINDA' C100, C150, C200 KNEE PLATE (6.0 BMT) FIX WITH 8 M16 BOLTS & WASHERS.

DETAIL SB-0012

'MORINDA' KNEE FLAT PLATE CONNECTION FOR DOUBLE RAFTERS & DOUBLE COLUMNS

'MORINDA' C250 KNEE PLATE (6.0 BMT) FIX WITH 12 M16 BOLTS & WASHERS. 'MORINDA' C300, C350, C400 KNEE PLATE (8.0 BMT) FIX WITH 12 M16 BOLTS & WASHERS.

DETAIL SB-0013

'MORINDA' KNEE FLAT PLATE CONNECTION FOR DOUBLE RAFTERS & DOUBLE COLUMNS

'MORINDA' C250 3 FOLD APEX BRACKET (2.45 BMT) FIXED WITH 18 KWIKSPAN BOLTS. 'MORINDA' C300, C350, C400 3 FOLD APEX BRACKET (2.95 BMT) FIXED WITH 18 KWIKSPAN BOLTS.

DETAIL SB-0105

'MORINDA' APEX 3 FOLD BRACKET CONNECTION

ROOF/WALL CLADDING FIXED IN ACCORDANCE WITH COMPLIANCE STATEMENT.

TOP HAT PURLIN/GIRT. REFER TO COMPLIANCE STATEMENT FOR PURLIN/GIRT FIXING & MAX SPACING. 100mm LAP - NO TEKS REQUIRED. 10% LAP - 2/12x20 TEKS PER LAP TYPICAL. SINGLE OR DOUBLE RAFTER/COLUMN

DETAIL SB-0020

MID-FRAME TOP HAT PURLIN/GIRT CONNECTION

ROOF/WALL CLADDING FIXED IN ACCORDANCE WITH COMPLIANCE STATEMENT.

Z PURLIN/GIRT. REFER TO COMPLIANCE STATEMENT FOR PURLIN/GIRT FIXING & MAX SPACING. 100mm LAP - NO TEKS REQUIRED. 10% LAP - 4/12x20 TEKS PER LAP TYPICAL. SINGLE OR DOUBLE RAFTER/COLUMN

DETAIL SB-0021

MID-FRAME C/Z PURLIN/GIRT CONNECTION

ROOF/WALL CLADDING FIXED IN ACCORDANCE WITH COMPLIANCE STATEMENT.

Z PURLIN/GIRT. REFER TO COMPLIANCE STATEMENT FOR PURLIN/GIRT FIXING & MAX SPACING. NOTE: ALTERNATE CONNECTION IS APPROVED ONLY IF NOTED ON CERTIFIED COMPLIANCE STATEMENT. 100mm LAP - NO TEKS REQUIRED. 10% LAP - 4/12x20 TEKS PER LAP TYPICAL. SINGLE OR DOUBLE RAFTER/COLUMN

DETAIL SB-0022

MID-FRAME C/Z PURLIN/GIRT ALTERNATE CONNECTION

'MORINDA' C150, C200 3 FOLD KNEE BRACKET (2.45 BMT) FIXED WITH 12 KWIKSPAN BOLTS.

DETAIL SB-0106

'MORINDA' KNEE 3 FOLD BRACKET CONNECTION

'MORINDA' C250 3 FOLD APEX BRACKET (2.45 BMT) FIXED WITH 18 KWIKSPAN BOLTS. 'MORINDA' C300, C350, C400 3 FOLD APEX BRACKET (2.95 BMT) FIXED WITH 18 KWIKSPAN BOLTS.

DETAIL SB-0107

'MORINDA' KNEE 3 FOLD BRACKET CONNECTION

EAVE BRACKET (2.5 BMT) FIXED TO RAFTER WITH 4/12x20 TEKS OR ONE KWIKSPAN BOLT & 2/12x20 TEKS. FASCIA PURLIN FIXED TO EAVE BRACKET WITH 4/12x20 TEKS PER BRACKET.

'MORINDA' KNEE BRACKET.

DETAIL SB-0030

EAVE BRACKET CONNECTION

EAVE BRACKET (2.5 BMT) FIXED TO KNEE WITH 4/12x20 TEKS OR ONE KWIKSPAN BOLT & 2/12x20 TEKS. FASCIA PURLIN FIXED TO EAVE BRACKET WITH 4/12x20 TEKS PER BRACKET.

'MORINDA' KNEE BRACKET.

DETAIL SB-0031

EAVE BRACKET CONNECTION

GABLE PURLIN. BRACKET (2.4 BMT) FIXED TO COLUMN WITH FOUR 12g TEKS. FIX GABLE PURLIN WITH TWO M12 BOLTS.

DETAIL SB-0047

GABLE PURLIN CONNECTION - C Section

GABLE ZED PURLIN ON FLAT. BRACKET (2.4 BMT) FIX WITH FOUR 12g TEKS EACH LEG.

DETAIL SB-0048

GABLE PURLIN CONNECTION - Z Section

RAFTER. APEX BRACKET. BRACKET (2.4 BMT) FIX WITH FOUR 12g TEKS EACH LEG. GABLE PURLIN DROPPER. GABLE ZED PURLIN ON FLAT.

DETAIL SB-0049

GABLE PURLIN DROPPER - for Z Section

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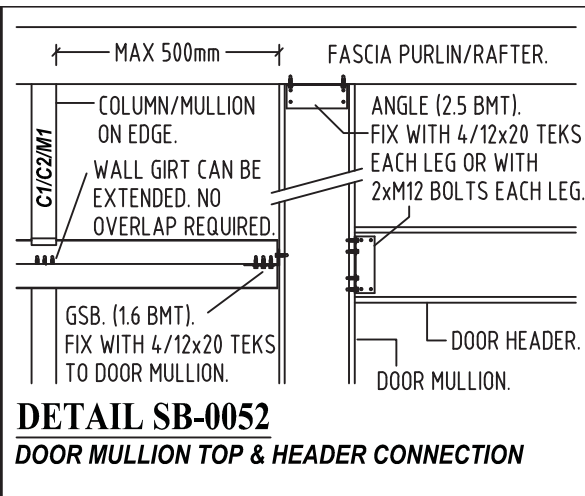
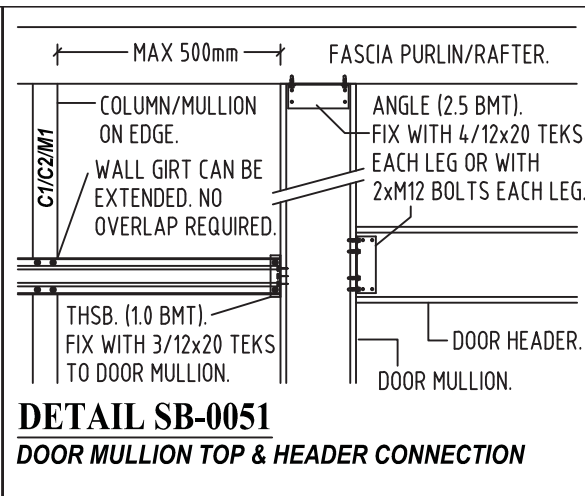
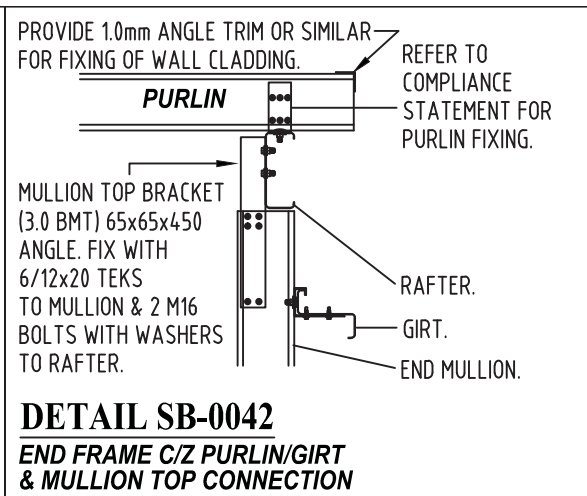
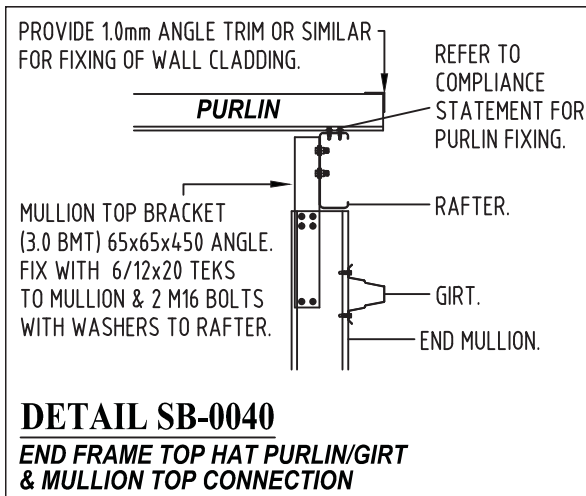
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Date: Jul 2017
 Job No: 7416
 Reg #:

Drawn : TP
 Scale : 1:200
 Date : Jul 2017
 Job No : 7416
 Dwg No : 5 of 10

05 DETAILS




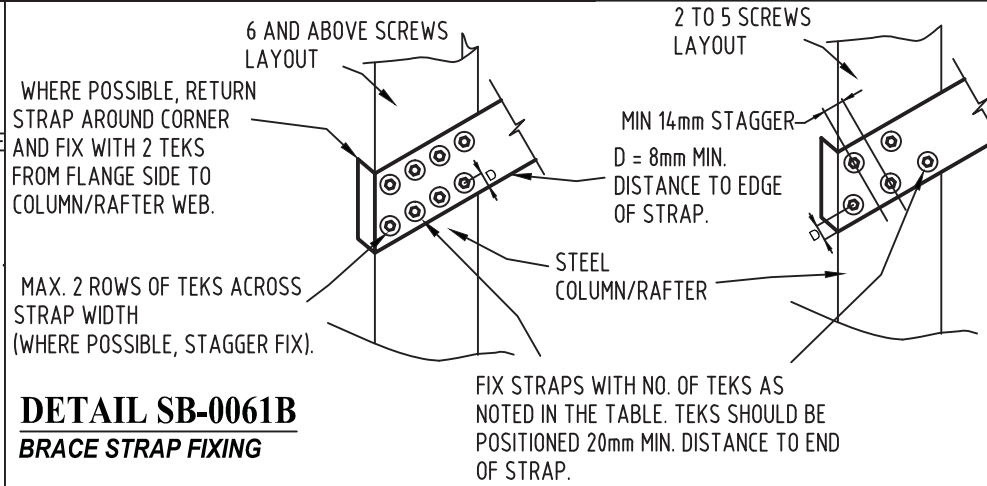
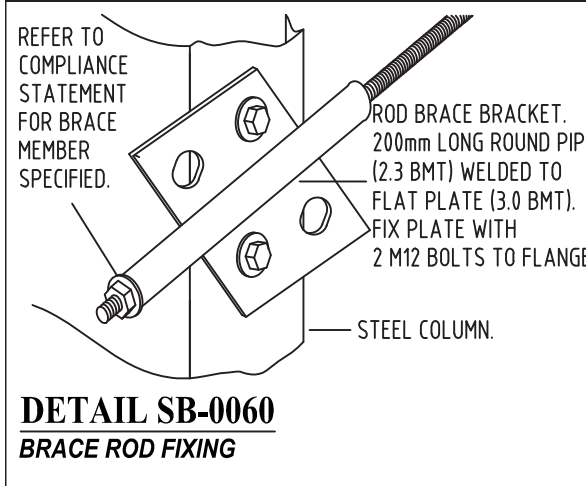
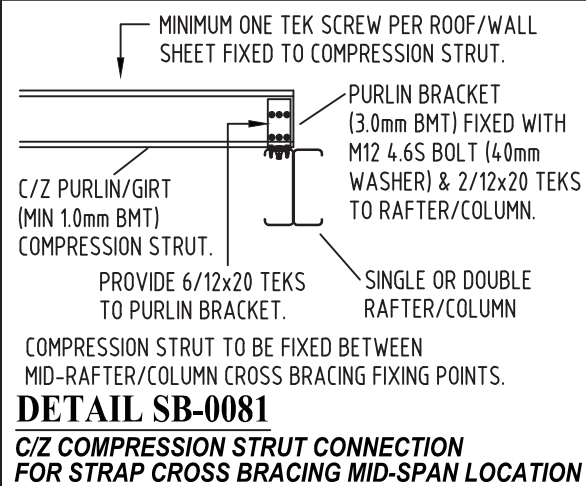
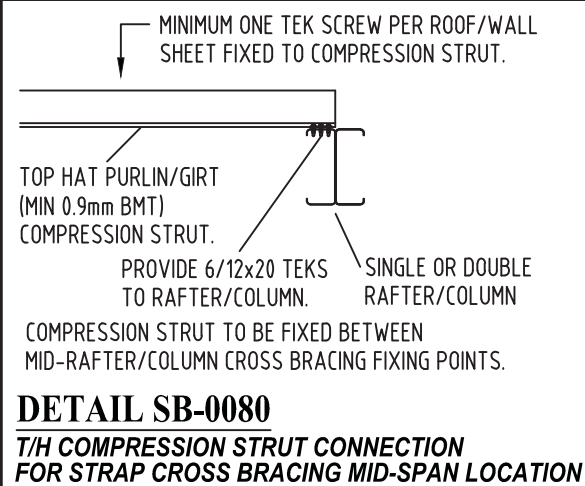
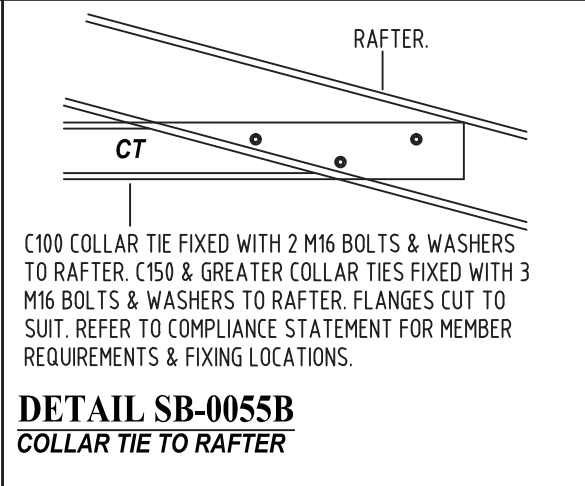
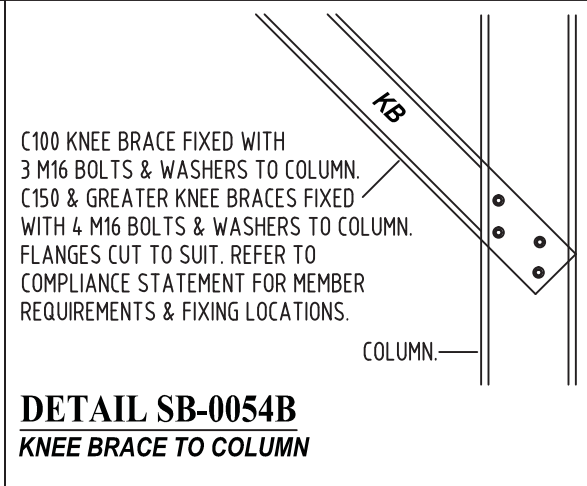
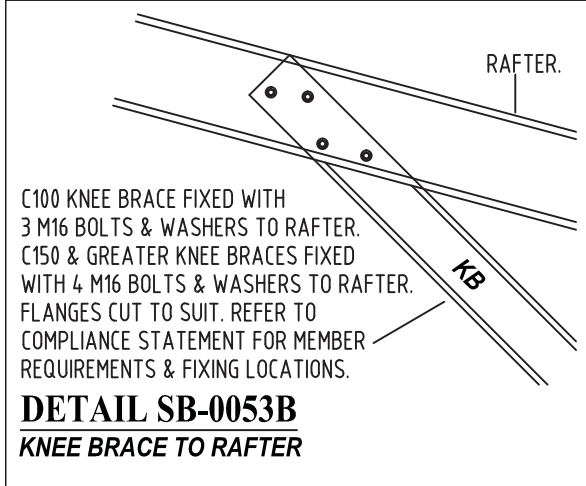
Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

Revision: SB2015.11.25.2300

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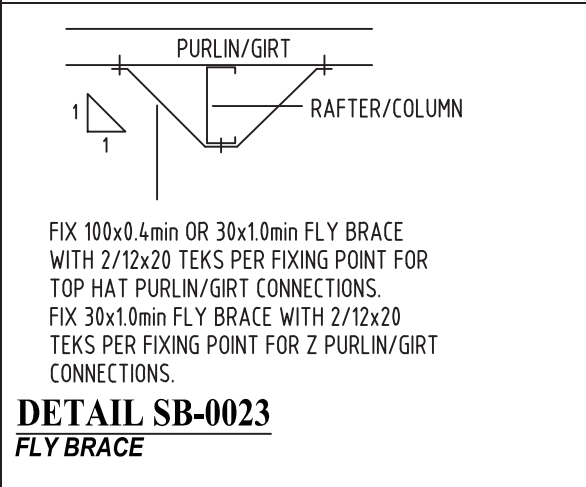
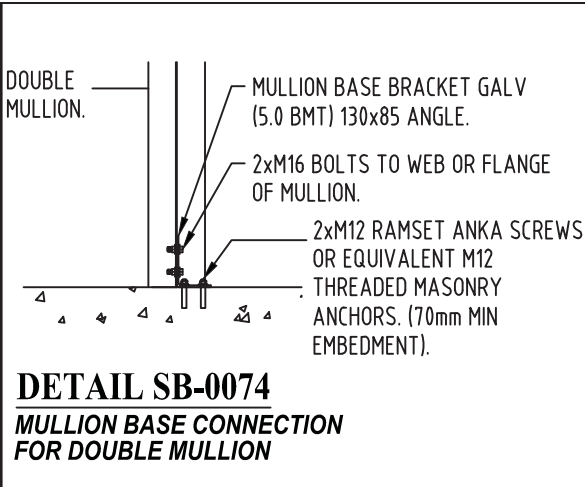
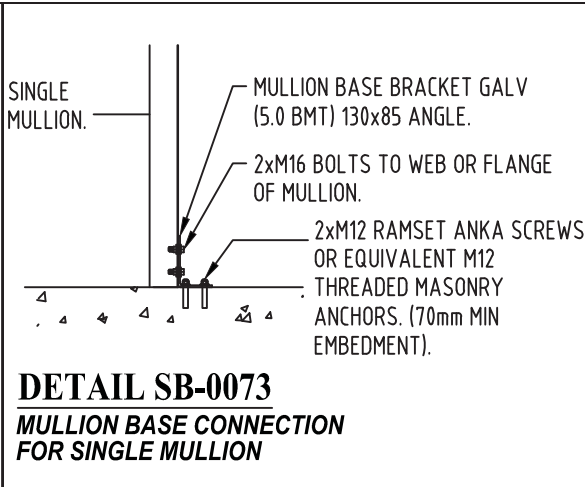
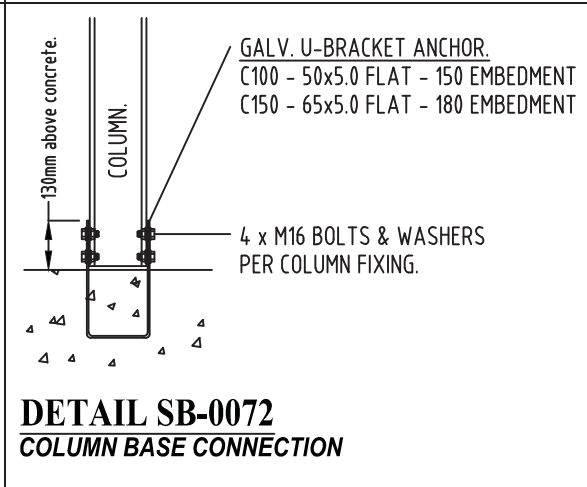
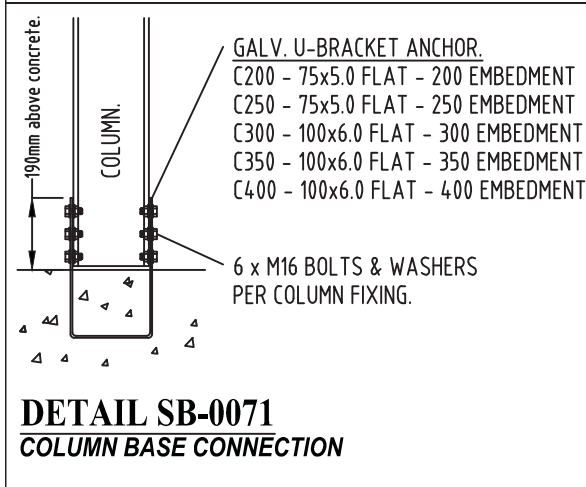
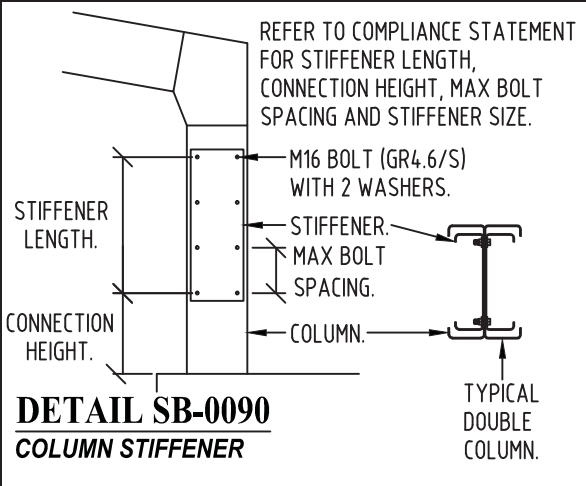
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Date: 9/8/17 Signed: 
Job No: K-4277 RPEQ No: 5711



TEKS PER END	STRAP TYPE (AS SPECIFIED IN THE BILL OF MATERIAL)
2/12x20	MITEK 25x0.8 STRAP (G300), MITEK 25x1.0 STRAP (G300), PRYDA SB082
3/12x20	MITEK 30x0.8 STRAP (G300), MITEK 30x1.0 STRAP (G300), UNP 30x1.0 STRAP (G550), UNP 30x1.2 STRAP (G500), UNP 30x1.6 STRAP (G300), UNP 32x1.6 STRAP (G300), UNP 38x1.2 STRAP (G300), PRYDA SB083, UNP 30x1.0 STRAP (G300), UNP 30x1.2 STRAP (G300), PRYDA SB103
4/12x20	UNP 30x1.6 STRAP (G450), UNP 32x1.6 STRAP (G450), UNP 38x1.2 STRAP (G500), UNP 38x1.6 STRAP (G300), UNP 50x1.2 STRAP (G300), PRYDA SB123, UNP 32 x 1.2 STRAP(G500)
5/12x20	UNP 38x1.6 STRAP (G450), UNP 50x1.6 STRAP (G300), UNP 50 x 1.2 STRAP (G500)
6/12x20	UNP 50x1.6 STRAP (G450)

xUNP DENOTES UNPUNCHED STRAP.



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ISD engineers
Document Certified By
Date: Jul 2017
Job No: 7416
Reg #:

Drawn :TP
Scale : 1:200
Date : Jul 2017
Job No : 7416
Dwg No : 6 of 10
06 DETAILS

Bill of Materials

Tag	Member	Component
AB1	Apex Tie	Collar Tie C20019
C1	Column	Portal Column C30024
DH1	RAD Header	Roller Door Header C20015
DM1	RAD Mullion Right	Roller Door Mullion C20024
DM2	RAD Mullion Left	Roller Door Mullion C20024
EM1	End Mullion	End Mullion C40030
FP1	Eave Purlin	Fascia C15019
G1	Girt	Purlin Z15019
KB1	Knee Brace	Knee Brace C20019
P1	Purlin	Purlin Z15019
R1	Rafter	Portal Truss C30024
RB1	Bracing Roof	Double Unpunched Strap 50x1.6mm (G450)
WB1	Bracing Wall	Double Unpunched Strap 50x1.6mm (G450)

BUILDING CLASSIFICATION NOTES

This building is designed for use as: either a private garage class 10a, or a farm shed (class 7 or 8). For use as a farm shed it must meet the following requirements:

1. Be less than 2000 sqm in area (inclusive of any mezzanine floor area)
2. Must be located on a farm and used in connection with farming purposes (as defined in the NCC 2016)
3. Building is not to be occupied frequently nor for extended periods by people, with a maximum of 1 person per 200sqm or 2 persons maximum in total whichever is the lesser.

GENERAL NOTES

1. All work to be in accordance with the provisions of the Building Code of Australia.
2. Setting out of dimensions & sizes of structural shall not be obtained by scaling the drawings.
3. Any setting out dimensions shown on the structural drawings shall be checked by the contractor before construction commences.
4. All dimensions are in millimetres UNO.
5. During construction, the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading.
6. All workmanship & materials shall be in accordance with the relevant current SA/SNZ standards & codes of practice except where varied by the contract documents or of the by-laws of the local authority.
7. Wind loads have been assessed in accordance with AS/NZS1170.2. Refer to project compliance statement for applied values.
8. Live loading are in accordance with AS/NZS1170.1.
9. All referenced standards to be the correct version at the time of certification.
10. Safety mesh is to be provided under all skylights and translucent sheeting.
11. Roller Door Mullions specified are minimum requirements. Larger permissible with same or greater thickness.
12. Note: Ensure your Construction Crew has received the ShedBoss Safety Pack.

FRAMING NOTES

1. Cross bracing shall be placed as indicated on plan and elevation drawings.
2. Roof & wall cladding shall be fixed in accordance with the manufacturers specifications.

STEELWORK NOTES

1. All steelwork to be in accordance with AS4100.
2. All welding to be in accordance with AS1554.
3. Except where varied by the contract documents, all steel shall be in accordance with AS1163 G450 for RHS/SHS sections.
4. Hot rolled steel sections shall have a minimum Steel Grade of 300MPa.
5. All bolts shall be grade 4.6/S UNO and in accordance with AS/NZS1252.
6. All exposed steel, screws and bolts are to be class 3 galvanised min. except in severe conditions where Class 4 may be required.

CORROSION PROTECTION

1. All steelwork that will be exposed to view will have weld splatter, flux, dags & burrs removed & all sealing & butt welds ground flush.
2. Surface treatments of welds shall be hand ground or wire brushed to class 2 finish.
4. Paint all cleats and welds with two pack ethyl silicate inorganic zinc primer. min 75 micron thickness or alternatively hot dip galv post and cleat to min 450g/sqm.
5. Columns cast into concrete require column base to be painted with bituminous or epoxy paint up to min 100mm above concrete interface or alternatively hot dip galv post to min 450g/sqm.

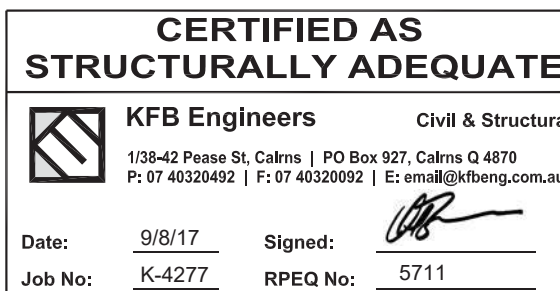
COLD FORMED SECTIONS

1. Cold formed sections shall comply with AS/NZS4600, AS1397, AS1594 & AS/NZS1595.
2. Cold formed sections to have the following minimum steel grades: UNO
Purlins & Girts - 450MPa
Other Sections - 300MPa
3. Sections shall have a minimum galv. coating thickness of 350gms/m2 for purlins & girts and a minimum zinc aluminium alloy coating thickness of 150gms/m2 for other sections.

UNO denotes - Unless Notified Otherwise.

ADDITIONAL SECTIONS

R2	Rafter	Rafter C20024
M1	Mullion	Mullion C20024
NC1	Nesting Channel	Nesting Channel NC15019



SLAB & FOOTING NOTES

SOIL PROPERTIES

1. Soil to have a minimum bearing capacity of 100 kpa
2. Minimum soil shaft adhesion of 20 kpa
3. Slab design is based on an A, S or M class soil. All other soil type conditions require engineers written certification for the particular soil class.

CONCRETE PROPERTIES

4. All concrete shall be in accordance with AS 3600, minimum 25 MPA.
5. All vegetation and deleterious matter is to be removed from the building area
6. Prepare site, such that surface runoff cannot drain over or pond adjacent to foundations
7. Ensure excavations for services do not undermine foundations.

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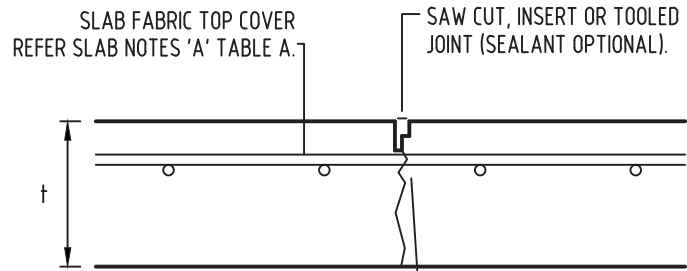
Date: 9/8/17
Signed: [Signature]
K-4277
RPEQ No: 5711

NOTE: THE REINFORCEMENT CONTINUOUS THROUGH THE JOINT.
FORMED JOINT SCABBLE FACE PRIOR TO POURING SECOND SLAB.

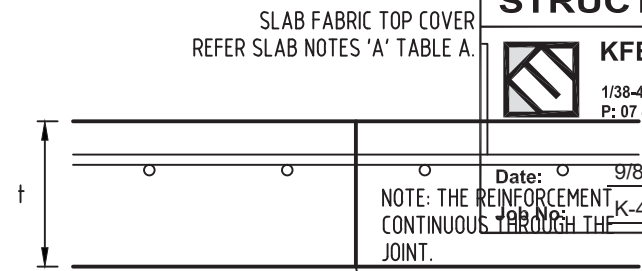
TABLE B: SLAB REINFORCEMENT AND EDGE BEAM SPECIFICATION (MIN SLAB THICKNESS (t)= 100mm)

SITE CLASSIFICATION	SLAB BEAMS		SLAB FABRIC (MIN)			
	EDGE BEAM DEPTH - (EBD) (mm)	EDGE BEAM TRENCH MESH	SLAB LENGTH (BETWEEN JOINTS)			
CLASS A, S & M	200	N/A	<12m	>=12m, <18m	>=18m, <25m	>=25m, <30m
			SL62	SL72	SL82	SL92

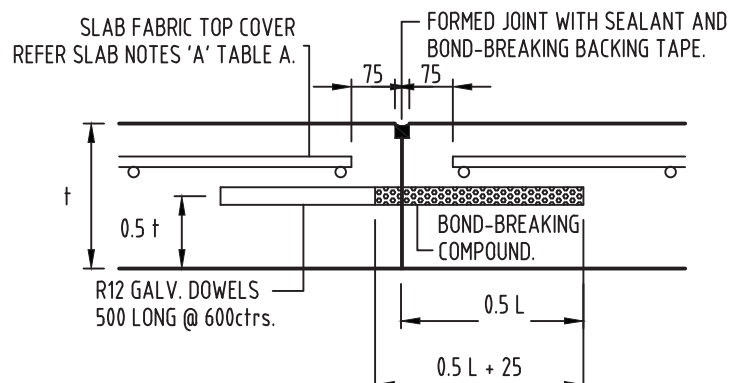
- NOTE:
- THE DETAILS CONTAINED WITHIN THE ABOVE TABLE ARE BASED ON FIGURE 3.1 OF AS2870-2011 AND TAKE INTO ACCOUNT THE PROVISION OF AS2870-2011 CLAUSE 3.1.5 (A) STATING THAT FOOTING DETAILS FOR CLASS 10A SHEDS CAN USE FOOTING SYSTEMS APPROPRIATE FOR ONE CLASS OF REACTIVITY LESS SEVERE THAN FOR A HOUSE.
 - REFER TO BUILDING STRUCTURE COMPLIANCE STATEMENT FOR SLAB DEPTH (t), FOOTING DEPTH ('DEPTH') & FOOTING DIAMETER ('DIAMETER') BEING USED.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONCRETE DESIGN DOMESTIC PLAN (SLAB NOTES 'A')
 - SL62 MESH CAN BE USED WHEN A 30 DEEP x 5 WIDE SAWCUT IS PROVIDED AT A MAXIMUM OF 6MTR CENTRES IN ANY DIRECTION. WE CAN EXTEND THIS SPACING TO A MAXIMUM OF 10MTR CENTRES IN ANY DIRECTION IF SL72 MESH IS PROVIDED. CUTTING OF ALTERNATE MESH BARS IS TYPICAL. SAWCUT SHALL COMPLY WITH DETAIL '1' ON THIS DRAWING.
 - THIS SPECIFICATION IS SUITABLE FOR DOMESTIC CLASS 10A STRUCTURES WITH A MAXIMUM IMPLIED LOAD OF 2.5kPA OR LIGHT VEHICLE TRAFFIC NOT EXCEEDING 2500kg
 - EDGE BEAM IS NOT REQUIRED FOR LESS THAN 3.5m BAY SPACING, EDGE BEAM IS REQUIRED FOR GREATER THAN 3.5m BAY SPACING



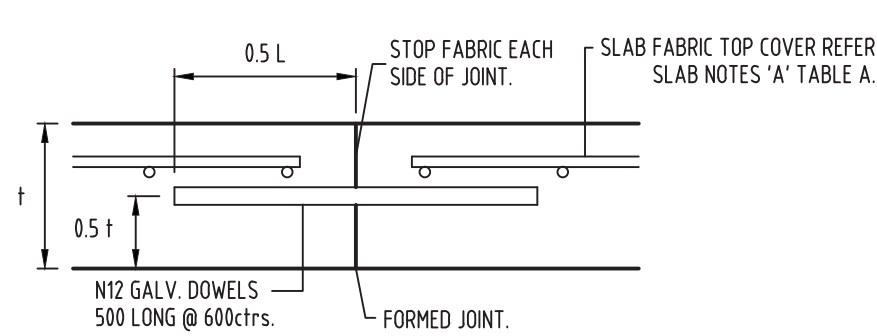
SAW JOINT.
DETAIL '1'
TYPICAL CONTRACTION JOINT
1:5



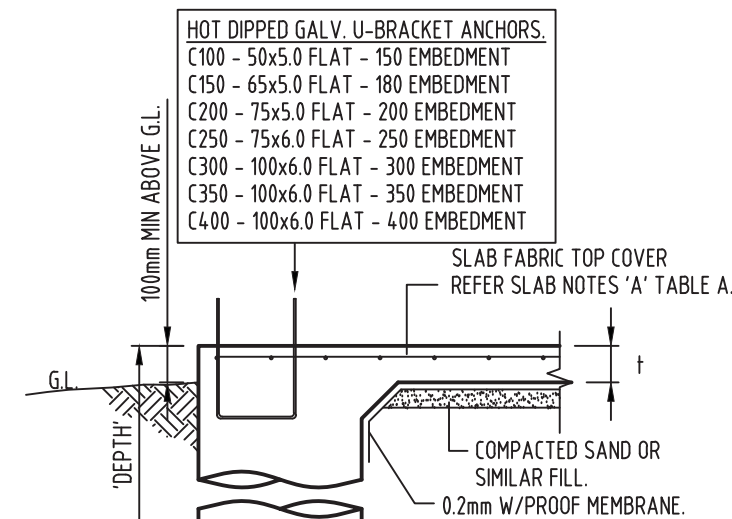
BUTT JOINT.
DETAIL '2'
TYPICAL LONGITUDINAL CONSTRUCTION JOINT
1:5



DOWELLED BUTT JOINT.
DETAIL '3'
TYPICAL TRANSVERSE CONSTRUCTION JOINT
1:5



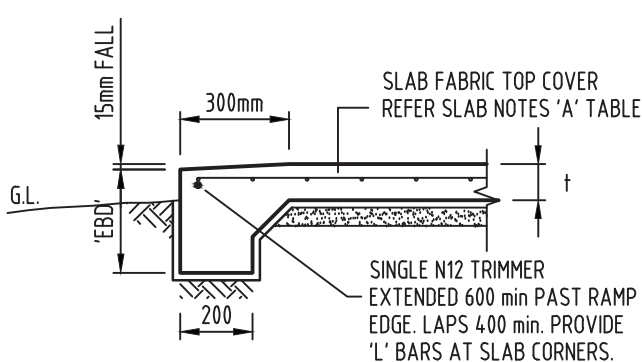
TIED JOINT. (NOT USED AT A CONTRACTION JOINT LOCATION)
DETAIL '4'
TYPICAL TRANSVERSE CONSTRUCTION JOINT
1:5



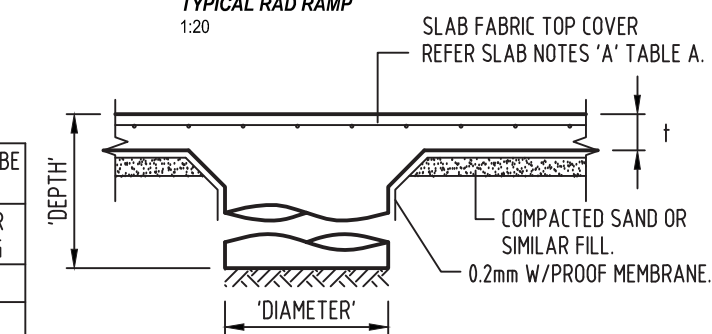
DETAIL '7'
BP1 SLAB & FOOTING OPTION
1:20

ALL FOOTINGS DEEPER THAN 1200mm TO BE REINFORCED AS PER TABLE.

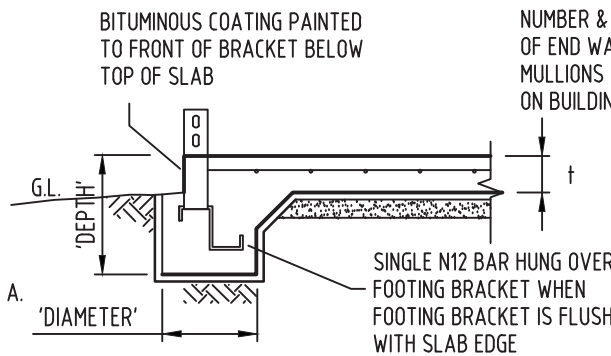
MAX WIDTH	VERTICAL BAR	SPIRAL OR RING SIZE	PITCH OR SPACING
450mm	4-N12	R6	300mm
600mm	4-N16	R6	300mm
750mm	6-N16	R8	300mm
900mm	8-N16	R10	300mm
1200mm	12-N20	R10	300mm



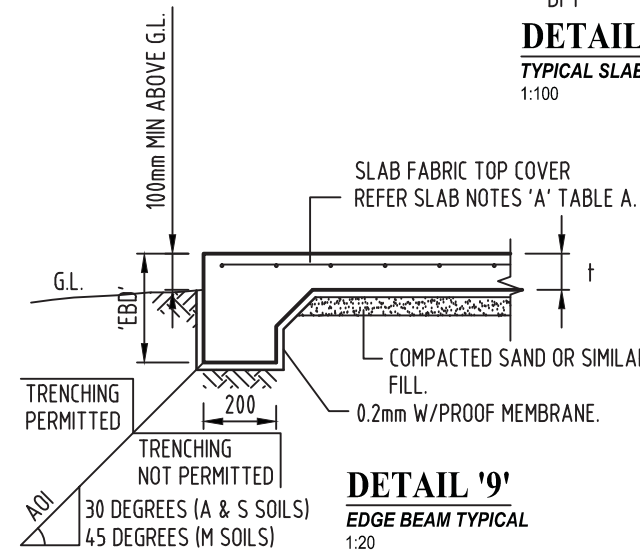
DETAIL '5'
TYPICAL RAD RAMP
1:20



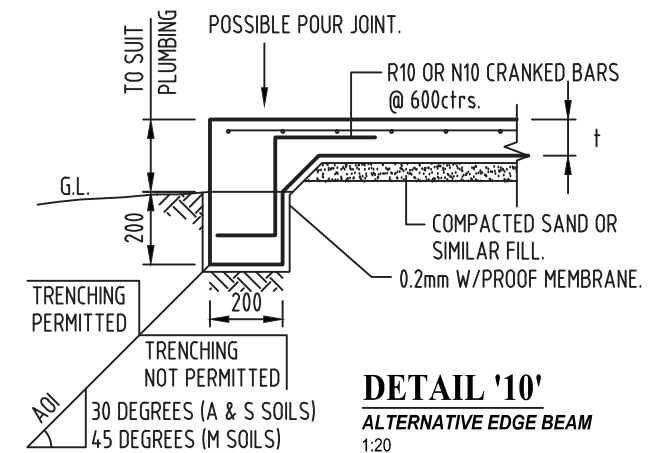
DETAIL '8'
BP2 SLAB & FOOTING OPTION
1:20



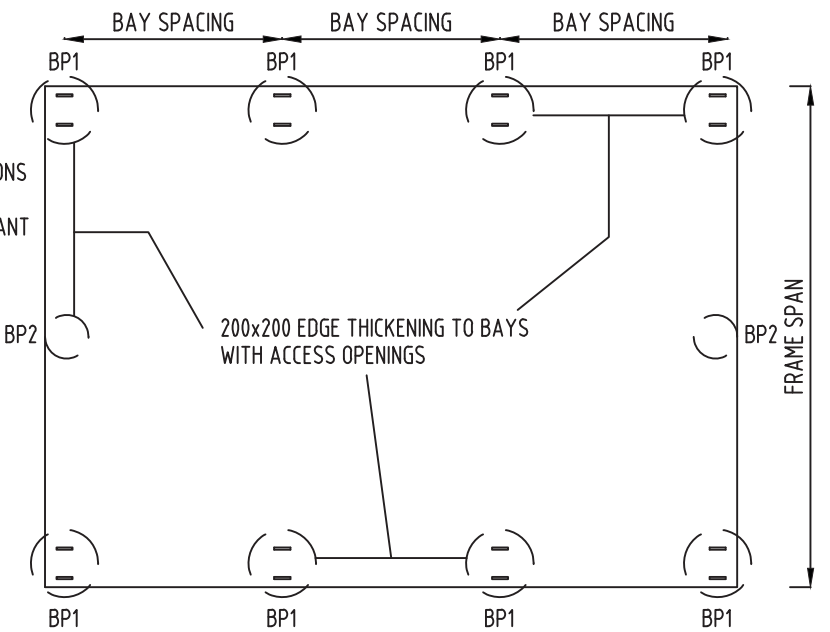
DETAIL '11'
FRONT FOOTING
1:20



DETAIL '9'
EDGE BEAM TYPICAL
1:20



DETAIL '10'
ALTERNATIVE EDGE BEAM
1:20



DETAIL '6'
TYPICAL SLAB & BORED PIER LAYOUT
1:100

SITE PREPARATION

- REMOVE ALL TOPSOIL, ORGANIC MATTER AND SOFT SPOTS THROUGHOUT THE AREA OF THE SLAB. REMOVE ALL BOULDERS AND ROCKS WITHIN 100MM OF THE SLAB UNDERSIDE.
- FOOTING EXCAVATIONS MUST BE FREE OF LOOSE EARTH, TREE ROOTS, MUD OR DEBRIS IMMEDIATELY BEFORE POURING CONCRETE.
- CUT SURFACE TO BE COMPACTED TO 95% STANDARD COMPACTION.
- THE FLOOR SLAB IS TO BE PLACED ON 50MM COMPACTED SAND LEVELING BED OR APPROVED SIMILAR.
- FOUNDATION MINIMUM ALLOWABLE BEARING PRESSURE OF 50kPa REQUIRED UNDER SLAB, BEAMS & THICKENINGS AND 100kPa REQUIRED UNDER STRIP AND PAD FOOTINGS.
- SITE IS ASSUMED TO BE LEVEL.
- THE SOIL IS TO BE PROTECTED FROM BECOMING EXTREMELY WET BY ADEQUATE ATTENTION TO SITE DRAINAGE AND PROMPT REPAIRS TO PLUMBING LEAKS. PROVIDE 100MM FALL MIN. AWAY FROM THE BUILDING OVER THE FIRST METRE. FINISHED HEIGHT OF THE SLAB SHALL ALLOW ADEQUATE SITE DRAINAGE AND SATISFY INTERNAL PLUMBING REQUIREMENTS. REFER CSIRO PUBLICATION MENTIONED IN NOTE 9.
- IN ACCORDANCE WITH AS2870 SECTION 6.3, SERVICE TRENCHES ARE NOT TO BE EXCAVATED BELOW THE ANGLE OF INFLUENCE (AOI) WITHOUT SPECIAL CONSIDERATION. AOI TO BE MEASURED FROM THE BOTTOM OF EDGE BEAM OR FOOTING.
AOI MEASURED FROM HORIZONTAL IS 30° FOR A & S SITES AND 45° FOR M SITES.
IN M SITES, THE CLAY MATERIAL EXCAVATED FROM THE TRENCH SHOULD BE USED AS BACKFILL AND TAMPERED FIRM. REFER TO ENGINEER IF THIS CANNOT BE AVOIDED BEFORE POURING THE SLAB.
- THE OWNER IS TO BE SUPPLIED WITH CSIRO TECHNICAL NOTE NUMBER BTF 18 "FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE" A HOME OWNERS GUIDE. THE BUILDER SHALL INFORM THE HOMEOWNER OF THE MAINTENANCE ISSUES ASSOCIATED WITH ENSURING THE LONG TERM PERFORMANCE OF THE FOOTING SYSTEM.

CUT AND FILL SITES

- THE SITE CAN BE CUT AND FILLED AND THE FILL SHALL CONTINUE PAST THE EDGE OF THE BUILDING BY AT LEAST 1000MM AND SHALL BE RETAINED OR BATTERED BEYOND THIS POINT BY A SLOPE PROTECTED FROM EROSION AND NOT STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL. THE INTERIOR OF THE SLAB SHALL BE FOUNDED ON COMPACTED MATERIAL. THE EDGE BEAMS SHALL BE FOUNDED ON NATURAL SOIL OR ON CONTROLLED FILL OR MAY BE SUPPORTED BY 300Ø PIERS NOT FURTHER THAN 2500MM APART. PIERS TO BE FOUNDED INTO NATURAL GROUND.
- CONTROLLED FILL UP TO 800MM DEEP FOR SAND AND 400MM DEEP FOR MATERIAL OTHER THAN SAND SHALL BE THE SAME AS THE NATURAL SITE MATERIAL. SAND FILL SHALL BE WELL COMPACTED IN NOT MORE THAN 300MM THICK LAYERS BY A VIBRATING PLATE OR ROLLER. NON-SAND FILL SHALL BE WELL COMPACTED IN NOT MORE THAN 150MM LAYERS BY A MECHANICAL ROLLER.
- UNCONTROLLED FILL UP TO 800MM DEEP FOR SAND AND 400MM DEEP FOR MATERIAL OTHER THAN SAND SHALL BE TREATED AS P SITE UNLESS ALL FOOTINGS & EDGE BEAMS ARE FOUNDED ON NATURAL SOIL THROUGH THE FILLING. REFER TO ENGINEER IF NATURAL SOIL FOUNDATION IS UNACHIEVABLE.

CONCRETE NOTES

- ALL WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH AS2870 & AS3600 AS REQUIRED.
- MINIMUM CONCRETE QUALITY IS AS FOLLOWS:

ELEMENT	MAX SLUMP	MAX. SIZE AGG	CEMENT TYPE	CONCRETE GRADE
SLAB ON GROUND	80mm	20mm	A	25 MPa x
FOOTINGS/PIERS	80mm	20mm	A	25 MPa

x NOTE: THIS VALUE VARIES WITH RESPECT TO EXPOSURE CLASSIFICATION. (REFER TABLE A)

- CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE DETAILS LISTED IN TABLE A.
- WHERE REQUIRED, FOOTINGS SHALL BE CENTRALLY PLACED UNDER COLUMNS.
- CONCRETE SHALL BE MECHANICALLY VIBRATED TO ENSURE REMOVAL OF VOIDS.
- WHERE REQUIRED, EDGE BEAMS SHALL BE FOUNDED ON NATURAL GROUND OR CONTROLLED COMPACTED FILL.
- ON LOOSE SAND SITES OR SITES SUBJECT TO WIND OR WATER EROSION, THE DEPTH BELOW FINISHED GROUND LEVEL FOR FOOTINGS & EDGE BEAMS MUST NOT BE LESS THAN 300MM.
- SLAB REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE DETAILS SET OUT IN TABLE B OF SLAB DETAILS PAGE.
- PROVIDE 0.2MM POLYTHENE WATERPROOF MEMBRANE UNDER ALL SLAB AREAS.
- SIZE OF CONCRETE ELEMENTS DOES NOT TAKE INTO ACCOUNT THICKNESS OF APPLIED FINISH.
- NO PENETRATIONS, RECESSES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- AT PENETRATIONS IN SLABS, UNLESS DETAILED OTHERWISE, REINFORCEMENT MUST NOT BE CUT BUT IS TO BE DISPLACED EQUALLY TO EACH SIDE OF PENETRATION AND EXTRA REINFORCEMENT SHALL BE PROVIDED BETWEEN THE PENETRATIONS AS DIRECTED BY THE ENGINEER.
- REINFORCEMENT IS REPRESENTED DIAGRAMMATICALLY AND DOES NOT REFLECT ACTUAL PROJECTION.
- SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE LOCATIONS SHOWN. WHERE LAP LENGTH IS NOT SHOWN, IT SHALL BE SUFFICIENT TO DEVELOP THE FULL STRENGTH OF THE REINFORCEMENT.
- SUPPLY AND LAY FABRIC IN FLAT SHEETS. AT SPLICES, FABRIC IS TO BE LAPPED AS FOR ONE FULL PANEL OF MESH SO THAT THE TWO OUTMOST TRANSVERSE BARS OF THE SHEET OVERLAP THE TWO OUTERMOST TRANSVERSE BARS OF THE SHEET BEING LAPPED.
- THE LAP LENGTH OF BAR SPLICES SHALL NOT BE LESS THAN 500MM. AT T & L-INTERSECTIONS, THE BARS SHALL BE CONTINUED ACROSS THE FULL WIDTH OF THE INTERSECTION. AT L-INTERSECTIONS, A BENT LAP BAR HAVING 500MM LONG LEGS IS TO BE PROVIDED.
- WELDING OF REINFORCEMENT WILL ONLY BE PERMITTED WITH PRIOR WRITTEN APPROVAL OF THE ENGINEER.

- REINFORCEMENT MUST NOT BE CONTINUOUS THROUGH CONTRACTION JOINTS.
- REINFORCEMENT SYMBOLS:
N = GRADE 500N DEFORMED BAR.
R = GRADE 250N ROUND BAR.
SL = GRADE 500L DEFORMED MESH.
- PLACE SUFFICIENT BAR CHAIRS UNDER BOTTOM REINFORCING RODS AND TOP CROSS RODS IN SLABS TO ALLOW THEM TO BE SUPPORTED IN THEIR CORRECT POSITIONS DURING CONCRETE POURING. (MAX 800MM SPACING).
- SLABS TO BE CURED USING APPROVED METHODS AND KEPT MOIST FOR 3 DAYS MINIMUM UNDER AMBIENT TEMPERATURES FOR EXPOSURE CLASSIFICATION A1 & A2 AND 7 DAYS FOR EXPOSURE CLASSIFICATION B1 & B2.
- SAWCUTTING OF CRACK CONTROL JOINTS SHALL BE CARRIED OUT WITHIN 24 HOURS OF THE POURING OPERATION. SL62 MESH CAN BE USED WHEN A 30 DEEP x 5 WIDE SAWCUT IS PROVIDED AT A MAXIMUM OF 6MTR CENTRES IN ANY DIRECTION. WE CAN EXTEND THIS SPACING TO A MAXIMUM OF 10MTR CENTRES IN ANY DIRECTION IF SL72 MESH IS PROVIDED. CUTTING OF ALTERNATE MESH BARS IS TYPICAL.
- LONGITUDINAL CONSTRUCTION JOINTS ARE TO BE USED TO FORM THE EDGES OF EACH POUR AND TO SEPARATE AREAS OF CONCRETE PLACED AT DIFFERENT TIMES.
- TRANSVERSE CONSTRUCTION JOINTS ARE REQUIRED AT PLANNED LOCATIONS, SUCH AS AT THE END OF A DAYS PLACING OR UNPLANNED INTERRUPTIONS CAUSED BY ADVERSE WEATHER OR EQUIPMENT BREAKDOWNS.
- NO CONCRETE IS TO BE POURED WHEN SITE TEMPERATURE EXCEEDS 35° C OR FALLS BELOW 5° C.

SLAB LOADING

- LOADING IS TO BE IN ACCORDANCE WITH AS/NZS1170.1 FOR PERMANENT, IMPOSED AND OTHER ACTIONS.
- MAXIMUM LIVE LOAD = 2.5KPA IN ACCORDANCE WITH THE REQUIREMENTS OF AS/NZS1170.1, TABLE 3.1 LIGHT VEHICLE TRAFFIC AREAS.

FABRIC DESIGN

- FOR CONTROLLED FILL SITES, REFER TABLE B OF SLAB & FOOTING DETAILS PAGE FOR FABRIC AND GROUND BEAM SIZES.
- FOR UNCONTROLLED FILL SITES, REFER TO ENGINEER FOR FABRIC AND SLAB THICKNESS DETAILS.
- WHERE BRITTLE FLOOR COVERINGS ARE TO BE USED OVER AN AREA >16M2 WITHIN 3 MONTHS OF THE SLAB BEING POURED, THE SLAB FABRIC SHALL BE INCREASED TO SL92 THROUGHOUT THE AFFECTED SLAB AREA OR ALTERNATIVELY AN ADDITIONAL SHEET OF SLAB FABRIC SHALL BE PLACED OVER THE AFFECTED SLAB AREA.

SPECIAL NOTES

- REFER TO SLAB PLAN, SLAB DETAILS AND COMPLIANCE STATEMENT FOR SLAB, FOOTING & BEAM SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO CONFIRM THE EXTERNAL DIMENSIONS PRIOR TO ANY EARTHWORKS BEING COMMENCED.
- IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO ATTAIN A COPY OF THE SITE SPECIFIC SOILS REPORT AND LOADING SPECIFICATIONS FROM THE CLIENT PRIOR TO COMMENCEMENT OF EARTHWORKS.
- THE SLAB DETAILS CONTAINED IN THE DOCUMENT ARE FOR NON-HABITABLE STRUCTURES.
- IF SITE CONDITIONS AND SLAB LOADING REQUIREMENTS FALL OUTSIDE THE REQUIREMENTS LISTED IN THIS DOCUMENT, REFER TO ENGINEER FOR AN ALTERNATE SLAB DESIGN.

DURABILITY DESIGN

TABLE A: CONCRETE EXPOSURE CLASSIFICATION, STRENGTH & COVER REQUIREMENTS

EXPOSURE CLASSIFICATION	DEFINITION	MIN CONCRETE STRENGTH (f'c)	SLAB COVER (mm)	FOOTING COVER (mm)
A1	SLAB/FOOTINGS IN ENCLOSED BUILDINGS PROTECTED BY A DAMP PROOF MEMBRANE AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM
A2	SLAB/FOOTINGS IN ENCLOSED BUILDINGS IN NON-AGGRESSIVE SOILS (NO DAMP PROOF MEMBRANE) AND NOT SUBJECTED TO REPEATED WETTING/DRYING	25 MPa	30 TOP, 40 SIDES	30 TOP, 50 SIDES & BOTTOM
B1	SLABS IN OPEN OR ENCLOSED BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING >1KM FROM COASTLINE	32 MPa	40 TOP, 50 SIDES	40 TOP, 60 SIDES, 50 BOTTOM
B2	SLABS IN OPEN BUILDINGS WITH DAMP PROOF MEMBRANE, SUBJECTED TO REPEATED WETTING/DRYING <1KM FROM COASTLINE.	40 MPa	45 TOP, 55 SIDES	45 TOP, 65 SIDES, 50 BOTTOM

NOTE: Refer AS3600 Table 4.3 for full definition of Exposure Classifications.

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P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 9/8/17 Signed:

Job No: K-4277 RPEQ No: 5711

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BUILT STRONG. BUILT RIGHT.
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CAMPBELLTOWN NSW 2560 Ph (02) 4632 2100
Fax (02) 4632 2199

1300 RIDE SHARE PTY LTD
49 OWEN STREET
GRAGLIE
QLD 4877



Document Certified By
Name:

Date: Jul 2017
Job No: 7416
Reg #:

Drawn: TP
Scale: 1:200
Date: Jul 2017

Job No: 7416
Dwg No: 9 of 10

09 SLAB NOTES

Drawings to be read in conjunction with the Innovative Structural Design Engineers certified design certificate with the same site address as indicated on the title block of this drawing.

Outlet:
Postal Address:

Phone:
Fax:
Email:

Building Extras:

Roller Doors
1 x S2IW FIRMADOOR 5100H4100W (Right Side-R2)
1 x S2IW FIRMADOOR 5100H4100W (Right Side-R3)
1 x S2IW FIRMADOOR 5100H4100W (Right Side-R4)
1 x S2IW FIRMADOOR 5100H4100W (Right Side-R5)

PA Doors

1 x 2100H x 820W (Front-D1)
1 x 2100H x 820W (Left Side-L3)
1 x 2100H x 820W (Left Side-L5)



Project Compliance Statement

Project: 7416
Customer: 1300 RIDE SHARE PTY LTD
Site Address: 49 OWEN STREET GRAGLIE QLD 4877
Phone: 0407725987
Fax:
Email: erj3@bigpond.com

Building Details:

Building Type: Gable Shed
Building Purpose: Storage
Building Span: 15000
Building Height Shoulder: 6000
Other Buildings Attached: NA
Building Class: 10a
Building Total Length: 31200
Bay Length/Quantity: 6 Bays @ 5132
Roof Pitch: 10 deg
Height Apex: 7296

Site Terrain & Wind Details:

Wind Region: C
BCA Building Importance: 2
Terrain Category: TC 2.5
Topographic Category: Flat
Shielding Factor: Urban
Avg Recurrence: 500
Terrain Cat Multiplier Mzcat: 0.888
Shielding Multiplier Ms: 0.93
Topographic Multiplier Mt: 1.00
Wind Directional Multiplier Md: 0.95
Cyclonic Factor Fc: 1.05
Soil Type: Type M
Internal Pressure Co-efficiency: +0.70 Or -0.65

Wind Region Vr: 69
Ultimate Site Wind Speed Vzu: 54 m/s

End Portal 1: (FRONT)

Columns: STRAMIT C30024
Rafters: STRAMIT C30024
End Mullions Max Spacing: STRAMIT C40030 @ 5000 crs
End Wall Girts Max Spacing: STRAMIT Z15019 @ 1179 crs max
Girt Overlaps: 100mm
Girt Bridging Req. per Bay: NA
Girt Fixing: PB150, Fascia Bolt M12x30
6 x 12/20 teks (Bare Frame) CL

End Portal 2: (REAR)

Columns: STRAMIT C30024
Rafters: STRAMIT C30024
End Mullions Max Spacing: STRAMIT C40030 @ 5000 crs
End Wall Girts Max Spacing: STRAMIT Z15019 @ 1179 crs max
Girt Overlaps: 100mm
Girt Bridging Req. per Bay: NA
Girt Fixing: PB150, Fascia Bolt M12x30
6 x 12/20 teks (Bare Frame) CL

Mid Portal:

Columns: 2/STRAMIT C30024
Rafters: 2/STRAMIT C30024
Column Stiffener: 2/C25024, 1454mm long
Apex Brace: 2/C20019 (4950mm apart)
Fly Brace: Yes
Stiff. Conn. Height: 2637mm
Knee Brace: C20019 L:4188mm (X:3046mm/Y:2400mm)
Max Stiff. Bolt Spacing 400mm

Roof Purlins and Wall Girts:

Roof Purlins Max Spacing: STRAMIT Z15019 @ 1116 crs max
Roof Purlin Overlaps: 10%
Purlin Bridging Req. per Bay: 1 row
Purlin Fixing: PB150, Fascia Bolt M12x30
6 x 12/20 teks (Bare Frame) CL
Side Wall Girts Max Spacing: STRAMIT Z15019 @ 975 crs max
Wall Girt Overlaps: 100mm
Girt Bridging Req. per Bay: NA
Girt Fixing: PB150, Fascia Bolt M12x30
6 x 12/20 teks (Bare Frame) CL

Fascia Purlin:

STRAMIT C15019

Eave Overhang:

NA

Cladding:

Roof Cladding: STRAMIT Monoclad 0.42 Cladding CB
Wall Cladding: STRAMIT Monoclad 0.42 Cladding CB
Roof Screws Per Batten: 4 Tek Screw 14-10x50 CL4 Square-lok
Wall Screws Per Batten: 4 Tek Screw 10x16 Neo CL4 CB

Bracing:
Side Walls: 5 Panels of 50x1.6 Double Strap
Roof: 8 Panels of 50x1.6 Double Strap
End Wall 1: NA
End Wall 2: NA


Total Bracing Required (kN): 86.59 kN
Total Bracing Supplied (kN): 101.10 kN

Footings and Slab:

Footing: Qty 18 x 600 Ø x 1500 D
Slab: 125mm Slab Type S2

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Date: 9/8/17 Signed: 
Job No: K-4277 RPEQ No: 5711

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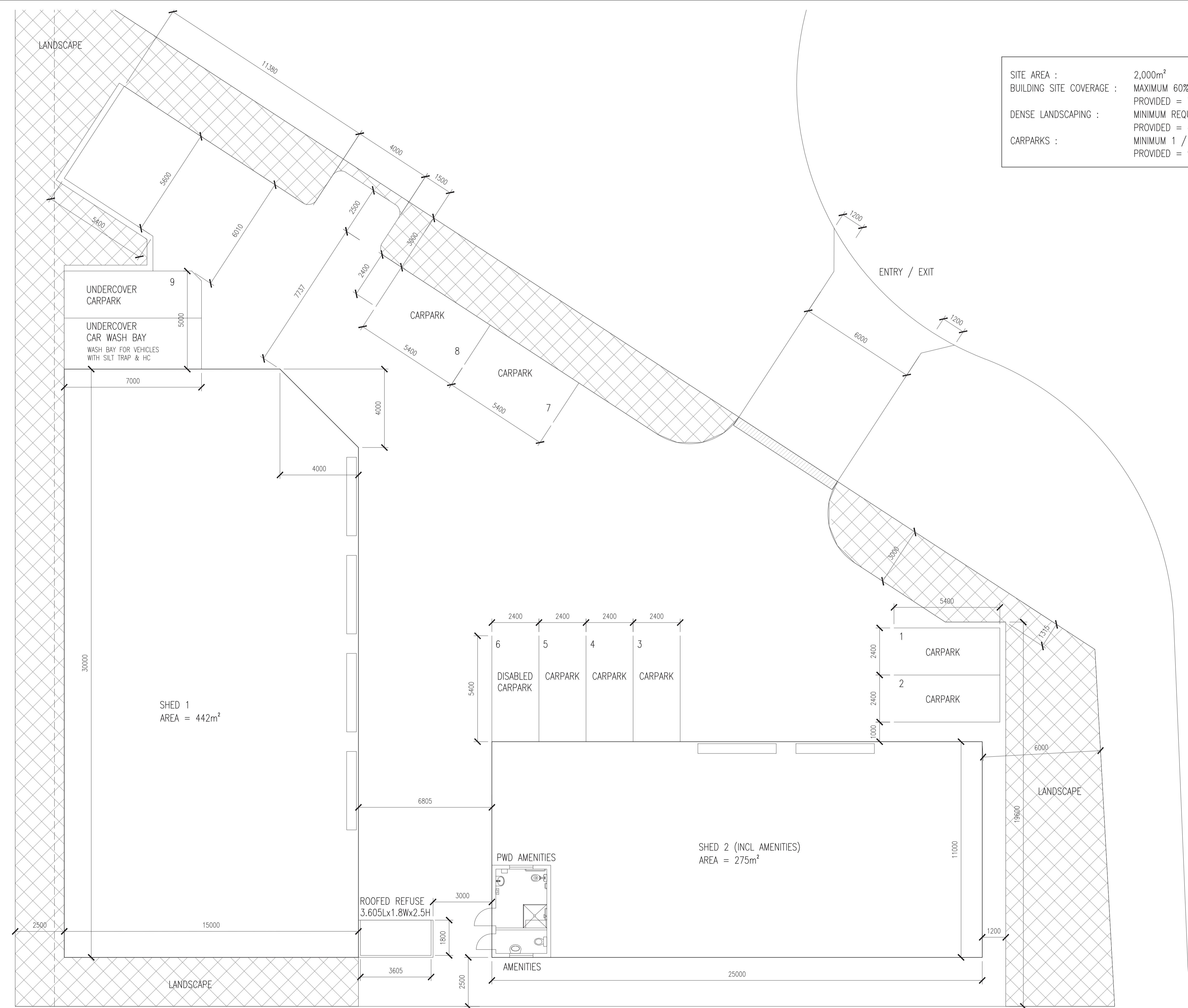
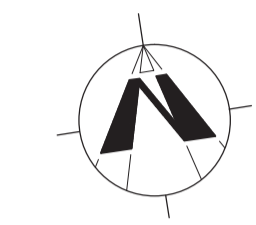
1300 RIDE SHARE PTY LTD
49 OWEN STREET
GRAGLIE
QLD 4877



ISD engineers
Document Certified By
Name: 

Date: Jul 2017
Job No: 7416
Reg #:
Drawn: TP
Scale: 1:200
Date: Jul 2017
Job No: 7416
Dwg No: 10 of 10
10 COMPLIANCE

SITE AREA :	2,000m ²
BUILDING SITE COVERAGE :	MAXIMUM 60% = 1,200m ² PROVIDED = 717m ²
DENSE LANDSCAPING :	MINIMUM REQUIRED 20% = 400m ² PROVIDED = 432m ²
CARPARKS :	MINIMUM 1 / 90m ² = 8 PROVIDED = 9 (INCLUDING 1 DISABLED)



ACCESS ROAD

OWEN STREET

ISSUE	DESCRIPTION	DATE
A	CLIENT APPROVAL	03/02/17
B	REVISED FOR BUILDING APPLICATION	01/04/17
C	CARPARKING LAYOUT REVISED	10/04/17
D	CARPARKING LAYOUT REVISED	19/04/17

CLIENT	1300 RIDE SHARE PTY LTD
PROJECT	COMMERCIAL DEVELOPMENT 49 OWEN STREET, CRAIGLIE
TITLE	SITE PLAN

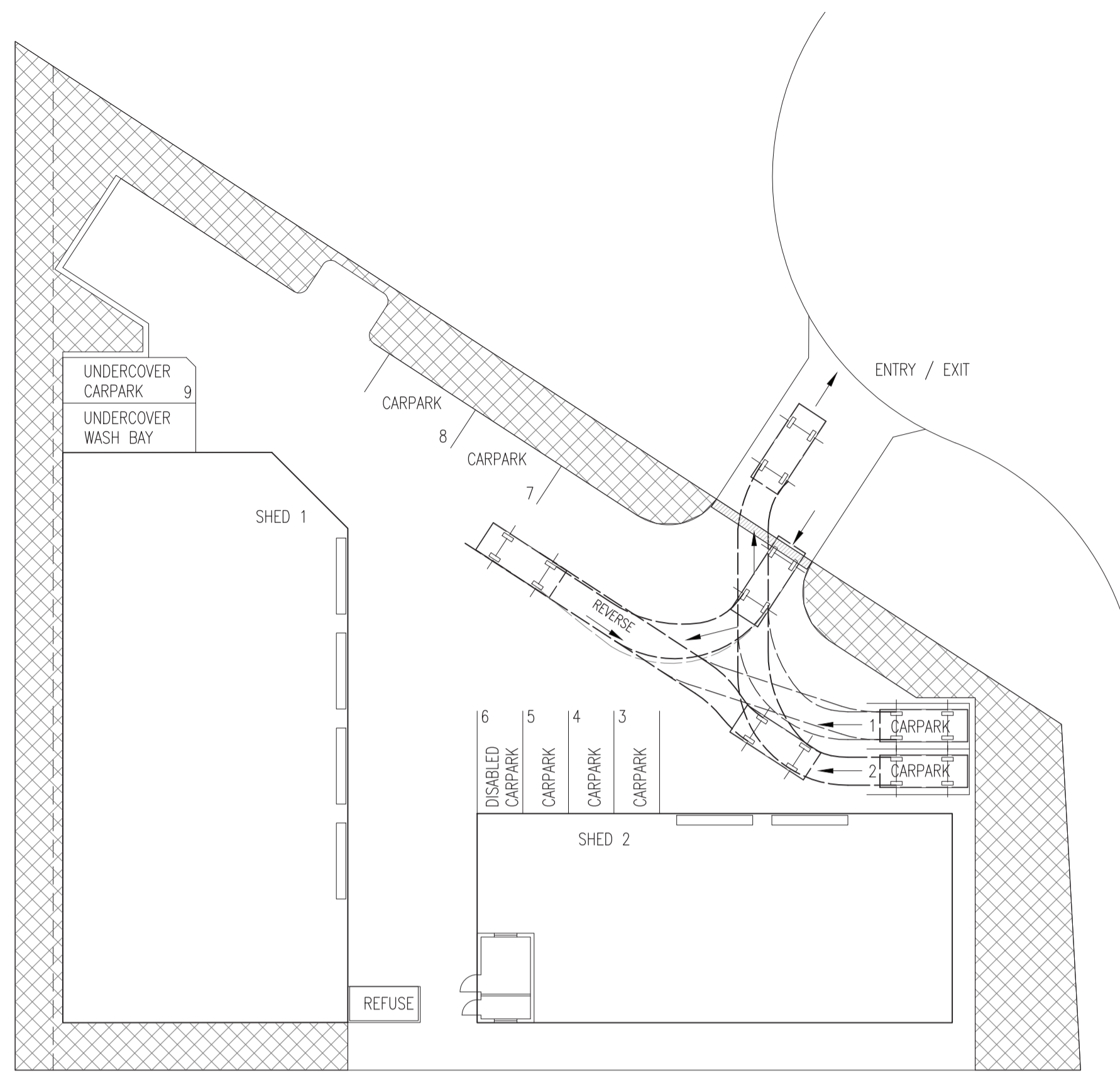
KFB ENGINEERS Civil & Structural
 ABN 28 351 246 509
 1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
 P: 07 40320492 | F: 07 40320092
 E: email@kfbeng.com.au

APPROVED
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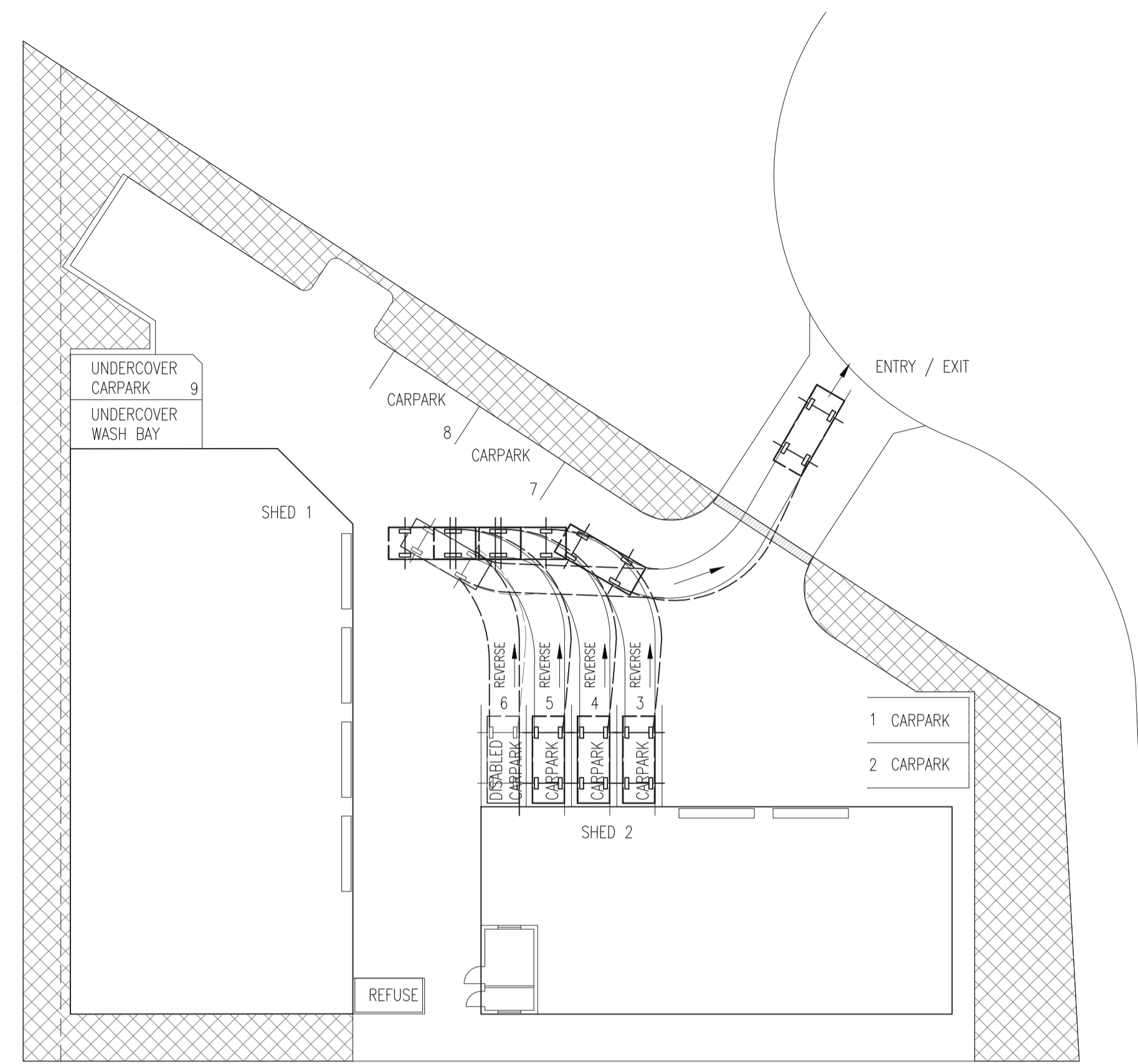
Date: 9/5/17 Signed: [Signature]
 Job No: K-3918 RPEQ No: 5711

DATE	DEC '16
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DRAWN	KLP
DESIGNED	KFB
ORIGINAL SIZE	A1
DWG No.	P16-002-01
REV.	D

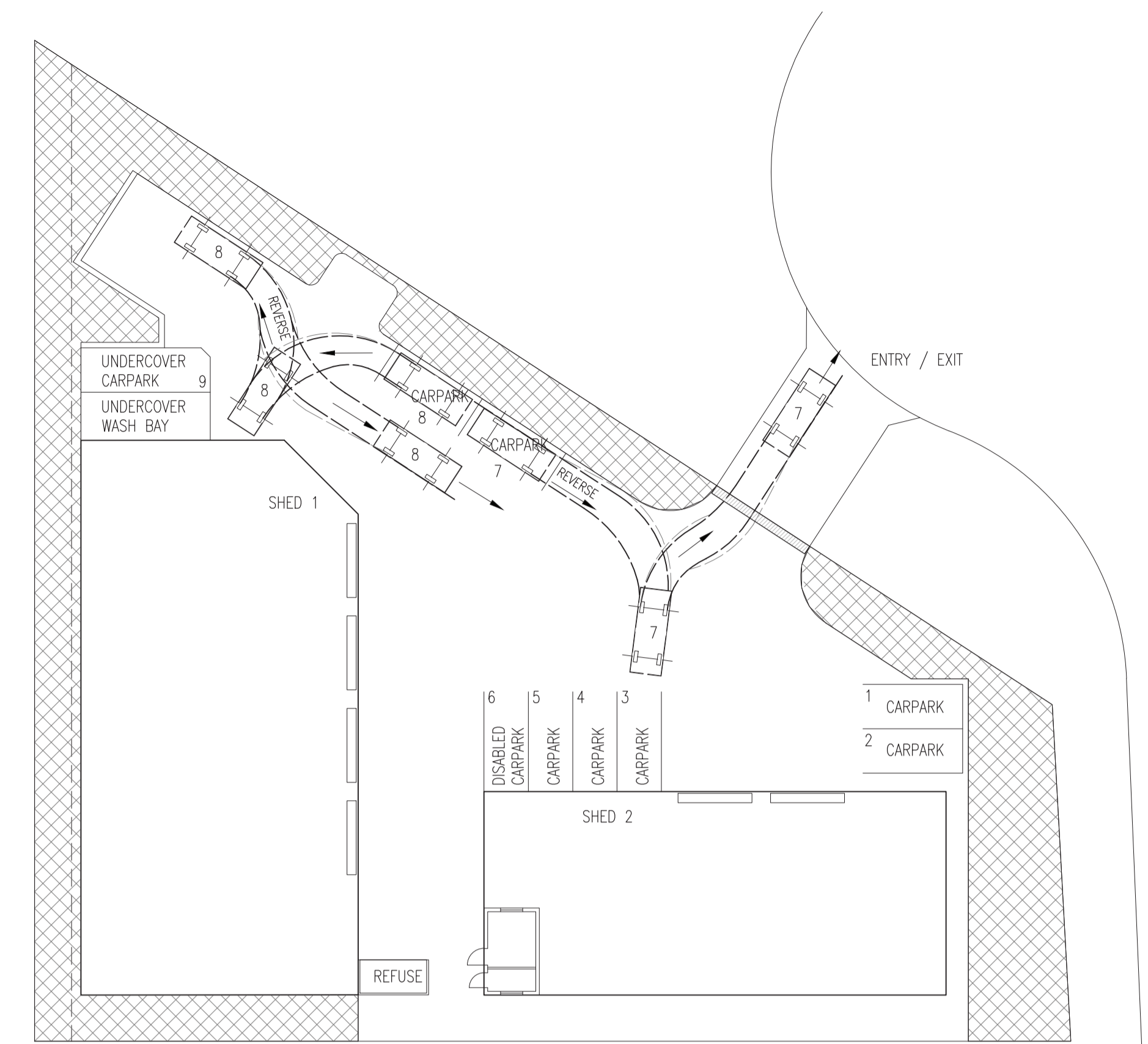
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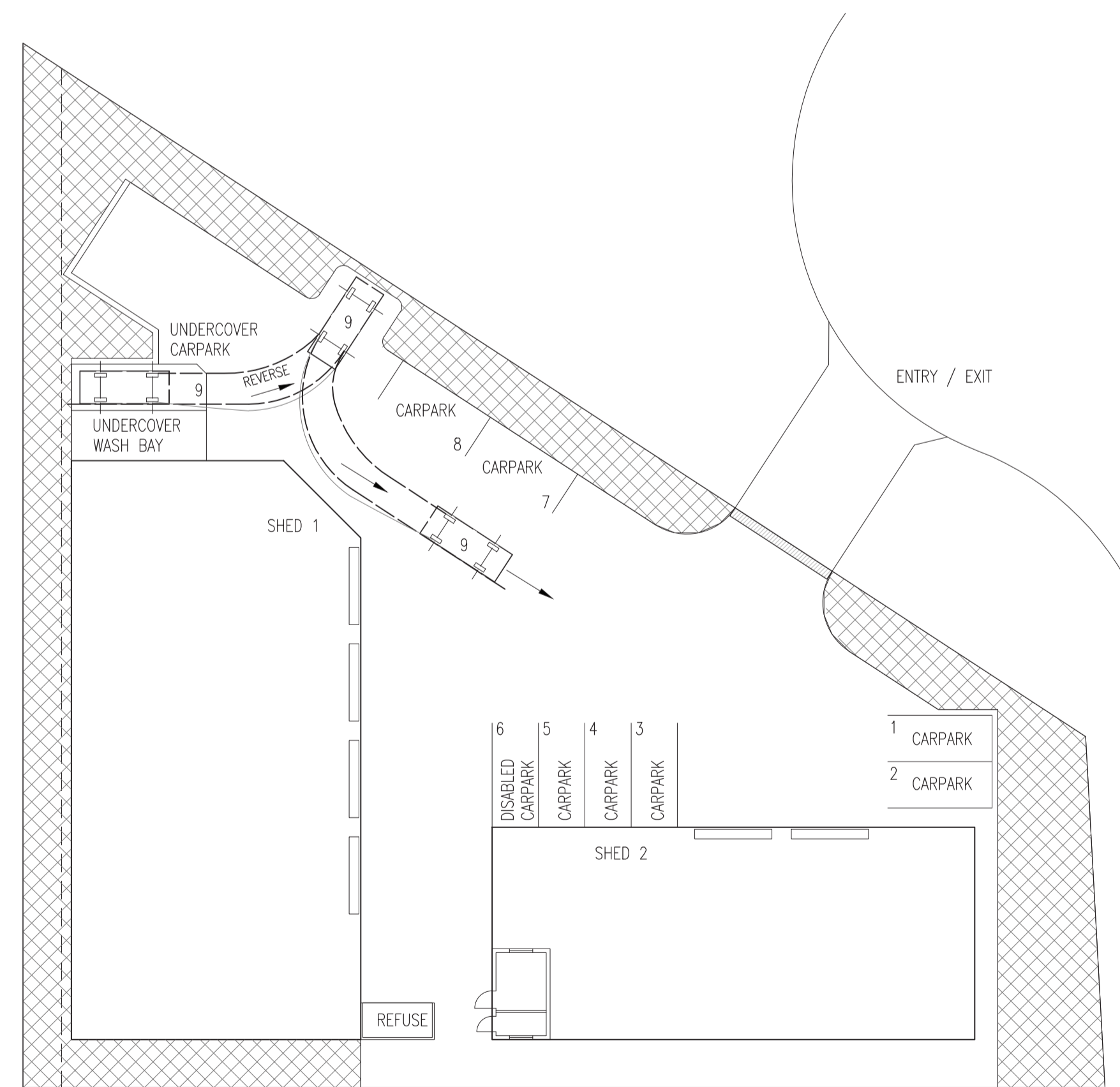
CARPARKS 1 & 2



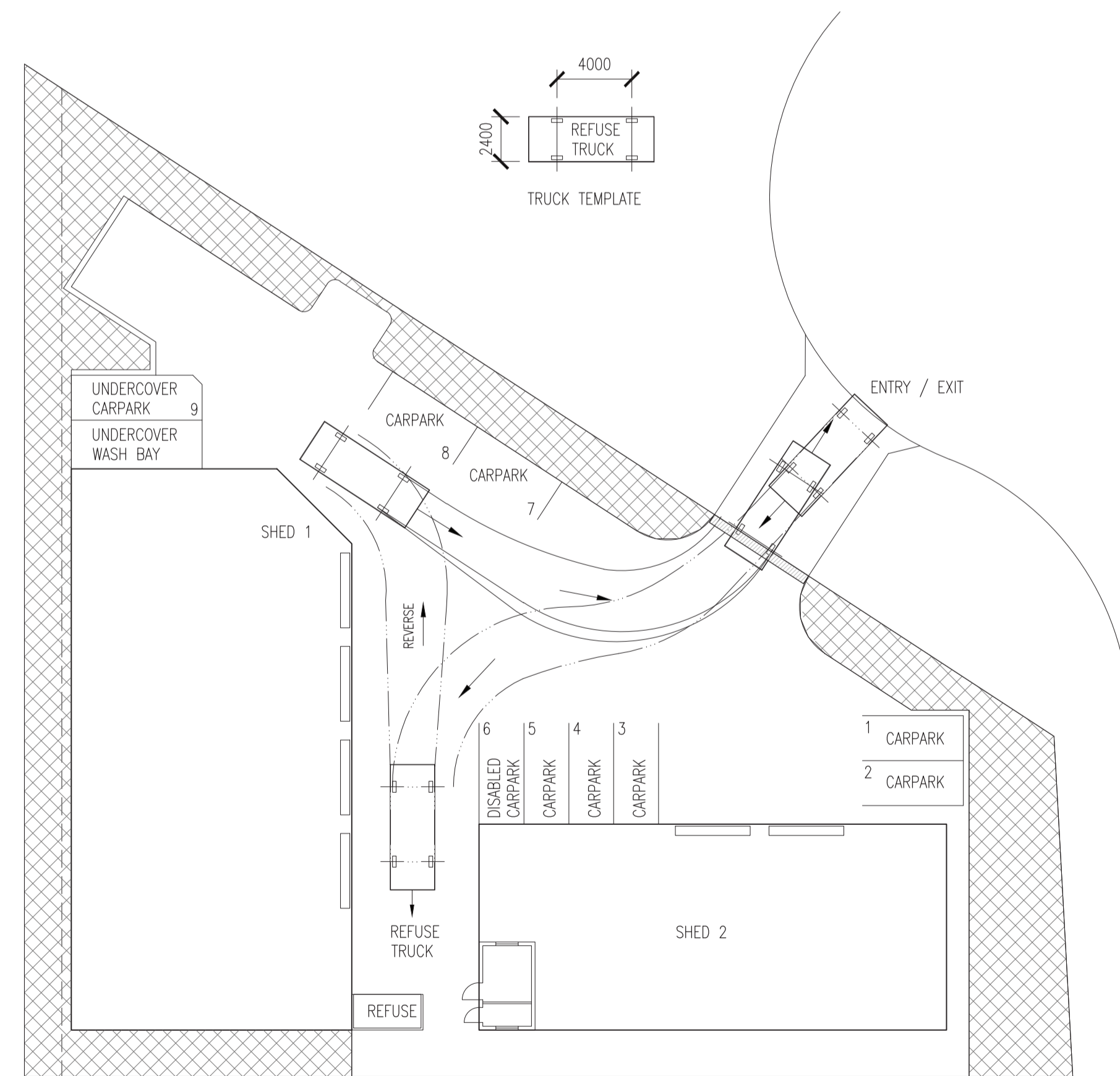
CARPARKS 3-6



CARPARKS 7 & 8



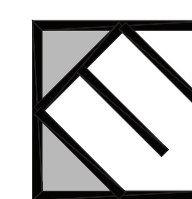
CARPARK 9



REFUSE TRUCK

ISSUE	DESCRIPTION	DATE
A	CLIENT APPROVAL	01/04/17
B	CLIENT APPROVAL	10/04/17
C	CLIENT APPROVAL	19/04/17

CLIENT: 1300 RIDE SHARE PTY LTD
 PROJECT: COMMERCIAL DEVELOPMENT
 49 OWEN STREET, CRAIGLIE
 TITLE: VEHICLE TURNING PATHS



KFB ENGINEERS
 ABN 28 351 246 509

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Date: 9/5/17 Signed: [Signature]
 Job No: K-3916 RPEQ No: 5711

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DATE	DEC '16
SCALE	1:250
DRAWN	KLP
DESIGNED	KFB
ORIGINAL SIZE	A1
DWG No.	P16-002-02
REV.	C