

Our ref: 0964/24

27 March 2024

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman Qld 4873

Attention: Development Assessment

Dear Sir/Madam

RE: Application for Building Works Assessable Against the Planning Scheme (Rural Residential Siting) - 13 Bowman Close Wonga Beach. Lot 3 on SP336207

Rapid Building Approvals is acting on behalf of the owner (Col Murrie) of the abovementioned land to seek a development permit for building works assessable against the scheme (rural residential siting). The proposed shed requires a dispensation with the proposed setbacks:

- Side setback: 4.5 metres
- Rear: 2 metres

In support of this application, the following material has been provided:

1. Plans
2. DA form 1 and 2
3. Response to applicable Rural Residential Zone parts.

It is considered that the proposed setbacks do not adversely impact upon the rural residential amenity of the area or the adjoining allotments. Should you require any further information or assistance in relation to this manner please don't hesitate to contact Ryan Bird on 1300 [163 814](tel:1300163814) or via email at approvals@rapidapprovals.com.au

Regards,

Ryan Bird

Applicable QDC Performance Outcomes from MP1.2

Performance Outcomes	Acceptable Outcomes	Applicant Response
<p>PO2 Buildings and structures are setback to maintain the rural residential character of the area and achieve separation from buildings on adjoining properties.</p>	<p>AO2 Buildings are setback not less than: (a) 40 metres from a property adjoining a State controlled road; (b) a minimum of 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from front boundaries; (d) 6 metres from side and rear property boundaries</p>	<p>Complies PO2.</p> <p>The proposed shed is to be located at the rear right corner of the allotment and does not impact the rural residential street amenity. It is adjacent to the driveway of the rear neighbouring allotment so does not pose and adverse impact to the side boundary. The rear elevation of the shed has no openings, therefore not resulting in any potential overlooking impacts to a future dwelling on the rear allotment. Given that the allotment is a smaller sized rural residential allotment, the siting of the shed is considered to be consistent with the overall amenity of the area.</p>

DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) 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 only 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 (i.e. material change of use, operational work or reconfiguring a lot)**, 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>	Col Murrie
Contact name <i>(only applicable for companies)</i>	Scott Wheeler C/- RAPID Building Approvals
Postal address <i>(P.O. Box or street address)</i>	Suite 7 2-4 Stanton Road
Suburb	Smithfield
State	QLD
Postcode	4878
Country	Australia
Contact number	1300 163 814
Email address <i>(non-mandatory)</i>	approvals@rapidapprovals.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	0964/24
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
		13	Bowman Close	Wonga Beach
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4873	3	SP336207	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.

- 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 the details of these premises have been attached in a schedule to this development application
 Not required

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	Lot on plan description of strategic port land:	
	Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	Name of local government for the tidal area (if applicable):	
	Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	Name of airport:	

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

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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Shed
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input type="checkbox"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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
<input type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input 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 checked="" 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input 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? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
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="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?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have 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 Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity
- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- 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 has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – 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"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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 this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

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: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i> <i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application
 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)

- Yes – a copy of the receipted QLeave form is attached to this development application
 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
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$ 0.00		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
 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 ESR/2015/1791) 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 "ESR/2015/1791" as a search term 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.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that 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 includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

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 habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

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

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

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, Mines and Energy at www.dnrme.qld.gov.au and www.business.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 Science at www.des.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.dnrme.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.des.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.des.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

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

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 requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA 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 the 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 COMPLETION OF THE ASSESSMENT MANAGER – 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		Shed	
QLeave project number			
Amount paid (\$)	\$ 0.00	Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form		Scott Wheeler	

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use *DA Form 1 – Development application details* and parts 4 to 6 of this form (DA Form 2).

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) (individual or company full name)	Glev Ives C/- Rapid Building Approvals
Contact name (only applicable for companies)	Scott Wheeler
Postal address (PO Box or street address)	
Suburb	
State	
Postcode	
Country	
Contact number	
Email address (non-mandatory)	glen.ives1@gmail.com
Mobile number (non-mandatory)	0409 812 556
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	0964/24

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if 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](#).

2.1) 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).

Unit No.	Street No.	Street Name and Type	Suburb
	13	Bowman Close	Wonga Beach



Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4873	3	SP336207	Douglas Shire Council

2.2) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- Not required

3) 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 the [DA Forms Guide](#)

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- Yes – proceed to 8)
- No

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

Douglas Shire Council

6) 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
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

7) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this development application
- 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:

- 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 [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

- Yes – provide details below or include details in a schedule to this development application
- No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- Yes – a 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 (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$ 0.00		
10) 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		

11) Identify any of the following further legislative requirements that apply to any aspect of this development application			
<input type="checkbox"/> The proposed development is on a place entered in the Queensland Heritage Register or in a local government's Local Heritage Register . See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place			
Name of the heritage place:		Place ID:	

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?	
<input type="checkbox"/> Yes – the <i>Referral checklist for building work</i> is attached to this development application <input checked="" type="checkbox"/> No – proceed to Part 5	

13) 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 type="checkbox"/> No		
Referral requirement	Referral agency	Date referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)		

PART 5 – BUILDING WORK DETAILS

14) Owner's details	
<input type="checkbox"/> Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.	
Name(s) (individual or company full name)	
Contact name (applicable for companies)	Col Murrie
Postal address (P.O. Box or street address)	13 Bowman Close
Suburb	Wonga Beach
State	QLD
Postcode	4873
Country	
Contact number	
Email address (non-mandatory)	glen.ives1@gmail.com

Mobile number <i>(non-mandatory)</i>	0439 599 925		
Fax number <i>(non-mandatory)</i>			
15) Builder's details			
<input type="checkbox"/> Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.			
Name(s) <i>(individual or company full name)</i>			
Contact name <i>(applicable for companies)</i>	Glev Ives		
QBCC licence or owner – builder number			
Postal address <i>(P.O. Box or street address)</i>			
Suburb			
State			
Postcode			
Contact number			
Email address <i>(non-mandatory)</i>	glen.ives1@gmail.com		
Mobile number <i>(non-mandatory)</i>	0409 812 556		
Fax number <i>(non-mandatory)</i>			
16) Provide details about the proposed building work			
What type of approval is being sought?			
<input checked="" type="checkbox"/> Development permit			
<input type="checkbox"/> Preliminary approval			
b) What is the level of assessment?			
<input checked="" type="checkbox"/> Code assessment			
<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>			
c) Nature of the proposed building work (tick all applicable boxes)			
<input checked="" type="checkbox"/> New building or structure		<input type="checkbox"/> Repairs, alterations or additions	
<input type="checkbox"/> Change of building classification <i>(involving building work)</i>		<input type="checkbox"/> Construction of Swimming pool or spa	
<input type="checkbox"/> Extension		<input type="checkbox"/> Re-erection	
<input type="checkbox"/> Demolition		<input type="checkbox"/> Relocation or removal	
<input type="checkbox"/> Construction of swimming pool or spa barrier		<input type="checkbox"/> Other	
d) Provide a description of the work below or in an attached schedule.			
Shed			
e) Proposed construction materials			
External walls	<input type="checkbox"/> Double Brick	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick Veener	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete/Stone/Slate	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Concrete/Stone/Slate	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other
f) Existing building use/classification? <i>(if applicable)</i>			
Vacant Land			
g) New building use/classification? <i>(if applicable)</i>			

10a
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application
17) What is the monetary value of the proposed building work?
\$13,000.00

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input type="checkbox"/> Yes – provide details below		
<input checked="" type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 9</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

20) Applicant declaration
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct
<input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any 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 <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where: <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier

Classification(s) of approved building work

10a

Name	QBCC Certification Licence number	QBCC Insurance receipt number
Scott Wheeler	A15149770	

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	

Additional information required by the local government

Confirm proposed construction materials:

External walls	<input type="checkbox"/> Double brick	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input type="checkbox"/> Timber	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete/Stone/Slate	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Concrete/Stone/Slate	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	Shed		
QLeave project number			
Amount paid (\$)	0.0000	Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form	Scott Wheeler		

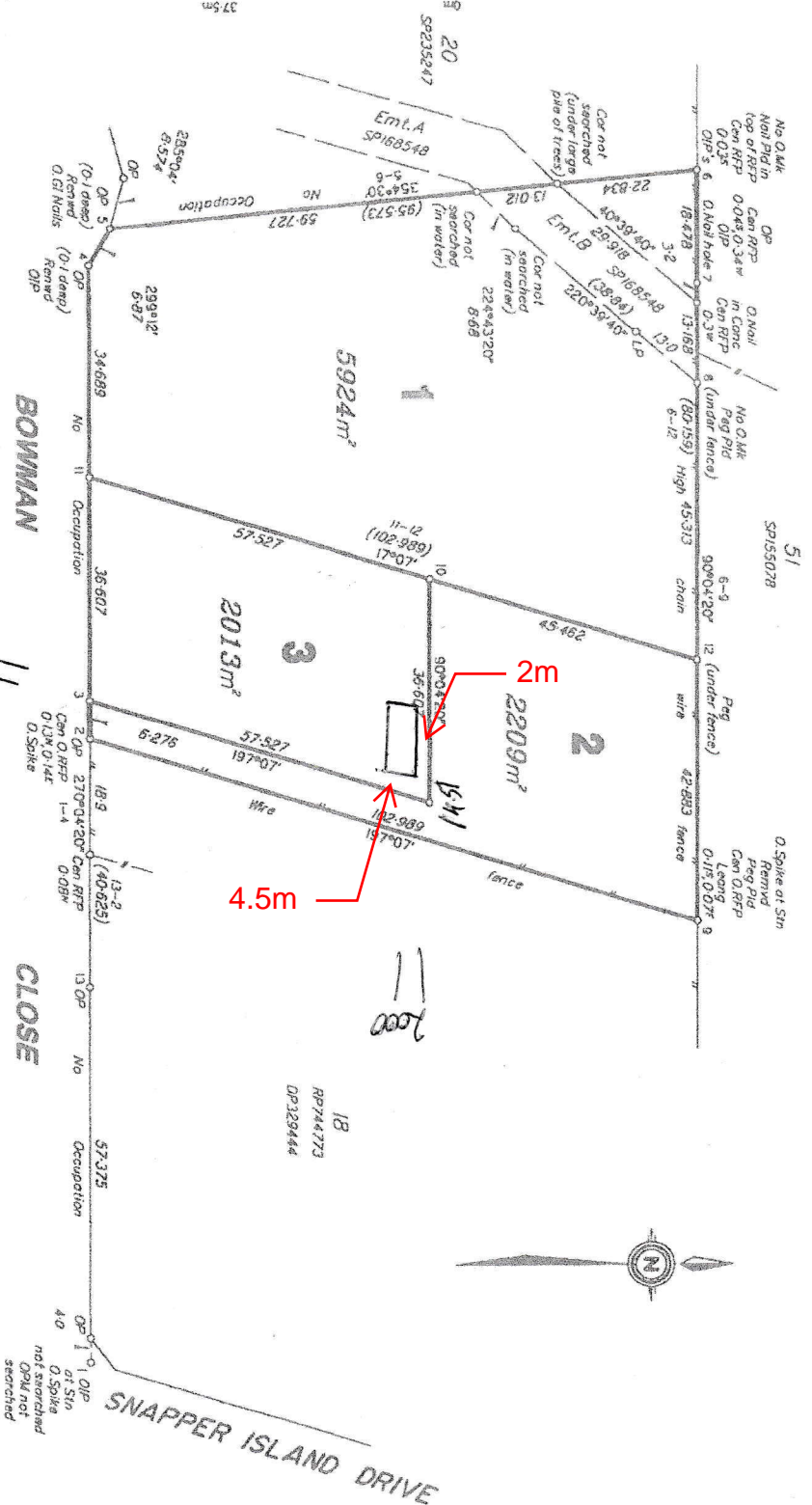
Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? (if applicable)	Vacant Land		
New building use/classification?	10a		
Site area (m ²)	2013m ²	Floor area (m ²)	67.2m ²

Cadastral Surveyor
 24/07/2022

I, Matthew William Dukes, hereby certify that the land depicted in this plan was surveyed by me personally and that the plan is accurate. The said survey was performed in accordance with the Survey and Mapping (Professional Standards and Practices) Act 2003 and associated Regulations and Standards and that the said survey was completed on 29/07/2022.

Plan of Lots 1-3
 Scale: 1:750
 Format: STANDARD
 SP3336207
 LOCAL GOVERNMENT: DOUGLAS SHIRE COUNCIL
 LOCALITY: WOMGA BEACH
 Cancellling Lot 17 on RP744773
 RP744773
 Survey Records: No



Peg placed at all new corners, unless otherwise stated.

Reinstatement Report

Plans searched: RP744773, SP455078, SP188548, SP235247, DP228444, IS170012 & IS178104.

Bowman Close by OIP off Stn 4 & OIP at Stn 1. O. Spikes off Stn 2, O. GI Nails off Stn 5 & multiple O.P.'s agree. Dimensions agree with original. Stn 6 by OIP, Stn 9 by O. Spikes at Stn (DP228444). Angle Sms 4-5-6 agrees with original so do dimensions. Marks on South portion of Emt.B inaccessible due to water and large pile of trees and were not marked. Angle Sms 6-9-2 agrees with original and 4-0-00'20" to DP228444. Dimension Stn 8 - Stn 9 agrees with original dimension Stn 2 - Stn 9 - Stn to original. Angle Sms 1-2-9 agrees with original.

REFERENCE MARKS

STM	TO	ORIGIN	BEARING	STATION	DIST
1	OIP (0.5 deep)	RP744773	139°54'10"	12.98	
2	O. Spike	DP228444	120°23'10"	21.74	
3	OIP (0.5 deep)	DP228444	187°29'15"	3.825	
4	O. GI Nail in BH	RP744773	180°08'20"	4.0	
5	O. GI Nail in BH	DP210623	214°15'	8.9	
6	O. GI Nail in BH	DP228444	204°08'20"	5.71	
7	OIP	SP134224	231°08'	1.255	
8	OIP in culvert	DP228444	96°40'	21.285	
9	OIP (0.7 deep)	RP748295	107°35'50"	1.335	
10	O. Nail hole in culvert	IS170012	119°52'50"	4.705	
	Pin		150°38'	4.847	
	Pin		249°58'40"	3.528	
	Pin		248°45'	0.9	

PERMANENT MARKS

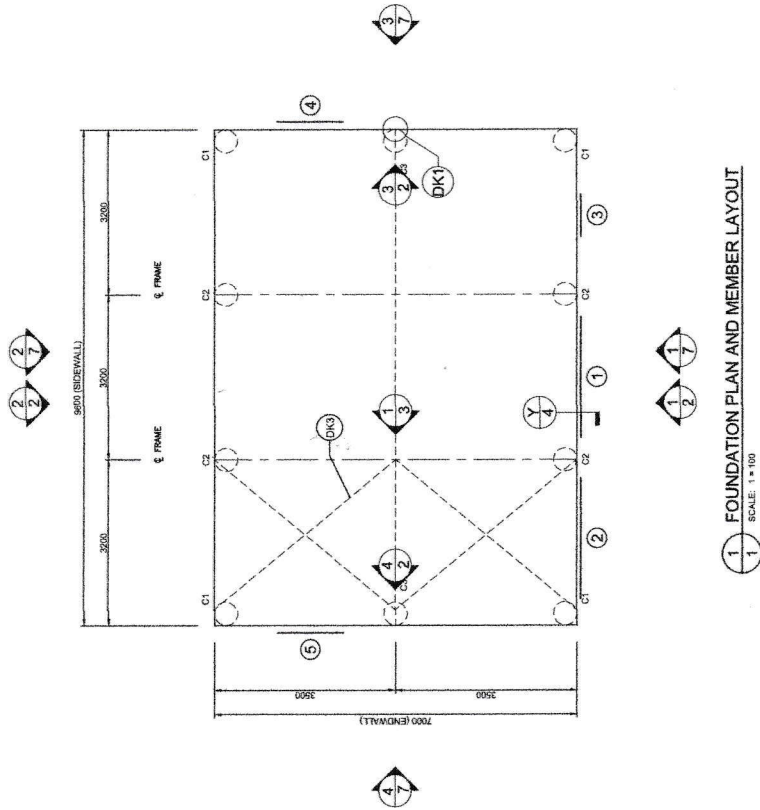
PU	ORIGIN	BEARING	DIST	NO	TYPE
	RP861001	196°36'35"	131.01	103820	Standard

1185
 MD220459
 DRAWN - SHIRLEY

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IF IN DOUBT, ASK

DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS TO BE VERIFIED ON SITE.



1 FOUNDATION PLAN AND MEMBER LAYOUT
SCALE: 1:100

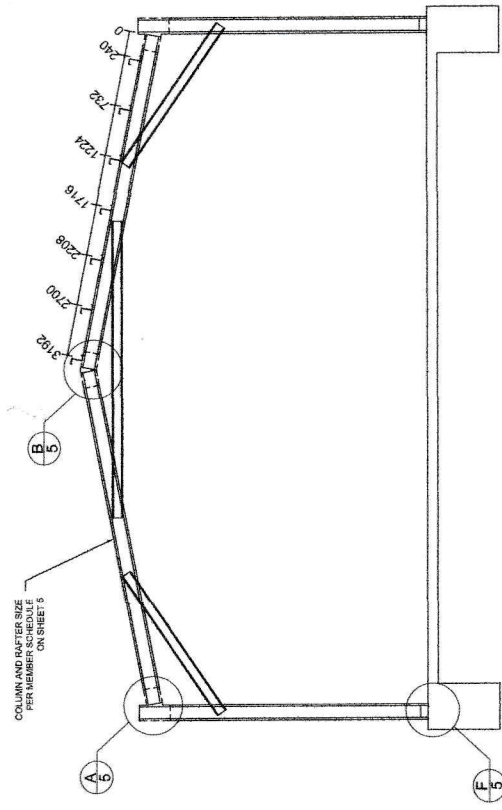
MEMBER LEGEND

C1	C15015
C2	2C15019
C3	C15024

ROOF STRAP BRACING TO BE CONNECTED TO THE PURLIN CLOSEST TO THE LINE OF THE END WALL MULLION
ROOF STRAP BRACING CAN BE PLACED FROM EITHER END OF THE BUILDING PROVIDING THE STRAP PATTERN REMAINS AS PER PLANS

			Mr Timothy Roy Messer BE MIEAust RPEQ Signature <i>T. Messer</i> Date 4/3/2024
			Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
STEEL BUILDING BY FOR DRAWN CHECKED DATE JOB NO. SHEET	(CONTACT) CARDINAL ROOFING AND SHEDS 07 42319696 COL MURIE LOT 3 BOWMAN CLOSE WONGA BEACH	Civil & Structural Engineers 50 Punari Street Curralong, Qld 4812 Fax: 07 4725 5650 Email: design@nceng.com.au ABN 34 1 008 173 56 Regn. No. 2529980 Regn. No. 9985 Regn. No. PE0002176 Regn. No. CC5648M	Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Professional Engineer (Civil & Structural) VIC Registered Engineer - (Civil) TAS Registered Engineer - (Civil) TAS
1 OF 08			

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1 INTERNAL FRAME SECTION
3 SCALE: 1 = 50

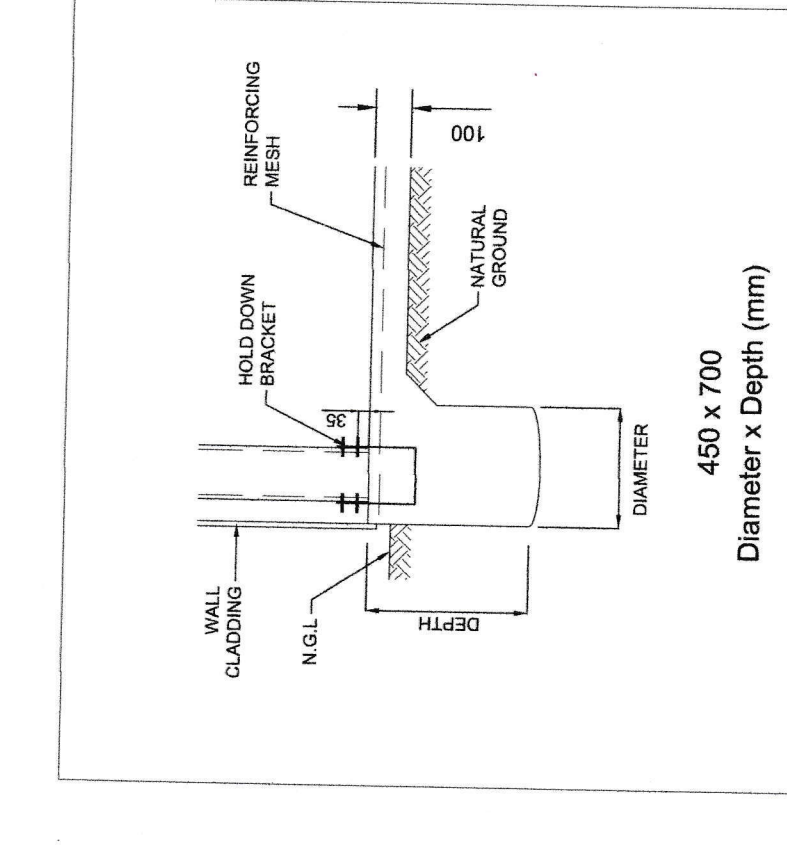
Refer to Sheet #4 for concrete specification.

STEEL BUILDING BY CARDINAL ROOFING AND SHEDS 07 42319696 COL MURIE LOT 3 BOWMAN CLOSE WONGA BEACH	(CONTACT) FOR AT	DRAWN FDB	CHECKED TM	DATE 4/3/2024	JOB NO. EDMT21298	SHEET 3 OF 8
		fair dinkum builds	SHED SAFE	Civil & Structural Engineers 50 Punari Street Currelong, Vic 4612 Fax: 07 4725 5660 Email: design@nceng.com.au ABN 341 008 173 56	Registered Chartered Professional Engineer Registered Professional Engineer (Structural) Q/LD Registered Certificate Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS	

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STRUCTURAL GENERAL NOTES

- COVERING CODE** : NATIONAL CONSTRUCTION CODE (NCC), CLASSING TO AS1170 - ALL SPECIFICATIONS, INCLUDING SUBSTITUTES AS NOTED, SHALL BE TO THE LATEST EDITION UNLESS OTHERWISE SPECIFICALLY NOTED.
 - BE LESS THAN 2000 SQM IN AREA (INCLUDING OR EXCLUDING FLOOR AREA).
 - BUILDINGS LOCATED ON A PAVEMENT OR USED IN CONNECTION WITH ENGINEERING PURPOSES.
 - PERSON PER 200 SQM OR 2 PERSONS MAXIMUM IN TOTAL, UNLESS OTHERWISE SPECIFIED IN THE JASBEA.
- STEEL CONNECTIONS** : THE ENGINEER HAS BEEN ADVISED THAT THE BUILDING IS TO BE CONSTRUCTED WITH STEEL FRAMING AND CONNECTIONS. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE.
- CONCRETE REQUIREMENTS** : THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE.
- FOUNDATION REQUIREMENTS** : THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE.
- REINFORCEMENT** : THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE.
- INSPECTIONS** : THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE.
- SOIL REQUIREMENTS** : THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE.
- CONCRETE REQUIREMENTS** : THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE. THE ENGINEER HAS REVIEWED THE DESIGN AND DETAILS SHOWN IN THE DRAWINGS AND HAS FOUND THEM TO BE ACCEPTABLE.
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N.G.L. - NATURAL GROUND LINE		SBOHDB	
Y		BORED LOCAL THICKENING DETAIL	
DIA. NO.		SBOHDB	
450 x 700		Diameter x Depth (mm)	
N.G.L. - NATURAL GROUND LINE		BORED LOCAL THICKENING DETAIL	
STEEL BUILDING BY		(CONTACT)	
FOR		CARDINAL ROOFING AND SHEDS	
AT		07 42319696	
DRAWN		FDB	
CHECKED		TM	
DATE		4/3/2024	
JOB NO.		EDMT21298	
SHEET		4 OF 8	

STEEL BUILDING BY (CONTACT) CARDINAL ROOFING AND SHEDS 07 42319696 COL MURIE LOT 3 BOWMAN CLOSE WONGA BEACH

PROJECT DESIGN CRITERIA	
ROOF LIVE LOAD:	0.25 kPa
BASIC WIND SPEED:	VR 65.0 m/s
PRIMARY SITE WIND SPEED:	VeHIB 55.8 m/s
SECONDARY WIND SPEED:	VeHIB 62 m/s
WIND REGION:	Reg C
TOPOGRAPHY FACTOR, Mt:	1
SHIELDING FACTOR, Ms:	1
MAX GROUND SNOW LOAD:	N/A
MAX ROOF SNOW LOAD:	N/A
SITE ALTITUDE:	N/A
TERRAIN CATEGORY:	Tcat 2/17
SOIL SAFE BEARING CAPACITY:	100 kPa
RETURN PERIOD:	1:500
LIMITING CPI 1:	0.64
LIMITING CPI 2:	0.48
IMPORTANCE LEVEL:	2

DETAIL KEYS	
(K1)	ENDWALL VERTICAL WALLION (SEE DETAIL C/5 FOR TOP CONN. AND F/3 FOR BASE CONN.)
(K2)	FLOORING PER DETAIL L/3
(K3)	X-BRACING IN ROOF ABOVE (SEE DETAIL A/6)
(K4)	DOUBLE X-BRACING IN ROOF ABOVE (SEE DETAIL A/4)

SCHEDULE OF OPENINGS			
DOOR	OPENING TYPE	HEBER OPENING ORT. JAMES	HEBER OPENING RATED
1	2340 x 2180	SINGLE Z500AF	YES
2	2340 x 2180	SINGLE Z500AF	YES
3	800	SINGLE	NO
4	1270 x 780	SINGLE	YES
5	1270 x 780	SINGLE	YES

NOTE: 1. VERIFY SHEET 1 FOR SOIL OPENING FRAME DIMENSIONS.
 2. ALL DOOR FRAME MEASUREMENTS ARE ACTUAL WINDOW SIZE NOT OPENING SIZE.
 *FULLER DOOR OPENING HEIGHT DEPENDENT ON FRAME BUILD LOCATION.

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 Regn. No. 9985
 Regn. No. PC000216
 Regn. No. CC2648M

Registered in the areas of practice of Civil & Structural Professional Engineers Register
 Date: 4/3/2024

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MEMBER AND MATERIAL SCHEDULE

1	END WALL RAFTER	Single C18015
2	C.S. FRAME RAFTER	Double C18012
3	END FRAME COLUMN (C1)	Single C18015
4	C.S. FRAME COLUMN (C2)	Double C18018
5	MULLION (C3)	Single C18024
6	DOOR (D1) JAMB	Z15024
7	DOOR (D2) JAMB	Z15024
8	C.S. FRAME ANGLE BRACE	Single C18012 @ 1.77 LONG 4 holes each end
9	KNEE BRACE HEIGHT UP COLUMN	1.50m
10	KNEE BRACE LENGTH UP RAFTER	1.35m
11	C.S. FRAME DREG BRACE	Single C18012 @ 2.87 LONG 2 holes each end
12	KNEE POSITION FROM RASTER END	1.50m
13	HOLD DOWN BRACKET (HDB) X 10 X 4.400 DEEP GAL PLAT	HOLD DOWN BRACKET (HDB) X 10 X 4.400 DEEP GAL PLAT
14	ANCHOR BRACKETS (IF REQ DETS)	100g Double 10x X 100 x 5.5 Gal Flat
15	STEEL ANCHOR BOLTS (IF PER DETS)	Steel Anchor 20mm x 100 Galv
16	EAVE PURLIN	C18010 (Eave Purlin Bracket 0mm from top of column)
17	TOP ROOF PURLIN SIZE	0.492 m. (7 rows) (Max Allow. 0.527m)
18	MAIN BLDG PURLIN LENGTH	3.52 m. (3 rows) (Max Allow. 0.376m)
19	MAIN BLDG PURLIN SPACING	3.52 m. (3 rows) (Max Allow. 0.376m)
20	MAIN BLDG SIDEWALL GIRT SPACING	3.52 m. (3 rows) (Max Allow. 0.376m)
21	MAIN BLDG SIDEWALL GIRT LENGTH	3.52 m. (3 rows) (Max Allow. 0.376m)
22	ENWALL GIRT SIZE	Z10010
23	ENWALL GIRT SPACING	0.718 m. (6 rows) (Max Allow. 0.677m)
24	MAIN BLDG ENWALL GIRT SPACING	3.58 m. (3.3m Overlap)
25	MAIN BLDG ENWALL GIRT LENGTH	14-13x22 New CG (SP 10' 5"16' Max Drive)
26	FRAME SCREW FASTENERS	Flanged Purlin 12x24 8 & 2 ZP
27	PURLIN GIRT FASTENERS	Purlin Assy M16x30 ZP
28	KBRACING STRAP AND FASTENERS	32 x 1.2mm Strap with 4 x 14g Tek Screws Each End
29	WALL COLOUR	DOVER WHITE
30	ROOF COLOUR	RASALT
31	ROLLER DOOR COLOUR	NIGHT SKY
32	P.A. DOOR COLOUR	NIGHT SKY
33	WINDOW COLOUR	NIGHT SKY
34	DOWNPIPE COLOUR	DOVER WHITE
35	GUTTER COLOUR	NIGHT SKY
36	CORNER FLASHING COLOUR	DOVER WHITE
37	JAMB FLASHING COLOUR	NIGHT SKY
38	OPENING FLASHING COLOUR	DOVER WHITE
39	FLY BRACING COLOUR	DOVER WHITE
40	DOOR JAMB HEIGHT	1.95
41	DOOR JAMB WIDTH	1.95

C.S. = CLASSSPAN *L.* = LEFT *R.* = RIGHT

A HAUNCH CONNECTION KZ1BB	B APEX CONNECTION AP21BB	C MULLION FIXING BRACKET MFA7	Dp PURLIN CONNECTION PPOCONSLD	Dg GIRT CONNECTION PPOCONSLD
E END WALL GIRT CONNECTION EGS-PH	F BASE CONNECTION HBB23			
Eg POSITIONING OF SCREWS TO WALL SHEETS	F BASE CONNECTION HBB23	K PERSONAL ACCESS PADD1	L FLY BRACING FBRZ	G ROOF SHEETING ROCI50
H WALL SHEET PROFILE W1CY4	I SIDE DOOR SUPPORT DFRS			
H WALL SHEET PROFILE W1CY4	I SIDE DOOR SUPPORT DFRS	K PERSONAL ACCESS PADD1	L FLY BRACING FBRZ	O EAVE PURLIN BRACKET
W WINDOW FRAME WADZ	U WINDOW FRAME ATTACHMENT DETAIL	X "Z" SECTION DOOR JAMB ZRDJBC	X "Z" SECTION DOOR JAMB EAVE PURLIN CONNECTION ZDEP100100	PH EPB-PH

(CONTACT)
CARDINAL ROOFING AND SHEDS
07 42319696
COL MURIE
LOT 3 BOWMAN CLOSE
WONGA BEACH

STEEL BUILDING BY FOR AT

DRAWN FDB

CHECKED TM

DATE 4/3/2024

JOB NO. EDMT21298

SHEET 5 OF 8

NORTHERN CONSULTING engineers
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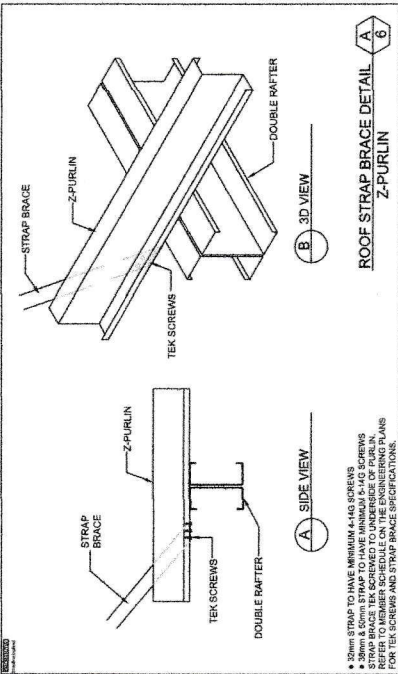
Mr Timothy Roy Messer BE MIEAust RPEQ
Signature
Date 4/3/2024

Registered Chartered Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Reg. No. 2558960
Reg. No. 9985
Reg. No. FE0002918
Reg. No. FE0002919
Reg. No. CC6484M

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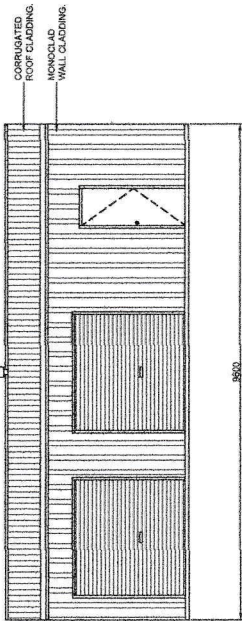


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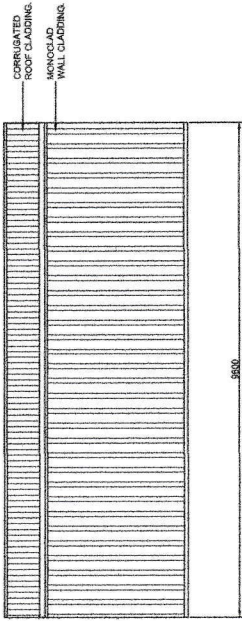


STEEL BUILDING BY CARDINAL ROOFING AND SHEDS (CONTACT) 07 42319696 COL MURIE LOT 3 BOWMAN CLOSE WONGA BEACH		fair dinkum builds™		Civil & Structural Engineers 50 Purand Street Curragoe, QLD 4812 Fax: 07 4725 5950 Email: design@nrceng.com.au ABN 341 008 173 56		Mr. Timothy Roy Messer BE MIEAust RPEQ Signature: <i>T. Messer</i> Date: 4/3/2024 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register	
DRAWN FDB		CHECKED TM		DATE 4/3/2024		JOB NO. EDMT21298	
SHEET 6 OF 8		SHED SAFE™		Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Consulting Engineer (Structural) N.T. Registered Engineer - (Civil) TAS		Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Consulting Engineer (Structural) N.T. Registered Engineer - (Civil) TAS	

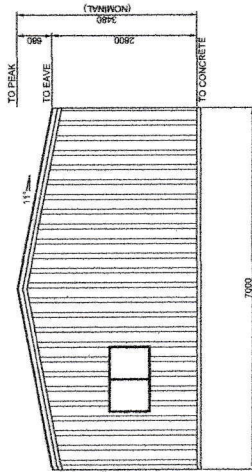
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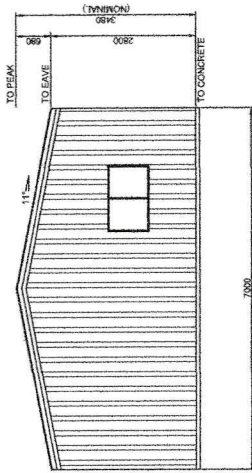
1
7
SIDEWALL EXTERIOR ELEVATION
SCALE: 1:100



2
7
SIDEWALL EXTERIOR ELEVATION
SCALE: 1:100



4
7
ENDWALL EXTERIOR ELEVATION
SCALE: 1:100



3
7
ENDWALL EXTERIOR ELEVATION
SCALE: 1:100

BUILDING COLOURS	
WALL	DOVER WHITE
ROOF	BASALT
ROLLER DOOR	NIGHT SKY
WINDOW	NIGHT SKY
WINDOOR	NIGHT SKY
ROOF VENT	BASALT
DOWNPIPE	DOVER WHITE
GUTTER	NIGHT SKY
FLASHING	DOVER WHITE
OFFERING FLASHING	DOVER WHITE

STEEL BUILDING BY
CARDINAL ROOFING AND SHEDS
FOR 07 42319696
AT
COL MURIE
LOT 3 BOWMAN CLOSE
WONGA BEACH

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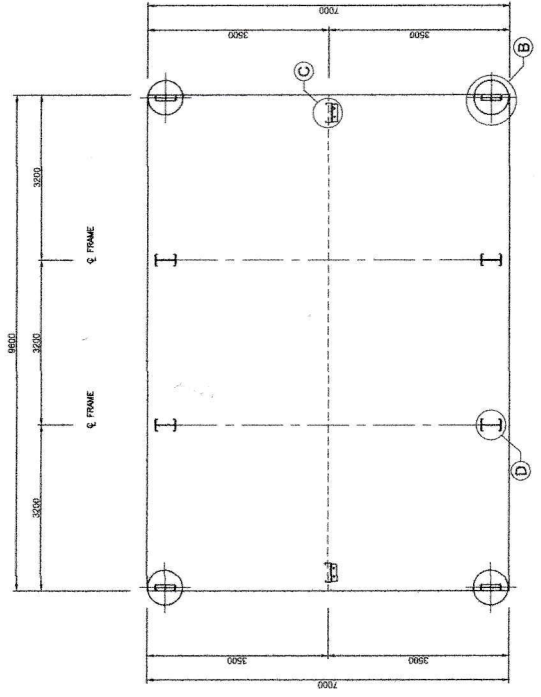
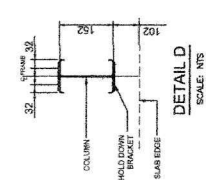
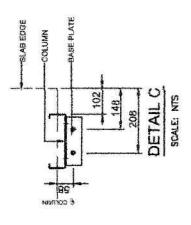
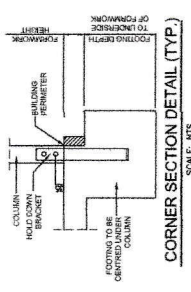
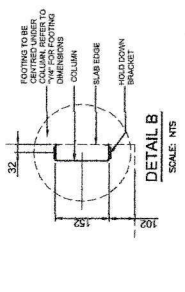
SHEET 7 OF 8

fair dinkum builds™
SAFE
SOUND

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Registered Structural Professional Engineer
Registered Professional Engineer (Civil & Structural) QLD
Registered Professional Engineer (Structural) N.T.
Registered Engineer - (Civil) VIC
Registered Engineer - (Civil) WA

Mr Timothy Roy Messer BE MIEAust RPEQ
Signature *T. Messer*
Date 4/3/2024
Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register

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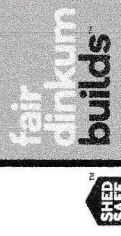
1 HOLD DOWN BRACKET LAYOUT
SCALE: 1 = 100

NOT PART OF COUNCIL APPLICATION DOCUMENTATION

STEEL BUILDING BY
CARDINAL ROOFING AND SHEDS
FOR 07 42319696

AT
COL MURIE
LOT 3 BOWMAN CLOSE
WONKA BEACH

DRAWN	FDB
CHECKED	TM
DATE	4/3/2024
JOB NO.	EDMT21298



IF YOU HAVE A ROLLER DOOR IN THE GABLE END OF YOUR SHED, CONTACT YOUR DISTRIBUTOR TO SEE IF MULLION NEEDS TO BE ROTATED FOR USE AS A DOOR JAMB.

BRACKET LAYOUT

Compliance certificate for building design or specification



This form is to be used by an appointed competent person for the purposes of section 10 of the *Building Act 1975* and sections 73 and 77 of the *Building Regulation 2021* (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

1. Property description

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

E.g. 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.

2. Description of aspects certified

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

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.

Street address (include number, street, suburb / locality and postcode)

Lot 3 Bowman Close
Wonga Beach
State: _____
Postcode : 4873

Lot and plan details (attach list if necessary)
Lot No: _____
SP/RP : _____

Local government area the land is situated in?

Steel Portal Frame Structure.

7m span x 9.6m O/A length x 2.8m eaves height.

Consisting of 3 bays at 3.2m spacing.

Australian Standards (list) AS/NZS 4600-2018, AS/NZS 1170.0, 1-2002, 1170.2-2021, 1170.3-2003, 1170.4-2007, AS2870-2011, AS3600-2018, AS5216-2021
2022 National Construction Code of Australia
NCC Building Classification = Class 10a
Region AS1170.2 = Reg C
Annual Probability Exceedance wind = 1:500
NCC Importance Level = 2
NCC Equivalent Wind class = N/A
Factor for Region = $F_c = 1.05$
Regional 3 s Gust Wind Speed for annual probability of exceedance $V_R = 65$ m/s
Wind directional multipliers for the 8 cardinal directions $M_d = 1.00$
Terrain/Height multiplier (Mz, Cat) = 0.90
Shielding Multiplier $M_s = 1$
Topographic multiplier $M_t = 1$
Design Wind Speed = 62 m/s
External Pressure Coefficient c_{pe} = Roof = -0.90, 0.20; Walls = -0.65, 0.70
Internal Pressure Coefficient c_{pi} = -0.64, 0.48
Design Roof Live Load = 0.25 kPa

	Reference Number/s	Date received
--	--------------------	---------------

LOCAL GOVERNMENT USE ONLY

	<p>7. Signature of appointed competent person</p> <p><small>This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design specification help.</small></p>
<p>Signature <i>T. Messer</i></p> <p>Mr Timothy Roy Messer</p> <p>Date 4/3/2024</p>	

	<p>6. Appointed competent person details</p> <p><small>Under Part 6 of the Building Regulation, a person must be assessed as a competent for the type of work (design specification) by the relevant building certifier.</small></p>
<p>Name (in full) Timothy Roy Messer</p> <p>Company name (if applicable) Northern Consulting Engineers</p> <p>Business phone number (07) 47 25 55 50</p> <p>Mobile number (07) 47 25 55 50</p> <p>Email address design@nceng.com.au</p> <p>Postal address 50 Punari Street, Curralong, QLD</p> <p>State QLD Postcode: 4812</p> <p>Licence class or registration type (if applicable) Structural and Civil</p> <p>Licence or registration number (if applicable) RPEQ 9985</p>	

	<p>5. Building certifier reference number and building development application number</p>
<p>Building certifier reference number</p> <p>Building development application number (if available)</p>	

	<p>4. Reference documentation</p> <p><small>Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</small></p>
<p>Drawing Nos: 'Fair Dinkum Builds' Structural Design Drawing</p> <p>TO BE READ IN CONJUNCTION WITH PAGES 1 TO 8</p> <p>FOR JOB NO. EDM121298 DATED : 4/3/2024</p> <p>Specifications:</p> <p>Computations:</p> <p>Test Reports:</p> <p>Other Documentation:</p>	