NORTH BURNETT
REGIONAL COUNCIL

Mailing Address: PO Box 390, Gayndah Qld 4625
Street Address: 34-36 Capper Street, Gayndah Qld 4625
Telephone: 1300 696 272
Facsimile: (07) 4161 1425
Email: admin@northburnett.qld.gov.au
Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

Your Reference:
Our Reference: DA220012

1 April 2022

Add A Shed Biloela
PO Box 20
WOWAN QLD 4702

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
47 ARCHER STREET, MONTO
(Given under section 56(4) of the *Planning Act 2016*)

Thank you for your concurrence agency referral for the following premises which was properly referred on 18 March 2022. The North Burnett Regional Council has assessed the referral against the relevant matters of its jurisdiction and has made a decision as follows:

Applicant details

Applicant name:	Add A Shed Biloela
Applicant contact details:	PO Box 20 WOWAN
Email:	ranbuildbiloela@gmail.com
Phone:	4992 4444
Mobile:	

Site details

Street address:	47 ARCHER STREET, MONTO
Real property description:	7SP324118

Application details

Application No:	DA220012
Date of Decision	1 April 2022
Proposed development:	Development Permit for Building Works

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Description of Proposal
Building Work - assessable against planning scheme	Development Permit	Shed - Design and Siting
Concurrence Agency	Development Permit	Building over or near relevant infrastructure

Referral triggers

The development application was referred to the Council under the following provisions of the *Planning Regulation 2017*

Referral trigger	Schedule 9 – Building work assessable against the *Building Act* Part 3 Division 2 Table 1 Particular class 1 and 10 building and structures involving possible amenity and aesthetic impact Schedule 9 – Building work assessable against the *Building Act* Part 3 Division 3 Table 7 Building work over or near infrastructure relating to QDC Part 1.4

Decision

Decision Details:	The North Burnett Regional Council advises the assessment manager that; The development approval must be subject to stated development conditions set out in Attachment 1.

Conditions

This approval is subject to the conditions in Attachment 1.

The North Burnett Regional Council advises the assessment manager that the conditions must be attached to any development approval for the application in accordance with section 56 of the *Planning Act 2016* and that under section 62(b) of the *Planning Act 2016.* The assessment manager must attach this response to any approval for the development.

Reasons for decision to impose conditions

Under section 56 (7)(c) of the *Planning Act 2016*, the North Burnett Regional Council is required to set out reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved Plans and Specifications

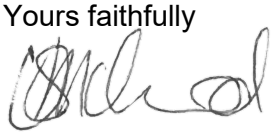
Document No./ Reference	Title (prepared by)	Date
Plan 47	Site Plan by FH	
414543-GA Rev A page 1/2	General Arrangement by Ranbuild	
414543-GA Rev A page 2/2	General Arrangement by Ranbuild	
ENG1/1-2074-007017	Steel Frame Diagrams by Ranbuild	1/3/2022
ENG2/1-2074-007017	Steel Frame Schedule and Notes by Ranbuild	1/3/2022
ENG3/1-2074-007017	Connection Details by Ranbuild	1/3/2022
ENG3/2-2074-007017	Connection Details by Ranbuild	1/3/2022
ENG4/1-2074-007017	RC Floor Plan & Bored Pier Details by Ranbuild	1/3/2022
ENG4/2-2074-007017	RC Floor Plan & Bored Pier Details by Ranbuild	1/3/2022
ENG5/1-2074-007017	Isolated Bored Pier Details by Ranbuild	1/3/2022
ENG5/2-2074-007017	Isolated Bored Pier Details by Ranbuild	1/3/2022
ENG6/1-2074-007017	RC Floor Plan & Integral Pad Footing Details by Ranbuild	1/3/2022

ENG6/2-2074-007017	RC Floor Plan & Integral Pad Footing Details by Ranbuild	1/3/2022
ENG7/1-2074-007017	RC Slab Plan by Ranbuild	1/3/2022

Giving of the Notice
Under section 56(4) of the *Planning Act 2016*, this notice of referral agency response has been issued (where applicable) to the applicant and the assessment manager of the application.

Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully



Lyn McLeod
Development Officer

Enc: Attachment 1-conditions to be imposed
Attachment 2-reasons for decision to impose conditions
Attachment 3-appeal rights
Attachment 4-plans

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Attachment 1 – Conditions to be imposed by Concurrency Agency

No.	Conditions
General	
1.	Unless otherwise stated in a particular condition, all conditions must be completed prior to the completion of building works, or issue of a final certificate, whichever is the sooner, unless otherwise agreed to in writing by the Concurrence Agency.
Design and Siting	
2.	The approved shed must be sited a minimum 2 metres from the north-western property boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 200m^2
4.	The overall height of the approved shed must not exceed 7.5 metres from natural ground level.
5.	Utilise colours in the development that are sympathetic to the surrounding environment and avoid excessive brightness, contrast, colour intensity, and reflectivity. In this regard, materials/colours on the roof and wall of the structures must not reflect glare into the habitable rooms of any dwelling on surrounding allotments.
Building near or over relevant infrastructure	
6.	The applicant is to supply CCTV recordings of the sewer main to Council before work commences. Approval from Council's Water and Wastewater Manager is required prior to commencement of construction. Council may choose to carry out repairs to the main, at its cost, before approval is given for construction to start. The cost of the CCTV inspection is at the owner's expense.
7.	Upon completion of the building works and before a building final certificate form 21 is issued, the applicant is to supply CCTV recordings of the sewer main to Council. This recording must be conducted after completion of the building work for the purpose of determining if any damage has occurred to the main during construction. Any rectification work required at this time will be at the applicant's cost. The cost of the CCTV inspection is at the owner's expense.
8.	Provide a site-specific design demonstrating compliance with the performance requirements of Queensland Development Code (QDC) MP1.4 Building Over or Near Relevant Infrastructure certified by a Registered Professional Engineer of Queensland (RPEQ) prior to commencement of building works.
Use	
9.	The approved shed is to be used for private/domestic purposes only. The approved structure must not be used as a separate domicile/dwelling or used for any industrial/business use unless valid development approvals are granted for such uses. To this end, the use of any of the approved building/s associated with this approval must be ancillary and incidental to the predominant use of the site for a Dwelling Unit
10.	The approved shed must not be used for habitable purposes.

Attachment 1B – Advice Notes

A.	This Concurrence Agency Response does not represent a development approval for Building Works under the *Building Act 1975.*
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this assessment pertains to the approval of a class 10 building only (defined as Domestic Carport, Shed and Garage (10a)). It is recommended that clarification from a Building Certifier be sought to ensure that an appropriate building classification is applied to align with the building size, purpose, use and intent of operations within the building.

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Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are: To ensure the development is carried out generally in accordance with the plans of development submitted with the application.

- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.4
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.

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Attachment 3 – Approved Plans

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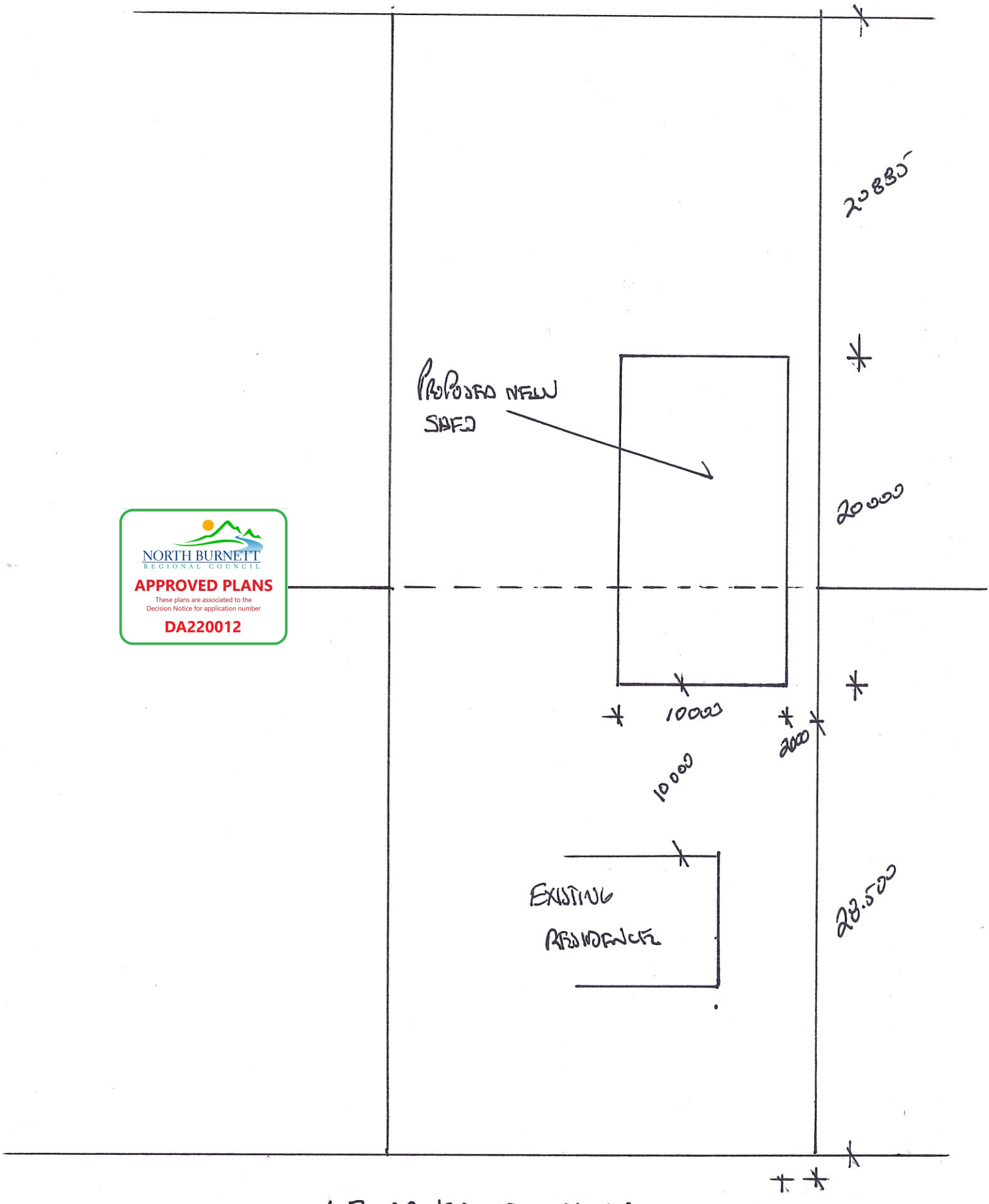
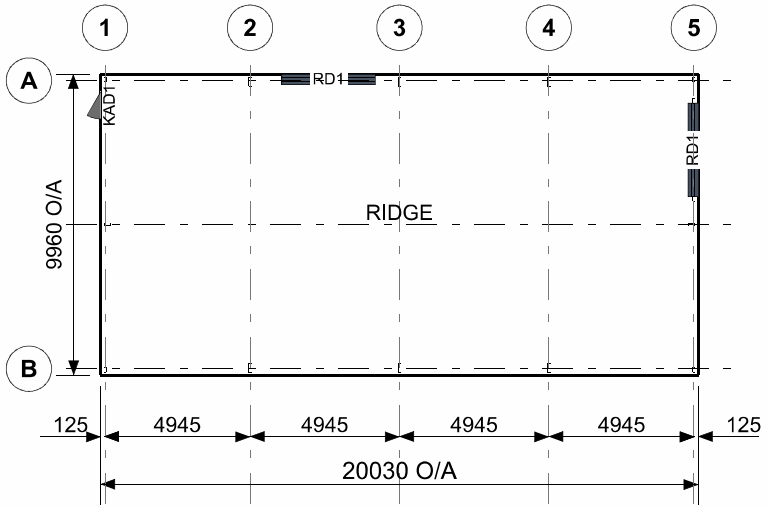
Please refer to the following pages for approved plans.

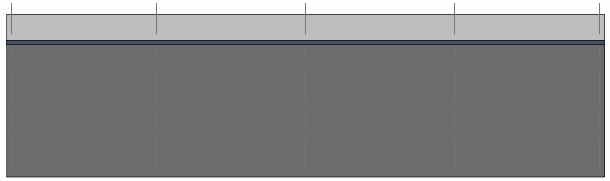
PLAN 47
DRAWN BY FH
SCALE 1 – 300



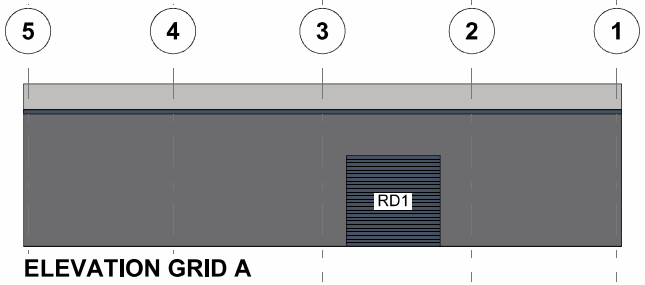
47 ARCHER ST MONTO



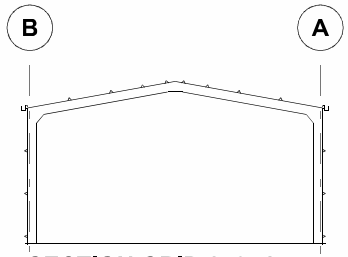
GROUND FLOOR PLAN



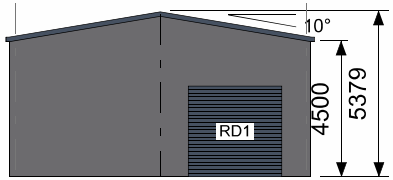
ELEVATION GRID B



ELEVATION GRID A



SECTION GRID 2, 3, 4



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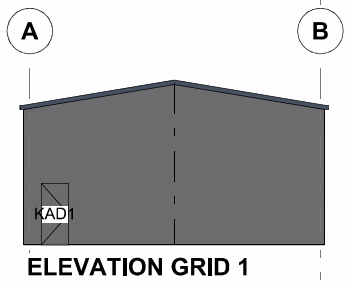


ELEVATION GRID 1

NORTH BURNETT REGIONAL COUNCIL

APPROVED PLANS

These plans are associated to the Decision Notice for application number

DA220012

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	SH
WALLS	TRIMDEK 0.35 BMT	CB	BY
CORNERS	-	CB	BY
BARGE	-	CB	DO
GUTTER	EMLINE	CB	DO
DOWNPIPE	90x90	PV	WT

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
2	RD1	CSI Rollmasta, R.D, Residential "R1R", 2925 high x 3100 wide Clear Opening C/B
1	KAD1	Premium (TA650DO) Access Door Kit, C/B (BG). (Not Available in WA)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING
BIG G
9960 SPAN x 4500 EAVE x 20030 LONG

TITLE
GENERAL ARRANGEMENT

SCALE	DRAWING NUMBER	REV	PAGE
A4 SHEET 1:250	**414543-GA**	**A**	**1/2**

IMPORTANT

AT CLIENT REQUEST, THE ENGINEERING DESIGN FOR THIS BUILDING MAY NOT REFLECT THE BUILDING AS ORDERED AND INDICATED ON THIS ARCHITECTURAL DRAWING, BUT RATHER THE END USE OR CONFIGURATION OF THE COMPLETED BUILDING.

DETAILS PROVIDED BY THE CLIENT ARE AS FOLLOWS:

OPEN FULL INTERNAL PRESSURE

RANBUILD

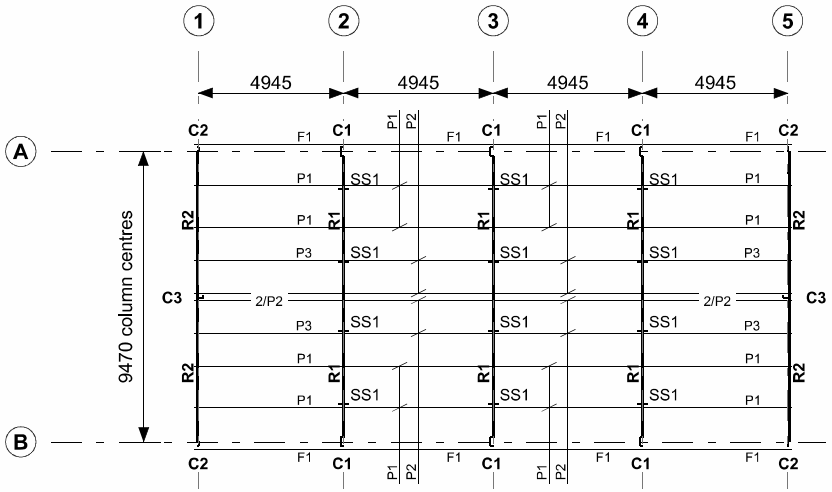
NORTH BURNETT
REGIONAL COUNCIL

APPROVED PLANS

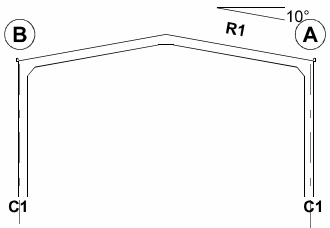
These plans are associated to the
Decision Notice for application number

DA220012

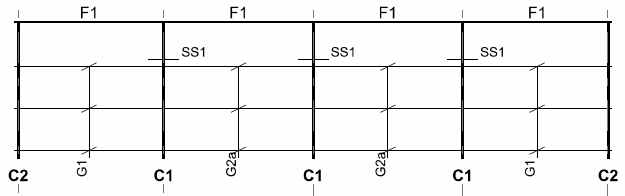
SCALE	REV
A4 SHEET 1:250	**A**
DRAWING NUMBER	PAGE
414543-GA	**2/2**



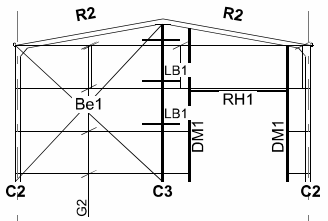
ROOF PLAN



SECTION GRID 2, 3, 4



ELEVATION GRID B



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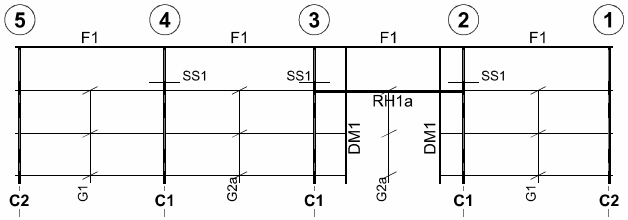
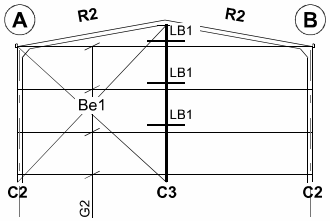


ELEVATION GRID A



ELEVATION GRID 1

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
These plans are associated to the Decision Notice for application number
DA220012

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-7017
STEEL FRAME SCHEDULE	ENG2-7017
FRAME CONNECTONS	ENG3-7017
RC FLOOR & BORED PIER	ENG4-7017
ISOLATED BORED PIER	ENG5-7017
RC FLOOR & INTEGRAL PADS	ENG6-7017
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-7017

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING TYPE
Big G

BUILDING DIMENSION
9960S x 4500E x 20030L

TITLE
STEEL FRAME DIAGRAMS

APPROVED
1/03/2022

MIEAust, RPEQ 5527, CC57110, 112294

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:250	ENG1/1-2074-007017

STRUCTURAL STEELWORK SCHEDULE			CONNECTIONS		
MARK	DESCRIPTION	SECTION	BASE	EAVES	TOP
C1	COLUMN - MAIN	C30024	FB4	KN4	
C2	COLUMN - CORNER	C15015	FB1	KN1	
C3	COLUMN - E/W, PARTITON	C20024	EB2	ER1	
R1	RAFTER - MAIN	C30024		KN4	AP4
R2	RAFTER - END WALL	C15010		KN1	AP1
DM1	MULLION - ROLLER DOOR	C15010	MB1	MF1	
RH1	HEAD - ROLLER DOOR	TS6175+TS96075			
RH1a		TS6175+TS96100			
Be1	BRACING - END WALL	35x1.5 strap	SB1		
Br	BRACING - ROOF	DIAPHRAGM			
Bw	BRACING - SIDE WALL	DIAPHRAGM			
SS1	BRACE - LATERAL FLY	100x0.4 STRAP +	SS1		
LB1	BRACE - LATERAL FLY	100x0.4 STRAP	LB1		
F1	FASCIA	C15012		FK1	
P1	PURLIN - PERIPHERY	TS96100 @ 1400	BC1, 2		
P2	PURLIN - INTERNAL	TS96100 @ 1400	BC1, 2		
P3	PURLIN - END	TS96100 @ 1400	BC1, 2		
G1	GIRT - END BAY	TS96100 @ 1500	BC1, 2		
G2	GIRT - END WALL / INT. BAY	TS96075 @ 1500	BC1, 2		
G2a		TS96100 @ 1500	BC1, 2		

GENERAL

- THIS IS A STANDARDISED DESIGN SUITABLE FOR LIGHT INDUSTRIAL, COMMERCIAL & RURAL BUILDINGS TO STANDARDS & REQUIREMENTS PROVIDED BY RANBUILD.
- THESE DRAWINGS WILL BE READ IN CONJUNCTION WITH ALL ARCHITECHTURAL & OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- ANY DISCREPANCY SHALL BE REFERED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH RELEVANT & CURRENT SAA CODES & WITH BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
- ALL DIMENSIONS SHOWN SHOULD BE VERIFIED BY THE BUILDER ON SITE. ENGINEERS DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS & EXCAVATIONS STABLE AT ALL TIMES.
- UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES & ALL DIMENSIONS ARE IN MILLIMETRES.
- THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT SAA CODES & NORMAL ENGINEERING PRACTICE.
- ARCHITECTURAL ELEMENTS TO HAVE A MINIMUM OF 20mm CLEARANCE OF THE STRUCTURE & ARE TO BE ARTICULATED.
- IT IS COMMON SENSE TO WORK SAFELY AND TO PROTECT YOURSELF AND OTHERS FROM ACCIDENTS ON SITE. TO DO THIS, YOU MUST ENSURE YOU HAVE IN PLACE SAFE WORK PRACTICES AND APPROPRIATE EQUIPMENT. SAFETY INVOLVES PERSONAL PROTECTION OF EYES, OF SKIN(FROM SUNBURN) AND OF HEARING(FROM NOISE). FALL PROTECTION MUST ALSO BE IN PLACE AS APPLICABLE INCLUDING SAFETY MESH, PERSONAL HARNESSES AND PERIMETER GUARDRAILS. IT IS RECOMMENDED THAT YOU FAMILIARIZE YOURSELF WITH APPLICABLE LAWS, REGULATIONS, RULES, GUIDELINES, CODES OF PRACTICE AND STANDARDS AND THAT YOU ADHERE STRICTLY TO THEM.

STRUCTURAL STEEL SPECIFICATION

- ALL STRUCTURAL STEELWORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SAA CODES & SPECIFICATIONS.
  AS4100 STEEL STRUCTURES CODE
  AS/NZS 4600 COLD FORMED STEEL STRUCTURES CODE.
  AS1511 HIGH STRENGTH STRUCTURAL BOLTING.
  AS1111 COMMERCIAL BOLTS & SCREWS.
  AS2887 FARM STRUCTURES (WHERE APPLICABLE).
- PROPRIETARY PRODUCTS ARE TO BE IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS INSTRUCTIONS.

HIGH STRENGTH BOLTS

- CONNECTIONS WITH 8.8S BOLTS SPECIFIED ARE DESIGNED AS FRICTION TYPE JOINTS & BOLTS, NUTS & WASHERS SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1252.
- HIGH STRENGTH FRICTION GRIP BOLTS TO BE INSTALLED IN ACCORDANCE WITH AS1511 & TENSIONED BY AN APPROVED METHOD TO PRODUCE THE FOLLOWING SHANK TENSIONS.

BOLT SIZE	SHANK TENSION (kN)
M12	50
M16	90

- FOR THIS DESIGN AN ACCEPTABLE TENSIONING METHOD IS SNUG TIGHT (PODGER SPANNER TIGHT) PLUS HALF A TURN.

COLD FORMED STEEL FRAMING

- ALL STRUCTURAL STEEL FRAMING TO BE MANUFACTURED FROM HOT DIP ZINC COATED STEEL CONFORMING TO AS1397 U.N.O.
- MATERIAL GRADES SHALL BE AS FOLLOWS:-
  1.0 BMT - GRADE G550, Z350
  1.2 BMT - GRADE G500, Z350
  1.5 BMT TO 3.0 BMT - GRADE G450, Z350
- PURLIN/GIRT ARRANGEMENT - TOPHAT TYPE BATTENS TEK SCREWED DIRECTLY TO THE FRAME SECTIONS WITH FLY BRACES AS SPECIFIED.

FRAME ASSEMBLY

- CORRECT FRAME ASSEMBLY IS IMPORTANT TO ACHIEVE OPTIMUM PERFORMANCE OF THE STRUCTURE
- FULLY TENSION BOLTS AT KNEE & APEX JOINTS AS SPECIFIED BEFORE STANDING FRAMES.
- FULLY TENSION BOLTS AT BASE CONNECTIONS AS SPECIFIED IMMEDIATELY AFTER STANDING THE FRAME.
- ROOF & WALL BRACING PROVIDE STRUCTURAL STABILITY WHERE SPECIFIED & MUST BE INSTALLED BEFORE THE CLADDING.

ROOF & WALL CLADDING

- ROOF & WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH AS1562 & THE MANUFACTURERS INSTRUCTIONS TO THE SAME WIND LOAD RATING AS THE BUILDING STRUCTURE.
- THE ROOF & WALL CLADDING FORMS AN INTEGRAL PART OF THE STRUCTURE & SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER WHO ASSUMES FULL RESPONSIBILITY FOR THE DESIGN.

DOORS & WINDOWS

ALL DOORS AND WINDOWS SHALL HAVE THE SAME CYCLONIC WIND LOAD RATING AS THE REST OF THE BUILDING ENVELOPE, INCLUDING RESISTANCE TO FLYING DEBRIS AS SPECIFIED IN AS1170.2:2011 AND AS/NZS 4505-2012. DOORS AND WINDOWS SHALL BE CLOSED DURING STORMS. DOORS SHALL BE INSTALLED WITH WIND LOCKS IN CYCLONIC AREAS. SUPPORTING DOCUMENTATION INCLUDING TEST REPORTS SHALL BE AVAILABLE FROM DOORS AND WINDOWS MANUFACTURERS TO CONFIRM LOAD RATING AND ENSURE COMPLIANCE WITH ABOVE MENTIONED STANDARDS AND BCA. DOORS ARE ALSO REQUIRED TO BE SUPPLIED WITH A STICKER THAT SHOWS A RANGE OF INFORMATION INCLUDING THE DESIGN PRESSURE OF THE DOOR ACCORDING TO AS/NZS 4505-2012 REQUIREMENTS.

DESIGN LOADING

- THE STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOAD CONDITIONS IN ACCORDANCE WITH AS/NZS 1170.0, 1, 2, 3

IMPORTANCE LEVEL	2
AS 1170.2 REGION	A
TERRAIN CATEGORY	2.5
Ms	1.0
Mt	1.0
INTERNAL PRESSURE Cpi	-0.65 or +0.7 (OPEN)
ROOF DEAD LOAD	SELF WEIGHT ONLY
ROOF LIVE LOAD	0.25 kPa PLUS 1.4 kN
FLOOR LIVE LOAD	RESIDENTIAL 3kPa
SITE CLASS	M (CLAY)

CERTIFICATION

I CERTIFY THE DESIGN OF THIS STEEL FRAMED BUILDING IS STRUCTURALLY ADEQUATE, MEETS SERVICABILITY REQUIREMENTS AND COMPLIES WITH THE RELEVANT REGULATIONS, WITH ALL AMMENDMENTS CURRENT TO DATE.
I FURTHER CERTIFY THE PROPOSED STEEL STRUCTURE WILL BE STRUCTURALLY ADEQUATE WHEN CONSTRUCTED TO GOOD BUILDING PRACTISES, IN ACCORDANCE TO RANBUILD ASSEMBLY GUIDES AND THESE DRAWINGS.

Mark Eiser
MIEAust, RPEQ 5527, CC57110, 112294 ES, NER, PE 0003680
PEZE PTY LTD Date: 1/03/2022

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
These plans are associated to the Decision Notice for application number
DA220012

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CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

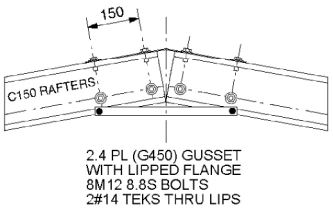
BUILDING TYPE
Big G

BUILDING DIMENSION
9960S x 4500E x 20030L

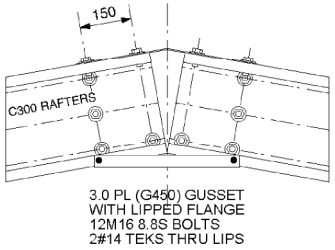
TITLE
STEEL FRAME SCHEDULE AND NOTES

APPROVED
1/03/2022
Mark Eiser
MIEAust, RPEQ 5527, CC57110, 112294

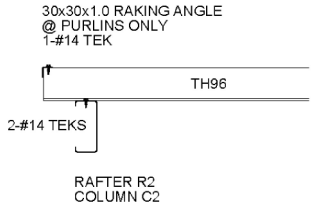
DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A		ENG2/1-2074-007017



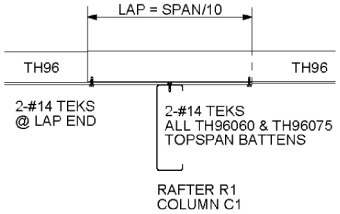
APEX CONNECTION - AP1



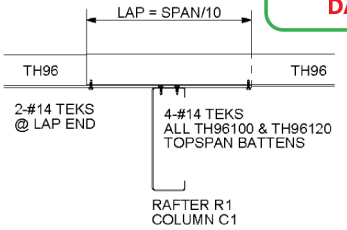
APEX CONNECTION - AP4



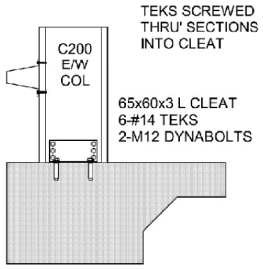
BATTEN CONNECTION - BC1



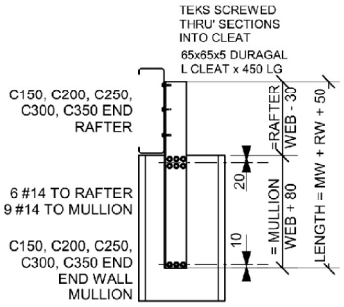
BATTEN CONNECTION - BC2



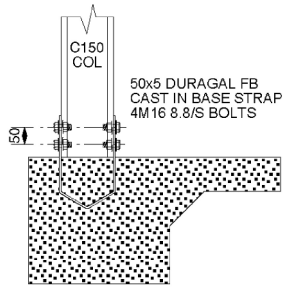
BATTEN CONNECTION - BC3



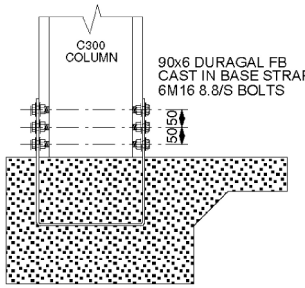
E/W COLUMN BASE - EB2



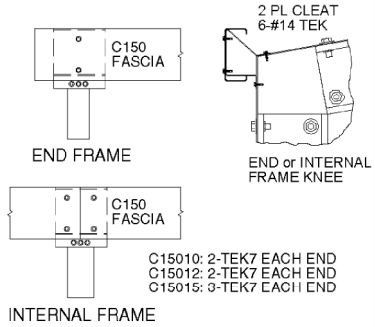
E/W COLUMN TO RAFTER CONNECTION ER1



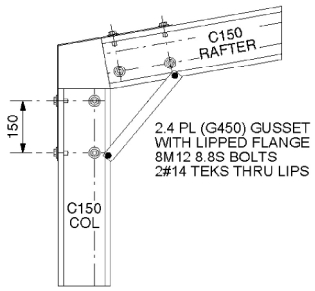
FIXED BASE - FB1



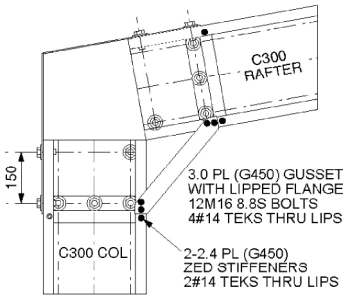
FIXED BASE - FB4



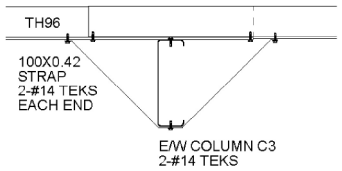
FASCIA CONNECTION - FK1



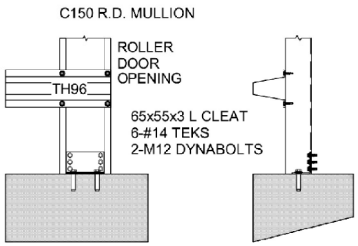
KNEE CONNECTION - KN1



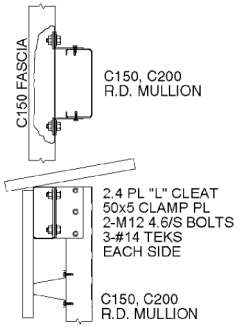
KNEE CONNECTION - KN4



LATERAL BRACE DET - LB1



RD MULLION BASE - MB1



RD MULLION/FASCIA - MF1

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-7017
STEEL FRAME SCHEDULE	ENG2-7017
FRAME CONNECTONS	ENG3-7017
RC FLOOR & BORED PIER	ENG4-7017
ISOLATED BORED PIER	ENG5-7017
RC FLOOR & INTEGRAL PADS	ENG6-7017
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-7017

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING TYPE
Big G

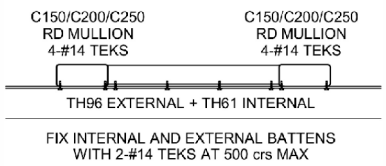
BUILDING DIMENSION
9960S x 4500E x 20030L

TITLE
CONNECTION DETAILS

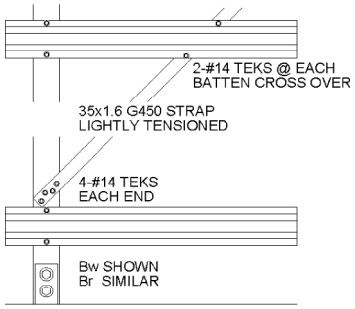
APPROVED
1/03/2022

Mark Ewin
MIEAust, RPEQ 5527, CC57110, 112294

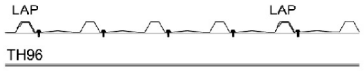
DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:20	ENG3/1-2074-007017



RH HEAD - RH1

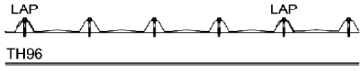


STRAP BRACING - SB1



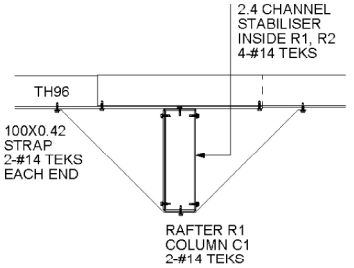
TRIMDEK/MULTICLAD PROFILE
PAN FIXED
NORMAL 0.35 BMT (MIN), 4 #10-16 x 16 TEKS PER SHEET
CYCLONIC 0.35 BMT (MIN), 4 #14-10 x 25 TEKS PER SHEET

WALL CLADDING
SHEAR DIAPHRAGM - SD1



CREST FIXED
NORMAL 0.35 BMT (MIN) 4-#12-14 x 45 TEKS PER SHEET
CYCLONIC 0.42 BMT (MIN) 4-#14-10 x 65 TEKS PER SHEET

ROOF CLADDING
SHEAR DIAPHRAGM - SD2



SECTION STABILISER DET - SS1

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
These plans are associated to the Decision Notice for application number
DA220012

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-7017
STEEL FRAME SCHEDULE	ENG2-7017
FRAME CONNECTONS	ENG3-7017
RC FLOOR & BORED PIER	ENG4-7017
ISOLATED BORED PIER	ENG5-7017
RC FLOOR & INTEGRAL PADS	ENG6-7017
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-7017

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING TYPE
Big G

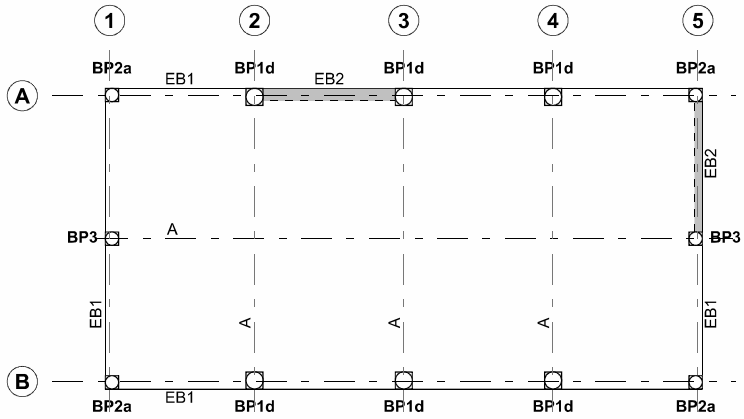
BUILDING DIMENSION
9960S x 4500E x 20030L

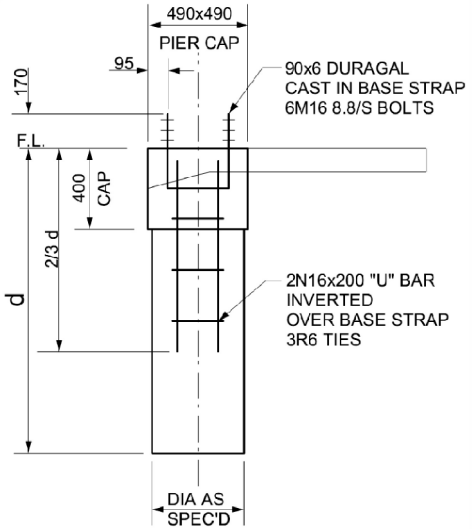
TITLE
CONNECTION DETAILS

APPROVED
1/03/2022

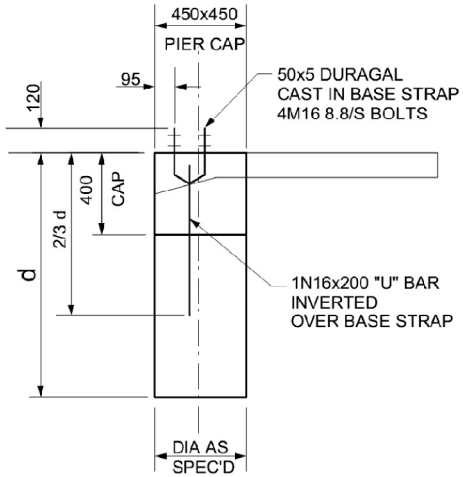
Mark Evans
MIEAust, RPEQ 5527, CC57110, 112294

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:20	ENG3/2-2074-007017

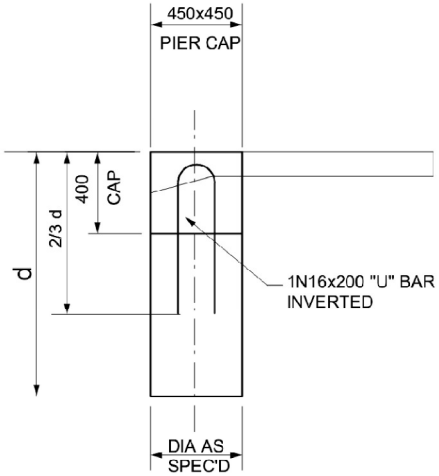




TYP DET BP1d



TYP DET BP2a



TYP DET BP3

BORED PIERS WITH RC FLOOR

BORED PIERS CAST WITH RC FLOOR AND EDGE BEAM, AND ARE ECONOMICALLY SUITED FOR SHEDS ON CLAYEY GROUND. THE DESIGNS SHOWN ARE SUITABLE ONLY WITH THE CONCRETE FLOOR AND EDGE BEAMS, AND ARE NOT SUITABLE FOR ISOLATED PIERS WITH AN EARTH FLOOR OR SIMILAR.

- PIERS TO BE TAKEN THROUGH ANY FILL MATERIAL AND FOUNDED IN STIFF CLAY WITH A MINIMUM SAFE BEARING CAPACITY OF 100 kPa AND A SHAFT ADHESION OF 20 kPa.
- PROVIDE REINFORCEMENT AS SPECIFIED AND LOCATE COLUMN BASE CONNECTORS ACCURATELY AS SHOWN.

REFERENCE

SEE SLAB DETAIL DRAWING FOR:-

- SITE FOUNDATION CLASSIFICATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES
- SLAB ON GRADE NOTES
- DETAIL S1/EB1 - SLAB EDGE TYPE 1
- DETAIL S1/EB2 - SLAB EDGE TYPE 2
- DETAIL S1/A - SLAB CONTROL JOINT
- DETAIL S1/C - SLAB CONSTRUCTION JOINT

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
These plans are associated to the Decision Notice for application number
DA220012

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-7017
STEEL FRAME SCHEDULE	ENG2-7017
FRAME CONNECTONS	ENG3-7017
RC FLOOR & BORED PIER	ENG4-7017
ISOLATED BORED PIER	ENG5-7017
RC FLOOR & INTEGRAL PADS	ENG6-7017
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-7017

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING TYPE
Big G

BUILDING DIMENSION
9960S x 4500E x 20030L

TITLE
RC FLOOR PLAN & BORED PIER DETAILS

APPROVED
1/03/2022

MIEAust, RPEQ 5527, CC57110, 112294

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG4/1-2074-007017

BORED PIER WITH RC FLOOR SCHEDULE

CENTRE LINE REFERENCE	FRAME REFERENCE(S)	LABEL	STRAP	DIA x DEPTH
A	1, 5	BP2a	SGBS15	300 x 600
A	2, 3, 4	BP1d	SGBS30	300 x 750
AB	1, 5	BP3		300 x 600
B	1, 5	BP2a	SGBS15	300 x 600
B	2, 3, 4	BP1d	SGBS30	300 x 750

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
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DA220012

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-7017
STEEL FRAME SCHEDULE	ENG2-7017
FRAME CONNECTONS	ENG3-7017
RC FLOOR & BORED PIER	ENG4-7017
ISOLATED BORED PIER	ENG5-7017
RC FLOOR & INTEGRAL PADS	ENG6-7017
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-7017

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING TYPE
Big G

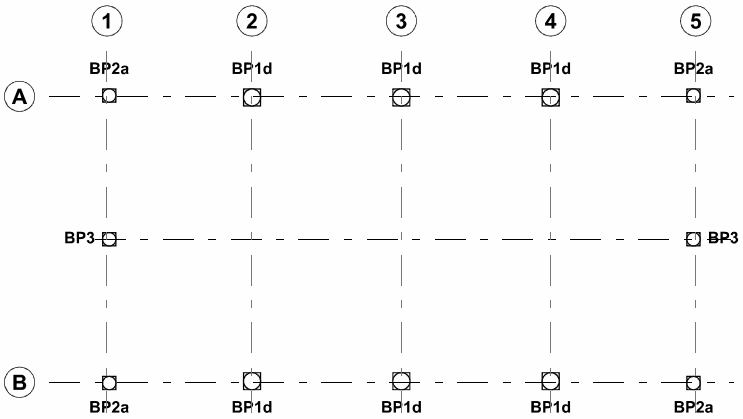
BUILDING DIMENSION
9960S x 4500E x 20030L

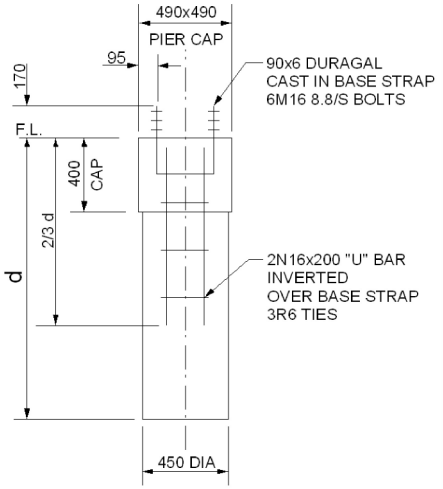
TITLE
RC FLOOR PLAN & BORED PIER DETAILS

APPROVED
1/03/2022

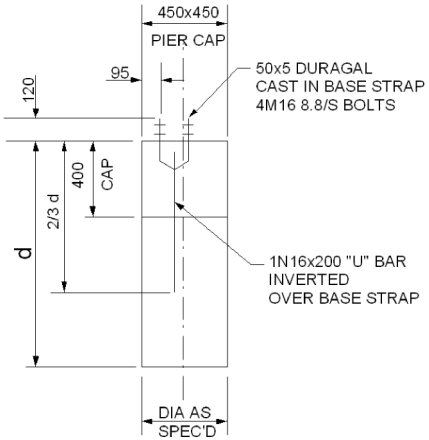
MIEAust, RPEQ 5527, CC57110, 112294

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG4/2-2074-007017

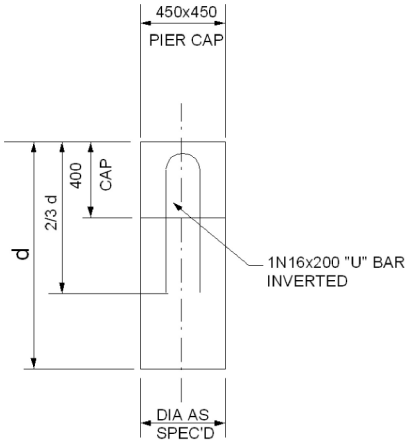




TYP DET BP1d



TYP DET BP2a



TYP DET BP3

ISOLATED BORED PIERS

ISOLATED BORED PIERS ARE ECONOMICALLY SUITED FOR SHEDS ON CLAYEY GROUND. THE DESIGNS SHOWN ARE SUITABLE FOR ISOLATED PIERS WITH AN EARTH FLOOR OR SIMILAR.

- PIERS TO BE TAKEN THROUGH ANY FILL MATERIAL AND FOUNDED IN STIFF CLAY WITH A MINIMUM SAFE BEARING CAPACITY OF 100 kPa AND A SHAFT ADHESION OF 20 kPa.
- PROVIDE REINFORCEMENT AS SPECIFIED AND LOCATE COLUMN BASE CONNECTORS ACCURATELY AS SHOWN.

REFERENCE

REFER TO THE FOLLOWING NOTES:-
- SITE FOUNDATION CLASSIFICATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
These plans are associated to the Decision Notice for application number
DA220012

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-7017
STEEL FRAME SCHEDULE	ENG2-7017
FRAME CONNECTONS	ENG3-7017
RC FLOOR & BORED PIER	ENG4-7017
ISOLATED BORED PIER	ENG5-7017
RC FLOOR & INTEGRAL PADS	ENG6-7017
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-7017

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING TYPE
Big G

BUILDING DIMENSION
9960S x 4500E x 20030L

TITLE
ISOLATED BORED PIER DETAILS

APPROVED
1/03/2022
Mark Ervin
MIEAust, RPEQ 5527, CC57110, 112294

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG5/1-2074-007017

ISOLATED BORED PIER SCHEDULE

CENTRE LINE REFERENCE	FRAME REFERENCE(S)	LABEL	STRAP	DIA x DEPTH
A	1, 5	BP2a	SGBS15	300 x 750
A	2, 3, 4	BP1d	SGBS30	300 x 1650
AB	1, 5	BP3		300 x 750
B	1, 5	BP2a	SGBS15	300 x 750
B	2, 3, 4	BP1d	SGBS30	300 x 1650

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
These plans are associated to the Decision Notice for application number
DA220012

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-7017
STEEL FRAME SCHEDULE	ENG2-7017
FRAME CONNECTONS	ENG3-7017
RC FLOOR & BORED PIER	ENG4-7017
ISOLATED BORED PIER	ENG5-7017
RC FLOOR & INTEGRAL PADS	ENG6-7017
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-7017

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING TYPE
Big G

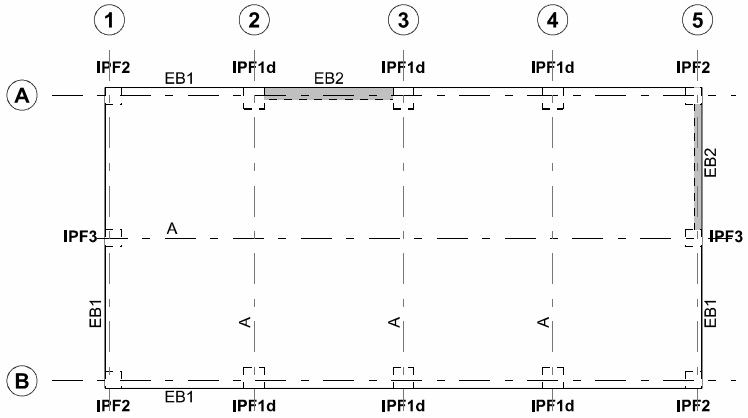
BUILDING DIMENSION
9960S x 4500E x 20030L

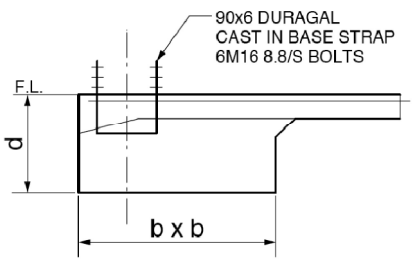
TITLE
ISOLATED BORED PIER DETAILS

APPROVED
1/03/2022

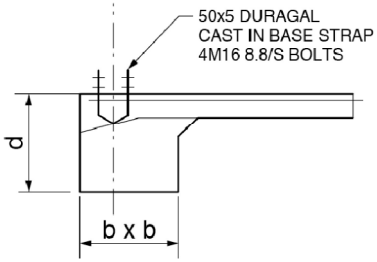
Mark Evans
MIEAust, RPEQ 5527, CC57110, 112294

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG5/2-2074-007017

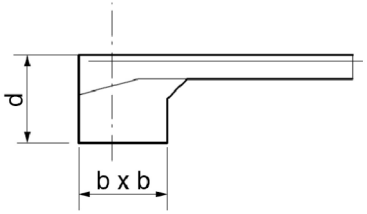




TYP DET IPF1d



TYP DET IPF2



TYP DET IPF3

INTEGRAL PAD FOOTINGS

MASS CONCRETE FOOTINGS CAST INTEGRAL WITH FLOOR & EDGE BEAM ARE ECONOMICALLY SUITED FOR SHEDS ON SANDY GROUND.

- THIS DESIGN MAY ALSO BE USED FOR CLAYEY SOIL OR WHERE ROCK IS ENCOUNTERED.
- ALL PAD FOOTINGS TO BE FOUNDED IN NATURAL GROUND WITH A SAFE BEARING CAPACITY OF 100 kPa AT DEPTH INDICATED.

THE DEPTH "d" MAY BE REDUCED TO A MINIMUM OF 400mm PROVIDED THAT "b" DIMENSIONS ARE AJUSTED TO MAINTAIN THE SAME VOLUME OF CONCRETE.

REFERENCE

SEE SLAB DETAIL DRAWING FOR:-

- MINIMUM SITE PREPARATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES
- SLAB ON GRADE NOTES
- DETAIL S1/EB1 - SLAB EDGE TYPE 1
- DETAIL S1/EB2 - SLAB EDGE TYPE 2
- DETAIL S1/A - SLAB CONTROL JOINT
- DETAIL S1/C - SLAB CONSTRUCTION JOINT

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
These plans are associated to the Decision Notice for application number
DA220012

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-7017
STEEL FRAME SCHEDULE	ENG2-7017
FRAME CONNECTONS	ENG3-7017
RC FLOOR & BORED PIER	ENG4-7017
ISOLATED BORED PIER	ENG5-7017
RC FLOOR & INTEGRAL PADS	ENG6-7017
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-7017

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING TYPE
Big G

BUILDING DIMENSION
9960S x 4500E x 20030L

TITLE
RC FLOOR PLAN & INTEGRAL PAD FOOTING DETAILS

APPROVED
1/03/2022

Mark Ewin
MIEAust, RPEQ 5527, CC57110, 112294

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG6/1-2074-007017

INTEGRAL PAD FOOTING SCHEDULE

CENTRE LINE REFERENCE	FRAME REFERENCE(S)	LABEL	STRAP	d x b x b
A	1, 5	IPF2	SGBS15	400 x 400 x 400
A	2, 3, 4	IPF1d	SGBS30	450 x 500 x 500
AB	1, 5	IPF3		350 x 400 x 400
B	1, 5	IPF2	SGBS15	400 x 400 x 400
B	2, 3, 4	IPF1d	SGBS30	450 x 500 x 500

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
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DA220012

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-7017
STEEL FRAME SCHEDULE	ENG2-7017
FRAME CONNECTONS	ENG3-7017
RC FLOOR & BORED PIER	ENG4-7017
ISOLATED BORED PIER	ENG5-7017
RC FLOOR & INTEGRAL PADS	ENG6-7017
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-7017

CLIENT
Brett Knapman

SITE
47 Archer Street
MONTO QLD 4630

BUILDING TYPE
Big G

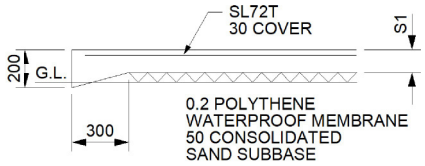
BUILDING DIMENSION
9960S x 4500E x 20030L

TITLE
RC FLOOR PLAN & INTEGRAL PAD FOOTING DETAILS

APPROVED
1/03/2022

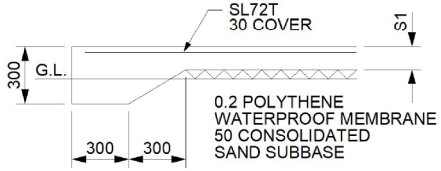
Mark Ewin
MIEAust, RPEQ 5527, CC57110, 112294

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG6/2-2074-007017



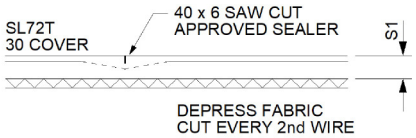
DET S1/EB1

NOT SUITABLE AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



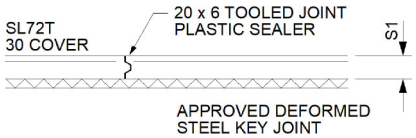
DET S1/EB2

REQUIRED AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



DET S1/A

CONTROL JOINT



DET S1/C

CONSTRUCTION JOINT

SLAB THICKNESS (S1) = 100mm

PROVIDE CONSTRUCTION JOINTS SO THAT THE MAXIMUM UNBROKEN RUN OF CONCRETE IS 20m IN EITHER DIRECTION

SITE FOUNDATION CLASSIFICATION

TWO COMMON FOUNDATION CONDITIONS & SITE CLASSIFICATIONS IN ACCORDANCE WITH AS2870 ARE USED FOR THE STANDARDISED FOOTING DESIGNS AS FOLLOWS:-

- STIFF CLAY CONFORMING TO AS2870 CLASS M.
  MINIMUM SAFE BEARING CAPACITY - 100 kPa.
  SHAFT ADHESION - 20 kPa
- DENSE SAND CONFORMING TO AS2870 CLASS A/S.
  MINIMUM SAFE BEARING CAPACITY - 100 kPa.
- A SITE SPECIFIC GEOTECHNICAL INVESTIGATION IS RECOMMENDED & IF CONDITIONS OTHER THAN ASSUMED ARE ENCOUNTERED A DIFFERENT FOOTING DESIGN MAY BE REQUIRED & SHOULD BE REFERED TO A QUALIFIED LOCAL ENGINEER.
- ALL FOOTINGS TO BE FOUNDED IN NATURAL GROUND.
- NO FOOTING TO BE FOUNDED ON FILL MATERIAL.
- REFERENCE SHOULD BE MADE TO CSIRO PUBLICATION 10.91 GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE & FOOTING PERFORMANCE

MINIMUM SITE PREPARATION

- STRIP SITE OF ALL TOP SOIL & DISCARD TO SPOIL. THE EXPOSED SURFACE TO BE PROOF ROLLED & AREAS REMAINING SOFT OR SPONGY ARE TO BE EXCAVATED TO SPOIL.
- PLACE APPROVED GRANULAR FILL MATERIAL TO THE REQUIRED BUILDING PLATFORM LEVEL IN LAYERS NOT EXCEEDING 200mm AND COMPACT BY ROLLING WITH SUITABLE EQUIPMENT TO ACHIEVE A DRY DENSITY RATIO OF 98% STANDARD COMPACTION TO AS1289 - E1.1 AT OPTIMUM MOISTURE CONTENT. THE TOP 200mm TO BE COMPACTED TO 100% STANDARD DRY DENSITY.
- THE COMPACTION OF ALL FILL MATERIAL TO BE INSPECTED AND APPROVED BY A RESPONSIBLE GEOTECHNICAL CONSULTANT.

CONCRETE REINFORCEMENT

- REINFORCEMENT IS REPRESENTED DIAGRAMATICALLY & NOT NECESSARILY IN TRUE PROJECTION.
- REINFORCEMENT NOTATION:-

  N DENOTES HOT ROLLED DEFORMED BAR.

  SL DENOTES HARD DRAWN WELDED WIRE FABRIC. THE NUMBER IMMEDIATELY FOLLOWING BAR NOTATION IS THE NOMINAL DIAMETER IN mm.

- PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING COVER TO ALL RIENFORCEMENT UNLESS NOTED OTHERWISE.

  FOOTINGS 80 BOTTOM, 65 TOP & SIDES
  SLABS 30 BOTTOM, 20 TOP
  BEAMS 40 BOTTOM & SIDES TO STIRRUPS. TOP COVER AS DETAILED

- PROVIDE 2N12 DIAGONAL CORNER BARS 900 LONG AT ALL RE-ENTRANT CORNERS OF OPENINGS IN SLABS AND THESE BARS TO BE POSITIONED 30mm FROM THE CORNER.

CONCRETE SPECIFICATION

- CARRY OUT ALL WORK IN ACCORDANCE WITH THE CURRENT ISSUE OF AS3600 & THE SPECIFICATION.
- CONCRETE SIZES SHOWN DO NOT INCLUDE FINISH & MUST NOT BE REDUCED OR HOLED IN ANY WAY WITHOUT THE ENGINEERS APPROVAL. DEPTH OF BEAMS INCLUDE SLAB THICKNESS.
- SLABS & BEAMS ARE TO BE POURED TOGETHER.
- CONSOLIDATE BY VIBRATION.
- SLAB CONCRETE TO BE AS SHOWN IN SLAB ON GRADE CRITERIA.
- BORED PIER CONCRETE SHALL HAVE F'c = 25 MPa, MAXIMUM AGGREGATE SIZE = 20 mm, SLUMP = 80 mm,
  EXCEPT FOR BCA CLASSES 2 TO 9 BUILDINGS CONCRETE SHALL HAVE F'c = 32MPa.

SLABS ON GRADE

- SLABS TO BE PLACED OVER 25 CONSOLIDATED SAND OVER PREPARED SUBGRADE.
- PROVIDE 0.2 POLYTHENE FORTICON WATERPROOF MEMBRANE UNDER ALL SLABS WITH LAPPED & TAPED JOINTS.
- PLACE PUMP MIX CONCRETE AS SPECIFIED BELOW TO ACCURATE LEVELS AS PER ARCHITECTS SPECIFICATION.
- PROVIDE CONTROL JOINTS AS INDICATED BY NEATLY SAW CUTTING 40 x 6 GROOVES WITHIN 12 HOURS OF THE FINAL FLOAT OF THE CONCRETE.
- CURE SLAB FOR 7 DAYS AFTER PLACEMENT BY MAINTAINING A CONTINUOUSLY WET SURFACE BY APPROVED METHODS. FLOODING & COVERING WITH POLYTHENE IMMEDIATLY AFTER FINISHING IS AN APPROVED METHOD.
- SEALING OF JOINTS TO BE CARRIED OUT ONE MONTH MINIMUM AFTER CURING IS COMPLETE.
- PROVIDE PROPER STORMWATER DRAINAGE AWAY FROM THE BUILDING.

SLAB ON GRADE CRITERIA	
CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS (MPa)	25
FLEXURAL STRENGHT AT 90 DAYS (MPa)	5
SLUMP (mm)	80
AGGREGATE MAXIMUM SIZE (MM)	20
CEMENT TYPE	SL
CEMENT CONTENT (kg/cubic metre) MIN	320
FLY ASH CONTENT (kg/cubic metre) MAX	70
WATER / CEMENT RATIO (MAX)	0.45
MICROSTRAIN AT 56 DAYS	600
FLOOR FINISH - BURNISHED STEEL TROWEL	NON SLIP
FLOOR TOLERANCE	CLASS B

- FOR OTHER LOAD CONDITIONS A DESIGN VARIATION IS REQUIRED & SHOULD BE REFERED TO A QUALIFIED LOCAL ENGINEER.

NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
These plans are associated to the Decision Notice for application number
DA220012

RANBUILD

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TITLE
RC SLAB PLAN

APPROVED
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Mark Cain
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NORTH BURNETT
REGIONAL COUNCIL

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Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

Attachment 4 – Planning Act 2016 Extract Appeal Rights

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Please refer to attached document or

https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6

https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1