

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)	Mandy O'Connell
Contact name (only applicable for companies)	Mandy O'Connell
Postal address (PO Box or street address)	8 Beck Street
Suburb	CLONTARF
State	QLD
Postcode	4019
Country	AUSTRALIA
Contact number	
Email address (non-mandatory)	sweetie1958@hotmail.com
Mobile number (non-mandatory)	0403 690 804
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA 6852/23

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			
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or			
<input type="checkbox"/> 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
	Lot 15-RP28376	on Mackay Street	MOUNT PERRY
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4671	15	RP28376	North Burnett Regional 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

Burnett Country Certifiers – Rick Drew

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
- ☐ 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)

10) 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

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ 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?

- ☒ Yes – the *Referral checklist for building work* is attached to this development application
☐ No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- ☒ Yes – referral response(s) received and listed below are attached to this development application
☐ No

Referral requirement	Referral agency	Date referral response
Concurrence Agency Referral - Amenity and Aesthetics	North Burnett Regional Council	

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

- ☐ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	Mandy O'Connell
Contact name (applicable for companies)	Mandy O'Connell
Postal address (P.O. Box or street address)	8 Beck Street
Suburb	CLONTARF
State	QLD
Postcode	4019
Country	Australia
Contact number	
Email address (non-mandatory)	sweetie1958@hotmail.com
Mobile number (non-mandatory)	0403 690 804
Fax number (non-mandatory)	

15) Builder's details

- ☐ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) (individual or company full name)	Ian Herbener
Contact name (applicable for companies)	Ian Herbener
QBCC licence or owner – builder number	1304394

Postal address (<i>P.O. Box or street address</i>)	PO Box 5569
Suburb	BUNDABERG WEST
State	QLD
Postcode	4670
Contact number	
Email address (<i>non-mandatory</i>)	leah.ian@bigpond.com
Mobile number (<i>non-mandatory</i>)	0413 527 943
Fax number (<i>non-mandatory</i>)	

16) Provide details about the proposed building work

What type of approval is being sought?

- ☒ Development permit
☐ Preliminary approval

b) What is the level of assessment?

- ☒ Code assessment
☐ Impact assessment (*requires public notification*)

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"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

Class 1a Dwelling

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 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 checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<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? (*if applicable*)

Vacant Land

g) New building use/classification? (*if applicable*)

Class 1a Dwelling

h) Relevant plans

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

- ☒ Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?

\$120,000.00

18) Has Queensland Home Warranty Scheme Insurance been paid?

- ☐ Yes – provide details below
☒ 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 type="checkbox"/> Yes <input checked="" 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>
<p>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>, Planning Regulation 2017 and the DA Rules except where:</p> <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 Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>

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

Date received: 20/03/2023 Reference numbers: DA 6852/23

For completion by the building certifier		
Classification(s) of approved building work		
Class 1a		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
Burnett Country Certifiers – Rick Drew	A902444	

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

Additional building details required for the Australian Bureau of Statistics

Existing building use/classification? <i>(if applicable)</i>	Vacant Land		
New building use/classification?	Class 1a Dwelling		
Site area (m ²)	1182m2	Floor area (m ²)	38.5m2

Referral checklist for building work

This referral checklist is required where any aspect of building work for a development application requires referral as identified in *DA Form 2 – Building work details*.

All relevant referral requirements for the development application are to be identified on this checklist. This checklist is to accompany *DA Form 2 – Building work details* for all development applications for building work that require referral.

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

1) Referral requirements relevant to any building work identified on *DA Form 2 – Building work details*

Note: The *Planning Regulation 2017* will determine if referral is required for a development application.

Matters requiring referral to the **Chief Executive of the *Planning Act 2016***:

- ☐ Premises seaward of coastal building line
- ☐ Declared fish habitat area
- ☐ State transport corridor
- ☐ Future State transport corridor
- ☐ Queensland heritage place
- ☐ Koala habitat in SEQ region

Matters requiring referral to the **local government**:

- ☒ Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts
- ☐ Particular buildings for residential purposes
- ☐ Design and siting
- ☐ Fire safety in particular budget accommodation buildings
- ☐ Higher risk personal appearance services
- ☐ Building work for residential services
- ☐ Building work for removal or rebuilding
- ☐ Building work for particular class 1 buildings relating to material change of use
- ☐ Temporary accommodation buildings
- ☐ Building work relating to end of trip facilities for Queensland Development Code, part 4.1
- ☐ Building work for class 1 building on premises with on-site wastewater management system
- ☐ Flood hazard area
- ☐ Local heritage place

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Fire safety systems – special fire services required or alternative solution proposed
- ☐ Fire safety systems – budget accommodation building
- ☐ Fire safety systems – residential care building
- ☐ Water-based fire safety installations
- ☐ Fire safety for farm buildings

Matters requiring referral to **Safe Food Production QLD**:

- ☐ Retail meat premises

Matters requiring referral to the **Chief Health Officer under the *Hospital and Health Boards Act 2011***:

- ☐ Private health facilities

Matters requiring referral to the **Chief Executive of the *Pastoral Workers' Accommodation Act 1980***:

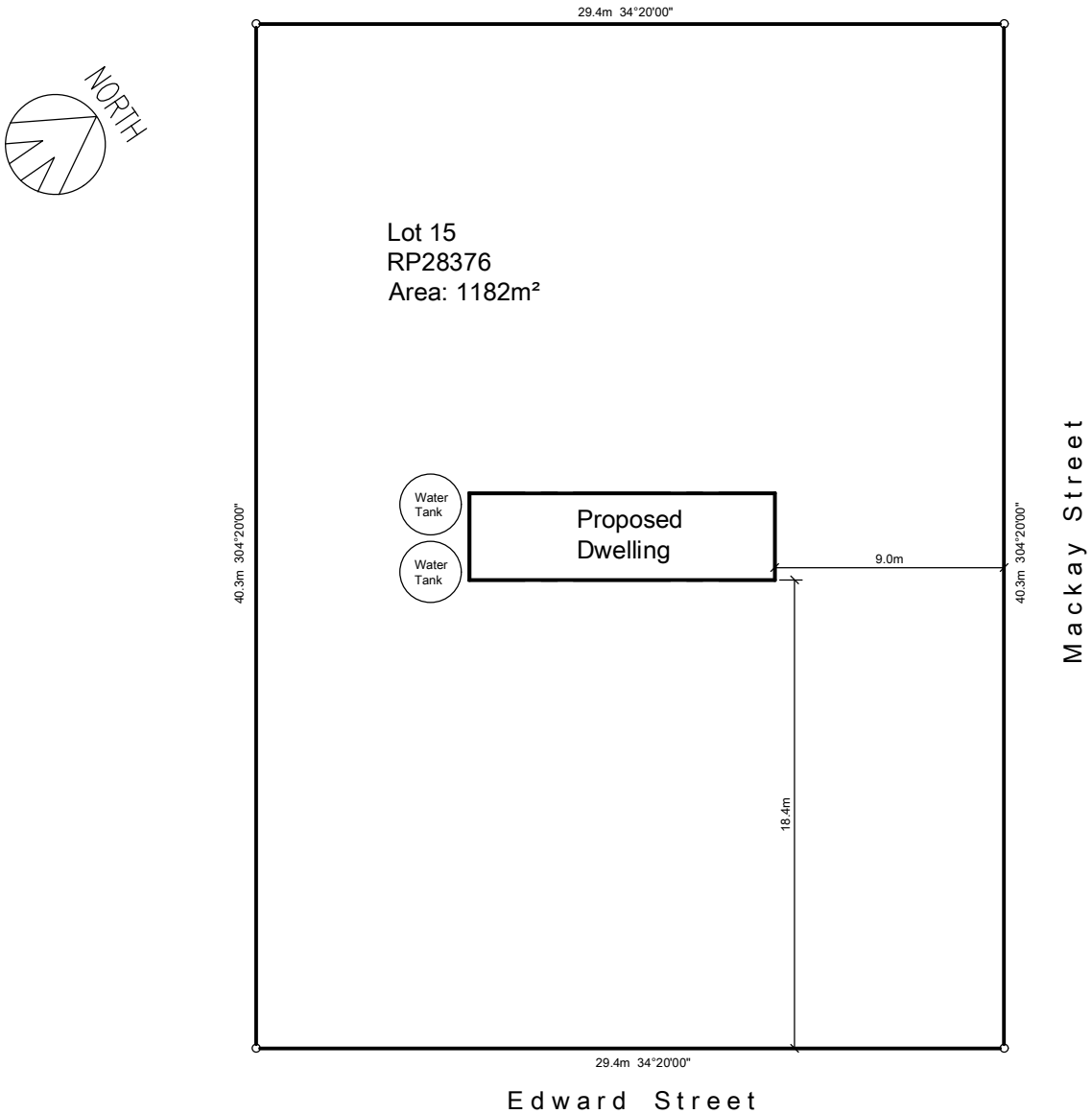
- ☐ Pastoral workers' accommodation

Matters requiring referral to the **relevant service provider**:

- ☐ Building work over or near relevant infrastructure relating to Queensland Development Code, part 1.4



Rev	Description	Date
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SITE NOTE:


General Site levels and finished floor levels are to be verified by builder prior to starting work.

Site Drainage Fall ground away from building 50mm for a minimum distance of 1.0m on all sides.

Provide falls to finished ground surface to prevent water ponding at any point in the vicinity of the building or on the common boundary of adjoining allotments.

Waste Disposal Discharge waste water to council sewer. If on site disposal of waste water is required do do in accordance with engineers design.

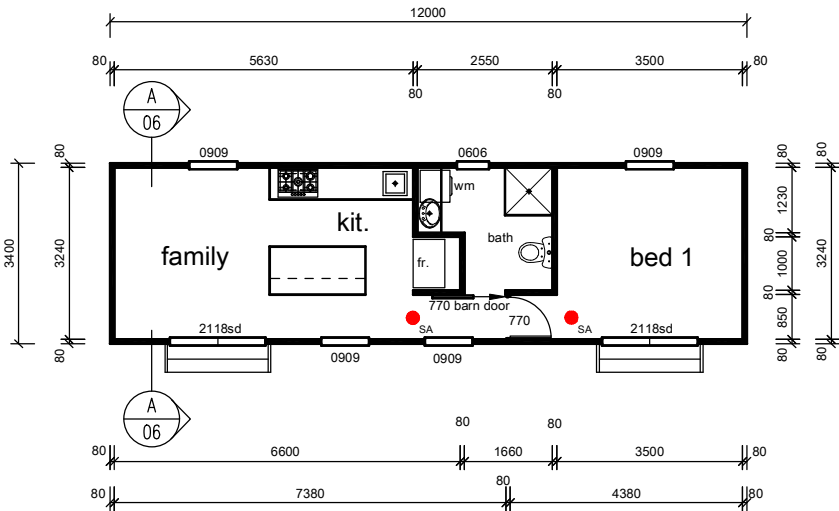
 **SITE PLAN**
scale 1:400

	Q.B.C.C. No: 15243624 P.O. Box 1530 Bundaberg Q. 4670 Ph: (07) 41531183 Email: admin@gatleybuildingdesign.com.au Web: www.gatleybuildingdesign.com.au	Site: Lot 15 Mackay Street Mt Perry RP28376	Issue: Final		Date: 19/05/23
		Project: Proposed Dwelling Client: Mandy O'Connell	© Copyright 2023, John Gatley Building Designs.		
		Description: Site Plan	Design: R.B.	Drawn: J.W.	Approved: R.B.
			Drawing No: 23210	Page: 02	

Rev	Description	Date
-	-	-

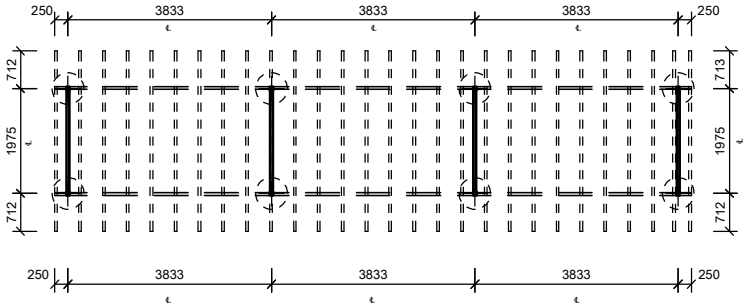
LEGEND:

SA SMOKE ALARM



Area:
O/s walls - 40.8m²

FLOOR PLAN
scale 1:100



SUB-FLOOR PLAN
scale 1:100

Legend

	75 x 75 x 4.0 SHS stumps
	SHS Gal 75x50x2mm Cross Beam
	Skids SHS Gal 150x50x4mm
	Joists SHS Gal 75x50x2mm

	Q.B.C.C. No: 15243624 P.O. Box 1530 Bundaberg Q. 4670 Ph: (07) 41531183 Email: admin@gatleybuildingdesign.com.au Web: www.gatleybuildingdesign.com.au	Site: Lot 15 Mackay Street Mt Perry RP28376 Project: Proposed Dwelling Client: Mandy O'Connell	Issue: Final	Date: 19/05/23
	© Copyright 2023, John Gatley Building Designs.			
	Description: Floor Plan & Sub-Floor Plan		Design: R.B. Drawn: J.W. Approved: R.B.	
			Drawing No: 23210	Page: 01

Customer Name: Mandy O'Connell
Property Address: 15 McKay St
Mount Perry QLD 4671

DONGA 250

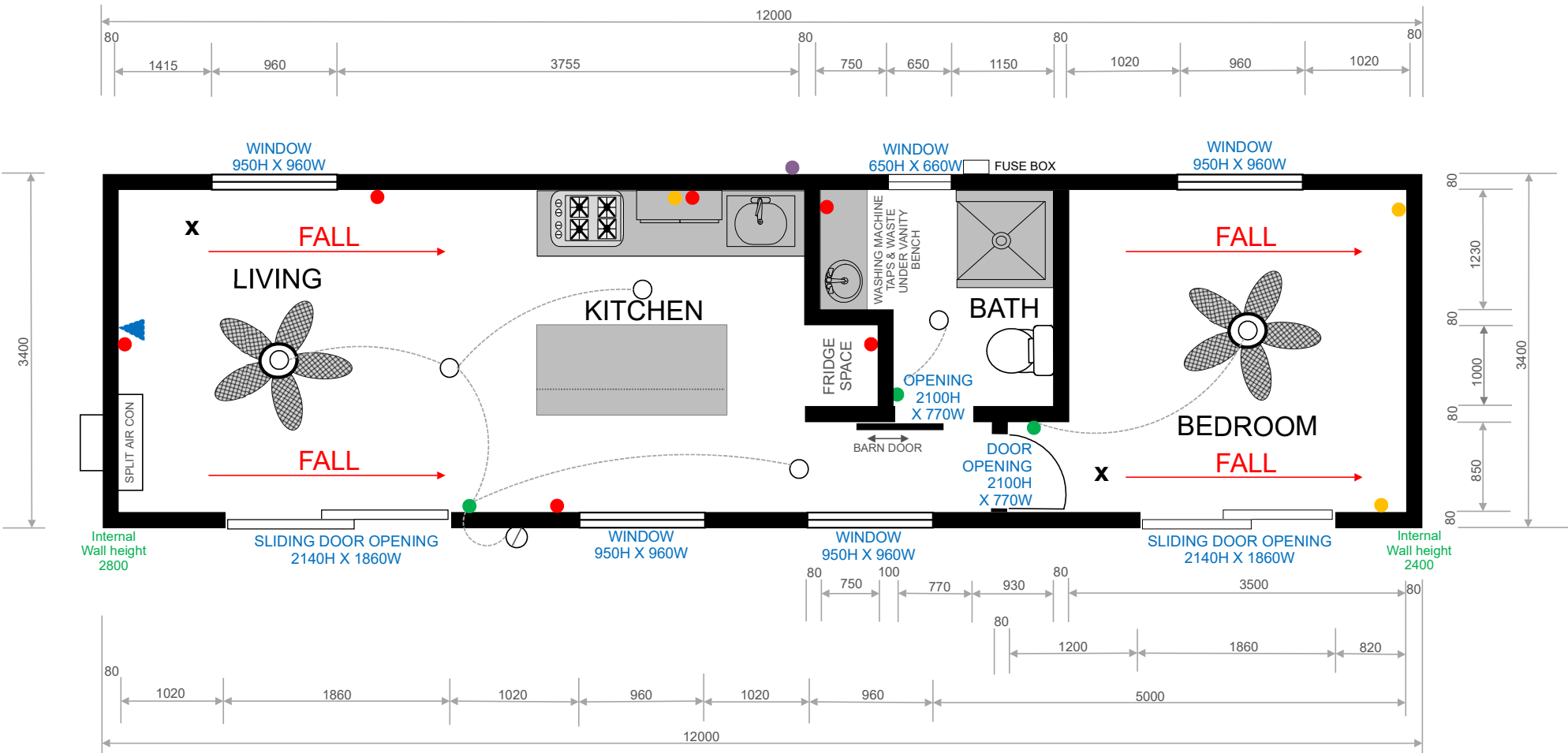
Model: 12X3.4m Florence
Serial #: 00250

PAINT
EXTERIOR: TBC
TIMBER SLATS: TBC
INTERIOR: TBC

- CHANGES/EXTRAS
- Sliding Glass door
 - 2X Sliding Fly Screen Doors
 - Split Air Conditioner
 - White marble tiles
 - White kitchen cabinets
 - Barn door to the bathroom
 - Outdoor Spot Light

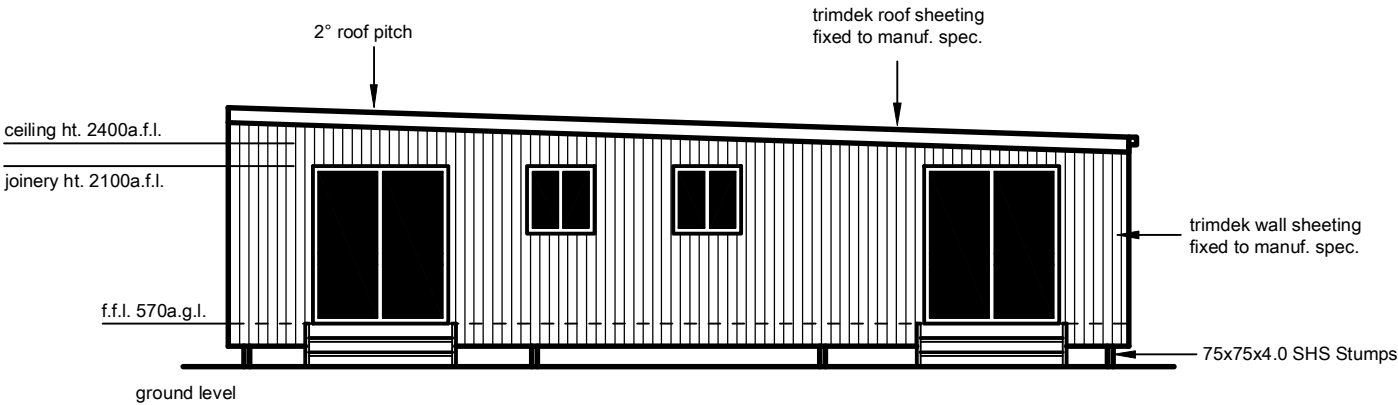
ELECTRICAL LEGEND

- DOUBLE POWER POINT
- DBL POWER POINT WITH USB
- LIGHT SWITCH
- DOWN LIGHT
- ▼ TV POINT
- x SMOKE ALARM
- ⊙ EXTERIOR LIGHT
- EXTERNAL DBL POWER POINT

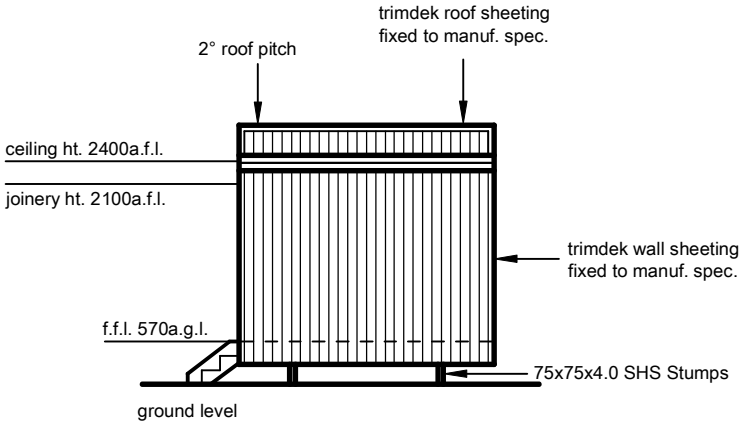


DRAWING TITLE & NO._ FLOOR PLAN_FP6852-23 _ DATE: 12/06/2023
ADDRESS_Lot 15-RP28376 on Mackay Street MOUNT PERRY QLD 4671
OWNER_Mandy O'Connell
CONTRACTOR_Ian Herbener
QBCC LIC. NO._1304394

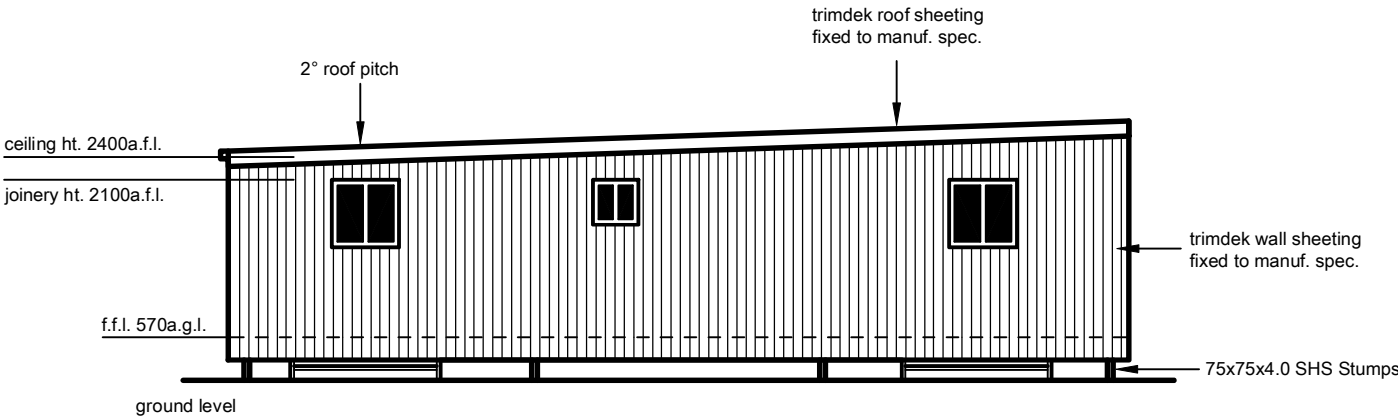
Rev	Description	Date
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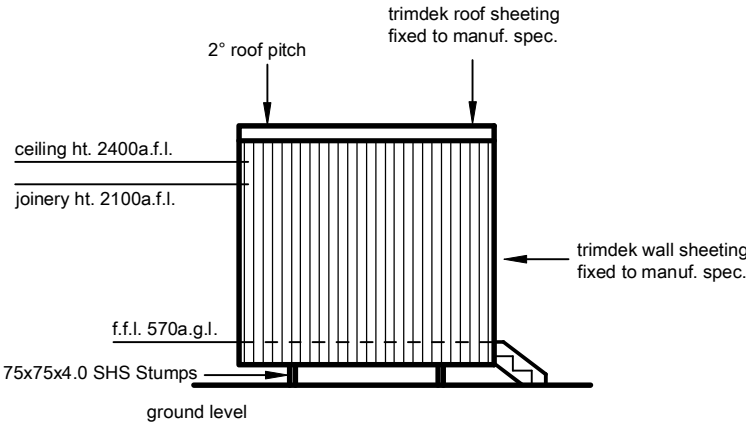
FRONT ELEVATION
scale 1:100



SIDE ELEVATION
scale 1:100



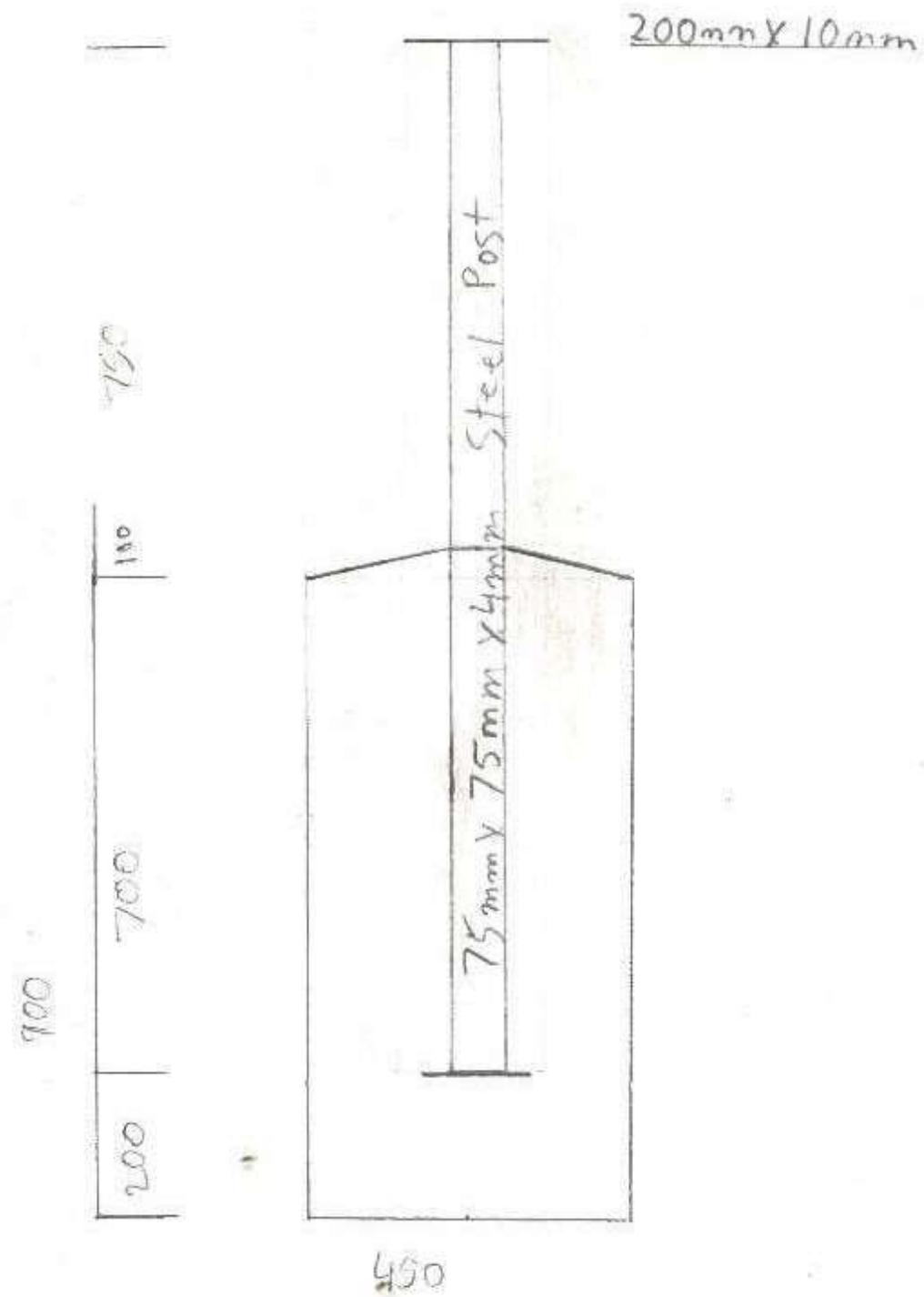
REAR ELEVATION
scale 1:100



SIDE ELEVATION
scale 1:100

GENERAL:
Construction to be in accordance with the National Construction Code 2019 Volume 2 and shall comply with all local authority regulations and requirements. Timber sizes and connection details not shown to be in accordance with A.S. 1684-2010 residential timber-frame construction manual for wind speed nominated nominated. Verify all dimensions on site before starting work

	Q.B.C.C. No: 15243624 P.O. Box 1530 Bundaberg Q. 4670 Ph: (07) 41531183		Site: Lot 15 Mackay Street Mt Perry RP28376		Issue: Final	Date: 19/05/23
	Email: admin@gatleybuildingdesign.com.au Web: www.gatleybuildingdesign.com.au		Project: Proposed Dwelling Client: Mandy O'Connell		© Copyright 2023, John Gatley Building Designs.	
			Description: Elevations		Design: R.B. Drawn: J.W. Approved: R.B.	
					Drawing No: 23210	Page: 03



DRAWING TITLE & NO. _ FOOTING DETAIL_FD6852-23 _ DATE: 12/06/2023
 ADDRESS_Lot 15-RP28376 on Mackay Street MOUNT PERRY QLD 4671
 OWNER_Mandy O'Connell
 CONTRACTOR_Ian Herbener
 QBCC LIC. NO._1304394

Rev	Description	Date
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Details of required internal wall Stabilizer Bracket (or equivalent)

PRYDA PRYDA TIMBER CONNECTORS
Connectors & Tie-down Connectors Guide

PRYDA HITCH

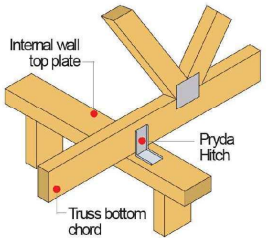
Bracket which stabilises internal, non-load bearing walls from bottom chords of trusses



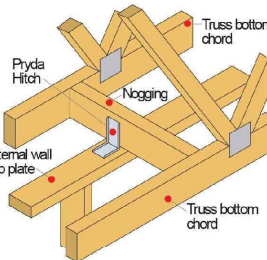
Application

Pryda Hitch stabilises the tops of internal walls by fixing them laterally to the bottom chord of roof trusses. **Pryda Hitch** has built in slots which allow for vertical movement in the truss over time without transferring load to the wall.

These slots would also cater for any vertical movement of the wall due to foundation settlements, without inducing forces on the truss.



Wall at Right Angles to Trusses



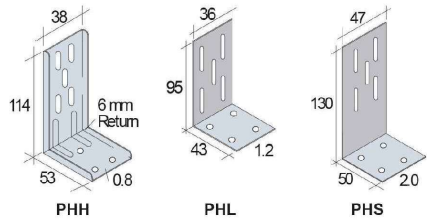
Wall Parallel to Trusses

Specifications & Dimensions

Pryda Hitch specification is as follows:

Steel	G300-Z275 Steel Steel thickness is: PHH - 0.8 mm, PHL - 1.2 mm, PHS - 2.0 mm
Product Codes	PHH (Coined)* PHL (Plain) PHS (Super Heavy Duty)
Packing	PHH - 200 per carton - Merchant pack - 100 PHL & PHS - 100 per carton
Size:	See dimensions below:

* Available in merchant pack and individually barcoded product.



Installation

Place the **Pryda Hitch** alongside the truss bottom chord and fix with 35x3.15 mm galvanised **Pryda Timber Connector Nails** to the top plate of the wall, then nail through the slots into the truss bottom chord. For truss cambers not exceeding 10mm (for PHH) or 15mm (for PHL or PHS), the nail shall be located midway in the slot. This would also cater for vertical movement of walls due to foundation settlement in reactive clays. However, for larger truss cambers, the nail shall be located near the top of the slot. **Care must be taken not to drive the nails fully home which would restrict vertical movement of the truss.**

Extra slots are provided for additional nailing if required. Fixing as described locates the partition framing yet permits the truss to settle without loading a non-loadbearing wall or partition.

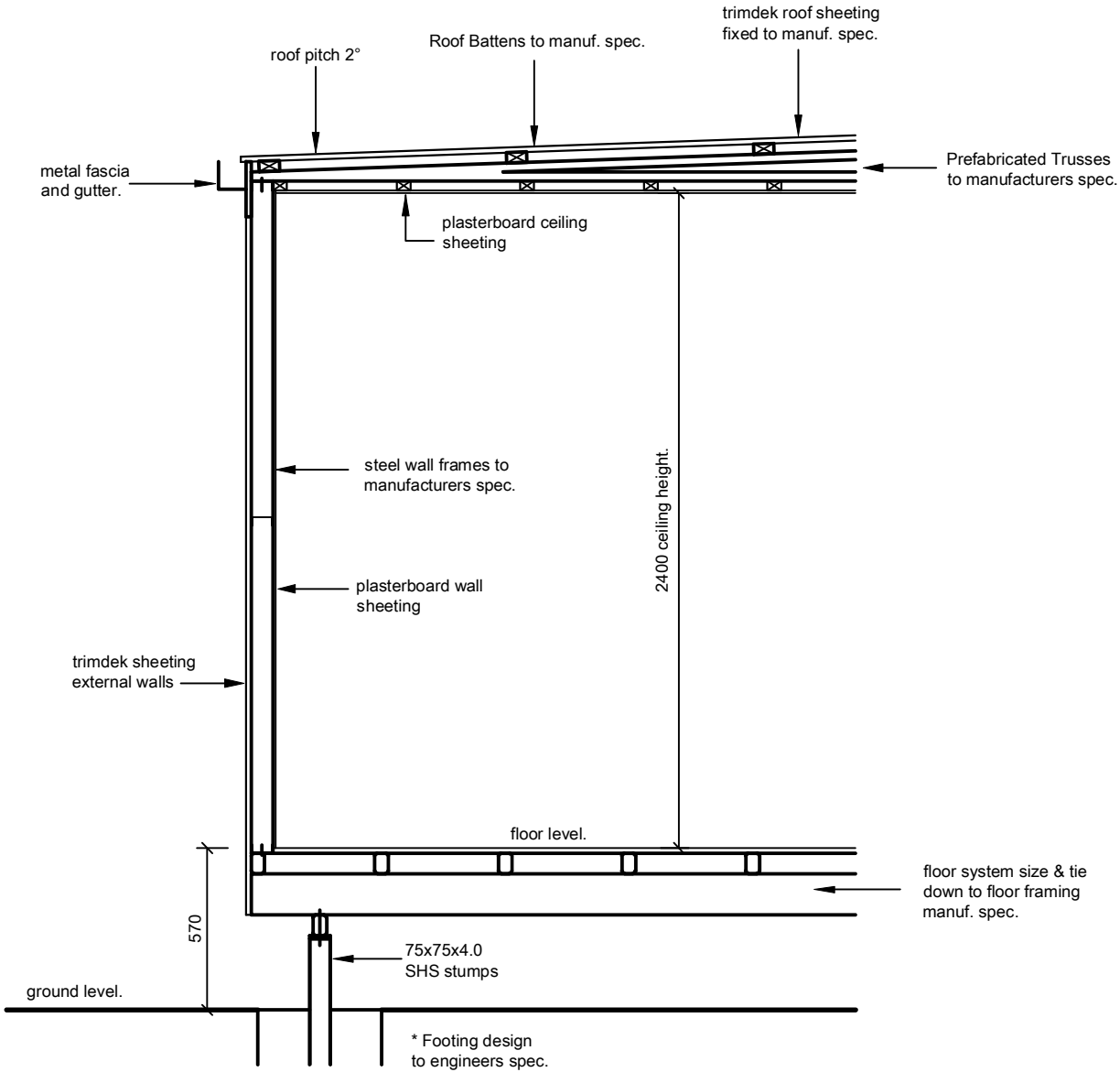
Fix at every second truss or at 1800 mm intervals.

Nailing Requirements

Code	Nailing Requirements
PHH	2@ 35 x 3.15mm Pryda Nails to bottom chord 3@ 35 x 3.15mm Pryda Nails to top plate
PHL	2@ 35 x 3.15mm Pryda Nails to bottom chord 3@ 35 x 3.15mm Pryda Nails to top plate
PHS	2@ 35 x 3.15mm Pryda Nails to bottom chord 4@ 35 x 3.15mm Pryda Nails to top plate

Product Information Updates

Information contained in this product guide is subject to change. The latest updates are available from www.pryda.com.au



SECTION A-A
scale 1:25



Q.B.C.C. No: 15243624
P.O. Box 1530
Bundaberg Q. 4670
Ph: (07) 41531183

Email:
admin@gatleybuildingdesign.com.au

Web:
www.gatleybuildingdesign.com.au

Site: Lot 15 Mackay Street
Mt Perry
RP28376

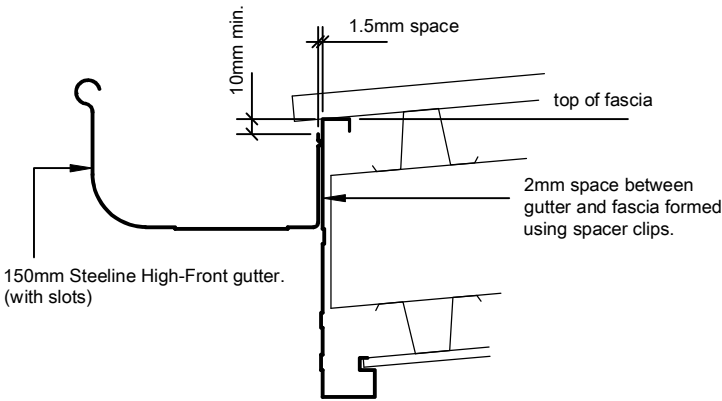
Project: Proposed Dwelling
Client: Mandy O'Connell

Description: Section A-A

Issue: **Final** Date: 19/05/23

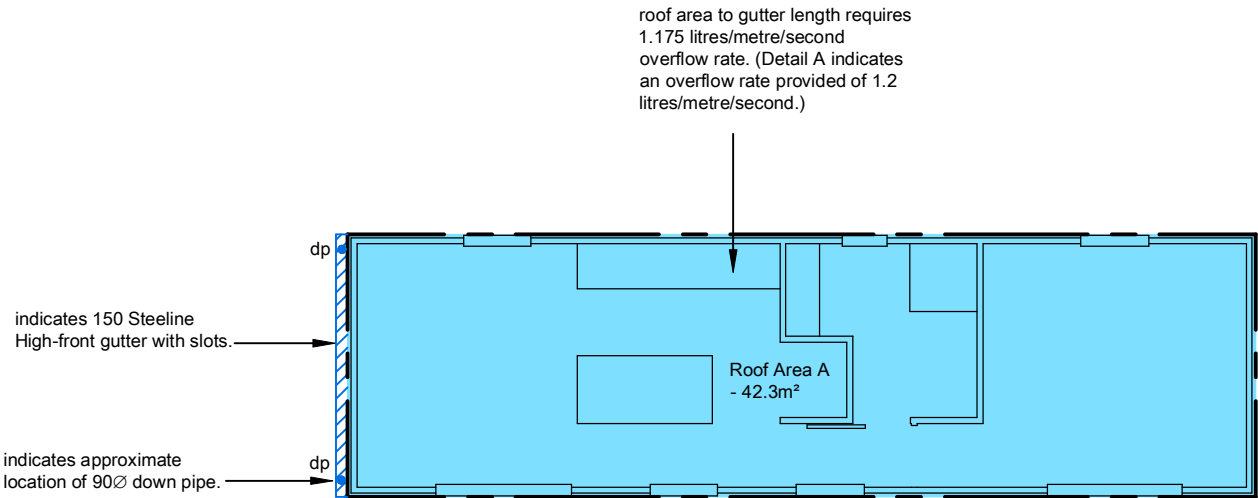
© Copyright 2023, John Gatley Building Designs.
Design: R.B. Drawn: J.W. Approved: R.B.
Drawing No: **23210** Page: **04**

Rev	Description	Date
-	-	-



DETAIL A.
scale 1:5

* installation of gutters and downpipes to be in accordance with Part 3.5.2 of NCCS. (Volume 2.)



ROOF DRAINAGE PLAN.
scale 1:100

AS 3.8.7.3 FLOW RATE & DISCHARGE OF EXHAUST SYSTEMS

- (a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of-
- (i) 25 L/s for a bathroom or sanitary compartment; and
 - (ii) 40 L/s for a kitchen or laundry.
- (b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged-
- (i) directly or via a shaft or duct to outdoor air; or
 - (ii) to a roof space that is ventilated in accordance with 3.8.7.4.

AS 3.8.7.4 VENTILATION OF ROOF SPACES

- (a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
- (b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22°, or 1/150 of the respective ceiling area if the roof pitch is not more than 22°.
- (c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.

- Notes:
- all gutters and downpipes to be in accordance with:
 - A) AS/NZS 3500.3
 - B) Section 5 of AS/NZS 3500.5
 - all downpipes indicated are 90° unless noted otherwise.
 - calculations and downpipe layout to indicate compliance with NCC 2016 Part 3.5.2 Gutters and Downpipes.
 - figures calculated using a 5 minute duration rainfall intensity of 340mm/h (Bundaberg)
 - figures calculated using a Type B gutter (large rectangular gutter) with a cross sectional area of 7900mm²

	Q.B.C.C. No: 15243624 P.O. Box 1530 Bundaberg Q. 4670 Ph: (07) 41531183		Site: Lot 15 Mackay Street Mt Perry RP28376		Issue: Final	Date: 19/05/23
	Email: admin@gatleybuildingdesign.com.au Web: www.gatleybuildingdesign.com.au		Project: Proposed Dwelling Client: Mandy O'Connell		© Copyright 2023, John Gatley Building Designs.	
			Description: Roof Drainage Plan		Design: R.B. Drawn: J.W. Approved: R.B.	
					Drawing No: 23210	Page: 05

1. FALLS, SLIPS, TRIPS

A. WORKING AT HEIGHTS

During Construction

Whenever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

During Operation or Maintenance)

* For houses or other low-rise buildings where scaffolding is appropriate. Cleaning and maintenance of windows, walls roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity if required, scaffolding, ladders of trestles should be used in accordance with relevant codes of practice, regulations or legislation.

* For buildings where scaffold, ladders, trestles are not appropriate. Cleaning and maintenance of windows, walls roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity if required, scaffolding, fall barriers or Personal Protective Equipment should be used in accordance with relevant codes of practice, regulations or legislation.

* Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

B. SLIPPERY OR UNEVEN SURFACES

Floor Finishes

* Specified finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes or feet. Any changes to the specified finish should be made in consultation the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen. If the designer has not been involved in the selection of surface finish, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004

Steps, Loose Objects and Uneven Surfaces

* Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

* Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills. loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removes from access ways.

* Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

A. LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around the building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto person below.

- * Prevent of restrict access to areas below where the work is being carried out
- * Provide toeboards to scaffolding or work platforms.
- * Provide protective structure below the work area.
- * Ensure that all persons below the work area have Personal Protective Equipment.

B. BUILDING COMPONENTS

* During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

* Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices area used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

* For building on a major road, narrow road or steeply sloping road Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

* For Building where on-site loading/unloading is restricted Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

* For all buildings Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services area located on or around the site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

* In locations with underground power Underground power lines are located in or around the this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

* In locations with overhead power lines Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASK

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

a. POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

b. TREATED TIMBER

The design of this building includes provision for the inclusion of treated timber within the structure. Dust of fumes form this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

c. VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

d. SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

e. TIMBER FLOORS

This building contains timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

a. EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorized access to all excavations should be provided.

b. ENCLOSED SPACES

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

c. SMALL SPACES

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access if for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

* For residential buildings:

This building has been designed as a residential building. If it, at a later date, is used or intended to be used a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

* For non-residential buildings where the end-use had not be identified

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

* For non-residential buildings where the end-use is known

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY


All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss in Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

Rev	Description	Date
-	-	-

	Q.B.C.C. No: 15243624 P.O. Box 1530 Bundaberg Q. 4670 Ph: (07) 41531183	Site: Lot 15 Mackay Street Mt Perry RP28376	Issue: Final	Date: 19/05/23
	Email: admin@gatleybuildingdesign.com.au	Project: Proposed Dwelling Client: Mandy O'Connell	© Copyright 2023, John Gatley Building Designs.	
	Web: www.gatleybuildingdesign.com.au	Description: WH&S	Design: R.B.	Drawn: J.W.
			Approved: R.B.	
			Drawing No: 23210	Page: 06

Rev	Description	Date
-	-	-

HAZARD IDENTIFICATION AND RISK CONTROL

HAZARD		RISK	CONTROL			ACTION TAKEN	Y/N
			ELIM	MIN	ADMIN		
Fall, Slips, Trips	Work at height	Fall > 2m		✓		Scaffold barrier/parapet	
		Fracture, musculoskeletal injury, head injury etc.		✓		Prefabricate components	
					✓	Personal fall arrest	
	Slippery Surfaces	Slip -	✓			Eliminate smooth surfaces	
		Fracture, sprain/strain injury, head injury etc.		✓		Clean up spills	
					✓	Restrict access to smooth surfaces	
					✓	Provide warning signs	
	Uneven Surfaces	Trip -	✓			Eliminate all steps and slopes to access ways	
		Fracture, sprain/strain injury, head injury, etc.		✓		Eliminate unexpected steps and slopes	
				✓		Provide handrails to steps and slopes	
					✓	Provide warning signs and coloured markings	
	Loose Objects	Trip -		✓		Maintain tidy site remove loose objects	
		Fracture, sprain/strain injury, head injury, etc.		✓		Provide designated material storage areas	
					✓	Provide warning signs	
Falling Objects	Loose materials/tools	falling materials, tools etc. head injury, body trauma	✓			Prevent access below work area	
				✓		Restrict access below work area	
				✓		Provide toeboards to scaffolding	
					✓	Provide PPE	
	Components, panels	Falling from lifting device, falling or collapsing during construction-head injury, body trauma	✓			Secure load, use appropriate lifting plant	
			✓			Provide appropriate temporary bracing/fixings	
					✓	Create exclusion zone or overhead gantry	
					✓	Provide PPE	

HAZARD IDENTIFICATION AND RISK CONTROL

HAZARD		RISK	CONTROL			ACTION TAKEN	Y/N
			ELIM	MIN	ADMIN		
Traffic Management	Public roadways	Collision injury - workers and delivery personnel	✓			Provide off-street parking for workers	
			✓			Provide off-street loading facility	
				✓		Provide designated trained traffic management staff	
					✓	Provide traffic warning signs	
	Site traffic circulation	Collision injury		✓		Provide fenced one way traffic flow on site	
				✓		Plan deliveries to reduce traffic flows	
				✓		Provide designated trained traffic management staff for plant movement around site.	
Services	Rupture of underground services	Release of hazardous material		✓		Identify and locate existing services	
				✓		Engage specialist contractors	
				✓		Employ appropriate excavation practice	
	Striking overhead or underground power line	Electrocution	✓			Relocate or disconnect power	
				✓		Locate loading areas away from power line	
				✓		Design structure clear of power lines	
				✓		Identify and locate underground power lines before excavating.	
					✓	Provide warning marking/tape to power lines	
Manual Tasks	Lifting material or components	Muscle and tendon sprain or strain	✓			Provide appropriate mechanical lifting.	
				✓		Limit component mass	
				✓		Impose maximum packaging mass	
				✓		Store items to minimise bending and kneeling	
					✓	Ensure all components/ packages show mass	
					✓	Provide training for workers.	
	Using power tools	injury from loose fragments Wounds and lacerations			✓	Maintain tools and use appropriate tools	
					✓	Provide PPE	

HAZARD IDENTIFICATION AND RISK CONTROL

HAZARD		RISK	CONTROL			ACTION TAKEN	Y/N
			ELIM	MIN	ADMIN		
Hazardous Materials	Powdered Material VOCs and Treated Timber	Inhalation - Respiratory Injury		✓		Provide adequate ventilation of work areas	
					✓	Provide appropriate PPE	
				✓		Do not burn treated timber	
				✓		Provide adequate ventilation of work areas	
	Synthetic Mineral Fibre	Inhalation - Respiratory Injury, Skin/eye irritation			✓	Provide appropriate PPE	
Confined Spaces	Excavation	Engulfment	✓			Design for installation without persons entering excavation.	
				✓		Provide adequate support for sides of excavation	
					✓	Provide barrier to unauthorized access to excavation.	
	Enclosed spaces	Contaminated atmosphere Respiratory injury, lack of oxygen, ignition	✓			Eliminate enclosed spaces from design.	
				✓		Provide adequate ventilation	
					✓	Provide testing equipment	
					✓	Provide appropriate PPE	
					✓	Provide warning signs	
					✓	Provide barrier to unauthorised access.	
	Small spaces	Musculoskeletal injury	✓			Eliminate small spaces from design.	
				✓		Design space not to require entry by workers	
				✓		Schedule workers to short access periods	
					✓	Provide warning signs	
					✓	Provide barrier to unauthorised access.	
Public Access	Unauthorised access	Serious injury/fatality		✓		Provide security fencing to entire site	
				✓		Secure switchboards/cables, excavations, loose material when not supervised	
					✓	Provide warning signs	
Electricity	Electrical work	Electrocution				Carry out all work in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZS 3012 and licensing requirements.	
Plant		Overturning, collision, falling items.				Carry out all work in accordance with Code of Practice: Managing Risks of Plant at the Workplace.	
Noise		Loss of hearing				Carry out all work in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work	



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Email:
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Site: Lot 15 Mackay Street
Mt Perry
RP28376

Project: Proposed Dwelling
Client: Mandy O'Connell

Description: WH&S

Issue: **Final**

Date: 19/05/23

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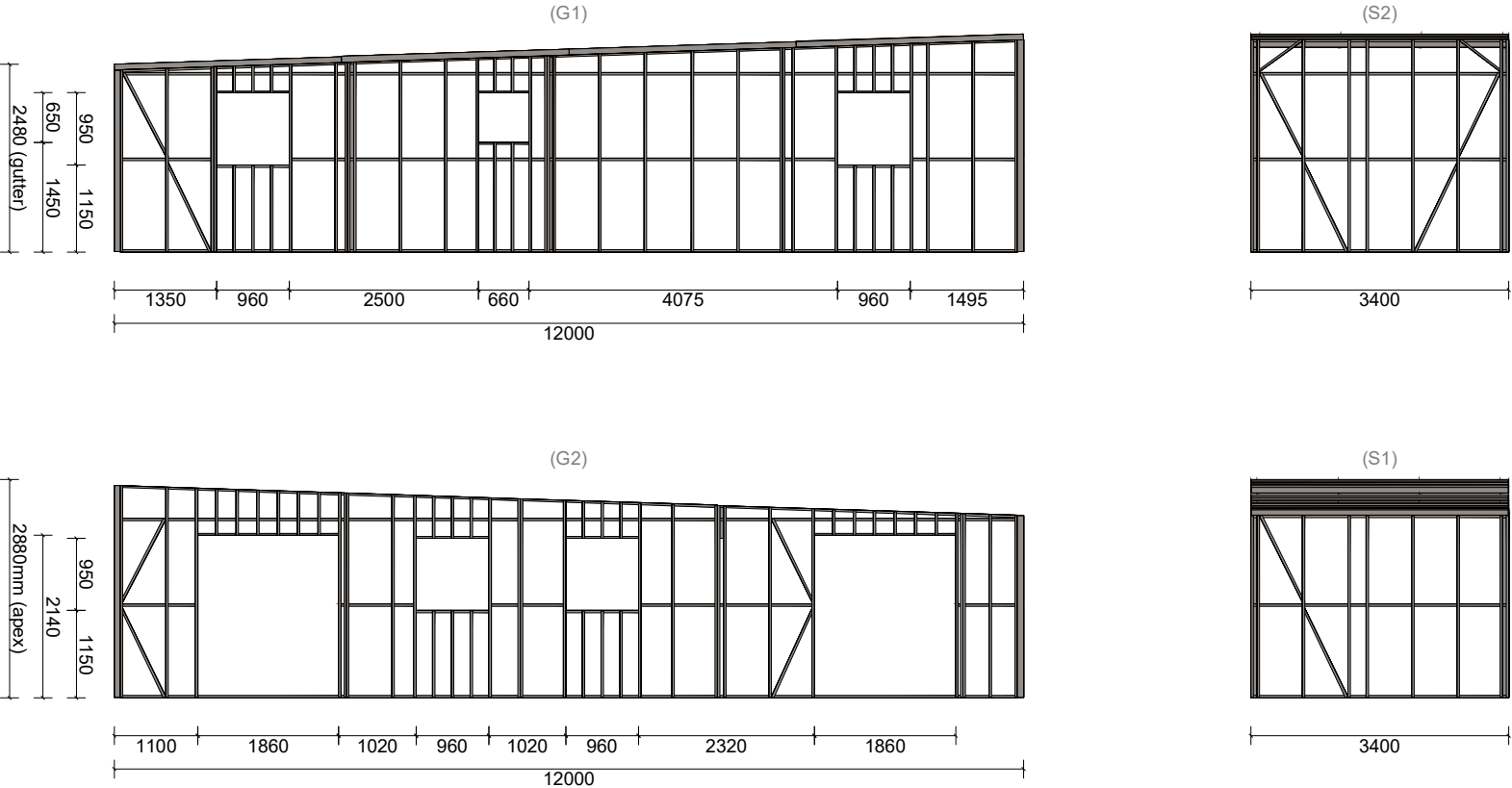
Design: R.B. Drawn: J.W. Approved: R.B

Drawing No: **23210**

Page: **07**

Colours and Cladding

Location	Value
Roof Sheetting	Not Included
Trim	Not Included
Walls (as shown)	Trimclad / Trimdek Or Equivalent 762mm Cover X 0.42mm High Tensile
Roof Pitch	1.90915243



DRAWING TITLE & NO._ COLOUR & CLADDING_AWBdVi-0423-4 Sheet 1
DATE: 12/04/2023

Mr Vic Bacud Jr
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NER-3: Civil and Structural

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Proposed Structure For:
Mandy O'Connell
Located At:
Lot 1 EDWARD ST, MOUNT
PERRY QLD 4671

DWG NO: AWBbVi-0423-4 Sheet 1 of 5
JOB-REF: TTH MANDY O'CONNELL DATE: 12/04/2023

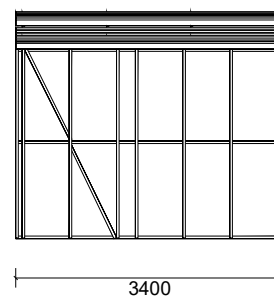
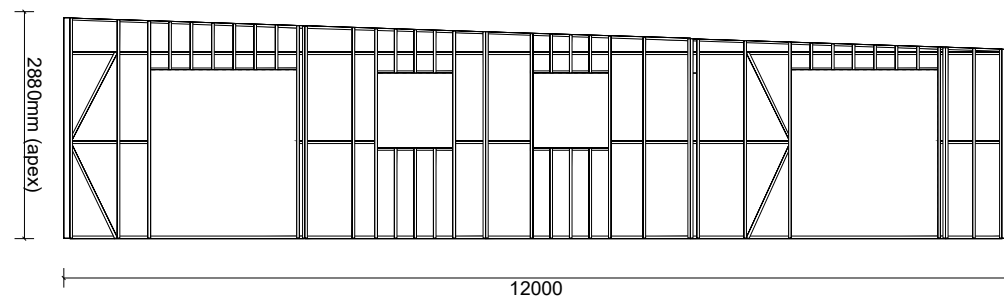
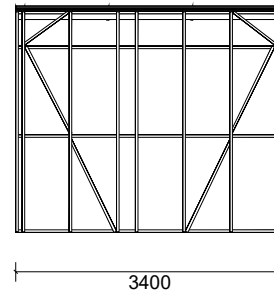
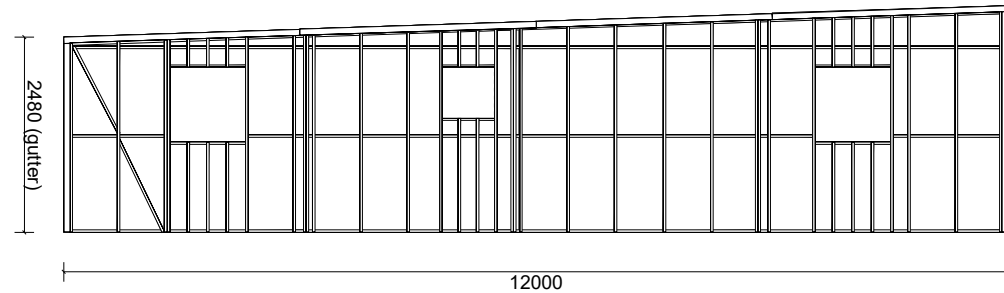
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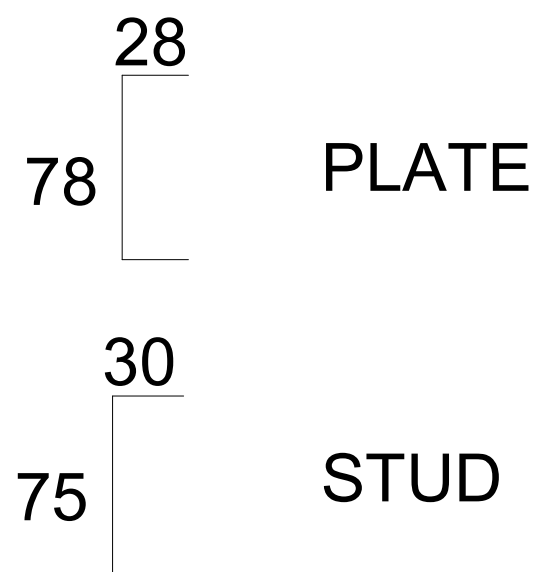


Framing Specifications

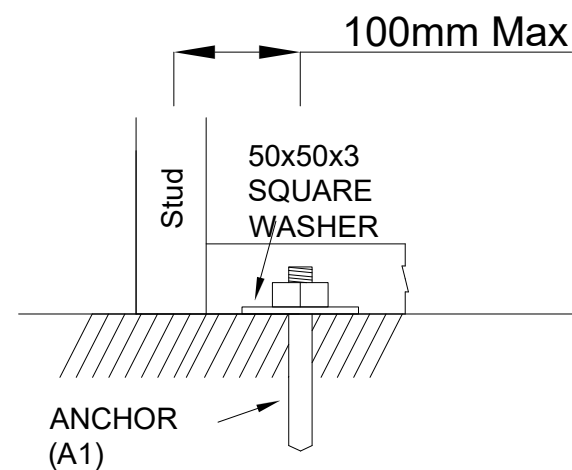
description	value
Stud Thickness	0.75
Steel MPa	GR550
Stud Spacing	600
Noggin Qty	1
Stud Panel Anchor (A1)	M12x75 Dyna Bolt Gal

Bracing:

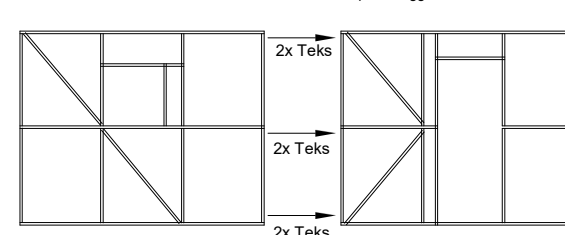
Direction	Required	Achieved
Along Length	15.48KN	16.24KN
Along Span	3.5KN	7.2KN



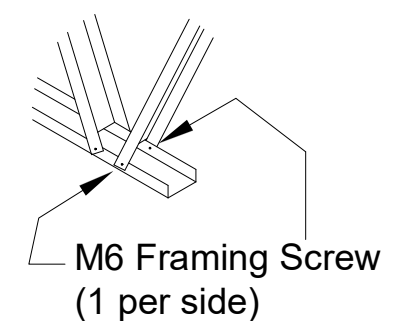
FRAME HOLD DOWN



Wall-to-wall connection



Frame Member Connection



DRAWING TITLE & NO. _FRAMING SPECIFICATIONS_AWBdVi-0423-3
Sheet 1 DATE: 12/04/2023

Mr Vic Bacud Jr
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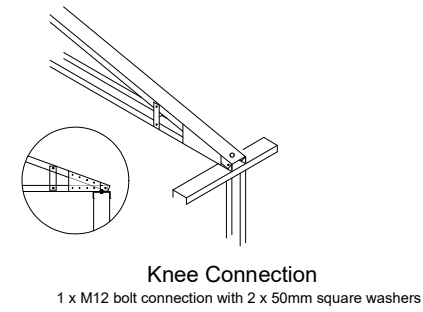
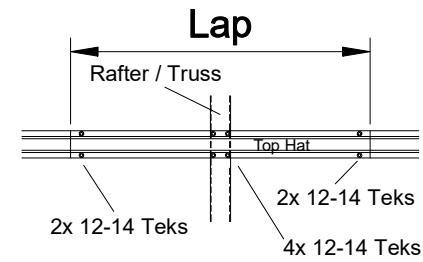
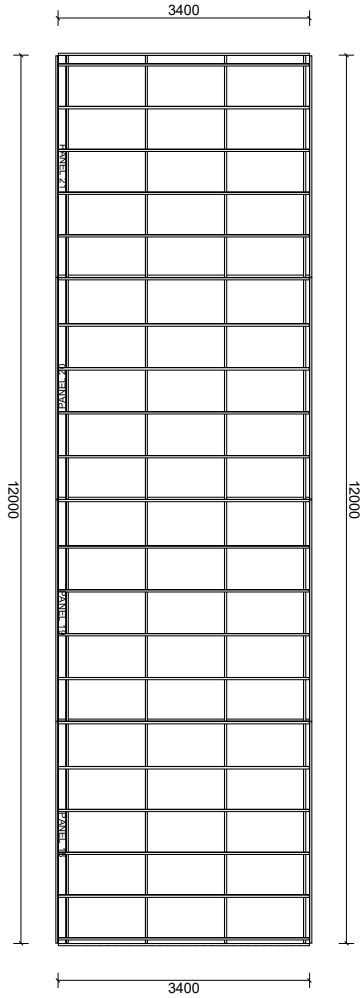
Proposed Structure For:
 Mandy O'Connell
 Located At:
 Lot 1 EDWARD ST, MOUNT
 PERRY QLD 4671

DWG NO: AWBbVi-0423-4 Sheet 3 of 5
 JOB-REF: TTH MANDY O'CONNELL
 DATE: 12/04/2023

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Member Schedule

description	value
Roof Panel	STUD PANEL: 75x32x0.75
Max Stud Spacing	600
Max Noggin Spacing	
Roof Bracing	STRAP: 30x1
Roof Brace Fixing	2 x 12-14x20 Tek

DRAWING TITLE & NO._ MEMBER SCHEDULE_AWBdVi-0423-4 Sheet 4
DATE: 12/04/2023

Mr Vic Bacud Jr
Registered Professional Engineer
MIEAust, CPEng
APEC, ITnPE(Aust)
RPEQ 3647
NER-3: Civil and Structural



Proposed Structure For:
Mandy O'Connell
Located At:
Lot 1 EDWARD ST, MOUNT
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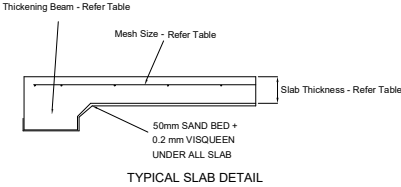
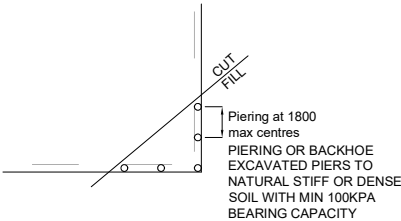
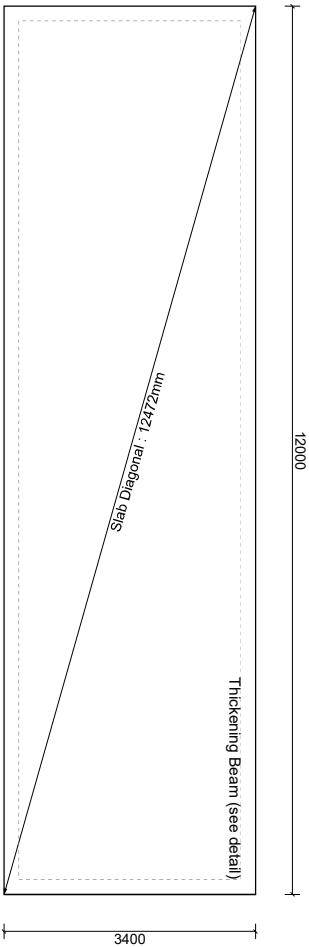
Sheet 4 of 5

JOB-REF: TTH MANDY O'CONNELL
DATE: 12/04/2023

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Engineering Only - Not a construction layout



Slab Specs

description	value
For Up to 5 Tonne GVM Vehicles:	SL72 Mesh, 100mm Thick
For Up to 10 Tonne GVM Vehicles:	SL72 Mesh, 125mm Thick
For Up to 25 Tonne GVM Vehicles:	SL82 Mesh, 150mm Thick
Perimeter Beam	Width: , Depth:

Steelwork

- Reinforcing round bars shall be as indicated in the drawing.
 - Low strength plain bars to AS4671-250R, Marked "R"
 - Low strength deformed bars to AS4671-250Y, marked "S"
 - High strength deformed bars to AS4671-400Y, marked "Y"
- Wire mesh reinforcement for concrete slab shall be SL72 with 30mm top cover for light loading & SL82 for heavier.

Concrete Work

- Concrete for footing shall be 20MPa and 25MPa for slab, minimum compressive strength at 28th day with 20mm maximum aggregate size. At concrete pouring, slump shall be from 60mm to 100mm dependent from site conditions and shall be vibrated by an approved method. Curing of concrete shall be done just after initial set for 3 to 7 days continuous.
- All crack control joints shall be 6mm wide x 20mm deep saw cut. 12200 Maximum centres.
- Reinforcement shall be aligned correctly using approved spacers.
- Prior to concrete pour, Builder shall comply to all Council requirements, seek advice and perform the best building practice.

DRAWING TITLE & NO._ SLAB SPECIFICATIONS_AWBdVi-0423-4 Sheet 5
DATE: 12/04/2023

Mr Vic Bacud Jr
Registered Professional Engineer
MIEAust, CPEng
APEC, ITnPE(Aust)
RPEQ 3647
NER-3: Civil and Structural



Proposed Structure For:
Mandy O'Connell
Located At:
Lot 1 EDWARD ST, MOUNT
PERRY QLD 4671

DO NOT SCALE

Intended Page Size: A3

Intended Page Orientation: Portrait



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DWG NO: AWBbVi-0423-4

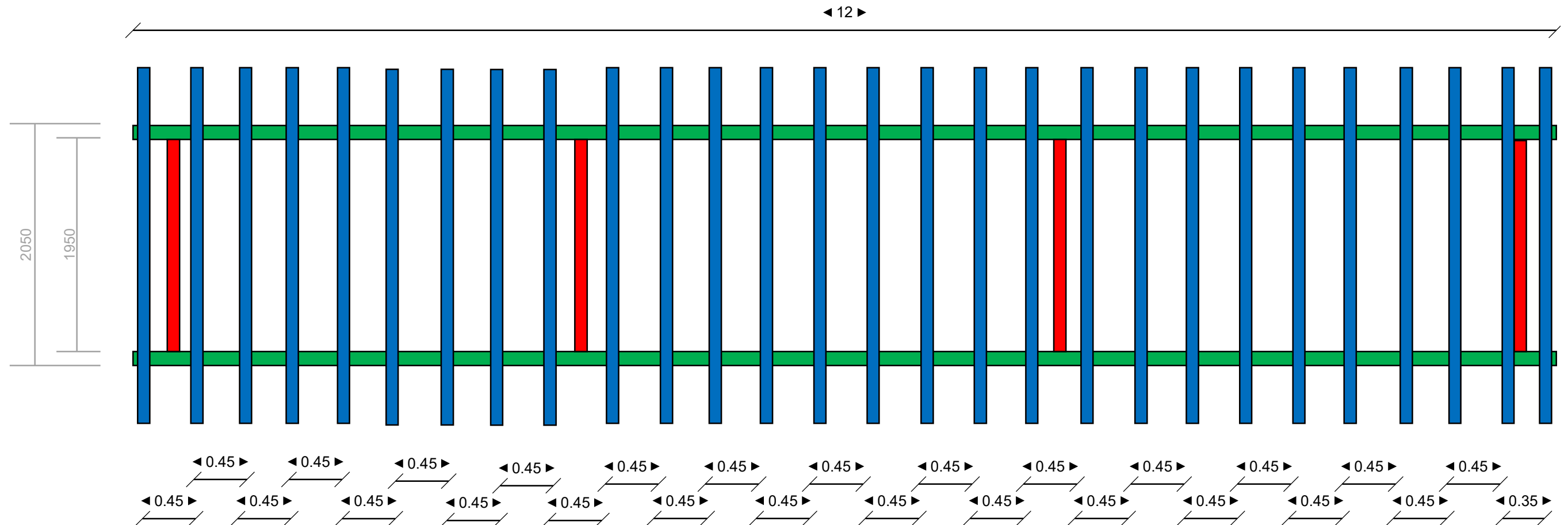
Sheet 5 of 5

JOB-REF: TTH MANDY O'CONNELL DATE: 12/04/2023

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SKIDS - SHS Gal 150X50X4mm @ 12000mm long (X2)
CROSS BEAMS - SHS Gal 75X50X2mm @ 1950mm long (X4)
JOISTS - SHS Gal 75X50X2mm @ 3000mm long (X28)
 MINIMUM 10 PERMANENT FOOTINGS IN SERVICE



LIFT WITH FOUR POINT LIFT
CENTRE OF SKIDS TO BE SUPPORTED IF BEING SLID OFF TILT TRAY

Ronald A. Bell
Registered Professional Engineer
Grad Cert (Tech Mgt), BEng Civil (Hons)
FIEAust (891940), CPEng, NER,
AFCE Engineer, IntPEAust

20FEB2023

Signed _____
RFPEQ (6715), RBVPNT (605906E5), RPEV (Vio) (PECC02564),
RBPNTaoHC (5556), RES NSW (BDC04601),
MAIR (6225), JRPQuail

STRUCTURAL DESIGN ALSO CONCURRED

23-29075-SK01

DRAWING TITLE & NO._ SKID BASE DETAILS_2329075-SK01 _ DATE: 20/02/2023
ADDRESS_Lot 15-RP28376 on Mackay Street MOUNT PERRY QLD 4671
OWNER_Mandy O'Connell
CONTRACTOR_Ian Herbener
QBCC LIC. NO._1304394