

Cloncurry Shire Council

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Website: www.cloncurry.qld.gov.au

Our ref: IE:LT - TP04/22

27 April 2022

Stephen Handley
Luke Speight SP8 Building
FNQ Building Certification Approvals
PO Box 1697
MAREEBA QLD 4880
Email: stephen@fnqbuildingcertification.com

Dear Stephen

DECISION NOTICE – DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT - MATERIAL CHANGE OF USE - LOW IMPACT INDUSTRY (MECHANICAL WORKSHOP AND OFFICE), 5 FRED MCKAY ROAD (LOT 3 ON SP248018), CLONCURRY.

(Given under section 63 of the *Planning Act 2016*)

The development application described below was properly made to the Cloncurry Shire Council
19 April 2022.

Applicant details

Applicant name: Stephen Handley
FNQ Building Certification Approvals

Applicant contact details: PO Box 1697
MAREEBA QLD 4880

Application details

Application number: TP04/22
Approval sought: Development Permit
Nature of development proposed: Material Change of Use
Description of the development proposed: Low Impact Industry (Mechanical Workshop and Office)
Category of assessment: Code Assessment

Location details

Street address: 5 Fred McKay Road, Cloncurry
Real property description: Lot 3 on SP248018
Local government area: Cloncurry Shire

Decision

Date of decision: 19 April 2022

RESOLUTION 26.220419

Moved: Cr Sam Daniels
Seconded: Cr Vicky Campbell

That Development Application TP04/22 for a Material Change of Use – Low Impact Industry (Mechanical Workshop and Office), at 5 Fred McKay Road (Lot 3 on SP248018), Cloncurry, be approved, subject to relevant and reasonable conditions, as set out in Attachment 2.

In Favour: Crs Greg Campbell, Sam Daniels, Dane Swalling, Vicky Campbell, Nathan Keyes and Janessa Bidgood

Against: Nil

Details of the approval

Development permit: Material Change of Use - Low Impact Industry (Mechanical Workshop and Office)

Conditions

This approval is subject to the conditions in Attachment 1.

Properly made submissions

There were no properly made submissions for this application.

Rights of appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

A copy of the relevant appeal provision is attached.

Currency period for the approval

This development approval will lapse unless substantially started at the end of the period set out in section 85 of *Planning Act 2016* which is 6 years after this approval starts to take effect.

Approved plans and specifications

Table 1 Supporting documentation/reports

Report/Plan/Drawing Number	Plan/Document Name	Date
WD01 – A	Site Plan	February, 2022
WD02 - A	Floor Plan	February 2022
WD03 - A	South Elevation	February 2022
WD04 - A	East Elevation	February 2022
WD05 - A	Section A	February 2022
WD06 - A	Footing Plan	February 2022
WD07- A	Construction Notes	February 2022
WD08 - A	General Notes	February 2022
SPEIGHT 20121	Footing Plan	17/11/21
SPEIGHT 20121	Roof Plan	17/11/21
SPEIGHT 20121	Front & Back	17/11/21
SPEIGHT 20121	End View	17/11/21

Should you have any questions or concerns in respect of this matter please contact Council's Senior Town Planner, Larinda Turrell, at this office.

Yours faithfully



Philip Keirle
Chief Executive Officer

Enc: Attachment 1—Conditions of the approval
Attachment 2—Extract on appeal rights
Attachment 3 – Statement of Reasons
Attachment 4 - Approved Proposed Plan

ATTACHMENT 1 – CONDITIONS OF APPROVAL

NATURE OF DECISION				
<p>A Cloncurry Shire Council issues a development permit for Development application - Reference TP04/22 Development Permit for a Material Change of Use for a Low impact industry (Mechanical workshop and Office) under the <i>Planning Act 2016</i>.</p>				
GENERAL				
<p>1. Site Layout</p> <p>The development must generally comply with the approved proposal plans and design drawings as referenced in the table below, which forms part of this application, except as otherwise specified by any condition of this approval.</p>				
Title	Plan Number	Rev no	Date	Prepared by
Site Plan	WD01	A	February, 2022	Benson Building Designs
Floor Plan	WD02	A	February 2022	Benson Building Designs
South Elevation	WD03	A	February 2022	Benson Building Designs
East Elevation	WD04	A	February 2022	Benson Building Designs
Section A	WD05	A	February 2022	Benson Building Designs
Footing Plan	WD06	A	February 2022	Benson Building Designs
Construction Notes	WD07	A	February 2022	Benson Building Designs
General Notes	WD08	A	February 2022	Benson Building Designs
Footing Plan	SPEIGHT 20121		17/11/21	The Big Steel
Roof Plan	SPEIGHT 20121		17/11/21	The Big Steel
Front & Back	SPEIGHT 20121		17/11/21	The Big Steel
End View	SPEIGHT 20121		17/11/21	The Big Steel
<p>2. Compliance with conditions</p> <p>(a) All conditions must be complied with prior to the commencement of the use, unless specified in an individual condition.</p> <p>(b) The conditions of this development approval are to be read in conjunction with the approved plans /drawings/ documents at all times. Where a conflict occurs between the conditions of this approval and the approved plans / documents, the conditions of this development approval shall prevail.</p>				
<p>3. General Environmental Duty</p> <p>The operation of the workshop shall be generally in compliance with the Performance Outcomes specified in the <i>General Environmental Duty – Code of practice for motor vehicle workshop operations</i>.</p>				
<p>4. Environmental Management Plan</p> <p>In accordance with the <i>General Environmental Duty – Code of practice for motor vehicle workshop operations</i> an Environmental Management Plan shall be prepared and submitted to council for approval within two months of the date of commencement of this development approval.</p>				
<p>5. Landscaping</p> <p>A landscaping plan is to be submitted providing details of all proposed landscaping on the site, including adjacent to the vehicular entry and carparking areas. Such landscaping plan is to be approved by Council's delegated officer prior to the commencement of the use</p>				
<p>6. Storage Equipment</p> <p>Equipment and machinery are stored in appropriate areas so as not to cause a nuisance to existing neighbouring surrounds.</p>				
<p>7. Waste Management</p> <p>A screened waste storage area in the vicinity of a hose cock for cleaning proposes for general waste and regulated waste are to be provided within the site at accessible locations to allow for collection and removal to approved facilities.</p>				

8. Stormwater Drainage

- (a) Stormwater discharging from the site is to be directed to a lawful point of discharge.
- (b) Stormwater drainage is to be managed, controlled and treated (incorporating collection, quality and quantity measures) in accordance with a Site Based Stormwater Management Plan and submitted to Council for approval, prior to the commencement of the use.

9. Noise Management

Appropriate noise mitigation measures shall be put in place to contain and manage noise levels so as not to give rise to unacceptable effects on nearby sensitive receiving land uses.

10. Dust Management

During operation of the approved use, the operator is to put in place appropriate mitigation measures for the suppression of dust, so as not to cause a nuisance beyond the boundary of the site.

- (a) Work Hours
- (b) Unless otherwise approved in writing by the assessment manager, hours of operation must not exceed 6.00 am to 6.00pm (Monday to Saturday).
- (c) Unless otherwise approved in writing by an authorised council officer, work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

11. Internal Access and Carparking

- (a) All driveways, parking and manoeuvring areas are to be located within the property boundary of Lot 3 on SP248018.
- (b) A car parking plan and drawings are to be prepared and submitted to Council, detailing the movement and accessibility plans for employees of the facility. Access and internal manoeuvring is provided for in accordance with AS1428 Design for access and mobility and AS1742.1 Manual of Uniform Traffic Control Devices.
- (c) All driveways, parking and maneuvering areas are to be appropriately maintained to the satisfaction of Council to ensure there is no nuisance to adjoining land uses or damage to public roads or infrastructure. A program of regular inspection and maintenance is to be undertaken by the applicant/site operator.
- (d) The car parking areas are to be constructed of a durable, suitable material, such as compacted hard stand gravel (minimum depth of 150mm), in accordance with Council's Standard Drawings.
- (e) On site access will be restricted to the highest design vehicle with such vehicles being capable of entering and exiting the site in forward gear at all times.
- (f) The proposed development will ensure that there is no conflict on site between the movement of the design vehicle with the largest turning circle and other vehicles utilised by customers/staff to the site.

12. Lighting

Any lighting is to be designed, installed and maintained in accordance with the requirement of AS4282-1997 "Control of the Obtrusive Effects of Outdoor Lighting".

ADVICE – Please note that these are not conditions

- A.** The Applicant is responsible for securing all necessary approvals, permits and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this development approval alleviates the need for the Applicant to comply with all relevant Local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the Applicant is involved. Without limiting this obligation, the Applicant is responsible for:
 - (a) Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called (this may include further development approvals under the "Planning Act 2016" and the planning scheme) required by law before the development the subject of this approval can be lawfully commenced and to carry out the activity for its duration;
 - (b) Providing any notifications required by law (by way of example only, to notify the administering authority pursuant to the "Environmental Protection Act 1994" of environmental harm being

caused/threatened by the activity, and upon becoming aware the premises is being used for a 'notifiable activity'); and

- (c) Ensuring the correct siting of structures on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the Applicant to ensure compliance with this decision notice and applicable codes.

B. Indigenous Cultural Heritage Legislation and Duty of Care Requirement

The "*Aboriginal Cultural Heritage Act 2003*" (ACHA) establishes a duty of care to take **all** reasonable and practicable measures to ensure any activity does not harm Aboriginal cultural heritage. This duty of care:

- (a) Is not negated by the issuing of this development approval;
- (b) Applies on all land and water, including freehold land;
- (c) Lies with the person or entity conducting an activity; and
- (d) If breached, is subject to criminal offence penalties.

Those proposing an activity involving surface disturbance beyond that which has already occurred at the proposed site must observe this duty of care. Details of how to fulfil this duty of care are outlined in the duty of care guidelines gazetted with the ACHA. The Applicant should contact Cultural Heritage Coordinator North Region Unit on (07) 4796 7862 for further information on the responsibilities of developers under the ACHA.

C. Limitation of Approval

The Council and its officers make no representations and provide no warranties as to the accuracy of the information contained in the development application including its supporting material provided to it by the Applicant.

The Council and its officers rely upon the applicant concerning the accuracy and completeness of the application and its supporting material and accepts the development application and supporting material as constituting a representation by the applicant as to its accuracy and completeness.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

ATTACHMENT 3 – STATEMENT OF REASONS – TP04/22

NOTICE ABOUT DECISION - STATEMENT OF REASONS

The following information is provided in accordance with section 63(5) of *the Planning Act 2016*

Details of the Development

The proposed development application is seeking a development permit for a Development application Material Change of Use - Low impact industry (Mechanical workshop and Office) at 5 Fred McKay Road (Lot 3 on SP248018), Cloncurry.

On 19 April 2022, the above development application was approved in full with conditions.

Reasons for the decision

A detailed assessment of the application by Council assessing officers has been undertaken and it is concluded as documented in this Development Assessment Report that the applicant has satisfactorily demonstrated compliance with the applicable benchmarks of the relevant planning scheme codes to enable Council to support the proposed development in granting its approval, subject to reasonable and relevant conditions being imposed.

General Notes

1. Do not scale off drawing check all dimensions and indicate on drawing.
 2. Comply with all Local Authority & Building Code of Australia 2019 regulations & all relevant standards.
 3. Installation of all materials to comply with Manufacturers Specifications.
 4. Notwithstanding responsibility of an Engineer or other professional, the Designer retains a responsibility to ensure that all works are constructed in accordance with the Building Code of Australia 2019.
 5. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs.
- © All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Benson Building Designs.

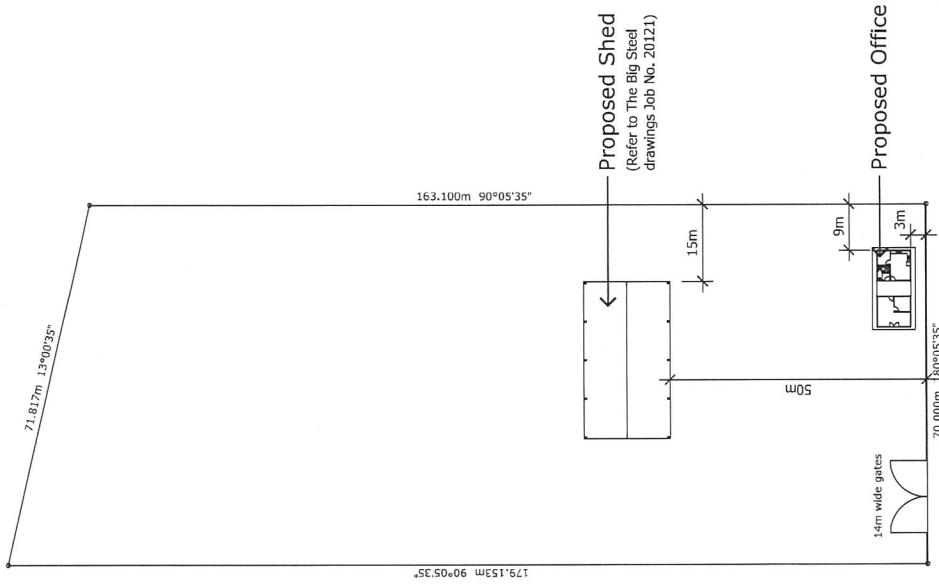
No.	Preliminary Issue	Date
A		22/02
	Revision/Issue	



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Project Name and Address
Proposed Industrial Shed
& Office
Luke Spaight
Lot 3 Fred McKay Road,
Cloncurry, Queensland

Project No.	Draw No.	Issue
2022-08	WD01	A
Date	Drawn	
February, 2022	G.B	
Scale	Drawn	
1:1000 @ A3	G.B	



Cloncurry Shire Council
Town Planning
Approved with Conditions
Approved Date: 19 APR 2022
TP 04 / 22

Fred McKay Road

Site Plan
Scale 1:1000



Real Property Description
Lot 3 on SP 248018
Site Area : 11979 m²
Wind Classification : N2
Site Classification 'S' assumed

General Notes

1. Do not scale or drawing check all dimensions & levels on site before commencing work.
2. Comply with all Local Authority & Building Code of Australia 2019 regulations & all relevant Australian Standards.
3. Installation of all materials to comply with Manufacturer's Specifications.
4. Notwithstanding inspection by an Engineer constructed in accordance with the Building Code of Australia 2019 regulations & all relevant Australian Standards.
5. Submission of any structural member & variation to any of the design, will void any responsibilities to Benson Building Designs.
6. All rights reserved. No part of this drawing may be reproduced or transmitted in any form by any means without the written permission of Benson Building Designs.

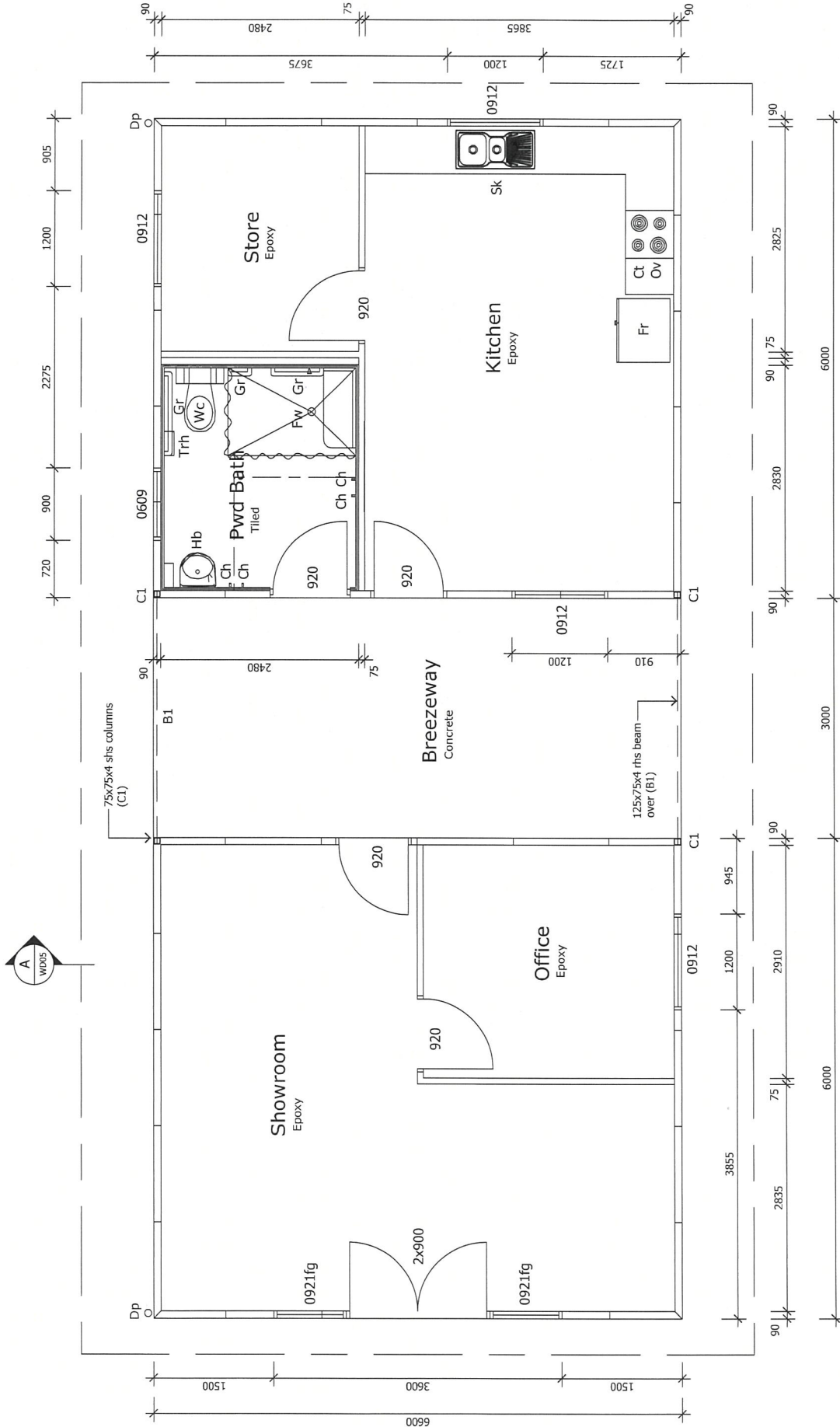
No.	Preliminary Issue	Date
A	Resident/Issue	27/02



COMMERCIAL BUILDINGS / SERVICES / EXTENSIONS
 Gary Benson
 B.Sc. Dip. Arch. B.Arch.
 Call : 0416 936 452
 QBCC Lic. No. 1226424 AMB 68 577 677 613
 www.bensonbuildingdesigns.com.au

Project Name and Address
Proposed Industrial Shed & Office
 Luke Spaight
 Lot 3 Fred McKay Road,
 Cloncurry, Queensland

Project No.	Draw No.	Issue
2022-08	WD02	A
Date	Drawn	Drawn
February, 2022	G.B	G.B
Scale	Drawn	Drawn
1:50 @ A3	G.B	G.B



Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 19 APR 2022
TP 04 / 22

Floor Plan
 Scale 1:50



General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work.
2. Comply with all Local Authority & Building Code of Australia 2019 regulations & all relevant standards.
3. Installation of all materials to comply with Manufacturers' Specifications.
4. Notwithstanding inspection by an Engineer responsible to ensure that all works are constructed in accordance with the Building Approval Drawings.
5. Any structural member, structural member & variation to any of the design, will void any responsibility to Benson Building Design.
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No.	Revised/Issue	Date
A	Preliminary Issue	22/02

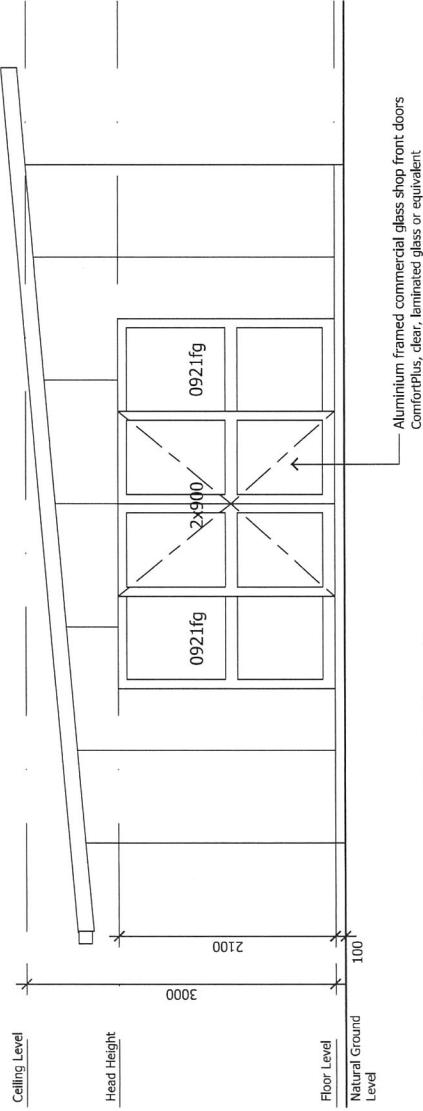


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 Gary Benson
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 Call : 0416 9316 452
 QCC: Lic. No. 1226424. A/N: 66 577 673
 Email : gary@bensonbuildingdesign.com.au
 www.bensonbuildingdesign.com.au

Project Name and Address
Proposed Industrial Shed & Office
 Luke Speight
 Lot 3 Fred McKay Road,
 Cloncurry, Queensland

Project No.	Draw No.	Issue
2022-08	WD03	A
Date	Checked	Drawn
February, 2022	G.B	G.B
Scale	Drawn	
1:50 @ A3	G.B	

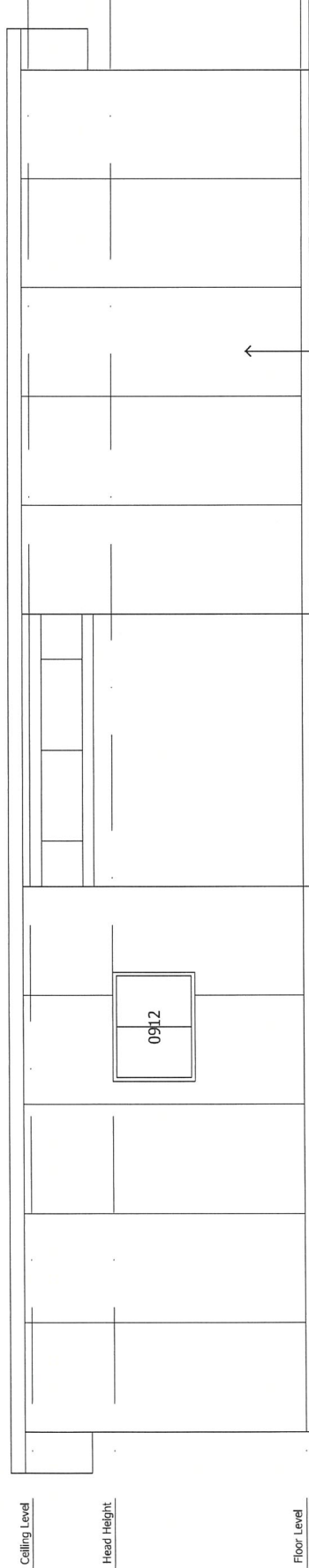
5° pitch



West Elevation
Scale 1:50

450

450



South Elevation
Scale 1:50

Cloncurry Shire Council
 Town Planning
 Approved with Conditions

Approved Date: 19 APR 2022

TP 04 / 22

General Notes

1. Do not scale off drawing check all dimensions
2. Refer to all drawings for any connecting work.
3. Comply with all Local Authority & Building Code of Australia 2019 regulations & all relevant standards.
4. Installation of all materials to comply with Manufacturer's Specifications.
5. New/standing inspection by an Engineer responsible to ensure that all works are constructed in accordance with the Building Code of Australia.
6. Substitution of any structural member, & variation to any of the design, will void any responsibilities to Benson Building Designs.
7. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means without the prior written permission of Benson Building Designs.

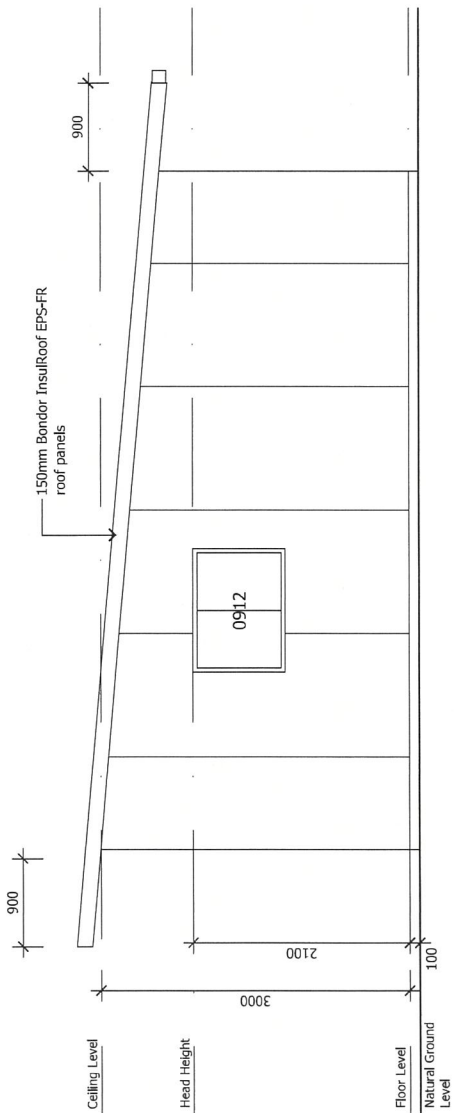
No.	Preliminary Issue	Revised Issue	Date
A			22/02



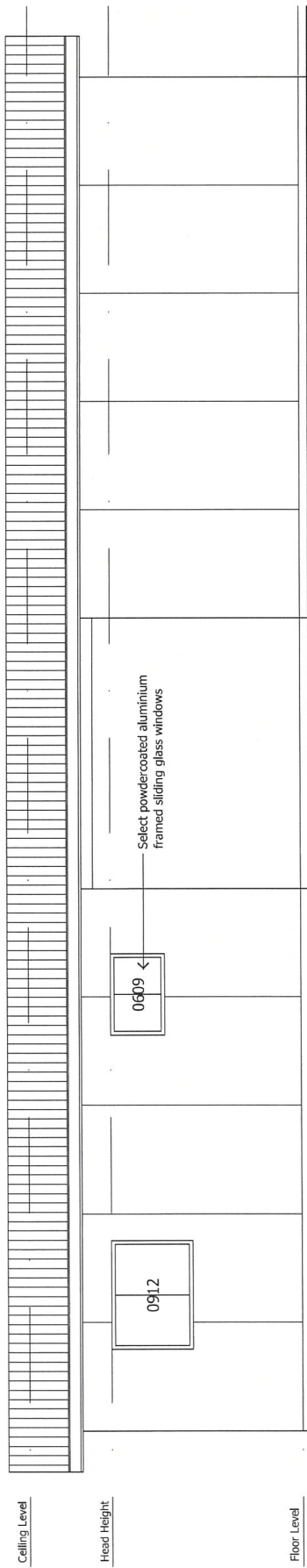
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Project Name and Address
Proposed Industrial Shed
& Office
Luke Speight
Lot 3 Fried McKay Road,
Cloncurry, Queensland

Project No.	Draw No.	Issue
2022-08	WD04	A
Date	Designed	Drawn
February, 2022	G.B	G.B
Scale	1:50 @ A3	



East Elevation
Scale 1:50



North Elevation
Scale 1:50

Cloncurry Shire Council
Town Planning
Approved with Conditions
19 APR 2022

TP 04 / 22

General Notes

1. Do not scale off drawing check all dimensions
2. Levels on site before commencing work.
3. Comply with all Local Authorities & Building Code of Australia 2019 regulations & all relevant Australian Standard Codes.
4. Manufacturer's Specifications to comply with
5. Nominating Inspection by an Engineer
6. Responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
7. Responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
8. Variations to any of the design, will void any responsibilities to Benson Building Designs for the performance of the building.
9. All drawings for the performance of the building may be reproduced or transmitted in any form by any means without the written permission of Benson Building Designs.

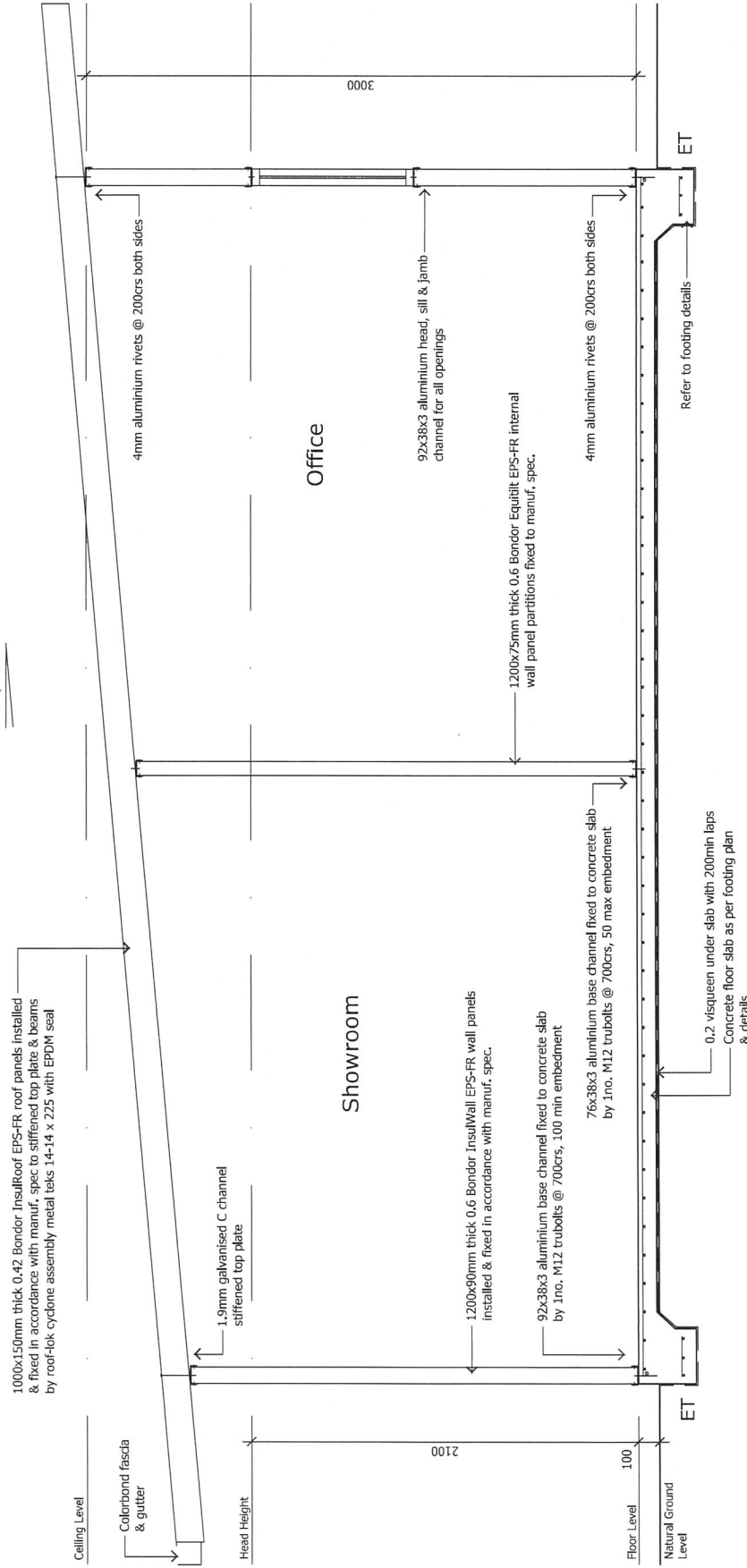
No.	Preliminary Issue	Date
A	Preliminary Issue	22/02
	Revised/Issue	



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 Email : gary@bensonbuildingdesigns.com.au
 www.bensonbuildingdesigns.com.au

Project Name and Address	
Proposed Industrial Shed & Office Luke Speight Lot 3 Fred McKay Road, Cloncurry, Queensland	
Project No.	2022-08
Draw No.	WD05
Issue	A
Date	February, 2022
Engineer	G.B
Scale	1:25 @ A3
Drawn	G.B

Wind Class N2
 5° pitch



Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 19 APR 2022

TP 04 / 22

Section A
 Scale 1:25

General Notes

1. Do not scale off drawing check all dimensions & levels on site before commencing work.
2. Comply with all Local Authority & Building Code of Australia 2019 regulations & all relevant standards.
3. Manufacturer's instructions to comply with Manufacturer's Specifications.
4. Notwithstanding inspection by an Engineer or other authority, the Engineer shall retain responsibility to ensure that all works are constructed in accordance with the Building Approval Drawings.
5. The Engineer is not an structural member & variation to any of the design, will void any responsibilities to Benson Building Design Pty Ltd. The Engineer's approval drawings may be reproduced or transmitted in any form by any means without the written consent of Benson Building Design Pty Ltd.

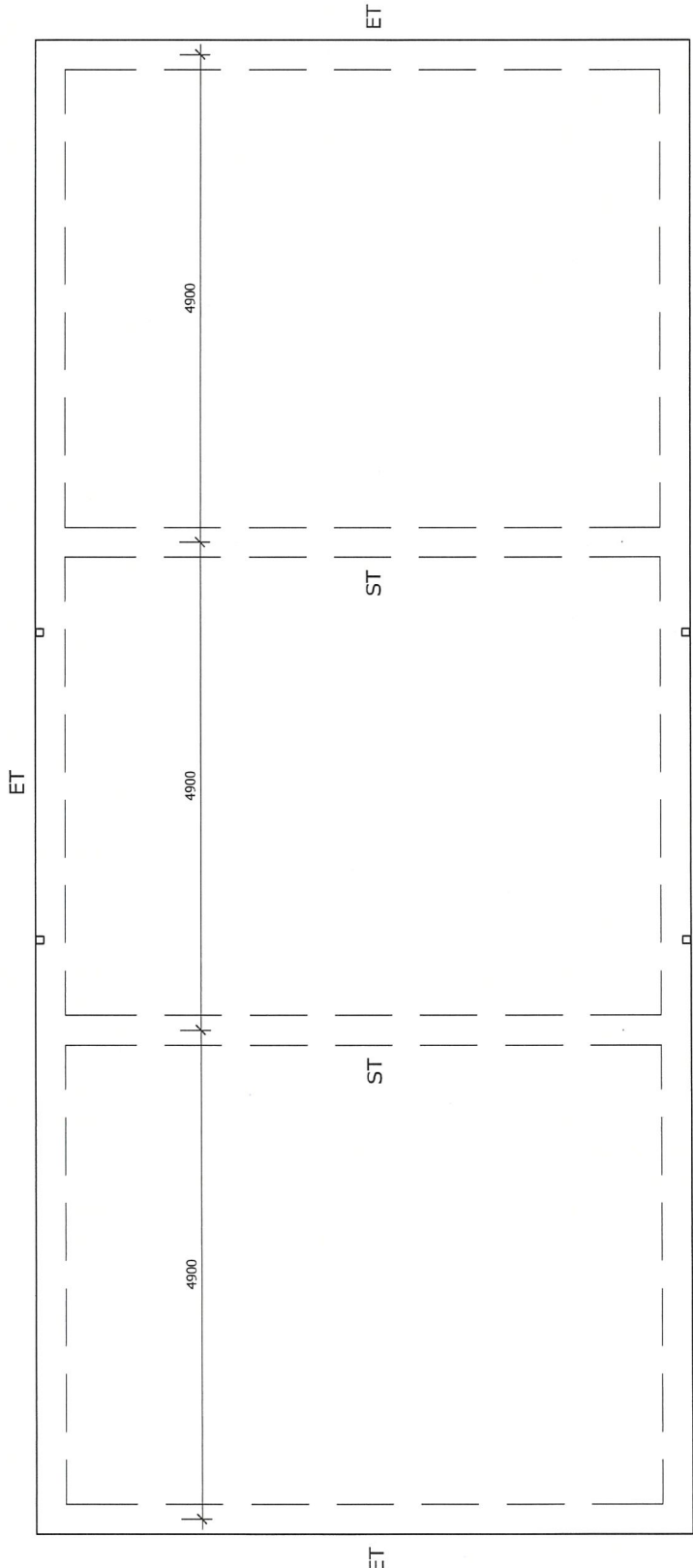
No.	Preliminary Issue	Date
A	Revision/Issue	22/02



Structural / Civil / Mechanical / Electrical
renovations / decks / patios
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Bsc. Dip. WorkSafe
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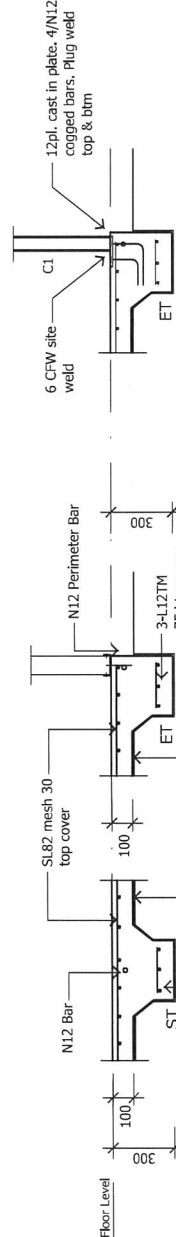
Project Name and Address
Proposed Industrial Shed
& Office
Luke Spaight
Lot 3 Fred McKay Road,
Cloncurry, Queensland

Project No.	Draw No.	Issue
2022-08	WD06	A
Date	Engr'd by	Drawn
February, 2022	G.B	G.B
Scale	Drawn	
1:25, 1:50 @ A3	G.B	



Footing Plan
Scale 1:50

Site Classification 'S' assumed
General
Footing drawings are to be read in conjunction with the building design drawings and the Australian Standards AS2870 - 2011. All vegetation and soft soil beneath slabs and footings is to be removed prior to construction. Footing trenches are to be approved by the Building Certifier or Engineer prior to the pouring of concrete. No sand is to be placed in footing trenches. All slab and footing thickening are to be placed on or into firm natural material unless approved otherwise. The ground adjacent to the building is to be graded from the building. Down pipes and outlet drains are to drain away from the building. Fill beneath slabs is to be approved granular CBR15 soil compacted in 150max thick layers to be density greater than 95% SDD or 70% density index as approved by the Engineer.
Concrete
Refer Construction Notes WD07 for concrete strength. All concrete to be mechanically vibrated and cured by an approved method for 7 days. Fabric laps are to be a minimum of one grid overlap plus 25mm. Provide trim bars where mesh has been cut out to allow for services penetrations.



Cast in Plate Detail
Scale 1:25

Edge Thickening ET
Scale 1:25

Slab Thickening ST
Scale 1:25

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Legend
ET - Edge Thickening
ST - Slab Thickening

Construction Notes

General Notes

1. These drawings/sketches/computations shall be read in conjunction with engineering and other consultants drawings, specifications, reports and written instructions where applicable.
2. All materials and workmanship are to be in accordance with the requirements of the relevant and current Australian Standards, Building Code of Australia and Local Statutory Authorities.
3. All dimensions, setout and design inverts & levels are to be confirmed on-site prior to construction works. Any discrepancies to be referred to Benson Building Designs prior to works commencing.
4. All dimensions in mm unless noted otherwise. Drawings shall not be scaled. Written measurement to take precedent over scale.
5. Ensure fabrication and construction works are plumb and true to line and level.
6. Contractor is responsible for completion of dial before you dig inquiries and location of existing underground services prior to any excavations/compaction.
7. All levels shall be to the Australian Height Datum (AHD) uno. All coordinates shall be to the Australian mapping grid (AMG) uno.
8. Contractor to ensure load remains evenly distributed during construction and structure shall be adequately supported during construction. During erection provision be made to limit deflections to dead loads only.
9. Substitution of materials is not permitted without prior written permission from Benson Building Designs.
10. Any proprietary products are to be installed in accordance with manufacturers specifications and recommendations.
11. Soil classification in accordance with AS2870 residential slabs & footings is a class 'S' assumed site.
12. Wind Classification in accordance with AS4055 "N2". Bracing and tie-down requirements as per AS4055 & AS1684.3 for this design gust wind speed.
13. Any electrical works shall be completed by a suitably qualified and experienced electrician in accordance with AS3000 & AS3018.
14. Builder to ensure that existing hold down & bracing to roof and floor is maintained.
15. Any roofing and/or plumbing works shall be completed by a suitably qualified and experienced plumber in accordance with the Plumbing and Drainage Act 2018, Plumbing Code of Australia and AS3500.
16. All downpipes & water tap outlets to discharge onto 300x300 concrete splashpads. Alternatively pit and pipe stormwater to kerb & channel as per builder's specifications.
17. Drainage plan if drawn is to be checked/signed off by a suitable qualified and experienced plumber and before any such building works are commenced. Benson Building Designs are to be notified of any changes that are to be made to drainage drawings.
18. Stormwater and sewerage to be connected to nominated legal points of discharge in accordance with plumbing regulations and local authority requirements.
19. Site drainage shall be designed and constructed to avoid water ponding against or near the footings. The ground 50mm in the vicinity of the perimeter footing shall be graded to fall away 50mm from the footing over a 1m distance.
20. All finished surfaces to fall away from building.
21. Finished surface ground around perimeter of building to fall away from building at 1:20 fall for 1metre.
22. It is the Builders responsibility to comply with the QBCC Subsidence Requirements.
23. All garage roller doors and panel lift doors to be provided with windlocks and comply to AS1702 and AS4055.
24. Smoke alarms to be installed in accordance with BCA 3.7.5 & AS 3786.
25. All WC doors that open in to have lift off hinges.
27. Floor coverings to be as per specifications. Fall wet area floors to floor levels.
28. All joinery layouts shown on the floor plan are indicative only. The final design shall be determined on site by the cabinet maker.

Bushfire Areas (Class 1 & Attached class 10 only)

1. Comply with BCA Vol. 2 Part 3.10.5 bushfire areas.

Site Preparation & Civil Works

1. Remove all grass, roots, organic material, top soil or loose material from the natural surface to a minimum depth of 100mm.
2. Topsoil shall be stripped and stockpiled on-site and reused where possible. All excess soil shall be disposed off-site.
3. Strip, pad and edge beam footings shall be founded 100mm into natural undisturbed foundation material with a safe allowable bearing pressure of 100kpa (100kpa for bored pier) in accordance with relevant site soil investigation report.
4. Internal beams and slab panels shall be founded on natural foundation material or compacted controlled fill with a minimum safe allowable bearing pressure of 100kpa. Excavate for beams to drawing dimensions shown.
5. Excavations shall be clean and dry. Any soft areas shall be excavated to a firm base, proof rolled and backfilled with class 3 for compacted in 100mm max. layers.
6. No existing footings or underground services shall be undercut or surcharged by imposed loads from proposed works. Underpinning of existing footings shall be in accordance with engineers design.
7. Controlled fill shall consist of 20mm crushed rock well compacted in 150mm layers. Alternatively, sand fill upto 800mm may be adopted. Sand fill shall be placed and well compacted in 300mm layers max. Any fill shall be moistened and comprised at or near its optimum moisture content to a dry density of 95% of the Australian Standard compaction test.
8. Any trench excavations in excess of 1.5m depth are subject to the requirements of the workcover safe trenching regulations.

Timber

1. All carpentry, timber framing, bracing, connections and materials to be in accordance with AS1720, AS1684.3 and the Building Code of Australia.
2. All timber to be stress graded as shown on drawings.
3. Timber shall be straight, sound, well seasoned, free from significant defects including white ants, borer, sap, shales, loose knots, warp, twist, decay, ply, holes, splits, fractures or bruises.
4. No span variations, substitutions or splices are permitted without the prior written approval of the design engineer.
5. Timber shall have termite protection in accordance with the Building Code of Australia requirements and AS3660. Builder to nominate method used.
6. All trusses and other roof members are to be anchored to the support structure using appropriate fixings, used in accordance with the manufacturers recommendations.
7. Provide top plate stiffening to top plate at locations supporting concentrated loads by means of a block on edge or double block on edge.
8. Lintels supported on top plate to be adequately restrained to prevent any twist or lateral movement.
9. All bolts are to be hot dipped galvanized uno. All bolts to have washers and be retightened after any movement or shrinkage of timber. Bolts to be placed in neat, pre-drilled holes.
10. Exposed timber shall have protective treatment or coating appropriate to the exposure conditions.

Stairs & Balustrades

1. Balustrade and stair construction as per NCC Vol.2 Part 3.9.1 & 3.9.2. 1200mm maximum gap must be maintained between timber nosing line of stairs and bottom of balustrade toe rail.
2. 1200mm maximum gap must be maintained between floor line and bottom of balustrade toe rail, and between balustrade vertical rails.
3. Balustrade either side of stairs.
4. Surfaces of stair treads, ramps and landings to have a slip resistance classification as per NCC Table 3.9.1.3 and comply with AS4566.

Reinforcement & Concrete

1. All concrete, slab & footing construction works shall conform with AS3600, AS2870 and BCA requirements.
2. All reinforcement used shall conform with AS4671, AS2870, AS3600 and BCA requirements.
3. Concrete properties:

Location	Grade	Slump (mm)	Max agg (mm)
Footings	N25	80	20
Slab on ground	N25	80	20
Suspended slabs	N32	80	20
Columns	N32	80	20
Masonry grout	S20	200	10

4. Clear cover to reinforcement, uno, to be as follows:

Location	Cover	Exposure Class
Footings	50	A2
Interior slabs	30	B1
Exterior slabs	40	B1
Exterior beams	40	B1
Interior columns	40	B1
Exterior columns	50	A2
Against membrane	50	A2
Against soil / rock	50	A2

5. Reinforcement notation:

- 'N' - deformed reinforcing bars (normal ductility)
- 'R' - structural grade plain round bars
- 'S1' - square mesh fabric
- 'R1' - rectangular mesh fabric
- 'TM' - trench mesh

The number following the bar symbol is the nominal bar diameter in millimeters.

6. Lay 0.2mm polyethylene waterproof membrane to entire slab area, following under beams as shown on details. Lin membrane 200mm min at joints and tape continuously. All penetrations are to be patched and taped.
7. Welding or heating or reinforcement is not permitted without the approval of the design engineer.
8. Support beam and slab reinforcement at 600mm crs max with approved bar chairs. Ensure that correct cover is maintained to bottom and sides of all reinforcement. Reinforcement to be securely tie wired in position.
9. Reinforcement laps:
 - N12 - 400mm, N16 - 500mm, N20 - 650mm,
 - N24 - 750mm, N28 - 1000mm, N32 - 1250mm,
 - N36 - 1500mm. mesh - 2 cross wires plus 25mm
10. Service penetrations shall be permitted in middle third of edge and internal beams. Provide extra concrete depth or reinforcement at such penetrations. Lag and tape penetrations with approved flexible expansion rubber.
11. Inspection by engineer or building certifier of slab preparation required prior to any pouring of concrete.
12. All formwork to be designed and constructed to comply with AS1509.
13. Concrete is to be well compacted and worked around reinforcement with a mechanical vibrator. Concrete shall be available for testing during pour.
14. Excavations beyond specified dimensions specified maybe filled with 15 mpa blinding concrete.
15. Concrete shall be cured for 7 days by approved method. No admixtures or curing additives are to be used in concrete without the prior written approval of the design engineer.
16. Provide crack control joints in slabs on ground at 4500mm maximum centers uno.
17. Provide 2/N12 x 1200mm long trimmers diagonally across the corners of all openings, penetrations and at re-entrant corners of slabs.
18. Reinforcement is shown diagrammatically and not necessarily in true projection.

Steelwork

1. Steelwork shall be designed, fabricated and erected in accordance with AS4100.
2. Welds, uno, to be 6mm continuous fillet welds (CFW). Cleats, gussets & stiffeners to be 10mm plate uno.
3. All butt welds to be qualified full penetration butt welds.
4. All cleats and drilling for fixings to be provided by fabricator. No holes to be made in flanges of beams or columns without the prior approval of the design engineer.
5. Seal ends of hollow sections with 3mm plate uno.
6. All welding shall be completed & supervised by a suitably experienced and qualified welding fabricator. Welding sequences shall minimise distortion, deformation, misalignment, twisting, and residual stresses to all members.
7. All structural steel welding shall be in accordance with AS1554.1.
8. All structural steel shall be grade 300 plus uno and shall comply with AS3679, AS1163 & AS1397.
9. All structural aluminium shall comply with AS1664, AS1665 and AS1729 and to be grade 5083 (plate) and grade 6061 - T6 (structural) uno.
10. All stainless steel shall comply with AS1554.
11. Grout under all column baseplates with approved proprietary non-shrink grout.
12. Steelwork shall not be erected until a minimum of 7 days after pouring supporting concrete.
13. Electrically isolate dissimilar metals.
14. All exposed bolts, cast in plates and/or fixings to be hot dipped galvanised.
15. Hot dipped galvanised steelwork to be in accordance with AS1650. Venting and detailing of steelwork for galvanising shall be in accordance with the Galvanisers Association of Australia. Any damaged galvanised surfaces shall be spot repaired with proprietary cold gal repair paint.
16. All Steelwork to be protected in accordance with BCA Part 3.4.4 - Structural Steel Members - Table 3.4.4.7 Protective Coatings For Steelwork.

General Notes

1. Do not scale off drawing check all dimensions
2. Check on site before commencing work
3. Comply with all Local Authority & Building Code of Australia 2019 regulations & all relevant standards.
4. New buildings to comply with the Building Code of Australia 2019 regulations & all relevant standards.
5. Installation of all materials to comply with Manufacturer's specifications.
6. Notwithstanding inspection by an Engineer or any other authority, the Designer shall be responsible to ensure that all works are constructed in accordance with the Building Code of Australia 2019 regulations & all relevant standards.
7. Substitution of any structural member, material or any detail shall require the approval in writing of the Designer.
8. Variation to any of the design, will void any responsibilities to Benson Building Designs.
9. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means without the written permission of Benson Building Designs.

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Project Name and Address
Proposed Industrial Shed & Office
Luke Speight
Lot. 3 Fred McKay Road,
Cloncurry, Queensland

Project No.	2022-08	Dwg No.	WD07	Issue	A
Date	February, 2022	Engineer	G.B		
Task	NTS	Drawn	G.B		

General Notes

Access for People with Disabilities:

1. Comply with all requirements of the BCA & AS 1428.1 & 4 including doors to be min 920mm leaf (min 850 clear opening) unless noted otherwise.
2. Door latches to have lever action handles mounted 1000 AEL.
3. Door closers to have delayed action.
4. Provide required circulation space throughout the building 1000mm clear width minimum, unless through doorways.
5. Toilets, showers, ramps & stairs to comply with AS 1428.1.
6. Tactile ground surface indicators to be provided in accordance with BCA & AS 1428.4.

Identification Signage for Access Facilities:

1. Provide signage to facilities required for people with disabilities in accordance with BCA clause D3.6, including to carparking, toilet/shr facilities & exits.
2. Provide brail & tactile signage to male, female & unisex facilities in accordance with BCA clause c3.6.

Fire Exits:

1. Provide lever action handles and complying latches to required fire exit doors and doors in the path of travel, all to comply with BCA clause D2.21.
2. Install braille signage to doors with exit signage as per BCA clause D3.6.

Fire Extinguishers & Sprinklers:

1. Provide fire extinguishers to comply with BCA clause E1.6, Table E1.6 and AS 2444.
2. Fire sprinkler system to be installed in accordance with BCA clause E1.5, Table E1.5 & spec E1.5.

Fire Hydrants & Hose Reels:

1. Provide fire hydrants & hose reels to comply with BCA clause E1.3, E1.4 and if required to AS 2419.1, AS 2441, and on each level.

Emergency Lighting & Smoke Alarms:

1. Installation of emergency lighting and exit lighting to comply with AS/NZ 2293.1 & BCA clause E4.5.
2. Emergency lighting to be installed in all paths of travel and as required by BCA clause E4.2.
3. Emergency lighting to be provided in every room with Public access.
4. Smoke alarms to be installed in accordance with BCA 3.7.2 & AS 3786
5. Smoke alarms to be installed in suggested locations only.

Fire Hazard Properties:

1. Fire hazard properties for materials, linings & surface finishes to be in accordance with BCA clause C1.10 & spec C1.10.

General Lighting & Switches:

1. Design and installation of artificial lighting systems is to comply with AS 1680.
2. All switches and controls (including air-conditioning, light and security) on an accessible path of travel, other than general purpose outlets, shall be located not less than 900mm or greater than 1100mm above the plane of the finished floor and not less than 500mm from internal corners in accordance with Section 1.4 of AS 1428.1.

Electrical Installations in Exit Paths

1. Electrical installations and communication boards installed within required exits or paths of travel to required exits must be contained within metal cabinets with smoke seals to the door openings.

Mechanical Installations:

1. Install air-conditioning, mechanical ventilation & exhaust systems to comply with AS1668.2 & AS/NZS 3666.1.

Building Sustainability & Energy Efficiency:

1. Comply with BCA clause 3.12 for Class 1 buildings & BCA part J for Class 2 to Class 9 buildings.
 2. Comply with O&G Development Code section MP4.1.
 3. Provide roof / wall insulation, internal wall linings, external wall ceilings, wall & window shading (awnings & screens) as detailed.
 4. Provide door & window shading (awnings & screens) as detailed.
- Termite Management System - Class 2 Units:**
1. Provide termite management system (or systems) to comply with BCA requirements for Class 2 building clause B1.4(7). AS 3660.1 and council requirements.
 2. All primary building elements including roof, ceiling, floor, stair, ramp & wall framing including bracing, as defined in BCA, must be treated for termite attack.
 3. This project will use either concrete, masonry block & steel or treated timber (min H2), or naturally resistant timbers, roof trusses will be treated timber (or steel).
 4. All suppliers and installers will be required to provide written certification for compliance with the above requirements.

Additional Termite Treatment:

1. Separation between new and existing structures, provide stainless steel mesh system or equal at building junction to prevent entry from new works into existing.
2. All concrete slabs to comply with AS 2870. Treat all slab joints and penetrations.
3. Treat all electrical conduits at slab penetrations and at pits.

Lift Installations

1. Lifts are to comply with BCA C2.10, C2.11, C2.12, D3 and E3.

Vermin Control:

1. Construct premises and provide controls to comply with part-17 of the health regulations 196, to prevent entry of vermin.

Waterproofing of Wet Areas:

1. Waterproof wet-areas including floors, walls, junctions & penetrations to AS 3740.
2. All floor wastes shall be approved 'puddle-flange' type.

Building & Site Drainage

1. The design of the stormwater drainage system for the development must comply with AS/NZS 3500.3.2 & provide protection to land, buildings and structures in the neighborhood in accordance with building regulations 2006.

Cold Rooms:

1. Comply with BCA clause G1.2, AS 4674, and TCC policies for 'food prep premises'.
2. Allow for slab set downs to flush floor level, and provide external floor waste adjacent cold room door.

Luminance Contrast of Doorways:

1. In accordance with clause 13.1 of AS 1428.1.
2. All doorways shall have a minimum luminance contrast of 30% provided between:
 - (a) Door leaf and door jamb;
 - (b) Door leaf and adjacent wall;
 - (c) Architrave and wall;
 - (d) Door leaf and architrave; or
 - (e) Door jamb and adjacent wall.

3. The minimum width of the area of luminance contrast shall be 50 mm.

Slip Resistant Floor Finishes:

1. Floor finishes to comply with BCA clause D2.14 Landings & HB 197 & HB 198. Extract from BCA table D2.14 slip-resistance classification:

Application	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing Strip	P3	P4

Extract from HB 198 table 3B :

Undercover Car parks	P3 or R10
Wet Areas	P3 or R10
Transitional Area Toilets in Offices, Hotels	P2 or R9 P3 or R10
Shopping Centres Hotel Apartment Bathrooms	P2 or A
Ensuites & Toilets, Laundries Hotel Apartment Kitchens	P2 or R9
Loading Docks under cover	P5 or R12
Commercial Kitchens	P5 or R12
Serving Areas Behind Bars	P4 or R11
Aged Care Bathrooms Wards & Corridors in Hospitals or Aged Care	P3 or B P2 or R9

Refer to table 3B for full locations and requirements.

Natural Ventilation & Lighting Requirements:

1. Comply with BCA Part F4 for Class 2 to 9 buildings.

General Notes

1. Do not scale or drawing check all dimensions & levels on site before commencing work.
2. Comply with all Local Authority & Building Code of Australia 2019 regulations & all relevant standards.
3. Installations must comply with Manufacturers Specifications.
4. New/altering inspection by an Engineer or Building Inspector is required for all work constructed in accordance with the building approval drawings.
5. All structural members to be constructed in accordance with the design & variation to any of the design, will void any responsibilities to Benson Building Designs.
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No.	Reviser/Issue	Date
A	Preliminary Issue	22/02



commercial / units / new homes / extensions
alter / add

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Project Name and Address

Proposed Industrial Shed
& Office
Luke Speight
Lot 3 Fred McKay Road,
Cloncurry, Queensland

Project No.	Draw No.	Issue
2022-08	WD08	A
Date	Eng'd by	Drawn
February, 2022	G.B	G.B
Check	Drawn	Issue
NTS	G.B	G.B

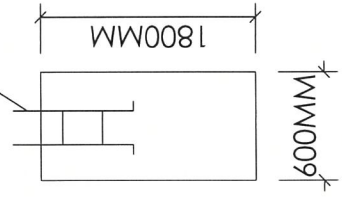
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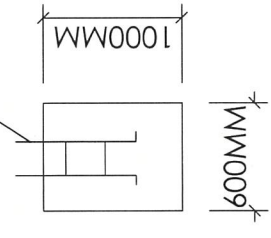
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4 X M20 HD BOLTS 700MM LONG

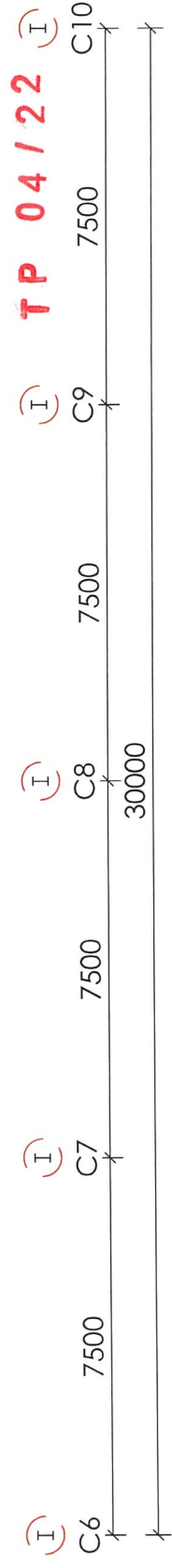


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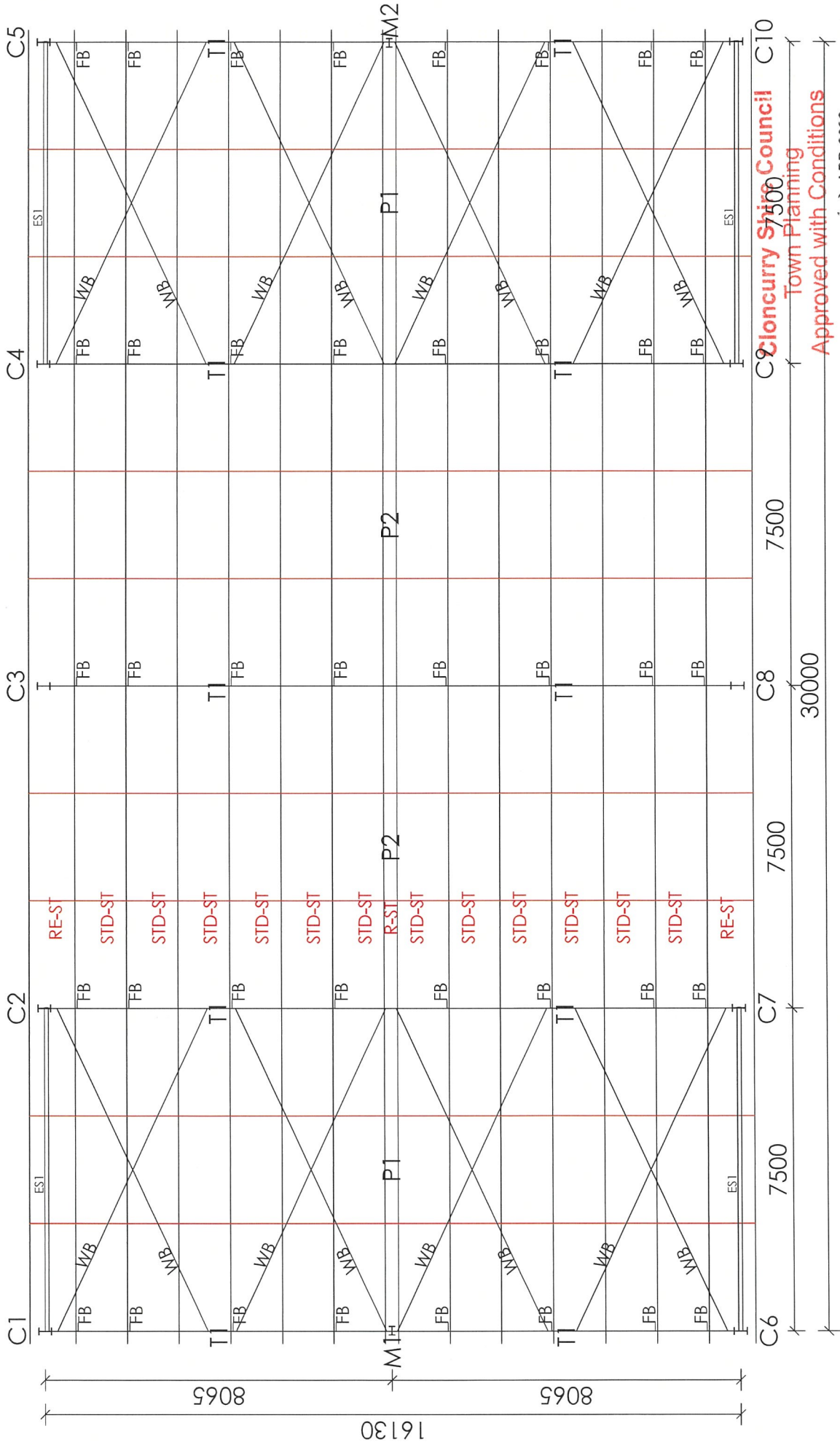


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FOOTING PLAN

CLIENT:	LUKE SPEIGHT 3 FRED MCKAY RD CLONCURRY QLD 4824	THE BIG STEEL 1206 OLYMPIC HIGHWAY WAGGA WAGGA NSW 2650	DRAWN BY: CHRIS MURRAY	SCALE	SEE DRAWING
PAGE	1/6			PROJECT	SPEIGHT 20121
				DATE	17/11/21



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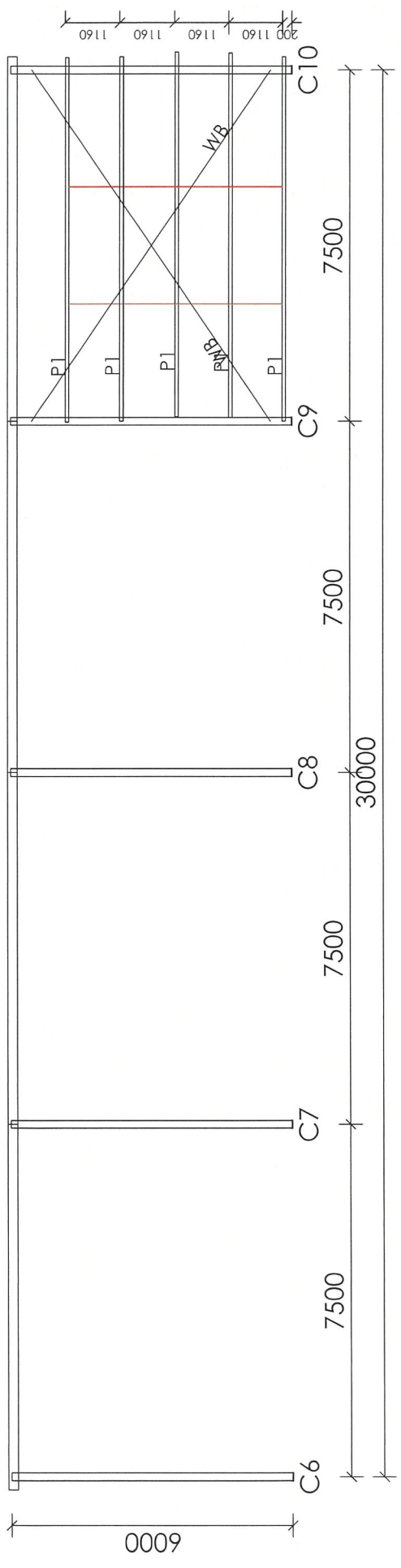
TP 04/22

ROOF PLAN

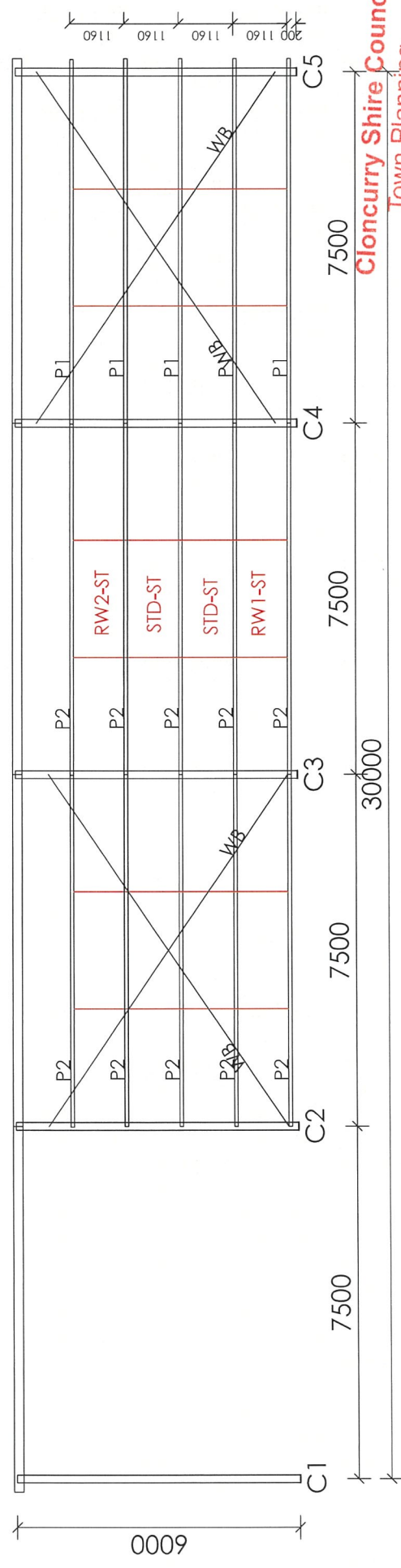
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PAGE:	2/6	PROJECT:	SPEIGHT 20121
		DATE:	17/11/21
		DRAWN BY:	CHRIS MURRAY



THE BIG STEEL
1206 OLYMPIC HIGHWAY
WAGGA WAGGA NSW 2650



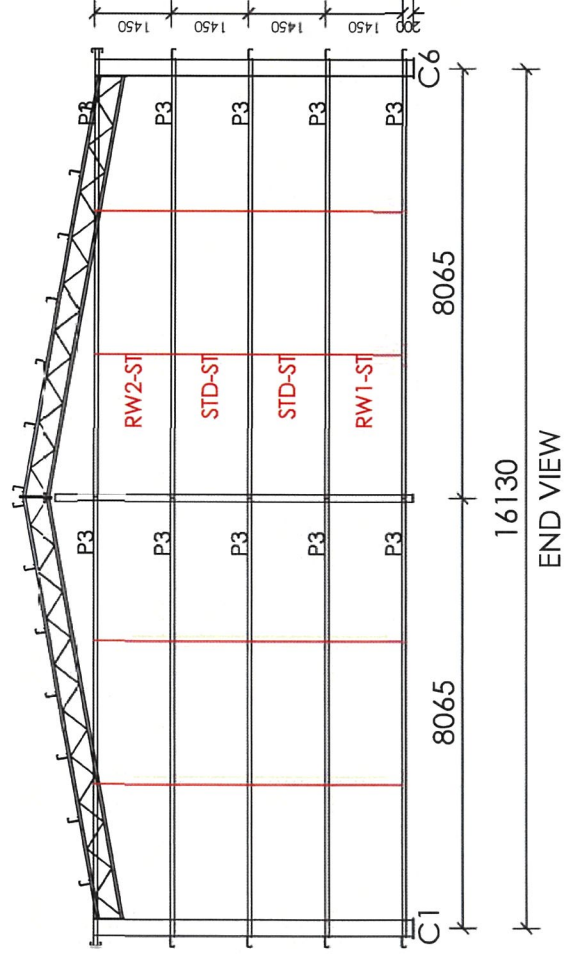
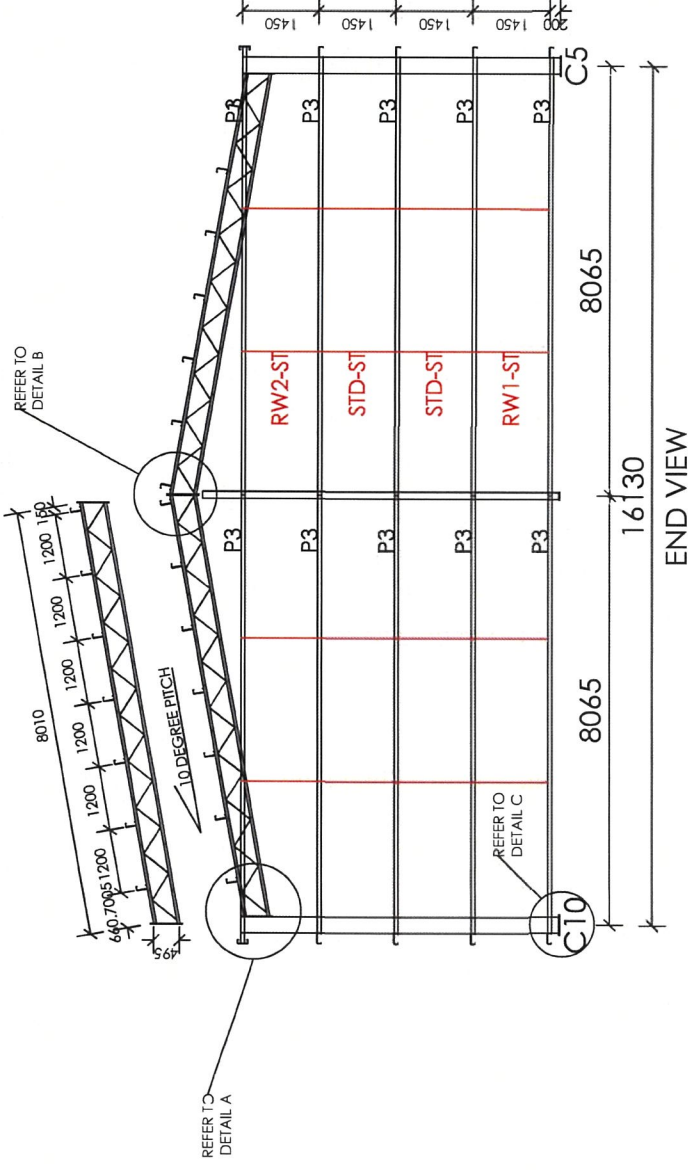
FRONT SIDE



BACK SIDE

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