

Cloncurry Shire Council

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Cloncurry QLD 4824
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Our ref: *DI&E:LT - TP07/22*

31 October 2022

Ronald Bird
Hay Bird Industries
PO Box 174
CLONCURRY QLD 4824
Email: ronbird@bigpond.com

Dear Ronald

DECISION NOTICE – DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT - MATERIAL CHANGE OF USE - LOW IMPACT INDUSTRY (WAREHOUSE AND MACHINERY REPAIRS), 11 FRED MCKAY ROAD (LOT 6 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 7 October 2022.

Applicant details

Applicant name: Hay Bird Industries
Ronald Bird
Applicant contact details: PO Box 174
CLONCURRY QLD 4824

Application details

Application number: TP07/22
Approval sought: Development Permit
Nature of development proposed: Material Change of Use
Description of the development proposed: Low Impact Industry (Warehouse and Machinery repairs)
Category of assessment: Code Assessment

Location details

Street address: 11 Fred McKay Road, Cloncurry
Real property description: Lot 6 on SP248018
Local government area: Cloncurry Shire

Decision

Date of decision: 25 October 2022

RESOLUTION 28.221025

Moved: Cr Dane Swalling
Seconded: Cr Janessa Bidgood

That Development Application TP07/22 for a Material Change of Use – Medium impact industry for a warehouse and machinery repairs at 11 Fred McKay Road, Cloncurry (Lot 6 on SP248018), Cloncurry, be approved, subject to relevant and reasonable conditions, as set out in Attachment 2 of the report.

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

Against: Nil

Ineligible: Cr Nathan Keyes

CARRIED

Details of the approval

Development permit: Material Change of Use - Low Impact Industry (Warehouse and Machinery repairs)

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

Title	Plan Number	Rev no	Date	Prepared by
3D view	JDP-1125/S00		14.04.22	Aktiv Engineering
3D view	JDP-1125/S01		14.04.22	Aktiv Engineering
Site Plan	JDP-1125/S02		14.04.22	Aktiv Engineering
Proposed Shed Plan	JDP-1125/S03		14.04.22	Aktiv Engineering
Elevation/Section	JDP-1125/S04		14.04.22	Aktiv Engineering
Foundation Plan	JDP-1125/S05		14.04.22	Aktiv Engineering
Framing Plan	JDP-1125/S06		14.04.22	Aktiv Engineering
Structural Notes	JDP-1125/S07		14.04.22	Aktiv Engineering
Structural Notes	JDP-1125/S08		14.04.22	Aktiv Engineering
Electrical Plan	JDP-1125/S09		14.04.22	Aktiv Engineering

Title	Plan Number	Rev no	Date	Prepared by
Plumbing Plan	JDP-1125/S10		14.04.22	Aktiv Engineering

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 5 - General environmental duty Code of practice for motor vehicle workshop operations

ATTACHMENT 1 – CONDITIONS OF APPROVAL

NATURE OF DECISION				
<p>A Cloncurry Shire Council issues a development permit for Development application - Reference TP07/22 Development Permit for a Material Change of Use for a Medium impact industry (Warehouse and Machinery repairs) 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
3D view	JDP-1125/S00		14.04.22	Aktiv Engineering
3D view	JDP-1125/S01		14.04.22	Aktiv Engineering
Site Plan	JDP-1125/S02		14.04.22	Aktiv Engineering
Proposed Shed Plan	JDP-1125/S03		14.04.22	Aktiv Engineering
Elevation/Section	JDP-1125/S04		14.04.22	Aktiv Engineering
Foundation Plan	JDP-1125/S05		14.04.22	Aktiv Engineering
Framing Plan	JDP-1125/S06		14.04.22	Aktiv Engineering
Structural Notes	JDP-1125/S07		14.04.22	Aktiv Engineering
Structural Notes	JDP-1125/S08		14.04.22	Aktiv Engineering
Electrical Plan	JDP-1125/S09		14.04.22	Aktiv Engineering
Plumbing Plan	JDP-1125/S10		14.04.22	Aktiv Engineering
<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 6 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 – TP07/22

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 for a Medium impact industry (Warehouse and Machinery repairs) at 11 Fred McKay Road (Lot 6 on SP248018), Cloncurry.

On 25 October 2022, the above development application was approved in full, with conditions.

Reasons for the decision

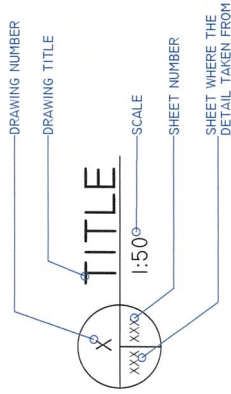
A detailed assessment of the application by Council assessing officers has been undertaken and it is concluded as documented in this Development Assessment Report that the applicant has satisfactorily demonstrated compliance with the applicable benchmarks of the relevant planning scheme codes to enable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

SHEET LIST

- S00 3D VIEW
- S01 3D VIEWS
- S02 SITE PLAN
- S03 PROPOSED SHED PLAN
- S04 ELEVATIONS/SECTION
- S05 FOUNDATION PLAN
- S06 FRAMING PLAN
- S07 STRUCTURAL NOTES
- S08 STRUCTURAL NOTES
- S09 ELECTRICAL PLAN
- S10 PLUMBING PLAN

PROPOSED SHED

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 25 OCT 2022
 Approved Date:
T-P 07 / 22



3D VIEW I



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DRAWING No. JDP-I125 / S00	
SHEET: SHEET 00 OF 10 A3	
SCALE:	DATE: 11.11.22
REVISION	
TITLE	
PROPOSED SHED	
11 FRED MCKAY ROAD, CLONCURRY	
3D VIEW	
AKTIV ENGINEERING STRUCTURAL DESIGN, CONSULTING AND DRAFTING SERVICES 5 Terminalia St, Redlynch, QLD MOBILE: 0429 805 065 EMAIL: DANIEL.POST@AKTIVENGINEERING.COM.AU ABRN: 23 451 395 939	
AMENDMENTS	
NO.	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
	DATE: 06-2022
	JDP NAME



PROPOSED SHED

Cloncurry Shire Council
 Town Planning
 Approved with Conditions

Approved Date: **25 OCT 2022**

TP 07 / 22

3D VIEW 2



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DRAWING No. JDP-1125 / S01		SHEET: SHEET 01 OF 10		REVISION										
TITLE		PROPOSED SHED		A3										
II FRED MCKAY ROAD, CLONCURRY		3D VIEWS												
AKTIV ENGINEERING STRUCTURAL DESIGN, CONSULTING AND DRAFTING SERVICES 5 Terminalia St, Redlynch, QLD MOBILE: 0429 805 065 EMAIL: DANIEL.P@AKTIVENGINEERING.COM.AU ABRN: 23 451 395 839		AMENDMENTS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>JDP</th> <th>NAME</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>ISSUED FOR CONSTRUCTION</td> <td>04-2022</td> <td></td> <td></td> </tr> </tbody> </table>			NO.	DESCRIPTION	DATE	JDP	NAME	-	ISSUED FOR CONSTRUCTION	04-2022		
NO.	DESCRIPTION	DATE	JDP	NAME										
-	ISSUED FOR CONSTRUCTION	04-2022												

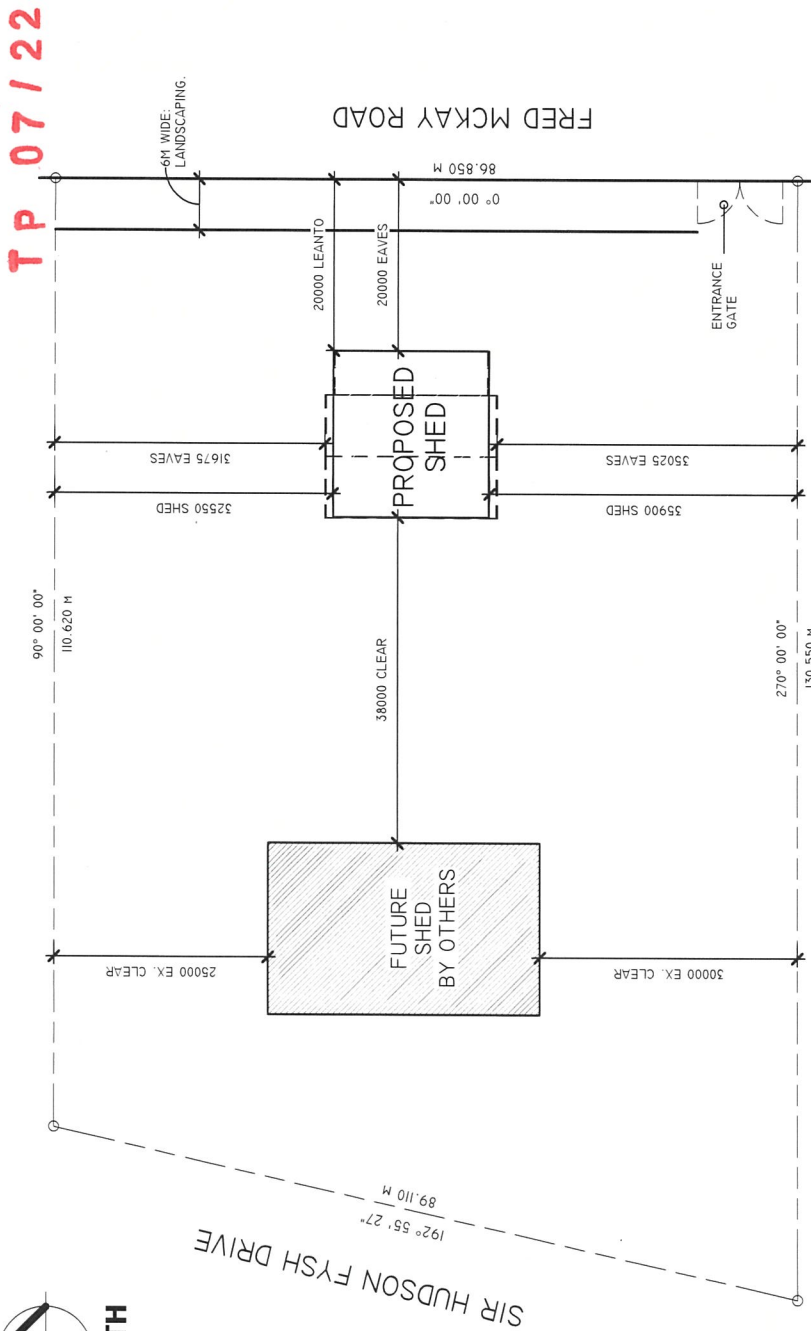
CONSTRUCTION NOTES:

ALL CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE CURRENT N.C.C. & RELEVANT AUSTRALIAN STANDARDS
 ALL LEVELS & DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THE START OF ANY WORKS.
 ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS
 ALL TIMBER FRAMING TO BE IN ACCORDANCE WITH THE CURRENT A.S.1684.3 REQUIREMENTS

AREA SCHEDULE

NAME	AREA
PROPOSED SHED	261.2 M ²
PROPOSED LEANTO	93.7 M ²
	354.9 M ²

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 25 OCT 2022



SITE PLAN

1 : 600

R.P.D.

LOT 6
 SP248018
 SITE AREA 1053090M²
 LOCAL AUTHORITY - CLONCURRY SHIRE COUNCIL

DRAINAGE

NEW SEWER & WASTEWATER DRAINAGE TO COUNCIL SEWER IN ACCORDANCE WITH WATER SUPPLY & SEWERAGE ACT & AMENDMENTS
 NEW STORMWATER DRAINAGE TO BE IN ACCORDANCE WITH A.S.3500 & LOCAL AUTHORITY GUIDELINES & N.C.C. REQUIREMENTS.

NOTES:

ALL DRAINAGE TO COMPLY WITH N.C.C. PART 3.1.2 DRAINAGE. FALL FINISHED GROUND @1:20 FOR MIN 1M AROUND PERIMETER OF FOUNDATIONS.
 ALTERNATIVE METHODS OF SURFACE WATER CONTROL TO BE APPROVED BY PRIVATE CERTIFIER PRIOR TO INSTALLATION.

ALL EARTHWORKS TO BE IN ACCORDANCE WITH N.C.C. PART 3.1.1 OR ENGINEERS SPECIFICATION.

ALL LEVELS, HEIGHTS AND DIMENSIONS TO BE CONFIRMED PRIOR TO THE START OF ANY WORKS.
 DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH ODC NMP 1.1, A.S. 2890 AND LOCAL AUTHORITY REQ'S.

CHECK THE COUNCIL PROPERTY REPORT TO SEE IF THE PROPOSED IS EXPOSED TO THE TRANSPORT NOISE CORRIDOR IF SO, THE FOLLOWING NOTE MUST APPLY ON.

ABBREVIATIONS LEGEND:

-340	-APPROXIMATE	NGL	-NATURAL GROUND LEVEL
A.S.	-AUSTRALIAN STANDARDS	O/H	-OVERHANG
BDY	-BOUNDARY	ODC	-QUEENSLAND DEVELOPMENT CODE
N.C.C.	-BUILDING CODE OF AUSTRALIA	RP	-REGISTERED PLAN
CSD	-CAVITY SLIDING DOOR	REQ'S	-REQUIREMENTS
C.O.S.	-CONFIRM ON SITE	SHR	-SHOWER LOCATION
C/W	-COMPLETE WITH	S.W.	-SLIDING WINDOW
DR.	-DOOR/S	S.S.	-STAINLESS STEEL
DN	-DOWN	S.D.	-SLIDING DOOR
EX.	-EXISTING	SPEC.	-SPECIFICATIONS
FFL	-FINISHED FLOOR LINE	SQM/M ²	-SQUARE METRE/S
HT	-HEIGHT/S	T.B.C.	-TO BE CONFIRMED
MANUF.	-MANUFACTURERS	U/S	-UNDERSIDE
MAX.	-MAXIMUM	VB	-VANITY BASIN
M	-METRE/S	W.I.R.	-WALK-IN ROBE
MM	-MILLIMETRE/S	WIN	-WINDOW/S
MIN.	-MINIMUM	WC	-WATER CLOSET
N.C.C.	-NATIONAL CONSTRUCTION CODE		

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STRUCTURALLY CERTIFIED BY
AKTIV ENGINEERING
 ABN: 23451556939 Email: post@aktivengineering.com.au
 Daniel Post MIEAust CPEng NPEP RPEQ
 Job No: JDP-1125 Signed: [Signature]
 Date: 16.04.22 RPEQ No: 5242

NO.	DESCRIPTION	DATE	NAME
-	ISSUED FOR CONSTRUCTION	04-2022	JDP

AKTIV ENGINEERING
 STRUCTURAL DESIGN, CONSULTING AND DRAFTING SERVICES
 5 Terminal St, Redbank, QLD
 MOBILE: 0429 805 068 EMAIL: DANIEL.POST@AKTIVENGINEERING.COM.AU ABN: 23 451 595 939

TITLE

PROPOSED SHED
 11 FRED MCKAY ROAD, CLONCURRY
SITE PLAN

DRAWING NO.

JDP-1125 / S02

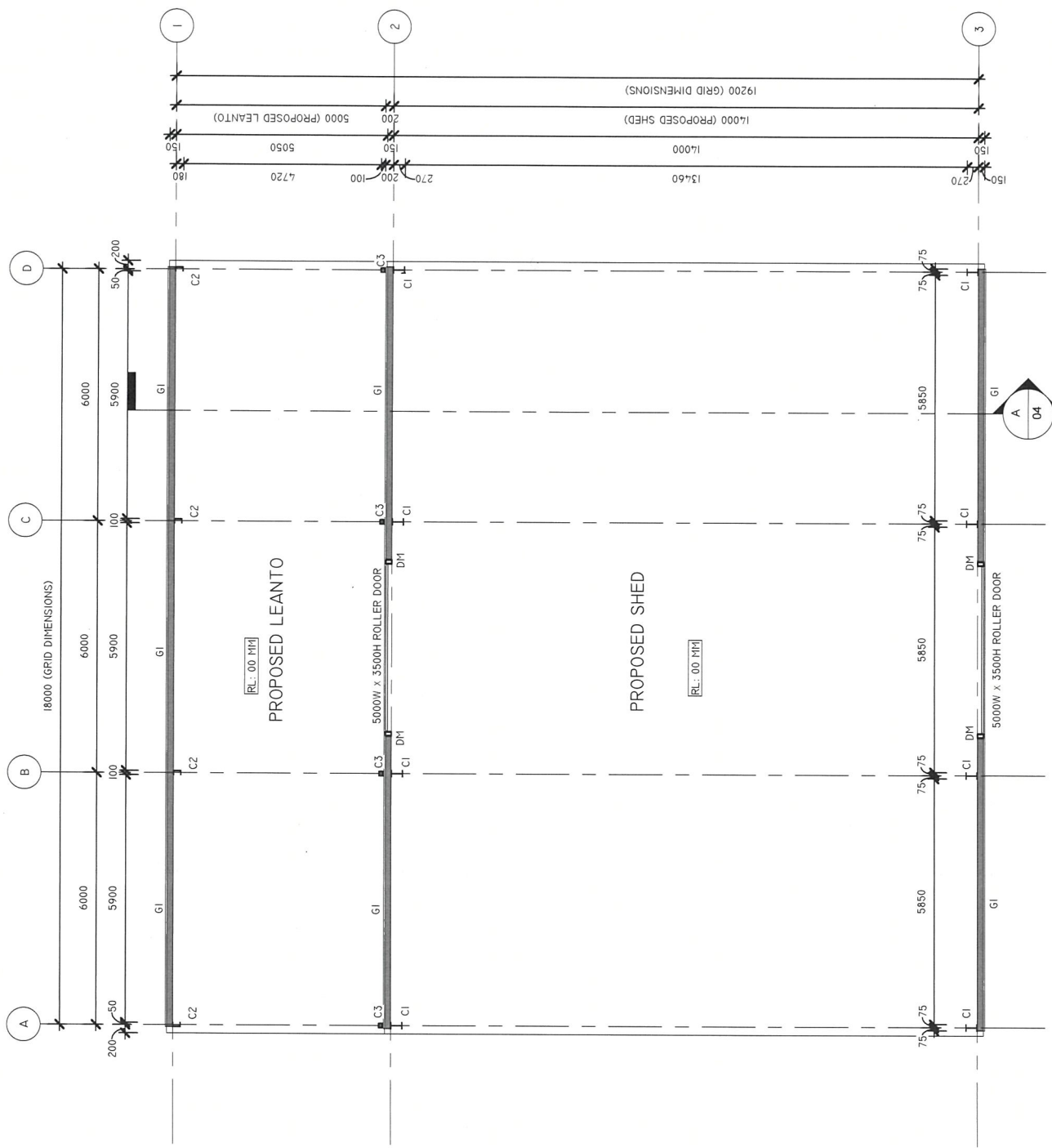
SHEET: SHEET 02 OF 10
 REVISION: A3
 SCALE: As Indicated
 DATE: 11.01.22

- LEGEND:**
- C1 -TAPERED PORTAL COLUMNS, REFER DETAILS
 - C2 -180 PFC COLUMN
 - C3 -100 x 4 SHS COLUMN
 - DM -150 x 100 x 4 DOOR MULLION
 - GI -Z150-9 CONTINUOUS LAPPED GIRTS, 900LAP TO SUPPORTS, MID-SPAN PROPRIETARY BRIDGING

ROOF CLADDING:
 0.42 BMT *TRIMDEK* OR *CUSTOM ORB ACCENT* ROOF CLADDING FIXED IN ACCORDANCE WITH MANUF. SPECS. FOR N2 WIND CLASSIFICATION.

WALL CLADDING:
 0.42 BMT *TRIMDEK* OR *CUSTOM ORB* WALL CLADDING FIXED IN ACCORDANCE WITH MANUF. SPECS. FOR N2 WIND CLASSIFICATION.

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: **23 OCT 2022**
TP 07 / 22



PROPOSED SHED PLAN
 1 : 100

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STRUCTURALLY CERTIFIED BY			
AKTIV ENGINEERING			
ABN: 23451595939 E: daniel.post@aktivengineering.com.au Daniel Post MIEAust CPEng NPER RPEQ			
Job No: JDP-1125	Signed: <i>[Signature]</i>		
Date: 14.04.22	RPEQ No: 15242		
AMENDMENTS			
NO.	DESCRIPTION	DATE	JDP NAME
-	ISSUED FOR CONSTRUCTION	04-2022	JDP

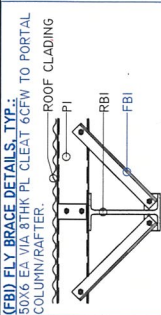
AKTIV ENGINEERING
 STRUCTURAL DESIGN, CONSULTING AND DRAFTING SERVICES
 5 Terminal St, Redlands QLD
 MOBILE: 0429 805 088 EMAIL: DANIEL.POST@AKTIVENGINEERING.COM.AU ABN: 23 451 959 339

PROPOSED SHED PLAN
 II FRED MCKAY ROAD, CLONCURRY
 JDP-1125 / S03
 SHEET 03 OF 10 **A3**
 SCALE: 1 : 100
 DATE:

Cloncurry Shire Council!
Town Planning
Approved with Conditions

Approved Date: **21 OCT 2022**

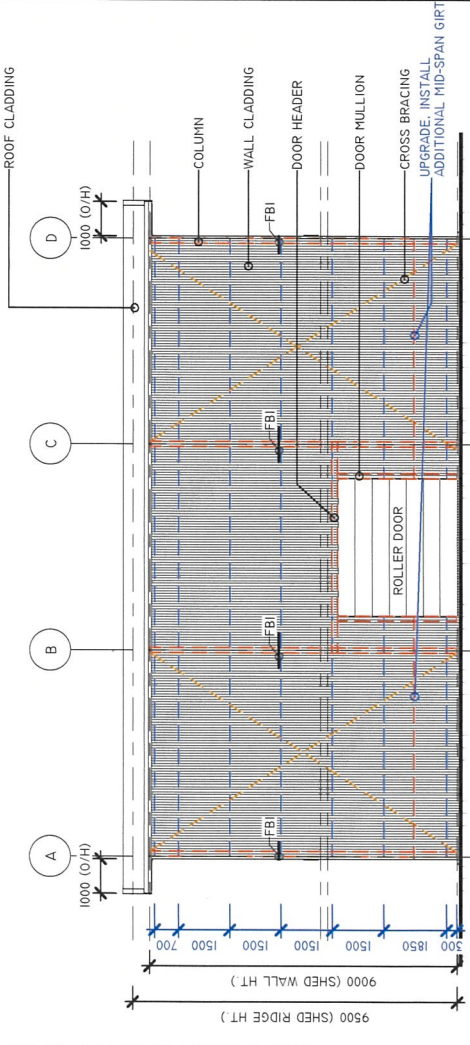
TP 07 / 22



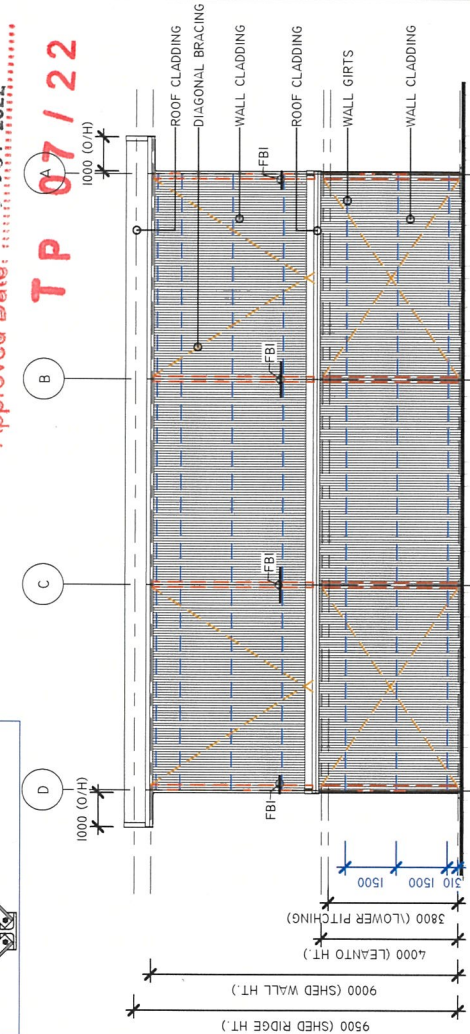
ROOF CLADDING:
0.42 BRT **TRIMDEX** OR **CUSTOM ORB** ACCENT ROOF CLADDING FIXED IN ACCORDANCE WITH MANUF. SPECS. FOR N2 WIND CLASSIFICATION.

WALL CLADDING:
0.42 BRT **TRIMDEX** OR **CUSTOM ORB** WALL CLADDING FIXED IN ACCORDANCE WITH MANUF. SPECS. FOR N2 WIND CLASSIFICATION.

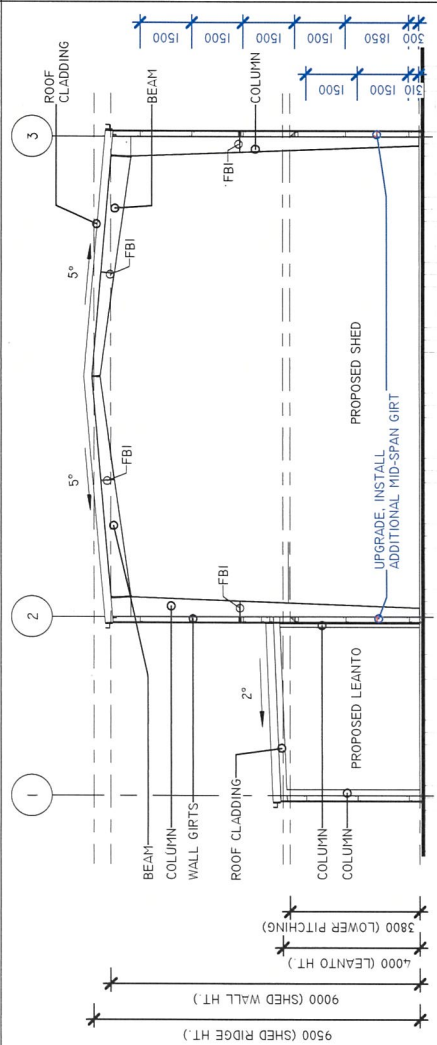
ROLLER DOORS:
ALL INSTALLED TO MANUF. DESIGN & CERTIFICATION INCLUDING FIXING DETAILS FOR N2 WIND CLASSIFICATION.



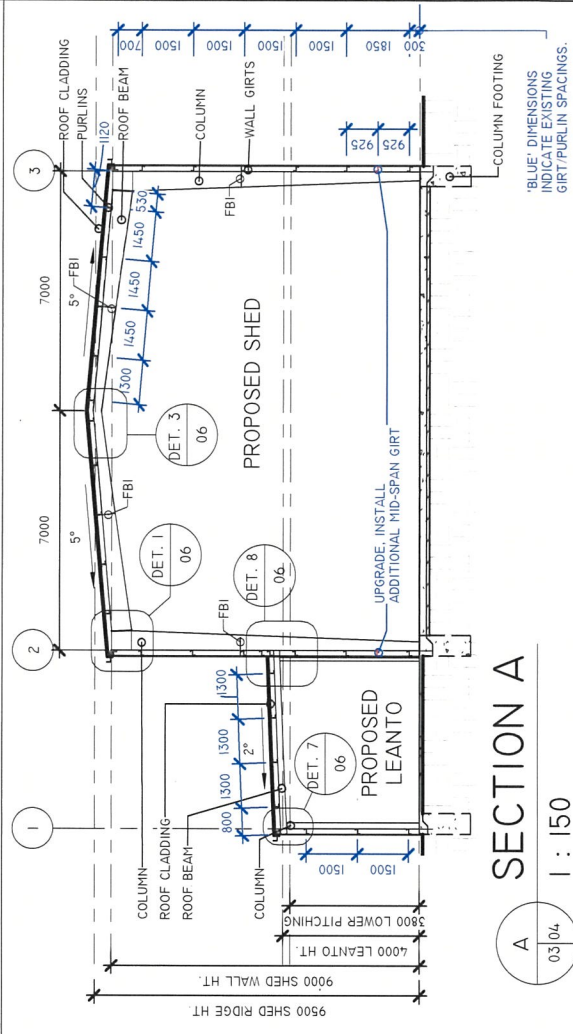
FRONT/WESTERN ELEVATION
I : 150



REAR/EASTERN ELEVATION
I : 150



LEFT/RIGHT ELEVATION, TYP.
I : 150



SECTION A
I : 150

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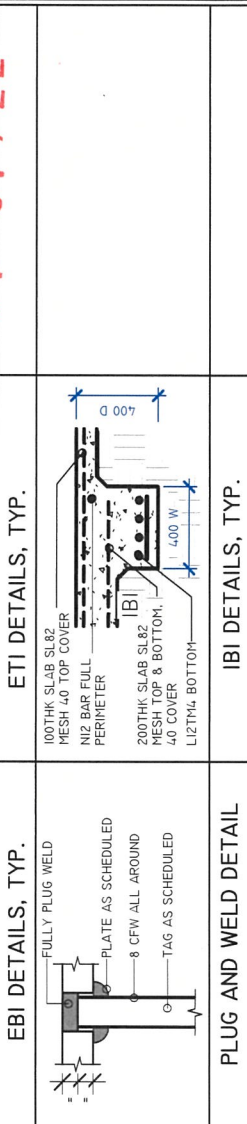
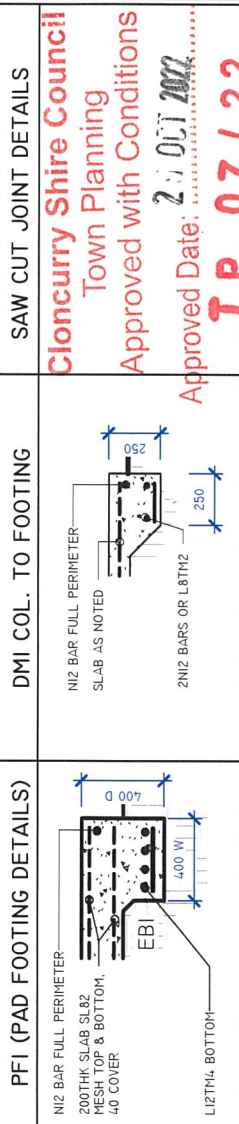
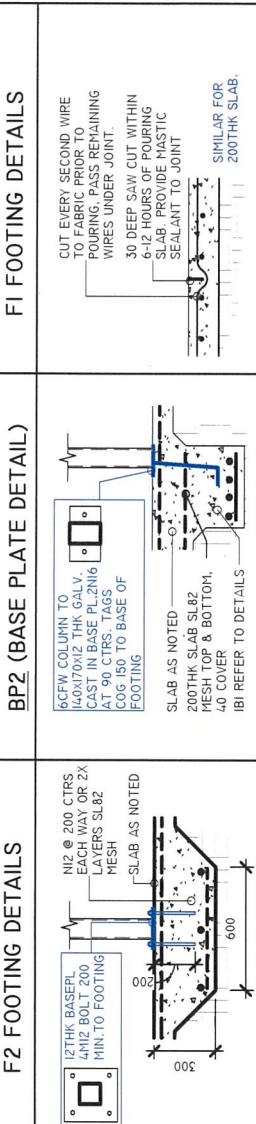
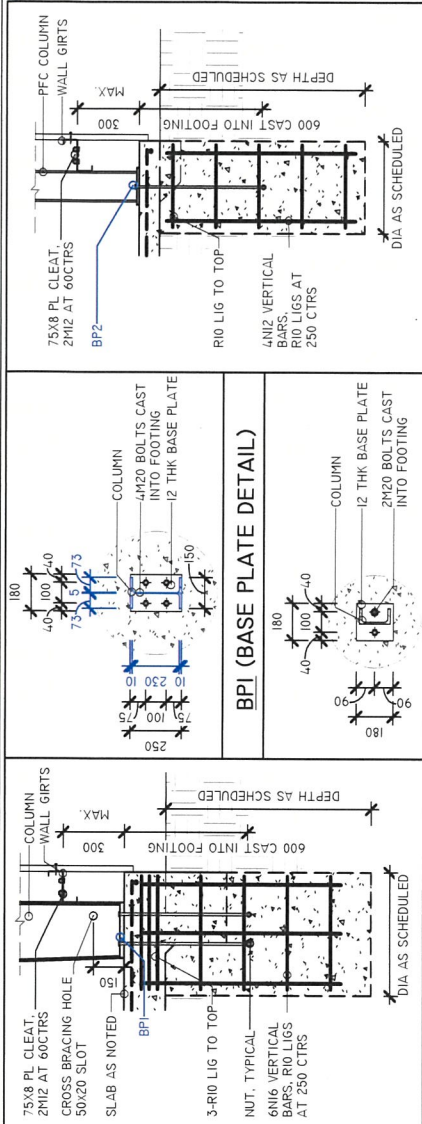
STRUCTURALLY CERTIFIED BY
AKTIV ENGINEERING
ABN 2345155939. Email: post@aktivengineering.com.au
Daniel Post MIEAust CPEng NPER RPEQ
Job No: JDP-1125
Date: 14.04.22
Signed: [Signature]
RPEQ No: 15242

NO.	DESCRIPTION	DATE	JDP	NAME
-	ISSUED FOR CONSTRUCTION	04-2022	JDP	NAME

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PROPOSED SHED
11 FRED MCKAY ROAD, CLONCURRY
ELEVATIONS/SECTION

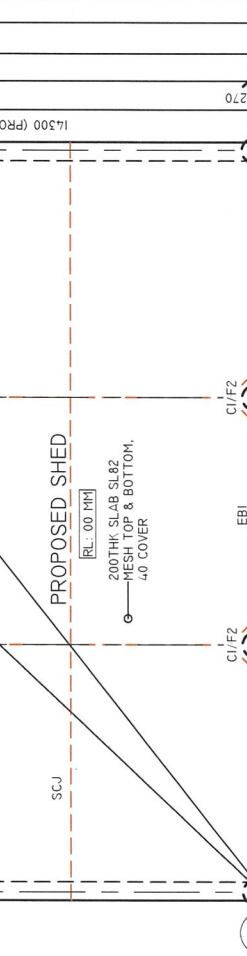
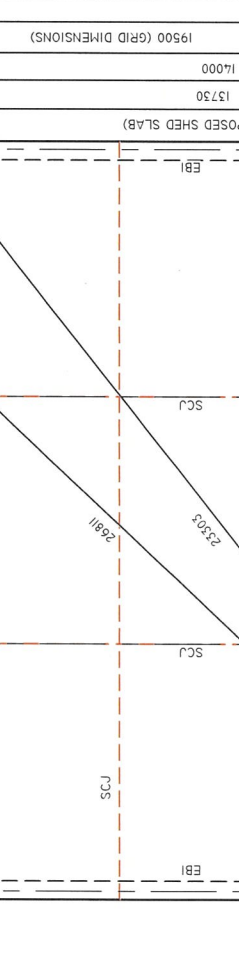
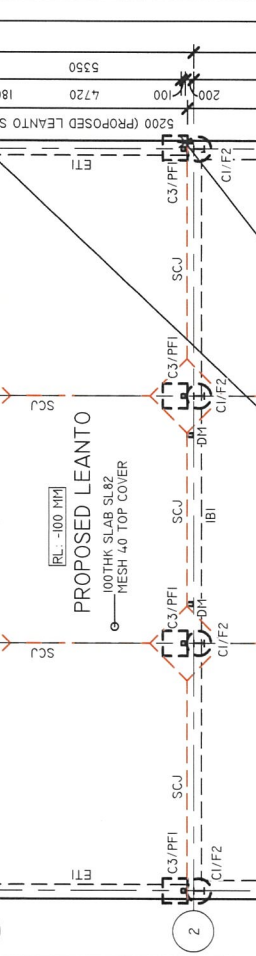
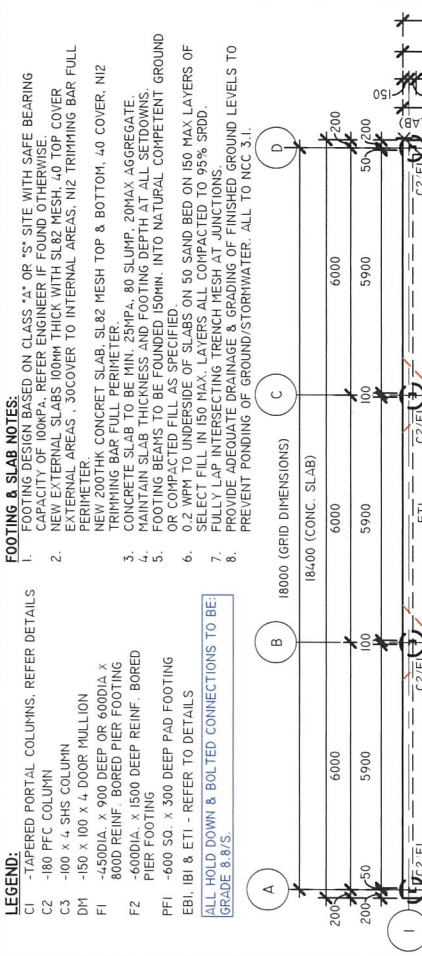
DRAWING No. JDP-1125 / S04
SHEET: SHEET 04 OF 10
SCALE: As indicated
DATE: [] [] []
REVISION: A3



FI FOOTING DETAILS
 CUT EVERY SECOND WIRE TO FABRIC PRIOR TO POURING. PASS REMAINING WIRES UNDER JOINT.
 30 DEEP SAW CUT WITHIN 6-12 HOURS OF POURING SLAB. PROVIDE MASTIC SEALANT TO JOINT
 SIMILAR FOR 200THK SLAB.

SAW CUT JOINT DETAILS

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 Town Planning
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TP 07/22



F2 FOOTING DETAILS
 12THK BASE PL
 4M12 BOLT 200 MIN. TO FOOTING
 600W COLUMN TO 160X70X12 THK GALV. CAST IN BASE PL
 200THK SLAB SL82 MESH TOP & BOTTOM
 40 COVER
 4M12 VERTICAL BARS, R10 LIGS AT 250 CTRS
 600 CAST INTO FOOTING
 DIA AS SCHEDULED

DMI COL. TO FOOTING
 N12 BAR FULL PERIMETER
 SLAB AS NOTED
 2N12 BARS OR L8TM2

ETI DETAILS, TYP.
 100THK SLAB SL82 MESH 40 TOP COVER
 N12 BAR FULL PERIMETER
 200THK SLAB SL82 MESH TOP & BOTTOM, 40 COVER
 L12TM4 BOTTOM

IBI DETAILS, TYP.

PLUG AND WELD DETAIL
 FULLY PLUG WELD
 PLATE AS SCHEDULED
 8 CFW ALL AROUND
 TAG AS SCHEDULED

F2 FOOTING DETAILS
 N12 @ 200 CTRS EACH WAY OR 2X LAYERS SL82 MESH
 SLAB AS NOTED

PFI (PAD FOOTING DETAILS)
 N12 BAR FULL PERIMETER
 200THK SLAB SL82 MESH TOP & BOTTOM, 40 COVER
 L12TM4 BOTTOM

ETI DETAILS, TYP.
 FULLY PLUG WELD
 PLATE AS SCHEDULED
 8 CFW ALL AROUND
 TAG AS SCHEDULED

IBI DETAILS, TYP.

PLUG AND WELD DETAIL

LEGEND:
 C1 - TAPERED PORTAL COLUMNS. REFER DETAILS
 C2 - 180 PFC COLUMN
 C3 - 100 x 4 SHS COLUMN
 DM - 150 x 100 x 4 DOOR PULLION
 F1 - 450DIA. x 900 DEEP OR 600DIA. x 800 REINF. BORED PIER FOOTING
 F2 - 600DIA. x 1500 DEEP REINF. BORED PIER FOOTING
 PFI - 600 SO. x 300 DEEP PAD FOOTING
 ETI, IBI & ETI - REFER TO DETAILS
 ALL HOLD DOWN & BOLTED CONNECTIONS TO BE GRADE 8.8/5.

FOOTING & SLAB NOTES:
 1. FOOTING DESIGN BASED ON CLASS "A" OR "S" SITE WITH SAFE BEARING CAPACITY. REFER ENGINEER FOR FOUNDATION DESIGN.
 2. NEW EXTERNAL SLABS 100MM THICK WITH SL82 MESH 40 TOP COVER PERIMETER.
 3. NEW 200THK CONCRETE SLAB, SL82 MESH TOP & BOTTOM, 40 COVER, N12 TRIMMING BAR FULL PERIMETER.
 4. CONCRETE SLAB TO BE MIN. 25MPa, 80 SLUMP, 20% AGGREGATE.
 5. MAINTAIN SLAB THICKNESS AND FOOTING DEPTH AT ALL SETDOWNS.
 6. FOOTING BEAMS TO BE FOUNDED 150MM INTO NATURAL COMPETENT GROUND OR COMPACTED FILL AS SPECIFIED.
 7. SELECT FILL IN 150 MAX. LAYERS AND COMPACTED TO 95% SRD.
 8. PROVIDE ADEQUATE DRAINAGE & GRADING OF FINISHED GROUND LEVELS TO PREVENT PONDING OF GROUND/STORMWATER. ALL TO NCC 3.11.

STRUCTURALLY CERTIFIED BY
AKTIV ENGINEERING
 ABN 9354559539 E: email_post@aktivengineering.com.au
 Daniel Post MEAUST CPENG NPER RPEQ
 Job No: JDP-1125 Signed: [Signature]
 RPED No: 15262 Date: 14.04.22

AMENDMENTS

NO.	DESCRIPTION	DATE	JDP	NAME
-	ISSUED FOR CONSTRUCTION	04-2022	JDP	NAME

STRUCTURE PLAN
 1 : 125

PROPOSED SHED
 18400 (CONC. SLAB)
 19500 (GRID DIMENSIONS)
 14300 (PROPOSED SHED SLAB)
 5200 (PROPOSED LEANTO SLAB)
 19500 (GRID DIMENSIONS)
 14000
 13750
 4720
 5350

PROPOSED LEANTO
 100THK SLAB SL82 MESH 40 TOP COVER

PROPOSED SHED
 200THK SLAB SL82 MESH TOP & BOTTOM, 40 COVER

FOUNDATION PLAN
 1 : 125

STRUCTURAL DETAILS
 1 : 25

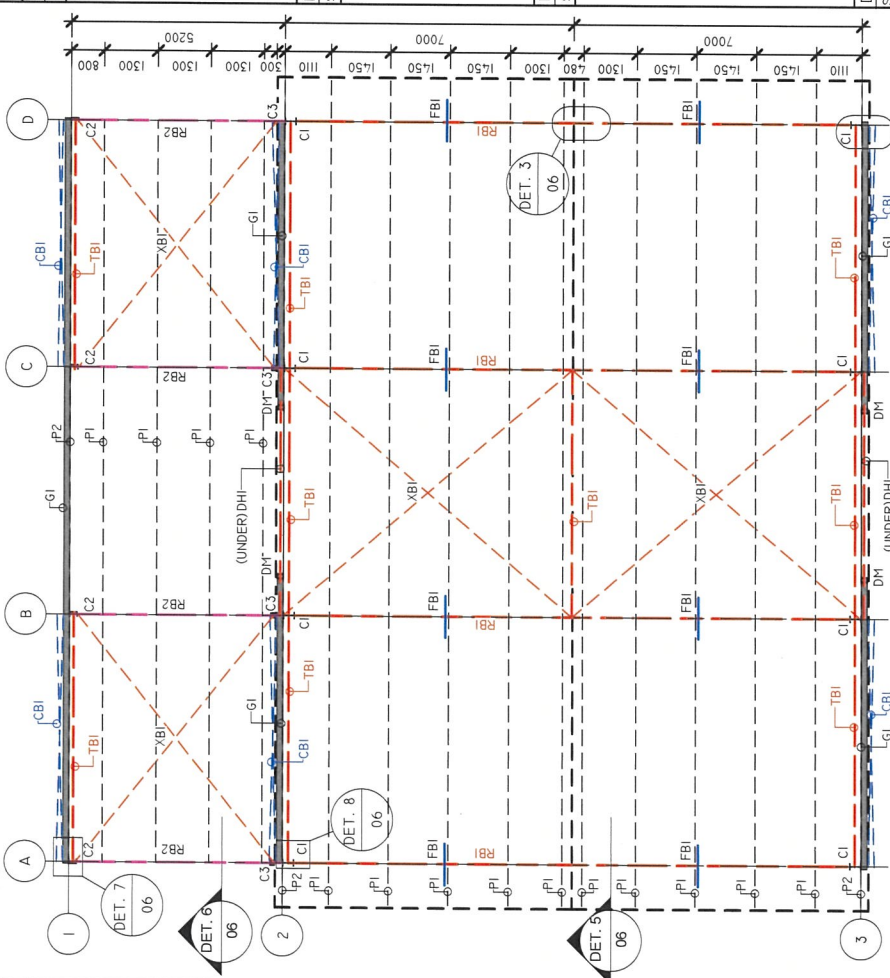
AKTIV ENGINEERING
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 MOBILE: 0429 805 048 EMAIL: DM@AKTIVENGINEERING.COM.AU WEB: 23.01.395.939

PROPOSED SHED
 11 FRED MCKAY ROAD, CLONCURRY
FOUNDATION PLAN

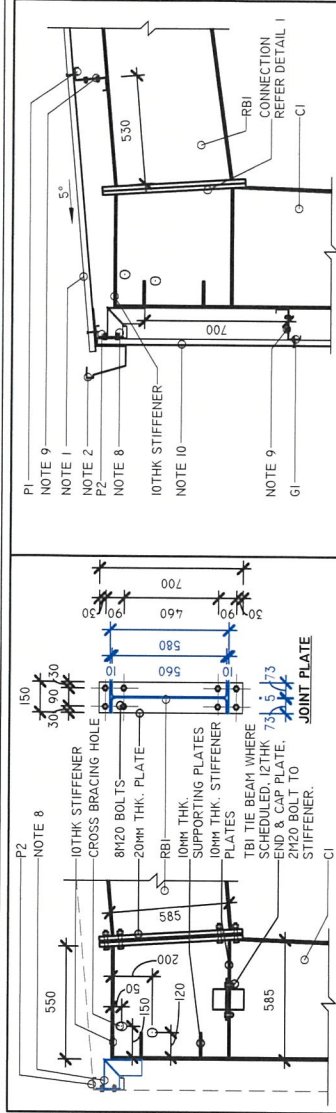
JDP-1125 / S05
 SHEET 05 OF 10
 SCALE: As indicated
 DATE: []/[]/[]

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 2 JUL 2022
TP 07/22

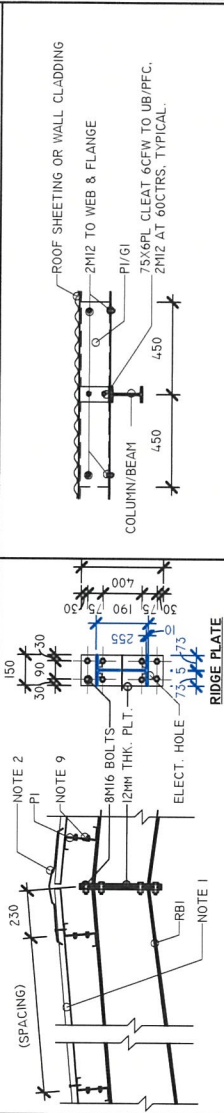
- LEGEND:**
- C1 - TAPERED PORTAL COLUMNS, REFER DETAILS
 - C2 - 180 PFC COLUMN
 - C3 - 100 X 4 SRS COLUMN
 - DM - 200/4 ROD OR 50X5 FLAT BAR CROSS BRACING, ENSURE STRAIGHT & TIGHT.
 - DHI - 150 X 100 X 4 RHS DOOR HEADER BEAM/ GIRTS, CFW TO PORTAL COLUMN/ RAFTER.
 - FBI - 50X 6 EA FLY BRACING FIX VIA 8THK PL CLEAT 6
 - GI - C150-19 OR Z150-19 GIRTS
 - PI - 150-19 CONTINUOUS LAPTED PURLINS, 900 LAP TO SUPPORTS, MID-SPAN PROPRIETARY BRIDGING.
 - P2 - TAPERED PORTAL RAFTERS
 - RB2 - 180 PFC CHANNEL ROOF BEAM
 - TBI - 150 X 100 X 4 RHS TIE BEAMS
 - XBI - 200/4 ROD CROSS BRACING, ENSURE STRAIGHT & TIGHT.
- FRAMING NOTES:**
- 0.42 BRT COLORBOND CUSTOM ORB ACCENT OR TRIMDEK ROOF CLADDING FIXED MANUF. SPEC FOR N2 WIND CLASSIFICATION.
 - CLADDING TO BE BARE END FLASHINGS, FASCIA & GUTTERING ALL INSTALLED TO MANUF. SPECS.
 - ALL SHS RHS TO BE DURALGAL GR550 OR BETTER & ALL STRUCTURAL STEEL G300 OR BETTER.
 - 6THK END PLATES OR PROPRIETARY CAPS TO EXPOSED RHS/SHS ENDS, DESIGNED & INSTALLED BY LICENSED ROOF PLUMBER TO RELEVANT AUSTRALIAN STANDARDS & NEC.
 - RAFTER/PURLINS LAYOUT INDICATIVE ONLY & TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO CONSTRUCTION.
 - 6CFW STEEL CONNECTIONS, U.N.O.
 - 75 X 6 EA 6CFW TO TOP OF UB PORTAL FRAME & 8THK PL. CLEAT.
 - 2M BOLT TRIMDEK OR CUSTOMER WALL CLADDING FIXED IN ACCORDANCE WITH MANUF. SPECS. FOR N2 WIND CLASSIFICATION.
 - 2M BOLT TRIMDEK OR CUSTOMER WALL CLADDING TO BE: GRADE 8.8/S.
 - ALL HOLD DOWN & BOLTED CONNECTIONS TO BE: GRADE 8.8/S.



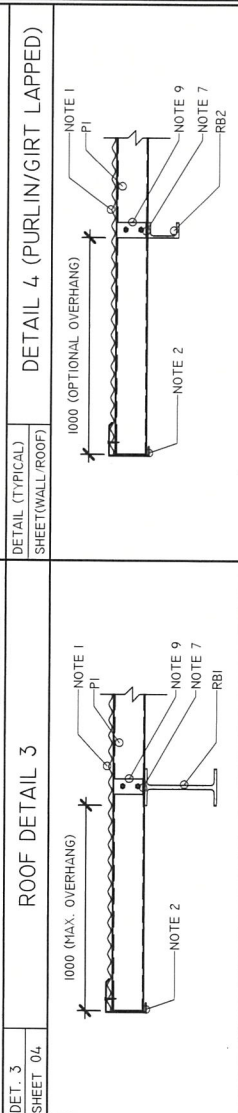
ROOF FRAMING PLAN
1 : 125



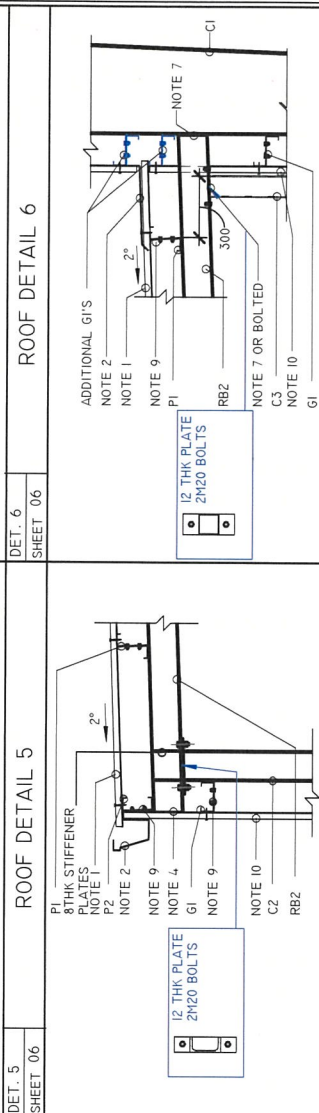
ROOF DETAIL 1
DET. 1
SHEET 04



WALL & ROOF DETAIL 2 (TYPICAL)
DET. 2
SHEET 06



ROOF DETAIL 3
DET. 3
SHEET 04



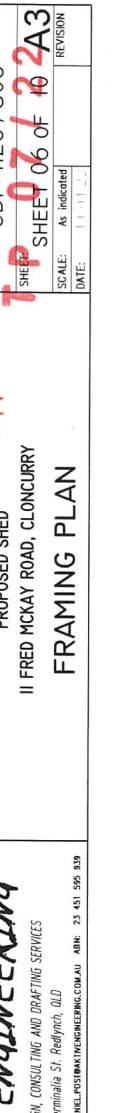
ROOF DETAIL 4 (PURLIN/GIRT LAPPED)
DET. 4
SHEET 06



ROOF DETAIL 5
DET. 5
SHEET 06



ROOF DETAIL 6
DET. 6
SHEET 06



ROOF DETAIL 7
DET. 7
SHEET 04



RAFTER DETAIL 8
DET. 8
SHEET 04

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APPROVED DATE: 01/11/2022
APPROVED BY: JDP-125/S06
DATE: 11/04/22

PROPOSED SHED
11 FRED MCKAY ROAD, CLONCURRY
FRAMING PLAN

ROOF DETAILS
1 : 125

CLONCURRY SHIRE COUNCIL
Town Planning
Approved with Conditions

REVISION

NO.	DESCRIPTION	DATE	ISSUED FOR CONSTRUCTION	JDP	NAME
1		04-2022		JDP	

AMENDMENTS

GENERAL NOTES

THE BUILDER SHALL ENSURE THAT DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND THAT NO PART SHALL BE OVERSTRESSED. THE BUILDER SHALL PROVIDE ALL TEMPORARY BRACING AND PROPPING AS NECESSARY.

ALL SETOUT DIMENSIONS AND LEVELS, INCLUDING ANY SHOWN ON STRUCTURAL DRAWINGS, SHALL BE VERIFIED ON SITE AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING OR PLACING ANY MATERIALS. THESE DRAWINGS MUST NOT BE SCALED.

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE BUILDING CODE OF AUSTRALIA, N.C.C., AND THE RELEVANT AUSTRALIAN STANDARDS PREPARED BY THE STANDARDS ASSOCIATION OF AUSTRALIA. IN PARTICULAR, THE FOLLOWING STANDARDS SHALL BE READ AS PART OF THESE GENERAL NOTES, AND COPIES SHALL BE KEPT ON SITE ALONG WITH THE REQUIRED BUILDING DOCUMENTS.

- AS-1684 - SAA RESIDENTIAL TIMBER FRAMED CONSTRUCTION - CYCLONIC AREAS
- AS-3600 - SAA CONCRETE STRUCTURES CODE
- AS-4100 - SAA STEEL STRUCTURES CODE
- AS-1554 - SAA WELDING CODE
- AS-3700 - SAA MASONRY CODE
- AS-1720 - SAA TIMBER STRUCTURES CODE

ALL PROPRIETARY ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS AND ANY RELEVANT SAA CODE.

WELDING AND BOLTING

ALL WELDING SHALL BE IN ACCORDANCE WITH AS-1554.

ALL FILLET WELDS SHALL BE 6MM CONTINUOUS FOR THE FULL CONTACT OF THE MEMBER, UNLESS NOTED OTHERWISE. ALL WELDS SHALL BE CATEGORY 'GP' (GENERAL PURPOSE QUALITY), UNLESS NOTED OTHERWISE.

ALL BUTT WELDS MUST DEVELOP THE FULL TENSILE STRENGTH OF THE MEMBER AND SHALL BE CATEGORY 'SP' (SPECIAL PURPOSE QUALITY).

STEELWORK FINISHES AFFECTED BY SITE WELDING SHALL BE RE-PRIMED TO A MINIMUM OF 600g OF ZINC / SQUARE METRE WITH A MINIMUM DRY COAT THICKNESS OF 100 MICRONS.

ALL BOLTS SHALL BE COMMERCIAL GRADE IN ACCORDANCE WITH AS-III OR HIGH TENSILE IN ACCORDANCE WITH AS-1252, AND USED IN ACCORDANCE WITH AS-4100. ALL BOLTS ARE DESIGNATED ON THE DRAWINGS AS FOLLOWS :

- HIGH TENSILE BOLTS;
 - SNUG TIGHT M₁₆ 8.8/S
 - IN BEARING BUT TENSIONED M₁₆ 8.8/TB
 - FULLY TENSIONED M₁₆ 8.8/TF
- COMMERCIAL GRADE BOLTS;
 - SNUG TIGHT M₁₆ 4.6/S

WHERE FULLY TENSIONED BOLTS ARE REQUIRED, LOAD INDICATING WASHERS SHALL BE USED.

ALL BOLTED CONNECTIONS SHALL BE 2-M20 4.6/S UNLESS NOTED OTHERWISE.

ALL BOLTS SHALL BE GALVANISED UNLESS NOTED OTHERWISE.

ALL BOLT HOLES SHALL BE 2MM LARGER THAN THE NOMINAL BOLT DIAMETER UNLESS NOTED OTHERWISE.

ALL CLEATS SHALL BE 10MM THICK UNLESS NOTED OTHERWISE.

STRUCTURAL STEELWORK

FABRICATION AND ERECTION SHALL CONFORM TO A.S. 4100.

UNLESS NOTED OTHERWISE ALL STEEL SHALL HAVE MIN. YIELD STRESS 300 MPA. AS PER A.S.4100 AND RHS AND SHS MEMBERS SHALL BE GRADE C450 TO A.S.1163.

UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6MM FILLET WELDS CONTINUOUS FOR FULL PERIMETER OF CONTACT AND BE OF GENERAL PURPOSE QUALITY IN ACCORDANCE WITH A.S.1554.

AREAS AFFECTED BY SITE WELDING SHALL BE RE-PRIMED AS BELOW. SITE WELDING TO GALVANISED AREAS SHALL BE PRIMED WITH 125 MICRONS OF INORGANIC ZINC RICH PAINT.

PROTECTIVE COATINGS > 1KM FROM BREAKING SURF TO BE AS BELOW OR AS PER N.C.C. CLAUSE 3.4.4.4.

EXPOSED DURAGAL > 1KM FROM BREAKING SURF TO BE PAINTED WITH VINYL GLOSS OR ALKYD OR 2 COATS IF LESS THAN 1KM FROM SURF OR OTHER TO N.C.C. 3.4.4.4., TABLE 3.4.4.2

EXTERNAL & EXPOSED STEELWORK

PREPARATION: ABRASIVE GRIT BLAST TO CLASS 2.5 IN ACCORDANCE WITH A.S.1627 PART 4.

PRIMER: INORGANIC ZINC SILICATE TO A.S.2105 (GPC-C29/8 OR BETTER) TO 125 MICRONS MIN. DRY FILM THICKNESS.

INTERNAL & CONCEALED STEELWORK

PREPARATION: MECHANICAL WIRE BRUSH TO REMOVE LOOSE RUST AND SCALE.

PRIMER: APPLY RED OXIDE ZINC PHOSPHATE (CONFORMING TO A.S.2204) TO A MIN. DRY FILM THICKNESS OF 75 MICRONS.

CAST IN ITEMS

PREPARATION: STEEL SURFACES SHALL BE CHEMICALLY DESCALED IN ACCORDANCE WITH A.S. CK9.5 OR ABRASIVE BLAST CLEANED IN ACCORDANCE WITH CK9.4 TO CLASS 3 FINISH.

GALVANISING: HOT DIP GALVANISING SHALL BE CARRIED OUT IN ACCORDANCE WITH A.S/NZS-4680 WITH A MIN. WEIGHT OF ZINC COATING OF 550 G OF ZINC PER SQ. METRE.

DESIGN CRITERIA

THE FOLLOWING DESIGN LIVE LOADS HAVE BEEN USED GENERALLY :

LOCATION DESIGN LIVE LOAD
 ROOF 0.25 KPA
 FLOORS 2.0 KPA

WIND DESIGN LOADS
 REGION A4
 TERRAIN CATEGORY 2.0
 IMPORTANCE LEVEL II
 WIND RETURN PERIOD(5%) 500 YRS
 REGIONAL WIND SPEED ULTIMATE (VU.500) 40 M/S
 WIND CLASSIFICATION N2(W33)

COASTAL ZONES

USE CLADDINGS AND PRODUCTS RECOMMENDED BY MANUFACTURERS FOR THE PROPOSED BUILDING LOCATION. THIS MAY INCLUDE COLORBOND ULTRA SHEETING AND CLADDING AND ZACS4 CLASS TEK SCREWS AND CAPS. PAINT / ZINC COAT ALL EXPOSED STEEL AND BATTENS AND PURLINS AND JOISTS AS RECOMMENDED BY MANUFACTURERS / N.C.C. / AS/NZS2312 FOR THE PROPOSED BUILDING LOCATION.

FILL MATERIAL AND COMPACTION

SELECTED FILL SHALL BE A GRAVEL, DECOMPOSED OR BROKEN ROCK, FREE FROM ORGANIC MATTER AND LUMPS OF CLAY AND SHALL CONFORM TO THE FOLLOWING CRITERIA :

A.S. METRIC SIEVE	% PASSING BY WEIGHT
75.0 MM	100
9.5 MM	30 - 100
2.36 MM	15 - 65
0.075 MM	5 - 25

% PASSING 0.075 MM / % PASSING 2.36 MM
 0.2% - 0.4%

LINEAR SHRINKAGE (PASSING 0.425 MM)
 2% - 8

MINIMUM 4 DAY SOAKED C.B.R. (95% REL. COMP.)
 30%

SUB-BASE FOR SLABS ON GROUND AND BACKFILL OVER FOOTINGS FROM 50MM BELOW SLAB SOFFIT TO NATURAL GROUND WITH SUFFICIENT BEARING CAPACITY SHALL BE 150MM MIN. APPROVED GRANULAR MATERIAL PLACED LOOSE IN LAYERS OF 150MM MAX. AND COMPACTED TO AT LEAST 95% OF THE MODIFIED MAXIMUM DRY DENSITY OR 98% SRDD IN ACCORDANCE WITH AS-3798-1996.

FOUNDATIONS

THE FOUNDATION LEVELS SHOWN ON THESE DRAWINGS ARE INDICATIVE ONLY. ACTUAL FOOTING LEVELS SHALL BE BASED ON A MATERIAL HAVING A SAFE BEARING CAPACITY OF 100KPA UNLESS NOTED OTHERWISE.

FOOTING DESIGN IS BASED ON A CLASS 'A' OR 'S' SITE. REFER ENGINEER IF CLASSIFICATION DIFFERS PRIOR TO CONSTRUCTION.

REMOVE TOP SOIL, TREE ROOTS AND OTHER UNSUITABLE MATERIAL UNDER FOOTINGS AND SLABS.

Cloncurry Shire Council
Town Planning
Approved with Conditions
Approved Date: 21 OCT 2022

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STRUCTURALLY CERTIFIED BY
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 Daniel Post MIEAust CP-Eng NPFR RPEQ
 Job No: JDP-1125
 Date: 16.04.22
 Signed: 
 RPEQ No: 15242

NO.	DESCRIPTION	DATE	JDP	NAME
-	ISSUED FOR CONSTRUCTION	04-2022		

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DRAWING NO. JDP-1125 / S07
 SHEET: SHEET 07 OF 10 A3
 SCALE:
 DATE:
 REVISION

PROPOSED SHED
 11 FRED MCKAY ROAD, CLONCURRY
STRUCTURAL NOTES

CONCRETE

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS-3600.
 CONCRETE SHALL BE GRADE 25 MPa/20mm HAVING AN 80mm SLUMP UNLESS SHOWN OTHERWISE, EXCEPT THAT SLABS EXPOSED TO WEATHER SHALL BE GRADE 32 MPa/20mm.

AGGREGATE SHALL BE DENSE AGGREGATE CONFORMING TO AS-2758 UNLESS NOTED OTHERWISE AND SHALL BE OBTAINED FROM AN APPROVED SOURCE. THE MAXIMUM SIZE OF COURSE AGGREGATE SHALL BE 20mm, UNLESS NOTED OTHERWISE.

ADMITTURES AND CURING COMPOUNDS SHALL NOT BE USED UNLESS APPROVED BY THE ENGINEER.

PROVIDE 300 WIDE x 50 THICK CONCRETE MOWING STRIP PROTECTION AROUND PART 'B' TERMITITE TREATMENT AREAS.

PROVIDE DAMP PROOF MEMBRANE TO UNDERSIDE OF SLABS ON GROUND IN ACCORDANCE WITH N.C.C. AND AS 2870.

FORMWORK FOR BEAMS AND SLABS NOT SUPPORTING STRUCTURE ABOVE SHALL REMAIN IN PLACE FOR NOT LESS THAN 12 DAYS.

SHRINKAGE CONTROL (N.C.C. 3.2.5.3)

WHERE BRITTLE FLOOR COVERINGS, SUCH AS CERAMIC TILES, ARE TO BE USED OVER AN AREA GREATER THAN 16 SQ.M, ONE OF THE FOLLOWING ADDITIONAL MEASURES MUST BE TAKEN TO CONTROL THE EFFECT OF SHRINKAGE CRACKING:-

- (i) THE AMOUNT OF SHRINKAGE REINFORCEMENT (STEEL REINFORCEMENT MESH IN THE SLAB PANEL) MUST BE -
 - (A) INCREASED TO SL92 OR EQUIVALENT THROUGHOUT THE AFFECTED SLAB AREA; OR
 - (B) DOUBLED WITH AN ADDITIONAL SHEET OF SLAB MESH THROUGHOUT THE AFFECTED SLAB AREA; OR
 - (C) THE BEDDING SYSTEM FOR BRITTLE COVERINGS MUST BE SELECTED ON THE BASIS OF THE EXPECTED SLAB MOVEMENT AND THE CHARACTERISTICS OF THE FLOOR COVERING (INCLUDING THE USE OF EXPANSION JOINTS ETC.); OR
 - (iii) THE PLACEMENT OF FLOOR COVERING MUST BE DELAYED FOR NOT LESS THAN 3 MONTHS AFTER THE CONCRETE HAS BEEN POURED.

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 23 OCT 2022

Approved Date:
TP 07/22

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AKTIV ENGINEERING
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 Daniel Post MIEAust CP-Eng NPER RPEQ
 Job No: JDP-1105
 Date: 10.04.22
 Signed: 
 RPEQ No: 15242

CONCRETE COVER AND EXPOSURE CLASSES

IN-GROUND (FOOTINGS AND SLAB UNDERSIDE):
 WITH DPM = A1
 RESIDENTIAL WITHOUT DPM BUT NON-AGGRESSIVE SOIL = A1
 OTHER WITHOUT DPM BUT NON-AGGRESSIVE SOIL = A2

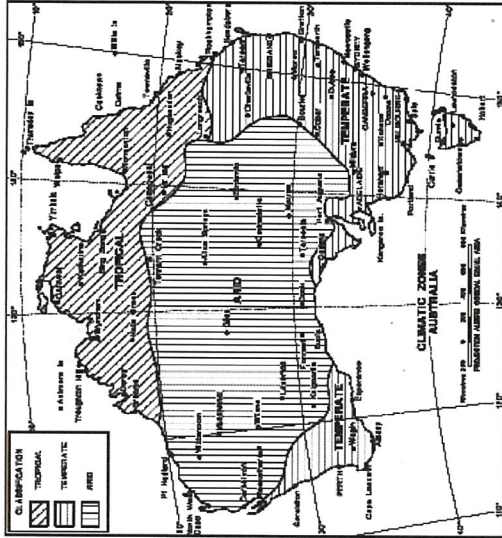
INSIDE:
 FULLY ENCLOSED (EXCEPT BRIEFLY AT CONSTRUCTION) = A1
 INDUSTRIAL SUBJECT TO WETTING & DRYING = B1
 EXTERIOR ABOVE GROUND (INCLUDING TOP SURFACE OF SLABS ON GROUND):
 INDUSTRIAL (ALL ZONES) = B1
 WITHIN 1KM OF COAST (BUT NOT IN SPLASH ZONE) = B2
 WITHIN 1 TO 50 KM OF COAST (ALL ZONES) = B1
 INLAND (MORE THAN 50KM FROM COAST) & TROPICAL = B1
 INLAND (MORE THAN 50KM FROM COAST) & TEMPERATE = A2
 INLAND (MORE THAN 50KM FROM COAST) & ARID = A1

**TABLE 4.10.3.2
 REQUIRED COVER WHERE STANDARD FORMWORK AND COMPACTION ARE USED**

Exposure classification	Required cover, mm				
	20 MPa	25 MPa	32 MPa	40 MPa	50 MPa
A1	20	20	20	20	20
A2	(60)	30	25	20	20
B1	—	(60)	40	30	25
B2	—	—	(65)	45	35
C	—	—	—	(70)	50

NOTES:
 1 Reinforced figures are the appropriate covers when the concession given in Clause 4.1.2 relating to the strength grade permitted for a particular exposure classification, is applied.
 2 Increased values are required if Clause 4.10.3.3 applies.

WHERE CONCRETE IS CAST AGAINST THE GROUND (IE WITHOUT FORMWORK) THEN INCREASE THE COVER GIVEN IN THE ABOVE TABLE BY 20MM. WHERE CONCRETE IS PROTECTED BY A WATER PROOF MEMBRANE THEN INCREASE THE AMOUNT OF COVER GIVEN IN THE ABOVE TABLE BY 10MM.



CONCRETE REINFORCEMENT

ALL REINFORCEMENT IS DESIGNATED ON THE DRAWINGS AS FOLLOWS :

R...	TYPE
N...	STRUCTURAL GRADE PLAIN BAR TO AS/NZS 4671 GRADE 230R, YIELD STRENGTH 250MPa, DUCTILITY CLASS N
L...	HOT ROLLED DEFORMED BAR TO AS/NZS 4671 GRADE D500N, YIELD STRENGTH 500MPa, DUCTILITY CLASS N
SL... / RL...	PLAIN OR DEFORMED BARS, GRADE 500L TO AS/NZS 4671 YIELD STRENGTH 500MPa, DUCTILITY CLASS L
L...TM..	SQUARE & RECTANGULAR WELDED WIRE MESH TO AS/NZS 4671 GRADE D500L, YIELD STRENGTH 500MPa, DUCTILITY CLASS L
W...	WELDED WIRE TRENCH MESH TO AS/NZS 4671 (POSTFIX = No. OF BARS) GRADE D500L, YIELD STRENGTH 500MPa, DUCTILITY CLASS L
RW...	COLD DRAWN ROUND WIRE GRADE R500L TO AS/NZS 4671 YIELD STRENGTH 500MPa, DUCTILITY CLASS L
	COLD ROLLED RIBBED WIRE GRADE D500L TO AS/NZS 4671 YIELD STRENGTH 500MPa, DUCTILITY CLASS L

NOTE - THE NUMBER FOLLOWING THE DESIGNATION IS THE BAR/MESH DIAMETER IN MM

ALL REINFORCEMENT SHALL BE HELD RIGIDLY IN POSITION WITHIN THE SPECIFIED TOLERANCES BEFORE AND DURING CONCRETE PLACEMENT, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. CONCRETE COVER TO REINFORCEMENT INCLUDING LIGATURES AND TIES, SHALL BE AS NOTED ON THE DRAWINGS, WHERE NOT SPECIFIED CONCRETE COVER SHALL CONFORM TO THE FOLLOWING CRITERIA.

ELEMENT	CAST AGAINST GROUND	OTHER ELEMENTS
FOOTINGS	45 (FOR N32), 50 (FOR N25)	75
SLAB ON GROUND	45 BOTTOM (FOR N32)	
SLAB ON W.P.M.	50 BOTTOM (FOR N25)	
SLAB ON W.P.M.	40 BOTTOM (FOR N25)	

SPLICES FOR REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS, WHERE NOT SPECIFIED, MINIMUM SPLICE LENGTHS SHALL CONFORM TO THE FOLLOWING CRITERIA FOR COLUMNS AND BEAMS:

N12	N16	N20	N24
500	600	750	900

FABRIC - OVERLAP TWO TRANSVERSE WIRES ON EACH SHEET

ALL HOOKS AND COGS SHALL COMPLY WITH AS-3600 UNLESS OTHERWISE SHOWN.

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TITLE

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NO.	DESCRIPTION	DATE	NAME
1	ISSUED FOR CONSTRUCTION	04-2022	JDP

AMENDMENTS

DRAWING NO. JDP-1125 / S08
 SHEET: SHEET 08 OF 10
 SCALE: 1:1
 DATE:
 REVISION: A3

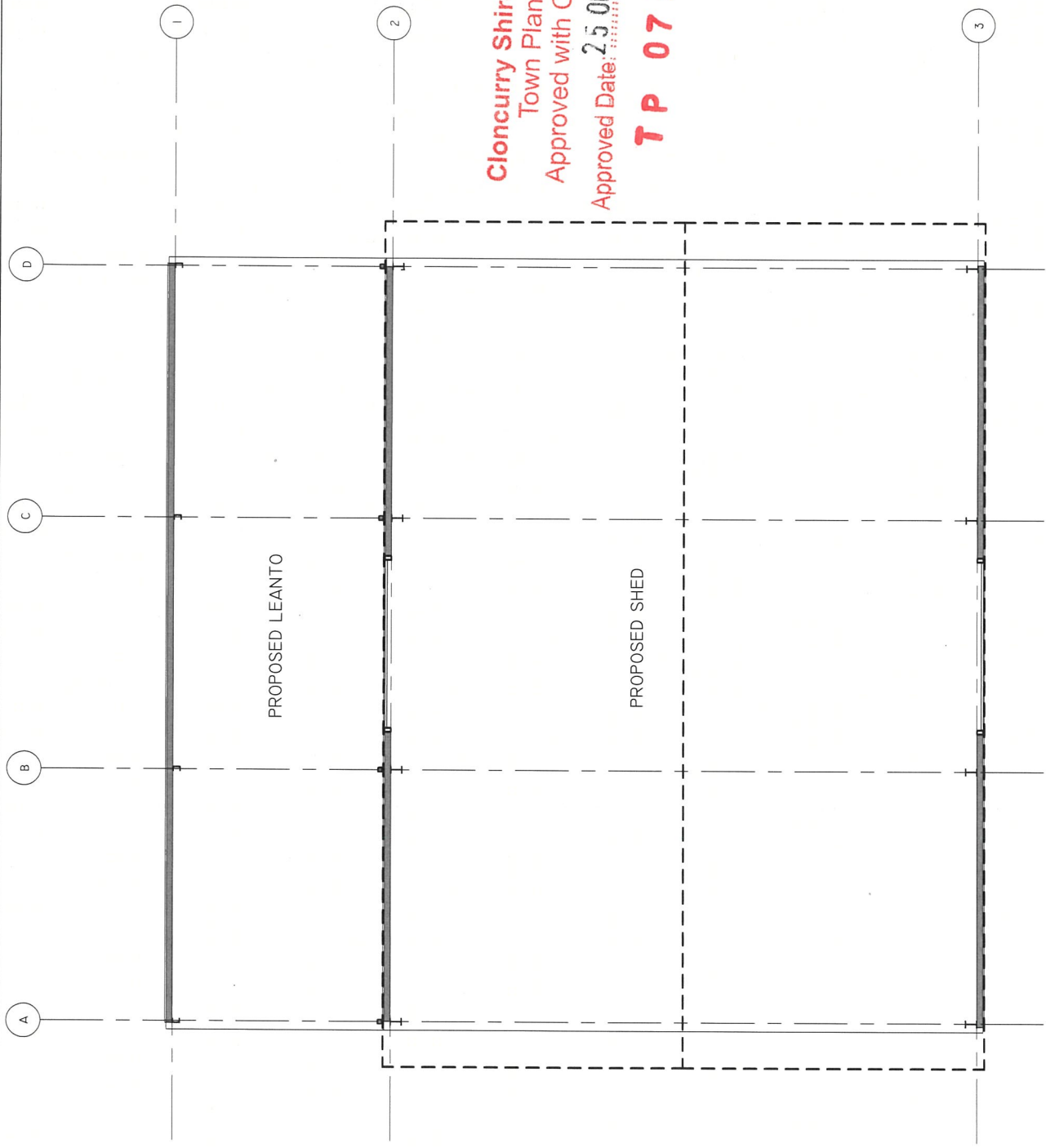
PROPOSED SHED
 11 FRED MCKAY ROAD, CLONCURRY
STRUCTURAL NOTES

ELECTRICAL SCHEDULE		QTY
DESCRIPTION		
	LED DOWNLIGHT	
	UNDER CABINET LIGHT	
	EXHAUST FAN	
	MIRROR LIGHT	
	DOUBLE FLOODLIGHT WITH SENSOR	
	EXTERIOR WALL LIGHT	
	DATA OUTLET	
	TELEPHONE OUTLET	
	TELEVISION AERIAL SOCKET	
	SMOKE ALARM	
	GPO X OUTLET	
	GPO WEATHER PROTECTED X OUTLET	
	GPO X OUTLET	
	NIGHT WALK SENSOR LIGHT	
	SWITCH	
	2 WAY SWITCH	
	DIMMER SWITCH	
	SPEAKER POINT ON WALL FOR HOME THEATRE	
	METER BOX AND MAIN SWITCH BOARD	
	SPLIT A/C	
	CONDENSOR UNIT (ON THE WALL)	
PROVISION FOR UNDER WATER POOL LIGHT TO BE CONSIDERED		
BUILDER TO CONSIDER ALL NECESSARY POWER POINTS FOR AIRCONDITIONERS		
PROVISION FOR SOLAR PANELS TO BE CONSIDERED		

NOTE:
ELECTRICAL PLAN TO BE MARKED UP BY LICENSED ELECTRICIAN/BUILDER & FORWARDED TO BUILDING CERTIFIER WITH ACCOMPANYING DRAWINGS.

ELECTRICAL PLAN

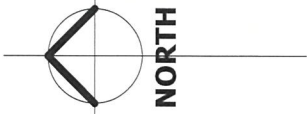
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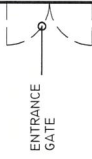
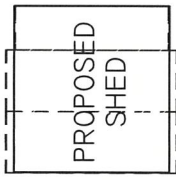
Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 25 OCT 2022
TP 07 / 22

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<p>AKTIV ENGINEERING STRUCTURAL DESIGN, CONSULTING AND DRAFTING SERVICES 5 Terminalia St, Redlynch, QLD MOBILE: 0429 805 008 EMAIL: DANIEL.POIRNIAK@AKTIVENGINEERING.COM.AU WWW: 23 431 395 338</p>	<p>TITLE PROPOSED SHED 11 FRED MCKAY ROAD, CLONCURRY ELECTRICAL PLAN</p>	<p>DRAWING No. JDP-1125/S09 SHEET: SHEET 09 OF 10 A3 SCALE: 1 : 100 DATE:</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>NAME</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>ISSUED FOR CONSTRUCTION</td> <td>04-2022</td> <td>JDP</td> </tr> <tr> <td></td> <td>AMENDMENTS</td> <td></td> <td></td> </tr> </tbody> </table>			NO.	DESCRIPTION	DATE	NAME	-	ISSUED FOR CONSTRUCTION	04-2022	JDP		AMENDMENTS		
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-	ISSUED FOR CONSTRUCTION	04-2022	JDP											
	AMENDMENTS													



SIR HUDSON FYSH DRIVE



FRED MCKAY ROAD

NOTE:
 PLUMBING PLAN IS INDICATIVE ONLY. PLUMBER TO
 VERIFY DIMENSION PRIOR TO PURCHASING GOODS
 AND PRIOR TO SETOUT OF PLUMBING LOCATIONS

SITE PLAN - PLUMBING PLAN

1 : 600

Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 25 OCT 2022

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AMENDMENTS	
NO.	DESCRIPTION
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	NAME
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DRAWING No.	JDP-1125 / S10
SHEET:	SHEET 10 OF 10
SCALE:	1 : 600
DATE:	11.11.22
REVISION	A3

PROPOSED SHED
 11 FRED MCKAY ROAD, CLONCURRY
 PLUMBING PLAN

TITLE

General environmental duty

**Code of practice
for
motor vehicle workshop operations**

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1. Introduction

This environmental code of practice has been prepared to provide guidance to operators to help them comply with the *Environmental Protection Act 1994* by meeting their general environmental duty. The code also outlines the environmental best management practices of leaders in the industry.

Under Section 319 of the *Environmental Protection Act 1994*, all persons in Queensland must fulfil their 'general environmental duty'. This is defined as follows: 'A person must not carry out an activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm'.

See Appendix 1.

This document describes motor vehicle workshop operations, the potential impacts on the environment, and what actions a motor vehicle workshop operator can take to prevent and or minimise those risks.

Although this environmental code of practice is a voluntarily adopted standard for the motor vehicle workshop industry in Queensland, complying with this code provides the operator with a defence against a charge of unlawfully causing environmental harm and several other charges to the extent the code is relevant.

2. Objective of the code

The environmental code of practice aims to:

- describe environmental issues and challenges confronting motor vehicle workshop operations in Queensland
- assist operators to better consider the environment with which they interact
- provide advice to decision-making authorities to enable them to make consistent decisions in respect to motor vehicle workshop operations
- suggest practical measures to minimise environmental and social impacts
- allow industry to establish a benchmark environmental performance
- demonstrate to the community the environmental compatibility of the motor vehicle workshop industry.

3. Scope of the code

This environmental code of practice addresses environmental aspects of motor vehicle workshop operations. It does not cover environmental issues to do with planning or construction, and does not cover aspects covered by other legislation such as work health and safety.

The code does not restate any requirements of the *Environmental Protection Act 1994*, nor does it override or replace federal, state or local government legislation, regulation, plans or policies.

This environmental code of practice applies to fixed site motor vehicle workshops operated by a commercial (whether on a commercial basis or in the course of carrying on a commercial enterprise) or government entity. Motor vehicle workshop operations include operating a workshop involving any of the following relating to motor vehicles—

- repairing and maintaining mechanical components, engine cooling radiators or body panels
- spray-painting body panels
- detailing or washing.

4. Commencement date

This environmental code of practice commenced on 27 June 2014 and has effect for seven years. To continue to have effect the code of practice must be reviewed and approved by the Minister by 26 June 2021. Industry members are encouraged to provide feedback and to report new initiatives to their associations, so the codes can evolve through each review.

5. Authorisation and amendment of the code

Under section 318E(1) of the *Environmental Protection Act 1994*, the Minister may, by gazette notice, make codes of practice stating ways of achieving compliance with the general environmental duty for an activity that causes, or is likely to cause, environmental harm. Once the code has been gazetted it may also be amended by gazette notice.

6. Acknowledgement

The department acknowledges the work of the Motor Traders Association of Queensland and the Local Government Association of Queensland in the preparation of this code of practice.

7. Using the code of practice

There are a number of environmental risks associated with motor vehicle workshops. These include, but are not limited to:

- the release of harmful airborne contaminants and odours from fuel, paint, solvents and other chemicals that may cause harm to people's health and wellbeing
- contaminated stormwater runoff entering waterways and land
- noise causing a nuisance to nearby sensitive places
- waste that may become litter or contaminant the environment.

The code of practice:

- *gives practical guidance* on how environment best management practice can be achieved in the motor vehicle workshop sector
- *should be followed* unless there is an alternative course of action that achieves the same or a better environmental objective.

7.1. Performance outcomes

Performance outcomes are the end result that the operator needs to achieve to meet the 'general environmental duty' described under the *Environmental Protection Act 1994*. There are **4 performance outcomes** in this code of practice:

- there is no discharge to land or water of contaminants that may harm the environment or create a nuisance from the operation of the activity
- there is no discharge to air of contaminants that may harm the environment or create a nuisance from the operation of the activity
- noise nuisance is prevented or minimised at noise sensitive places
- waste production and disposal must be minimised and waste must be managed so it does not harm the environment or create a nuisance from the operation of the activity.

There are a number of suggested control measures to achieve the performance outcome.

7.2. Control measures

Control measures are suggested examples which have been provided to help you to achieve the performance outcome. In some cases, a number of compliance control measures may be listed for one process. In these cases, you are advised to aim for the control measure or combination of control measures that is most likely to achieve the performance outcome for that process. Alternatively, you may be able to meet a performance outcome in a manner that is not listed in this code of practice.

If you choose to use your own control measure, you won't get the benefit of the code.

7.3. Environmental management plan

An environmental management plan identifies environmental risks caused by the operation and puts activities in place to manage these risks before they result in environmental harm. The performance outcomes and examples for meeting the environmental objectives listed in this document will form a solid basis for creating your management plan.

Developing and following an environmental management plan should ensure:

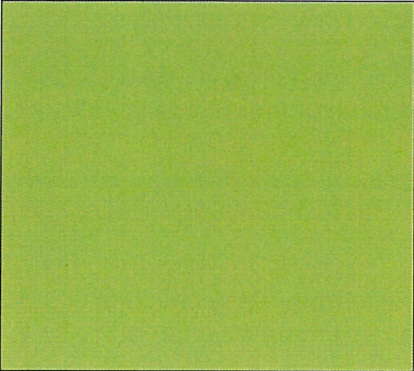
- all potential environmental risks from the activity are identified and control measures are in place to prevent or minimise the potential for environmental harm
- contingency measures are in place to avoid environmental harm in the event of unforeseen circumstances or natural disasters (e.g. flood)
- staff are trained and aware of their requirements of the *Environmental Protection Act 1994*
- reviews of environmental performance is undertaken periodically
- records monitoring, incidents and complaints are kept.

*By developing and following an **environmental management plan** your business can demonstrate that all reasonable care is being taken to avoid causing environmental harm. Your business will be able to use this reasonable care, or due diligence, as a defence for compliance purposes.*

Performance outcome 1:

There is no discharge to land or water of contaminants that may harm the environment or create a nuisance from the operation of the activity.

<p>Releases to land and water</p> <p>Releases to land and water can be caused by inappropriate storage or use of:</p> <ul style="list-style-type: none"> • disinfectants • fuels • oils • detergents • poisons • cleaning solvents • thinners • alkaline or acidic solutions 	<p>Potential risks and impacts</p> <p>Contaminants can enter the waterways or stormwater drains destroying aquatic life. This can be caused by spills of chemicals and other liquids.</p> <p>Chemical spills and leaks can runoff to land and cause soil contamination.</p>
	<p>✓ Suggested control measures</p> <ul style="list-style-type: none"> □ Keep chemicals and other liquids such as fuels, solvents, oils, batteries and coolants within a secondary containment system that is impervious to the materials stored within it, and must be managed to prevent the release of contaminants to waters or land. <p>Secondary containment may be fixed bunding, self bunding pallets or double skinned containers.</p> <ul style="list-style-type: none"> □ Chemicals and other liquids should be stored and used undercover. □ Bunds need to be sized to hold the contents of the largest container stored inside the bund, plus 10% of its volume. □ Conduct repairs inside the workshop on a sealed surface drained to an oil/water separator or a tank for collection by a licensed waste contractor. □ Under no circumstances should outdoor areas that drain to the stormwater system be hosed down as a means of cleaning. □ Any liquids collected in the bunded areas should be treated in an oil/water separator or collected by a licensed waste contractor. □ Bunds need to be maintained and regularly checked. □ When applicable ensure that drip trays are used under vehicles to catch spent oil, solvents or detergents. □ Regularly monitor any underground storage, containers and transfer equipment to detect leakage. □ Keep an appropriate number of spill kits and personal protective equipment in clearly identified locations and ensure staff know how to use it. □ Clean stormwater should be diverted away from areas that could potentially be contaminated. □ Washing and cleaning of vehicles, parts and equipment must take place in an area (i.e. wash bay)



that is either connected to the sewer under a trade waste agreement or fitted with a water treatment and recycling system or stored and collected by a licensed waste transporter.

- If a separator is used to manage wastewater, ensure it is serviced regularly and a log is kept of services.
- Clearly mark all drains on the site that are connected to the stormwater system. This will ensure everyone is aware that 'the stormwater drain is just for rain'.

Performance outcome 2:

There is no discharge to air of contaminants that may harm the environment or create a nuisance from the operation of the activity.

<p>Releases to air</p> <p>Releases to air can be caused by the use of:</p> <ul style="list-style-type: none">• paints• powder coatings• surface preparation products• paint stripper• finishers• solvents• thinners	<p>Potential risks and impacts</p> <p>Dust, offensive odours and toxic vapours from spray painting and surface preparation can affect the environment and enter neighbouring properties causing nuisance.</p> <hr/> <p>✓ Suggested control measures</p> <ul style="list-style-type: none"><input type="checkbox"/> All panel beating work is conducted inside the workshop or in an undercover area.<input type="checkbox"/> Ensure spray painting of vehicles and vehicle parts is conducted inside an Australian Standard Spray Painting Booth or a well-ventilated enclosed area.<input type="checkbox"/> Ensure spray booth filters are regularly maintained.<input type="checkbox"/> Control dust by setting up an effective dust extraction and filtration system at locations where dust is generated.<input type="checkbox"/> Regularly clean workshop floors to keep dust levels to a minimum and do not clean the floor by blowing with compressed air<input type="checkbox"/> Ensure sanders have dust vacuums.<input type="checkbox"/> Mix paints in a room with a filtered exhaust.<input type="checkbox"/> Direct exhaust fumes away from neighbouring properties.<input type="checkbox"/> Ensure volatile liquids such as solvents are stored in containers with lids and taps for dispensing.<input type="checkbox"/> If decommissioning air conditioning systems, an ARCTick licence is held by the business and relevant technicians.
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Performance outcome 3:

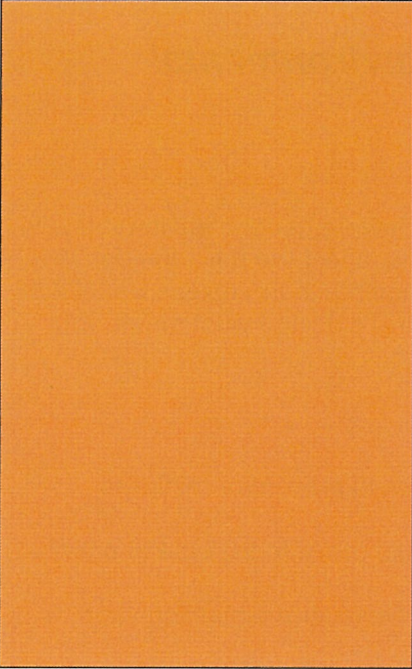
Noise nuisance is prevented or minimised at noise sensitive places.

Noise Major noise sources at motor vehicle workshops include: <ul style="list-style-type: none">• pneumatic tools• engine testing equipment• compressors• grinders• drills• public address systems	Potential risks and impacts Noise from motor vehicle workshops can create a nuisance to nearby sensitive receptors.
	<ul style="list-style-type: none">✓ Suggested control measures<ul style="list-style-type: none">□ Limit work hours to prevent audible noise at noise sensitive places in the evening, night and early morning.□ Locate equipment that generates high levels of noise away from noise sensitive land uses.□ Fit noise reduction mechanisms to equipment and machinery where possible.□ Reduce the amount of noise and vibrations from mechanical equipment by:<ul style="list-style-type: none">○ mounting on individual foundations/mounts designed to isolate structure-borne vibration and noise○ mounting on rubber mats○ increasing mass weight of equipment.□ Fit mechanical ventilation systems with noise-proof ducting and acoustically designed intake and exhaust openings.□ Provide noise barriers such as acoustic screens (fixed or mobile) around activities that may create environmental harm or nuisance. Vegetation screens can also assist with noise reduction.

Performance outcome 4:

Waste production and disposal must be minimised and waste must be managed so it does not harm the environment or create a nuisance from the operation of the activity.

<p>Waste</p> <p>Regulated waste includes:</p> <ul style="list-style-type: none"> • oily rags • oil filters • waste oils • solvents • coolant • caustic • brake fluid • fuel • batteries • tyres <p>General waste includes:</p> <ul style="list-style-type: none"> • radiator cores and parts • cardboard • packaging • brake and clutch parts • steel drums • steel and aluminium cans • glass • scrap metal • plastics 	<p>Potential risks and impacts</p> <p>Waste, when not properly managed, can cause littering and contamination of land and water.</p> <p>Sending waste to landfill has significant environmental impacts from transporting the waste for disposal, to potential leachate, odour and greenhouse gas emission impacts.</p> <p>Producing waste has impacts from extracting resources through to disposal in landfill.</p>
	<p>✓ Suggested control measures</p> <ul style="list-style-type: none"> <input type="checkbox"/> All waste materials should be reused, recycled or taken to a waste disposal facility that can lawfully receive them. <input type="checkbox"/> Segregate recyclable wastes for collection by waste recyclers or lawful disposal. <input type="checkbox"/> Ensure waste tyres are collected for recycling where available. <input type="checkbox"/> Metals, such as lead, copper and steel, should be stored in a secure container for collection by a metal recycler. <input type="checkbox"/> Waste is not disposed of by burning. <input type="checkbox"/> Ensure regulated wastes are separated and removed for disposal by a licensed waste transporter. Regulated wastes include, but are not limited to: <ul style="list-style-type: none"> ○ coolant ○ waste oil ○ oily rags ○ caustic ○ solvents ○ brake fluid ○ fuel ○ workshop sweepings ○ spill products ○ oil filters ○ spent abrasive material ○ containers and rags contaminated with chemicals such as oil and paint

- 
- Clearly label waste containers for segregated wastes and locate them in easy access areas to encourage use.
 - Undertake regular housekeeping to ensure wastes are placed in their appropriate place and removed when required.
 - Retain documentation relating to the removal and disposal of all types of waste.
 - Reclaimed refrigerants are removed for appropriate disposal by a licenced company.
 - Place only dry solid wastes in your industrial waste bin. Do not put liquid or hazardous waste in your general waste bin.
 - Store waste under cover or within a waterproof bin or container in a way that prevents the waste washing or blowing away.

Appendix 1: General obligations under the *Environmental Protection Act 1994*

General environmental duty

The *Environmental Protection Act 1994* section 319 states that we all have a general environmental duty. This means that we are all responsible for the actions we take that affect the environment. We must not carry out any activity that causes or is likely to cause environmental harm unless we take all reasonable and practicable measures to prevent or minimise the harm. To decide what meets your general environmental duty, you need to think about these issues:

- the nature of the harm or potential harm
- the sensitivity of the receiving environment
- the current state of technical knowledge for the activity
- the likelihood of successful application of the different measures to prevent or minimise environmental harm that might be taken
- the financial implications of the different measures as they would relate to the type of activity.

It is not an offence not to comply with the general environmental duty however maintaining your general environmental duty is a defence against the following acts:

- an act that causes serious or material environmental harm or an environmental nuisance
- an act that contravenes a noise standard
- a deposit of a contaminant, or release of stormwater run-off, mentioned in section 440ZG.

Duty to notify

The duty to notify (section 320 of the *Environmental Protection Act 1994*) requires a person or company to give notice where serious or material environmental harm is caused or threatened to occur. Notice must be given of the event, its nature and the circumstances in which the event happened. Notification can be verbal, written or by public notice depending on who is notifying and being notified.

For more information on the duty to notify requirements refer to the guideline 'The duty to notify of environmental harm' (EM467)¹.

¹ Available at www.qld.gov.au, using the publication number EM467 as a search term.

Relevant offences under the *Environmental Protection Act 1994*

1. Causing serious or material environmental harm (sections 437-439)

Material environmental harm is environmental harm that is not trivial or negligible in nature. It may be great in extent or context or it may cause actual or potential loss or damage to property. The difference between material and serious harm relates to the costs of damages or the costs required to either prevent or minimise the harm or to rehabilitate the environment. Serious environmental harm may have irreversible or widespread effects or it may be caused in an area of high conservation significance. Serious or material environmental harm excludes environmental nuisance.

2. Causing environmental nuisance (section 440)

Environmental nuisance is unreasonable interference with an environmental value caused by aerosols, fumes, light, noise, odour, particles or smoke. It may also include an unhealthy, offensive or unsightly condition because of contamination.

3. Contravening a noise standard (section 440Q)

Noise standards are set in sections 440R-440ZC for operating a variety of noisy equipment including air conditioners, compressors, generators, electrical, mechanical or pneumatic power tools. It requires that noise from the equipment cannot be clearly heard by an occupier of an affected building during the evening and early morning.

4. Depositing a prescribed water contaminant in waters (section 440ZG)

Prescribed contaminants include a wide variety of contaminants listed in Schedule 9 of the Environmental Protection Regulation 2008. It is your responsibility to ensure that prescribed contaminants are not left in a place where they may or do enter a waterway, the ocean or a stormwater drain. This includes making sure that stormwater falling on or running across your site does not leave the site contaminated. Where stormwater contamination occurs you must ensure that it is treated to remove contaminants. You should also consider where and how you store material used in your processes onsite to reduce the chance of water contamination.

5. Placing a contaminant where environmental harm or nuisance may be caused (section 443).

Relevant offences under the *Waste Reduction and Recycling Act 2011*

1. Littering (section 103)

Litter is any domestic or commercial waste and any material a person might reasonably believe is refuse, debris or rubbish. Litter can be almost any material that is disposed of incorrectly. Litter includes cigarette butts and drink bottles dropped on the ground, fast food wrappers thrown out of the car window, poorly secured material from a trailer or grass clippings swept into the gutter. Litter can also be an abandoned vehicle. However, litter does not include any gas, dust, smoke or material emitted or produced during, or because of, the normal operations of a building, manufacturing, mining or primary industry.

2. Illegal dumping of waste (section 104)

Illegal dumping is the dumping of large volumes of litter (200 litres or more) at a place.

Appendix 2: Other resources

Green stamp

The Green Stamp Program is an environmental initiative developed for the automotive industry. The program assists small to medium businesses in the automotive trades to incorporate processes and practices that allows them to dispose of their wastes in an environmentally sensitive manner. It also aims to assist businesses in the industry to become resource efficient and more environmentally sustainable.

The program has identified and focused on several key areas considered essential in reducing the environmental impact of the automotive industry. These areas include:

- storage practices associated with chemicals and other hazardous substances
- pre-treatment of wastewater from the workshop prior to approved disposal
- spill management to prevent pollution of ground and stormwater systems
- correct disposal of waste products
- air quality management
- energy and resource conservation
- the development and implementation of environmental management plans.

For further information contact the Motor Traders Association of Queensland on 3237 8777 or info@mtaq.com.au.

Pollution solutions

In July 2000, Brisbane City Council and industry jointly developed the operator's environmental guide 'Pollution solutions for motor service industries' to assist the motor vehicle industries to achieve their general environmental duty. Though dated in some areas, it includes useful information on the operation of motor vehicle workshops. It is available at www.lgaq.asn.au.

EcoBiz

EcoBiz is a free program that aims to assist businesses reduce their water, waste and power costs. The program is delivered through the Chamber of Commerce & Industry Queensland (CCIQ).

To find out the program and gain access to tools and resources visit the CCIQ ecoBiz Queensland website at www.cciqecobiz.com.au.

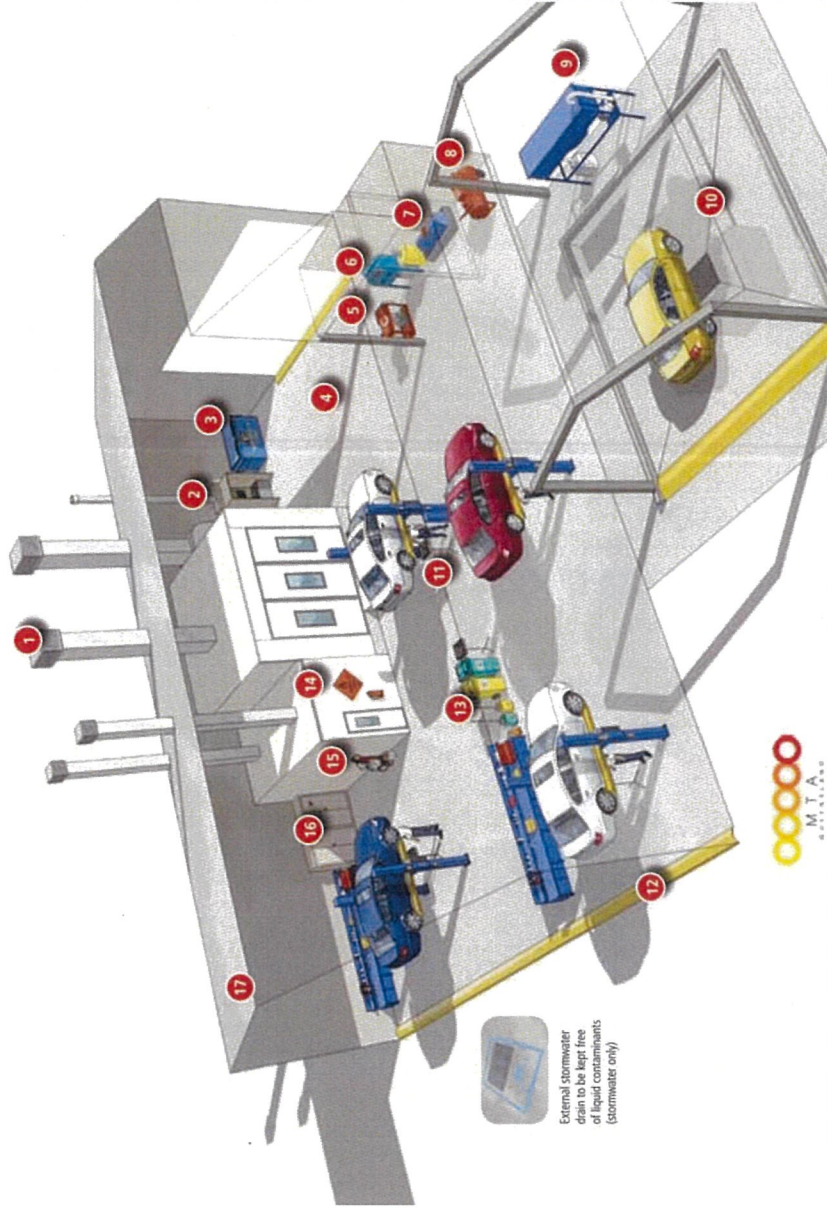
Toolbox

The following artist's impression of a motor vehicle workshop was developed by the Motor Trades Association Queensland, Queensland local governments and the Council of Mayors (South East Queensland). The diagram is for information only and does not accurately reflect the suggested control measures for the performance outcomes.

For queries about this diagram (including copyright use), please go to www.lqtoolbox.qld.gov.au.

Artist impression

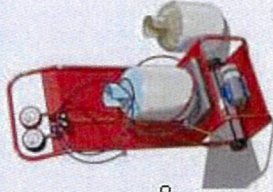
Standards for the operation of a motor vehicle workshop



External stormwater drain to be kept free of liquid contaminants (stormwater only)

- 1 Exhaust and ventilation stacks to spray booth, see over
- 2 Radiator repair spray booth
- 3 Industrial waste bin with lid and with sealed drainage holes. Stored inside workshop (optional). For regulated wastes, see over
- 4 Workshop floor sealed and impervious
- 5 Dry rubbing vacuum sander, see over
- 6 Abrasive blasting unit, see over
- 7 Liquid waste storage, see over
- 8 Air compressor separated/enclosed to prevent noise nuisance
- 9 Oil separator, see over
- 10 Vehicle wash down bay, see over
- 11 Drip tray used under vehicles to catch oil and other liquid contaminants
- 12 All workshop entrances bunded to prevent contaminants escaping workshop and entering stormwater system
- 13 Emergency spill kit, see over
- 14 Fire safety equipment and signage to comply with relevant legislation and standards
- 15 Air conditioning charge / recovery unit, see over
- 16 Storage of flammable and combustible liquids to comply with relevant legislation and standards. Material Safety Data Sheet (MSDS) documentation stored onsite for certain chemicals and other liquids
- 17 All works undertaken in covered workshop.

Protect air quality



Reclaim refrigerant gases rather than discharge to atmosphere
Air conditioning system repairs and services only conducted by accredited service person



Dry Rubbing - vacuum sanders used to prevent dust nuisance and stormwater contamination

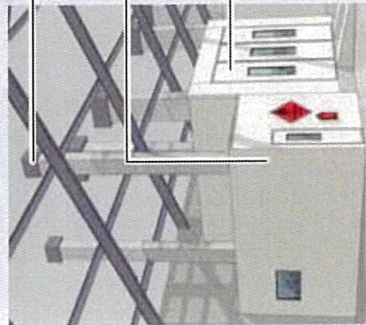


Eric load abrasive blasting unit contains all waste residues to prevent nuisance and stormwater contamination

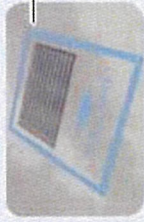
Ventilation / discharge stacks separated and located to relevant standards

Paint storage and paint mixing in well ventilated room

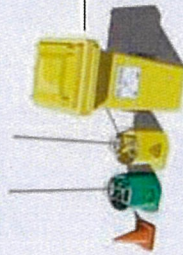
All spray painting conducted in fully enclosed booth with exhaust fan and suitable filtration system



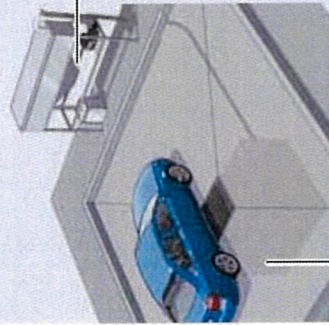
Protect storm water and local waterways



External stormwater drain to be kept free of liquid contaminants.
Stormwater only



Spill clean-up equipment, mops, buckets and absorbent materials for accidental spillage of contaminants



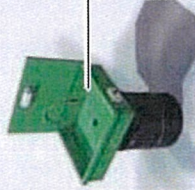
Oil separator / interceptor (optional)
 • all liquid waste is treated before discharged to sewer
 • connected to underground holding tank
 • check with Council for trade waste permit requirements

Vehicle washing and/or wet rubbing area:
 • located in a covered and impervious area
 • bunded to prevent release of waste water and detergents
 • bund is either permanent or temporary for collecting liquid waste
 • drained to holding tank (optional)
 • all liquid waste can be disposed by a approved waste collector (optional)
 • waterwise tip: use of rain water for vehicle washing to reduce water usage costs (optional)

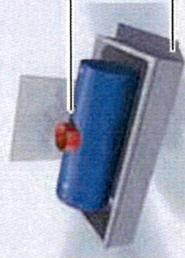
Waste storage and management



Drained used oil filters stored for recycling / disposal

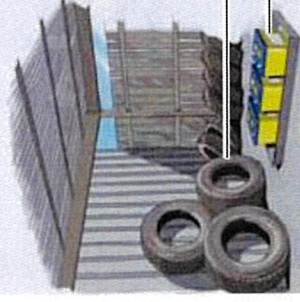


Kero parts washer
Liquid wastes from parts washing stored in bund to prevent stormwater contamination



Waste oil stored in bund for collection by a approved waste recycler

Liquid contaminants (eg. oil, coolant, solvents) stored in bund to contain spillage and prevent contamination of waterways



Regulated waste (eg. oils, batteries, acids, tyres, solvents, paint sludge, other auto parts and residues) stored under cover and to be collected by an approved transporter / recycler

Tyres stored under cover

Batteries stored under cover and in a spill tray