

Cloncurry Shire Council

38-46 Daintree Street
PO Box 3
Cloncurry QLD 4824
ABN: 76 581 540 914



Telephone: (07) 4742 4100
Facsimile: (07) 4742 1712
Email: council@cloncurry.qld.gov.au
Website: www.cloncurry.qld.gov.au

Our ref: *DI&E:LT – TP17/23*

23 November 2023

Rebecca Page
GMA Certification Group
Remote Office Mount Isa
C/- PO Box 2760
NERANG QLD 4211
Email: adminmi@gmacert.com.au

Dear Rebecca

REFERRAL AGENCY RESPONSE — SITING DISPENSATION – 14 GEORGE STREET, CLONCURRY, APPROVAL (WITH CONDITIONS)

(Given under section 57 of the *Planning Act 2016*)

The development application described below was properly made to the Cloncurry Shire Council on 21 November 2023.

Applicant details

Applicant name:	GMA Certification Group
Applicant contact details:	Remote Office Mount Isa C/-PO Box 2760 NERANG QLD 4211

Application details

Application number:	TP17/23
Approval sought:	Development Permit
Nature of development proposed:	Referral Agency for Building Work – Referral Response
Details of proposed development:	Required siting of a permanent structure, being an open carport built to 200mm from the western side boundary for a length of 9.145m.
Category of assessment	Code Assessment

Location details

Street address:	14 George Street
Real property description:	Lot 4 on C19618
Local government area	Cloncurry Shire

Decision

Date of decision: 21 November 2023

Details of the approval

Development permit Referral Agency for Building Work – Referral Response

Resolution

RESOLUTION 357.2023

Moved: Cr Sam Daniels
Seconded: Cr Greg Campbell

That Development application TP17/23 seeking approval for Siting Dispensation at 14 George Street also known as Lot 4 on C19618 for the construction of an open carport (9.145m x 6.0m) located 200mm from the side boundary for the purpose of residential use, be approved subject to the conditions set out in the Conditions of Approval.

In Favour: Cr Greg Campbell, Cr Sam Daniels, Cr Vicky Campbell, Cr Nathan Keyes
Against: None
Ineligible: None

CARRIED

Conditions

This approval is subject to the conditions in Attachment 1.

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. Building Approval

Properly made submissions

Not applicable—No part of the application required public notification.

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 provisions is attached.

Currency period for the approval

Pursuant to section 54 (4) of the *Planning Act 2016*, you will not be required to refer your building work application on to Council for any additional Referral Agency Response if:

- (a) You submit this referral agency response in its entirety, including all referenced plans and documents, when making the application to the Assessment Manager;
- (b) There are no changes to the proposal that was presented to Council with this referral; and
- (c) The development application to the Assessment Manager is made within 24 months of the date of this referral agency response.

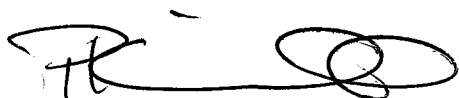
Approved plans and specifications

A copy of the following plans are enclosed.

Plan Name	Plan No.	Revision No.	Plan/Revision Date
A01	Cover Sheet		25.07.2023
A02	Construction Notes		25.07.2023
A03	Site Plan		25.07.2023
A04	Floor Plan		25.07.2023
A05	Elevations		25.07.2023
A06	Slab plan		25.07.2023
A07	Pier Footing Details		25.07.2023
A08	Roof Framing Plan		25.07.2023
A09	Section 1		25.07.2023
A10	Workplace Safety Notice		25.07.2023

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

Encl: Attachment 1 - Conditions of Approval
Attachment 2 - Statement of Reasons
Attachment 3 - Appeal provisions
Attachment 4 - Approved plan

ATTACHMENT 1 – CONDITIONS OF APPROVAL

NATURE OF DECISION

A This approval is subject to the following conditions, the facts set out in the application and all relevant Council provisions of the *Cloncurry Shire Planning Scheme 2016* and the provision of the *Planning Regulation 2017* for design and siting (Schedule 9, Part 3, Division 2, Table 3).

GENERAL

1. Site Layout

- (a) 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.

Plan Name	Plan No.	Revision No.	Plan/Revision Date
A01	Cover Sheet		25.07.2023
A02	Construction Notes		25.07.2023
A03	Site Plan		25.07.2023
A04	Floor Plan		25.07.2023
A05	Elevations		25.07.2023
A06	Slab plan		25.07.2023
A07	Pier Footing Details		25.07.2023
A08	Roof Framing Plan		25.07.2023
A09	Section 1		25.07.2023
A10	Workplace Safety Notice		25.07.2023

2. Compliance with conditions

- (a) All conditions must be complied with prior to the commencement of the use, unless specified in an individual condition.
- (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.

3. Currency Period

This Referral Agency Response in its entirety, including all referenced plans and documents, must be submitted with a building application to the relevant Assessment Manger within two (2) years of the date of this Referral Agency Response.

4. Lawful Point of Discharge

- (a) Ensure water run-off from the roof of the type of structure is directed into own property and does not cause ponding or a nuisance to adjoining properties;
- (b) Where retain walls, fences, buildings or other barriers which would cause a damaging effect and produce a concentrated flow at an outfall are constructed, a Stormwater Disposal System is to be installed to the structure to pipe all water run-off from the structure to the kerb.
- (c) The system shall be of a design and capacity sufficient to discharge all run-off to the kerb without causing nuisance to adjoining properties.

5. Building works

- (a) The Class 10a building requires a development permit for building works.
- (b) The applicant is to seek and comply with all relevant building approvals to be issued by a qualified Building Certifier.

6. Damage to Infrastructure

- (a) If any part of Council's existing sewer, water, channel and kerbing, or road infrastructure is damaged as a result of constitution activities occurring on the site associated with the Class 10a building, including but no limited to, mobilisation of heavy machinery and equipment, the owner/applicant must notify Council immediately of the affected infrastructure and have it repaired or replace by Council at the owner/applicants cost.
- (b) The applicant/owner is to be aware that, in granting this approval, Council has not taken into account the location of the subject private property's internal house drainage; this is the applicant/owner's responsibility.

7. The applicant/owner is to be aware that, in granting this approval, Council has not taken into account the location of the subject private property's internal house drainage; this is the applicant/owner's responsibility;
8. Approval of the proposed structure is given on the basis that the building is used in connection with the existing dwelling. Use of the carport in connection with any commercial business is subject to the Cloncurry Shire Planning Scheme 2016 of the rural residential zone code and home business code. At all times the principal use of the property must remain residential.

ATTACHMENT 2 - STATEMENT OF REASONS – TP17/23

NOTICE ABOUT DECISION - STATEMENT OF REASONS

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

Development application TP17/23 was received from GMA Certification Group on behalf of D & B Imhof for 14 George Street, Cloncurry also known as Lot 4 on C19618 for a single storey structure, being an open carport (9.145m x 6,0m) located 200mm from the side boundary.

On the 21 November 2023, the above development application was approved in full, with conditions.

Reasons for the decision

The proposed is a single storey structure (open carport) (9.145m x 6,0m) located 200mm from the side boundary which will have minimal impact on the subject site and adjoining property. The extent of non-compliance with the minimum setback of 1.5m is assessed as being unlikely to impact on the adjoining property in terms of amenity and privacy.

The proposal includes design and siting which provides a pleasant visual outlook and service functions of the occupants.

Includes appropriate level of privacy for occupants of adjoining properties.

There is no objection to the proposal from a planning viewpoint.

1. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Queensland Development Code: P2 Buildings and structures – (a) provide adequate daylight and ventilation to <i>habitable</i> rooms; and (b) allow adequate light and ventilation to <i>habitable</i> rooms of <i>buildings</i> on adjoining <i>lots</i> . (c) do not adversely impact on the amenity and privacy of residents on adjoining <i>lots</i> .	The proposed open carport is not considered to impact on access to natural light, sunlight and does not create overbearing development for the adjoining dwelling house nor their open space and does not impact on the amenity and privacy.

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.

Project Status

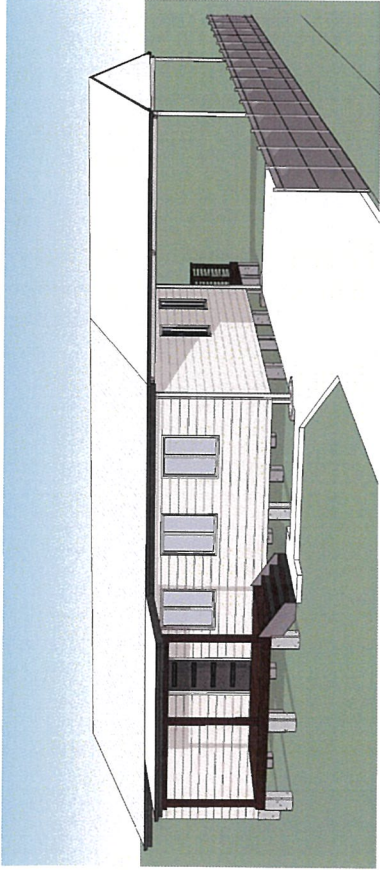
PROPOSED NEW CARPORT

Client

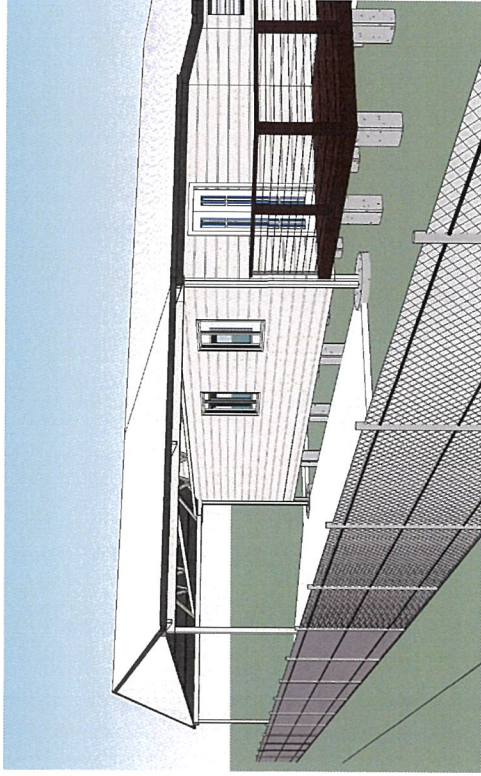
D & B IMHOF

Address

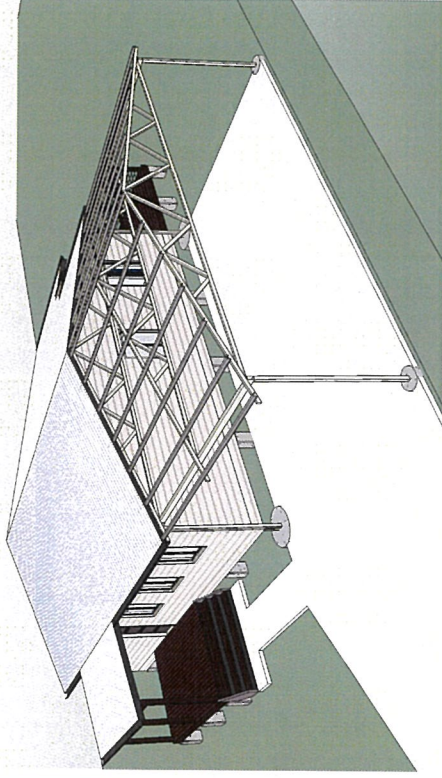
14 GEORGE STREET, CLONCURRY



3D PERSPECTIVE - FRONT



3D PERSPECTIVE - REAR



3D PERSPECTIVE - NIL ROOF CARPORT

DRAWING SHEET LIST

SHEET No.	SHEET NAME	REV.
A01	COVER SHEET	
A02	CONSTRUCTION NOTES	
A03	SITE PLAN	
A04	FLOOR PLAN	
A05	ELEVATIONS	
A06	SLAB PLAN	
A07	PIER FOOTING DETAILS	
A08	ROOF FRAMING PLAN	
A09	SECTION 1	
A 10	WORKPLACE SAFETY NOTES	

Cloncurry Shire Council
 Town Planning
 Approved with Conditions

Approved Date: **21-11-2023**

TP 17 / 23

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5 BY DESIGN CO
 Building Design - Drafting
 5 BY DESIGN CONSULTANTS PTY LTD
 A: 21 Saywell Crescent, Kooragang Island, SA 5145
 Townsville, QLD 4817 E: michaels@5bydesign.com.au

Client:
D & B IMHOF
 Site Address:
14 GEORGE STREET, CLONCURRY

MF MF
 Date: **25-07-2023**
 @ Sheet Size A3
 Job No. **23-035**

Project details
 Checked by: Drawn by:
 Scale: Dwg. No. **A01** Job No. **23-035** Phase: **FOR CONSTRUCTION**

Rev. Description Date Revisions Notes

Revision No.

CONSTRUCTION CRITERIA

FLOOR SLAB CONSTRUCTION

FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH AS2870.

STRIP THE CONSTRUCTION AREA OF ALL ORGANIC MATTER AND THE ASSOCIATED LAYER OF TOPSOIL. SELECTED CLEAN FILL AS NECESSARY, COMPACTED 0.2 VISQUEEN UNDER SLAB, 200mm MIN LAPs, CONCRETE SLAB & FOOTINGS TO ENG. DETAILS.

ROOF CONSTRUCTION

COLORBOND CORRUGATED SHEET ROOF BMT 0.42 ROOF PITCH - 14° PITCH.
BATTENS AS SPECIFIED ON SECTIONS & ROOF PLAN
GANGNAILED TIMBER ROOF TRUSSES @ 900 CRS AS PER MANUFACTURERS DESIGN & SPEC.
REFER TO SHEET A10

GUTTER & DOWNPIPE DESIGN

GUTTER AND DOWNPIPE DESIGN TO COMPLY WITH PART 7.4.1 OF THE NCC 2022.
RAINFALL DURATION INTENSITY IS DESIGNED FOR AN AVERAGE RECURRING INTERVAL OF ONCE IN EVERY 20 YEARS

5 MINUTE DURATION RAINFALL INTENSITY - 235 mm/h

GUTTERS

GUTTER MUST BE DESIGNED IN ACC. WITH AS/NZS 3500.3
GUTTER TYPE REQ. AS PER BCA - 'A'
MEDIUM RECTANGULAR GUTTER WITH 6500mm CSA
GUTTER OVERFLOW - FACE SLOTTED 25mm BELOW FASCIA (0.5 L/s/m)
MINIMUM OVERFLOW VOLUME REQ. AS PER BCA - 0.63 L/s/m

DOWNPIPES

MINIMUM DOWNPIPE SIZE 90mm

GENERAL NOTES

FLOOR COVERINGS WILL BE AS INDICATED ON PLAN OR IF NOT INDICATED AS PER CLIENTS SPEC.
ANY DISCREPANCIES BETWEEN DRAWINGS ARE TO BE IMMEDIATELY VERIFIED WITH THE DESIGNER.
IF IN DOUBT, ASK.

THESE DRAWINGS MUST NOT BE USED FOR CONSTRUCTION UNLESS ENDORSED BY SIGNATURE IN THE APPROVED BY FIELD BELOW BY THE NOMINATED REGISTERED PROFESSIONAL ENGINEER OF QUEENSLAND (RPEQ).
READ THESE DRAWINGS IN CONJUNCTION WITH ENGINEERS AND OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS, AND WRITTEN INSTRUCTIONS.

REFER ALL DISCREPANCIES TO THE DESIGNER OR ENGINEER FOR A DECISION BEFORE PROCEEDING WITH THE WORK.
VERIFY ALL DIMENSIONS BEFORE FABRICATION OR CONSTRUCTION IS COMMENCED. DO NOT SCALE THESE DRAWINGS.

ENSURE ALL MATERIALS, WORKMANSHIP AND PROCEDURES ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS AND RELEVANT COMMONWEALTH, STATE AND LOCAL AUTHORITY REGULATIONS. FOLLOW THE MANUFACTURERS RECOMMENDATIONS FOR THE USE OF ALL PRODUCTS AND MATERIALS.
NO HOLES, CHASES OR EMBEDMENT OF PIPES, OTHER THAN THOSE ON THE STRUCTURAL DRAWINGS, SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE APPROVAL OF THE ENGINEER.

MAINTAIN THE STRUCTURE IN A STABLE CONDITION AND DO NOT OVERSTRESS ANY PART DURING CONSTRUCTION.
DETAILS RELATING TO EXISTING STRUCTURE ARE BASED ON THE LIMITED STRUCTURAL INVESTIGATION PERFORMED. BUILDER IS TO OPEN UP AFFECTED AREAS AND CONFIRM ALL EXISTING DETAILS WITH DESIGNER AND ENGINEER PRIOR TO EXECUTION OF WORK.

DEMOLITION

ALL DEMOLITION WORK TO BE IN ACCORDANCE WITH ALL WORKCOVER REQUIREMENTS, AS 2601-2001, THE DEMOLITION OF STRUCTURES, AND ALL AUTHORITIES HAVING JURISDICTION OVER INSPECTION AND APPROVAL OF ALL DEMOLITION WORK.
PRIOR TO ANY DEMOLITION WORKS, ALL WORK TO BE INSPECTED AND APPROVED BY SITE ENGINEER AND PROPOSED PROCEDURES BE AGREED.

DO NOT REMOVE BACKPROPS UNTIL NEW CONCRETE WORK HAS BEEN ALL EXISTING REINFORCEMENT WHICH IS EXPOSED AFTER DEMOLITION IS TO BE TREATED WITH AN APPROVED PROTECTIVE COMPOUND.
COLUMN REINFORCEMENT IS TO BE LOCATED PRIOR TO DRILLING HOLES FOR ALL MASONRY ANCHORS.
MACHINE MOUNTED HAMMERS ARE NOT PERMITTED FOR ANY PART OF THE DEMOLITION WORKS OF ELEMENTS WHICH ARE CONNECTED TO ELEMENTS THAT REMAIN.

TERMITE PROTECTION

TERMITE PROTECTION TO BE IN ACCORDANCE WITH PART 3.4.1 OF THE NCC 2022, AND AS 3640.1
A DURABLE NOTICE MUST BE PERMANENTLY FIXED IN A PROMINENT LOCATION SUCH AS A METER BOX
(a) THE TERMITE MANAGEMENT SYSTEM USED; AND
(b) THE DATE OF INSTALLATION OF THE SYSTEM; AND
(c) WHERE A CHEMICAL BARRIER IS USED, ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL; AND
(d) THE INSTALLERS OR MANU. RECOMMENDATIONS FOR SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY

COMPLIANCE NCC 2022

WIND SPEED : N2

BUILDING CLASS 10a

(NCC - VOL 2 PART A6)

DESIGN PARAMETERS - RESIDENTIAL

WIND ACTIONS TO AS 4055-2012 WIND LOADS FOR HOUSING

REGION:

N

TERRAIN CATEGORY:

2.0

SHIELDING CLASSIFICATION:

NS

TOPOGRAPHIC CLASSIFICATION:

N2

IMPOSED ACTIONS TO AS 1170.1-2002.

STRUCTURAL DESIGN ACTIONS - PART 1; PERMANENT, IMPOSED AND OTHER ACTIONS

ROOF:

0.25 kPa

1.5 kPa

2.0 kPa

3.0 kPa

GENERAL FLOOR AREAS:

BALCONIES AND STAIRS <1m ABOVE F.S.L.:

BALCONIES AND STAIRS >1m ABOVE F.S.L.:

ENGINEERING DRAFTING

ALL STRUCTURAL DETAILS DRAWN ARE UNDER INSTRUCTION ON NOMINATED ENGINEER.

LIVABLE HOUSING DESIGN

HOUSING DESIGN HAS BEEN DESIGNED IN ACCORDANCE WITH PART H8P1 OF THE NCC 2022.

A CLASS 1a BUILDING MUST BE PROVIDED WITH-

(a) A CONTINUOUS AND STEP-FREE PATH TO A DWELLING ENTRANCE DOOR FROM EITHER-

(i) THE PEDESTRIAN ENTRY AT THE ALLOTMENT BOUNDARY; OR

(ii) AN APPURTENANT CLASS 10a GARAGE OR CARPORT; OR

(iii) A CAR PARKING SPACE PROVIDED FOR THE EXCLUSIVE USE OF THE OCCUPANTS OF THE DWELLING; AND

(b) AT LEAST ONE LEVEL AND STEP FREE ENTRANCE DOOR INTO THE DWELLING FROM THE ACCESS PATH REQUIRED BY (a); AND

(c) INTERNAL DOORS AND CORRIDORS ON GROUND OR ENTERANCE LEVEL WHICH FACILITATE UNIMPEDDED MOVEMENT BETWEEN SPACES; AND

(d) A SANITARY COMPARTMENT THAT-

(i) FACILITATES INDEPENDENT ACCESS AND USE; AND

(ii) IS LOCATED ON THE GROUND OR ENTRY LEVEL; AND

(e) A SHOWER THAT FACILITATES INDEPENDENT ACCESS AND USE; AND

(f) WALLS ON THE SANITARY COMPARTMENT REFERRED TO IN (d), THE SHOWER REFERRED TO IN (e) AND A BATH/WHERE INSTALLED, OTHER THAN A FREE STANDING BATH, CONSTRUCTED SO AS TO FACILITATE FUTURE INSTALLATION OF GRAB RAILS, OR THE LIKE, IN A WAY THAT MINIMISES THAT REMOVAL OF EXISTING WALL LININGS.

LEGEND:

- LW - LOUVERED WINDOW
- TL - TIMBER LOUVRES
- GL - GLASS LOUVRES
- AL - ALUMINIUM LOUVRES
- SW - SLIDING WINDOW
- FG - FIXED GLASS WINDOW
- DH - DOUBLE HUNG WINDOW
- CW - CASEMENT WINDOW
- AW - AWNING WINDOW
- BFD - BIFOLD DOORS
- SD - SLIDING DOOR
- 820 - DOOR SIZE
- TAP - GARDEN HOSE COCK
- DP - DOWNPIPE
- FL - FASCIA LINE

COMPLIANCE NCC 2022

WIND SPEED : N2

BUILDING CLASS 10a

(NCC - VOL 2 PART A6)

DESIGN PARAMETERS - RESIDENTIAL

WIND ACTIONS TO AS 4055-2012 WIND LOADS FOR HOUSING

REGION:

N

TERRAIN CATEGORY:

2.0

SHIELDING CLASSIFICATION:

NS

TOPOGRAPHIC CLASSIFICATION:

N2

IMPOSED ACTIONS TO AS 1170.1-2002.

STRUCTURAL DESIGN ACTIONS - PART 1; PERMANENT, IMPOSED AND OTHER ACTIONS

ROOF:

0.25 kPa

1.5 kPa

2.0 kPa

3.0 kPa

GENERAL FLOOR AREAS:

BALCONIES AND STAIRS <1m ABOVE F.S.L.:

BALCONIES AND STAIRS >1m ABOVE F.S.L.:

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(ii) AN APPURTENANT CLASS 10a GARAGE OR CARPORT; OR

(iii) A CAR PARKING SPACE PROVIDED FOR THE EXCLUSIVE USE OF THE OCCUPANTS OF THE DWELLING; AND

(b) AT LEAST ONE LEVEL AND STEP FREE ENTRANCE DOOR INTO THE DWELLING FROM THE ACCESS PATH REQUIRED BY (a); AND

(c) INTERNAL DOORS AND CORRIDORS ON GROUND OR ENTERANCE LEVEL WHICH FACILITATE UNIMPEDDED MOVEMENT BETWEEN SPACES; AND

(d) A SANITARY COMPARTMENT THAT-

(i) FACILITATES INDEPENDENT ACCESS AND USE; AND

(ii) IS LOCATED ON THE GROUND OR ENTRY LEVEL; AND

(e) A SHOWER THAT FACILITATES INDEPENDENT ACCESS AND USE; AND

(f) WALLS ON THE SANITARY COMPARTMENT REFERRED TO IN (d), THE SHOWER REFERRED TO IN (e) AND A BATH/WHERE INSTALLED, OTHER THAN A FREE STANDING BATH, CONSTRUCTED SO AS TO FACILITATE FUTURE INSTALLATION OF GRAB RAILS, OR THE LIKE, IN A WAY THAT MINIMISES THAT REMOVAL OF EXISTING WALL LININGS.

Cloncurry Shire Council
Town Planning
Approved with Conditions

Approved Date: ~~21-11-2023~~

TP 17 / 23

Client: D & B IMHOF
Site Address: 14 GEORGE STREET, CLONCURRY



DO NOT SCALE THE DRAWINGS.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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Rev.	Description	Date
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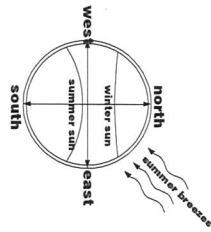
Notes

Project details

Checked by:	Drawn by:	Date:	Scale:	Job No.	Dwg. No.	Phase:	Revision No.
	MF	25-07-2023	1 : 100 @ Sheet Size A3	23-035	A02	FOR CONSTRUCTION	

PLANNING ASSESSMENT
 CLONCURRY SHIRE COUNCIL PLANNING SCHEME
 DWELLING HOUSE
 LOW DENSITY RESIDENTIAL ZONE
 ASSESSMENT LEVEL: SELF-ASSESSABLE.

NORTH POINT



DRIVEWAYS / CROSSOVERS
 DRIVEWAYS AND CROSSOVERS WITHIN THE ROAD VERGE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY STANDARD SPECIFICATIONS AND DRAWINGS. REFER TO LOCAL AUTHORITY FOR REQUIREMENTS.

PROPERTY DESCRIPTION

LOT No: 4 on PLAN No: CL19618
 SITE AREA : 1203m²

Rev.	Description	Date

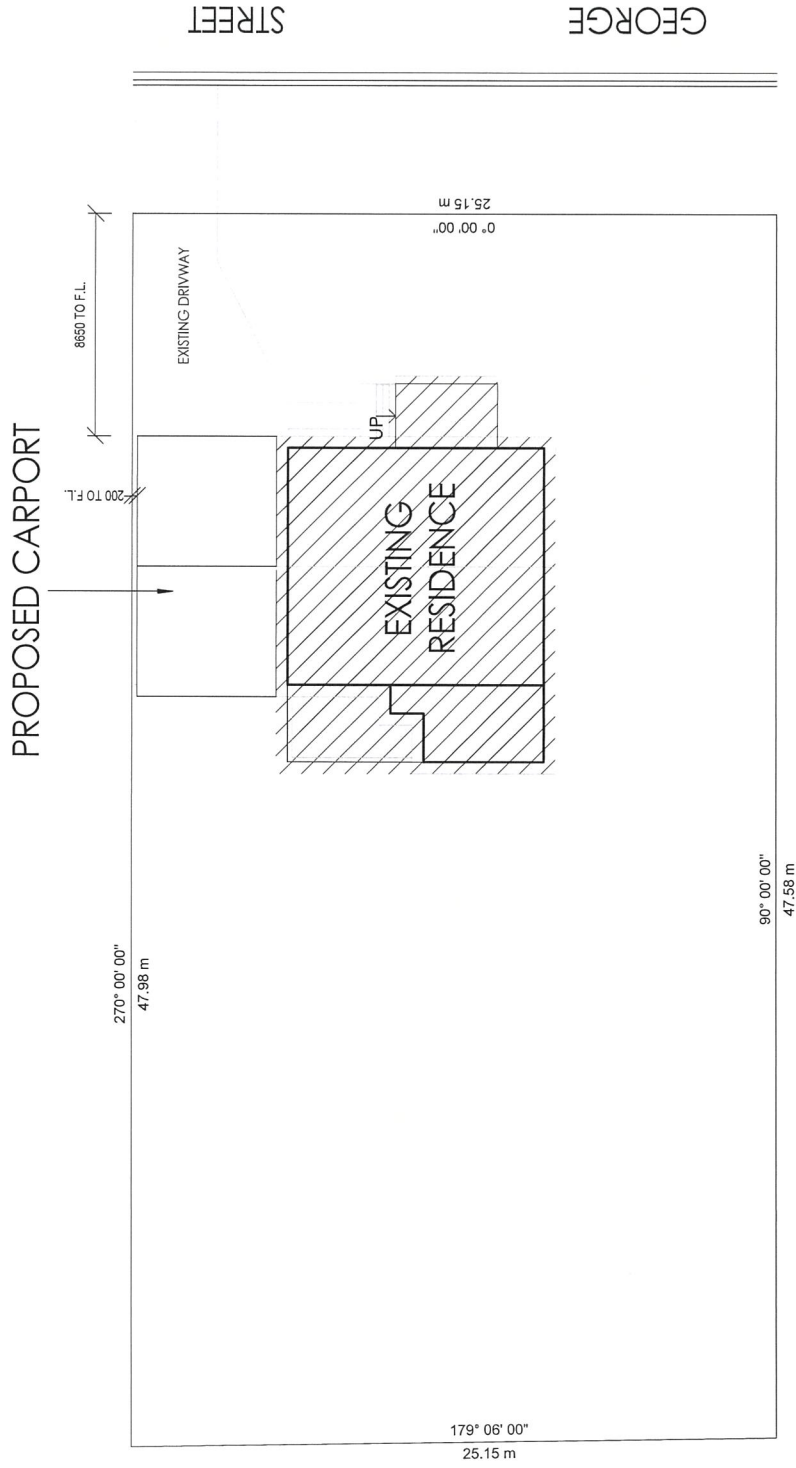
Revisions

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 A/ 21 Squares Crescent, Lismore, F. 0418 188 807
 Lismore, Qld 4817 E. michaels@5by15design.com.au
 QBCC LICENCE No. 15372991

SITE PLAN
 1 : 200



Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: 21-11-2023
TP 17 / 23

Client:
 D & B IMHOF
Site Address:
 14 GEORGE STREET, CLONCURRY

Checked by: MF
Drawn by: MF
Date: 25-07-2023
As indicated @ Sheet Size A3
 23-035
A03

FOR CONSTRUCTION

Revision No.

Phase:

Job No.

Scale:

Date:

Drawn by:

Checked by:

Project details

Job No.

Dwg. No.

Scale:

Date:

Drawn by:

Checked by:

Project details

Job No.

Dwg. No.

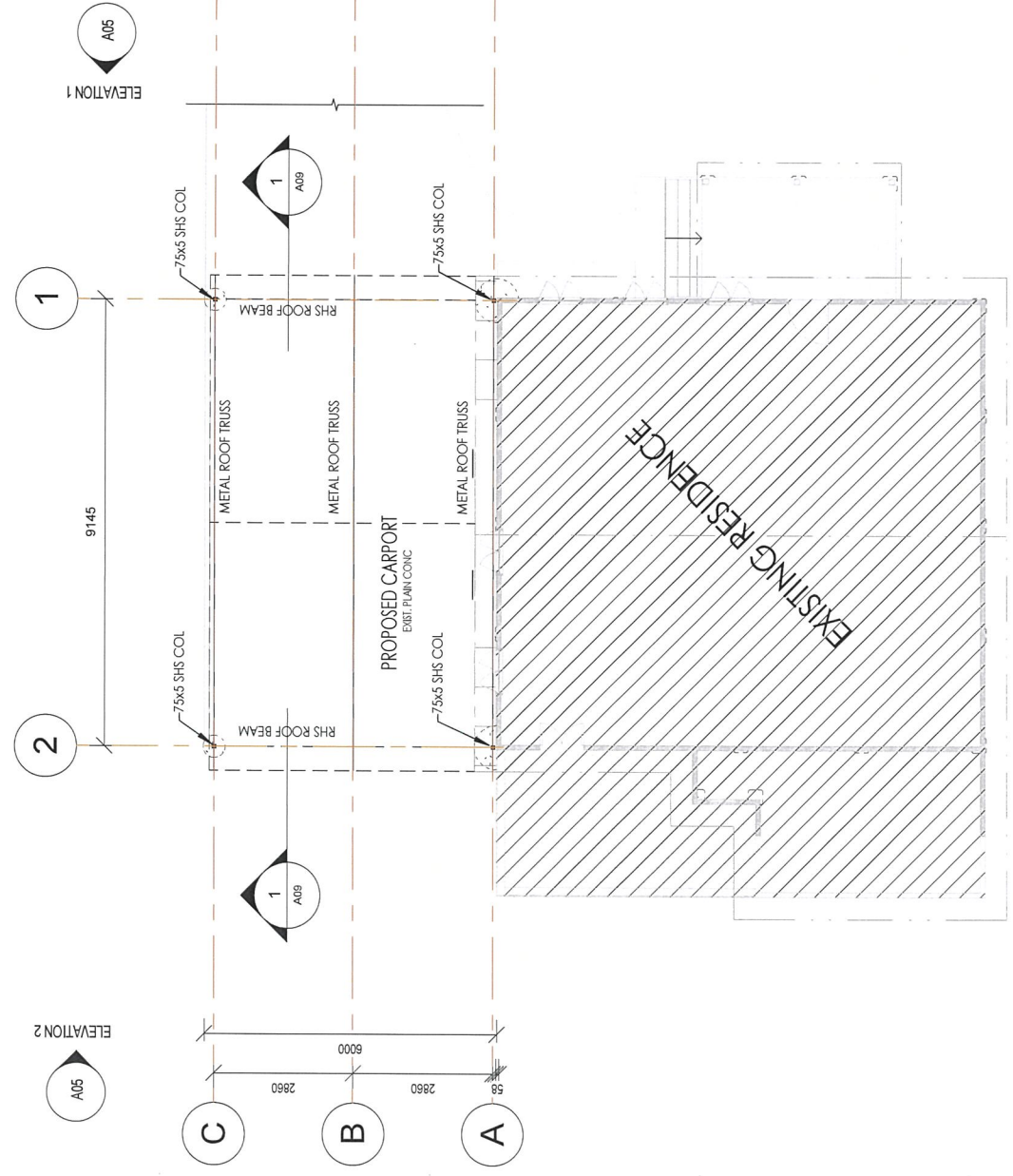
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Drawn by:

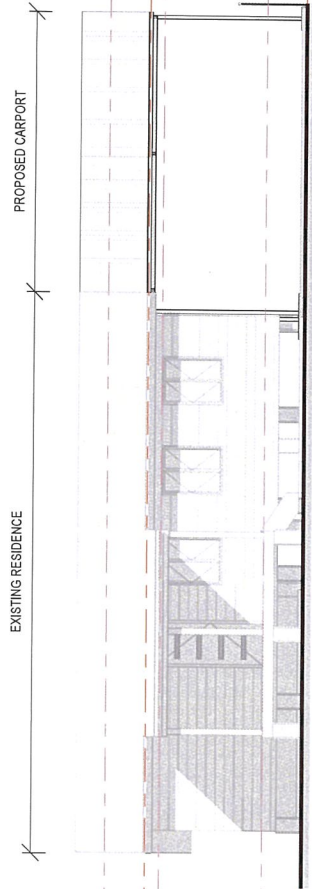
Checked by:

MEMBER SCHEDULE		Mark	Type	Description
BP1	1200 x 450 DIA PIER	BP1	1200 x 450 DIA PIER	BORED PIER
BP2	1200 x 900 DIA PIER	BP2	1200 x 900 DIA PIER	BORED PIER
BTN	TS61 -0.75 BMT @ 1000CRS CONT, UNLAPPED	BTN	TS61 -0.75 BMT @ 1000CRS CONT, UNLAPPED	ROOF BATTEN
C1	75x75x5.0 SHS	C1	75x75x5.0 SHS	COLUMN
RB1	125x75x4.0 RHS	RB1	125x75x4.0 RHS	ROOF BEAM
RFT	75x50x3 RHS ON FLAT	RFT	75x50x3 RHS ON FLAT	TRUSS

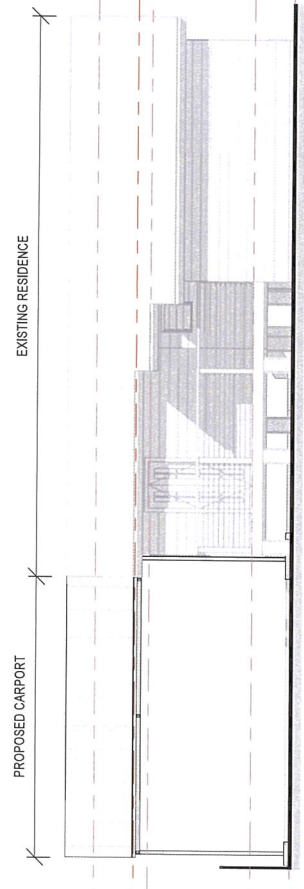


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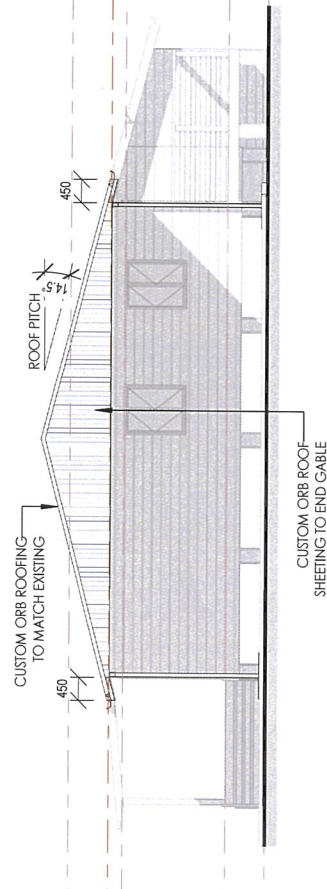
Rev.	Description	Date	Revisions	Notes	Client:	Checked by:	Drawn by:	Date:	Scale:	Job No.	Dwg. No.	Phase:	Revision No.
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ELEVATION 1
1 : 100



ELEVATION 2
1 : 100



ELEVATION 3
1 : 100

Cloncurry Shire Council
Town Planning
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TP 17 / 23

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A: 21 Spence Crescent, Epsom, F: 0411 188 197
Bentley@5bydesign.com.au

Client: D & B IMHOF
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A05
FOR CONSTRUCTION

Rev.	Description	Date

Notes

QBCC LICENCE No. 15372971

Project details

Checked by: MF
Drawn by: MF

Date: 25-07-2023

Scale: 1 : 100

Job No. 23-035
Dwg. No. A05
Phase: FOR CONSTRUCTION

Revision No.

CONCRETE NOTES

CONCRETE SLAB THICKNESS: **100**
EXIST.
 SLAB MESH:
 CONCRETE GRADE:
 30mm TOP COVER
 40mm TOP COVER TO EXTERNAL AREAS
SLAB LEVEL REQUIREMENTS
 FLOOR LEVEL TO BE CONFIRMED IN ACCORDANCE WITH
 LOCAL GOVERNMENT MIN. HEIGHT REQUIREMENTS FOR
 FLOODING.
 1% AEP. - REFER TO SITE PLAN

NOMINAL SLAB LEVEL TO BE SET ABOVE HIGHEST NGL
 (NATURAL GROUND LEVEL) AFTER SITE IS CLEARED OF
 VEGETATION, CUT AND FILL COMPLETED AND COMPACTED.
 LIVING SLAB HEIGHT MUST BE A MINIMUM 300mm ABOVE N.G.L
 AND 450mm ABOVE Q100 A.H.D FLOOD LEVEL AT HOUSE
 LOCATION.
 0.2 WATERPROOF MEMBRANE: 200 MINIMUM LAPS AT JOINTS.
 GRANULAR FILL AS REQUIRED, COMPACT FILL
 IF FLOOD LEVEL NOT APPLICABLE
- 300mm MIN. TO HABITABLE AREAS

REFER TO ORG DETAIL FOR HEIGHTS TO FSL
 FINISHED SURFACE LEVELS
 PROVIDE CRACK CONTROL JOINTS IN SLABS ON GROUND AT
 5000mm MAXIMUM CENTRES U.N.O.
 REINFORCEMENT LAPS: N12 - 400mm, N16 - 500mm, N20 -
 650mm, N24 - 750mm, N28 - 1000mm, N32 - 1250mm, N36 -
 1500mm, MESH - 1WO CROSS WIRES PLUS 25 mm
 PROVIDE N12 - 450 DISTRIBUTION REINFORCEMENT U.N.O.
 PROVIDE 20 X 20 CHAMFER TO ALL EXPOSED CORNERS OF
 CONCRETE MEMBERS U.N.O.
 DO NOT USE CONCRETE ADMIXTURES WITHOUT WRITTEN
 APPROVAL FROM THE STRUCTURAL ENGINEER. DO NOT USE
 CALCIUM CHLORIDE.
 SIZE OF CONCRETE ELEMENTS DOES NOT INCLUDE THE
 THICKNESS OF APPLIED FINISHES.

OBTAIN EXACT SIZE AND LOCATION OF PENETRATIONS PRIOR
 TO SCHEDULING REINFORCEMENT. DO NOT EXCEED
 PENETRATION SIZES SHOWN ON THESE DRAWINGS.
 DISPLACE REINFORCEMENT TO CLEAR PENETRATIONS WHERE
 POSSIBLE. OBTAIN INSTRUCTIONS IF REINFORCING MUST BE
 CUT.
 PROVIDE 2/N12 x 1,200 LONG DIAGONALLY ACROSS THE
 CORNERS OF ALL OPENINGS AND AT RE-ENTRANT CORNERS.
 REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT
 NECESSARILY IN TRUE PROJECTION.

CURE CONCRETE FOR NOT LESS THAN 7 DAYS. CURE
 CONCRETE USING AN APPROVED METHOD SUCH AS KEEPING
 THE CONCRETE COVERED & CONTINUOUSLY WET FOR THE
 SPECIFIED PERIOD. REFER TO THE 'CEMENT CONCRETE &
 AGGREGATES AUSTRALIA' WEB SITE: WWW.CONCRETE.NE.U
 FOR CURING OF CONCRETE AVOIDING EARLY CRACKING
 AND HOT-WEATHER CONCRETING.
 WHERE CONCRETE SLAB IS TO BE A POLISHED, GROUND OR
 HONED FINISH, INCREASE SLAB MESH IN THAT AREA TO S192
 AND INCREASE CONCRETE GRADE TO N32 U.N.O.
 ALLOWANCE IS TO BE MADE FOR REMOVAL OF MATERIAL
 FROM THE SLAB DURING THE POLISHING PROCESS. FINAL SLAB
 THICKNESS AFTER POLISHING SHALL NOT BE LESS THAN
 SPECIFIED ON THIS DRAWING

STRUCTURAL ENGINEER DETAILS

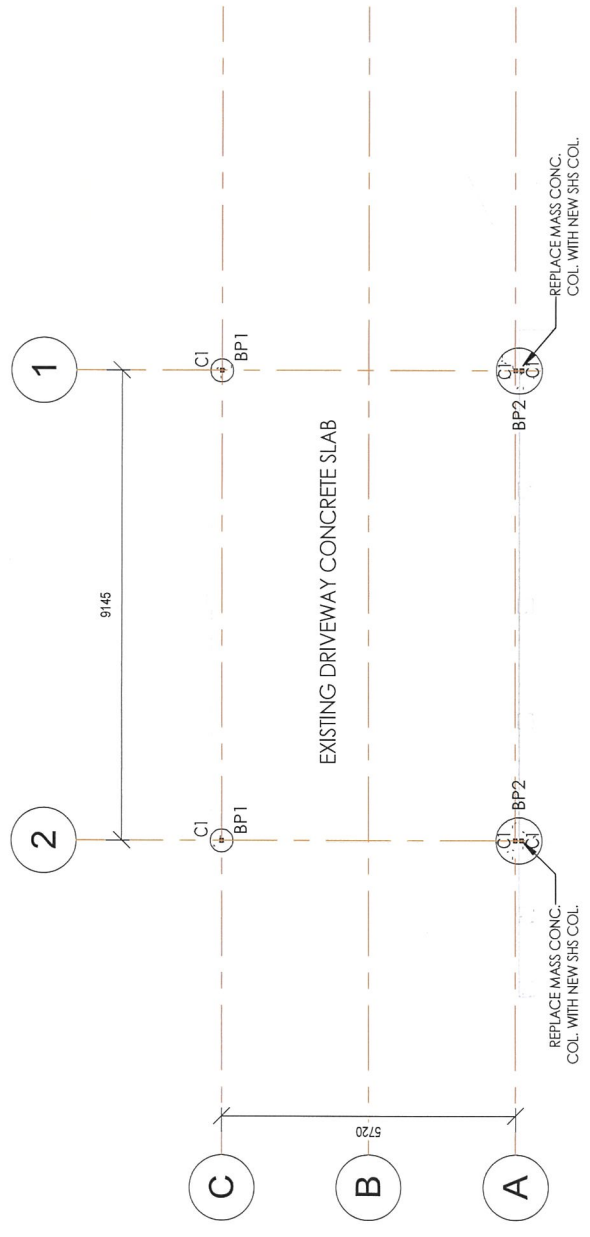
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Rev.	Description	Date	Notes

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 A. 21 Squares Crescent, Lismore, N.S.W. 2480
 Townsville, QLD 4817 E. michaels@5bydesign.com.au
QBCC LICENCE No. 15372991

MEMBER SCHEDULE		
Mark	Type	Description
BP1	1200 x 450 DIA PIER	BORED PIER
BP2	1200 x 900 DIA PIER	BORED PIER
BTN	TS61 - 0.75 BMT @ 1000CRS CONT. UNLAPPED	ROOF BATTEN
CI	75x75x5.0 SHS	COLUMN
RB1	125x75x4.0 RHS	ROOF BEAM
RFT	75x50x3 RHS ON FLAT	TRUSS

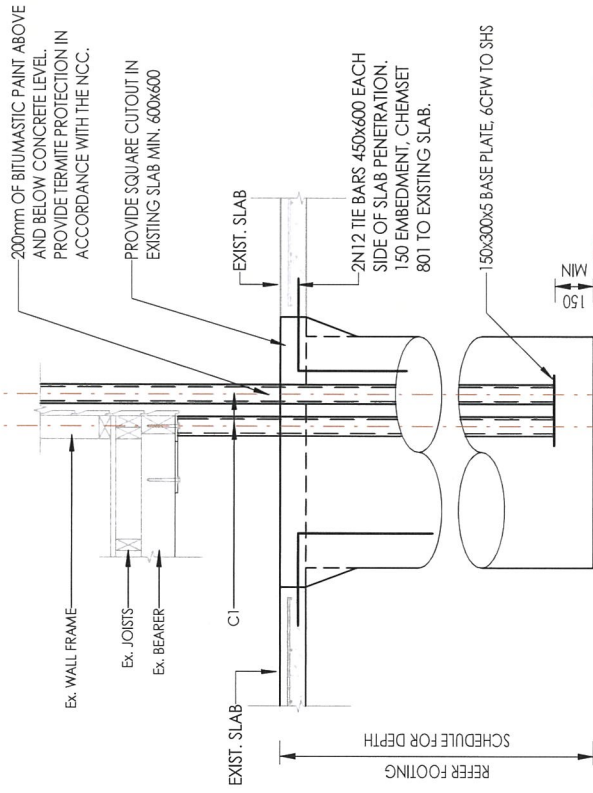
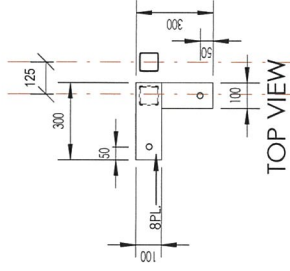


Cloncurry Shire Council
 Town Planning
 Approved with Conditions
 Approved Date: **21-11-2023**
TP 17 / 23

Client: D & B IMHOF Site Address: 14 GEORGE STREET, CLONCURRY	Checked by: MF	Drawn by: MF	Date: 25-07-2023	Scale: 1 : 100 @ Sheet Size A3	Job No. 23-035	Dwg. No. A06	Phase: FOR CONSTRUCTION	Revision No.
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Project details

MEMBER SCHEDULE		
Mark	Type	Description
BP1	1200 x 450 DIA PIER	BORED PIER
BP2	1200 x 900 DIA PIER	BORED PIER
BTN	TS61 - 0.75 BMT @ 1000CRS CONT. UNLAPPED ROOF BATTEN	ROOF BATTEN
CI	75x75x5.0 SHS	COLUMN
RB1	125x75x4.0 RHS	ROOF BEAM
RFT	75x50x3 RHS ON FLAT	TRUSS

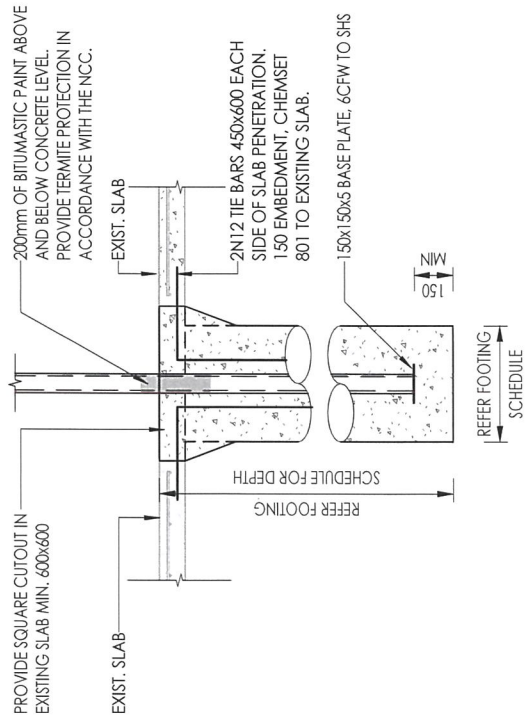


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Approved Date: 21-11-2023

BORED PIER BP2 TYP.
 SCALE: 1:20

TP 17 / 23

BORED PEIR DETAIL - BP2
 1 : 20



BORED PIER BP1 TYP.
 SCALE: 1:20

BORED PEIR DETAIL - BP1
 1 : 20

Client:
 D & B IMHOF
Site Address:
 14 GEORGE STREET, CLONCURRY

5 BY DESIGN CO
 Building Design - Drafting
 A. 21 Esplanade, Cloncurry, QLD 4817
 E: michael@5bydesign.com.au
 P: 013 888 997

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Rev.	Description	Date	Notes

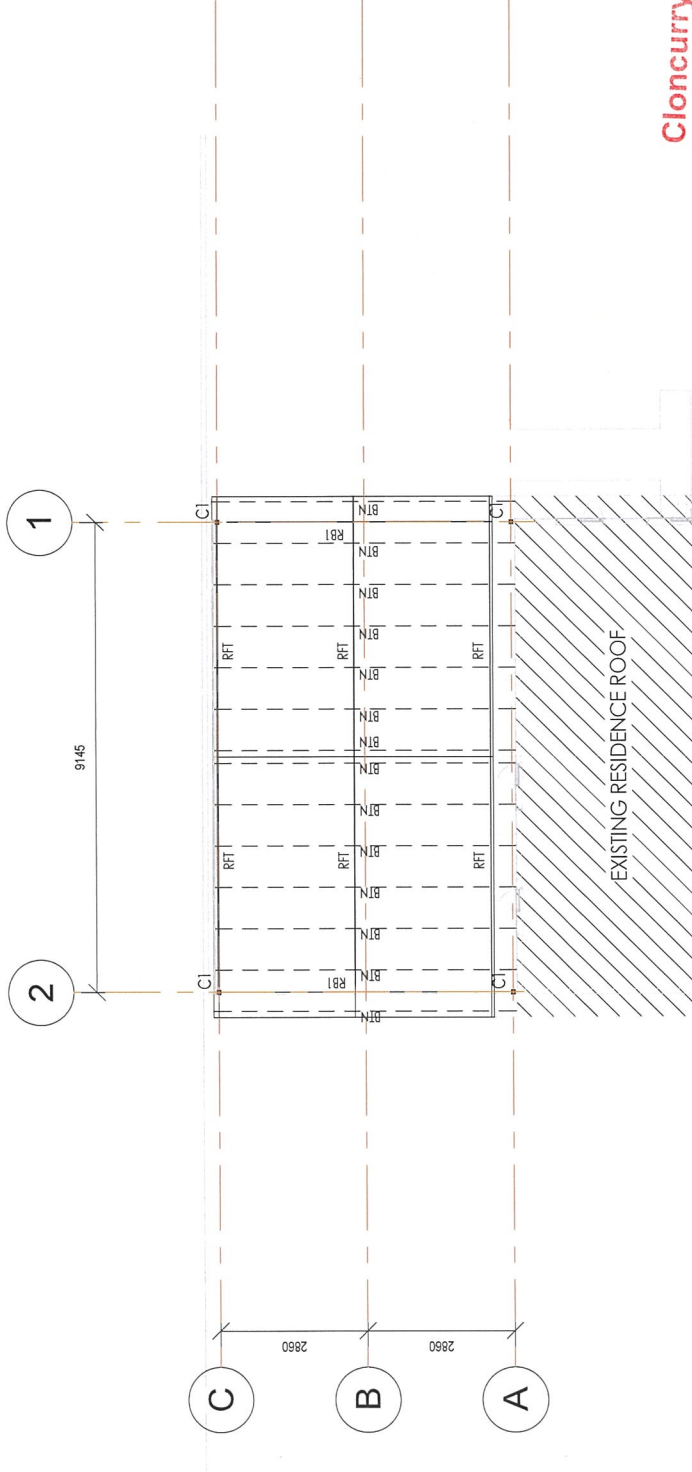
Project details	Checked by:	Drawn by:	Date:	Scale:	Job No.	Dwg. No.	Phase:	Revision No.
MF	MF	MF	25-07-2023	1 : 20 @ Sheet Size A3	23-035	A07	FOR CONSTRUCTION	

STRUCTURAL STEEL TRUSSES

ROOF SHEETING
 ROOF SHEETING TO BE 0.42BMT STRAMIT OR LYSAGHT. PROFILE TO MATCH ARCHITECTURAL DRAWINGS.
 PROVIDE FIXINGS SUITABLE FOR THE WIND CLASS AS SHOWN IN THE PROJECT SPECIFICATION.

ROOF BATTENS
 ROOF BATTENS FIXED STRICTLY IN ACCORDANCE WITH MANUF. SPECIFICATIONS. FIX TOPSPAN BATTEN TO TRUSS WITH 4/No. 12 SCREWS.
STRUCTURAL ENGINEER DETAILS
 ALL STRUCTURAL DETAILS ARE UNDER INSTRUCTION FROM NOMINATED ENGINEER - WIZ ENGINEERS PTY LTD.

MEMBER SCHEDULE		
Mark	Type	Description
BP1	1200 x 450 DIA PIER	BORED PIER
BP2	1200 x 900 DIA PIER	BORED PIER
BTN	TS61 - 0.75 BMT @ 1000CRS CONT. UNLAPPED	ROOF BATTEN
C1	75x75x5.0 SHS	COLUMN
RB1	125x75x4.0 RHS	ROOF BEAM
RFT	75x50x3 RHS ON FLAT	TRUSS



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 Town Planning
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Approved Date: **21-11-2023**
TP 17/23

ROOF FRAMING PLAN

1 : 100

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 5 BY DESIGN CO PTY LTD
 1/11 Stirling Court, Brisbane, QLD 4007
 E: michaels@5bydesign.com.au
QBCC LICENCE No. 15372991

Client: **D & B IMHOF**
 Site Address: **14 GEORGE STREET, CLONCURRY**

25-07-2023
 As Indicated @ Sheet Size A3
 23-035
 A08
 Scale:
 Date:
 Drawn by:
 Checked by:
 MF
 MF

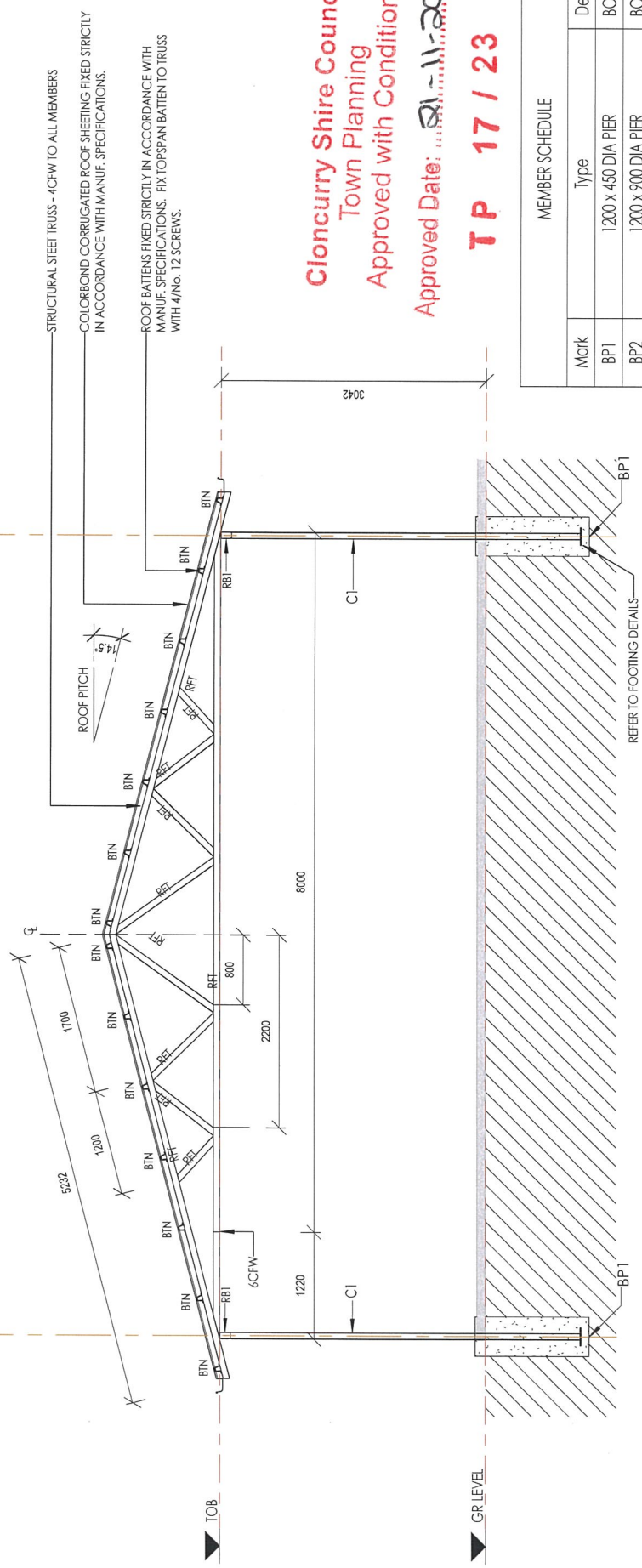
Phase:
FOR CONSTRUCTION
 Dwg. No.
 Job No.
 Revision No.

Rev.	Description	Date

Notes

2

1



STRUCTURAL STEEL TRUSS - 4CFW TO ALL MEMBERS
 COLORBOND CORRUGATED ROOF SHEETING FIXED STRICTLY
 IN ACCORDANCE WITH MANUF. SPECIFICATIONS.

ROOF BATTENS FIXED STRICTLY IN ACCORDANCE WITH
 MANUF. SPECIFICATIONS. FIX TOPSPAN BATTEN TO TRUSS
 WITH 4/No. 12 SCREWS.

Cloncurry Shire Council
 Town Planning
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Approved Date: **21-11-2023**

TP 17 / 23

MEMBER SCHEDULE	
Mark	Description
BP1	1200 x 450 DIA PIER
BP2	1200 x 900 DIA PIER
BTN	TS61 - 0.75 BMT @1000CRS CONT. UNLAPPED
CI	75x75x5.0 SHS
RB1	125x75x4.0 RHS
RFT	75x50x3 RHS ON FLAT
	TRUSS

SECTION 1
 1 : 50

Client: D & D IMHOF
 Site Address: 14 GEORGE STREET, CLONCURRY

5 BY DESIGN CO
 Building Design - Drafting
 5 BY DESIGN CO PTY LTD
 A. 21 Squares Crescent, Loran, P. 0418 88 807
 Townsville, QLD 4817 E. michael@5bydesign.com.au
 QBCC LICENCE No. 15372991

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Rev.	Description	Date

Project details: Checked by: MF Drawn by: MF Date: 25-07-2023 Scale: 1 : 50 @ Sheet Size A3 Job No. 23-035 Dwg. No. A09 Phase: FOR CONSTRUCTION Revision No.

<p>1. GENERAL NOTES All work carried out on the construction of this building or in the completed building must be carried out in accordance with these notes and the Queensland Workplace Health & Safety Act 2011 and the Queensland Work & Safety Regulation 2011</p> <p>2. FALLS, SLIPS, TRIPS (a) WORKING AT HEIGHTS DURING CONSTRUCTION Wherever possible, components for this building should be prefabricated off-site or at ground level to minimize the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.</p> <p>DURING OPERATION OR MAINTENANCE Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment should be used in accordance with relevant codes of practice, regulations or legislation.</p> <p>Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.</p> <p>(b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES The owner is responsible for the selection of surface finishes in the pedestrian trafficked areas of this building. Surfaces should be selected in accordance with AS 197:1999 and AS/NZ 4586:2004.</p> <p>STEPS, LOOSE OBJECTS AND UNEVEN SURFACES Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.</p> <p>Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.</p> <p>3. FALLING OBJECTS LOOSE MATERIALS OR SMALL OBJECTS Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.</p> <ol style="list-style-type: none"> 1. Prevent or restrict access to areas below where the work is being carried out. 2. Provide toeboards to scaffolding or work platforms. 3. Provide protective structure below the work area. 4. Ensure that all persons below the work area have Personal Protective Equipment. <p>BUILDING COMPONENTS During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.</p> <p>Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.</p> <p>4. SERVICES Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated.</p> <p>Services should be located using an appropriate service (such as Dial Before You Dig). Appropriate excavation practices should be used and, where necessary, specialist contractors should be used.</p> <p>Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.</p>	<p>5. MANUAL TASKS Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the components' mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes deriding before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.</p> <p>6. HAZARDOUS SUBSTANCES - ASBESTOS If this building was constructed prior to 1990 it may contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.</p> <p>POWDERED MATERIALS Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.</p> <p>TREATED TIMBER The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.</p> <p>VOLEATILE ORGANIC COMPOUNDS Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.</p> <p>SYNTHETIC MINERAL FIBRE Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.</p> <p>7. CONFINED SPACES EXCAVATION Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.</p> <p>ENCLOSED SPACES Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building, where workers are required to enter an enclosed space, air testing equipment and Personal Protective Equipment should be provided.</p> <p>8. PUBLIC ACCESS Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.</p> <p>9. OPERATIONAL USE OF BUILDING This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.</p>	<p>10. OTHER HIGH RISK ACTIVITY All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements. All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above apply.</p> <p>11. TRAFFIC MANAGEMENT Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by a trained traffic management personnel should be adopted for the work site. Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be adopted for the work site.</p> <p>12. CLIMATIC ISSUES This building is to be constructed in a cyclonic region. The Building contractor should make sure appropriate measures are used during construction and demolition for the stability of the structure should a cyclone be in the region. Where possible the contractor should schedule works outside of cyclone seasons where possible.</p>	<p>Client: D & B IMHOF Site Address: 14 GEORGE STREET, CLONCURRENCY</p>	<p>Checked by: MF Down by: MF Date: 25-07-2023 Scale: 1 : 100 @ Sheet Size A3 Job No.: 23-035 Dwg. No.: A10</p>	<p>Phase: FOR CONSTRUCTION</p>	<p>Revision No.:</p>
<p>1. GENERAL NOTES All work carried out on the construction of this building or in the completed building must be carried out in accordance with these notes and the Queensland Workplace Health & Safety Act 2011 and the Queensland Work & Safety Regulation 2011</p> <p>2. FALLS, SLIPS, TRIPS (a) WORKING AT HEIGHTS DURING CONSTRUCTION Wherever possible, components for this building should be prefabricated off-site or at ground level to minimize the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.</p> <p>DURING OPERATION OR MAINTENANCE Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment should be used in accordance with relevant codes of practice, regulations or legislation.</p> <p>Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.</p> <p>(b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES The owner is responsible for the selection of surface finishes in the pedestrian trafficked areas of this building. Surfaces should be selected in accordance with AS 197:1999 and AS/NZ 4586:2004.</p> <p>STEPS, LOOSE OBJECTS AND UNEVEN SURFACES Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.</p> <p>Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.</p> <p>3. FALLING OBJECTS LOOSE MATERIALS OR SMALL OBJECTS Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.</p> <ol style="list-style-type: none"> 1. Prevent or restrict access to areas below where the work is being carried out. 2. Provide toeboards to scaffolding or work platforms. 3. Provide protective structure below the work area. 4. Ensure that all persons below the work area have Personal Protective Equipment. <p>BUILDING COMPONENTS During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.</p> <p>Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.</p> <p>4. SERVICES Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated.</p> <p>Services should be located using an appropriate service (such as Dial Before You Dig). Appropriate excavation practices should be used and, where necessary, specialist contractors should be used.</p> <p>Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.</p>	<p>5. MANUAL TASKS Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the components' mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimizes deriding before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.</p> <p>6. HAZARDOUS SUBSTANCES - ASBESTOS If this building was constructed prior to 1990 it may contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.</p> <p>POWDERED MATERIALS Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.</p> <p>TREATED TIMBER The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.</p> <p>VOLEATILE ORGANIC COMPOUNDS Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.</p> <p>SYNTHETIC MINERAL FIBRE Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.</p> <p>7. CONFINED SPACES EXCAVATION Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.</p> <p>ENCLOSED SPACES Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building, where workers are required to enter an enclosed space, air testing equipment and Personal Protective Equipment should be provided.</p> <p>8. PUBLIC ACCESS Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.</p> <p>9. OPERATIONAL USE OF BUILDING This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.</p>	<p>Client: D & B IMHOF Site Address: 14 GEORGE STREET, CLONCURRENCY</p>	<p>Checked by: MF Down by: MF Date: 25-07-2023 Scale: 1 : 100 @ Sheet Size A3 Job No.: 23-035 Dwg. No.: A10</p>	<p>Phase: FOR CONSTRUCTION</p>	<p>Revision No.:</p>	

Cloncurry Shire Council
Town Planning
Approved with Conditions

Approved Date: 23-11-2023
TP 17 / 23

5 BY DESIGN CO
Building Design - Drafting
5 BY DESIGN COMPANY
A: 21 Squares Crescent, Inverloch, VIC 3113
E: info@5bydesign.com.au

Rev.	Description	Date	Notes

FOR CONSTRUCTION