

Our Ref: 57159-011-01
QA: es

12 August 2024
Assessment Manager
Burdekin Shire Council
145 Young Street
AYR QLD 4807
Attention:

Development Assessment

Dear Sir/Madam,
DEVELOPMENT APPLICATION

Development Permit for Material Change of Use
60 Railway Street, Ayr

We act on behalf of the Applicant, NSEW Traffic Solutions Pty Ltd, in relation to the abovementioned application.

Please find enclosed a Development Application seeking a Development Permit for Material Change of Use (Transport Depot) at 60 Railway Street, Ayr. The land use is

Non-Compliant Accepted Development Subject to Requirements.

In accordance with Burdekin Shire Council's schedule of fees and charges 2024/2025, the development application fee is \$1,050.00.

The fee will be paid directly to council by the applicant upon receipt of Council's application reference number.

Thank you in advance and please do not hesitate in contacting the undersigned should you require further information.

Yours faithfully,

Emma Staines
Town Planner

Brazier Motti Pty Ltd
Encl.

Development Application

595 Flinders Street, Townsville Q 4810 P 07 4772 1144 E
townsville@braziermotti.com.au W www.braziermotti.com.au

D E V E L O P M E N T
D E V E L O P M E N T

A P P L I C A T I O N
P E R M I T F O R:

S E E K I N G

A

Material Change of Use (Transport Depot)
on behalf of
NSEW TRAFFIC SOLUTIONS PTY LTD
at
60 RAILWAY STREET, AYR
on
LOT 2 ON RP736350

Brazier Motti have prepared this report for the sole purposes of NSEW Traffic Solutions Pty Ltd for the specific purpose of a Development Application seeking a Development Permit for Material Change of Use (Transport Depot) at 60 Railway Street, Ayr.

In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.

Signed on behalf of Brazier Motti Pty Ltd

EMMA STAINES
Town Planner
Brazier Motti Pty Ltd

BRAZIER MOTTI
595 Flinders Street
Townsville Q 4810
Ph: 4772 1144
Final: August 2024
Prepared by: EJS
QA: es
Job No: 57159-001-01

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Apex Engineering Group Pty Ltd

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INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, NSEW Traffic Solutions Pty Ltd, in support of a Development Application seeking a Development Permit for Material Change of Use to establish a Transport Depot on land at 60 Railway Street, Ayr being formally described as Lot 2 on RP736350.

The development application is made in accordance with section 51 of the Planning Act 2016 and contains the mandatory supporting information specified in the applicable development application form, included in Appendix

A.

The subject site is located within the Burdekin Shire Council local government area and the applicable planning scheme for use by the Assessment Manager is the Burdekin Shire Council Planning Scheme 2022 ("the Planning Scheme").

A Transport Depot is accepted development subject to requirements in the Industry Zone however, a preliminary assessment of the proposal found that it cannot comply with one of the assessment benchmarks. This means a Development Permit for Material Change of Use is required prior to the commencement of the use on site. The application will be code assessable and require assessment against the industry zone code, only, in accordance with section 3.3.3(1) and section 3.3.3(3)(a) and (b) of the Planning Scheme. To assist in Council's determination of this development application, this planning report covers the following matters:

Section 2:-

A site description including the site characteristics and its immediate surrounds.

Section 3:-

A detailed description of the development proposal.

Section 4:-

A review of the relevant legislation provisions.

Section 5:-

A review of the planning framework.

Section 6:-

An assessment of the proposal against the Burdekin Shire Council Planning Scheme, 2022.

Section 7:-

Conclusion and recommendation.

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2.0

THE SITE

The subject site is located at 60 Railway Street, Ayr on land formally described as Lot 2 on RP736350. The certificate of title confirming ownership of the site by KESCAS PTY LTD A.C.N. 666 138 950 is included Appendix B.

Figure 1 below shows an aerial of the site and its immediate surrounds. The Smart Map is included in Appendix B which confirms the site area of 771m², freehold tenure and surrounding cadastre. Figure 1: Aerial image of the site and immediate surrounds

Source: Queensland Globe, 2024

The site has frontage to Railway Street and no crossover or driveway have been previously constructed. It is included in Council's reticulated water and sewer service area and connected to all relevant infrastructure. A sewer pipe runs along the north eastern boundary and a water is located along the road frontage. The subject site is serviced by an existing overhead electricity supply and telecommunication infrastructure located within Railway Street. The land is wholly contained within the Industry Zone for the purposes of the Planning Scheme. Figure 2 below shows an extract of the Planning Scheme zone map. Figure 5: Extract of Burdekin Shire Council Zone Map

Source: Burdekin Shire Council Planning Scheme, 2022

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Overall, the pattern and zoning of development, in the vicinity of the site comprises a mix of industry, low density residential, community facility (north coast railway corridor) and rural residential.

The adjoining sites to the north west and north east contain dwelling houses and the site to the south east contains a shed at the rear.

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3.0

THE PROPOSAL

This report details an application seeking a Development Permit for Material Change of Use to establish a transport depot on the subject site described above.

3.1

DEFINITION OF PROPOSED USE

In accordance with Schedule 1.1 of the Planning Scheme, the proposed land use is defined as:

Transport depot:

the use of premises for—

- a) storing vehicles, or machinery, that are used for a commercial or public purpose; or
- b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).

3.2

PROPOSED DEVELOPMENT

The Applicant proposes to construct a 12m x 12m shed and a 10m x 4m administration building to operate a specialist traffic management provider for rural and regional Queensland, on site.

The proposed site plan, showing the location of all proposed buildings and structures, on site carparking and landscaping in relation to site boundaries is included in Appendix C. Shed construction plans, a site-specific design criteria analysis and engineering letter prepared by Apex Engineering Group Pty Ltd is included in Appendix D. Details on the proposed administration building are yet to be finalised and will be submitted to Council as part of an application for Building Work following approval for Material Change of Use.

Water, Sewer & Stormwater

The subject site is currently connected to Council's reticulated water and sewer infrastructure. It is not anticipated any new connections or upgrades will be required to service the proposed development. Stormwater will discharge to the existing kerb and channel at Railway Street.

Electricity and Telecommunications

The site will maintain its current connections to the existing electrical and telecommunications services located within the road reserve. No changes to these arrangements will be made to facilitate the development.

Traffic, Access and Carparking

4 car parking spaces will be provided on site with additional car parking space available within the shed. Vehicular access to the site will be provided via a new 6.0m wide crossover and driveway constructed directly off Railway Street.

All carparking and manoeuvring areas will be hardstand. Signage and pavement marking will be provided on site in accordance with Australian Standards to delineate the direction of traffic entering and exiting the site.

Passenger vehicles will be the predominant vehicle type accessing the site. On occasion, a service vehicle may require access to the site. It is estimated the development will generate 3 movements, to and from the site in any one day.

Operation & Staff

The use will operate from 7:00am to 5:30pm Monday to Friday, excluding public holidays.

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1 full-time employee and 1 part-time employee will utilise the administration building on a daily basis. The traffic control workers will attend the site to collect equipment, signage etc, when required.

Waste Management

It is not anticipated that the use will generate a large amount of waste. A designated refuse storage area will be nominated in the shed, suitable to accommodate two standard wheelie bins that will be collected by Council on the nominated collection days.

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4.0

RELEVANT LEGISLATION

4.1

COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

4.2

THE PLANNING ACT 2016

The Planning Act 2016 provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

4.3

STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules (DA Rules) incorporates a referral process, established through the Planning Regulation 2017, enabling relevant State agencies to have input in the assessment process. Consideration of the proposed development against Schedule 10 of the Planning Regulation 2017 determined that the proposal triggers referral for the matters identified in Table 2 below.

Table 2 – Referral Triggers

MATTER

State Transport Infrastructure

STATUTORY TRIGGER

Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1
Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—
(a) are within 25m of a State transport corridor; or
(b) are a future State transport corridor; or
(c) are—
(i) adjacent to a road that intersects with a State-controlled road; and
(ii) within 100m of the intersection

For State Transport Infrastructure, referral will be undertaken to the State Assessment and Referral Agency (SARA). Development will be guided by outcomes sought by the State Development Assessment Provisions to the extent relevant for State Transport being State Code 2: Development in a railway environment.

A copy of the mapping is included in Appendix E and an assessment against State Code 2 is included in Appendix F.

4.4

STATE PLANNING POLICY

In accordance with section 1.2.1 – State planning policy of the Planning Scheme, the Planning Minister is satisfied that the State Planning Policy (SPP) July 2017 is appropriately integrated into the Burdekin Shire Council Planning Scheme in full. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the Planning Scheme.

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4.5

ASSESSMENT MANAGER AND PLANNING SCHEME

Burdekin Shire Council is nominated as the Assessment Manager for the application. The applicable planning scheme is the Burdekin Shire Council Planning Scheme 2022.

4.6

PUBLIC NOTIFICATION

Under the provisions of the Planning Act 2016, the proposed development is subject to code assessment at this location, therefore Public Notification is not required.

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5.0

THE PLANNING FRAMEWORK

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable outcomes. However, it should be noted that the Planning Scheme is performance based. That means that the acceptable solutions are to be read as offering one way of achieving compliance with a code but do not prohibit alternate solutions where the performance outcomes can be shown to be met. Land identified within the Planning Scheme is categorised by a number of zones and precincts to guide development across the region. The Planning Scheme further identifies a range of overlays that may impact the land, these are governed by overlay codes.

5.1

LAND DESIGNATION

In accordance with the Planning Scheme, the site is included within the Industry Zone.

5.2

LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

In accordance with the Table 3.4.5 of the Planning Scheme, the proposed use is accepted development subject to requirements within the Industry Zone, requiring compliance with the Industry Zone Code.

As identified at Section 3.3.3(1) of the Scheme, where accepted development that does not comply with one or more of the requirements of an identified assessment benchmark, it becomes code assessable development.

As identified at Section 3.3.3(3)(a) and (b) assessment is limited to those aspects of the specific benchmark that is not complied with.

Given design outcomes and the situation of the land, the proposed development does not achieve one (1) of the nominated assessment benchmarks being A02.1 of the Industry Zone Code. Accordingly, code assessment is required for these aspects.

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A complete assessment of the proposed development against the relevant assessment benchmarks nominated by the Planning Scheme is provided below.

6.1

ZONE CODE PROVISIONS

6.1.1 Industry Zone Code

The proposed development is nominated for assessment against the industry zone code.

The purpose of the industry zone is to provide for–

- (a) a variety of industry activities; and
 - (b) other uses and activities that–
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- The purpose of the code will be achieved through the following overall outcomes:
- (a) the zone accommodates a range of service and low to medium impact industry and transport and storage uses;
 - (b) activities that involve sales to the public requiring a very large land area such as large showrooms, outdoor sales, garden centres, hardware and trade supplies may also establish in the zone;
 - (c) smaller scale uses which are primarily oriented to retail sales are not accommodated, such as shops, shopping centres and small showrooms;
 - (d) other non-industrial uses are limited to those which are ancillary to and directly support the industrial functions of the area;
 - (e) lot sizes provide for a range of industrial uses;
 - (f) industrial uses are protected from intrusion of incompatible or sensitive uses that may constrain their ongoing operation and future expansion;
 - (g) nearby sensitive land uses are protected from the impacts of industrial development;
 - (h) development maintains public health and safety;
 - (i) development contributes to a safe and attractive industrial environment;

Response

The proposed development complies with the purpose and overall outcomes of the industry zone code. A transport depot at this location provides a service to support community and the wider region without impacting on nearby sensitive land uses.

A complete assessment against the relevant benchmarks of the code is provided below:

Performance Outcomes

Building Scale and Appearance

P01

Development avoids or mitigates impacts on adjoining land and ensures sufficient space to accommodate landscaping, services and parking.

P02

Development adjoining land in a non- industrial zone provides building setbacks which maintain

Acceptable Outcomes

Response

A01

Development has:

(a) a maximum site cover of 75%;
and

(b) a maximum setback of 10m
from the road frontage.

A02.1

A minimum setback of 10m from a
boundary shared with land in
another zone.

Complies

The proposed site cover is 23.865%
and the set back to the road is 3.0m.

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Non-compliant

The
development
can
not
incorporate a 10m setback to the

the amenity and privacy of nearby sensitive land uses and incorporates suitable screening.

rear boundary that is shared with the low density residential zone. Given the size of the development site being only 771m² the siting of the shed is limited to ensure additional built form, landscaping, services and car parking can adequately be accommodated on site). Therefore, an alternate set back of 2m to the rear boundary (adjoining Lot 1 on RP736350) is proposed.

A02.2

A screen fence (minimum height of 1.8m and maximum gap of 10mm) is provided along boundaries shared with land in another zone.

The 2m setback ensure a separation distance of more than 14m to the outermost projection of the dwelling house. The existing landscaping and vegetation on Lot 1 on RP736350 provide adequate screening (Refer Figure 3).

Complies

The existing 1.8m high, masonry block / timber panelling screen fence will be maintained along the rear boundary.

Figure 3 – View of subject site and existing vegetation on adjoining lot from Railway Street

Source: Google Maps, Aug 2023

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Landscaping

P03

Landscaping is provided to:

- (a) soften the visual impact of the development from the street and adjoining land; and
- (b) reduce radiant heat and glare to adjoining properties.

Car Parking and Access

P04

Development provides sufficient car parking on-site to accommodate the anticipated demand safely and efficiently.

A03

Landscaping is provided for a minimum depth of 3m along any road frontage, using species that mature to at least 10m where buildings and structures are of 2 or more storeys in height.

Complies

The administration building is setback 3m from the road frontage allowing ample space for landscaping to enhance the visual amenity of the development from the street and to reduce heat as much as practical.

A04

Vehicle parking on-site and access and manoeuvring areas are in accordance with table 6.2.1.3(e)- Vehicle parking rates and standards.

Complies

The nominated car parking requirement for a transport depot is 1 space per 100m² gross floor area, or 1 space per 2 employees, whichever is the greater. The proposed gross floor area is 184m² and up to 4 employees will be on site at any one time. Therefore, the minimum number of car parking spaces required to service the development is 2. 4 spaces are proposed as shown on the site plan included in Appendix C.

Nuisance

P05

The operation of the activity does not cause undue disturbance to any person or activity because of

the light it emits.

P06

The operation of the activity does not cause undue disturbance to any person or activity because of noise, vibration, odour, dust or other emissions.

A05

The vertical illumination resulting from direct, reflected or incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.

A06.1

Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2019.

A06.2

Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2019.

A06.3

Materials capable of generating air contaminants are wholly enclosed in storage bins.

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Complies

The use will operate during the day and does not require excessive light. No illumination from the site will exceed 8 lux when measured as any point 1.5m outside the boundary.

Complies

The shed will be used for storage of signage and other traffic control equipment, including traffic control vehicles. No other activities will be carried out on site that would cause undue noise disturbances for land in an industrial zone.

Complies

No activities will be carried out on site that would impact air quality.

Complies

The development will not produce any materials capable of generating

A06.4

All external areas are sealed, turfed or landscaped.

Infrastructure Provision

P07

Premises have an appropriate level of infrastructure for the efficient functioning of the use while not impacting on adjoining land uses or the environment.

P07.1

Premises are connected to a reticulated water supply.

P07.2

Premises are connected reticulated sewerage system.

to

P07.3

The site has frontage to a sealed road with kerbing and channelling.

A08

Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur.

Caretaker's Accommodation

A09

Development

does

not

compromise the viability of the primary use of the site.

Uses

P010

Non industrial activities are limited to:

(a) those that involve sales to the public requiring a very large land area and cannot feasibly be located in the centre zone;

or

(b) uses which are ancillary to and directly support the industrial functions of the area.

P011

Development does not significantly

P08

Areas

where

potentially

contaminating substances are stored or used, are roofed and sealed with concrete, asphalt or similar impervious substance and bunded.

air contaminants however all waste will be contained within bins.

Complies

The external areas include driveway hard stand, landscaping and turfed area.

Complies

The subject site is connected to Council's reticulated water supply and this connection will be maintained.

Complies

The subject site is connected to Council's reticulated sewerage system and this connection will be maintained.

Complies

The subject site has frontage to Railway Street which has kerb and channelling.

Not applicable

The development will not produce liquid waste or any other potential sources of contamination.

A09.1

No more than one caretaker's accommodation dwelling is

established on the site.

A09.2

Gross floor area of the caretaker's accommodation does not exceed 100m².

Not applicable

The proposal does not comprise a caretaker's accommodation.

No acceptable nominated.

outcome

is

Not applicable

The proposal does not comprise any non-industrial land uses.

No acceptable nominated.

outcome

is

Not applicable

Not applicable
The proposal does not comprise a
caretaker's accommodation.

detract from the availability or utility of land for industry purposes.

Urban Design

P012

Pedestrian entry points are easily identified and directly accessed from the street.

P013

Development is designed to achieve safety for all users having regard to:

(a) maximising casual surveillance and sight lines;

(b) avoiding

personal

concealment and entrapment

locations;

(c) exterior building design that promotes safety;

(d) adequate lighting;

(e) appropriate

signage

and

wayfinding; and

(f) clearly

defined

building

entrances.

P014

Landscaping is provided which provides shade for pedestrians, enhances the appearance of development especially in parking and service areas and screens servicing components.

Amenity

P015

Adverse impacts on the health, safety or amenity of nearby residential zoned land or other sensitive land uses are minimised, having regard to noise, lighting, odour, dust, volume of traffic generated, loss of privacy or other cause.

P016

Development is designed to

minimise

overshadowing

on

adjoining residential zoned land.

The proposal does not comprise any non-industrial land uses.

No acceptable

nominated.

outcome

No acceptable

nominated.

outcome

is

is

Complies

The administration building
positioned to the street.

is

Complies

The design and siting of the
development allows for:

- casual surveillance
- no entrapment locations
- clear building entrances

Signage and lighting will be
incorporated where appropriate.

No acceptable
nominated.

outcome

is

Complies

Landscaping will be incorporated to
enhance the appearance of the site
and to screen any servicing
components to a level that is
appropriate for an industrial use.

No acceptable
nominated.

outcome

is

Complies

The shed will be used for storage of
signage and other traffic control
equipment, including traffic control
vehicles. It is not anticipated that the
use will create adverse impacts of the
residential land to the north east of
the site.

A016

Buildings do not cast a shadow
over an adjoining residential lot
between the hours of 9am and
3pm on the 22 June.

Complies

Detailed drawings have been
prepared by Apex Engineering Group
Pty Ltd demonstrating the height of
the proposed shed structure (5.2m
wall height and 6.26m at the apex).
The shed is unlikely to cast a shadow
over the adjoining residential zoned
land that is situated directly northeast of the development site.

The proposal permits the adaptive use of vacant land, appropriately zoned for this purpose. However, careful consideration of nearby residential zoned land was made. It was found the proposal cannot comply with A02.1 of the code. In spite of this, the development provides a minimal to zero impact industrial use on industrial land adjoining residential zoned land.

An alternate setback of 2m to the rear boundary is proposed. It is not anticipated that this setback will adversely impact upon the amenity and privacy of the residential use on Lot 1 on RP736350 given an existing tree within the adjoining site provides immense screening. The tree is taller than the dwelling house on the same site and will block the view of the shed which is only 6.26m high at the apex. In addition, a 1.8m high screen fence will also be maintained between the properties and additional landscaping incorporated to assist with visual amenity.

Given the above, the proposed development is considered consistent with the purpose, overall outcomes and performance outcomes of the Centre Zone Code.

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CONCLUSION

This proposal details a development application to Burdekin Shire Council seeking a Development Permit for Material Change of Use to establish a Transport Depot on the vacant land at 60 Railway Street, Ayr.

The proposed development responds to its setting and provides development to service the locality. It is consistent with the purpose of the zone and will allow achievement of outcomes expected for it.

Support for the use is found in its nomination as 'accepted development subject to requirements.'

There is only one (1) aspect where the nominated benchmarks are not achieved, being A02.1 of the industry zone code.

The non-compliance is not fatal and does not mean the proposal is in conflict. As Council is aware, the Planning Scheme is performance based. That means that the acceptable outcomes are to be read as offering one way of achieving compliance with a Code but do not prohibit alternate solutions where the performance outcomes can be shown to be met.

Design treatments proposed will allow achievement of each relevant performance outcome. The proposed

development is recommended for approval as:

An assessment against the relevant planning instruments confirms the proposal can be supported in this circumstance, given:

- the proposal permits brownfield development in an existing industry zone;
- the development benefits the local community providing a service and generating economic activity;
- access, car parking and manoeuvring areas can reasonably be accommodated;
- the proposed development ensures cost-effective provision and operation of existing infrastructure networks; and
- the proposal does not increase the exposure of risk to people and property to natural hazards.

Given the above facts and circumstances the proposal can be favourably considered and we recommend that

Council approve the development subject to reasonable and relevant conditions.

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APPENDIX A
Development Application Form 1 & Land Owner's Consent

DA Form 1 – Development application details

Approved form (version 1.5 effective 22 July 2024) made under section 282 of the Planning Act 2016.

This form must be used to make a development application involving code assessment or impact assessment, except when applying for development involving only building work.

For a development application involving building work only, use DA Form 2 – Building work details.

For a development application involving building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot), use this form (DA Form 1) and parts 4 to 6 of

DA Form 2 – Building work details.

Unless stated otherwise, all parts of this form must be completed in full and all required supporting information must accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development

application relating to strategic port land and Brisbane core port land under the Transport Infrastructure Act 1994,

and airport land under the Airport Assets (Restructuring and Disposal) Act 2008.

For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

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

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)

NSEW Traffic Solutions Pty Ltd c/- Brazier Motti Pty Ltd

Contact name (only applicable for companies)

Emma Staines

Postal address (P.O. Box or street address)

595 Flinders Street

Suburb

Townsville City

State

QLD

Postcode

4810

Country

Australia

Contact number

4772 1144

Email address (non-mandatory)

Emma.staines@braziermotti.com.au

Mobile number (non-mandatory)

0437 538 193

Fax number (non-mandatory)

Applicant's reference number(s) (if applicable)

57159-001-01

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

Yes - the written consent of the owner(s) is attached to this development application

No - proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

Street address AND lot on plan (all lots must be listed), or
Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

Unit No.

a)

b)

Street No.

Street Name and Type

Suburb

60

Railway Street

Ayr

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

4807

2

RP736350

Burdekin Shire Council

Unit No.

Street No.

Street Name and Type

Suburb

Postcode

Lot No.

Plan Type and Number (e.g. RP, SP)

Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land

e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)

Latitude(s)

Datum

Local Government Area(s) (if applicable)

WGS84

GDA94

Other:

Coordinates of premises by easting and northing

Easting(s)

Northing(s)

Zone Ref.

Datum

54

55

56

Local Government Area(s) (if applicable)

WGS84

GDA94

Other:

3.3) Additional premises

Additional premises are relevant to this development application and the details of these premises have been

attached in a schedule to this development application

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the Transport Infrastructure Act 1994

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

Page 2

DA Form 1 - Development application details

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On airport land under the Airport Assets (Restructuring and Disposal) Act 2008

Name of airport:

Listed on the Environmental Management Register (EMR) under the Environmental Protection Act 1994

EMR site identification:

Listed on the Contaminated Land Register (CLR) under the Environmental Protection Act 1994

CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

Yes - All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 - DEVELOPMENT DETAILS

Section 1 - Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? (tick only one box)

Material change of use

Reconfiguring a lot

Operational work

Building work

b) What is the approval type? (tick only one box)

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Non-Compliant Accepted Development Subject to Requirements - Transport Depot

e) Relevant plans

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide:

Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? (tick only one box)

Material change of use

Reconfiguring a lot

Operational work

Building work

b) What is the approval type? (tick only one box)

Development permit

Preliminary approval

Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment

Impact assessment (requires public notification)

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

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

Relevant plans.

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
Not required

6.4) Is the application for State facilitated development?

Yes - Has a notice of declaration been given by the Minister?

No

Section 2 - Further development details

7) Does the proposed development application involve any of the following?

Material change of use

Yes - complete division 1 if assessable against a local planning instrument

Reconfiguring a lot

Yes - complete division 2

Operational work

Yes - complete division 3

Building work

Yes - complete DA Form 2 - Building work details

Division 1 - Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use

Provide the planning scheme definition
(include each definition in a new row)

Number of dwelling
units (if applicable)

Gross floor
area (m²)
(if applicable)

Transport Depot

The use of premises for—

(a) storing vehicles, or machinery, that are used for a commercial or public purpose; or

(b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).

N/A

184m²

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

Yes – provide details below or include details in a schedule to this development application

No

Provide a general description of the temporary accepted development

Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)
Subdivision (complete 10)

Dividing land into parts by agreement (complete 11)

Boundary realignment (complete 12)

Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created

Residential

Commercial

Industrial

Other, please specify:

Number of lots created

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created

Residential

Commercial

Industrial

Other, please specify:

Number of parts created

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot

Lot on plan description

Proposed lot

Area (m2)

Lot on plan description

Area (m2)

12.2) What is the reason for the boundary realignment?

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?

(attach schedule if there are more than two easements)

Existing or
proposed?

Width (m)

Length (m)

Purpose of the easement? (e.g.
pedestrian access)

Identify the land/lot(s)
benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

Road work

Drainage work

Landscaping

Stormwater

Earthworks

Signage

Water infrastructure

Sewage infrastructure

Clearing vegetation

Other – please specify:

14.2) Is the operational work necessary to facilitate the creation of new lots?
(e.g. subdivision)

Yes – specify number of new lots:

No

Page 5

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14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)
\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Burdekin Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

Yes – a copy of the decision notice is attached to this development application

The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

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

Clearing native vegetation

Contaminated land (unexploded ordnance)

Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)

Fisheries – aquaculture

Fisheries – declared fish habitat area

Fisheries – marine plants

Fisheries – waterway barrier works

Hazardous chemical facilities

Heritage places – Queensland heritage place (on or near a Queensland heritage place)

Infrastructure-related referrals – designated premises

Infrastructure-related referrals – state transport infrastructure

Infrastructure-related referrals – State transport corridor and future State transport corridor

Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels

Infrastructure-related referrals – near a state-controlled road intersection

Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas

Koala habitat in SEQ region – key resource areas

Ports – Brisbane core port land – near a State transport corridor or future State transport corridor

Ports – Brisbane core port land – environmentally relevant activity (ERA)

Ports – Brisbane core port land – tidal works or work in a coastal management district

Ports – Brisbane core port land – hazardous chemical facility

Ports – Brisbane core port land – taking or interfering with water

Ports – Brisbane core port land – referable dams

Ports – Brisbane core port land – fisheries

Ports – Land within Port of Brisbane's port limits (below high-water mark) SEQ development area

SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity

SEQ regional landscape and rural production area or SEQ rural living area – community activity

SEQ regional landscape and rural production area or SEQ rural living area –

indoor recreation

SEQ regional landscape and rural production area or SEQ rural living area -
urban activity

SEQ regional landscape and rural production area or SEQ rural living area -
combined use

SEQ northern inter-urban break – tourist activity or sport and recreation activity

SEQ northern inter-urban break – community activity

SEQ northern inter-urban break – indoor recreation

SEQ northern inter-urban break – urban activity

SEQ northern inter-urban break – combined use

Tidal works or works in a coastal management district

Reconfiguring a lot in a coastal management district or for a canal

Erosion prone area in a coastal management district

Urban design

Water-related development – taking or interfering with water

Water-related development – removing quarry material (from a watercourse or lake)

Water-related development – referable dams

Water-related development – levees (category 3 levees only)

Wetland protection area

Matters requiring referral to the local government:

Airport land

Environmentally relevant activities (ERA) (only if the ERA has been devolved to local government)

Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The Chief Executive of the holder of the licence, if not an individual
- The holder of the licence, if the holder of the licence is an individual

Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

Ports – Brisbane core port land (where inconsistent with the Brisbane port LUP for transport reasons)

Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

Ports – Land within Port of Brisbane's port limits (below high-water mark)

Matters requiring referral to the Chief Executive of the relevant port authority:

Ports – Land within limits of another port (below high-water mark)

Matters requiring referral to the Gold Coast Waterways Authority:

Tidal works or work in a coastal management district (in Gold Coast waters)

Matters requiring referral to the Queensland Fire and Emergency Service:

Tidal works or work in a coastal management district (involving a marina (more than six vessel berths))

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

Yes – referral response(s) received and listed below are attached to this development application

No

Referral requirement

Referral agency

Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties

- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or

- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals?

(e.g. a preliminary approval)

Yes – provide details below or include details in a schedule to this development application

No

List of approval/development application references

Reference number

Date

Assessment manager

Approval

Development application

Approval

Development application

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the

assessment manager decides the development application. I acknowledge that the assessment manager may

give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid

Date paid (dd/mm/yy)

QLeave levy number (A, B or E)

\$

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes - show cause or enforcement notice is attached

No

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DA Form 1 - Development application details

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23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the Environmental Protection Act 1994?

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a hazardous chemical facility?

Yes – Form 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve clearing native vegetation that requires written confirmation that

the chief executive of the Vegetation Management Act 1999 is satisfied the clearing is for a relevant purpose under section 22A of the Vegetation Management Act 1999?

Yes – this development application includes written confirmation from the chief executive of the Vegetation

Management Act 1999 (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on

a prescribed environmental matter under the Environmental Offsets Act 2014?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government’s website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work

which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes – the development application involves premises in the koala habitat area in the koala priority area

Yes – the development application involves premises in the koala habitat area outside the koala priority area

No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the Water Act 2000 may be required prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

-
-
-

Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1

Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2

Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve waterway barrier works?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?

Yes – an associated resource allocation authority is attached to this development application, if required under the Fisheries Act 1994

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the Water Act 2000?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the removal of quarry materials from land under tidal water under the Coastal Protection and Management Act 1995?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a referable dam required to be

failure impact assessed under
section 343 of the Water Supply (Safety and Reliability) Act 2008 (the Water
Supply Act)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief
executive administering the Water

Supply Act is attached to this development application

No

Note: See guidance materials at www.resources.qld.gov.au for further
information.

Tidal work or development within a coastal management district

23.12) Does this development application involve tidal work or development in a coastal management district?

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (only required

if application involves prescribed tidal work)

A certificate of title

No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the Queensland

heritage register or on a place entered in a local government's Local Heritage Register?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Brothels

23.14) Does this development application involve a material change of use for a brothel?

Yes – this development application demonstrates how the proposal meets the code for a development

application for a brothel under Schedule 3 of the Prostitution Regulation 2014

No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the Transport

Infrastructure Act 1994 (subject to the conditions in section 75 of the Transport Infrastructure Act 1994 being

satisfied)

No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones

(except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 –

Building work details have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Yes

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning

schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.

Relevant plans of the development are attached to this development application
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the Electronic Transactions Act 2001

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.

All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the Planning Act 2016, Planning

Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the Planning Act 2016 and the Planning Regulation 2017, and the access rules made under the Planning Act 2016 and Planning Regulation 2017; or
- required by other legislation (including the Right to Information Act 2009); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the Public Records Act 2002.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:

Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager

Name of chosen assessment manager

Date chosen assessment manager engaged

Contact number of chosen assessment manager
Relevant licence number(s) of chosen assessment manager
QLeave notification and payment
Note: For completion by assessment manager if applicable

Description of the work
QLeave project number
Amount paid (\$)

Date paid (dd/mm/yy)

Date receipted form sighted by assessment manager
Name of officer who sighted the form

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APPENDIX B
Current Title Search and Smart Map

Current Title Search
Queensland Titles Registry Pty Ltd
ABN 23 648 568 101
Title Reference:

21173109

Search Date:

05/08/2024 14:32

Date Title Created:

21/06/1982

Request No:

48887504

Previous Title:

20699019

ESTATE AND LAND
Estate in Fee Simple
LOT 2

REGISTERED PLAN 736350
Local Government: BURDEKIN

REGISTERED OWNER
Dealing No: 722543660

15/06/2023

KESCAS PTY LTD A.C.N. 666 138 950
UNDER INSTRUMENT 722543660

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS
1.

Rights and interests reserved to the Crown by
Deed of Grant No. 20081027 (ALLOT 2 SUBN SEC 2)

ADMINISTRATIVE ADVICES
NIL
UNREGISTERED DEALINGS
NIL

** End of Current Title Search **

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Requested by: D-ENQ GLOBALX

www.titlesqld.com.au

Page 1/1

541
147°23'37".093

35

30

33
RP700041
FH

19°34'17".640

28
RP700041

34
RP700041

85

147°23'40".671

35
RP700041

911m²

19°34'17".640

FH
27
RP700041

FH

147°23'40"

911m²

26
RP700041

FH
911m²

1
RP736350

FH

37
RP700041

FH

911m²

85

FH
1053m²

FH

911m²

38
RP700041

2
RP736350

911m²

911m²

FH

24
RP700041

FH

911m²
19°34'20"

23
RP700041

FH
771m²

7835

19°34'20"

7835

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RP700041

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21
RP700041

911m²

FH

19°34'21".642

19°34'21".642

911m²

147°23'37".093

147°23'40"
541

STANDARD MAP NUMBER
8358-11341

30 0m E

0

147°23'40".671

35

15

30

45

60

75
m

HORIZONTAL DATUM:GDA94

ZONE:55

SCALE 1 : 750

SUBJECT PARCEL DESCRIPTION

CLIENT SERVICE STANDARDS

147°23'38".882
19°34'19".641
AYR
1.34 KM

GDA

SmartMap
An External Product of
SmartMap Information Services

MAP WINDOW POSITION &
NEAREST LOCATION

PRINTED 05/08/2024

DCDB

Lot/Plan

2/RP736350

Area/Volume

771m²

Tenure

FREEHOLD

Local Government

BURDEKIN SHIRE

Locality

AYR

Segment/Parcel

37011/13

DCDB

Based upon an extraction from the
Digital Cadastral Data Base

03/08/2024

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

(c) The State of Queensland,
(Department of Resources) 2024.

APPENDIX C
Site Plan prepared by Brazier Motti Pty Ltd

PROPOSED
SITE PLAN
Lot 2 ON RP736350
2

2.0
m

0

2.0

m
20

.1

3.1
m

SHED (12.0m x 12.0m)

38
.3

SEPTIC

4

6.0 3
m

2.7
m

DRIVEWAY/TURNAROUND

0.6

m

2

6.0
m

38
.3

RP736350

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6.0
m
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x

4m

0.6

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1.5

3.0

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Landscaped/Grass

)

m

20

.1

2

2.7

Legend

Driveway/Hardstand

m

Date: 9th July, 2024

St

re

et

A3

Scale: 1:500

Drawn: MJM

Powerpole

Job No: 57159-001-01

Plan No:

57159/001 A

braziermotti.com.au

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

S U R V E Y I N G

TOWNPLANNING

P R O J E C T M A N A G E M E N T

MAPPING&GIS

4m

APPENDIX D

Construction plans, a site-specific design criteria analysis and engineering letter prepared by Apex Engineering Group Pty Ltd

GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

- *Provision of Soils Report for the site and in the building area on which the building is to be erected

- *Site Plan and Drainage Plans

- *Any other plans not covered by these engineering plans requested by the local Council or the authority

It is recommended that you check with the appropriate authority in your area as to your responsibilities.

For Class A, S or M Sites

TEMPORARY SUPPORT, LIFTING AND SHORING

- * Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

SLAB DETAILS - GENERAL

- * Concrete piers under Roller Doors Jambs to be a minimum size as below:

C30/24 - 600mm dia x 650mm deep, centered to the C Section

Where heavy traffic is to go through the roller doors, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 72 mesh, 50mm from the base in all thickenings.

Piers

For Class H1 or H2 Sites

- * The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the top of the slab.

- * Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing. Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.

- * Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.

- * Perimeter beams 550mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.

- * Internal beams 550mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 4m.

- * Concrete piers under Roller Doors Jambs to be a minimum size as below:

C30024 - 600mm dia x 850mm deep, centered to the C Section
SHEETED PORTALS AND MULLIONS

Concrete Slab

All end wall mullions provide critical support to portal frames and cannot be repositioned or removed under any circumstances without engineering approval.

- * Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing pressure of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 7 building.
- * The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
- * A site specific geotechnical investigation has not been performed. The builder will need to verify the soil type and conditions.
- * Site conditions different to those specified require a modified design.
- * Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
- * Designs are in accordance with AS 3600:2018
- * All concrete to be in accordance with AS 3600:2018. Minimum 25 Mpa, with 80mm slump.
- * Concrete should be cured for 7 days before commencing construction of the building.
- * Refer to connection details.
- * Saw construction joints to be 25mm deep x 5mm wide. Saw cuttings shall take place no later than 24 hours after pouring. Saw construction joints to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction cuts intersecting where any fixing to the slab is to be made.
- * Where columns or end wall mullions have been removed, piers are not required.

RAINWATER AND DRAINAGE

All Rainwater and drainage designs are the responsibility of the purchaser/owner. Residential gutters and downpipes where supplied are based on average rainfall for the state and may not be sufficient for your building size or usage. Please speak to your building designer or contractor to ensure gutters are fit for purpose.

BUILDING CONSTRUCTION REQUIREMENTS

The Builder and Purchaser are to ensure that all construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

It is the responsibility of the builder to ensure that they are familiar with the operational risks and their obligations in carrying out construction work. The builder must ensure that they have an appropriate Health & Safety Plan (The Plan) compliant with and as required by their local, state and federal regulations. The Plan will need to take into account the site conditions, the size of the building and the experience of the construction personnel. The Plan will, most likely, differ for each project.

Date

- * End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
- * The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

The design of temporary propping shoring, lifting and support during construction has not been undertaken and is not included in our engagement. This work is the responsibility of the Contractor undertaking the construction of

the building.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

Revision

The builder must ensure that The Plan is adhered to. Particular attention should be paid to the requirements to ensure that any person working at heights are properly trained and following the requirements as set out by The Plan.

BRACING NOTES

- * Refer to Connection Details.
 - * Knee bracing clearance from FFL is X = Main Building: 4.184m.
 - * All Cross Bracing (End Walls, Roof) is achieved with 1.2mm Strap (double strapping) G450.
 - * Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
 - * Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:
 - C150 - maximum 1800mm spacing
 - C200, C250 - maximum 2200mm spacing
 - C300 - maximum 2800mm spacing
 - C350 - maximum 2800mm spacing
 - C400 - maximum 2800mm spacing
- Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.
- * Where windows/GSD are placed in any bay where cross bracing is shown, then

Initial

Purchaser Name: Palmco Engineering Pty Ltd

General Notes

Apex Engineering Group PTY LTD
ACN 632 588 562
Seller: Wide Span Sheds Pty Ltd
Name: Wide Span Sheds Pty Ltd

Site Address:

Phone: 07 5657 8888

60 Railway Street Ayr QLD 4807 Australia

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MIE Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

1/03/2024

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson

Date: 01/03/24

a) this can be replaced by moving the bracing to another bay OR
b) due to the bracing provided by the window jambs, where space permits, bracing should be placed under and over the window.
* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

BOLTS

* Unless otherwise nominated, all bolts are grade 4.6
* All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

ROLLER DOORS

All roller doors are wind rated. All comments regarding roller doors are referenced from inside the building looking out.

OTHER MATERIALS NOTES

* All Sheeting, Flashing and framing screws are Climaseal 4.
* All purlin material has Z350 zinc coating with minimum strength of 450MPa.

Revision

Date

Initial

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Practising Professional Structural & Civil Engineers

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Fax:

07 5657 8899

Email: admin@sheds.com.au

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Date: 01/03/24

Purchaser Name: Palmco Engineering Pty Ltd

Site Address: 60 Railway Street Ayr QLD 4807 Australia

Layout

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Wide Span Sheds Pty Ltd

Phone: 07 5657 8888

Fax: 07 5657 8899

Email: admin@sheds.com.au

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QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;

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Signature:

John Ronaldson

Date: 01/03/24

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Categories
Main Building

Span
12

Building Dimensions
Length Pitch Height
12
10
5.2

Grid / Portal Number
Columns
Rafters
End Wall Mullions
Apex Braces
Knee Braces

A
B
A - Apex
Apex - B
Y
Z
Apex
A - Apex
Apex - B

Grid(s)
A-B

Portal(s)
1-4

Portal Frame Elements
1
2
C20015
2C25024
C20015
2C25024
C15012
C30024
C15012
C30024
C30024
C30024
C25024 @ 3.6m
C20019 @ 1.55m
C20019 @ 1.55m

3
2C25024
2C25024
C30024
C30024
C25024 @ 3.6m
C20019 @ 1.55m
C20019 @ 1.55m

4
C20015
C20015
C15012
C15012
C30024
C30024
-

Bay Section Elements
Grid / Bay Number
Bay Widths
Roof Purlins (refer to Purlin And Girt Plan)
Roof Purlin Spacing (End)
Roof Purlin Spacing (Internal Spans)
Eave Purlin
Side Girts (refer to Purlin And Girt Plan)
Side Girts Spacing (End)
Side Girts Spacing (Internal)
Roller Door Header
Roller Door Jambs

1
4
Z150
1.15
1.15
1.205
1.205
C20015
C20015
Z150
1.242
1.242
1.242
1.242
C10010
C30024

A - Apex
Apex - B
A - Apex
Apex - B
A
B
A
B
A
B
B
B
B

End Bay Section Elements
Grid / Portal Number
1
End Girts (refer to Purlin And Girt Plan)
Z100
End Girt Bridging (Rows)
A - Y YES (1)
Y-Z
Z - B YES (1)
End Girts Spacing (End)
A - Y 1.242

Y-Z
1.242
Z-B
1.242
End Girts Spacing (Internal)
A - Y 1.242
Y-Z
1.242
Z-B
1.242
PA Door Header
Y-Z
Z-B
PA Door Jambs
Y-Z
Z-B
-

Revision

Date

2
4
Z150
1.15
1.15
1.205
1.205
C20015
C20015
Z150
1.242
1.242
1.242
1.242
C10010
C30024

4
Z100
YES (1)
YES (1)
1.242
1.242
1.242
1.242
1.242
1.242
C10010
C10012

3
4
Z150
1.15
1.15
1.205
1.205
C20015
C20015
Z150
1.242
1.242

1.242
1.242
C10010
C30024

Maximum

1.150
1.150
1.400
1.400

1.250
1.250
1.450
1.450

Maximum

1.250
1.250
1.250
1.450
1.450
1.450

Initial

Purchaser Name: Palmco Engineering Pty Ltd

Specification Sheet

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ACN 632 588 562
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Name: Wide Span Sheds Pty Ltd

Site Address:

Phone: 07 5657 8888

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Practising Professional Structural & Civil Engineers

1/03/2024

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson
Date: 01/03/24

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

Door Location

Roller Door Size

Roller Door Header

Roller Door Jambs

Roller Door Clip Config

Roller Door Manufacturer

PA Door Header

PA Door Jambs

Roller Door & PA Door

RightSide 1

RightSide 2

4.5x3

4.5x3

C10010

C10010

C30024

C30024

1 clips

1 clips

CENTURION

CENTURION

~

~

~

~

PA Door

~

~

PA Door Manufacturer

~

~

Category

Roof Sheeting

Roof Flashings

Wall Sheeting

Wall Flashing

RightEnd 3

~

~

~

~

~

C10010

C10012

2.040 x 0.820 Larnec Shed Door 180°

(650.37). Knob/Lever

LARNEC

RightSide 3

4.5x3

C10010

C30024
1 clips
CENTURION

~
~
~
~

Cladding Elements
Colour
Product
Surfmist
TRIMCLAD® 0.42 BMT (0.47TCT)
COLORBOND® steel
BlueScope 0.55 BMT
Basalt
TRIMCLAD® 0.42 BMT (0.47TCT)
COLORBOND® steel
BlueScope 0.55 BMT
Pier Sizes

Adhesion (kPa)
0

Soil Description
Sandy Soil

25

Soft to Firm Clay

50

Stiff to Very Stiff Clay

Revision

Date

Diameter (m)
0.3
0.45
0.6
0.3
0.45
0.6
0.3
0.45
0.6

Depth (m) - with
Slab
BP1 BP2 BP3
0.45
1.7
0.45 0.45 1.2
0.45
1.1
0.45 0.45 1.1
0.45
1
0.45 0.45
1

Initial

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Specification Sheet

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Practising Professional Structural & Civil Engineers

1/03/2024

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

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Cross Bracing (Side Walls) is achieved with 8mm Cable. Refer to Connection Details.
Cross Bracing (End Walls, Roof) is achieved with 1.2mm Strap (double strapping). Refer to Connection Details.
Cross bracing in the roof is to the purlin nearest to the end wall mullions, where applicable.

2

3

4

5200

1

LEFT SIDE

APEX HEIGHT 6258

A

Y

Z

12000

4000

4000

4000

1

2

3

APEX HEIGHT 6258

B

12000

Z

Y

A

12000

RIGHT END

5200

LEFT END

B

RIGHT SIDE

Revision

Date

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Purchaser Name: Palmco Engineering Pty Ltd

Bracing

Apex Engineering Group PTY LTD

ACN 632 588 562

Seller: Wide Span Sheds Pty Ltd

Name: Wide Span Sheds Pty Ltd

Site Address:

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Practising Professional Structural & Civil Engineers

Phone: 07 5657 8888

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson

Date: 01/03/24

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.

BP1

BP3

BP3

BP1

3873

BP2

3764

3764

115

BP2

BP2

3864

115

11492

BP2

11442

115

11442

115

3864

11492

3864

4000

3864

3855

BP3

BP1

BP3

BP1

11728

Revision

Date

Initial

Purchaser Name: Palmco Engineering Pty Ltd

Site Address:

Concrete Piers

Seller: Wide Span Sheds Pty Ltd

PIER MEASUREMENT ONLY

Name: Wide Span Sheds Pty Ltd

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Practising Professional Structural & Civil Engineers

Phone: 07 5657 8888

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson

Date: 01/03/24

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Slab Dimensions

Also refer to Concrete Piers Plan

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Phone: 07 5657 8888

Fax: 07 5657 8899

Email: admin@sheds.com.au

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MIE Aust. (Registered NER Structural) 5276680

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Fax: 07 5657 8899

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Fax: 07 5657 8899

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Fax: 07 5657 8899

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Fax: 07 5657 8899

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Fax: 07 5657 8899

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Flashing Fixing Details

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Flashing Fixing Details

Not to Scale

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Drawing # WSS240352 - 9

Print Date: 01/03/24

Seller: Wide Span Sheds Pty Ltd

Wide Span Sheds Pty Ltd

Phone: 07 5657 8888

Fax: 07 5657 8899

Email: admin@sheds.com.au

Apex Engineering Group PTY LTD

ACN 632 588 562

MIE Aust. (Registered NER Structural) 5276680

QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;

Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 01/03/24

Purchaser Name: Palmco Engineering Pty Ltd

Site Address: 60 Railway Street Ayr QLD 4807 Australia

Flashing Fixing Details

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Signature:

John Ronaldson

Date: 01/03/24

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Component Position

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Fax: 07 5657 8899

Email: admin@sheds.com.au

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Component Position

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Practising Professional Structural & Civil Engineers

Signature:

John Ronaldson

Date: 01/03/24

ROOF (TOP VIEW)

Notes:

Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.

Z15012 (AL2)

Z15012 (AL3)

Z15012 (AL1)

Z15012 (AL2)

Z15012 (AL3)

Z15012 (AL1)

Z15012 (AL2)

Z15012 (AL3)

Z15012 (AL1)

Z15012 (AL2)

Z15012 (AL3)

Z15012 (AR1)

Z15012 (AR2)

Z15012 (AR3)

Z15012 (AR1)

Z15012 (AR2)

Z15012 (AR3)

Z15012 (AR1)

Z15012 (AR2)

Z15012 (AR3)

C15012(Y4)

Z15012 (AL3)

C30024(Y3)

Z15012 (AL2)

C30024(Y2)

Z15012 (AL1)

RIGHT END

Z15012 (AL1)

C15012(Y4)

C20015(PL3)

C30024(Y3)

C20015(PL2)

C30024(Y2)

C20015(PL1)

C15012(Y1)

LEFT END

C15012(Y1)

LEFT SIDE

Z15012 (AR1)

Z15012 (AR2)

Z15012 (AR3)

Z15012 (AR1)

Z15012 (AR2)

Z15012 (AR3)

C20015(PR1)

C20015(PR2)

C20015(PR3)

RIGHT SIDE

Revision

Date

Initial

Purchaser Name: Palmco Engineering Pty Ltd

Purlin and Girt Plan

Apex Engineering Group PTY LTD

ACN 632 588 562

Seller: Wide Span Sheds Pty Ltd

Name: Wide Span Sheds Pty Ltd

Site Address:

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Practising Professional Structural & Civil Engineers

Phone: 07 5657 8888
Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson
Date: 01/03/24

Notes:

Brackets are not shown. Refer to Specification Details
for more information. Opening members not labeled.

LEFT END ELEVATION

1150

1150

1205

1205

1205

1205

1205

1205

1117

1117

Z10019 (C1-3)

Z10019 (C1-1)

Z10019 (C1-2)

Z10019 (C1-3)

Z10019 (C1-3)

Z10019 (C1-1)

Z10019 (C1-2)

Z10019 (C1-3)

179

Revision

RIGHT SIDE

1243

Z10019 (C1-2)

1242

Z10019 (C1-1)

1242

Z10019 (C1-3)

C20015 (ZR1)

Z10019 (C1-2)

C30024(M-1-2)

C30024(M-1-1)

C20015 (ZL1)

Z10019 (C1-1)

1242

1242

LEFT SIDE

1243

1243

Z10019 (C1-2)

1243

Z10019 (C1-1)

179

12000

Date

Initial

Purchaser Name: Palmco Engineering Pty Ltd

Purlin and Girt Plan

Apex Engineering Group PTY LTD

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Signature:

John Ronaldson
Date: 01/03/24

Notes:

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for more information. Opening members not labeled.

RIGHT END ELEVATION

1150

1150

1205

1205

1205

1205

1205

1205

1117

1117

Z10019 (C4-3)

Z10019 (C4-1)

Z10019 (C4-2)

Z10019 (C4-3)

Z10019 (C4-3)

Z10019 (C4-1)

Z10019 (C4-2)

Z10019 (C4-3)

179

Revision

LEFT SIDE

1243

Z10019 (C4-2)

1242

Z10019 (C4-1)

1242

Z10019 (C4-3)

C20015 (ZL4)

Z10019 (C4-2)

C30024(M-4-2)

C30024(M-4-1)

C20015 (ZR4)

Z10019 (C4-1)

1242

1242

1243

RIGHT SIDE

1243

Z10019 (C4-2)

1243

Z10019 (C4-1)

179

12000

Date

Initial

Purchaser Name: Palmco Engineering Pty Ltd

Purlin and Girt Plan

Apex Engineering Group PTY LTD

ACN 632 588 562

Seller: Wide Span Sheds Pty Ltd

Name: Wide Span Sheds Pty Ltd

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Practising Professional Structural & Civil Engineers

Phone: 07 5657 8888

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson
Date: 01/03/24

Notes:

Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.

C20015 (PL2)

C20015 (PL1)

Z15012 (BL3)

Z15012 (BL2)

Z15012 (BL1)

Z15012 (BL3)

Z15012 (BL2)

LEFT END

Z15012 (BL1)

1243

Z15012 (BL2)

C20015(ZL1)

2C25024(ZL2)

Z15012 (BL3)

2C25024(ZL3)

C20015(ZL4)

422

1243

1243

C20015 (PL3)

1243

RIGHT END

LEFT ELEVATION

Z15012 (BL1)

Z15012 (BL1)

820

422

820

Z15012 (BL3)

Z15012 (BL3)

Z15012 (BL2)

172

Z15012 (BL1)

172

12000

RIGHT ELEVATION

Date

Purchaser Name: Palmco Engineering Pty Ltd

Purlin and Girt Plan

Apex Engineering Group PTY LTD

ACN 632 588 562

Seller: Wide Span Sheds Pty Ltd

Name: Wide Span Sheds Pty Ltd

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Drawing # WSS240352 - 11

1243

1242

172

12000

Initial

Site Address:

C20015(ZR4)

4500

2C25024(ZR3)

4500

2C25024(ZR2)

4500

C20015(ZR1)

1242

1243

LEFT END

172

Revision

RIGHT END

C20015 (PR3)

1243

C20015 (PR2)

1243

C20015 (PR1)

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1/03/2024

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Practising Professional Structural & Civil Engineers

Phone: 07 5657 8888

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson

Date: 01/03/24

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.

Left Side

Right End

12000

12000

1

97

16

Left End

12000

Right Side

SLAB DIMENSIONS

Revision

Date

Initial

Purchaser Name: Palmco Engineering Pty Ltd

Bolt Setout

Apex Engineering Group PTY LTD

ACN 632 588 562

Seller: Wide Span Sheds Pty Ltd

Name: Wide Span Sheds Pty Ltd

Site Address:

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Practising Professional Structural & Civil Engineers

Phone: 07 5657 8888

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson
Date: 01/03/24

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.

Left Side

136

3873

136

254

3873

Right End

3864

136

3855

4000

254

279

254

279

3864

3764

11442

11442

3764

3864

Left End

3864

279

4000

279

3855

254

136

Right Side

PIER CENTER LINE DIMENSIONS

Revision

Date

Initial

Purchaser Name: Palmco Engineering Pty Ltd

Bolt Setout

Apex Engineering Group PTY LTD

ACN 632 588 562

Seller: Wide Span Sheds Pty Ltd

Name: Wide Span Sheds Pty Ltd

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Practising Professional Structural & Civil Engineers

Phone: 07 5657 8888

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson

Date: 01/03/24

These dimensions are provided as a guide only. It is the responsibility of the concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.

Main Building Left Side

11864
7991
7922
3991
3922

160

110

160

110

110

160

160

110

136

136
3922
3991
7922
7991
11864

Main Building Right Side

MAIN BUILDING SIDE CHAIN DIMENSIONS
Revision

Date

Initial

Purchaser Name: Palmco Engineering Pty Ltd

Bolt Setout

Apex Engineering Group PTY LTD
ACN 632 588 562
Seller: Wide Span Sheds Pty Ltd
Name: Wide Span Sheds Pty Ltd

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Practising Professional Structural & Civil Engineers

Phone: 07 5657 8888

Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson

Date: 01/03/24

146
210

146
210
7882
4118
110
199
309

110

309
199

4118

7882

11691
11801

146
210

Main Building Right End

110

146
210

11801
11691

Main Building Left End

110

These dimensions are provided as a guide only. It is the responsibility of the
concreter to confirm that all dimensions are correct.
Refer to Material Specifications Plan for BP dimensions.

MAIN BUILDING END CHAIN DIMENSIONS
Revision

Date

Initial
Purchaser Name: Palmco Engineering Pty Ltd

Bolt Setout

Apex Engineering Group PTY LTD
ACN 632 588 562
Seller: Wide Span Sheds Pty Ltd
Name: Wide Span Sheds Pty Ltd

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Practising Professional Structural & Civil Engineers

Phone: 07 5657 8888
Fax:

07 5657 8899

Email: admin@sheds.com.au

Signature:

John Ronaldson
Date: 01/03/24

237 Scottsdale Dr
Robina QLD 4226
Phone: 0756578843
Fax: 07 5657 8899

SITE SPECIFIC
DESIGN CRITERIA
ANALYSIS

I s s u e d :
29/02/2024
P r e p a r e d f o r :
Peter Palmer
60 Railway Street
Ayr QLD 4807
S u p p l i e r :
Wide Span Sheds

B u i l d i n g D e t a i l s :
Span: 12
Length: 12
Avg. Height: 5.729
A s s e s s m e n t b a s i s :
NCC 2022
AS/NZS 1170.2:2021
AS/NZS 1170.3:2003
AS1170.4:2007
AS/NZS 3500.3:2021

A s s e s s m e n t R e f :
STX240205370P

C e r t i f i e d b y :

J. Ronaldson
for and on behalf of
Apex Engineering Group PTY LTD
(ACN 632 588 562)
Member Ins titution of Engineers (Aus t.), CPEng (NER Structural) Regn. No.
5276680
Regis tered Profes s ional Engineer (Structural) - Queens land: Regn. No. 24223
Regis tered Profes s ional Engineer (Structural) - Victoria: Regn. No. PE0003848
Regis tered Building D e s i g n e r & Profes s ional Engineer (Structural) - Tas
mania: Regn. No. 185770492

Sit e L o c at i o n:

Geographic coordinates of

-19.57203,147.39419

The address provided for reference purpose only is:

60 Railway Street Ayr QLD 4807

Page 2 of 20

Executive Summary - Site Specific Analysis

The design analysis of the building has not been considered for each of the 4 orthogonal directions.

Hence the maximum wind speed in any of the 8 cardinal directions has been used as the design wind

speed. This is a conservative approach.

Each cardinal direction has been considered and the results are summarised below.

Factor

Wind Region

Importance level (IL)

Distance from Smoothed Coastline

Regional Wind Speed (Vr)

Climate Change Factor (Mc)

Wind Direction Multiplier 1 (Md1)

Terrain Category (TC)

Terrain Category Multiplier (Mz)

Shielding Multiplier (Ms)

Topographic Multiplier (Mt)

Site specific design wind speed (Vsite1)

N

NE

E

SE

S

SW

W

NW

C

2

8.8

64.4

1.05

0.9 0.9 0.9 0.9 0.9 0.9 0.9 0.9

2.57 2.93

3

2.74 2.32 2.26 2.35 2.5

0.87 0.84 0.83 0.85 0.89 0.90 0.89 0.88

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

1

53 50.9 50.5 52 54.4 54.7 54.2 53.4

Wind Direction Multiplier 2 (Md2)

Site specific design wind speed (Vsite2)

1

1

1

1

1

1

1

1

58.9 56.6 56.1 57.8 60.4 60.8 60.3 59.3

Design Wind Speed

(Vsite1)

54.7 m/s

For the resultant forces and overturning moments on the complete building and wind actions on major structural elements.

Design Wind Speed

(Vsite2)

60.8 m/s

For all other cases, including cladding and immediate supporting members (Purlins and Girts).

Snow Load

Nil

Earthquake

0.08

1.0

Durability Alert

Yes

Rainfall Intensity

Rainfall Intensity

235mm/hr

300mm/hr

Hazard Design Factor (Z)

Probability Factor (kp)

5% AEP

1% AEP

The following pages detail how these results were obtained.

This report details how the Site Specific Design Criteria has been determined. Specifically, the following is detailed.

1. Site Specific Design Wind Speed
 - 1.1. Importance Level
 - 1.2. Wind Region
 - 1.3. Annual Probability of Exceedance
 - 1.4. Regional Wind Speed - V_r
 - 1.5. Climate Change Multiplier - M_c
 - 1.6. Wind Direction Multiplier - M_d
 - 1.7. Terrain category & Terrain Category Factor - M_{zcat}
 - 1.8. Shielding Multiplier - M_s
 - 1.9. Topographic Factor - M_t
2. Ground Snow load- S_g
3. Earthquake
 - 3.1. Probability Factor - k_p
 - 3.2. Hazard Design Factor - Z
4. Rainfall Intensity
5. Durability

1.1 Importance Level - 2

We have confirmed with the client that an Importance Level of 2 is appropriate based on the building types given in the NCC 2022 Vol 1 Table B1D3a, and the NCC 2019 Guide to Volume 1 B1.2 where it

lists examples of building types for various Importance Levels and also the consideration of hazard to

human life combined with impact on the public as per the table "Building Importance Levels".

Should the certificate come across any information that may challenge this, then

please contact us so that we can discuss and reassess if necessary.

A generalised description of Importance Levels is given in table B1D3a of the NCC 2022 Volume 1.

Importance
Level

1

Buildings or structures presenting a low degree of hazard to life and other property in the case of failure.

2

Buildings or structures not included in Importance Level 1, 3 or 4.

3

Buildings or structures that are designed to contain a large number of people.

4

Buildings or structures that are essential to post-disaster recovery or associated with hazardous facilities.

For Importance level 1, other property is defined in the NCC.

Other property: All or any of the following:

1. any building on the same or adjoining allotment
2. any adjoining allotment and
3. a road

In relation to the above, a 200m radius is used as a benchmark distance to consider.

1.2 Wind Region - C

Based on the Wind Region Map in AS1170.2 2021 Figure 3.1(A), the site is located in Wind Region C.

1.3 Annual Probability of Exceedance - 1:500

Table B1D3b in the NCC 2022 Volume 1 gives the annual probability of exceedance.

Importance
Level

1
2
3
4

Annual Probability of Exceedance

Wind

Snow

Earthquake

Non-Cyclonic

Cyclonic

1:100

1:200

1:100

1:250

1:500

1:500

1:150

1:500

1:1000

1:1000

1:200

1:1000

1:2000

1:2000

1:250

1:1500

For wind, as the site is cyclonic and has an importance level of 2, the Annual Probability of Exceedance is read from the table as 1:500.

1.4 Regional Wind Speed $V_r = 64.4$ m/s

From Table 3.1(A) of AS/NZS 1170.2 2021, for an Annual Probability of Exceedance of 1:500, for

Region C, a maximum V_r of 66 m/s is obtained and for Region B2 a maximum V_r of 57 m/s is obtained.

The Distance from the smooth coastline to the site has been determined as 8.8 km. As per clause 3.2

of AS/NZS 1170.2 2021, using linear interpretation, the value of V_r has been calculated as 64.4 m/s.

Also from Table 3.1(A) the serviceability wind speed for an Annual Probability of Exceedance of 1:25

gives a wind speed of 47 m/s.

1.5 Climate Change Multiplier - $M_c = 1.05$.
Table 3.3 of AS/NZS 1170.2 2021, gives the multiplier for the Wind Region.
For Wind Region C, M_c is 1.05.

1.6 Wind Direction Multiplier - Md
Table 3.2(A) of AS/NZS 1170.2 2021, gives the relevant multiplier in all 8
Cardinal directions.

Cardinal Direction
N
NE
E
SE
S
SW
W
NW

Multiplier
0.9
0.9
0.9
0.9
0.9
0.9
0.9
0.9

1.7 Terrain Category & Terrain/Height Multiplier - Mz

AS/NZS 1170.2 2021, Section 4.2.1 details the types of terrain categories that are applicable. These are:

Terrain Category 1 (TC1) : Very exposed open terrain with few or no obstructions, and all water surfaces (e.g. flat, treeless, poorly grassed plains; open ocean, rivers, canals, bays and lakes).

Terrain Category 2 (TC2) : Open terrain, including grassland, with well scattered obstructions having heights generally from 1.5m to 5m, with no more than two obstructions per hectare (e.g. farmland and cleared subdivisions with isolated trees and uncut grass).

Terrain Category 2.5 (TC2.5) : Terrain with some trees or isolated obstructions, highly undulating terrain in developing outer areas with scattered houses, or large acreage developments with fewer than 10 buildings per hectare.

Terrain Category 3 (TC3) : Terrain with numerous closely spaced obstructions having heights generally from 3 to 10m. The minimum density of obstructions shall be at least the equivalent of 10

house-size obstructions per hectare (e.g. suburban housing, light industrial estates or dense forests).

Terrain Category 4 (TC4) : Terrain with numerous large, high (10m to 30m tall) and closely spaced obstructions, such as large city centres and well developed industrial complexes.

Table 4.1 of AS/NZS 1170.2 2021, gives the values of the terrain/height multiplier (Mz).

Height (z)

(metres)

≤3.0

5

10

15

Terrain/ Height Multiplier (Mz, cat)

TC1

TC2

TC2.5

TC3

0.97

0.91

0.87

0.83

1.01

0.91

0.87

0.83

1.08

1

0.92

0.83

1.12

1.05

0.97

0.89

Note: For intermediate values of height and terrain category, use linear interpolation.

AS/NZS 1170.2 2021, Section 4.2.3 goes on to describe the averaging of terrain categories and terrain height multipliers.

The Lag distance (in this case equivalent to the shielding zone) has been ignored when considering the terrain category. (Refer to Figure 4.1)

Further to this averaging process is the need to often consider various changes in Terrain Category

other than the simple case of changes occurring as the distance is fanned out from the site.

Where appropriate, a method of considering 100m sectors within each cardinal direction and then averaging the terrain category within each sector based on area has been adopted.

Assessment has also taken into account the probable future development 5 years after construction of the building. Refer to image below.

The image below shows the terrain category determined for each of the 8 cardinal directions.

Using table 4.1 from AS/NZS 1170.2 2021, the value of M_z can be interpolated.

F a c t o r

Terrain Category

Terrain Category Multiplier

N

2.57

0.87

NE

2.93

0.84

E

3

0.83

SE

2.74

0.85

S

2.32

0.89

SW

2.26

0.90

W

2.35

0.89

NW

2.5

0.88

1.8 Shielding Multiplier - Ms

As per AS/NZS 1170.2 2021, clause 4.3.1 shielding from trees or vegetation has not been included.

Four (4) factors have to be considered:

1. Only buildings whose height is equal to or greater than the building being considered shall be deemed to provide shielding.
2. Shielding is considered only within the area of 20 times the average height of the building being considered.
3. Each 45 degree sector must be considered individually - 8 cardinal directions.
4. If the slope of the terrain is greater than 0.2 (1:5), then no shielding is applicable. (100m rise or fall over 500m).

Assessment has also taken into account the probable future development 5 years after

construction of the building. Refer to image below.

The average height of the proposed building is 5.729 meters.

The shielding parameter(s) is calculated using formulae 4.3 (1) and 4.3 (2). The shielding multiplier can be interpolated from Table 4.2 of AS/NZS 1170.2 2021.

Factor
ns

N
V/A

NE
V/A

E
V/A

SE
V/A

S
V/A

SW
V/A

W
V/A

NW
V/A

Is

V/A

V/A

V/A

V/A

V/A

V/A

V/A

V/A

hs

V/A

V/A

V/A

V/A

V/A

V/A

V/A

V/A

bs

V/A

≥ 12

1

V/A

≥ 12

1

V/A

≥ 12

1

V/A

≥ 12

1

V/A

≥ 12

1

V/A

≥ 12

1

V/A

≥ 12

1

V/A

≥ 12

1

s

ms

V/A = Visually Assessed

The image below shows the buildings in all 8 Cardinal directions.

Page 15 of 20

1.9 Topographic Multiplier - Mt

As per section 4.4 of AS/NZS 1170.2 2021, the Topographic Factor is calculated. M_h is calculated by evaluating all 8 cardinal direction and finding the relevant crest of hills and bottom of hills.

M_{lee} is always taken as 1.0

The values are then applied to the formula nominated in section 4.4 and are given in the table below.

Factor
Topographic Multiplier (M_t)

N
1

NE
1

E
1

SE
1

S
1

SW
1

W
1

NW
1

2 Ground Snow Load

The site is outside of the boundaries given in AS/NZS 1170.3:2003 - Structural design actions. Part 3:

Snow and ice actions plus amendments (herein referenced as AS/NZS 1170.3) for snow load regions.

Hence no snow load is applicable.

3 Earthquake

3.1 Probability Factor - $K_p = 1.0$

From Section 1(c), the Annual Probability of Exceedance for an Importance Level 2 building is 1:500.

From Table 3.1 of AS1170.4-2007 $K_p = 1.0$

3.2 Hazard Factor - $Z = 0.08$

The Hazard factor design has been determined from Figures 3.2(A) to 3.2(G) in AS1170.4

Amendment 2.

4 Rainfall Intensity

In accordance with AS3500 Table D.1 the rainfall intensity has been calculated by finding the closest

town to the site and using the value of that town for the site.

For an eaves gutter an Annual Exceedance Probability (AEP) of 5% is used.

For an internal gutter an Annual Exceedance Probability (AEP) of 1% is used.

It was determined that the closest town is Townsville QLD.

for Townsville QLD an AEP for 5% is 235mm/hr.

for Townsville QLD an AEP for 1% is 300mm/hr.

5 Durability

We refer you to BlueScope Technical Bulletins (in particular TB1A, TB1B, TB4, TB17, TB30 and

TB35) to consider the environmental conditions and the materials that have been specified in your

quotation. It is likely that the BlueScope warranties and service life, may be limited for the specified

materials.

If you contact BlueScope on 1800 800 789, they will be able to discuss this further with you. Should

you wish to consider changing any materials, your steel building supplier will be able to assist.

Technical Bulletin TB4 relates to on going maintenance of the building and should be noted to ensure

that BlueScope warranties are maintained.

Suite 100, 237 Scottsdale Drive
Robina, QLD 4226
Australia
Phone: +61 7 5657 4456
Fax: +61 7 5657 8899
01 March, 2024

To whom it may concern

This certification has been completed based on an Importance Level of 2.
Any approving authority should confirm that the Importance Level nominated is appropriate for the building's usage nominated in the application form used to apply for a Building Permit / Construction Certificate. I certify that I am an independent technical expert and have reviewed Steelx's "Shed Management System" software that has produced the design and drawings detailed below. I have reviewed the documents based on the site specific analysis that has been carried out using the "Shed Safe SiteCheck" software (Refer to the Site Specific Design Criteria Analysis included with these documents).

Job Number:

WSS240352

Building Class: 7

Customer:

Palmco Engineering Pty Ltd

Max Design Wind Speed of 54.7m/s

Address:

60 Railway Street Ayr QLD 4807
Australia (-19.57201 and 147.39417)

Drawing Number

Date

Number of Pages

Description

WSS240352 - 2

01/03/2024

2

General Notes

WSS240352 - 3

01/03/2024

1

Layout

WSS240352 - 4

01/03/2024

2

Specification Sheet

WSS240352 - 5

01/03/2024

1

Bracing

WSS240352 - 6

01/03/2024

1

Concrete Piers

WSS240352 - 7

01/03/2024

1

Slab Dimensions

WSS240352 - 8

01/03/2024

8

Connection Details

WSS240352 - 9

01/03/2024

3

Flashing Fixing Details

WSS240352 - 10

01/03/2024

2

Component Position

WSS240352 - 11

01/03/2024

4

Purlin And Girt

(Some drawings have multiple pages, eg: "1 of 3".)

As an independent technical expert, I verify this design complies with the following codes and standards:

NCC: 2022

AS/NZS 1170.2:2021

AS/NZS 1170.4:2007

AS 3600:2018
AS/NZS 4600:2018

AS/NZS 1170.1:2002
AS/NZS 1170.3:2003
AS 2870:2011
AS 4100:2020

Unless nominated, the building has not been designed for any additional loads including, but not limited to, earthquake, snow, solar panels or lining with any materials.

Signed

John Ronaldson
for and on behalf of
Apex Engineering Group PTY LTD
ACN 632 588 562
Member Institution of Engineers (Aust.), CPEng (NER Structural) Regn. No. 5276680
Registered Professional Engineer (Structural) - Queensland: Regn. No. 24223
Registered Building Designer & Professional Engineer (Structural) - Tasmania: Regn. No. 185770492
Registered Professional Engineer (Structural) - Victoria: Regn. No. PE0003848

Form 15

Compliance certificate for building design or specification

This form is to be used by an appointed competent person for the purposes of section 10 of the Building Act 1975 and sections 73 and 77 of the Building Regulation 2021 (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.
Additional explanatory information is included in the Appendix at the end of this form.

1. Property description

Street address (include number, street, suburb/locality and postcode)

This section need only be completed if details of street address and property description are applicable.

60 Railway Street

E.g. in the case of
(standard/generic) pool
design/shell manufacture and/ or
patio and carport systems this
section may not be applicable.

Lot and plan details (attach list if necessary)

The description must identify all
land the subject of the application.

Ayr

State

QLD Postcode

4807

Local government area the land is situated in

Burdekin Shire Council

The lot and plan details (e.g.
SP/RP) are shown on title
documents or a rates notice.
If the plan is not registered by title,
provide previous lot and plan
details.

2. Description of aspect/s certified
Clearly describe the extent of work
covered by this certificate, e.g. all
structural aspects of the steel roof
beams.

3. Basis of certification

Detail the basis for giving the
certificate and the extent to which

tests, specifications, rules,
standards, codes of practice and
other publications were relied
upon.

Steel framed building and foundations as described in drawings
referenced Job# 240352

NCC: 2022

AS/NZS 4600:2018, AS/NZS 1170.1:2002, AS/NZS 1170.2:2021, AS/NZS 1170.3:2002,
AS 4100:1998, AS 2870:2011 and AS 3600:2018

Building Regulation 2021 • Section 73 and 77 • Form 15 • Version 2 • March 2023

Page 1 of 5

4. Reference documentation
Clearly identify any relevant
documentation, e.g. numbered
structural engineering plans.

Covering letter of certification
WSS240352 - 2

General Notes

WSS240352 - 3

Layout

WSS240352 - 4

Specification Sheet

WSS240352 - 5

Bracing

WSS240352 - 6

Concrete Piers

WSS240352 - 7

Slab Dimensions

WSS240352 - 8

Connection Details

WSS240352 - 9

Flashing Fixing Details

WSS240352 - 10

Component Position

WSS240352 - 11

Purlin And Girt

5. Building certifier reference
number and building
development application
number

Building certifier reference number

6. Appointed competent person
details

Name (in full)

Under Part 6 of the Building
Regulation 2021 a person must be
assessed as a competent for the
type of work (design-specification)
by the relevant building certifier.

N/A

Building development application number (if available)

John Ronaldson

Company name (if applicable)

Contact person

Apex Engineering Group PTY LTD

John Ronaldson

Business phone number

Mobile number

+61 7 5657 4456

Email address

engineer@steelx.com.au

Postal address

Suite 100, 237 Scottsdale Drive

Robina

State

QLD Postcode

4226

Licence class or registration type (if applicable)

Structural

Licence or registration number (if applicable)

RPEQ 24223

Building Regulation 2021 • Section 73 and 77 • Form 15 • Version 2 • March 2023

Page 2 of 5

7. Signature of appointed
competent person

Signature

Date

This certificate must be signed by
the individual assessed and
appointed by the building certifier
as competent to give design specification help.

1/03/2024

LOCAL GOVERNMENT USE ONLY
Date received

Reference number/s

Building Regulation 2021 • Section 73 and 77 • Form 15 • Version 2 • March 2023

Page 3 of 5

Appendix – explanatory information

IMPORTANT NOTE: it is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate?

(section 10 of the Building Act 1975 (Building Act) and sections 73 and 77 of Building Regulation 2021 (BR 2021))

A building certifier can accept from a competent person (design – specifications) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines building design or specification as any material, system, method of building or other thing related to the design of or specifications for building work.

For a competent person to meet the regulation requirements (section 77 of the BR 2021) they must substantially complete all sections of this form, including information, such as the design of a particular material, system, method of building or that a building element complies with the Building Code of Australia or a provision of the Queensland Development Code. It is also important that the details of the relevant reference documents are included, for example, the applicable Australian Standards or other technical provisions that may be applicable to the subject work.

(section 10 of the Building Act and sections 73 and 77 of the BR 2021)

The information in this form informs the building certifier's decision making when they are assessing a building development application, issuing the building development approval for the building work the subject of the certificate (form) and when amending the building development approval due to the receipt of updated aspect information such as glazing or truss specifications or revised excavation drawings.

What is the purpose of this form?

Can a manufacturer or supplier give this Form 15?

A building certifier can accept this form from a manufacturer or supplier who the certifier has decided is a competent person (designspecification).

A manufacturer or supplier of building materials can give this form if they have undertaken the design component for the product. For example a window manufacturer who designs, constructs and supplies the windows to industry could give this form.

(section 10 of the Building Act 1975 and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can accept design-specification help.

Competent person

When deciding whether a person can be a competent person, the building certifier must assess the person having regard to their experience, qualifications and skills and ensure the person holds a licence or registration if required.

The building certifier is required to keep detailed records about what was considered when appointing a competent person.

For further information about assessment of someone as a competent person refer to the Guideline for the assessment of competent persons.

What is required if a manufacturer or supplier did not do the design work for the product?

A manufacturer or supplier who is not part of the design process may give the construction contractor, builder, competent person or the

building certifier evidence of suitability such as a product technical statement under Part A5 of the Building Code of Australia (BCA), for an aspect or material stating that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.
What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is also available in a Microsoft Word version, that you can download and edit to include additional material in the relevant parts of the form. Note that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

– (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

Appointed competent person (design or specification)

A building certifier must be satisfied that an individual is competent to give the type of inspection help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

Building Regulation 2021 • Section 73 and 77 • Form 15 • Version 2 • March 2023

An individual is appointed as competent to give design-specification help on or from a particular day. The building certifier can also decide an individual is a competent person (design-specification) and a competent person (inspection) at the same time or for the same systems or components of the work. For further information about assessment of someone as a competent person refer to the Guideline for the assessment of competent persons.

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the Building Act 1975. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

Building Regulation 2021 • Section 73 and 77 • Form 15 • Version 2 • March 2023

APPENDIX E
SARA Mapping

State Assessment and Referral Agency
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Matters of Interest for all selected Lot Plans
Water resource planning area boundaries
Area within 25m of a railway corridor

Matters of Interest by Lot Plan
Lot Plan: 2RP736350 (Area: 771 m²)
Water resource planning area boundaries
Area within 25m of a railway corridor

State Assessment and Referral Agency
Date: 05/08/2024

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APPENDIX F

Response to State Code 2: Development in a railway environment

State code 2: Development in a railway environment

Table 2.1 Development in general

Performance outcomes

Building, structures, infrastructure, services and utilities

P01 Development does not create a safety hazard within the railway corridor.

Acceptable outcomes

Response

No acceptable outcome is prescribed.

Complies

The subject site is within 25m of the North Coast Line railway corridor. The proposed transport depot is noncompliant accepted development subject to requirements.

A02.1 of the zone code requires a minimum setback of 10m from a boundary shared with land in another zone.

The development cannot incorporate a 10m setback to the rear boundary that is shared with the low density residential zone.

No proposal does not comprise any other noncompliances and commits a land use that is expected at this location.

P02 Development does not cause damage to the railway corridor, rail transport infrastructure or other rail infrastructure.

No acceptable outcome is prescribed.

P03 Development does not interfere with, or obstruct, the rail transport infrastructure or other rail infrastructure.

P04 Development does not adversely impact the structural integrity or physical condition of the railway, other rail infrastructure or the railway corridor by adding or removing loading.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

No buildings or structures are proposed within the railway corridor that would otherwise create a safety hazard.

Complies

The development is wholly contained within the subject site except for a future crossover that will be built within the Railway Street road corridor upon receipt of a road work permit for the local government.

Complies

No buildings or structures are proposed that would interfere with or obstruct the railway corridor.

Complies

The development site is accessed via Railway Street which runs parallel to the corridor. Two railway crossings are already established, one at Albert Street to the northeast of the site and one at Drysdale Street.

No additional crossings are proposed to facilitate the development.

State code 2: Development in a railway environment

Page 1 of 14

Performance outcomes

Acceptable outcomes

P05 Development above a railway is designed to enable natural ventilation and smoke dispersion in the event of a fire emergency.

P06 Development does not adversely impact the operating performance of the railway corridor.

No acceptable outcome is prescribed.

P07 Buildings and structures in a railway corridor are designed and constructed to protect persons in the event of a derailed train.

No acceptable outcome is prescribed.

P08 Buildings and structures in high risk locations and where also located within 10 metres of the centreline of the nearest railway track are design and constructed to protect persons in the event of a derailed train.

A08.1 Buildings and structures, in a railway corridor, including foundations, retaining and other support elements, are designed and constructed in accordance with Civil Engineering Technical Requirement CIVIL-SR012 Collision protection of supporting elements adjacent to railways, Queensland Rail, 2011, AS5100 Bridge design, and AS1170 Structural design actions.

A09.1 The outermost projection of development is set back horizontally a minimum of 3 metres from the outermost projection of overhead line equipment.

P09 Buildings and structures are designed and constructed to protect people from electrocution.

P010 Development in the railway corridor is designed and constructed to prevent projectiles being thrown onto the railway.

P011 Buildings, and structures with publicly accessible or communal areas within 20 metres from the centreline of the nearest railway track are designed and constructed to prevent projectiles from being thrown onto a railway.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

A011.1 Publicly accessible areas located within 20 metre from the centreline of the nearest railway do not overlook a railway.

Response

Approximately 3 VPD (each way) will utilise the existing crossings to access the site. Given the small scale and intensity of the development, it is not anticipated it will add adverse loading to the railway corridor.

Not applicable

The proposed development is not above the railway.

Complies

The development site will utilise existing railway crossings.

Complies

The subject site is located approximately 40m from the centreline of the northern railway track and the administration building is sited 3m from the front boundary.

The building will be constructed to all relevant Australian standards.

Not applicable

The proposed development is not within the railway corridor.

Complies

The subject site is located approximately 40m from the centreline of the northern railway track therefore assuming it is more than 3m from any overhead line equipment.

Not applicable

The proposed development is not located within the railway corridor.

Not applicable

No publicly accessible areas are proposed as part of this development.

OR

State Development Assessment Provisions v3.0

State code 2: Development in a railway environment

Performance outcomes

Acceptable outcomes

Response

A011.2 Buildings and structures are designed to ensure publicly accessible areas located within 20 metres from the centreline of the nearest railway track and that overlook the railway may include throw protection screens in accordance with the relevant provisions of the Civil Engineering Technical Requirement – CIVIL-SR005 Design of buildings over or near railways, Queensland Rail, 2011, and the Civil Engineering Technical Requirement – CIVIL-SR008 Protection screens, Queensland Rail.

Stormwater and overland flow

P012 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard in a railway corridor.

P013 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of the railway corridor, rail transport infrastructure or other rail infrastructure.

P014 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the railway corridor, rail transport infrastructure or other rail infrastructure.

No acceptable outcome is prescribed.

Complies

All stormwater run-off or overland flow from the site will discharge to the kerb and channel of Railway Street and be collected via the pit toward Lynch Street.

No acceptable outcome is prescribed.

Railway Street is a standard profile road therefore it is not anticipated stormwater run-off or overland flow will cross the street to enter the railway corridor.

Complies

All stormwater run-off or overland flow from the site will discharge to the kerb and channel of Railway Street and be collected via the pit toward Lynch Street.

No acceptable outcome is prescribed.

Railway Street is a standard profile road therefore it is not anticipated stormwater run-off or overland flow from the site will cross the street to enter the railway corridor.

Complies

All stormwater run-off or overland flow from the site will discharge to the kerb and channel of Railway Street and be collected via the pit toward Lynch Street.

Railway Street is a standard profile road therefore it is not anticipated stormwater run-off or overland flow from the site will cross the street to enter the railway corridor.

Flooding

State Development Assessment Provisions v3.0

State code 2: Development in a railway environment

Performance outcomes

Acceptable outcomes

Response

P015 Development does not result in a material worsening of flooding impacts within a railway corridor.

Drainage Infrastructure

P016 Drainage infrastructure does not create a safety hazard in a railway corridor.

No acceptable outcome is prescribed.

Complies

A016.1 Drainage infrastructure is wholly contained within the development site.

Complies with A016.1

No large-scale drainage infrastructure is required to facilitate the development. Any roof water drainage etc will be approved as part of any future application for Building Work and be wholly contained within the development site except for any outlets in the road verge.

AND

A016.2 Drainage infrastructure can be maintained without requiring access to a railway corridor.

AND

Complies with A016.2

This infrastructure can be maintained without requiring access to the railway corridor.

Construction Impacts

P017 Construction activities do not cause ground movement or vibration impacts in a railway corridor.

Access

P018 Development prevents unauthorised access to the railway corridor.

No acceptable outcome is prescribed.

Complies

Given the size and scale of the development, it is not expected that the construction will impact the railway corridor.

A018.1 Development abutting the railway corridor incorporates fencing along the property boundary with the railway corridor in accordance with the railway manager's standards.

Not applicable

The development site does not abut the railway corridor.

AND

A018.2 A road barrier designed in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-007 – Design Criteria for Road Rail Barriers.

AND

A018.3 Vehicle manoeuvring areas, driveways, loading

areas and carpark areas abutting the railway corridor
incorporate rail interface barriers along the boundary to
the railway corridor.

State Development Assessment Provisions v3.0

State code 2: Development in a railway environment

Performance outcomes

Acceptable outcomes

Response

P019 Development maintains existing maintenance and authorised access to the railway corridor.

A019.1 Development does not obstruct existing authorised access points and access routes for maintenance and emergency works to the railway corridor at all times.

A020.1 Buildings and other structures are set back horizontally a minimum of 3 metres from a railway bridge.

Complies with A019.1

The proposed additional development footprint is not located in an area that would obstruct existing access points.

Not applicable

There are no railway bridges within the vicinity of the site.

P020 Development does not impede the maintenance of a railway bridge or authorised access to a railway bridge.

AND

A020.2 Permanent structures are not located below or abutting a railway bridge.

AND

A020.3 Temporary activities below or abutting a railway bridge do not impede access to a railway corridor.

Public passenger transport and active transport

P021 Development does not compromise the safety of public passenger transport infrastructure and active transport infrastructure.

P022 Development maintains pedestrian and cycle access to a railway station or other public passenger transport infrastructure and active transport infrastructure associated with the railway.

P023 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure.

P024 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure.

Planned upgrades

P025 Development does not impede delivery of planned upgrades of rail transport infrastructure.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

Not applicable

The development will not result in any changes to public

passenger transport infrastructure, public passenger services and active transport infrastructure.

Not applicable

The development will not result in any changes to public passenger transport infrastructure, public passenger services and active transport infrastructure.

Not applicable

The development will not result in any changes to public passenger transport infrastructure, public passenger services and active transport infrastructure.

Not applicable

The development will not result in any changes to public passenger transport infrastructure, public passenger services and active transport infrastructure.

Complies

No planned upgrades in the vicinity of the site are shown on the mapping system.

Network safety

State Development Assessment Provisions v3.0

State code 2: Development in a railway environment

Performance outcomes

Acceptable outcomes

Response

P026 Development involving dangerous goods does not adversely impact on the safety or operations of the railway and rail transport infrastructure.

A026.1 Development does not involve handling or storage of hazardous chemicals above the threshold quantities listed in table 5.2 of the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, Office of Industrial Relations, Department of Justice and Attorney-General, 2016.

Complies

The proposed development does not involve the storage and handling of hazardous chemicals.

Table 2.2 Filling, excavation, building foundations and retaining structures
Performance outcomes

Acceptable outcomes

P027 Development does not create a safety hazard for users of the railway or other rail infrastructure.

No acceptable outcome is prescribed.

P028 Development does not adversely impact on the operating performance of the railway or other rail infrastructure within the railway corridor.

No acceptable outcome is prescribed.

P029 Development does not undermine, damage, or cause subsidence of, the railway corridor.

No acceptable outcome is prescribed.

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State code 2: Development in a railway environment

Response

Complies

It is not expected that the development will create a safety hazard for users of the railway or other rail infrastructure given:

- Only minor earthworks will be required to shape the site;
- No major filling or excavation is required;
- No retaining structures are proposed; and
- All building foundations will be subject to Building Approval.

Complies

It is not expected that the development will create a safety hazard, impact on the operating performance of the railway or other rail infrastructure within the railway corridor given all works will be carried out within the development site and do not require access to the railway corridor. Furthermore:

- Only minor earthworks will be required to shape the site;
- No major filling or excavation is required;

- No retaining structures are proposed; and
- All building foundations will be subject to Building Approval.

Complies

All work associated with the development will be carried out wholly within the subject site that is separated by the road corridor. Therefore, it is not expected to cause subsidence of the railway corridor.

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P030 Development does not adversely impact the structural integrity or physical condition of the railway, other rail infrastructure or the railway corridor by adding or removing loading.

P031 Development does not cause ground water disturbance in the railway corridor.

No acceptable outcome is prescribed.

P032 Development does not adversely impact the railway or other rail infrastructure within the railway corridor.

No acceptable outcome is prescribed.

P033 Excavation, boring, piling, blasting, drilling, fill compaction or similar activities does not adversely impact the operating performance of the railway or other rail infrastructure within the railway corridor.

P034 Filling and excavation material does not cause an obstruction or nuisance in the railway corridor.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

A034.1 Fill, spoil or any other material is not stored in, or adjacent to, the railway corridor.

Complies

No additional railway crossings are required to access the site and the development does not require access to the railway corridor.

Complies

No excavation or filling is proposed in the railway corridor. All work is confined to the development site and road verge.

Complies

No work is required to be carried out within or near the railway corridor therefore it will not have adverse impact on the railway track and /or other infrastructure in the corridor.

Complies

No excavation, boring, piling, blasting, drilling, fill compaction or similar activities are proposed.

Complies

No fill, spoil or any other material will be stored in, or adjacent to, the railway corridor.

Table 2.3 Railway crossings

State Development Assessment Provisions v3.0

State code 2: Development in a railway environment

Performance outcomes

Acceptable outcomes

Response

P035 Development does not require a new level railway crossing.

No acceptable outcome is prescribed.

P036 Development does not adversely impact on the operating performance of an existing railway crossing.

No acceptable outcome is prescribed.

Complies

The proposed development does not require a new level railway crossing.

Complies

The development site is accessed via Railway Street which runs parallel to the corridor. Two railway crossings are already established, one at Albert Street to the northeast of the site and one at Drysdale Street.

No additional crossings are proposed to facilitate the development.

P037 Development does not adversely impact on the safety of an existing railway crossing.

No acceptable outcome is prescribed.

P038 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a railway crossing.

No acceptable outcome is prescribed.

Approximately XX VPD will utilise the existing crossings to access the site. Given the small scale and intensity of the development, it is not anticipated it will add adverse loading to the railway corridor.

Complies

The development does not propose any changes to the existing railway crossings.

Not applicable

The closest crossing is approximately 190m away from the site. No queueing as a result of the development is expected.

Table 2.4 Environmental emissions

Statutory note: Where development is adjacent to a railway with 15 or fewer passing trains per day, compliance with table 2.4 is not required.

Performance outcomes

Acceptable outcomes

Reconfiguring a Lot

Involving the creation of 5 or fewer new residential lots adjacent to a railway or type 2 multi-modal corridor

P039 Development minimises free field noise intrusion

A039.1 Development provides a noise barrier or earth from a railway.

mound which is designed, sited and constructed:

1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);

2. in accordance with:

a. Civil Engineering Standard Specification QR-CTSPart 41 – Part 41, Design and Construction of

Noise Fences/Barriers, Queensland Rail, 2018;

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State code 2: Development in a railway environment

Response

Not applicable

The development is for material change of use only. No new lots are being created.

- b.
- c.

Technical Specification-MRTS15 Noise Fences,
Transport and Main Roads, 2019;
Technical Specification-MRTS04 General
Earthworks, Transport and Main Roads, 2020.

OR

A039.2 Development achieves the maximum free field
acoustic levels in reference table 2 (item 2.1) by
alternative noise attenuation measures where it is not
practical to provide a noise barrier or earth mound.

OR

A039.3 Development provides a solid gap-free fence or
other solid gap-free structure along the full extent of the
boundary closest to a railway.

Involving the creation of 6 or more new residential lots adjacent to a railway
or type 2 multi-modal corridor

P040 Reconfiguring a lot minimises free field noise

A040.1 Development provides a noise barrier or earth
intrusion from a railway.

mound which is designed, sited and constructed:

1. to achieve the maximum free field acoustic levels in
reference table 2 (item 2.1);

2. in accordance with:

a. Civil Engineering Standard Specification QR-CTSPart 41 – Part 41, Design and
Construction of

Noise Fences/Barriers;

b. Technical Specification-MRTS15 Noise Fences,
Transport and Main Roads, 2019;

c. Technical Specification-MRTS04 General
Earthworks, Transport and Main Roads, 2020.

Not applicable

The development is for material change of use only. No
new lots are being created.

OR

A040.2 Development achieves the maximum free field
acoustic levels in reference table 2 (item 2.1) by
alternative noise attenuation measures where it is not
practical to provide a noise barrier or earth mound.

Material change of use (accommodation activity)

Ground floor level requirements adjacent to a railway or type 2 multi-modal
corridor

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P041 Development minimises noise intrusion from a railway in private open space at the ground floor.

A041.1 Development provides a noise barrier or earth mound which is designed, sited and constructed:

1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for private open space at the ground floor level;

2. in accordance with:

a. Civil Engineering Standard Specification QR-CTSPart 41 – Part 41, Design and Construction of

Noise Fences/Barriers, Queensland Rail, 2018;

b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;

c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.

Not applicable

The development is for a transport depot.

OR

P042 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from the railway in habitable rooms at the facade of the ground floor level.

A041.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space at the ground floor level by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

A042.1 Development (excluding a relevant residential

Not applicable

building or relocated building) provides a noise barrier or

The development is for a transport depot.

earth mound which is designed, sited and constructed:

1. to achieve the maximum building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level;

2. in accordance with:

a. Civil Engineering Standard Specification QR-CTSPart 41 – Part 41, Design and Construction of

Noise Fences/Barriers, Queensland Rail, 2018;

b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;.

c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.

OR

A042.2 Development (excluding a relevant residential building or relocated building) achieves the maximum

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building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound. No acceptable outcome is prescribed.

P043 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in Table 3 (item 3.1).

Above ground floor level requirements (accommodation activity) adjacent to a railway or type 2 multi-modal corridor

P044 Balconies, podiums and roof decks include:

No acceptable outcome is prescribed.

1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);
2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and roof decks

P045 Habitable rooms (excluding a relevant residential

No acceptable outcome is prescribed.

building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).

Not applicable

The development is for a transport depot.

Not applicable

The development is for a transport depot.

Not applicable

The development is for a transport depot.

Material change of use (other uses)

Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor

P046 Development:

No acceptable outcome is prescribed.

Not applicable

1. provides a noise barrier or earth mound that is

The development is for a transport depot.

designed, sited and constructed:

- a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas;
- b. in accordance with:

i.

Civil Engineering Standard Specification QRCTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018;

ii.

Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;

iii.

Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or

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State code 2: Development in a railway environment

2. achieves the maximum free field acoustic level in reference table (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

P047 Development involving a childcare centre or educational establishment:

1. provides a noise barrier or earth mound that is designed, sited and constructed:

a. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);

b. in accordance with:

i.

Civil Engineering Standard Specification

QR-CTS-Part 41 – Part 41, Design and

Construction of Noise Fences/Barriers,

Queensland Rail, 2018; or

No acceptable outcome is prescribed.

Not applicable

The development is for a transport depot.

2. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

P048 Development involving:

No acceptable outcome is prescribed.

Not applicable

1. indoor education areas and indoor play areas; or

The development is for a transport depot.

2. sleeping rooms in a childcare centre; or

3. patient care areas in a hospital;

achieves the maximum internal acoustic level in reference table 3 (items 3.2, 3.3 and 3.4).

Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor

P049 Development involving a childcare centre;

No acceptable outcome is prescribed.

Not applicable

or educational establishment which have balconies,

The development is for a transport depot.

podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from the railway are provided with:

1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); and

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2.

highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and elevated outdoor play areas.

P050 Development including:

1. indoor education areas and indoor play areas in a childcare centre or educational establishment; or
2. sleeping rooms in a childcare centre; or
3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).

Air, light and vibration

P051 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a railway.

No acceptable outcome is prescribed.

Not applicable

The development is for a transport depot.

A051.1 Each dwelling or unit has access to a private open space which is shielded from a railway by a building, noise barrier, solid gap-free fence, or other solid gap-free structure.

OR

P052 Patient care areas within hospitals are protected from vibration impacts from a railway.

A051.2 Each outdoor education area and outdoor play area is shielded from a railway by a building, noise barrier, solid gap-free fence, or other solid gap-free structure.

A052.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s^{1.75}.

AND

P053 Development is designed and sited to ensure light from infrastructure within, and use of, a railway does not:

1. intrude into buildings during night hours (10pm to 6am); and
2. create unreasonable disturbance during evening hours (6pm to 10pm).

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A052.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of 0.4m/s^{1.75}.

No acceptable outcomes are prescribed.

Not applicable

The development is for a transport depot.

Table 2.5 Development in a future railway corridor
Performance outcomes
Acceptable outcomes
P054 Development does not impede the planning, design and delivery of rail transport infrastructure in a future railway corridor.

A054.1 Development is not located in a future railway corridor.

OR both of the following acceptable outcomes apply:

Response

Complies

The development is not located in the vicinity of any future railway corridors and no planned upgrades are shown on the mapping.

A054.2 The intensification of lots does not occur within a future railway corridor.

AND

P055 Development, including filling, excavation, building foundations and retaining structures do not undermine or cause subsidence of a future railway corridor.

P056 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future railway corridor.

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State code 2: Development in a railway environment

A054.3 Development does not result in the landlocking of parcels once a future railway corridor is delivered.

No acceptable outcome is prescribed.

No acceptable outcome is prescribed.

Complies

The development is not located in the vicinity of any future railway corridors and no planned upgrades are shown on the mapping.

Complies

The development is not located in the vicinity of any future railway corridors and no planned upgrades are shown on the mapping.

