



# DANYA COOK TOWN PLANNING

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M: 0422 051 263 E: [danyacook@danyacooktownplanning.com.au](mailto:danyacook@danyacooktownplanning.com.au)  
ABN: 65 945 966 479 | DANYA ELIZABETH COOK

2 February 2024

Office of the Coordinator-General  
State Development and Infrastructure  
PO Box 15517  
**CITY EAST QLD 4002**

Correspondence Sent Via Email: [sdainfo@coordinatorgeneral.qld.gov.au](mailto:sdainfo@coordinatorgeneral.qld.gov.au)

Attention: Planning and Services

Dear Sir / Madam,

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## SDA APPLICATION FOR A MATERIAL CHANGE OF USE

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<b>Property Description:</b>	Lot 2 on RP83073
<b>Property Address:</b>	51 River Road, Fairymead QLD 4670
<b>Proposed Development:</b>	SDA Application for a Material Change of Use for a Dwelling House and Shed
<b>Local Government:</b>	Bundaberg Regional Council
<b>State Development Area (SDA):</b>	Bundaberg SDA
<b>Planning Instrument:</b>	Bundaberg SDA Development Scheme 2017
<b>DC Town Planning Reference:</b>	2024-02
<b>On Behalf Of:</b>	Liza Graney and Paul Jacobsen

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### 1.0 PREAMBLE

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Danya Cook Town Planning has been engaged by the applicants, Liza Graney and Paul Jacobsen, to prepare an application for a Material Change of Use for a Dwelling House and Shed on land described as Lot 2 on RP83073, situated at 51 River Road, Fairymead QLD 4670.

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### 2.0 SITE OVERVIEW

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#### Site Description

The subject site is described as Lot 2 on RP83073, situated at 51 River Road, Fairymead QLD 4670 and comprising an area of 28010m<sup>2</sup> (2.801ha).

The site features a double storey three (3) bedroom Dwelling House and Shed. It is noted that sheep and pigs are kept at the property for farming purposes.

The site is set against a peaceful rural background, as demonstrated by the Aerial Image provided at **Figure 1** below. The land features frontage to River Road, which traverse the site's southern boundary. River Road is constructed to a sealed bitumen formation and is well-linked with the wider road network.

The property is conveniently located approximately 10km from Bundaberg. A Locality Map is provided a **Figure 2** below, identifying the location of the subject site in relation to the surrounding area.



Figure 1: Aerial Image

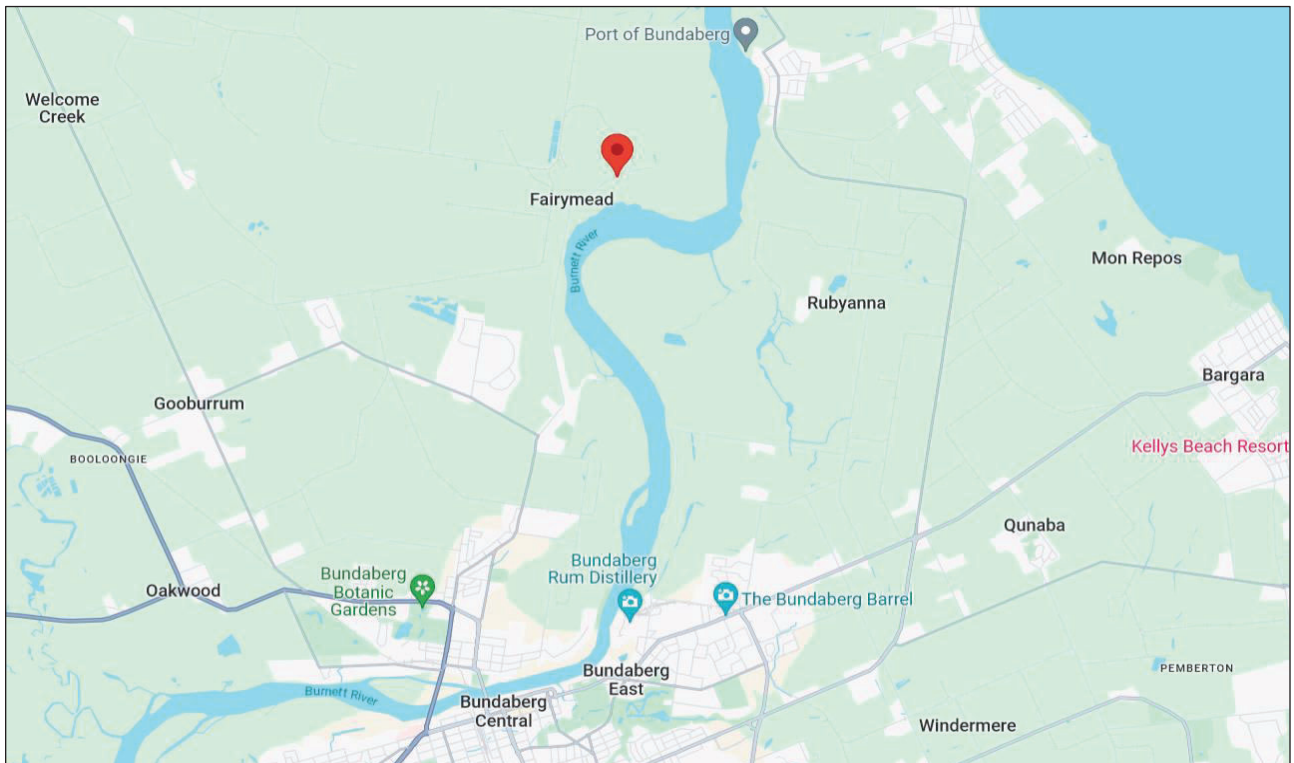


Figure 2: Locality Map



# DANYA COOK TOWN PLANNING

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## Current Registered Landowners

The Current Registered Landowners of Lot 2 on RP83073 are Liza Graney and Paul Jacobsen.

## **3.0 PROPOSED DEVELOPMENT**

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The applicants and landowners, Liza and Paul, seek retrospective approval for a recently constructed double storey three (3) bedroom Dwelling House and detached Shed on land described as Lot 2 on RP83073, situated at 51 River Road, Fairymead QLD 4670.

The Dwelling House was constructed via owner builder in support of Liza and Paul undertaking the building project themselves. Liza and Paul were not aware that their property was included within the Bundaberg State Development Area (SDA), and did not realise that approval for a Material Change of Use for a Dwelling House and Shed was first required from the Coordinator-General, hence, the purpose of this application; to seek retrospective approval for the recently constructed structures located on-site.

In support of this application, please find attached: -

- Appendix A: Owner Builder Certificate.
- Appendix B: Design Plans, prepared by the applicants and landowners.
- Appendix C: Shed Plans, prepared by Bushman Sheds.
- Appendix D: Form 12 Aspect Inspection Certificate, supplied by Engineers Queensland.

## Flood Hazard

It is acknowledged that the Flood Hazard Overlay impacts the site.

The Burnett River comprises a catchment of approximately 33,210km<sup>2</sup>.

Rainfall and river levels are monitored within the catchment; hence, a Flooding Early Warning System is in place. Flood peaks occur in Bundaberg several days after rainfall in the upper catchment.

The most severe flood record for the river was in 2013 when 5000 people were evacuated and 4040 houses were directly affected in areas of Bundaberg and the surrounding area. The Fairymead area was directly affected with some residents evacuated and some staying in their homes. There was little damage to dwellings, however, damage was sustained to vehicles, machinery, fencing, crops, etc.

The Dwelling House was constructed to the required habitable floor height to ensure compliance with authority requirements.

In consideration of the above and the historic flood records for the Burnett River, it can be established that the site is not subject to unacceptable flood risk, as the land comprises less than 1% chance of flooding.

## **4.0 BUNDABERG STATE DEVELOPMENT AREA DEVELOPMENT SCHEME 2017**

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### Overview

State Development Areas (SDAs) are areas declared by regulation under the State Development and Public Works Organisation Act 1971 (SDPWO Act).

The Bundaberg State Development Area (SDA) was declared in February 2017 by regulation.

### Precinct Designation

The Bundaberg SDA has five (5) precinct designations.

The subject site is included within the Rural Uses Precinct, in accordance with Bundaberg State Development Area Development Precinct Map BUSDA\_001\_004 of the Bundaberg SDA Development Scheme 2017, an extract copy of which is provided at **Figure 3** below.



The preferred development intent for the Rural Uses Precinct is described in accordance with Part 2.4 - Bundaberg SDA Development Precincts, Section 2.4.4 Rural Uses Precinct - Preferred Development Intent of the Bundaberg SDA Development Scheme 2017, as follows:

- (1) *The preferred development intent for the Rural Uses Precinct is described below.*
  - (a) *This precinct will primarily accommodate the ongoing operation of productive agricultural uses and other rural activities.*
  - (b) *Development does not compromise the environmental values of the adjoining environmental management precinct.*
  - (c) *Development may be appropriate within the precinct, where impacts on flood characteristics, the viability of the agricultural land and environmental values can be managed.*
  - (d) *Sensitive uses that limit the ability to establish and operate industry within this precinct and in surrounding precincts are unlikely to be supported.*
  - (e) *The precinct may accommodate linear infrastructure of regional and State significance.*

**Comment**

The development of a Dwelling House and Shed at the subject site does not negatively impact the preferred development intent for the Rural Uses Precinct and remains in character with adjoining and surrounding development.

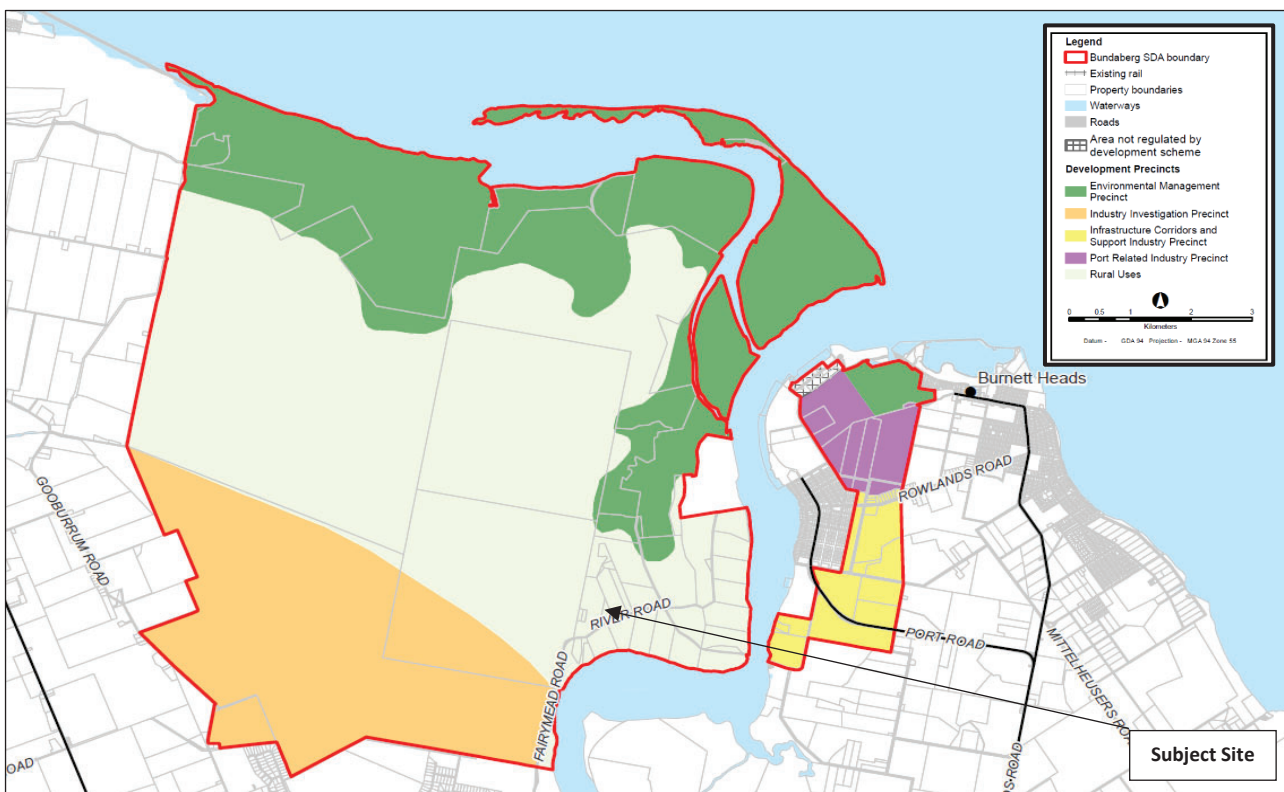


Figure 3: Bundaberg State Development Area Development Precinct Map BUSDA\_001\_004

It is acknowledged that the Rural Uses Precinct is intended to primarily accommodate the ongoing operation of productive agricultural uses and other rural activities. As noted above, under Section 2.0 – Site Overview, sheep and pigs are kept at the property for farming purposes. Accordingly, the Dwelling House and Shed does not limit the ability of the land to operate farming activities within the Rural Uses Precinct, but rather support it.

**Use Definition**

In accordance with Schedule 1—Definitions, Part 2 – Development of the Bundaberg State Development Area Development Scheme 2017, a Dwelling House is defined as follows:





## DANYA COOK TOWN PLANNING

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*Dwelling House: - means a residential use of premises involving:*

- (a) One (1) dwelling for a single household and any domestic outbuildings associated with the dwelling; or*
- (b) One (1) dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.*

### **Level of Assessment**

In accordance with Table 4 - Regulated Development within the Rural Uses Precinct of the Bundaberg SDA Development Scheme 2017, Material Change of Use (All Uses) within the Precinct are Assessable Development.

### **5.0 SUMMARY**

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This application has been prepared on behalf of Liza Graney and Paul Jacobsen, in support of a Material Change of Use for a Dwelling House and Shed on land described as Lot 2 on RP83073, situated at 51 River Road, Fairymead QLD 4670.

The proposal conforms with relevant planning provisions and legislation, and demonstrates compliance with the applicable planning framework.

Thus, on behalf of Liza Graney and Paul Jacobsen, it is recommended that the Coordinator-General issue approval, subject to reasonable and relevant conditions.

Kind regards,

A handwritten signature in cursive script that reads 'Danya Cook'.

Danya Cook B.Urb.Reg.Plan  
Director / Principal Town Planner

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# DANYA COOK TOWN PLANNING

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Appendix A

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## Owner Builder Certificate



This is to certify that

**Liza Graney**

has fulfilled the requirements for

**10274NAT Course in Preparation for Owner  
Builder Permit**

.....  
Gregory Christodoulou, CEO

Date: **09 May 2021**

Certificate ID: **510771**

South Pacific Training Group Pty Ltd trading as  
**AUSTRALIAN OWNER BUILDER CENTRE**  
A.B.N 36 131 189 136  
Registered Training Organisation (RTO ID 91528)  
PO Box 575 STRAWBERRY HILLS NSW 2012  
**Ph:** 1300 730 752  
**E:** [info@ownerbuildercentre.com.au](mailto:info@ownerbuildercentre.com.au)  
**W:** [www.ownerbuildercentre.com.au](http://www.ownerbuildercentre.com.au)

Certificate Verification



Scan this code with a QR  
scanner app for verification.





# DANYA COOK TOWN PLANNING

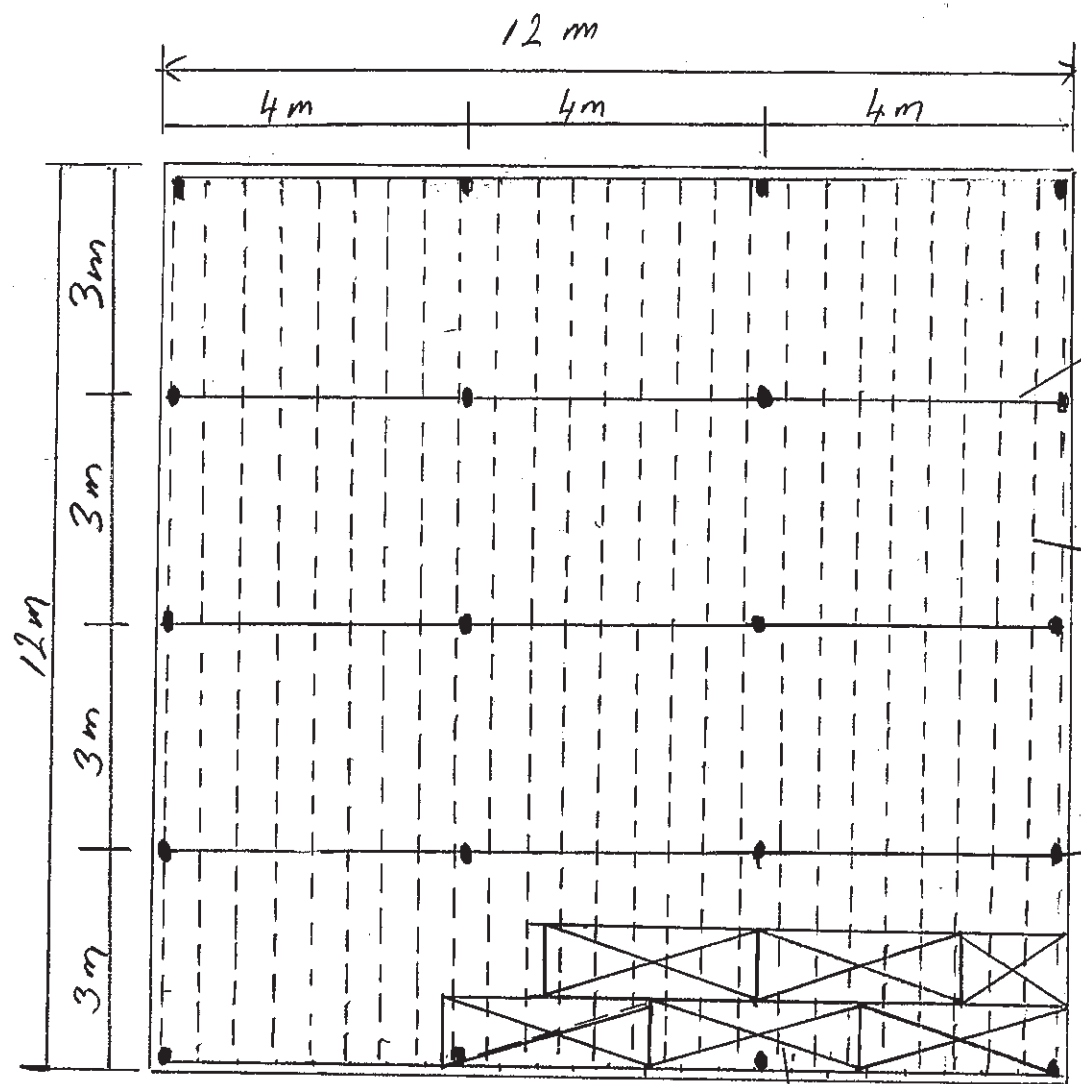
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Appendix B

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## Design Plans

# Sub floor

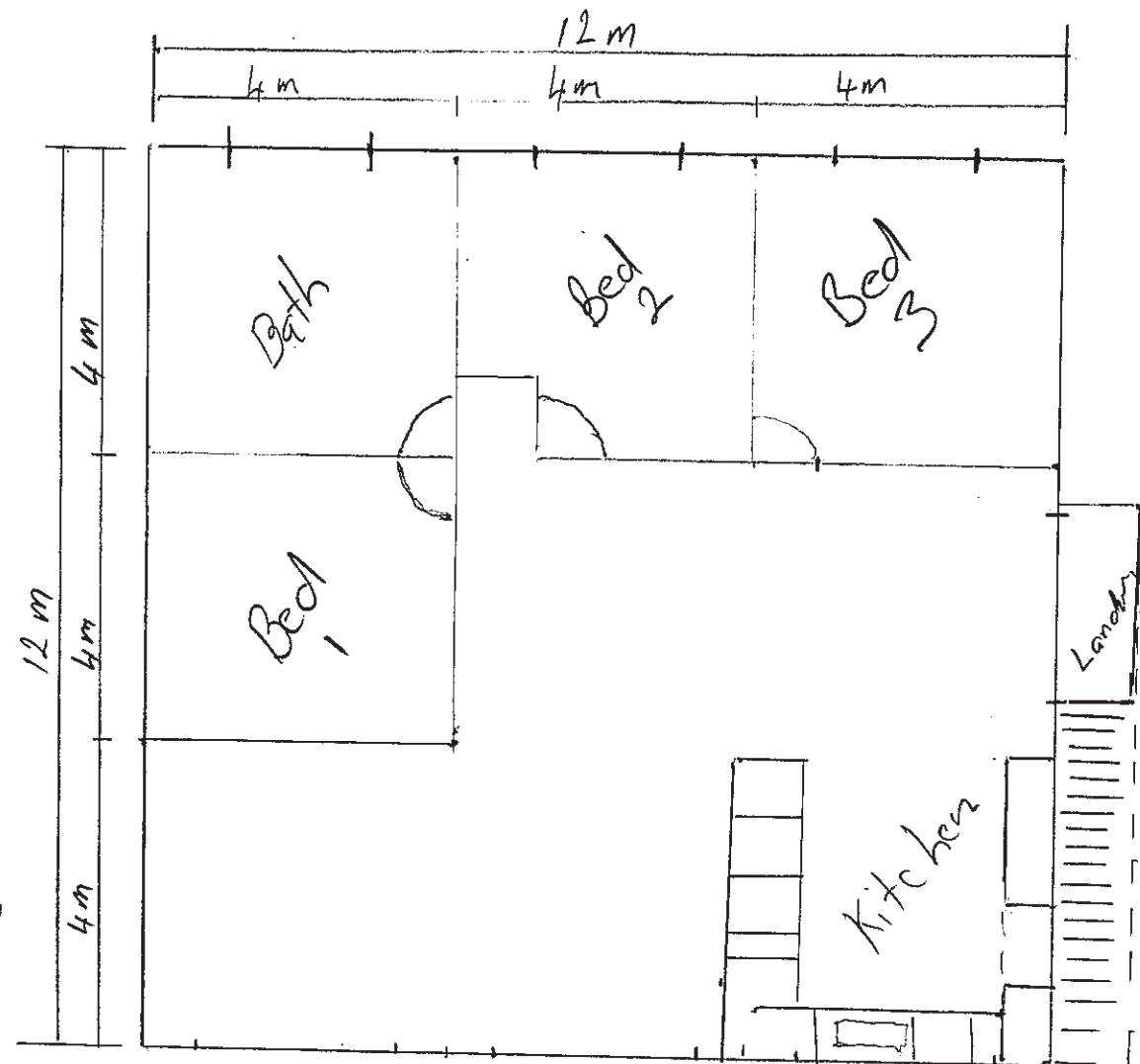


steel Beams  
125x75x5mm

□ Purlins 200mmx2.4mm thick  
450mm Centre

steel Posts 75mmx75mmx5mm

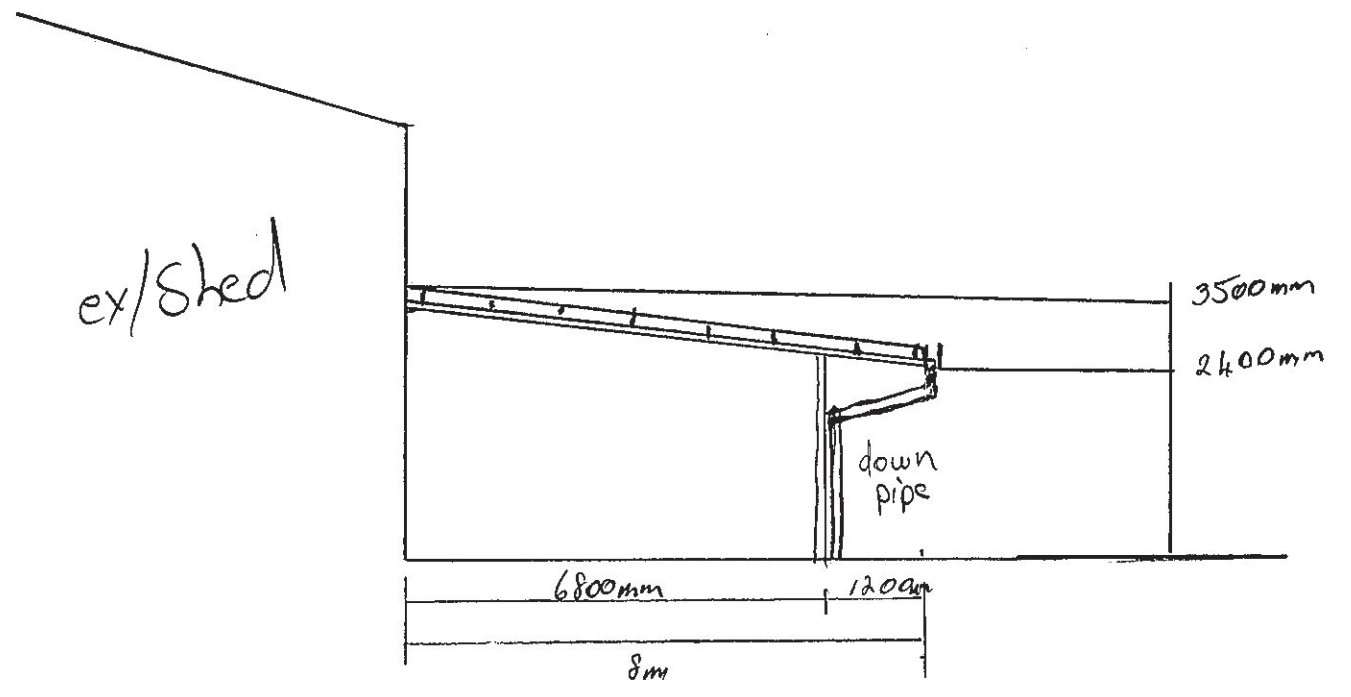
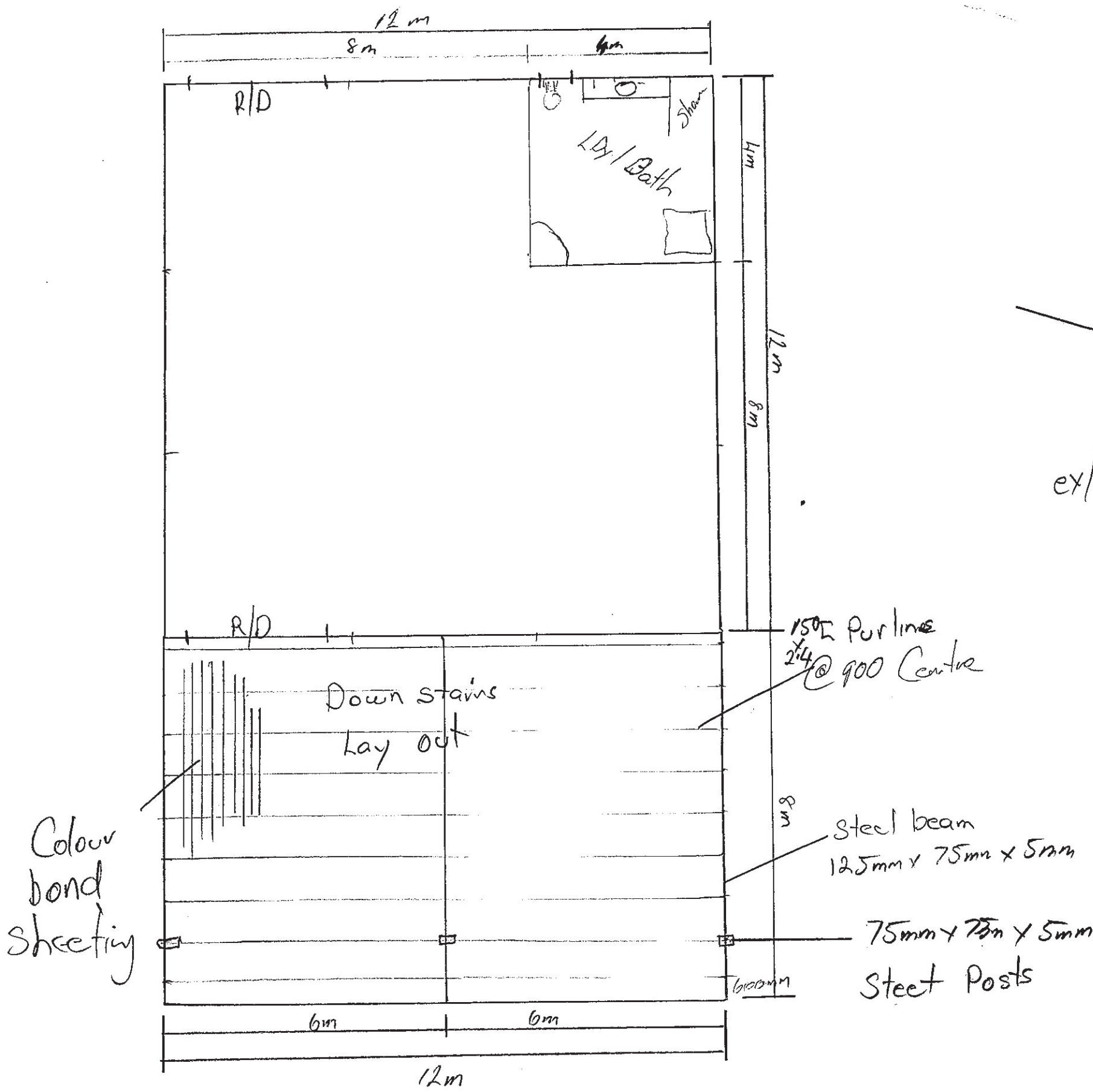
yellow Tongue  
flooring



Paul Jacobsen - Liza Graney  
51 River Road  
Fairymead Bundaberg  
4670 Lot 2 RP 83073

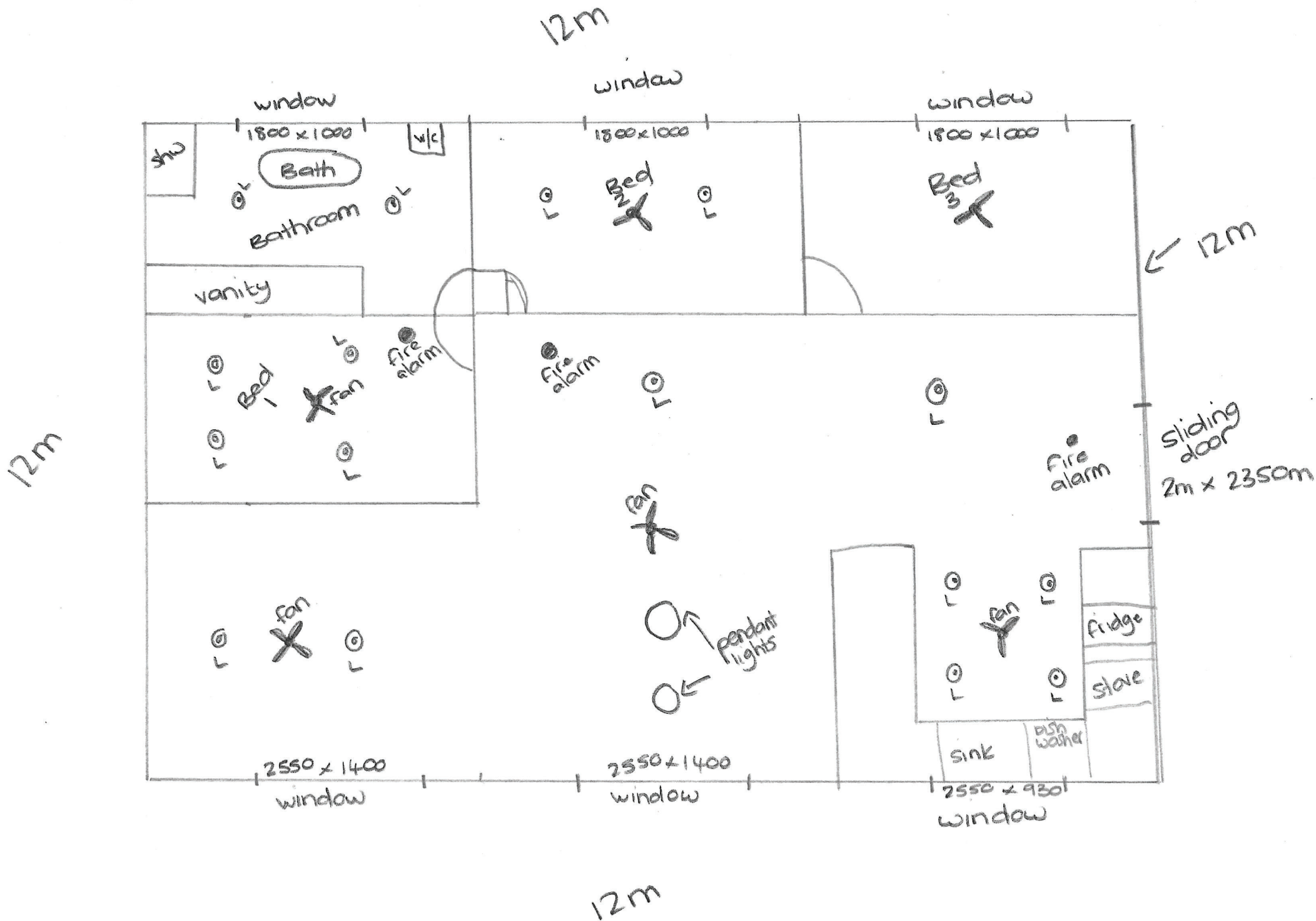
Scale 1:100

Plain lay out  
up Stairs

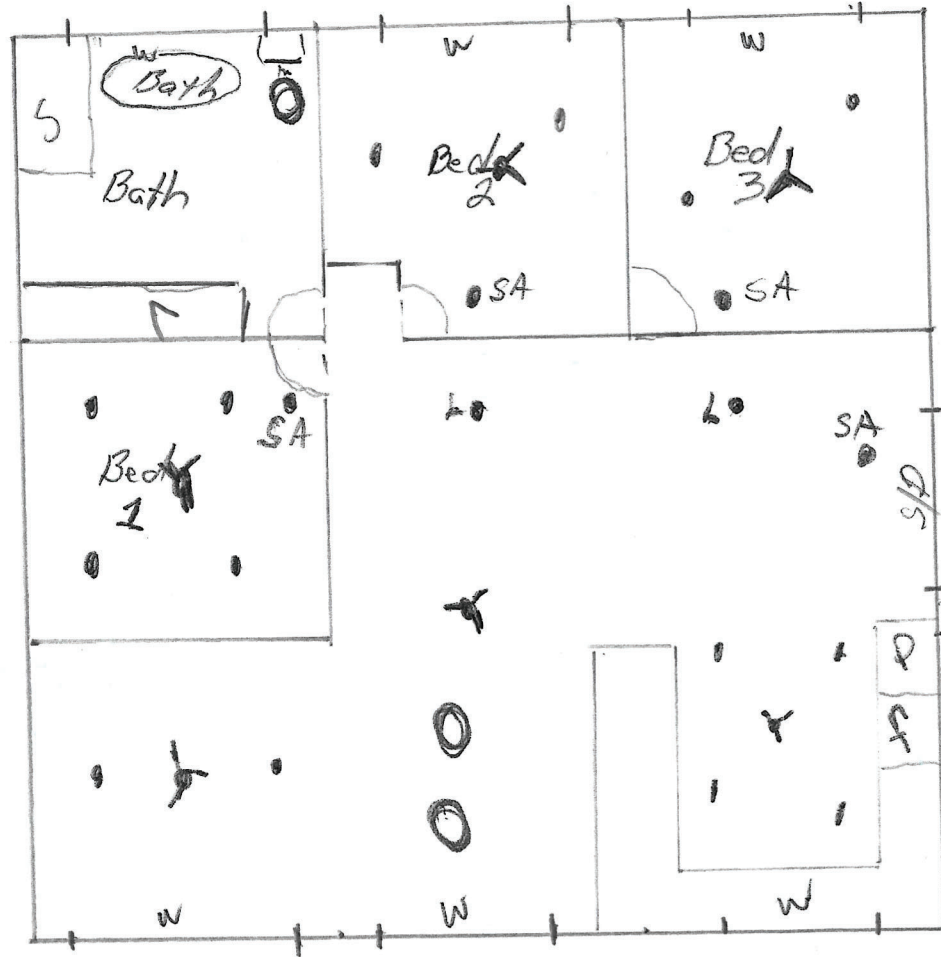


Paul Jacobsen  
 Liza Graney  
 51 River Road  
 Fairymead  
 Bundaberg 4670  
 Lot 2 RP 83073



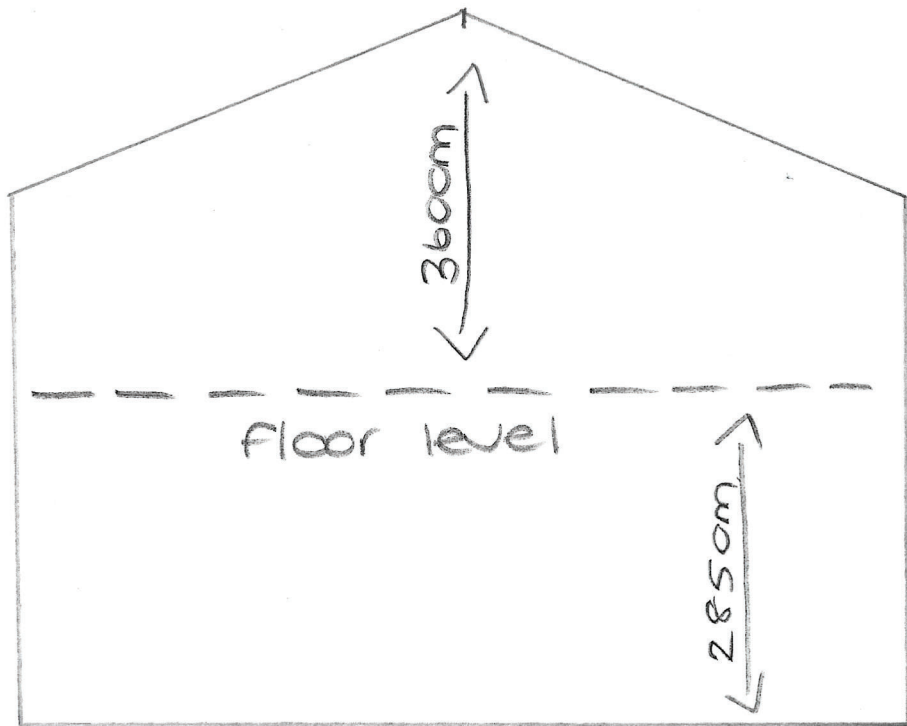


# UP Stair

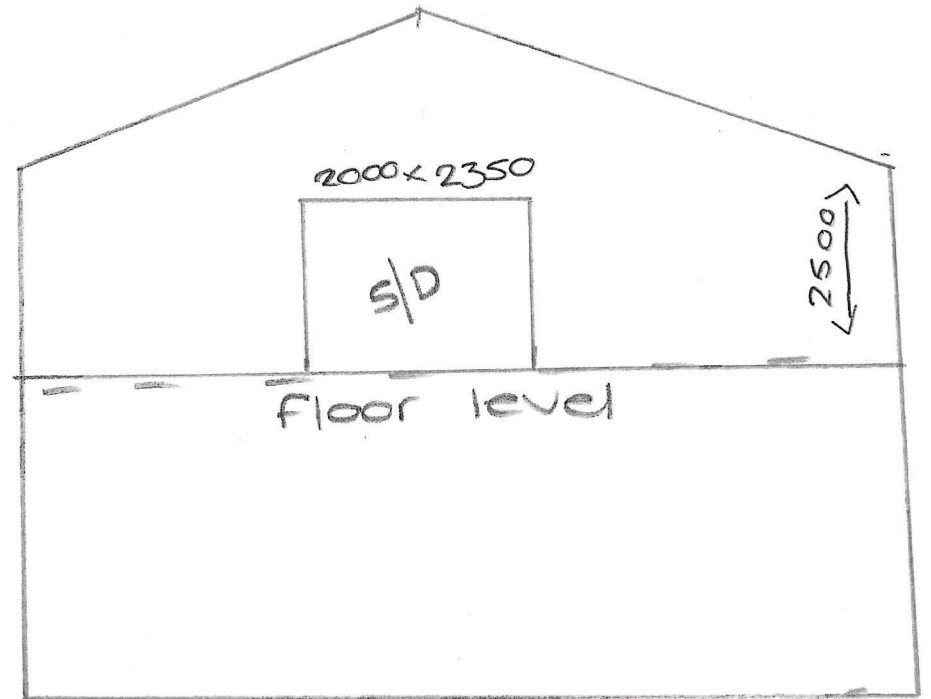


12 m

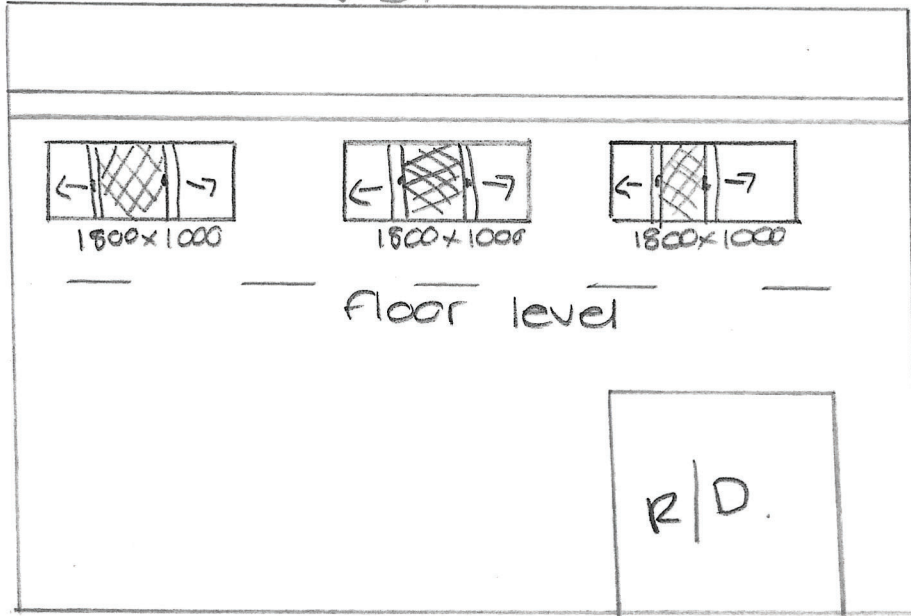
12 m



West



East

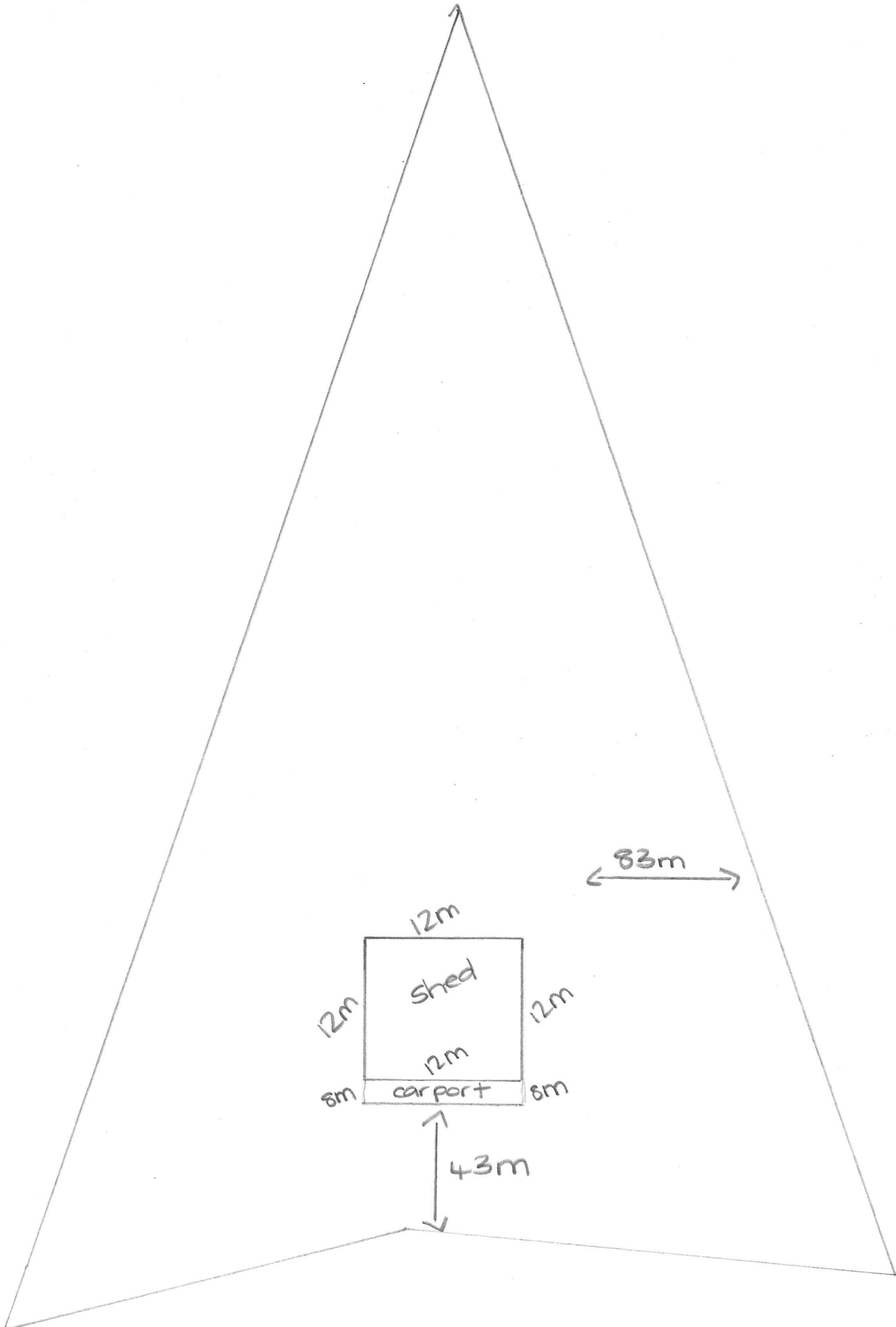


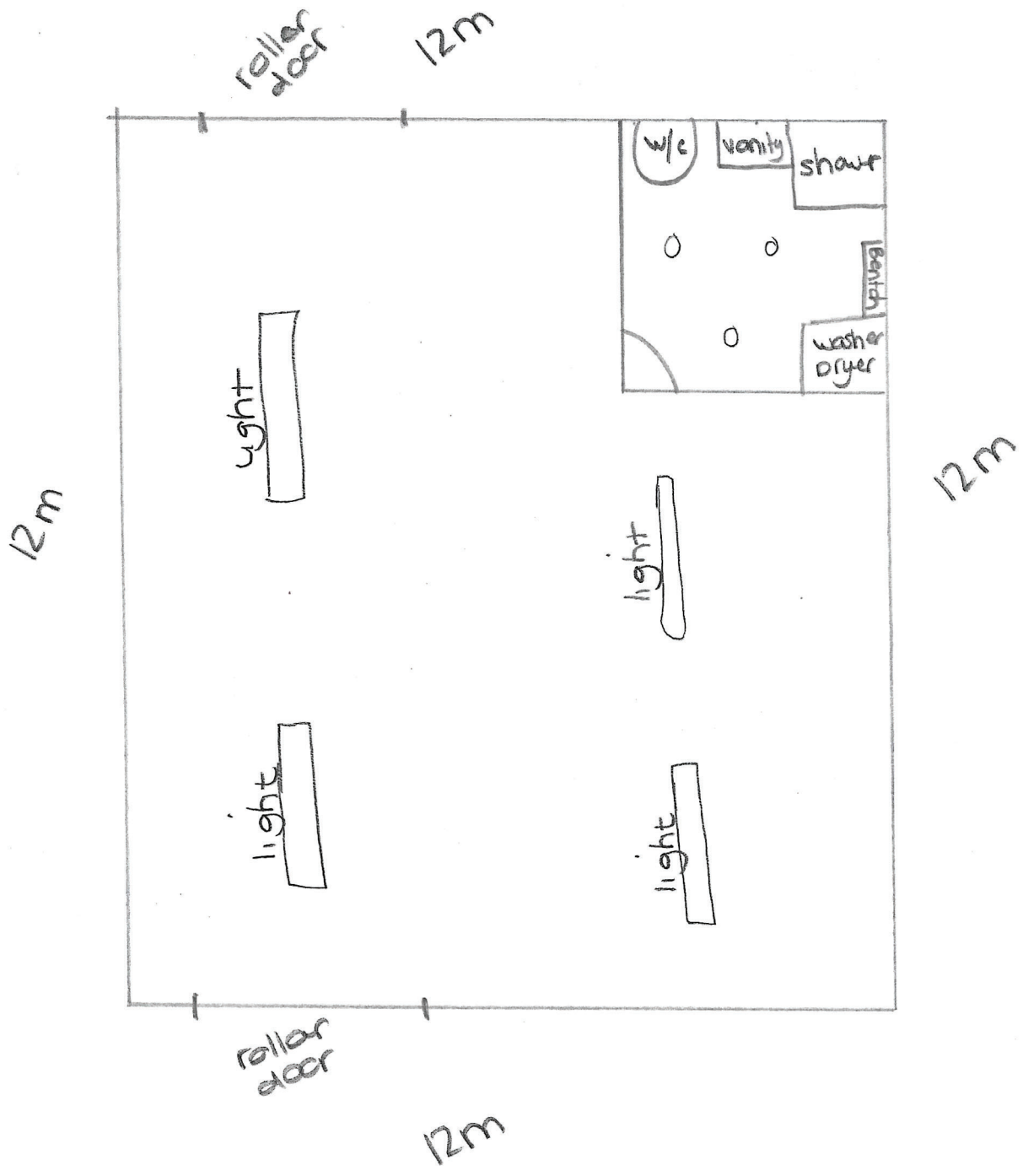
North

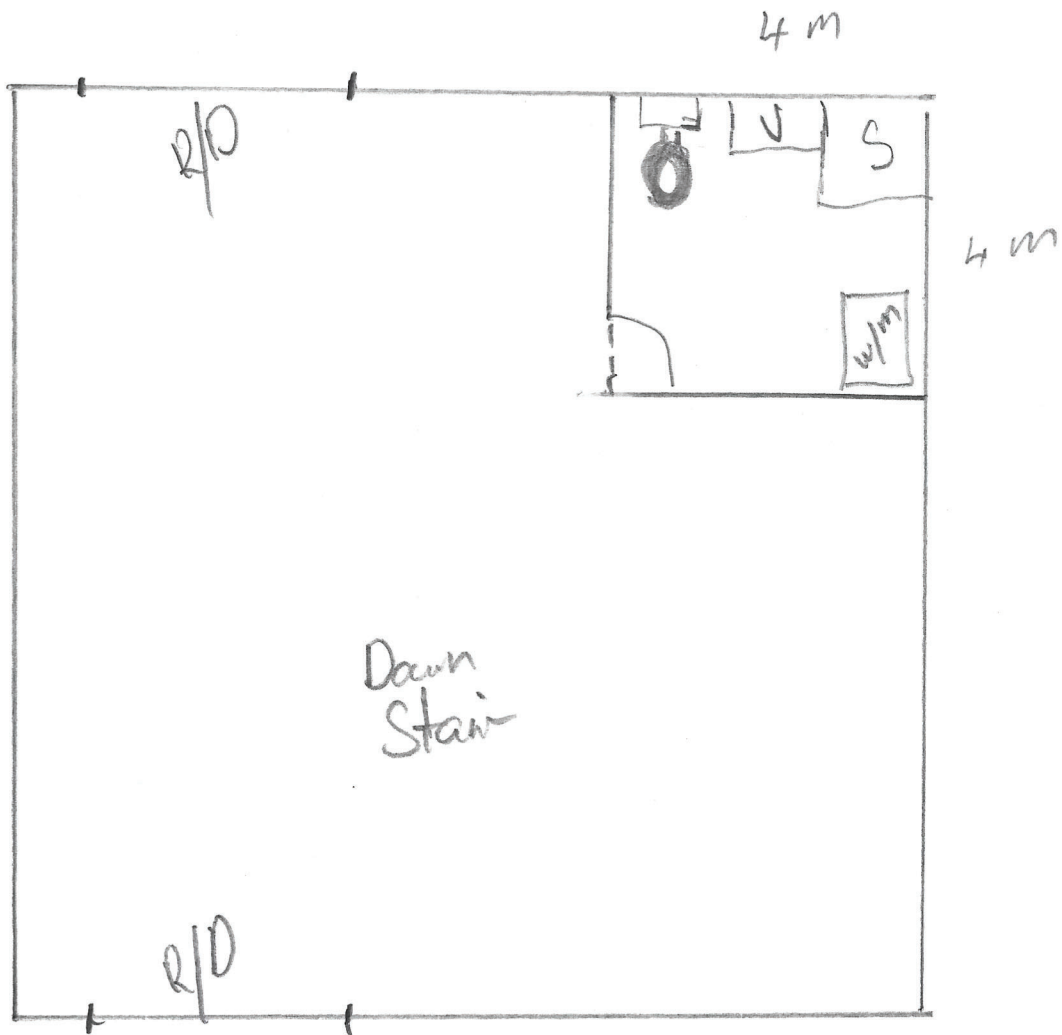


South

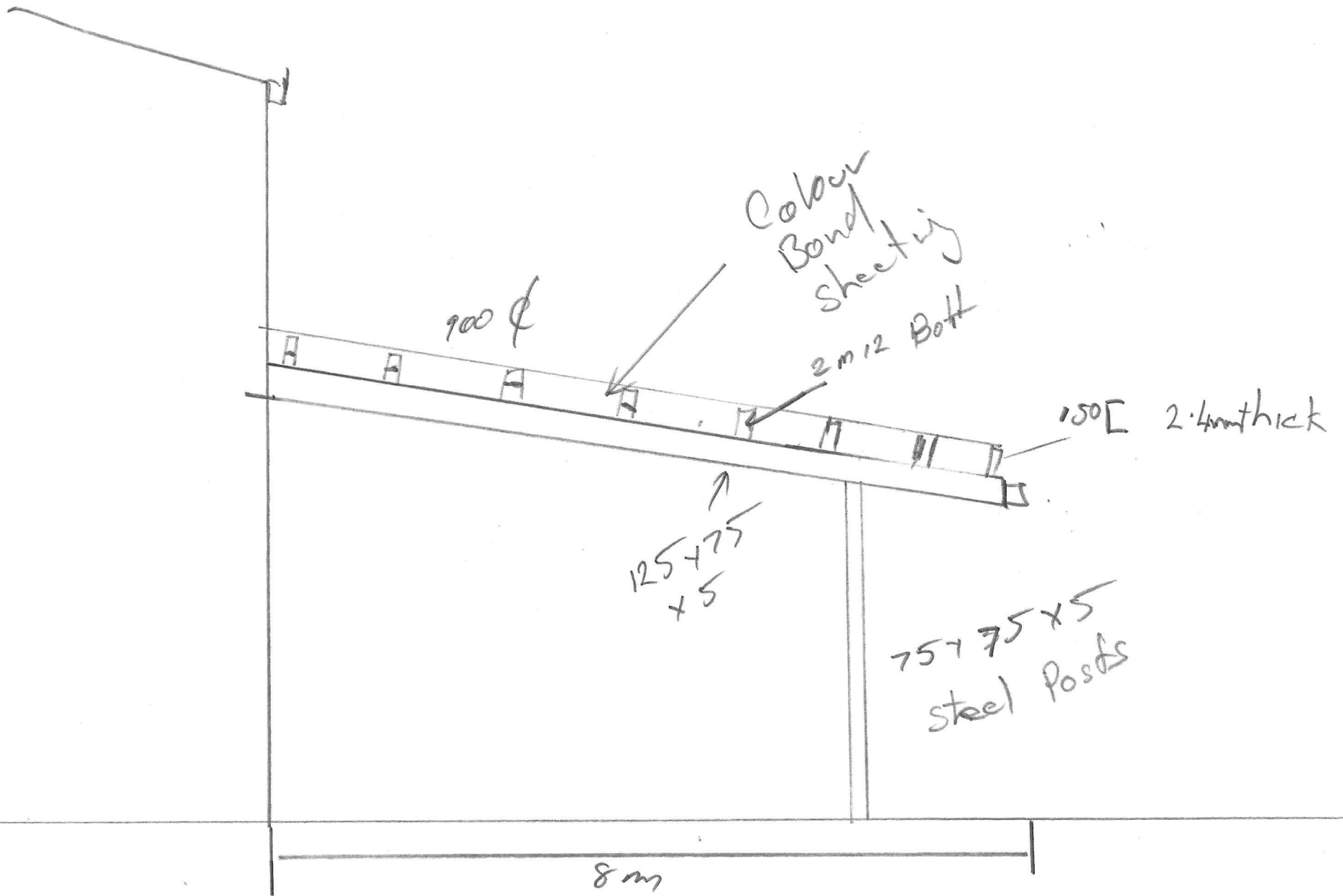












900  $\phi$

Colour  
Bond  
Sheeting

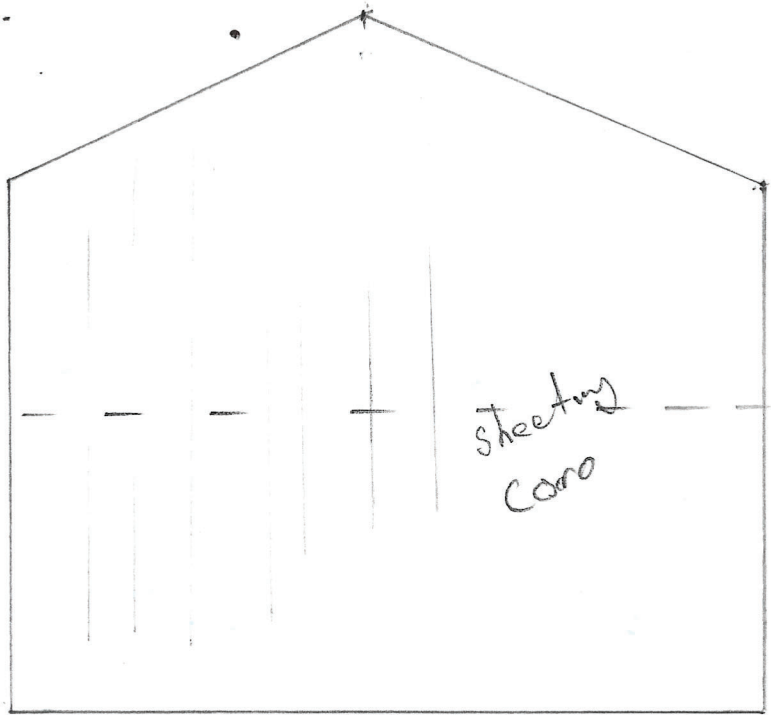
2m12 Bolt

150 [ 2.4mm thick

125x75  
x5

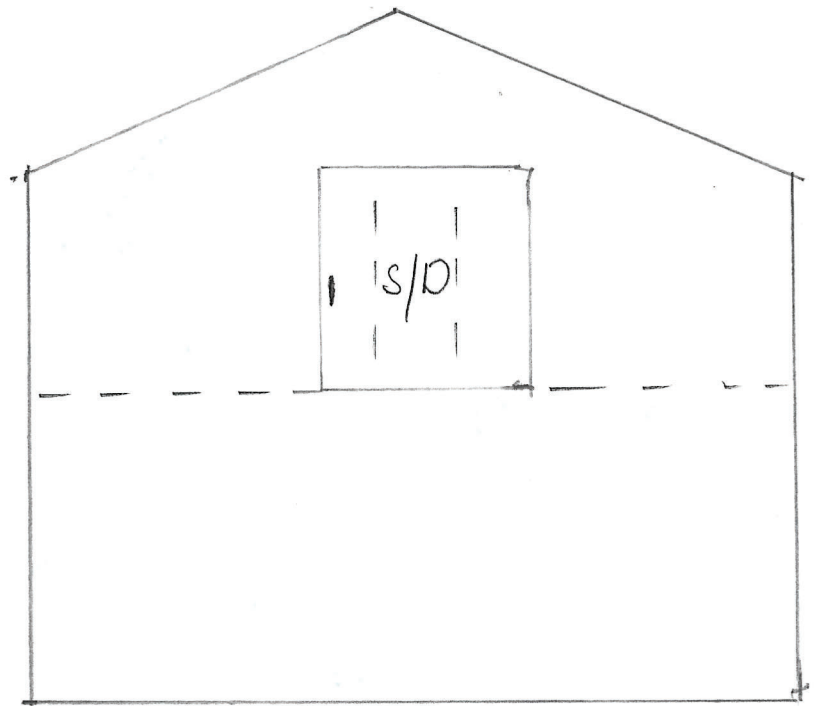
75x75x5  
steel posts

8m

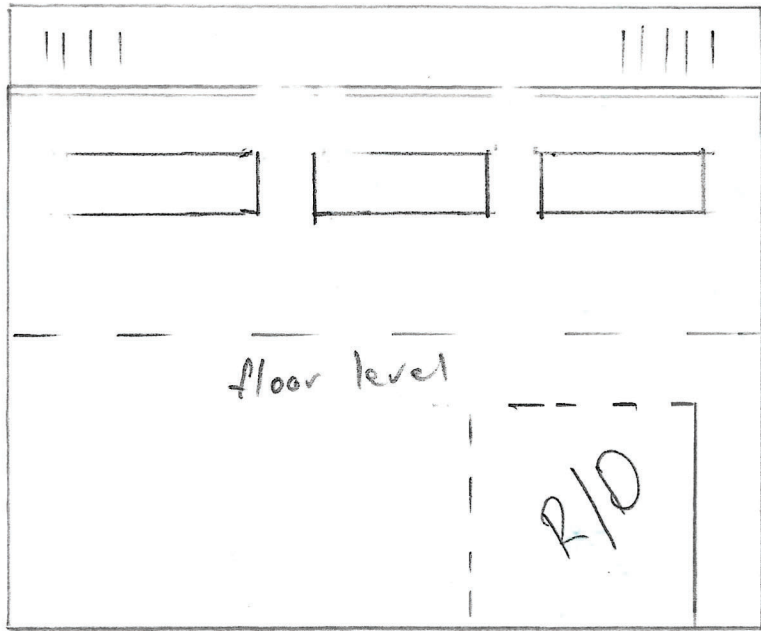


sheeting  
Cano

West



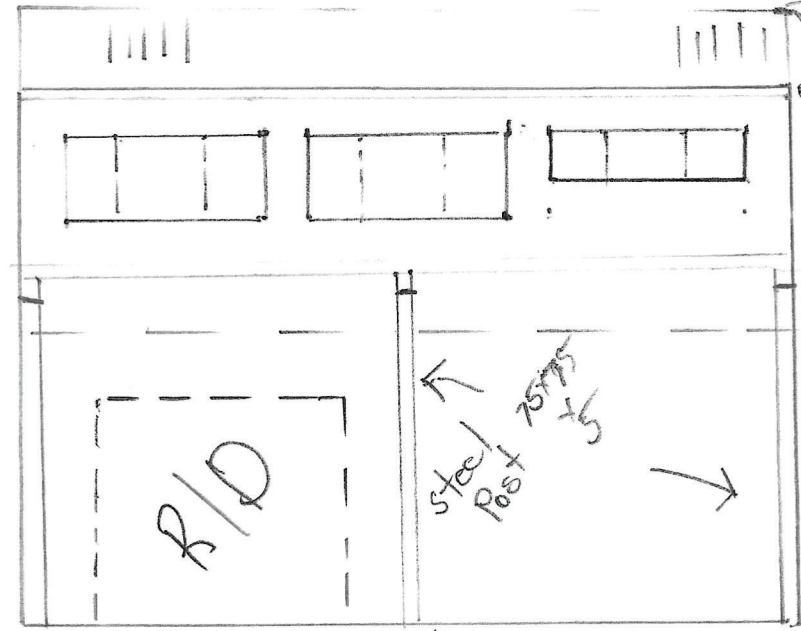
EAST



floor level

R/O

North



Ridge  
line  
Gutter

Garport  
Gutter

steel  
post 75x75  
x 5

R/O

South



# DANYA COOK TOWN PLANNING

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Appendix C

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## Shed Plans

**NOTES**

- THE ROLLER DOOR NEED TO MAKE 300MM SLOPE WITH 35MM FALL.
- THE ON SLAB BRACKETS ARE ONLY TO BE USED FOR THE COLUMNS.
- THE ENDWALL MULLIONS ARE TO BE FIXED DOWN WITH 4/16X190 CHEMSETS.
- THE ROLLER DOOR MULLIONS ARE TO BE FIXED DOWN WITH 2/12X100 DYNABOLTS.
- SLAB & FOOTING HAS BEEN DESIGNED TO CLASS H1. ANY VARIANCE CONSULT ENGINEER.
- THE INSTALLER'S RESPONSIBILITY TO VERIFY THE SOIL CAPACITY DURING THE INSTALLATION.

**FOOTING SCHEDULE**

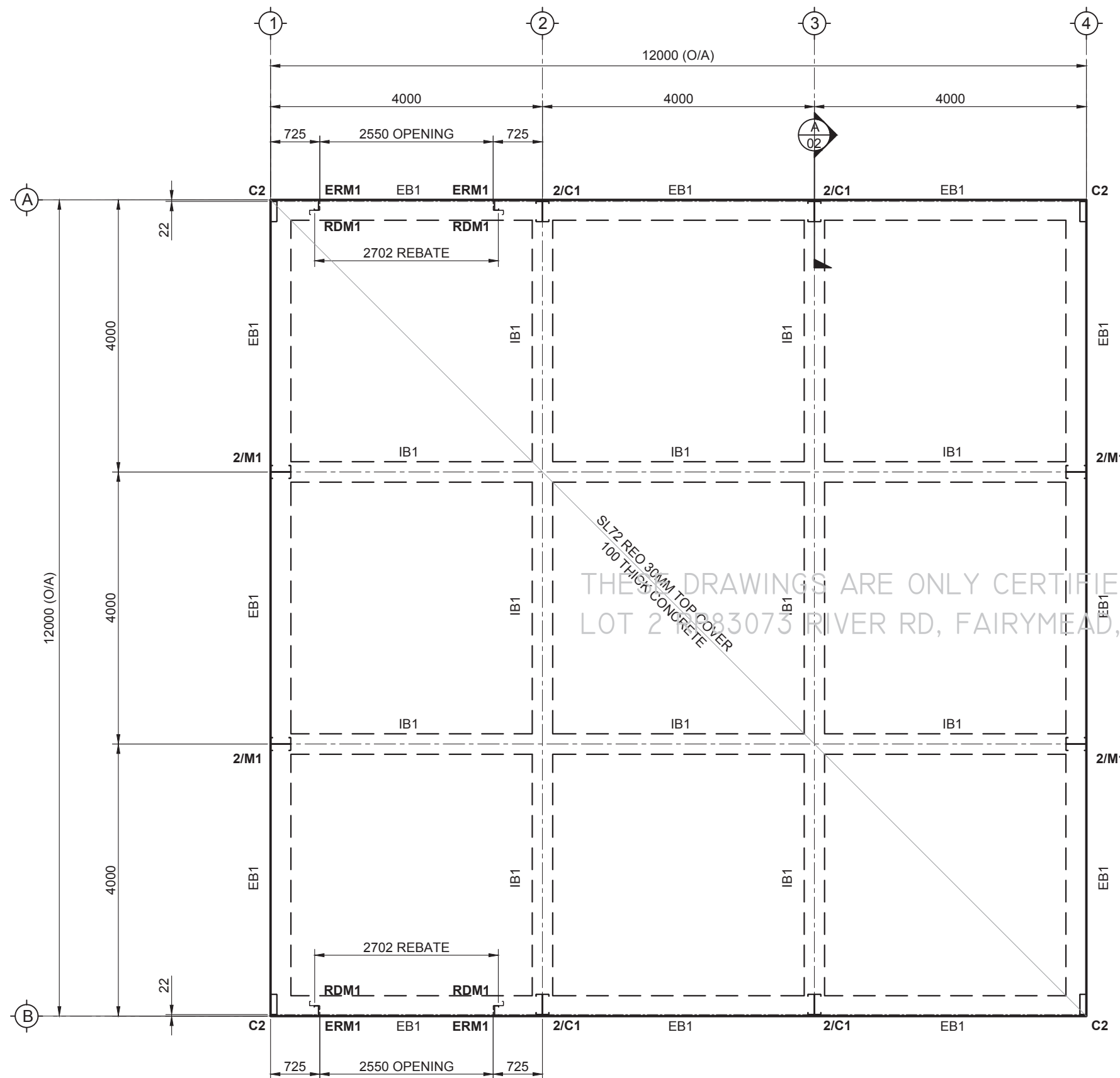
MARK	FOOTING SIZES	REINFORCEMENT	DESCRIPTION
EB1	300W x 400D	3-L11 TM BTM	EDGE BEAMS
IB1	300W x 400D	3-L11 TM BTM	INTERNAL BEAMS

**RAFT SLAB NOTES:**

- 100mm THICK RAFT SLAB - SL72 REO 30MM TOP COVER
- 300W x 400D MIN. EDGE & INTERNAL BEAMS
- 3-L11 TM (BTM)
- GRADE N25 CONCRETE.
- 0.2mm THICK POLYTHENE MOISTURE BARRIER
- ALL BEAMS TO BE FOUNDED A MIN. OF 100mm INTO NATURAL STIFF CLAY WITH MIN. BEARING CAPACITY OF 150kPa.

**NOTES:**

- CLASS "H1" SITE SOIL TEST REFERENCE TO C.M TESTING SERVICE - ROHD FOUR PTY LTD
- JOB REFERENCE: BC13915
- DATE: 21 JAN 2020



**RAFT SLAB PLAN**  
SCALE 1:70

NO.	DATE	CHECKED BY	DESCRIPTION
B	27 Apr 21	THG	ISSUED FOR APPROVAL
A	19 Apr 21	THG	ISSUED FOR APPROVAL
REVISIONS			



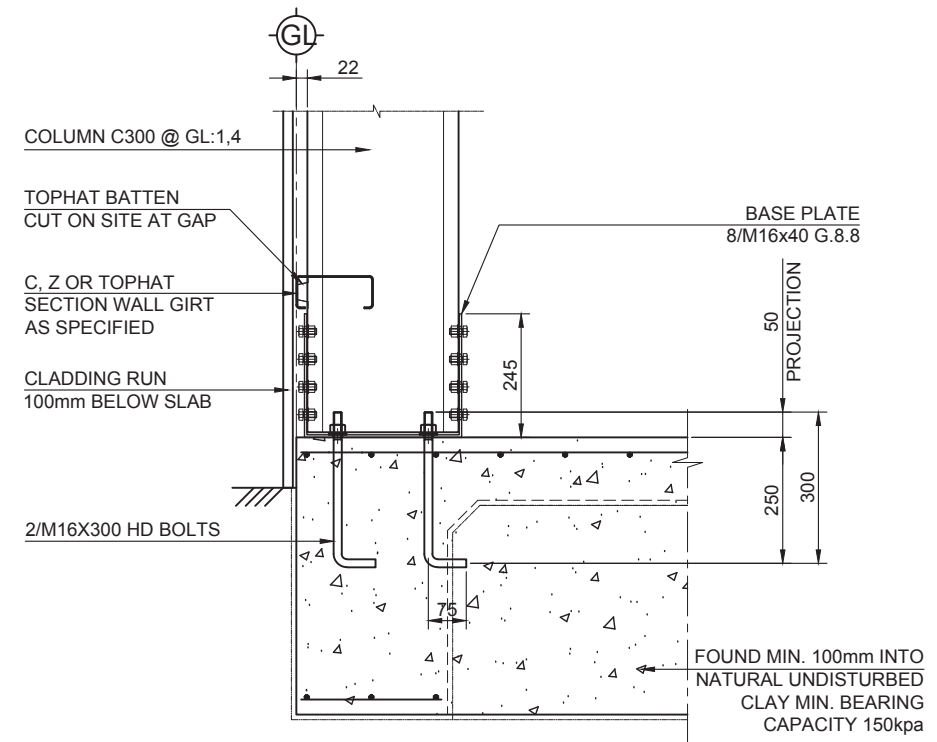
PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:  
**RAFT SLAB PLAN**  
**FOR A SHED 12.0M x 12.0M x 5.7M**

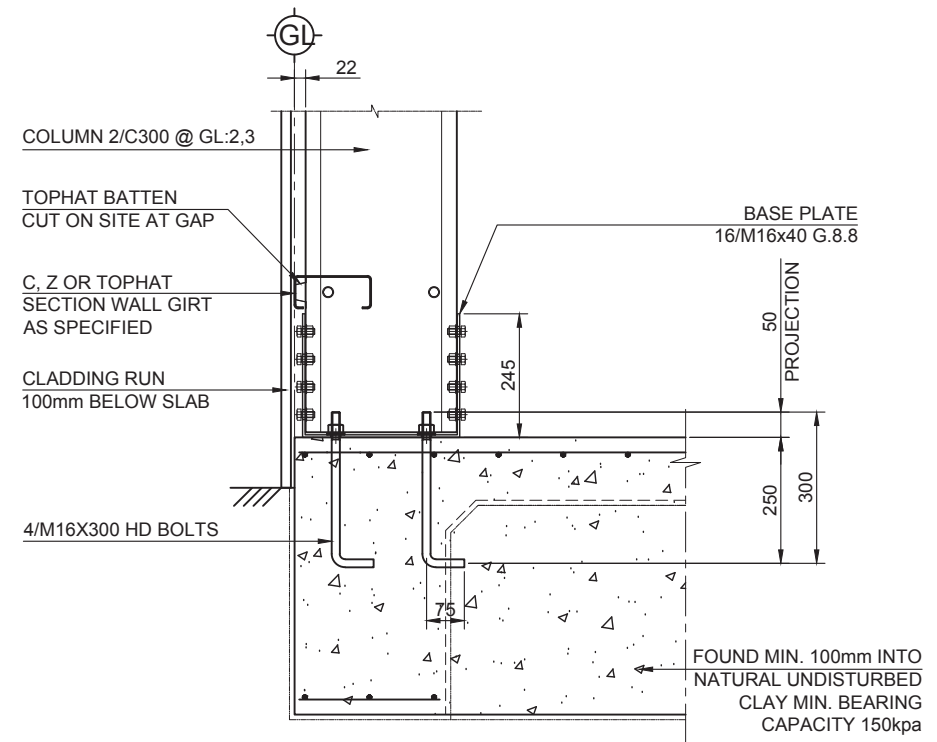
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DESIGNED: AK	SCALE: AS NOTED	<b>01</b>	<b>B</b>
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		

**NOTES:**  
 - HOLDING DOWN BOLT CAPACITY AND MINIMUM DEPTH ACCORDING TO MANUFACTURER IN THE DRAWING.



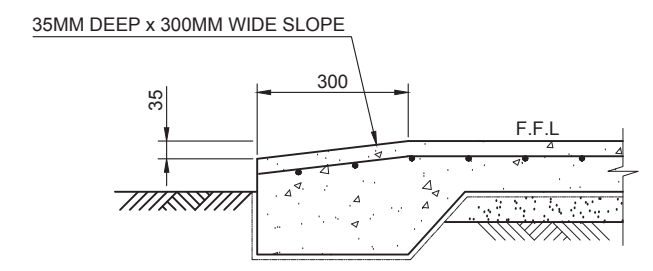
NOTE:  
 SLAB & FOOTING TO CAST INTEGRALLY

**A** **DETAIL**  
 01 SCALE NTS



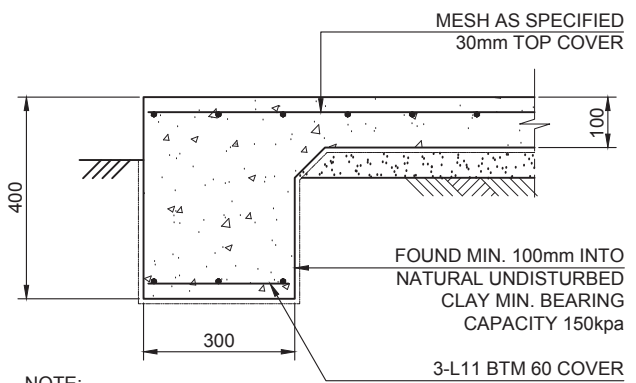
NOTE:  
 SLAB & FOOTING TO CAST INTEGRALLY

**A** **DETAIL**  
 01 SCALE NTS



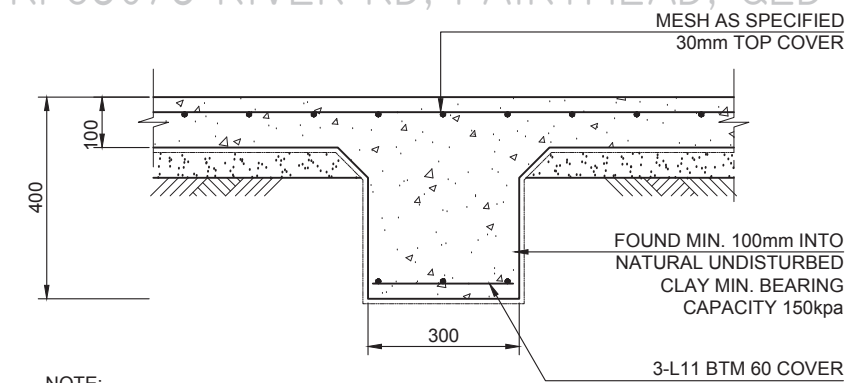
**---** **TYPICAL ROLLER DOOR REBATE**  
 01 SCALE NTS

THESE DRAWINGS ARE ONLY CERTIFIED FOR USE AT  
 LOT 2 RP83073 RIVER RD, FAIRYMEAD, QLD 4670



NOTE:  
 SLAB & FOOTING TO CAST INTEGRALLY

**EDGE BEAM EB1**  
 SCALE : NTS



NOTE:  
 SLAB & FOOTING TO CAST INTEGRALLY

**INTERNAL BEAM IB1**  
 SCALE : NTS

NO.	DATE	CHECKED BY	DESCRIPTION
B	27 Apr 21	THG	ISSUED FOR APPROVAL
A	19 Apr 21	THG	ISSUED FOR APPROVAL
REVISIONS			



PROJECT:  
**Paul Jacobsen**

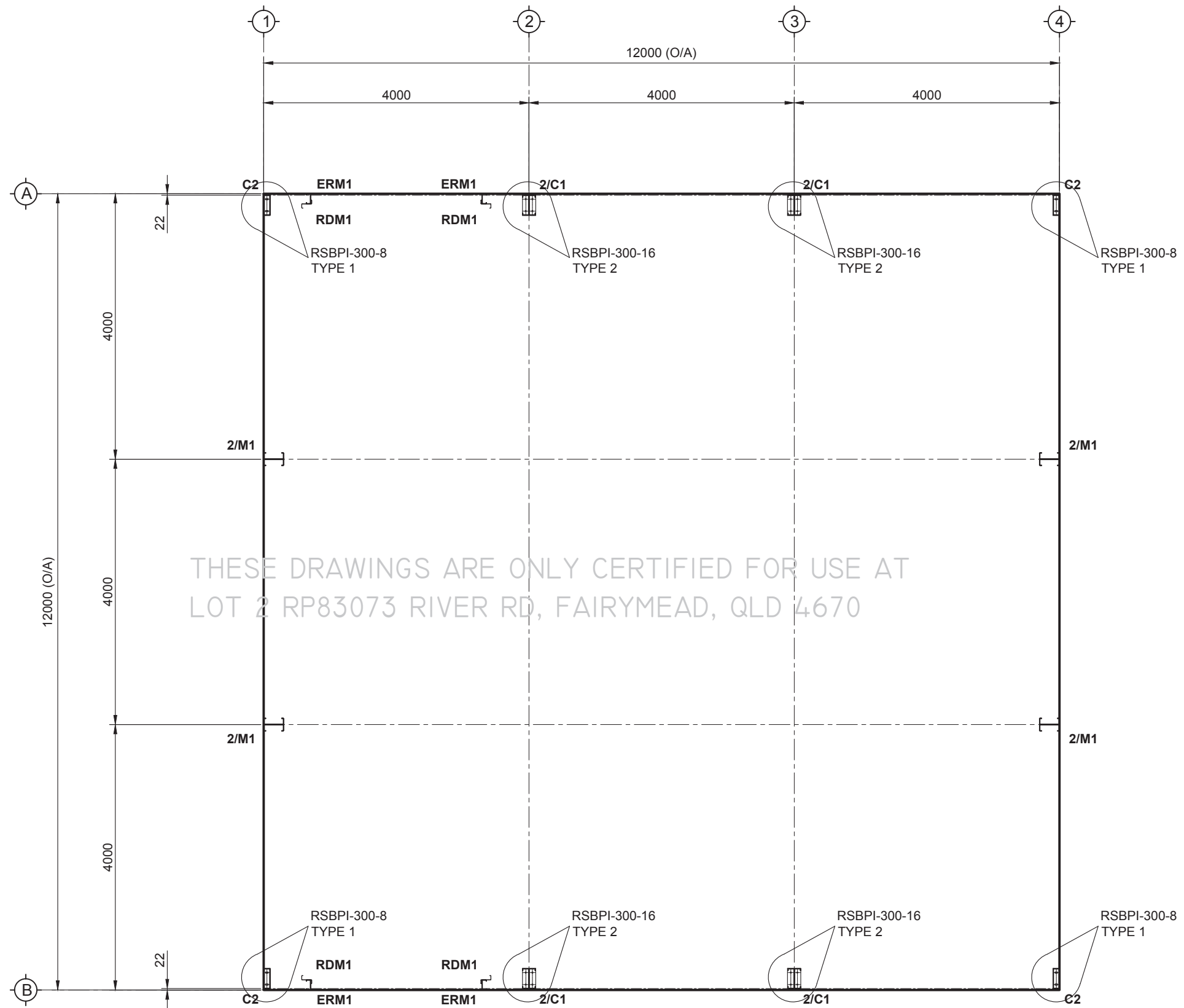
SITE ADDRESS:  
 Lot 2 RP83073 River Rd  
 Fairymead, QLD 4670

TITLE:		DRAWING NO.	REV.
<b>RAFT SLAB DETAILS</b>		<b>02</b>	<b>B</b>
<b>FOR A SHED 12.0M x 12.0M x 5.7M</b>			
RBP CERTIFICATION: RPEQ 21642			
DESIGNED: AK	SCALE: AS NOTED		
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		



**NOTES:**

- SEE DWG No: 04



**HOLDING DOWN BOLTS PLAN**  
SCALE 1:70

NO.	DATE	CHECKED BY	DESCRIPTION
B	27 Apr 21	THG	ISSUED FOR APPROVAL
A	19 Apr 21	THG	ISSUED FOR APPROVAL
REVISIONS			



PROJECT:

**Paul Jacobsen**

SITE ADDRESS:

Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:

**HOLDING DOWN BOLTS PLAN  
FOR A SHED 12.0M x 12.0M x 5.7M**

RBP CERTIFICATION: RPEQ 21642

DESIGNED: AK

SCALE: AS NOTED

DRAWN: X. VIET

JOB NO: BSTDG 26233M

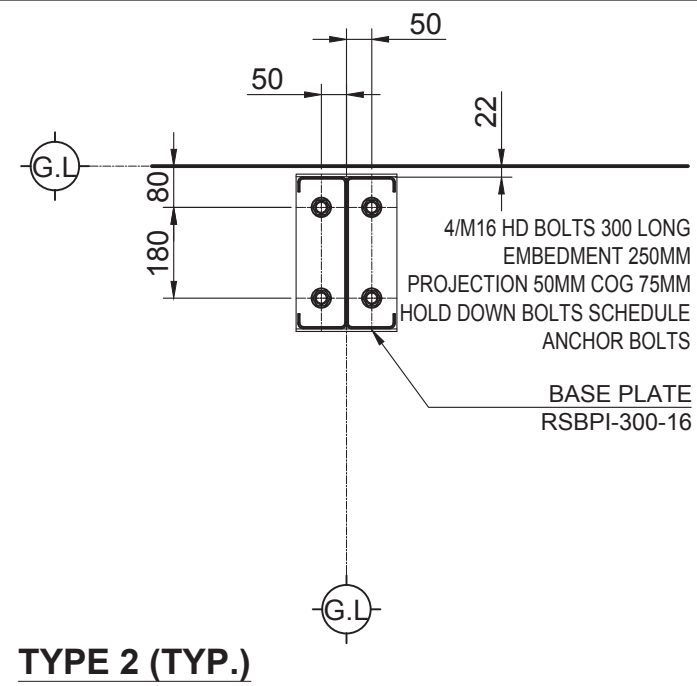
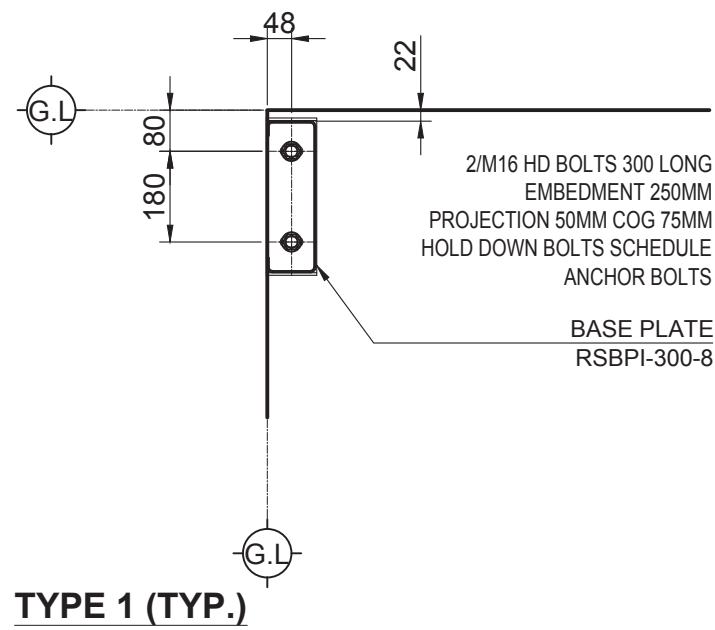
CHECKED: LK

DATE: 27 Apr 2021

DRAWING NO. REV.

**03**

**B**



THESE DRAWINGS ARE ONLY CERTIFIED FOR USE AT  
LOT 2 RP83073 RIVER RD, FAIRYMEAD, QLD 4670

NO.	DATE	CHECKED BY	DESCRIPTION
B	27 Apr 21	THG	ISSUED FOR APPROVAL
A	19 Apr 21	THG	ISSUED FOR APPROVAL
REVISIONS			



PROJECT: <b>Paul Jacobsen</b>		TITLE: <b>HOLDING DOWN BOLTS DETAILS FOR A SHED 12.0M x 12.0M x 5.7M</b>	
SITE ADDRESS: Lot 2 RP83073 River Rd Fairymead, QLD 4670		RBP CERTIFICATION: RPEQ 21642	DRAWING NO. REV.
DESIGNED: AK	SCALE: AS NOTED	<b>04</b>	<b>B</b>
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		





**BUILDING DESIGNER'S RESPONSIBILITY STATEMENT WITH REGARD TO THE OCCUPATIONAL HEALTH & SAFETY ACT 2004**

**RISK PREVENTION & MANAGEMENT - BUILDING CONSTRUCTION**

**RISK PREVENTION & MANAGEMENT - BUILDING USE**

**DESIGN INTENT:**  
THE CONSTRUCTION OF THE BUILDING BECOMES A WORKPLACE FOR THOSE INVOLVED IN THE CONSTRUCTION INDUSTRY. AS DESIGNERS IT IS ASSUMED THAT THE BUILDER/CONSTRUCTION MANAGEMENT FOR THE PROJECT ARE AWARE OF AND IS FAMILIAR WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT 2004 INCLUSIVE WITH 2007 AND 2012 AMENDMENTS. AT THIS DESIGN STAGE IN RESPONSE TO THE OCCUPATIONAL HEALTH & SAFETY ACT 2004 SECTION 28 ALSO TO MAKE AWARE OF THE OCCUPATIONAL HEALTH AND SAFETY REGULATIONS 2007 INCLUDING 2012 AMENDMENTS BY LISTING SOME OF THE BASIC REQUIREMENTS.

**RISK & HAZARD IDENTIFICATION**  
IN PARTICULAR PART 3 DIVISION 2 DUTIES OF EMPLOYERS: CLAUSE 3.3.3 HAZARD IDENTIFICATION - AN EMPLOYER MUST SO FAR AS IS REASONABLY PRACTICABLE, IDENTIFY ANY TASK THAT AN EMPLOYEE IS REQUIRED TO UNDERTAKE AT ANY WORKPLACE THAT INVOLVES A FALL INCLUDING:

- ANY PLANT OR STRUCTURE BEING CONSTRUCTED, DEMOLISHED, INSPECTED, TESTED, MAINTAINED, REPAIRED OR CLEANED;
- ON A FRAGILE, SLIPPERY OR POTENTIALLY UNSTABLE SURFACE;
- USING EQUIPMENT TO GAIN ACCESS TO AN ELEVATED LEVEL;
- ON A SLOPING SURFACE ON WHICH IT IS DIFFICULT TO MAINTAIN BALANCE;
- IN PROXIMITY TO AN UNPROTECTED EDGE;
- IN CLOSE PROXIMITY TO A HOLE, SHAFT OR PIT THAT IS OF SUFFICIENT DIMENSIONS TO ALLOW A PERSON TO FALL INTO THE HOLE SHAFT OR PIT.

**SAFETY MANAGEMENT SYSTEM (SMS):**  
DUTIES OF EMPLOYERS: CLAUSE 3.3.4 CONTROL OF RISK:

- AN EMPLOYER MUST INSURE THAT IF AN EMPLOYEE IS REQUIRED TO UNDERTAKE A TASK THAT INVOLVES A RISK OF A FALL, THE RISK IS CONTROLLED, SO FAR AS IS REASONABLY PRACTICABLE, BY ARRANGING FOR THE TASK TO BE UNDERTAKEN -
  - (a) ON THE GROUND; OR
  - (b) ON A SOLID CONSTRUCTION.
- IF IT IS NOT REASONABLY PRACTICABLE TO COMPLY WITH THE PREVIOUS STATEMENT OR ONLY PART OF THE TASK MAY BE UNDERTAKEN & A RISK OF A FALL STILL REMAINS, THE EMPLOYER MUST REDUCE THE RISK, SO FAR AS REASONABLY PRACTICABLE, BY ENSURING THAT A PASSIVE FALL PREVENTION DEVICE IS USED.
- IF IT IS NOT REASONABLY PRACTICABLE TO COMPLY WITH THE PREVIOUS TWO STATEMENTS OR ONLY PART OF THE TASK MAY BE UNDERTAKEN & A RISK OF A FALL STILL REMAINS, THE EMPLOYER MUST REDUCE THE RISK, SO FAR AS REASONABLY PRACTICABLE, BY PUTTING IN PLACE A FALL ARREST SYSTEM.
- IF IT IS NOT REASONABLY PRACTICABLE TO COMPLY WITH THE PREVIOUS TWO STATEMENTS OR ONLY PART OF THE TASK MAY BE UNDERTAKEN & A RISK OF A FALL STILL REMAINS, THE EMPLOYER MUST REDUCE THE RISK, SO FAR AS REASONABLY PRACTICABLE, BY PUTTING IN PLACE A FALL ARREST SYSTEM.

**HIGH RISK WORK**  
PART 3.6  
DIVISION 1 REGULATION 3.6.1 LISTS THE REQUIREMENTS REGARDING LICENSED WORKERS. REGULATION 3.6.2 STATES THAT AN EMPLOYER MUST NOT USE UNLICENSED EMPLOYEES TO DO HIGH RISK WORK.

- AN EMPLOYER MUST NOT ALLOW AN EMPLOYEE TO DO HIGH RISK WORK UNLESS -
  - (a) THE EMPLOYEE HOLDS AN APPROPRIATE HIGH RISK WORK LICENCE IN RELATION TO THAT WORK; OR
  - (b) REGULATION 3.6.3 (1)(a) OR 3.6.3 (1)(b) APPLIES TO THE EMPLOYEE

**HIGH RISK WORK (CONTINUED)**  
3.6.3 EXCEPTIONS  
- REGULATION 3.6.2 DOES NOT APPLY TO A PERSON -

- (a) WHO IS UNDERTAKING TRAINING FOR THE PURPOSE OF OBTAINING A HIGH RISK LICENCE; OR
- (b) WHO IS A PERSON WHO IS AUTHORISED TO WORK UNDER REGULATION 3.6.10; OR
- (c) WHO IS WORKING UNDER THE TERMS OF THE EXEMPTION GRANTED TO THE PERSON'S EMPLOYER UNDER REGULATION 7.2.2

7.2.2 - THE AUTHORITY MAY EXEMPT AN EMPLOYER, OR CLASS OF EMPLOYER, FROM COMPLYING WITH REGULATION 3.6.2 IN RELATION TO SPECIFIED HIGH RISK WORK THAT THE EMPLOYER SEEKS TO HAVE PERFORMED BY A PERSON, WHO DOES NOT HOLD A HIGH RISK WORK LICENCE (INCLUDING PERSONS WHO ARE UNDER 18 YEARS OF AGE).

**HAZARDOUS INDUSTRIES**  
PART 5.1 CONSTRUCTION  
PART 5.1.2 WHAT IS CONSTRUCTION WORK?  
(1) IN THESE REGULATIONS CONSTRUCTION WORK MEANS ANY WORK PERFORMED IN CONNECTION WITH THE CONSTRUCTION, ALTERATION, CONVERSION, FITTING OUT, COMMISSIONING, RENOVATION, REFURBISHMENT, DECOMMISSIONING, OR DEMOLITION OF ANY BUILDING STRUCTURE, OR ANY SIMILAR ACTIVITY.

PART 5.1.3 WHAT IS HIGH RISK CONSTRUCTION?  
(a) WHERE THERE IS A RISK OF A PERSON FALLING MORE THAN 2 METERS;  
.....  
(c) INVOLVING DEMOLITION;  
.....  
(e) INVOLVING STRUCTURAL ALTERATIONS THAT REQUIRE TEMPORARY SUPPORT TO PREVENT COLLAPSE;  
(f) INVOLVING A CONFINED SPACE;  
(g) INVOLVING A TRENCH OR SHAFT IF THE EXCAVATED DEPTH IS MORE THAN 1.5 METRES;  
.....  
(n) INVOLVING TILT-UP OR PRECAST CONCRETE;  
.....  
(p) AT WORKPLACES WHERE THERE IS ANY MOVEMENT OF MOBILE PLANT;  
.....

**CONSTRUCTION INDUSTRY STATISTICS:**  
UNLIKE OTHER INDUSTRIES OUTLINED IN WORKSAFE, THE CONSTRUCTION INDUSTRY IS SEPARATED INTO FIVE DISCIPLINES - CARPENTERS, CONCRETTERS, PLUMBERS, ROOF WORKERS AND YOUNG WORKERS:

1. THE NUMBER ONE COMMON INJURY FOR CONCRETTERS, PLUMBERS AND ROOF WORKERS IS BACK MUSCLE STRAIN AND PAIN FROM MANUAL HANDLING - LIFTING, PUSHING, PULLING, HOLDING, LOWERING THROWING, CARRYING, PACKING, TYPING, ASSEMBLING, CLEANING, SORTING AND USING OBJECTS, TOOLS AND EQUIPMENT FOR LOADING & UNLOADING. HOWEVER THIS IS ONLY THE SECOND HIGHEST INJURY FOR CARPENTERS AND YOUNG WORKERS.
2. THE SECOND HIGHEST INJURY FOR CONCRETTERS, PLUMBERS AND ROOF WORKERS IS KNEE STRAIN FROM SLIPS OR TRIPS DUE TO POOR HOUSE KEEPING AND TRAUMATIC INJURIES FROM TOOLS SUCH AS SCREEDS AND HAMMERS. HOWEVER THIS IS ONLY THE THIRD HIGHEST INJURY FOR CARPENTERS AND YOUNG WORKERS.
3. THE THIRD HIGHEST INJURY FOR CONCRETTERS, PLUMBERS AND ROOF WORKERS IS HAND AND FINGER CUTS AND BRUISES ALONG WITH SHOULDER STRAINS. HOWEVER THIS IS THE NUMBER ONE INJURY FOR CARPENTERS AND YOUNG WORKERS, INCLUDING AMPUTATION OF HANDS AND FINGERS.

REFER TO JOB SAFETY ANALYSIS AND WORKSAFE COMPLIANCE REQUIREMENTS UNDER RISK PREVENTION & MANAGEMENT - BUILDING USE

**DESIGN INTENT:**  
THE BUILDING OR PARTS OF THE BUILDING FOR WHICH THE STRUCTURE IS USED AS A WORKPLACE HAS BEEN DESIGNED AS FAR AS REASONABLY PRACTICABLE TO BE SAFE AND WITHOUT RISKS TO THE HEALTH OF THE PERSONS USING IT AS A WORKPLACE FOR THE PURPOSE FOR WHICH IT HAS BEEN DESIGNED.  
AT THIS DESIGN STAGE IN RESPONSE TO THE OCCUPATIONAL HEALTH & SAFETY ACT 2004 (2012 AMENDMENTS) PART 3 DIVISION 5 SECTION 28 WITH REGARD TO RISKS & HAZARDS THAT EXIST AND CANNOT BE ELIMINATED HAVE CONTROL MEASURES THAT HAVE BEEN SET OUT UNDER THE TERMS OF THE NATIONAL CONSTRUCTION CODE (NCC) AND THE AUSTRALIAN STANDARDS

**RISK & HAZARD IDENTIFICATION:**  
IN PRINCIPLE THE OCCUPATIONAL HEALTH AND SAFETY ACT 2004 SECTION 28 AIMS TO SECURE THE HEALTH, SAFETY AND WELFARE OF EMPLOYEES & OTHER PEOPLE AT WORK GIVING THE HIGHEST LEVEL OF PROTECTION POSSIBLE. TO PROTECT THE PUBLIC FROM THE HEALTH AND SAFETY RISKS OF BUSINESS ACTIVITIES. SAFER DESIGNED BUILDINGS & STRUCTURES SUPPORTS SAFE & HEALTHY WORKPLACES LEADING TO THE REDUCTION IN WORKPLACE INJURIES, DISEASE & DEATH.

**SAFETY MANAGEMENT SYSTEM (SMS):**  
RISK SHOULD BE ELIMINATED, IF NOT, RISK SHOULD BE CONTROLLED BY APPLYING RECOGNISED STANDARDS SOLUTIONS AS STATED PREVIOUSLY - THE NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS AND WORKSAFE GUIDE LINES

**BUILDING SAFETY ANALYSIS:**  
THE ELIMINATION OR CONTROL REQUIRES APPLICATION OF RECOGNISED STANDARD SOLUTIONS. TECHNICAL PROVISIONS HAVE BEEN STATED ON THESE DRAWINGS IN A VARIETY OF MATTERS WITH REGARD TO BUILDING CONSTRUCTION - THE NATIONAL CONSTRUCTION CODE (NCC) AND THE AUSTRALIAN STANDARDS

**JOB SAFETY ANALYSIS:**  
THE OCCUPATIONAL HEALTH & SAFETY ACT 2004 REQUIRES THAT BUILDING DESIGNERS MAKE OWNERS & MANAGERS AWARE OF DIVISION 5 SECTION 28 - DUTIES OF PERSONS WHO MANAGE OR CONTROL WORKPLACES.

**WORKSAFE COMPLIANCE REQUIRES:**  
CONSTRUCTIVE STRATEGIES TO IDENTIFY WORK SAFETY RISKS AND JOB SAFETY ANALYSIS USING THE STANDARD JOB SAFETY ANALYSIS WORK SHEETS (JSA) OR SAFE WORK METHOD STATEMENT FORMS (SWMS).

1. CONSULTATION REQUIREMENTS
  - WITH EMPLOYEES AND ANY INDEPENDENT CONTRACTORS
  - IDENTIFICATION OF UNSAFE AND HAZARDOUS TASKS
  - ELIMINATION OF HIGH RISK HAZARDOUS TASKS WHERE POSSIBLE
  - CHANGE WORKPLACE AND OBJECTS TO PREVENT/REDUCE/CONTROL RISK
  - PROVIDE TRAINING FOR KNOWLEDGE OF CONDUCT AND PRACTICE
2. SAFE WORKING METHOD STATEMENT
  - FOR EMPLOYEES AND ANY INDEPENDENT CONTRACTORS
  - FOR INSTRUCTION INFORMATION AND CONSULTATION
  - FOR PERFORMANCE OUTCOMES NEGATIVE AND POSITIVE

**THE AGRICULTURAL SECTOR STATISTICS:**

1. THE NUMBER ONE COMMON INJURY IS BACK MUSCLE STRAIN AND PAIN FROM MANUAL HANDLING - LIFTING, PUSHING, PULLING, HOLDING, LOWERING THROWING, CARRYING, PACKING, TYPING, ASSEMBLING, CLEANING, SORTING AND USING OBJECTS, TOOLS AND EQUIPMENT FOR LOADING & UNLOADING, PARTICULARLY WITH REGARD TO FEED PRODUCE AND ANIMALS.
2. THE SECOND HIGHEST INJURY IS SHOULDER MUSCLE STRESS/ STRAIN FROM HEAVY LIFTING OF BOXES, FREIGHT OR PALLETS. TRAUMATIC JOINT/MUSCLE INJURY OR STRAIN FROM HEAVY LIFTING.
3. THE THIRD MOST COMMON TYPE OF INJURY IS WOUNDS/ LACERATIONS OR FRACTURES DUE TO FALLING LOADS OR FROM BEING CRUSHED BETWEEN MATERIALS AND/OR EQUIPMENT.

COLLECTIVELY THESE THE BULK OF THESE CONDITIONS ARE KNOWN AS MUSCULOSKELETAL DISORDERS (MSD'S)

**HAZARDOUS MANUAL HANDLING INVOLVES:**

1. REPETITIVE OR SUSTAINED APPLICATION OF FORCE, AWKWARD POSTURES OR MOVEMENTS
2. TASKS THAT PEOPLE FIND DIFFICULT DUE TO THE HIGH DEGREE OF FORCE REQUIRED.
3. EXPOSURE TO SUSTAINED VIBRATION
4. MANUAL HANDLING OF UNSAFE LOADS THAT ARE DIFFICULT TO GRASP OR HOLD

**MECHANICAL HANDLING:**

1. FORKLIFTS CAUSE MORE WORKPLACE DEATHS AND INJURIES THAN ANY OTHER PIECE OF EQUIPMENT.
2. ONE IN THREE FORKLIFT-RELATED INJURIES OCCURS WHEN AN OPERATOR GETS ON OR OFF A FORKLIFT, OFTEN RESULTING IN MUSCO-SKELETAL BACK INJURIES.



**MAJOR HAZARD FACILITY (MHF):**

1. MAJOR HAZARD FACILITIES REQUIRE WORKSAFE LICENSES FOR COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT 2004 AND THE OCCUPATIONAL HEALTH AND SAFETY REGULATIONS 2007 INCLUDING 2012 AMENDMENTS.
2. IDENTIFICATION, ASSESSMENTS AND CONTROLS SUPPORTED WITH A COMPLIANCE CHECK LIST WITH THE PROVISION FOR FUTURE MODIFICATIONS AND REVIEW PROCESSES MUST BE IN PLACE AT THE COMPLETION OF THE CONSTRUCTED BUILDING BEFORE SALE OR LEASE

**IDENTIFIABLE RISKS:**

1. THE COMPLIANT LOADING ZONE AS SHOWN ON THE SITE PLAN REQUIRES CLEAR DEMARCATION FROM THE REST OF THE FLOOR.
2. THE PATHWAY FROM THE OFFICE DOOR TO THE PA DOOR SHOULD BE CLEARLY DEFINED.
3. SAFETY PROCEDURES SHOULD BE OUTLINED FOR THE LOADING AND UNLOADING OF GOODS TO A SERVICE VEHICLE WITHIN THE LOADING ZONE.

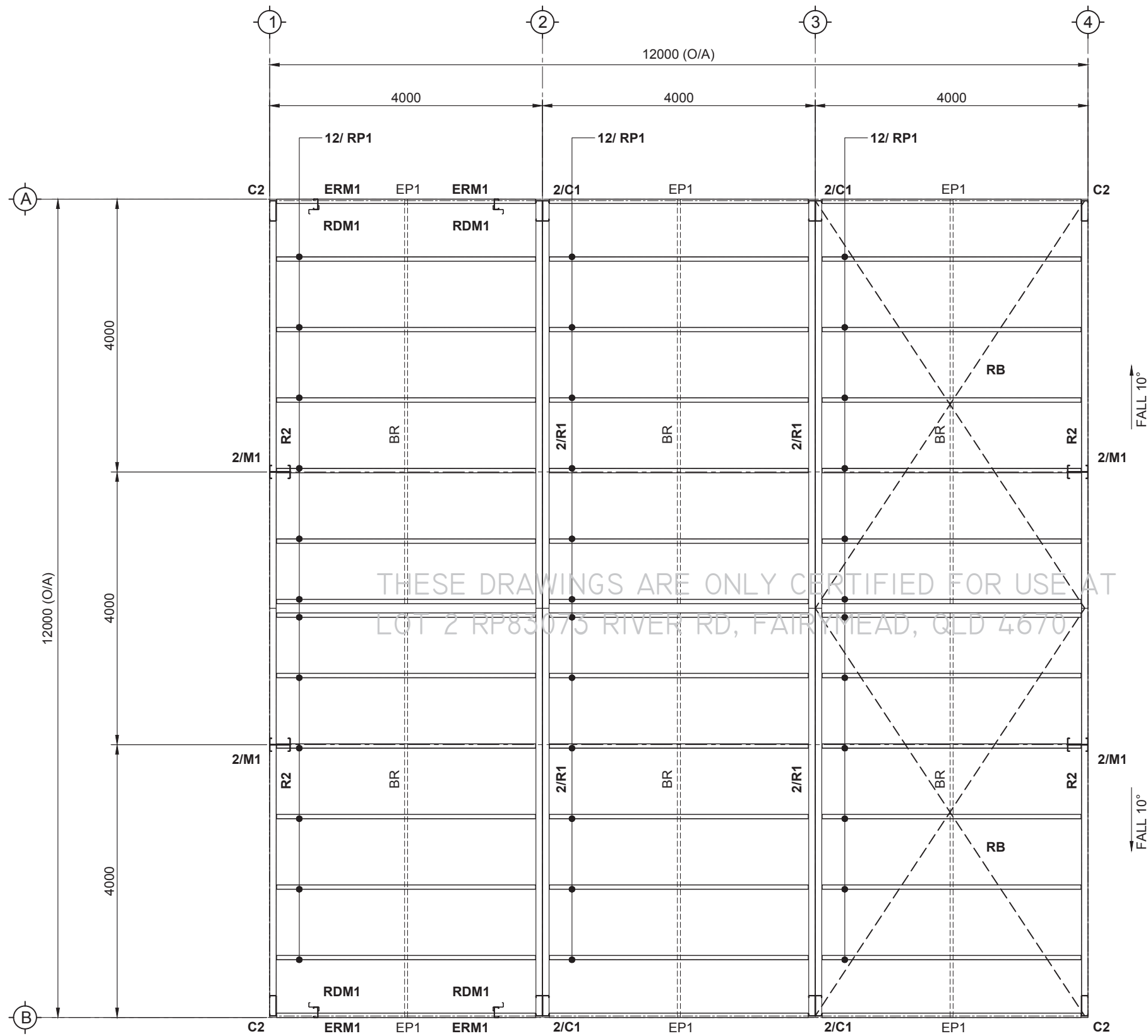
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A	19 Apr 21	THG	ISSUED FOR APPROVAL
NO.	DATE	CHECKED BY	DESCRIPTION
REVISIONS			

**PROJECT:**  
Paul Jacobsen

**SITE ADDRESS:**  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

<b>TITLE:</b> OHS-Notes_Class-1a FOR A SHED 12.0M x 12.0M x 5.7M		<b>06</b>	<b>B</b>
RBP CERTIFICATION: RPEQ 21642	DRAWING NO. REV.		
DESIGNED: AK	SCALE: AS NOTED		
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		



MEMBER SCHEDULE		
MEMBER	MARK	SECTION
WALL GIRT	EG	C150-19
WALL GIRT	SG	C150-15
PURLIN	RP	C150-19
EAVE PURLIN	EP	C150-24
INTERMEDIATE COLUMNS - 2/C1		2/C300-24
INTERMEDIATE RAFTERS - 2/R1		2/C300-24
ENDWALL COLUMNS - C2		C300-24
ENDWALL RAFTERS - R2		C300-24
END WALL MULLION - 2/M		2/C300-24
R/D MULLION - RDM		Z150-24
EXTRA R/D MULLION - ERM		C150-19
R/D HEADER - RDH		C150-15
KNEE PLATE		BOLT GRADE
3.0 mm G450		M16 / 8.8
APEX PLATE		BOLT GRADE
3.0 mm G450		M16 / 8.8
BASE PLATE		BOLT GRADE
5mm G400		M16 / 8.8
ROOF BRACING	RB	32x1.2 STRAP BRACING
WALL BRACING	WB	32x1.2 STRAP BRACING
BRIDGING	BR	22mm CEILING BATTEN

**ROOF FRAMING PLAN**  
SCALE 1:70

NO.	DATE	CHECKED BY	DESCRIPTION
B	27 Apr 21	THG	ISSUED FOR APPROVAL
A	19 Apr 21	THG	ISSUED FOR APPROVAL
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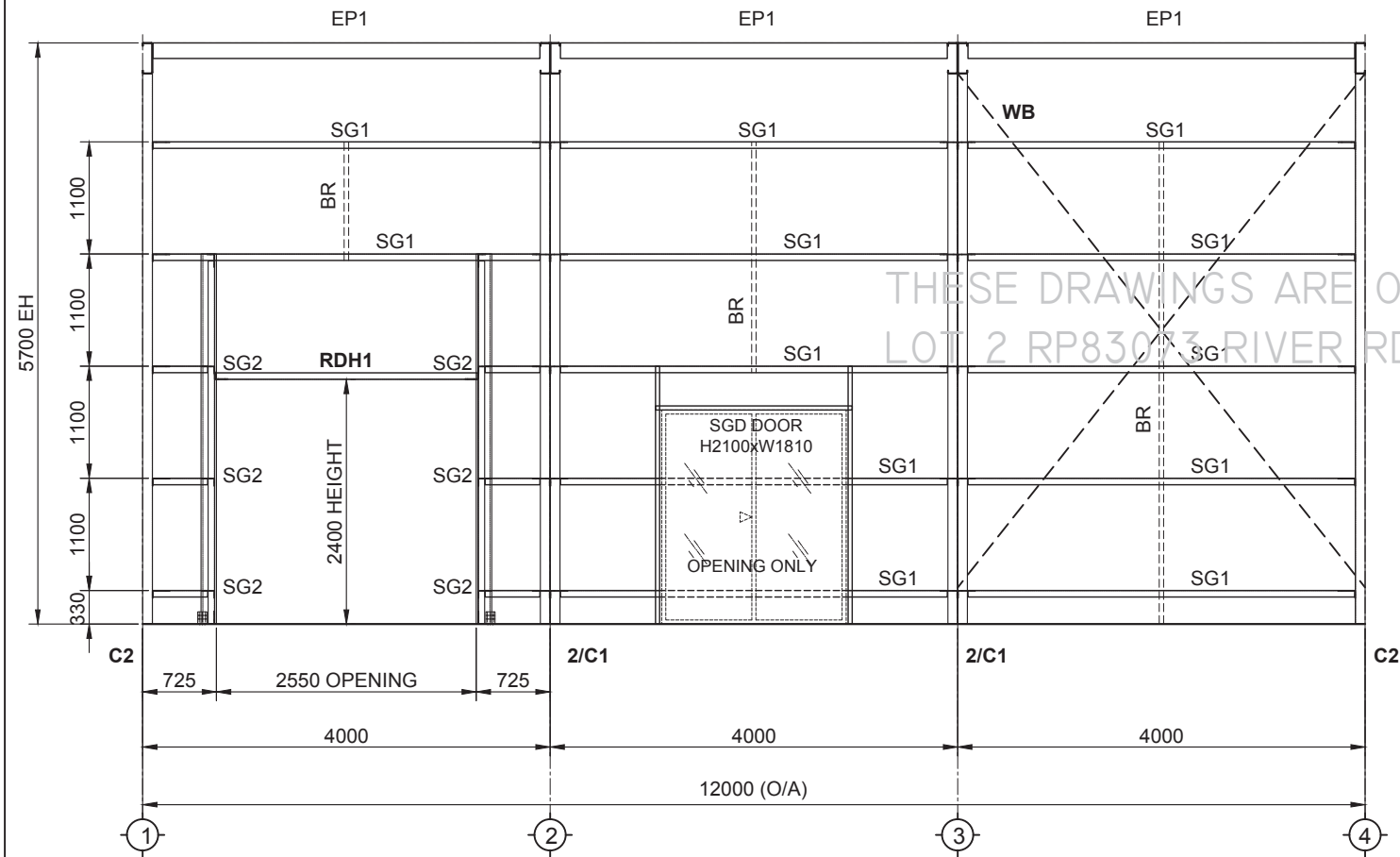
PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:		DRAWING NO.	REV.
<b>ROOF FRAMING PLAN</b>		07	B
FOR A SHED 12.0M x 12.0M x 5.7M			
RBP CERTIFICATION: RPEQ 21642			
DESIGNED: AK	SCALE: AS NOTED		
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		

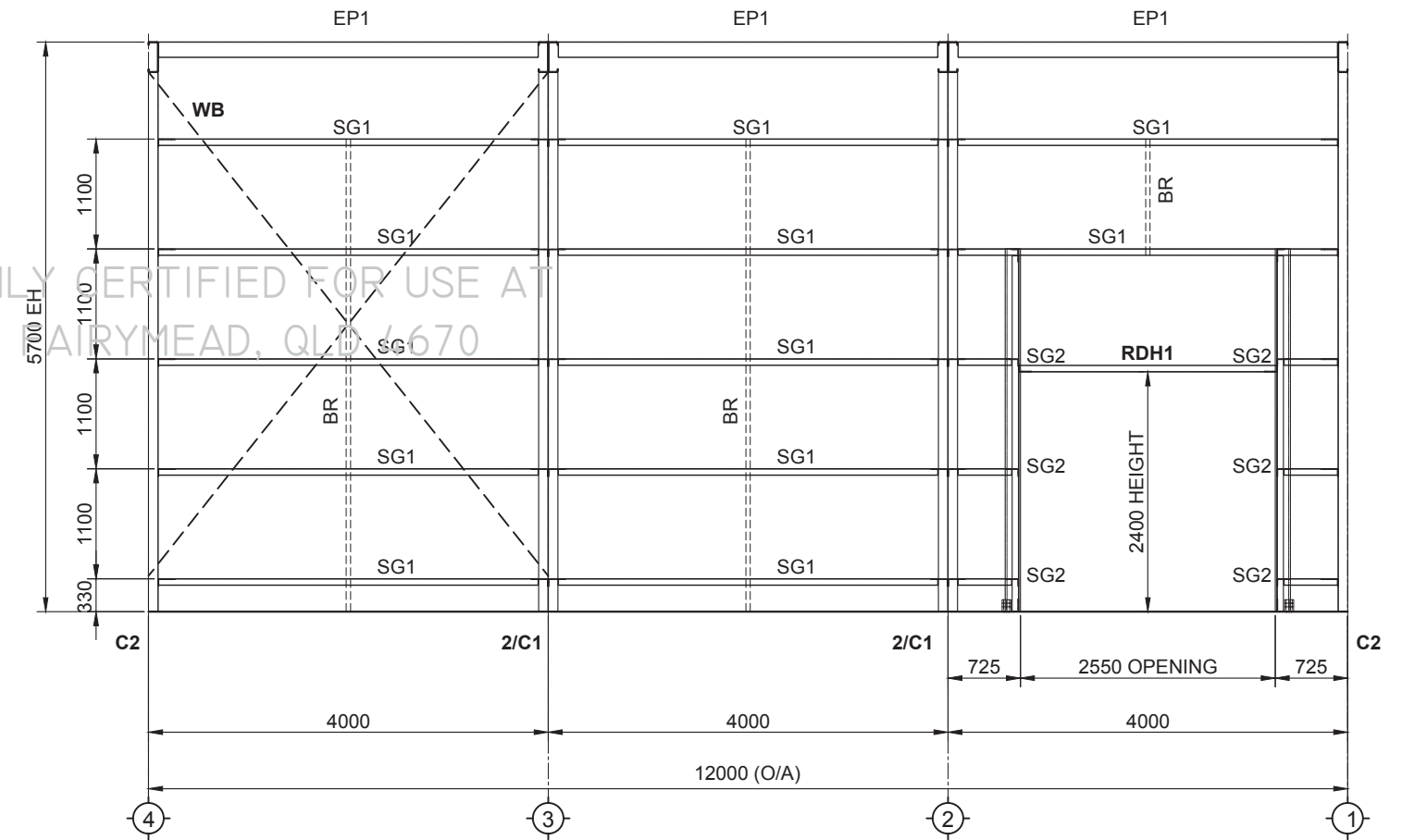
**NOTES:**

- GIRT SPACING IS 1100 CTS MAX.
- THE SGD DOOR POSITION WILL BE DETERMINED ON SITE BY BUILDER.
- ROLLER DOOR HEAD HEIGHT WILL BE DETERMINED ON SITE BY BUILDER.
- ALL ROLLER DOOR TO BE FITTED WITH APPROVED WINDLOCKS AND FITTED IN ACCORDANCE WITH THE ROLLER DOOR MANUFACTURES SPECIFICATIONS.



**ELEVATION FRAMING @GL. B**

SCALE 1:70



**ELEVATION FRAMING @GL. A**

SCALE 1:70

NO.	DATE	CHECKED BY	DESCRIPTION
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PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:  
**ELEVATIONS FRAMING  
FOR A SHED 12.0M x 12.0M x 5.7M**

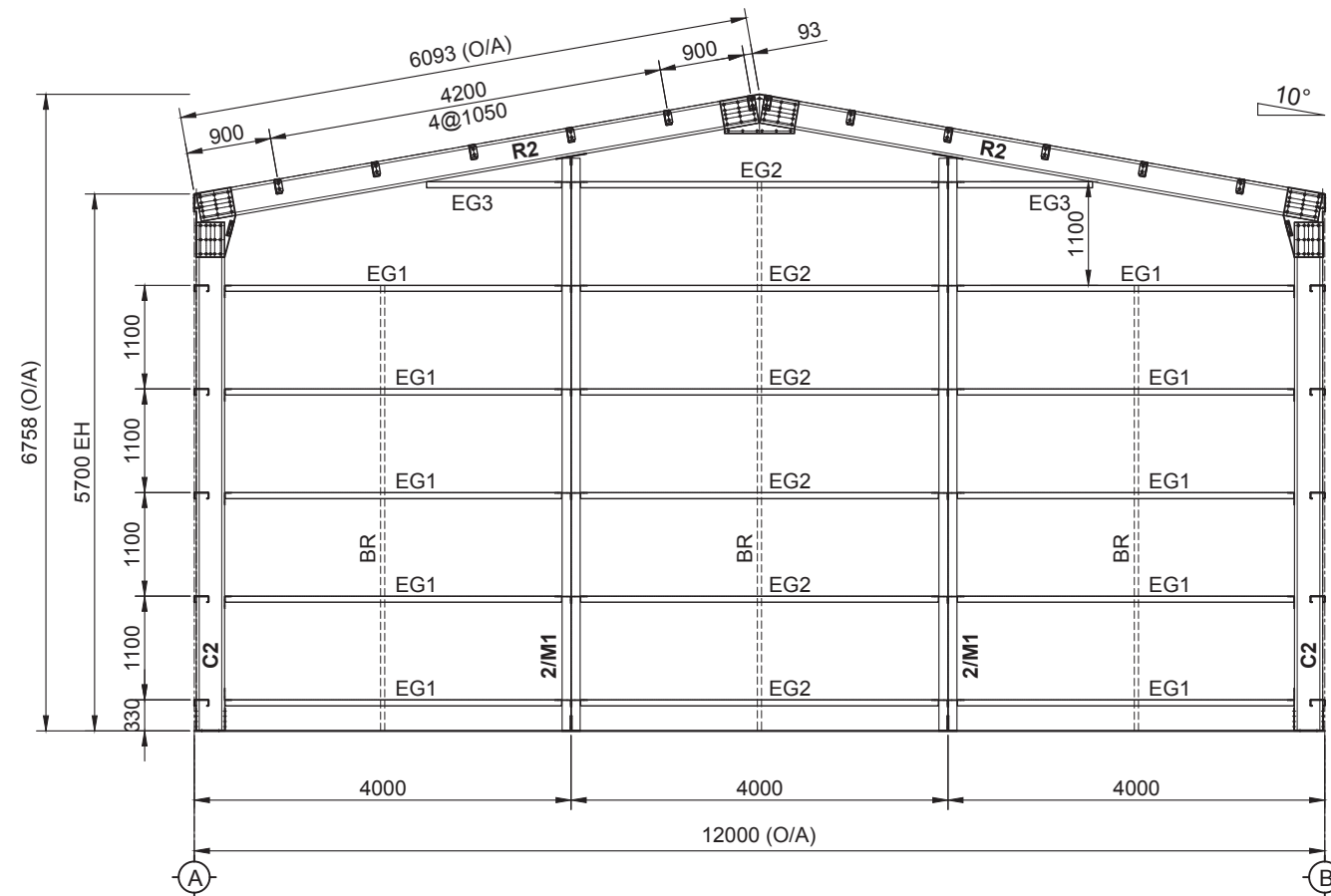
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DESIGNED: AK  
DRAWN: X. VIET  
CHECKED: LK  
SCALE: AS NOTED  
JOB NO: BSTDG 26233M  
DATE: 27 Apr 2021

DRAWING NO. REV.  
**08 B**

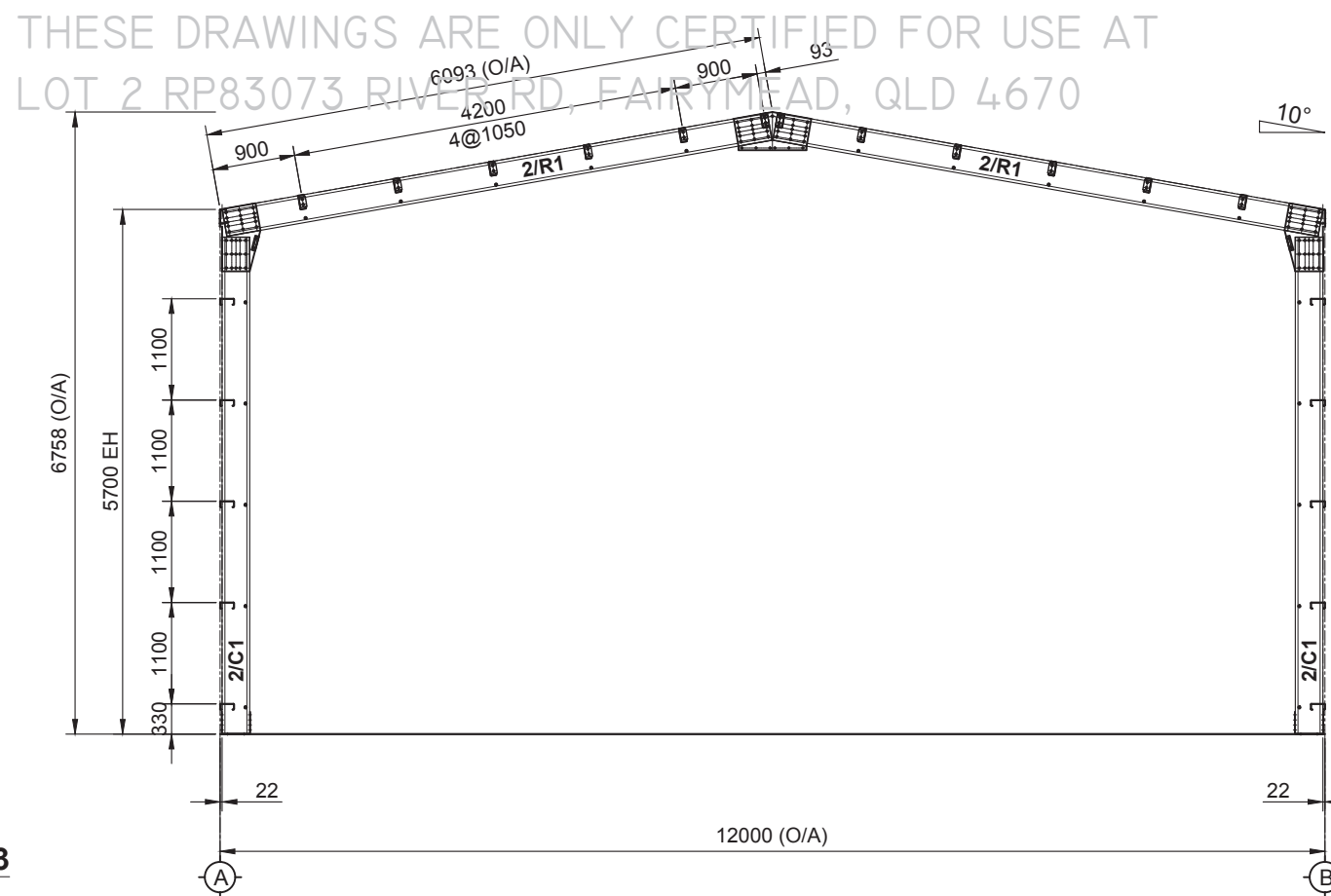


**NOTES:**

- GIRT SPACING IS 1100 CTS MAX.



**ELEVATION FRAMING @ GL.1**  
SCALE 1:80



**ELEVATION FRAMING @ GL.2,3**  
SCALE 1:80

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NO.	DATE	CHECKED BY	DESCRIPTION
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PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

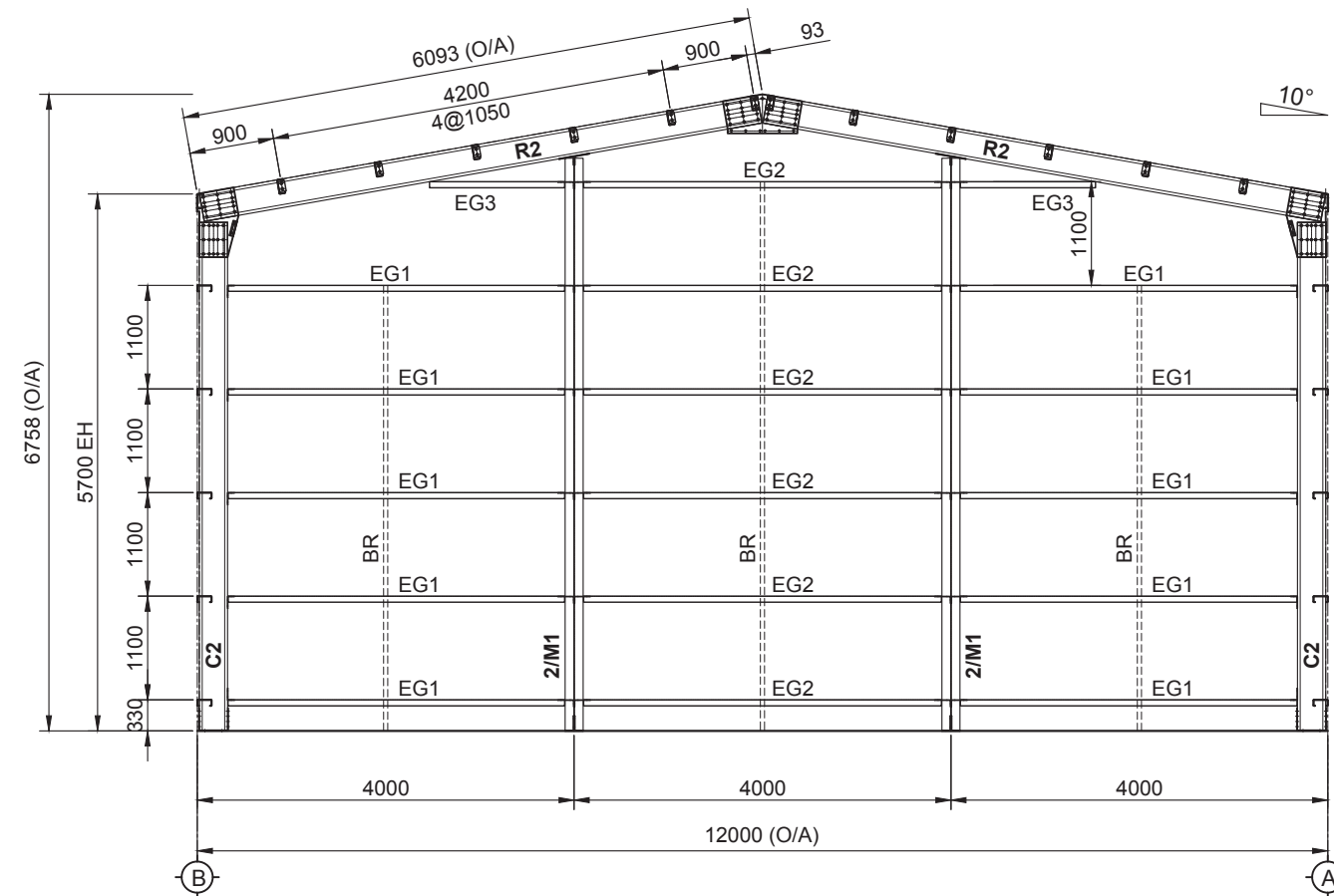
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**ELEVATIONS FRAMING  
FOR A SHED 12.0M x 12.0M x 5.7M**

RBP CERTIFICATION: RPEQ 21642  
DESIGNED: AK  
DRAWN: X. VIET  
CHECKED: LK  
SCALE: AS NOTED  
JOB NO: BSTDG 26233M  
DATE: 27 Apr 2021

DRAWING NO. REV.  
**09 B**

**NOTES:**

- GIRT SPACING IS 1100 CTS MAX.



**ELEVATION FRAMING @ GL.4**  
SCALE 1:80

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NO.	DATE	CHECKED BY	DESCRIPTION
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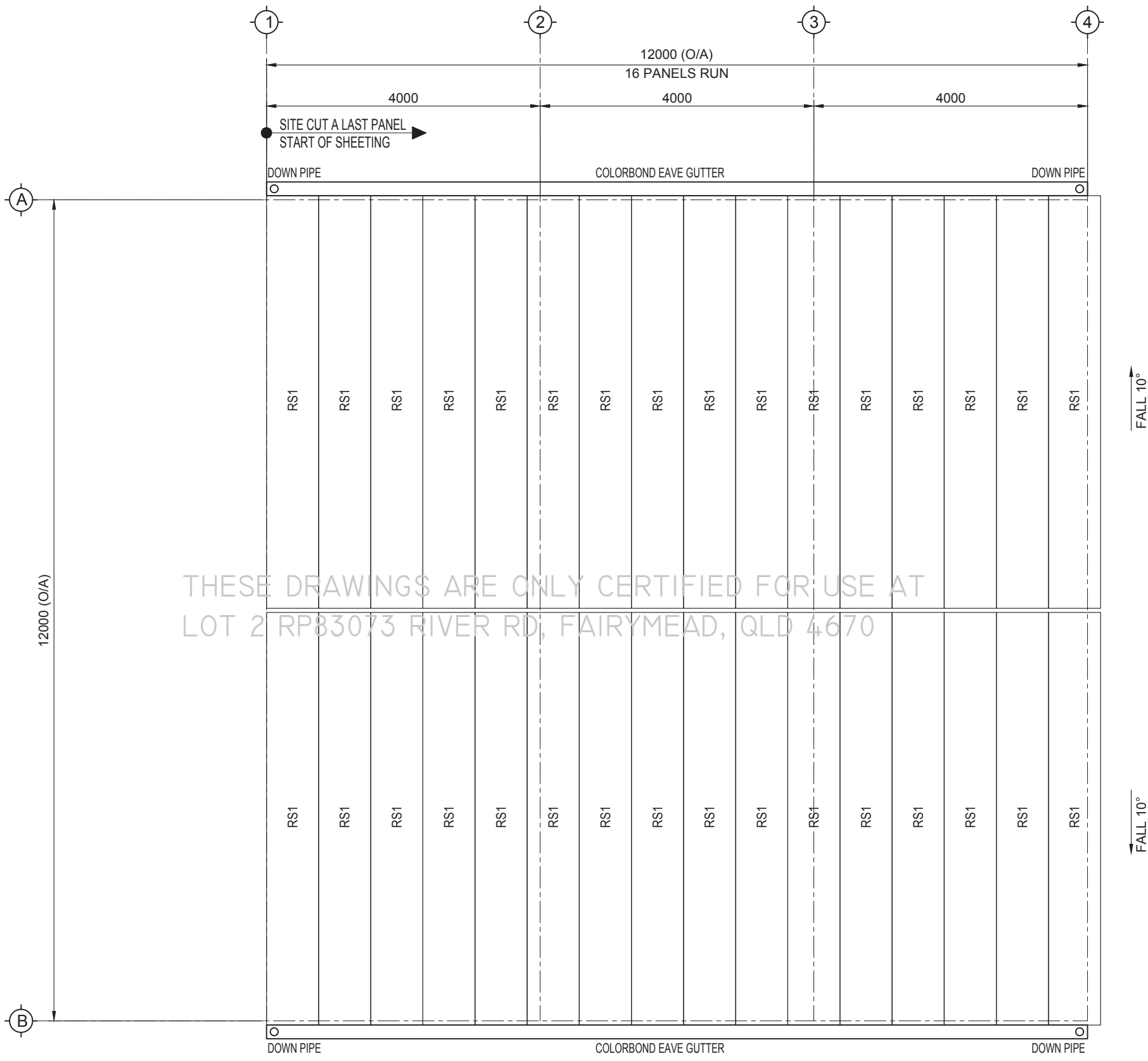
PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:  
**ELEVATIONS FRAMING  
FOR A SHED 12.0M x 12.0M x 5.7M**

RBP CERTIFICATION: RPEQ 21642  
DESIGNED: AK  
DRAWN: X. VIET  
CHECKED: LK  
SCALE: AS NOTED  
JOB NO: BSTDG 26233M  
DATE: 27 Apr 2021

DRAWING NO. REV.  
**10 B**



**ROOF SHEETING PLAN**  
SCALE 1:70

NO.	DATE	CHECKED BY	DESCRIPTION
B	27 Apr 21	THG	ISSUED FOR APPROVAL
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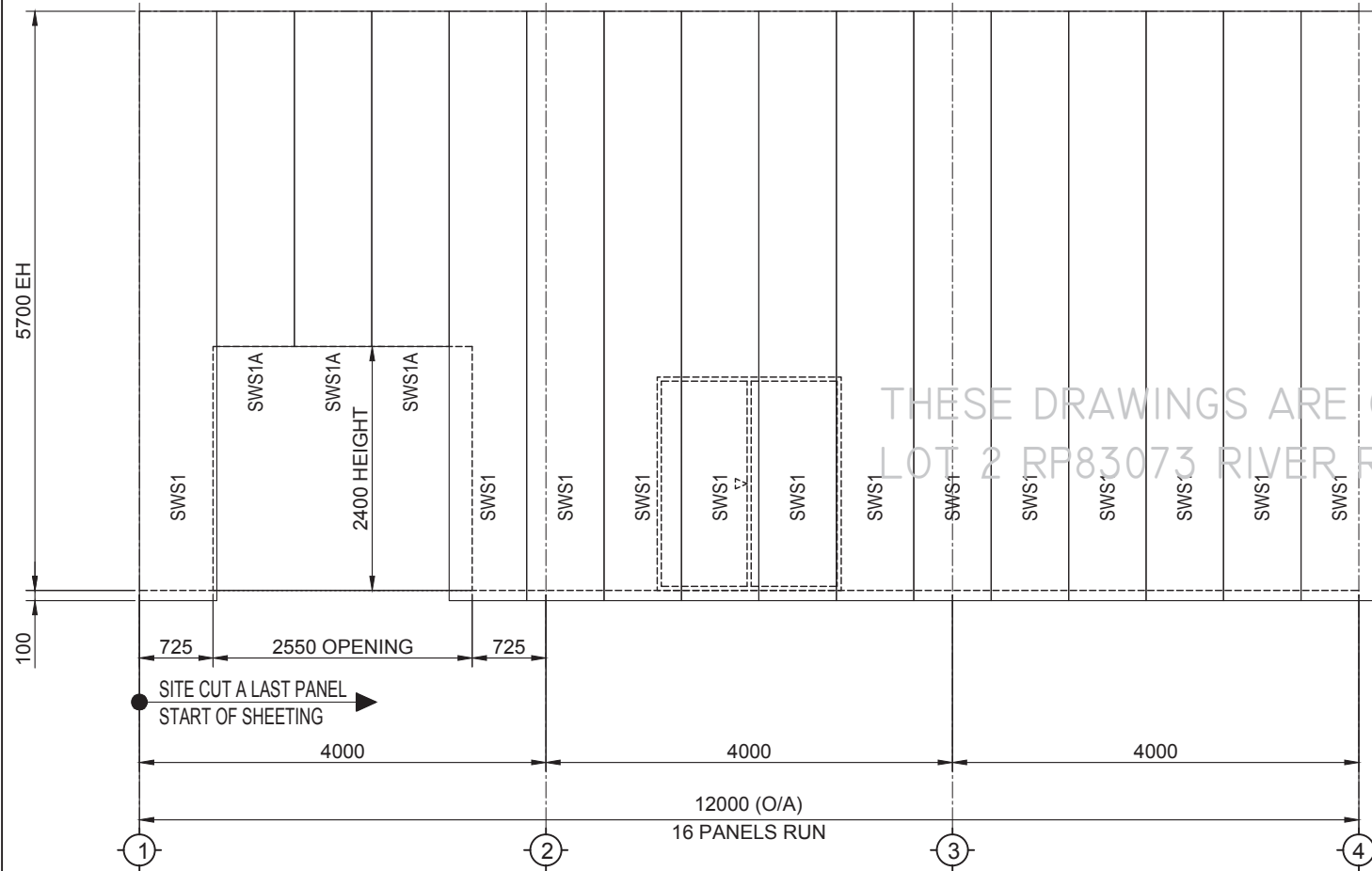


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Fairymead, QLD 4670

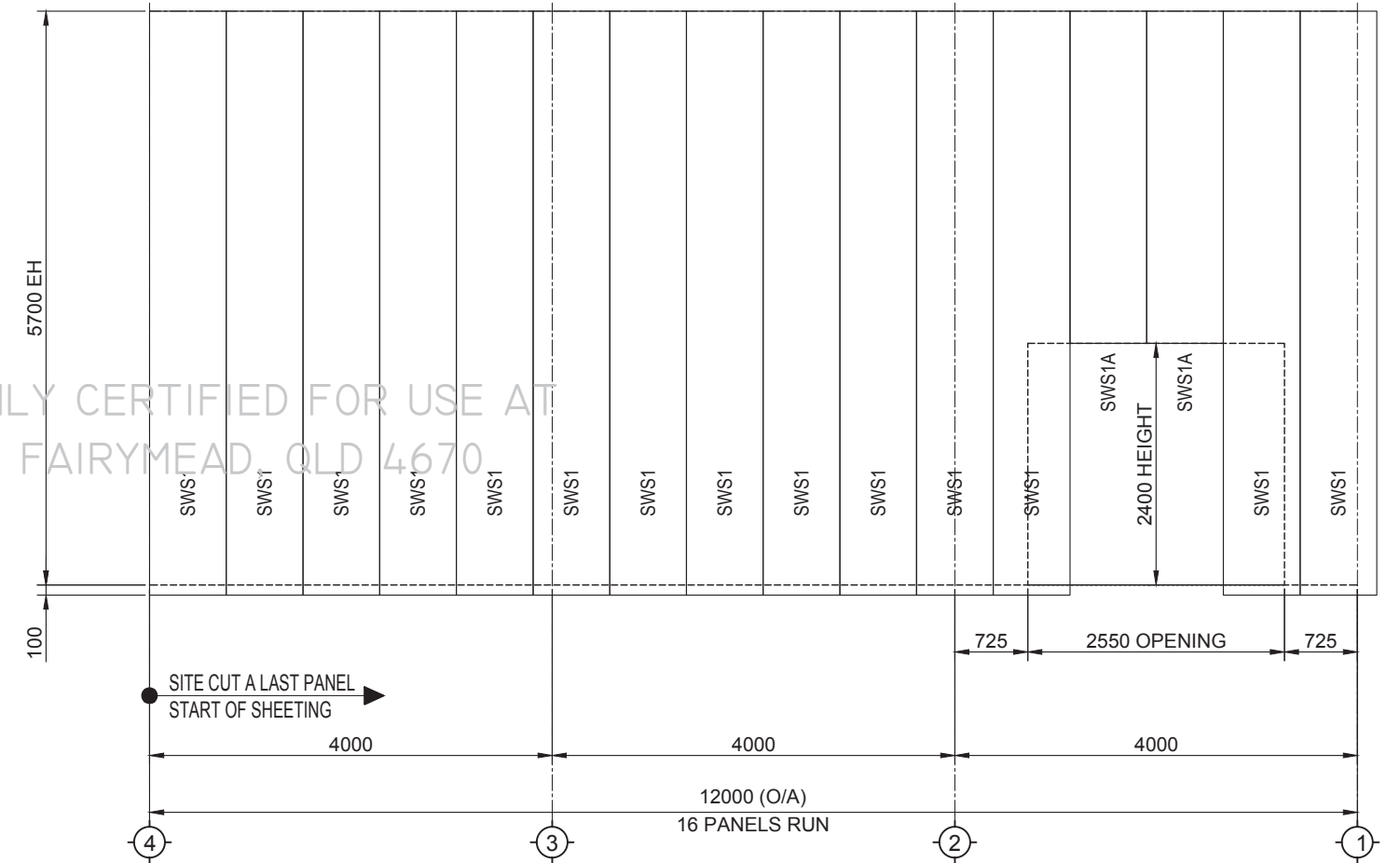
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<b>ROOF SHEETING</b>		<b>11</b>	<b>B</b>
<b>FOR A SHED 12.0M x 12.0M x 5.7M</b>			
RBP CERTIFICATION: RPEQ 21642			
DESIGNED: AK	SCALE: AS NOTED		
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		

A3



**ELEVATION SHEETING @GL. B**

SCALE 1:70



**ELEVATION SHEETING @GL. A**

SCALE 1:70

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NO.	DATE	CHECKED BY	DESCRIPTION
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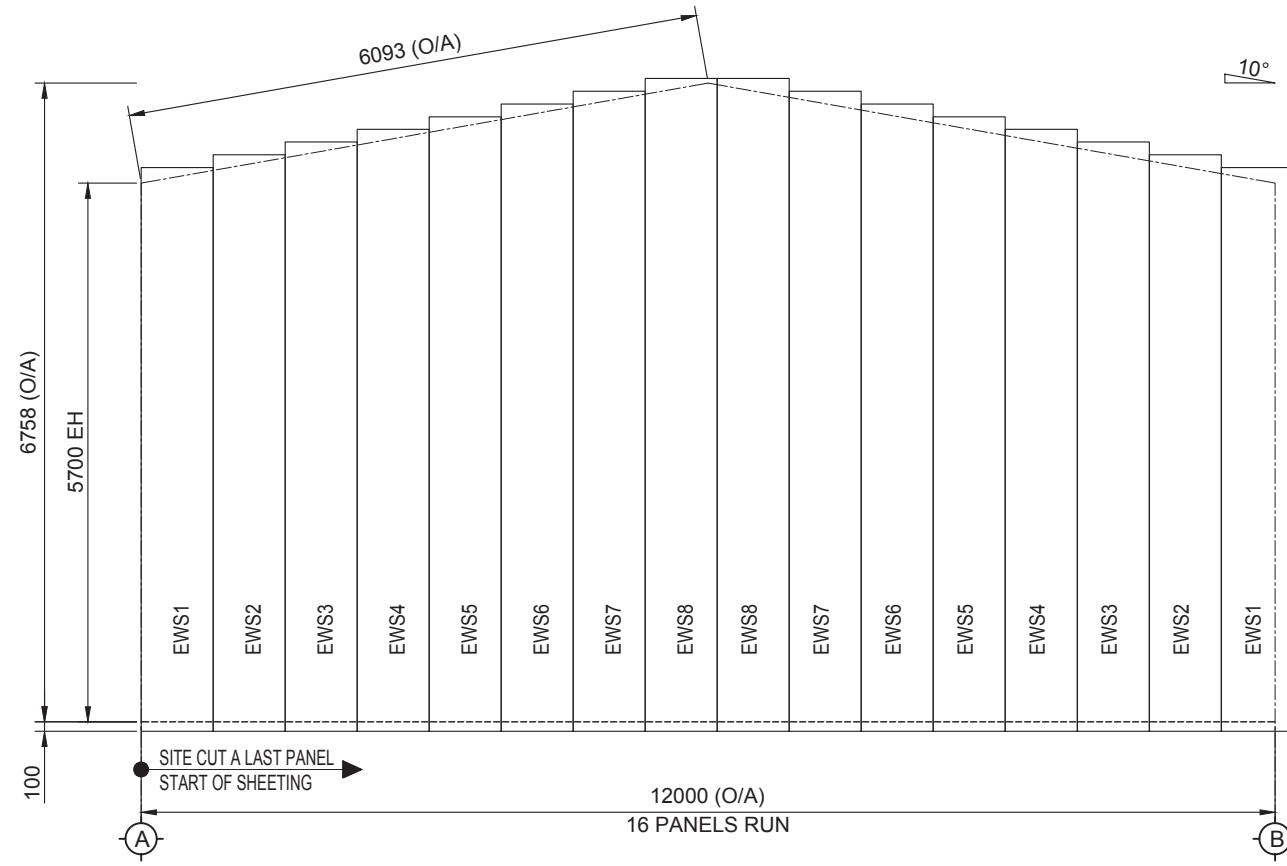
PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:  
**ELEVATIONS SHEETING  
FOR A SHED 12.0M x 12.0M x 5.7M**

RBP CERTIFICATION: RPEQ 21642  
DESIGNED: AK  
DRAWN: X. VIET  
CHECKED: LK  
SCALE: AS NOTED  
JOB NO: BSTDG 26233M  
DATE: 27 Apr 2021

DRAWING NO. **12** REV. **B**



**ELEVATION SHEETING @ GL.1**  
SCALE 1:80



**ELEVATION SHEETING @ GL.4**  
SCALE 1:80

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NO.	DATE	CHECKED BY	DESCRIPTION
B	27 Apr 21	THG	ISSUED FOR APPROVAL
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REVISIONS			



PROJECT: <b>Paul Jacobsen</b>		TITLE: <b>ELEVATIONS SHEETING FOR A SHED 12.0M x 12.0M x 5.7M</b>	
SITE ADDRESS: Lot 2 RP83073 River Rd Fairymead, QLD 4670		RBP CERTIFICATION: RPEQ 21642	DRAWING NO. REV.
DESIGNED: AK	SCALE: AS NOTED	13	B
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		

RIDGE SCREW  
14-10 TPI X 50 HEX HEAD SELF  
DRILLING ROOFING SCREWS

APEX PLATE  
12/M16x40 G.8.8  
STIFFENER FIX  
TO APEX PLATE 6-M12X30 G.4.6

ROOF SCREW  
14-10X55 METAL SD CYCLONIC  
HEX HEAD SCREWS

PURLIN FIXING  
GPB 300-150  
4/M12x30 G.4.6

EAVE PULIN FIXING  
BSEP150-10DEG-26233  
2/M12x30 G.4.6  
2/M12x30 G.4.6 FASCIA

3/M12x30 G.4.6

KNEE PLATE  
12/ M16x40 G.8.8  
STIFFENER FIX TO KNEE PLATE  
2-M12X30 G.4.6

FIX MULLION TO RAFTER  
GPB 300-80DEG &  
GPB 300-100DEG  
6-M16X40 G.8.8  
DRILL HOLES ON SITE

FIX GIRT TO RAFTER  
M12X30 G.4.6  
DRILL HOLES ON SITE

SHEETING WALL  
12-14 X 20 TEK SCREWS  
SEAL COLOR

FIX GIRT TO COLUMN  
GPB 300-150-TH22  
4/M12x30 G.4.6

BASE PLATE  
8/ M16x40 G.8.8

FIX GIRT TO COLUMN  
GPB 150  
4/M12x30 G.4.6

FIX GIRT TO COLUMN  
GPB 300-150  
4/M12x30 G.4.6

FIX MULLION TO SLAB  
2/GPB 300  
4/ M16x40 G.8.8  
4/ M16x190 CHEMSETS

**TYP. ENDWALL FRAMING DETAIL**  
SCALE: NTS

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PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:  
**CONNECTION DETAILS  
FOR A SHED 12.0M x 12.0M x 5.7M**

RBP CERTIFICATION: RPEQ 21642		DRAWING NO.	REV.
DESIGNED: AK	SCALE: AS NOTED	14	B
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		



RIDGE SCREW  
14-10 TPI X 50 HEX HEAD SELF  
DRILLING ROOFING SCREWS

2xAPEX PLATE  
12/M16x40 G.8.8  
STIFFENER FIX  
TO APEX PLATE 6-M12X30 G.4.6

ROOF SCREW  
14-10X55 METAL SD CYCLONIC  
HEX HEAD SCREWS

PURLIN FIXING  
GPB 300-150  
4/M12x30 G.4.6

6/M12x30 G.4.6

2xKNEE PLATE  
12/ M16x40 G.8.8  
STIFFENER FIX TO KNEE PLATE  
2-M12X30 G.4.6

BATTEN BOLTS  
2/M12x30 G.4.6

SHEETING WALL  
12-14 X 20 TEK SCREWS  
SEAL COLOR

FIX GIRT TO COLUMN  
GPB 300-150-TH22  
4/M12x30 G.4.6

BASE PLATE  
16/ M16x40 G.8.8

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LOT 2 RP83073 RIVER RD, FAIRYMEAD, QLD 4670

**TYP. INTERNAL FRAMING DETAIL**  
SCALE: NTS

NO.	DATE	CHECKED BY	DESCRIPTION
B	27 Apr 21	THG	ISSUED FOR APPROVAL
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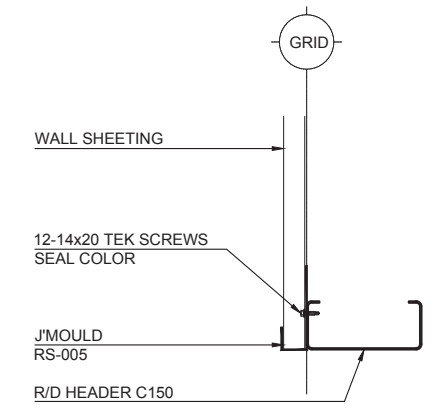
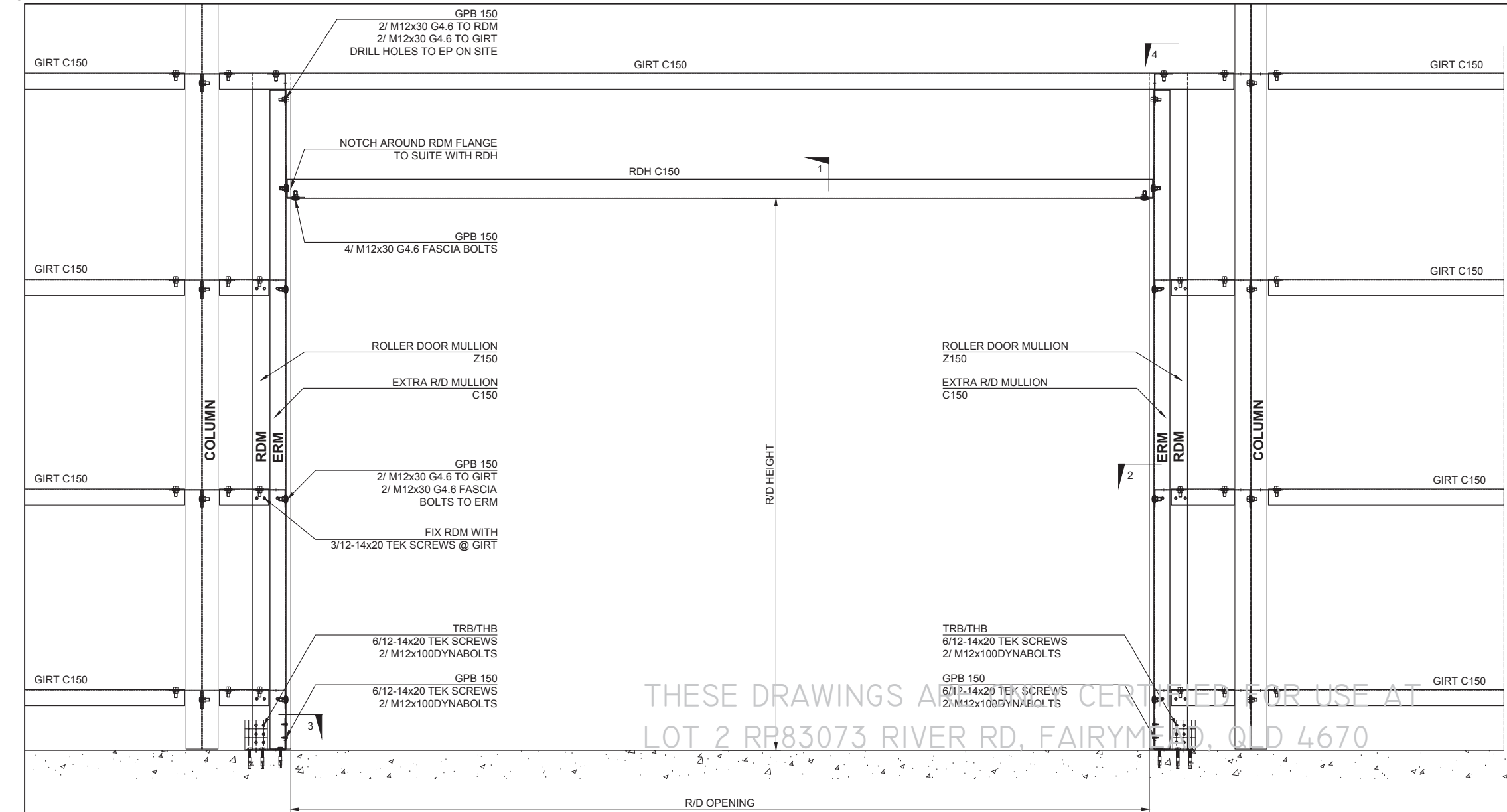


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**Paul Jacobsen**

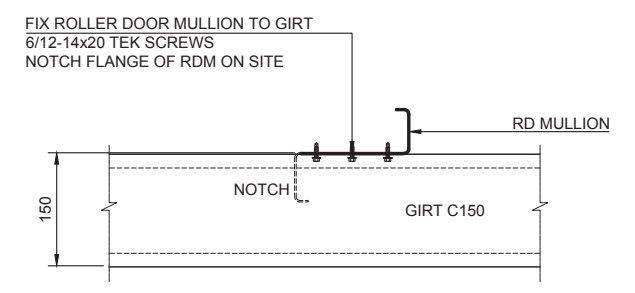
SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:  
**CONNECTION DETAILS  
FOR A SHED 12.0M x 12.0M x 5.7M**

RBP CERTIFICATION: RPEQ 21642		DRAWING NO.	REV.
DESIGNED: AK	SCALE: AS NOTED	<b>15</b>	<b>B</b>
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		

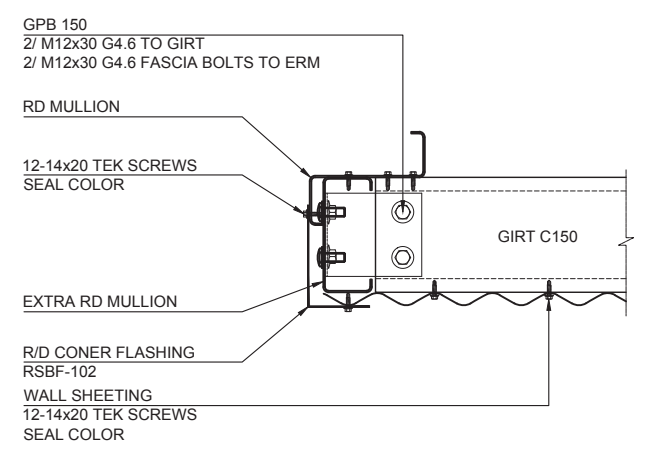


**DETAIL 1**  
SCALE NTS

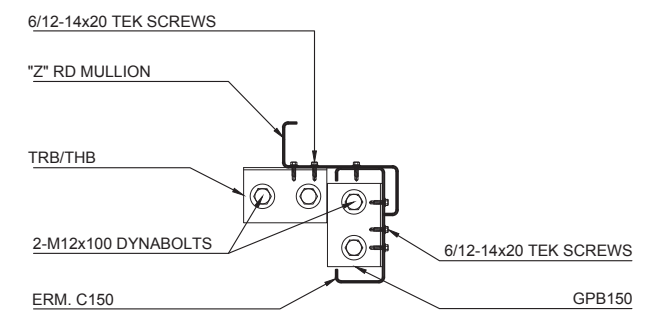


**DETAIL 4**  
SCALE NTS

**TYPICAL ROLLER DOOR DETAIL (SERIES A)**  
SCALE NTS



**DETAIL 2**  
SCALE NTS



**DETAIL 3**  
SCALE NTS

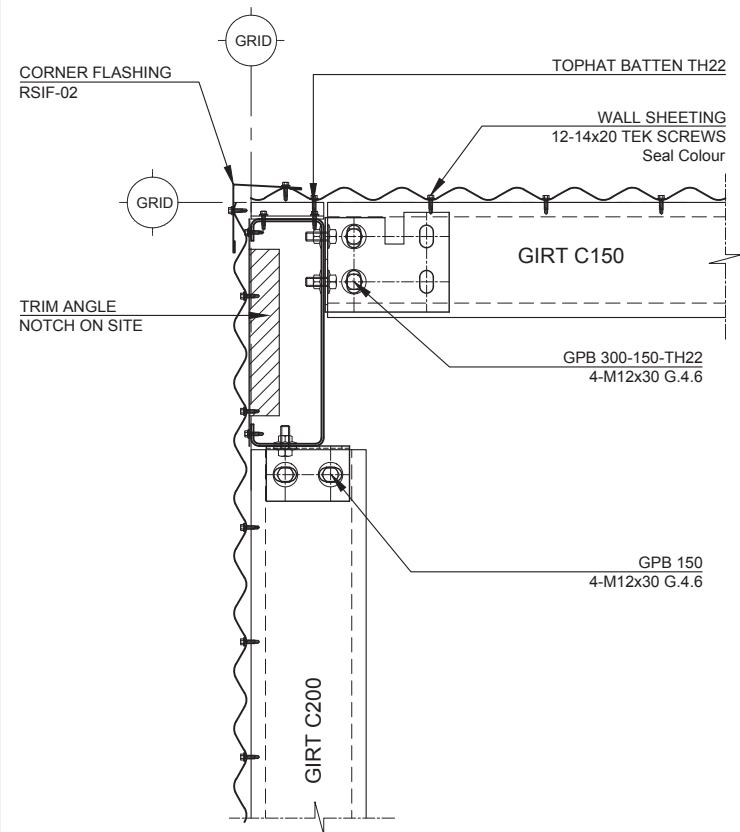
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A	19 Apr 21	THG	ISSUED FOR APPROVAL
REVISIONS			



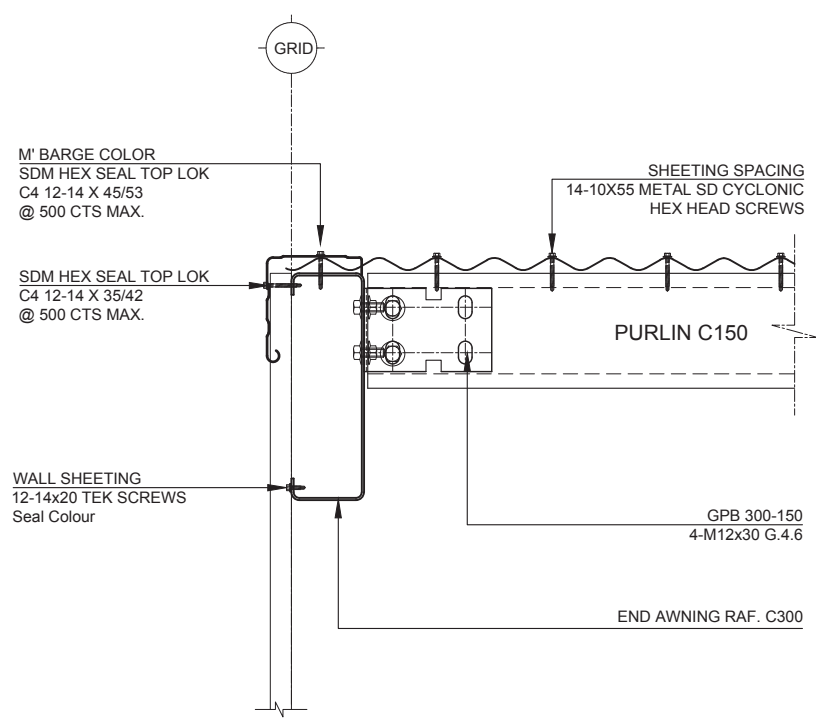
PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

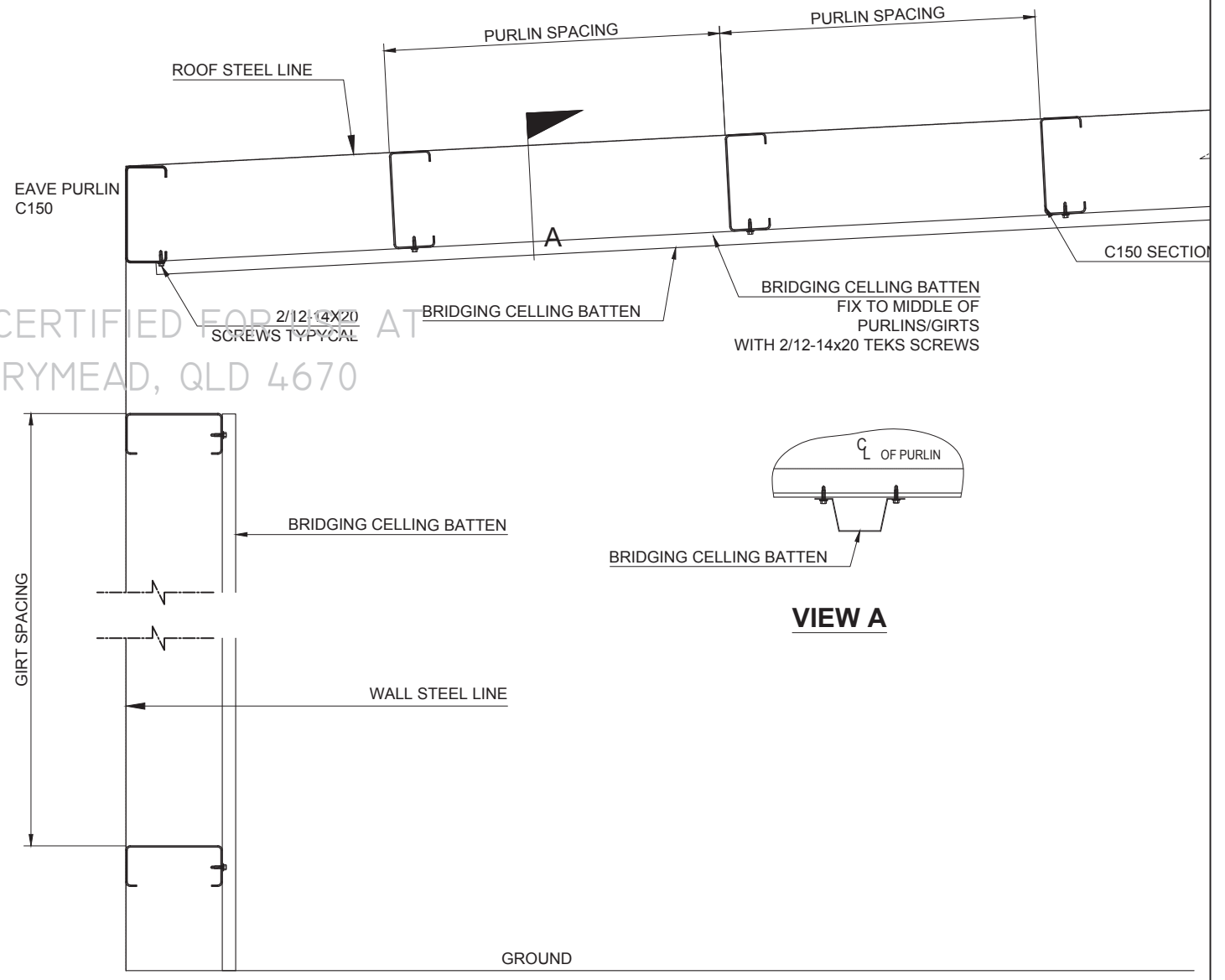
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<b>FOR A SHED 12.0M x 12.0M x 5.7M</b>			
RBP CERTIFICATION: RPEQ 21642		16	B
DESIGNED: AK	SCALE: AS NOTED		
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		



**CORNER FLASHING DETAIL**  
SCALE NTS

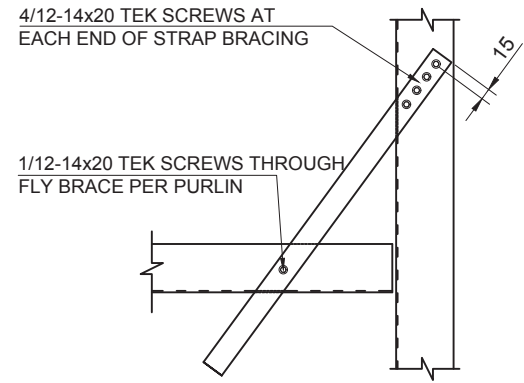


**GABLE FLASHING DETAIL**  
SCALE NTS



**TYPICAL BRIDGING CONNECTION DETAIL**  
SCALE : NTS

THESE DRAWINGS ARE ONLY CERTIFIED FOR USE AT  
LOT 2 RP83073 RIVER RD, FAIRYMEAD, QLD 4670



**TYPICAL BRACING DETAIL**  
SCALE 1:10

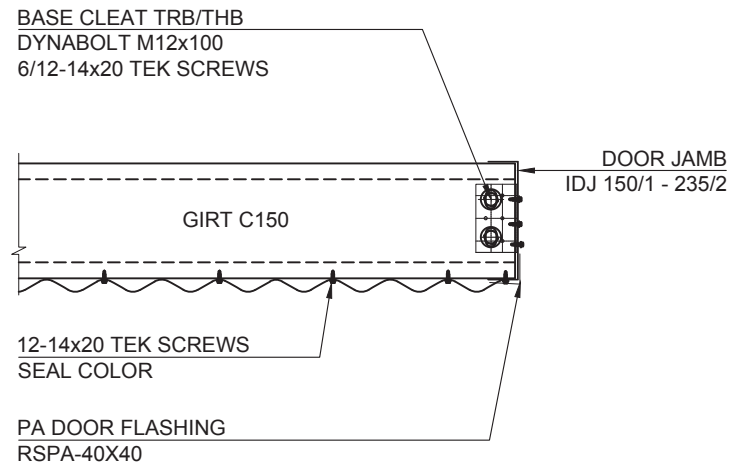
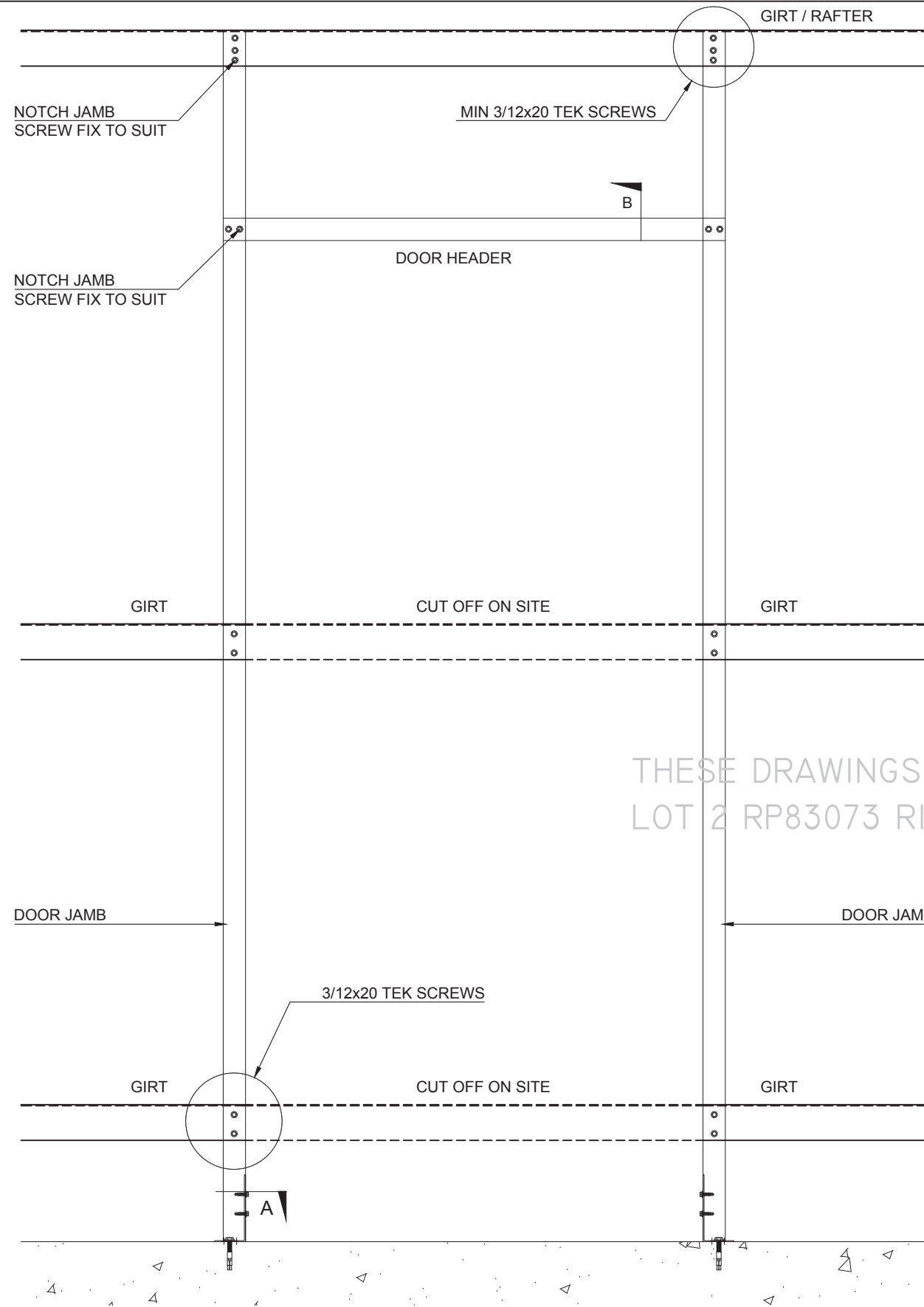
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B	27 Apr 21	THG	ISSUED FOR APPROVAL
A	19 Apr 21	THG	ISSUED FOR APPROVAL
REVISIONS			



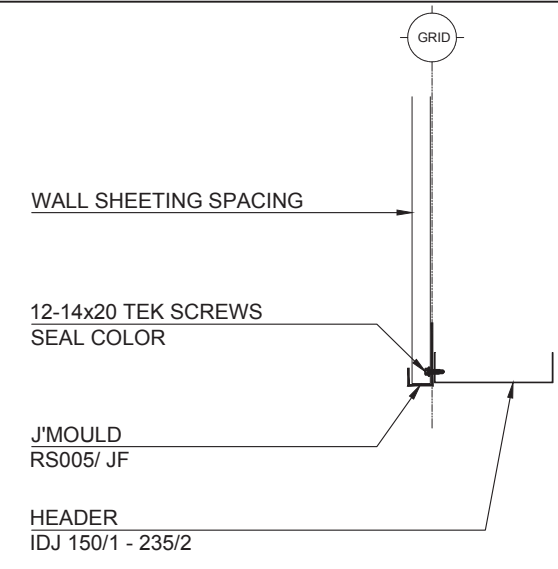
PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:		DRAWING NO.	REV.
<b>CONNECTION DETAILS</b>		17	B
<b>FOR A SHED 12.0M x 12.0M x 5.7M</b>			
RBP CERTIFICATION: RPEQ 21642			
DESIGNED: AK	SCALE: AS NOTED		
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		



**VIEW A**  
SCALE NTS



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**TYPICAL SGD DOOR DETAIL**  
SCALE : NST

NO.	DATE	CHECKED BY	DESCRIPTION
B	27 Apr 21	THG	ISSUED FOR APPROVAL
A	19 Apr 21	THG	ISSUED FOR APPROVAL
REVISIONS			



PROJECT:  
**Paul Jacobsen**

SITE ADDRESS:  
Lot 2 RP83073 River Rd  
Fairymead, QLD 4670

TITLE:		DRAWING NO.	REV.
<b>CONNECTION DETAILS</b>		18	B
<b>FOR A SHED 12.0M x 12.0M x 5.7M</b>			
RBP CERTIFICATION: RPEQ 21642			
DESIGNED: AK	SCALE: AS NOTED		
DRAWN: X. VIET	JOB NO: BSTDG 26233M		
CHECKED: LK	DATE: 27 Apr 2021		



# DANYA COOK TOWN PLANNING

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Appendix D

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## Form 12 Aspect Inspection Certificate



This form is to be used for the purposes of sections 74 and 77 of the Building Regulation 2021 (appointed competent person statement that an aspect of work has been completed and complies with the building development approval).

Information about how to complete this form is in the Appendix at the end of the form.

### 1. Indicate the aspect of the building work

Examples of aspects of the stage of building work (and not limited to the examples provided below):

waterproofing, tiling, glazing, energy efficiency, emergency lights, exit signs, smoke detection, air-conditioning.

Aspect of building work (indicate the aspect)

Slab reinforcement

### 2. Property description

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

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.

Street address Lot 2 River Road

Suburb/locality Fairymead

State QLD

Postcode 4670

Lot and plan details (*attach list if necessary*)

Lot 2 on RP83073

Local government area the land is situated in

Bundaberg Regional Council

### 3. Building/structure description

Building/structure description

Shed

Class of building/structure

1a

### 4. Description of the extent of aspect/s certified

Clearly describe the extent of work covered by this certificate, i.e. all structural aspects of the steel roof beams and location i.e. what floors the work was on, the parts of a room.

All structural aspects of the Slab as specified on drawings



## 5. 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.

Compliance with the Building Act 1975

## 6. Reference documentation

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

BSTDG 26233M DWG 01-18 Rev B

## 7. Building certifier reference number and building development approval number

Building certifier's name  
(in full)

Building certifier reference  
number

Development approval  
number

## 8. Details of appointed competent person

Name (in full)

Stephen Alexander Strachan

Company name (if applicable)

Engineers Queensland

Contact person

Stephen Strachan

Business phone number

(07) 4972 5246

Mobile

0412 991 431

Email address

office@engqld.com.au

Postal address

17 Flinders Parade

Suburb/locality

Gladstone

State

QLD

Postcode

4680

Licence class or registration  
type (if applicable)

Registered Professional Engineer of Queensland

Licence class or registration  
number (if applicable)

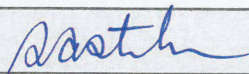
RPEQ 2968

Date request to inspect received  
from building certifier

Click or tap to enter a date.

## 9. Signature of appointed competent person

Signature



Date 15/09/2022

## LOCAL GOVERNMENT USE ONLY

Date received

Click or tap to enter a date.

Reference number/s