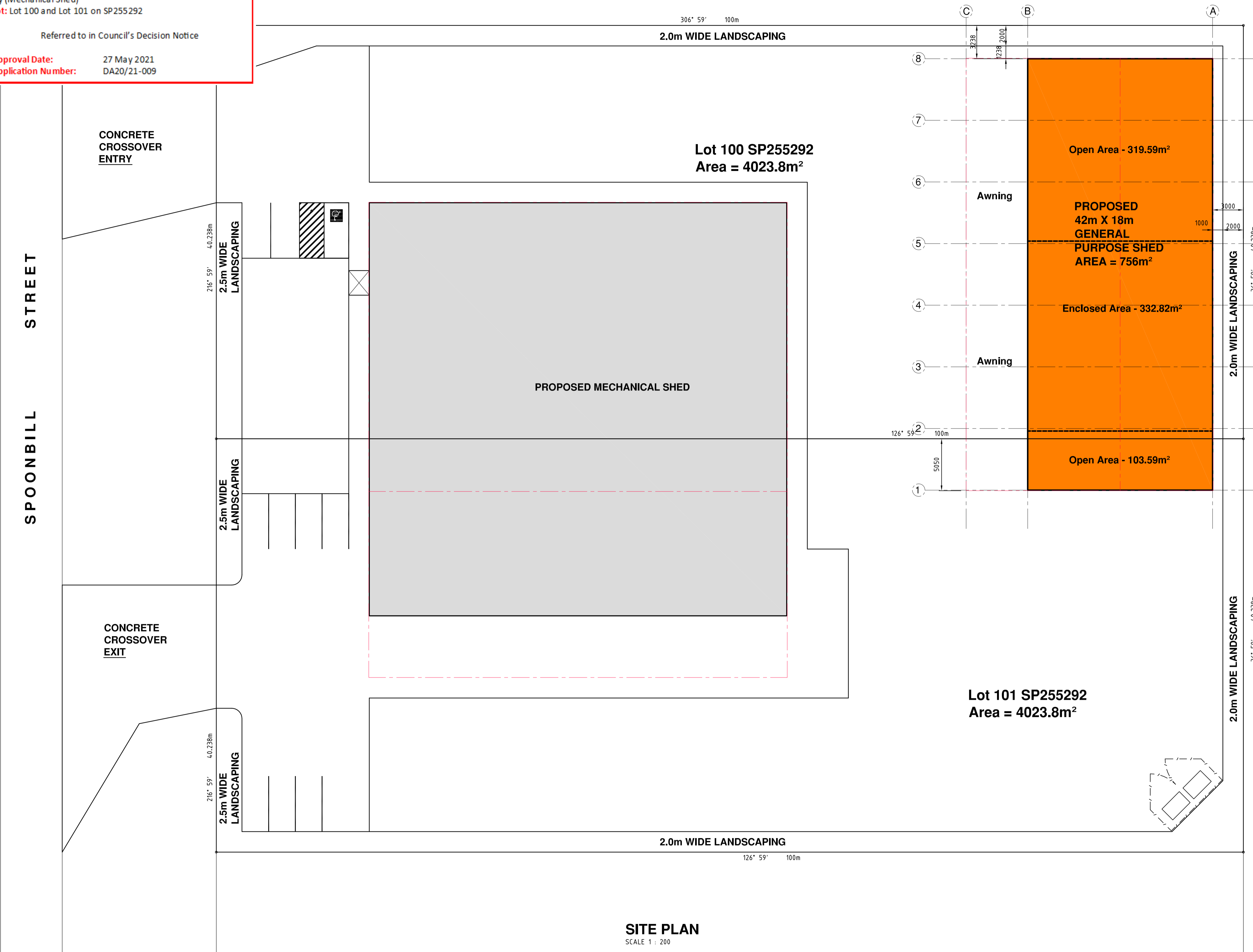


Development Application: Minor Change to Development Permit D17/18-003 Material Change of Use for Low Impact Industry (Mechanical Shed)
Lot: Lot 100 and Lot 101 on SP255292

Referred to in Council's Decision Notice

Approval Date: 27 May 2021
Application Number: DA20/21-009



DEVELOPMENT SUMMARY :-

	BUILDING ENVELOPE - 756m² SITE COVERAGE - 9.39%
	PROPOSED MECH. SHED BUILDING ENVELOPE - 1634.34m² SITE COVERAGE - 20.31%

SITE AREA :-

Lot 100	4023.8m²
Lot 101	4023.8m²
TOTAL SITE AREA	8047.6m²

NOTES :-

- ALL CARPARKS, PWD CARPARK SPACE & SHARED SPACE TO BE IN ACCORDANCE WITH AS/NZS 2890.1-2004 & N.C.C. REQUIREMENTS
- ALL ACCESS PATHS FROM PWD CARPARK & SHARED SPACE TO BUILDING ENTRANCE TO BE IN ACCORDANCE WITH AS 1428 & N.C.C. REQUIREMENTS
- CIVIL DESIGN INCLUDING FINISHED FLOOR LEVELS, FINISHED PAVEMENT LEVELS, ROOFWATER & STORMWATER DRAINAGE ETC. DESIGNED BY OTHERS

NOTE :-
ALL SET-OUT DIMENSIONS, FLOOR LEVELS, SETDOWNS / FALLS ETC. MUST BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SAFETY IN DESIGN AND CONSTRUCTION

- Notice to all persons who commissioned the design work depicted in these documents and to all those involved in the construction of the works, it's operation and it's demolition.
- The construction of these works involves activities which involve some risk to the health and safety of those involved directly in the construction and any person entering the work site.
- All construction work must comply with the requirements of the Local Authority Workplace Health and Safety legislation.
- It is essential that prior to the commencement of the construction, an adequate safety plan is prepared by the Principal Contractor for the proposed work in accordance with statutory requirements. The safety plan shall include appropriate work method statements for all activities. A risk analysis is to be carried out by the Contractor of all work practices and where possible all risks eliminated. Where this is not possible, the safety plan must address these risk issues with appropriate documentation for strict adherence to during construction.
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- The eventual demolition of these works will involve activities which have some risk to health and safety.
- Please contact Osborn Consulting Engineers for information and assistance with minimising these risks.

SITE PLAN
SCALE 1 : 200

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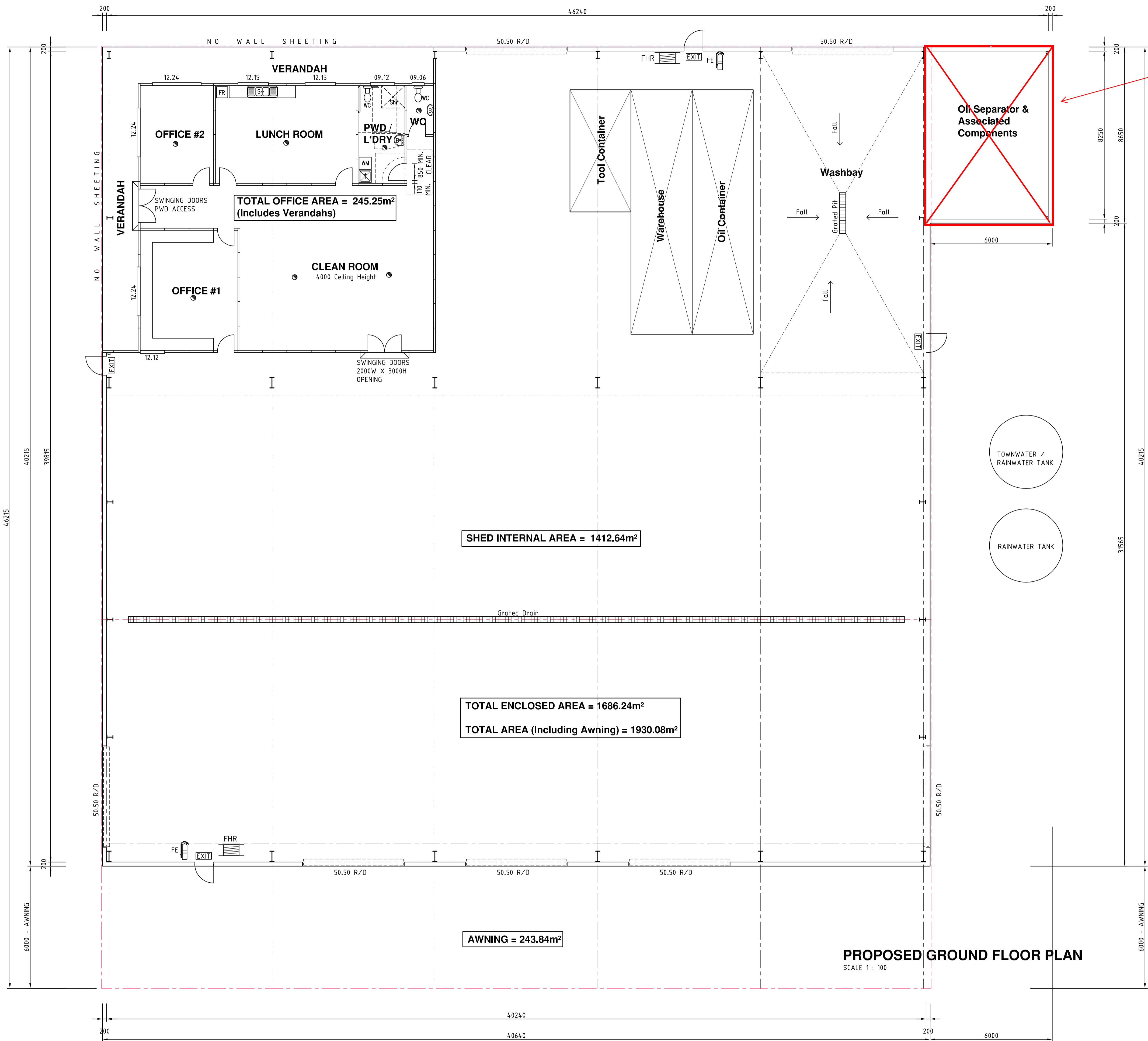
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Redrawn - Issued for Approval	16/04/21	K.D.	B
Issued for Approval	17/05/17	K.D.	A
Dwg. Description:	Issued:	By:	Rev:

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Ph 07 4660 3300
25 Warwick Road, Ipswich Qld. 4305 Unit 14, 99 Musgrave Road, Red Hill Qld. 4059
Ph 07 3282 7770 Ph 07 3510 8510

HIRST MECHANICAL SERVICES
SITE PLAN
PROPOSED STORAGE SHED
Lot 100 SP255292
SPOONBILL STREET
LONGREACH, QLD.

drawn: K.D. (April '17)	designed/checked: P.O.
certified: P.O. (May '17)	rev: "B"
scale: As Shown @ A1	job no.: WK17-0195
Sheet 1 of 1	dwg no.: A01



Part of building not approved

LONGREACH REGIONAL COUNCIL

DIGITALLY STAMPED APPROVED PLAN

Development Application: Minor Change to Development Permit D17/18-003 Material Change of Use for Low Impact Industry (Mechanical Shed)
Lot: Lot 100 and Lot 101 on SP255292

Referred to in Council's Decision Notice

Approval Date: 27 May 2021
Application Number: DA20/21-009

- EXIT** MAINTAINED ILLUMINATED EXIT SIGN
- FHR** 36m FIRE HOSE REEL
- FE** FIRE EXTINGUISHER
- NEW EMERGENCY LIGHTING USING "SPITFIRE SF 10", OR EQUIVALENT, GIVING 0.2 LUX. (CEILING MOUNTED)

NOTES :-

1. ALL ACCESS PATHS FROM PWD CARPARK & SHARED SPACE TO BUILDING ENTRANCE TO BE IN ACCORDANCE WITH AS/NZS 2890, AS 1428 & N.C.C. REQUIREMENTS
2. ALL GRABRAILS, CLEARANCES, CIRCULATION SPACES, FIXTURES ACCESS ETC. TO AND FROM PWD TO BE IN ACCORDANCE WITH AS 1428 & N.C.C. REQUIREMENTS
3. ALL STAIR CONSTRUCTION INCLUDING RISER & GOING DISTANCES, TO BE IN ACCORDANCE WITH N.C.C. REQUIREMENTS

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PROPOSED GROUND FLOOR PLAN
SCALE 1 : 100

ISSUED FOR APPROVAL NOT FOR CONSTRUCTION

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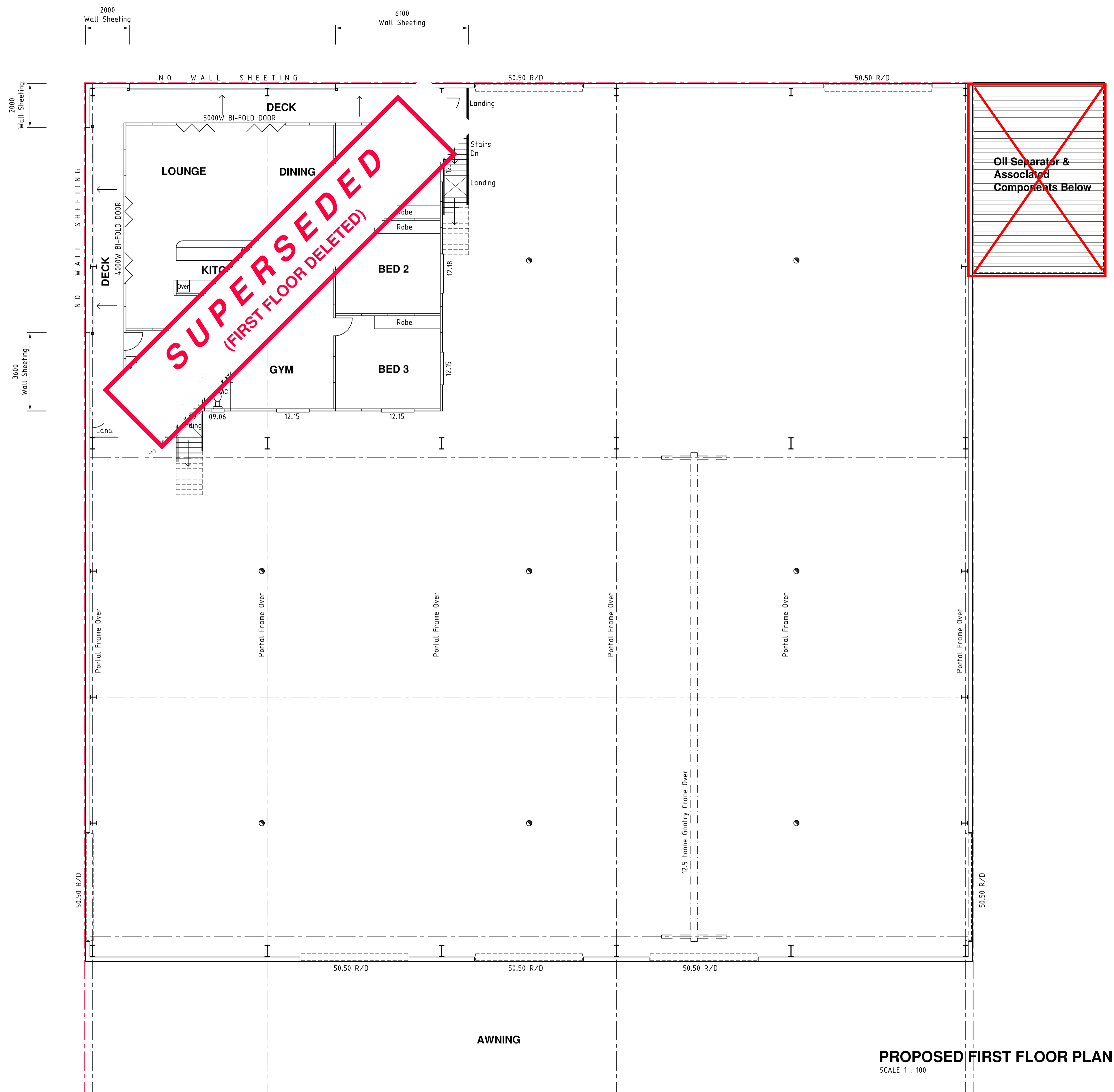
Issued for Approval	Not For Construction	Date	By	Rev
Issued for Approval	Not For Construction	08/06/17	K.D.	D
Issued for Approval	Not For Construction	28/03/17	K.D.	C
Issued for Approval	Not For Construction	21/03/17	K.D.	B
Issued for Approval	Not For Construction	15/03/17	K.D.	A

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 25 Warwick Road, Ipswich Qld. 4305 Unit 14, 99 Musgrave Road, Red Hill Qld. 4059
 Ph 07 3282 7770 Fax 07 3281 7237 Ph 07 3510 8510 Fax 07 3876 3045

HIRST MECHANICAL SERVICES
PROPOSED MECHANICAL SHED
 Lots 100 & 101 SP255292
 SPOONBILL STREET
 LONGREACH, QLD.

PROPOSED GROUND FLOOR PLAN

drawn: K.D. (Jan. '17)	designed/checked: P.O.
certified: P.O. (Jan. '17)	rev: "C"
scale: As Shown @ A1	job no.: WK17-0014
Sheet 2 of 5	dwg no.: A02



LONGREACH REGIONAL COUNCIL

DIGITALLY STAMPED

APPROVED PLAN

Development Application: Minor Change to Development Permit D17/18-003 Material Change of Use for Low Impact Industry (Mechanical Shed)

Lot: Lot 100 and Lot 101 on SP255292

Referred to in Council's Decision Notice

Approval Date: 27 May 2021
Application Number: DA20/21-009

NOTES :-

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NEW EMERGENCY LIGHTING USING "SPITFIRE SF 10", OR EQUIVALENT, GIVING 0.2 LUX. (CEILING MOUNTED)

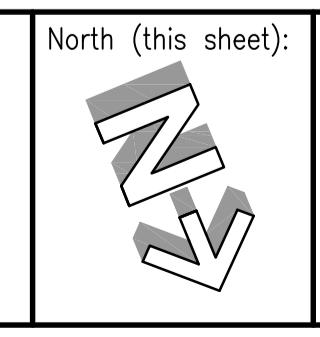
PROPOSED FIRST FLOOR PLAN
SCALE 1 : 100

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Issued for Approval	Not For Construction	21/03/17	K.D.	B
Issued for Approval	Not For Construction	15/03/17	K.D.	A

Dwg. Description: Issued: By: Rev:

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HIRST MECHANICAL SERVICES

PROPOSED MECHANICAL SHED
 Lots 100 & 101 SP255292
 SPOONBILL STREET
 LONGREACH, QLD.

PROPOSED FIRST FLOOR PLAN	
drawn: K.D. (Jan. '17)	designed/checked: P.O.
certified: <i>[Signature]</i>	job no.: RPK/1637
scale: As Shown @ A1	dwg no.: WK17-0014 - A03
Sheet 3 of 5	

LONGREACH REGIONAL COUNCIL

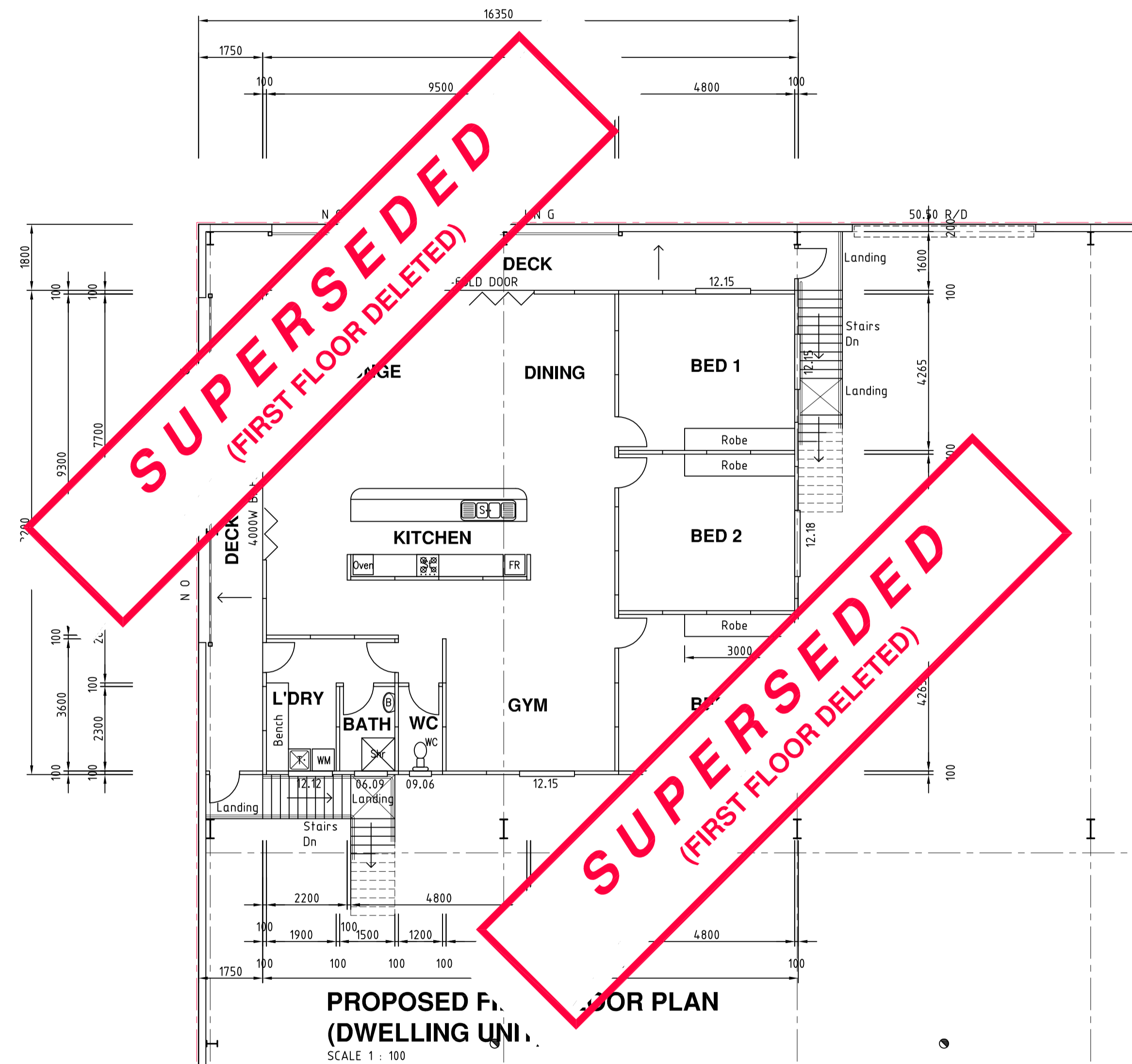
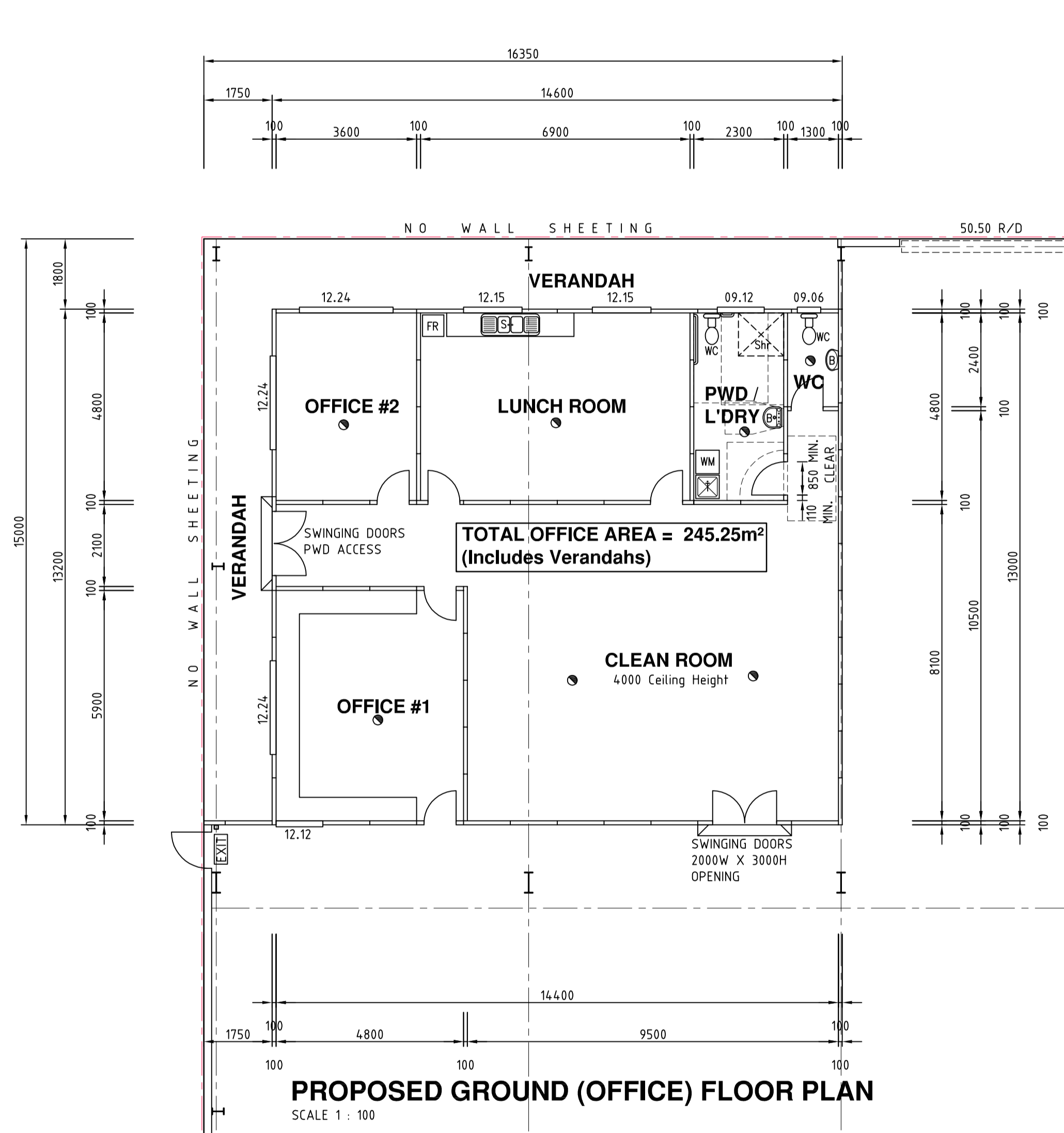
**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Minor Change to Development Permit D17/18-003 Material Change of Use for Low Impact Industry (Mechanical Shed)

Lot: Lot 100 and Lot 101 on SP255292

Referred to in Council's Decision Notice

Approval Date: 27 May 2021
Application Number: DA20/21-009



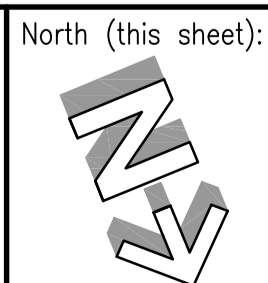
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Issued for Approval	Not For Construction	21/03/17	K.D.	B
Issued for Approval	Not For Construction	15/03/17	K.D.	A

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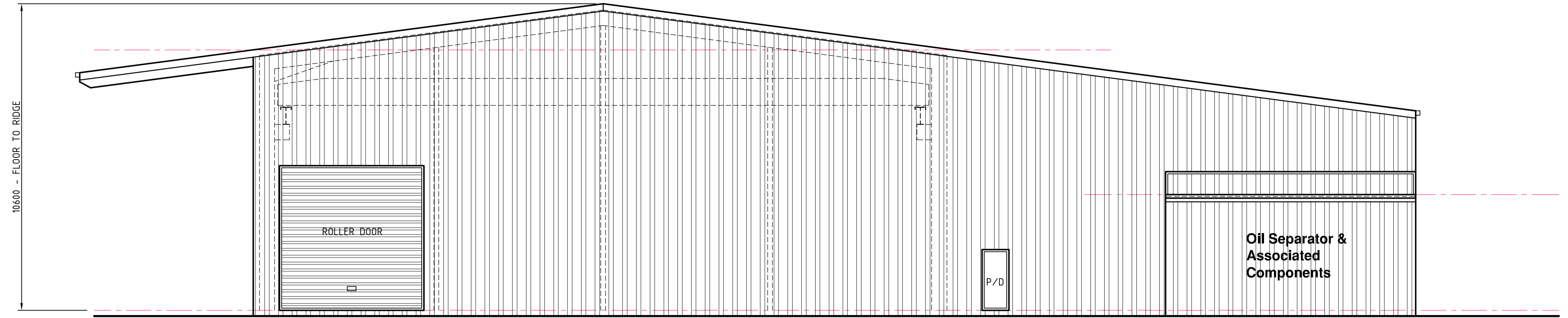
HIRST MECHANICAL SERVICES
PROPOSED MECHANICAL SHED
Lots 100 & 101 SP255292
SPOONBILL STREET
LONGREACH, QLD.

PROPOSED GROUND (Office) & FIRST (Unit) FLOOR PLAN	
drawn: K.D. (Jan. 17)	designed/checked: P.O.
certified: P.Osborn	RP20/1637 rev: "D"
scale: As Shown @ A1	job no.: WK17-0014 - A04
Sheet 4 of 5	dwg no.:

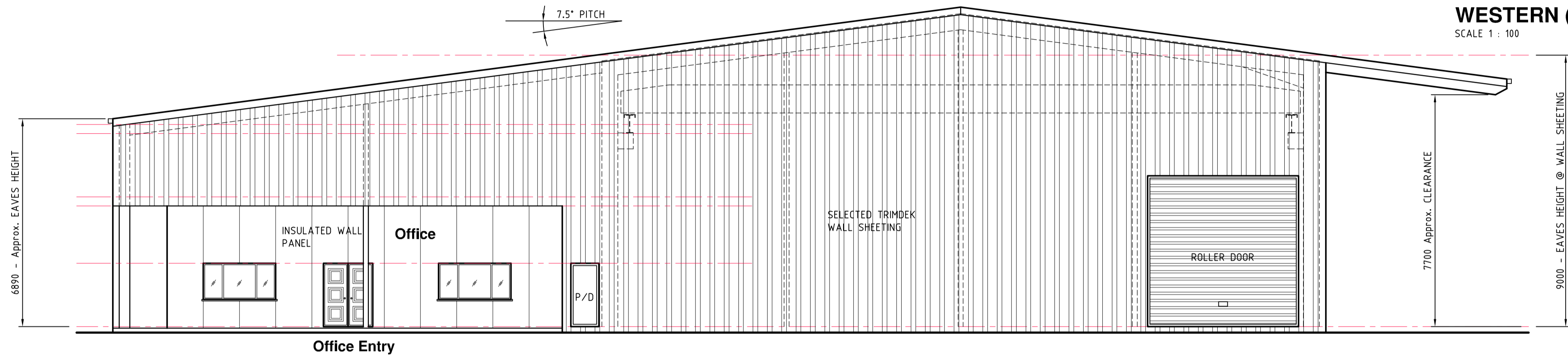
Development Application: Minor Change to Development Permit D17/18-003 Material Change of Use for Low Impact Industry (Mechanical Shed)
Lot: Lot 100 and Lot 101 on SP255292

Referred to in Council's Decision Notice

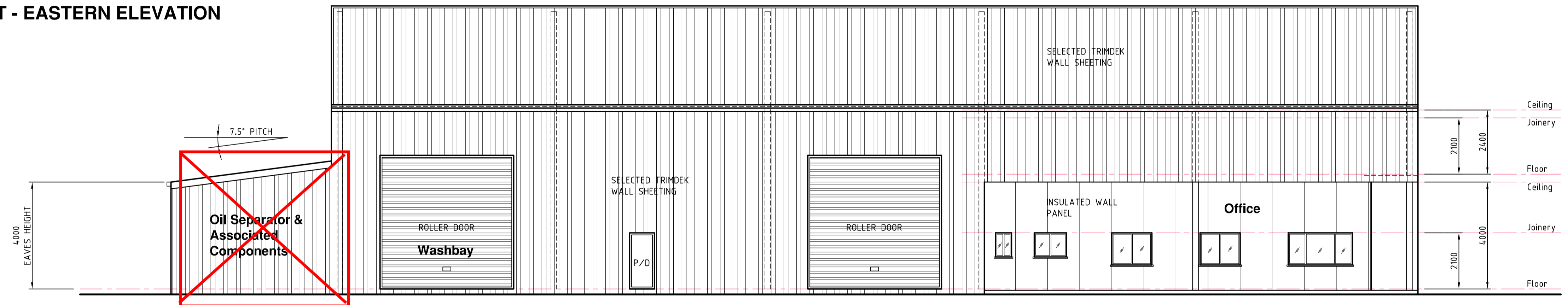
Approval Date: 27 May 2021
Application Number: DA20/21-009



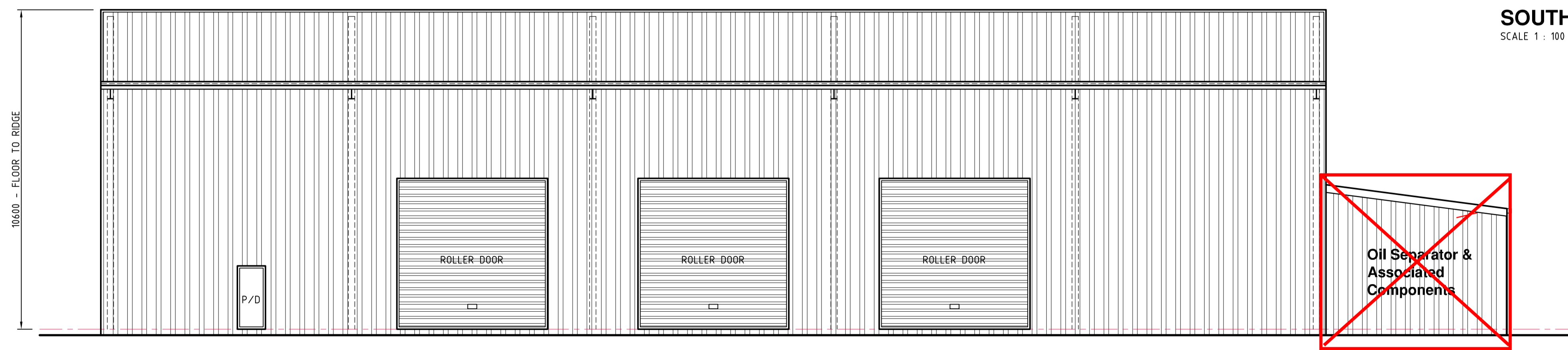
WESTERN (REAR) ELEVATION
SCALE 1 : 100



SPOONBILL STREET - EASTERN ELEVATION
SCALE 1 : 100



SOUTHERN ELEVATION
SCALE 1 : 100



NORTHERN ELEVATION
SCALE 1 : 100

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Issued for Approval	Not For Construction	21/03/17	K.D.	B
Issued for Approval	Not For Construction	15/03/17	K.D.	A

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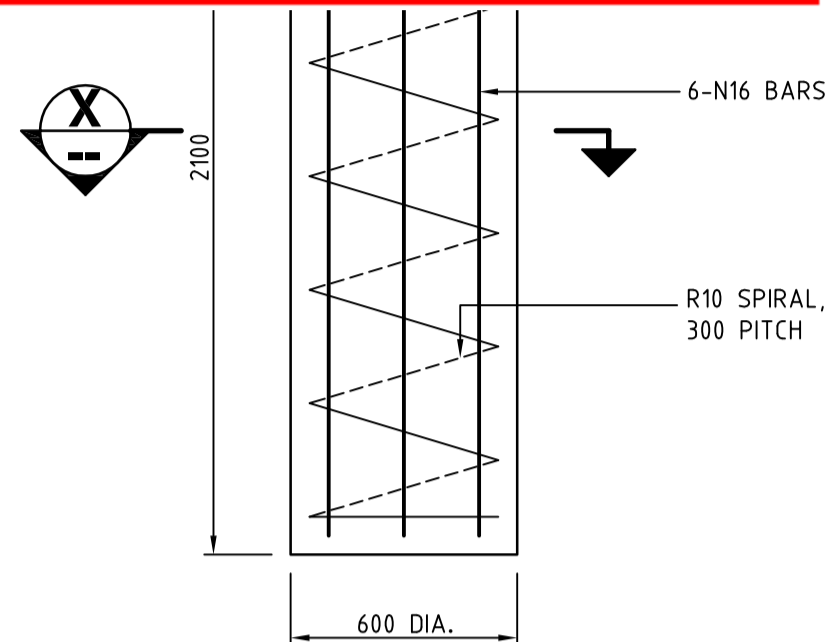
HIRST MECHANICAL SERVICES
PROPOSED MECHANICAL SHED
Lots 100 & 101 SP255292
SPOONBILL STREET
LONGREACH, QLD.

drawn: K.D. (Jan. '17)	designed/checked: P.O.
certified: <i>P.O.</i>	RP20/1637 rev: "D"
scale: As Shown @ A1	job no.: dwg no.:
Sheet 5 of 5	WK17-0014 - A05

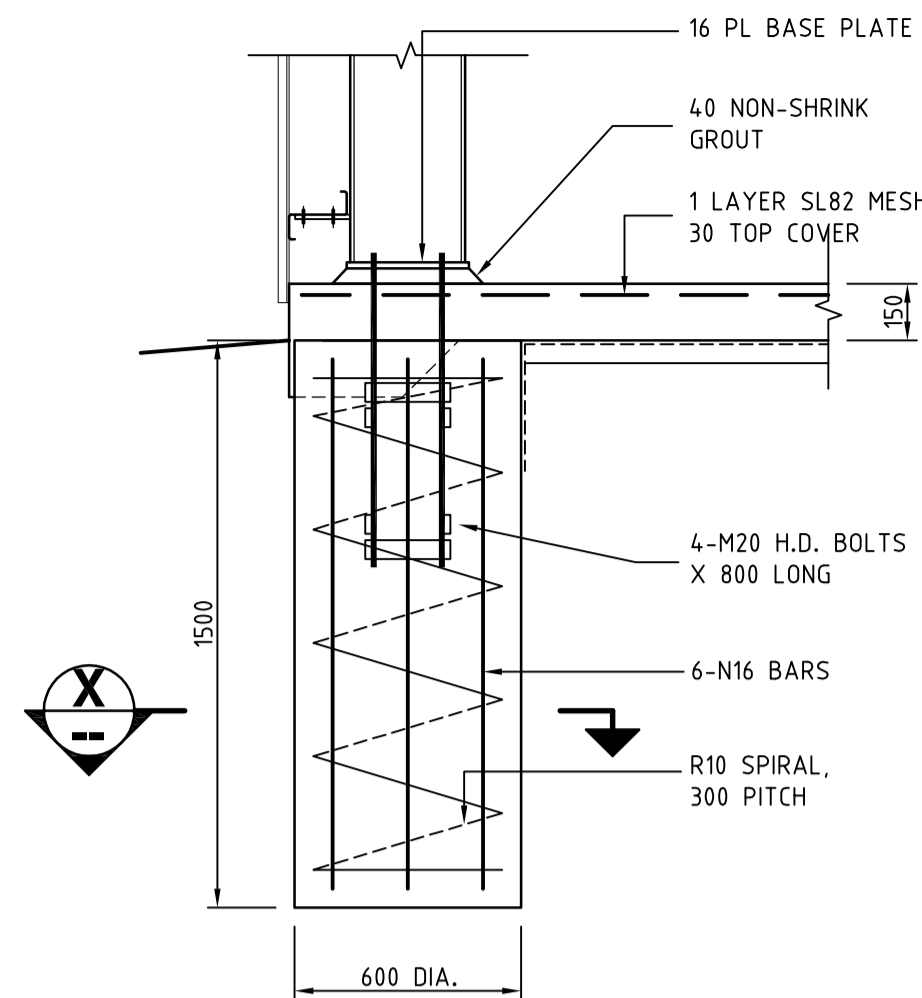
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Lot: Lot 100 and Lot 101 on SP255292

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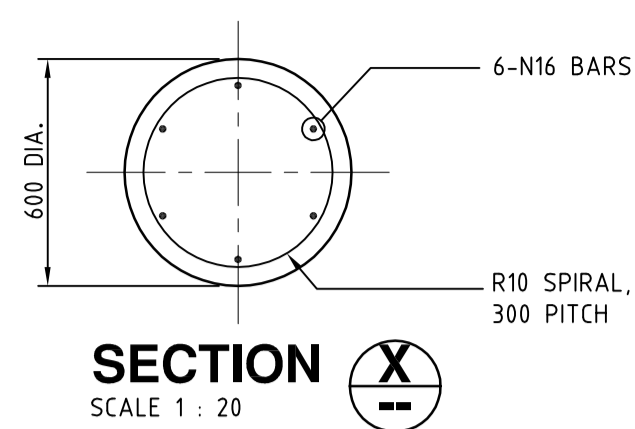
Approval Date: 27 May 2021
Application Number: DA20/21-009



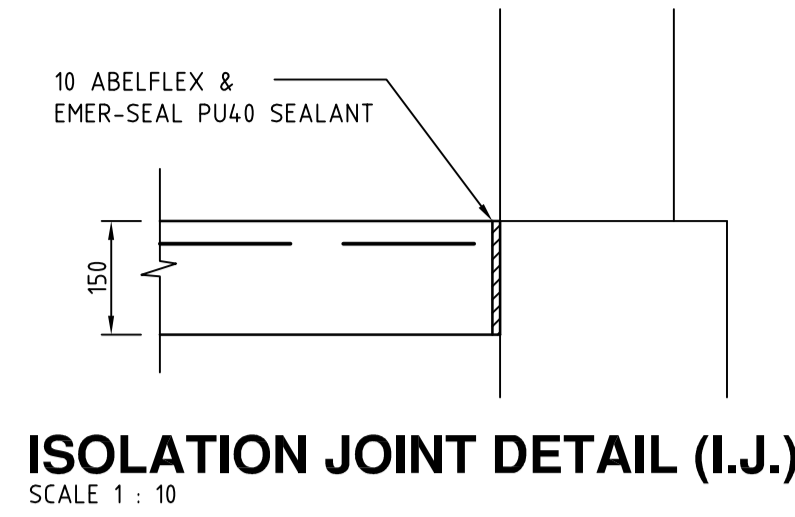
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SCALE 1 : 20



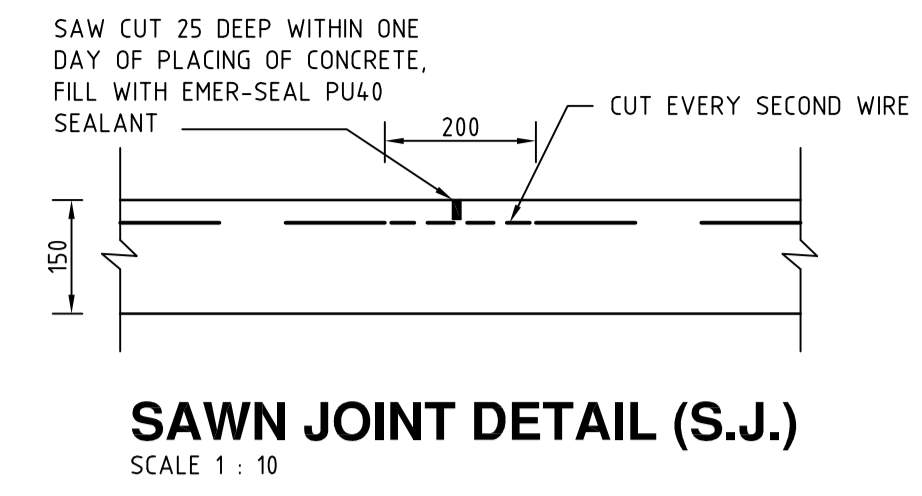
TYPE "B" FOOTING DETAIL.
SCALE 1 : 20



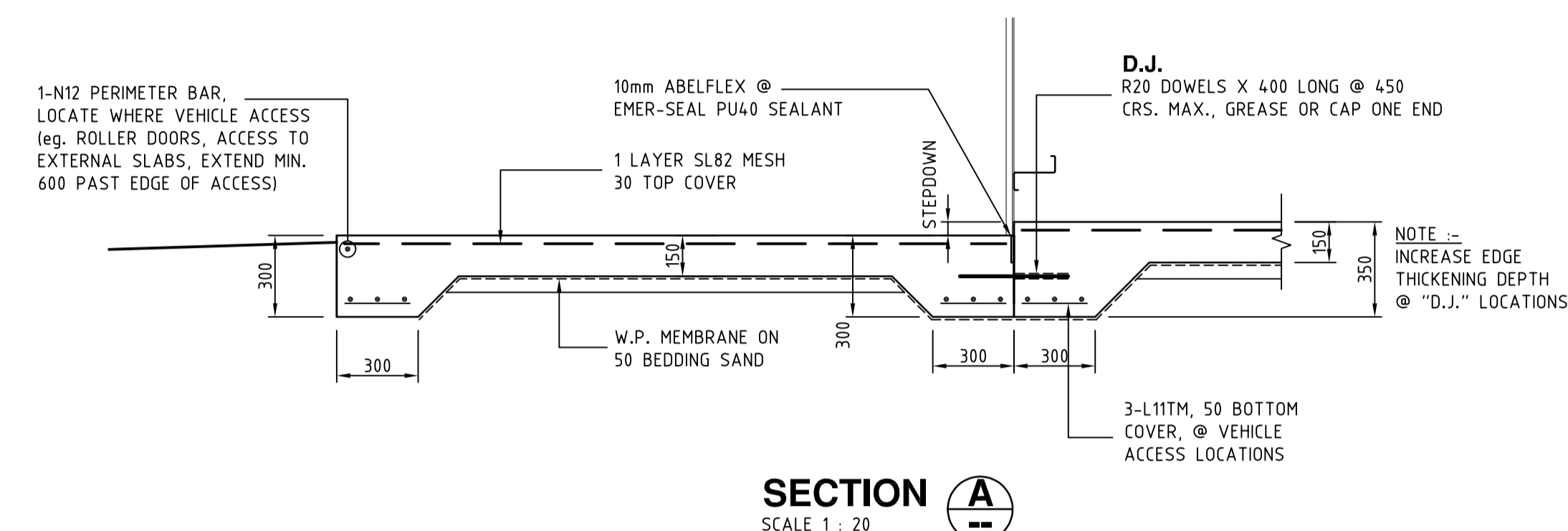
SECTION X-X
SCALE 1 : 20



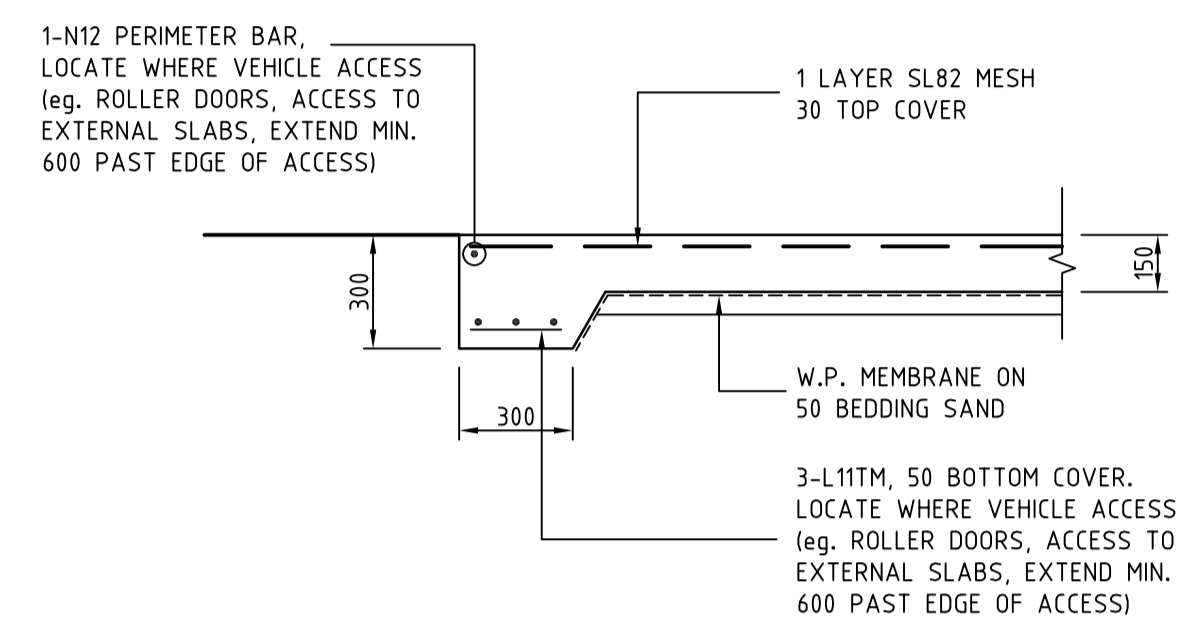
ISOLATION JOINT DETAIL (I.J.)
SCALE 1 : 10



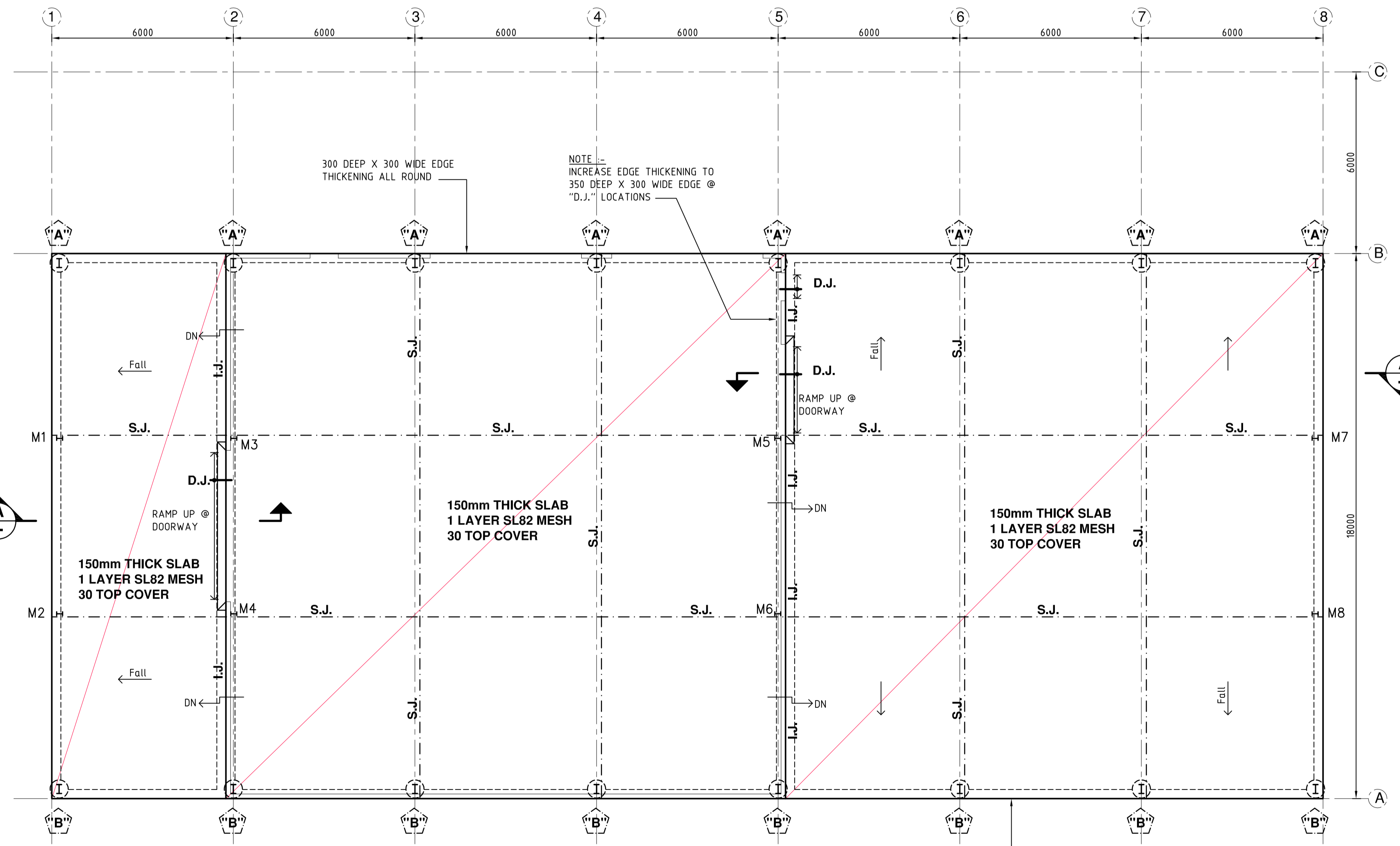
SAWN JOINT DETAIL (S.J.)
SCALE 1 : 10



SECTION A-A
SCALE 1 : 20



EDGE THICKENING DETAIL.
SCALE 1 : 20



SLAB & FOUNDATION LAYOUT
SCALE 1 : 100

NOTE :-
VERIFY LOCATION & DEPTH OF ALL EXISTING IN-GROUND SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION

NOTE :-
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CONCRETE CONSTRUCTION NOTES :-

- All work to be in accordance with AS 3600
- Specification and Supply of Concrete to be in accordance with AS 1379-2007 (R2018)
- Concrete strengths to be as follows:

LOCALITY	F _c (MPa)
SLAB	32
FOUNDATIONS	20
PIERS	20
- Max. aggregate size - 20mm
- Slump = 80 +/- 15mm
- Sample and test to AS 3600
- Consolidate by vibration
- N denotes Tempcore bars, SL denotes mesh, R denotes round bars.
- Provide adequate bar and mesh supports at 900 max. crs.
- Cover to reinforcement:

SLAB	30 TOP COVER
FOUNDATIONS	50 ALL ROUND
PIERS	40 ALL ROUND
- All reinforcement to be inspected by engineer before pouring of concrete. Contractor to notify 24 hours in advance.
- All formwork to be designed, constructed and stripped in accordance with AS 3610.
- All reinforcement splices to be full tension splices unless noted otherwise.
- Cure all concrete a minimum 7 days.

SUB GRADE NOTES

- Remove topsoil, vegetation & deleterious material.
- Proof roll to detect any soft spots. Soft spots are to be removed and backfilled as noted below.
- Backfill & fill material for building platform to have a minimum CBR 30 compacted to 98% standard density as defined by AS1289 5.1.1. Fill to be placed in maximum 150mm deep layers.
- All footings are to found on material having a minimum bearing capacity of 100 kPa.

SCHEDULE :-	
MARK	DESCRIPTION
A	600 DIA. X 2100 DEEP R.C. PIER
B	600 DIA. X 1500 DEEP R.C. PIER
S.J.	DENOTES SAWN JOINT - REFER DETAIL
I.J.	DENOTES ISOLATION JOINT - REFER DETAIL
D.J.	DENOTES DOWELED JOINT - REFER DETAIL

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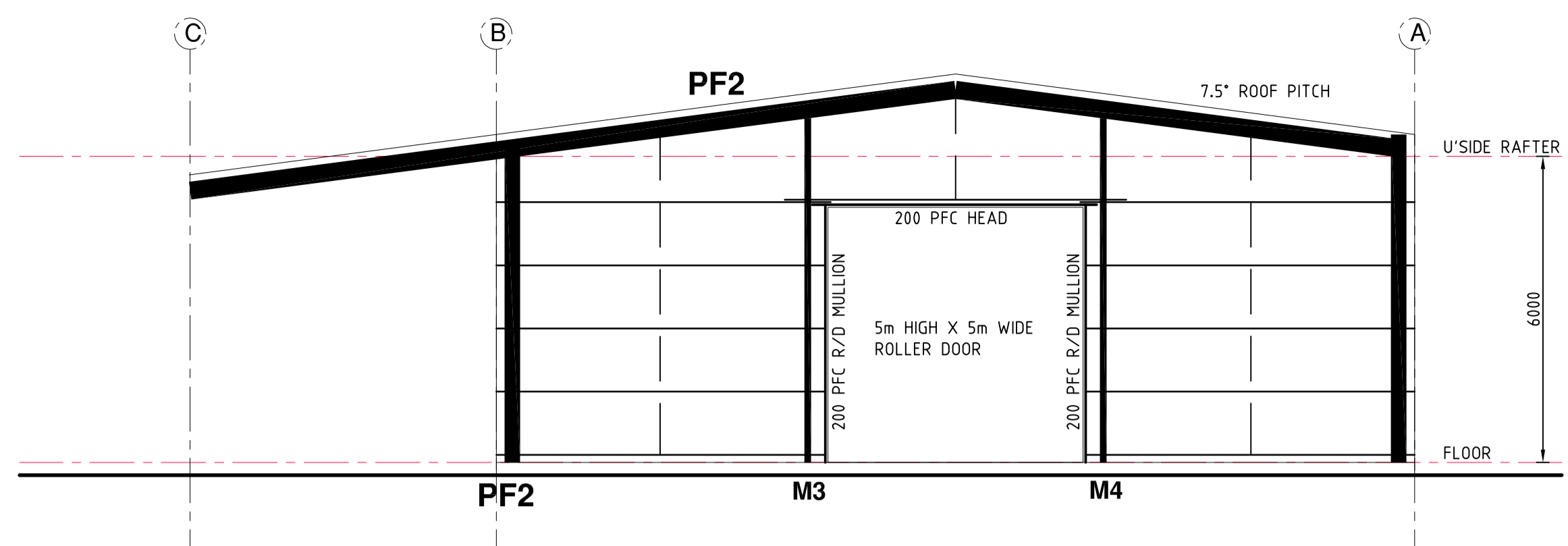
Drawing Comments:
BUILDER TO VERIFY ALL INFORMATION, LEVELS & DIMENSIONS ON THIS DRAWING ON SITE & WITH DRAWINGS BY XXL SHEDS - Job No. XXL-1671 PRIOR TO COMMENCEMENT OF FABRICATION / CONSTRUCTION

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A.B.N. 83 602 572 967
A.C.N. 602 572 967

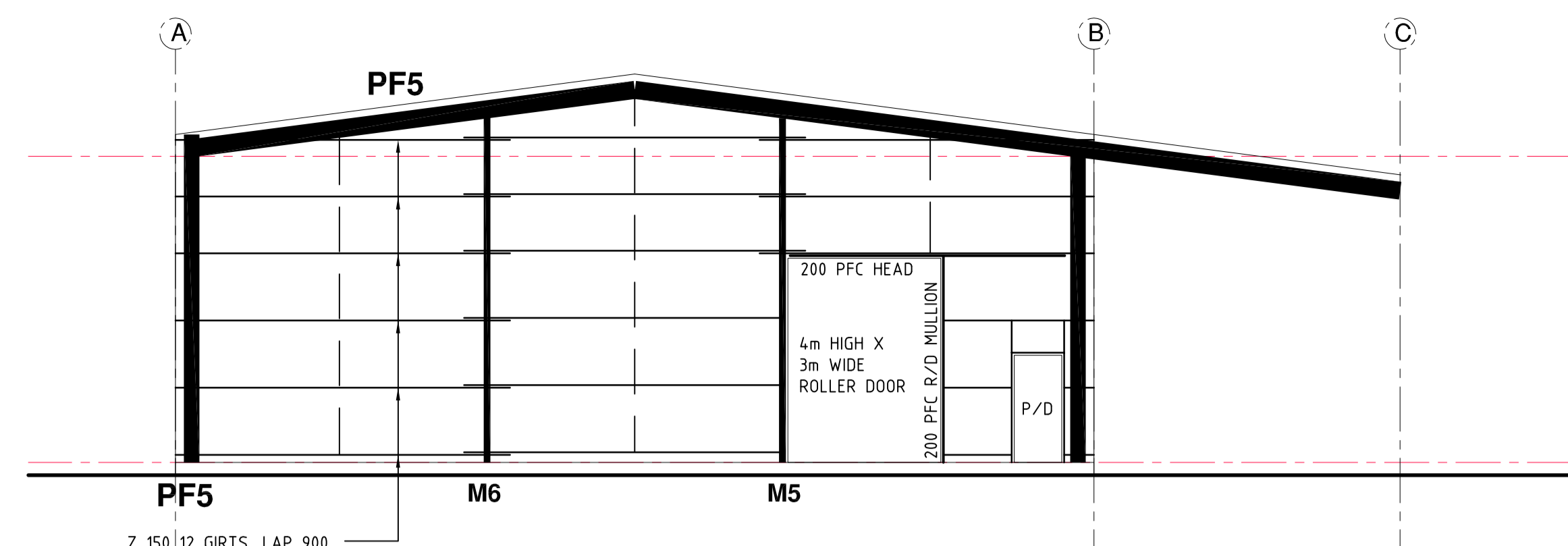
Redrawn - Issued for Approval 24/03/21 K.D. B
Issued for Approval 17/05/17 K.D. A
Dwg. Description: Issued: By: Rev:

Osborn CONSULTING ENGINEERS
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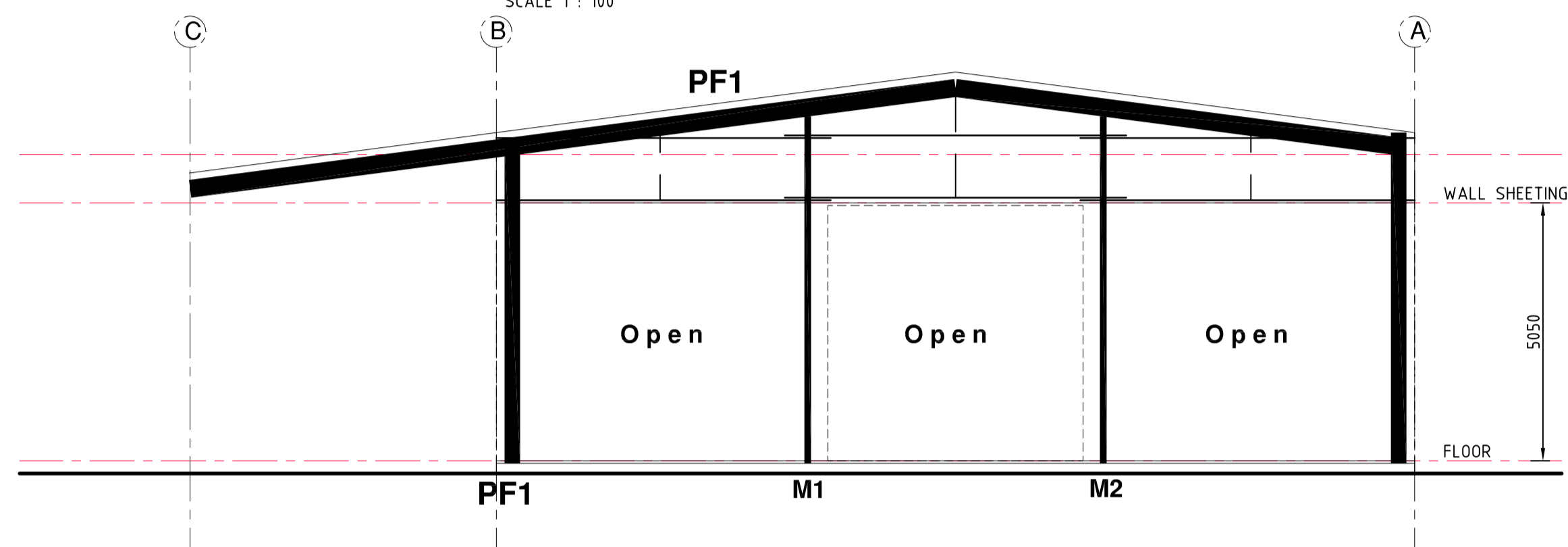
HIRST MECHANICAL SERVICES SLAB & FOUNDATION LAYOUT
PROPOSED STORAGE SHED
Lot 100 SP255292
SPOONBILL STREET
LONGREACH, QLD.
drawn: K.D. (April '17) designed/checked: P.O.
certified: P.O. RPE 1637 rev: "B"
scale: As Shown @ A1 job no.: dwg no.:
Sheet 1 of 4 WK17-0195 - S01



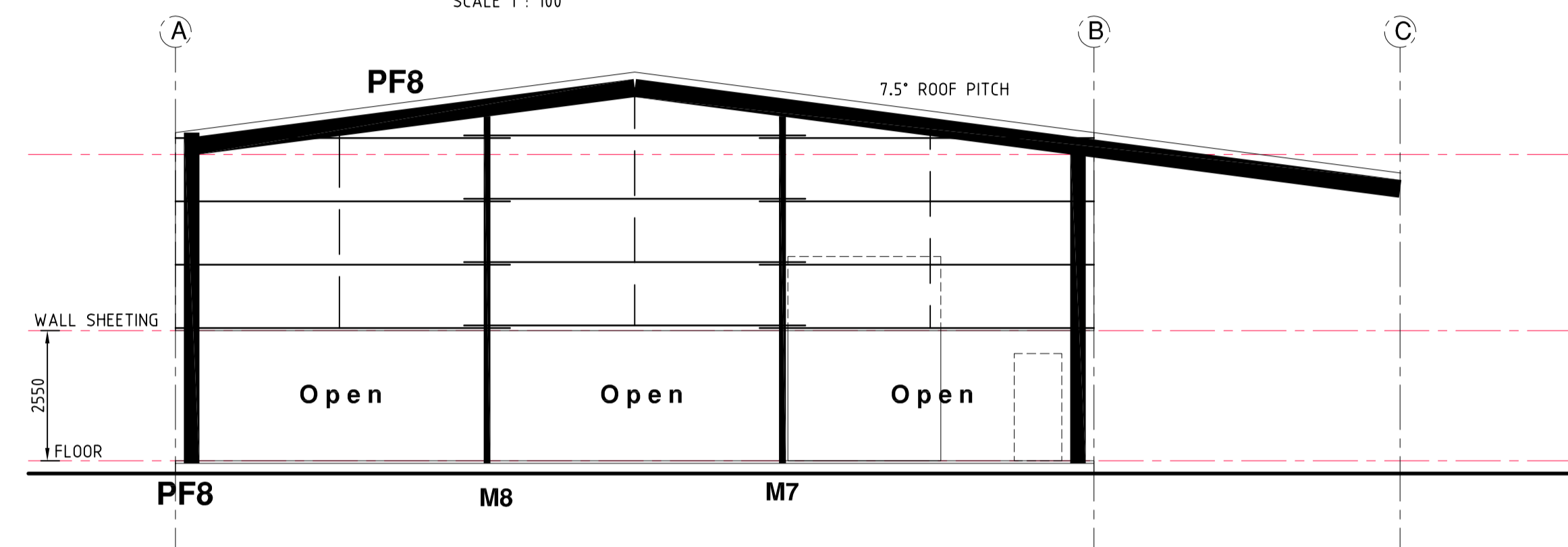
PORTAL FRAME "PF2" - NORTHERN ELEVATION
SCALE 1 : 100



PORTAL FRAME "PF5" - SOUTHERN ELEVATION
SCALE 1 : 100



PORTAL FRAME "PF1" - NORTHERN ELEVATION
SCALE 1 : 100



PORTAL FRAME "PF8" - SOUTHERN ELEVATION
SCALE 1 : 100

LONGREACH REGIONAL COUNCIL

DIGITALLY STAMPED

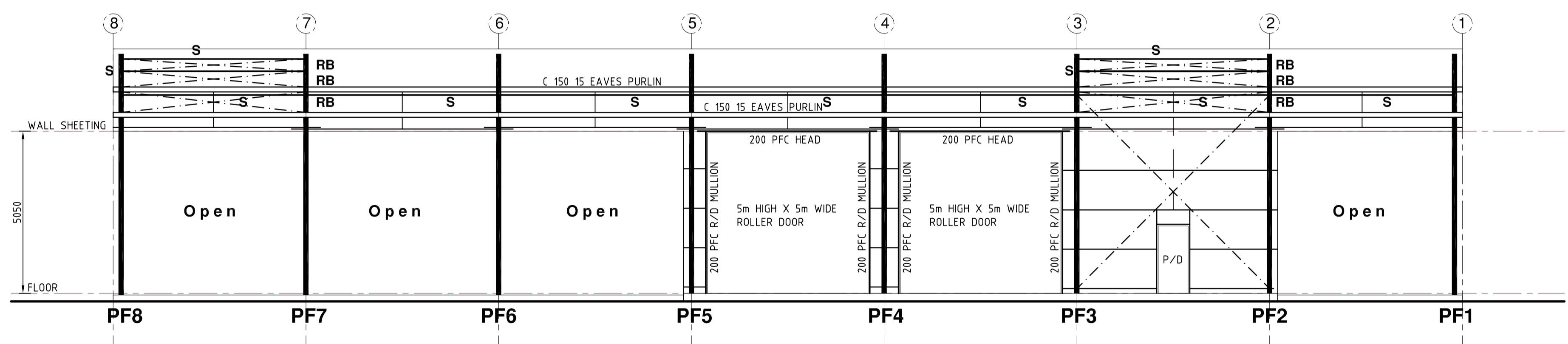
APPROVED PLAN

Development Application: Minor Change to Development Permit D17/18-003 Material Change of Use for Low Impact Industry (Mechanical Shed)

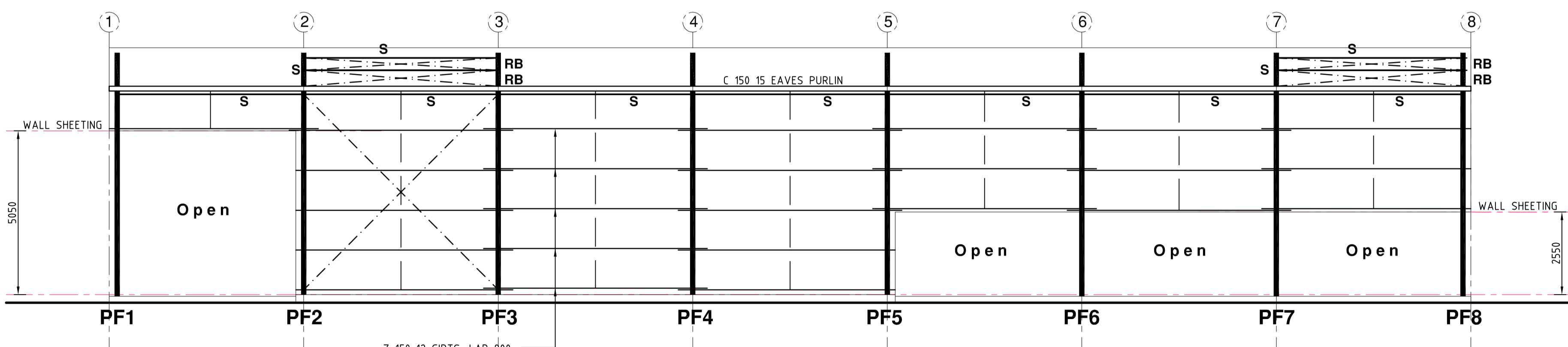
Lot: Lot 100 and Lot 101 on SP255292

Referred to in Council's Decision Notice

Approval Date: 27 May 2021
Application Number: DA20/21-009



EASTERN ELEVATION
SCALE 1 : 100



WESTERN ELEVATION
SCALE 1 : 100

NOTE :-
ALL SET-OUT DIMENSIONS, FLOOR LEVELS, SETDOWNS / FALLS ETC. MUST BE VERIFIED ON SITE & WITH ARCHITECTURAL DWGS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

This drawing has been prepared by Osborn Consulting Engineers Pty. Ltd. and must not be modified. Use of this information for any purpose must be done in conjunction with the hard copy approved drawings. Hard copy approved drawings take precedence over the electronic version and any discrepancies must be verified with Osborn Consulting Engineers Pty. Ltd. Do not rely on electronic drawing files for accurate set-out. All set-out information must be verified on site prior to commencement of fabrication and construction. The builder shall obtain and use the latest revision of all drawings associated with this drawing by this office and any relevant drawings / documents prepared by other consultants.

Drawing Comments:

BUILDER TO VERIFY ALL INFORMATION, LEVELS & DIMENSIONS ON THIS DRAWING ON SITE & WITH DRAWINGS BY XXL SHEDS - Job No. XXL-1671 PRIOR TO COMMENCEMENT OF FABRICATION / CONSTRUCTION

North (this sheet):

NOTES :-

1. Builder to verify all information & dimensions on site prior to commencement of construction
2. DO NOT SCALE DRAWINGS
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HIRST MECHANICAL SERVICES STRUCTURAL ELEVATIONS

PROPOSED STORAGE SHED
Lot 100 SP255292
SPOONBILL STREET
LONGREACH, QLD.

drawn: K.D. (April '17)	designed/checked: P.O.
certified: <i>P.O.</i>	rev: "B"
scale: As Shown @ A1	job no.: <i>1637</i>
Sheet 3 of 4	Wk17-0195 - S03

CODE OF PRACTICE

for general environmental duty

HIRST MECHANICAL, Spoonbill Street, Longreach

This Code of Practice has been prepared using the key principals of the "*Code of Practice for Motor Vehicle Workshop Operations*", designed to comply with the Environmental Protection Act 1994

Performance outcome 1: There is no discharge to land or water of contaminants that may harm the environment or create a nuisance from the operation of the activity.

- Chemicals and other liquids (fuels, solvents, oils, batteries and coolants) are kept in an impervious containment system, and managed to prevent the release of contaminants to waters or land. The containment may take the form of fixed bunding, self bunding pallets or double skinned containers.
- Chemicals and other liquids are stored and used undercover.
- Bunds are sized to hold the contents of the largest container stored inside the bund, plus 10% of its volume.
- Repairs in the workshop are undertaken on a sealed surface drained to an oil/water separator or a tank for collection by a licensed waste contractor.
- Any liquids collected in the bunded areas will be treated in an oil/water separator or collected by a licensed waste contractor.
- When applicable, drip trays are used under vehicles to catch spent oil, solvents or detergents.
- All storage containers and transfer equipment will be checked regularly to detect leakage.
- Spill kits and personal protective equipment are kept in clearly identified locations. Staff are trained so they know how to use it.
- Clean stormwater is diverted away from areas that could potentially be contaminated.
- The wash bay is either connected to the sewer under a trade waste agreement or fitted with a water treatment and recycling system or stored and collected by a licensed waste transporter.
- The oil separator is serviced regularly and a log is kept of services.
- Any drains on the site that are connected to the stormwater system will be clearly marked. This will ensure everyone is aware that 'the stormwater drain is just for rain'.

Performance outcome 2: There is no discharge to air of contaminants that may harm the environment or create a nuisance from the operation of the activity.

Hirst Mechanical will not undertake powder coating or the like. The only chance of air contaminants will come from dust.

- Potential for dust from the driveways is minimised by keeping the compacted gravel surface in good condition.
- Workshop floors are cleaned regularly to keep dust levels to a minimum. Floors are not cleaned by blowing with compressed air

Performance outcome 3: Noise nuisance is prevented or minimised at noise sensitive places.

All of the adjoining land on Spoonbill Street, is in the Industry zone. Despite this, there are two residential dwellings located on the opposite side of Spoonbill Street, approximately 55m and 70m from the closest point of the workshop. Spoonbill Street is a heavy vehicle route, and these houses are already subjected to noise, light and vibration impacts. It is not possible that sounds from the workshop would exceed the noise levels, light spill and vibrations that already occur.

- The mechanical shed is setback 15m from the road frontage, which will be landscaped with screening vegetation and grasses.
- All vehicles will enter the building from the rear, minimising noise along the frontage.
- The workshop minimises noise at noise sensitive places in the evening, night and early morning.
- All workshop activities are conducted indoors, within the building, away from noise sensitive land uses.
- Noise and vibrations from mechanical equipment are reduced, where possible, by:
 - mounting on rubber mats
 - increasing mass weight of equipment.

Performance outcome 4: Waste production and disposal must be minimised and waste must be managed so it does not harm the environment or create a nuisance from the operation of the activity.

- All waste materials will be reused, recycled or taken to a waste disposal facility that can lawfully receive them.
- All recyclable wastes will be segregated for collection by waste recyclers, contractors or lawful disposal.
- Waste tyres are collected for recycling where available.
- Waste batteries are stored and collected by Battery Man as required.
- Parts are cleaned in a 'parts washer tub'. The used washing liquid is stored with the waste oil.
- In the event of an oil spill in the workshop, it is cleaned up with a flat shovel and added to the waste oil storage. Remnants of the spill are cleaned with rags and solvent. Used solvent is stored with the waste oil.
- Workshop floors are cleaned regularly. All residue from floor cleaning is directed to the wash bay drain, which is then directed to the oil separator.
- Metals, such as lead, copper and steel, are stored in a secure container for collection by a metal recycler.
- There will be no burning of waste.
- Regulated wastes are separated and removed by a licensed waste transporter. Regulated wastes include, but are not limited to: coolant, waste oil, caustic solvents, brake fluid, fuel, workshop sweepings, spill products, oil filters, spent abrasive material, and containers contaminated with chemicals.
- Waste containers are clearly labelled and located in easy access areas to encourage use.
- Records for the removal and disposal of all types of waste will be kept.
- Only dry, solid wastes will be placed in the Council collection waste bin.

