APPLICATION FORM BA2

Application for building permit – uncertified

Building Act 2011, section 14, 16
Building Regulations 2012, regulation 4, 16

PERMIT AUTHORITY USE ONLY

Reference number

Permit authority: MERREDIN SHIRE

1. Property this application relates to

Property street address (provide lot number where street number is not known)

Unit no	Street no 80	Level	Lot no
Street name BATES		Street type	Street suffix ST
Suburb		State	Postcode 6415

Certificate of title (if known)

Volume	Folio

Local government area (if different from permit authority):

Is this lot vacant? ☐ Yes ☑ No

2. Details of building work

Project name (if any): GARAGE,

Description of the building(s) and building work: STEEL FRAME, STEEL CLAD VEHICLE STORE AND [redacted]. CARAVAN COVER.

Main use of building(s): STORING VEHICLES, PRIVATE MAINTENANCE.

Building Code of Australia (BCA) class of the building(s)

Main BCA class

- ☐ Class 1a single dwelling (including detached house, row house, terrace house, town house or villa unit)
- ☑ Class 10a (garage, carport, shed or the like)
- ☐ Class 10b (fence, mast, antenna, retaining or free standing wall, swimming pool or the like)
- ☐ Class 10c (private bushfire shelter)

Secondary BCA class (for multi-purpose buildings)		Third BCA class (for multi-purpose buildings)	

Type of work

- [x] New building/structure
- [ ] Alteration/addition
- [ ] Refurbishment/fit out
- [ ] Relocation of a building to this site
- [ ] Change of use/conversion

Type of building or incidental structure (if a Class 10)

- [ ] Swimming pool/spa
- [x] Garage
- [ ] Patio
- [ ] Carport
- [x] Shed
- [ ] Fence/wall
- [ ] Retaining wall
- [ ] Water tank
- [ ] Other

Number of dwellings relocated TO this site from another site

NA.

Type of structure

- [x] Detached (free standing)
- [ ] Attached to another structure

Number of residential dwellings to be created

NA.

Number of storeys of the highest building (above ground)

NA

Number of basement storeys of the building (below ground)

NA

Estimated value of building work (including GST)

$25000 inc GST

Floor area to be created (m²)

≈ 120 m²

Site (lot) area (m²)

≈ 8000 m².

What are the main materials used in the building work?

Floor	Exterior walls	Roof cover	Wall frame
[x] Concrete	[ ] Brick (double)	[ ] Tiles	[ ] Brick/block
[ ] Timber	[ ] Brick (veneer)	[ ] Concrete	[ ] Concrete
[ ] Steel	[ ] Concrete/stone	[ ] Fibre cement	[ ] Timber
[ ] Other	[ ] Fibre cement	[x] Steel	[x] Steel
	[ ] Timber	[ ] Aluminium	[ ] Aluminium
	[ ] Curtain glass	[ ] Other	[ ] Other
	[x] Steel		
	[ ] Aluminium		
	[ ] Other		
If 'other' please specify			

Intended owner of the completed building

- [x] Private sector
- [ ] Government sector

Is this application for a stage of a multi-stage building project?

- [ ] Yes
- [x] No

Is an alternative solution to a building standard proposed for the building work?

- [ ] Yes
- [x] No

3. Owner details

Where there are multiple owners, please attach a list with the names and signatures of each owner. If each of those owners requires a copy of the building permit, please also provide forwarding details for each owner.

Owner's name: RUSSELL AND JEAN COOK.

Street address (provide lot number where street number is not known)

Unit no	Street no	Level	Lot no
	80		

Street name	Street type	Street suffix
BATES		ST.

Suburb	State	Postcode	Country (if not Australia)
	WA	6415	

OR

PO Box address

PO Box no			
Suburb	State	Postcode	Country (if not Australia)

Email address: [redacted]

Phone/fax: Phone no [redacted] Fax —

Owner's signature*: [redacted] Date 7/3/23

*If you are authorised to sign on behalf of the owner, please provide your written legal authorisation with your application. Owner's signature is not required for Class 1 or Class 10 buildings or incidental structures with applications lodged before 31 December 2016.

4. Builder details

Builder's name: B & H JARDINE PTY LTD T/AS JARDINE CARPENTRY AND MAINTENANCE

Street address (provide lot number where street number is not known)

Unit no	Street no	Level	Lot no

Street name	Street type	Street suffix

Suburb	State	Postcode	Country (if not Australia)

OR

PO Box address

PO Box no			
Suburb	State	Postcode	Country (if not Australia)

Email address: [redacted]

Phone/fax: Phone no [redacted] Fax

Type of builder	☑ Registered building contractor (provide registration number below) ☐ Approved owner-builder (attach owner-builder approval from the Building Services Board and provide owner-builder approval number below) ☐ Public Authority ☐ Other (building work under $20,000, or where registered building contractor not required)
Registration number or owner builder approval number	Registration / approval number (if relevant): BC 103246
Builder's signature	Name (print): BEN JARDINE Signature: [redacted] Date: 7/03/23

5. Applicant details

Who is the applicant? (Tick one box)	☑ Owner	☐ Builder	☐ Other	

If 'Other' was selected above, complete the following details:

Applicant's name				
Street address (provide lot number where street number is not known)	Unit no	Street no	Level	Lot no
	Street name		Street type	Street suffix
	Suburb	State	Postcode	Country (if not Australia)
OR				
PO Box address	PO Box no			
	Suburb	State	Postcode	Country (if not Australia)
Email address				
Phone/fax	Phone no	Fax		

6. Statement by applicant

I understand that a building permit cannot be granted unless:

1. All the prescribed information is provided with this application.
2. All consents or court orders have been obtained if part of a building or incidental structure is proposed to be placed beyond the boundaries of the works land.

   Does the proposed work encroach on other land? ☐ Yes ☑ No

   If yes, has consent or a court order been obtained? ☐ Yes ☐ No

   Attach a copy of each consent (form BA20) or court order obtained.

3. All consents or court orders have been obtained if the building work may adversely affect land beyond the boundaries of the works land.

   Does the proposed work adversely affect other land? ☐ Yes ☑ No

   If yes, has consent or a court order been obtained? ☐ Yes ☐ No

   Attach a copy of each consent (form BA20) or court order obtained.

4. If the proposed building work is for a Class 1 or Class 10 building or incidental structure that includes alternative solutions to building standards, details have been provided with this application.

   Provide details of each alternative solution not shown on the plans and specifications.

Applicant's signature

Name (print)	RUSSELL CROOK
Signature	[redacted]
Date	7/05/25

Peter Zenni

Executive Manager of Development Services

Shire of Merredin

Re: Application to erect shed at 80 Bates Street Merredin, ie height requirement

As requested, following is a description of use of the shed.

No. 1 Storage of Caravan that requires 4 meter clearance.

No. 2 Storage and workshop for vintage vehicle rebuild, including a Willys Jeep and a International 4 wheel drive Scout. These are private and personal projects.

No. 3 To enable the above, a 2.5 meter vehicle hoist will be installed. This requires approximately 4.2 meters of clearance to operate effectively.

No. 4 Space for work benches and tools.

Hoping this is sufficient for your requirements, Peter.

Yours faithfully,

[redacted]

Russell Crook.

16th May 2023.

16 May 2023

Kerry Hunter
[redacted]
[redacted]

To: WHOM IT MAY CONCERN

Russell Crook next door neighbour at 80 Bates Street Merredin has advised me that he is building a 12mx10mx4m high shed at the back of his property and has to get approval/notify me of the height of his shed.
I have no objections to the height of the shed. Will not interfere with my property at all.

GO FOR IT!!!

[redacted]
Signed: Kerry Hunter

16/5/2023 spoken with Kerry Hunter, advised her of the proposed sheds Dimensions Including 4.879m overall Height & she Confirmed that she has no objections To the shed Being erected on r/c [redacted]

12.5.2023

To whom This concern

72-74 Bates st has no problems with ~~76~~ 80 Bates st building a Shed that is high.

Regards

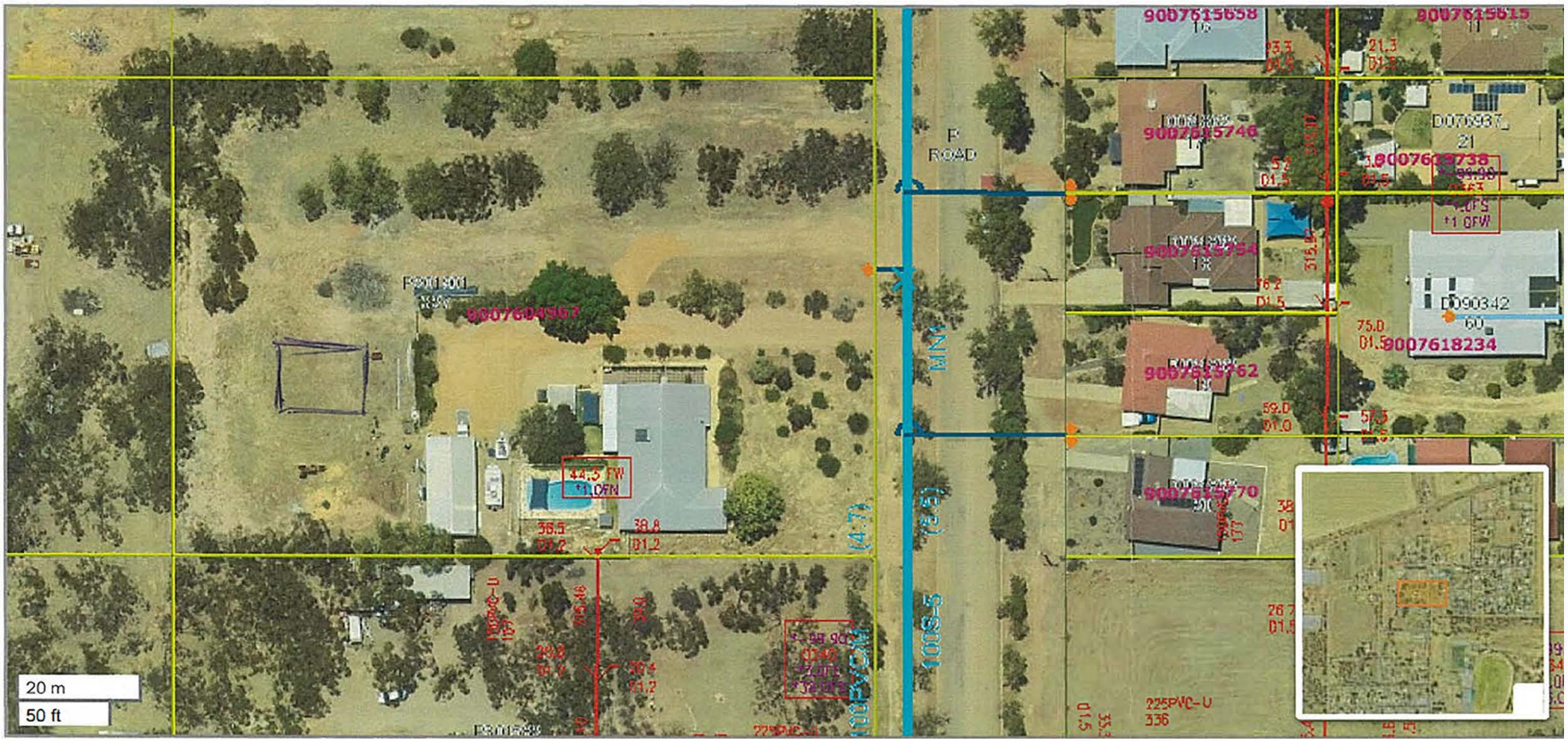
[redacted]

CAHILL RESIDENTS

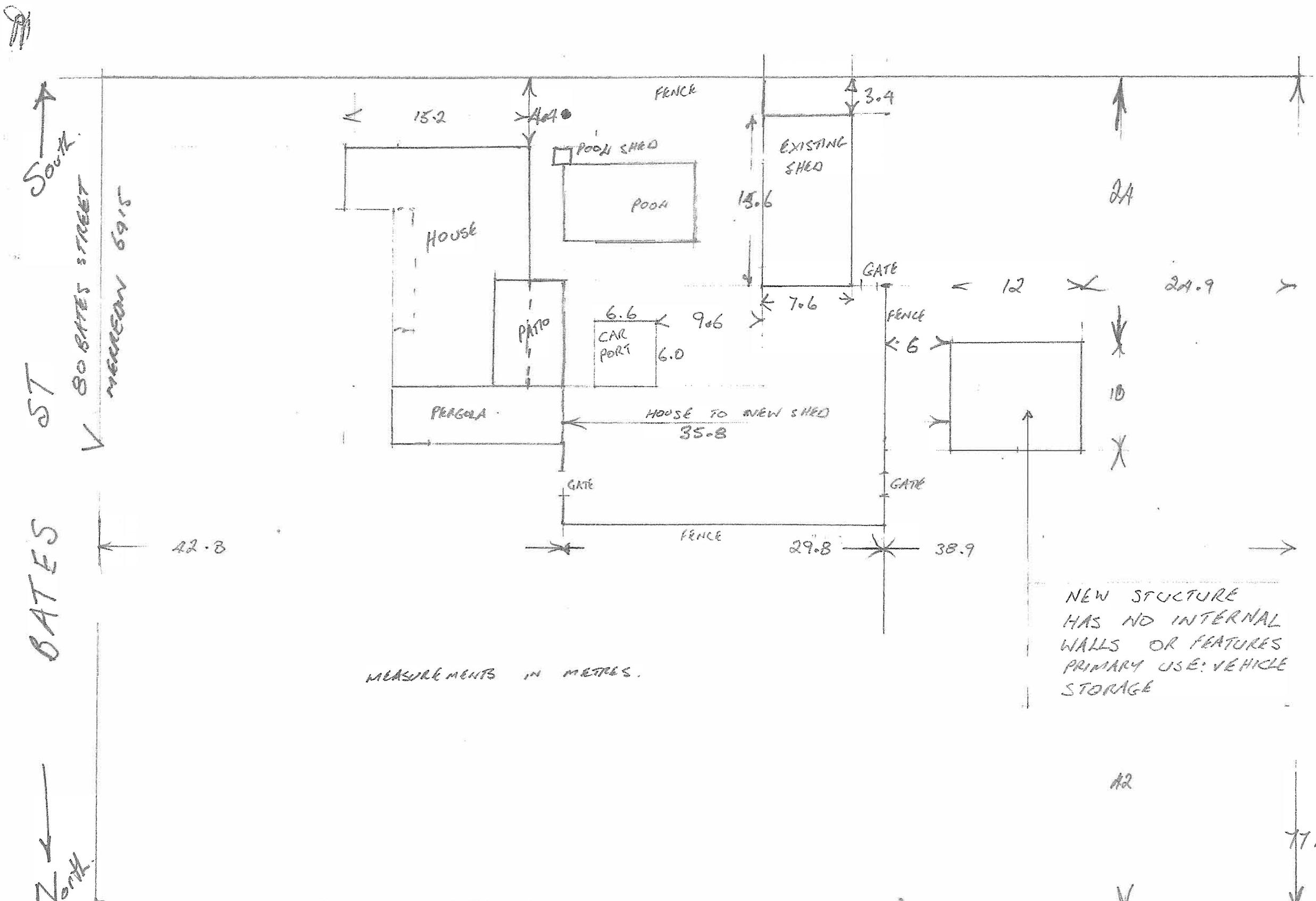
16/5/2023 spoken with DAVID CAHILL & Confirmed that they have no objection To proposed Rm x 10m x 4.8[illegible] Shed on the property In question. [redacted]

RUSSELL CROOK.

SITED SITE 80 BATES ST NARRABEEN.



EXISTING SEWERAGE LINES NO SEWERAGE EXTENSION REQUIRED


South.
57
80 BATES STREET
MERIDIAN 69.5
FENCE
15.2
POOL SHED
POOL
HOUSE
PATIO
6.6
CAR PORT
6.0
9.6
PERGOLA
HOUSE TO NEW SHED
35.8
GATE
FENCE
3.4
EXISTING SHED
15.6
7.6
GATE
12
24.9
24
FENCE
6
10
GATE
FENCE
29.8
38.9
42.8
BATES
42.8
North.
MEASUREMENTS IN METRES.
NEW STUCTURE HAS NO INTERNAL WALLS OR FEATURES PRIMARY USE: VEHICLE STORAGE
42
11m

BlueScope Steel Limited
ABN 16 000 011 058
27 Sterling Road Minchinbury NSW 2770
Telephone +612 4962 4311
Facsimile +612 4962 3421
www.bluescopesteel.com

Enquiries to: Alexander Filonov

3th March 2023

The Manager
Ranbuild
PO Box 170
HAMILTON NSW 2303

Dear Sir/Madam,

Re: STRUCTURAL ADEQUACY OF STEEL FRAMED BUILDING

Client: Russell Crook
Ranbuild Job No.: 422736
Type: Big G
Location: 80 Bates Street MERREDIN WA 6415
Plans: 422736-GA, ENG1/1-422736, ENG2/1-422736, ENG3/1-422736, ENG3/2-422736, ENG4/1-422736, ENG4/2-422736, ENG5/1-422736, ENG5/2-422736, ENG6/1-422736, ENG6/2-422736, ENG7/1 422736

Being a professional engineer within the meaning of the Building Code of Australia 2019, Amend 1 (A2.2) with Ranbuild we have undertaken a structural analysis of the steel framed building as described above. These plans were analysed in accordance with BCA2019, Volume 2, Amend 1, Under Section A5.2 as Evidence of Suitability : AS/NZS 1170.1, AS/NZS 1170.2, AS/NZS 1170.4, AS4100, AS2870 and AS/NZS 4600.

Building Class: 10a

Based on our structural analysis, we are satisfied that the standard engineering drawings attached are suitable for the above project with the following modification.

- Nested girts over PA door

Yours faithfully,

[redacted]

Alexander Filonov
MIEAust, CPEng, NPER 1296608 (Structural), RPEQ 8094, CC4719P, PE 0003374
Engineering Manager
Lysaght Building Solutions

SITE SPECIFIC DESIGN CRITERIA ANALYSIS

Prepared for:
Russell Crook
80 Bates Street
MERREDIN WA 6415

Supplier:
Tompkin Engineering

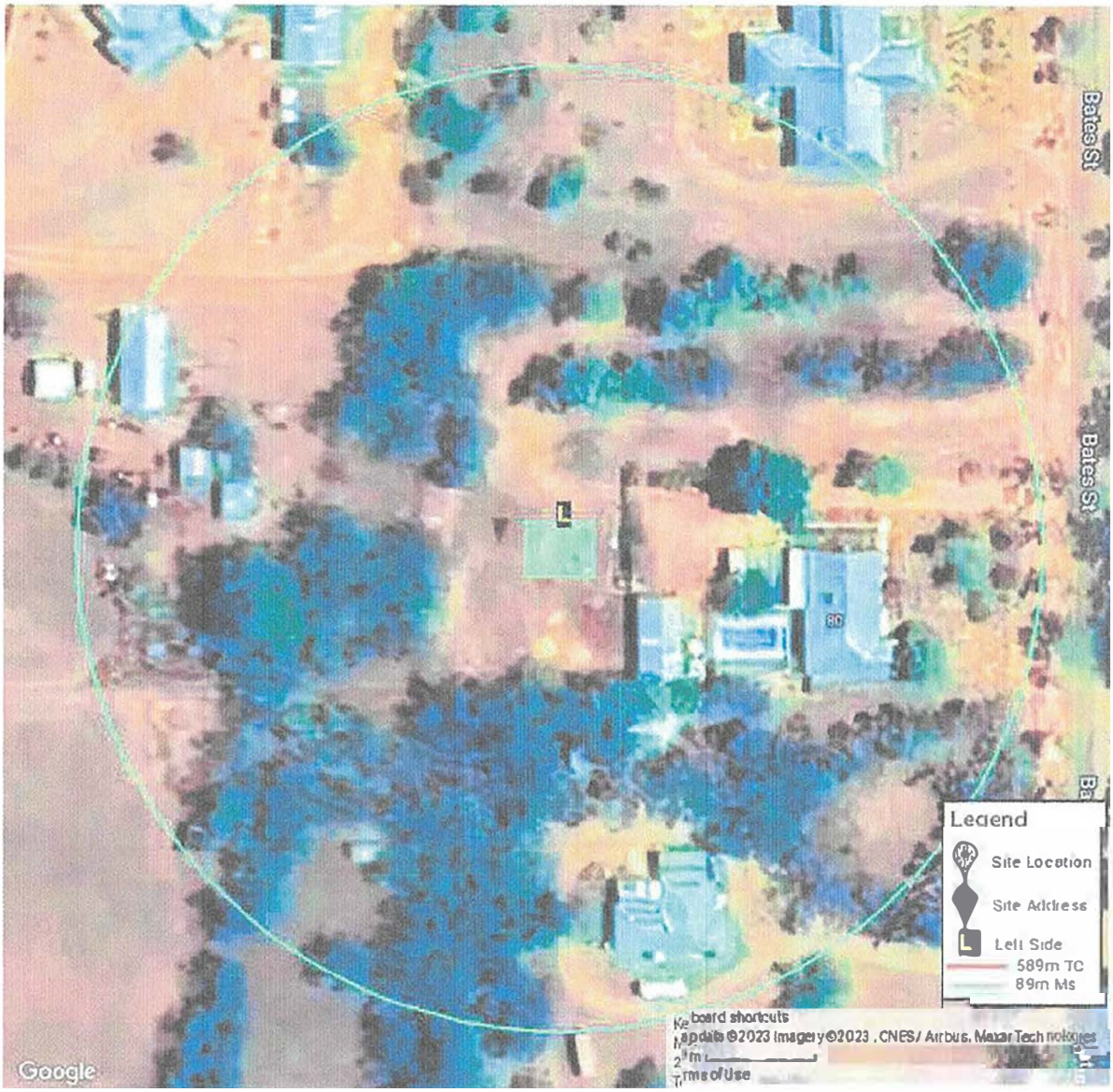
Assessment Ref:
BSC23030066HO

Issued:
03/03/2023

Building Details:
Span: 9.96
Length: 12.24
Avg. Height: 4.439

Certified by:

Alex Filonov



Site Location:
Geographic coordinates of
-31.47236,118.27766
Generally described as:
80 Bates Street MERREDIN WA 6415

Executive Summary - Site Specific Analysis

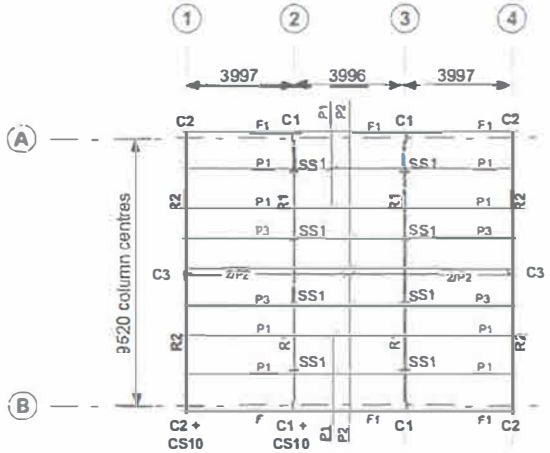
The design analysis of the building has not been considered for each of the 4 orthogonal directions. Hence the maximum wind speed in any of the 8 cardinal directions has been used as the design wind speed. This is a conservative approach.

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

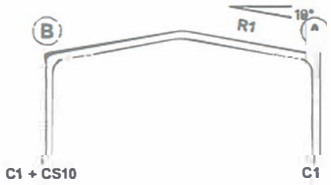
Factor	N	NE	E	SE	S	SW	W	NW
Wind Region	A1							
Importance level (IL)	2							
Regional Wind Speed (Vr)	45.0							
Terrain Category (TC)	2.43	2.49	2.5	2.47	2.5	2.38	2.39	2.3
Terrain Category Multiplier (Mz)	0.88	0.87	0.87	0.87	0.87	0.88	0.88	0.89
Shielding Multiplier (Ms)	1	1	1	1	1	1	1	1
Topographic Multiplier (Mt)	1	1	1	1	1	1	1	1
Wind Direction Multiplier 1 (Md1)	0.9	0.8	0.8	0.8	0.85	0.95	1	0.95
Site specific design wind speed (Vsite1)	35.5	31.3	31.3	31.4	33.3	37.6	39.5	37.9

Wind Direction Multiplier 2 (Md2)	0.9	0.8	0.8	0.8	0.85	0.95	1	0.95
Site specific design wind speed (Vsite2)	35.5	31.3	31.3	31.4	33.3	37.6	39.5	37.9

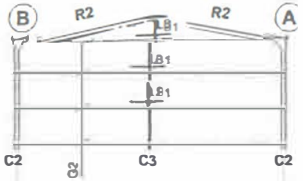
Design Wind Speed (Vsite1)	39.5 m/s	for the resultant forces and overturning moments on the complete building and wind actions on major structural elements.
Design Wind Speed (Vsite2)	39.5 m/s	for all other cases, including cladding and immediate supporting members (Purlins and Girts)
Snow Load	Nil	
Seismic Factor	Hazard Factor Z = 0.08	
Durability Alert	Yes	It is likely that the building is subject to a Marine Influence and Industrial Influence. You should satisfy yourself that any BlueScope or other warranties specific for your site are satisfactory for your purpose. Amongst other sources, you should contact BlueScope on 1800 800 789.



ROOF PLAN

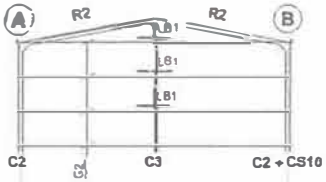


SECTION GRID 2

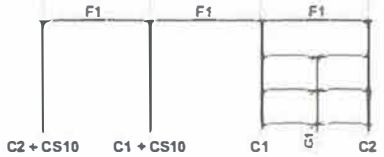


ELEVATION GRID 4

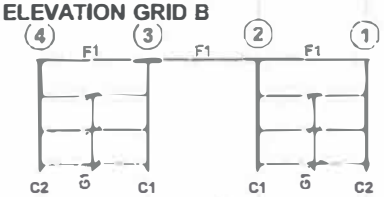
SECTION GRID 3



ELEVATION GRID 1



ELEVATION GRID B



ELEVATION GRID A

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTIONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG6-422736
RC SLAB DETS,CONC SPEC. & SITE NOTES	ENG7-422736

CLIENT: Russell Crook

SITE: 80 Bates Street
MERREDIN WA 6415

BUILDING TYPE: Big G

BUILDING DIMENSION: 9960S x 4000E x 12240L

TITLE: STEEL FRAME DIAGRAMS

APPROVED: 03-Mar-23

[redacted]
MIEAust CPEng. NI 1296608

DRAWN: RDS

REV: A

SCALE: 1:250

DRAWING NUMBER: ENG1/1-422736

STRUCTURAL STEELWORK SCHEDULE			CONNECTIONS		
MARK	DESCRIPTION	SECTION	BASE	EAVES	TOP
CS10	COLUMN - STIFFNER	C15015			
C1	COLUMN - MAIN	C25024	FB3	KN3	
C2	COLUMN - CORNER	C15010	FB1	KN1	
C3	COLUMN - E/W, PARTITON	C20019	EB2	ER1	
CS10	COLUMN - STIFFNER	C10010			
R1	RAFTER - MAIN	C25024		KN3	AP3
R2	RAFTER - END WALL	C15012		KN1	AP1
Be	BRACING - END WALL	DIAPHRAGM			
Br	BRACING - ROOF	DIAPHRAGM			
Bw	BRACING - SIDE WALL	DIAPHRAGM			
SS1	BRACE - LATERAL FLY	100x0.4 STRAP +	SS1		
LB1	BRACE - LATERAL FLY	100x0.4 STRAP	LB1		
F1	FASCIA	C15012		FK1	
P1	PURLIN - PERIPHERY	TS96075 @ 1400	BC1, 2		
P2	PURLIN - INTERNAL	TS96075 @ 1400	BC1, 2		
P3	PURLIN - END	TS96075 @ 1400	BC1, 2		
G1	GIRT - END BAY	TS96075 @ 1600	BC1, 2		
G2	GIRT - END WALL / INT. BAY	TS96075 @ 1600	BC1, 2		

GENERAL

- THIS IS A STANDARDISED DESIGN SUITABLE FOR LIGHT INDUSTRIAL, COMMERCIAL & RURAL BUILDINGS TO STANDARDS & REQUIREMENTS PROVIDED BY RANBUILD.
- THESE DRAWINGS WILL BE READ IN CONJUNCTION WITH ALL ARCHITECHTURAL & OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- ANY DISCREPANCY SHALL BE REFERED TO THE ENGINEER BEFORE PROCEEDING WITH WORK.
- ALL MATERIALS & WORKMANSHIP SHALL BE IN ACCORDANCE WITH RELEVANT & CURRENT SAA CODES & WITH BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES EXCEPT WHERE VARIED BY THE PROJECT SPECIFICATION.
- ALL DIMENSIONS SHOWN SHOULD BE VERIFIED BY THE BUILDER ON SITE. ENGINEERS DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER TO KEEP THE WORKS & EXCAVATIONS STABLE AT ALL TIMES.
- UNLESS NOTED OTHERWISE ALL LEVELS ARE IN METRES & ALL DIMENSIONS ARE IN MILLIMETRES.
- THE STRUCTURAL COMPONENTS DETAILED ON THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RELEVANT SAA CODES & NORMAL ENGINEERING PRACTICE.
- ARCHITECTURAL ELEMENTS TO HAVE A MINIMUM OF 20mm CLEARANCE OF THE STRUCTURE & ARE TO BE ARTICULATED.
- IT IS COMMON SENSE TO WORK SAFELY AND TO PROTECT YOURSELF AND OTHERS FROM ACCIDENTS ON SITE. TO DO THIS, YOU MUST ENSURE YOU HAVE IN PLACE SAFE WORK PRACTICES AND APPROPRIATE EQUIPMENT. SAFETY INVOLVES PERSONAL PROTECTION OF EYES, OF SKIN (FROM SUNBURN) AND OF HEARING (FROM NOISE). FALL PROTECTION MUST ALSO BE IN PLACE AS APPLICABLE INCLUDING SAFETY MESH, PERSONAL HARNESSES AND PERIMETER GUARDRAILS. IT IS RECOMMENDED THAT YOU FAMILIARIZE YOURSELF WITH APPLICABLE LAWS, REGULATIONS, RULES, GUIDELINES, CODES OF PRACTICE AND STANDARDS AND THAT YOU ADHERE STRICTLY TO THEM.

STRUCTURAL STEEL SPECIFICATION

- ALL STRUCTURAL STEELWORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SAA CODES & SPECIFICATIONS.
  AS4100 STEEL STRUCTURES CODE
  AS/NZS 4600 COLD FORMED STEEL STRUCTURES CODE.
  AS 1511 HIGH STRENGTH STRUCTURAL BOLTING.
  AS 1111 COMMERCIAL BOLTS & SCREWS.
  AS 2867 FARM STRUCTURES (WHERE APPLICABLE).
- PROPRIETARY PRODUCTS ARE TO BE IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURERS INSTRUCTIONS.

HIGH STRENGTH BOLTS

- CONNECTIONS WITH 8.8S BOLTS SPECIFIED ARE DESIGNED AS FRICTION TYPE JOINTS & BOLTS, NUTS & WASHERS SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1252.
- HIGH STRENGTH FRICTION GRIP BOLTS TO BE INSTALLED IN ACCORDANCE WITH AS1511 & TENSIONED BY AN APPROVED METHOD TO PRODUCE THE FOLLOWING SHANK TENSIONS.

BOLT SIZE	SHANK TENSION (kN)
M12	50
M16	90

- FOR THIS DESIGN AN ACCEPTABLE TENSIONING METHOD IS SNUG TIGHT (PODGER SPANNER TIGHT) PLUS HALF A TURN.

COLD FORMED STEEL FRAMING

- ALL STRUCTURAL STEEL FRAMING TO BE MANUFACTURED FROM HOT DIP ZINC COATED STEEL CONFORMING TO AS1397 U.N.O.
- MATERIAL GRADES SHALL BE AS FOLLOWS:-

1.0 BMT	GRADE G550, Z350
1.2 BMT	- GRADE G300, Z350
1.5 BMT TO 3.0 BMT	GRADE G450, Z350

- PURLIN/GIRT ARRANGEMENT - TOPHAT TYPE BATTENS TEK SCREWED DIRECTLY TO THE FRAME SECTIONS WITH FLY BRACES AS SPECIFIED

FRAME ASSEMBLY

- CORRECT FRAME ASSEMBLY IS IMPORTANT TO ACHIEVE OPTIMUM PERFORMANCE OF THE STRUCTURE
- FULLY TENSION BOLTS AT KNEE & APEX JOINTS AS SPECIFIED BEFORE STANDING FRAMES.
- FULLY TENSION BOLTS AT BASE CONNECTIONS AS SPECIFIED IMMEDIATELY AFTER STANDING THE FRAME.
- ROOF & WALL BRACING PROVIDE STRUCTURAL STABILITY WHERE SPECIFIED & MUST BE INSTALLED BEFORE THE CLADDING.

ROOF & WALL CLADDING

- ROOF & WALL CLADDING TO BE INSTALLED IN ACCORDANCE WITH AS 1562 & THE MANUFACTURERS INSTRUCTIONS TO THE SAME WIND LOAD RATING AS THE BUILDING STRUCTURE.
- THE ROOF & WALL CLADDING FORMS AN INTEGRAL PART OF THE STRUCTURE & SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER WHO ASSUMES FULL RESPONSIBILITY FOR THE DESIGN.

DOORS & WINDOWS

ALL DOORS AND WINDOWS SHALL HAVE THE SAME CYCLONIC WIND LOAD RATING AS THE REST OF THE BUILDING ENVELOPE, INCLUDING RESISTANCE TO FLYING DEBRIS AS SPECIFIED IN AS1170.2:2011 AND AS/NZS 4505-2012. DOORS AND WINDOWS SHALL BE CLOSED DURING STORMS. DOORS SHALL BE INSTALLED WITH WIND LOCKS IN CYCLONIC AREAS. SUPPORTING DOCUMENTATION INCLUDING TEST REPORTS SHALL BE AVAILABLE FROM DOORS AND WINDOWS MANUFACTURERS TO CONFIRM LOAD RATING AND ENSURE COMPLIANCE WITH ABOVE MENTIONED STANDARDS AND BCA. DOORS ARE ALSO REQUIRED TO BE SUPPLIED WITH A STICKER THAT SHOWS A RANGE OF INFORMATION INCLUDING THE DESIGN PRESSURE OF THE DOOR ACCORDING TO AS/NZS 4505-2012 REQUIREMENTS.

DESIGN LOADING

- THE STRUCTURAL COMPONENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR THE FOLLOWING LOAD CONDITIONS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS INCLUDING AS/NZS 1170.2:2011

IMPORTANCE LEVEL	2
AS 1170.2 REGION	A
TERRAIN CATEGORY	2.5
Ms	1.0
Mt	1.0
INTERNAL PRESSURE Cpi	-0.65 or +0.7 (OPEN)
ROOF DEAD LOAD	SELF WEIGHT ONLY
ROOF LIVE LOAD	0.25 kPa PLUS 1.4 kN
FLOOR LIVE LOAD	LIGHT INDUSTRIAL 5kPa
SITE CLASS	M (CLAY)

CERTIFICATION

I CERTIFY THAT THE DESIGN OF THIS STEEL FRAMED BUILDING IS STRUCTURALLY ADEQUATE, MEETS SERVICABILITY REQUIREMENTS AND COMPLIES WITH THE RELEVANT REGULATIONS WITH ALL AMENDMENTS CURRENT TO DATE.
I FURTHER CERTIFY THE PROPOSED STEEL FRAMED BUILDING WILL BE STRUCTURALLY ADEQUATE WHEN CONSTRUCTED TO GOOD BUILDING PRACTISES, IN ACCORDANCE TO RANBUILD ASSEMBLY GUIDE AND THESE DRAWINGS.

Alexander Fábry
MIEAust. CPEng. NPER 129[redacted]4719P, PE 0003374
LYSAGHT BUILDING SOLUTIONS Date: 03-Mar-23

RANBUILD

REFERENCE DRAWINGS

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CLIENT: Russell Crook

SITE: 80 Bates Street MERREDIN WA 6415

BUILDING TYPE: Big G

BUILDING DIMENSION: [illegible]

TITLE: STEEL FRAME SCHEDULE AND NOTES

APPROVED: 03-Mar-23

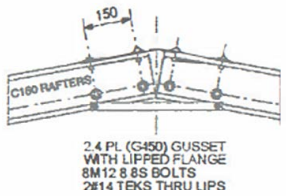
[redacted] MIEAust. CPEng, NPER 129660

DRAWN: RDS

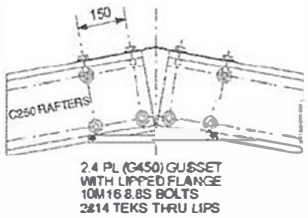
REV: A

SCALE:

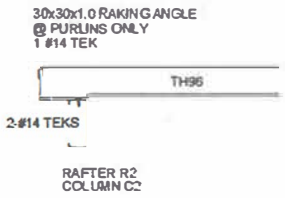
DRAWING NUMBER: ENG2[illegible]-422736



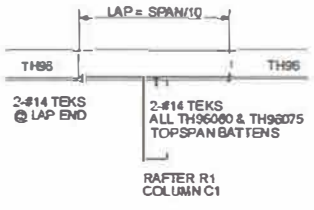
APEX CONNECTION - AP1



APEX CONNECTION - AP3



BATTEN CONNECTION - BC1



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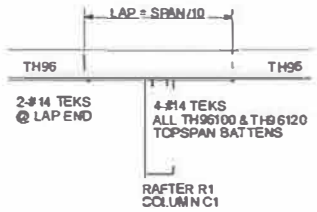

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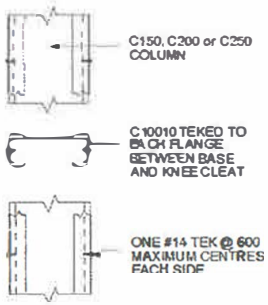
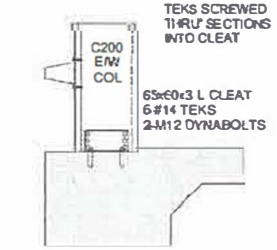
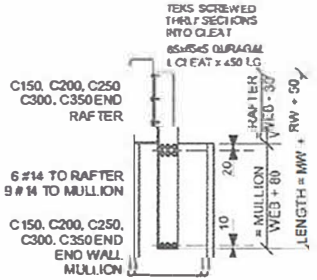


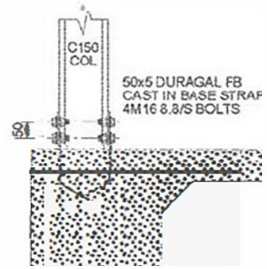
COLUMN STIFFENER - CS10



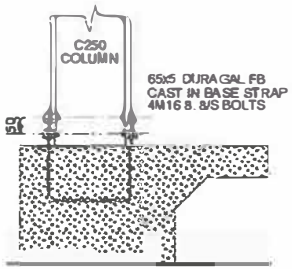
E/W COLUMN BASE - EB2



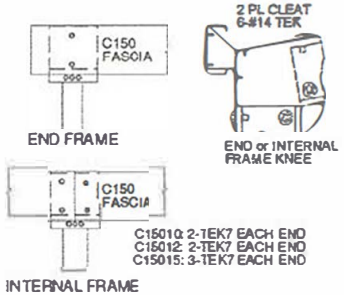
E/W COLUMN TO RAFTER
CONNECTION ER1



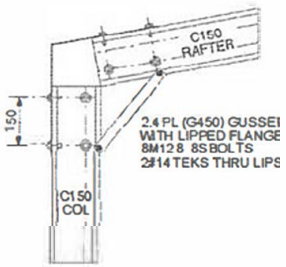
FIXED BASE - FB1



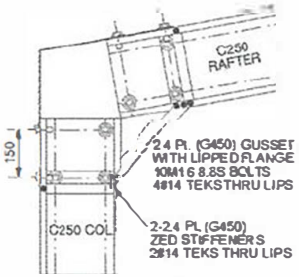
FIXED BASE - FB3



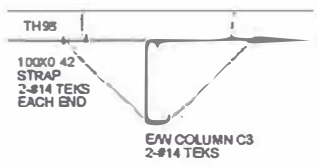
FASCIA CONNECTION - FK1



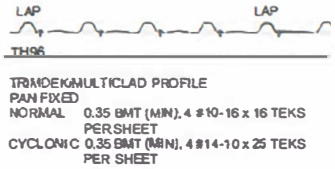
KNEE CONNECTION - KN1



KNEE CONNECTION - KN3



LATERAL BRACE DET - LB1



WALL CLADDING
SHEAR DIAPHRAGM - SD1

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTIONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG6-422736
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-422736

CLIENT
Russell Crook

SITE
80 Bates Street
MERREDIN WA 6415

BUILDING TYPE
Big G

BUILDING DIMENSION
[illegible] x 4000E x 12240L

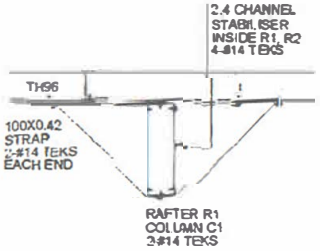
TITLE
CONNECTION DETAILS

APPROVED
03-Mar-23
[redacted]
MICHAEL CPEng, NPE 1296608

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:20	ENG3/1-422736

CREST FIXED
NORMAL 0.35 BMT (MIN) 4-#12-14 x 45 TEKS PER SHEET
CYCLONIC 0.42 BMT (MIN) 4-#14-10 x 65 TEKS PER SHEET

ROOF CLADDING
SHEAR DIAPHRAGM - SD2



SECTION STABILISER DET - SS1

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG6-422736
RC SLAB DET'S,CONC. SPEC. & SITE NOTES	ENG7-422736

CLIENT
Russell Crook

SITE
80 Bates Street
MERREDIN WA 6415

BUILDING TYPE
[redacted]

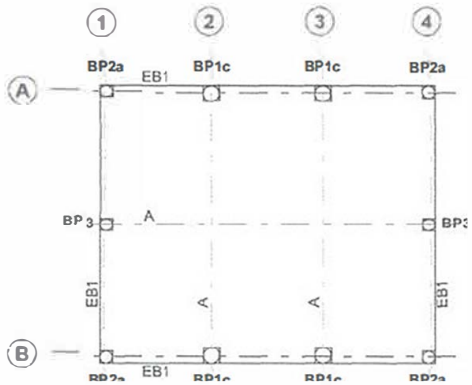
BUILDING DIMENSION
9960S x 4000E x 12240-

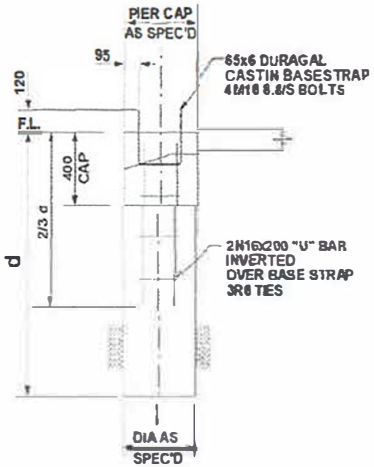
TITLE
CONNECTION DETAILS

APPROVED
03-Mar-23

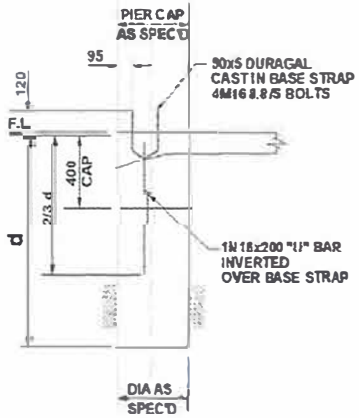
[redacted]
MIEAust CPEng NPE 129660

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:20	ENG3/2-422736

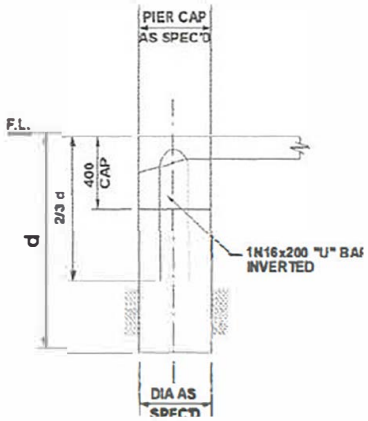




TYP DET BP1c



TYP DET BP2a



TYP DET BP3

BORED PIERS WITH RC FLOOR

BORED PIERS CAST WITH RC FLOOR AND EDGE BEAM, AND ARE ECONOMICALLY SUITED FOR SHEDS ON CLAYEY GROUND. THE DESIGNS SHOWN ARE SUITABLE ONLY WITH THE CONCRETE FLOOR AND EDGE BEAMS, ANDARE NOT SUITABLE FOR ISOLATED PIERS WITH ANEARTH FLOOR OR SIMILAR.

- PIERS TO BE TAKENTHROUGH ANY FILL MATERIAL AND FOUNDEDIN STIFF CLAY WITH A MINIMUM SAFE BEARING CAPACITY OF 100 kPa AND A SHAFT ADHESION OF 20 kPa.
- PROVIDE REINFORCEMENT AS SPECIFIED AND LOCATE COLUMN BASE CONNECTORS ACCURATELY AS SHOWN.

REFERENCE

SEE SLAB DETAIL DRAWING FOR:-

- SITE FOUNDATION CLASSIFICATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES
- SLAB ON GRADE NOTES
- DETAIL S1/EB1 - SLAB EDGE TYPE 1
- DETAIL S1/EB2 - SLAB EDGE TYPE 2
- DETAIL S1/A - SLAB CONTROL JOINT
- DETAIL S1/C - SLAB CONSTRUCTION JOINT

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1 422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG6-422736
RC SLAB DETS.CONC SPEC & SITE NOTES	ENG7-422736

CLIENT
Russell Crook

SITE
80 Bates Street
MERREDIN WA 6415

BUILDING TYPE
Big G

BUILDING DIMENSION
9960S x 4000E x 12240

TITLE
RC FLOOR PLAN & BORED PIER DETAILS

APPROVED
03-Mar-23

[redacted]
MIEAust, CPEng, NPER 1296608

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG4(1-422736

BORED PIER WITH RC FLOOR SCHEDULE

CENTRE LINE REFERENCE	FRAME REFERENCE(S)	LABEL	STRAP	PIER CAP (b x b)	DIA x DEPTH
A	1, 4	BP2a	SGBS15	450 x 450	300 x 600
A	2, 3	BP1c	SGBS25	450 x 450	300 x 750
AB	1, 4	BP3		450 x 450	300 x 600
B	1, 4	BP2a	SGBS15	450 x 450	300 x 600
B	2, 3	BP1c	SGBS25	450 x 450	300 x 750

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTIONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG6-422736
RC SLAB DET'S.CONC. SPEC. & SITE NOTES	ENG7-422736

CLIENT
Russell Crook

SITE
80 Bates Street
MERREDIN WA 6415

BUILDING TYPE
Bin G

BUILDING DIMENSION
9960S x 4000E x 12240L

TITLE
RC FLOOR PLAN & BORED PIER DETAILS

APPROVED
03-Mar-23

[redacted]
MIEAust. CPEng. NPER 1296608

DRAWN	REV	SCALE	DRAWING NUMBER
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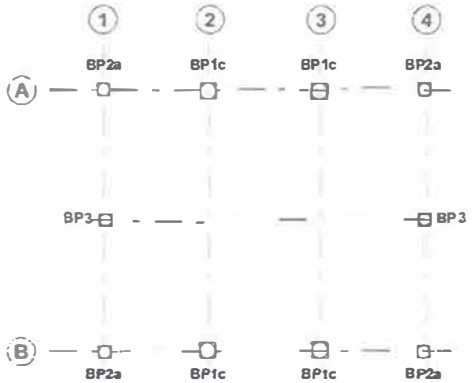
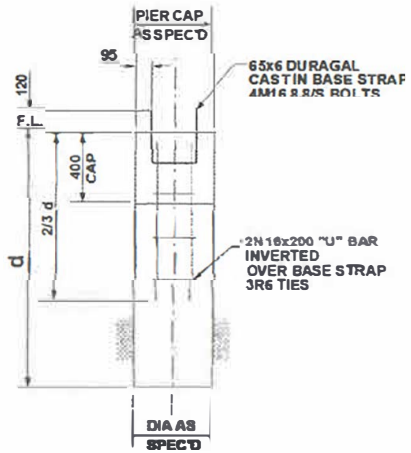
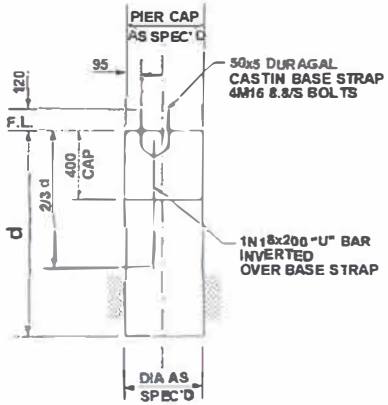




TYP DET BP1c



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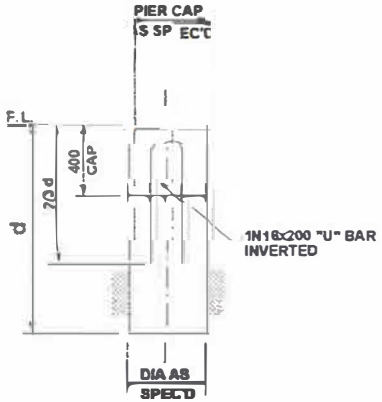


TYP DET BP3

ISOLATED BORED PIERS

ISOLATED BORED PIERS ARE ECONOMICALLY SUITED FORSHEDS ON CLAYEY GROUND. THE DESIGNS SHOWN ARE SUITABLE FOR ISOLATED PIERS WITH AN EARTH FLOOR OR SIMILAR.

- PIERS TO BE TAKEN THROUGH ANYFILL MATERIAL AND FOUNDED IN STIFF CLAY WITH A MINIMUM SAFE BEARING CAPACITY OF 100 kPa AND A SHAFT ADHESION OF 20 kPa.
- PROVIDE REINFORCEMENT AS SPECIFIED AND LOCATE COLUMN BASE CONNECTORS ACCURATELY AS SHOWN.

REFERENCE

REFER TO THE FOLLOWING NOTES.-
- SITE FOUNDATION CLASSIFICATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTIONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG6-422736
RC SLAB DET'S.CONC. SPEC. & SITE NOTES	ENG7-422736

CLIENT: Russell Crook

SITE: 80 Bates Street
MERREDIN WA 6415

BUILDING TYPE: Big G

BUILDING DIMENSION: 9960S x 4000E x 12240L

TITLE: ISOLATED BORED PIER DETAILS

APPROVED 03-Mar-23

[redacted]
MIEAust, CPEng, NPER 1296608

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG5/1-422736

ISOLATED BORED PIER SCHEDULE

CENTRE LINE REFERENCE	FRAME REFERENCE(S)	LABEL	STRAP	PIER CAP (b x b)	DIA x DEPTH
A	1, 4	BP2a	SGBS15	450 x 450	300 x 750
A	2, 3	BP1c	SGBS25	450 x 450	300 x 1200
AB	1, 4	BP3		450 x 450	300 x 600
B	1, 4	BP2a	SGBS15	450 x 450	300 x 750
B	2, 3	BP1c	SGBS25	450 x 450	300 x 1200

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTIONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG6-422736
RC SLAB DET'S, CONC. SPEC. & SITE NOTES	ENG7-422736

CLIENT
Russell Crook

SITE
80 Bates Street
MERREDIN WA 6415

BUILDING TYPE
Big G

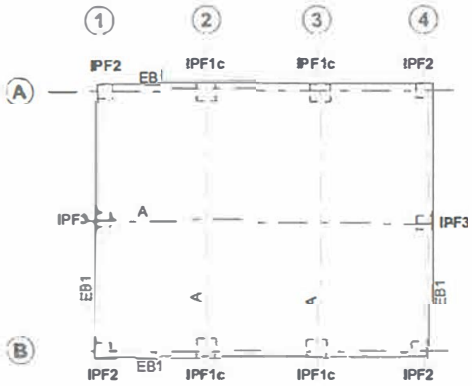
BUILDING DIMENSION
9960S - 4000E x 12240L

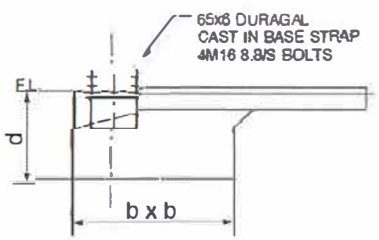
TITLE
ISOLATED BORED PIER DETAILS

APPROVED
03-Mar-23

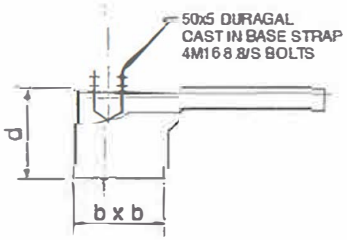
[redacted] 129660

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG5/2-422736





TYP DET IPF1c



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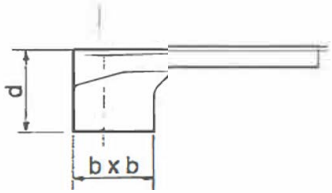


TYP DET IPF3

INTEGRAL PAD FOOTINGS

MASS CONCRETE FOOTINGS CAST INTEGRAL WITH FLOOR & EDGE BEAM ARE ECONOMICALLY SUITED FOR SHEDS ON SANDY GROUND.

- THIS DESIGN MAY ALSO BE USED FOR CLAYEY SOIL OR WHERE ROCK IS ENCOUNTERED.
- ALL PAD FOOTINGS TO BE FOUNDED IN NATURAL GROUND WITH A SAFE BEARING CAPACITY OF 100 kPa AT DEPTH INDICATED.

THE DEPTH "d" MAY BE REDUCED TO A MINIMUM OF 400mm PROVIDED THAT "b" DIMENSIONS ARE AJUSTED TO MAINTAIN THE SAME VOLUME OF CONCRETE.

REFERENCE

SEE SLAB DETAIL DRAWING FOR:-

- MINIMUM SITE PREPARATION NOTES
- MINIMUM SITE PREPARATION NOTES
- CONCRETE SPECIFICATION NOTES
- CONCRETE REINFORCEMENT NOTES
- SLAB ON GRADE NOTES
- DETAIL S1/EB1 - SLAB EDGE TYPE 1
- DETAIL S1/EB2 - SLAB EDGE TYPE 2
- DETAIL S1/A - SLAB CONTROL JOINT
- DETAIL S1/C - SLAB CONSTRUCTION JOINT

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTIONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG5-422736
RC SLAB DET'S.CONC. SPEC. & SITE NOTES	ENG7-422736

CLIENT: Russell Crook

SITE: 80 Bates Street MERREDIN WA 6415

BUILDING TYPE: Big G

BUILDING DIMENSION: 9960S x 4000E x 12240L

TITLE: RC FLOOR PLAN & INTEGRAL PAD FOOTING DETAILS

APPROVED 03-Mar-23 [redacted]
MIEAust, CPEng, NPER 129660

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40, 1:250	ENG6/1-422736

INTEGRAL PAD FOOTING SCHEDULE

CENTRE LINE REFERENCE	FRAME REFERENCE(S)	LABEL	STRAP	d x b x b
A	1, 4	IPF2	SGBS15	400 x 400 x 400
A	2, 3	IPF1c	SGBS25	300 x 450 x 450
AB	1, 4	IPF3		300 x 400 x 400
B	1, 4	IPF2	SGBS15	400 x 400 x 400
B	2, 3	IPF1c	SGBS25	300 x 450 x 450

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTIONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG6-422736
RC SLAB DETS.CONC. SPEC. & SITE NOTES	ENG7-422736

CLIENT
Russell Crook

SITE
80 Bates Street
MERREDIN WA 6415

BUILDING TYPE

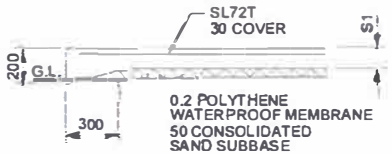
BUILDING DIMENSION
9060S x 4000E x 12240L

TITLE
RC FLOOR PLAN & INTEGRAL PAD FOOTING DETAILS

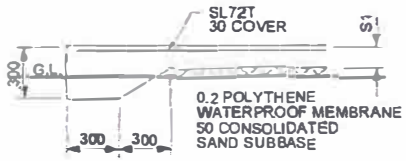
APPROVED
03-Mar-23

[redacted]
MIEAust, CPEng, NPER 129660

DRAWN RDS | REV A | SCALE 1:40, 1:250 | DRAWING NUMBER ENG6/2-422736



DET S1/EB1
NOT SUITABLE AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



DET S1/EB2
REQUIRED AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC

DET S1/A
CONTROL JOINT

DET S1/C
CONSTRUCTION JOINT

SLAB THICKNESS (S1) = 120mm

PROVIDE CONSTRUCTION JOINTS SO THAT THE MAXIMUM UNBROKEN RUN OF CONCRETE IS 20m IN EITHER DIRECTION

SITE FOUNDATION CLASSIFICATION

TWO COMMON FOUNDATION CONDITIONS & SITE CLASSIFICATIONS IN ACCORDANCE WITH AS2870 ARE USED FOR THE STANDARDISED FOOTING DESIGNS AS FOLLOWS:-

- STIFF CLAY CONFORMING TO AS2870 CLASS M.
  MINIMUM SAFE BEARING CAPACITY - 100 kPa.
  SHAFT ADHESION - 20 kPa
- DENSE SAND CONFORMING TO AS2870 CLASS A/S.
  MINIMUM SAFE BEARING CAPACITY - 100 kPa.
- A SITE SPECIFIC GEOTECHNICAL INVESTIGATION IS RECOMMENDED & IF CONDITIONS OTHER THAN ASSUMED ARE ENCOUNTERED A DIFFERENT FOOTING DESIGN MAY BE REQUIRED & SHOULD BE REFERED TO A QUALIFIED LOCAL ENGINEER.
- ALL FOOTINGS TO BE FOUNDED IN NATURAL GROUND.
- NO FOOTING TO BE FOUNDED ON FILL MATERIAL.
- REFERENCE SHOULD BE MADE TO CSIRO PUBLICATION 10.91 GUIDE TO HOME OWNERS ON FOUNDATION MAINTENANCE & FOOTING PERFORMANCE

MINIMUM SITE PREPARATION

- STRIP SITE OF ALL TOP SOIL & DISCARD TO SPOIL. THE EXPOSED SURFACE TO BE PROOF ROLLED & AREAS REMAINING SOFT OR SPONGY ARE TO BE EXCAVATED TO SPOIL.
- PLACE APPROVED GRANULAR FILL MATERIAL TO THE REQUIRED BUILDING PLATFORM LEVEL IN LAYERS NOT EXCEEDING 200mm AND COMPACT BY ROLLING WITH SUITABLE EQUIPMENT TO ACHIEVE A DRY DENSITY RATIO OF 98% STANDARD COMPACTION TO AS1289 - E1.1 AT OPTIMUM MOISTURE CONTENT. THE TOP 200mm TO BE COMPACTED TO 100% STANDARD DRY DENSITY.
- THE COMPACTION OF ALL FILL MATERIAL TO BE INSPECTED AND APPROVED BY A RESPONSIBLE GEOTECHNICAL CONSULTANT.

CONCRETE REINFORCEMENT

- REINFORCEMENT IS REPRESENTED DIAGRAMATICALLY & NOT NECESSARILY IN TRUE PROJECTION.
- REINFORCEMENT NOTATION:-

  N DENOTES HOT ROLLED DEFORMED BAR.

  SL DENOTES HARD DRAWN WELDED WIRE FABRIC. THE NUMBER IMMEDIATELY FOLLOWING BAR NOTATION IS THE NOMINAL DIAMETER IN mm.

- PROVIDE BAR SUPPORTS OR SPACERS TO GIVE THE FOLLOWING COVER TO ALL RIENFORCEMENT UNLESS NOTED OTHERWISE.

  FOOTINGS 80 BOTTOM, 65 TOP & SIDES
  SLABS 30 BOTTOM, 20 TOP
  BEAMS 40 BOTTOM & SIDES TO STIRRUPS. TOP COVER AS DETAILED

- PROVIDE 2N12 DIAGONAL CORNER BARS 900 LONG AT ALL RE-ENTRANT CORNERS OF OPENINGS IN SLABS AND THESE BARS TO BE POSITIONED 30mm FROM THE CORNER.

CONCRETE SPECIFICATION

- CARRY OUT ALL WORK IN ACCORDANCE WITH THE CURRENT ISSUE OF AS3600 & THE SPECIFICATION.
- CONCRETE SIZES SHOWN DO NOT INCLUDE FINISH & MUST NOT BE REDUCED OR HOLED IN ANY WAY WITHOUT THE ENGINEERS APPROVAL. DEPTH OF BEAMS INCLUDE SLAB THICKNESS.
- SLABS & BEAMS ARE TO BE POURED TOGETHER.
- CONSOLIDATE BY VIBRATION.
- SLAB CONCRETE TO BE AS SHOWN IN SLAB ON GRADE CRITERIA.
- BORED PIER CONCRETE SHALL HAVE F'c = 25 MPa, MAXIMUM AGGREGATE SIZE = 20 mm, SLUMP = 100 mm, EXCEPT FOR BCA CLASSES 2 TO 9 BUILDINGS CONCRETE SHALL HAVE F'c = 32MPa.

SLABS ON GRADE

- SLABS TO BE PLACED OVER 25 CONSOLIDATED SAND OVER PREPARED SUBGRADE.
- PROVIDE 0. 2 POLYTHENE FORTICON WATERPROOF MEMBRANE UNDER ALL SLABS WITH LAPPED & TAPED JOINTS.
- PLACE PUMPMIX CONCRETE AS SPECIFIED BELOW TO ACCURATE LEVELS AS PER ARCHITECTS SPECIFICATION.
- PROVIDE CONTROL JOINTS AS INDICATED BY NEATLY SAW CUTTING 40 x 6 GROOVES WITHIN 12 HOURS OF THE FINAL FLOAT OF THE CONCRETE.
- CURE SLAB FOR 7 DAYS AFTER PLACEMENT BY MAINTAINING A CONTINUOUSLY WET SURFACE BY APPROVED METHODS. FLOODING & COVERING WITH POLYTHENE IMMEDIATLY AFTER FINISHING IS AN APPROVED METHOD.
- SEALING OF JOINTS TO BE CARRIED OUT ONE MONTH MINIMUM AFTER CURING IS COMPLETE.
- PROVIDE PROPER STORMWATER DRAINAGE AWAY FROM THE BUILDING.

SLAB ON GRADE CRITERIA	
CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS (MPa	25
FLEXURAL STRENGHT AT 90 DAYS (MPa)	5
SLUMP (mm)	100
AGGREGATE MAXIMUM SIZE (MM)	20
CEMENT TYPE	SL
CEMENT CONTENT (kg/cubic metre) MIN	320
FLY ASH CONTENT (kg/cubic metre) MAX	70
WATER / CEMENT RATIO (MAX)	0.45
MICROSTRAIN AT 56 DAYS	600
FLOOR FINISH - BURNISHED STEEL TROWEL	NON SLIP
FLOOR TOLERANCE	CLASS B

- FOR OTHER LOAD CONDITIONS A DESIGN VARIATION IS REQUIRED & SHOULD BE REFERED TO A QUALIFIED LOCAL ENGINEER.

RANBUILD

REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-422736
STEEL FRAME SCHEDULE	ENG2-422736
FRAME CONNECTIONS	ENG3-422736
RC FLOOR & BORED PIER	ENG4-422736
ISOLATED BORED PIER	ENG5-422736
RC FLOOR & INTEGRAL PADS	ENG6-422736
RC SLAB DES:CONC. S PE CTS SETOUT E P NG7-42 2 736	

CLIENT
Russell Crook

SITE
80 Bates Street
MERREDIN WA 6415

BUILDING TYPE
Big G.

BUILDING DIMENSION
9960S x 4000E x 12240L

TITLE
RC SLAB PLAN

APPROVED
03-Mar-23

[redacted]
ust, CPEng, NPER 12966C

DRAWN	REV	SCALE	DRAWING NUMBER
RDS	A	1:40	ENG7/1-422736

INNOVATING FOR WEALTH

POLICY NUMBER	-	**8.22**
POLICY SUBJECT	-	**8.22 Outbuildings in Residential Areas**
ADOPTED	-	19 August 2003 (CMRef 27163)
AMENDED	-	17 July 2012 (CMRef 30919)
AMENDED	-	20 December 2016

Objectives:

To ensure a level of consistency with the size, the height and setbacks of outbuildings in residential areas, to minimise any adverse impact on the amenity to neighbouring property owners and to contribute towards the aesthetics of the streetscape.

Definitions:

- Residential Areas:

Any Residential, Special Residential and Rural Residential zones.

- Outbuilding:

Any Class 10a building under the current National Construction Code (BCA) which is not connected or abutted to a dwelling.

- Reflective Materials:

Not limited to, but includes the following:

- *Zincalume® or similar product;*
- *Any shiny metallic finish; and*
- *White coloured metallic materials.*

- Maximum single outbuilding m^2:

The maximum floor area of any single outbuilding measured from the external edges of the wall cladding or in the case of an unenclosed building where the external edges of the wall cladding would be if the structure was enclosed.

- Aggregate total of all outbuildings m^2:

The total floor area of all outbuildings located on the site and measured from the external edges of the wall cladding or in the case of an unenclosed building where the external edges of the wall cladding would be if the structure was enclosed.

Policy:

Outbuildings that satisfy the following development criteria may be approved by the Executive Manager of Development Services.

a) Outbuildings which are enclosed are to be located behind the primary street setback in accordance with the Shire of Merredin Local Planning Scheme No 6 (as amended) and the State Planning Policy 3.1 – Residential Design Codes;

b) All enclosed outbuildings to have a minimum setback of 1500mm from any secondary street, right of way or private street frontage;

c) Supports to an open carport, may be placed up to a boundary, other than a primary street, secondary street, right of way or private street provided they are of non-combustible material and the roof-line of the carport is setback a minimum of 500mm from that boundary in accordance with the National Construction Codes (BCA).

d) Outbuildings comply with the current National Construction Code (BCA).

e) An application that indicates that reflective materials are to be used for wall and or roof cladding and in the opinion of the Executive Manager of Development Services, is likely to cause a nuisance to neighbouring property owners may be refused.

f) If in the opinion of the Executive Manager of Development Services, an application that indicates the use of reflective materials for wall and or roof cladding is likely to cause a nuisance to neighbouring property owners,

- May be refused; or

- The applicant may wish to provide clear and fully detailed documentation to show how any reflective issues will be addressed so as not to cause a nuisance to neighbouring property owners; or

- In the opinion of the Executive Manager of Development Services, any reflective issues that may arise and to cause a nuisance to neighbouring property owners is likely to be minimal, the property owner/s may enter into an

agreement with Council, at the Chief Executive Officers discretion and at the property owner's expense, that should there be a valid complaint, that the owner/s will immediately do such things to minimize the nuisance, by, but not limited to painting or screening with Council's prior approval.

g) Outbuildings are constructed of all new materials; or

h) Where pre used materials are proposed to be used,

- The applicant will be required to provide sufficient detail, specifications and photos to demonstrate to the Executive Manager of Development Services that the appearance of the proposed pre used materials will not detract from the streetscape; or

- The applicant may need to provide detail of how they intend to treat the used materials so that the finish will meet an acceptable standard; and

- The applicant may be required to provide Certification from a Practising Structural Engineer as to the structural adequacy of the design and or materials proposed to be used.

i) Out buildings are not for habitable or commercial purposes;

j) The construction of an outbuilding does not reduce the amount of open space required by the Residential Design Codes to less than the prescribed amount;

k) Outbuildings are of size in area, or the aggregate total of size in area of all the outbuildings on the lot and the wall and ridge heights comply with the values contained in Policy Table 8.22 Outbuildings in Residential Areas.

l) For minor variations the Executive Manager of Development Services may consider Code Variations in accordance with the Residential Design Codes of Western Australia (RDC) and view such applications on the proposed project's merits as detailed within the RDC.

Policy Table 8.22 Outbuildings in Residential Areas

LOT AREA (m^2)	MAXIMUM SINGLE OUTBUILDING (m^2)	AGGREGATE TOTAL OF ALL OUTBUILDINGS (m^2)	MAXIMUM WALL HEIGHT	MAXIMUM RIDGE HEIGHT
500 – 749	46	62	2.4	3.6
750 – 999	73	97	3.0	3.6
1000 – 1249	94	125	3.0	3.6
1250 – 1699	117	156	3.0	3.9
1700 – 2049	130	202	3.0	3.9
2050 – 2999	143	262	3.3	4.2
3000 – 5000	157	375	3.6	4.5