

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 22	Level	Lot no
Street name CRADDOCK		Street type ROAD	Street suffix RD
Suburb MERREDIN		State W.A.	Postcode 6415
Volume		Folio	

Certificate of title
(if known)

Local government area (if different
from permit authority)

Is this lot vacant?

 Yes No

2. Details of building work

Project name (if any)

Description of the
building(s) and
building work

2 1/2 CAR GARAGE + STORAGE AREA.

Main use of
building(s)

GARAGE + STORAGE

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

<input checked="" type="checkbox"/> New building/structure	<input type="checkbox"/> Alteration/addition	<input type="checkbox"/> Refurbishment/fit out
<input type="checkbox"/> Relocation of a building to this site	<input type="checkbox"/> Change of use/conversion	

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

<input type="checkbox"/> Swimming pool/spa	<input checked="" type="checkbox"/> Garage	<input type="checkbox"/> Patio
<input type="checkbox"/> Carport	<input type="checkbox"/> Shed	<input type="checkbox"/> Fence/wall
<input type="checkbox"/> Retaining wall	<input type="checkbox"/> Water tank	<input type="checkbox"/> Other

Number of dwellings relocated TO this site from another site

NIL

Type of structure

<input checked="" type="checkbox"/> Detached (free standing)	<input type="checkbox"/> Attached to another structure
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Number of residential dwellings to be created

NIL

Number of storeys of the highest building (above ground)

1

Number of basement storeys of the building (below ground)

NIL

Estimated value of building work (including GST)

\$49,000

Floor area to be created (m²)

144 m²

Site (lot) area (m²)

1012 m²

What are the main materials used in the building work?

Floor	Exterior walls	Roof cover	Wall frame
<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Brick (double)	<input type="checkbox"/> Tiles	<input type="checkbox"/> Brick/block
<input type="checkbox"/> Timber	<input type="checkbox"/> Brick (veneer)	<input type="checkbox"/> Concrete	<input type="checkbox"/> Concrete
<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete/stone	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Timber
<input type="checkbox"/> Other	<input type="checkbox"/> Fibre cement	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/> Steel
	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Curtain glass	<input type="checkbox"/> Other	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Steel		
	<input type="checkbox"/> Aluminium		
	<input type="checkbox"/> Other		

If 'other' please specify

Intended owner of the completed building

<input checked="" type="checkbox"/> Private sector	<input type="checkbox"/> Government sector
--	--

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

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Is a performance solution to a building standard proposed for the building work?

Yes 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

Jennifer Nancy Maloney

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	305		
Suburb	State	Postcode	Country (if not Australia)
MERREDIN	W.A.	6415	

Email address

jen.m@twodogshardware.net.au

Phone/fax

Phone no

0459 411374

Fax

—

Owner's signature*

J. Maloney

Date 13/02/20

*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.

4. Builder details

Builder's name

Jennifer Nancy Maloney (Owner Builder)

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	305		
Suburb	State	Postcode	Country (if not Australia)
MERREDIN	W.A.	6415	

Email address

jen.m@twodogshardware.net.au

Phone/fax

Phone no

0459 411374

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)

507447

Builder's signature

Name (print)

JENNIFER NANCY MALONEY

Signature

Jn dy .

Date

13/02/20

5. Applicant detailsWho is the applicant?
(Tick one box)

- Owner Builder Other

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

Applicant's name

JENNIFER NANCY MALONEY

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	305		
Suburb	State	Postcode	Country (if not Australia)
MERREDIN	W.A.	6415	

Email address

jen.m@twodogshardware.net.au

Phone/fax

Phone no

0459 411374

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

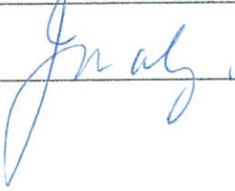
If yes, has consent or a court order been obtained? Yes No

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

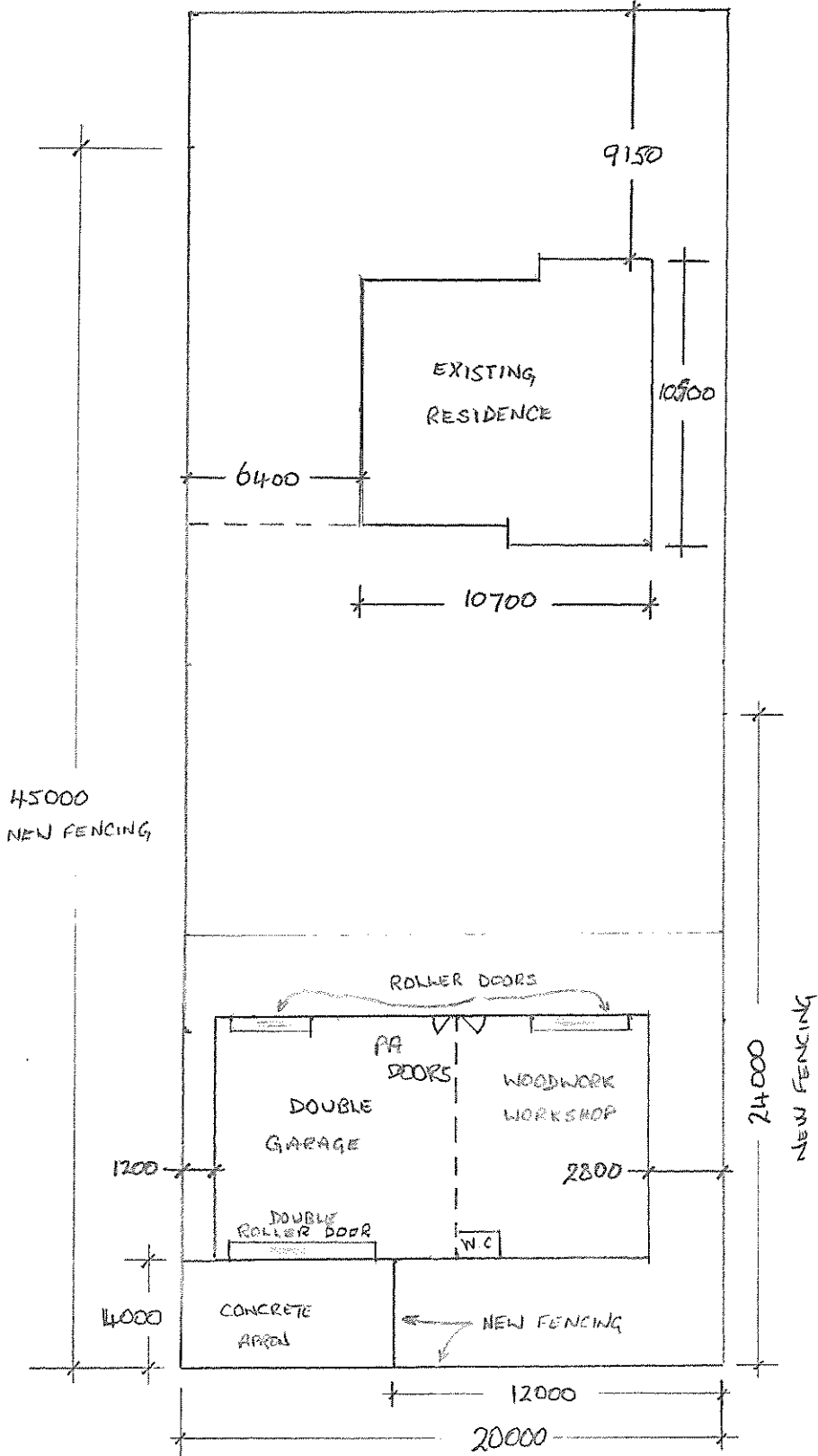
4. If the proposed building work is for a Class 1 or Class 10 building or incidental structure that includes performance solutions to building standards, details have been provided with this application.

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

Applicant's signature

Name (print)	JENNIFER NANCY MALONEY	
Signature		Date 13/02/20

CRADDOCK ROAD





BlueScope Steel Limited
ABN 16 000 011 058
27 Sterling Road Minchinbury NSW 2770
Telephone +612 8887 5114
Facsimile +612 9675 4911
www.bluescopesteel.com

Enquiries to: Alexander Filonov

12th August 2019

The Manager
Ranbuild
PO Box 170
HAMILTON NSW 2303



Dear Sir/Madam,

Re: STRUCTURAL ADEQUACY OF STEEL FRAMED BUILDING

Client: LD & JN Maloney

Ranbuild Job No.: 390248

Type: Big G

Location: Craddock Road MERREDIN WA 6415

Plans: 390248-GA, ENG1/1-2359-000175, ENG2/1-2359-000175, ENG3/1-2359-000175,
ENG3/2-2359-000175, ENG4/1-2359-000175, ENG4/2-2359-000175, ENG5/1-2359-
000175, ENG6/1-2359-000175

Being a professional engineer within the meaning of the Building Code of Australia (A1.1) with BlueScope Lysaght Technology we have undertaken a structural analysis of the steel framed building as described above. These plans were analysed in accordance with Codes of Practice: AS/NZS 1170.1, AS/NZS 1170.2, AS/NZS 1170.4, AS4100, AS2870 and AS/NZS 4600.

- RD1, RD2, OO1 doors shall have wind resistance capacity at least equal to wind pressure applied to surrounding wall girts/cladding as derived based on Enclosed wind conditions with $C_{pi} = 0/-0.3$ – to be confirmed by door manufacturers. There must not be any perforations or any sort of openings on the doors

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

No modifications required.

Yours faithfully,

Alexander Filonov

MIEAust, CPEng, NPER 1296608 (Structural), RPEQ 8094, CC4719P, EC27759, 24332ES

Engineering Manager

Lysaght Building Solutions



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Lysaght Building
Solutions Pty Ltd
trading as RANBUILD

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	SM
WALLS	TRIMDEK 0.42 BMT	CB	BY
CORNERS	-	CB	BY
BARGE	-	CB	SM
GUTTER	SHEERLINE	CB	SM

0.35bmt=0.40ct; 0.42bmt=0.47ct; 0.48bmt=0.53ct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	B&D, Firmadour, R.D. Maxi "R3F", 2425 high x 5000 wide Clear Opening C/B
1	RD2	B&D, Firmadour, R.D. Includ. "R2F", 2425 high x 3800 wide Clear Opening C/B
1	OO1	Roller Door opening, 2425 high x 3800 wide. Roller Door must be fitted, refer to the NCC for door compliance. Note: Width denotes clear opening width. Refer to door supplier for full curtain width.
2	B650-13	Lysaght PA Door & Pre-Hung Frame 180 Deg. Std. 2040 x 820 C/Bond (G)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN

IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	A	2.5	1.0

CLIENT
LD & JN Maloney

SITE
Craddock Road
MERRIDIN WA 6415

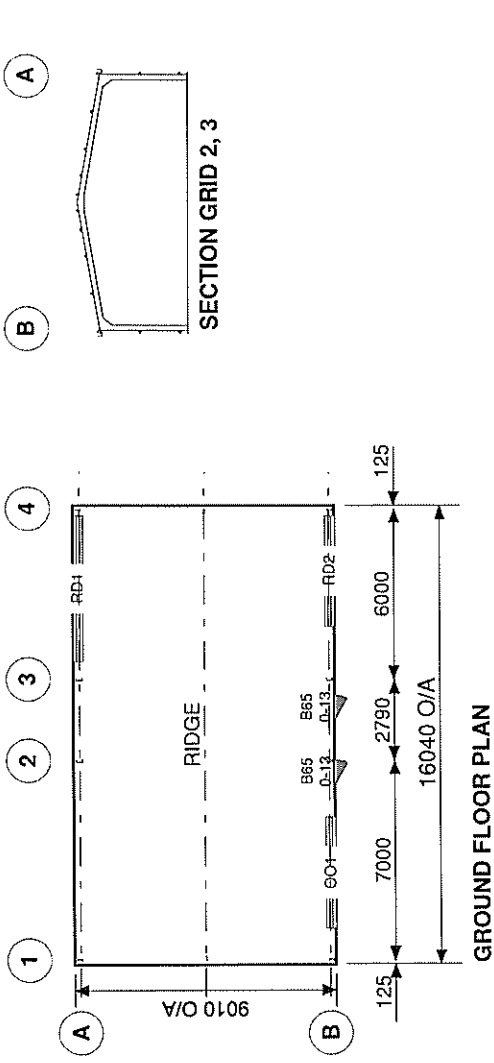
BUILDING
BIG G
9010 SPAN x 3000 EAVE x 16040 LONG

TITLE
GENERAL ARRANGEMENT

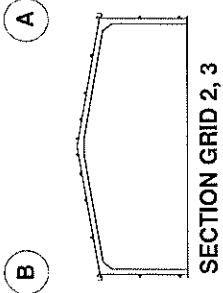
SCALE
A4 SHEET 1:250

DRAWING NUMBER
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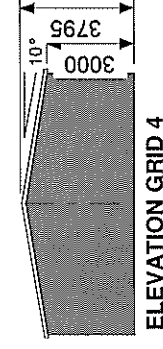
PAGE
1/1



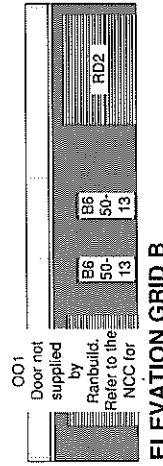
GROUND FLOOR PLAN



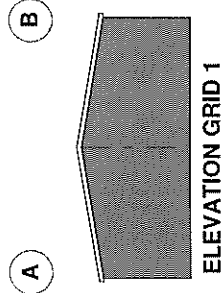
SECTION GRID 2, 3



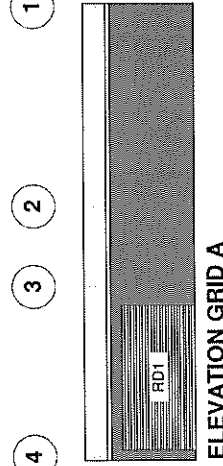
ELEVATION GRID 4



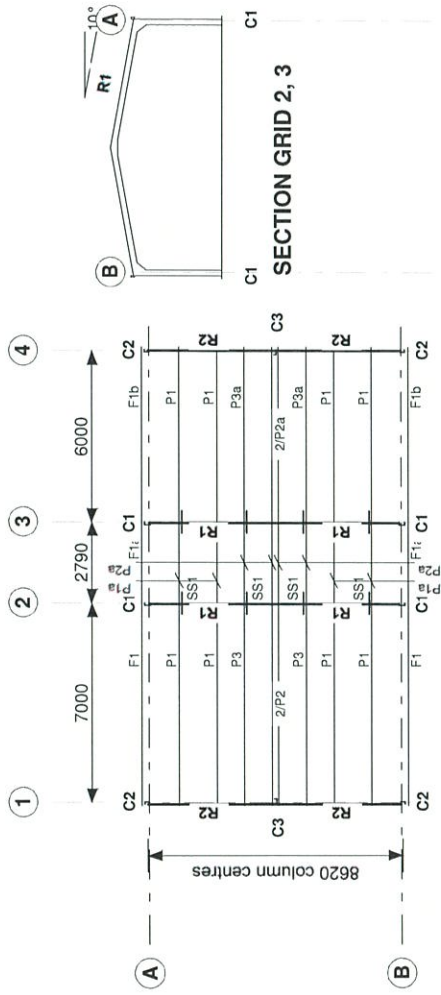
ELEVATION GRID B



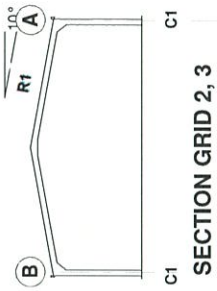
ELEVATION GRID 1



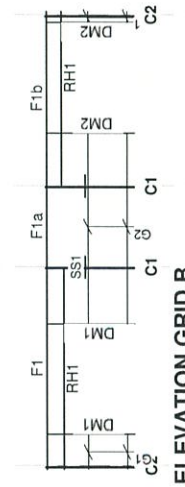
ELEVATION GRID A



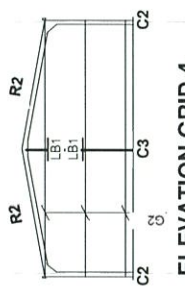
ROOF PLAN



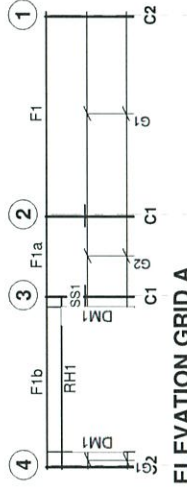
SECTION GRID 2, 3



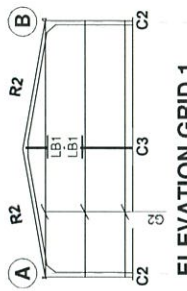
ELEVATION GRID B



ELEVATION GRID 4



ELEVATION GRID A



ELEVATION GRID 1

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Solutions Pty Ltd
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REFERENCE DRAWINGS
STEEL FRAME DIAGRAM
STEEL FRAME SCHEDULE
FRAME CONNECTIONS
RC FLOOR & BORED PIER
ISOLATED BORED PIER
RC FLOOR & INTEGRAL PADS
RC SLAB DET'S, CONC., SPEC. & SITE NOTES

ENG1-0175
ENG2-0175
ENG3-0175
ENG4-0175
ENG5-0175
ENG6-0175
ENG7-0175

CLIENT
LD & JN Maloney
SITE
Craddock Road
MERRIDIN WA 6415

BUILDING TYPE
Bio G
BUILDING DIMENSION
90.10S x 3000E x 16040L
TITLE
STEEL FRAME DIAGRAMS

APPROVED
12/08/2019

DRAWN
RDS
SCALE
1:250
DRAWING NUMBER
ENG1/1-2359-000175

[Signature]
MEASUR. CP/Eng. NPER 1296608

STRUCTURAL STEELWORK SCHEDULE			CONNECTIONS		
MARK	DESCRIPTION	SECTION	BASE	EAVES	TOP
C1	COLUMN - MAIN	C20019	FB2	KN2	
C2	COLUMN - CORNER	C15012	FB1	KN1	
C3	COLUMN - EW, PARTITION	C15015	EB1	ER1	
R1	RAFTER - MAIN	C20019		KN2	AP2
R2	RAFTER - END WALL	C15012		KN1	AP1
DM1	MULLION - ROLLER DOOR	C15010	MB1	MF1	
DM2	HEAD - ROLLER DOOR	C20012	MB2	MF1	
RH1	HEAD - ROLLER DOOR	TS6175+TS96100			
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	C15019			FK1
F1a		C15012			FK1
F1b		C15015			FK1
P1	PURLIN - PERIPHERY	TS96100 @ 1300	BC1, 2		
P1a		TS96075 @ 1300	BC1, 2		
P2	PURLIN - INTERNAL	TS96100 @ 1300	BC1, 2		
P2a		TS96075 @ 1300	BC1, 2		
P3	PURLIN - END	TS96100 @ 1300	BC1, 2		
P3a		TS96075 @ 1300	BC1, 2		
G1	GIRT - END BAY	TS96100 @ 1400	BC1, 2		
G2	GIRT - END WALL / INT. BAY	TS96075 @ 1400	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 ARCHITECTURAL & OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- ANY DISCREPANCY SHALL BE REFERRED 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 GOVERNING 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.
- AS1100 STEEL STRUCTURES CODE
- AS/NZS 4600 COLD FORMED STEEL STRUCTURES CODE.
- AS1511 HIGH STRENGTH STRUCTURAL BOLTING.
- AS1111 COMMERCIAL BOLTS & SCREWS
- AS2887 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 TYP JOINTS & BOLTS, NUTS & WASHERS SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1232.
- 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 ZIN COATED STEEL CONFORMING TO AS1997 U.N.O.
 - MATERIAL GRADES SHALL BE AS FOLLOWS:-
- | | |
|--------------------|--------------------|
| 1.0 BMT | - GRADE G550, Z350 |
| 1.2 BMT | - GRADE G500, Z350 |
| 1.5 BMT TO 3.0 BMT | - GRADE G450, Z350 |
- PURLINGIRT 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 AS1582 & 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 AS/NZS 1170.0, 1, 2, 3

2	IMPORTANCE LEVEL
A	AS 1170.2 REGION
2.5	TERRAIN CATEGORY
1.0	Ms
1.0	Mt
	INTERNAL PRESSURE Cpi
	ROOF DEAD LOAD
	ROOF LIVE LOAD
	FLOOR LIVE LOAD
	+0.0 or -0.3 (ENCLOSED)
	SELF WEIGHT ONLY
	0.25 kPa PLUS 1.4 kN
	LIGHT INDUSTRIAL-5kPa

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 PRACTICES, IN ACCORDANCE TO RANBUILD ASSEMBLY GUIDE AND THESE DRAWINGS.

Alexander Filipov
 MIEAust, CPEng, NPER 1296608 (Structural), RPEQ 8094, CC4719P, EC27759, 24332ES
 LYSAGHT BUILDING SOLUTIONS
 Date: 12/08/2019



Better sheds. Bigger choices.

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 Lysaght Building
 Solutions Pty Ltd
 trading as RANBUILD

REFERENCE DRAWINGS
 STEEL FRAME DIAGRAM
 STEEL FRAME SCHEDULE
 FRAME CONNECTIONS
 RC FLOOR & BORED PIER
 ISOLATED BORED PIER
 RC FLOOR & INTEGRAL PAOS
 RC SLAB DET'S, CONC. SPEC. & SITE NOTES

ENG-0175
 ENG2-0175
 ENG3-0175
 ENG4-0175
 ENG5-0175
 ENG6-0175
 ENG7-0175

CLIENT
 LD & JN Maloney

SITE
 Craddock Road
 MERREDIN WA 6415

BUILDING TYPE
 Big G

BUILDING DIMENSION
 9010S x 3000E x 16040L

TITLE
 STEEL FRAME SCHEDULE AND NOTES

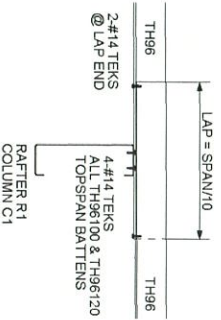
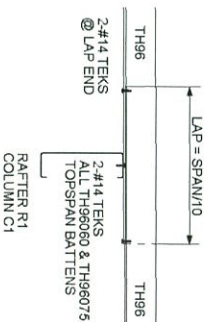
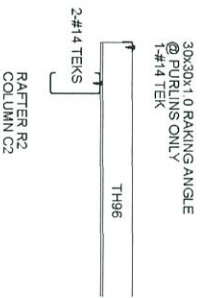
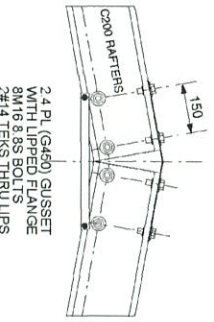
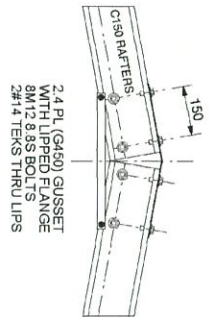
APPROVED
 12/08/2019

DATE: 12/08/2019

DRAWN
 RDS

SCALE
 MIEAust, CPEng, NPER 1296608

DRAWING NUMBER
 ENG2/1-2359-000175



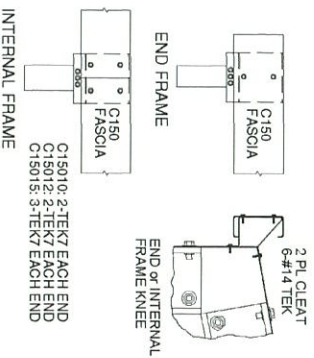
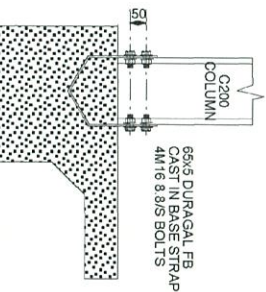
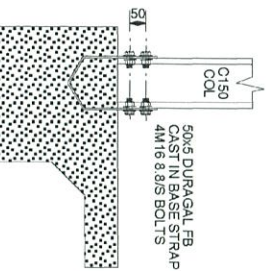
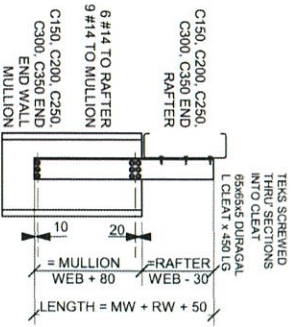
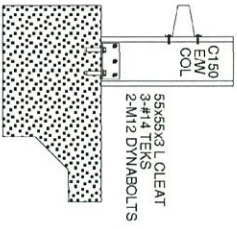
APEX CONNECTION - AP1

APEX CONNECTION - AP2

BATTEN CONNECTION - BC1

BATTEN CONNECTION - BC2

BATTEN CONNECTION - BC3



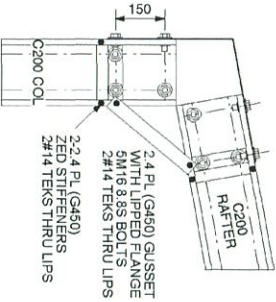
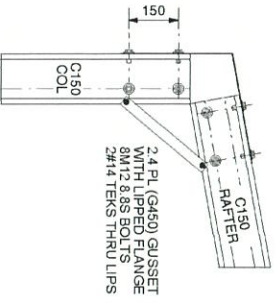
EW/COLUMN BASE - EB1

EW/COLUMN TO RAFTER CONNECTION ER1

FIXED BASE - FB1

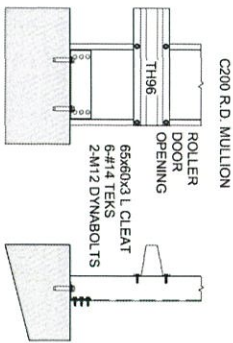
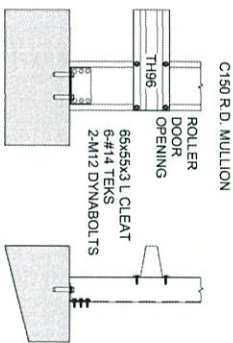
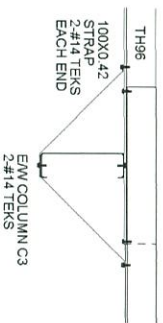
FIXED BASE - FB2

FASCIA CONNECTION - FK1



KNEE CONNECTION - KN1

KNEE CONNECTION - KN2



LATERAL BRACE DET - LB1

RD MULLION BASE - MB1

RD MULLION BASE - MB2

REFERENCE DRAWINGS

- STEEL FRAME DIAGRAMS
- STEEL FRAME SCHEDULE
- RAFTER CONNECTIONS
- RC FLOOR & BORED PIER
- ISOLATED BORED PIER
- RC FLOOR & INTEGRAL PADS
- RC SLAB DET'S, CONC. SPEC. & SITE NOTES
- ENG-1-0175
- ENG-2-0175
- ENG-3-0175
- ENG-4-0175
- ENG-5-0175
- ENG-6-0175
- ENG-7-0175

CLIENT
LD & JN Maloney

SITE
**Craddock Road
MERRIEDIN WA 6415**

BUILDING TYPE
Bio G

BUILDING DIMENSION
9010S X 3000E X 16040L

APPROVED
12/08/2019

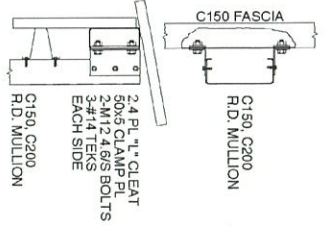
MISER, OPENG, NPER 1296608

DRAWN SCALE 1:20
DRAWING NUMBER
ENG3/1-2359-000175

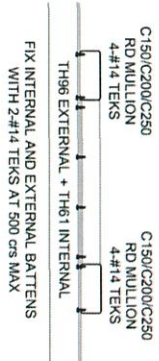


Better sheds. Bigger choice.

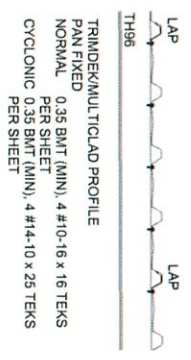
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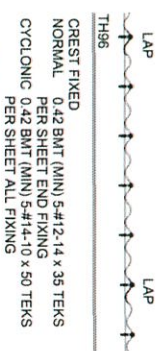
RD MULLION/FASCIA - MF1



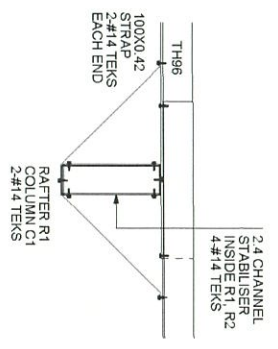
RH HEAD - RH1



WALL CLADDING SHEAR DIAPHRAGM - SD1



ROOF CLADDING SHEAR DIAPHRAGM - SD4



SECTION STABILISER DET - SS1

REFERENCE DRAWINGS

- | | |
|---|-----------|
| STEEL FRAME DIAGRAMS | ENG1-0175 |
| STEEL FRAME SCHEDULE | ENG2-0175 |
| FRAME CONNECTIONS | ENG3-0175 |
| RO FLOOR & BORED PIER | ENG4-0175 |
| ISOLATED BORED PIER | ENG5-0175 |
| RO FLOOR & INTEGRAL PADS | ENG6-0175 |
| RO SLAB DET'S, CONC. SPEC. & SITE NOTES | ENG7-0175 |

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SITE

**Craddock Road
MERRREDIN WA 6415**

BUILDING TYPE

Big G

BUILDING DIMENSION

9010S X 3000E X 16040L

TITLE

CONNECTION DETAILS

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12/08/2019

M. E. AUST, CPEng, NPER 1296608

DRAWN / SCALE

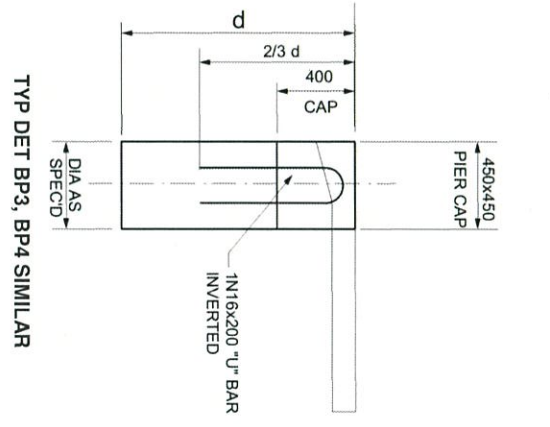
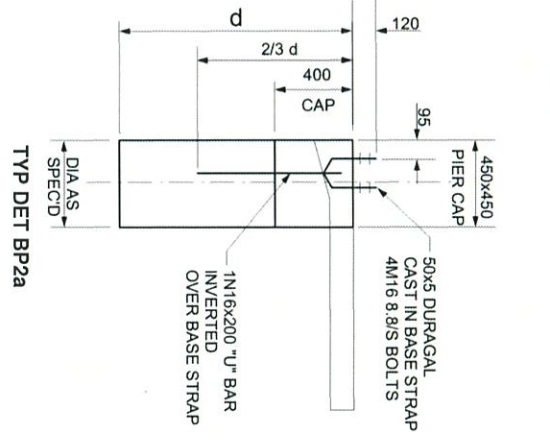
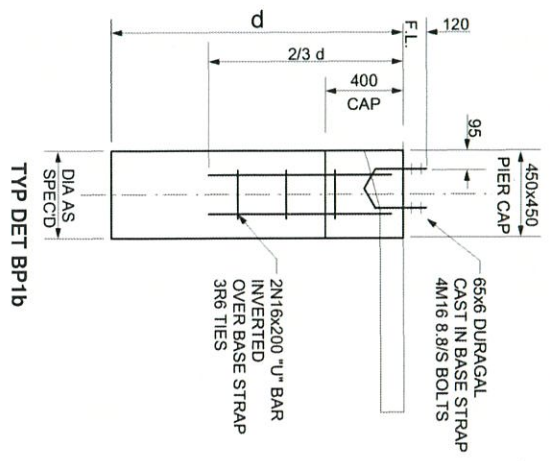
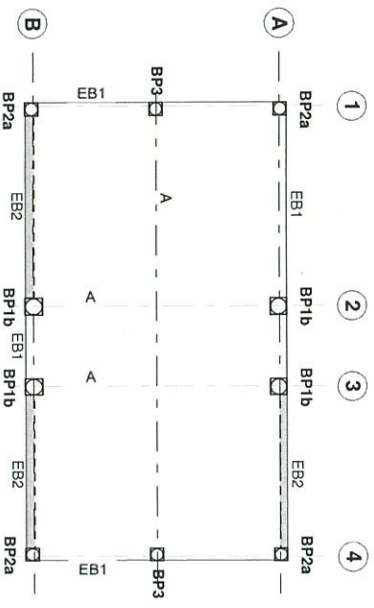
RDS 1:20

DRAWING NUMBER

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REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS
STEEL FRAME SCHEDULE
FRAME CONNECTIONS
RC FLOOR & BORED PIER
ISOLATED BORED PIER
RC FLOOR & INTEGRAL PADS
RC SLAB DETS CONC. SPEC. & SITE NOTES

ENG1-0175
ENG2-0175
ENG3-0175
ENG4-0175
ENG5-0175
ENG6-0175
ENG7-0175

CLIENT
LD & JIN Maloney

SITE
Craddock Road
MERREDIN WA 6415

BUILDING TYPE
Bldg G

BUILDING DIMENSION
9010S x 3000E x 16040L

TITLE
RC FLOOR PLAN & BORED PIER
DETAILS

APPROVED
12/08/2019

DRAWN
RDS

SCALE
1:40,
1:250

DRAWING NUMBER
ENG4/1-2359-000175

MICHAEL OPENG, NPER 1296608



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REFERENCE DRAWINGS
 STEEL FRAME DIAGRAM
 STEEL FRAME SCHEDULE
 FRAME CONNECTIONS
 RC FLOOR & BORED PIER
 ISOLATED BORED PIER
 RC FLOOR & INTEGRAL PADS
 RC SLAB DETS. CONC. SPEC. & SITE NOTES

ENG1-0175
 ENG2-0175
 ENG3-0175
 ENG4-0175
 ENG5-0175
 ENG6-0175
 ENG7-0175

CLIENT
 LD & JN Maloney

SITE
 Craddock Road
 MERREDIN WA 6415

BUILDING TYPE
 Big G

TITLE
 9010S x 3000E x 16040L
 RC FLOOR PLAN & BORED PIER
 DETAILS

APPROVED
 12/08/2019

DRAWN RDS
SCALE 1:40,
 1:250

DRAWING NUMBER
 ENG4/2-2359-000175

MEASUR. CRENG. NPER 1298608

BORED PIER WITH RC FLOOR SCHEDULE

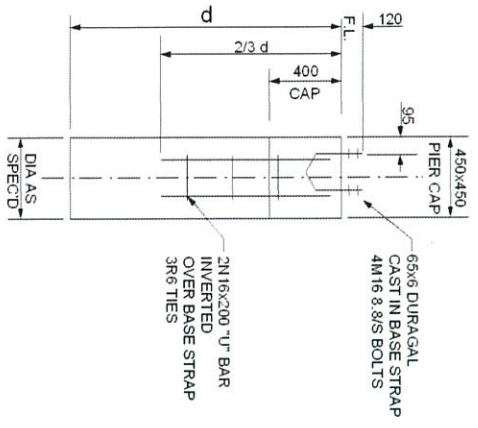
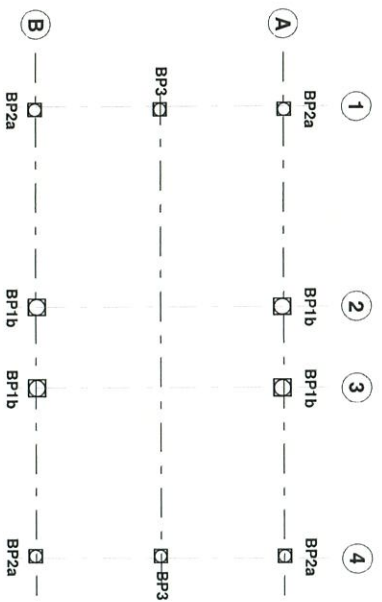
CENTRE LINE REFERENCE	FRAME REFERENCE(S)	LABEL	STRAP	DIA x DEPTH
A	1, 4	BP2a	SGBS15	300 x 600
A	2, 3	BP1b	SGBS20	300 x 750
AB	1, 4	BP3		300 x 600 N.
B	1, 4	BP2a	SGBS15	300 x 600
B	2, 3	BP1b	SGBS20	300 x 750

BORED PIERS WITH RC FLOOR

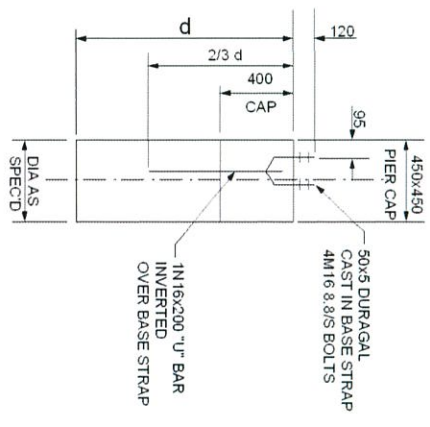
BORED PIERS CAST WITH RC FLOOR AND EDGE BEAM,
 AND ARE ECONOMICALLY SUITED FOR SHEDS ON
 CLAYEY GROUND. THE DESIGNS SHOWN ARE SUITABLE
 ONLY WITH THE CONCRETE FLOOR AND EDGE BEAMS,
 AND ARE NOT SUITABLE FOR ISOLATED PIERS WITH
 AN EARTH FLOOR OR SIMILAR.

- PIERS TO BE TAKEN THROUGH ANY FILL MATERIAL AND
 FOUND ON STIFF CLAY WITH A MINIMUM SAFE
 CAPACITY OF 100 kPa AND A SHAFT
 DIAMETER OF 20 kPa.
- 300 x 600 DE REINFORCEMENT AS SPECIFIED AND LOCATE
 COLUMN BASE CONNECTORS ACCURATELY AS
 N.
- 300 x 600
- 300 x 750 IENCE

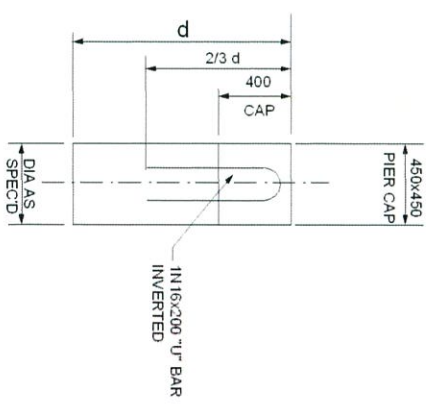
- SEE SLAB DETAIL DRAWING FOR:-
- SITE FOUNDATION CLASSIFICATION NOTES
 - MINIMUM SITE PREPARATION NOTES
 - CONCRETE SPECIFICATION NOTES
 - CONCRETE REINFORCEMENT NOTES
 - SLAB ON GRADE NOTES
 - DETAIL S1/E1 - SLAB EDGE TYPE 1
 - DETAIL S1/E2 - SLAB EDGE TYPE 2
 - DETAIL S1/A - SLAB CONTROL JOINT
 - DETAIL S1/C - SLAB CONSTRUCTION JOINT



TYP DET BP1b



TYP DET BP2a



TYP DET BP3, BP4 SIMILAR

ISOLATED BORED PIERS

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

PIERS TO BE TAKEN THROUGH ANY FILL 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

ISOLATED BORED PIER SCHEDULE

CENTRE LINE REFERENCE	FRAME REFERENCE(S)
A	1, 4
A	2, 3
AB	1, 4
B	1, 4
B	2, 3

LABEL	STRAP	DIA x DEPTH
BP2a	SGBS15	300 x 600
BP1b	SGBS20	300 x 1050
BP3	SGBS15	300 x 750
BP2a	SGBS15	300 x 600
BP1b	SGBS20	300 x 1050



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REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS	ENG1-0175
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RC FLOOR & BORED PIER	ENG4-0175
ISOLATED BORED PIER	ENG5-0175
RC FLOOR & INTEGRAL PADS	ENG6-0175
RC SLAB DETAILS, CONC. SPEC. & SITE NOTES	ENG7-0175

CLIENT
LD & JN Maloney

SITE
Craddock Road
MERRIEDIN WA 6415

BUILDING TYPE
Bldg

BUILDING DIMENSION
9010S x 3000E x 16040L

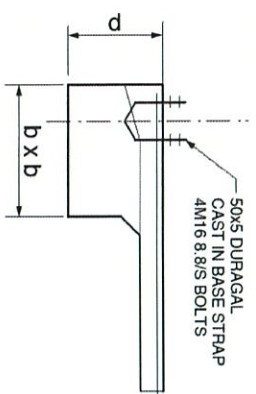
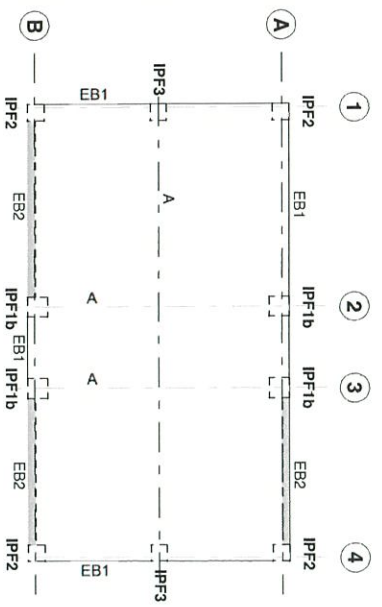
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ISOLATED BORED PIER DETAILS

APPROVED
12/08/2019

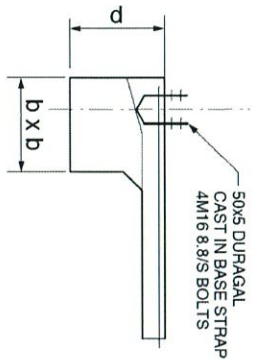
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DRAWING NUMBER
ENG5/1-2359-000175

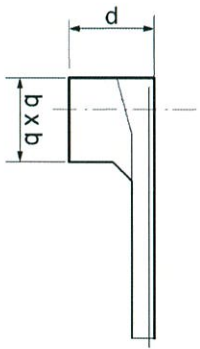
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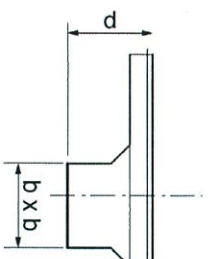
TYP DET IPF1b



TYP DET IPF2



TYP DET IPF3



TYP DET IPF4

INTEGRAL PAD FOOTINGS

MASS CONCRETE FOOTINGS CAST INTEGRAL WITH FLAGGERS & EDGE BEAM ARE ECONOMICALLY SUITED FOR SHEEDSON 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 ADJUSTED 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

INTEGRAL PAD FOOTING SCHEDULE

CENTRE LINE REFERENCE	FRAME REFERENCE(S)	LABEL	STRAP	d x b x b
A	1, 4	IPF2a	SGBS15	300 x 350 x 350
A	2, 3	IPF1b	SGBS20	300 x 400 x 400
AB	1, 4	IPF3	IPF3	300 x 350 x 350
B	1, 4	IPF2a	SGBS15	300 x 350 x 350
B	2, 3	IPF1b	SGBS20	300 x 400 x 400

REFERENCE DRAWINGS

- STEEL FRAME DIAGRAMS
- STEEL FRAME SCHEDULE
- FRAME CONNECTIONS
- RC FLOOR & BORED PIER
- ISOLATED BORED PIER
- RC FLOOR & INTEGRAL PADS
- RC SLAB DETS.CONC. SPEC. & SITE NOTES

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SITE
Craddock Road
MERRREDIN WA 6415

BUILDING TYPE
Big G

BUILDING DIMENSION
9010S x 3000E x 16040L

TITLE
RC FLOOR PLAN & INTEGRAL PAD FOOTING DETAILS

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12/08/2019

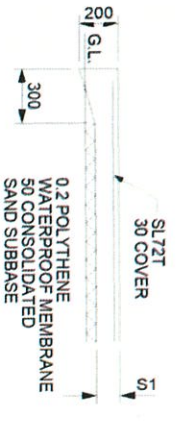
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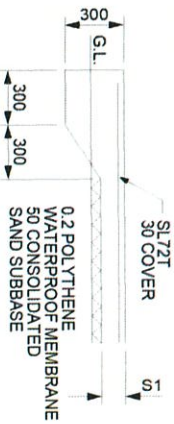
DRAWING NUMBER
ENG5/1-2359-000175



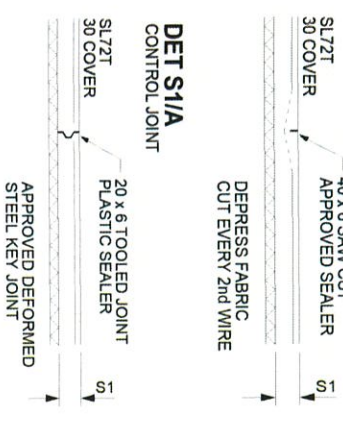
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DET S1/EB1
NOT SUITABLE AT OPENINGS
SUBJECT TO VEHICLE TRAFFIC



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 II 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 REFERRED 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 DIAGRAMMATICALLY & 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 REINFORCEMENT 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 $F_c = 25 \text{ MPa}$. MAXIMUM AGGREGATE SIZE = 20mm. SLUMP = 80mm. EXCEPT FOR BCA CLASSES 2 TO 9 BUILDINGS CONCRETE SHALL HAVE $F_c = 32 \text{ MPa}$.

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 PUMP MIX 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 IMMEDIATELY AFTER FINISHING IS AN APPROVED METHOD.

- SEALING OF JOINTS TO BE CARRIED OUT ONE MONTH MINIMUM AFTER CURING IS COMPLETE.

- FLOOR SLABS ARE DESIGNED AS INTERIOR SLABS PLACED AFTER ERECTION OF THE BUILDING. IF PLACED BEFORE ADDITIONAL PRECAUTIONS ARE NECESSARY TO MINIMISE THE INCREASED RISK OF CONCRETE CRACKING & CONSTRUCTION DAMAGE.

- PROVIDE PROPER STORMWATER DRAINAGE AWAY FROM THE BUILDING.

SLAB ON GRADE CRITERIA	
CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS (MPa)	25
EXTRINSIC STRENGTH AT 90 DAYS (MPa)	5
SLUMP (mm)	80
AGGREGATE MAXIMUM SIZE (MM)	20
CEMENT TYPE	SI
CEMENT CONTENT (kg/cubic metre) MIN	320
FLY ASH CONTENT (kg/cubic metre) MAX	70
WATER/CEMENT RATIO (MAX)	0.45
MIGRSTRAN AT 56 DAYS	600
FLOOR FINISH - BURNISHED STEEL TROWEL	NON SLIP
FLOOR TOLERANCE	CLASS B
ULTIMATE DEAD LOAD (MPa)	15

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

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REFERENCE DRAWINGS

STEEL FRAME DIAGRAMS
STEEL FRAME SCHEDULE
FRAME CONNECTIONS
RC FLOOR & BORED PIER
ISOLATED BORED PIER
RC FLOOR & INTEGRAL PAOS
RC SLAB DETS.COMC, SPEC. & SITE NOTES

ENG1-0175
ENG2-0175
ENG3-0175
ENG4-0175
ENG5-0175
ENG6-0175
ENG7-0175

CLIENT

LD & JN Maloney

SITE

**Craddock Road
MERRIEDIN WA 6415**

BUILDING TYPE

Big G

BUILDING DIMENSION

9010S X 3000E X 16040L

TITLE

RC SLAB PLAN

APPROVED
12/08/2019

DRAWN SCALE
RDS 1:40

DRAWING NUMBER
ENG6/1-2359-000175

MEMBER: CERSA, NPER 1296608

To the Councilors, Merredin Shire Council

In support of my application for approval for a garage/shed at the rear of 22 Craddock Rd. I would like to give you my reasons for wanting a garage/shed combination with more than the standard allowable square metre area.

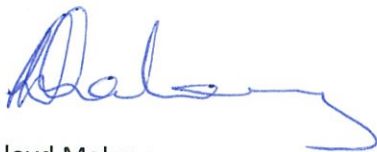
In the first instance we wanted a two car garage with enough space around the vehicles so when parked, the car doors will not get damaged when opened right up. We also need space at the front and side for storage of lawn mower and various other lawn care items as well as a motorbike.

The other side of the shed will be dedicated to storage for larger items as well as our hobbies. My lifelong hobby of woodworking has seen me collect several larger woodworking tools as well as a lot of power tools. These larger machines (e.g. table saw and thicknesser) require additional area around them for safety reasons and there is another large workbench for using my power tools on.

The remainder of the area will be used for the storage of items currently housed in the existing small garage which will be demolished and removed prior to the new one being built. The woodwork area is to be separated from the rest of the area with a non-load bearing wall which, with all walls around the workshop area, will be fully insulated with sound batts to greatly reduce any noise produced by my power tools.

Please find letters of consent from our neighbours with regard to the building itself. We will be renewing the fencing on both sides and the rear of the property and we have agreement from both neighbours with this as well.

Yours sincerely,



Lloyd Maloney

To Merredin Shire Council,

As a neighbor of the Maloney's, I have no objections to the proposed garage/shed at the rear of 22 Craddock Rd in Merredin. Lloyd has explained to me the size and proposed use of the building and that the fencing between our properties will need to be replaced and up graded.

Yours sincerely,



John Wojtczak

20 Craddock Rd,

Merredin

To Merredin Shire Council,

As a neighbor of the Maloney's, I have no objections to the proposed garage/shed at the rear of 22 Craddock Rd in Merredin. Lloyd has explained to me the size and proposed use of the building and that the fencing between our properties will need to be replaced and up graded.

Yours sincerely,

A handwritten signature in black ink that reads "Bruce Sayers". The signature is written in a cursive, flowing style with a prominent initial 'B'.

Bruce Sayers

21 French Ave,

Merredin

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 m²:

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 m²:

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 (m²)	MAXIMUM SINGLE OUTBUILDING (m²)	AGGREGATE TOTAL OF ALL OUTBUILDINGS (m²)	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