



BUILDING APPROVAL SERVICE

CODE ASSESSMENT OF PROPOSED BUILDING WORK

ISSUED TO:-

DATE ISSUED:-

BAS FILE REFERENCE:-

Chief Executive Officer Etheridge Shire Council PO Box 12 GEORGETOWN Q 4871	4 th October 2002	<u>BAS 02-1002</u>
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Local Government area:-

Etheridge Shire Council

The proposed building work described herein has been assessed for compliance with the provisions of the Queensland Building Act 1975, the Standard Building Regulation and the Building Code of Australia 1996 Vol. 2. This assessment does not constitute a development permit as the proposed building work is self-assessable under the provisions of the Integrated Planning Act and Building Act.

The Plumbing and Drainage work has not been assessed. Separate assessment including approval for the plumbing and drainage work must be obtained from the relevant Authority.

General description of Building Work.

Documents reviewed:-

<ul style="list-style-type: none"> • Library • Single storey steel frame building with concrete floor and metal cladding. • Floor area 592m². 	<ol style="list-style-type: none"> 1. Drawings numbered plan 00/121 sheets 1-7. 2. Structural Design Certificate (G J Lawson) dated 30 September 2002.
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Classification of Building work:-

Class 9b Assembly building

Type of construction according to the Building Code of Australia 1996:-

Type C

Location of building work:-

Lot 5 ~~Ron Manton~~ Street, Georgetown

Real Property Description of allotment:-

Lot 5 on SP 146611

NORMANTON

Go to page 2 of 3.

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Director: **JEFF FOWLER**
 B. Building Survey **MAIBS**
 QBSA Licence No: **A11774**

Private Building Certifiers
 GENERAL BUILDING/HOUSE BUILDING

Mob: 041 972 6712
 Fax: (07) 4051 3726
 buildapp@cairns.net.au

**192 Mulgrave Road, Westcourt, Cairns 4870 Phone (07) 40314151, PO Box 606 Smithfield 4878
 Development Approval Services Pty Ltd ACN 071 301 445 trading as Building Approval Service**

Owner of Building Work and owner's address:-

Etheridge Shire Council
PO Box 12
GEORGETOWN Q 4871

Inspection Requirements:-

The building work shall be inspected by a competent person. The time for notification of the required inspection shall be confirmed with the competent person before any building starts.

The times for inspection shall be:-

Foundations and excavations, when all work is completed ready for concrete before concrete is placed.

Concrete slab, when all work is completed ready for concrete, before concrete is placed.

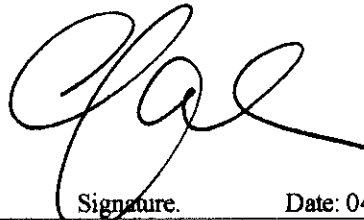
Frames, when all work in complete, before sheeting and other coverings are erected.

Completion, when all building work is complete.

Endorsement by Building Surveyor responsible for assessing the proposed building work:-

It is considered that the proposed building work complies with the requirements of the Queensland Building Act 1975 including the Building Code of Australia 1996 Volume 2 subject to the conditions and clarifications as noted on page 3/3 herein.

Clayton James Baker
Accredited Assistant Building Surveyor
QBSA Accreditation Number A700469



Signature.

Date: 04/10/2002

Go to page 3 of 3.

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The following conditions/clarifications relate to the Building Work:-

1. The floor area of this building is greater than 500m² and would therefore require a hydrant system, fire hose reels and an assessment by the Queensland Fire and Rescue Authority. However as we understand the outdoor display area will not be used to store any combustible material, which could significantly increase the fire load of the building. Therefore the outdoor display area was not included in the floor area calculation. If at any time in the future these circumstances were to change from that originally assessed (combustible materials are stored in the outdoor display area) then a further assessment of the work will need to be carried out in view having a fire hydrant and fire hose reel system installed.
2. Stairs and balustrading to comply with Clauses D2.13 and D2.16 of the Building Code of Australia 1996 Volume 1 respectively.
3. At least one set of documents relating to the building work and which have been stamped as approved by Building Approval Service should be kept on site during construction.
4. Building floor level to be above 1 in 100 year flood level.
5. The building work is to be carried out in accordance with the deemed to satisfy provisions of the Building Code of Australia 1996, Vol. 1 unless detailed and assessed otherwise.
6. The termite control methods are to be carried out strictly in accordance with the methods specified, the selected manufacturers specification and AS3660.1. Two Notifications of the method/ methods used are to be placed in prominent positions and are to specify the requirements for maintenance and future inspections of the termite control system/s.
7. Should it be found that the foundation conditions are different to that originally assessed for the site, it might be necessary to alter the footing design to meet the circumstances found on the site. Details of any changes to the foundation should be referred to the Structural engineer for further assessment.
8. Building Approval Service has not yet received complete structural details regarding the frame of this building. Once these details are available they are to be forwarded to Building Approval Service for perusal.
9. Storm water discharge and drainage shall comply with Clause F1.1 of the BCA Vol. 1.
10. Materials, surface linings and finishes are to comply with Specification C1.10 of the Building Code of Australia 1996 Volume 1.
11. All glazing is to comply with AS 1288- Glass in Buildings – Selection and installation and windows are to comply with AS 2047 – Windows in buildings – Selection and installation. A certificate of compliance with the Australian Standards is to be issued to the owner at the time of completion of the building work.
12. Waterproofing of wet areas is to be carried out. A certificate of compliance with the relevant standard is to be issued to the owner at the time of completion of the building work.
13. Fire extinguishers are to comply with AS2444.
14. Access and facilities for people with disabilities are to comply with AS1428.1. Type B tactile indicators are required to both the stairs and the access ramp. Switches and door controls are to be located between 900-1100mm above floor level. Thresholds are to have steps no greater than 5mm. Ramp design is to comply with AS1428.1 (see attached diagrams).
15. Emergency lighting and illuminated exit signs to comply with AS/NZS 2293.1.

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16. Drainage of the buildings and associated land must be such that provision is made to protect land, buildings and structures in the neighborhood.
17. Any building work near or over sanitary drainage must be made to comply with AS/NZS 3500.2.2:1996 (National plumbing and drainage), part 2.2 (Sanitary plumbing and drainage- Acceptable solutions) to the extent the standard applies to buildings near or over sanitary drainage.
18. If the building work is to change from that shown on the documents approved by Building Approval Service, then amended plans must be submitted to Building Approval Service for further assessment and approval.
19. A certificate of final inspection should be issued to the owner of the building within 5 days of a final inspection being carried out.
20. The doors to the toilets are to be screened from view.
21. All required exit doors are to be provided with latching mechanisms, which comply with clause D2.21 of the Building Code of Australia 1996 i.e. to be lever handle type and located between 900mm and 1200mm from the floor. The door is to be capable of being opened without the use of a key from the side that faces a person seeking egress.
22. A registered builder must be appointed to construct the building work in accordance with the Queensland Building Services Authority Act.
23. The Q Leave Levy is payable for all work greater than \$80000 in estimated cost.

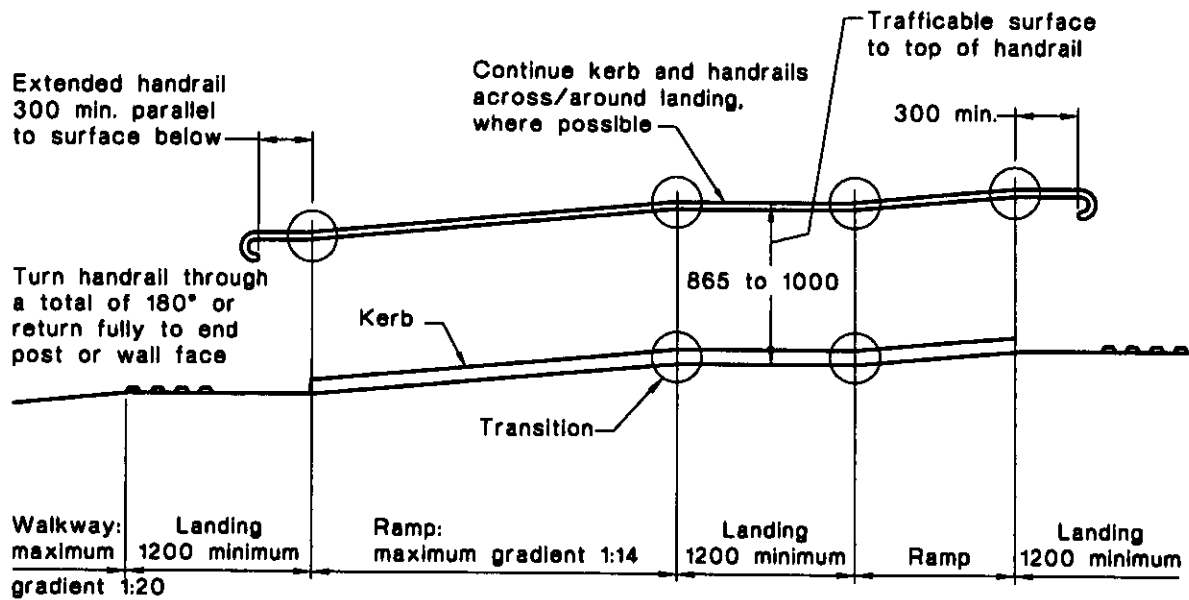
End.

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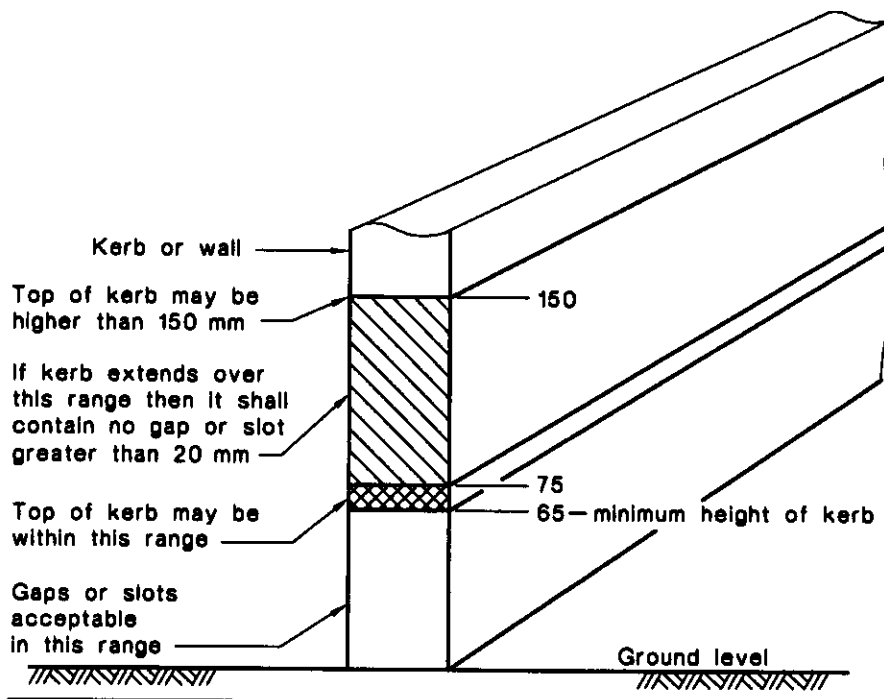
Development Approval Services Pty Ltd ACN 071 301 445 trading as Building Approval Service



NOTE: The 300 mm extension is not required where the handrail is continuous, e.g. on the inside of an intermediate landing.

DIMENSIONS IN MILLIMETRES

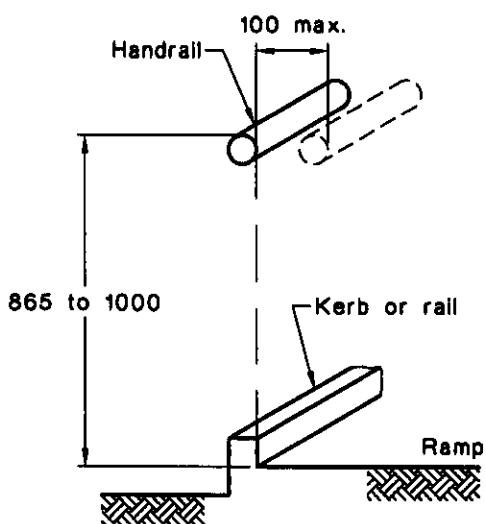
FIGURE 1 RAMP HANDRAILS



NOTE: See Appendix A for further clarification.

DIMENSIONS IN MILLIMETRES

FIGURE 2 KERBS



DIMENSIONS IN MILLIMETRES

FIGURE 3 LOCATION OF KERB IN RELATION TO HANDRAIL

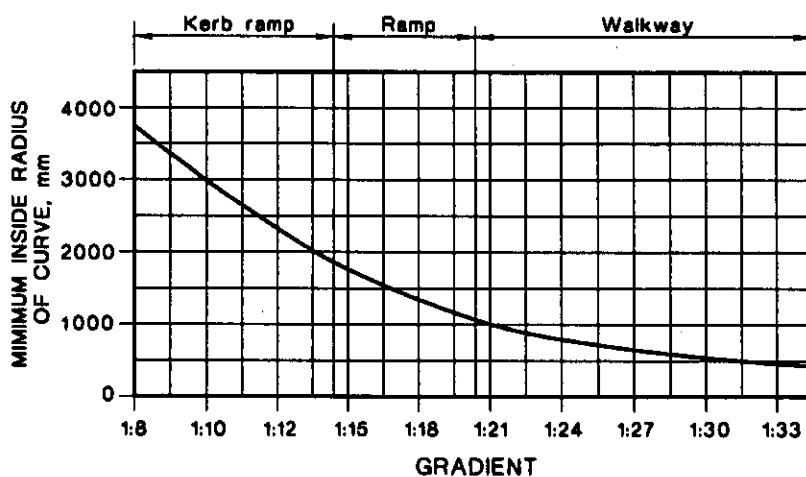


FIGURE 4 CURVED RAMP AND WALKWAY GRADIENTS

5.6 Camber and crossfall in ramps and walkways

The camber and crossfall of ramps and walkways shall not exceed 1 in 40 (see Figure 5).

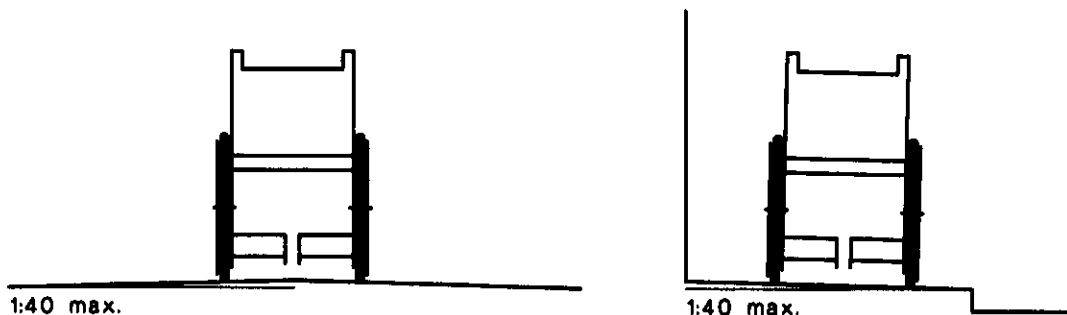


FIGURE 5 MAXIMUM ALLOWABLE CAMBER AND CROSSFALL FOR RAMPS AND WALKWAYS

10 SANITARY FACILITIES

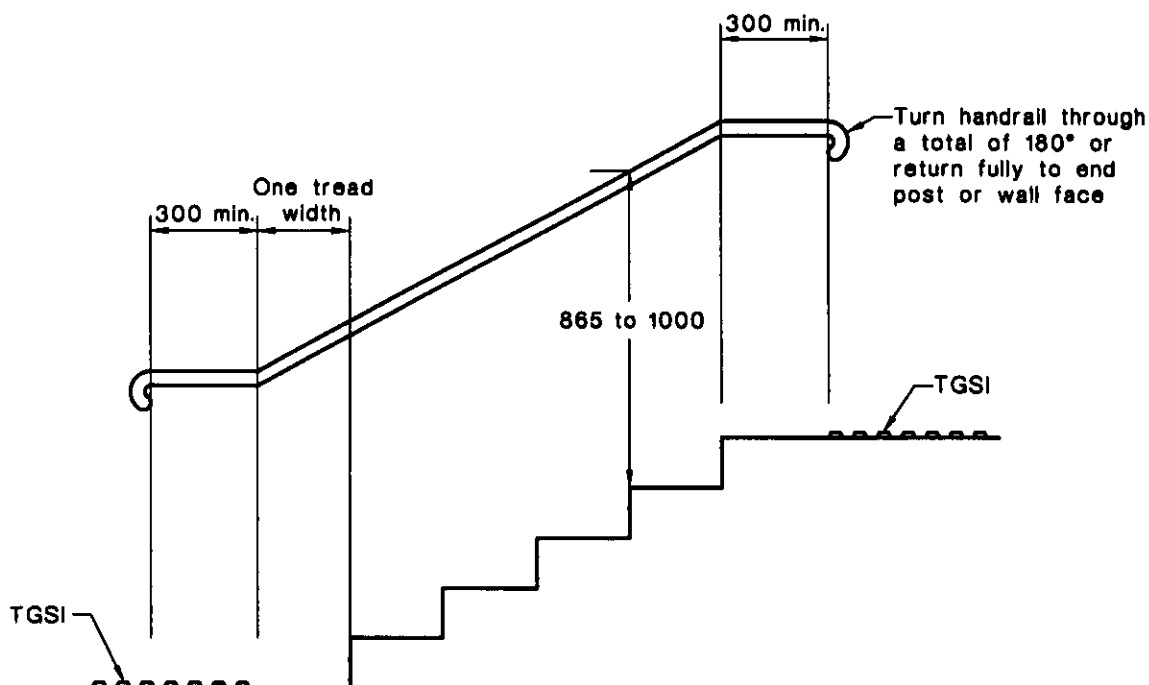
10.1 General information

The facilities described in this Clause 10 may be used as individual modules, in mirror image configurations or in a combined form (see Clause 10.6).

Where the floor of a sanitary facility other than a shower recess has a floor waste, the floor shall be self draining and have a grade between 1 in 70 and 1 in 80.

NOTES:

- 1 It should be noted that the layout and dimensions in a sanitary facility for persons with disabilities may differ from conventional situations and that special care should be taken with documentation and setting out, particularly with concrete slab construction, to ensure that the requirements of this Standard can be complied with.
- 2 Dimensional drawings refer to finished surfaces, e.g. wall tiles.
- 3 This Standard specifies sanitary facilities of two different types as follows:
 - (a) An accessible sanitary facility whether unisex or gender specific for wheelchair users.
 - (b) A sanitary facility appointed for people with ambulant disabilities.
- 4 For guidance on waterproofing of wet areas, see AS 3740.



NOTES:

- 1 The dimensions indicating the heights of handrails are taken vertically from the nosing of the tread to the top of the handrail.
- 2 The 300 mm extension is not required where the handrail is continuous, e.g. on the inside of an intermediate landing.
- 3 Where TGSs are not required, domed buttons should be used at a distance of 150 ± 10 mm from the end of the handrail.
- 4 See AS 1428.4 for guidance on installation of TGSs.

DIMENSION IN MILLIMETRES

FIGURE 17 STAIRWAY HANDRAIL LOCATION AND EXTENSIONS AT END OF STAIRWAY

10.3 Washbasins

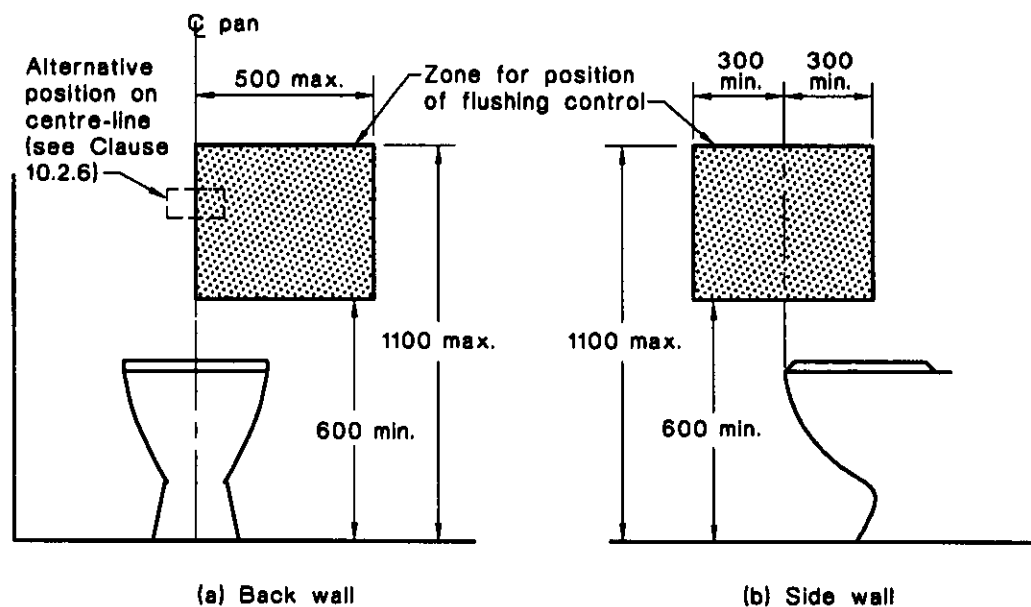
The requirements for the installation of washbasins are as follows:

- The projection of the washbasin from the wall and the position of taps, bowl and drain outlet shall be determined in accordance with the requirements shown in Figure 23.
- Water supply pipes and waste outlet pipes shall not encroach on the required clear space under the washbasin (see Figure 23).
- Water taps shall comply with Clause 11.3.
- Exposed hot water supply pipes shall be insulated or located so as not to present a hazard.

NOTE: Plugs (stoppers) should be connected by chain or otherwise attached to the washbasin.

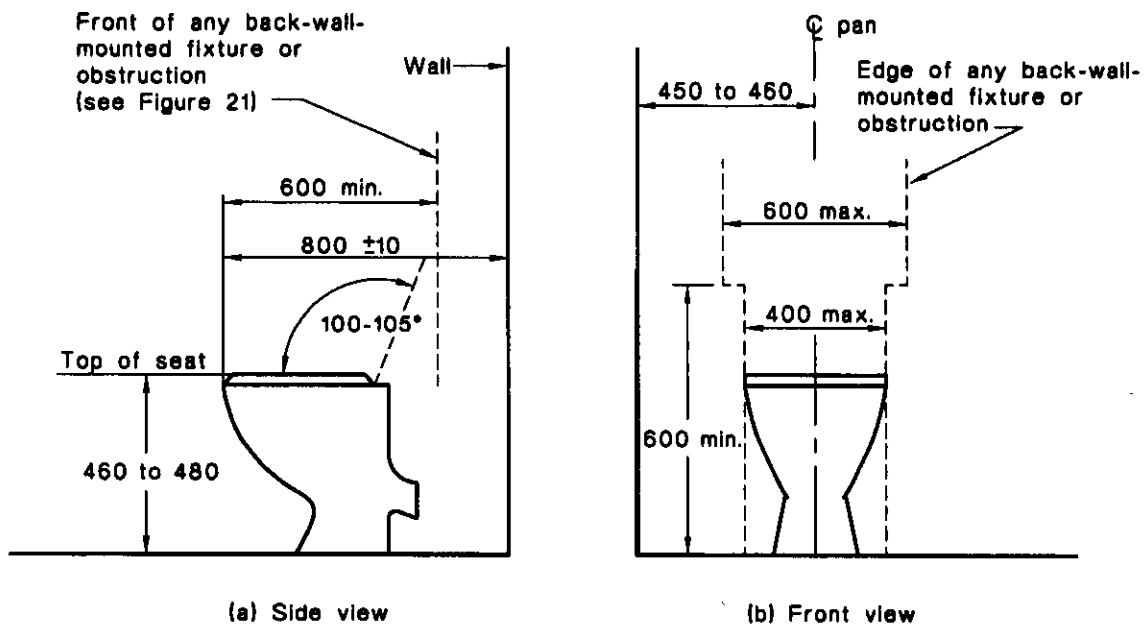
- For each washbasin fixture, the unobstructed circulation space shall be as shown in Figure 24. The washbasin fixture and its fittings are the only fixtures permitted in this space.

NOTE: The dimensions also apply in mirror image configurations.



DIMENSIONS IN MILLIMETRES

FIGURE 19 ZONE FOR POSITION OF FLUSHING CONTROL



NOTE: For the purpose of dimensioning, the front of the WC pan has been taken as the datum plane.

DIMENSIONS IN MILLIMETRES

FIGURE 18 WATER CLOSET PAN CLEARANCES, SEAT HEIGHT AND SEAT WIDTH

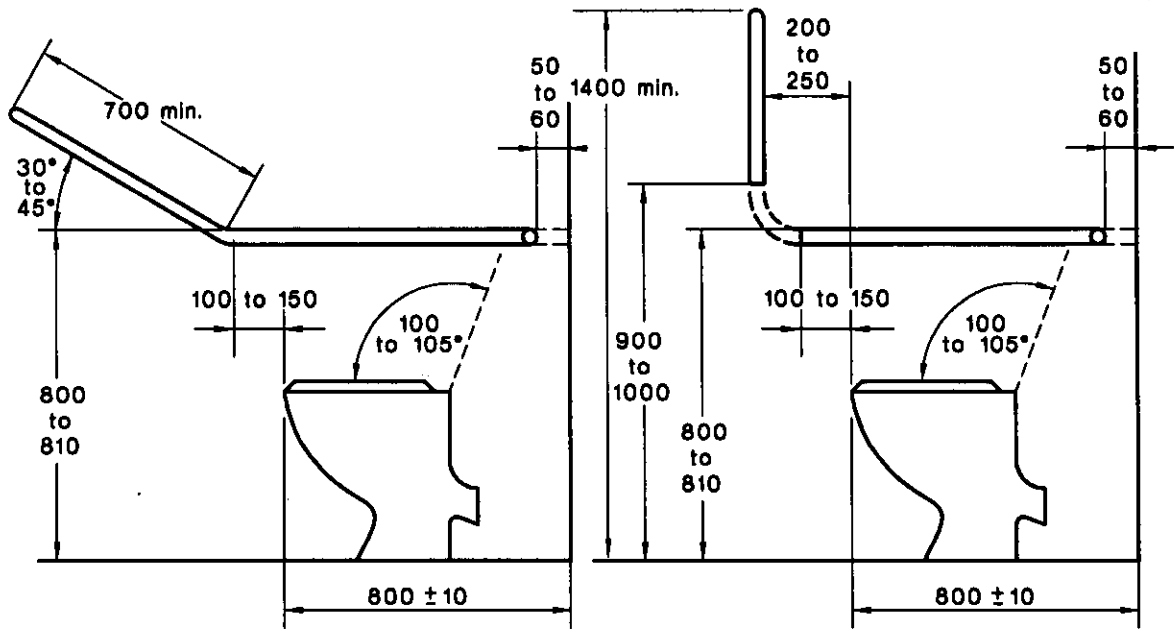
10.2.9 Circulation space in WCs

For each WC, the unobstructed circulation space from the finished floor to a height of not less than 900 mm shall be as shown in Figure 22. The toilet paper dispenser (see Clause 10.2.7), grabrails (see Clause 10.2.8) and the WC pan are the only fixtures permitted in this space. A surface-mounted cistern may be located in this space, provided the installation is within the dimensional requirements of Figures 18 and 22.

10.2.10 WC doors

The requirements for WC doors of sanitary facilities are as follows:

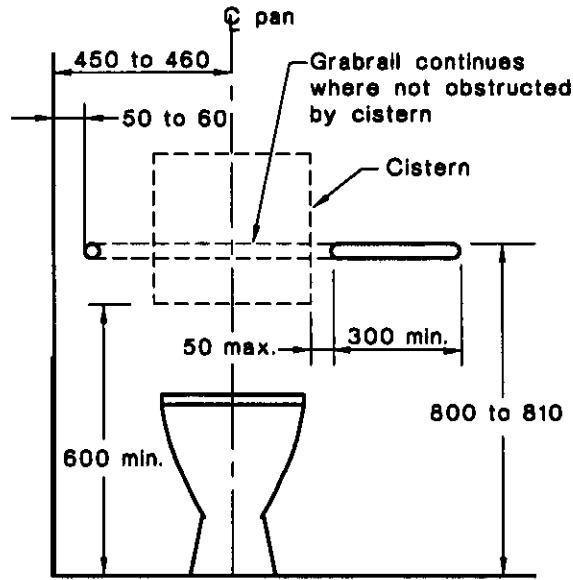
- (a) Doors shall be either hinged or sliding.
- (b) Outward-opening doors shall have a hinge mechanism that holds the door in a closed position without the use of a latch.
- (c) Inward opening or sliding doors shall be capable of either being opened outwards or removed from the outside.
- (d) Doors shall be provided with an in-use indicator and a bolt or catch, and shall be openable from the outside in an emergency.
- (e) The force required to operate the door shall be in accordance with Clause 11.1.1(c).
- (f) Door handles and hardware shall be in accordance with Clause 11.1.
- (g) Each doorway shall have unobstructed circulation space, in accordance with Clauses 7.3 and 7.4, for access and egress.



(i) Option A

(ii) Option B

(a) Side view showing optional systems for grabrail at sides of pan

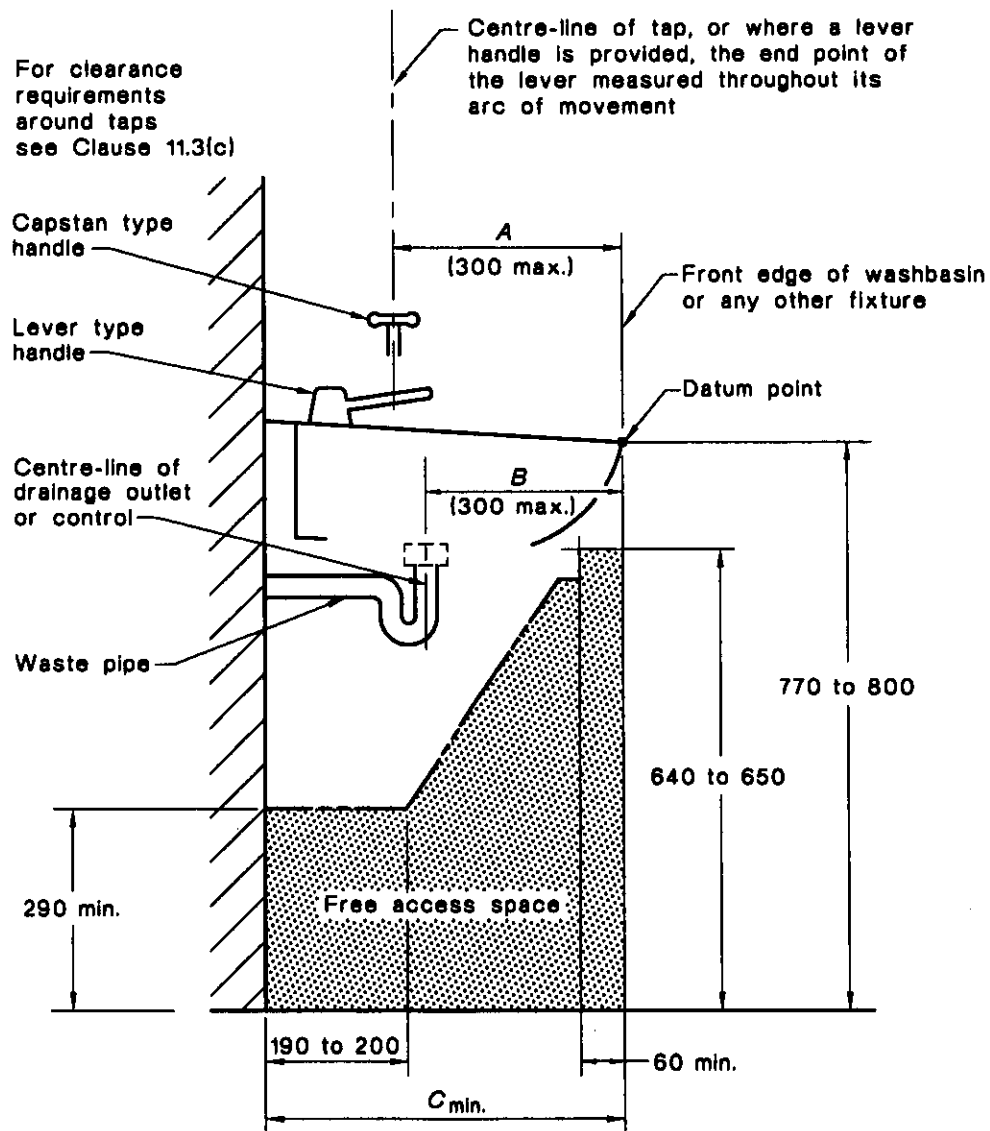


(b) Grabrail at back of pan and sectional view of grabrail at side of pan

NOTE: The design and construction of grabrails shall comply with Clause 6.2.

DIMENSIONS IN MILLIMETRES

FIGURE 21 POSITIONS OF GRABRAILS IN WATER CLOSETS (WCs)



LEGEND:

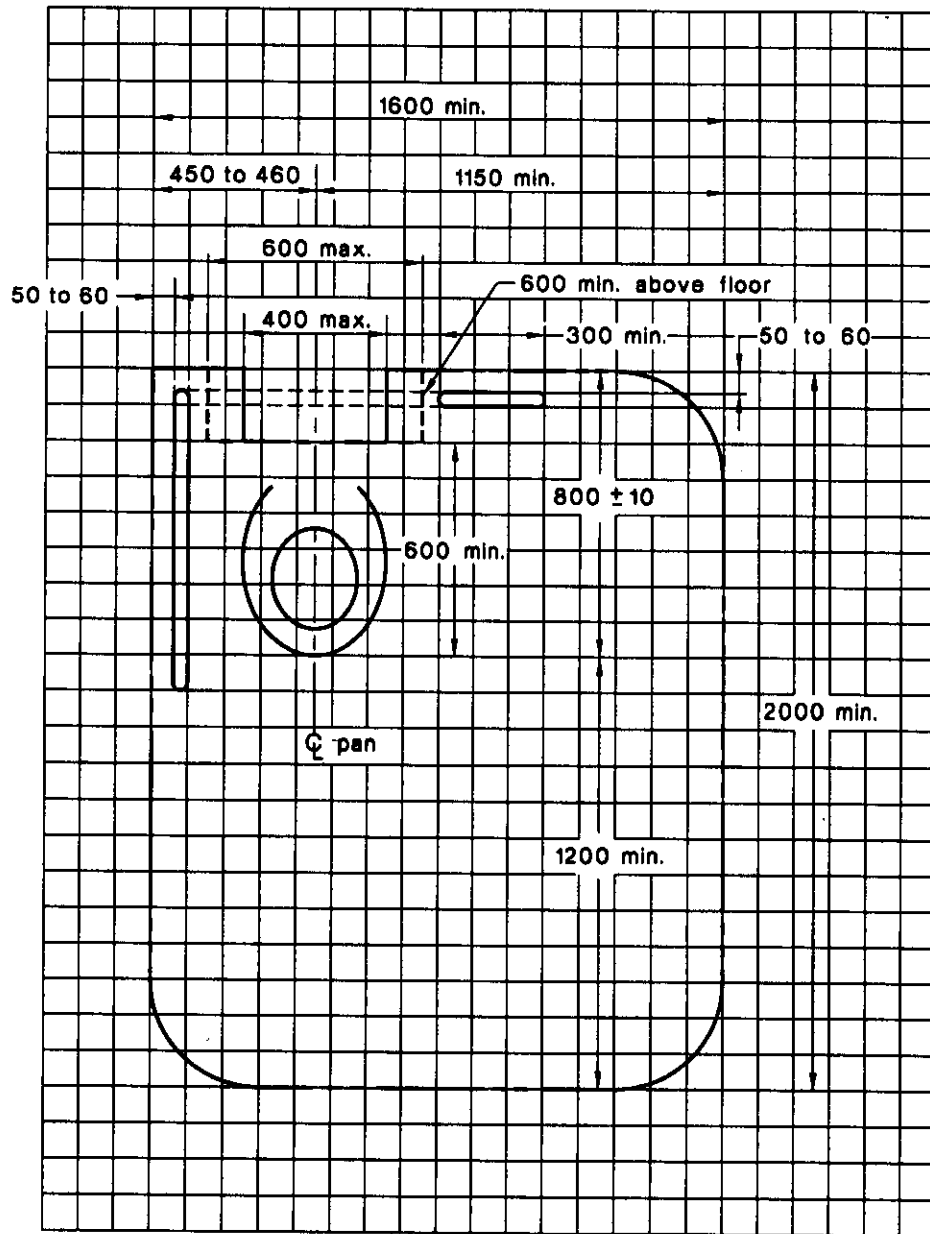
 $C_{min.} = (\text{the greater of } A \text{ or } B) + 190 \text{ mm}$

----- Outer limits of obstructions beneath the washbasin

NOTE: The dimensions of the unobstructed space beneath the washbasin are critical dimensions.

DIMENSIONS IN MILLIMETRES

FIGURE 23 POSITION OF WASHBASIN AND FIXTURES, AND OUTER LIMIT OF OBSTRUCTIONS BENEATH THE WASHBASIN



Grid 100 x 100

LEGEND:

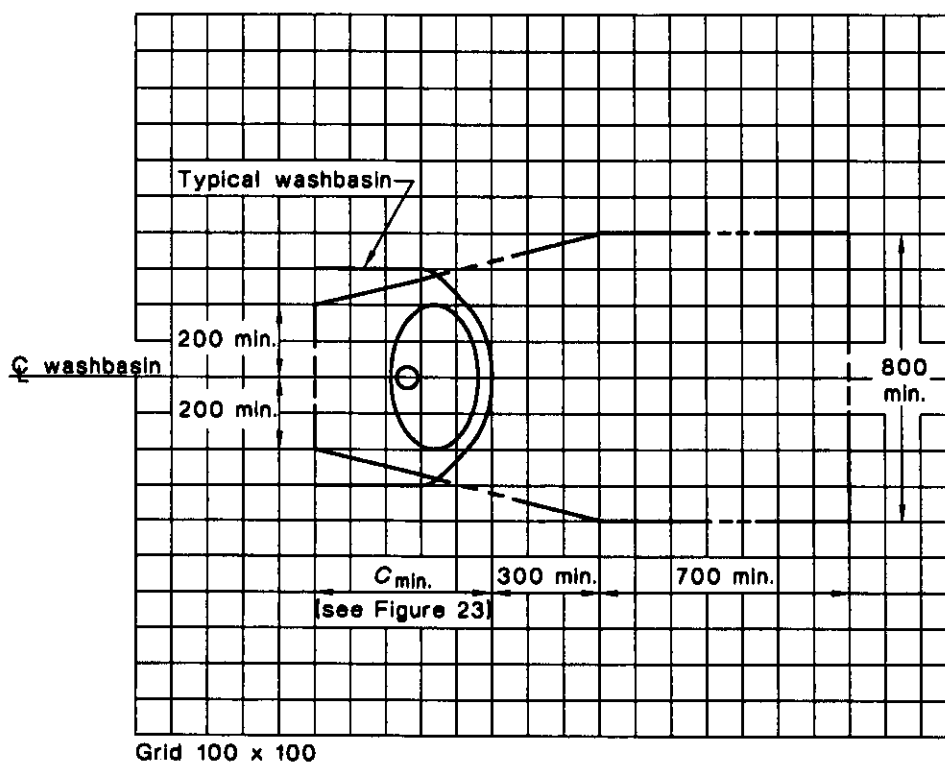
----- Circulation space

NOTES:

- 1 This circulation space may overlap any other circulation spaces specified in this Standard.
- 2 These dimensions shall apply also in mirror image configurations.

DIMENSIONS IN MILLIMETRES

FIGURE 22 CIRCULATION SPACE IN WATER CLOSETS (WCs)



LEGEND:

----- Circulation space

NOTE: This circulation space may overlap any other circulation spaces specified in this Standard.

DIMENSIONS IN MILLIMETRES

FIGURE 24 CIRCULATION SPACE FOR WASHBASINS

10.4 Sanitary facility fixtures and fittings

10.4.1 Mirrors

Where provided, a mirror shall be not less than 350 mm wide, and shall extend from a height of not more than 900 mm to a height of not less than 1850 mm above the plane of the finished floor. A second mirror, where provided, shall extend from a height of not more than 780 mm to a height of not less than 1850 mm above the plane of the finished floor.

10.4.2 Shelves

Where provided, a shelf shall be securely fixed, with the height not less than 900 mm and not more than 1100 mm above the plane of the finished floor.

10.4.3 Soap dispensers, towel dispensers and the like

Where provided, soap dispensers, towel dispensers, hand dryers and similar fittings shall be installed with the height of their operative component or outlet not less than 900 mm and not more than 1100 mm above the plane of the finished floor.

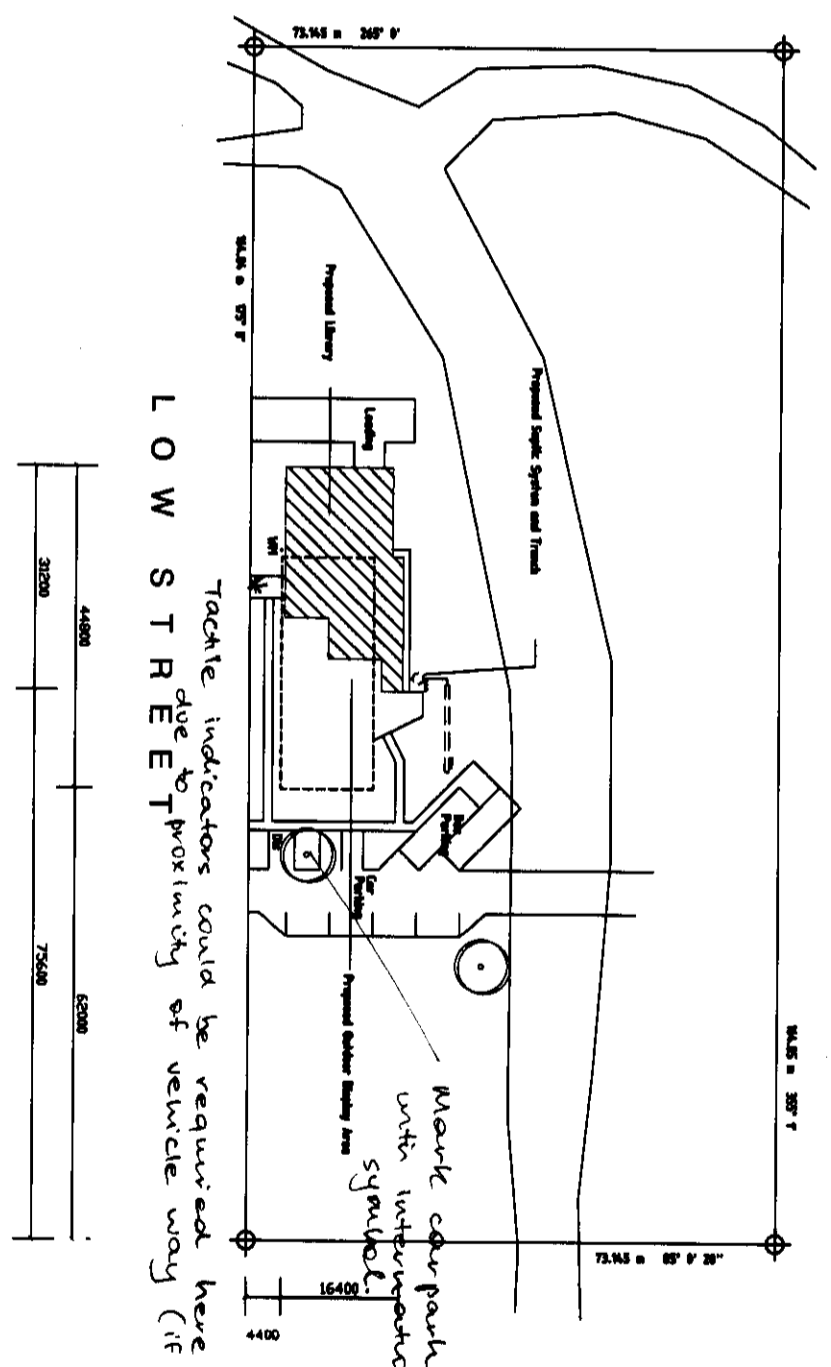
NOTE: These devices should be located so that their operative component or outlet is within reach of the user at the washbasin.

1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
2. VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FOUNDATION.
3. REPORT DIMENSIONS TO THE PRINCIPAL OVER SCALE WORKSHOPS.
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. THE PRINCIPAL IS RESPONSIBLE FOR THE MAINTENANCE OF RECORDS AND RETURN ARCHIVAL DRAWINGS.

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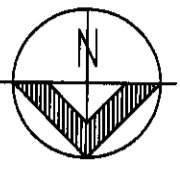
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H I G H S T R E E T

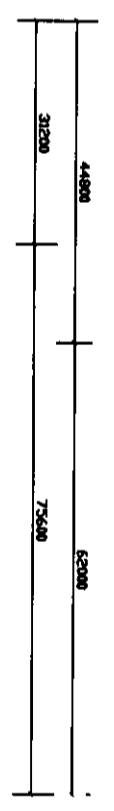


Tactile indicators could be required here due to proximity of vehicle way (if no kerb or kerb ramp provided)

Mark carpark with international disabled symbol.



Lot 5 on DP 14488
1:1000



[Signature]
02-1002
The building work shown on this plan / document is **APPROVED** in accordance with the decision notice issued by :
4/10/02
BUILDING APPROVAL SERVICE

Siteplan / Sewerage Plan

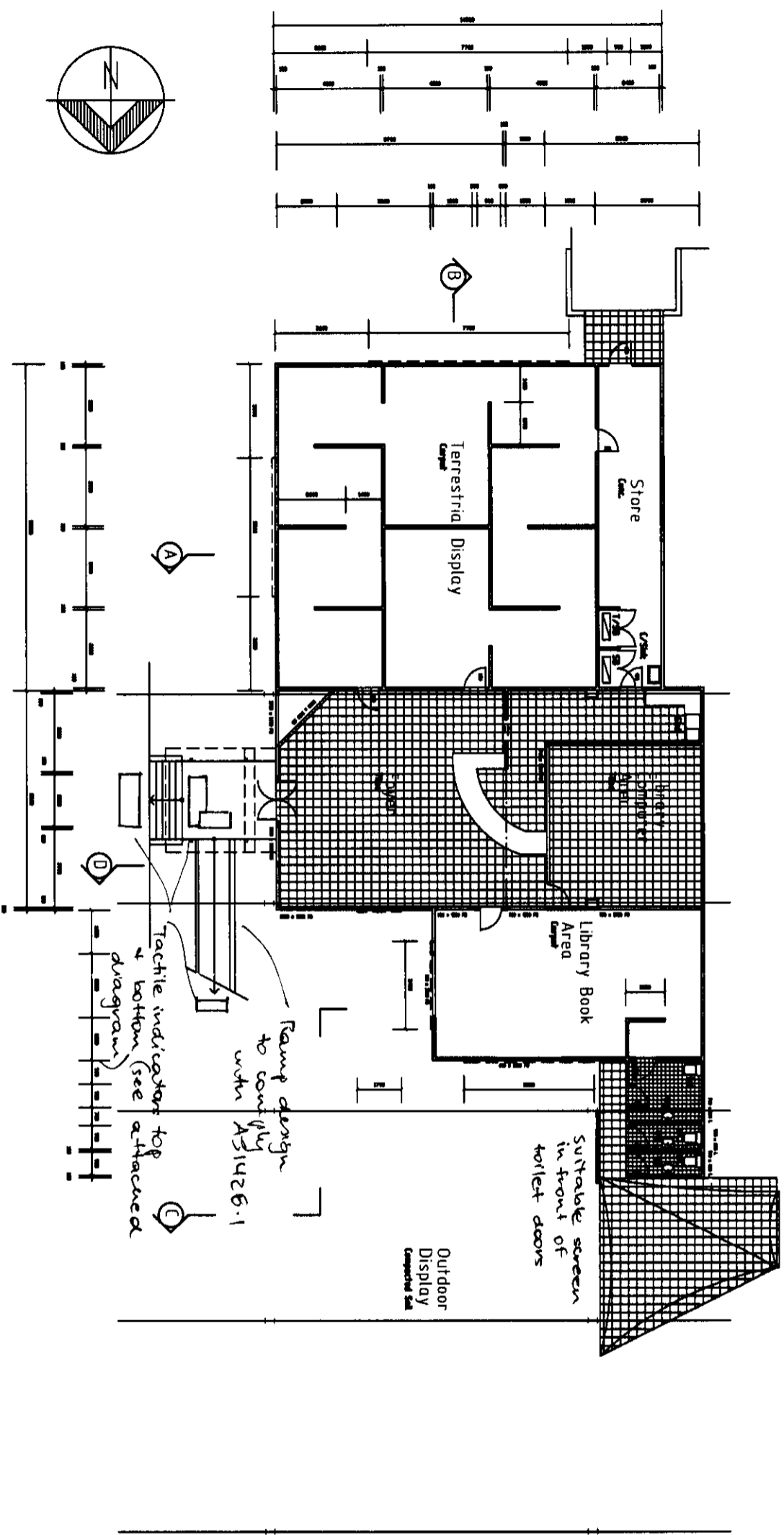
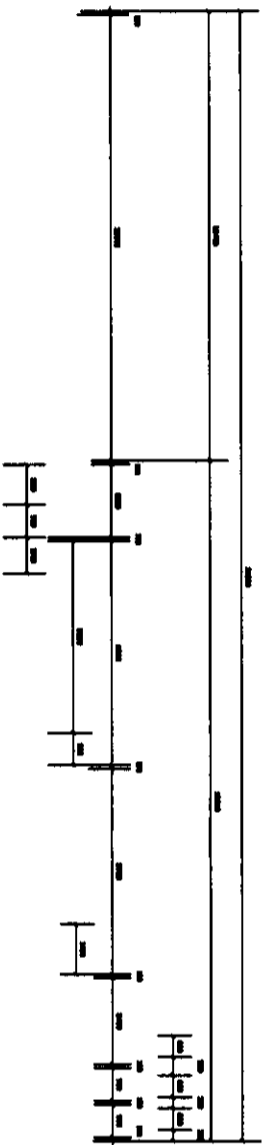
TropicBuilt
Tropical Designs for the Tropics
CONTACT: 08 9472 2222
www.tropicbuilt.com.au

Date : 01.10.02
010085 - WD1

Engineer
G LAWSON

Client
KTB Engineering

Project
Proposed Library and Terrestrial Display
George Town



Floorplan

1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK.
2. VERIFY ALL OF THE DIMENSIONS BEFORE COMMENCING ANY WORK.
3. REPORT DIMENSIONS TO THE ARCHITECT IMMEDIATELY.
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

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4/10/02


BUILDING APPROVAL SERVICE

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G LAWSON

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KTB Engineering

Project
Proposed Library and Terrestrial Display
George Town

Date : 01.10.02
010085 - WD2

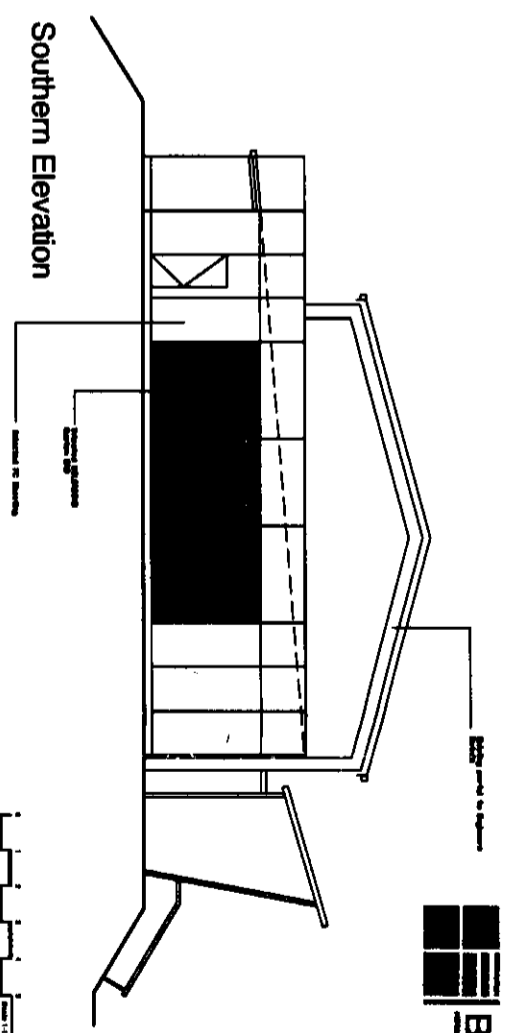
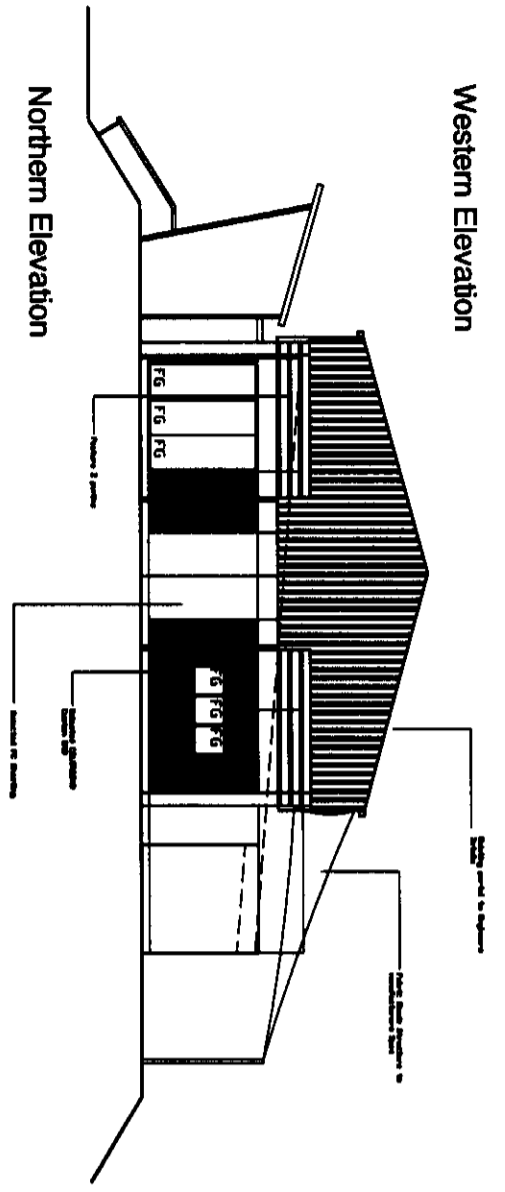
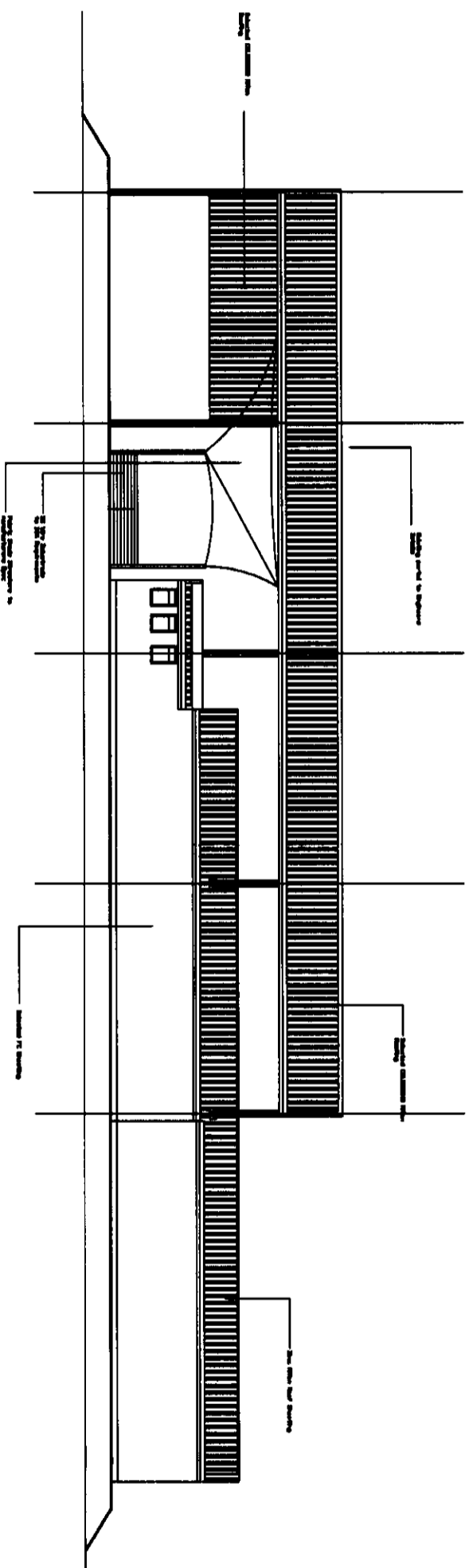
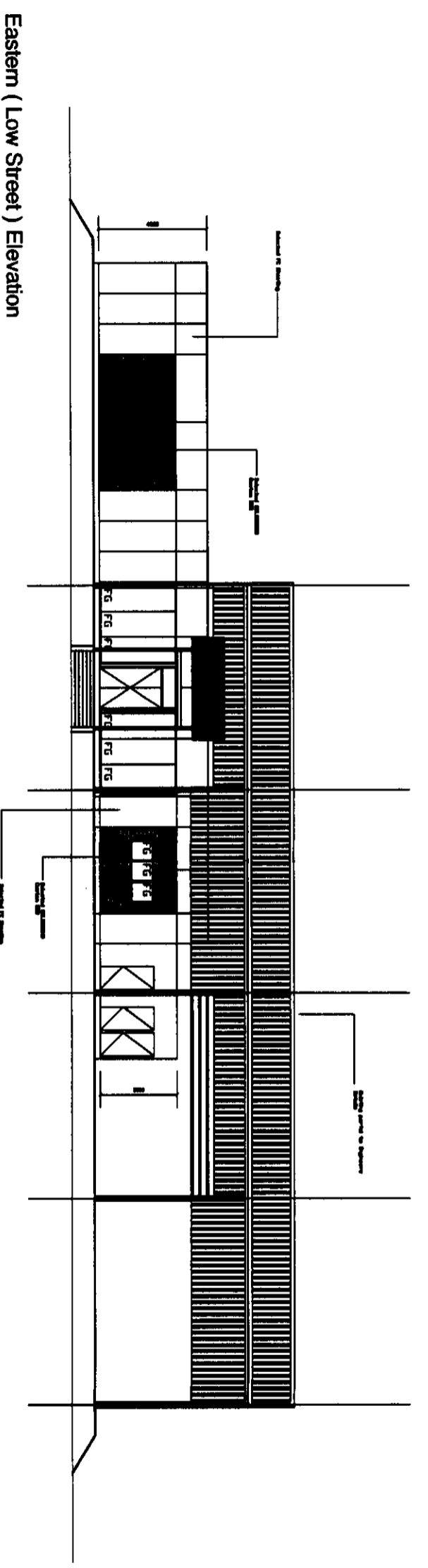


TropicBuilt
Tropical Designs for the Tropics

CONTACT: 011 753 1111
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

- 1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE CONSTRUCTION PER WORK.
- 2. VERIFY ALL ON SITE DIMENSIONS BEFORE CONSTRUCTION PER PERMITS.
- 3. REVIEW DIMENSIONS TO THE PRESENCE AND SCALE RESPONSIBLY.
- 4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. WE STRONGLY RECOMMEND THAT YOU OBTAIN LOCAL AUTHORITY APPROVAL BEFORE COMMENCING WORK.

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BUILDING APPROVAL SERVICE

Engineer
G LAWSON

Client
KTB Engineering

Project
Proposed Library and Terrestrial Display
George Town

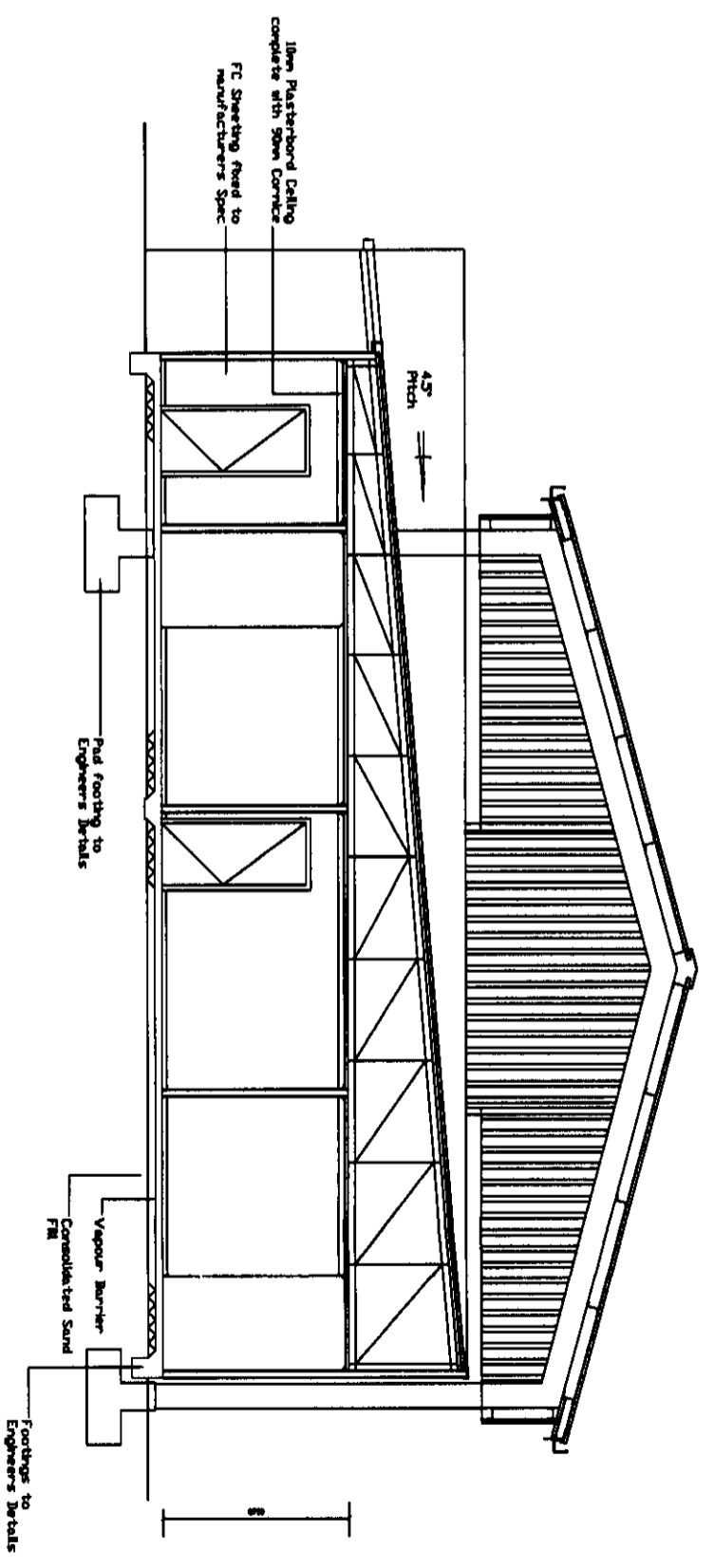
Date : 01.10.02
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Tropical Designs for the Tropics

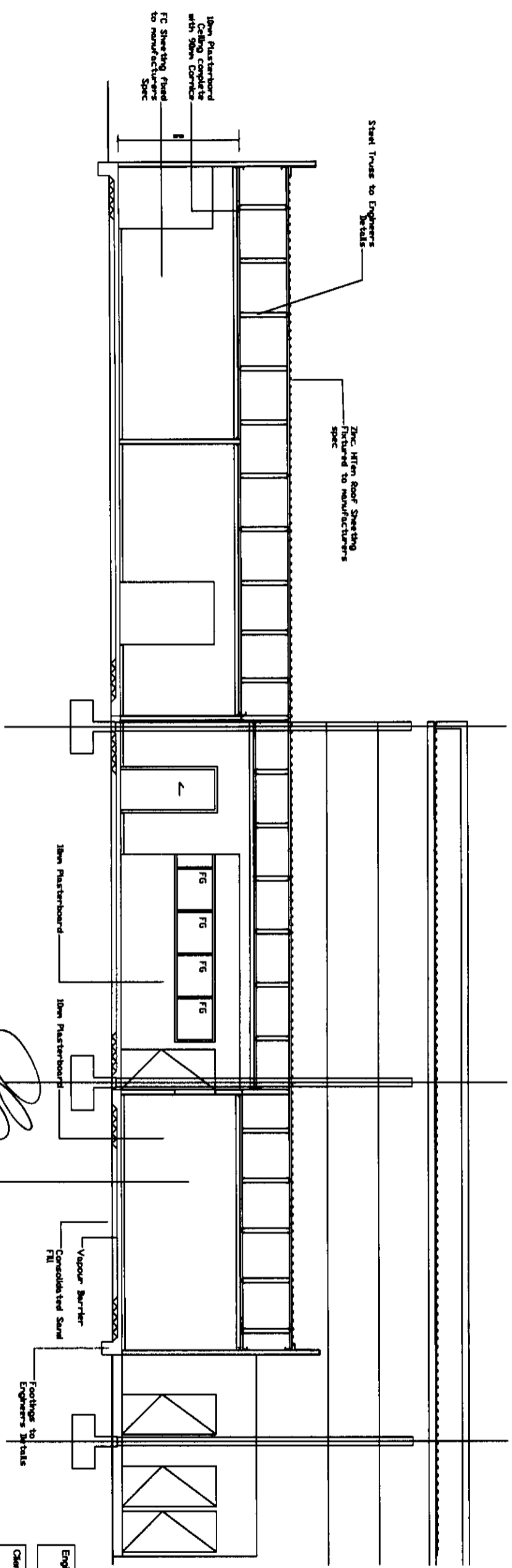
1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE CONSTRUCTION AND WORK.
 2. VERIFY ALL ON SITE ENGINEERS BEFORE CONSTRUCTION AND WORK.
 3. PROVIDE PROVISIONS TO THE PRESERVE AND MAINTAIN EXISTING SERVICES.
 4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS.
 5. ALL WORK TO BE COMPLETED WITHIN THE AGREED TIME FRAME.

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Section A



Section B



The building work shown on this plan / document is **APPROVED** in accordance with the decision notice issued by:

4/10/20

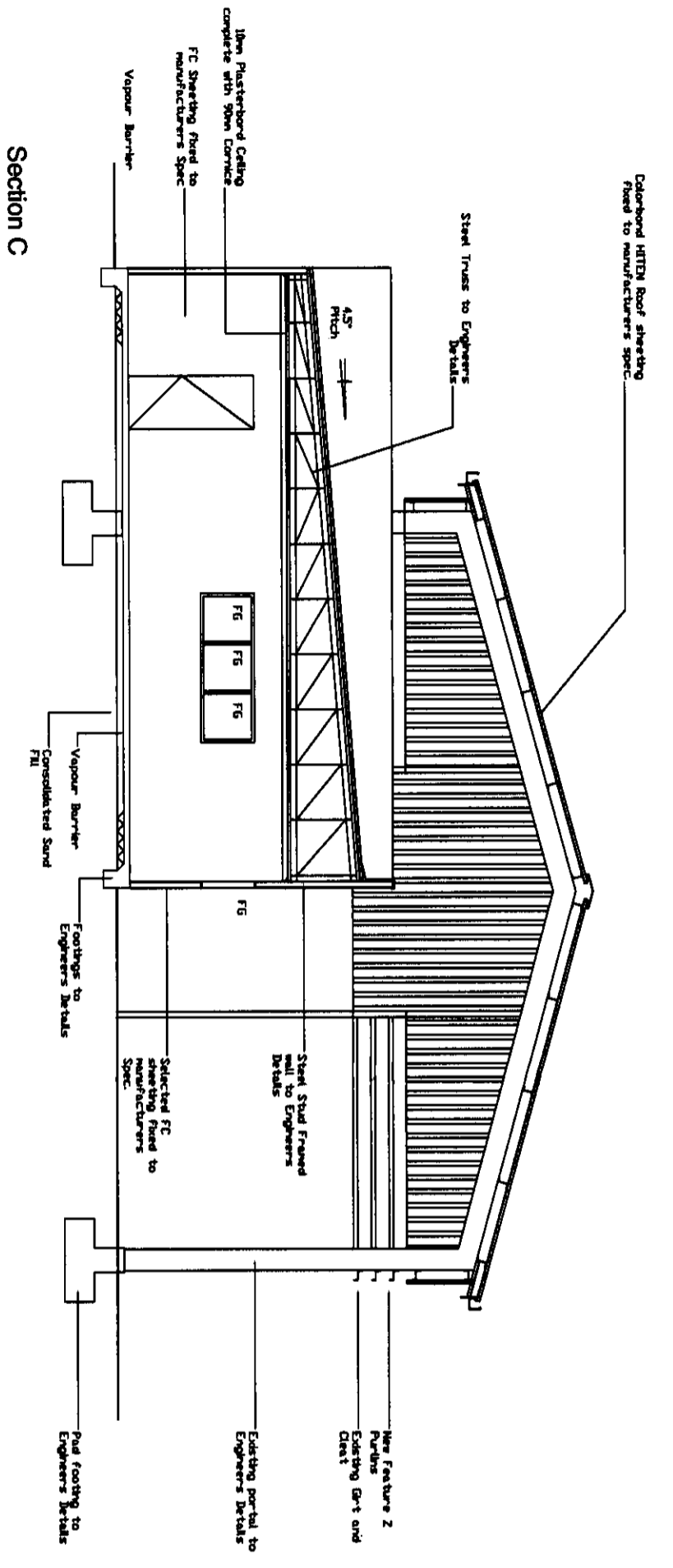
BUILDING APPROVAL SERVICE

Date: 01.10.02
 010085 - WD4

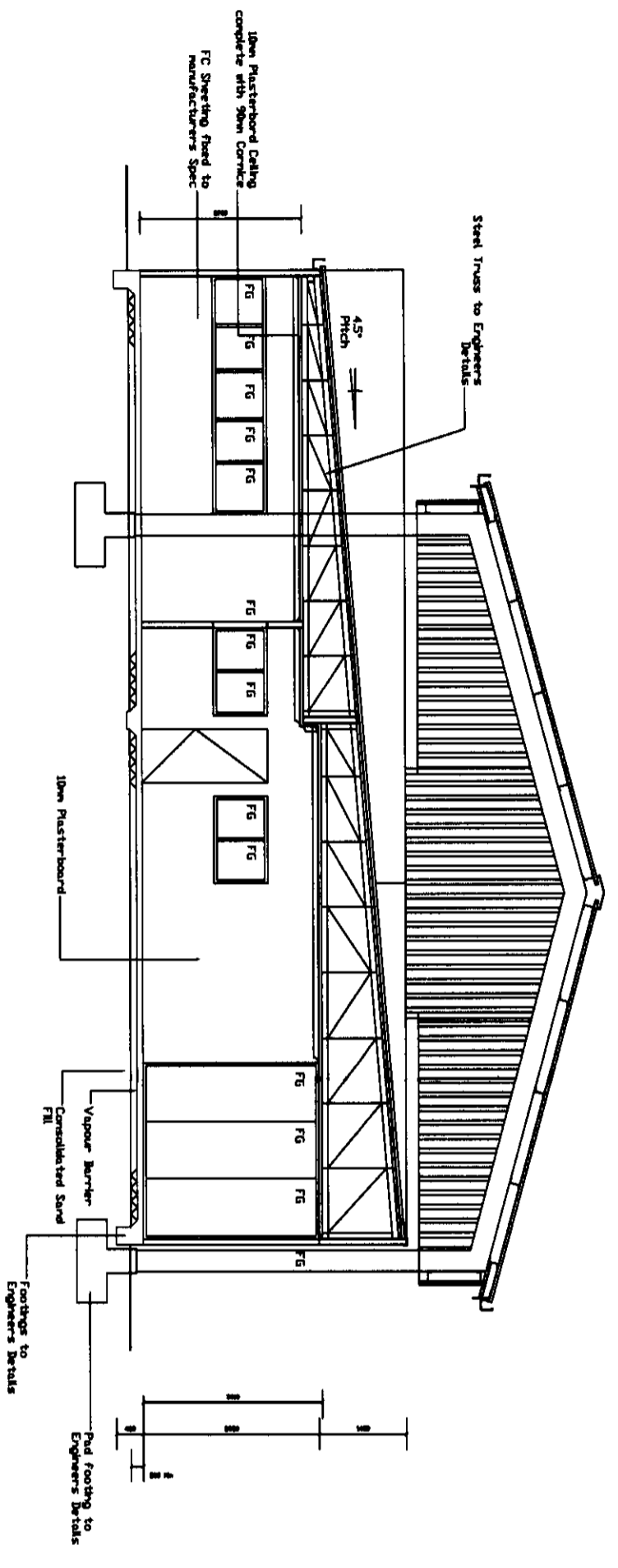
<p>Engineer G LAWSON</p>	<p>Client KTB Engineering</p>	<p>Project Proposed Library and Terrestrial Display George Town</p>	<p> TropicBuilt Tropical Designs for the Tropics CONTACT: Mr. TROPICBUILT TEL: 011 438 1111 FAX: 011 438 1111 EMAIL: info@tropicbuilt.com </p>
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1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE
 COMMENCEMENT OF WORK.
 2. VERIFY ALL THE DIMENSIONS BEFORE
 COMMENCEMENT OF WORK.
 3. FURNISH RESPONSES TO THE ARCHITECT
 AND SQA'S REQUESTS.
 4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY
 REQUIREMENTS. THE SCHEMATIC DESIGN BY-LAW,
 REGULATIONS, AND ACTS AND ORDINANCES
 APPLICABLE TO THE PROJECT.

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Section C



Section D

GL
 4/10/02

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BUILDING APPROVAL SERVICE

Engineer
G LAWSON

Client
KTB Engineering

Project
Proposed Library and Terrestrial Display
 George Town

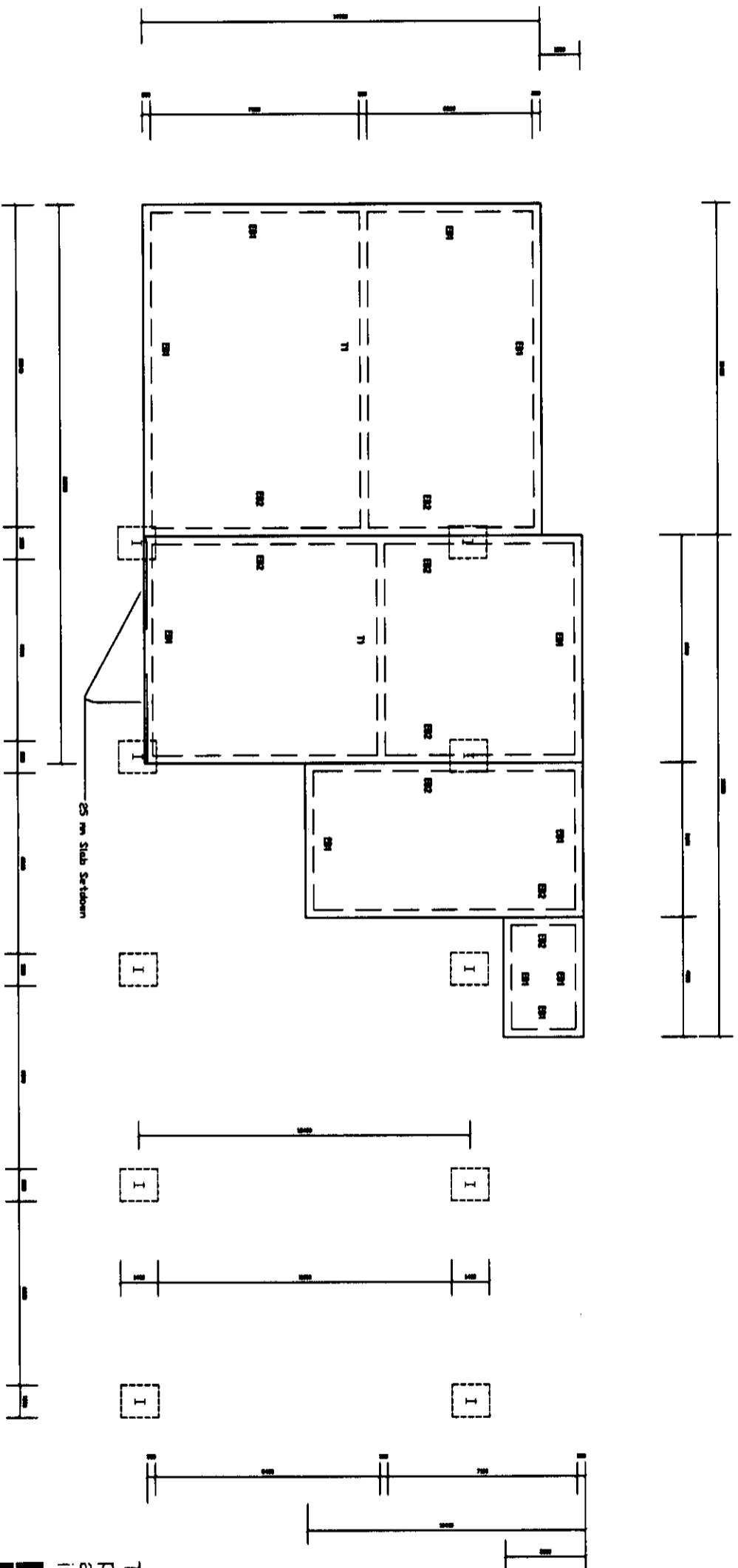
Date : 01.10.02
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TropicBuilt
 Tropical Designs for the Tropics

CONTACT: Mr. LAWSON
 Tel: 011 438 1111
 Fax: 011 438 1111
 Email: info@tropicbuilt.com

1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE CONSTRUCTION AND WORK.
2. VERIFY ALL ON SITE DIMENSIONS BEFORE CONSTRUCTION AND PROTECT SUCH DIMENSIONS TO THE PROPOSED WORK SCAFFOLD DIMENSIONS.
3. PROTECT DIMENSIONS TO THE PROPOSED WORK SCAFFOLD DIMENSIONS.
4. ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY BEFORE COMMENCING WORK.

Not For Construction
For Building Approval Only



The building work shown on this plan / document is **APPROVED** in accordance with the decision notified by :

BUILDING APPROVAL SERVICE

Engineer
G LAWSON

Client
KTB Engineering

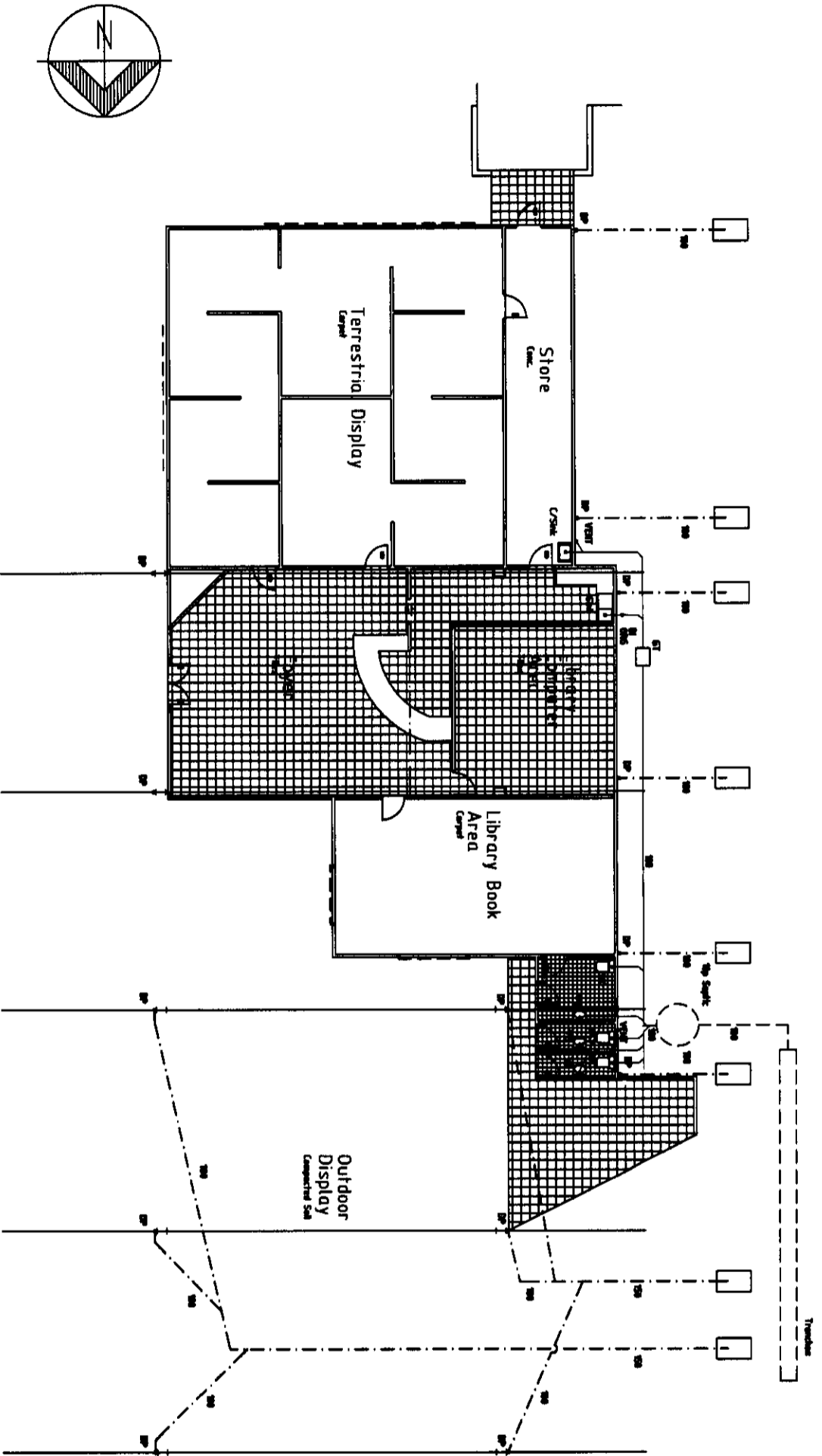
Project
Proposed Library and Terrestrial Display
George Town

Date : 01.10.02
010085 - WD6

TropicBuilt
Tropical Designs for the Tropics

1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT OF WORK.
2. VERIFY ALL OF THE DIMENSIONS BEFORE COMMENCEMENT OF FOUNDATION WORK.
3. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
4. ALL WORK TO COMPLY WITH LOCAL, NATIONAL AND INTERNATIONAL STANDARDS AND REGULATIONS.

Not For Construction
For Building Approval Only



Sewerage Plan

The building work shown on this plan / document is **APPROVED** in accordance with the decision notice issued by :

BUILDING APPROVAL SERVICE

Handwritten signature and date: 4/10/02

Engineer
G LAWSON

Client
KTB Engineering

Project
Proposed Library and Terrestrial Display
George Town

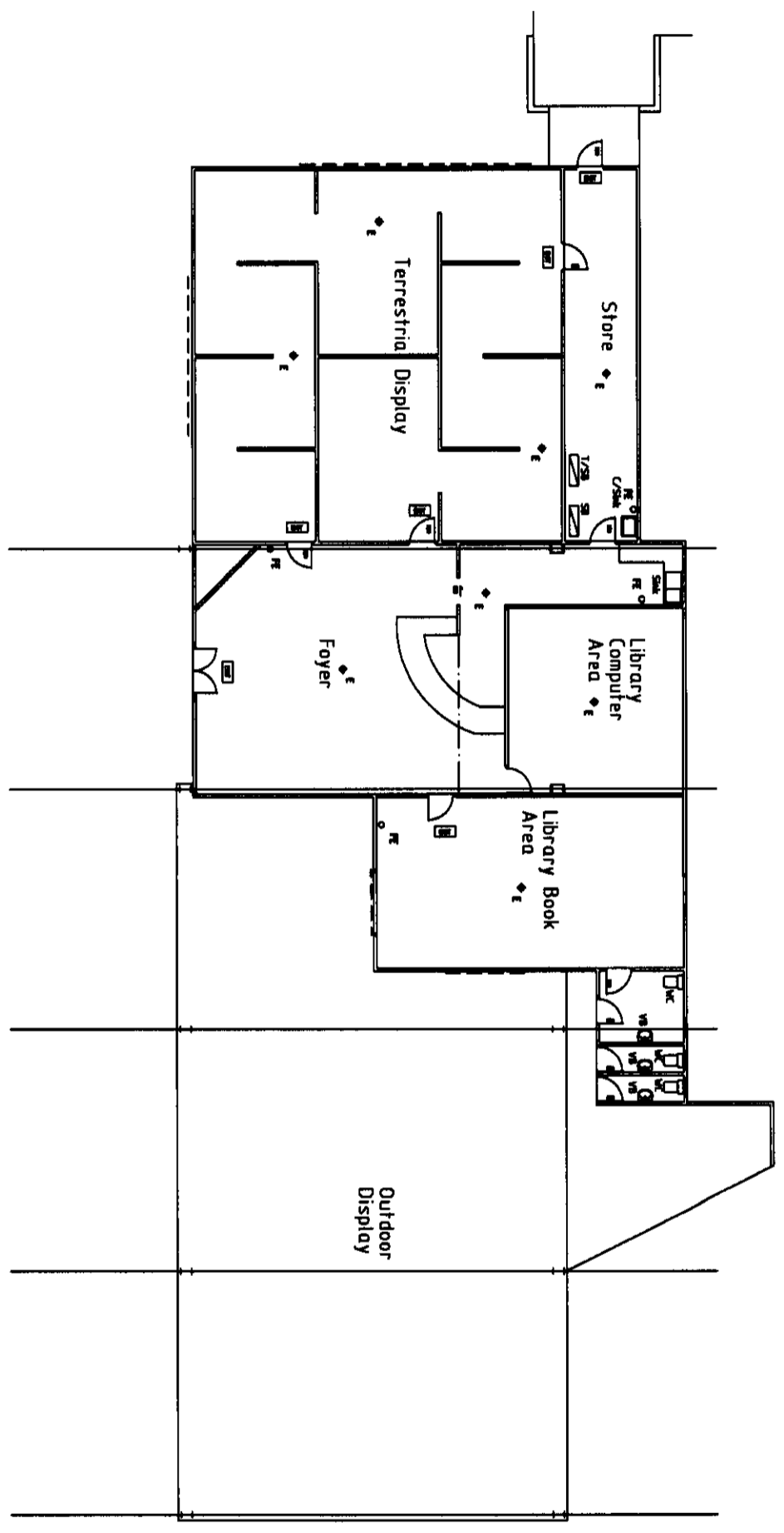
Date: 01.10.02
010085 - WD10

TropicBuilt
Tropical Designs for the Tropics

CONTACT: TROPICBUILT ENGINEERING
100, GEORGE TOWN, GEORGE TOWN, GEORGE TOWN

1. VERIFY ALL DIMENSIONS AND LEVELS BEFORE CONSTRUCTION AND WORK.
 2. VERIFY ALL ON SITE DIMENSIONS BEFORE CONSTRUCTION AND PROCEED TO THE NEXT STAGE ONLY AFTER DIMENSIONS TO THE PRESENCE AND SLOPE DIMENSIONS.
 3. ALL WORK TO BE CARRIED OUT WITH APPROVED DIMENSIONS. THE DIMENSIONS SHOWN ON THIS DRAWING ARE THE DIMENSIONS OF THE BUILDING AND NOT THE DIMENSIONS OF THE SURROUNDING AREA.
 4. ALL WORK TO BE CARRIED OUT WITH APPROVED DIMENSIONS. THE DIMENSIONS SHOWN ON THIS DRAWING ARE THE DIMENSIONS OF THE BUILDING AND NOT THE DIMENSIONS OF THE SURROUNDING AREA.

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Electrical Plan / Reflected Ceiling Plan

LEGEND
 ○ Fan Extractor
 ◆ Emergency Light
 □ Suspended Diffuser

The building work shown on this plan / document is **APPROVED** in accordance with the decision notice issued by :

[Signature]
 4/10/02

BUILDING APPROVAL SERVICE

Engineer
G LAWSON

Client
KTB Engineering

Project
Proposed Library and Terrestrial Display
 George Town

TropicBuilt
 Tropical Designs for the Tropics
 010085 - WD11