LISMORE CITY COUNCIL
CONSTRUCTION CERTIFICATE NO. 03/505
DATE 4/9/03 SIGNED S McCarthy

Garage world (Ryan'o Constructions)
PO BOX 3045
Lismore NSW 2480
Lic; 134270c

LISMORE CITY COUNCIL
DEVELOPMENT as detailed in this plan, or as amended in red, is approved on behalf of Council subject to any conditions contained in the Development Consent
DA No. 03/654
M. Bismire
Group Manager
Planning and Development
Date 4/9/03
Per:- Stephen McCarthy

Proposed; FARM SHED & AWNING
112 CECIL ST
NIMBIN 2480
LOT 206 DP 856388

SHED
14m long x 7.5m wide x 3.6m high
AWNING
6m long x 3m wide x 2.4m high
100% steel frame
100% colourbond (roof & wall cladding)
concrete slab to engineers design

PLAN FORM 2

Plan Drawing only to appear in this space

OFFICE USE ONLY

DP 856388

Registered: 18-1-1996

CA N96/2 OF 30.1.1996.

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: 9540-4-N-4

Last Plan: DP 854106

PLAN OF SUBDIVISION OF LOT 101 IN DP 854106

Lengths are in metres. Reduction Ratio 1:4000

LGA: LISMORE

Locality: NIMBIN

Parish: NIMBIN

County: ROUS

This is sheet 1 of my plan in ... sheet(s)

I, ANTHONY PETER HART

of GILLIAM HART & ASSOC. LISMORE

a surveyor registered under the Surveyors Act, 1929, hereby certify that the survey represented on this plan is accurate, has been made in accordance with the Survey Practice Regulation 1933 and was completed on 3.10.95

SURVEY AS REGARDS LOTS 206 TO 207 ONLY.

Signature: [signature]

Surveyor registered under the Surveyors Act, 1929

Datum Line of Azimuth

Origin of Co-ordinates: I.S.G.

Plans used in preparation of survey/compilation.

DP.289174
DP.836238
DP.829785
DP.601893

PANEL FOR USE ONLY for allotments or sites intended to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS INTENDED TO DEDICATE THE EXTENSION OF CECIL STREET TO THE PUBLIC AS ROAD

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 1964, AS AMENDED, IT IS INTENDED TO CREATE :-

1. EASEMENT FOR OVERHEAD POWER RETICULATION 10 WIDE
2. EASEMENT FOR OVERHEAD POWER RETICULATION 5 WIDE
3. EASEMENT FOR OVERHEAD POWER RETICULATION 5 WIDE
4. RESTRICTIONS AS TO USER
5. EASEMENT FOR UNDERGROUND POWER RETICULATION 5 WIDE

SIGNATURE AND SEALS ONLY

Crown Lands Office Approval

Plan Approved ...

Land District ...

Folio No. ...

Parish ...

Council's Certificate

I certify that -

a) the requirements of the Local Government Act, 1919 have been complied with in respect of the proposed ... Subdivision ...

b) the requirements of Part 2 Division 2 of the Water Board Act, 1987, of 7 Part 2 Division 2 of the Hunter Water Board (Corporatisation) Act 1991

have been complied with by the applicant in relation to the proposed ... Subdivision ...

Council Ref. No. 96/34

Date 2/12/96

(Signature) ... General Manager or Authorised Person

General File No. DA 95/36

This part of certificate to be deleted where the application is only for a consolidation or the opening of a new road or where the land in the subdivision is wholly outside the Areas of operations of the Hunter Water and the Hunter Water Corporation Ltd.

Authorised Person/Delegate

SURVEY PRACTICE REGULATION 1990 CLAUSE 32(2)

MARK	CO-ORDINATES EASTING	NORTHING	ZONE	ACC
PM.41478	721,363.035	6895799.979	56	1
PM.41481	721,643.163	6895269.434	56	1
PM.41482	721,429.968	6895139.240	56	1

COMBINED SEA LEVEL AND SCALE FACTOR 0.99978

SOURCE: MGA CO-ORDINATES ADOPTED FROM LPI ON 10 JULY 1995

CONNECTION

A-B 135°51'40" 63.35 PM DP.836238
129°52'40" 63.28

SHORT LINES

LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
1	241°52'15"	18.47	4	284°56'00"	16.0	13	195°10'40"	16.399
2	251°01'50"	25.965	5	264°51'25"	16.0	14	148°15'45"	22.97
3	309°53'30"	18.87	9	334°00'30"	23.65	15	235°15'55"	20.5
A	35°14'05"	25.925	10	175°55'40"	8.54	16	295°15'45"	20.5
5	323°20'00"	27.175	11	10°16'55"	22.345	17	345°10'40"	20.5
6	310°01'00"	14.0	12	6°40'00"	23.675	18	120°18'30"	9.85

DIAGRAM 3 N.R. 1:2000

DIAGRAM 1 NOT TO R.R.

DIAGRAM 2 NOT TO R.R.

207 2.203ha

206 1.001ha

205 1.001ha

204 1.162ha

203

202 11.43 ha

201 15.43 ha DEDN. EX. ROAD

CECIL ST

FALLS ROAD

(E) BENEFITED BY RIGHT OF CARRIAGEWAY 5 WIDE - DP771689

EASEMENT FOR OVERHEAD POWER RETICULATION VAR. WIDTH CREATED BY DP.

RESTRICTION AS TO USER BUILDING ENVELOPE

EASEMENT FOR OVERHEAD POWER RETICULATION 10 WIDE

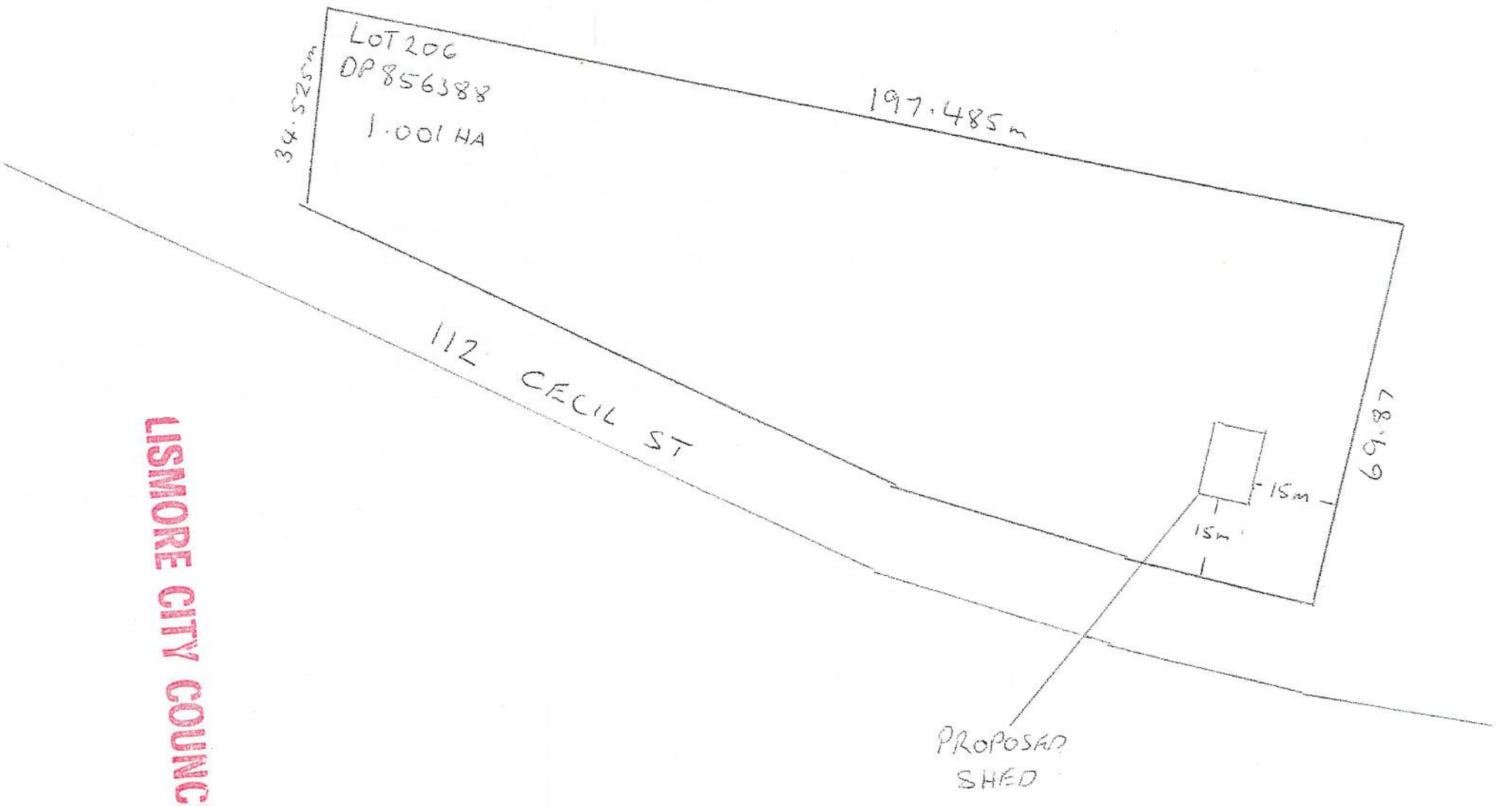
EASEMENT FOR OVERHEAD POWER RETICULATION 5 WIDE

EASEMENT FOR OVERHEAD POWER RETICULATION 9 WIDE

EASEMENT FOR UNDERGROUND POWER RETICULATION 5 WIDE

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

This negative is a photographic image as a permanent record of a document in the custody of the Registrar General this day ... January 1996.



LISMORE CITY COUNCIL

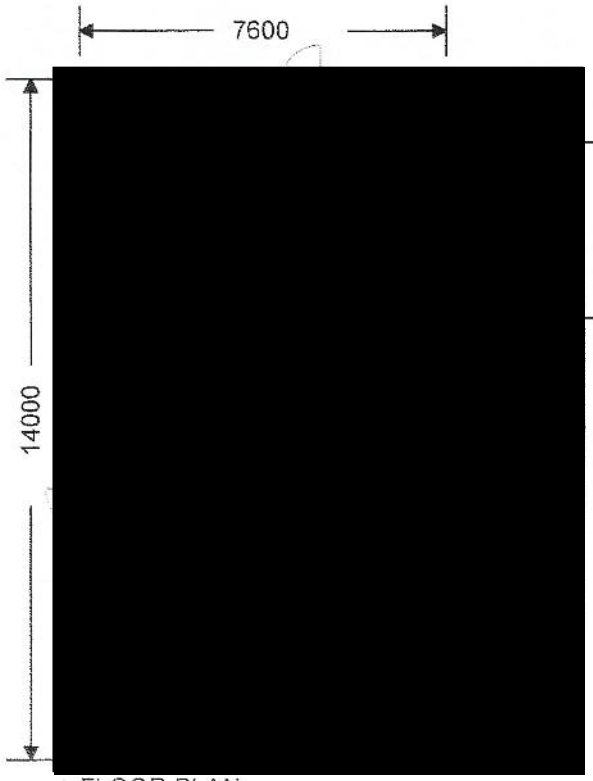
Ryan'o Constructions Pty Ltd T/A Garage World Lismore
137 Union St Lismore NSW 2480
Tel 02 6622 2722
Fax (02) 6622 2577
ABN 34 081 862 142

Plan Sheet

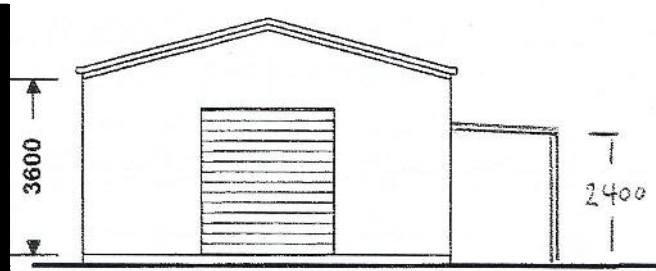
For	:	Neil POWER
Project No.	:	1853-POWER
Lot No.	:	
RP No.	:	
Site Area	:	
Site Address	:	. Nimbin NSW 2480
Parish	:	
County	:	
Windspeed	:	W41N

These drawings are to be read in conjunction with
Garage World standard structural detail drawings.
Use figured dimensions only. Drawing is NOT to scale.

LISMORE CITY COUNCIL

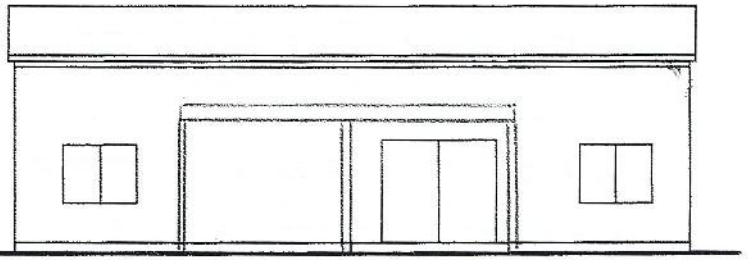


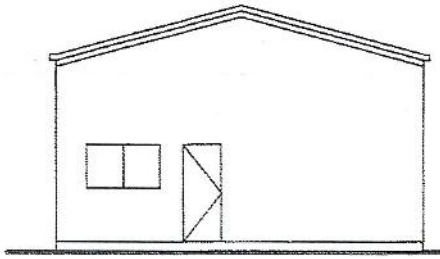
FLOOR PLAN

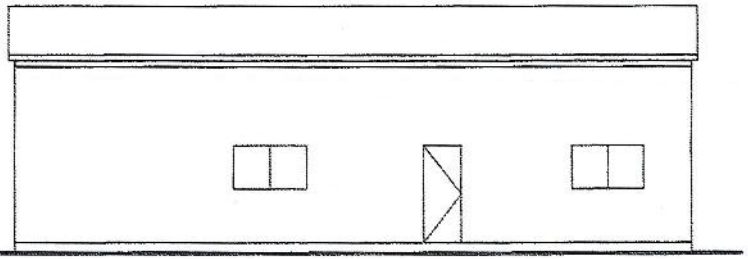


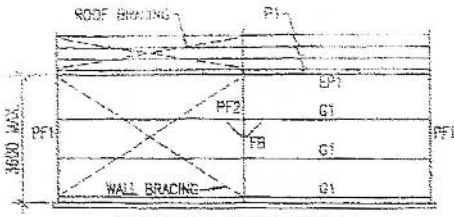
1. FRONT ELEVATION

3000


2. RIGHT ELEVATION

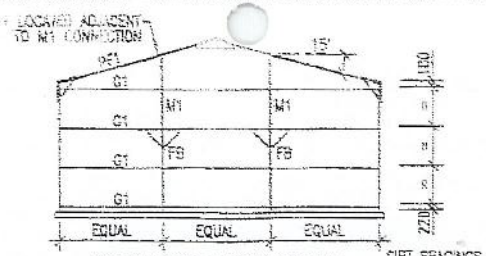

3. REAR ELEVATION


4. LEFT ELEVATION



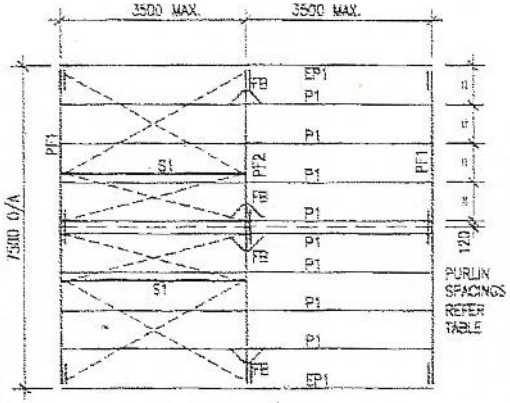
FRAMING ELEVATION 1

ROOF & WALL BRACING TO BE INSTALLED IN EVERY 5TH BAY. BRACING REMOVED BY DOOR OPENING TO BE INCLUDED IN ADJACENT BAY OR OPPOSITE WALL, UNO.

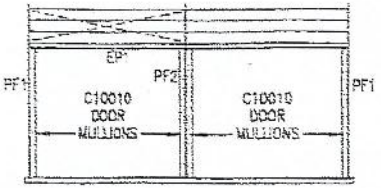


FRAMING ELEVATION 2

GIRT SPACINGS REFER TABLE

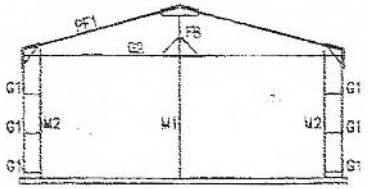


ROOF FRAME PLAN



FRAMING ELEVATION 1

(ROLLER DOOR OPENINGS)



FRAMING ELEVATION 2

(ROLLER DOOR OPENINGS)

ELEVATION 1 ELEVATION 2

MEMBER TABLE - 7.5 m FULLY ENCLOSED GARAGE (3.5m BAYS)

WIND SPEED	EAVES HEIGHT	PORTAL 'PF1'	PORTAL 'PF2'	MULLION 'M1'	MULLION 'M2'	STRUT 'S1'	BRACING ROOF	BRACING WALLS	GIRTS 'G1' SIZE	GIRTS 'G1' SPACING	PURLINS 'P1' SIZE	PURLINS 'P1' SPACING
W33	2400	C10010	C15012	C10015	C10010	C10010	30x0.8	32x1.6	TH64075	< 1500	TH64075	< 1150
	2700	C10010	C15015	C10015	C10010	C10010	30x0.8	32x1.6				
	3000	C10010	C15015	C15010	C10010	C10010	30x0.8	32x1.6				
	3600	C10012	C15019	C15012	C10012	C10010	30x0.8	32x1.6				
W41	2400	C10010	C15024	C15012	C10010	C10010	32x1.6	ø10 ROD	TH64100	< 1200	TH64100	< 1000
	2700	C10010	C15024	C15012	C10012	C10010	32x1.6	ø10 ROD				
	3000	C15012	C20019	C15015	C10015	C10010	32x1.6	ø10 ROD				
	3600	C15015	C20019	C15019	C15012	C10012	32x1.6	ø10 ROD				
W50	2400	C15012	C20019	C15019	C10015	C10015	ø10 ROD	ø10 ROD	TH64120	< 1050	TH64120	< 800
	2700	C15012	C20024	C15019	C15012	C10015	ø10 ROD	ø10 ROD				
	3000	C15012	C20024	C15024	C15012	C15010	ø10 ROD	ø10 ROD				
	3600	C15015	C25019	C20019	C15015	C15010	ø10 ROD	ø10 ROD				

NOTE : STRUT 'S1' TO BE FIXED TO BOTTOM FLANGE OF RAFTER WITH 4–No14x20 TEKS EACH END
PURLINS AND GIRTS SHALL BE LAPPED A MINIMUM OF 450 OVER SUPPORTS.

GENERAL NOTES
- All work & materials shall be in accordance with the ... & the manufacturer's specifications.
- All dimensions are in millimetres (mm), unless noted otherwise (UNO).

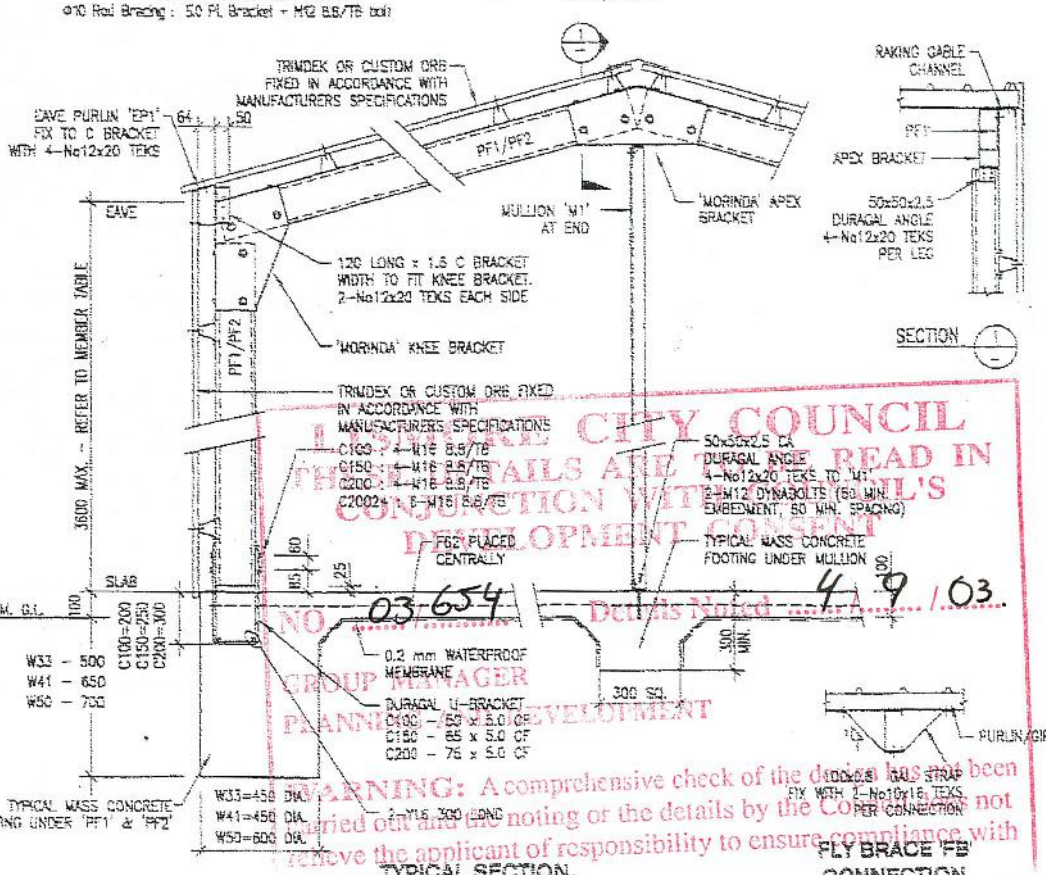
DESIGN DATA
- Design loadings have been determined in accordance with the following Australian Standards:
  - AS 4055 – Wind Loads For Housing
  - AS 1170.1 – Dead & Live Loads
  - AS 1170.2 – Wind Loads

STEELWORK
- All steelwork shall be in accordance with the following Australian Standards:
  - AS 4100 – Steel Structures
  - AS/NZS 4600 – Cold-formed Steel Structures
  - AS/NZS 1111 – ISO Commercial Bolts & Screws
  - AS/NZS 1252 – High Strength Steel Bolts
- All bolts shall be M12 4.6/S, and All TEKS screws shall be No12x20, UNO.
- Bolts designated 8.8/TB shall be fully tensioned by snug tightening and then fully tensioning by another 1/3 of a turn nut rotation.
- Bracing shall be fixed to the portal columns or rafters as follows:
  - Strap Bracing : 30x0.8 2–No12x20 TEKS each end
  - 32x1.6 4–No12x20 TEKS each end
  - ø10 Rod Bracing : 50 PL Bracket + M12 8.8/TB bolt

- Strap & rod bracing shall be fixed directly to the portal columns & rafters.
- Roof & wall cladding shall be fixed strictly in accordance with the manufacturers specification.
- All doors & windows shall be designed to resist the nominated wind loadings.

CONCRETE & REINFORCING
- All workmanship & materials shall be in accordance with AS 3600.
- Footings and slabs shall have a minimum concrete strength f'c = 20 MPa
- Minimum concrete cover shall be 30 for slab, UNO.
- All reinforcement shall conform to the following Australian Standards:
  - AS 1302 – Grade Y400 deformed bars
  - AS 1304 – Grade R250 reinforcing fabric
- Cast-in hold down brackets shall be galvanised, with a minimum embedment depth of as noted on the section.
- Control joints (sawn or tooled) shall be placed in slabs at 6000 maximum centres in each direction.

FOUNDATIONS
- These designs are suitable for Class A, S & M sites in accordance with AS 2870 – Residential Slabs & Footings.
- Slabs & footings shall be founded in natural material with all topsoil & vegetation matter being removed.
- Any fill material shall be compacted to not less than 95% standard dry density (±2%).



LISMORE CITY COUNCIL
THESE DETAILS ARE TO BE READ IN CONJUNCTION WITH COUNCIL'S DEVELOPMENT CONSENT
NO 03-654 Details Noted 4/9/03
GROUP MANAGER PLANNING & DEVELOPMENT

WARNING: A comprehensive check of the design has not been carried out and the noting or the details by the Council does not relieve the applicant of responsibility to ensure compliance with the relevant specifications.

REV.	AMENDMENT DESCRIPTION	DATE

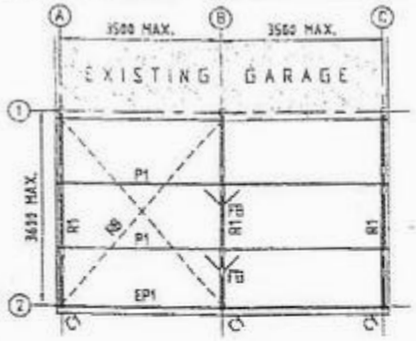
S W Beasley & Associates Pty Ltd
Structural Engineers
ACN 074 340 082
136 Tuckwell Road
CASTLE HILL NSW 2154
Phone : (02) 9894 8500
Fax : (02) 9894 8500
CERTIFICATION: [signature] BE(Hons) MIEAust CPEng

CLIENT:
GARAGE WORLD
196 SPENCE STREET
CAIRNS NQ 4870
Ph: (07) 4031 1911
Fax: (07) 4031 3072

TITLE:
Fully Enclosed Garage
7.5m Span x 3.6m Wall
3.5m Bays
For W33, W41 & W50

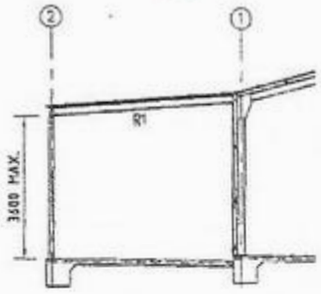
PROJECT:

DATE: 29 SEP 98
SCALE: 1:100, 1:20
DWG: 1167 1 of 1

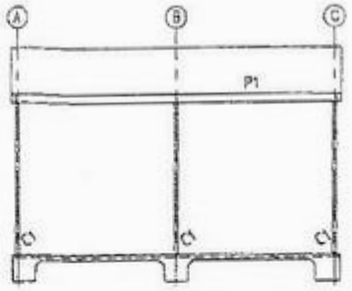


ROOF MARKING PLAN

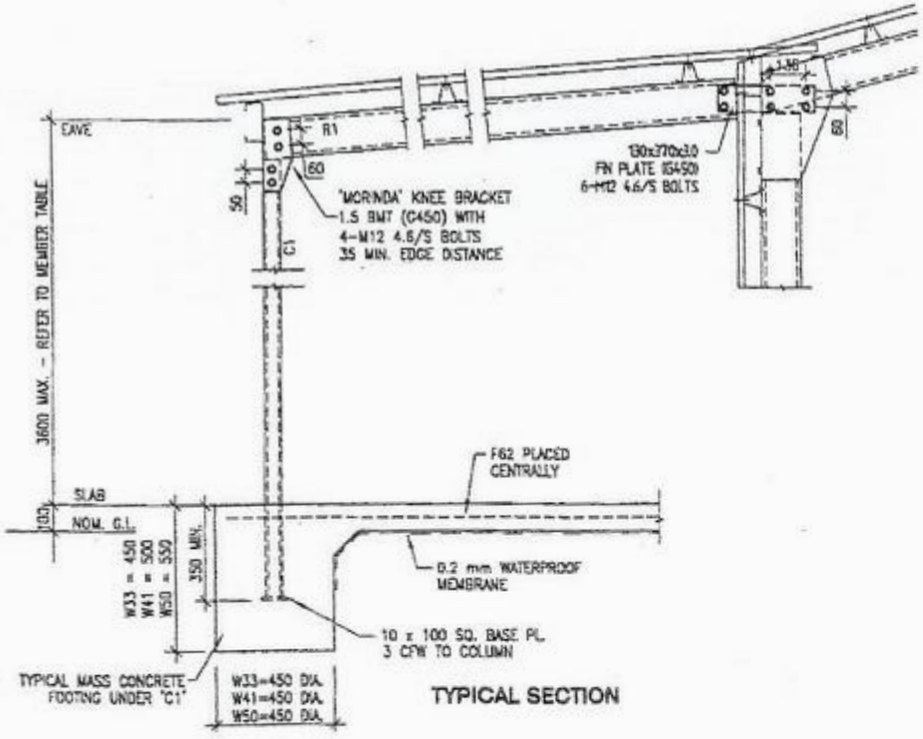
ELEVATION 1 ELEVATION 2



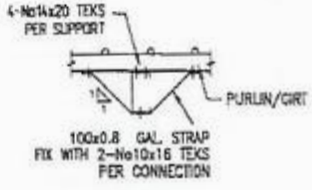
ELEVATION 2



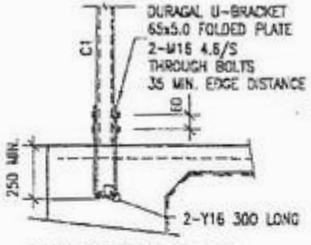
ELEVATION 1



TYPICAL SECTION



FLY BRACE 'FB' CONNECTION



ALTERNATIVE DETAIL COLUMN BASE CONNECTION

GENERAL NOTES
- All work & materials shall be in accordance with the BCA & the manufacturers specifications.
- All dimensions are in millimetres (mm), unless noted otherwise U.N.O.

DESIGN DATA
- Design loadings have been determined in accordance with the following Australian Standards:
  - AS 4055 - Wind Loads For Housing
  - AS 1170.1 - Dead & Live Loads
  - AS 1170.2 - Wind Loads

STEELWORK
- All steelwork shall be in accordance with the following Australian Standards:
  - AS 4100 - Steel Structures
  - AS/NZS 4600 - Cold-formed Steel Structures
  - AS 1163 - Structural Steel Hollow Sections
  - AS/NZS 1111 - ISO Commercial Bolts & Screws
  - AS/NZS 1252 - High Strength Steel Bolts
- All bolts shall be M12 4.6/S, and All TEKS screws shall be No12x20, UNO.
- Bolts designated 8.8/TB shall be fully tensioned by snug tightening and then fully tensioning by another 1/3 of a turn nut rotation.
- Bracing shall be fixed to the portal rafters as follows:
  - Strap Bracing : 30x0.8 2-No12x20 TEKS each end
  - 32x16 4-No12x20 TEKS each end
- Roof cladding shall be fixed strictly in accordance with the manufacturers specification.
- All doors & windows shall be designed to resist the nominated wind loadings.

CONCRETE & REINFORCING
- All workmanship & materials shall be in accordance with AS 3600.
- Footings and slabs shall have a minimum concrete strength f'c = 20 MPa. Minimum concrete cover shall be 30 for slab, UNO.
- All reinforcement shall conform to the following Australian Standards:
  - AS 1302 - Grade Y400 deformed bars
  - AS 1304 - Grade F450 reinforcing fabric
- Cast-in hold down brackets shall be galvanised, with a minimum embedment depth of as noted on the section.
- Control joints (sawn or doweled) shall be placed in slabs at 6000 maximum centres in each direction.

FOUNDATIONS
- These designs are suitable for Class A, S & M sites in accordance with AS 2870 - Residential Slabs & Footings.
- Slabs & footings shall be founded in natural material with all topsoil & vegetation matter being removed.
- Any fill material shall be compacted to not less than 95% standard dry density (±2%).

MEMBER TABLE - 3.6 m WIDE AWNING

WIND SPEED	EAVES HEIGHT	RAFTER 'R1'	COLUMN 'C1'	BRACING ROOF	PURLINS 'P1' BAY	PURLINS 'P1' SECTION
W33	2400	C15012	65x2.0 SHS	30x0.8	3000	TH64075 < 1200
	2700	C15012	65x2.0 SHS	30x0.8		
	3000	C15012	65x2.0 SHS	30x0.8	3500	TH64075 < 1200
	3600	C15012	65x2.5 SHS	30x0.8		
W41	2400	C15015	65x2.5 SHS	30x0.8	3000	TH64100 < 1200
	2700	C15015	65x2.5 SHS	30x0.8		
	3000	C15015	65x3.0 SHS	30x0.8	3500	TH64100 < 1050
	3600	C15015	65x3.0 SHS	30x0.8		
W50	2400	C15019	65x3.0 SHS	32x1.6	3000	TH64120 < 1150
	2700	C15019	65x3.0 SHS	32x1.6		
	3000	C15019	65x3.0 SHS	32x1.6	3500	TH64120 < 850
	3600	C15019	65x4.0 SHS	32x1.6		

NOTE : PURLINS SHALL BE LAPPED A MINIMUM OF 15% OVER SUPPORTS.

REV.	AMENDMENT	DATE

S.W. Healey & Associates Pty Ltd
Structural Engineers
ACN 003 x 500 962
138 Tuckwell Road
CASTLE HILL NSW 2154
Phone : (02) 9894 6500
Fax : (02) 9894 6500
CERTIFICATION: Registered MIEAust CPEng

CLIENT:
GARAGE WORLD
196 SPENCE STREET
CAIRNS NQ 4870
Ph: (07) 4031 1911
Fax: (07) 4031 3072

TITLE:
Open Sided Awning
3.6m Span x 3.6m Wall
3.5m Bays Max.
For W33, W41 & W50

PROJECT:

DATE 9 OCT 98
SCALE 1:100, 1:20
DWG 1169 1 of 1