



Application Details - IDAS form 1

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete this form (*Application details - IDAS form 1*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

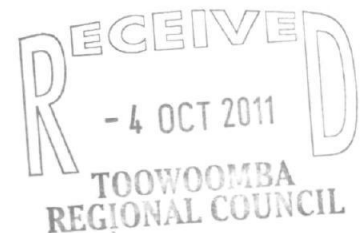
Applicant details (note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Please note: If there is more than one applicant, provide additional applicant details by clicking the "Add another applicant" button below.

Name/s (individual or company name in full)	FARMSCAN AG PTY LTD C/- ALISCO DESIGNS PTY LTD
For companies, contact name	SCOTT KEANE
Postal address	PO BOX 7542 TOOWOOMBA SOUTH QLD 4350
Contact phone number	07 4613 0080
Mobile number (non-mandatory)	
Fax number (non-mandatory)	07 4613 0081
e-mail address (non-mandatory)	alisco@bigpond.net.au

1. What is the nature of development proposed? (tick all applicable boxes)

- material change of use of premises
- building work
- operational work
- reconfiguring a lot



□ □ □

2. What type of approval is being sought?

- development permit
- preliminary approval
- both - provide details below

3. Is the application for a mobile and temporary environmentally relevant activity (ERA)?

- No
- Yes - complete table A and then go to question 5

4. Location of the premises (complete table B and/or table C as applicable. Identify each lot in a separate row)

Table B - street address/lot for the premises or street address/lot on plan for the land adjoining or adjacent to the premises

	Street Address				Lot on plan description		Local government area (e.g. Logan, Cairns)
	Unit No.	Street No.	Street name and official suburb/locality name	Post code	Lot No.	Plan type and plan no.	
1	11	493	SOUTH STREET, TOOWOOMBA	4350	11	BUP 103267	TOOWOOMBA REGIONAL COUNCIL

- Street address / lot on plan
- Street address / lot on plan for the land adjoining or adjacent to the premises (appropriate for development in water e.g. jetty, pontoon)

Table C - premises coordinates (appropriate for development in remote areas, over part of a lot or in water e.g. channel dredging in Moreton Bay)

	Coordinates (note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (If applicable)
	Easting	Northing	Latitude	Longitude			
1						<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

5. Total area of the premises on which the development is proposed (indicate hectares or m²)

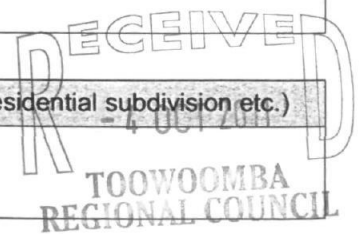
249 sq.m

6. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm, etc.)

1	INDUSTRIAL PREMISES/WORKSHOP (LIGHT INDUSTRY)
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7. Provide a brief description of the proposal (e.g. six unit apartment building, 30 lot residential subdivision etc.)

EXTENSION TO INDUSTRIAL PREMISES (LIGHT INDUSTRY)





8. Is owner's consent required for this application? (refer to notes at the end of this form for more information)

- No
 Yes - complete either table D, table E or table F as applicable

Table D (note: do not complete this table if lodging the application on-line using Smart eDA)

Name of owner/s of the land

I/We, the above-mentioned owner/s of the land, consent to the making of this application.

Signature of owner/s of the land

Date

Table E

Name of owner/s of the land

THE LODESTONE INVESTMENT TRUST, IAN & SUE GILES SUPER FUND P/L & CHALMERS SUPER FUND

- The owner's written consent is attached or will be provided separately to the assessment manager

Table F

Name of owner/s of the land

- By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.

9. Does the application involve a state resource? (e.g. the application involves state land, or taking quarry materials. Refer to the notes at the end of this form for more information)

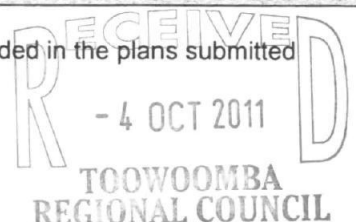
- No Yes - complete table G

10. Identify if any of the following apply to the premises (tick applicable box/es)

- adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal) - complete table H
 on strategic port land under the *Transport Infrastructure Act 1994* - complete table I
 in a tidal water area - complete table J

11. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water, etc.)

- No Yes - ensure the type, location and dimension of each easement is included in the plans submitted



12. Does the proposal include new building work or operational work on the premises? (including any services)

No Yes - ensure the nature, location and dimensions of proposed works are included in plans submitted

13. Is the payment of a portable long service leave levy applicable to this application? (refer to the notes at the end of this form for more information)

No - Go to question 15 Yes

15. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

No
 Yes - provide details below

16. List below all of the forms and supporting information that accompany this application (include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using Smart eDA)

	Description of attachment or title of attachment	Method of lodgement to assessment manager
1	IDAS Form 1	over the counter
2	IDAS Form 5	over the counter
3	Preliminary Architectural Drawings	over the counter

17. Applicant's declaration

By making this application, I declare that all information in this application is true and correct (note: it is unlawful to provide false or misleading information).

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Notes for completing this form

Question 8:

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application.
- Owner's consent is not required for a mobile and temporary ERA.

Question 9:

- Section 264 of the *Sustainable Planning Act 2009* provides that if a development involves a state resource, a regulation may require the application to be supported by certain evidence prescribed under the regulation. Schedule 14 of the *Sustainable Planning Regulation 2009* prescribes the state resources for which evidence is required to be given, and the evidence required, to support the application.

Question 13:

- *The Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 14:

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and Construction Industry Notification and Payment Forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481 or www.qleave.qld.gov.au.

Privacy -the information collected in this form will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in a departmental database. The information collected will be retained as required by the *Public Records Act 2002*.

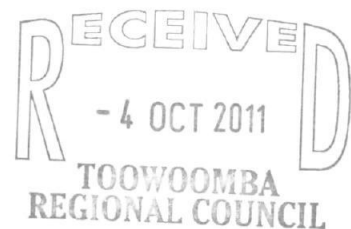
OFFICE USE ONLY

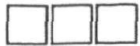
Date received Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To: Council. I have been engaged as the private certifier for the building work referred to in this application.

Date of engagement	Name	BSA Certification license number	Building classification/s





QLEAVE NOTIFICATION AND PAYMENT (for completion by assessment manager or private certifier if applicable)

	Description of the work	QLeave Project Number	Amount paid (\$)	Date paid	Date received form sighted by assessment manager	Name of officer who sighted the form
1						

The *Sustainable Planning Act 2009* (SPA) is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

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Material change of use assessable against a planning scheme - IDAS form 5

(Sustainable Planning Act 2009 version 1.0 effective 18 December 2009)

This form must be completed for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions unless the form indicates otherwise. Incomplete forms or forms without all necessary information and documentation will result in your application not being a properly made application.

For all development applications, you must:

- complete *Applicant details - IDAS form 1*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

This form can also be used for development on strategic port land under the *Transport Infrastructure Act 1994*.

1. How is the premises identified / zoned in the applicable planning scheme? (if the premises involves multiple zones, clearly identify the relevant zone for each lot in a separate row in the below table) Non-mandatory

	Lot description (i.e. street address or lot on plan details)	Applicable zone / precinct	Applicable overlays
1	11/493 South Street, Toowoomba (Lot 11 on BUP 103267)	Light Industry	

2. How is the proposed use/s defined in the applicable planning scheme?

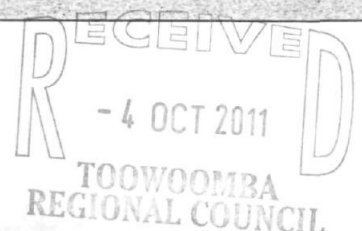
	General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling / tenancy units (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
1	Extension/ Refurbishment to Industrial Premises	Extension to Industrial Premises	1	5 days (8am to 5pm)	12

3. What type of approval is being sought for the material change of use?

- development permit preliminary approval both - provide details below

4. Are there any current approvals associated with this application for the change of use of the premises? (eg. a preliminary approval)

- No Yes - provide details below





5. Does the proposed use involve (tick applicable box/es)

- the reuse of existing buildings on the premises No Yes
 new building work on the premises No Yes
 the reuse of existing operational works on the premises No Yes
 new operational work on the premises No Yes

6. Confirm that the following mandatory supporting information accompanies this application

All applications	Confirmation of lodgement	Method of lodgement
a site plan drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which shows the following: <ul style="list-style-type: none"> • the location and site area of the land to which the application relates (<i>relevant land</i>) • the north point • the boundaries of the relevant land • any road frontages of the relevant land, including the name of the road • the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans (an existing site plan and proposed site plan) may be appropriate) • any existing or proposed easements on the relevant land and their function • the location and use of buildings on land adjoining the relevant land • all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked. • for any new building on the relevant land, the location of refuse storage • the location of any proposed retaining walls on the relevant land and their height • the location of any proposed landscaping on the relevant land • the location of any stormwater detention on the relevant land 	<input checked="" type="checkbox"/> confirmed	over the counter
a statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application	<input checked="" type="checkbox"/> confirmed	over the counter
a statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area etc.)	<input checked="" type="checkbox"/> confirmed	over the counter
information that states: <ul style="list-style-type: none"> • the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) • the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses) 	<input checked="" type="checkbox"/> confirmed <input type="checkbox"/> not applicable	over the counter





	Confirmation of lodgement	Method of lodgement
When the application involves the reuse of existing buildings		
plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys, and existing maximum height above natural ground level of the buildings to be reused	<input checked="" type="checkbox"/> confirmed <input type="checkbox"/> not applicable	over the counter
When the application involves new building work (including extensions)		
floor plans drawn to scale (1:50, 1:100 or 1:200 are the recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area 	<input checked="" type="checkbox"/> confirmed <input type="checkbox"/> not applicable	over the counter
elevations drawn to scale (1:100, 1:200 or 1:500 are the recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input checked="" type="checkbox"/> confirmed <input type="checkbox"/> not applicable	over the counter
plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work	<input checked="" type="checkbox"/> confirmed <input type="checkbox"/> not applicable	over the counter
When the application involves the reuse of other existing works		
plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-cover (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the works to be reused	<input checked="" type="checkbox"/> confirmed <input type="checkbox"/> not applicable	over the counter
When the application involves new operational work		
plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-cover (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational works	<input type="checkbox"/> confirmed <input checked="" type="checkbox"/> not applicable	

Notes for completing this form:

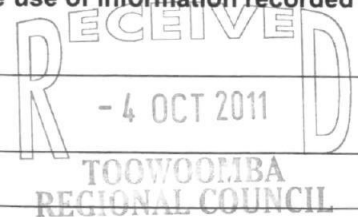
- This form can also be used for a material change of use assessable against the land use plan for Cairns airport land or Mackay airport land. Whenever a planning scheme is mentioned, take it to mean land use plan for the airport land.

Privacy - please refer to your assessment manager for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received

Reference numbers



The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agencies.

4th October 2011
The Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
Village Fair Post Office QLD 4350

P (07) 46 1300 80
F (07) 46 1300 81
E alisco@bigpond.net.au

**RE: DEVELOPMENT APPLICATION MATERIAL CHANGE OF USE – CODE –
EXTENSION TO INDUSTRIAL PREMISES (LIGHT INDUSTRY)
UNIT 11, 493 SOUTH STREET, TOOWOOMBA**

Further to the drawings and the attached application fee cheque of \$4054.00 provided (as advised by Council's Duty Planner), please find supporting information below for the proposed extension located at the above address, which make up the Town Planning application.

1.0 PROPOSAL

The existing premises is identified as Lot 11 on Building Unit Plan 103267 and is located within the Southgate Industrial Development, within the Light Industrial Zone. The existing total gross floor area of 249 sq.m. currently comprises a workshop used for the purposes of storage, development and supply of a range of electronics for the agricultural industry. An existing office and mezzanine floor is located to the southern (entry) side of the premises while staff amenities are located to the northern end. It is proposed that mezzanine floor area be extended northwards in order to facilitate the increase in work space required for the research and development staff of the current business tenant (Farmscan Ag Pty Ltd), while an upgrade of the existing staff facilities (being the toilets and staff lunch area) be proposed within the existing overall building envelope.

The extensions/refurbishments remain internal to the existing tenancy and will have no impact upon adjoining tenancies within the Southgate complex. The existing office in addition to the proposed extension of the mezzanine floor area (of 94.4 sq.m) shall remain supplementary to the predominant use of the premises, satisfying the 'light industry' use required. The proposed R & D and electronic/technical rooms upstairs require a shared and open workspace area nearby, to facilitate the development and testing of electronic equipment within a comfortable and controlled environment, while the conference room and existing lower office space are intended to be used for administrative and staff training purposes. At no point shall the proposed extension of floor area and its uses impact upon the adjoining tenancies within the overall complex, nor add any further demand upon the existing infrastructure and Council is requested to look favourably on the proposal here.

Please note that this report is in reference to the attached preliminary architectural and engineering documentation, which together, forms the Development Application and council is requested to immediately proceed with the assessment of the application.



ALISCO
DESIGNS PTY LTD

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Yours Faithfully,

SCOTT I KEANE
(Alisco Designs Pty Ltd)

BUILDING DESIGN PROPERTY DEVELOPMENT TOWN PLANNING INVESTMENTS

45 Stephen Street, PO Box 7542 Toowoomba South Qld 4350
ABN 21 527 170 669



PO Box 612
Toowoomba, 4350
Queensland,
Ph: 07 46309230
E-Mail: jason@spirituality.net.au

The Lodestone Investment Trust

Monday, 26th September 2011

The Manager
Alisco Designs Pty Ltd
PO Box 4752
TOOWOOMBA QLD 4350

Thankyou for your work conducted detailing the planned changes to 11 / 493 South St Toowoomba.

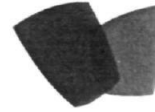
We authorize you to submit the plans on our behalf to the relevant authorities for both Design Application and Building Application, and look forward to a positive and timely outcome.

Regards,



Jason Stone & Loretta Stone
Trustees for The Lodestone Investment Trust

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Ian and Sue Giles
Superannuation Fund Pty Ltd
TRUSTEES
Ian S Giles and Sue Giles

The Manager
Alisco Designs Pty Ltd
PO Box 4752
TOOWOOMBA QLD 4350

Thank you for the recent drawings sent to us for the new offices planned for 11/493 South Street, Toowoomba.

This letter is to authorize you to submit the plans on our behalf for both Design Application and later Building Application approval by the relevant authority.

Regards

Ian S Giles
Trustee

Sue Giles
Trustee

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P.O. BOX 39, POINT
LONSDALE, VIC., 3225
PHONE: (03) 5258 1299
FAX: (03) 5258 1944
MOB: 0418 394 137

CHALMERS SUPERANNUATION FUND

Trustees

John S Chalmers and Annette K Nyst

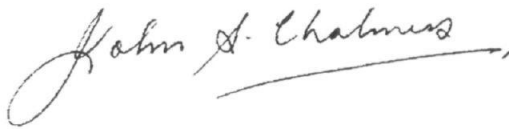
**The Manager
Alisco Designs Pty Ltd
PO Box 4752
TOOWOOMBA QLD 4350**

Thank you for the recent drawings sent to us for the new offices planned for 11/493 South Street, Toowoomba.

This letter is to authorize you to submit the plans on our behalf for both Design Application and later Building Application approval by the relevant authority.

We look forward to receiving the approval to commence.

Regards



John S Chalmers
Trustee

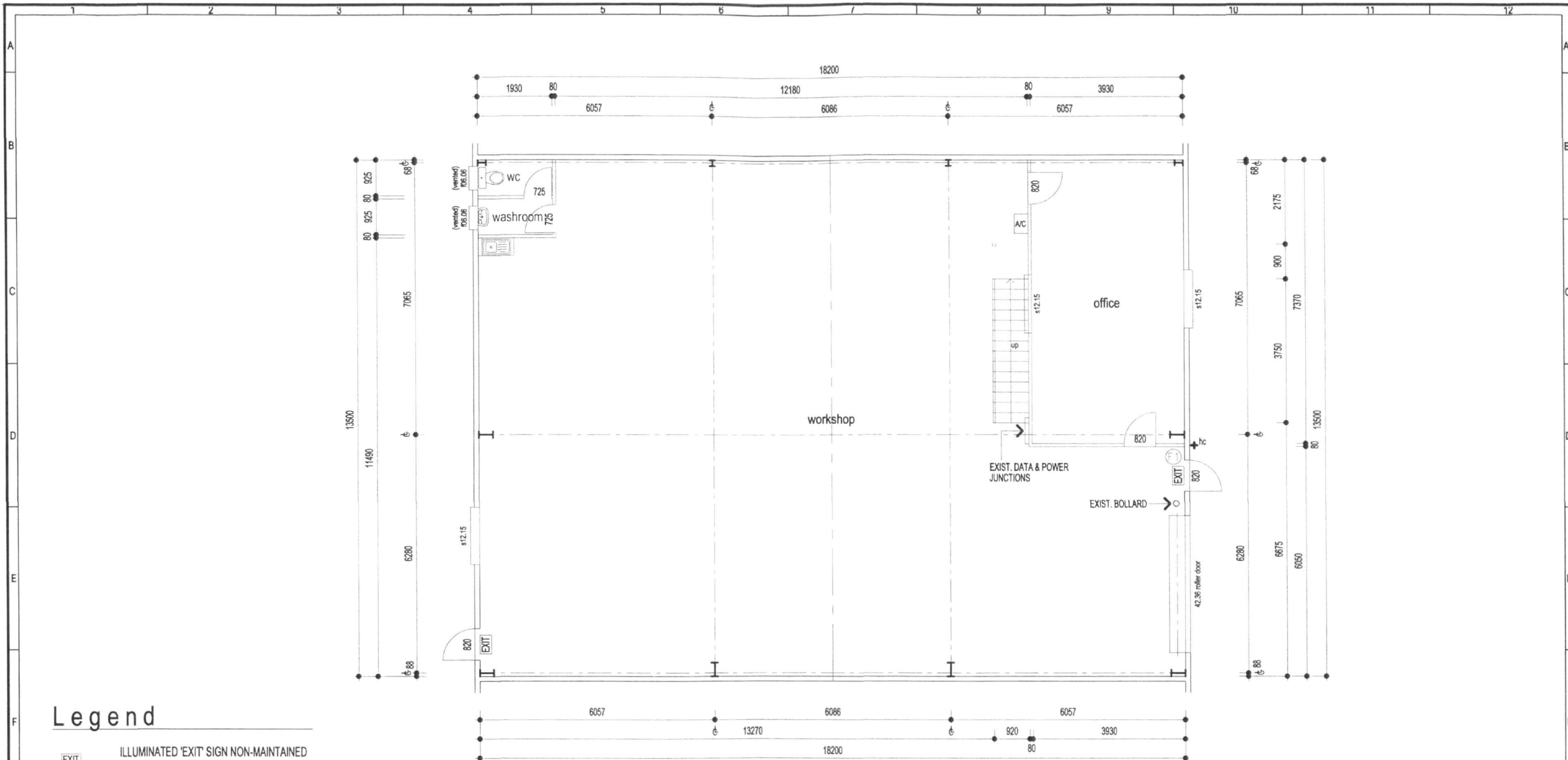


Annette Nyst
Trustee

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Phone: 0435 230 275 or 0452 323 06

PO Box 4310, St Lucia, Qld 4068



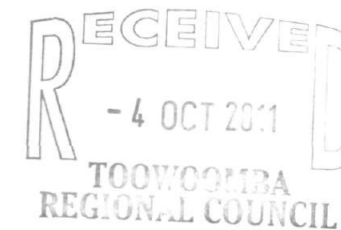
Legend

- ILLUMINATED 'EXIT' SIGN NON-MAINTAINED TO COMPLY WITH A.S. 2293.1
- 4.5kg DRY POWDER EXTINGUISHER

NOTE!
PRELIMINARY PLANS ONLY!
NOT FOR CONSTRUCTION

EXISTING LOWER FLOOR PLAN

gross floor area - workshop 215.1 sqm
 gross floor area - office 29.9sqm
 gross floor area - amenities 4.0 sqm
 total gross floor area 249.0 sqm



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 THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING.
 THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF ERROR, ALISCO DESIGNS P/L'S RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THE DRAWINGS.

45 Stephen Street,
 TOOWOOMBA 4350
 P.O. Box 7542
 TOOWOOMBA SOUTH QLD 4350

Building Designers Australia
 Member of
 Australian Institute of Architects

No.	DATE	DESIGNER	AMENDMENT
1	15/08/11	M.S.A.	ISSUE FOR COMMENT
2	31/08/11	M.S.A.	ISSUE FOR COMMENT
4	09/09/11	M.S.A.	ISSUE FOR DEVELOPMENT ASSESSMENT

Q.B.S.A. LIC.
No. 1051326

PLOT SCALE 1:100
 PLOT DATE 09/09/11
 DISK No. CD-3

CLIENT
FARMSCAN AG PTY LTD

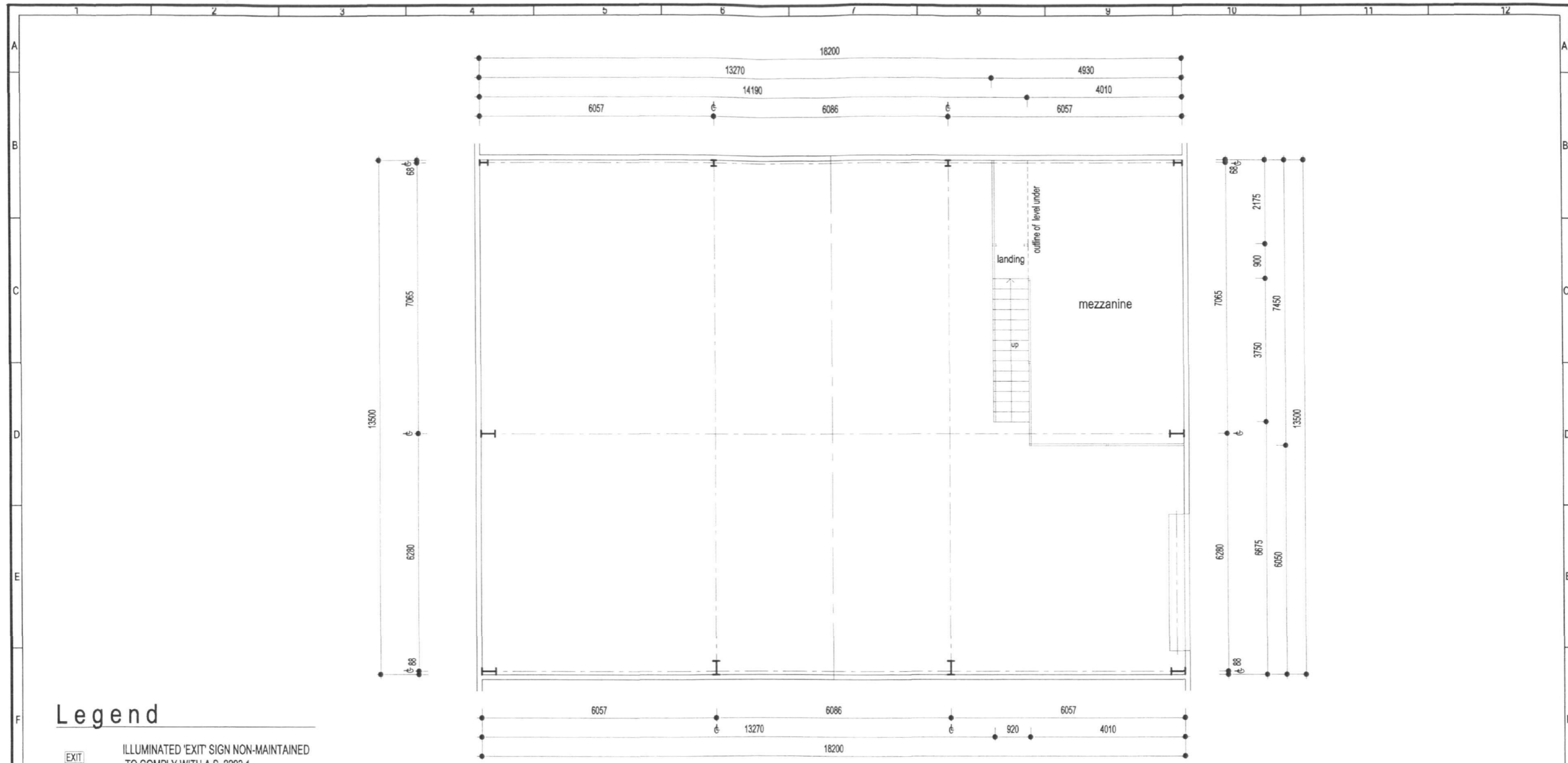
ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

DESIGNER
M. ANDREWS



CHECKED BY
N2

CLIMATE ZONE
5 TC2.5 - T1 - PS

TITLE PROPOSED WORKSHOP REFURBISHMENTS AT: 11/493 SOUTH STREET (SOUTHGATE), TOOWOOMBA			
EXISTING LOWER FLOOR PLAN			
SCALE 1 : 100	DRAWING No. 110801.02	No. IN SET 6	AMDT 4
			A3



Legend

-  ILLUMINATED 'EXIT' SIGN NON-MAINTAINED TO COMPLY WITH A.S. 2293.1
-  4.5kg DRY POWDER EXTINGUISHER

NOTE!
PRELIMINARY PLANS ONLY!
NOT FOR CONSTRUCTION

EXISTING UPPER FLOOR PLAN


gross mezzanine floor area 32.7sqm

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 SHALL BE MADE WITHOUT THE APPROVAL FROM THE RELEVANT LOCAL AUTHORITY
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 RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THE DRAWINGS

1 0mm 2 0mm 3 0mm 4 0mm 5 0mm 6 0mm 7 0mm
 FULL SIZE ON ORIGINAL




ALISCO BUILDING DESIGN PROPERTY DEVELOPMENT
 TOWN PLANNING INVESTMENTS

45 Stephen Street,
 TOOWOOMBA 4350

P.O. Box 7542
 TOOWOOMBA SOUTH QLD 4350

P (07) 46 1300 80
 F (07) 46 1300 81
 E aliscodesigns@optusnet.com.au



Building Designers
 Association of
 Queensland Inc.
 ANZ 21 627 176 886

No.	DATE	DESIGNER	AMENDMENT
1	15/08/11	M.S.A.	ISSUE FOR COMMENT
2	31/08/11	M.S.A.	ISSUE FOR COMMENT
4	09/09/11	M.S.A.	ISSUE FOR DEVELOPMENT ASSESSMENT

DIMENSIONS SHOWN
 TAKE PRECEDENCE
 OVER SCALE!

**Q.B.S.A. LIC.
 NO. 1051326**

PLOT SCALE 1:100
 PLOT DATE 09/09/11
 DISK No. CD-3

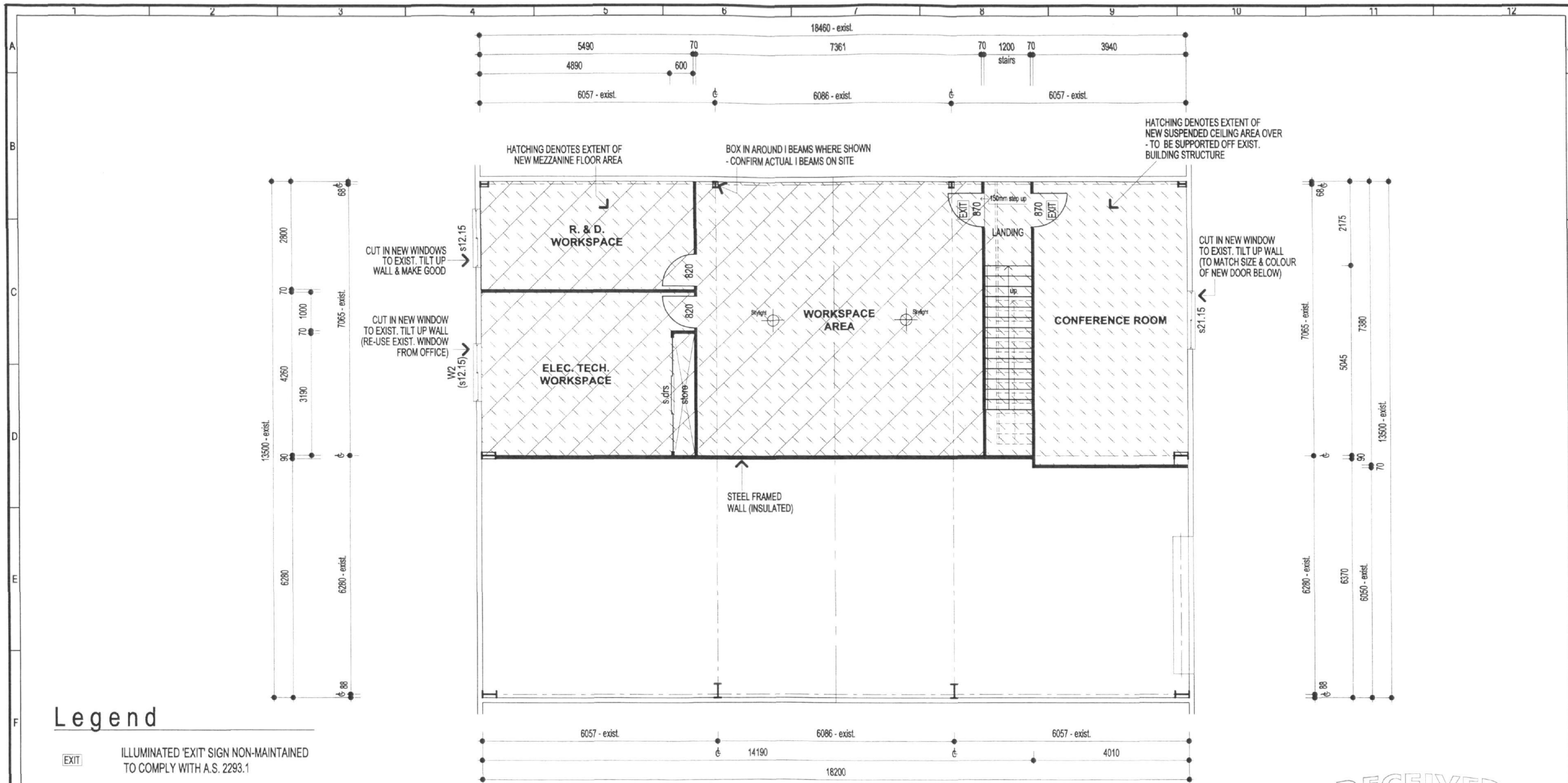
CLIENT
FARMSCAN AG PTY LTD

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE RELEVANT AUSTRALIAN
 STANDARDS & THE BUILDING CODE OF AUSTRALIA

DESIGNER **M. ANDREWS** CHECKED BY **N2**

CLIMATE ZONE **5** TC2.5 - T1 - PS

TITLE			
PROPOSED WORKSHOP REFURBISHMENTS AT: 11/493 SOUTH STREET (SOUTHGATE), TOOWOOMBA			
EXISTING UPPER FLOOR PLAN			
SCALE 1 : 100	DRAWING No. 110801.03	No. IN SET 6	AMDT 4
			A3



Legend

- ILLUMINATED 'EXIT' SIGN NON-MAINTAINED TO COMPLY WITH A.S. 2293.1
- 4.5kg DRY POWDER EXTINGUISHER
- DENOTES LOCATION OF PROPOSED SKYLIGHT

NOTE!
PRELIMINARY PLANS ONLY!
NOT FOR CONSTRUCTION

PROPOSED UPPER FLOOR PLAN

exist gross mezzanine floor area 32.7sqm
additional gross mezzanine floor area 94.4sqm
total gross mezzanine floor area 127.1 sqm

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THESE PLANS ARE SUPPLIED ON THE CONDITION THAT, IN THE EVENT OF ERROR, ALISCO DESIGNS P/L'S RESPONSIBILITY IS LIMITED TO THE COST OF AMENDING THE DRAWINGS

0 10mm 20mm 30mm 40mm 50mm 60mm 70mm
FULL SIZE ON ORIGINAL

ALISCO BUILDING DESIGN PROPERTY DEVELOPMENT TOWN PLANNING INVESTMENTS

45 Stephen Street,
TOOWOOMBA 4350
P.O. Box 7542
TOOWOOMBA SOUTH QLD 4350

(07) 46 1300 80
(07) 46 1300 81
E aliscodesigns@optusnet.com.au

No.	DATE	DESIGNER	AMENDMENT
1	15/08/11	M.S.A.	ISSUE FOR COMMENT
2	31/08/11	M.S.A.	ISSUE FOR COMMENT
4	09/09/11	M.S.A.	ISSUE FOR DEVELOPMENT ASSESSMENT

DIMENSIONS SHOWN
TAKE PRECEDENCE
OVER SCALE!

Q.B.S.A. LIC.
No. 1051326

FLOT SCALE 1=100
PLOT DATE 09/09/11
DISK No. CD-3

CLIENT
FARMSCAN AG PTY LTD

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

DESIGNER
M. ANDREWS

CHECKED BY
NZ

CLIMATE ZONE
5 TC2.5 - T1 - PS

TITLE			
PROPOSED WORKSHOP REFURBISHMENTS AT: 11/493 SOUTH STREET (SOUTHGATE), TOOWOOMBA			
PROPOSED UPPER FLOOR PLAN			
SCALE 1 : 100	DRAWING No. 110801.05	No. IN SET 6	AMDT 4
			A3

U'SIDE EXIST. ROOF BEAM FLANGE
5.610

EXIST. SIGNAGE AREA

F.C. LEVEL 5.500
(to confirm.)

CUT IN NEW ALUMINIUM FRAMED SLIDING GLASS WINDOW TO MATCH NEW DOOR BELOW

F.F. LEVEL 2.650

F.C. LEVEL 2.400

F.F. LEVEL 0.000

EXIST. 150mmØ DOWNPIPES

EXIST. ROLL-A-DOOR

EXIST. FIRE DOOR

CUT IN NEW ALUMINIUM FRAMED GLASS DOOR & SIDELIGHTS INTO EXIST. WINDOW OPENING

ELEVATION TO FRONT (SOUTH)

EXIST. 130mm CONC. TILT-UP FIRE SEPARATION WALLS

U'SIDE EXIST. ROOF BEAM FLANGE

F.C. LEVEL 5.500
(to confirm.)

CUT IN NEW ALUMINIUM FRAMED SLIDING GLASS WINDOW

F.C. LEVEL

F.F. LEVEL 2.800

F.F. LEVEL

EXIST. ALUMINIUM FRAMED FIXED GLASS WINDOWS

ALUMINIUM FRAMED SLIDING GLASS WINDOWS (RE-USE EXIST. FROM OFFICE)

EXIST. 130mm CONC. TILT-UP WALLS

EXIST. ALUMINIUM FRAMED SLIDING GLASS WINDOW

EXIST. FIRE DOOR

ELEVATION TO REAR (NORTH)

NOTE!
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ALISCO DESIGNS
BUILDING DESIGN PROPERTY DEVELOPMENT
TOWN PLANNING INVESTMENTS

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DIMENSIONS SHOWN
TAKE PRECEDENCE
OVER SCALE!

Q.B.S.A. Lic.
NO. 1051326

PLOT SCALE 1:100
PLOT DATE 09/09/11
DISK No. CD-3

CLIENT
FARMSCAN AG PTY LTD

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA

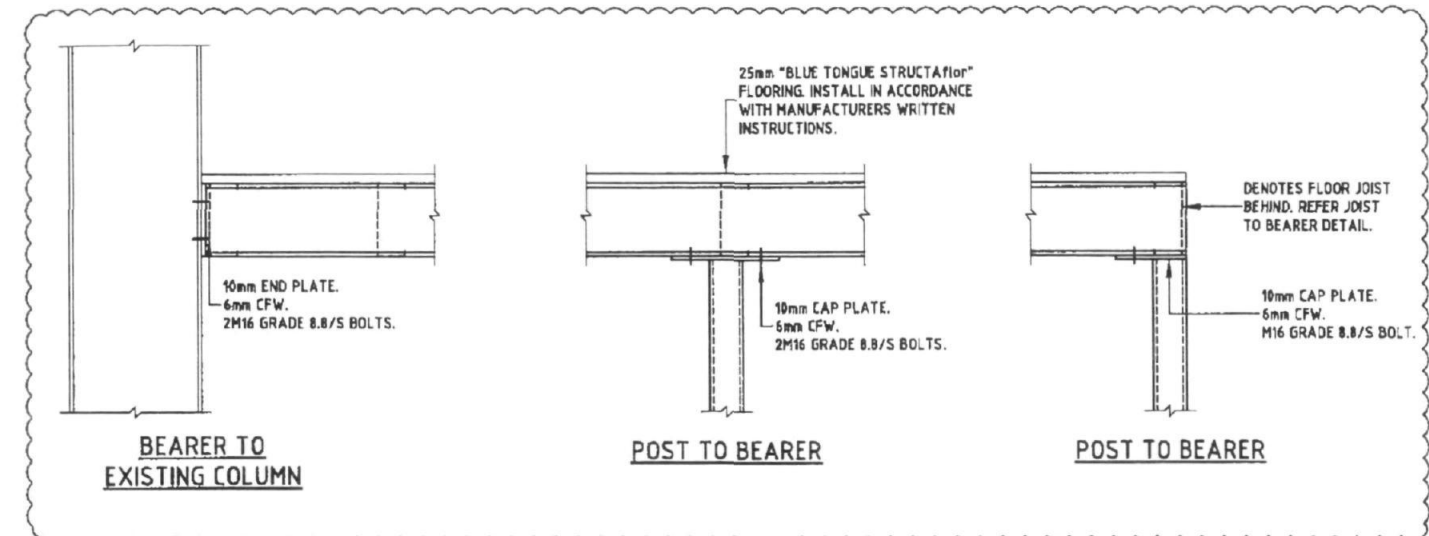
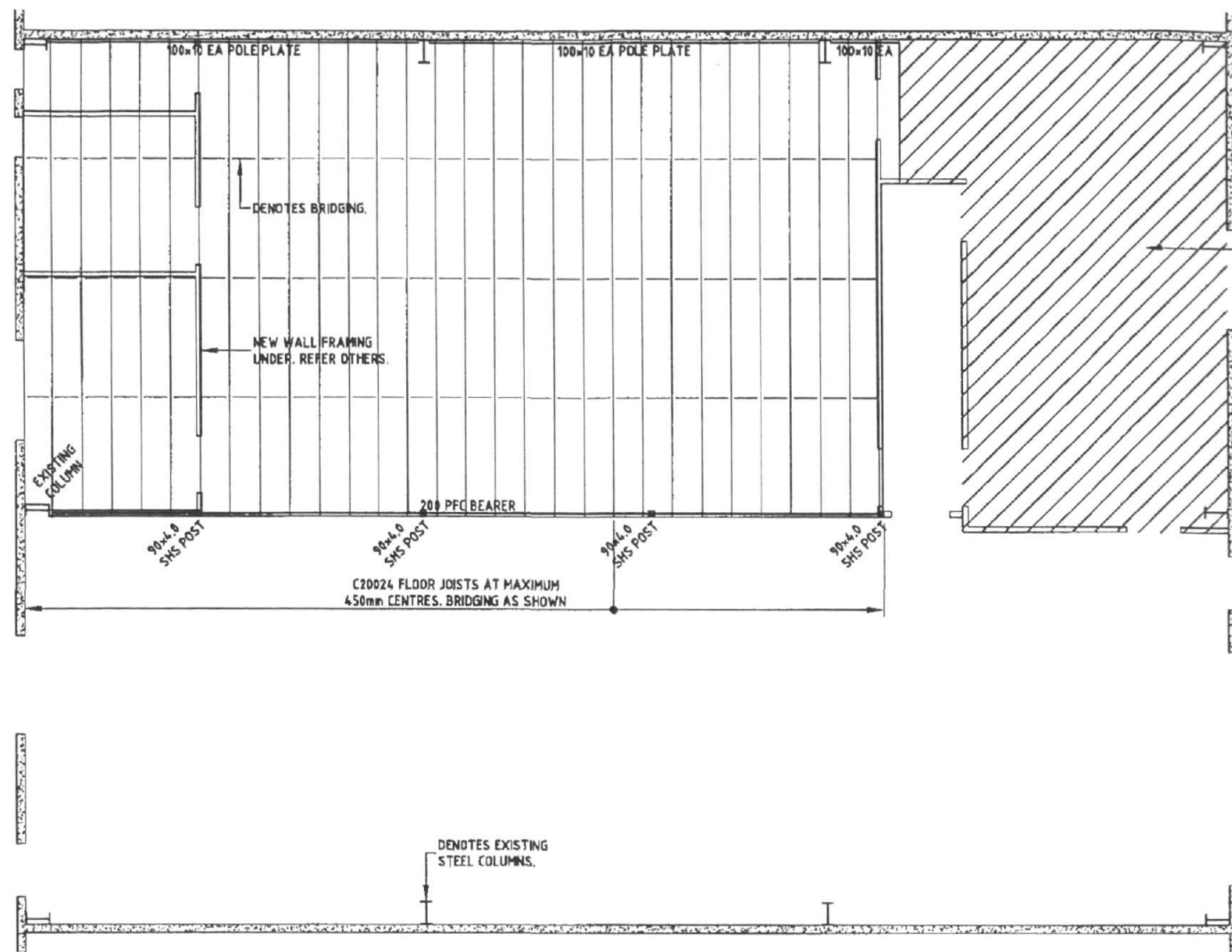
DESIGNER **M. ANDREWS** CHECKED BY **N2**

CLIMATE ZONE **5** TC2.5 - T1 - PS

TITLE
PROPOSED WORKSHOP REFURBISHMENTS AT: 11/493 SOUTH STREET (SOUTHGATE), TOOWOOMBA

ELEVATIONS

SCALE 1 : 100 DRAWING No. 110801.06 No. IN SET 6 AMDT 4 A3

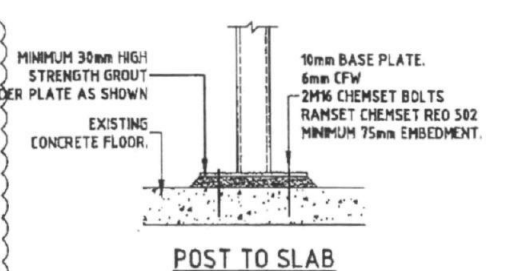
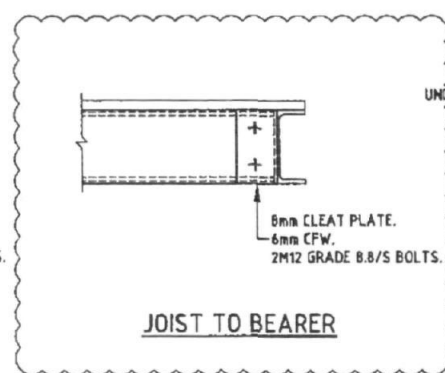
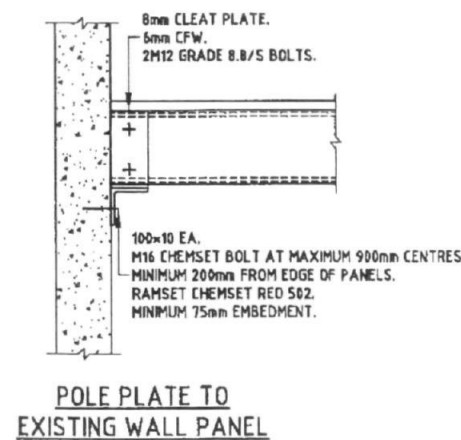


FLOOR FRAMING PLAN

STRUCTURAL STEELWORK

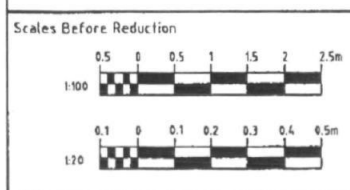
1. WORKMANSHIP, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AS4100.
2. MINIMUM STEEL YIELD STRESS:
MEMBER GRADE
ROLLED SECTIONS 300 MPA
PLATE 250 MPA
3. THE BUILDER SHALL PROVIDE ONE COPY OF THE STEEL FABRICATORS SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL. FABRICATION SHALL NOT COMMENCE UNTIL THE SHOP DRAWINGS HAVE BEEN APPROVED.
4. ALL WELDED CONNECTIONS BETWEEN STRUCTURAL MEMBERS SHALL BE MINIMUM 6mm CONTINUOUS FILLET WELDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
5. BOLTS
- 4.6/S DESIGNATES COMMERCIAL GRADE BOLTS SNUG TIGHTENED
- 8.8/S DESIGNATES HIGH STRENGTH BOLTS SNUG TIGHTENED
6. ALL BOLTED CONNECTIONS BETWEEN STRUCTURAL MEMBERS SHALL HAVE A MINIMUM OF 2 M16 HIGH STRENGTH BOLTS UNLESS NOTED OTHERWISE ON THE DRAWINGS
7. ALL PLATES SHALL BE MINIMUM 8mm UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. SURFACE TREATMENT REFER OTHERS.

NOTE
FLOOR SYSTEM DESIGNED 3.0kPA AND 3.5kN FOR WORK ROOM OR OFFICE LOADING TO AS117.1.



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CONSTRUCTION ISSUE



Amend	Date	Amendment Details
A	21/09/11	CONSTRUCTION ISSUE

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Client: **ALISCO DESIGNS**

Project: **PROPOSED NEW MEZZANINE WORK ROOM AND OFFICE 11/493 SOUTH STREET TOOWOOMBA**

Drawing Title: **FLOOR FRAMING PLAN AND DETAILS**

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Fax (07) 4638 7833
Mobile 0417 768 338
Email: lpalmer@lpc.com.au

Designed LRP	Scale 1:100.20 (A3)	Anend
Drawn MJA		
Drawing Number 12052 -S01		A