Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
F: 07 4092 3323

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

19 April 2022

Senior Planner: Brian Millard
Direct Phone: 4086 4657
Our Reference: MCU/22/0006
Your Reference: DA/22/0042

T Wallace
C/- Northern Building Approvals
3b Margherita Close
MAREEBA QLD 4880

Dear Applicant's

Decision Notice
Planning Act 2016

I refer to your application and advise that on 19 April 2022 under delegated authority, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/22/0006
Street Address:	231 Walsh Street, Mareeba
Real Property Description:	Lot 1 on RP708211
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use - Multiple Dwelling
Date of Decision:	19 April 2022

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "***necessary infrastructure condition***" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS

(A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:

   - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
   - to ensure compliance with the following conditions of approval.

2. Timing of Effect

   2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.

   2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

   3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.

   3.2 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
0486 WD00 B	Title Sheet	Gregory G Terzi	Oct 2018
0486 WD01 D	Site Plan	Gregory G Terzi	Oct 2018
0486 WD02 B	Detail Site Plan	Gregory G Terzi	Oct 2018
0486 WD03 D	Floor Plan	Gregory G Terzi	Oct 2018
0486 WD04 C	Unit-A Floor Plan	Gregory G Terzi	Oct 2018
0486 WD05 C	Unit-B Floor Plan	Gregory G Terzi	Oct 2018
0486 WD06 C	Set-Out Floor Plan & sqm areas	Gregory G Terzi	Oct 2018
0486 WD07 D	Slab and Footings Plan	Gregory G Terzi	Oct 2018
0486 WD08 A	Slab and Footings Details	Gregory G Terzi	Oct 2018
0486 WD09 C	Roof Structures Plan	Gregory G Terzi	Oct 2018
0486 WD10 C	Roof Details	Gregory G Terzi	Oct 2018
0486 WD11 B	Roof & Ceiling Plan	Gregory G Terzi	Oct 2018
0486 WD12 A	Separation Wall - fire & acoustics	Gregory G Terzi	Oct 2018
0486 WD13 A	Separation Wall - structural	Gregory G Terzi	Oct 2018
0486 WD14 C	Wall Plan and Wall Construction Spec.	Gregory G Terzi	Oct 2018
0486 WD15 A	Sections	Gregory G Terzi	Oct 2018
0486 WD16 B	Sections	Gregory G Terzi	Oct 2018
0486 WD17 A	Sections	Gregory G Terzi	Oct 2018
0486 WD20 B	Electrical Layout	Gregory G Terzi	Oct 2018
0486 WD40 C	Elevations -External sheet 1 of 2	Gregory G Terzi	Oct 2018
0486 WD41 C	Elevations -External sheet 2 of 2	Gregory G Terzi	Oct 2018
0486 WD42 C	Windows and External Door Schedule	Gregory G Terzi	Oct 2018
0486 WD101 A	"Structural notes" & Wind Rating Classification	Gregory G Terzi	Oct 2018
0486 WD102 B	Timber Roof Truss Tie-Downs	Gregory G Terzi	Oct 2018
0486 WD200 C	Architectural Design Notes and Safe Design Report	Gregory G Terzi	Oct 2018

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(A) ASSESSMENT MANAGER'S ADVICE

(a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(b) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(c) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

(d) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.environment.gov.au.

(e) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Building Work
- Compliance Permit for Plumbing and Drainage Work

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

Yours faithfully

BRIAN MILLARD
SENIOR PLANNER

Enc: Approved Plans/Documents
Appeal Rights

Approved Plans/Documents

-NEW DUPLEX (class 1a)-
at
231 WALSH STREET
4880
MAREEBA

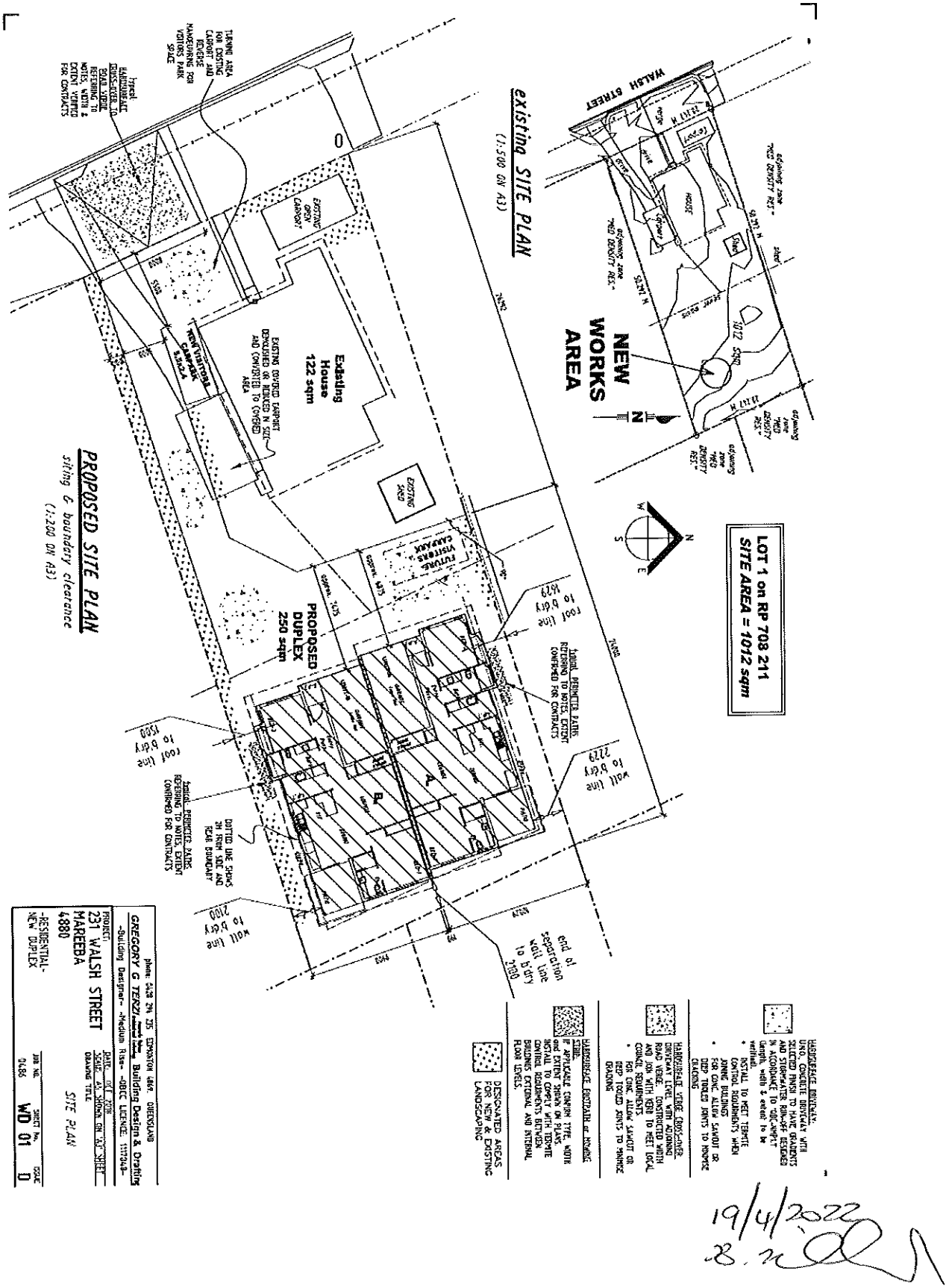
DRAWING SCHEDULE

WD 00	TITLE SHEET (drawing schedule)	A3
WD 01	SITE PLANS	A3
WD 02	DETAIL SITE PLAN (sewer, rainwater, & service connections)	
WD 03	FLOOR PLAN	A3
WD 04	FLOOR PLAN MEASURE -UNIT A	
WD 05	FLOOR PLAN MEASURE -UNIT B	
WD 06	SET-OUT FLOOR PLAN	
WD 07	SLAB & FOOTINGS PLAN	
WD 08	FOOTINGS DETAILS	
WD 09	ROOF STRUCTURES PLAN	
WD 10	ROOF STRUCTURES DETAILS	
WD 11	ROOF and CEILING PLAN (includes gutters & dp)	
WD 12	SEPARATION WALL -fire, acoustic	
WD 13	SEPARATION WALL -structural	
WD 14	WALL SPECIFICATION PLAN -structural	
WD 15	SECTIONS	
WD 16	SECTIONS	
WD 17	SECTIONS	
WD 20	ELECTRICAL LAYOUT	A3
WD 40	ELEVATIONS -EXTERNAL	A3
WD 41	ELEVATIONS -EXTERNAL	
WD 42	WINDOWS & EXTERNAL DOOR SCHEDULE	
WD 101	"Structural Engineers Design Notes"	A3
WD 102	TIMBER TRUSS TIE-DOWNS	
WD 200	"Architectural Design Notes and Abbreviations"	A3
WD 200	DESIGNERS WHS REPORT	

PROJECT: 231 WALSH STREET MAREEBA 4880 -RESIDENTIAL- NEW DUPLEX
DATE: OCT 2021
SCALE: AS SHOWN ON A3 SHEET
DRAWING TITLE: TITLE SHEET
JOB NO: 2146
SHEET No: WD 00
ISSUE: B

GREGORY G TERZI Building Design & Drafting
-Building Designer- -Nadeun Rise- -QBCC LICENCE 1117648-

19/4/2022

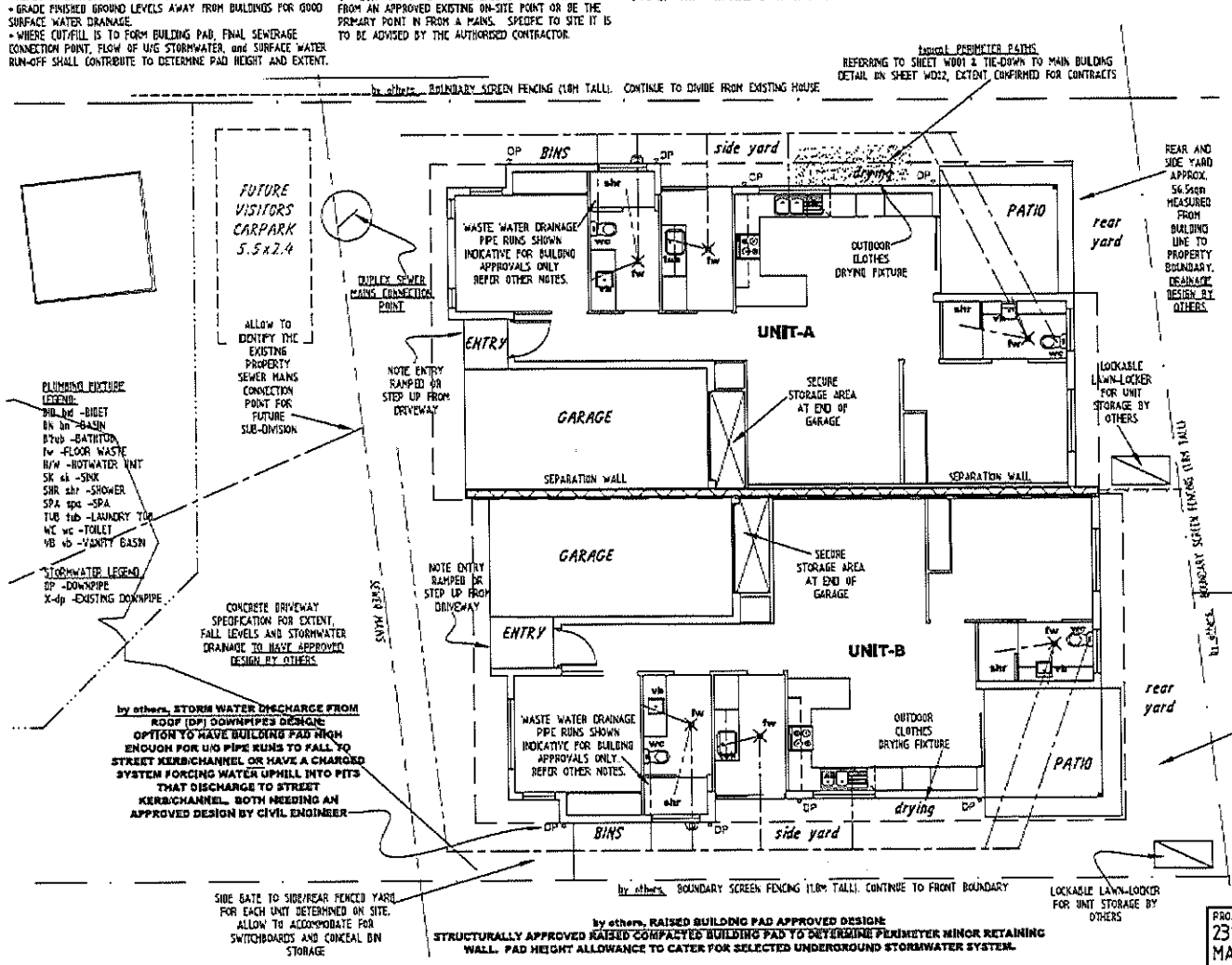

existing SITE PLAN
(1:500 ON A3)
PROPOSED SITE PLAN
siting & boundary clearance
(1:200 ON A3)
WALSH STREET
NEW WORKS AREA
LOT 1 on RP 703 211
SITE AREA = 1012 sqm
Existing House 122 sqm
PROPOSED DUPLEX 250 sqm
FUTURE VISITORS CARPARK
EXISTING OPEN CARPORT
EXISTING SHED
EXISTING OPEN CARPORT DEMOLISHED OR REMOVED IN SUIT AND CONVERTED TO COVERED AREA
NEW VISITORS CARPARK
TRAINING AREA FOR VISITORS CARPARK AND DRIVEWAY MANOEUVRE FOR VISITORS PARK SPACE
TYPICAL PERIMETER PATHS REFERRING TO NOTES, EXTENT CONFIRMED FOR CONTRACTS
DOTTED LINE SHOWS 3M FROM NEW AND REAR BOUNDARY
DESIGNATED AREAS FOR NEW & EXISTING LANDSCAPING
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rises- -QBCC LICENCE: 1117044-
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX
SITE PLAN
WD 01
D

19/4/2022

unless noted otherwise,
FINISHED GROUND LEVELS and SITE FOR NEW WORKS:
- REFER TO STRUCTURAL ENGINEERS SITE PREPARATION NOTES
- GRADE FINISHED GROUND LEVELS AWAY FROM BUILDINGS FOR GOOD SURFACE WATER DRAINAGE.
- WHERE CUT/FILL IS TO FORM BUILDING PAD, FINAL SEWERAGE CONNECTION POINT, FLOW OF U/G STORMWATER, and SURFACE WATER RUN-OFF SHALL CONTRIBUTE TO DETERMINE PAD HEIGHT AND EXTENT.

unless noted otherwise,
WATER POWER and COMMUNICATIONS SUPPLY
CONNECTIONS FOR NEW OR ALTERED EXISTING ARE TO COME FROM AN APPROVED EXISTING ON-SITE POINT OR BE THE PRIMARY POINT IN FROM A MAINS. SPECIFIC TO SITE IT IS TO BE ADVISED BY THE AUTHORISED CONTRACTOR.

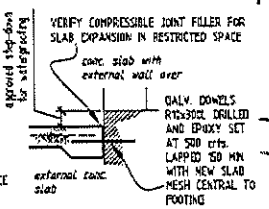
EXISTING SERVICES RUNS UNDERGROUND OVERHEAD OR WITH-IN BUILDINGS
- CHECK ON-SITE FOR ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.
- CONSULT WITH AUTHORISED CONTRACTORS FOR ANY AFFECTED BY NEW WORKS.



DETAIL SITE PLAN

SEWER, RAINWATER, SERVICE CONNECTIONS
(1:100 ON A3)

TERMITE CONTROL:
AT NEW JUNCTION, NOMINATE APPROVED SYSTEM MEETS THE SAFE GUARD OF PRIMARY BUILDING ELEMENTS IN ACCORDANCE WITH 'BCA'.
Note: BUILDING CERTIFIER TO VERIFY FOR ACCEPTANCE OF 75mm STEP DIFFERENCE USED AS VISUAL CLEARANCE.



EXTERNAL CONCRETE SLABS JOINING CONCRETE FOOTINGS OF CLASS 1a (driveways, paths)

DOMESTIC WASTE WATER DRAINAGE:
WHERE SHOWN IS INDICATIVE ONLY AND FOR BUILDING APPROVAL INFORMATION ONLY.
- PIPE RUNS (and associated vents) TO BE DESIGNED BY AUTHORISED PLUMBER FOR LAYOUT SUITING SITE CONDITIONS AND KNOWN FUTURE STRUCTURES

STORMWATER DOWNPIPES (DP) and DISCHARGE PIPE RUNS: refer to roof plan for sizing of dp
- STORM WATER DP'S NOT FEEDING A WATER HARVESTING SYSTEM ARE TO DISPERSE INTO NEW OR EXIST UNDERGROUND PIPE SYSTEM LEADING TO A LAWFUL POINT OF DISCHARGE
- UNDERGROUND RUNS WHERE SHOWN ARE INDICATIVE FOR BUILDING APPROVAL INFORMATION ONLY. INSTALL UNDERGROUND PIPES TO SUIT SITE CONDITIONS —VERIFY NUMBER DP'S PER PIPE RUN—
- DP FIXED WITH SPACER CONNECTORS FOR CLEARANCE WITH WALLS FOR TERMITE MANAGEMENT

HC + NOSE COCK (EXTERNAL WATER TAP):
- CONTRACTS TO FINAL NUMBER & POSITION ALLOCATED FOR BUILDING CONFIRMING ANY SHOWN ON PLANS

SOIL INVESTIGATION REPORT
By: Dirt Professionals
Job Reference: 20485
CLASS 'M'

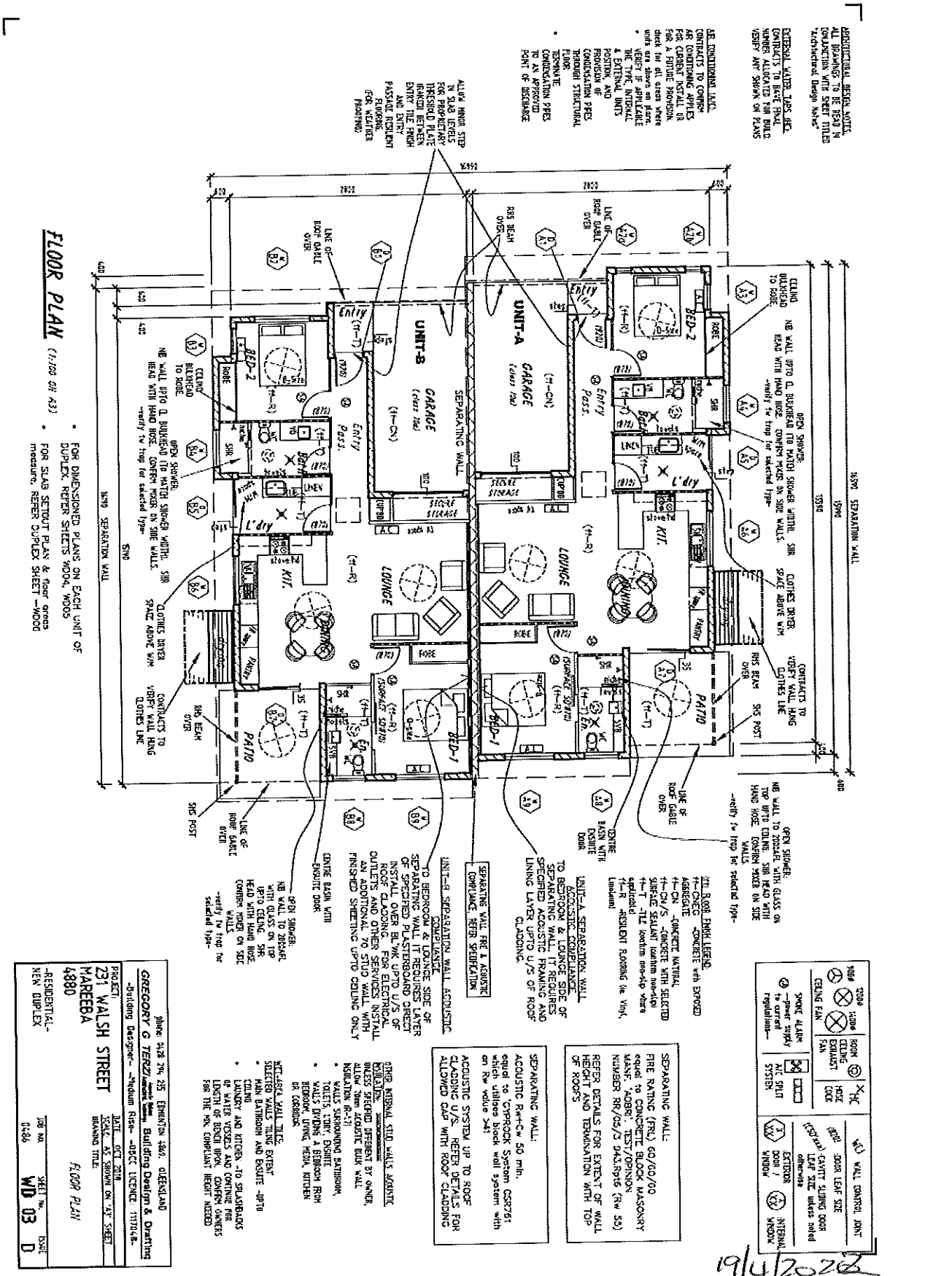
phone: 0428 294 235 EDMONTON 4869, QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

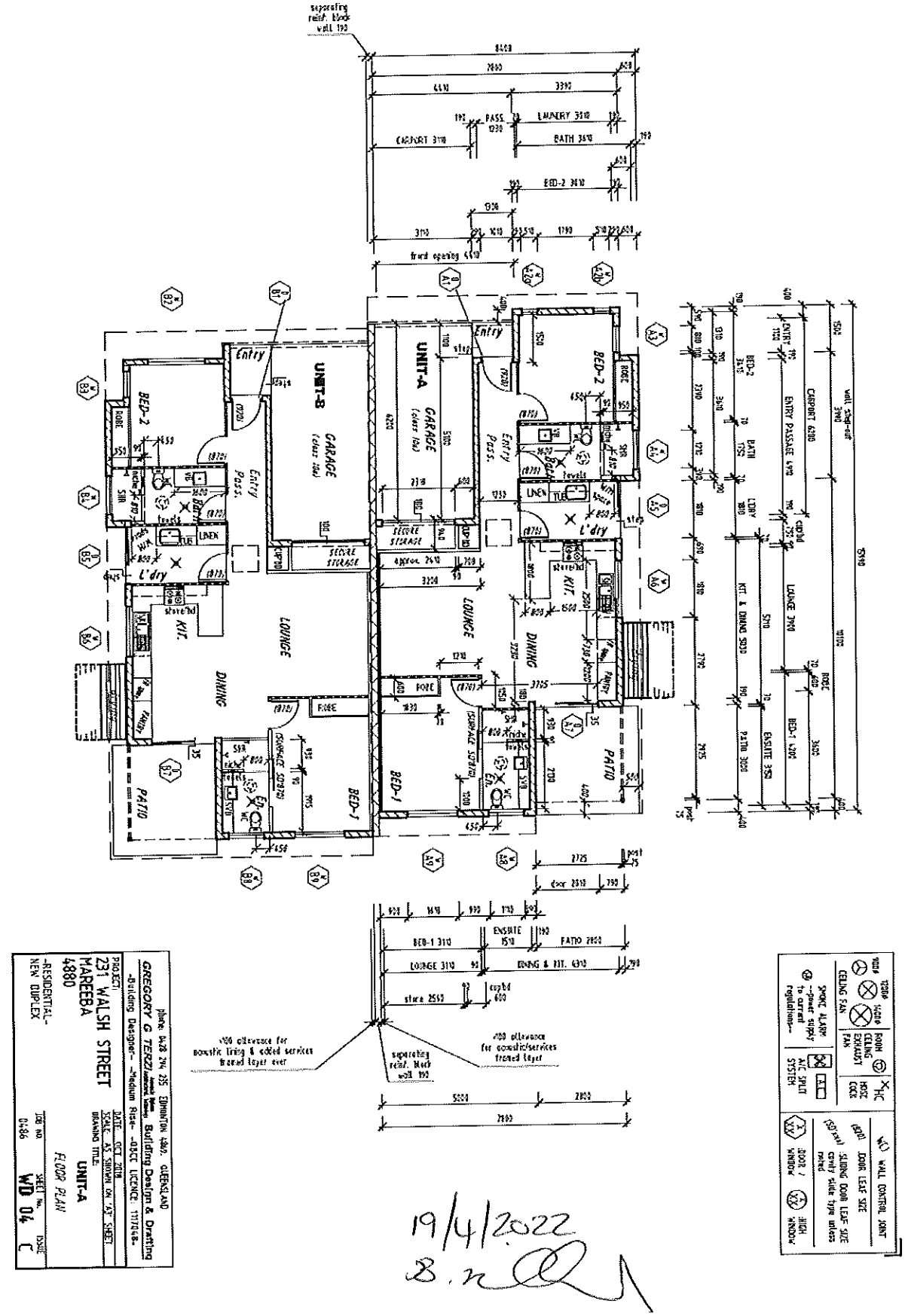
DATE: OCT 2019
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
DETAIL SITE PLAN

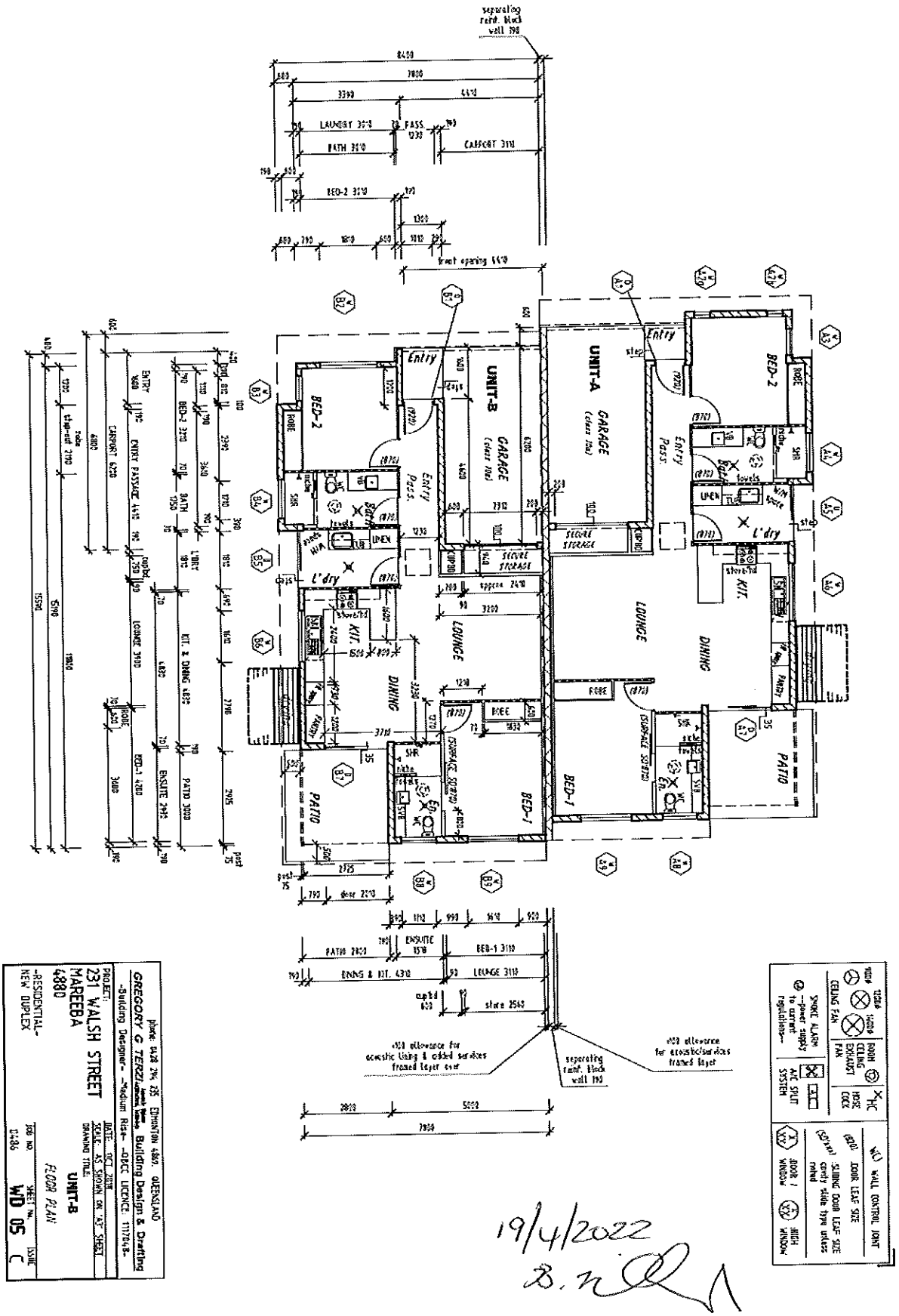
JOB NO.	SHEET No.	ISSUE
0486	WD 02	B

19/4/2022
28.4.22


FLOOR PLAN (1:100 @ A3)
UNIT-A
UNIT-B
GARAGE
LOUNGE
KIT.
BED-1
BED-2
PATIO
SEPARATING WALL
1630 SEPARATION WALL
FLOOR PLAN
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX
GREGORY G TERZI
Building Design & Drafting
JOB NO. 0486
SHEET No. WD 03
ISSUE D

19/4/2022


UNIT-A
UNIT-B
GARAGE
LOUNGE
DINING
KIT.
BED-1
BED-2
PATIO
ENSUITE
CARPORT
ENTRY PASSAGE
LAUNDRY
BATH
L'dry
LINEN
Entry
Entry Pass.
LOUNGE & DINING
KIT & DINING
BED-1 3110
ENSUITE 1510
PATIO 2950
LOUNGE 3110
DINING & KIT. 4310
>100 allowance for acoustic lining & added services framed layer over
>100 allowance for acoustic/services framed layer
separating resist. block wall 190
19/4/2022



GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117045-
phone: 0428 294 235 EDMONTON 4869, QUEENSLAND

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

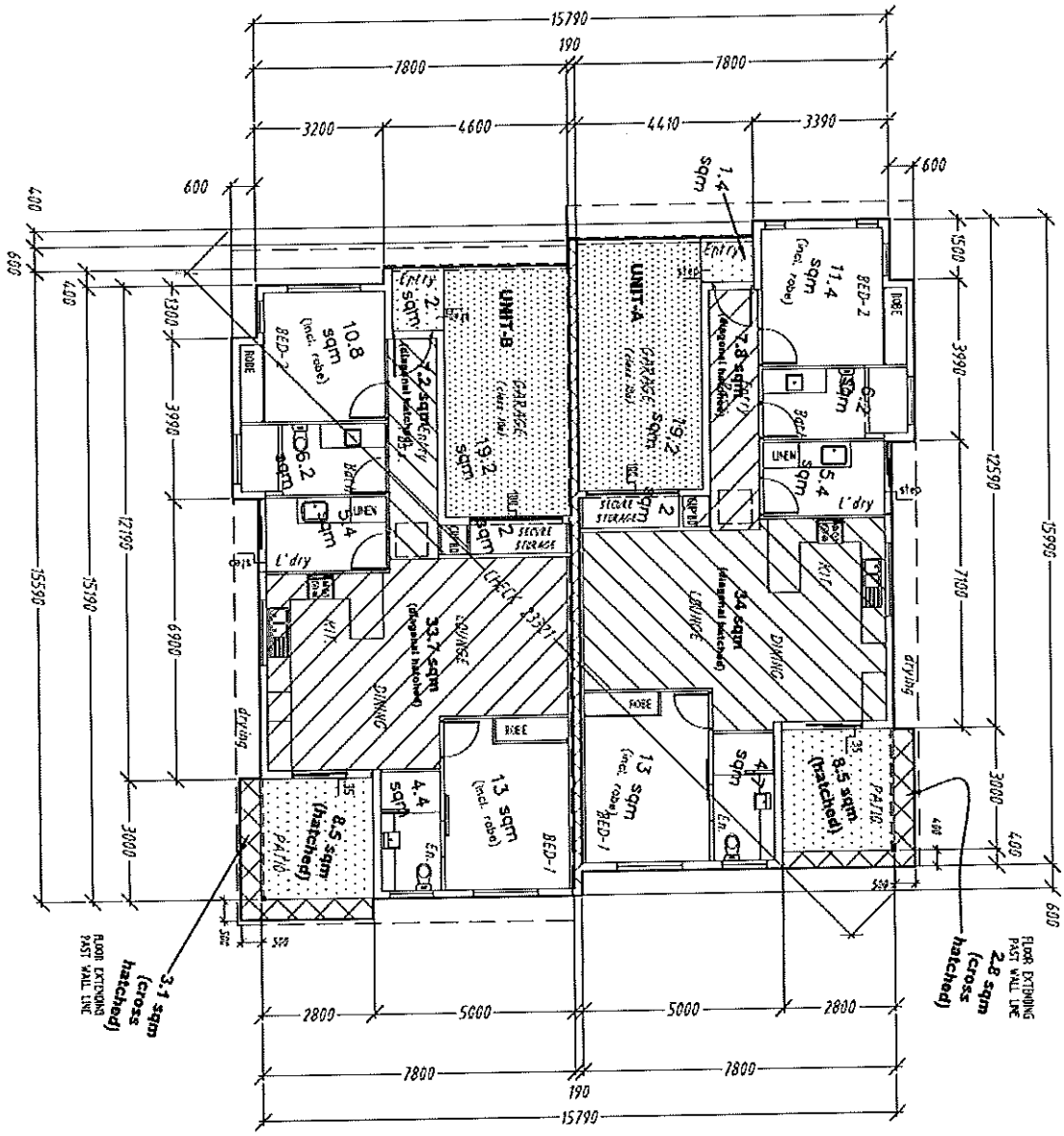
DRAWING TITLE:
UNIT-B
FLOOR PLAN

DATE: OCT 2018
SCALE: AS SHOWN ON 'A3' SHEET

JOB NO: 21486
SHEET No: WD 05
ISSUE: C

19/4/2022

Mareeba Shire Council



BUILDING AREAS

- **Footprint Area: 250 sqm**
  -Measure includes external walls.
  -Measure excludes area of outdoor floors projecting past wall face.
  -Measure excludes roof eaves.
- **UNIT-A Area: 123 sqm**
- **UNIT-B Area: 122 sqm**
  -Measured from inside face of separation wall (and acoustic linings) to the external face of exterior walls.
  -Measure excludes area of outdoor floors projecting past wall face

CROSS REFERENCE ALL DIMENSIONS WITH CURRENT FLOOR PLAN.
Given areas are for estimating purposes and need to be checked by trade contractor.

SET-OUT PLAN & Room Areas (sqm)

(1:100 ON A3)

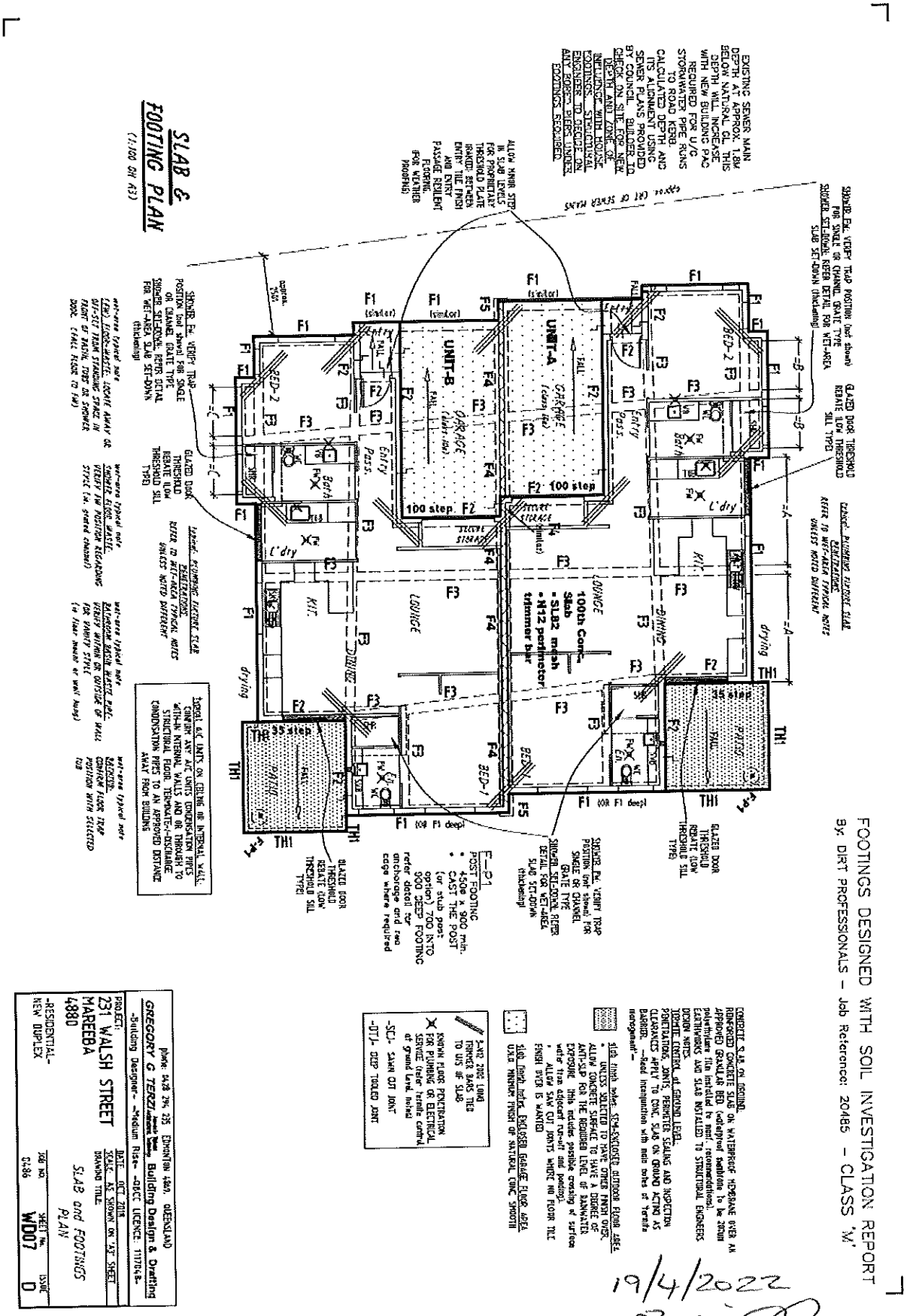
GREGORY G TERZI Advanced Design Building Designer & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117044-
phone: 0428 294 235 EDMONTON 4869, QUEENSLAND

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

DATE: OCT 2021
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
SET-OUT FLOOR PLAN
& sqm areas

JOB NO: 21-86
SHEET No: WD 06
ISSUE: C

19/4/2022

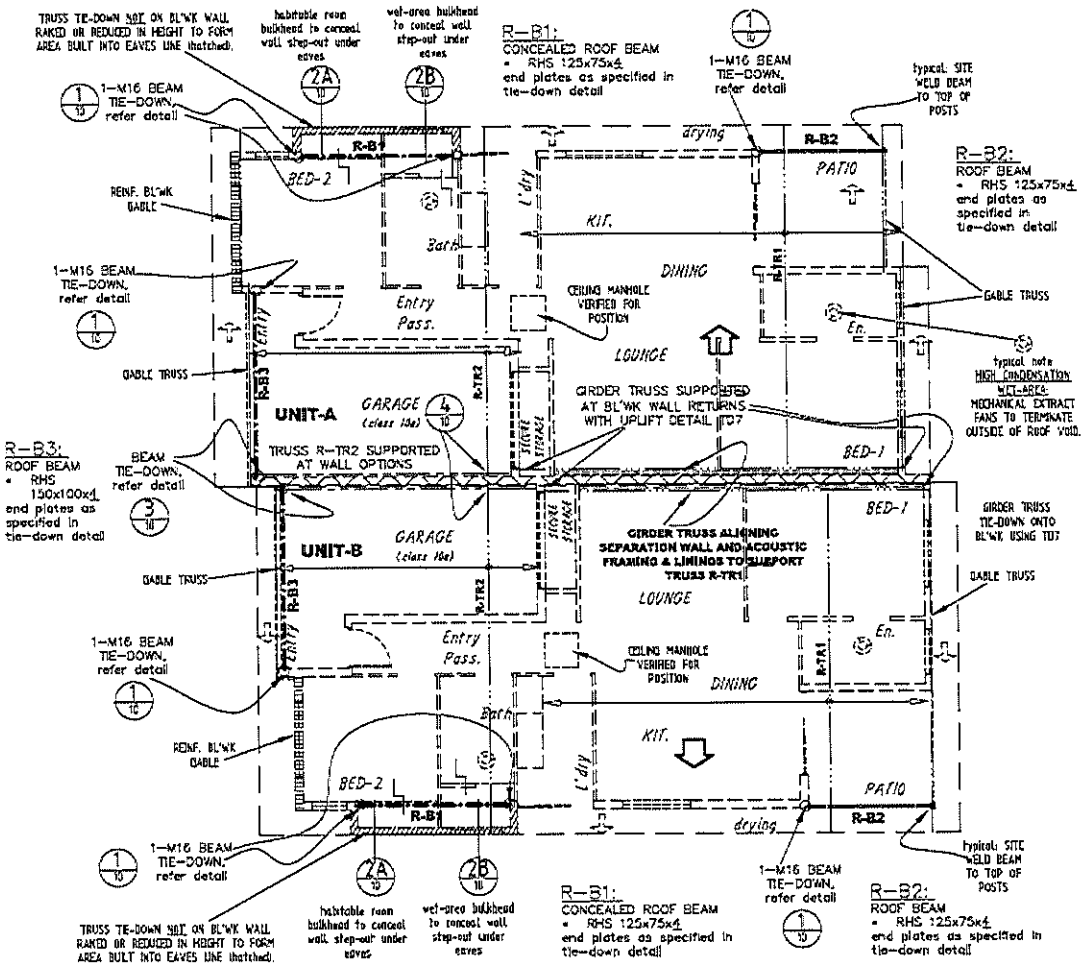

SLAB & FOOTING PLAN
(1:100 ON A3)
UNIT-A
UNIT-B
GARAGE
LOUNGE
KIT.
BATH
BED-1
BED-2
Entry
Pass
L'dry
drying
F1
F2
F3
F4
F5
TH1
100 step
35 step
SHOWER Pan. VERIFY TRAP POSITION (not shown) FOR SINGLE OR CHANNEL GRATE TYPE SHOWER SET-DOWN. REFER DETAIL FOR WET-AREA SLAB SET-DOWN (thickening)
GLAZED DOOR THRESHOLD REBATE FLUSH THRESHOLD SILL TYPE)
REFER TO WET-AREA TYPICAL NOTES UNLESS NOTED DIFFERENT
EXISTING SEWER MAIN DEPTH AT APPROX. 1.8M BELOW NATURAL GL. THIS DEPTH WILL INCREASE WITH NEW BUILDING PAD REQUIRED FOR U/G STORMWATER PIPE RUNS TO ROAD KERB CALCULATED DEPTH AND ITS ALIGNMENT USING SEWER PLANS PROVIDED BY COUNCIL. BUILDER TO CHECK ON SITE FOR NEW DEPTH AND ZONE OF INFLUENCE WITH HOUSE FOOTINGS. STRUCTURAL ENGINEER TO DESIGN ON ANY FOOTINGS REQUIRED
ALLOW MINOR STEPS IN SLAB LEVELS FOR PROPRIETARY THRESHOLD PLATE (RANGE) BETWEEN ENTRY TILE FINISH AND ENTRY PASSAGE RESILIENT FLOORING (FOR WEATHER PROOFING)
SHOWER Pan. VERIFY TRAP POSITION (not shown) FOR SINGLE OR CHANNEL GRATE TYPE SHOWER SET-DOWN. REFER DETAIL FOR WET-AREA SLAB SET-DOWN (thickening)
GLAZED DOOR THRESHOLD REBATE FLUSH THRESHOLD SILL TYPE)
REFER TO WET-AREA TYPICAL NOTES UNLESS NOTED DIFFERENT
SPECIAL PLUMBING ENTRY FOR PENETRATIONS
SPECIAL A/C UNITS ON CEILING OR INTERNAL WALL CONFIRM ANY A/C UNITS CONDENSATION PIPES WITHIN INTERNAL WALLS AND OR THROUGH TO STRUCTURAL FLOOR. TERMINATE-DISCHARGE CONDENSATION PIPES TO AN APPROVED DISTANCE AWAY FROM BUILDING
wet-area typical note (TBA) FLOOR-WASTE. LOCATE AWAY OR OFF-SET FROM STANDING SPACE IN FRONT OF BASIN, TUBS OR SHOWER DOOR. (FALL FLOOR TO FW)
wet-area typical note SHOWER FLOOR WASTE. VERIFY FW POSITION REGARDING STYLE (i.e. grated channel)
wet-area typical note BALCONY FLOOR WASTE. VERIFY WITHIN OR OUTSIDE OF WALL FOR PERMIT STYLE (i.e. floor waste or wall hung)
wet-area typical note LAUNDRY. CONFIRM FLOOR TRAP POSITION WITH SELECTED TUB
SHOWER Pan. VERIFY TRAP POSITION (not shown) FOR SINGLE OR CHANNEL GRATE TYPE SHOWER SET-DOWN. REFER DETAIL FOR WET-AREA SLAB SET-DOWN (thickening)
GLAZED DOOR THRESHOLD REBATE FLUSH THRESHOLD SILL TYPE)
F1 (100 F1 deep)
F—P1 POST FOOTING • 450ø x 900 min. • CAST THE POST (or stub post option) 700 INTO 900 DEEP FOOTING refer detail for anchorage and rod edge where required
100th Conc. Slab • SL82 mesh • N12 perimeter trimmer bar
SLAB ZONE LOAD TRIMMER BARS TIED TO U/S OF SLAB
KNOWN FLOOR PENETRATION FOR PLUMBING OR ELECTRICAL SERVICE (refer trade's control at ground tank, hydrant)
-SCJ- SAWN CUT JOINT
-DTJ- DEEP TOOLED JOINT
CONCRETE SLAB ON GROUND REINFORCED CONCRETE SLAB ON WATERPROOF MEMBRANE OVER AN APPROVED GRANULAR BED (waterproof membrane to be 200um polethylene film installed to manf. recommendations). EARTHWORKS AND SLAB INSTALLED TO STRUCTURAL ENGINEERS DESIGN NOTES.
TERMITE CONTROL of GROUND LEVEL. PENETRATIONS, JOINTS, PERIMETER SEALING AND INSPECTION CLEARANCES APPLY TO CONC. SLAB ON GROUND ACTING AS TERMITE BARRIER. —Read in conjunction with main notes of 'Termite management'—
SLAB finish notes: SEMI-SMOOTH OUTDOOR FLOOR AREA
• UNLESS SELECTED TO HAVE OTHER FINISH OVER. ALLOW CONCRETE SURFACE TO HAVE A DEGREE OF ANTI-SLIP FOR THE REQUIRED LEVEL OF RAINWATER EXPOSURE (this includes possible crossing of surface water from adjacent run-off and ponding).
• ALLOW SAW CUT JOINTS WHERE NO FLOOR TILE FINISH OVER IS WANTED
SLAB finish notes: ENCLOSED GARAGE FLOOR AREA U.N.O. MINIMUM FINISH OF NATURAL CONC SMOOTH
FOOTINGS DESIGNED WITH SOIL INVESTIGATION REPORT
By: DIRT PROFESSIONALS – Job Reference: 20485 – CLASS 'M'
19/4/2022
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117645-
phone: 4128 294 235 Edmonton 4869, QUEENSLAND
PROJECT: 231 WALSH STREET MAREEBA 4880
RESIDENTIAL-NEW DUPLEX
DATE: OCT 2021
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE: SLAB and FOOTINGS PLAN
JOB NO: 21-86
SHEET No: WD07
ISSUE: D

GREGORY G TERZI Building Design & Drafting
-Building Designer- -Mareeba Rise- -QBCC LICENCE: 1117248-
phone 0428 294 235 EDMONTON 4869, QUEENSLAND

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

DATE: OCT 2018
SCALE: AS SHOWN ON A3 SHEET
DRAWING TITLE:
SLAB and FOOTINGS DETAILS
JOB NO: 0436
SHEET No: WD08
ISSUE: A

19/4/2022



ROOF STRUCTURES SPEC.

steel members surface protection treatment: refer structural engineers design notes for more information or where member allows a maint. proprietary galvanised finish

BATTENS – METAL:
PROPRIETARY ROOF BATTENS
• REFER DETAIL FOR SPACINGS

TRUSS – TIMBER
–refer sectional profile detail '6 & 7' on sheet WD06

R–TR1: TRUSS FIXED TO SEPARATION WALL WITH POLE PLATES
R–TR2: TRUSS FIXED TO GIRDER TRUSS
refer sections or truss generic profile drawing for more information

SELECTED PRE–FABRICATED TIMBER TRUSS ROOF SYSTEM.
• TRUSS LAYOUT AND BRACING TO FABRICATORS DETAILS. REFER TRUSS TIE–DOWN DRAWING SHEET – WD02
• SPACING @ 900 CRTS MAX.
• CONTRACTS TO CONFIRM HWD or SWD TIMBERS
timbers termite risk management in accordance to current 'BCA'

IDENTIFIES FALL IN CEILING OR EAVES SOFFIT
IDENTIFIES FALL IN ROOF

19/4/2022
3:12 pm

ROOF STRUCTURES PLAN

(1:100 ON A3)

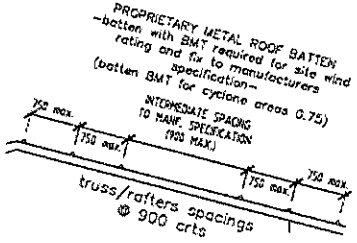
phone: 0428 294 235 EDMONTON 4869, QUEENSLAND
GREGORY G TERZI Building Design & Drafting
–Building Designer– –Medium Rise– –QBCC LICENCE: 1117048–

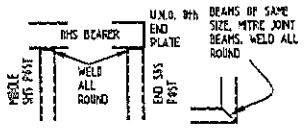
PROJECT:
231 WALSH STREET
MAREEBA
4880
–RESIDENTIAL–
NEW DUPLEX

DATE: OCT 2019
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE: ROOF STRUCTURES PLAN

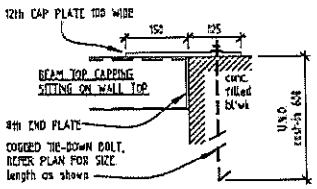
JOB NO. 0486 | SHEET No. WD 09 | ISSUE C

ROOF BATTENS – METAL:
over 900 spaced truss/rafters

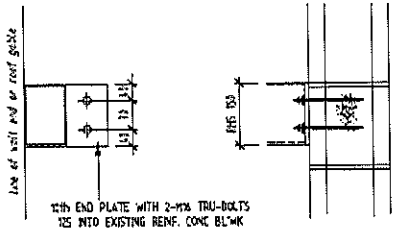




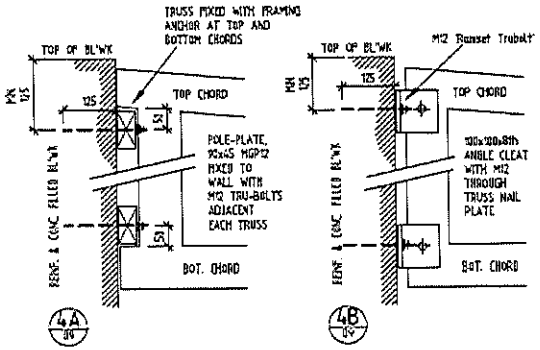
typical: RHS roof beams over shs post (scale 1:20)



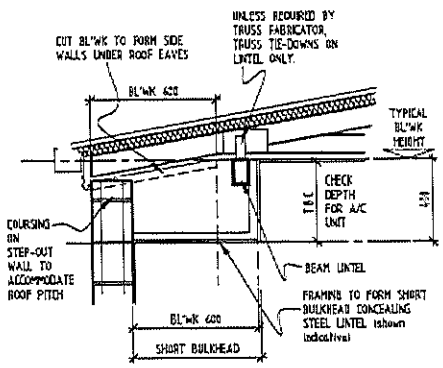
1/09 RHS beam tie-down at bl'wk face (scale 1:10)



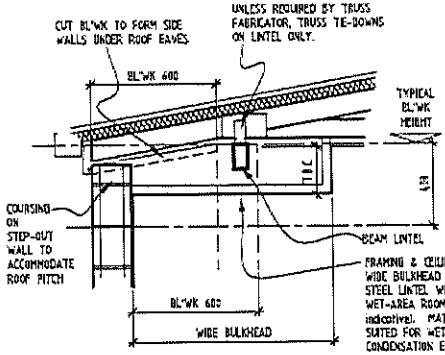
3/09 roof beam R-B3 fixed to bl'wk face (scale 1:10)



4A/09 4B/09 options -truss R-TR2 tie-down at side of reinf. block wall face (scale 1:10)



2A/09 600 wall step-out built into eaves for habitable room (steel lintel) (scale 1:20)



2B/09 600 wall step-out built into eaves for wet-area (steel lintel) (scale 1:20)

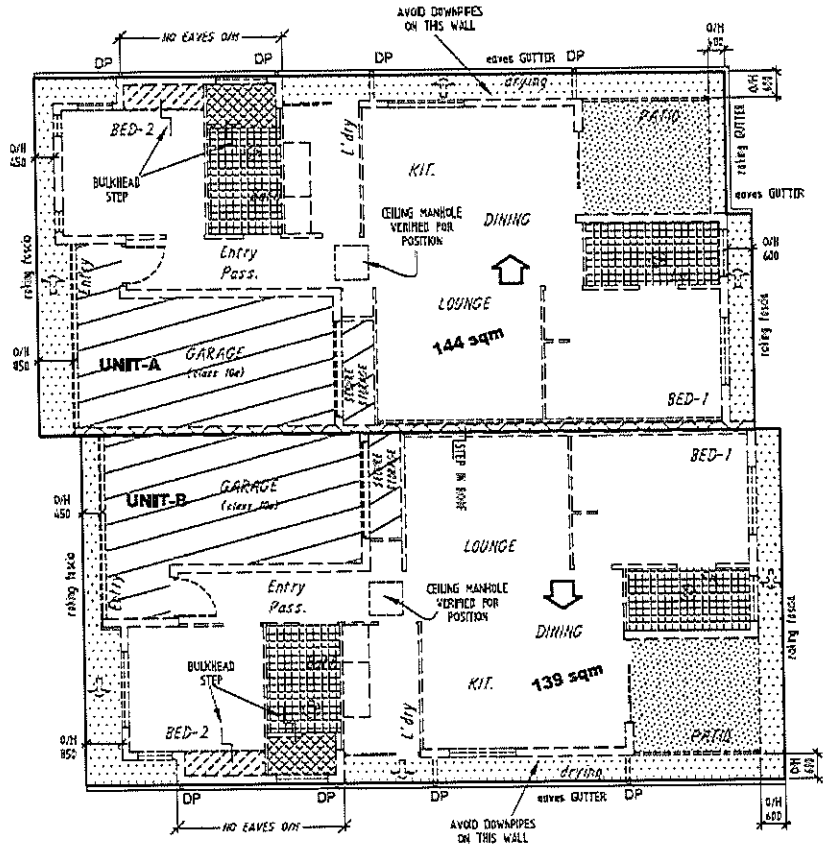
phone: 0428 294 235 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

DATE: OCT 2019
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
ROOF DETAILS

JOB NO. 0486 | SHEET No. WD 10 | ISSUE C

19/4/2022
B. Mc



ROOF & CEILING PLAN

(1:100 ON A3)

XX sqm

ROOF AREAS MEASURED ON ITS PLAN VIEW ONLY AND NOT TRUE FACE. THIS IS AN APPROX. SIZE FOR QUOTING PURPOSES AND CALCULATION OF STORM WATER CATCHMENT. CONTRACTORS TO VERIFY

- IDENTIFIES FALL IN CEILING OR EAVES SOFFIT
- IDENTIFIES FALL IN EXISTING ROOF
- IDENTIFIES FALL IN ROOF
- X-DP EXISTING DOWNPIPE
- DP NEW DOWNPIPE
- DP/spr NEW DOWNPIPE WITH SPREADER

GUTTERS AND DP's: NCC Volume-2 Part 3.5.3 NUMBER OF 90# DOWN PIPES CALCULATED USING A SLOTTED FACE MEDIUM RECTANGULAR GUTTER 1650sq'mm cross section) DRAINING 40sqm ROOF CATCHMENT AREA BASED ON 5min DURATION RAINFALL INTENSITY FOR 100 years AVERAGE RECURRENCE INTERVAL - 241mm. GUTTER TO HAVE FASCIA SPACERS FOR REAR OVERFLOW MEASURE.
NOTE: INSTALLER AND PRODUCT MANF. TO VERIFY THE PROJECT SPECIFICATION

ROOF CLADDING PROFILE: PITCH TO ROOF RUN CALCULATES IN USING A CORRUGATED CLADDING PROFILE ie. 'Stromit Corrugated' OR EQUAL

CEILING LEGEND

TYPICAL WHITE CEILING and SOFFITS:
- CONFIRM CORNER TRIM (CORNICE) STYLE
- MULTI-COAT PAINT FINISH UNLESS PRODUCT HAS A PROPRIETARY FINISH
- FIBRE CEMENT PRODUCTS TO CONFIRM USE OF PVC STRAIGHT JOINERS

INTERNAL CEILINGS:
unless nominated different
- ON BATTENS, PLUSH JOINTED PLASTERBOARD CEILING

-ROOF EAVES SOFFIT
unless nominated different
- ON BATTENS, FIBRE CEMENT SHEETING IN ACCORDANCE TO MANF. SPECIFICATION

WET AREA CEILING -HIGH CONDENSATION
unless nominated different
- ON BATTENS, PLUSH JOINTED WATER RESISTANT PLASTERBOARD CEILING

SEMI-ENCLOSED OUTDOOR AREA CEILINGS:
unless nominated different
- ON BATTENS, FIBRE CEMENT SHEETING OR WHERE PROTECTED IN ACCORDANCE TO MANF. SPECIFICATION A WATER RESISTANT PLASTERBOARD CEILING. (refer manf. spec. for application suited to site conditions)

semi-ENCLOSED GARAGE CEILING:
unless nominated different
- ON BATTENS, FIBRE CEMENT SHEETING OR WHERE PROTECTED IN ACCORDANCE TO MANF. SPECIFICATION A WATER RESISTANT PLASTERBOARD CEILING. (refer manf. spec. for application suited to site conditions)

INTERNAL BULKHEAD OR FEATURE CEILING:
REFER TO CEILING PLAN FOR MORE INFORMATION

Roof Thermal Insulation for metal roof sheeting:
-FORMING CLASS 1a BUILDING ENVELOPE
- DIRECT UNDER METAL ROOF SHEETING AND CONTINUE TO EAVES, INSTALL TO MANF. INSTRUCTIONS AN APPROVED THERMAL INSULATION LAYER WITH A PRODUCT 'R-value' OF **min, R1.5** (ie. not added R-value). PREFERRED PRODUCT TO BE OF BULK INSULATION BONDED BETWEEN REFLECTIVE FOIL AND BREATHER MEMBRANE

-VERANDAH or OUTDOOR LIVING ROOFS
- U.N.O. TO MATCH MAIN HOUSE

-GARAGE (10a)
- U.N.O. TO MATCH MAIN HOUSE

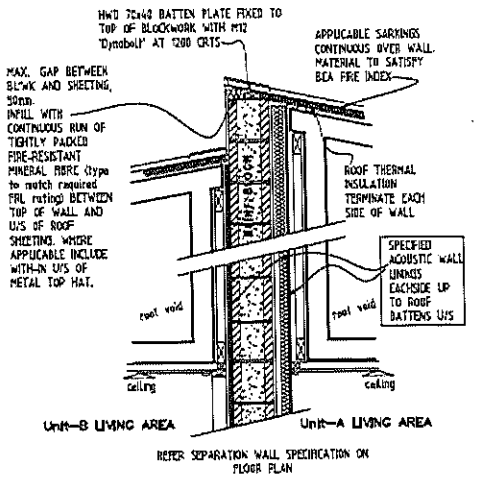
phone: 0428 294 235 EDMONTON 4869, QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

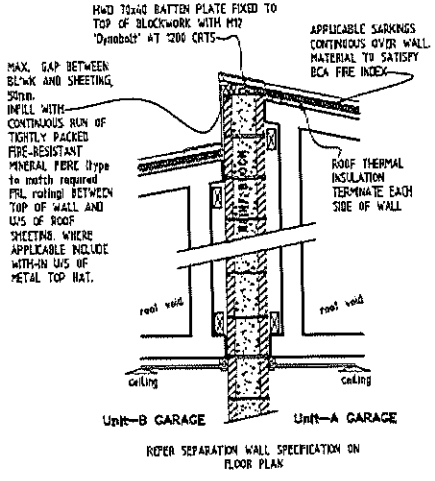
DATE: OCT 2018
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE: ROOF & CEILING PLAN

JOB NO.	SHEET No.	ISSUE
0486	WD 11	B

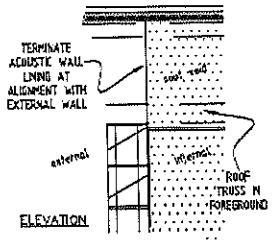
9/4/2022
B. Terzi



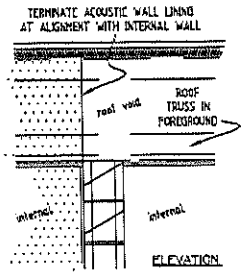
1/12 roof level separation wall for fire/acoustic between living areas -Detail (scale 1:20)



2/12 roof level separation wall for fire/acoustic between class 10a garages -Detail (scale 1:20)



3/12 indicative detail: acoustic lining extent at external wall



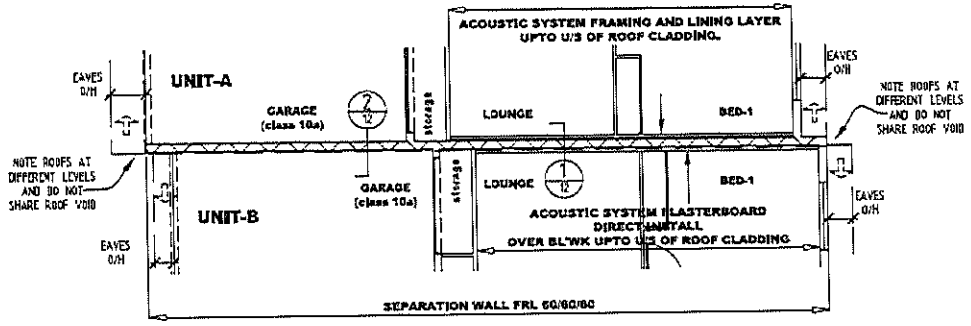
4/12 indicative detail: acoustic lining extent at internal wall

SEPARATING WALL:
FIRE RATING (FRL) 60/60/60
equal to CONCRETE BLOCK MASONRY MANF. 'ADBRI'. TEST/OPINION NUMBER RR/05/3 943.Rpt6 (Rw 55)
- 200series blocks 20.01
- Concrete fill all block cores and bedding joints (perps) to be solid filled.
- Note to check use of 'H' or 'U' core fill blocks.

REFER DETAILS FOR EXTENT OF WALL HEIGHT AND TERMINATION WITH TOP OF ROOFS

SEPARATING WALL:
ACOUSTIC Rw+Cw 50 min.
equal to 'GYPROCK System CSR761 which utilises block wall system with an Rw value >41
- **Unit-A** BED-1, LOUNGE, STORAGE: 13mm GYPROCK plasterboard fixed direct to masonry
- **Unit-B** BED-1, LOUNGE, STORAGE: 13mm GYPROCK 'Soundchek' plasterboard fixed to 64mm METAL STUD. 12mm MIN. CAVITY BETWEEN MASONRY AND STUD. INSULATE BETWEEN STUDS WITH 75 GW 11kg INSULATION

ACOUSTIC SYSTEM UP TO ROOF CLADDING U/S. REFER DETAILS FOR ALLOWED GAP WITH ROOF CLADDING



PLAN VIEW - Separation Wall
(1:100 ON A3)

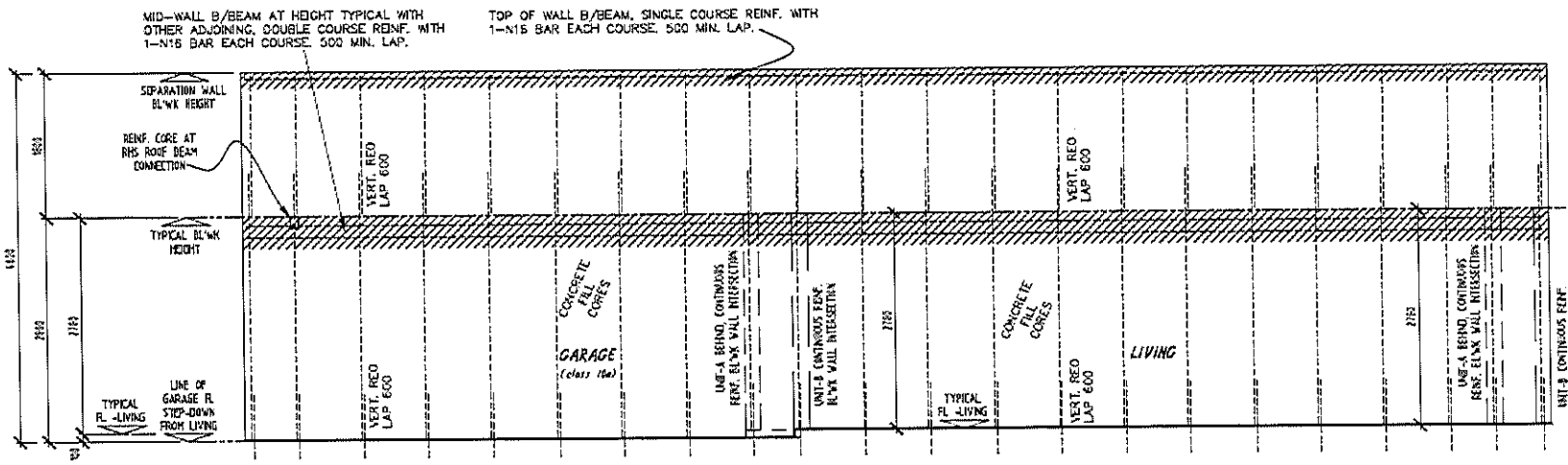
phone 0428 294 235 EDMONTON 4869, QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

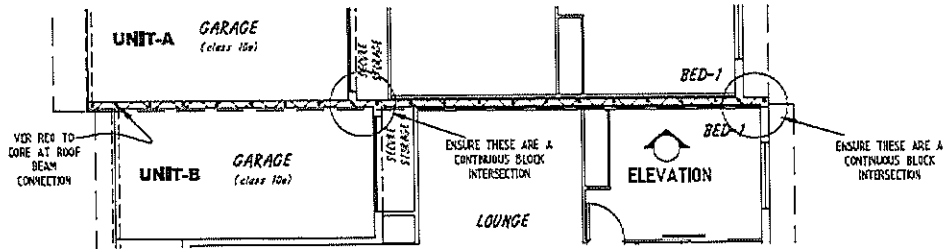
DATE: OCT 2018
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
SEPARATION WALL
-fire & acoustics

JOB NO. 0486 | SHEET NO. WD12 | ISSUE A

19/4/2022
8.2.2



STRUCTURAL ELEVATION -Separation Wall (1:50 ON A3)



STRUCTURAL PLAN VIEW - Separation Wall (1:100 ON A3)

Reinf. Block Separation Walls Specification:

--refer structural engineers design notes for more information--

FIRE RATING (FRL): 60/60/60
equal to CONCRETE BLOCK MASONRY MANF. 'ADBRY. TEST/OPINION NUMBER BR/05/3 949.Rpt6 (Rv 55)

- 200series BLOCKS 22.01
- CONCRETE FILL ALL BLOCK CORES AND BEDDING JOINTS (PERPS) TO BE SOLID FILLED.
- NOTE TO CHECK USE OF 'H' OR 'U' CORE FILL BLOCKS.

REFER DETAILS FOR EXTENT OF WALL HEIGHT AND TERMINATION WITH TOP OF ROOFS

BOND-BEAM AT TOP
-AS SHOWN ON STRUCTURAL ELEVATION
-RAKING BOND-BEAM UNLESS NOTED DIFFERENT ON PLANS, ALLOW TO MATCH TYPICAL

BOND-BEAM MIDDLE
-AS SHOWN ON STRUCTURAL ELEVATION

VERTICAL REO
-REINF WITH SPECIFIED VERTICAL MEMBERS AS SHOWN AND INCLUDING ENDS, CORNERS, INTERSECTIONS
-STARTER BARS LAPPED 600 MIN. WITH VERTICAL REO.

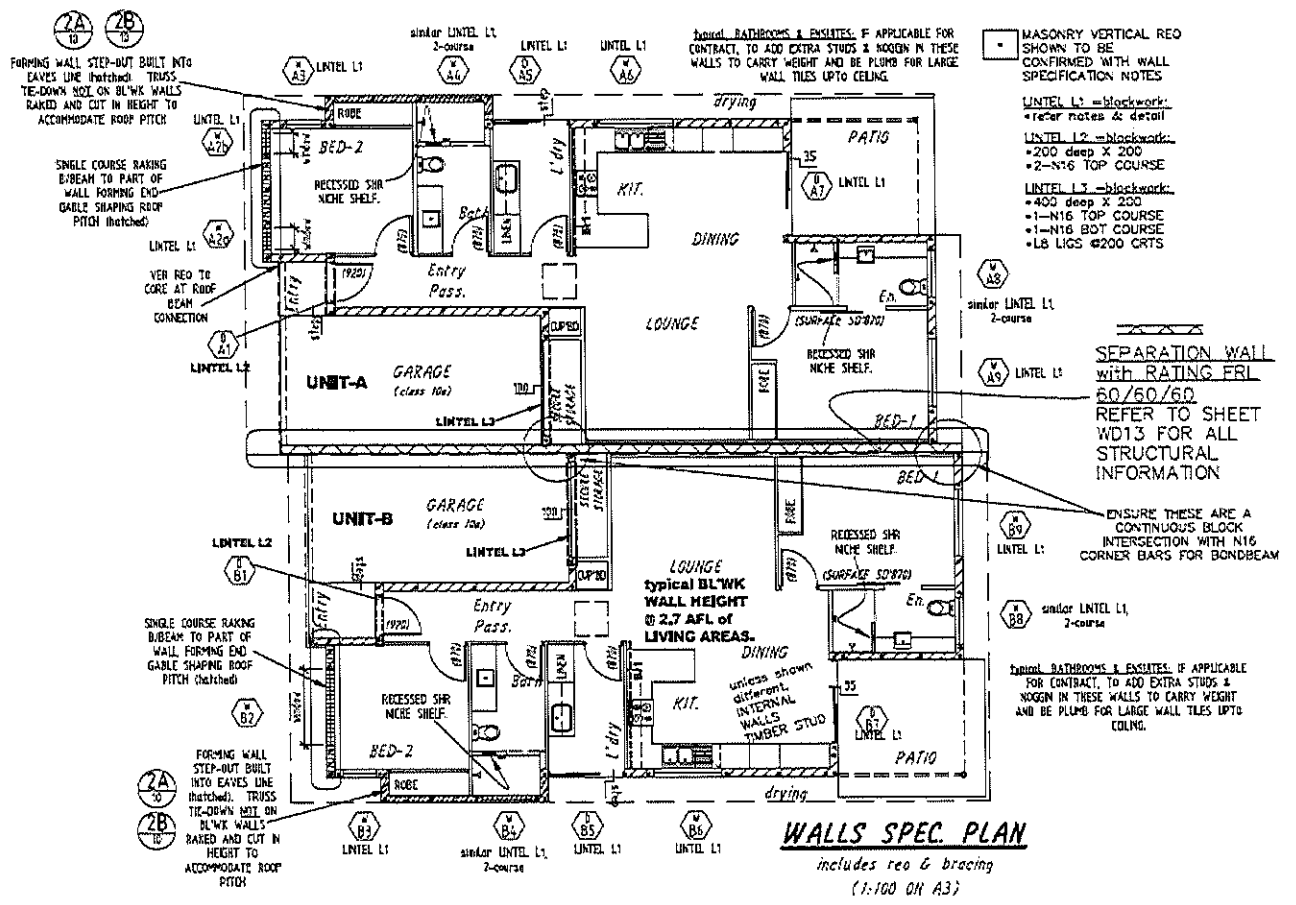
phone: 0428 294 235 EDMONTON 4869, QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

DATE: OCT 2018
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
SEPARATION WALL
-structural

JOB NO. 0486 | SHEET No. WD13 | ISSUE A

19/4/2022
23.2.22



WALLS SPEC. PLAN

includes reo & bracing

(1:100 ON A3)

Reinf. block Walls Specification:

--refer structural engineers design notes for more information--

typical WALLS SUPPORTING ROOF
reinforced 200-series blockwork

BOND-BEAM AT UNDER SIDE OF ROOF
-DOUBLE COURSE BOND-BEAM REINF. WITH 1-N16 BAR EACH COURSE, 500 MIN LAP.
-RAKING BOND-BEAM UNLESS NOTED DIFFERENT ON PLANS, ALLOW TO MATCH TYPICAL

WINDOW SILL BONDBEAM
-SINGLE COURSE BOND/BEAM IMMEDIATELY BELOW ALL WINDOW OPENINGS. REINF. WITH 1-N12. EXTEND BOND-BEAM 200 PAST EACH SIDE OF OPENING

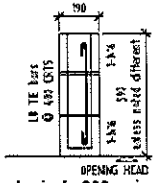
LINTELS --unless noted different--
-TYPICAL LINTELS TO BE REINF. WITH 2-N12 OR 1-N16 BAR WITH L8 TIE BARS @ 450 MAX. CRTS

VERTICAL REO --unless noted different--
-REINF WITH VERTICAL OF N12 @ 1400 MAX. CRTS INCLUDING ENDS, CORNERS, INTERSECTIONS, AND AT EACH SIDE OF OPENINGS
-PROVIDE ADDITIONAL N12 VERTICAL BARS TO CORES ADJACENT OPENINGS GREATER THAN 1800 WIDE.

CONCRETE FILL ALL CORES CONTAINING REINF, HOLDING DOWN BOLTS AND MASONRY ANCHORS
-STARTER BARS LAPPED 600 MIN WITH VERTICAL REO.

W.C.J. -DENOTES WALL CONTROL JOINTS. unless noted otherwise, DRAWN REFER DETAIL

SEPARATION WALL with FRL rating
REFER SHEET WD13 FOR DETAILS



typical 200series lintel -L1 (scale 1:20)

19/4/2022

Timber Stud Walls Specification:

-refer structural engineers design notes for more information-
--TIMBERS TERMITE RISK MANAGEMENT IN ACCORDANCE TO CURRENT NCC--

INTERNAL WALLS Non-loadbearing
70mm OR 90mm timber stud

1a. 70 STUDS -TIMBER 70x35 MGP10 @450 MAX. CTRS.
- NOGGIN -TIMBER 70x35 @1350 MAX CTRS
- TOP and BOTTOM PLATES -MATCH WALL STUDS

WALLS NOT TO EXCEED 3M IN HEIGHT. UPGRADE TO 90 STUD

1b. 90 STUDS -TIMBER 90x35 MGP10 @450 MAX. CTRS.
- NOGGIN -TIMBER 90x35 @1350 MAX CTRS
- TOP and BOTTOM PLATES -MATCH WALL STUDS

90x35 MGP10 WALLS NOT TO EXCEED 3.3M IN HEIGHT

2. CONFIRM 'DPM' UNDER BOTTOM PLATES FOR STUD WALLS FIXED DIRECT OVER CONCRETE AND OR ALIGNING WET-AREAS

3. INTERNAL NON-LOADBEARING TIMBER FRAMED WALLS TOP FIXING TO TRUSS MUST SATISFY NCC PERFORMANCE REQUIREMENTS. WHERE ALTERNATIVE METHOD IS SUPPLIED BY STRUCTURAL ENGINEER, THIS METHOD TO BE ACCEPTED BY CERTIFIER

STUD WALL BRACING
if applicable PLY SHEETING identified as type 'Br1'

1. REFER FLOOR PLAN FOR SIDE OF WALL BRACING SHEETS LOCATED. STRUCTURAL PLYWOOD BRACING FIXED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION AND AS1684.3. DESIGN FOR 6.4kN/m RACKING RESISTANCE

2. UNLESS NOTED DIFFERENT, PROVIDE M12 GALV. CYCLONE RODS AT EACH END OF BRACING WALL AND AT 1800 CTS MAX. BETWEEN. --note spacings for cyclone rods with-in the wall spec for load bearing walls--

3. PROVIDE ANTI-RACKING CLEATS TO TOP OF BRACING WALLS IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - CYCLONIC

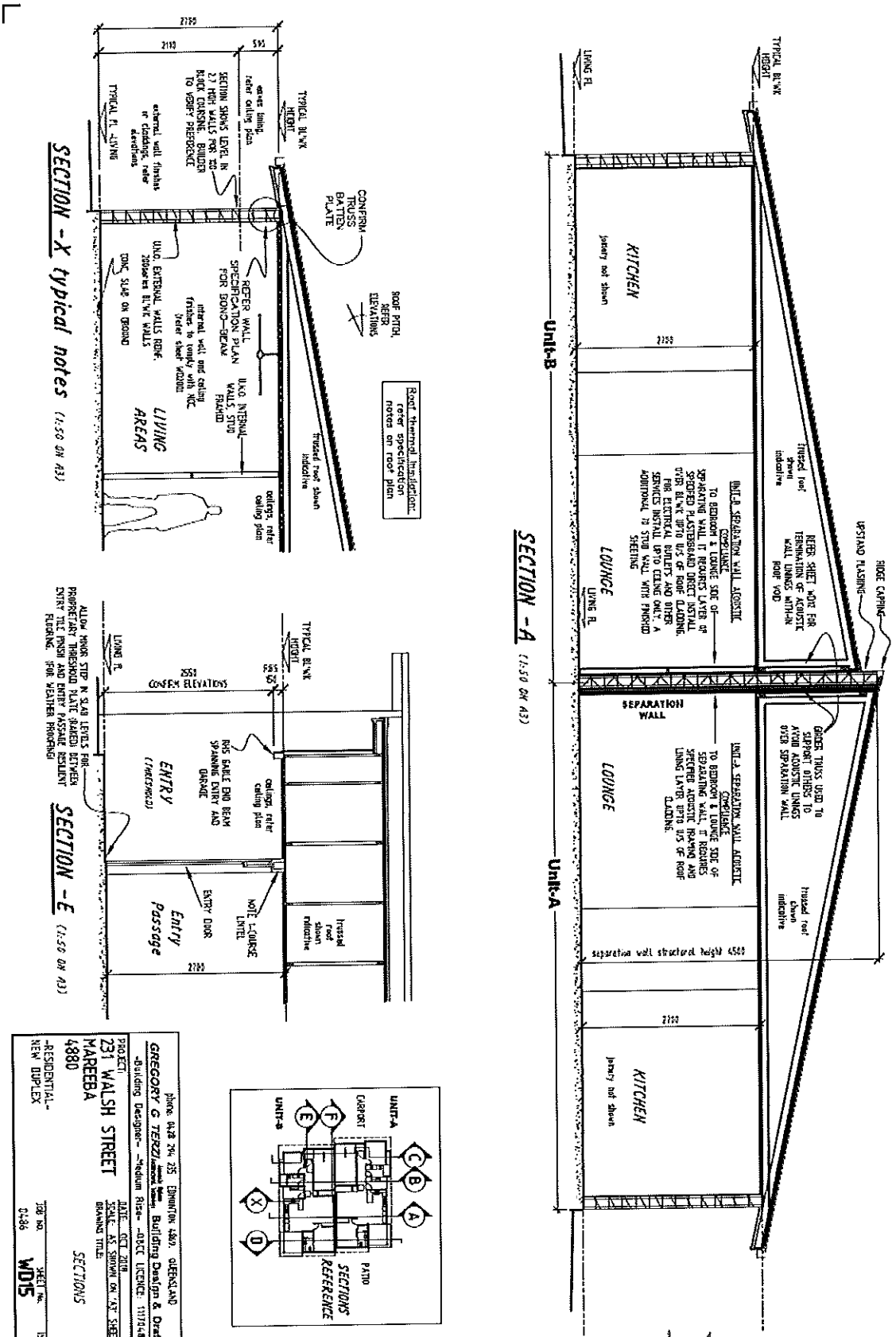
phone: 0428 294 235 EDMONTON 4869, QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

DATE: OCT 2019
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
WALL PLAN and WALL CONSTRUCTION SPEC.

JOB NO.	SHEET No.	ISSUE
0486	WD14	C

DECISION NOTICE
Mareeba Shire Council



GREGORY G TERZI Building Designer – Medium Rise – QBCC LICENCE: 1117648
phone: 0428 794 235 EDMONTON 4869, QUEENSLAND

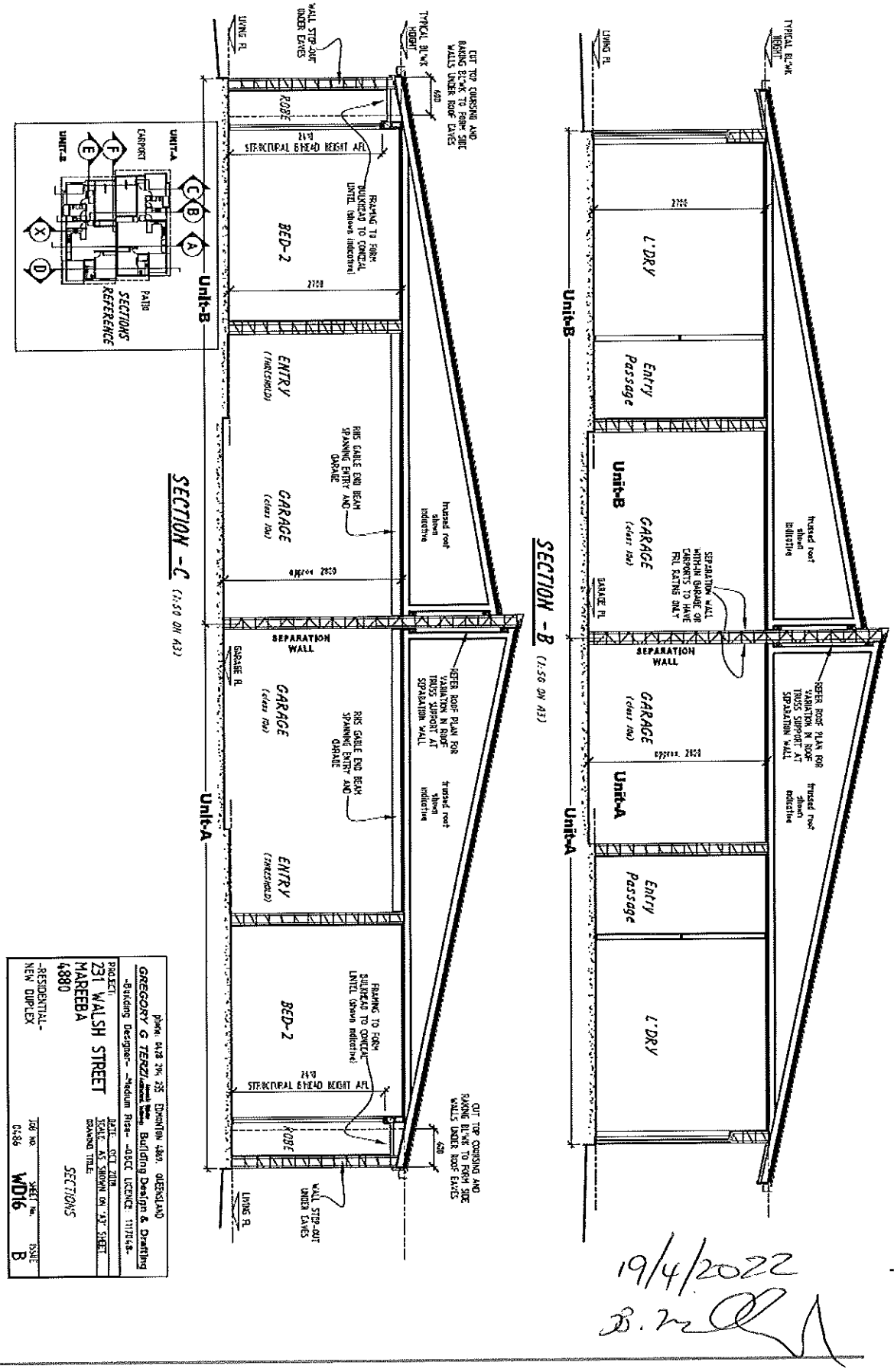
PROJECT
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

DRAWING TITLE
SECTIONS

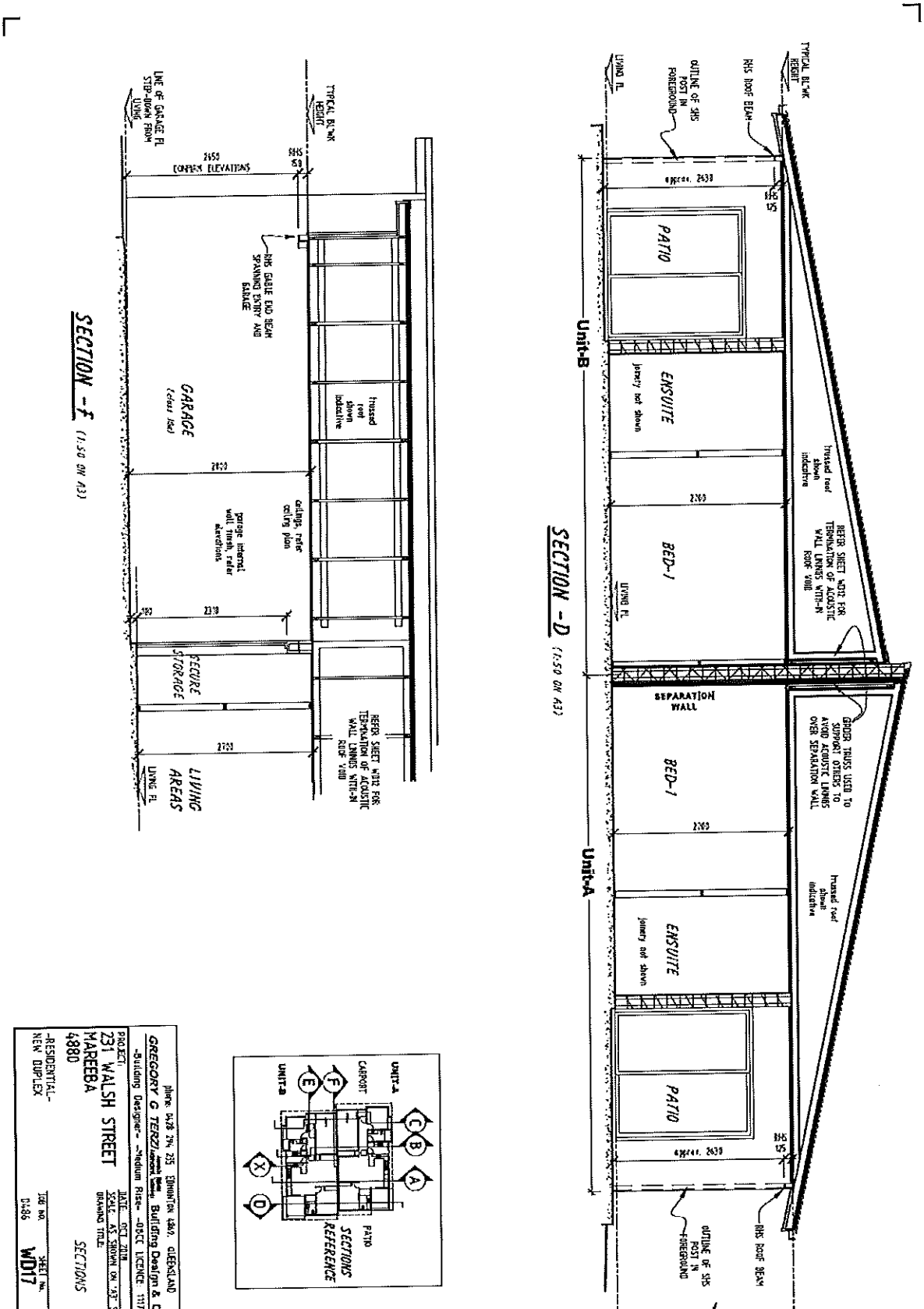
DATE: OCT 2018
SCALE: AS SHOWN ON 'A3' SHEET

JOB NO. 01-18
SHEET No. WD15
ISSUE A

19/4/2022


SECTION - B (1:50 ON A3)
SECTION - C (1:50 ON A3)
Unit-A
Unit-B
GARAGE
ENTRY
Entry Passage
L'DRY
BED-2
SEPARATION WALL
TYPICAL BLK HEIGHT
LIVING FL
GARAGE FL
WALL STEP-OUT UNDER EAVES
CUT TOP COURSING AND RAKING BLK TO FORM SIDE WALLS UNDER ROOF EAVES
FRAMING TO FORM SILL/HEAD TO CONCEAL LINTEL (shown indicative)
RBS GABLE END BEAM SPANNING ENTRY AND GARAGE
REFER ROOF PLAN FOR VARIATION IN ROOF TRUSS SUPPORT AT SEPARATION WALL
trussed roof shown indicative
SECTIONS REFERENCE
CARPORT
PATIO
GREGORY G TERZI
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117014-
PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
SECTIONS
JOB NO.
0486
SHEET No.
WD16
ISSUE
B

19/4/2022



GREGORY G TERZI	phone: 0428 294 255 EDMONTON 4860, QUEENSLAND
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117214-	
PROJECT: 231 WALSH STREET MAREEBA 4880 -RESIDENTIAL- NEW DUPLEX	DATE: OCT 2021 SCALE: AS SHOWN ON A3 SHEET DRAWING TITLE: SECTIONS
JOB NO. D486	SHEET NO. WD17 ISSUE A

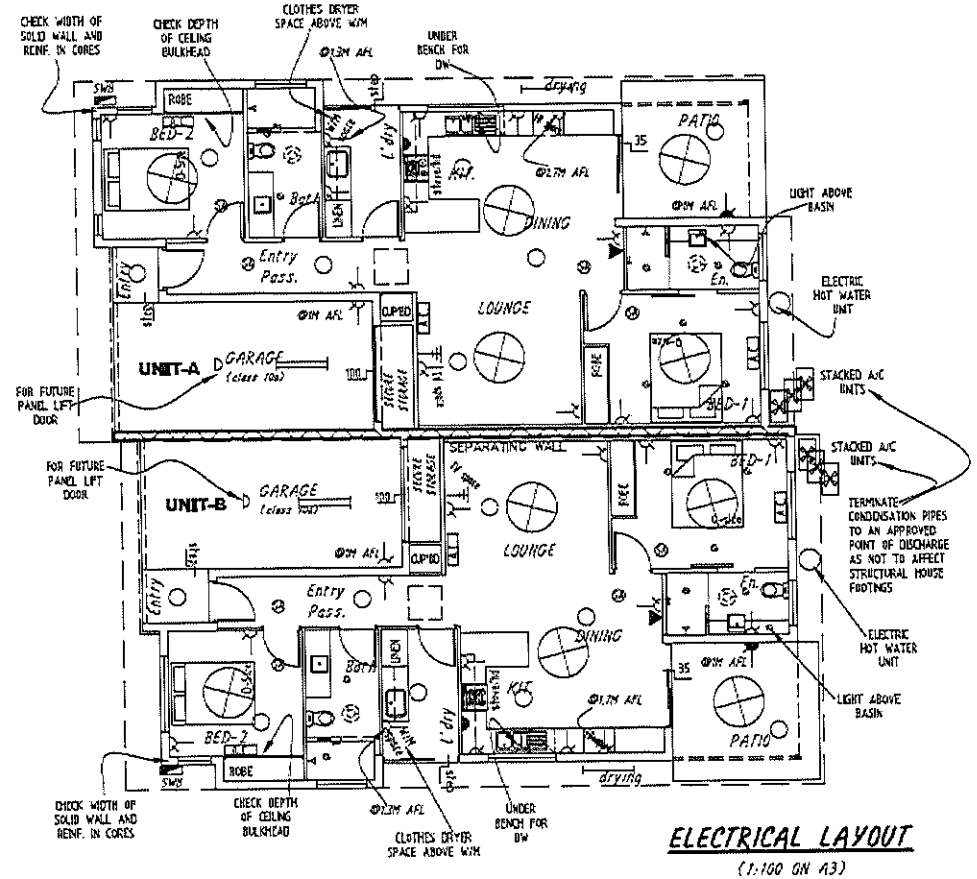
19/4/2022

NOTE-1: WALL SWITCHES AND POWER POINT GANG NUMBERS DETERMINED BY CONTRACTOR AND CLIENT

NOTE-2: DOWNLIGHT -RECESSED "LED" TYPE. THE AMOUNT SHOWN PER ROOM OR OUTDOOR USE TO BE VERIFIED BY INSTALLER FOR FITTING SUPPLIED

NOTE-3: UNLESS SHOWN ON PLANS, CONTROL LOCATION FOR CEILING OR WALL FITTING DETERMINED FOR CONTRACTS

A/C SPLIT SYSTEM UNIT SIZE AND THE POSITION OF OUTSIDE UNIT TO BE VERIFIED BY AUTHORISED CONTRACTOR



ELECTRICAL LAYOUT

(1:100 ON A3)

Safety:

- SMOKE ALARM -REFER MAIN FLOOR PLAN FOR DETAILS

Power Schedule:

typical: POWERPOINTS @300 AFL UNLESS NOTED DIFFERENT OR ABOVE BENCH/VANITY

- SINGLE POWERPOINT
- WEATHER PROOF
- DOUBLE POWERPOINT
- WEATHER PROOF
- COOKER OR OVEN POWER SOURCE
- CEILING POWER OUTLET FOR GARAGE DOOR

Communications:

typical: POWERPOINTS @300 AFL UNLESS NOTED DIFFERENT OR ABOVE BENCH/VANITY

- TELEPHONE POINT OR 'NBN' CONNECTION
- DATA POINT
- TV OUTLET

Lighting & Ventilation Schedule:

- MOTION SENSOR
- SINGLE or DOUBLE 1200 Long BATTEN FLUORESCENT LIGHT. COVER FITTING TO SUIT EXTERNAL OR INTERNAL LOCATION
- INTERNAL WALL MOUNTED FLUORESCENT OR LED TYPE LIGHT OVER MIRROR
- INTERNAL CEILING MOUNTED LIGHT (shown as circular fluorescent)
- INTERNAL RECESSED DOWNLIGHT
- EXTERNAL SELECTED CEILING LIGHT. UNLESS NOTED DIFFERENT ALLOW AS RECESSED DOWNLIGHT
- EXTERNAL WALL LIGHT
- EXTERNAL SPOT LIGHT
- SPECIALTY LIGHT. REFER PLAN FOR USE
- PENDANT LIGHT. LIGHT HUNG FROM CEILING
- CEILING FAN. REFER FLOOR PLAN FOR SIZE
- INTERNAL CEILING MOUNTED EXTRACT FAN
- INDICATES RANGEHOOD

19/4/2022

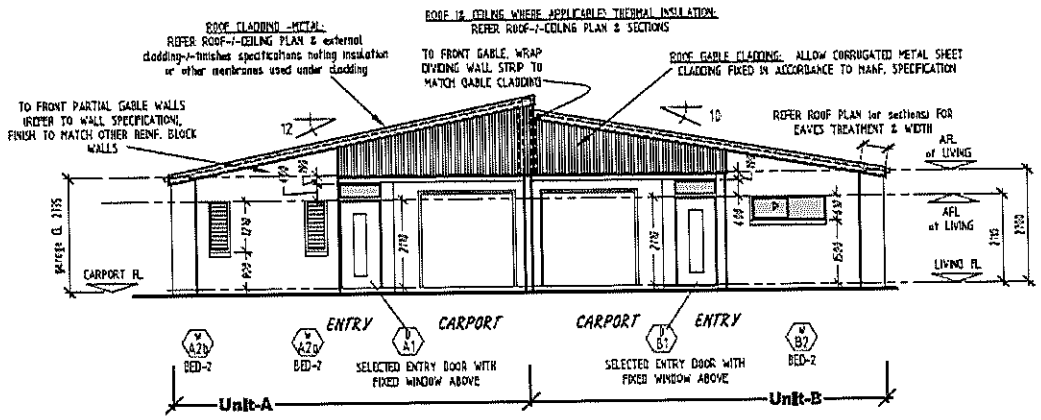
ITEMS LISTED FOR QUOTING PURPOSES ONLY AND REQUIRE FINAL CHECK FOR CONTRACTS

phone: 0428 294 235 EDMONTON 4869, QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBSA LICENCE: 1117848-

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

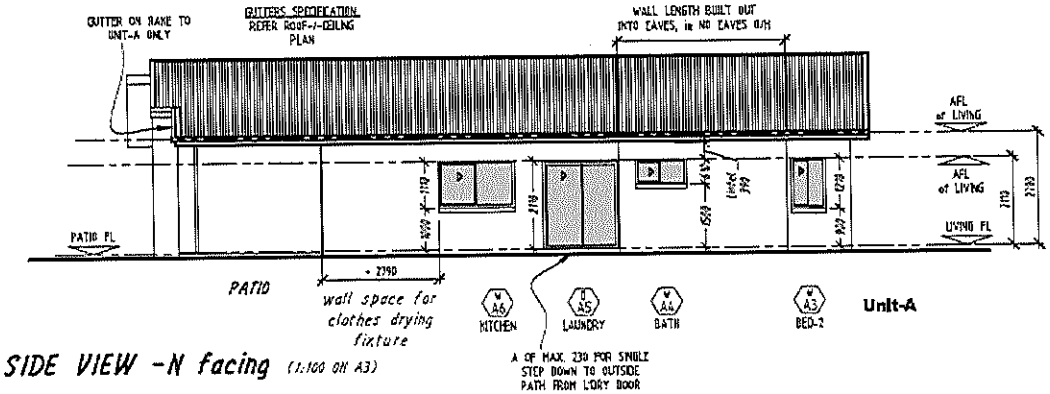
DATE: OCT 2018
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE: ELECTRICAL LAYOUT
JOB NO. 0486
SHEET No. WD 20
ISSUE B

DECISION NOTICE
Mareeba Shire Council



FRONT VIEW -W facing (1:100 ON A3)

ARROW SHOWS DIRECTION OF SLIDING PANEL



SIDE VIEW -N facing (1:100 ON A3)

CROSS REFERENCE WINDOW & DOORS SIZING on SHEET WD42

SITE WIND RATING
REFER ENGINEERS "Structures Design Notes" OR TBT. STAMP

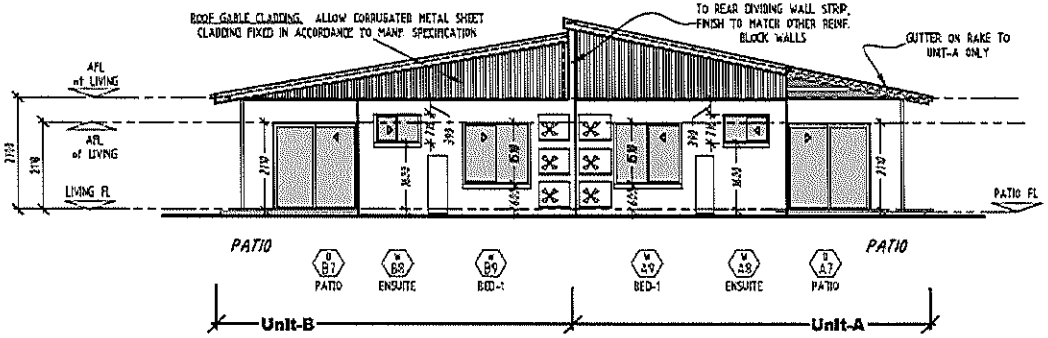
phone: 0428 294 235 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

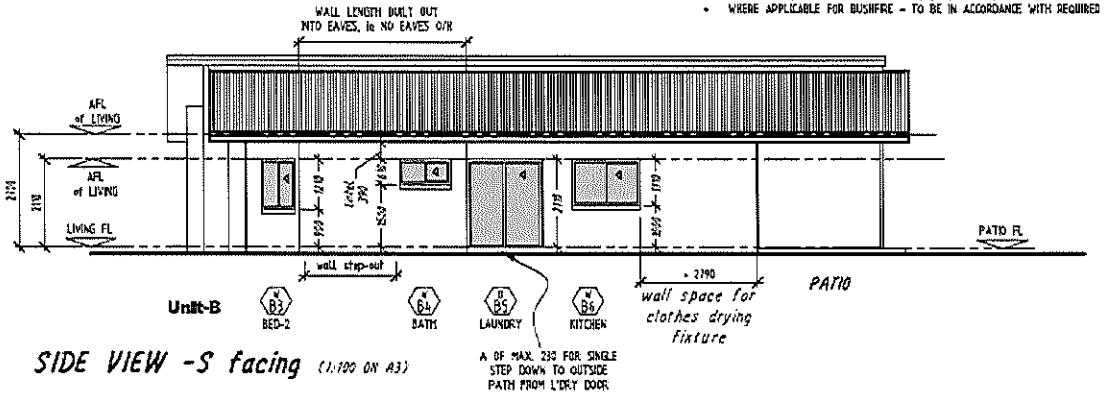
DATE: OCT. 2018
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
ELEVATIONS -EXTERNAL
sheet 1 of 2

JOB NO. 0486 | SHEET No. WD 40 | ISSUE C

19/4/2022



REAR VIEW -E facing (1:100 ON A3)



SIDE VIEW -S facing (1:100 ON A3)

con't Spec. Part-3

SELECTED CLADDING to EXTERNAL FRAMED WALLS and or ROOF GABLES:
REFERRING TO ELEVATIONS

- TO HAVE AN APPROVED SARKING-/-REFLECTIVE BARRIER UNDER. CONFIRM TYPE TO BE BREATHABLE FOR TROPICAL CONDITIONS
- REQUIRE THERMAL BREAK FOR EXTERNAL METAL CLADDINGS OVER METAL FRAMING FROM INTERNAL LININGS. REFER BCA VOLUME TWO PART 3.1
- CLADDING FIXING AND STANDARD TRIM-/-FLASHINGS IN ACCORDANCE WITH MANF. SPEC AND SPECIFIC SITE CONDITIONS.
- WHERE THERE IS NO PROPRIETARY FINISH, ALLOW MULTI-COAT PAINT FINISH FOR SITE CONDITIONS.
- WHERE APPLICABLE FOR BUSHFIRE - TO BE IN ACCORDANCE WITH REQUIRED BAL RATING

Exterior Claddings & Finishes: Spec. Part-1

TYPICAL FINISHES
unless noted different, ALLOW MULTI-COAT PAINT FINISH SYSTEM TO ALL VISIBLE ELEMENTS WHICH DO NOT HAVE A PROPRIETARY COLOUR FINISH (eg colorbond, galvanised)
EXPOSED POSTS AND BEAMS

- UNLESS NOMINATED ALLOW THE FINAL FINISH BEST SUITED FOR WEATHER EXPOSURE AND PREVAILING WINDS

NOTE: STEEL GALVANISED MEMBERS WARRANTY

Exterior Claddings & Finishes: Spec. Part-2

ROOF CLADDING
METAL: REFER ELEVATIONS, ROOF PLAN, AND SECTIONS FOR NOMINATED PROFILE

- APPROVED REFLECTIVE SARKING UNDER SHEETING AND NOTING ANY THERMAL INSULATION REQUIREMENT. REFER ROOF THERMAL INSULATION SPECIFICATION
- SHEET RUN LENGTHS, FIXINGS AND PITCHING ANGLE TO BE IN ACCORDANCE TO MANF. SPEC.
- 'Base metal thickness' as required for site exposure rating. Metal colours in the proprietary 'colorbond' finish

ROOF TRIM & CAPPINGS
METAL:

- 'Base metal thickness' as required for site exposure rating. Metal colours in the proprietary 'colorbond' finish

RAINWATER GOODS

- TYPICAL PVC DOWNPIPES- APPLY MULTI-COAT PAINT FINISH SYSTEM
- FEATURE DOWNPIPES- WHERE APPLICABLE REFER ELEVATIONS
- METAL GUTTERS & FASCIA WHERE APPLICABLE- Metal colours in the proprietary 'colorbond' finish

EXTERNAL SOFFITS AND EAVES

- REFER CEILING PLAN or SECTIONS

Exterior Claddings & Finishes: Spec. Part-3

WALLS EXTERNAL FACE OF REINF. BLOCKWORK

- U.N.O. SELECTED PROPRIETARY EXTERIOR TEXTURE COATING WITH MULTI-COAT PAINT FINISH.

CARPORT WALLS INTERNAL FACE OF REINF. BLOCKWORK

- UNLESS FOR CONTRACTS ITS AGREED FOR POINTED BLOCKWORK, ALLOW A SELECTED PROPRIETARY EXTERIOR TEXTURE COATING
- MULTI-COAT PAINT FINISH.

BELOW WALLS CONCRETE SLAB FACE ABOVE GROUND

- SURFACES MAKE GOOD and PREPARE FOR A MULTI-COAT PAINT FINISH SYSTEM

OR

CONTINUATION OF TEXTURE OR RENDER COATING WHERE TERMITE PREVENTION SYSTEM ALLOWS.

where applicable -BLOCKWORK FACE ON STRIP FOOTINGS OUT OF GROUND BELOW FLOOR LEVEL:

- unless noted otherwise, CONTINUE TEXTURE OR RENDER COATINGS. VERIFY FOR TALL WALLS TO HAVE HORIZONTAL JOINT IN COATING AT FLOOR SLAB LEVEL.

SITE WIND RATING:
REFER ENGINEERS "Structures Design Notes" OR CERT. STAMP

phone: 0428 294 235 EDMONTON 4869, QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
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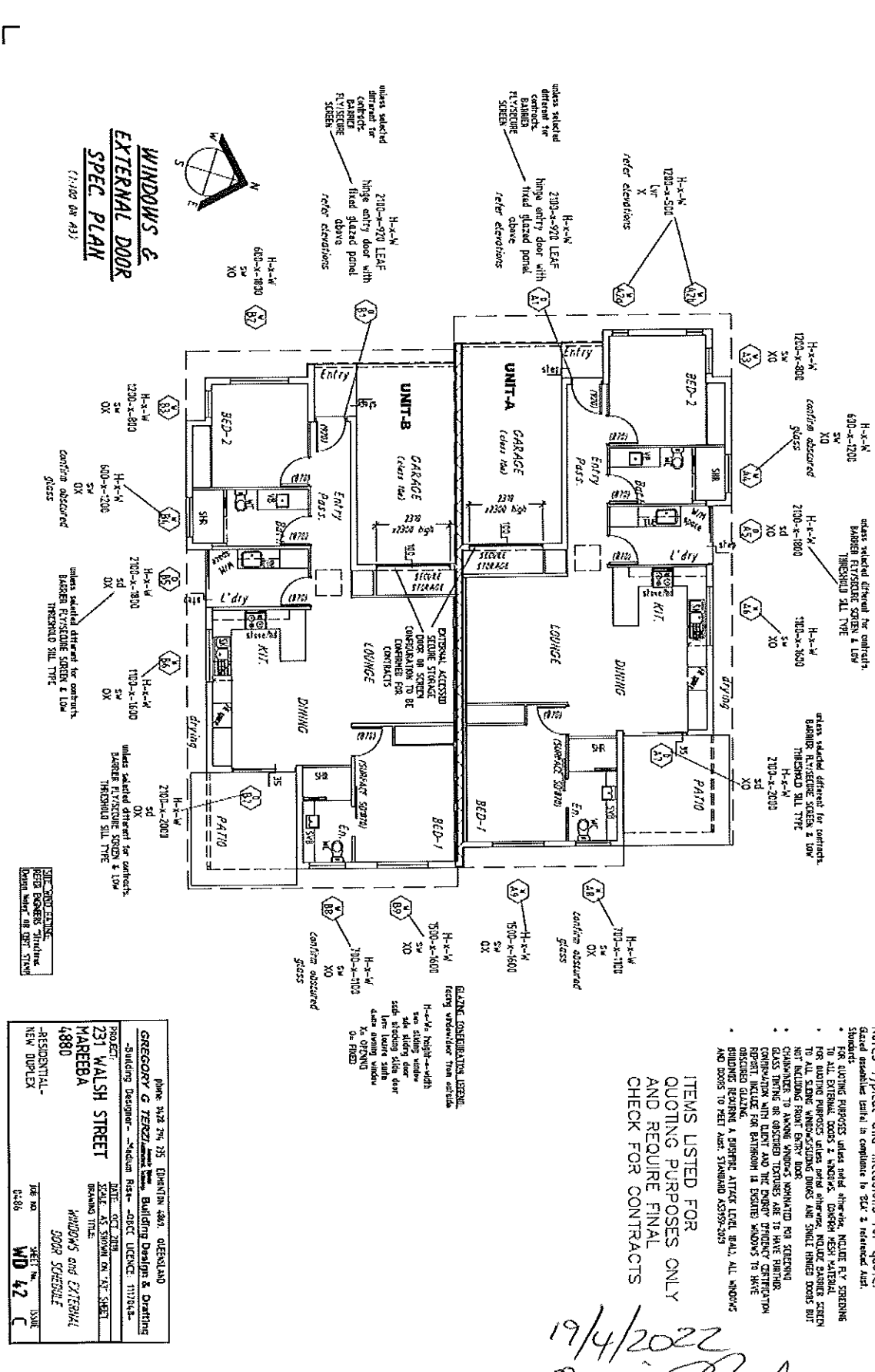
DATE: OCT 2018
SCALE: AS SHOWN ON "A3" SHEET
DRAWING TITLE:
ELEVATIONS -EXTERNAL
sheet 2 of 2

JOB NO.	SHEET No.	ISSUE
0486	WD 41	C

19/4/2022
B. Terzi

CROSS REFERENCE WINDOW & DOORS SIZING on SHEET WD42

DECISION NOTICE
Mareeba Shire Council



Notes typical and inclusions for quote:
Glazed assemblies tested in compliance to AS/NZS 2 referenced Aust. Standards

- FOR QUOTING PURPOSES unless noted otherwise, INCLUDE FLY SCREENING TO ALL EXTERNAL DOORS & WINDOWS. CHARCOAL MESH MATERIAL
- FOR QUOTING PURPOSES unless noted otherwise, INCLUDE BARRIER SCREEN TO ALL SLIDING WINDOWS/SLIDING DOORS AND SINGLE HINGED DOORS BUT NOT INCLUDING FRONT ENTRY DOOR
- CHARACTER TO AWNING WINDOWS NOMINATED FOR SCREENING
- GLASS TINTING OR OBSCURED TEXTURES ARE TO HAVE FURTHER CONFIRMATION WITH CLIENT AND THEIR ENERGY EFFICIENCY CERTIFICATION REPORT INCLUDE FOR BATHROOM IS ESSUTED WINDOWS TO HAVE OBSCURED GLAZING
- BUILDING REQUIRES A BUSHFIRE ATTACK LEVEL (BAL) ALL WINDOWS AND DOORS TO MEET AUST. STANDARD AS3959-2009

ITEMS LISTED FOR QUOTING PURPOSES ONLY AND REQUIRE FINAL CHECK FOR CONTRACTS

19/4/2022
B. Nielsen

MCU/22/0006
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DESIGN LOADS:

C1

WIND CLASSIFICATION-

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING LOADING CODES-

AS 1170.1 - DEAD & LIVE LOADS & LOAD COMBINATIONS.

LIVE LOADS -	GENERAL AREA	1.5KPA.
	VERANDAHS & BALCONIES	3.0KPA.

WIND LOADING FOR WINDOWS and DOORS-

REFER MANF. SPECIFICATIONS

TIMBER:

1. ALL WORK SHALL COMPLY WITH THE RELEVANT BUILDING ACT AND ALL CODES REFERED TO THEREIN.
2. ALL STRUCTURAL TIMBER SHALL BE GRADE F14 UNSEASONED, UNLESS NOTED OTHERWISE.
3. THE DESIGN, ERECTION AND BRACING OF PREFABRICATED ROOF TRUSSES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. UNLESS NOTED OTHERWISE
4. ALL FRAMING AND CONNECTION DETAILS SHALL BE IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER - FRAMED CONSTRUCTION - CYCLONIC

STRUCTURAL STEEL:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS 4100 AND AS 1554 EXCEPT WHERE VARIED BY THE CURRENT DOCUMENTS.
2. UNLESS NOTED OTHERWISE ALL STEEL SHALL BE IN ACCORDANCE WITH:
   - AS 1204 GRADE 250 FOR ROLLED SECTIONS
   - AS 1163 GRADE 350 FOR R.H.S. SECTIONS
   - AS 1163 GRADE 200 FOR C.H.S. SECTIONS
   - AS 1163 GRADE 350 FOR C.H.S. SECTIONS
   - AS 1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL
3. UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CATEGORY SP IN ACCORDANCE WITH CLAUSE 1.5.2 AS 1554-PART 1.
4. UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS.
5. HIGH STRENGTH FRICTION GRIP BOLTS, NUTS AND WASHERS (8.8/TF) SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS 1252 AND SHALL BE TIGHTENED TO THE CORRECT TENSION USING APPROVED LOAD INDICATING WASHERS. CONTACT SURFACES OF ALL HIGH STRENGTH FRICTION GRIP BOLTED CONNECTIONS SHALL BE LEFT UNPAINTED OR AS SPECIFIED.
6. UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE OF GRADE 4.6/S.
7. ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO FABRICATION.
8. *UNLESS STEEL PRE-FINISHED WITH PROPRIETERY GALV. (example Zincgal)* STEEL WORK IS TO BE SAND BLASTED (2.1) AND COATED WITH ZINC SILICATE STEEL PRIMER (OR AS SPECIFIED) BEFORE ERECTION. STEELWORK ENCASED IN CONCRETE IS NOT TO BE PAINTED.
9. CONCRETE ENCASED STEEL WORK SHALL BE WRAPPED WITH W4 WIRE AT 200mm CENTRES AND SHALL HAVE A MIN OF 50mm COVER UNLESS NOTED OTHERWISE.
10. THE STEEL FABRICATOR SHALL PROVIDE ALL BOLTS NECESSARY FOR THE ERECTION OF THE STEELWORK AND BOLTHOLES AND CLEATS NECESSARY FOR THE ERECTION OF TIMBER WORK WHETHER OR NOT DETAILED IN THE DRAWINGS.
11. ALL LAPS, FIXINGS AND ACCESSORIES TO PURLINS AND GIRTS TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

CONCRETE:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF AS 3600 AND AS 1379, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
2. CONCRETE QUALITY

ELEMENT	CONCRETE GRADE	SLUMP	MAX. SIZE AGGREGATE	CEMENT TYPE
Ground Slab	N25	80	20	GP
Suspended Slabs	N32	80	20	GP
CORE FILL	S20	250	10	GP

CONCRETE GRADE TO BE CONCRETE CHARACTERISTIC STRENGTH (f'c) AT 28 DAYS.
METHOD OF PLACEMENT - PUMPED
TYPE OF ASSESSMENT - PROJECT

3. ALL CONCRETE TO BE ADEQUATELY VIBRATED.
4. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. PIPES OR ELECTRICAL CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER. THE CONCRETE COVER TO EMBEDDED PIPES OR CONDUITS SHALL BE A MIN OF 20mm.
5. CONSTRUCTION JOINTS SHALL BE MADE ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.
6. BEAM DEPTHS ARE DESIGNATED FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
7. UNDERPINNING WHERE NOT SHOWN ON DRAWINGS MUST BE APPROVED BY THE ENGINEER. FOR UNDERPINNING ONLY, f'c = 15MPa.
8. ALL CONCRETE SURFACES SHALL BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY THE CONCRETE IS SCT.
9. ALL FORMWORK AND PROPPING TO SUSPENDED SLABS AND BEAMS SHALL REMAIN IN POSITION FOR 14 DAYS AFTER PLACING CONCRETE UNLESS SPECIFIED OTHERWISE. SUCH FLOOR SHALL REMAIN UNLOADED FOR 28 DAYS.
10. FLOOR SLABS ON GROUND :
    ALL TOP SOIL AND UPPER STRATA CONTAINING ORGANIC MATTER IS TO BE REMOVED AND REPLACED BY AN APPROVED FILLING MATERIAL COMPACTED AS FOLLOWS:-
    COHESIONLESS SOILS - MINIMUM DENSITY INDEX = 85%
    COHESIVE SOILS - (MAX P.I. = 35%) = 98% STANDARD COMPACTION.
11. BUILDER TO PROVIDE MORTAR UNDER STEEL COLUMNS, BASEPLATES AS SPECIFIED.
12. ALL REINFORCEMENT TO COMPLY WITH THE CURRENT EDITIONS OF AS 1302, AS 1303, AS 1304 AND SHALL BE DESIGNATED THUS :

N	DEFORMED BARS	GRADE 500
Y	HOT ROLLED DEFORMED BARS	GRADE 400Y
R	PLAIN ROUND BARS	GRADE 250R
F	WELDED WIRE FABRIC	GRADE 450F
W	STEEL WIRE, PLAIN AND DEFORMED.	GRADE 450W

ALL FABRIC SHALL BE SUPPLIED IN FLAT SHEETS.

13. WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE DRAWINGS.

LOAD BEARING MASONRY:

- ALL LOAD BEARING MASONRY WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF AS 3700, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- BUILDER TO ALLOW CLEAN OUT OPENINGS AT THE BASE COURSE OF ALL REINFORCED CONCRETE MASONRY WALLS OR AS INDICATED, AND ALL CORES TO BE RAKED CLEAN BEFORE FILLING WITH GROUT.
- GROUT MIX TO FILL CAVITY OR REINFORCED CONCRETE MASONRY WALLS TO HAVE A MINIMUM CHARACTERISTIC COMPRESSION STRENGTH OF 20 MPa(f'c). MAXIMUM SLUMP 250mm AND MAXIMUM AGGREGATE SIZE 10mm.
- UNREINFORCED CONCRETE MASONRY AND BRICKWORK SUPPORTING SLABS AND BEAMS SHALL HAVE A LAYER OF MORTAR PLACED ON TOP AND TROWELLED SMOOTH WITH TWO LAYERS OF BITUMENOUS FELT BETWEEN THIS SURFACE AND THE CONCRETE
- MORTAR CLASSIFICATION- M4.
- MINIMUM CHARACTERISTIC UNCONFINED COMPRESSION STRENGTH OF MASONRY UNITS SHALL BE 15MPa.

New Works Site Preparation:

- SITE PREPARATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOPSOILS AND MATERIAL TO SUIT FINAL DESIGN LEVELS.
- PROVISION SHALL BE MADE FOR THE DEMOLITION OF ANY EXISTING BUILDINGS INCLUDING BREAKING UP AND REMOVAL OF ANY OLD FOOTINGS, SERVICE PIPES, SEPTIC TANKS ETC, AND EXISTING TREES (including stumps and roots) WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION. ANY SOIL DISTURBED BY DEMOLITION SHALL BE RECOMPACTED.
- IN THE PROPOSED ON GROUND FLOOR SLAB SUPPORT AND PAVEMENT AREAS, THE EXPOSED SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 98% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS 1289 TESTS 5.3.1 & 5.5.1). SUBGRADE COMPACTION SHALL BE ACCOMPANIED BY GENERAL INSPECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY LOCALISED COMPRESSIBLE ZONES WHICH MAY EXIST.
- ANY FILLING PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 1 SUPERVISION (AS 3798-1990 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS') TO THE MAX DRY DENSITY RATIO OF 98% STDD (EXPRESSED AS A % OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS 1289 5.2.1, 5.4.1 AND 5.5.1 FOR COHESIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE)
- ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 5%. SAND CUT FROM BASEMENT AREA SHOULD BE SUITABLE FOR REUSE AS FILLING
- FILLING SHOULD BE RETAINED OR BATTERED TO A SLOPE OF NOT STEEPER THAN 2h:1v. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION
- CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS (BY WAY OF INDUCED SETTLEMENT) TO ANY ADJACENT MOVEMENT-SENSITIVE FEATURES ETC

Foundation Excavation:

- EXCAVATION FOR ALL FOOTINGS SHALL BE TAKEN TO THE DEPTHS SHOWN OR TO A FOUNDATION STRATA CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 100 kPa WHICHEVER IS THE DEEPER. ALL EXCAVATIONS SHALL BE FREE FROM LOOSE MATERIAL, MUD AND WATER. UNDERSIDE OF ALL FOOTINGS SHALL BE A MIN OF 100 mm BELOW NATURAL GROUND LEVEL UNLESS SHOWN OTHERWISE.
- EXCAVATIONS FOR BORED PIERS SHALL BE DONE BY MECHANICAL AUGER OR OTHER APPROVED MEANS, SIDES OF HOLES SHALL BE VERTICAL, AND SIDES AND BOTTOM SHALL BE FREE FROM LOOSE MATERIAL. CONCRETE SHALL BE PLACED IN EACH HOLE WITHIN 12 HOURS.

Structural ABBREVIATION LEGEND:

AFL	ABOVE FLOOR LINE	H.D.	HOLDING DOWN BOLT
BL'WK	BLOCKWORK	S	SNUG TIGHT
BR'WK	BRICKWORK	SL	SLAB LEVEL
CONC	CONCRETE	SSL	STRUCTURAL SLAB LEVEL
C.O.S	CHECK ON SITE	T.B.C.	TO BE CONFIRMED
MANF.	MANUFACTURER	T/F	TENSION FRICTION
		U.N.O.	UNLESS NOTED OTHERWISE

REINFORCEMENT COVER

ELEMENT	EXPOSED TO WEATHER REINF'T COVER (mm)	NOT EXPOSED TO WEATHER REINF'T COVER (mm)
PILECAPS, PAD & STRIP FOOTINGS	65	65
BORED PIERS	75	75
STAIRS	40	20
SUSPENDED SLABS	40	20
BEAMS	40	40
COLUMNS	40	40
SLAB ON GROUND	40	20

REO BAR LAP LENGTHS

UNLESS SHOWN OTHERWISE IN THE DRAWINGS, MINIMUM LAP LENGTHS SHALL BE AS FOLLOWS:

BAR	LAP LENGTH	BAR	LAP LENGTH
N12	600	N20	1050
N16	750	N24	1200
N18	900	N28	1400
N24	1150		

phone: 0428 294 275 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
MAREEBA
4880
-RESIDENTIAL-
NEW DUPLEX

DATE: OCT 2018
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
"Structural notes" & Wind Rating Classification

JOB NO.	SHEET No.	ISSUE
0486	WD 101	A

19/4/2022

DECISION NOTICE
Mareeba Shire Council

TRUSS TIE DOWN-DETAILS

NOTE: UPLIFT RESISTANCE SAME AS TD1 – TD8 CONFIGURATION WITH ANGLES REPLACED BY CLEAT PLATES

TRUSS MANUFACTURER'S NOTE:
NOTE: MANUFACTURER IS TO SUBMIT TRUSS LAYOUT & REACTIONS REPORT TO THE ENGINEER FOR CONFIRMATION OF SIZES OF LINTELS AND THAT THE TIE DOWNS ARE ADEQUATE BEFORE INSTALLATION.

UPLIFT RESISTANCE KN
(Ultimate Limit State)

	JOINT GROUP			
	J1 & J5 BOLTS		J1 & J5 BOLTS	
TYPE	J1	J04	J1	J04
TD1	29	16	30	16
TD2	40	40	66	49
TD3	35	23	35	23
TD4	57	57	92	73
TD5	29	16	30	15
TD6	35	23	35	23
TD7	70	46	70	46
TD8	105	92	105	92

NOTE: PROVIDE 2-N12 (min) VERTICAL REINF. BARS ADJACENT TO CLEATS WITH TIE-DOWNS LOADS GREATER THAN 50kN

SITE ORIENTATION:	ROOF DRAINED TO Northern Dwelling Sheet Metal RB GUTTER, STORM
GREGORY G TERZI Building Design & Drafting	phone: 0418 714 235 EDMONTON 4884, QUEENSLAND
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117643-	
PROJECT: 231 WALSH STREET MAREEBA 4880 -RESIDENTIAL- NEW DUPLEX	DATE: OCT 2018 SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE: TIMBER ROOF TRUSS TIE-DOWNS	
JOB NO: 01-18	SHEET No.: WD 102 ISSUE: B

19/4/2022

MCU/22/0006
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ARCHITECTURAL DESIGN NOTES

TYPICAL NOTES:

- Verify all dimensions and levels on site before commencing any works or preparation of fabricators shop drawings.
- Take figured dimensions in preference to scaled. All discrepancies shall be refered to the author before proceeding at works.

ANY CONSTRUCTION TO VARY FROM PROJECT DOCUMENTATION PACKAGE IS TO BE APPROVED BY ITS DESIGN AUTHOR or IF BEING A STRUCTURAL ELEMENT, THE ENGINEER

1. NATIONAL CONSTRUCTION CODE (BUILDING CODE OF AUST.)
WORKS TO COMPLY WITH CURRENT 'NCC' OR THE YEAR ISSUE BUILDING APPROVAL WAS GIVEN.

2. TERMITE MANAGEMENT
TERMITE PROTECTION TO MEET CURRENT 'BCA'. METHODS BEST USED IN LOCAL AREA ACCEPTED BY AUTHORISED BUILDING CERTIFIER, AND INCORPORATES ANY TERMITE CONTROL NOTES ON DRAWINGS. Durable notices within building to state protection type and date

3. SUSTAINABLE BUILDINGS NOTES -electrical & plumbing
TO BE IN COMPLIANCE WITH CURRENT "Queensland Development Codes"
- WATER SAVINGS TARGETS -RAINWATER HARVESTING FOR PLUMBING FIXTURES (when applicable to subject regional council area)

4. MATERIALS & PROPRIETARY ITEMS (ie. tradesgrine products)
ALL PRODUCTS AND MATERIALS USED AND INSTALLED IN ACCORDANCE TO MANF. SPEC.

5. FURNITURE AND VEHICLES WHERE SHOWN
NOT INCLUDED. SHOWN FOR INFORMATION PURPOSES REGARDING A ROOM SIZE AND OR TO LOCATE ELECTRICAL FITTINGS, etc, etc

INTERNAL WALL, FLOOR & CEILINGS:

1. SELECTED SUBSTRATES AND FINAL FINISHES TO SATISFY CURRENT 'BCA' IN REGARDS TO THE STRUCTURES CLASSIFICATION
2. SEAL TO MINIMISE AIR LEAKAGE FORMING THE EXTERNAL FABRIC OF A CONDITIONED SPACE.
3. U.N.O. -WET AREAS AND SELECTED SPLASHBACKS TO WATER VESSELS TO COMPLY WITH CURRENT 'BCA' FOR WATER-PROOF OR WATER RESISTANT.

NOTE: unless noted otherwise, verify bench or water vessel splashback extent
NOTE: Multi-coat paint finishes are to suit material and location use exposure

STRUCTURES CLASS 1 -SMOKE ALARM:

- IF NOT SHOWN ON DRAWINGS, NEW SMOKE ALARMS IN ACCORDANCE WITH NCC AND Aust. Standards.

STRUCTURES CLASS 1 & 10a -TOILET ROOM DOORS:

- HINGED DOORS TO HAVE LIFT-OFF HINGES WHERE INWARD SWING WILL NOT HAVE THE SPECIFIED CLEARANCE WITH TOILET PAN. REFER TO CURRENT 'BCA' FOR MEASURE.

FUTURE MAINTENANCE:

- MATERIALS and PROPRIETARY PRODUCTS - FOLLOW GUIDELINES AND LITERATURE NOTED OR AS FURTHER REFERENCED BY THE MANUFACTURER or SUPPLIER. INCLUDES GALVANISING OR OTHER PROPRIETARY PROTECTION COATINGS TO PRODUCTS.

AIR CONDITIONING:

- TERMINATE A/C CONDENSATION PIPES TO AN APPROVED POINT OF DISCHARGE AND CLEAR FROM FOOTINGS. BUILDING CERTIFIER TO VERIFY

ENERGY EFFICIENCY ASSESSMENT for CLASS 1:
AN ASSESSMENT and CERTIFICATION Form1S REQUIRED FOR BUILDING APPLICATION WHERE A CLASS 1 STRUCTURE ARE THE FOLLOWING.

- NEW DWELLINGS
- AN EXTENSION (Incl. alterations) IS APPROX. 50% THE SIZE OF EXISTING HABITABLE AREAS AND LINKED BY INTERNAL OPENINGS, AN ASSESSMENT FOR BOTH EXISTING AND NEW TOGETHER IS REQUIRED.
- A SEPARATE ADDITION IS APPROX. 52% THE SIZE OF EXISTING HABITABLE AREAS

NOTE LEVEL OF ASSESSMENT REQUIRED FOR ALL EXTENSIONS OR ADDITIONS TO BE CONFIRMED BY BUILDING CERTIFIER

GENERAL ABBREVIATION LEGEND:

AFL	ABOVE FLOOR LINE	DWG	DRAWING or DRAWING SHEET	NTS	NOT TO SCALE
AFFL	ABOVE FINISHED FLOOR LINE	EXIST	EXISTING	OAH	OVERALL
BAL	BALUSTRADE	FC	FIBRE CEMENT	O/H	OVERHANG or OVERHEAD
BL'WK	BLOCKWORK	FFE	FURNITURE, FIXTURES, & EQUIPMENT	OV	OVEN
BR'WK	BRICKWORK, clay	FL	FLOOR	PLBD	PLASTERBOARD
BN	BASIN	FR	FRIDGE UPRIGHT space	PT	PAINT
B'DRY	BOUNDARY	FZ	FREEZER UPRIGHT space	SHR	SHOWER
CHEST FZ	CHEST FREEZER space	GL	GROUND LINE	SK	SINK
CL	CEILING LINE	HC	HOSE COCK	SSL	STRUCTURAL SLAB LEVEL
CONC	CONCRETE	H/W	HOTWATER UNIT	T.B.C	TO BE CONFIRMED
C.O.S	CHECK ON SITE	INFO	INFORMATION	U.N.O.	UNLESS NOTED OTHERWISE
CUP'BD	CUPBOARD	KIT	KITCHEN	U/S	UNDERSIDE
DP	DOWNPIPE (rainwater)	L'DRY	LAUNDRY	VB	VANITY BASIN
SPR	DOWNPIPE SPREADER	MANF.	MANUFACTURER	WC	WATER CLOSET
DPM	DAMP PROOF MEMBRANE	MW	MICROWAVE space	W/M	WASHING MACHINE space
DW	DISHWASHER MACHINE space	N.I.C.	NOT INCLUDED IN CONTRACT		

NCC 'National Construction Code' series. BCA 'Building Code Of Australia' AS 'Australian Standard'

WORK, HEALTH, and SAFETY

WORK HEALTH AND SAFETY ACT 2011
-DESIGNERS SAFETY REPORT

- EXTRACT FROM 'WHS regulation 293' -"The designer of a structure or any part of a structure that is to be constructed must give the person conducting a business or undertaking who commissioned the design a written report that specifies the hazards relating to the design of the structure that, so far as the designer is reasonably aware."
- Where the report can identify high risk construction work and other activities with a possible risk, it is understood for all general and specialised activity which may not be mentioned need to comply with 'Workplace Health and Safety Queensland' CODE OF PRACTICE publication, WHS Act, WHS Regulation and the contractors own trade standards.

REPORT READ IN CONJUNCTION WITH DRAWINGS & DOCUMENTS AT TIME OF ISSUE

- DRAWINGS LISTED ON TITLE SHEET WD00

SITE SPECIFIC REPORT EXCLUSION

- EXTERNAL HARDSCAPE, BUILDING PAD, DRIVEWAYS, PATHS, FENCING, AND RETAINING WALLS, STORM WATER.

SITE WIND CLASSIFICATION -C1

FOR DOCUMENTED WORKS OR STRUCTURE AS IDENTIFIED
"HIGH RISK CONSTRUCTION WORK"

1. DEMOLITION
- NIL
2. ASBESTOS:
- NIL
3. HAZARDS WITH ELECTRICAL SERVICES ADJACENT OR ON-SITE
- NIL
4. EARTHWORKS:

Includes work carried out in or near a shaft or trench with excavated depth greater than 1.5m

- NIL
5. STRUCTURAL alterations or repairs that require temp. support
- NIL
6. STRUCTURAL pre-cast or tilt-up concrete
- NIL
7. WORKING AT HEIGHTS
- NEW ROOF EAVES ~~AND UPPER FLOOR WALLS~~ AT HEIGHTS GREATER THAN 2m ABOVE ADJACENT GROUND AND OR BUILDING FLOOR LEVEL

-Specific to site notes.

A. New slab on ground, ~~suspended slabs or framed floors with laid platforms~~ -Utilise as hard base to set-up level working platforms to reach heights internally

B. Ground line majority within close proximity to building footprint considered level after the forming earth platform for slab on ground- Check stability for use as hard base to set-up approved level working platforms to reach heights externally.

C. With various roof edge heights above 2M and above 3M from surface below -roof top working conditions require fall prevention system. **Roof pitch between 10° and 15°**

-typical note: where possible, components for this structure should be pre-fabricated off-site or at ground level to minimise the risk of falling. Where construction requires working at heights listed, provide approved barriers, fall arrest systems, and level working platforms suitable and approved for each task--

8. CONFINED SPACE
- NIL
9. WORKS CARRIED OUT IN OR NEAR WATER THAT INVOLVES RISK OF DROWNING
- NIL

FOR DOCUMENTED WORKS OR STRUCTURE AS IDENTIFIED
"LOW RISK CONSTRUCTION WORK"

1. EARTHWORKS:
- EXCAVATION FOR PLUMBING, DRAINAGE PIPE RUNS & OR PIER FOOTINGS

Note where holes or trench are greater than 1.5m in depth, these areas shall be upgraded to "High Risk Construction Work".
Approved safety action by builders to be enforced.

Typical 'WHS'

- PUBLIC ACCESS

Work sites with public access being of construction, demolition or under general maintenance will require warning signs and barriers suited for site specific in accordance to 'WHS regulations'. Secure barriers to prevent any unauthorised access will be site specific where electrical installations, excavations, plant or loose materials are present, should be secured when not supervised by Leading contractor

- EXISTING SERVICES BEING UNDERGROUND, OVERHEAD, OR WITHIN BUILDINGS

Check on-site for all existing services prior to construction. Consult with authorised personal for any affected by new works.

- MATERIALS and PROPRIETARY PRODUCTS FUTURE MAINTENANCE

As listed by manufacturers recommendations and other specifications

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:
231 WALSH STREET
MAREEBA
4880

-RESIDENTIAL-
NEW DUPLEX

DATE: OCT. 2018
SCALE: AS SHOWN ON 'A3' SHEET
DRAWING TITLE:
Architectural Design Notes and SAFE DESIGN REPORT

JOB NO. 0486 | SHEET No. WD 200 | ISSUE C

19/4/2019
33.22

DECISION NOTICE
Mareeba Shire Council

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 of the *Planning Act 2016* states –
  (a) Matters that may be appealed to –
    (i) either a tribunal or the P&E Court; or
    (ii) only a tribunal; or
    (iii) only the P&E Court; and
  (b) The person-
    (i) who may appeal a matter (**the *appellant***); and
    (ii) who is a respondent in an appeal of the matter; and
    (iii) who is a co-respondent in an appeal of the matter; and
    (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

(2) An appellant may start an appeal within the appeal period.
(3) The ***appeal period*** is –
  (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
  (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
  (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice us published under section 269(3)(a) or (4); or
  (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
  (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

  Note –
  See the P&E Court Act for the court's power to extend the appeal period.

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.
(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
  (a) the adopted charge itself; or
  (b) for a decision about an offset or refund-
    (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
  (a) is in the approved form; and
  (b) succinctly states the grounds of the appeal.
(2) The notice of appeal must be accompanied by the required fee.
(3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
  (a) the respondent for the appeal ; and
  (b) each co-respondent for the appeal; and
  (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
  (d) for and appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
  (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  (f) for an appeal to the P&E Court – the chief executive; and
  (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
(4) The *service period* is –
  (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
  (b) otherwise – 10 business days after the appeal is started.
(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

(1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
(2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
(4) In this section –

decision includes-
(a) conduct engaged in for the purpose of making a decision; and
(b) other conduct that relates to the making of a decision; and
(c) the making of a decision or failure to make a decision; and
(d) a purported decision ; and
(e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-
(a) is final and conclusive; and
(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.