DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: *All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).*

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Salvatore Joe Girgenti C/- Northern Building Approvals
Contact name *(only applicable for companies)*	Kenton Byrne
Postal address *(P.O. Box or street address)*	3b Margherita Close
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0447 865 265
Email address *(non-mandatory)*	kentonstella@bigpond.com
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	DA/25/0083

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ No – proceed to 3)

Queensland Government

PART 2 – LOCATION DETAILS

3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

***Note**: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.*

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (*all lots must be listed*), ***or***

☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1013	Mareeba-Dimbulah Road	Paddys Green
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	3	RP744263	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

3.2) Coordinates of premises *(appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)*

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*:

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☒ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☒ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☒ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Proposed secondary dwelling

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☒ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

***Note**: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.*

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*

8.2) Does the proposed use involve the use of existing buildings on the premises?
☐ Yes
☐ No

Division 2 – Reconfiguring a lot

***Note**: This division is only required to be completed if any part of the development application involves reconfiguring a lot.*

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13))*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

***Note**: This division is only required to be completed if any part of the development application involves operational work.*

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☐ No		
14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*		
$		

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the *Planning Act 2016*:**

☐ Clearing native vegetation
☐ Contaminated land *(unexploded ordnance)*
☐ Environmentally relevant activities (ERA) *(only if the ERA has not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Heritage places – Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure-related referrals – designated premises
☐ Infrastructure-related referrals – state transport infrastructure
☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
☐ Infrastructure-related referrals – near a state-controlled road intersection
☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
☐ Koala habitat in SEQ region – key resource areas
☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
☐ Ports – Brisbane core port land – hazardous chemical facility
☐ Ports – Brisbane core port land – taking or interfering with water
☐ Ports – Brisbane core port land – referable dams
☐ Ports – Brisbane core port land – fisheries
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
☐ Tidal works or works in a coastal management district
☐ Reconfiguring a lot in a coastal management district or for a canal
☐ Erosion prone area in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development –levees *(category 3 levees only)*
☐ Wetland protection area

Matters requiring referral to the **local government:**

☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application
☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application , or include details in a schedule to this development application *(if applicable).*

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application
☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*

☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

☐ Yes – a copy of the receipted QLeave form is attached to this development application
☒ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☐ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

***Note**: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.*

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

***Note**: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.*

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.*

DA templates are available from https://planning.dsdmip.qld.gov.au/. If the development application involves:

- *Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1*
- *Taking or interfering with water in a watercourse, lake or spring: complete DA Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

23.7) Does this application involve **waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from https://planning.dsdmip.qld.gov.au/. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

***Note**: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.*

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995?*

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

***Note**: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.*

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

***Note**: See guidance materials at www.dnrme.qld.gov.au for further information.*

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below
☒ No

***Note**: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:		Place ID:	

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) Does this development application involve new or changed access to a state-controlled road?

☐ Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (*see 21*)	☐ Yes ☒ Not applicable

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: | Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Planning Report 1013 Mareeba-Dimbulah Road Paddys Green
Proposed Secondary Dwelling within the Rural Zone

Prepared by: Northern Building Approvals
Prepared for: Salvatore Joe Girgenti

Site Description

1013 Mareeba-Dimbulah Road Paddys Green is located on the western side of township. The property is described as 3 on plan RP744263. The subject lot is 30.338ha in size. The land is currently zoned Rural Zone under the current Mareeba Shire Planning Scheme. There are is one existing dwelling located on the premises. Below is an image showing the subject land.

Development Proposal

This application is for Building Works – Shed assessable against the Mareeba Shire Planning Scheme:

- Level of Assessment –- Code Assessment
- Assessment Criteria – Residential dwelling house and outbuilding overlay code

Attachment 1 is the plans of the proposed Shed development.

Referrals

No referrals are required.

Planning Assessment Summary

This development is for a proposed primary dwelling with a floor area of 546.5 m². The existing secondary dwelling around 100 m² living area. This application is required due to the property being zoned Rural with a site area greater than two hectares and existing secondary dwelling having separation of greater than 20 metres and likely being greater than 100 m².

The development generally complies Mareeba Shire Council planning Scheme acceptable outcomes except for section AO4.1 of the Residential dwelling house and outbuilding overlay code. This section requires the secondary dwelling is located within 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares. However, the existing location of the secondary dwelling northern area with surrounding orchards limits this ability of the proposed primary dwelling being located within 20 metres. Consequently, the closest area is next to the existing quarry which has no farming activities due to the slope and poor soil. Although the proposed separation between the dwelling will be around 360 metres, this location will also provide greater setbacks to both neighboring properties and dwellings and is consistent with the character of the surrounding area.

The fact is that development is appropriate in scale for this property is 2.0ha in size and generally complies with all relevant aspects of the planning scheme. Your swift action to approve this development is appreciated.

Mandatory Supporting Information

Assessment of application against relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

8.2.10 Residential dwelling house and outbuilding overlay code

8.2.10 Residential dwelling house and outbuilding overlay code

8.2.10.1 Application

(1) This code applies to assessing development where:
  (a) land the subject of development is located within a 'Residential dwelling house and outbuilding area' identified on the **Residential dwelling house and outbuilding overlay maps (OM-010a-o)**; and
  (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

8.2.10.2 Purpose

(1) The purpose of the Residential dwelling house and outbuilding overlay code is to ensure that Dwelling houses, including residential outbuildings, are appropriately designed, located and serviced within the residential areas of the shire.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Development is designed and located to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
  (b) Development provides a high level of amenity and is reflective of the surrounding character of the area;
  (c) Development is responsive to site characteristics and employs best practice industry standards;
  (d) Development has a sufficient number of parking spaces designed in a manner to meet the requirements of the user;
  (e) Development is provided with suitable vehicular access in a way that does not compromise the safety and efficiency of the surrounding road network;
  (f) Parking spaces and associated manoeuvring areas are safe and functional;
  (g) Development is provided with an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
  (h) Development is connected to infrastructure that provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
  (i) Development is connected to infrastructure that provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
  (j) Development is provided with electricity and telecommunications services that meet desired requirements;
  (k) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
  (l) Development does not affect the efficient functioning of public utility mains, services or installations; and
  (m) Work associated with development does not cause adverse impacts on the surrounding area.

8.2.10.3 Criteria for assessment

Table 8.2.10.3A – Residential dwelling house and outbuilding overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	✔	**The height of the proposed primary dwelling is 3.0 m t the walls and around 5.5 m at the ridge.**
Outbuildings and residential scale			
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the	**AO2.1** Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed: (a) 100m^2 in gross floor area; and (b) 5.5 metres in height above natural ground level.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
zone in which the land is located.	**AO2.2** Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed: (a) 150m^2 in gross floor area; and (b) 5.5 metres above natural ground level.	**N/A**	**N/A**
	AO2.3 Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m^2 in gross floor area; and (b) 8.5 metres above natural ground level.	**N/A**	**N/A**
Gross floor area			
PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	**AO3** Gross floor area does not exceed 600m^2.	✔	**The proposed primary dwelling will not exceed the 600m² and is appropriate in scale for this property.**
Secondary dwellings			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and **(c)** be consistent with the character of the surrounding area;	**AO4.1** The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.	✗	**Although the proposed separation between the dwelling will be around 360m, this location will also provide greater setbacks to both neighboring properties and dwellings and is consistent with the character of the surrounding area.**
	AO4.2 A secondary dwelling has a maximum gross floor area of $100m^2$.	✗	**The size of the existing secondary dwelling is likely greater than $100m^2$**
Car parking			
PO5 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.	**AO5** Car parking spaces are provided in accordance with the following minimum rates: (a) one covered space per dwelling house; and (b) one space per secondary dwelling.	✔	**The existing carpark onsite is greater than two spaces between the existing shed/carport and dwelling.**
Vehicle crossovers			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO6 Vehicle crossovers are provided to: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	**AO6.1** Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	**N/A**	**Can be conditioned to Comply**
	AO6.2 Development on a site with two or more road frontages provides vehicular access from the lowest order road.	**N/A**	**Existing driveway constructed before current MSC planning scheme.**
	AO6.3 A secondary dwelling shares a vehicle crossover with the primary dwelling.	✔	**The existing driveway will be used and shared with the proposed secondary dwelling.**
PO7 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	**AO7** Access, manoeuvring and car parking areas include pavements that are constructed in accordance with **Table 8.2.10.3B**.	**N/A**	**Can be conditioned to Comply**

Performance outcomes	Acceptable outcomes	Complies	Comments
Water supply			
PO8 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO8.1** Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated water supply service area.	**N/A**	**N/A**
	AO8.2 Development, where located outside a reticulated water supply service area and in the Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.	✔	**Can be conditioned to Comply**
Wastewater disposal			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO9 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO9.1** Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated sewerage service area.	**N/A**	**N/A**
	AO9.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.	✔	**Can be conditioned to Comply**

Performance outcomes	Acceptable outcomes	Complies	Comments
Stormwater infrastructure			
PO10 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	**AO10.1** Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**	**N/A**
	AO10.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✔	**Can be conditioned to Comply**
Electricity supply			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO11 Each lot is provided with an adequate supply of electricity	**AO11** The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	✔	**Existing Connection**
Telecommunications infrastructure			
PO12 Each lot is provided with an adequate supply of telecommunication infrastructure.	**AO12** Development is provided with a connection to the national broadband network or telecommunication services.	✔	**Existing Connection**

Performance outcomes	Acceptable outcomes	Complies	Comments
Existing public utility services			
PO13 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	**AO13** Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**	**N/A**
Excavation and filling			
PO14 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	**AO14.1** Excavation or filling does not occur within 1.5 metres of any site boundary.	**N/A**	**=/>1.5m setback from side and rear boundaries**
	AO14.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	**N/A**	**<1.5m above natural ground**
	AO14.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	**N/A**	**<1.5m above natural ground**

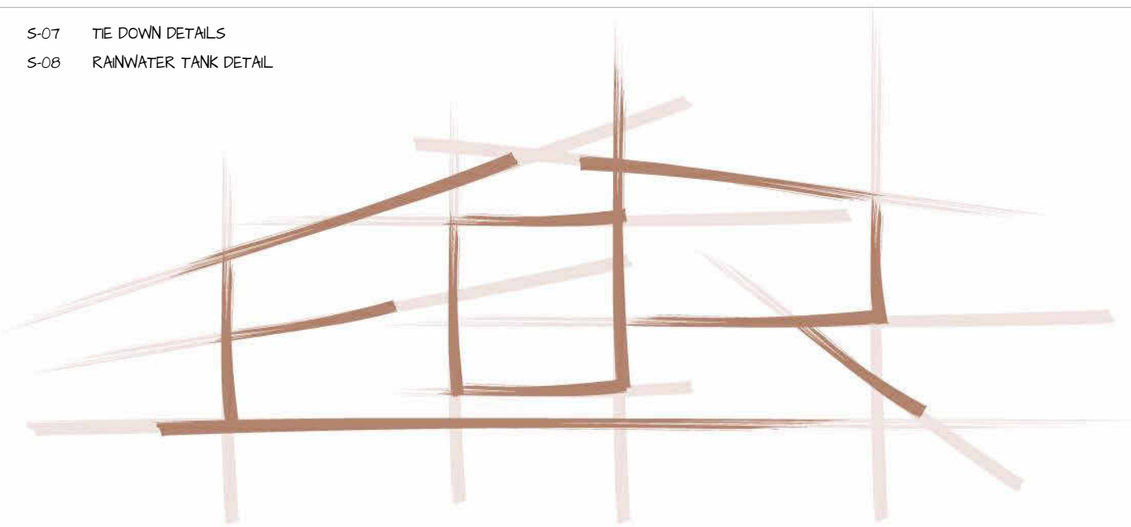
Performance outcomes	Acceptable outcomes	Complies	Comments
	AO14.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	**N/A**	**Can be conditioned to Comply**
	AO14.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**	**Can be conditioned to Comply**
	AO14.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**N/A**	**Can be conditioned to Comply**

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO14.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**N/A**	**Can be conditioned to Comply**

Table 8.2.10.3B—Pavement Standards for Access, Manoeuvring and Car Parking areas

Compacted Gravel Base (minimum thickness)	Surfacing Options
75mm	Reinforced concrete with a minimum thickness of: • 100mm for parking areas; and • 150mm for access ways.
150mm	Asphalt with a minimum thickness of 25mm
150mm	Two coat sprayed bitumen seal
150mm	Concrete pavers
Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.



EDR BUILDING DESIGNS

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Proposed Residence

FOR

S & C Girgenti

AT

Lot 3 Byrnes Rd Mareeba

JOB No. - 24045

[redacted]

CUSTOMER APPROVED PLANS
PROCEED TO ENGINEERING

I/we have checked the
SITE PLAN
FLOOR PLAN
ELEVATIONS PLAN
thoroughly and confirm that they are drawn true and correct, accurately representing all our specified amendments and we would like to proceed to engineering. Should I/we make a variation that requires the plans be amended, I/We agree to Clause 5.00 of the Contract of Engagement I/we signed whereby an hourly will be charged for all additional work performed. I/We understand that the re-draw will be completed as soon as practical however may take 2-4 working days turnaround for my/our approval. Furthermore changes that require the engineering to be revised will add 2 days to the re-draw turnaround time.

_____
Client/s

_____
Witness

Date ___ /___ /____

Affiliate Level 2
Australian Institute of Architects
2016

[redacted]

SUPPORTING DOCUMENTS
- DETAILED SURVEY PLAN - (where applicable)
- SOIL TEST INVESTIGATION REPORT - (where applicable)
- STRUCTURAL ENGINEERS FORM 15 CERTIFICATION
- ENERGY EFFICIENCY REPORT
- ENERGY EFFICIENCY FORM 15 CERTIFICATION

CONSULTANTS
CMG CONSULTING ENGINEERS PTY LTD
208 BUCHAN ST, CAIRNS, 4870
P: 07 4031 2775

DESIGN WIND CLASSIFICATION C2

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Perspective 1

Perspective 2

CONSTRUCTION ISSUE

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

ISSUES/REVISIONS

Affiliate Level 2
Australian Institute of Architects
2016

-Drawing Title: PERSPECTIVE VIEWS
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: A-01

DESIGN WIND CLASSIFICATION C2

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment should be used in accordance with relevant codes of practice, regulations or legislation.

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES

Specified finishes have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

The owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment.

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Underground power lines are located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Overhead power lines are near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

This building was constructed prior to 1990 and therefore may contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

This building was constructed prior to 1986 and therefore is likely to contain asbestos either in cladding material or in fire retardant insulation material. The builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building includes provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building contains timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING

This building has been designed as a residential building. If it, at a later date, is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user.

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

CONSTRUCTION ISSUE

ISSUES/REVISIONS

-Drawing Title:	WHS NOTES		
-Project Type:	Proposed Residence	-Project Number:	24045
-Client Name	S & C Girgenti	-Drawn By:	Author
-Project Address:	Lot 3 Byrnes Rd Mareeba	-Scale:	AT A3
		-Sheet Number:	A-02

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

DESIGN WIND CLASSIFICATION C2

WATER SAVING TARGETS

QDC MP 4.2 - WATER SAVINGS TARGETS

THIS PART APPLIES TO A NEW CLASS 1 BUILDING IN A NON-EXEMPT LOCAL GOVERNMENT AREA. THIS DOES NOT APPLY TO ALTERATIONS AND ADDITIONS TO AN EXISTING CLASS 1 BUILDING.

NEW CLASS 1 BUILDINGS SUPPLIED DIRECTLY WITH WATER FROM THE RETICULATED TOWN WATER SUPPLY MUST ACHIEVE THE TARGETS NOTED IN APPENDIX A OF QDC PART MP 4.2 - WATER SAVINGS TARGETS, THROUGH THE USE OF :

(a) A RAINWATER TANK,
(b) A GREYWATER TREATMENT PLANT,
(c) AN ALTERNATIVE WATER SUBSTITUTION MEASURE OR
(d) A COMBINATION OF (a) AND/OR (b) AND /OR (c).

NON-WATER SERVICED SITES SHOULD ALSO ADOPT WATER SAVING METHODS.

RAINWATER TANKS

A MINIMUM 5000 LITRE RAINWATER TANK FOR A DETACHED CLASS 1 BUILDING or A MINIMUM 3000 LITRE RAINWATER TANK FOR A CLASS 1 BUILDING OTHER THAN A DETACHED CLASS 1 BUILDING OR AS SPECIFIED BY THE LOCAL GOVERNMENT.

THE MINIMUM ROOF CATCHMENT AREA MUST BE AT LEAST 50% OF THE TOTAL ROOF AREA OR 100 SQUARE METRES, WHICHEVER IS THE LESSER OR AS SPECIFIED BY THE LOCAL GOVERNMENT.

THE RAINWATER TANK IS CONNECTED TO TOILET CISTERNS AND WASHING MACHINE COLD WATER TAPS (OTHER THAN THOSE CONNECTED TO A GREYWATER TREATMENT PLANT OR ALTERNATIVE WATER SUBSTITUTION MEASURE) AND AN EXTERNAL USE.

THE RAINWATER TANK HAS A SCREENED DOWNPIPE RAINHEAD WITH SCREEN MESH 4-6mm, DESIGNED TO PREVENT LEAVES FROM ENTERING THE DOWNPIPE.

A MINIMUM OF 2.0 LITRES OF THE FIRST FLUSH ROOF CATCHMENT RAINWATER MUST BE DIVERTED/DISCARDED TO AN APPROVED POINT AWAY FROM BUILDING FOUNDATIONS BEFORE ENTERING THE RAINWATER TANK WHERE

(a) CONNECTED TO SHOWERS, WASH BASINS, KITCHENS OR HOT WATER SERVICES OR
(b) REQUIRED BY THE LOCAL GOVERNMENT.

THE RAINWATER TANK MUST BE PROVIDED WITH

(a) MOSQUITO-PROOF SCREENS WITH NOT GREATER THAN 1mm MESH APERTURE OR FLAP VALVES AT EVERY OPENING AND
(b) A VERMIN TRAP OR
(c) MOSQUITO-PROOFING IN ACCORDANCE WITH HB230 WHERE A WET SYSTEM IS USED TO HARVEST RAINWATER &
(d) A CHILD-PROOF ACCESS HOLE.

THE RAINWATER TANK MUST BE PROVIDED WITH

(a) AN AUTOMATIC SWITCHING DEVICE OR
(b) A TRICKLE TOP-UP SYSTEM

PROVIDING SUPPLEMENTARY WATER FROM FROM THE RETICULATED TOWN WATER SUPPLY AND A BACKFLOW PREVENTION DEVICE.

THE RAINWATER TANK MUST BE PROVIDED WITH THE REQUIRED SIGNAGE ON THE FRONT OF THE TANK, ON THE COVER AND AT ALL OUTLET POINTS. THE WORDING ON THE SIGNAGE MUST COMPLY WITH MP 4.2, A8 AND TO AS1390 AND AS1345. INTERNAL RAINWATER TAPS TO HAVE GREEN 'R.W' INDICATORS OR TAP BUTTONS.

A GATE VALVE MUST BE INSTALLED IN THE OUTLET PIPE TO SHUT OFF IN CASE OF EMERGENCY.

THE RAINWATER TANK MUST BE SUPPORTED ON AN APPROVED STRUCTURE OR STAND.

THE OVERFLOW MUST BE CONNECTED TO THE EXISTING STORMWATER DRAINAGE SYSTEM WITH A PHYSICAL AIR-BLOCK OR NON-RETURN VALVE.

SUSTAINABLE HOUSING REQUIREMENTS

QUEENSLAND DEVELOPMENT CODE (QDC) MP 4.1 - SUSTAINABLE BUILDINGS

MEASURE	CLASS 1	CLASS 2	CLASS 1 RENO	CLASS 2 RENO	OTHER CLASS 1 RENO
P1 5-STAR ENERGY RATING	YES	NO	YES	NO	YES
P2 INTERNAL RATING	YES	YES	YES	YES	YES
P3 AIR-CONDITIONING	YES	YES	YES	YES	YES
P4 3-STAR (WELS) SHOWER	YES	YES	NO	NO	NO
P5 DUAL FLUSH 4-STAR (WELS) TOILET	YES	YES	NO	NO	NO
P6 3-STAR (WELS) TAPWARE	YES	YES	NO	NO	NO

REQUIREMENTS FOR SUSTAINABLE BUILDINGS

ASSESSABLE BUILDING WORK OR SELF-ASSESSABLE BUILDING WORK IN A NEW CLASS 1 BUILDING OR A SOLE-OCCUPANCY UNIT IN A CLASS 2 BUILDING AND RENOVATIONS TO AN EXISTING CLASS 1 BUILDING AND RENOVATIONS TO A SOLE-OCCUPANCY UNIT OF A CLASS 2 BUILDING.

ACCEPTABLE SOLUTIONS: P1 - 5-STAR ENERGY RATING

CLASS 1 BUILDINGS AND ATTACHED ENCLOSED CLASS 10a BUILDINGS WILL REQUIRE A 5-STAR ENERGY RATING. ACHIEVING 5 STARS WILL BE BY COMPLIANCE WITH THE PROVISIONS OF PART 3.12 OF THE BUILDING CODE OF AUSTRALIA.

CONCESSIONS APPLY TO BUILDINGS WHICH HAVE AN OUTDOOR LIVING SPACE WHICH IS DIRECTLY ACCESSIBLE FROM A LIVING AREA SUCH AS A LOUNGE, KITCHEN, DINING OR FAMILY ROOM. THE OUTDOOR LIVING SPACE MUST HAVE A MINIMUM AREA OF 12 SQUARE METRES AND A MINIMUM DIMENSION OF 2.5 METRES.

IN CLIMATE ZONES 1 & 2, BUILDINGS WITH A CONFORMING OUTDOOR LIVING SPACE WILL BE REQUIRED TO BE NOT LESS THAN 4.5-STARS, WHERE THE ROOF OF THE OUTDOOR LIVING SPACE ACHIEVES A TOTAL R-VALUE OF 1.5 DOWNWARDS THE BUILDING WILL REQUIRE A MINIMUM 4.25-STARS AND WHERE THE OUTDOOR LIVING SPACE IS FITTED WITH A 900mm DIAMETER MINIMUM CEILING FAN AND THE ROOF ACHIEVES A TOTAL R-VALUE OF 1.5 DOWNWARDS, 4-STARS.

P2 - INTERNAL LIGHTING

A MINIMUM OF 80% OF ALL INTERNAL FIXED LIGHTING MUST BE ENERGY EFFICIENT LIGHTING.

P3 - AIR-CONDITIONING

ALL HARD-WIRED NEW AND REPLACEMENT AIR-CONDITIONERS TO HAVE AN ENERGY EFFICIENCY RATIO (EER) OF AT LEAST 2.9.

P4 - 3-STAR (WELS) SHOWER

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL SHOWER ROSES HAVE A MINIMUM 3-STAR WATER EFFICIENCY LABELLING AND STANDARDS (WELS) RATING.

P5 - DUAL FLUSH 4-STAR (WELS) TOILET

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL TOILET CISTERNS MUST BE DUAL FLUSH 4-STAR (WELS) RATED AND MUST BE COMPATIBLE WITH THE SIZE OF THE TOILET BOWL.

P6 - 3-STAR (WELS) TAPWARE

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, ALL TAPWARE SERVING LAUNDRY TROUGHS, KITCHEN SINKS AND BASINS MUST HAVE A MINIMUM 3-STAR (WELS) RATING.

SUSTAINABLE HOUSING REQUIREMENTS

QUEENSLAND PLUMBING AND WASTEWATER CODE

MEASURE	CLASS 1	CLASS 2	CLASS 1 RENO	CLASS 2 RENO	OTHER CLASS 1 RENO
P7 HOT WATER SYSTEMS	YES	NO	NO	NO	YES
P8 IRRIGATION SYSTEMS	YES	YES	YES	YES	YES

P7 - HOT WATER SYSTEMS

HOT WATER MUST BE SUPPLIED BY EITHER:

(a) SOLAR HOT WATER SYSTEM OR
(b) HEAT PUMP HOT WATER SYSTEM
(i) ELIGIBLE TO RECEIVE AT LEAST 22 RENEWABLE ENERGY CERTIFICATES FOR 3 BEDROOMS OR MORE;
(ii) ELIGIBLE TO RECEIVE AT LEAST 14 RENEWABLE ENERGY CERTIFICATES FOR LESS THAN 3 BEDROOMS OR
(c) GAS HOT WATER SYSTEM (5-STAR ENERGY RATED). HOT WATER SYSTEMS MUST BE INSTALLED AS CLOSE AS PRACTICABLE TO THE COMMON BATHROOM.

P8 - IRRIGATION SYSTEMS

IN AREAS SERVICED BY A WATER SERVICE PROVIDER, AND WHERE RAINWATER TANKS HAVE A CONTINUITY OF SUPPLY THROUGH EITHER A TRICKLE TOP-UP SYSTEM OR AN AUTOMATIC SWITCHING DEVICE, ALL OUTDOOR IRRIGATION SYSTEMS MUST COMPLY WITH QUEENSLAND WATER COMMISSION GUIDELINES 'EFFICIENT IRRIGATION FOR WATER CONSERVATION'.

AN 'EFFICIENT IRRIGATION SYSTEM' CONSISTS OF A NETWORK OF PERMANENT PIPING CONNECTED TO EMITTERS WHICH HAVE BEEN DESIGNER TO WATER A SPECIFIC LANDSCAPED AREA AND:

(a) THE MAXIMUM OUTPUT CAPACITY OF EACH EMITTER MUST NOT EXCEED 9 l/m AND
(b) THE IRRIGATION SYSTEM IS FITTED WITH EITHER:
(i) A MANUAL TIMER WITH A MAXIMUM RANGE OF 2 HOURS OR
(ii) AN AUTOMATIC TIMER USED IN CONJUNCTION WITH A SOIL MONITOR SENSOR OR RAIN SENSOR TO TURN THE SYSTEM OFF DURING PERIODS OF ADEQUATE SOIL MOISTURE OR RAIN, AND
(iii) WHERE DRIP LINE IS USED, IT MUST BE PRESSURE COMPENSATED AND CONSIST OF RIGID PLASTIC TUBING WITH IN-LINE OR INTERNAL EMITTERS SPACED AT REGULAR INTERVALS OF AT LEAST 300mm.
(iv) THE USE OF AN EFFICIENT IRRIGATION SYSTEM MUST BE IN ACCORDANCE WITH THE OPERATING REQUIREMENTS AND WATERING TIMES DETERMINED BY THE QWC.

GREYWATER TREATMENT PLANT

GREYWATER (definition) - DOMESTIC WASTEWATER FROM A BATH, BASIN, KITCHEN, LAUNDRY OR SHOWER, WHETHER OR NOT THE WASTEWATER IS CONTAMINATED WITH HUMAN WASTE.

THE GREYWATER TREATMENT PLANT MUST HAVE A STORAGE CAPACITY NOT MORE THAN 2.000 LITRES AND BE CONNECTED TO RECEIVE GREYWATER FROM ALL BATHROOM SANITARY OUTLETS (EXCLUDING WATER CLOSETS) IN THE BUILDING.

THE GREYWATER TREATMENT SYSTEM MUST HAVE A MINIMUM PROCESSING CAPACITY TO TREAT THE TOTAL GREYWATER INPUT VESSEL VOLUME IN 24 HOURS. THE GREYWATER TREATMENT PLANT IS CONNECTED TO SUPPLY TREATED WATER TO:

(a) ALL TOILET CISTERNS,
(b) WASHING MACHINE COLD WATER TAPS,
(c) AN EXTERNAL USE AND
(d) OTHER FIXTURES SPECIFIED BY THE LOCAL GOVERNMENT,
(e) SUPPLIES TREATED WATER SEPARATE TO THE RETICULATED TOWN WATER SUPPLY AND
(f) HAS A BACKFLOW PREVENTION DEVICE INSTALLED TO PROTECT THE RETICULATED TOWN WATER SUPPLY,
(g) HAS AN AUTOMATIC SWITCHING DEVICE PROVIDING SUPPLEMENTARY WATER FROM THE RETICULATED TOWN WATER SUPPLY,
(h) DISPOSES OF UNTREATED GREYWATER TO THE SEWER,
(i) MUST NOT BE SUPPLIED FOR DRINKING OR POTABLE USE AND
(j) COMPLIES WITH TABLE 1A OF THE QUEENSLAND PLUMBING AND WASTEWATER CODE FOR THE EFFLUENT COMPLIANCE VALUE FOR END USES WITH A HIGH LEVEL OF HUMAN CONTACT.

ROOFWATER DRAINAGE

ALL ROOFWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO A STORMWATER DRAINAGE SYSTEM COMPLYING WITH RELEVANT CODES & STANDARDS;

THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING;

THE AREA SPECIFIC RAINFALL INTENSITY MUST BE SELECTED FROM THE RELEVANT CODES & STANDARDS;

GUTTERS & DOWNPIPES MUST BE SELECTED FROM RELEVANT CODES & STANDARDS;

EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES;

BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100, IN ACCORDANCE WITH RELEVANT CODES & STANDARDS;

THE WIDTH OF VALLEY GUTTERS SHALL BE IN ACCORDANCE WITH RELEVANT CODES & STANDARDS. REFER TO ROOF SHEETING MANUFACTURERS SPECIFICATIONS FOR LIMITATIONS ON SHEET OVERHANGS INTO VALLEY GUTTERS. VALLEY GUTTERS ON ROOF PITCHED LESS THAN 12.5° MUST BE DESIGNED AS BOX GUTTERS;

RAINWATER DRAINAGE
RAINFALL INTENSITY OF 280mm/hr
WITH ARI OF 2.0 YEARS(CAIRNS)

THE ROOF AREA PER DOWNPIPE IS CALCULATED USING THE STRAMIT QLD GUIDE IN CONJUCTION WITH AS2179 & AS3500.3. U.N.O ON ROOF PLAN 150 QUAD EAVES GUTTER WITH A EFFECTIVE CROSS-SECTIONAL AREA OF 8600 SQ.MM INSTALLED AT 1:500 MIN. ACHIEVING A MAXIMUM ROOF AREA OF 34sqm PER DOWNPIPE USING U.N.O 100mm ø DOWNPIPE

SPACINGS BETWEEN DOWNPIPES NOT TO EXCEED 12m. PROVISIONS FOR OVERFLOWS MUST BE MADE FOR DOWNPIPES FUTHER THAN 12m FROM VALLEY GUTTERS
MIN FALL FOR EAVES GUTTERS = 1:500
MIN FALL FOR BOX GUTTERS = 1:100
MAX 500kPa WATER PRESSURE. IF GREATER, INSTALL PRESSURE LIMITING DEVICE TO MANUFACTURERS SPECS SIZE & LOCATION OF PVC STOMWATER PITS WITH REMOVABLE GREAT LID VERIFIED BY PLUMBER ON SITE

SLAB HEIGHT

MINIMUM FINISHED SLAB HEIGHT MUST BE DETERMINED FOR EACH INDIVIDUAL PROJECT AND IS DEPENDENT UPON DESIGN FACTORS SUCH AS -

(1) U.N.O ON PLAN MIN FINISHED SLAB HEIGHTS TO BE 150mm ABOVE ADJACENT FINISHED GROUND LEVEL or 100mm ABOVE SANDY, WELL-DRAINED AREAS or 50mm ABOVE PAVED OR CONCRETED AREAS WHICH FALL AWAY FROM THE DWELLING FOR 50mm OVER THE FIRST 1m (CHECK STATE AND TERRITORY VARIATIONS)

(2.) MASONRY VENEER CONSTRUCTION WHERE DPC'S MUST BE 150mm MINIMUM ABOVE ADJACENT GROUND LEVEL AND REQUIRE A SLAB EDGE RECESS AS PER BCA part 3.3.4.5 - 170mm ABOVE ADJACENT FINISHED GROUND LEVEL or 95mm ABOVE ADJACENT PAVED OR CONCRETED AREAS WHICH FALL AWAY FROM THE WALL or 70mm ABOVE ADJACENT PAVED OR CONCRETED AREAS WHICH FALL AWAY FROM THE WALL AND ARE PROTECTED FROM THE WEATHER BY A CARPORT, VERANDAH OR THE LIKE. THESE DIMENSIONS ASSUME A 20mm SLAB EDGE RECESS. (CHECK STATE AND TERRITORY VARIATIONS)

(3) LEVEL RELATIVE TO DRAINAGE ORG AS PER AS3500, PLUMBING AND DRAINAGE CODE - 150mm MINIMUM ABOVE TOP OF ORG TO LOWEST FIXTURE POINT i.e. FLOOR WASTE OR SHOWER DRAIN. LEVEL OF ORG MUST BE 75mm MIN. ABOVE FINISHED GROUND LEVEL.

(4) STANDARD BUILDING REGULATIONS REQUIRE THE LEVEL OF ALL HABITABLE ROOMS BE 300mm MINIMUM ABOVE THE Q100 FLOOD LEVEL OR AS DETERMINED BY THE LOCAL AUTHORITY.

(5) LOCAL TOWN PLANNING SCHEMES MAY SPECIFY FLOOR LEVELS RELATIVE TO FINISHED SURFACES IN RURAL AREAS.

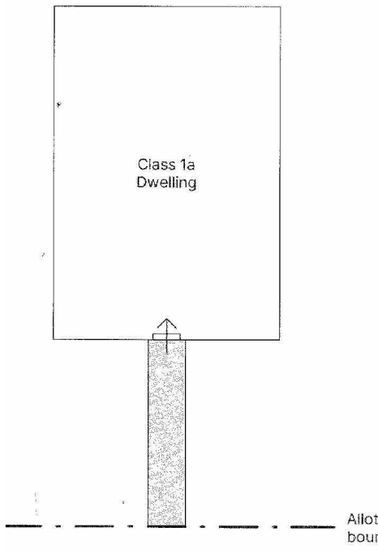
CONSTRUCTION ISSUE

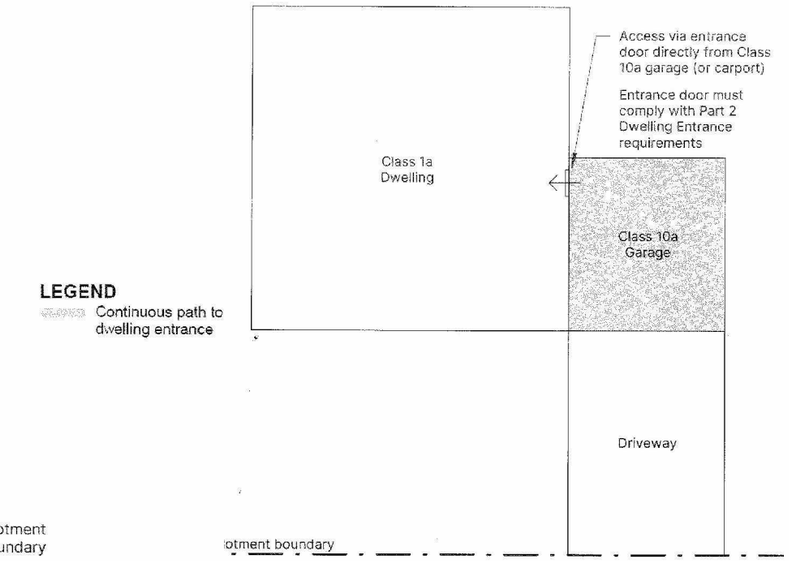
EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

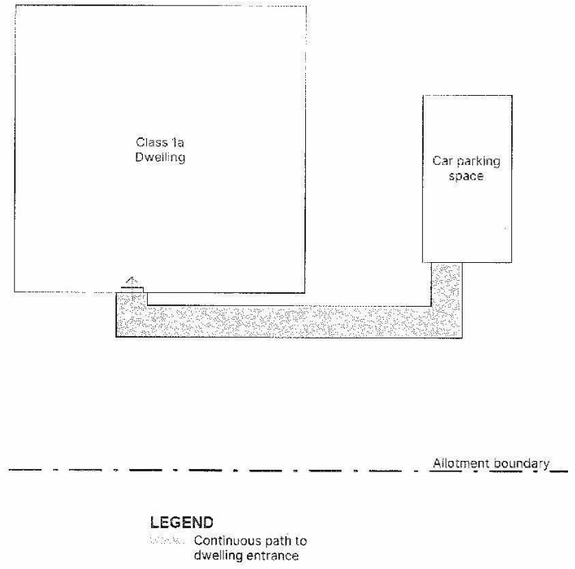
ISSUES/REVISIONS

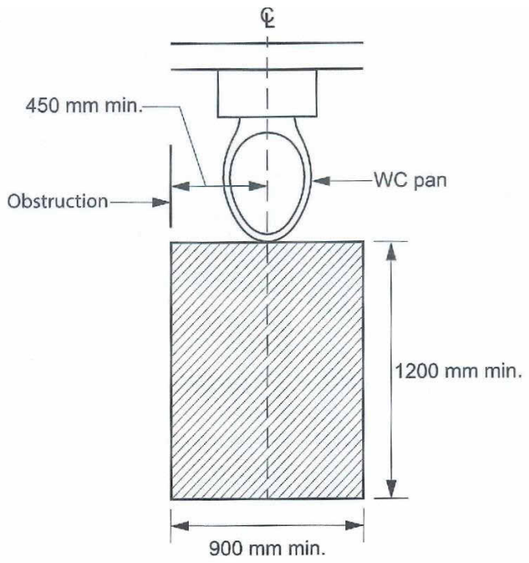
-Drawing Title:	SUSTAINABLE HOUSING		
-Project Type:	Proposed Residence	-Project Number:	24045
-Client Name	S & C Girgenti	-Drawn By:	Edr
-Project Address:	Lot 3 Byrnes Rd Mareeba	-Scale:	AT A3
		-Sheet Number:	A-03 |

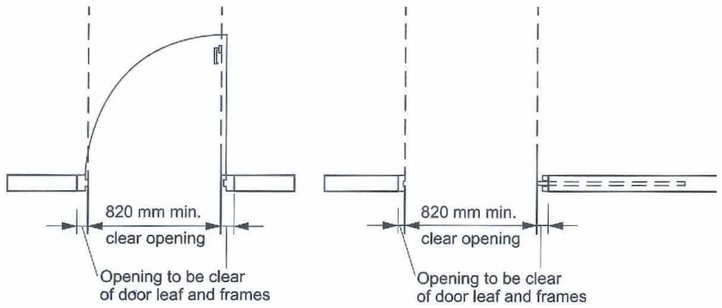
DESIGN WIND CLASSIFICATION C2

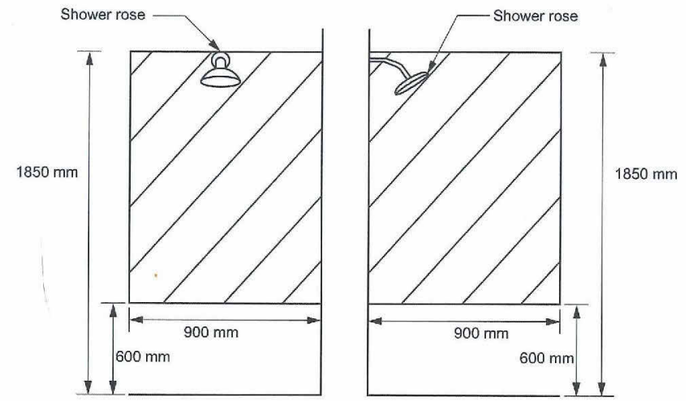


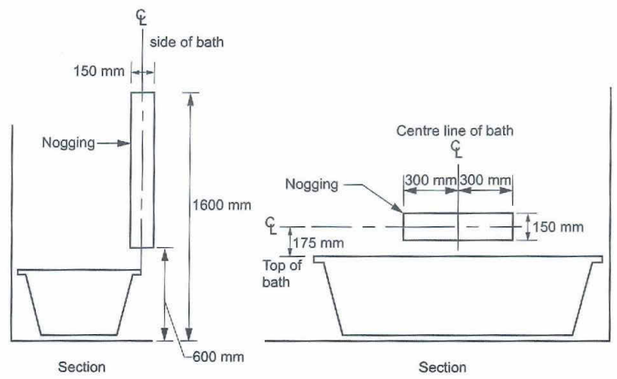


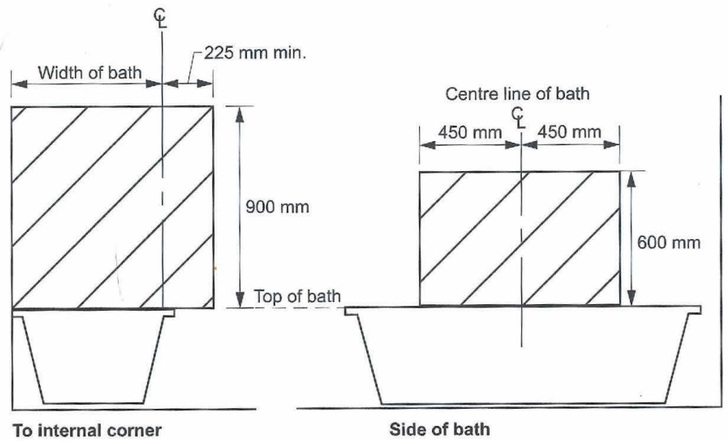


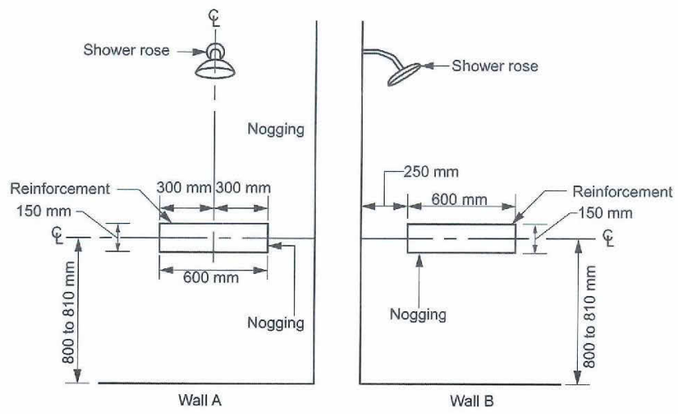












CONSTRUCTION ISSUE

ISSUES/REVISIONS

Affiliate Level 2
Australian Institute of Architects
2016

-Drawing Title: LIVEABLE HOUSING
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Author
-Scale: AT A3
-Sheet Number: A-04

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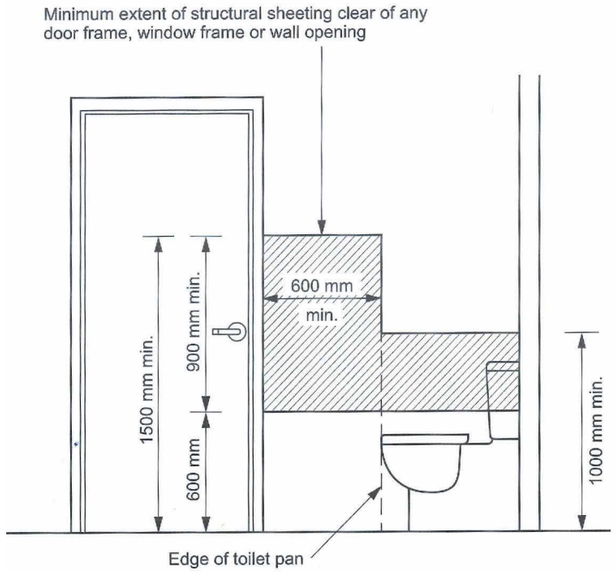
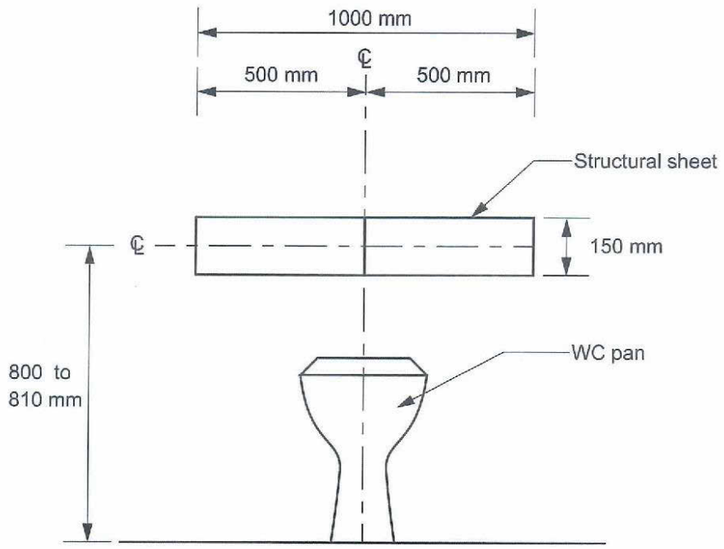
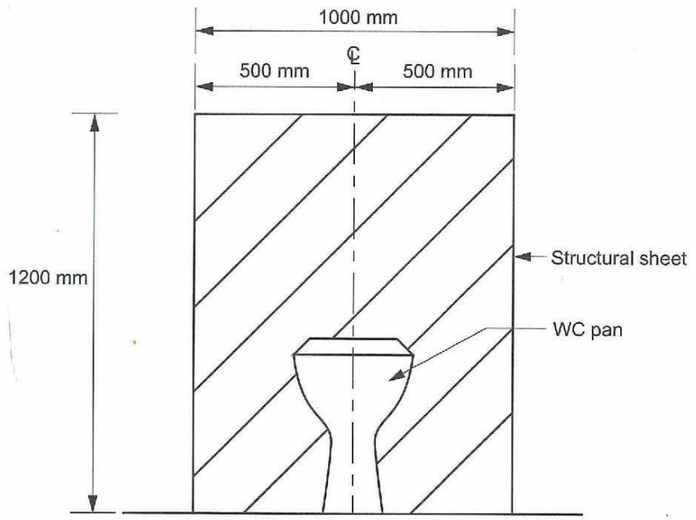
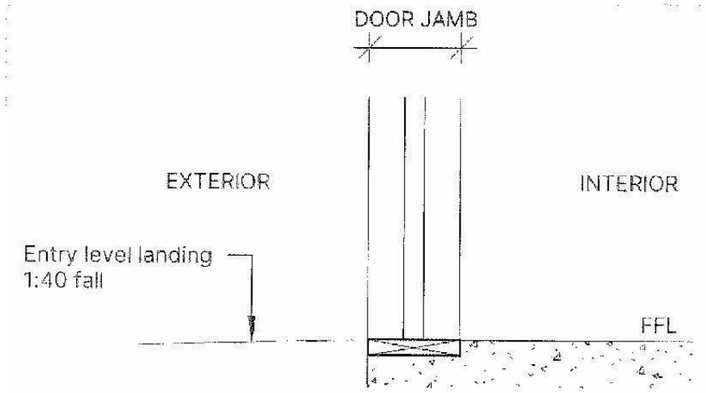
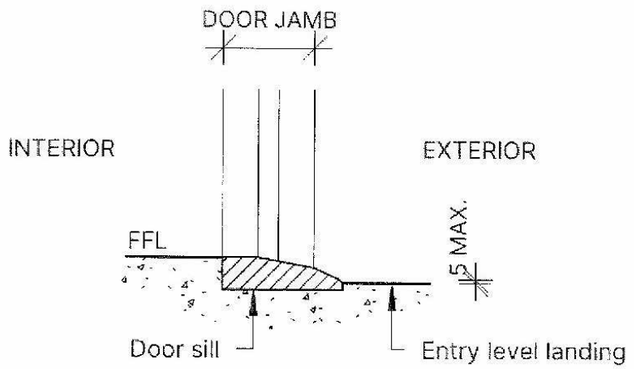
DESIGN WIND CLASSIFICATION C2

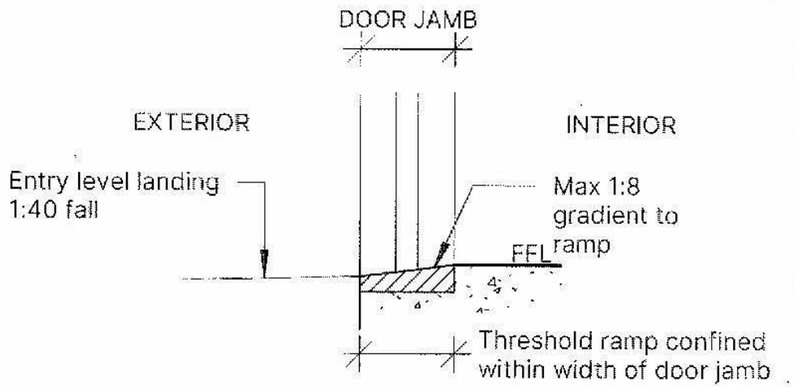


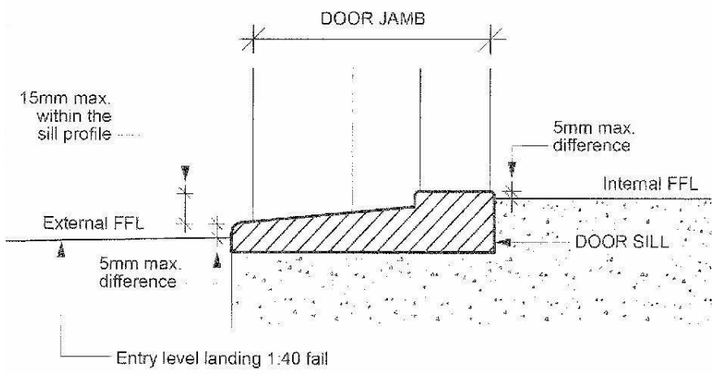












CONSTRUCTION ISSUE

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PLEASE NOTE - SUBSTITUTION, VARIATION OR MODIFICATION TO THE ORIGINAL DESIGN OR STRUCTURAL MEMBERS WILL VOID EDR BUILDING DESIGNS OF ANY RESPONSIBILITIES TO THE STRUCTURAL INTEGRITY & PERFOMANCE OF THE BUILDING.

ISSUES/REVISIONS

Affiliate Level 2
Australian Institute of Architects
2016

-Drawing Title: LIVEABLE HOUSING
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Author
-Scale: AT A3
-Sheet Number: A-05

DESIGN WIND CLASSIFICATION C2

GENERAL NOTES

- REFER SITE PLANS FOR LOCATION, SETOUT AND ACTUAL LEVELS OF BUILDINGS. CONFIRM PRIOR TO EXCAVATION.
- CONTRACTOR TO CHECK ON SITE ALL DIMENSIONS PRIOR TO SHOP DRAWINGS AND FABRICATION.
- ALL DIMENSIONS ARE TO GRID LINES, FACE OF BLOCKWORK/BRICKWORK , FACE OF STUD OR CENTRELINE OF COLUMNS, U.N.O.
- CONTRACTOR TO CO-ORDINATE ALL SERVICES, PENETRATIONS AND STRUCTURE PRIOR TO CONSTRUCTION AND INFORM THE CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION/FABRICATION
- RAMPS, STAIRS, AND PATHWAYS/APRONS TO COMPLY WITH AS1428.1 (2009).
- WHERE A TRADE NAMED PRODUCT IS SPECIFIED IN THESE DOCUMENTS, IT IS TO BE CONSIDERED AS, 'OR EQUIVALENT TO APPROVAL OF CONTRACT ADMINISTRATOR.'

Site Plan

SCALE 1 : 3000

INSTALL AG DRAIN AS REQUIRED TO KEEP WATER AWAY FROM SLAB & FOOTINGS

90Ø UPVC STORMWATER LINES WITH FALL TO KERB & CHANNEL OR DRAINAGE EASEMENT

CONCRETE DRIVEWAY & PATH ARE DIAGRAMMATIC ONLY. EXACT LAYOUT WILL BE CONFIRMED ON SITE. DRIVEWAY TO BE IN ACCORDANCE WITH AS2890, PARKING FACILITIES, PART 1: OFF STREET CARPARKING

CONNECT SERVICES TO APPROVED SEWERAGE SYSTEM

NOTE

NO SEWER PLAN AVAILABLE AT TIME OF DRAWING. VERIFY ON SITE PRIOR TO CONSTRUCTION.
MAX 500kPa WATER PRESSURE OR INSTALL PRESSURE LIMITING DEVICE

SITE NOTES

LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER & STORMWATER. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION. CLIENT TO PROVIDE SKETCH PLAN SHOWING ANY FUTURE ALTERATIONS, EXTENSIONS, SWIMMING POOLS ETC. SO HOUSE SEWER & STORMWATER CAN BE ALIGNED TO ACCOMODATE REQUIREMENTS.
ALL PLUMBING & DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SEWERAGE AND WATER SUPPLY ACT 1949-1982, ASSOCIATED AMENDMENTS & RELEVANT AUSTRALIAN STANDARDS.
ALL WATER TO BE DRAINED AWAY FROM BUILDING DURING & AFTER CONSTRUCTION & TO COMPLY WITH AS. 2870 'RESIDENTIAL SLABS & FOOTINGS.'
FINISHED SLAB LEVEL TO BE MINIMUM 250mm ABOVE FINISHED GROUND LEVEL.
ALL EARTHWORKS TO COMPLY WITH AS. 3798-1996 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS'.

ALL EXISTING VEGITATION ON THE PROPERTY WITHIN THE FOOTPRINT OF THE PROPOSED RESIDENCE AND/OR WITHIN A RECOMMENDED SAFE DISTANCE FROM THE PROPOSED RESIDENCE'S FOOTINGS ARE TO BE REMOVED WELL PRIOR TO CONSTRUCTION TO ALLOW THE SOILS MOISTURE CONDITIONS TO RETURN TO A SATE OF EQUILIBRIUM.

DEPRESSIONS FORMED BY THE REMOVAL OF VEGITATION & ALL DISTURBED WEAKEND SOIL SHOULD BE CLEANED OUT & BACKFILLED WITH COMPACTED SELECT FILL.

LOT NUMBER:	3
RP NUMBER:	Rp 744263
PARISH:	-
COUNTY:	-
SITE AREA:	303000 m²

LEGEND

G1	GATE (900 WIDE)
G2	GATE (3000 WIDE)
—//—//—//—	FENCING AS SELECTED
MH	MAN HOLE
WM	WATER METRE
—S—S—S—	EXIST. SEWER
—SW—SW—SW—	EXIST. STORMWATER
—PL—PL—PL—	EXIST. POWER LINES
—W—W—W—	EXIST. WATER
—E—E—E—	EXIST. ELECTRICAL LINE

CONSTRUCTION ISSUE

ISSUES/REVISIONS

Affiliate Level 2
Australian Institute of Architects
2016

0 1000 2000 3000 4000 5000mm
SCALE 1:100 AT ORIGINAL SIZE

-Drawing Title:	SITE PLAN		
-Project Type:	Proposed Residence	-Project Number:	24045
-Client Name	S & C Girgenti	-Drawn By:	Edr
-Project Address:	Lot 3 Byrnes Rd Mareeba	-Scale:	AT A3
		-Sheet Number:	A-06 |

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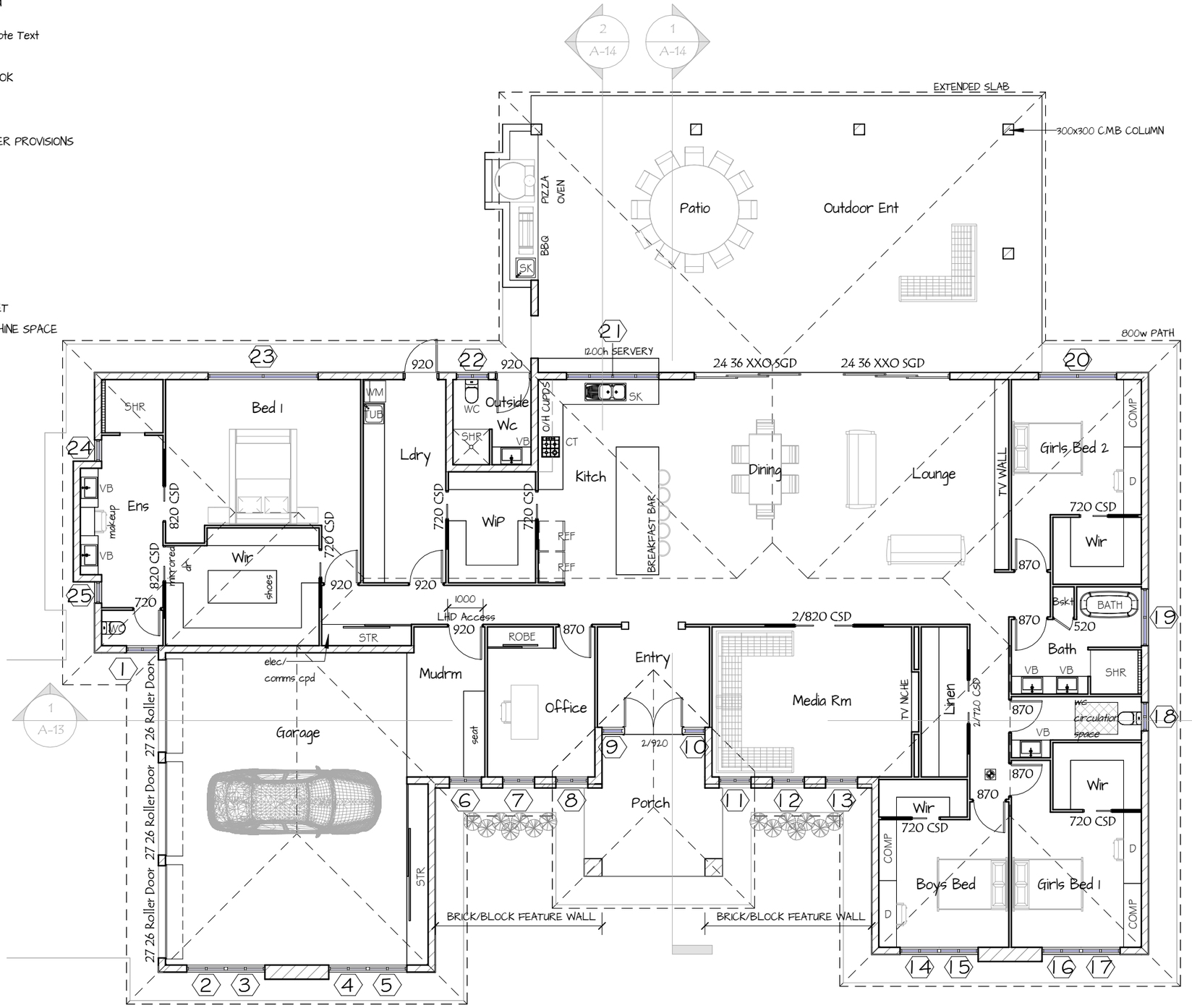
DESIGN WIND CLASSIFICATION C2

Keynote Legend

Key Value	Keynote Text
BATH	BATHTUB
COMP	COMPUTER NOOK
CT	COOKTOP
D	DESK
REF	REFRIDGERATER PROVISIONS ONLY
ROBE	ROBE
SHR	SHOWER
SK	SINK
STR	STORE
TUB	LAUNDRY TUB
VB	VANITY BASIN
WC	WATER CLOSET
WM	WASHING MACHINE SPACE



Ground Floor

SCALE 1 : 125

CONSTRUCTION ISSUE

ELEVATION KEY

3 4 2 1

Floor Area

Living	348.5 m²
Patio	116.8 m²
Garage	67.2 m²
Porch	14.1 m²
	546.5 m²

GENERAL JOINERY NOTES & STANDARDS

CHECK ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE COMMENCEMENT OF ANY BUILDING WORKS AND/OR COMMENCEMENT OF JOINERY SHOP DRAWINGS

CONTRACTOR TO REPORT ANY DISCREPANCIES (ON DRAWING OR ON SITE) BEFORE COMMENCING OF ANY BUILDING WORKS AND/OR COMMENCEMENT OF JOINERY SHOP DRAWINGS

SPECIFIED PROPRIETORY ITEMS DOES NOT IMPLY PREFERENCE FOR THE ITEM INDICATED, BUT IDENTIFIES THE MINIMUM PROPERTIES REQUIRED FOR SUCH ITEMS. ANY SUBTITUTIONS ARE BY APPROVAL ONLY

CONFIRM NOMINATED APPLIANCES' MANUFACTURER'S RECOMMENDATIONS, SPECIFICATION, REQUIRED SPATIAL REQUIREMENTS AND INSTALLATION REQUIREMENTS WHERE SPECIFIED AS PART OF JOINERY UNIT AND / OR LOCATED ADJACENT TO - REFER JOINERY DRAWINGS AND FLOOR PLAN

JOINER TO ENSURE ALL APPLIANCES AND EQUIPMENT FITS IN ALLOCATED SPACINGS, AND TO ADVISE AND ACCOUNT FOR ADJUSTMENTS FOR APPROVED SUBSTITUTIONS

JOINER TO ENSURE ALL APPLIANCES AND EQUIPMENT THAT REQUIRE POWER, WATER AND/OR WASTE ARE CORRECTLY PROVISIONED

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ISSUES/REVISIONS

-Drawing Title:	FLOOR PLAN		
-Project Type:	Proposed Residence	-Project Number:	24045
-Client Name	S & C Girgenti	-Drawn By:	Edr
-Project Address:	Lot 3 Byrnes Rd Mareeba	-Scale:	AT A3
		-Sheet Number:	A-07

DESIGN WIND CLASSIFICATION C2

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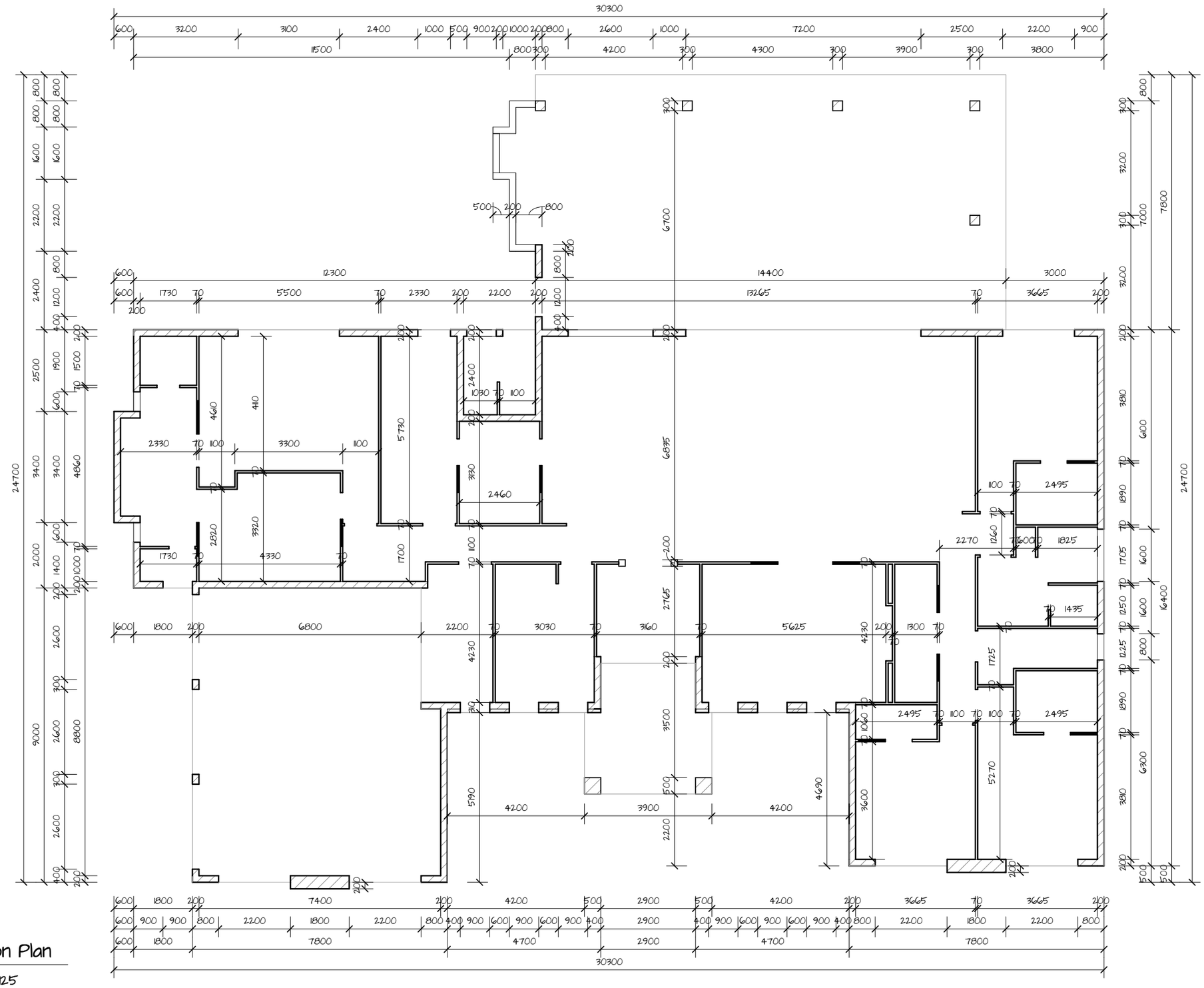

Dimension Plan

SCALE 1 : 125

CONSTRUCTION ISSUE

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

ISSUES/REVISIONS

-Drawing Title:	DIMENSION PLAN	-Project Number:	24045
-Project Type:	Proposed Residence	-Drawn By:	Edr
-Client Name	S & C Girgenti	-Scale:	AT A3
-Project Address:	Lot 3 Byrnes Rd Mareeba	-Sheet Number:	A-08

DESIGN WIND CLASSIFICATION C2 TYP O/H = 900mm ROOF PITCH 17.5° TILED ROOF

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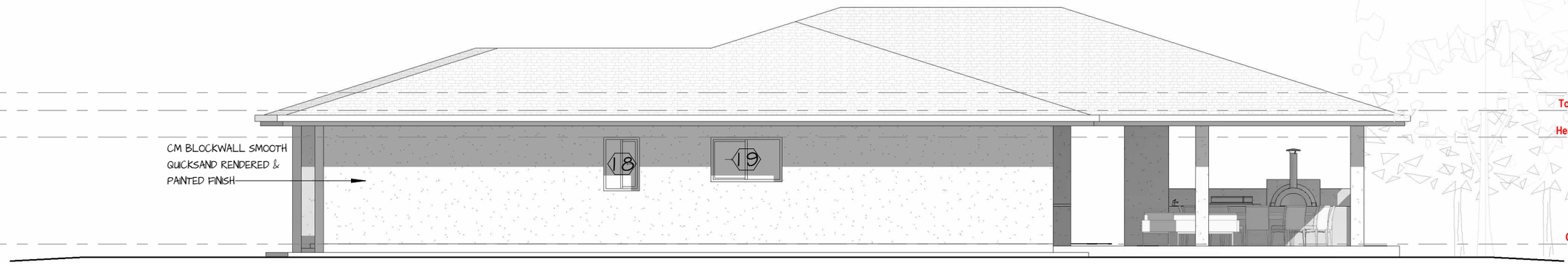
Elevation 1



Elevation 2

CONSTRUCTION ISSUE

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

ISSUES/REVISIONS

-Drawing Title: ELEVATIONS
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: A-09

DESIGN WIND CLASSIFICATION C2 TYP O/H = 900mm ROOF PITCH 17.5° TILED ROOF

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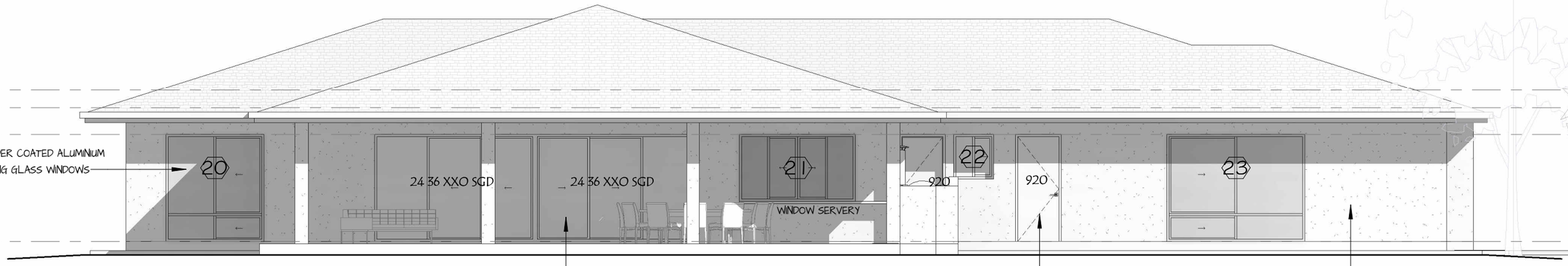

Elevation 3

Elevation 4

CONSTRUCTION ISSUE

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 1041586 ernest@edrconcepts.com.au

ISSUES/REVISIONS

-Drawing Title: ELEVATIONS
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Author
-Scale: AT A3
-Sheet Number: A-10

DESIGN WIND CLASSIFICATION C2 TYP O/H = 900mm ROOF PITCH 17.5° TILED ROOF

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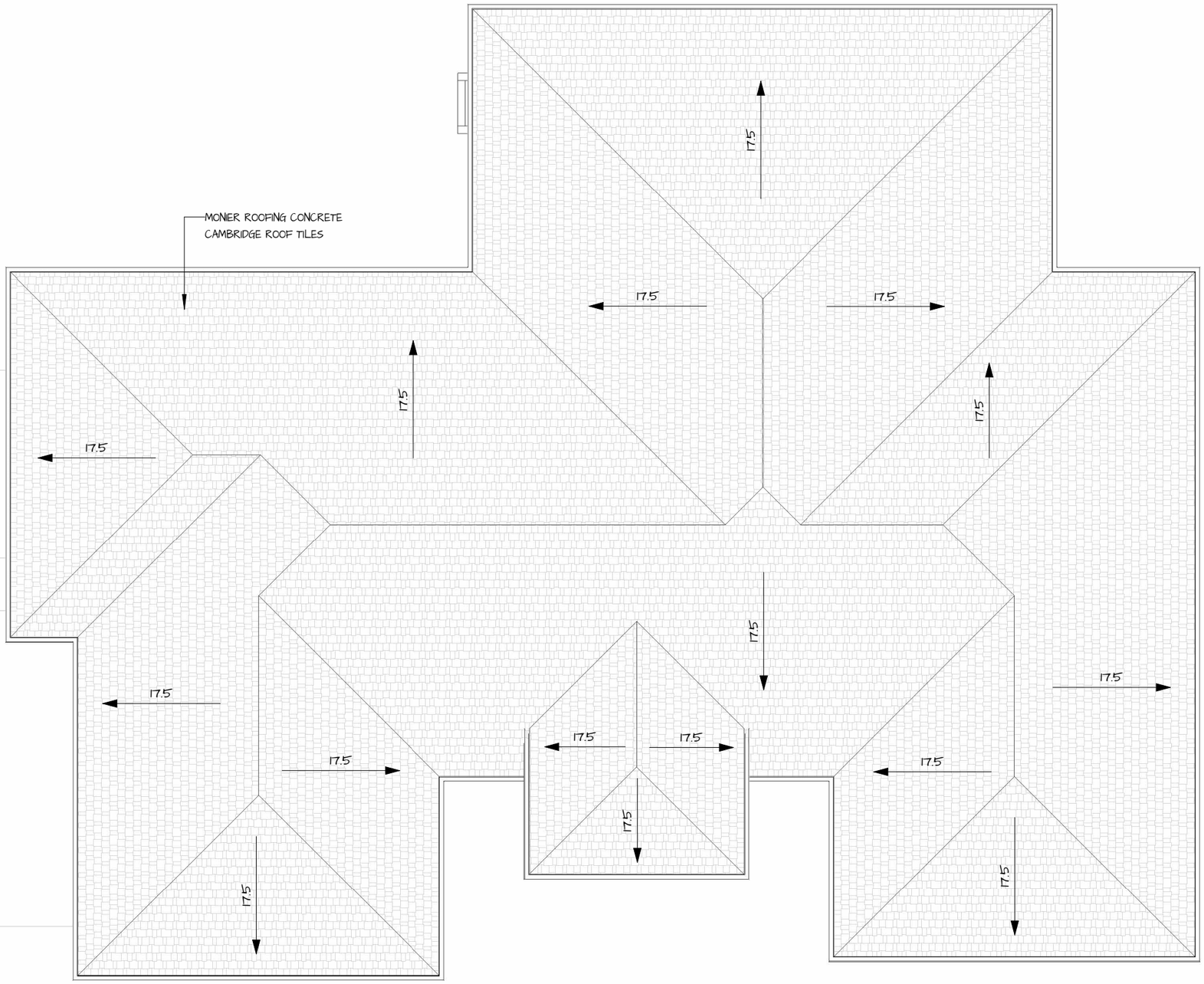


Roof Plan

SCALE 1 : 125

CONSTRUCTION ISSUE

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

ISSUES/REVISIONS

-Drawing Title: ROOF PLAN
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Author
-Scale: AT A3
-Sheet Number: A-11

DESIGN WIND CLASSIFICATION C2

SITE NOTES

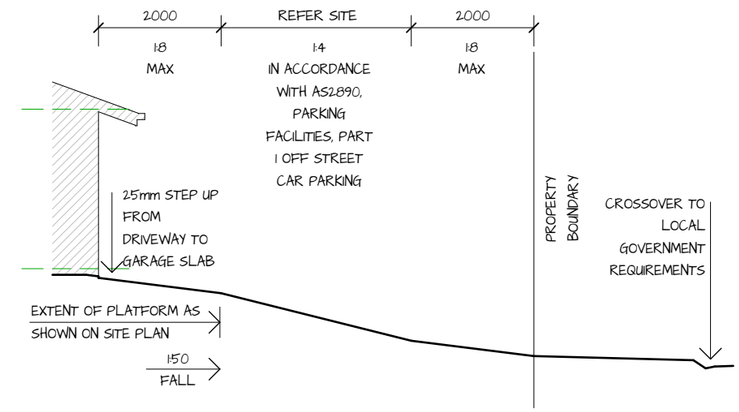
THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 20 MINIMUM TO AN EARTH DRAIN AS INDICATED ON THE SITE PLAN.

SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.

ALL SUB-FLOOR AREAS MUST BE GRADED TO AVOID THE PONDING OF WATER, CUT AND FILL BATTERS NOT TO EXCEED A MAXIMUM SLOPE AS PER BCA TABLE 3.1.1.1 FOR THE SITE SPECIFIC SOIL TYPE. REFER ALSO TO BCA CLAUSE 3.2.2.4 FOR SLAB EDGE SUPPORT ON SLOPING SITES.

RETAINING WALLS WITH 100Ø AG PIPE BEHIND (TO DISCHARGE TO STORMWATER LINE) AND GRANULAR BACKFILL BEHIND, TO BE WHOLLY CONTAINED WITHIN THE SITE ONLY IF INDICATED ON THE PLANS.

THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL, ONLY IF INDICATED ON THE PLANS AND TO LOCAL AUTHORITY APPROVAL.



DRIVEWAY SLOPE DETAIL

SCALE 1 : 100

LINTELS FOR CLAY BRICK MASONRY

SPAN	STANDARD STEEL SECTIONS	MIN END SUPPORT
UP TO 1200	75x10 FLAT	100mm
1201 TO 2100	100x100x6 ANGLE	120mm
2101 TO 2900	100x100x8 ANGLE	120mm
2901 TO 3600	150x100x8 ANGLE	150mm

BRICK VENEER CONSTRUCTION NOTES

ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 3700

PROVIDE WEEPHOLES TO BRICKWORK @ 900crs HORIZONTAL. SPECIFIED WALL TIES ARE TO BE PLACED @ 600crs VERTICALLY & 450crs HORIZONTALLY

THE FIRST LINE OF TIES TO BE LOCATED WITHIN 300mm FROM TOP OF THE WALL, CONTROL JOINT OR PERIMETER OF OPENING

WALL TIES ARE TO COMPLY WITH A.S. 2699, STEEL LINTELS ARE TO COMPLY WITH 2699.3

MORTAR FOR BRICKS SHALL BE AS FOLLOWS:

CLASS	CEMENT:LIME:SAND	COMPRESSIVE STRENGTH
M3	1:1:6	12.4MPa

PROVIDE VERTICAL ARTICULATION JOINTS @ 6M crs MAX FOR STRAIGHT PANELS. 5M crs MAX BETWEEN 900 SQUARE OR LARGER OPENINGS & ANY OTHER LOCATIONS SHOWN ON PLAN

STEEL LINTELS ARE TO HAVE A MINIMUM BEARING LENGTH OF 150mm PAST THE FACE OF OPENINGS. MAX BRICK OVERHANG IS LIMITED TO 25mm

PROVIDE A DAMPPROOF COURSE (DPC) AT LESS THAN 150mm ABOVE ADJACENT FINISHED GROUND LEVEL or 75mm ABOVE FINISHED PAVED or CONCRETED AREA. EXPOSED BRICKWORK BELOW THE DPC IS TO HAVE DURABILITY QUALITIES APPROPRIATE TO THAT EXPOSURE CONDITION

Window Schedule

No.	Ht	Wd	Description
1	2400	900	XO/XO SLIDING GLASS WINDOW
2	2400	1100	XO/XO SLIDING GLASS WINDOW
3	2400	1100	XO/XO SLIDING GLASS WINDOW
4	2400	1100	XO/XO SLIDING GLASS WINDOW
5	2400	1100	XO/XO SLIDING GLASS WINDOW
6	2400	900	XO/XO SLIDING GLASS WINDOW
7	2400	900	XO/XO SLIDING GLASS WINDOW
8	2400	900	XO/XO SLIDING GLASS WINDOW
9	2400	600	SINGLE PANEL FIXED GLASS WINDOW (O)
10	2400	600	SINGLE PANEL FIXED GLASS WINDOW (O)
11	2400	900	XO/XO SLIDING GLASS WINDOW
12	2400	900	XO/XO SLIDING GLASS WINDOW
13	2400	900	XO/XO SLIDING GLASS WINDOW
14	2400	1100	XO/XO SLIDING GLASS WINDOW
15	2400	1100	XO/XO SLIDING GLASS WINDOW
16	2400	1100	XO/XO SLIDING GLASS WINDOW
17	2400	1100	XO/XO SLIDING GLASS WINDOW
18	1200	800	XO SLIDING GLASS WINDOW OBS
19	1000	1600	XO SLIDING GLASS WINDOW LAM OBS
20	2400	2200	XO/XO SLIDING GLASS WINDOW
21	1500	2600	OXXO SLIDING GLASS WINDOW
22	1000	900	XO SLIDING GLASS WINDOW OBS
23	2400	3100	XO/XO SLIDING GLASS WINDOW
24	2000	600	SINGLE PANEL DOUBLE HUNG GLASS WINDOW
25	2000	600	SINGLE PANEL DOUBLE HUNG GLASS WINDOW

DOOR NOTES

1. REFER TO FLOOR PLANS FOR LOCATION.
2. CONFIRM ALL SIZES PRIOR TO ORDERING.
3. SWING DOOR SIZES INDICATED ARE LEAF SIZES.
4. PROVIDE 3 No. HINGES TO ALL SWING DOORS.
5. ALL SWING DOORS MUST HAVE STANDARD DOOR STOPS
6. PROVIDE PERSPEX HARDWARE COVER TO ALL SECURITY SCREEN DOORS.

WINDOW NOTES

1. REFER TO FLOOR PLANS FOR LOCATION.
2. CONFIRM ALL SIZES PRIOR TO ORDERING.
3. ALL GLAZING TO BE IN ACCORDANCE WITH AS 1288.
4. GLASS COLOURING TO BE CONFIRMED PRIOR TO ORDERING.

WINDOW ASSEMBLES:

ALL GLAZING TO COMPLY WITH AS 1288 - GLASS IN BUILDINGS - SELECTION AND INSTALLATION
WINDOW / DOOR ASSEMBLIES TO COMPLY WITH AS 2047 - WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION

LOUVRE WINDOWS FIRST FLOOR:

102mm WIDE BLADE WITH STRONGHOLD SYSTEM, TOUGHENED GLASS BLADES A MAX. OF 707mm LONG.

CONSTRUCTION ISSUE

ISSUES/REVISIONS

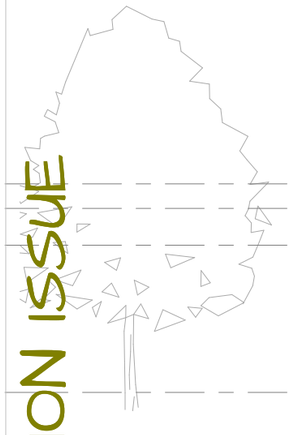
Affiliate Level 2
Australian Institute of Architects
2016

-Drawing Title: DETAILS
-Project Type: Proposed Residence
-Client Name: S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: AUTHOR
-Scale: AT A3
-Sheet Number: A-12

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

DESIGN WIND CLASSIFICATION C2



PROVIDE INSULATION TO U/S ROOF INSTALLED TO MANUF SPECS.

MONIER ROOFING CONCRETE CAMBRIDGE ROOF TILES

SELECTED TEXTURED RENDER FINISH TO EXTERNAL WALL SURFACES.

SELECTED H3 TREATED SKIRTING BOARDS.

200um VISQUEEN MEMBRANE OVER COMPACTED SAND FILL. LAP & TAP ALL JOINTS 200mm MINIMUM.

Section 1

SCALE 1 : 100

CONSTRUCTION ISSUE

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

ISSUES/REVISIONS

Affiliate Level 2
Australian Institute of Architects
2016

-Drawing Title: SECTIONS
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: A-13

DESIGN WIND CLASSIFICATION C2

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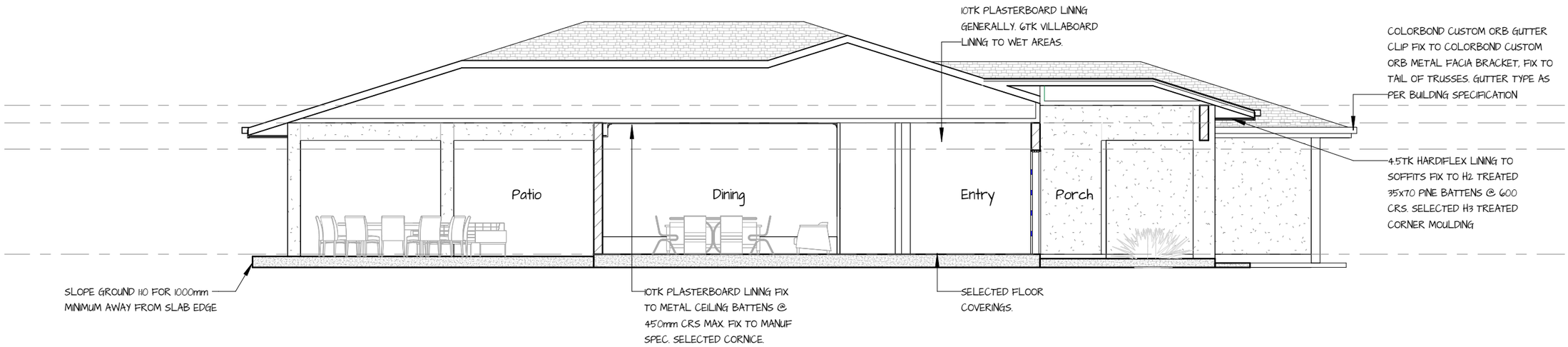
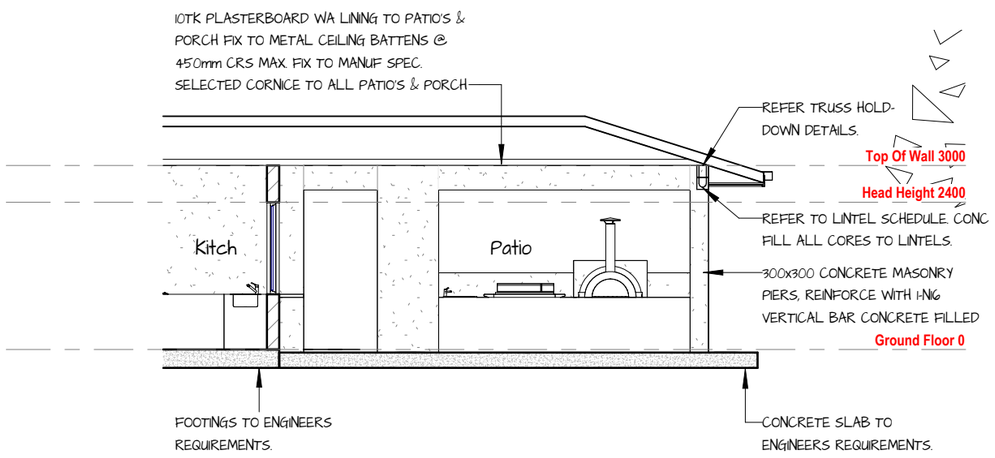


Section 2

SCALE 1 : 100



Section 3

SCALE 1 : 100

CONSTRUCTION ISSUE

ISSUES/REVISIONS

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 25866 ernest@edrconcepts.com.au

Affiliate Level 2
Australian Institute of Architects
2016

-Drawing Title: SECTIONS
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba
-Project Number: 24045
-Drawn By: Author
-Scale: AT A3
-Sheet Number: A-14

DESIGN WIND CLASSIFICATION C2

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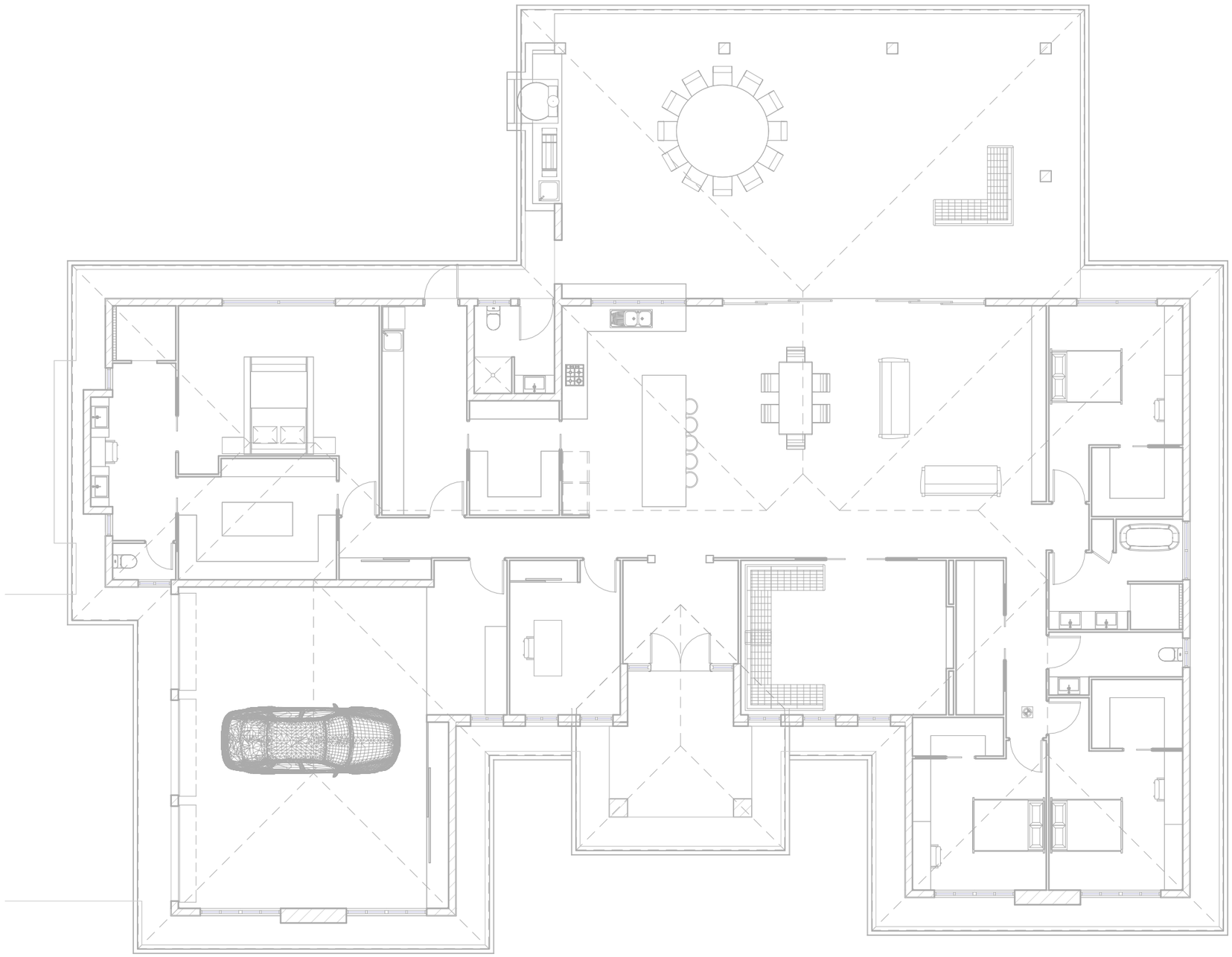

Electrical Plan

SCALE 1 : 125

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	QTY.
LIGHTING ITEMS		
	LED DOWN LIGHT	-
	HEAT LIGHT	-
	WALL LIGHTS	-
	BATTEN FLUORESCENT	-
	ROUND FLUORESCENT EXTERNAL	-
	DOUBLE FLOOD LIGHT WITH SENSOR	-
	TOTAL LIGHT POINTS	-
POWER ITEMS		
	SINGLE GPO	-
	DOUBLE GPO	-
	SINGLE GPO (WATERPROOF)	-
	DOUBLE GPO (WATERPROOF)	-
TV	TELEVISION POINT CONNECT TO ANTENNA	-
	TELEPHONE POINT	-
	SINGLE PHASE SWITCH	-
	SINGLE PHASE SWITCH - 2 GANG	-
	SINGLE PHASE SWITHC WITH FAN CONTROLLER	-
MISCELLANEOUS ITEMS		
	CEILING FAN 1400mm DIA.	-
M	EXHAUST FAN DUCTED TO EXTERNAL WALL OR SOFFIT	-
S	SMOKE DETECTOR AND ALARM CONNECT TO 240V. SUPPLY BATTERY BACKUP INTERCONNECT WITH OTHER DETECTORS IN SINGLE DWELLING TO GIVE COMMON ALARM ON ACTIVATION OF ANY DETECTOR. COMPLY WITH AS3786 & NCC	-
AC HEAD	SPLIT AC HEAD UNIT	=
AC	SPLIT AC CONDENSER	-
	METER BOX	-

ABBREVIATION LEGEND	
1000	DENOTES HEIGHT AFFL
AB	ABOVE BENCH (375 ABOVE KITCHEN BENCH)
HWS	HOT WATER SYSTEM
MW	MICROWAVE
WP	WATER PROOF
IS	ELECTRICAL APPLIANCE ISOLATIONG SWITCH
AC	AIR CONDITIONING POWER OUTLET. ALL AIR CONDITIONING POWER OUTLETS TO BE ON DEDICATED CIRCUIT

NOTE:
ELECTRICAL LAYOUT DIAGRAMATIC ONLY. LICENCED ELECTRICAL CONTRACTOR TO CONFIRM LAYOUT WITH BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION

CONSTRUCTION ISSUE

ISSUES/REVISIONS

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

-Drawing Title: ELECTRICAL PLAN
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: E-01

DESIGN WIND CLASSIFICATION C2

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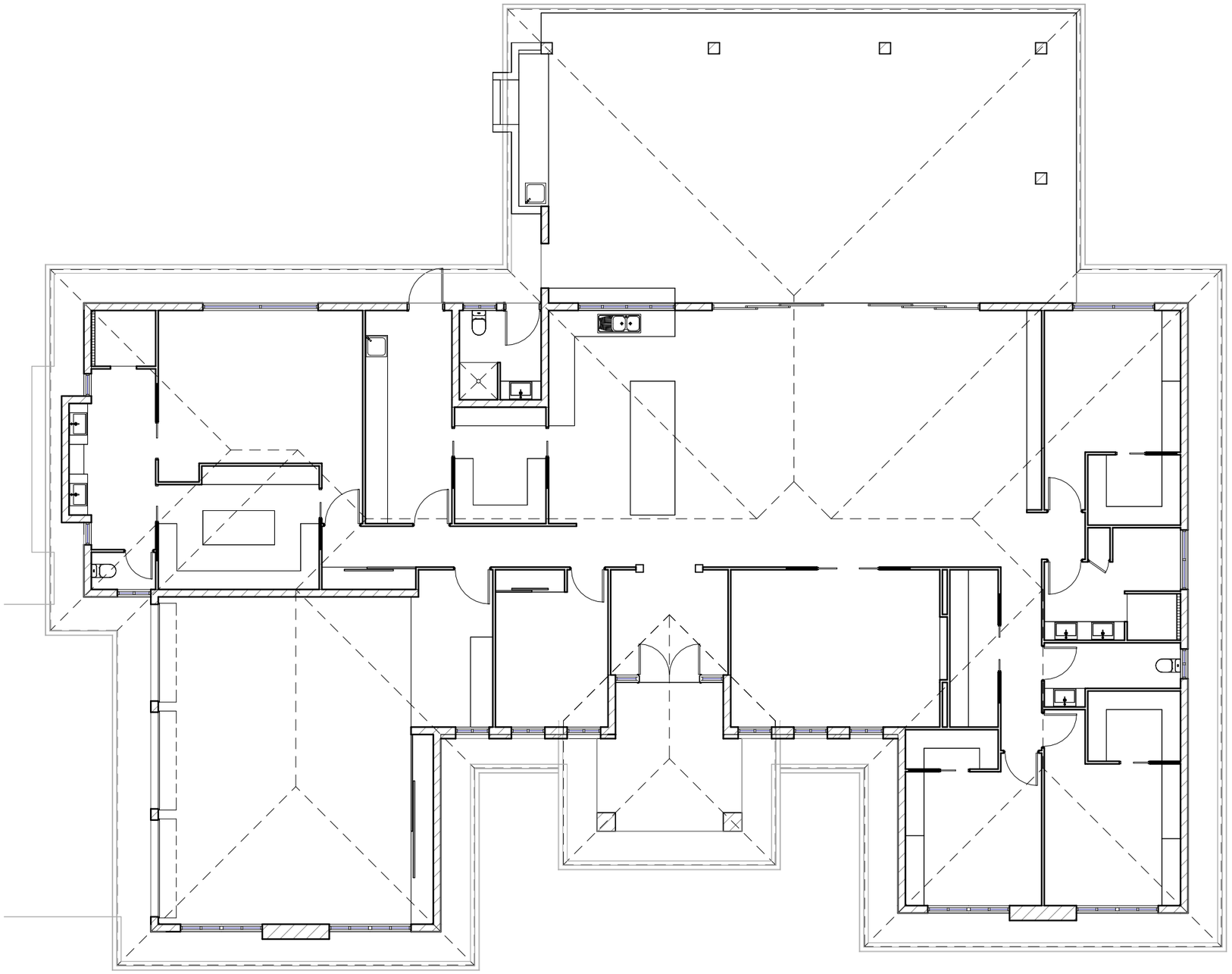


Drainage Plan

SCALE 1 : 125

CONSTRUCTION ISSUE

WATERPROOFING NOTE

Construction of the wet areas must comply with Part 10.2 of the NCC Housing Provisions -Unenclosed showers must include waterproofing and falls to floor waste extend 1500mm from shower rose. A minimum of 1:80 fall to all floor wastes within the shower area and in bathroom area. The whole of wet areas may need to be set down to achieve falls in bathroom area. Indicate finished flooring in all wet areas. An enclosed shower requires the waterstop to be finished 5mm above the finished floor level. Figure 10.2.17

10.2.3 - Floor Areas outside shower areas and adjacent to baths and spas

- concrete, compressed fibre-cement and fibre-cement sheet flooring must be *water resistant*.
- timber floors including particleboard, plywood and the like, must be *waterproof*.
- Wall/floor junctions must be *waterproof*.

10.2.12 Construction of wet area floors - falls

Where a floor waste is installed-

a. the minimum continuous fall of a floor plane to the waste must be 1:80; and

b. the maximum continuous fall of a floor plane to the waste must be 1:50.

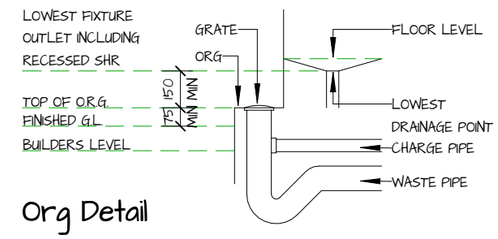
FLOOR WASTE NOTE

FLOOR WASTES ARE NOT REQUIRED IN CLASS 1 AND 10 BUILDINGS BUT CAN BE INCLUDED AS A FIXTURE TRAP FOR OTHER FIXTURES (i.e. BASINS, BATH, SHOWER etc),

THE FLOOR IS NOT REQUIRED TO BE GRADED TO A FIXTURE TRAP. IT IS NOT RECOMMENDED TO DRAIN A LAUNDRY TUB TO A FLOOR WASTE OR FIXTURE TRAP DUE TO 'FOAMING';

FLOOR WASTES ARE REQUIRED IN A CLASS 2, 3 OR 4 PART, IN WET AREAS LOCATED ABOVE A SOLE-OCCUPANCY UNIT OR PUBLIC SPACE WITH THE FLOOR GRADED TO THE FLOOR WASTE.

OVERFLOW RELIEF GULLY POSITIONING



Org Detail

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

ISSUES/REVISIONS

-Drawing Title: DRAINAGE PLAN
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: H-01

DESIGN WIND CLASSIFICATION C2

PATHWAY AND DRIVEWAY NOTES

ALL PATHWAYS AND PAVEMENTS SHALL HAVE A MINIMUM FALL OF 1 IN 100 (1%) U.N.O

THE MAXIMUM GRADE OF PAVEMENTS SHALL NOT EXCEED 1 IN 5 (20%). WHERE GRADES ARE NEAR THE MAXIMUM, A TRANSITION ZONE AT EITHER END MAY BE REQUIRED. REFER TO RELEVANT STANDARDS & CODES

CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB

CLEAR THE AREA OF ALL TOPSOIL AND ORGANIC MATTER;

PROVIDE A LAYER OF SAND A MINIMUM OF 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELLED;

AN OPTIONAL 0.2um POLYETHYLENE MOISTURE BARRIER MAY BE PROVIDED UNDER THE SLAB IN SALINE AREAS, LAPPED 200mm AT JOINS AND TAPED;

SLAB THICKNESS SHALL BE:

PEDESTRIAN PATHWAYS - 100mm THICK WITH 1 LAYER SL72 MESH,

VEHICULAR DRIVEWAYS (TO 3t GROSS) - 100mm THICK WITH 1 LAYER SL72 MESH. 30mm MINIMUM TOP COVER TO ALL REINFORCEMENT; CONCRETE STRENGTH SHALL BE N20 MINIMUM;

JOINTS ARE REQUIRED IN ALL CONCRETE PATHWAY AND DRIVEWAY SLABS -

ISOLATION JOINTS MUST BE PROVIDED WHERE ABUTTING EXISTING STRUCTURES,

EXPANSION JOINTS SHALL BE PROVIDED AT 15 METER CENTRES IN ALL DIRECTIONS. N12x300lg DOWEL BARS AT 400 CENTRES ALONG THE JOINTS IN 100mm THICK SLABS,

CRACK CONTROL JOINTS SHALL BE PROVIDED AT 3 METER MAXIMUM CENTRES AND AT LOCATIONS WHERE THERE IS A LIKELIHOOD A CRACK WOULD OCCUR (ie. RE-ENTRANT CORNERS). JOINTS SHALL BE LOCATED SO THE LONGEST SIDE OF ANY SLAB PANEL IS NO MORE THAN 1.5 TIMES THE LENGTH OF THE SHORTEST SIDE. ANY ANGLE FORMED BETWEEN JOINTS OR JOINTS AND THE SLAB EDGE SHALL BE NO LESS THAN 75°, DUE TO THE VARYING NATURE OF PATHWAYS AND DRIVEWAYS,

REFERENCE SHOULD BE MADE TO 'CEMENT, CONCRETE & AGGREGATE AUSTRALIA - GUIDE TO CONCRETE FOR HOUSING 2007, PATHS AND DRIVEWAYS' AND 'RESIDENTIAL CONCRETE DRIVEWAYS AND PATHS, JULY 2005"

TERMITE PROTECTION NOTES

A TERMITE MANAGEMENT SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH BCA part 3.1.3 & AS3660 - TERMITE MANAGEMENT FOR A SLAB CONFORMING WITH AS2870 - RESIDENTIAL SLABS & FOOTINGS - CONSTRUCTION.
TERMITE BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR BY AN ACCREDITED TECHNICIAN.
WHERE A CONCRETE SLAB-ON-GROUND IS USED AS THE BARRIER, NOT LESS THAN 75mm OF THE SLAB EDGE MUST REMAIN EXPOSED ABOVE FINISHED GROUND LEVEL, MUST BE A CLEAN, SMOOTH FINISH AND MUST NOT BE CONCEALED BY RENDER, TILES, CLADDINGS OR FLASHINGS.

GENERAL NOTES

ALL TIMBER OR STEEL FRAMED WALLS TO WET AREAS TO BE LINED WITH FC OR APPROVED WET AREA CLADDING, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS;

SUSPENDED TIMBER OR STEEL FRAMED FLOORS TO HAVE WET AREA FLOORING TO ALL WET AREAS, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS;

THE SUB-FLOOR SPACE OF A DWELLING MUST BE VENTILATED IN ACCORDANCE WITH RELEVANT CODES & STANDARDS;

ALL GLAZING TO COMPLY WITH RELEVANT CODES & STANDARDS & MUST BE DESIGNED FOR THE WIND LOADS SPECIFIC TO THE BUILDING;

SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH RELEVANT CODES & STANDARDS, BE MAINS CONNECTED & COMPLY WITH RELEVANT CODES & STANDARDS;

WATER CLOSETS (WC's) TO HAVE A MINIMUM CLEAR WIDTH OF 900mm;

DOORS TO WC's WHICH SWING 'IN' ARE TO HAVE LIFT-OFF HINGES. PROVIDE ADEQUATE CLEARANCE AT TOP OF DOOR TO SUIT HINGES;

ALL BALUSTRADES AND HANDRAILS TO BE 1000 MINIMUM ABOVE FINISHED FLOOR LEVEL (ie. TOP OF TILES, CARPET etc) AND HAVE NO OPENINGS GREATER THAN 124mm. IN ACCORDANCE WITH RELEVANT CODES & STANDARDS.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND VERIFIED BY BUILDER BEFORE WORK COMMENCES.

DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.

STUDS EA SIDE OF OPENING

OPENING	No. OF STUDS
900	1
1200 - 2100	2
2400 - 3000	3
3300 - 4000	4
4300 - 4800	5

LINTELS - UNO

SPAN	F14 HWD	LVL	RHS
900	75x75	95x63	125x75x3.0
1200	100x75	2/95x45	125x75x3.0
1500	125x75	2/130x45	125x75x3.0
1800	150x75	2/150x45	125x75x3.0
2100	175x75	170x45	125x75x3.0
2400	200x75	200x45	125x75x3.0
2700	225x75	240x45	125x75x4.0
3000	250x75	240x63	125x75x4.0
3300	250x75	240x63	125x75x4.0
3600	275x75	240x63	125x75x4.0
4000	300x75	300x63	125x75x5.0
4800	-	-	125x75x5.0

BRACING LEGEND

TIMBER ANGLED BRACE IN ACCORDANCE WITH AS1684 TABLE 8.18 FIGURE (c) AND BCA = 1.5kN/m;
STRUCTURAL PLY SHEET BRACING
IN ACCORDANCE WITH AS1684-2006, TABLE 8.18 FIGURE (h), Method B = 6.0kN/m. PLYWOOD BRACING PANELS CAN BE LESS THAN 900mm LONG TO A MINIMUM WIDTH OF 600mm.

PLYWOOD STRESS GRADE	STUDS @ 450 CRS.
F8	7 mm THK PLYWOOD
F11	6 mm " "
F14	4 mm " "
F27	4 mm " "

PLYWOOD NAILING TYPES & STRENGTHS REFER TO EWPAA 'STRUCTURAL PLYWOOD WALL BRACING - LIMIT STATE DESIGN MANUAL', TABLE 1 - MINIMUM FASTENER SPECIFICATION;
BRICK PIERS
IN ACCORDANCE WITH CBPA QUEENSLAND 'DESIGN OF CLAY BRICK HOUSING FOR QUEENSLAND' DESIGN MANUAL, TABLE 4.7;
BRACEBOARD
SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE B = 6.0kN/m. BRACEBOARD SHEET IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE C = 9.0kN/m. BRACING PANELS CAN BE LESS THAN 900mm LONG TO A MINIMUM WIDTH OF 460mm. TO HAVE 1/M12 ROD AT EACH END IN ACCORDANCE WITH AUSTRALIAN HARDBOARDS M4 PRODUCT MANUAL TYPE E = 6.0kN/M;
FIBRE CEMENT SHEET BRACING
IN ACCORDANCE WITH MANUFACTURERS FIXING MANUAL (JAMES HARDIES, TABLE 4) = 5.3kN/m;
CONCRETE MASONRY BLOCK
BRACING REACTIONS FOR CONCRETE MASONRY BLOCK WALLS SHALL BE IN ACCORDANCE WITH BCA PART 3.3.2, AS3700 - MASONRY STRUCTURES OR CMAA SINGLE-LEAF MASONRY DESIGN MANUAL.

STAIR RISER & GOING DIMS: (BCA PART 3.9.1)			
CLASS	RISER	GOING	2R + G =
2 to 9	190 - 115	355 - 250	700 - 550
1 & 10	190 - 115	355 - 240	700 - 550

MAX OPENING = 124mm

WALL FRAMING NOTES

EXTERNAL WALLS & INTERNAL LOAD BEARING WALLS.
- TOP PLATE = 2/35x90 MGP12
- BOTTOM PLATE = 1/35x90 MGP12 (CONC FLOOR)
1/45x90 MGP12 (TIMBER FLOOR)
- STUDS = 90x35 MGP12 @ 450crs FOR 0<HT<3000
- 90x35 MGP12 @ 300crs FOR 3000>HT<3300, 2 ROWS OF NOGGING
- 90x45 MGP12 @ 300crs FOR 3300>HT<3600, 2 ROWS OF NOGGING
- PROVIDE NOGGING @ 1350crs MAX

HIGH WALLS ONLY
- TOP PLATE = 2/130x45 MGP12
- BOTTOM PLATE = 1/130x45 MGP12
STUDS = 130x45 LVL @ 300crs FOR 3600>HT<4700, NOGS @ 1350crs MAX

- GALV M12 CYCLONE RODS @ ENDS, CORNERS, EACH SIDE OF OPENINGS & 1200crs MAX BETWEEN. PROVIDE 2-M12 CYCLONCE RODS @ GIRDER TRUSS
- UNO PROVIDE M12 CYCLONE RODS @ EACH END OF BRACING WALL & @ 1800crs MAX BETWEEN
- PROVIDE ANTI-RACKING CLEATS TO TOP OF BRACING WALLS IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER FRAMED CONSTRUCTION - CYCLONIC
- ALL GIRDER TRUSSES TO BE SUPPORTED ON 3/MGP12 STUDS MINIMUM OF A SIZE COMMON TO THE WALL or 2/MGP12 STUDS MINIMUM OF A SIZE COMMON TO THE WALL @ EACH SIDE OF AN OPENING IN ADDITION TO THE JAMB STUDS WHERE THE GIRDER TRUSS IS LOCATED OVER AN OPENING WHICH DOES NOT EXCEED 2460mm IN WIDTH U.N.O

FOUNDATIONS

EXCAVATION FOR ALL FOOTINGS SHALL BE TAKEN TO THE DEPTHS SHOWN, OR TO A FOUNDATION STRATA CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 100kPa WHICHEVER IS THE DEEPER. ALL EXCAVATIONS SHALL BE FREE FROM LOOSE MATERIAL, MUD AND WATER. UNDERSIDE OF ALL FOOTINGS SHALL BE A MIN OF 150mm 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 HOLD WITHIN 12 HOURS.

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 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 95% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS1289 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 (AS3798-1900 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS') TO THE MAX DRY DENSITY RATIO OF 95% SRDD (EXPRESSED AS A % OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS1289 5.3.1, 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 15% SAND CUT FROM BASEMENT AREA SHOULD BE SUITABLE FOR REUSE AS FILLING.

FILLINGS SHOULD NOT 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.

LOAD BEARING MASONRY

ALL LOAD BEARING MASONRY WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF AS3700, 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 INDICTED, 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 20.0MPa(f'c). MAXIMUM SLUMP 250mm AND MAXIMUM AGGREGATE SIZE 10m.

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 BITUMINOUS FELT BETWEEN THIS SURFACE AND THE CONCRETE.

MORTAR CLASSIFICATION - M4.

MINIMUM CHARACTERISTIC UNCONFINED COMPRESSION STRENGTH OF MASONRY UNITS SHALL BE 15mPa.

STRUCTURAL STEEL

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS410 AND AS1554 EXCEPT WHERE VARIED BY THE CURRENT DOCUMENTS.

UNLESS NOTED OTHERWISE ALL STEEL SHALL BE IN ACCORDANCE WITH:
AS1204 GRADE 250 FOR ROLLED SECTIONS
AS1163 GRADE 350 FOR R.H.S SECTIONS
AS1163 GRADE 200 FOR C.H.S SECTIONS
AS1163 GRADE 350 FOR C.H.S. SECTIONS
AS1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL

UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CATEGORY SP IN ACCORDANCE WITH CLAUSE 13.2 AS1554 - PART 1.

UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS.

HIGH STRENGTH FRICTION GRIP BOLTS, NUTS AND WASHERS (8.8/TF) SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1252 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

UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE OF A GRAD 4.6/S.

ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO FABRICATION.

STEEL WORK IS TO BE SAND BLASTED (2.5) AND COATED WITH ZINC SILICATE STEEL PRIMER (OR AS SPECIFIED) BEFORE ERECTION. STEELWORK ENCASED IN CONCRETE IS NOT TO BE PAINTED.

CONCRETE ENCASED STEEL WORK SHALL BE WRAPPED WITH W4 WIRE AT 200mm CENTRES AND SHALL HAVE A MIN OF 50mm COVER UNLESS NOTED OTHERWISE.

THE STEEL FABRICATOR SHALL PROVIDE ALL BOLTS NECESSARY FOR THE ERECTION OF THE STEELWORK AND BOLT HOLES AND CLEATS NECESSARY FOR THE ERECTION OF TIMER WORK AND WHETHER OR NOT DETAILED IN THE DRAWINGS.

ALL LAPS, FIXINGS AND ACCESSORIES TO PURLINS AND GIRTS TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

CONSTRUCTION ISSUE

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

ISSUES/REVISIONS

Affiliate Level 2
Australian Institute of Architects
2016

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2
23-5-25

C.M.G. CONSULTING ENGINEERS PTY. LTD.
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208 BUCHAN STREET CAIRNS, QLD, 4870
PH: (07) 4031 2775
FAX: (07) 4051 9013

-Drawing Title: CONSTRUCTION NOTES
-Project Type: Proposed Residence
-Client Name: S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba
-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: S-01

DESIGN WIND CLASSIFICATION C2

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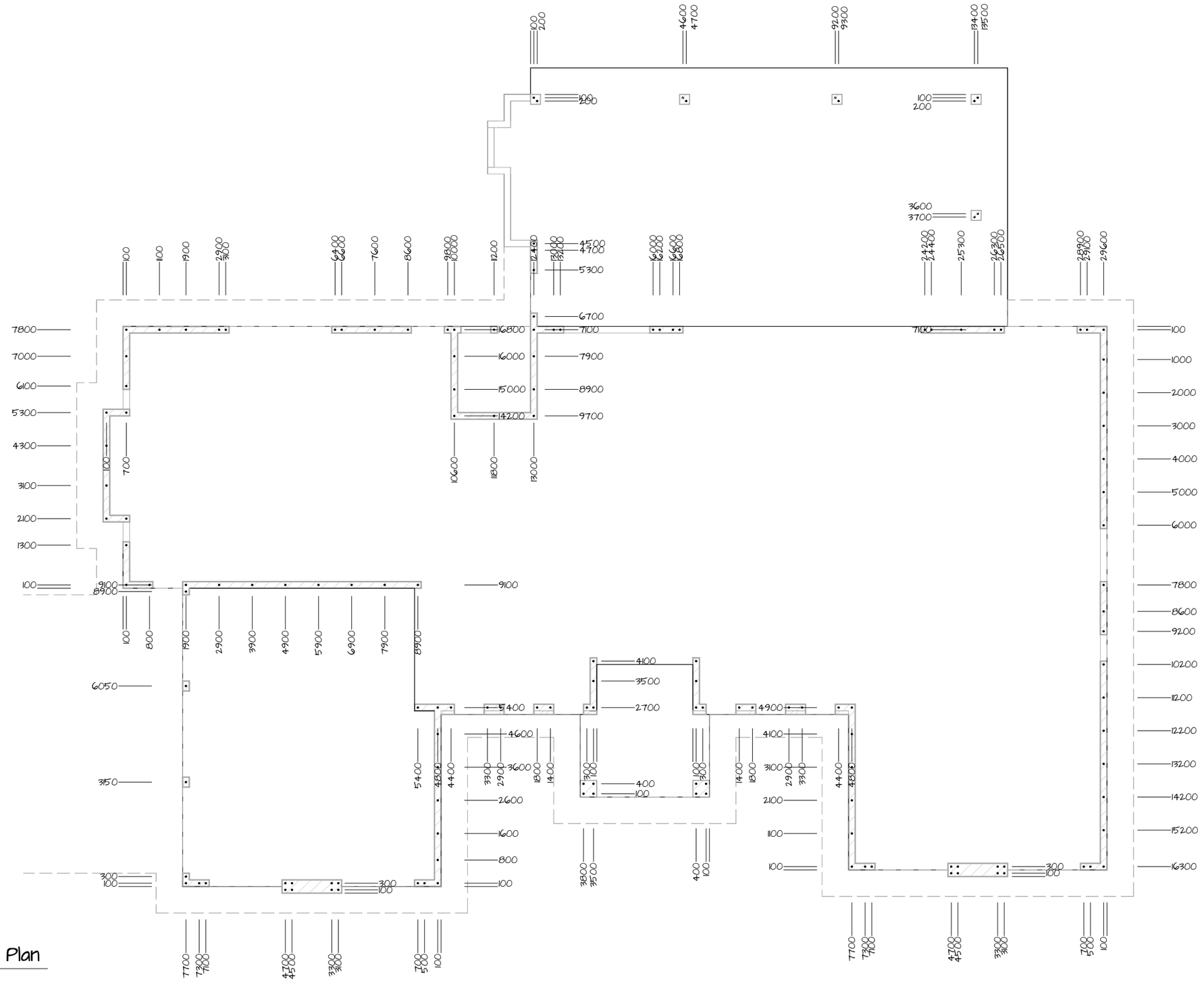
166 STARTER BARS REQD.



Starter Bar Plan

SCALE 1 : 125

CONSTRUCTION ISSUE

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PLEASE NOTE - SUBSTITUTION, VARIATION OR MODIFICATION TO THE ORIGINAL DESIGN OR STRUCTURAL MEMBERS WILL VOID EDR BUILDING DESIGNS OF ANY RESPONSIBILITIES TO THE STRUCTURAL INTEGRITY & PERFOMANCE OF THE BUILDING.

ISSUES/REVISIONS

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-Drawing Title: STARTER BAR PLAN
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: S-02

DESIGN WIND CLASSIFICATION C2

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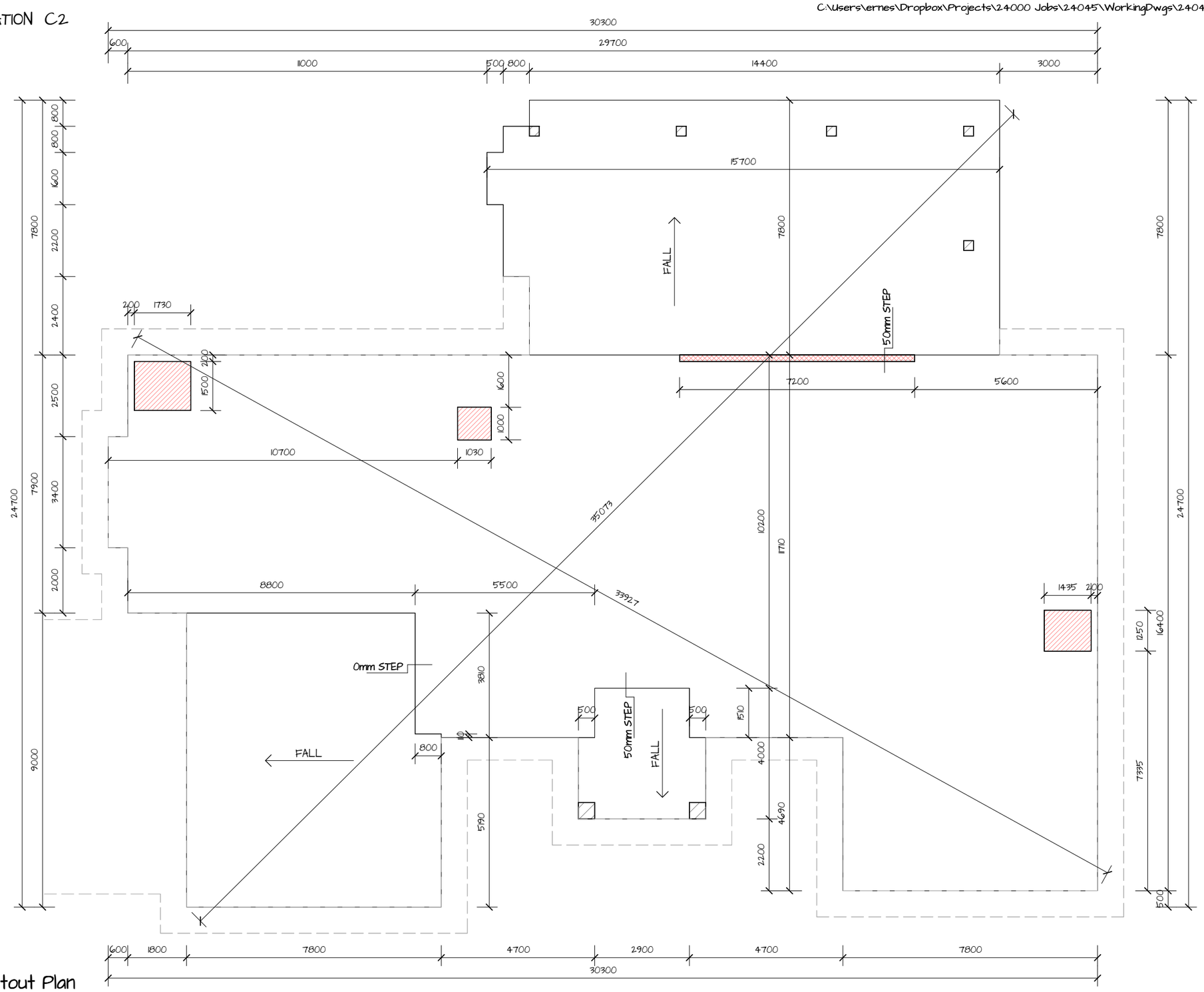

Slab Setout Plan

SCALE 1 : 125

CONSTRUCTION ISSUE

ISSUES/REVISIONS

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-Drawing Title: SLAB SETOUT PLAN
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: S-03

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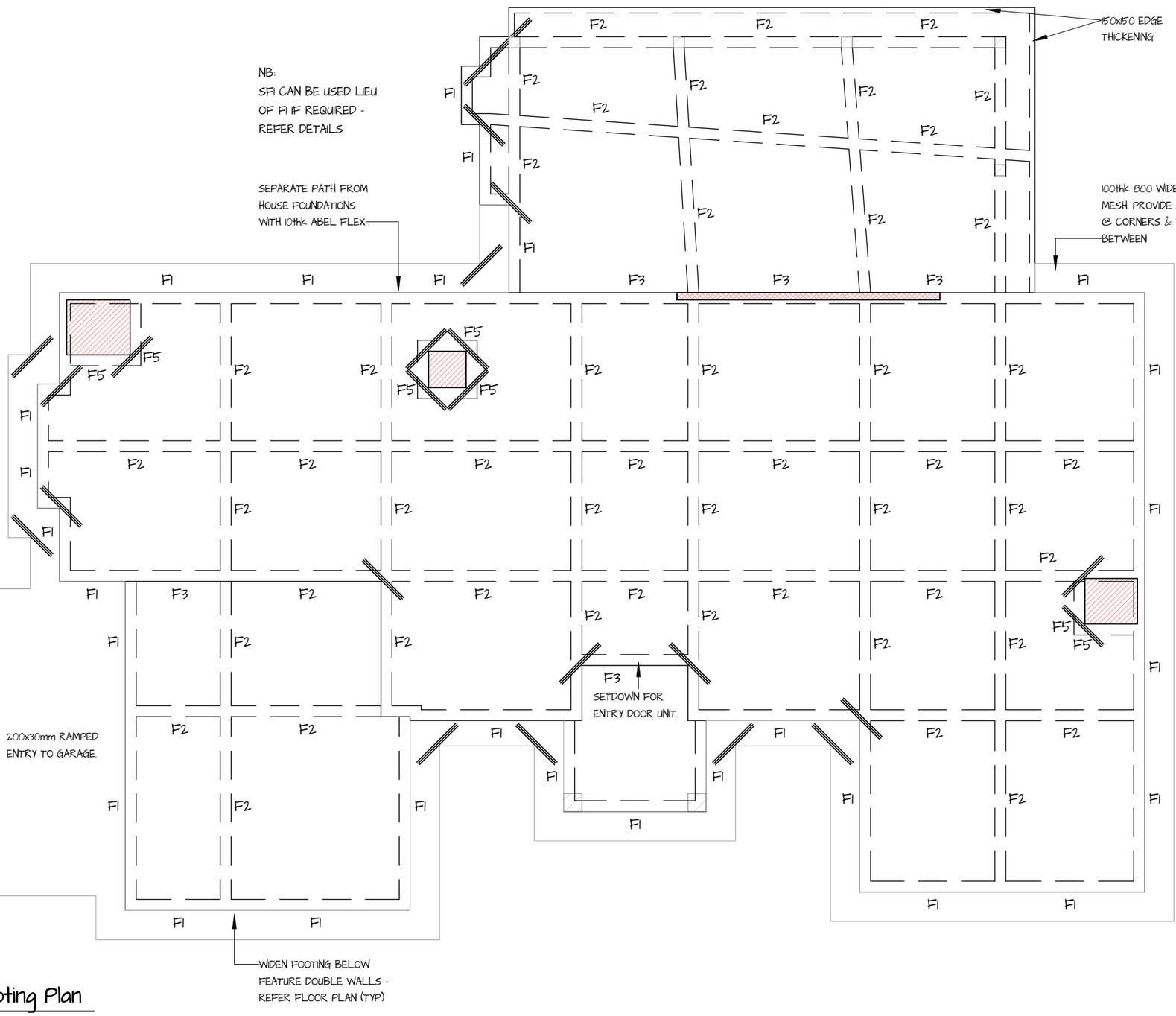


Footing Plan

SCALE 1 : 125

P CLASS SITE

DENOTES 3-N12 TRIMMER BARS x 1200mm @100mm CRS. LONG TIED UNDER MESH (TYP.) 50mm COVER TO CORNER

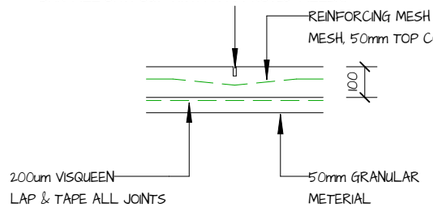
DENOTES 110x40mm THICK RECESS FOR SLIDING DOORS/BI-FOLD DOORS

DENOTES 200x30mm RAMPED ENTRY TO PANEL-LIFT/ROLLER DOORS

100mm thk CONC SLAB, N20 GRADE CONC, REINF WITH 1-LAYER SL82 MESH, 25 TOP COVER (40 COVER TO EXTERNAL AREAS) & N12 TRIMMER ALL ROUND. LAY SLAB ON 200UM WATERPROOF MEMBRANE ON GRANULAR FILL COMPACTED TO 98% SRDD.

NB:
THIS SLAB HAS NOT BEEN DESIGNED FOR A GROUND/POLISHED CONCRETE FINISH. SHOULD THIS FINISH BE SOUGHT - CONSULT ARCHITECT

SAW CUT 40mm DEEP OR AS SHOWN ON DWGS. SAW CUT SHALL BE MADE WITHIN 12 HOURS OF PLACEMENT OF CONCRETE. DEPRESS MESH LOCALLY AND CUT EVERY 2ND BAR FILL SAW CUT WITH AN APPROVED FILLER.



Sawn Joint Detail

CONSTRUCTION ISSUE

ISSUES/REVISIONS

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-Drawing Title: FOOTING PLAN
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: S-04

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DESIGN WIND CLASSIFICATION C2

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ROOF FRAMING NOTES

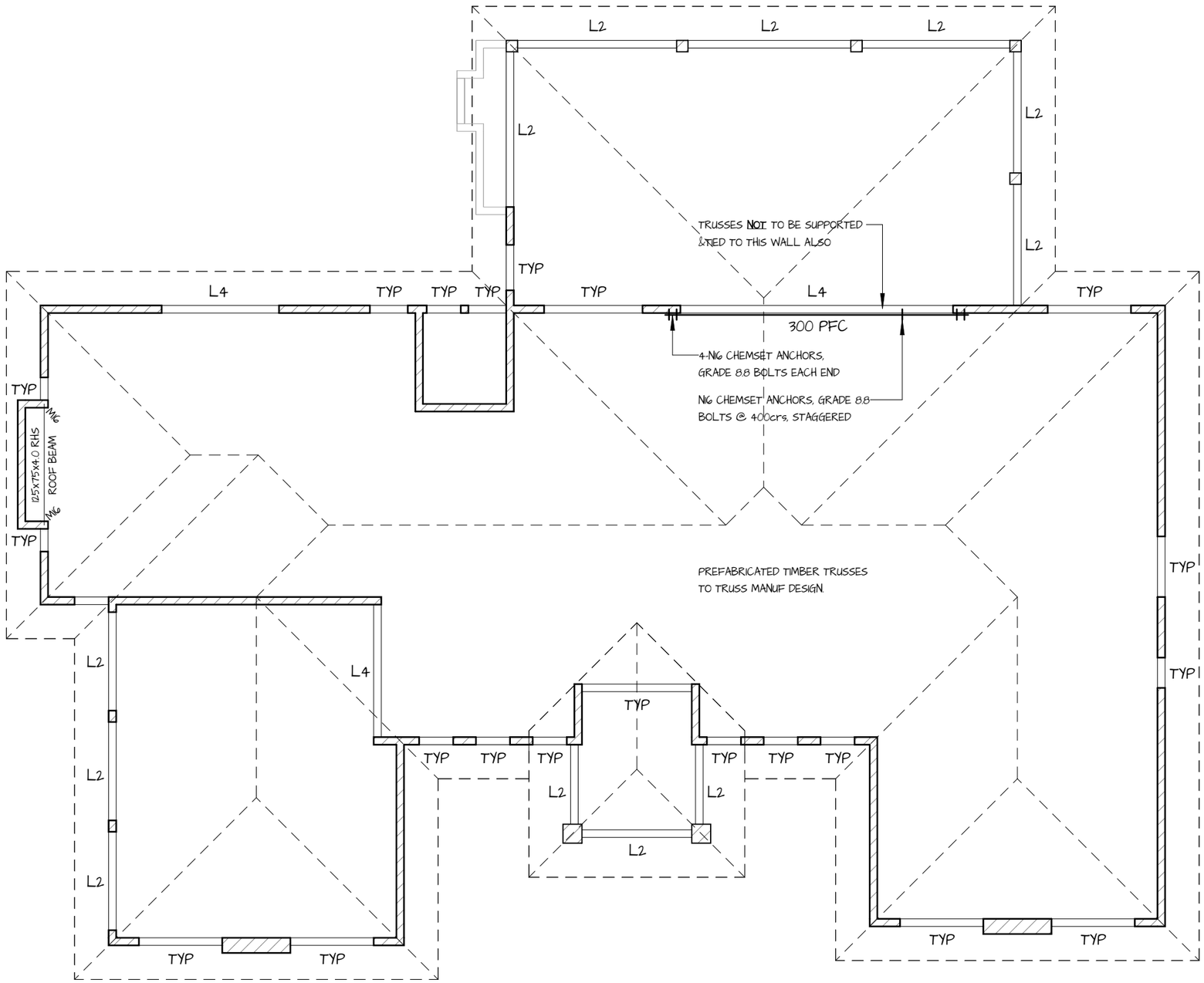
ROOF TRUSSES TO BE DESIGNED AND CERTIFIED BY THE TRUSS MANUFACTURER.

THE DESIGN SHALL INCLUDE :-
- TRUSS LAYOUT
- ALL NECESSARY WIND AND BOTTOM CHORD BRACING
- ALL INTERNAL TRUSS CONNECTIONS.

ALL TRUSS H.D. PL. CLEATS TO BE HOT DIPPED GALVANISED

U.N.O. ROOF FIXING GENERALLY - LAPS, FLASHINGS & GENERAL INSTALLATION IN ACCORDANCE WITH MANUF SPECS

ROOF BATTENS: ROOF BATTEN SIZE, SPACING & FIXING TO ROOF TILE MANUFACTURER SPECS



Roof Framing Plan

SCALE 1 : 125

CONSTRUCTION ISSUE

ISSUES/REVISIONS

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Australian Institute of Architects
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23-5-25

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-Drawing Title: ROOF FRAMING PLAN
-Project Type: Proposed Residence
-Client Name: S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba

-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: S-05

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DESIGN WIND CLASSIFICATION C2

WIND PRESSURES:	GENERAL AREAS	a	a/2
SERVICABILITY	0.96 KPa	1.27 KPa	1.59 KPa
ULTIMATE	2.23 KPa	3.06 KPa	3.68 KPa

FOR WIND CLASSIFICATION - C2

— — — 4mm STRUCTURAL PLY FIXED WITH 2.8x30mm GAL. FLATHEAD NAILS @ 50 CRS TOP & BTM PL. 150 CRS VERT. EDGES. 300 CRS INTERMEDIATE STUDS. ANCHOR WALL ENDS TOP & BTM.

C2 CMB WALL REINF. NOTES

PROVIDE DOUBLE COURSE BOND BEAM UNDER SIDE OF ROOF. REINF. WITH 2-N12. or 1-N16 BAR EACH COURSE 500 MIN. LAPS.

PROVIDE SINGLE COURSE BOND BEAM IMMEDIATLY BELOW ALL WINDOW OPENINGS. REINF. WITH 1-N12. EXTEND BOND BEAM 200 PAST EACH SIDE OF OPENING.

U.N.O. ON PLAN ALL LINTELS TO BE REINF WITH 2-N12. or 1-N16 BAR WITH L8 TIE BARS @ 1000 CRS. MAX.

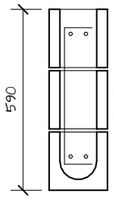
U.N.O. ON PLAN ALL 200 C.M.B. WALLS TO BE REINF. WITH N12. VERTICAL BARS @ ENDS, CORNERS, INTERSECTIONS @ EACH SIDE OF OPENINGS & @ 1200 MAX CENTRES BETWEEN.

PROVIDE ADDITIONAL N12 VERTICAL BARS TO CORES ADJACENT TO OPENINGS GREATER THAN 1800 WIDE.

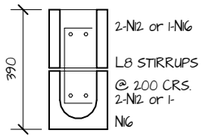
U.N.O CONCRETE FILL ALL CORES CONTAINING REINFORCEMENT, HOLDING DOWN BOLTS & MASONRY ANCHORS.

100 SERIES BLOCKWORK WALLS TIED TO EXTERNAL WALLS WITH APPROVED MASONRY MESH EVERY 2nd COURSE

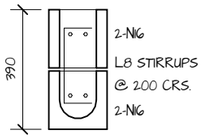
DENOTES WALL CONTROL JOINT U.N.O. TO BE REINFORCED WITH 1-N12. VERTICAL EACH SIDE OF JOINT. EXTEND BOND BEAM REINFORCEMENT THROUGH JOINT FILL JOINT WITH COMPRESSIBLE BACKING ROD AND APPROVED SEALANT BOTH SIDES TO ARCHITECTS SPECIFICATION.



TYP. LINTEL



LINTEL 1



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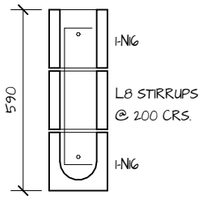
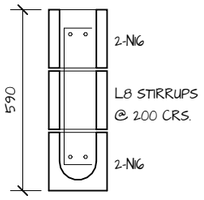
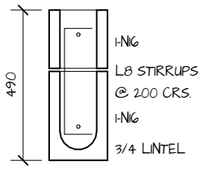


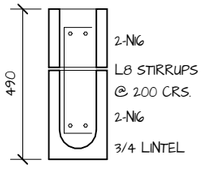
LINTEL 3



LINTEL 4



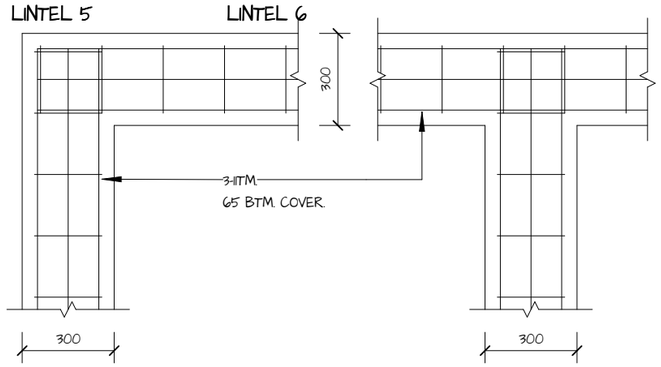
LINTEL 5



LINTEL 6

DESIGN LOADS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING LOADING CODES:
AS1170.1 - DEAD & LIVE LOADS AND LOAD COMBINATIONS
AS1170.2 - WIND LOADS (PERMISSIBLE STRESS METHOD)
BASIC WIND SPEED - 57 m/sec
DYNAMIC WIND PRESSURE - 1.5kPa (UNFACTORED)
DESIGN GUST WIND SPEED - 50 m/sec



FOOTING CORNER FOOTING INTERSECTION

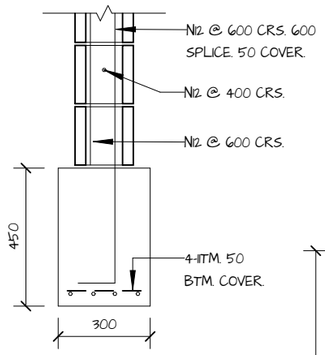
TIMBER

ALL WORK SHALL COMPLY WITH THE RELEVANT BUILDING ACT AND ALL CODES REFERRED TO THEREIN.

ALL STRUCTURAL TIMBER SHALL BE GRADE F14 UNSEASONED, UNLESS NOTED OTHERWISE.

THE DESIGN, ERECTION AND BRACING OF PREFABRICATED ROOF TRUSSES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. UNLESS NOTED OTHERWISE.

ALL FRAMING AND CONNECTION DETAILS SHALL BE IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER - FRAMED CONSTRUCTION - CYCLONIC.



SF2

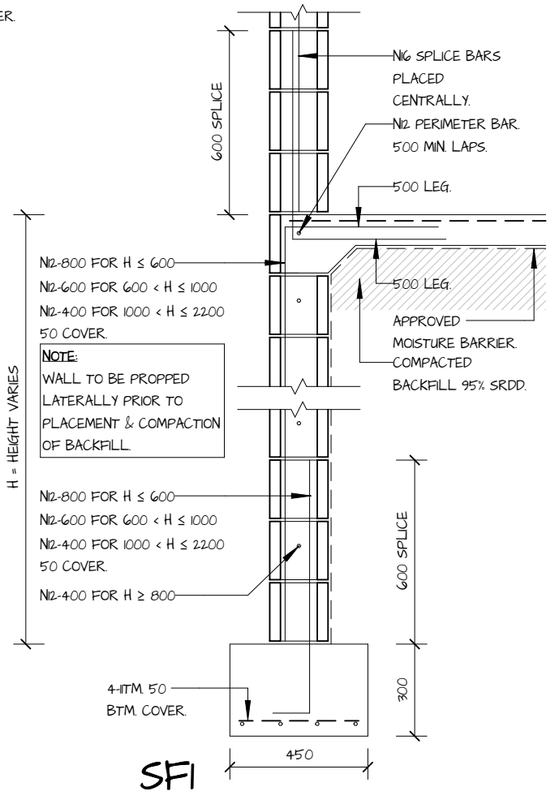
POOL

POOL DESIGN AND CONSTRUCTION IN ACCORDANCE WITH POOL CONTRACTORS SPEC.

RETAINING STRUCTURES

DO NOT BACKFILL RETAINING WALLS UNTIL 21 DAYS AFTER CONCRETE HAS BEEN PLACED IN THE WALLS OF THE RETAINING STRUCTURES UNLESS NOTED OTHERWISE.

THE BACKFILL MATERIAL BEHIND THE FULL LENGTH OF THE EARTH RETAINING WALLS SHALL CONSIST OF A COURSE GRAINED SOIL OF HIGH PERMEABILITY (IE. CLEAN COURSE SAND OR GRAVEL) TO A MAX WIDTH OF 300mm FOR THE FULL RETAINING HEIGHT.



SF1

CONCRETE

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF AS3600 AND AS1379, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

CONCRETE QUALITY

ELEMENT	CONC GRADE	SLUMP	MAX AG SIZE	CEMENT TYPE	ADMIXTURE
GROUND SLAB FOUNDATIONS	N25	80	20	GP	-
SUSPENDED SLABS & STAIRS	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 - PRODUCTION

ALL CONCRETE TO BE ADEQUATELY VIBRATED.

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.

CONSTRUCTION JOINTS SHALL BE MADE ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.

BEAM DEPTHS ARE DESIGNATED FIRST AND INCLUDE SLAB THICKNESS, IF ANY.

UNDERPINNING WHERE NOT SHOWN ON DRAWINGS MUST BE APPROVED BY THE ENGINEER. FOR UNDERPINNING ONLY, f'c = 15.5mPa.

ALL CONCRETE SURFACES SHALL BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY THE CONCRETE IS SET

ALL FORMWORK AND PROPPING TO SUSPEND SLABS AND BEAMS SHALL REMAIN IN POSITION FOR 14 DAYS AFTER PLACING CONCRETE UNLESS SPECIFIED OTHERWISE. SUCH FLOOR SHALL REMAIN UNLOADED FOR 28 DAYS.

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. 15%) = 95% STANDARD COMPACTION.

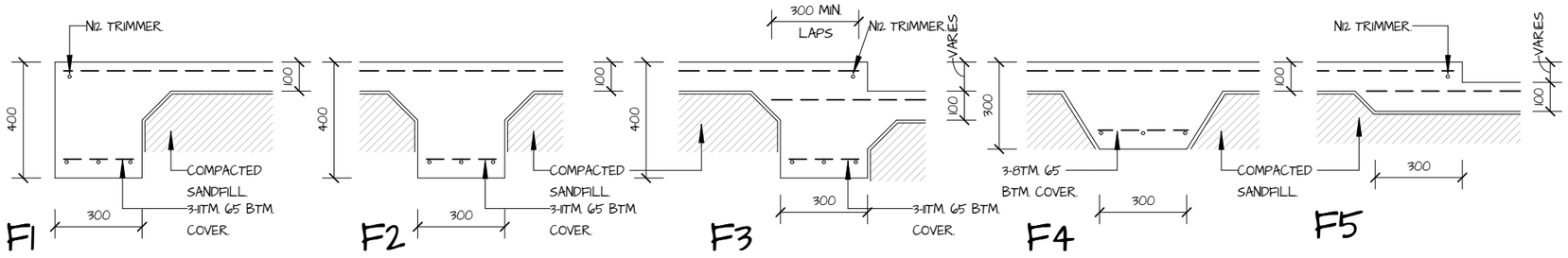
BUILDER TO PROVIDE HIGH STRENGTH NON-SHRINK GROUT UNDER STEEL COLUMNS, BASEPLATES AS SPECIFIED

ALL REINFORCEMENT TO COMPLY WITH THE CURRENT EDITIONS OF AS1302, AS1304 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.

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



CONSTRUCTION ISSUE

ISSUES/REVISIONS

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Australian Institute of Architects
2016

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2

23-5-25

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PH: (07) 4031 2775
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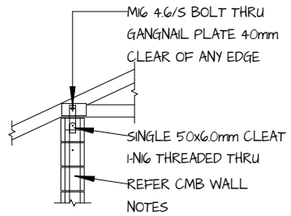
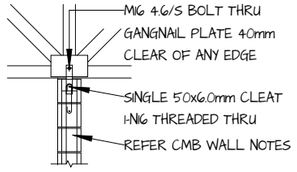
-Drawing Title: STRUCTURAL DETAILS
-Project Type: Proposed Residence
-Client Name S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba
-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: S-06

EDR BUILDING DESIGNS PO BOX 1330 ATHERTON QLD 4883 ABN: 75 121 588 052 QBSA: 104 2586 ernest@edrconcepts.com.au

DESIGN WIND CLASSIFICATION C2



TD1



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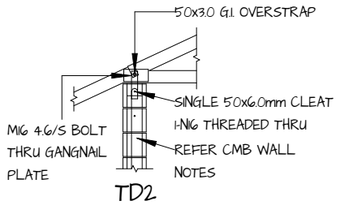
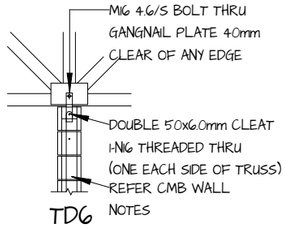
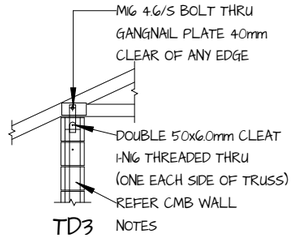


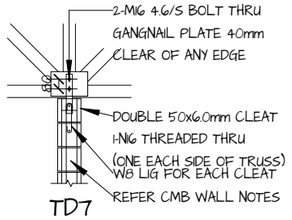
TD2



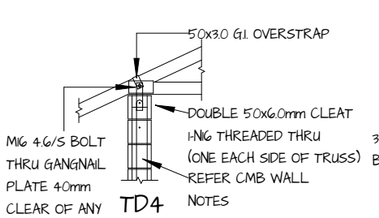
TD6



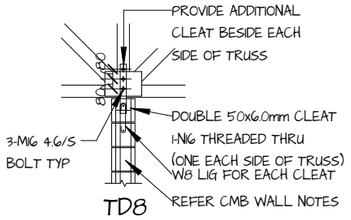
TD3



TD7



TD4



TD8

UPLIFT RESISTANCE kN
(ULTIMATE LIMIT STATE)

	TRUSS JOINT GROUP						
TYPE	J2	J3	J4	JD4	JD5	JD6	
TD1	20	15	10	16	11	8	NOTE:
TD2	35	25	16	23	18	15	PROVIDE 2-N12 (MIN.)
TD3	49	44	28	44	36	28	VERTICAL REINFORCING
TD4	76	54	34	54	43	34	BARS ADJACENT TO
TD5	20	15	10	16	11	8	CLEATS WITH TIE-DOWN
TD6	49	44	28	44	36	28	LOADS GREATER THAN
TD7	93	84	53	84	68	53	80kN.
TD8	128	115	73	115	94	73	

TRUSS TIE DOWN-DETAILS
(REFER TRUSS MANUF. LAYOUT AND UPLIFT LOADING)
(REFER WALL FRAMING PLAN NOTES FOR SIZE AND LOCATION OF CYCLONE RODS)

Tie-Down Details (CMB)

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-Drawing Title: TIE DOWN DETAILS
-Project Type: Proposed Residence
-Client Name: S & C Girgenti
-Project Address: Lot 3 Byrnes Rd Mareeba
-Project Number: 24045
-Drawn By: Edr
-Scale: AT A3
-Sheet Number: S-07

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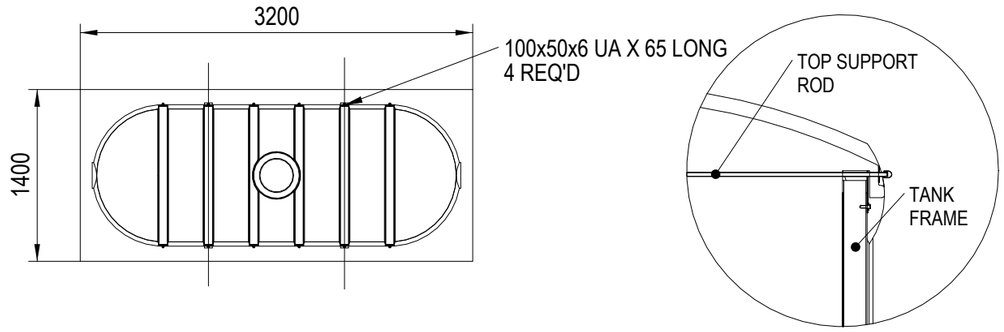
DESIGN WIND CLASSIFICATION C2



DETAIL
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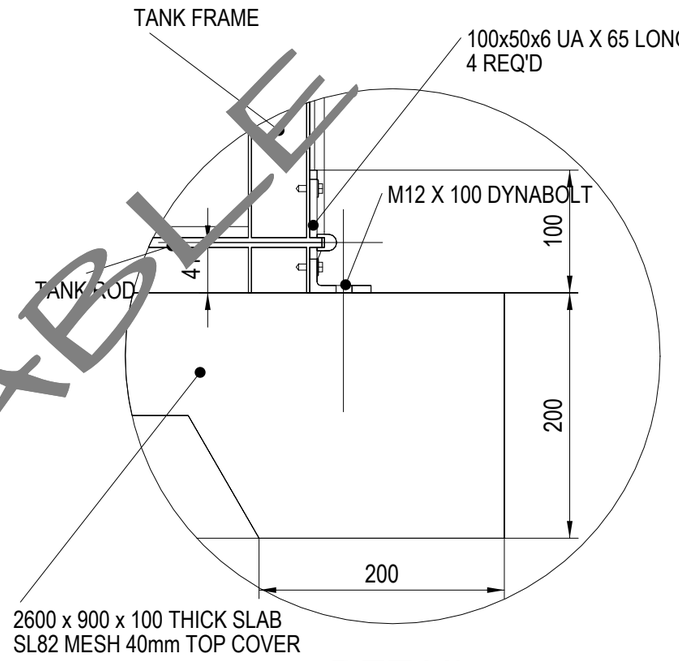

DETAIL
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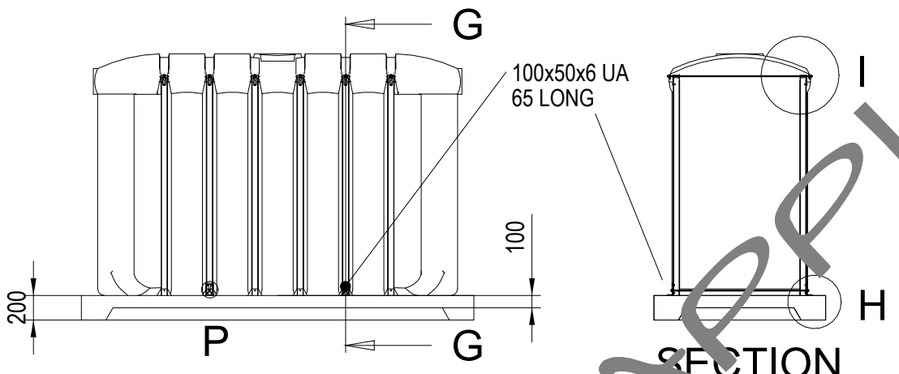
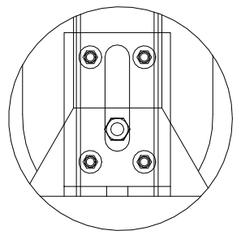


SECTION
G-G



DETAIL
P

RAIN WATER TANK TIE DOWN
100 THICK N25 CONC SLAB UNDER WATER TANK REINFORCED WITH 1 LAYER
SL82 MESH TOP AND BOTTOM 40MM COVER 20UM VISQUEEN MEMBER UNDER
SLAB. THICKEN OUTER EDGE OF SLAB TO 200 X 200

FIX UA BRACKET TO TANK FRAME USING 4 X No 14 TEK SCREWS {DETAIL 'P'}
AND ANCHOR TO CONC USING M12 DYNABOLT OR CHEMSET TO 100MM
EMBEDMENT DEPTH

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