

DELEGATED REPORT

SUBJECT: B WILLIAMS & ERIN ELDER - MATERIAL CHANGE OF USE - DWELLING HOUSE (SECONDARY DWELLING) – LOT 32 ON SP198626 – 2620 MOSSMAN – MOUNT MOLLOY ROAD, MOUNT MOLLOY - MCU/26/0018

DATE: 11 September 2026

REPORT OFFICER'S TITLE: Planning and Development Technical Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	B Williams & E Elder	ADDRESS	2620 Mossman - Mount Molloy Road MOUNT MOLLOY
DATE LODGED	8 September 2026	RPD	Lot 32 on SP198626
TYPE OF APPROVAL	Development Permit for Material Change of Use – Dwelling House (Secondary Dwelling)		
PROPOSED DEVELOPMENT	Material Change of Use - Dwelling House (Secondary Dwelling)		

FILE NO	MCU/26/0018	AREA	39.35 hectares
LODGED BY	RAPID Building Approvals	OWNER	B Williams & E Elder
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application was not required to undergo public notification.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant aspect of the Planning Scheme.

It is recommended that the application be approved in full, subject to conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	B Williams & E Elder	ADDRESS	2620 Mossman - Mount Molloy Road MOUNT MOLLOY
DATE LODGED	8 September 2026	RPD	Lot 32 on SP198626
TYPE OF APPROVAL	Development Permit for Material Change of Use – Dwelling House (Secondary Dwelling)		
PROPOSED DEVELOPMENT	Material Change of Use - Dwelling House (Secondary Dwelling)		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Dwelling House (Secondary Dwelling)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
2707 W1 of 9	Floor Plan	pd designs	July 2026
2707 W2 of 9	Footing & Drainage Plan	pd designs	July 2026
2707 W3 of 9	Notes	pd designs	July 2026
2707 W4 of 9	Section Detail	pd designs	July 2026
2707 W5 of 9	Truss Tie Down Details	pd designs	July 2026
2707 W6 of 9	Elevation	pd designs	July 2026
2707 W7 of 9	Site Plan	pd designs	May 2026
2707 W8 of 9	Notes	pd designs	July 2026
2707 W9 of 9	-	pd designs	July 2026

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
 - 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
4. Infrastructure Services and Standards
 - 4.1 On-site Sewerage Disposal

Any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

(a) Compliance with applicable codes/policies

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

(b) Compliance with Acts and Regulations

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

(c) Environmental Protection and Biodiversity Conservation Act 1999

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

(d) Cultural Heritage

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

(e) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at Electric ants in Queensland | Business Queensland or contact Biosecurity Queensland 13 25 23.

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work
- Access approval required to satisfy Condition 4.1

THE SITE

The subject site is situated at 2620 Mossman-Mount Molloy Road, Mount Molloy and is described as Lot 32 on SP198626. The site is irregular in shape with a total area of 39.35 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains approximately 463 metres of frontage to the Mossman – Mount Molloy, which is constructed to a bitumen sealed standard. The site is improved by a primary dwelling house and outbuildings.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Dwelling House (Secondary Dwelling) in accordance with the plans shown in **Attachment 1**.

The existing primary residence has an internal GFA of approximately 240m² and the proposed secondary dwelling will have an internal GFA of approximately 104m². The proposed Secondary Dwelling will be sited 160m from the primary residence and share the same “existing driveway” off the state-controlled road being Mossman-Mount Molloy Road, Mount Molloy.

**REGIONAL PLAN DESIGNATION**

Far North Queensland Regional Plan and Infrastructure Plan 2026	
Potential Agricultural Expansion Area	No
Priority Agricultural Area	Yes
Priority Agricultural Area – Extractive Resources Precinct	No
Regional Biodiversity Corridor	Yes
Regional Land Use Category	Regional Landscape and Rural Production Area
Strategic Environmental Area	No
Wet Tropics WHA	Yes

PLANNING SCHEME DESIGNATIONS

Strategic Framework:

Land Use Categories

- Rural Area

- Rural Agricultural Area
- Rural Other

Natural Environmental Elements

- *Biodiversity Area*

Zone:

Rural

Overlays:

Agricultural Land Overlay
 Bushfire Hazard Overlay
 Environmental Significance Overlay
 Hill and Slope Overlay
 Regional Infrastructure Corridor &
 Substations Overlay
 Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Dwelling House	<i>A residential use of premises for one household that contains a single dwelling.</i> <i>The use includes domestic outbuildings and works normally associated with a dwelling and may include a <u>secondary dwelling</u>.</i>		<i>Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling</i>

RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

(a) Far North Queensland Regional Plan and Infrastructure Plan 2026 (FNQ Regional Plan 2026)

The FNQ Regional Plan 2026 commenced on May 2026 and is not adequately addressed within the Planning Scheme. The Themes, Policy outcomes and Strategies contained within this Regional Plan, relevant to the proposed development, are as follows:

Theme 3 – Ecotourism and biodiversity***Policy Outcome 3 – Regional landscapes and biodiversity***

The environmental, cultural, social and economic features that comprise the region's unique tropical and rural landscapes are identified and supported through land use outcomes that:

- *Promote long-term land management; and*
- *Maintain landscape character,*

while planning across the region is informed by regional biodiversity to:

- *Improve ecological functioning; and*

- *Reflect the intrinsic environmental values that underpin the region's social and economic assets.*

Relevant Strategies

3.2 *Maintain the integrity of the region's landscapes including inter-urban breaks, scenic amenity and coastal hillslopes.*

Comment

The proposed development is for a small granny flat and is not likely to have any impact on scenic amenity. The development complies.

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016

Relevant Development Codes

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

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.9 Regional Infrastructure Corridor & Substations Overlay
- 9.3.1 Accommodation activities code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme (codes listed below). An officer assessment has found that the application satisfies the relevant acceptable outcomes contained within the codes (or performance outcomes where no acceptable outcome has been provided). Where the proposal does not satisfy an acceptable outcome, it has been demonstrated that compliance can be achieved with the higher order performance outcome/s. It is considered the proposed development can comply with the relevant development codes provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural zone code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code, or performance outcomes where no acceptable outcome is provided.
Agricultural land overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code, or performance outcomes where no acceptable outcome is provided.
Bushfire hazard overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code, or performance outcomes where no acceptable outcome is provided.
Environmental significance overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code, or performance outcomes where no acceptable outcome is provided.

Hill and slope overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code, or performance outcomes where no acceptable outcome is provided.
Regional infrastructure corridors and substations overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code, or performance outcomes where no acceptable outcome is provided.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following: ▪ Acceptable Outcome AO6.1 & A06.2 It is considered that the development can comply with higher order Performance Outcome PO6. Refer to Planning Discussion section for commentary.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following: ▪ Acceptable Outcome PO2 It is considered that the development can comply with higher order Performance Outcome PO2. Refer to Planning Discussion section for commentary.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

REFERRALS

This application did not trigger referral.

Internal Consultation

Nil

PLANNING DISCUSSION

Accommodation Activities Code

Performance outcomes	Acceptable outcomes
If for Dwelling house	
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (d) not dominate the site; (e) remain subservient to the primary dwelling; and (f) be consistent with the character of the surrounding area;	AO6.1 The secondary dwelling is located within: (c) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (d) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m ² .

Comment

The new 'secondary dwelling' is sited approximately 160 metres to the south of the existing 'primary dwelling' and has a proposed GFA of 104m² and is therefore non-compliant with A06.1 and A06.2, by exceeding the setback requirement by approximately 140 metres and the maximum GFA area of 4m².

Despite not complying with A06.1 and A06.2, the proposed secondary dwelling development will not dominate the allotment. The scale of development proposed is not inconsistent in character with development in the surrounding area. The proposed development will comply with PO6.

Parking and Access Code

Performance outcomes	Acceptable outcomes
Vehicle crossovers	
PO2 Vehicle crossovers are provided to: (d) ensure safe and efficient access between the road and premises; (e) minimize interference with the function and operation of roads; and (f) minimise pedestrian to vehicle conflict.	AO2.1 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.
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .

Comment

The proposed new 'secondary dwelling' will share the same existing driveway as the 'primary dwelling' therefore complies with with PO2

Date Prepared: 11 September 2025

DECISION BY DELEGATE

DECISION

Having considered the Officer's report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

Dated the *14TH* day of *SEPTEMBER* 2026

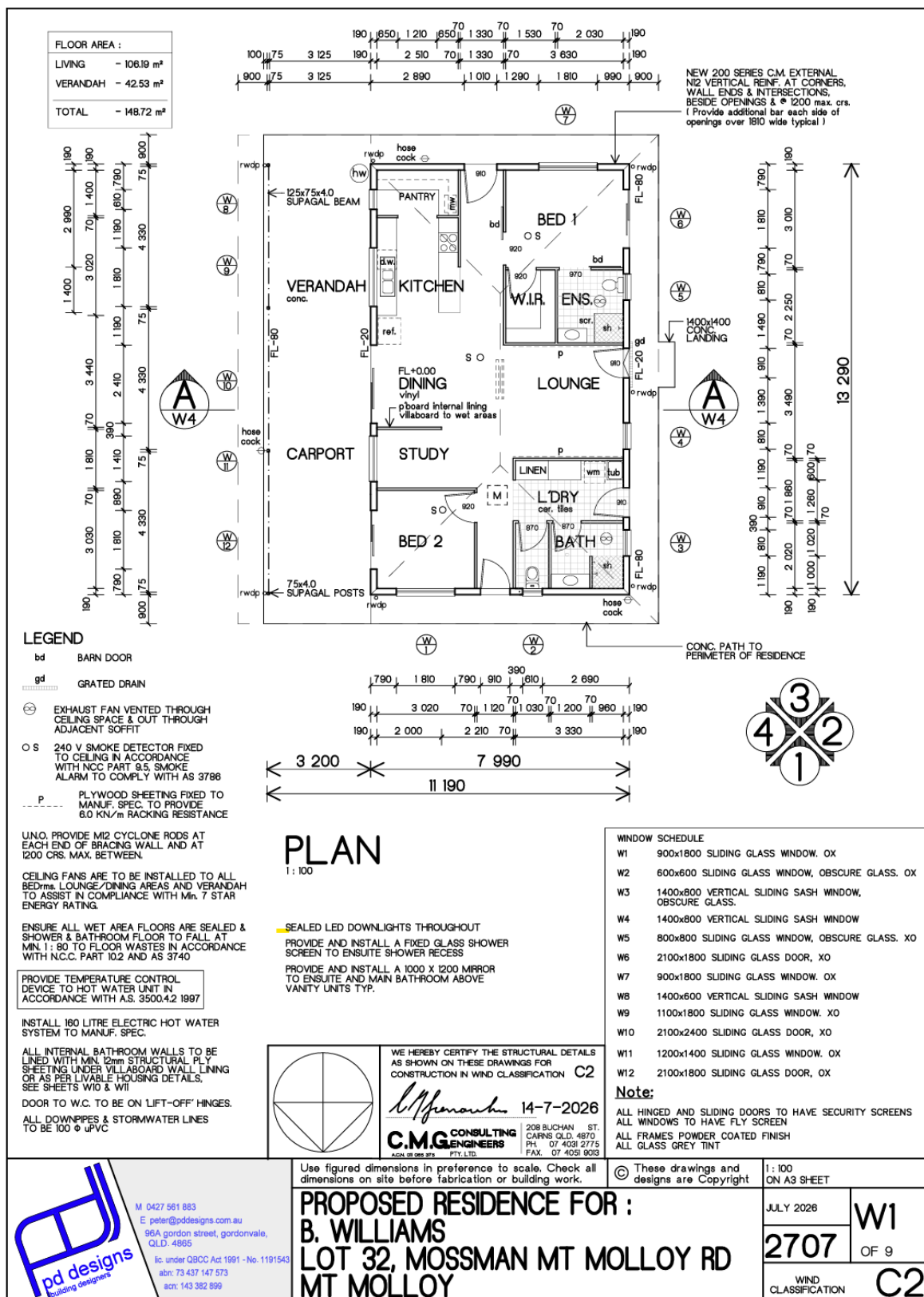
A handwritten signature in black ink, appearing to read 'B. Millard', with a stylized flourish at the end.

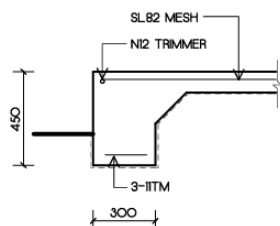
BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

ATTACHMENT 1

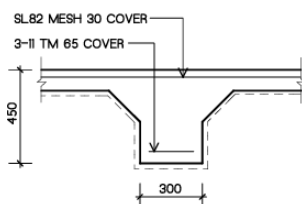
PROPOSAL PLANS





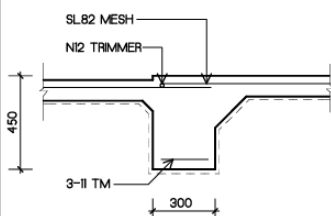
FOOTING F1

1: 20



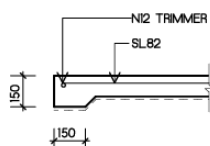
FOOTING F2

1: 20



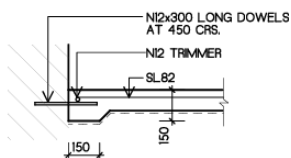
FOOTING F3

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FOOTING F4

1: 20



FOOTING F5

1: 20

Note :

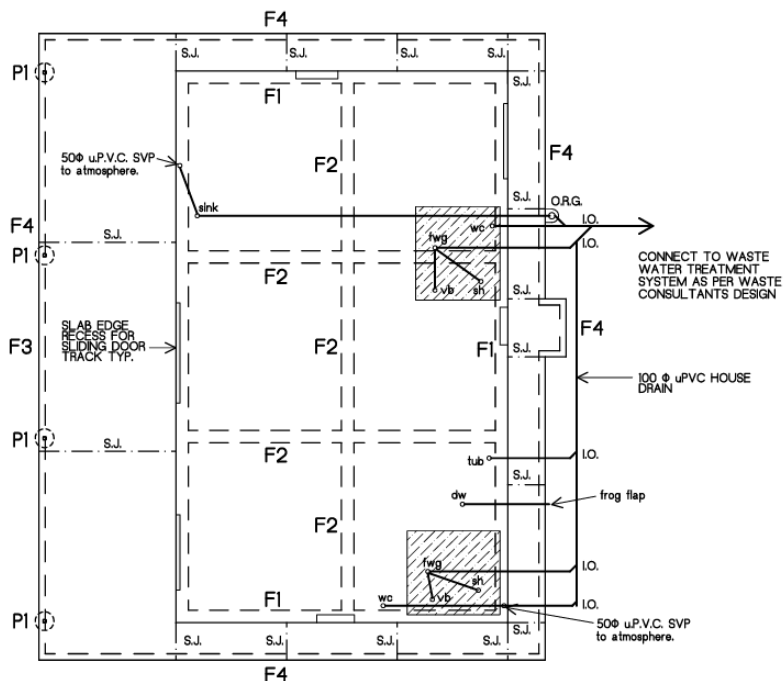
FOOTINGS HAVE BEEN DESIGNED FOR A 'M' SOIL CLASS.



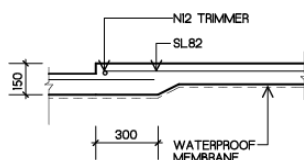
DENOTES 50mm SLAB SETDOWN
TOP SLAB TO PROVIDE
FALL TO FLOOR WASTE. (TYP)

Note:

HOUSE DRAINAGE SHOWN IS SCHEMATIC ONLY
AND IS TO BE CONFIRMED BY A LICENCED
PLUMBER TO COMPLY WITH ALL RELATIVE
CODES, STANDARDS & COUNCIL ORDINANCES.
LICENCED PLUMBER ONLY CAN CARRY OUT
THIS WORK.

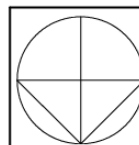


FOOTING & DRAINAGE PLAN



SLAB RECESS DETAIL

1: 20



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

[Signature] 14-7-2026

C.M.G. CONSULTING ENGINEERS

208 BUCHAN ST.
CAIRNS QLD 4870
PH: 07 4031 5775
FAX: 07 4051 9013



M: 0427 561 883
E: peter@pddesigns.com.au
96A gordon street, gordonvale,
QLD. 4865
Lic. under QBCC Act 1991 - No. 1191543
abn: 73 437 147 573
act: 143 382 899

Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.

© These drawings and designs are Copyright

1: 100, 1: 20,
ON A3 SHEET

PROPOSED RESIDENCE FOR :
B. WILLIAMS
LOT 32, MOSSMAN MT MOLLOY RD
MT MOLLOY

JULY 2026

2707

WIND
CLASSIFICATION

W2

OF 9

C2

STRUCTURAL STEELWORK NOTES

- IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO FABRICATION OF ANY MISCELLANEOUS STEELWORK.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 1250 AND A.S. 1554.
- UNLESS OTHERWISE SHOWN STEEL QUALITY SHALL CONFORM WITH ALL RELEVANT AUSTRALIAN STANDARDS.
- UNLESS OTHERWISE SHOWN ALL INTERFACES BETWEEN CONNECTING STEELWORK SHALL BE EITHER BOLTED OR CONTINUOUSLY WELDED. ALL WELDS SHALL BE 6mm FILLET WELDS ON BOTH SIDES UNO.
- ALL BUTT WELDS SHALL BE FULL PENETRATION BUTT WELDS UNLESS SHOWN OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE ALL CLEATS AND HOLES REQUIRED FOR FIXING NON-STRUCTURAL ELEMENTS TO STEELWORK WHETHER SHOWN OR NOT ON THE DRAWINGS.
- SITE WELDING SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH SAFETY REGULATIONS.
- ALL STEEL MEMBERS TO BE PAINTED WITH ZINC SILICATE PRIMER WHERE CONCEALED, & PAINTED TO MATCH SURROUNDING WALLS WHERE EXPOSED.

BLOCKWORK NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES :
AS3700 SAA CONCRETE MASONRY CODE.
- ALL CONCRETE MASONRY BLOCKS SHALL HAVE A CHARACTERISTIC COMPRESSIVE STRENGTH OF 12 MPa.
- MORTAR FOR BLOCKWORK SHALL BE 1 PART CEMENT : 0.5 PARTS LIME ; 4.5 PARTS CLEAN SAND. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF MORTAR SHALL BE 2.8 MPa.
- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CORE FILLING GROUT SHALL BE 15 MPa. MINIMUM CEMENT CONTENT 360 kg/cum.
- ALL PIERS SHALL HAVE CLEAN OUT BLOCKS LAID AT SLAB LEVEL. MORTAR FINS EXTRUDED INTO THE CORE SHALL BE REMOVED BY RODDING AND ALL MORTAR DROPPINGS SHALL BE REMOVED FROM THE CLEAN OUT HOLES. THE CLEANOUT HOLES SHALL BE BLOCKED & THE GROUT PLACED AND COMPACTED BY PENCIL VIBRATOR OR THROUGH RODDING WITH PLAIN BARS.
- ALL REINFORCED CORES SHALL BE FILLED WITH GROUT.
- NO CHASES SHALL BE CUT INTO BLOCKWORK WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT.
- PROVIDE BAR CHAIRS AND WIRE TIES TO KEEP REINFORCEMENT IN CORRECT LOCATION.

CONCRETE NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 3600
- MINIMUM COVER TO REINFORCEMENT TO BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWING :

UNDERSIDE & SIDE OF FOOTINGS	65 mm
TOP OF FOOTINGS	30 mm
COLUMNS	50 mm
FLOOR SLAB	30 mm
- CONTROL JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN.
- REINFORCEMENT IS SHOWN DIAGRAMATICALLY AND NOT NECESSARILY SHOWN IN THE TRUE PROJECTION.
- SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN OR AS OTHERWISE APPROVED BY THE SUPERINTENDENT.
- ALL REINFORCEMENT SHALL BE SUPPORTED IN ITS CORRECT POSITION SO AS NOT TO BE DISPLACED DURING CONCRETING. ON APPROVED BAR CHAIRS AT 1000 mm MAXIMUM CENTRES BOTH WAYS. WHERE REQUIRED PROVIDE SUPPORT BARS N16 AT 1000 mm MAXIMUM CENTRES.
- CONCRETE COMPONENTS AND QUALITY SHALL BE AS FOLLOWS :

ELEMENT	SLUMP MAX.	AGGREGATE SIZE	F _c	AGGREGATE
FOUNDATIONS	80 +- 15	20 mm	N20	NORMAL
GROUND SLABS				
COLUMNS	80 +- 15	20 mm	N25	NORMAL
CORE FILLING GROUT	230 +- 15	6 mm	S20	NORMAL

REQUIREMENTS FOR SUSTAINABLE BUILDINGS**ACCEPTABLE SOLUTIONS:****VOLUME OF WATER :**

LICENSED PLUMBERS MUST INSTALL WELS RATED TOILETS AND WELS RATED TAPWARE FOR KITCHEN SINKS, BASINS AND LAUNDRY TROUGHS IN NEW CLASS 1 AND CLASS 2 BUILDINGS IN ACCORD WITH RATING APPLICABLE WITH THE N.C.C. FOR ANY MAJOR RENOVATION WORK THAT INVOLVES BOTH A BUILDING DEVELOPMENT APPROVAL AND A PLUMBING APPLICATION, THE RETROFIT OF EXISTING TOILETS WITH 4-STAR RATED TOILETS IS REQUIRED. THE RETROFITTING OF EXISTING TAPS IS NOT PART OF THIS NEW REQUIREMENT.

TOILETS MUST HAVE DUAL FLUSH CAPABILITY THAT DOES NOT EXCEED 6 LITRES ON FULL FLUSH & 3 LITRES ON HALF FLUSH.

WATER SUPPLY:

IN A SERVICE AREA FOR RETAIL WATER SERVICE UNDER THE WATER ACT 2000, THE WATER SUPPLIED TO A NEW CLASS 1 BUILDING DOES NOT EXCEED PRESSURE LEVELS SET OUT IN AS/NZS 3550:2008 AND IF THE MAIN WATER PRESSURE EXCEEDS OR COULD EXCEED 500 KPA, A WATER PRESSURE LIMITING DEVICE IS INSTALLED TO ENSURE THAT THE MAXIMUM OPERATING PRESSURE AT THE OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500 KPA.

AIRCONDITIONING :

MINIMUM 2.9 ENERGY EFFICIENCY RATIO (EER) EQUIVALENT TO A CURRENT 4-STAR ENERGY RATING FOR AIR-CONDITIONERS PERMANENTLY ATTACHED TO FIXED WIRING IN CLASS 1 AND CLASS 2 BUILDINGS (WHERE NEW AND REPLACEMENT SYSTEMS ARE INSTALLED) FROM 1 JULY 2008.

ACCEPTABLE HOT WATER SYSTEMS

IN A NEW CLASS 1 BUILDING :
HOT WATER SYSTEMS MUST HAVE A LOW GREENHOUSE GAS EMISSION IMPACT.

SHOWER ROSES TO BE AAA RATING WHEN ASSESSED AGAINST AS/NZS 6400: 2004 OR LABELLING SCHEME (WELS)
A 4 STAR RATING UNDER THE WATER EFFICIENCY LABELLING SCHEME (WELS)

WALL FRAMING.

PREFABRICATED STEEL WALL FRAMES
DESIGN & CERTIFICATION BY MANUFACTURER
INCLUDING WALL TIE DOWN AND BRACING
ERECTED TO MANUF. SPECIFICATIONS.

ROOF TRUSS NOTES

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

THE DESIGN SHALL INCLUDE :-

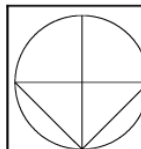
- TRUSS LAYOUT.
- ALL NECESSARY WIND AND BOTTOM CHORD BRACING.
- ALL INTERNAL TRUSS CONNECTIONS.

TERMITE TREATMENT

SELECTED TREATMENT METHOD TO BE WITH PHYSICAL BARRIERS. A MONOLITHIC SLAB LAYED IN ACCORDANCE WITH AS 2870 AND S.S. MESH PARTIAL TREATMENT TO PENETRATIONS AND PERIMETER OF SLAB EDGE OUT PAST RENDER IN ACCORDANCE WITH AS 3860.1. AND USE OF NON-SUSCEPTIBLE BUILDING MATERIALS E.G. STEEL & C.C.A. OR L.O.S.P. TREATED TIMBER.

REGULAR INSPECTIONS ARE REQUIRED AT 3 - 6 MONTH INTERVALS TO ENSURE THE BARRIERS HAVE NOT BEEN BRIDGED BY TERMITES.

NO GARDENS ARE TO BE BUILT UP TO THE HOUSE SO A CLEAR VIEW OF THE PERIMETER OF THE BUILDING IS READILY VISIBLE FOR PERIODIC INSPECTIONS & NO BRIDGING PATHS ARE PROVIDED FOR THE TERMITES TO BYPASS THE PHYSICAL BARRIERS WITHOUT DETECTION.



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

[Signature] 14-7-2026

C.M.G. ENGINEERS
ACIA 08 086 976 PTY. LTD.

208 BUCHAN ST.
CAIRNS QLD 4870
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Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.

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N/A
ON A3 SHEET

PROPOSED RESIDENCE FOR :
B. WILLIAMS
LOT 32, MOSSMAN MT MOLLOY RD
MT MOLLOY

JULY 2026

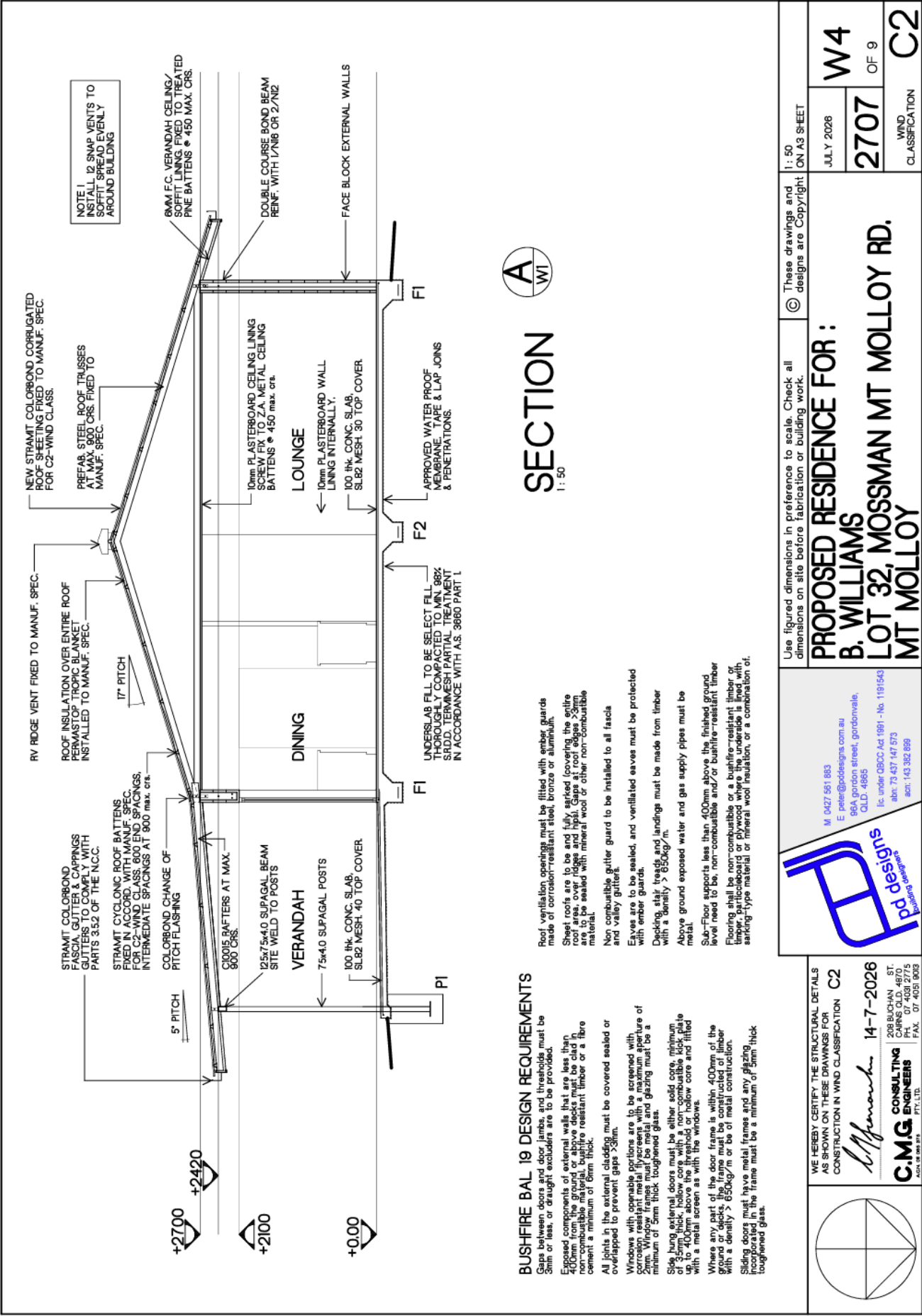
2707

WIND
CLASSIFICATION

W3

OF 9

C2



BUSHFIRE BAL 19 DESIGN REQUIREMENTS

Gaps between doors and door-limbs, and thresholds must be 3mm or less, or draught excluders are to be provided.

Exposed components of external walls that are less than 400mm from the ground or above decks must be clad in non-combustible material or a fire-resistant timber or a fibre cement a minimum of 6mm thick.

All joints in the external cladding must be covered sealed or overlapped to prevent gaps >3mm.

Windows with operable portions are to be screened with 50mm mesh or equivalent. Windows must be metal and glazing must be a minimum of 5mm thick toughened glass.

Side hung external doors must be either solid core, minimum of 35mm thick, hollow core with a non-combustible kick plate up to 400mm above the threshold or hollow core and fitted with a metal screen as with the windows.

Where any part of the door frame is within 400mm of the ground or decks, the frame must be constructed of timber with a density > 650kg/m³ or be of metal construction.

Sliding doors must have metal frames and any glazing incorporated in the frame must be a minimum of 5mm thick toughened glass.

SECTION
1: 50

Roof ventilation openings must be fitted with ember guards made of corrosion-resistant steel, bronze or aluminium.

Sheet roofs are to be and fully sealed covering the entire roof area, over ridges and hips. Gaps at roof edges >3mm are to be sealed with mineral wool or other non-combustible material.

Non-combustible gutter guard to be installed to all fascia and valley gutters.

Eaves are to be sealed, and ventilated eaves must be protected with ember guards.

Decking, stair treads and landings must be made from timber with a density > 650kg/m³.

Above ground exposed water and gas supply pipes must be metal.

Sub-Floor supports less than 400mm above the finished ground level need to be non-combustible and/or bushfire-resistant timber.

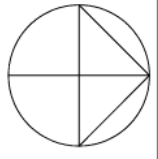
Flooring shall be non-combustible or a bushfire-resistant timber or other material that is proven to be non-combustible and/or bushfire-resistant in accordance with AS 3958.1.

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

14-7-2026

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2707

WIND CLASSIFICATION C2

PROPOSED RESIDENCE FOR:
B. WILLIAMS
LOT 32, MOSSMAN MT MOLLOY RD.
MT MOLLOY

C.M.B. WALL REINFORCEMENT NOTES

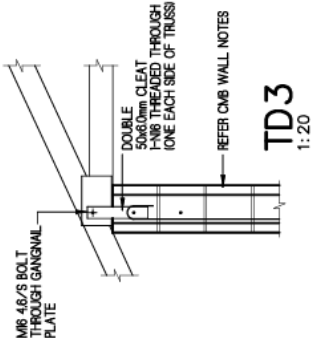
1. PROVIDE DOUBLE COURSE BOND BEAM AT UNDER SIDE OF ROOF. REINF. WITH 2/N2 OR 1/N8 BAR EACH COURSE 500 Mm LAPS.
2. PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW ALL WINDOW OPENINGS. REINF. WITH 1/N2.
3. UNDO ON PLAN ALL UNTELS. TO BE REINF. WITH 2/N2 OR 1/N8 BAR WITH N2 TIE BARS AT 1000 cfs. max.
4. UNDO ON PLAN ALL 200 C.M.B. WALLS TO BE REINF. WITH N2 VERTICAL BARS AT ENDS, CORNERS, INTERSECTIONS, AT EACH SIDE OF OPENINGS AND AT 1200 cfs. max. CENTRES BETWEEN.
5. PROVIDE ADDITIONAL N2 VERTICAL BARS TO CORES ADJACENT TO OPENINGS GREATER THAN 180 WIDE.
6. W.C.J DENOTES WALL CONTROL JOINT UNDO. TO BE REINFORCED WITH 1/N2 VERTICAL EACH SIDE OF JOINT. EXTEND BOND BEAM REINFORCEMENT THROUGH JOINT. FILL JOINT WITH COMPRESSIBLE BACKING ROD AND APPROVED SEALANT BOTH SIDES TO ARCHITECTS SPECIFICATIONS.

BLOCKWORK NOTES

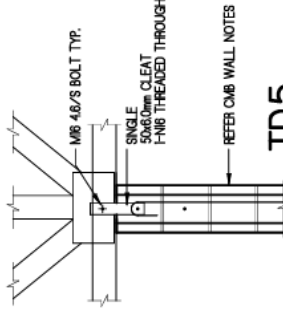
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING CODES :
AS3700 SAA CONCRETE MASONRY CODE.
2. ALL CONCRETE MASONRY BLOCKS SHALL HAVE A CHARACTERISTIC COMPRESSIVE STRENGTH OF 12 MPa.
3. MORTAR FOR BLOCKWORK SHALL BE 1 PART CEMENT : 0.5 PARTS LIME : 4.5 PARTS CLEAN SAND. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF MORTAR SHALL BE 2.8 MPa.
4. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CORE FILLING GROUT SHALL BE 15 MPa. MINIMUM CEMENT CONTENT 360 kg/cum.
5. ALL PIERS SHALL HAVE CLEAN OUT BLOCKS LAID AT SLAB LEVEL. MORTAR FINS EXTRUDED INTO THE CORE SHALL BE REMOVED BY RODDING AND ALL MORTAR DROPPINGS SHALL BE REMOVED FROM THE CLEAN OUT HOLES. THE CLEANOUT HOLES SHALL BE BLOCKED & THE GROUT PLACED AND COMPACTED BY PENCIL VIBRATOR OR THROUGH RODDING WITH PLAIN BARS.
6. ALL REINFORCED CORES SHALL BE FILLED WITH GROUT.
7. NO CHASES SHALL BE CUT INTO BLOCKWORK WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT.
8. PROVIDE BAR CHAIRS AND WIRE TIES TO KEEP REINFORCEMENT IN CORRECT LOCATION.

TRUSS TIE DOWN DETAILS

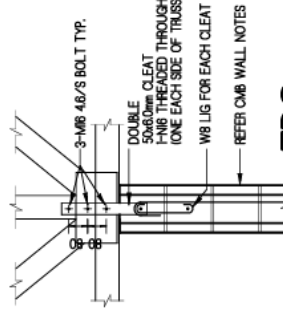
(REFER TRUSS MANUF. LAYOUT AND UPLIFT LOADING)



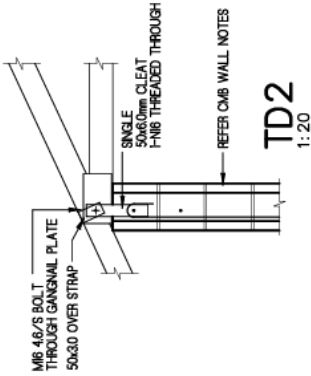
TD3
1:20



TD5
1:20



TD8
1:20

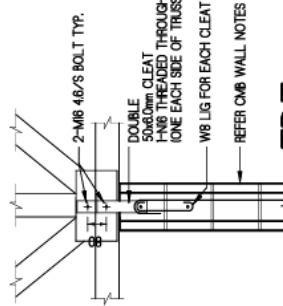


TD2
1:20

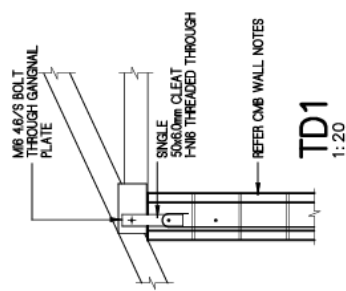
UPLIFT RESISTANCE kN (Ultimate Limit State)

		TRUSS JOINT GROUP							
TYPE	J2	J3	J4	J4	J5	J6			
TD1	20	15	10	16	11	8			
TD2	35	25	16	23	18	15			
TD3	49	44	28	44	36	28			
TD4	76	54	34	54	43	34			
TD5	20	15	10	16	11	8			
TD6	49	44	28	44	36	28			
TD7	93	84	53	84	68	53			
TD8	128	115	73	115	94	73			

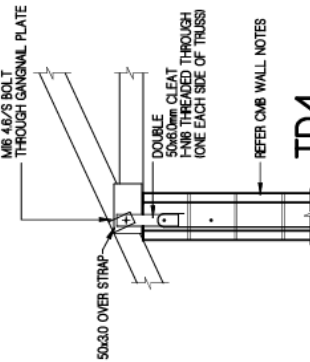
NOTE: PROVIDE 2-N12 (MIN.) VERTICAL REINF. BARS ADJACENT TO CLEATS WITH TIE-DOWN LOADS GREATER THAN 80kN



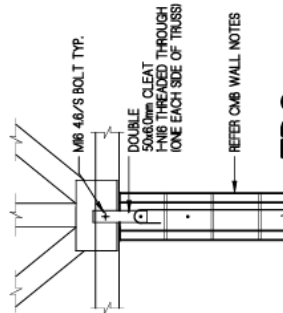
TD7
1:20



TD1
1:20



TD4
1:20



TD6
1:20

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PROPOSED RESIDENCE FOR :
B. WILLIAMS
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Building and Design Solutions

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W5
2707 OF 9
C2

WIND CLASSIFICATION

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

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