

26 June 2025

**Enquiries:** Rebecca Taranto  
**Our Ref:** BWAA 2025\_5772/1 (Doc Id:1304369)  
**Your Ref:**

Administration Office  
64 - 66 Front St Mossman  
P 07 4099 9444  
F 07 4098 2902

M Zippel  
57 Banabilla Road  
Degarra QLD 4895

Dear Sir/Madam

**Development Application for Building Work Assessable Against the Planning Scheme  
(Dwelling house)  
At 57 Banabilla Road Degarra  
On Land Described as Lot 4 on RP728605**

Please find attached the Decision Notice for the above-mentioned development application.

Please quote Council's application number: BWAA 2025\_5772/1 in all subsequent correspondence relating to this development application.

Should you require any clarification regarding this, please contact Rebecca Taranto on telephone 07 4099 9444.

Yours faithfully



**For**  
**Leonard Vogel**  
**Manager Environment & Planning**

encl.

- Decision Notice
  - Approved Drawing(s) and/or Document(s)
  - Reasons for Decision - response to properly made submissions.
- Advice For Making Representations and Appeals (Decision Notice)



## Decision Notice

### Approval (with conditions)

*Given under s 63 of the Planning Act 2016*

#### Applicant Details

Name: M Zippel  
Postal Address: 57 Banabilla Road  
Degarra QLD 4895  
Email: m\_zippel@bigpond.com

#### Property Details

Street Address: 57 Banabilla Road Degarra  
Real Property Description: Lot 4 on RP728605  
Local Government Area: Douglas Shire Council

#### Details of Proposed Development

Development Permit for Building Work Assessable Against the Planning Scheme - Dwelling house

#### Decision

Date of Decision: 26 June 2025  
Decision Details: Approved (subject to conditions)

#### Approved Drawing(s) and/or Document(s)

Copies of the following plans, specifications and/or drawings are enclosed.

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
Site Plan	CMG Consulting Engineers Pty Ltd W6 of 8	May 2025
Plan	CMG Consulting Engineers Pty Ltd W1 of 8	May 2025

Footing and Drainage Plan	CMG Consulting Engineers Pty Ltd W2 of 8	May 2025
Floor Framing Plan	CMG Consulting Engineers Pty Ltd W3 of 8	May 2025
Section and Detail	CMG Consulting Engineers Pty Ltd W4 of 8	May 2025
Elevation	CMG Consulting Engineers Pty Ltd W5 of 8	May 2025

### **Assessment Manager Conditions & Advices**

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:
  - a. The specifications, facts and circumstances as set out in the application submitted to Council; and
  - b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval.

#### **Timing of Effect**

2. The conditions of the Development Permit must be effected prior to endorsement of the Survey Plan except otherwise nominated in these conditions of approval.

#### **Fire Management Area**

3. Vegetation clearance areas are to be maintained as per the submitted Eldon Bottcher Architect Pty Ltd *Bushfire Mitigation Report* dated 14 April 2025.

#### **Vehicle Access**

4. The vehicle access point from Banabilla Road is to be as per the Site Plan, prepared CMG Consulting Engineers Pty Ltd, dated May 2025, or as otherwise approved by the Chief Executive Officer.

#### **Building Colours**

5. The exterior finishes and colours of Buildings must be non-reflective and must blend with the natural colours of the surrounding environment. Roofs and structures (including water tanks) must be of moderately dark to darker shades of green, grey, blue and brown. The colours must be nominated prior to the issue of a Development Permit for Building Work to the satisfaction of the Chief Executive Officer.

#### **Water Supply**

6. Water storage tank(s) with a minimum capacity not less than 10,000 litres must be installed prior to occupation of the premises. Details of the water tank(s) must be shown on plans submitted with the building application. Such water tanks must be provided with:
  - a. Mosquito-proof screening; or
  - b. Flap valve at every opening of the tank or other receptacle; or
  - c. Other approved means for preventing the ingress or egress of mosquitoes; and
  - e. The water tank(s) shall be fitted with a 50 mm ball valve with a camlock fitting.

#### **Treatment of Onsite Waste**

7. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing and Drainage Act 2002 and Section 33 of the Environmental Protection Policy (Water) 1997.

### **Vegetation Clearing**

8. Existing vegetation on the subject land is to be retained, except where removal is permitted for this development in accordance with the site plan nominated clearing, the Planning Scheme or otherwise approved under a separate development permit.

### **Advices**

1. All building site managers must take all action necessary to ensure building materials and / or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
2. This approval does not negate the requirement for compliance with all other relevant Council Local Laws and other statutory requirements.

### **Existing Damaged Dwelling.**

3. Council records indicate that the existing damaged dwelling does not have building approval.

This building is not fit for human habitation.

You are advised to either seek building approval to demolish the structure or obtain building approval to convert the structure to a Class 10a building (garage, carport or shed).

4. For information relating to the *Planning Act 2016* log on to <https://planning.dsdmip.qld.gov.au/>. To access the *FNQROC Regional Development Manual*, Local Laws, the Douglas Shire Planning Scheme and other applicable Policies log on to [www.douglas.qld.gov.au](http://www.douglas.qld.gov.au).
5. Council finds the report titled, *Site Classification and Waste Management System*, reference *SI 143.1-25 Report*, prepared by Earth Test dated 17 March 2025 to satisfactorily meet condition 7.
6. The approval provides for one lawful dwelling-house on the property. The landowner is advised to ensure debris and dilapidated buildings or structures are sufficiently removed or repaired to standard code requirements.

### **Further Development Permits**

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Please be advised that the following development permits are required to be obtained before the development can be carried out:

- All Building Work

All Plumbing and Drainage Work must only be carried in compliance with the Queensland *Plumbing and Drainage Act 2018*.

### **Currency Period for the Approval**

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This approval, granted under the provisions of the *Planning Act 2016*, shall lapse two (2) years from the day the approval takes effect in accordance with the provisions of Section 85 of the *Planning Act 2016*.

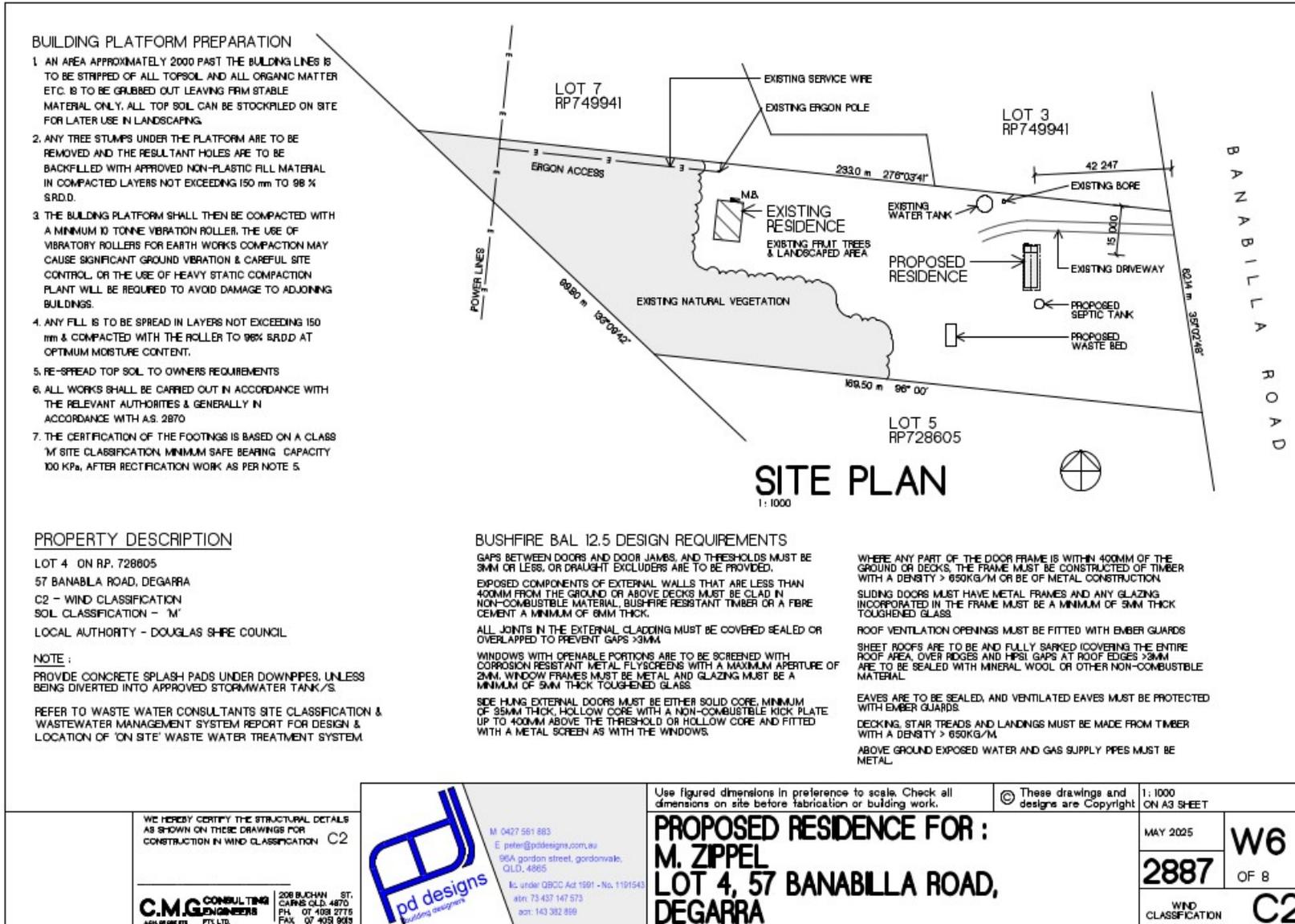
### **Rights to make Representations & Rights of Appeal**

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The rights of applicants to make representations and rights to appeal to a Tribunal or the Planning and Environment Court against decisions about a development application are set out in Chapter 6, Part 1 of the *Planning Act 2016*.

A copy of the relevant appeal provisions is attached.

Approved Drawing(s) and/or Document(s)



**BUILDING PLATFORM PREPARATION**

1. AN AREA APPROXIMATELY 2000 PAST THE BUILDING LINES IS TO BE STRIPPED OF ALL TOPSOIL AND ALL ORGANIC MATTER ETC. IS TO BE GRUBBED OUT LEAVING FRM STABLE MATERIAL ONLY. ALL TOP SOIL CAN BE STOCKPILED ON SITE FOR LATER USE IN LANDSCAPING.
2. ANY TREE STUMPS UNDER THE PLATFORM ARE TO BE REMOVED AND THE RESULTANT HOLES ARE TO BE BACKFILLED WITH APPROVED NON-PLASTIC FILL MATERIAL IN COMPACTED LAYERS NOT EXCEEDING 150 mm TO 98 % SR.D.D.
3. THE BUILDING PLATFORM SHALL THEN BE COMPACTED WITH A MINIMUM 10 TONNE VIBRATION ROLLER. THE USE OF VIBRATORY ROLLERS FOR EARTH WORKS COMPACTION MAY CAUSE SIGNIFICANT GROUND VIBRATION & CAREFUL SITE CONTROL. OR THE USE OF HEAVY STATIC COMPACTION PLANT WILL BE REQUIRED TO AVOID DAMAGE TO ADJOINING BUILDINGS.
4. ANY FILL IS TO BE SPREAD IN LAYERS NOT EXCEEDING 150 mm & COMPACTED WITH THE ROLLER TO 98% SR.D.D AT OPTIMUM MOISTURE CONTENT.
5. RE-SPREAD TOP SOIL TO OWNERS REQUIREMENTS
6. ALL WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUTHORITIES & GENERALLY IN ACCORDANCE WITH A.S. 2870
7. THE CERTIFICATION OF THE FOOTINGS IS BASED ON A CLASS 'M' SITE CLASSIFICATION. MINIMUM SAFE BEARING CAPACITY 100 KPa, AFTER RECTIFICATION WORK AS PER NOTE 5.

**PROPERTY DESCRIPTION**

LOT 4 ON RP. 728605  
 57 BANABILLA ROAD, DEGARRA  
 C2 - WIND CLASSIFICATION  
 SOIL CLASSIFICATION - 'M'  
 LOCAL AUTHORITY - DOUGLAS SHIRE COUNCIL

**NOTE:**  
 PROVIDE CONCRETE SPLASH PADS UNDER DOWNPIPES, UNLESS BEING DIVERTED INTO APPROVED STORMWATER TANK/S.

REFER TO WASTE WATER CONSULTANTS SITE CLASSIFICATION & WASTEWATER MANAGEMENT SYSTEM REPORT FOR DESIGN & LOCATION OF 'ON SITE' WASTE WATER TREATMENT SYSTEM.

**BUSHFIRE BAL 12.5 DESIGN REQUIREMENTS**

GAPS BETWEEN DOORS AND DOOR JAMBS, 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, BUSH-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 OPENABLE PORTIONS ARE TO BE SCREENED WITH CORROSION RESISTANT METAL FLYSCREENS WITH A MAXIMUM APERTURE OF 2MM. WINDOW FRAMES MUST BE METAL AND GLAZING MUST BE A MINIMUM OF 3MM THICK TOUGHENED GLASS.

SIDE HUNG EXTERNAL DOORS MUST BE EITHER SOLID CORE, MINIMUM OF 35MM THICK, HOLLOW CORE WITH A NON-COMBUSTIBLE RICK 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/M<sup>3</sup> OR BE OF METAL CONSTRUCTION.

SLIDING DOORS MUST HAVE METAL FRAMES AND ANY GLAZING INCORPORATED IN THE FRAME MUST BE A MINIMUM OF 3MM THICK TOUGHENED GLASS.

ROOF VENTILATION OPENINGS MUST BE FITTED WITH EMBER GUARDS

SHEET ROOFS ARE TO BE AND FULLY BARKED (COVERING THE ENTIRE ROOF AREA, OVER RIDGES AND HPGL GAPS AT ROOF EDGES >3MM ARE TO BE SEALED WITH MINERAL WOOL OR OTHER NON-COMBUSTIBLE MATERIAL.

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/M<sup>3</sup>.

ABOVE GROUND EXPOSED WATER AND GAS SUPPLY PPES MUST BE METAL.

**SITE PLAN**

1:1000



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

**C.M.G. CONSULTING ENGINEERS**  
 208 BUCHAN ST. CHAIRS QLD. 4870  
 PH. 07 4093 2776 FAX 07 4093 9083



M 0427 561 883  
 E peter@pd designs.com.au  
 96A gordon street, gordonvale, QLD, 4865  
 Lic under QBCC Act 1991 - No. 1191543  
 abn 73 437 147 573  
 son 143 382 859

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

**PROPOSED RESIDENCE FOR:**  
**M. ZPPEL**  
**LOT 4, 57 BANABILLA ROAD,**  
**DEGARRA**

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1:1000 ON A3 SHEET

MAY 2025  
**2887**  
 WIND CLASSIFICATION **C2**

**W6**  
 OF 8

**LEGEND**

- cs CAVITY SLIDING DOOR
- gd GRATED DRAIN
- EF EXHAUST FAN VENTED THROUGH CEILING SPACE & OUT THROUGH ADJACENT SOFFIT
- EFH EXHAUST FAN VENTED THROUGH WALL
- DS 240 V SMOKE DETECTOR FIXED TO CEILING IN ACCORDANCE WITH NCC PART 9.5. SMOKE ALARM TO COMPLY WITH AS 3786
- P FLYWOOD SHEETING FIXED TO MANUF. SPEC. TO PROVIDE 60 KN/m RACKING RESISTANCE

U.N.O. PROVIDE M12 CYCLONE RODS AT EACH END OF BRACING WALL AND AT 1200 CRS. MAX. BETWEEN.

CEILING FANS ARE TO BE INSTALLED TO ALL BEDRM. & LOUNGE/DINING AREAS, ASSISTING IN COMPLIANCE WITH MIN. 7 STAR ENERGY RATING.

ENSURE ALL WET AREA FLOORS ARE SEALED & SHOWER & BATHROOM FLOOR TO FALL AT MIN. 1:80 TO FLOOR WASTES IN ACCORDANCE WITH N.C.C. PART 10.2 AND AS 3740

PROVIDE TEMPERATURE CONTROL DEVICE TO HOT WATER UNIT IN ACCORDANCE WITH A.S. 3500.4.2 1997

OFF PEAK ELECTRIC HOT WATER SYSTEM INSTALLED TO MANUF. SPEC.

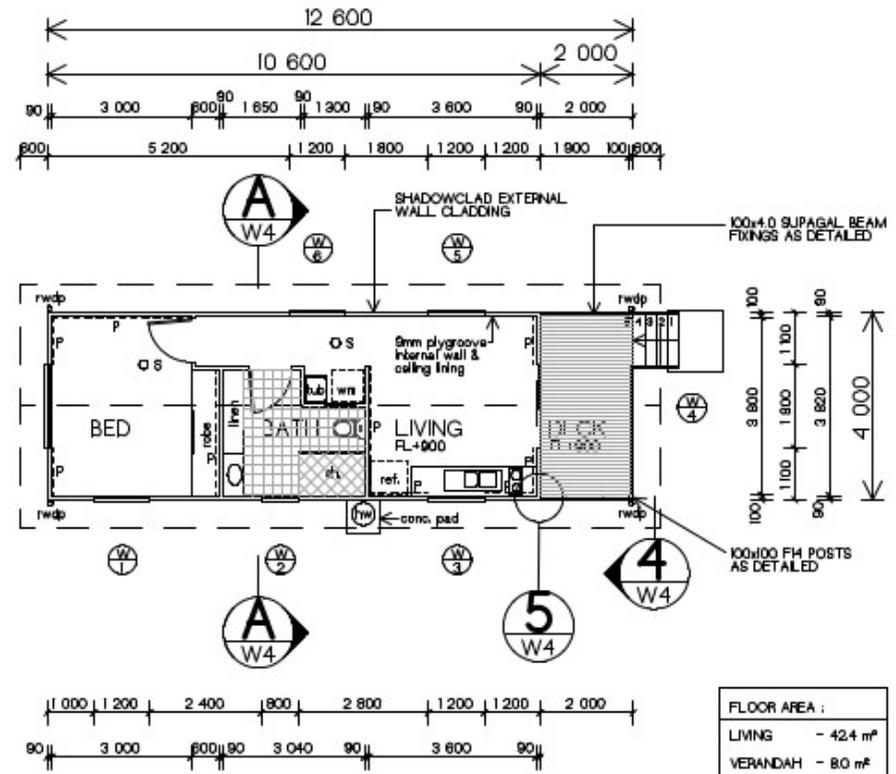
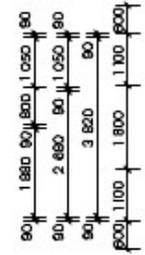
ALL INTERNAL BATHROOM WALLS TO BE LINED WITH MIN. 12mm STRUCTURAL PLY SHEETING UNDER VILLAGOARD WALL LINING OR AS PER LIVABLE HOUSING GUIDELINES AS DETAILED.

ALL DOWNPIPES TO BE 90° DISCHARGING ONTO CONCRETE FLASHPADS DIRECTED AWAY FROM BUILDING

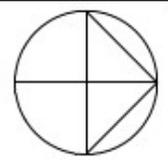
**WINDOW SCHEDULE**

W1	1200x1200 SLIDING GLASS WINDOW OX
W2	800x800 SLIDING GLASS WINDOW XO
W3	1200x900 SLIDING GLASS WINDOW XO
W4	2100x1800 SLIDING GLASS DOOR, LOW RISE ACCESSIBLE BOTTOM SILL, XO
W5	1200x1200 SLIDING GLASS WINDOW XO
W6	1200x1200 SLIDING GLASS WINDOW XO
W7	800x1800 SLIDING GLASS WINDOW XO

**Note:**  
ALL SLIDING DOORS AND WINDOWS TO HAVE FLYSCREENS  
ALL FRAMES POWDER COATED FINISH  
ALL GLASS CLEAR



**PLAN**



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

**C.M.G. CONSULTING ENGINEERS**  
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It, under QBCC Act 1991 - No. 1191543  
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**PROPOSED RESIDENCE FOR :  
M. ZIPPEL  
LOT 4, 57 BANABILLA ROAD,  
DEGARRA**

1: 100 ON A3 SHEET	
MAY 2025	W1
<b>2887</b>	OF 8
WIND CLASSIFICATION	<b>C2</b>

## CONCRETE NOTES

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

UNDERSIDE & SIDE OF FOOTINGS	85 mm
TOP OF FOOTINGS	30 mm
COLUMNS	50 mm
FLOOR SLAB	30 mm
3. CONTROL JOINTS SHALL BE PROPERLY FORMED AND USED ONLY WHERE SHOWN
4. REINFORCEMENT IS SHOWN DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN THE TRUE PROJECTION
5. SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN OR AS OTHERWISE APPROVED BY THE SUPERINTENDENT.
6. 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 NIB AT 1000 mm MAXIMUM CENTRES.
7. CONCRETE COMPONENTS AND QUALITY SHALL BE AS FOLLOWS :

ELEMENT	SLUMP MAX.	AGGREGATE SIZE	F <sub>c</sub>	AGGREGATE
FOUNDATIONS GROUND SLABS	80 ± 15	20 mm	N20	NORMAL

## STRUCTURAL STEELWORK NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL LEVELS AND DIMENSIONS ON SITE PRIOR TO FABRICATION OF ANY MISCELLANEOUS STEELWORK.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH A.S. 1250 AND A.S. 1554.
3. UNLESS OTHERWISE SHOWN STEEL QUALITY SHALL CONFORM WITH ALL RELEVANT AUSTRALIAN STANDARDS.
4. 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.
5. ALL BUTT WELDS SHALL BE FULL PENETRATION BUTT WELDS UNLESS SHOWN OTHERWISE.
6. THE CONTRACTOR SHALL PROVIDE ALL CLEATS AND HOLES REQUIRED FOR FIXING NON-STRUCTURAL ELEMENTS TO STEELWORK WHETHER SHOWN OR NOT ON THE DRAWINGS.
7. SITE WELDING SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH SAFETY REGULATIONS.
8. ALL STEEL MEMBERS TO BE PAINTED WITH ZINC SILICATE PRIMER WHERE CONCEALED, & PAINTED TO MATCH SURROUNDING WALLS WHERE EXPOSED.

## 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 PLUMBERS 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 :

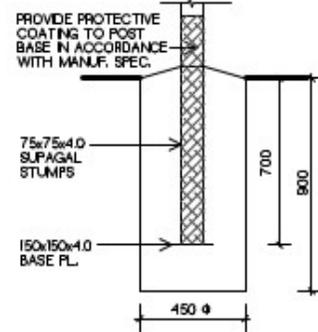
MINIMUM 2.9 ENERGY EFFICIENCY RATIO (EER) EQUIVALENT TO A CURRENT 4-STAR ENERGY RATING FOR AIR-CONDITIONERS PERMANENTLY ATTACHED TO FIRED WIRING IN CLASS 1 AND CLASS 2 BUILDINGS (WHERE NEW AND REPLACEMENT SYSTEMS ARE INSTALLED) FROM 1 JULY 2008.

#### ACCEPTABLE HOT WATER SYSTEMS

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

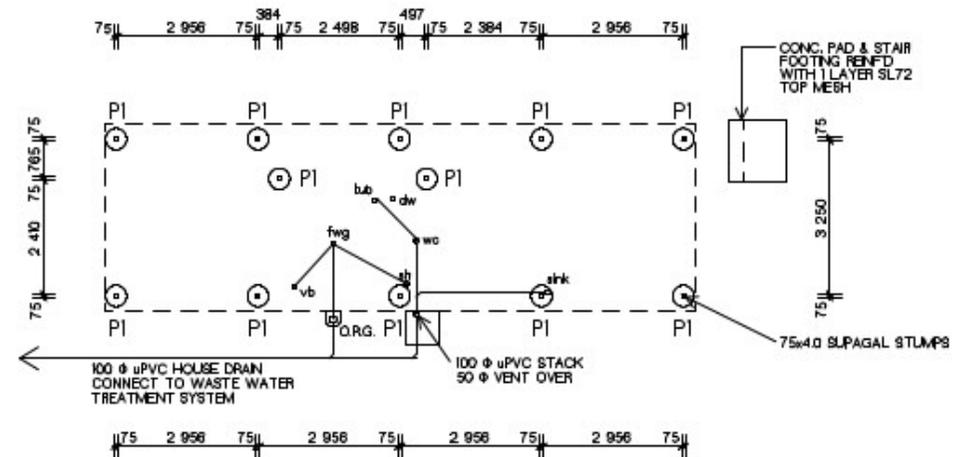
#### ELECTRIC HOT WATER SYSTEM - OFF PEAK

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)

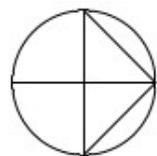


**FOOTING P1**

1:20



**FOOTING & DRAINAGE PLAN**



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

**C.M.G. CONSULTING ENGINEERS**  
A/CIA OF QUBS MEM PTY. LTD.

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abr: 73 437 147 573  
aon: 143 382 889

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**2887**

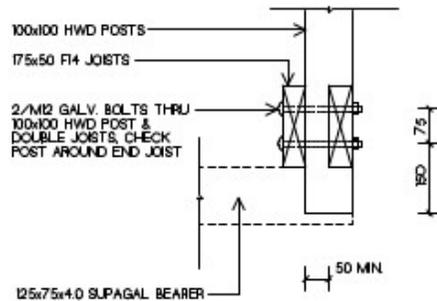
WIND CLASSIFICATION

**W2**

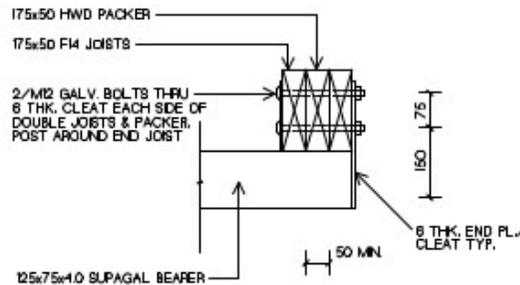
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**C2**

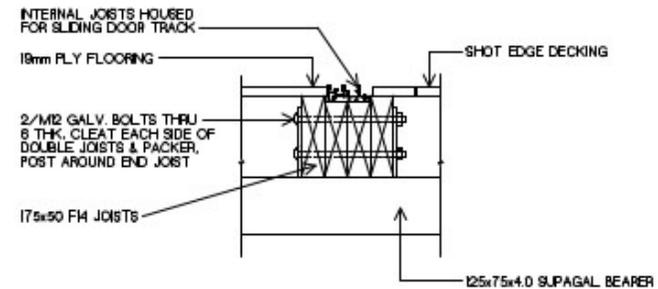
**PROPOSED RESIDENCE FOR :**  
**M. ZIPPEL**  
**LOT 4, 57 BANABILLA ROAD,**  
**DEGARRA**



**DETAIL 1**  
1:10



**DETAIL 2**  
1:10



**DETAIL 3**  
1:10

**ROOF TRUSS NOTES**

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

THE DESIGN SHALL INCLUDE :-  
 (a) TRUSS LAYOUT,  
 (b) ALL NECESSARY WIND AND BOTTOM CHORD BRACING  
 (c) ALL INTERNAL TRUSS CONNECTIONS.

**EXTERNAL TIMBER WALL AND INTERNAL LOAD BEARING WALL FRAME NOTES**

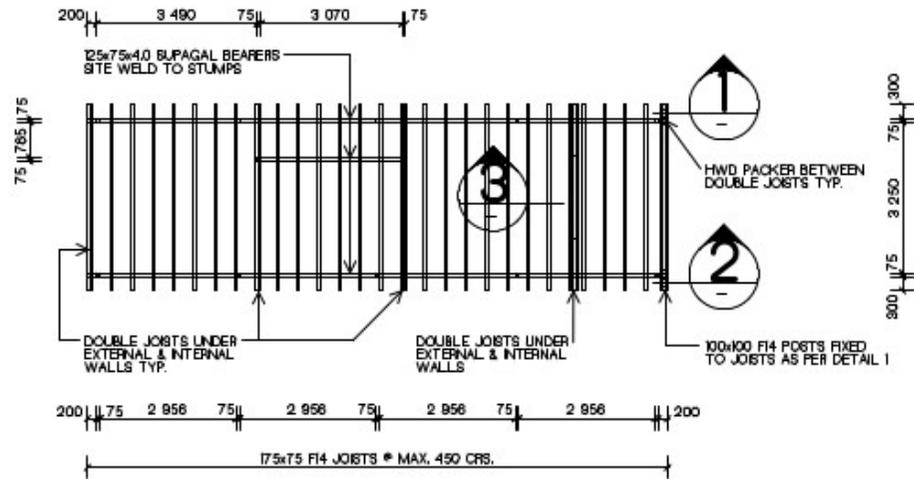
- STUDS - 90x35 MGP12 AT 450 CTS. FOR HT < 3000  
 90x35 MGP12 AT 300 CTS. FOR 3000 > HT < 3300  
 2 ROWS OF NOGGING
- TOP PL. - 2/90x35 MGP12
- BTM PL. - 90x35 MGP12
- PROVIDE M12 GALV. CYCLONE RODS AT ENDS, CORNERS, EACH SIDE OF OPENINGS AND 900 CTS MAX BETWEEN.
- STUDS EACH SIDE OF OPENINGS -

OPENING WIDTH	No. STUDS EACH SIDE OF OPENING
900	1
1200 - 2100	2
2400 - 3000	3

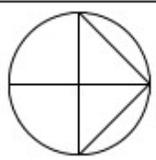
- UNTELS UNLESS NOTED OTHERWISE UNTEL SIZES TO BE -

SPAN	SIZE (LVL)	SIZE (F4)
900	- 95x63	- 100x75
1200	- 2/95x45	- 125x75
1500	- 2/130x45	- 125x75
1800	- 2/150x45	- 150x75
2100	- 170x45	- 175x75

- BRACING  
 P PLYWOOD SHEETING FIXED TO MANUF. SPEC. TO PROVIDE 6.0 KN/m RACKING RESISTANCE  
 UNO. PROVIDE M12 CYCLONE RODS AT EACH END OF BRACING WALL AND AT 1200 CRS. MAX. BETWEEN  
 PROVIDE ANTI-RACKING CLEATS TO TOP OF BRACING WALLS IN ACCORDANCE WITH AS1894.3 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - CYCLONIC



**FLOOR FRAMING PLAN**  
1:100



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

**C.M.G. CONSULTING ENGINEERS**  
 90BULLOCK-HILL ST. CARPENTERS VILLAGE, QLD. 4870  
 PH. 07 4081 2775 FAX. 07 4081 9083

**pd designs**  
 building designers

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 abn: 73 437 547 573  
 acn: 143 382 899

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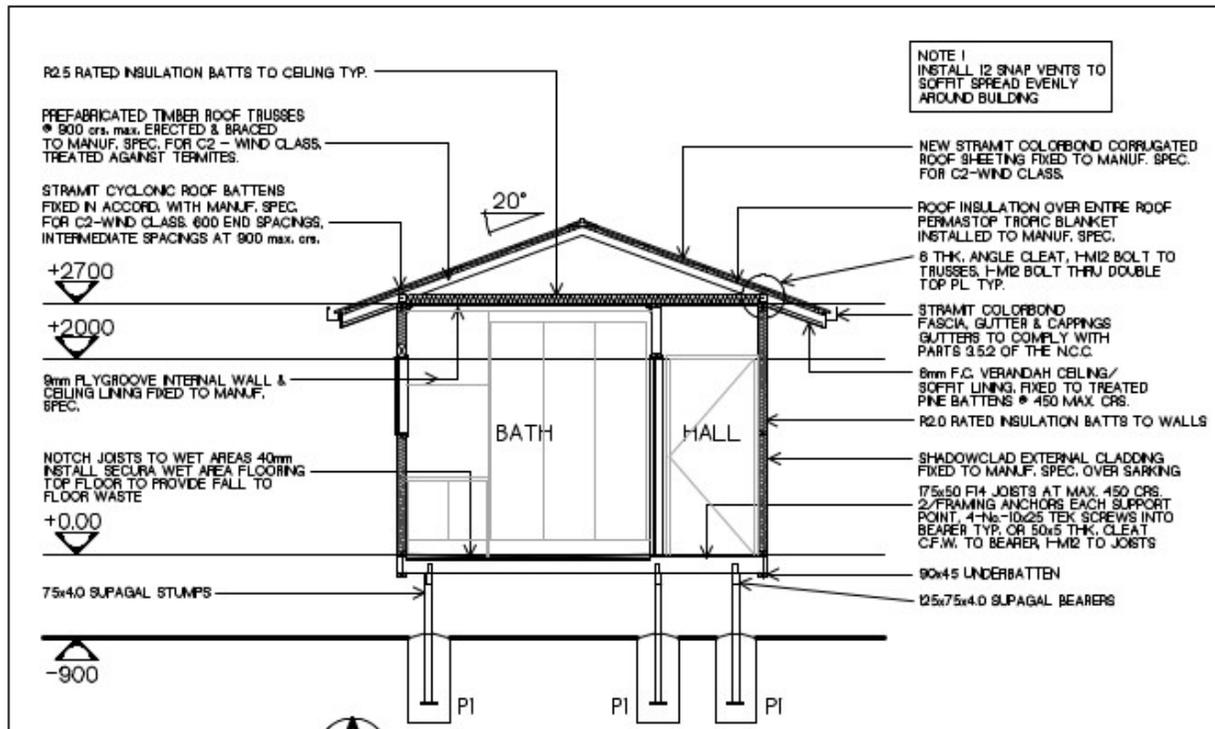
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**2887**

WIND CLASSIFICATION

**W3**  
OF 8

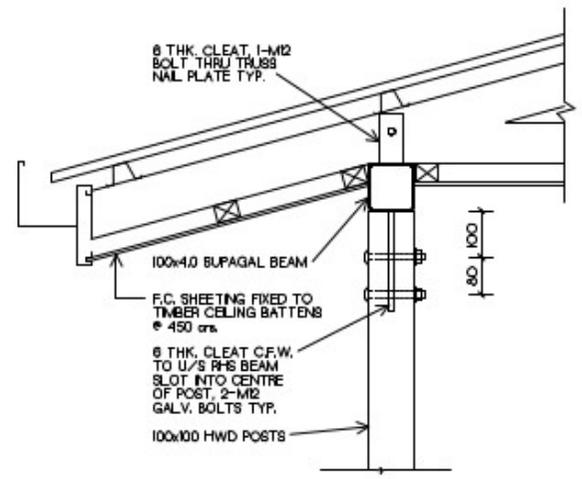
**C2**



**SECTION**  
1: 50

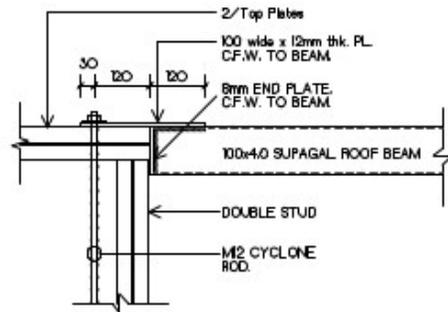


**NOTE 1**  
INSTALL 12 SNAP VENTS TO SOFFIT SPREAD EVENLY AROUND BUILDING

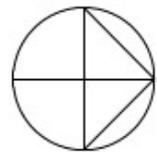


**DETAIL 4**  
1: 10

**TERMITE TREATMENT**  
SELECTED TREATMENT METHOD TO BE WITH USE OF NON-SUSCEPTIBLE BUILDING MATERIALS E.G. STEEL & C.C.A. OR L.D.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.



**DETAIL 5**  
1: 10



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

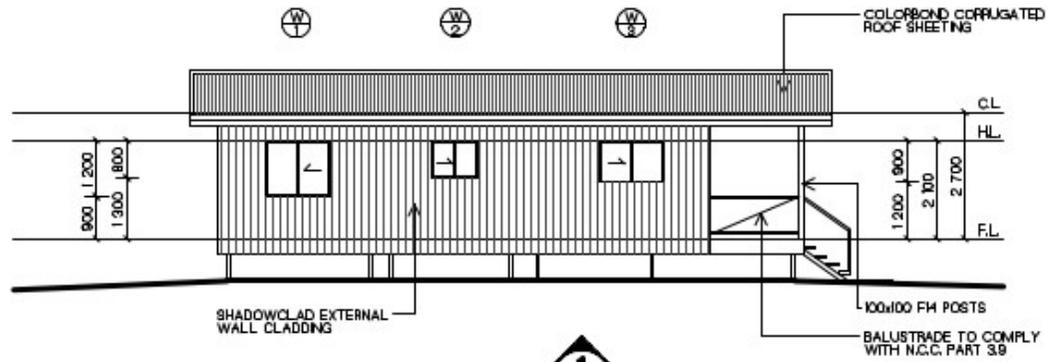
**C.M.G. CONSULTING ENGINEERS**  
208 BUCHAN ST. CARNS QLD. 4870  
PH. 07 409 9775 FAX 07 409 9033

M 0427 561 883  
E peter@pddesigns.com.au  
95A gordon street, gordonvale, QLD. 4865  
Ac. under QBCC Act 1991 - No. 1191943  
abn: 73 437 147 573  
asn: 143 392 899

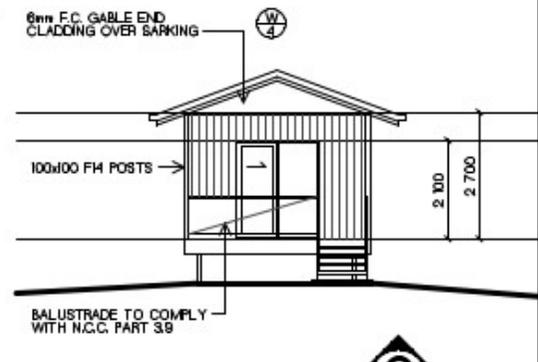
Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.

**PROPOSED RESIDENCE FOR :**  
**M. ZIPPEL**  
**LOT 4, 57 BANABILLA ROAD,**  
**DEGARRA**

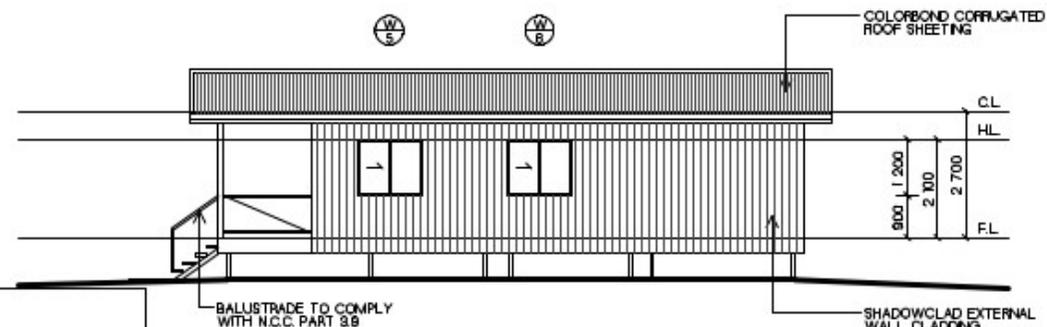
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MAY 2025	<b>W4</b>
<b>2887</b>	OF 8
WIND CLASSIFICATION	<b>C2</b>



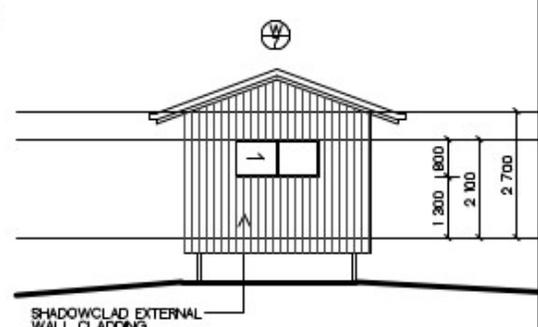
ELEVATION ①



ELEVATION ②



ELEVATION ③

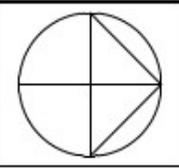


ELEVATION ④

**WINDOW SCHEDULE**

W1	1200x1200 SLIDING GLASS WINDOW 0X
W2	800x800 SLIDING GLASS WINDOW X0
W3	1200x900 SLIDING GLASS WINDOW X0
W4	2100x1800 SLIDING GLASS DOOR, LOW RISE ACCESSIBLE BOTTOM SILL, X0
W5	1200x1200 SLIDING GLASS WINDOW X0
W6	1200x1200 SLIDING GLASS WINDOW X0
W7	800x1800 SLIDING GLASS WINDOW X0

**Note:**  
 ALL SLIDING DOORS AND WINDOWS TO HAVE FLYSCREENS  
 ALL FRAMES POWDER COATED FINISH  
 ALL GLASS CLEAR



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

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 Lic under QBCC Act 1991 - No. 1191543  
 abn: 73 437 147 573  
 aon: 143 382 859

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

**PROPOSED RESIDENCE FOR :**  
**M. ZIPPEL**  
**LOT 4, 57 BANABILLA ROAD,**  
**DEGARRA**

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1: 100 ON A3 SHEET

MAY 2025

**2887**

**W5**  
OF 8

WIND CLASSIFICATION **C2**

## Reasons for Decision

1. The reasons for this decision are:
  - a. Sections 60, 62 and 63 of the *Planning Act 2016*:
  - b. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
  - c. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:
  - a. the development application was properly lodged to the Douglas Shire Council 29 May 2025 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
  - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
  - a. the development triggered assessable development under the Assessment Table associated with the Environmental Management zone code;
  - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
  - c. the applicant's reasons have been considered and the following findings are made:
    - i. Subject to conditions, the development satisfactorily meets the Planning Scheme benchmarks.

## Extracts from the Planning Act 2016 - Making Representations During Applicant's Appeal Period

Planning Act 2016  
Chapter 3 Development assessment

[s 74]

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### Division 2 Changing development approvals

#### Subdivision 1 Changes during appeal period

##### 74 What this subdivision is about

- (1) This subdivision is about changing a development approval before the applicant's appeal period for the approval ends.
- (2) This subdivision also applies to an approval of a change application, other than a change application for a minor change to a development approval.
- (3) For subsection (2), sections 75 and 76 apply—
  - (a) as if a reference in section 75 to a development approval were a reference to an approval of a change application; and
  - (b) as if a reference in the sections to the assessment manager were a reference to the responsible entity; and
  - (c) as if a reference in section 76 to a development application were a reference to a change application; and
  - (d) as if the reference in section 76(3)(b) to section 63(2) and (3) were a reference to section 83(4); and
  - (e) with any other necessary changes.

##### 75 Making change representations

- (1) The applicant may make representations (*change representations*) to the assessment manager, during the applicant's appeal period for the development approval, about changing—
  - (a) a matter in the development approval, other than—
    - (i) a matter stated because of a referral agency's response; or

- (ii) a development condition imposed under a direction made by the Minister under chapter 3, part 6, division 2; or
  - (b) if the development approval is a deemed approval—the standard conditions taken to be included in the deemed approval under section 64(8)(c).
- (2) If the applicant needs more time to make the change representations, the applicant may, during the applicant's appeal period for the approval, suspend the appeal period by a notice given to the assessment manager.
- (3) Only 1 notice may be given.
- (4) If a notice is given, the appeal period is suspended—
  - (a) if the change representations are not made within a period of 20 business days after the notice is given to the assessment manager—until the end of that period; or
  - (b) if the change representations are made within 20 business days after the notice is given to the assessment manager, until—
    - (i) the applicant withdraws the notice, by giving another notice to the assessment manager; or
    - (ii) the assessment manager gives the applicant the decision notice for the change representations; or
    - (iii) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (5) If the applicant makes the change representations during the appeal period without giving a notice under subsection (2), the appeal period is suspended from the day the representations are made until—
  - (a) the applicant withdraws the change representations by notice given to the assessment manager; or
  - (b) the assessment manager gives the applicant the decision notice for the change representations; or

- (c) the end of 20 business days after the change representations are made, or a longer period agreed in writing between the applicant and the assessment manager.
- (6) Despite subsections (4) and (5), if the decision notice mentioned in subsection (4)(b)(ii) or (5)(b) is a negotiated decision notice, the appeal period starts again on the day after the negotiated decision notice is given.

## 76 Deciding change representations

- (1) The assessment manager must assess the change representations against and having regard to the matters that must be considered when assessing a development application, to the extent those matters are relevant.
- (2) The assessment manager must, within 5 business days after deciding the change representations, give a decision notice to—
  - (a) the applicant; and
  - (b) if the assessment manager agrees with any of the change representations—
    - (i) each principal submitter; and
    - (ii) each referral agency; and
    - (iii) if the assessment manager is not a local government and the development is in a local government area—the relevant local government; and
    - (iv) if the assessment manager is a chosen assessment manager—the prescribed assessment manager; and
    - (v) another person prescribed by regulation.
- (3) A decision notice (a *negotiated decision notice*) that states the assessment manager agrees with a change representation must—
  - (a) state the nature of the change agreed to; and

- (b) comply with section 63(2) and (3).
- (4) A negotiated decision notice replaces the decision notice for the development application.
- (5) Only 1 negotiated decision notice may be given.
- (6) If a negotiated decision notice is given to an applicant, a local government may give a replacement infrastructure charges notice to the applicant.

## Subdivision 2 Changes after appeal period

### 77 What this subdivision is about

This subdivision is about changing a development approval, other than the currency period, after all appeal periods in relation to the approval end.

### 78 Making change application

- (1) A person may make an application (a *change application*) to change a development approval.

*Note—*

For the making of a change application for a development approval that was a PDA development approval, see also the *Economic Development Act 2012*, sections 51AM, 51AN and 51AO.

- (2) A change application must be made to the responsible entity for the application.

### 78A Responsible entity for change applications

- (1) The *responsible entity* for a change application is—
  - (a) if the change application is for a minor change to a development condition of a development approval stated in a referral agency's response for the development application or another change application for the approval—the referral agency; or

## Extracts from the Planning Act 2016 – Appeal Rights

Planning Act 2016  
Chapter 6 Dispute resolution

[s 229]

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(2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.

(3) In this section—

**conduct** means an act or omission.

**representative** means—

(a) of a corporation—an executive officer, employee or agent of the corporation; or

(b) of an individual—an employee or agent of the individual.

**state of mind**, of a person, includes the person's—

(a) knowledge, intention, opinion, belief or purpose; and

(b) reasons for the intention, opinion, belief or purpose.

## Chapter 6 Dispute resolution

### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the **appellant**); and

(ii) who is a respondent in an appeal of the matter; and

- 
- (iii) who is a co-respondent in an appeal of the matter;  
and
  - (iv) who may elect to be a co-respondent in an appeal  
of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
- (a) for an appeal by a building advisory agency—10  
business days after a decision notice for the decision is  
given to the agency; or
  - (b) for an appeal against a deemed refusal—at any time  
after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under  
chapter 7, part 4, to register premises or to renew the  
registration of premises—20 business days after a notice  
is published under section 269(3)(a) or (4); or
  - (d) for an appeal against a decision of the Minister, under  
chapter 7, part 4, to amend the registration of premises  
to include additional land in the affected area for the  
premises—20 business days after the day a notice is  
published under section 269A(2)(a); or
  - (e) for an appeal against an infrastructure charges  
notice—20 business days after the infrastructure charges  
notice is given to the person; or
  - (f) for an appeal about a deemed approval of a development  
application for which a decision notice has not been  
given—30 business days after the applicant gives the  
deemed approval notice to the assessment manager; or
  - (g) for an appeal relating to the *Plumbing and Drainage Act  
2018*—
    - (i) for an appeal against an enforcement notice given  
because of a belief mentioned in the *Plumbing and  
Drainage Act 2018*, section 143(2)(a)(i), (b) or  
(c)—5 business days after the day the notice is  
given; or

- (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
  - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
  - (iv) otherwise—20 business days after the day the notice is given; or
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note—*

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

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

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**230 Notice of appeal**

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

- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
  - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
  - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

## 231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

**decision** includes—

  - (a) conduct engaged in for the purpose of making a decision; and
  - (b) other conduct that relates to the making of a decision; and

- 
- (c) the making of a decision or the failure to make a decision; and
  - (d) a purported decision; and
  - (e) a deemed refusal.

**non-appealable**, for a decision or matter, means the decision or matter—

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

## 232 Rules of the P&E Court

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

## Part 2 Development tribunal

### Division 1 General

#### 233 Appointment of referees

- (1) The Minister, or chief executive, (the **appointer**) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—