

17 October 2018

Enquiries: Daniel Lamond
Our Ref: MCUC2860/2018 (876885)

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

W D Muston
C/- Mr M De Vecchi (Can-Do Constructions)
5 Cambanora Place
MOOROBOOL QLD 4870

Dear Sir/Madam

**Development Application Decision Notice
Material Change of Use (Dwelling House)
2715R Mossman-Daintree Road LOWER DAINTREE
Land Described as LOT: 3 on SP: 192605**

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

Please quote Council's application number: MCUC2860/2018 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this, please contact Daniel Lamond on telephone 07 4099 9456.

Yours faithfully



PAUL HOYE
Manager Sustainable Communities

encl.

- Decision Notice
- Approved Plans

DECISION NOTICE
APPROVAL (WITH CONDITIONS)
(GIVEN UNDER SECTION 63 OF THE PLANNING ACT 2016)

Please be aware that Douglas Shire Council has assessed your application and decided it as follows:

1. Applicant's details

Name: W D Muston
Postal Address: C/- Mr M De Vecchi (Can-Do Constructions)
5 Cambanora Place
MOOROOBOOL QLD 4870

2. Location details

Street Address: 2715R Mossman-Daintree Road LOWER DAINTREE
Real Property Description: LOT: 3 SP: 192605
Local Government Area: Douglas Shire Council

3. Details of proposed development

Material Change of Use (Dwelling house)

4. Decision

Date of decision: 17 October 2018

Decision details: Approved in full with conditions. These conditions are set out in Schedule 1.

5. Approved plans and specifications

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

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use (Dwelling house)				
Site Plan	Can-Do Constructions	2 April 2018	Sheet 2 of 15-1703-A02	3
Site Plan	Can-Do Constructions	2 April 2018	Sheet 3 of 15-1703-A03	3
Floor Plan	Can-Do	2 April 2018	Sheet 4 of 15-	4

	Constructions		1703-A04	
Dimension Plan	Can-Do Constructions	2 April 2018	Sheet 5 of 15-1703-A05	3
Elevation	Can-Do Constructions	26 February 2018	Sheet 6 of 15-1703-A06	2
Elevation	Can-Do Constructions	26 February 2018	Sheet 7 of 15-1703-A07	2
Sections	Can-Do Constructions	26 February 2018	Sheet 8 of 15-1703-A08	2
Sections	Can-Do Constructions	26 February 2018	Sheet 9 of 15-1703-A09	2

6. Conditions

This approval is subject to the conditions in Schedule 1.

7. Further development permits

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 Work

8. Properly made submissions

Not applicable — No part of the application required public notification.

9. Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*. This is a six (6) year period from the date the approval takes effect.

10. Rights of appeal

The rights of applicants 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*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*). A copy of the relevant appeal provisions are included in Schedule 2.

SCHEDULE 1 – CONDITIONS AND ADVICE

PART 1A—CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

- 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;**
 - 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 Commencement of Use, except where specified otherwise in these conditions of approval.**

On-Site Effluent Disposal

- 3. The method of on-site effluent disposal must be in accordance with the Queensland Plumbing & Wastewater Code. Details of the wastewater treatment system to be installed must be approved by the Chief Executive Officer prior to any plumbing work commencing.**

Vegetation Clearing

- 4. Existing vegetation on the subject land must be retained in all areas except those affected by the installation of services.**

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 to the satisfaction of the Chief Executive Officer.**

Water Storage

- 6. Provide a minimum of one 10,000 litre water storage tank sited out of view from Mossman-Daintree Road with;**
 - a. a 50 mm ball valve with a male camlock coupling if underground, an access hole of 200mm (minimum) to accommodate suction lines;**
 - b. includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank;**

PART 1B – ADVICE NOTES

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with the provisions of section 85 of the *Planning Act 2016*.
2. This approval does not negate the requirement for compliance with relevant Local Laws and statutory requirements.
3. For information relating to the *Planning Act 2016* log on to <https://planning.dsdmip.qld.gov.au/>.
4. To access the FNQROC Development Manual, Douglas Shire Local Laws and other applicable Policies log on to www.dsc.qld.gov.au.
5. The applicant is advised to get a geotechnical risk assessment of the site in accordance with the AGS 2007 guidelines. The assessment and report should be prepared by a suitably qualified and experienced geotechnical engineer (RPEQ).
6. The applicant is advised to have a bushfire management plan prepared by a qualified and experienced consultant to mitigate the risk of a bushfire to the development.

PART 1C—Reasons for Decision

- The proposal generally complies with the benchmarks of the 2018 Douglas Shire Planning Scheme version 1.0.
- The proposal has been conditioned to comply with the benchmarks of the 2018 Douglas Shire Planning Scheme version 1.0.

SCHEDULE 2 – PLANNING ACT EXTRACT ON APPEAL RIGHTS

CHAPTER 6, 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 an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

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

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

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.

- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
 - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal 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 by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

SCHEDULE 1 APPEALS

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to—

- (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (ii) the Plumbing and Drainage Act, part 4 or 5; or
 - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
 - (i) a decision to give an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter that, under another Act, may be appealed to the tribunal; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

Extract of Schedule 1 of the Planning Act 2016

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
1. Development applications An appeal may be made against— <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application

**Table 2
Appeals to the P&E Court only**

2. Eligible submitter appeals
 An appeal may be made against the decision to give a development approval, or an approval for a change application, to the extent that the decision relates to—
 (a) any part of the development application for the development approval that required impact assessment; or
 (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

3. Eligible submitter and eligible advice agency appeals
 An appeal may be made against a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to—
 (a) any part of the development application or the change application, for the development approval, that required impact assessment; or
 (b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

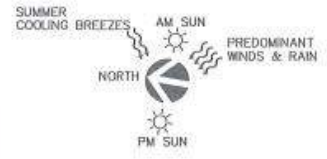
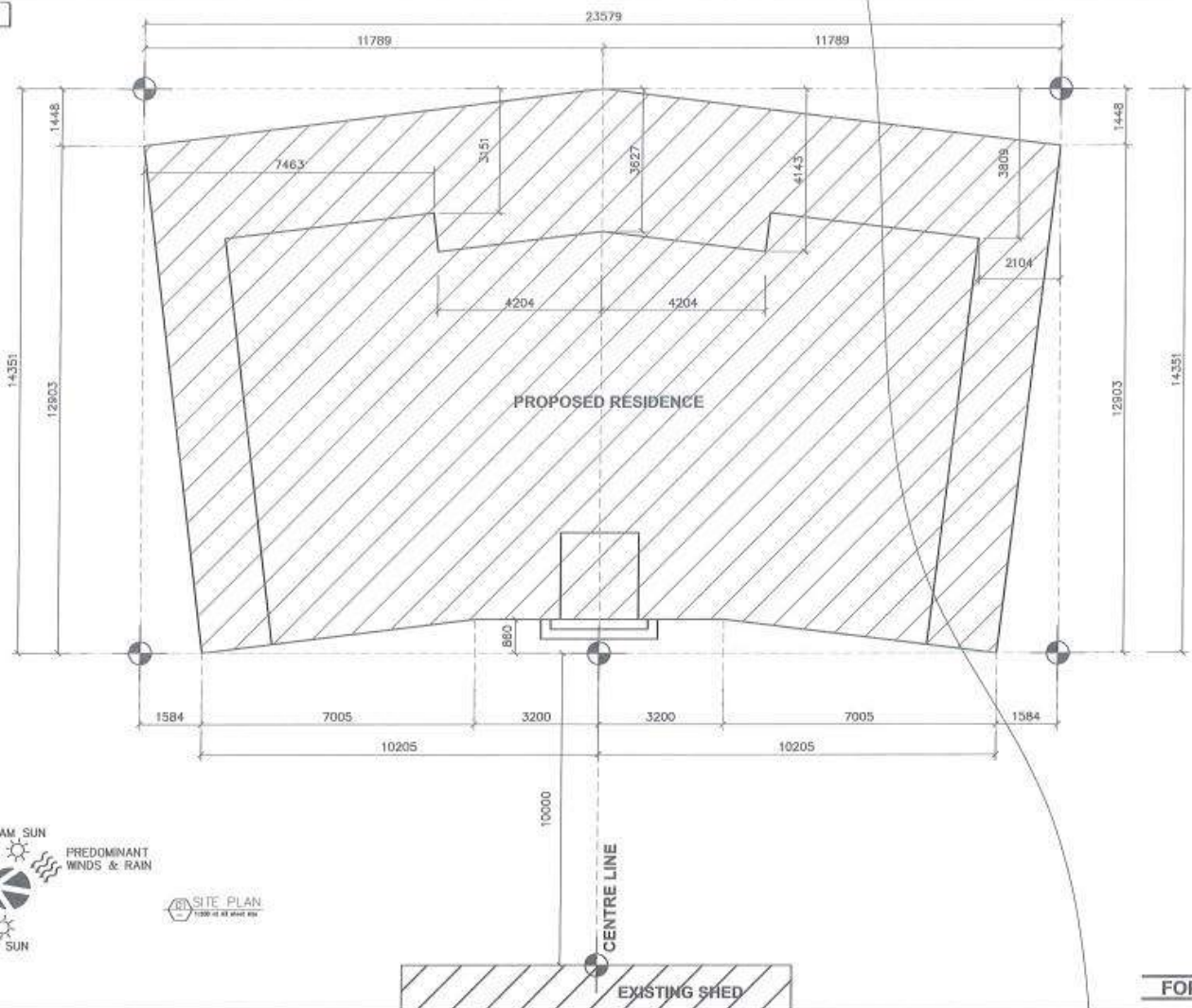
Note:

Attached is a Rights of Appeal Waiver form (Schedule 3). Please complete and return this form if you are satisfied with the approval and agree to the conditions contained therein and you wish to waive the 20 day appeal period available under the *Planning Act 2016*

APPROVED PLANS (ATTACHING TO THE DECISION NOTICE)



DESIGN WIND CAT: C2



SITE PLAN
1:200 (if not stated)

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PROPOSED RESIDENCE
2715 MOSSMAN DAINTREE ROAD, LOWER DAINTREE, QLD 4873
WARREN MUSTON

DATE:	02/04/18	SITE PLAN
CLIENT:	NLC	SHEET 03 OF 13
PROJECT:	1703 - A03	
SCALE:	1:200 @ A3	REVISION - 3

DESIGN WIND CAT: C2

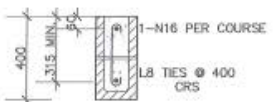
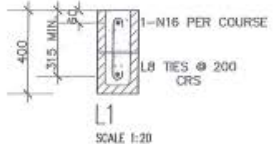
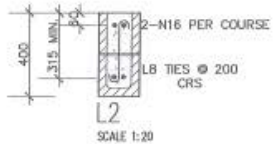
SMOKE ALARM
 IONISATION ALARMS 240/9V, 240/9V
 BATTERY BACK-UP LOCATION IS
 INDICATIVE ONLY AND ARE TO COMPLY
 WITH RELEVANT B.C.A. PART 3.7.2.

FLOOR AREAS

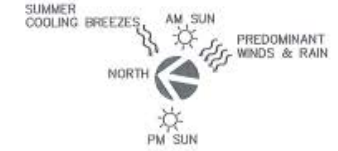
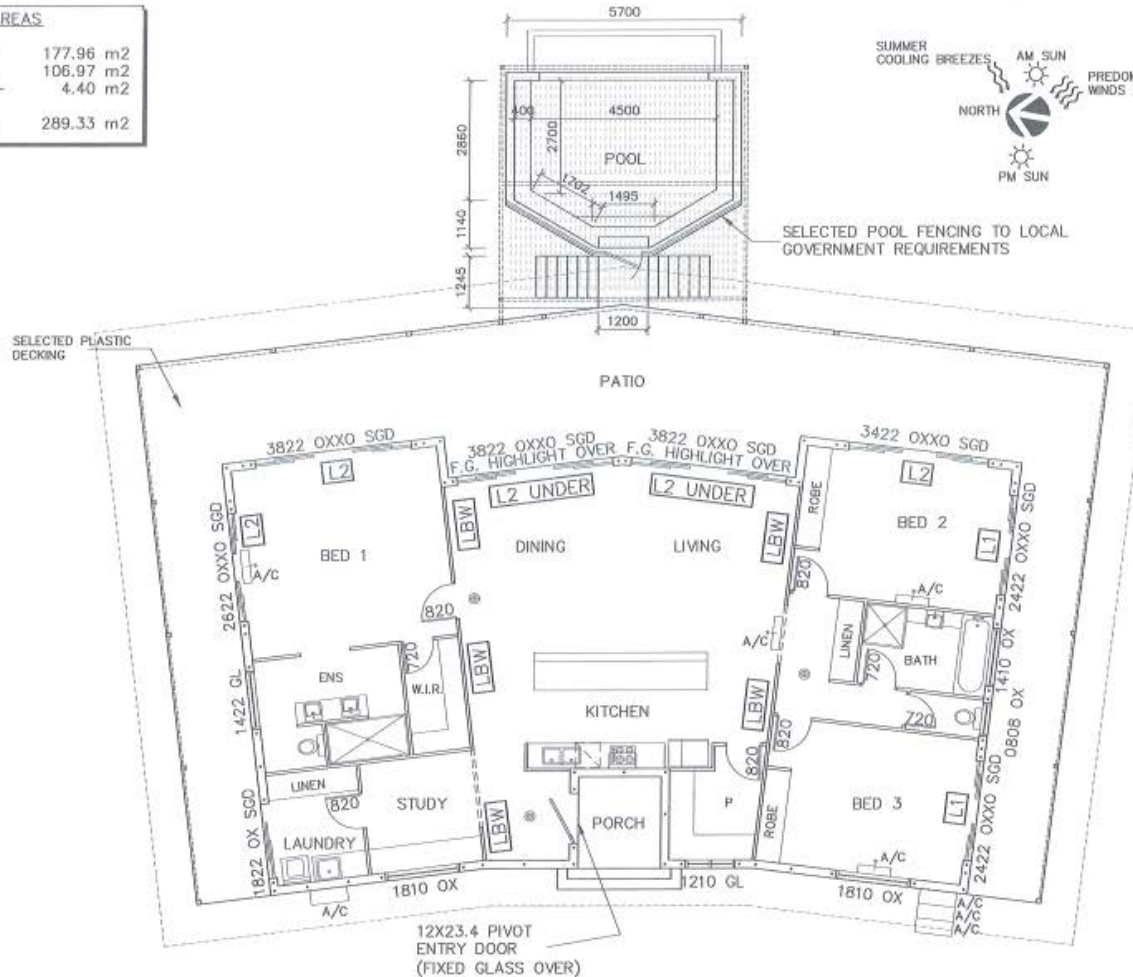
LIVING	177.96 m ²
PATIO	106.97 m ²
PORCH	4.40 m ²
TOTAL	289.33 m ²

WE CERTIFY THE STRUCTURAL DETAILS
 AS SHOWN ON THESE DRAWINGS FOR
 CONSTRUCTION IN WIND CLASSIFICATION C2
L. Penarath 24418
C.V.G. CONSULTING 208 BUCHAN ST
 ENGINEERS PT115 CAIRNS Q 4870
 ACN 011 095 375 PH 07 4031 2775
 FAX 07 4051 0013

LBW - LOAD BEARING WALL
 REFER SHEET 12 FOR HOLD DOWN DETAILS



TYP LINTEL U.N.O. ON PLAN
 SCALE 1:20



SELECTED POOL FENCING TO LOCAL GOVERNMENT REQUIREMENTS

FLOOR PLAN
 1:100 @ 84' X 114' 6"

FOR CONSTRUCTION

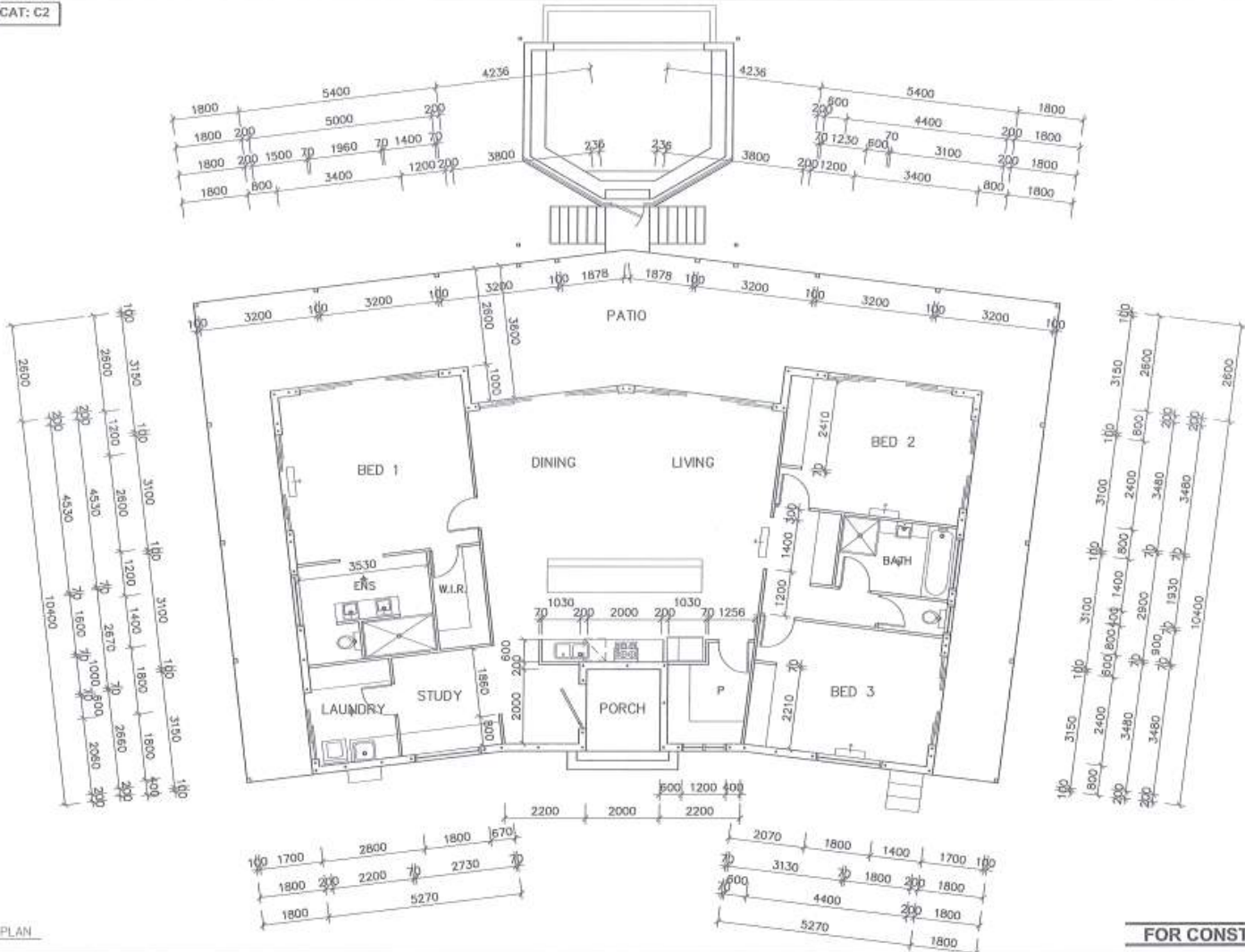
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 CAN-DO CONSTRUCTION RESERVES THE RIGHT TO ALTER PLANS IF NECESSARY.



PROPOSED RESIDENCE
 2715 MOSSMAN DAINTREE ROAD, LOWER DAINTREE, QLD 4873
 WARREN MUSTON

DATE	8/20/18	FLOOR PLAN
DRAWN	MLC	SHEET 04 OF 15
DESIGNED	MD	1703 - A04
SCALE	1:100 @ A3	REVISION - 4

DESIGN WIND CAT: C2



DIMENSION PLAN
1:100 @ A3 scale

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PROPOSED RESIDENCE
2715 MOSSMAN DAINTREE ROAD, LOWER DAINTREE, QLD 4873
WARREN MUSTON

DATE: 21/03/18	DIMENSION PLAN
DRAWN: MLC	SHEET 05 OF 15
CHECKED: HED	1703 - A05
SCALE: 1:100 @ A3	REVISION - 3

DESIGN WIND CAT: C2



ELEVATION
1:100 @ 10' above site



ELEVATION
1:100 @ 10' above site

FOR CONSTRUCTION

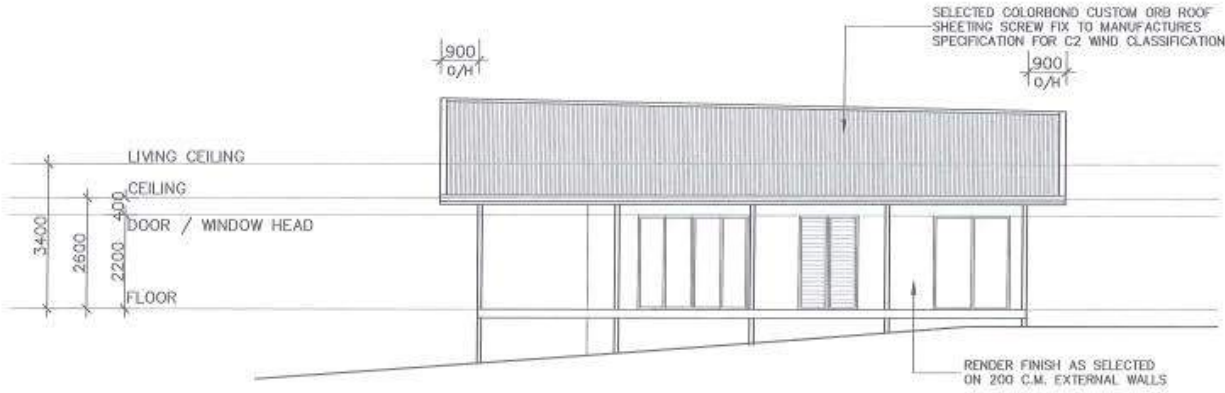
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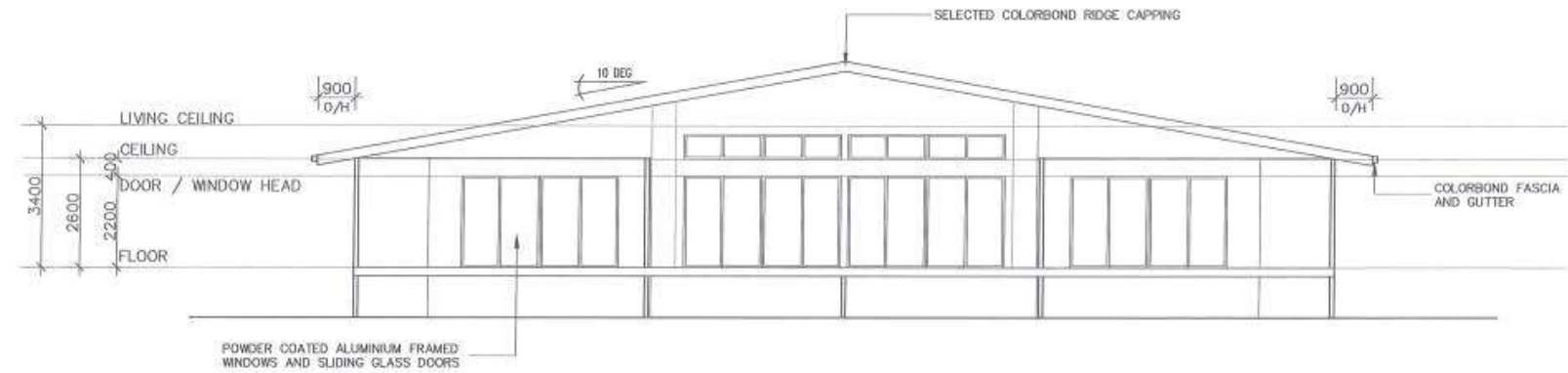
PROPOSED RESIDENCE
2715 MOSSMAN DAIN TREE ROAD, LOWER DAIN TREE, QLD 4873
WARREN MUSTON

DATE: 26/02/18	ELEVATION
DRAWN: MLC	SHEET 04 OF 15
CHECKED: MD	1703 - A06
SCALE: 1:100 @ 10' AS	REVISION - 2

DESIGN WIND CAT: C2



ELEVATION
1:100 at 0.00 level



ELEVATION
1:100 at 0.00 level

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PROPOSED RESIDENCE
2715 MOSSMAN DAINTREE ROAD, LOWER DAINTREE, QLD 4873
WARREN MUSTON

DATE	20/02/18	ELEVATION
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CHECKED	MD	1703 - A07
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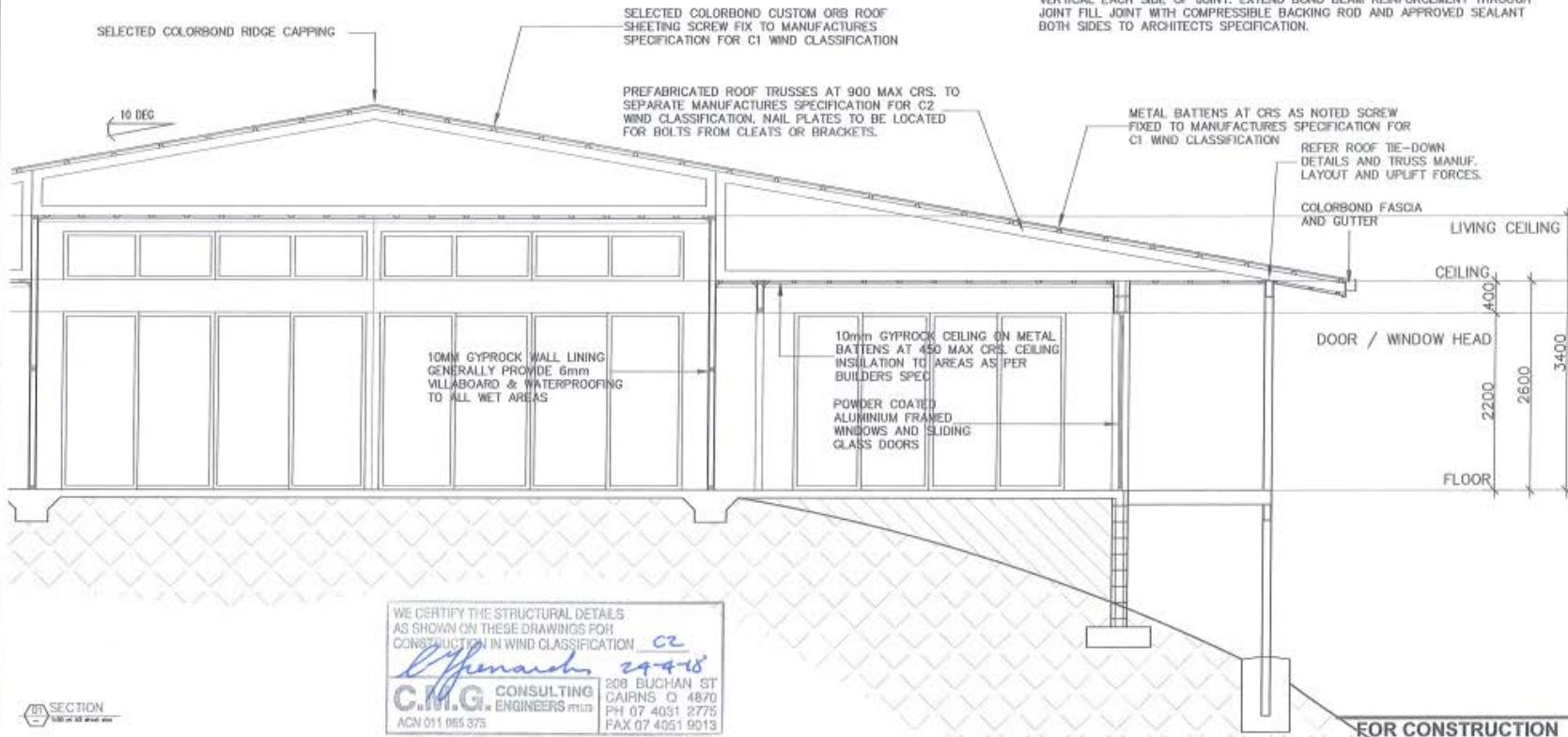
DESIGN WIND CAT: C2

TERMITE CONTROL TO COMPLY WITH AS 3600.1

CONCRETE SLAB TO HAVE TERMIMESH TO ALL SLAB PENETRATIONS OR ALL STRUCTURAL
TIMBER & TRUSSES TO BE TERMITE RESISTANT GRADE OR BE TREATED FOR TERMITE
RESISTANCE (H2 INTERNAL, H3 EXTERNAL HAZARD LEVEL) IF CHEMICAL BARRIER USED ON
GROUND NOT LIFE EXPECTANCY.
KEEP GARDEN BEDS A MINIMUM OF 1 METER AWAY FROM EXTERNAL WALLS.
2 DURABLE NOTICES ARE TO BE INSTALLED IN PROMINENT LOCATIONS IN BUILDING e.g. METER
BOX & PANTRY STATING METHOD OF PROTECTION USED & DATE INSTALLED. ALL PRIMARY
BUILDING ELEMENTS (SKIRTING, ARCHITRAVE'S, JAMBS, ETC) ARE TO BE PROTECTED AGAINST
TERMITE INFESTATION IN ACCORDANCE WITH A.S. 3600.1
OWNER IS TO VISUALLY INSPECT AROUND HOUSE FOR TERMITE ACTIVITY EVERY 12 MONTHS
MINIMUM & TAKE PRECAUTIONS IF REQUIRED

C.M.B. WALL REINFORCEMENT NOTES

1. PROVIDE SINGLE COURSE BOND BEAM AT UNDER SIDE OF ROOF. REINF. WITH 2N12 OR 1N16 BAR EACH COURSE 500 MIN. LAPS.
2. PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW ALL WINDOW OPENINGS. REINF. WITH 1N12. EXTEND BOND BEAM 200 PAST EACH SIDE OF OPENING.
3. U.N.O. ON PLAN ALL LINTELS TO BE REINF WITH 2N12 OR 1N16 BAR WITH LB TIE BARS AT 1000 CRS. MAX.
4. U.N.O. ON PLAN ALL 200 C.M.B. WALLS TO BE REINF. WITH N12 VERTICAL BARS AT ENDS, CORNERS, INTERSECTIONS, AT EACH SIDE OF OPENINGS AND AT 1200 MAX. CENTRES BETWEEN.
5. PROVIDE ADDITIONAL N12 VERTICAL BARS TO CORES ADJACENT TO OPENINGS GREATER THAN 1800 WIDE.
6. UNLESS NOTED OTHERWISE CONCRETE FILL ALL CORES CONTAINING REINFORCEMENT, HOLDING DOWN BOLTS AND MASONRY ANCHORS.
7. 100 SERIES BLOCKWORK WALLS TIED TO EXTERNAL WALLS WITH APPROVED MASONRY MESH EVERY 2nd COURSE
8. W.C.J. DENOTES WALL CONTROL JOINT U.N.O. TO BE REINFORCED WITH 1N12 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.



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

L. J. J. J. 24-4-18

C.T.G. CONSULTING ENGINEERS PT LTD
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SECTION

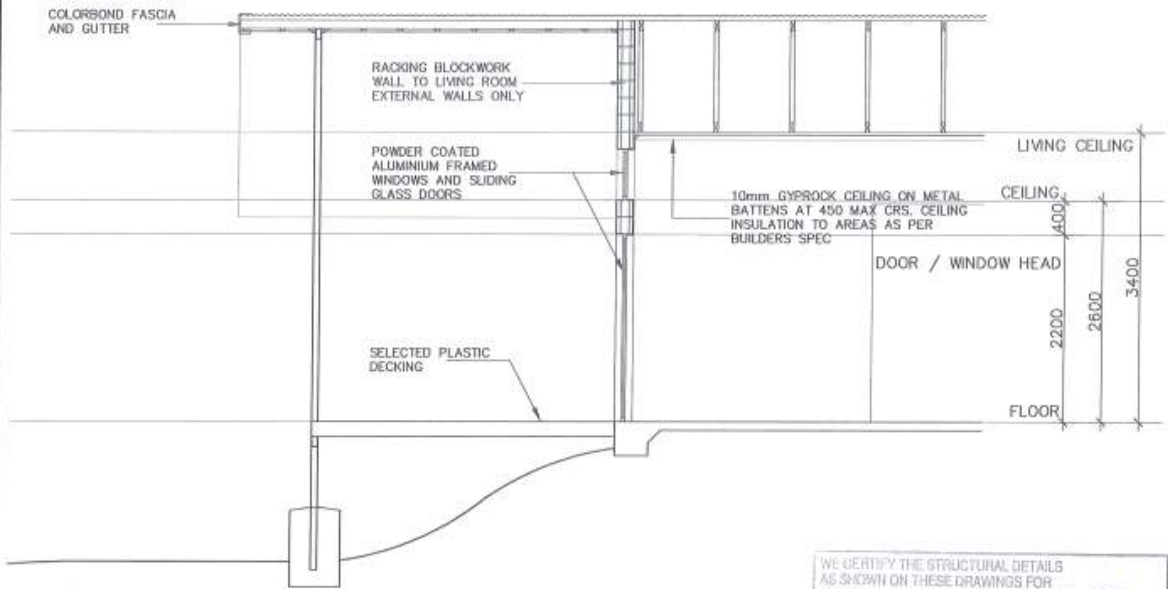
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PROPOSED RESIDENCE
2715 MOSSMAN DAINTREE ROAD, LOWER DAINTREE, QLD 4873
WARREN MUSTON

DATE	28/02/18	SECTIONS
DRAWN	MLC	SHEET 06 OF 10
CHECKED	MD	1703 - A08
SCALE	1:50 @ A3	REVISION - 2

DESIGN WIND CAT: C2



EXTERNAL TIMBER WALL AND INTERNAL LOAD BEARING WALL FRAMING NOTES

- STUDS - 90x35 MGP12 AT 450 CTS. FOR HT < 3000
90x35 MGP12 AT 300 CTS. FOR 3000 > HT < 3300
NOGGING AT 1350 CTS MAX.
- TOP PL. - 2/35x90 MGP12
- BTM PL. - 35x90 MGP12 ON CONCRETE FLOOR
BTM PL. - 45x90 MGP12 ON TIMBER FLOOR
- PROVIDE M12 GALV. CYCLONE RODS AT ENDS, CORNERS, EACH SIDE OF OPENINGS AND 1200 CTS MAX BETWEEN. PROVIDE 2-M12 CYCLONE RODS AT GIRDER TRUSS
- STUDS EACH SIDE OF OPENINGS -

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

- LINTELS UNLESS NOTED OTHERWISE LINTEL SIZES TO BE -

SPAN (LVL 11)	SPAN SIZE (F14)
900 - 95x58	900 - 75x75
1200 - 2/95x42	1200 - 100x75
1500 - 2/130x42	1500 - 125x75
1800 - 2/150x42	1800 - 150x75
2100 - 170x42	2100 - 175x75
2400 - 200x42	2400 - 200x75
2700 - 240x42	2700 - 225x75
3000 - 240x58	3000 - 250x75
3300 - 240x58	3300 - 250x75
3600 - 240x58	3600 - 275x75
4000 - 300x58	4000 - 300x75

- BRACING

- PLY - DENOTES STRUCTURAL PLYWOOD BRACING WALLS. THICKNESS AND FIXINGS TO BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND AS 1684.3 FOR 6.4kN/m RACKING RESISTANCE.
- U.N.O. PROVIDE M12 CYCLONE RODS AT EACH END OF BRACING WALL AND AT 1800 CTS MAX. BETWEEN.
- PROVIDE ANTI-RACKING CLEATS TO TOP OF BRACING WALLS IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - CYCLONIC

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

Jonathan 24-9-18

C.M.G. CONSULTING ENGINEERS 206 BUCHAN ST CAIRNS Q 4870
ACN 011 065 375 PH 07 4031 2775 FAX 07 4051 9013

SECTION
1:50 at 24' wall end

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WARREN MUSTON

DATE	SECTIONS
28/02/18	SHEET 08 OF 15
DRN	MLC
DESIGN	MD
SCALE	1:50 @ A3
	REVISION - 2