



# TORRES SHIRE COUNCIL

To lead, provide & facilitate a sustainable, safe & culturally vibrant community

PO Box 171  
THURSDAY ISLAND 4875

Telephone: (07) 4069 1336  
Facsimile: (07) 4069 1845

Email: [admin@torres.qld.gov.au](mailto:admin@torres.qld.gov.au)  
ABN: 34 108 162 398

18 February 2021

Our Ref: IDAS 02-2020  
Enquire to Torres Shire Council  
Telephone: (07) 4083 1240

Sunacco No. 17 Pty Ltd  
C/- GMA Certification, Patrick Clifton  
PO Box 931  
Port Douglas QLD 4877  
Attention: Patrick Clifton

## Decision Notice - approval (with conditions) Given under section 63 of the *Planning Act 2016*

The development application described below was properly made to Torres Shire Council on 12 January 2021.

### Applicant details

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Applicant name: Sunacco No. 17 Pty Ltd  
C/- GMA Certification, Patrick Clifton  
PO Box 931  
Port Douglas QLD 4877

### Application details

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Application number: IDAS 02 - 2020

Approval sought: Development Permit for a Material Change of Use

Description of the development: Dwelling House

### Location details

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Street address: 16 Hargraves Street, Thursday Island

Real property description: Lot 51 on SP243580

Local Government Area: Torres Shire Council

### Decision

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Date of decision: 16 February 2021

Decision Details: Approved subject to conditions

### Details of the approval

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Approved land use: Dwelling House

Level of assessment: Code Assessment

### **Conditions**

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This approval is subject to the conditions in Attachment 1.

### **Further development permits**

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Please be advised that the following development permits are to be obtained before the development can be carried out where necessary under current laws and policies:

1. Development Permit for Building Works;
2. Development Permit for Plumbing Works.

### **Properly made submissions**

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The application did not require public notification as the application was **code assessable**.

### **Reasons for the decision**

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There is a planning need for the development, having regard to the following:

1. The dwelling house will be located in an area zoned for residential development;
2. The scale of the dwelling house is consistent with the locality;
3. No significant environmental residual impacts is resultant from the proposal;
4. The development is serviceable by urban infrastructure;
5. The proposal achieves the desired environmental outcomes of the Torres Shire Planning Scheme 2007 and does not present any non-compliance that cannot be overcome by a condition of approval;
6. The proposal will cater for the demand for housing in the region.

### **Referral Agencies**

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The application does not require referral under Schedule 10 of the *Planning Regulation 2017*.

### **Other requirements under section 43 of the Planning Regulation**

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Not Applicable

### **Approved plans and specifications**

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The approved plans are attached to this Decision Notice under a separate cover (Attachment 2)

### **Currency period for the approval**

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This development approval will lapse at the end of the period set out in section 85(1)(a)(ii) of the *Planning Act 2016*:

- 6 years after the approval starts to have effect.

### **Rights of appeal**

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The rights of applicants to appeal to 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 applications, there may be also be a right to make an application for a declaration by a tribunal (see Chapter 6, Part 2 of the *Planning Act 2016*).

An applicant and/or submitter may appeal to the Planning and Environment Court or the Development Tribunal against a number of matters (see Schedule 1 of the *Planning Act 2016*).

A copy of the extracts of the *Planning Act 2016* are attached (Attachment 3).

For further information please contact Torres Shire Council on (07) 4083 1240.

Yours sincerely,

  
Dalassa Yorkston  
Chief Executive Officer



**16 Hargraves Street, Thursday Island**

DEVELOPMENT CONDITION	TIMING FOR COMPLIANCE																																																																
<p>1. The Plans of Development, as noted below are approved subject to any alterations. The applicant/owner must at all times during development of the land carry out the development and construction of any building thereon and conduct the approved use generally in accordance with:</p> <ul style="list-style-type: none"> <li>a. The plans, specifications, facts and circumstances as set out in the application submitted to Council;</li> <li>b. To ensure that the development complies in all respects with the following conditions of approval and the requirements of Council's Planning Scheme; and</li> <li>c. Any alterations found necessary by Council at the time of examination of Engineering Plans or during construction of the development because of particular engineering requirements.</li> </ul> <p>Except for any variation required to comply with these conditions of approval.</p>	<p>Prior to commencement of the use and to be maintained at all times.</p>																																																																
<b>Approved Plans</b>																																																																	
<p>2. The approved Plans of Development are as follows dated 20th March 2020:</p> <table border="1" data-bbox="231 1317 890 1816" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">Drawing List</th> </tr> <tr> <th style="width: 10%;">Number</th> <th style="width: 60%;">Sheet Name</th> <th style="width: 15%;">Issue Date</th> <th style="width: 15%;">Rev</th> </tr> </thead> <tbody> <tr><td>A00</td><td>Title</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A01</td><td>Site Plan</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A02</td><td>Ground Floor Plan</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A03</td><td>Shed Plan</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A04</td><td>Elevations A &amp; B</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A05</td><td>Elevations C &amp; D</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A06</td><td>SLAB PLAN</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A07</td><td>Slab Details</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A08</td><td>Framing / Bracing Plan</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A09</td><td>Section</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A10</td><td>Bracing Details</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A11</td><td>Bracing Details 2</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A12</td><td>Notes</td><td>20/03/2020</td><td>2</td></tr> <tr><td>A13</td><td>3D Views</td><td>20/03/2020</td><td>2</td></tr> </tbody> </table>	Drawing List				Number	Sheet Name	Issue Date	Rev	A00	Title	20/03/2020	2	A01	Site Plan	20/03/2020	2	A02	Ground Floor Plan	20/03/2020	2	A03	Shed Plan	20/03/2020	2	A04	Elevations A & B	20/03/2020	2	A05	Elevations C & D	20/03/2020	2	A06	SLAB PLAN	20/03/2020	2	A07	Slab Details	20/03/2020	2	A08	Framing / Bracing Plan	20/03/2020	2	A09	Section	20/03/2020	2	A10	Bracing Details	20/03/2020	2	A11	Bracing Details 2	20/03/2020	2	A12	Notes	20/03/2020	2	A13	3D Views	20/03/2020	2	<p>As indicated.</p>
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<p><b>Limitation on Land use</b></p> <p>3. The development is approved for the purposes of a <i>Dwelling house</i> as defined in the Planning scheme. It is to be occupied at all times by a single household only.</p> <p>Note: Should it be proposed to establish separate Dwelling units with separate households then a formal material change of</p>																																																																	

DEVELOPMENT CONDITION	TIMING FOR COMPLIANCE
use application and approval for a Dual occupancy will be required.	
4. Install and maintain suitable screening to all air conditioning, plant and service facilities located at the rear of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of the use and to be maintained
<b>Construction Waste</b>	
5. All construction waste and demolished materials are to be removed from the site while site works occur.	As indicated
<b>Biosecurity</b>	
6. Machinery and construction and landscape materials brought from the mainland or from the Torres Strait Protected Zone must comply with the General Biosecurity Obligation (GBO) which requires that all persons who deal with biosecurity matter or a carrier, if they know or ought reasonably to know that it poses a biosecurity risk, to take all reasonable and practical measures to prevent or minimise the risk.	Prior to the commencement of site works and to be maintained at all times during construction phase of the development.
<b>ENGINEERING</b>	
<b>Engineering Certification</b>	
7. A Registered Professional Engineer of Queensland shall certify engineering drawings and specifications for all engineering works, which shall be submitted in conjunction with an application for a Development Permit for Building Works and/or Operational Works.	Prior to commencing building works
<b>Water Supply and Sewerage Works</b>	
8. The applicant/owner must carry out water supply and sewerage works to connect the proposed development to Council's existing water supply and sewerage network to the satisfaction of Council's Delegated Officer, where necessary.	Prior to commencement of the use and to be maintained
<b>Public Utilities</b>	
9. The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.	Prior to commencement of the use and to be maintained

10. Any damage caused to any public utility during the course of construction shall be repaired to ensure it conforms to the Councils Policies and Guidelines relevant to the infrastructure subject to damage.	Prior to commencement of the use and to be maintained
<b>Stormwater</b>	
11. All stormwater within or entering the site shall be controlled in such a manner so that it does not cause any public health or safety concerns and/or damage or loss to property and building for subject site or downstream of the subject site.	Prior to commencement of the use and to be maintained
12. Stormwater design shall accord to the design and construction standards set down in FNQROC Manual and those of Queensland Urban Drainage Manual (QUDM).	Prior to commencement of the use and to be maintained
<b>Services</b>	
13. The development must ensure that the flow of all external stormwater from the property is directed to a lawful point of discharge such that it does not adversely affect surrounding properties or properties downstream from the development, all to the requirements and satisfaction of Council's Policies and Guidelines.	Prior to commencement of the use and to be maintained
14. Submit to Council (where required), written agreement from the owners of downstream properties for the discharge of stormwater from the site through the affected properties to a lawful point of discharge.	Prior to commencement of the use and to be maintained
15. The owner must submit satisfactory evidence from Ergon Energy that:  a. Electricity is available to the approved development; or  b. An agreement has been made between the landowner and Ergon Energy to supply electricity to the proposed development.	Prior to the issuing of a Development Permit for Building Works.
16. The applicant/owner must submit satisfactory evidence from telecommunications authorities that:  a. Telecommunication services are available to the approved development; or  b. An agreement has been made between the landowner and a telecommunication provider to supply telecommunications services to the proposed development.	Prior to the issuing of a Development Permit for Building Works.
<b>EROSION AND SEDIMENT CONTROL</b>	
17. Site works must be constructed such that they do not, at any time, in any way restrict, impair, or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties	Prior to building works commencing;

<p>or infrastructure.</p> <ol style="list-style-type: none"> <li>a. Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the FNQROCDM Design Guideline D5 (Stormwater Quality) as it relates to the construction phase. The ESCS must be available for inspection by Council officers during the construction phase.</li> <li>b. Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas area permanently stabilised (for example, turfed, hydro mulched, concreted, or landscaped).</li> </ol>	<p>While all site works are occurring, and to be maintained.</p>
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**ADVICE**

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 relevant provision s85 of the Planning Act 2016.

No building materials or the like are to be stored on the footpath unless an appropriate approval from Council is obtained, including the payment of associated fees.

All building works are to be carried out in accordance with the requirements of the Building Code of Australia.

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 potential cyclone warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.

Pursuant to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, if the cost of Operational Works exceeds \$80,000, then a portable long service levy is required to be paid. In accordance with Section 77 (1) of the Act, Council is required to sight the approved form issued by the Building and Construction Industry (Portable Long Service Leave) Authority that confirms that the requirements of the Act have been satisfied.

In accordance with the *Environmental Protection Regulation 2008*, work involving machinery of any description shall only be carried out on site from:

- 6.30am to 6.30pm, Monday to Saturday;
- With no work on Sundays, Public Holidays and whilst a funeral or tombstone opening is being held in the vicinity of the activity.

A maximum penalty of \$1,500.00 applies to an offence under these provisions.

In accordance with the Environmental Protection (Water) Policy 2009, all sand, silt, mud, paint, cement, concrete, builders waste or rubbish shall not be permitted to enter or be placed where it could reasonably be expected to more into a roadside gutter, stormwater drain or watercourse. On the spot fines apply for such offences.

This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers, and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.

In accordance with section 86 of the Building Act 1975, the applicant's building certifier

must give the approved building documents to Torres Shire Council within 5 days of approving the application and pay the relevant fee.

This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 of the Aboriginal Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").

The applicant is to be advised that the 'storage shed' at the rear of the subject site does not have a lawful vehicular access. The applicant is advised that this structure is to be used for storage purposes only, and should vehicular access to the 'storage shed' be required in the future, an access easement over the adjoining Lot 51 on SP243580 must be obtained.



**Attachment 2:**      Approved Plans of Development

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*Attached under separate cover  
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**Attachment 3:** Extract of Appeal Provisions (Chapter 6, Part 1 and Schedule 1 of the  
*Planning Act 2016*)

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*Attached under separate cover  
(this page has been left intentionally blank)*

# GENERAL SPECIFICATION

All works to be in accordance with the  
**BUILDING CODE OF AUSTRALIA**  
 and all other Codes and Standards as required.  
Some notes may not apply to all projects

Project No.

MD 20-105

Project Title

Proposed New Home

Site Address

16a Hargrave Street  
 Thursday Island. QLD 4875

Client

Sunacco No. 17 Pty Ltd

Phone:  
 Mobile:  
 Email:

0428 292 362  
 Peter Fraser <sunacco@bigpond.net.au>

Drawing List

Number	Sheet Name	Issue Date	Rev
A00	Title	20/03/2020	2
A01	Site Plan	20/03/2020	2
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- All structural timbers to comply with AS 1684-2006
- Brickwork shall comply with AS 3700.  
 All brickwork shall be solidly bonded and laid on a full bed of 10mm. mortar with all joints filled. Wall ties spaced at 460mm. cts horizontally and 610mm. cts vertically or vice-versa and within 300mm of articulation joints, to comply with AS 2699.
- Subfloor ventilation;
  - 150mm. min. bearer to ground clearance for strip flooring.
  - 200mm. min. bearer to ground clearance for sheet flooring.
  - Minimum 7500mm<sup>2</sup>/Metre of external masonry veneer wall.
  - Minimum 22000mm<sup>2</sup>/Metre of internal dwarf walls.
  - Weep holes at max. 1200mm. centres to comply with AS 3700.
- Damp-proof courses to be an approved waterproof cement mortar or bituminous paper placed 75mm. below floor level.  
 A second course to be laid 1 or 2 brick courses higher.
- Firebox inserts shall be installed in accordance with manufacturers specifications and in accordance with AS 2918.
- Top soil and all organic matter to be removed from under where a concrete slab-on-ground is to be poured.
- Structural steel and concrete to comply with the Structural Engineer's design and computations and shall take precedence over instructions on this plan.
- Reinforced concrete to be min. 25MPa. complying with AS 2870 - 1996, (unless directed otherwise by structural Engineer) and;
  - Trench mesh for concrete footings to be lapped a min. 500mm. and have a top and/or bottom cover of min. 50mm, unless directed otherwise by Engineer.
  - Fabric mesh to be lapped a minimum of 225mm. and have a minimum top and/or bottom cover of 25mm, unless directed otherwise by Engineer.
- Garages, Open Garages and Carports to have a maximum height of 3600mm, when measured from the ground level to the top of the roofing, at or within 1000mm. of the Title boundary, and shall not be constructed so as to reduce the open-to-sky space to less than 1000mm. from the edge of the guttering/barge board to a habitable room window on it's own site.
- Excavation of trenches for footings, drainage, sewerage, etc., to be in accordance with the requirements of the local Controlling Authorities.
- Smoke detectors to comply with AS 3786 and must also comply with the BCA 3.7.2.
- Safety switches to be installed to the requirements of the local Controlling Authority.
- All glazing to comply with AS 1288-2006.
- From information provided, the design wind speed is N3 (41m/s).
- Insulation to comply with Clause F6.1 (Building Code of Australia) with a minimum rating of;
  - Timber Floors
    - R2.5 min. to new habitable roof and/or ceiling areas only.
    - R1.5 min. double sided foil to new external walls.
    - R1.5 min. double sided expandable foil to new timber floors.
  - Concrete Floors
    - R2.5 min. to new habitable roof and/or ceiling areas only.
    - R1.3 min. double sided foil to new external walls.
- No part of any building to encroach Site or Title boundaries.
- Provide Bush fire preventative measures where required by local Council.

- Stair design;
  - Risers 190mm. Maximum  
115mm. Minimum
  - Treads 355mm. Maximum  
240mm. Minimum
  - Risers and Treads to be constant in size throughout the flight.
  - Ensure gap between treads does not exceed 125mm. or provide infills to block access if larger.
  - Min. 2000mm. vertical head clearance when measured from the nosing of the tread.
  - Stair to be min. 750mm. wide when measured clear of all obstructions.
  - Handrail to be a constant minimum 865mm high above the nosing of treads and minimum 1000mm. high above all landings, balconies and the like that exceed 1000mm. above the finished adjacent ground or floor level.
  - Balusters and rails, etc., to have max. spacing of 125mm.
  - Wire balustrading to comply with Table 3.9.2.1 of the BCA.
- Unless noted otherwise, all brick veneer wall dimensions to be 230mm., stud walls to be 70mm MGP with all other walls as noted on Floor Plan.
- Glass bricks to be laid in 3:1 mortar mix using fatty sand & waterproofing agent with 6mmØ. reinforcing rods every horizontal course. Set into jambs 15mm. min., perimeter panels to be sealed with silicon and/or foam expansions in channel.
- Figured dimensions shall always take precedence over scale.
- Termite prevention works must be in accordance with AS 3660.1 - 2000.
- For buildings in close proximity to the sea, ensure that all steelwork, brick cavity ties, steel lintels, etc. that are embedded or fixed into masonry, be protected in accordance with AS 1650 or AS 3700-1988 Table 2.2, hot dipped galvanised iron, stainless steel or cadmium coated.
- The Builder to take all measures necessary to ensure the stability of new and/or existing structures during construction and generally ensure the watertightness of all works during construction.
- These plans have been prepared for the exclusive use of the customer and only for the purpose expressly notified to the author. Any other person who uses or relies on these plans without the written consent of Southern Cross Design & Drafting does so at their own risk and no responsibility is accepted by Southern Cross Design & Drafting for such use and/or reliance.
- DO NOT SCALE OFF DRAWINGS.  
 The Owner/Builder and/or subcontractor to confirm all dimensions, setbacks and levels prior to commencing construction, ordering materials or preparing shop drawings and shall be responsible for ensuring that all building works conform to the Building Code of Australia, AS codes (current editions) Building regulations, local by-laws and Town Planning requirements. All discrepancies must be referred to this office for clarification.
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 No responsibility is accepted for their use.
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www.southerncrossdrafting.com.au

Email: ted@southerncrossdrafting.com.au  
 79 Anne Street. Aitkenvale Q. 4814

Ph: 0410 488 165

QBSA LIC. No. 1075030 - BUILDING DESIGN MEDIUM  
 RISE

Builder

Sunacco P/L  
 85 Waiben Esplanade  
 Thursday Island Q 4875

Engineer

Sketch-House P/L  
 Kerry Adams RPEQ  
 PH: 0475 382 401

## SCOPE OF WORK:

- WORKING DRAWINGS -NEW HOME
- DOCUMENT EXISTING BOAT STORE

## GENERAL NOTES

1. NOTE: ANY DISCREPENCIES BETWEEN DRAWINGS ARE TO BE IMMEDIATELY VERIFIED.

### 2. PROJECT PARTICULARS

BUILDING CLASSIFICATION 1. (BCA part A3.2)  
DESIGN WIND SPEED C2  
CLIMATE ZONE 1

3. ALL TIMBER CONSTRUCTION IN ACCORDANCE WITH AS1684.3-1999  
RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.

4. ALL STEELWORK TO BE PRIMED & PAINTED.  
ALL WELDS TO BE 6.0mm CONTINUOUS FILLETS UNO.

5. PROVIDE D.P.C TO UNDER SIDE OF ALL WALLS ON GROUND FLOOR.

6. ALL HANDRAILS TO BE 1000mm MIN. ABOVE FINISHED FLOOR (CARPET, TILES ETC), AND WITH 125mm MAX. SPACING BETWEEN THE BALUSTRADING.

7. ALL TIMBER FRAMED WALLS TO WET AREAS TO BE LINED WITH F.C.

8. WRITTEN DIMENSIONS TO HAVE PREFERENCE OVER SCALED DIMENSIONS.

### SITE NOTES:

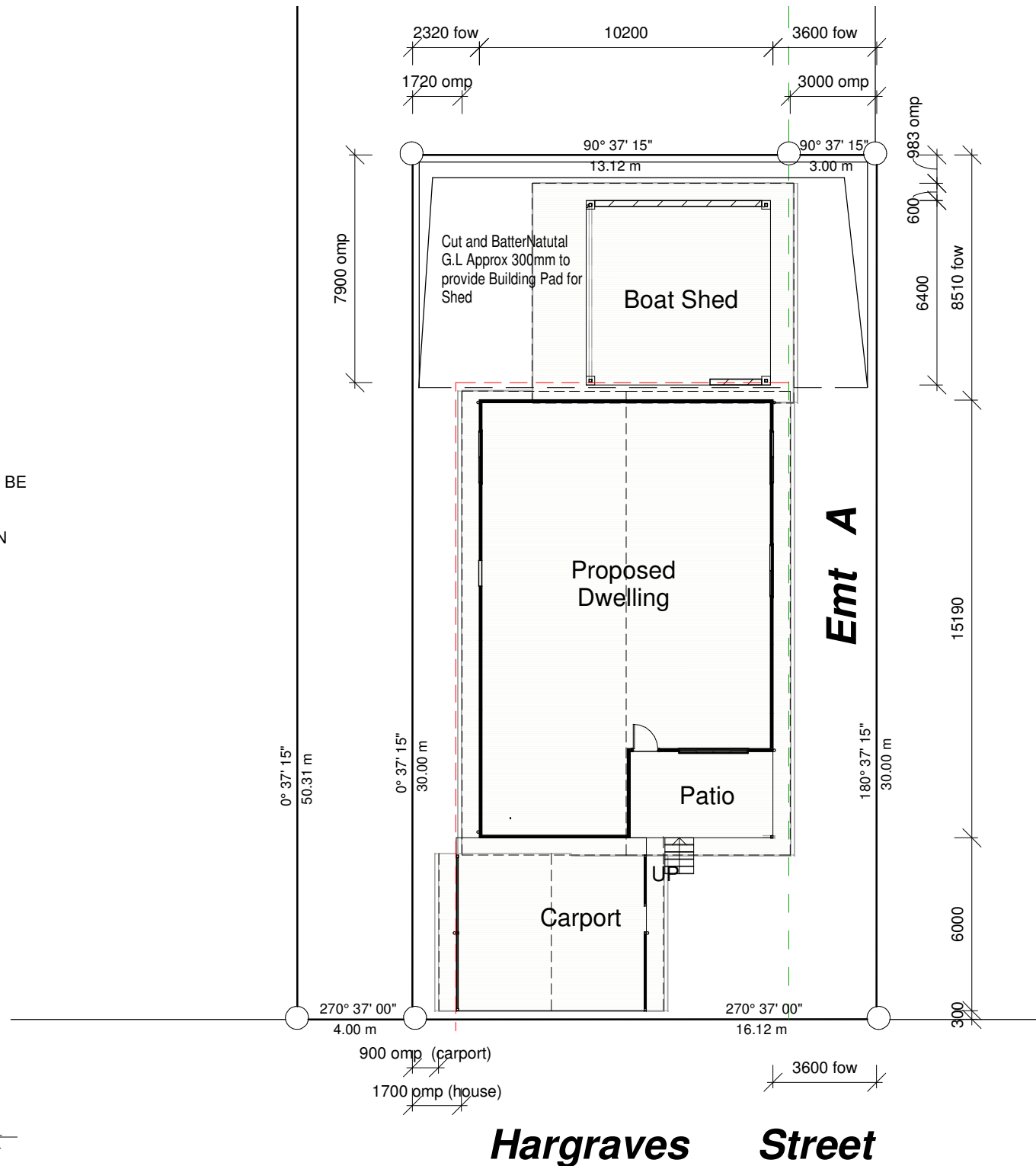
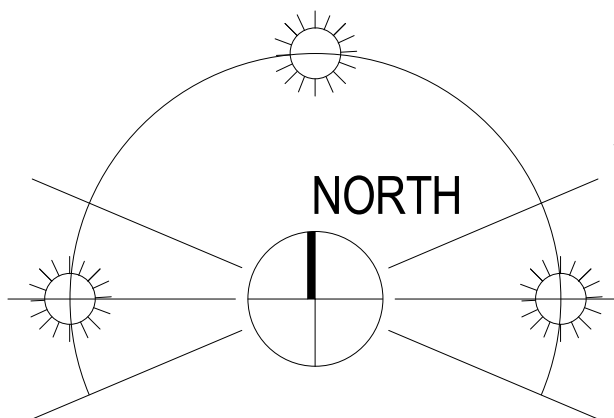
1. THE GROUND ADJACENT TO THE BUILDING IS TO BE GRADED AWAY FROM THE BUILDING.

2. DOWN PIPES AND OUTLET DRAINS ARE TO DRAIN AWAY FROM THE BUILDING

### RPD

LOT 51 on SP243580  
PARISH of *Port Kennedy*  
COUNTY of *Torres*

AREA: 484m<sup>2</sup>  
Site Cover: 48.89 %



**1**  
A03 A-1 Site Plan  
1 : 200

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DO NOT SCALE

Written dimensions to have preference over scaled dimensions

Any discrepancies between drawings are to be immediately verified.  
Builder to Confirm ALL Dimensions Prior to Construction.

IF IN DOUBT ASK

Lot on Plan: Lot 51 on SP243580  
Climate Zone: 1  
Wind Class: N3

#### Revision Schedule

Rev.	Description	Date
1	CONCEPT ISSUE TO CLIENT	23/01/2020
2	WORKING DRAWINGS	20/03/2020
3	Engineering	09/04/2020

Project Title  
**Proposed New Home**

Site Address  
**16a Hargrave Street  
Thursday Island. QLD 4875**

Client  
**Sunacco No. 17 Pty Ltd**

Sheet Title  
**Site Plan**

Builder  
Sunacco

Engineer  
SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



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Email: ted@southerncrossdrafting.com.au  
79 Anne Street, Aitkenvale Q. 4814  
Ph: 0410 488 1765  
A.B.N. 42 054 834 038  
QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Drawn by  
TL  
Original Issue  
Date  
March 2020

SIGNATURE OF  
BUILDING  
DESIGNER:  
*C.D. Larson*  
Scale (A3)  
As indicated  
Sheet 2 of 15

Project No. MD 20-105  
Sheet No. A01

3

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Project Title  
Proposed New Home

Site Address  
16a Hargrave Street  
Thursday Island, QLD 4875

Client  
Sunacco No. 17 Pty Ltd

Sheet Title  
Ground Floor Plan

Builder  
Sunacco

Engineer  
SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



Design for a sustainable future

www.southerncrossdrafting.com.au

Email: ted@southerncrossdrafting.com.au  
79 Anne Street, Aitkenvale Q. 4814  
Ph: 0410 488 1765  
A.B.N. 42 054 834 038  
QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

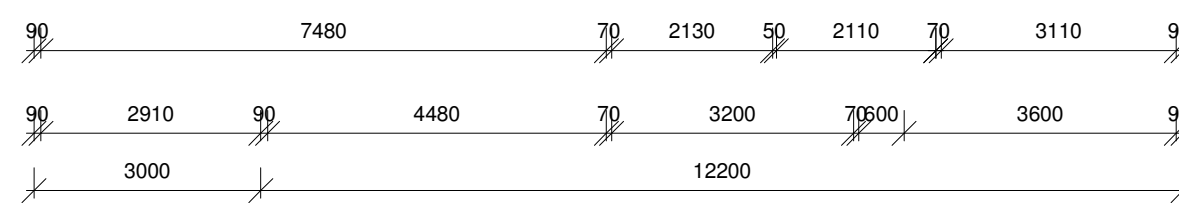
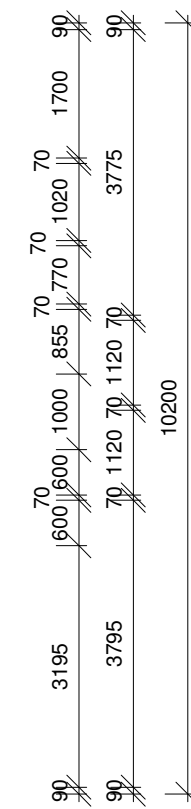
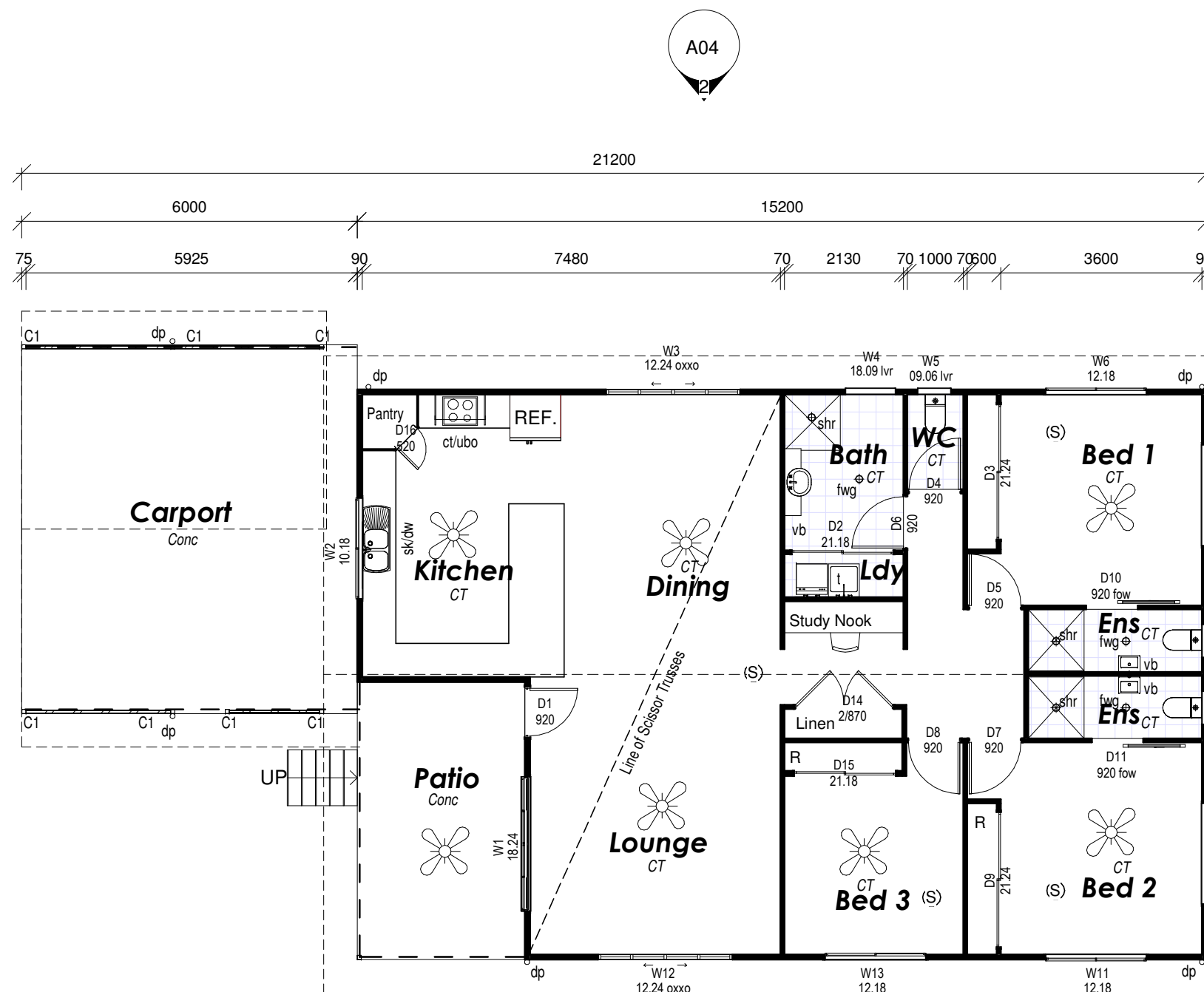
Drawn by TL  
Original Issue Date March 2020

SIGNATURE OF BUILDING DESIGNER: *C.D. Larson*  
Scale (A3) As indicated  
Sheet 3 of 15

Project No. MD 20-105  
Sheet No. A02  
3

**LEGEND**

- POST 75x4.0 SHS POST
- MI MIRROR AS SPECIFIED
- VB VANITY BASIN
- WC TOILET
- SHR SHOWER
- T TUB
- DP 90dia UPVC DOWN PIPE ON STANDOFF BRACKETS
- CONC CONCRETE SLAB
- CT CERAMIC TILES
- FWG FLOOR WASTE GULLY
- OMP OUTER MOST PROJECTION
- FOW FACE OF WALL



Area Schedule (Gross Building)	
Name	Area
Living	140.15 m <sup>2</sup>
Patio	44.90 m <sup>2</sup>
Carport	39.60 m <sup>2</sup>
Boat Store	42.00 m <sup>2</sup>
Grand total: 4	236.64 m <sup>2</sup>

**TERMITE NOTES:**

**TERMITE ADVISORY NOTICES FOR HOMEOWNER**

A NOTICE STATING THE TYPE OF TERMITE PROTECTION SYSTEM INSTALLED, MANUFACTURER'S & INSTALLER'S NAME & CONTACT PHONE NUMBERS, WARRANTY AND/OR GUARANTEE DETAILS, AND ON-GOING MAINTENANCE REQUIREMENTS IS TO BE SEALED IN A HEAVY DUTY PLASTIC BAG & FIXED TO THE INSIDE OF THE POWER METER BOX.

AN ADDITIONAL COPY OF THE ABOVE INFORMATION IS TO BE PLACED INSIDE A KITCHEN UTILITY DOOR  
**TERMITE PROTECTION SYSTEM**

INSTALL A PHYSICAL/CHEMICAL BARRIER TO THE WALL PERIMETER & SLAB PENETRATIONS TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS & AS 3660.2. 2017

"TERMIMESH, "KORDON" OR SIMILAR PHYSICAL AND/OR CHEMICAL BARRIER PROTECTION TO BE USED.

1 Floor Plan- House  
A04 1 : 100

**Smoke Alarms:**  
Smoke Alarm installation to meet requirements of NCC 3.7.2 and AS 3786 - 1993  
Hard Wired Types - Photo Electric (near cooking facilities) or Ionisation (near wet areas).

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Builder to Confirm ALL Dimensions Prior to Construction.

IF IN DOUBT ASK

Lot on Plan: Lot 51 on SP243580  
Climate Zone: 1  
Wind Class: N3

Revision Schedule

Rev.	Description	Date
1	CONCEPT ISSUE TO CLIENT	23/01/2020
2	WORKING DRAWINGS	20/03/2020
3	Engineering	09/04/2020

Project Title  
Proposed New Home

Site Address  
16a Hargrave Street  
Thursday Island. QLD 4875

Client  
Sunacco No. 17 Pty Ltd

Sheet Title  
Shed Plan

Builder  
Sunacco

Engineer SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



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QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

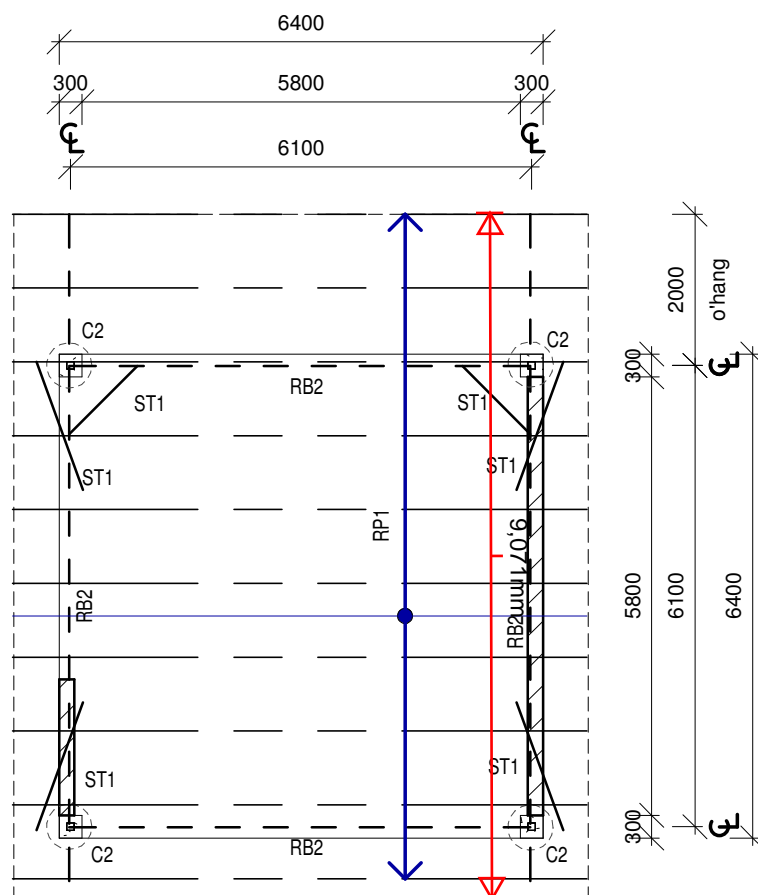
Drawn by TL Original Issue Date March 2020

SIGNATURE OF BUILDING DESIGNER: Scale (A3) 1 : 100

Project No. MD 20-105 Sheet 4 of 15

MD 20-105 A03

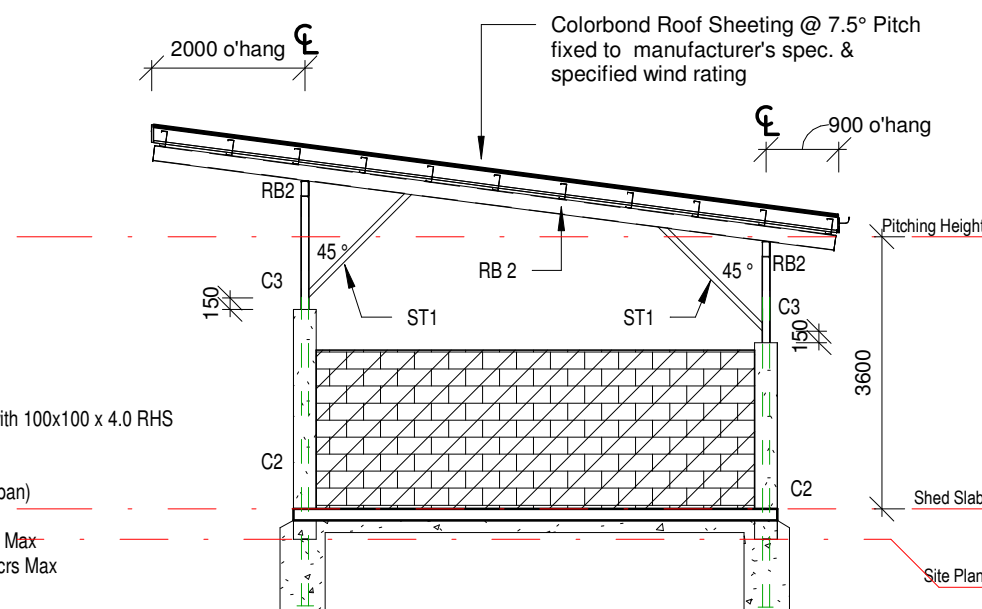
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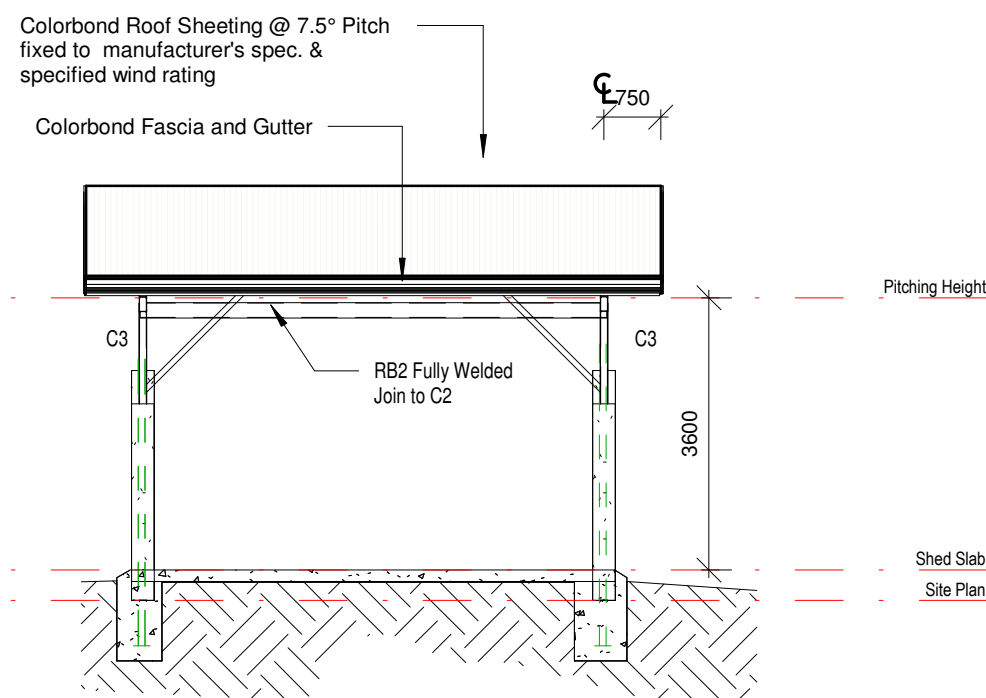
1 Floor Plan- Shed  
1 : 100

Legend

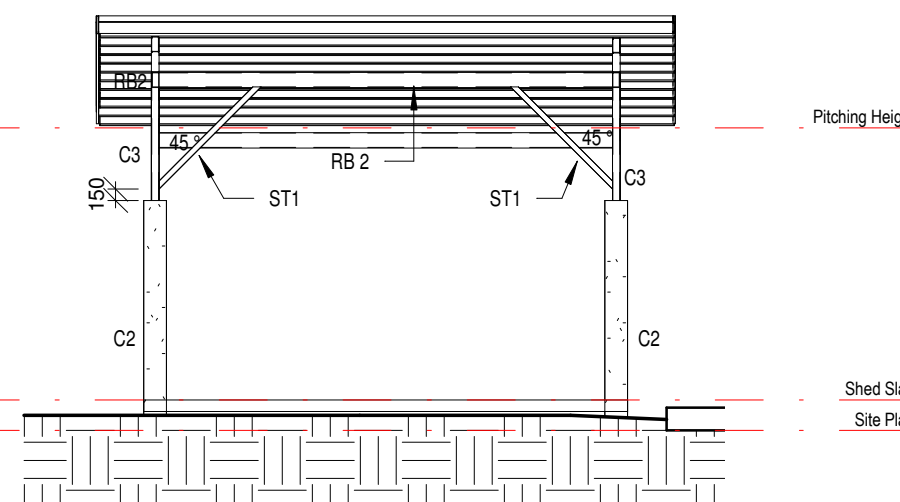
- C1 75x75.4.0 SHS Column
- C2 Series 300 Grout Filled Block Column with 100x100 x 4.0 RHS
- C3 100x100x4.0 SHS Column
- RB1 125x75x4.0 RHS Roof Beam
- RB2 200x100x4.0 RHS Roof Beam (single span)
- Φ M12 Tie Down Rods at 1200crs max
- RT1 Timber Framed Roof Trusses @ 900crs Max
- RT2 Timber Framed Scissor Trusses @ 900crs Max - 10° bottom chord
- RP1 C20015 Roof Purlin (single span)
- PF1 450Ø x 900D 25 mpa Mass conc Footing
- PF2 600Ø x 1000D 25 mpa Mass conc Footing
- ST1 75x75 x 4.0 SHS Knee Brace



3 Elevation 1 - b  
1 : 100



2 Elevation 1 - a  
1 : 100



4 Elevation 1 - c  
A02 1 : 100

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IF IN DOUBT ASK

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Climate Zone: 1  
Wind Class: N3

Revision Schedule

Rev.	Description	Date
1	CONCEPT ISSUE TO CLIENT	23/01/2020
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3	Engineering	09/04/2020

Project Title  
Proposed New Home

Site Address  
16a Hargrave Street  
Thursday Island. QLD 4875

Client  
Sunacco No. 17 Pty Ltd

Sheet Title  
Elevations A & B

Builder  
Sunacco

Engineer  
SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



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Ph: 0410 488 1765  
A.B.N. 42 054 834 038  
QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Drawn by  
TL  
Original Issue  
Date  
March 2020

SIGNATURE OF  
BUILDING  
DESIGNER:  
C.D. Larson  
Scale (A3)  
As indicated  
Sheet 5 of 15

Project No.  
MD 20-105  
Sheet No.  
A04

3

### CEILING NOTES:

1. CEILING HEIGHTS SHOWN ON THIS PLAN ARE NOMINAL ONLY FROM TOP OF SLAB TO U/S OF CEILING MATERIAL

2. INTERNAL CEILINGS TO BE 10mm PLASTERBOARD FIXED TO 35x45 CIELING BATTENS @ MAX 450 CRS

3. RAKING EAVES LINING TO BE 4.5mm FC SHEETING FIXED TO BATTENS @ MAX 450 CRS

4. 19x19mm PINE CORNICE INTERNALLY.

### NOTES

Hatchings and fittings are indicative only. Refer Builders Specifications.

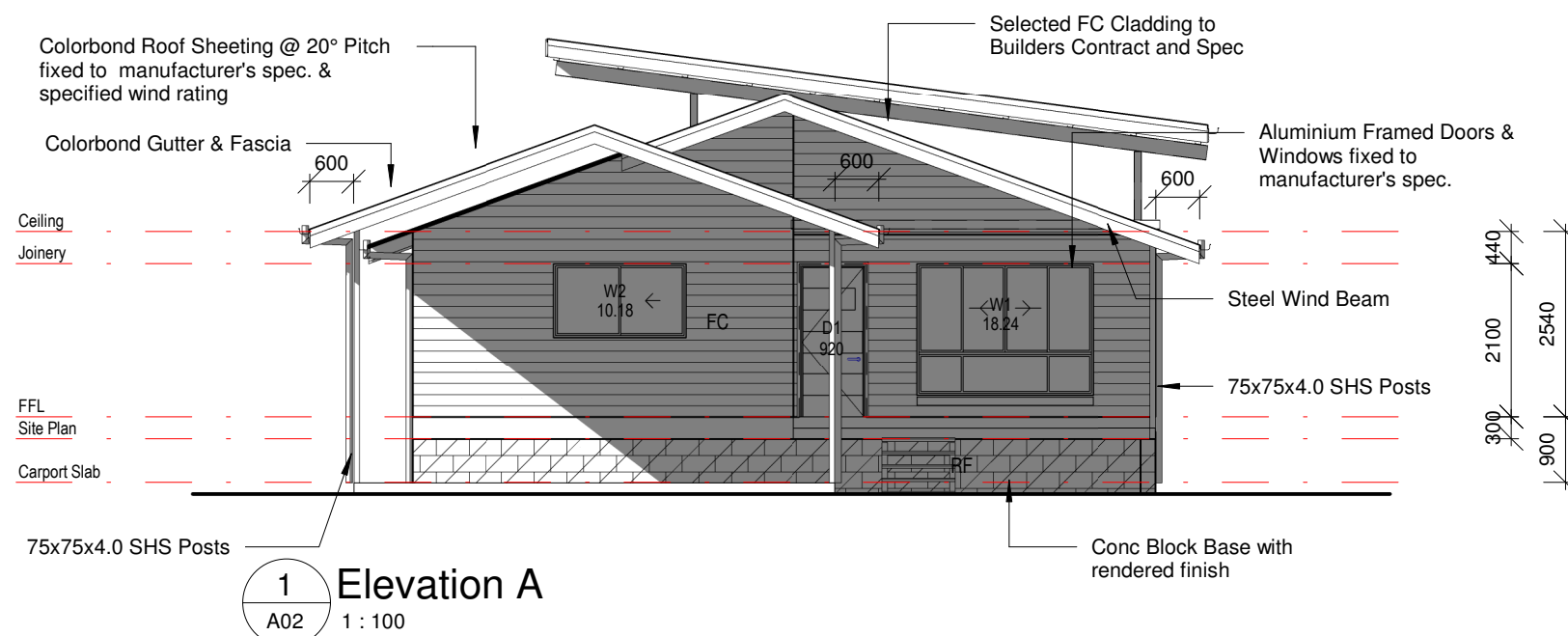
Line underside of external covered areas with FC sheeting

All doors and windows are to be Aluminium framed unless noted otherwise.

Stairs & Balustrades to be constructed in accordance with the current BCA Part 3.9.1- Stair Construction & Part 3.9.2 - Balustrades

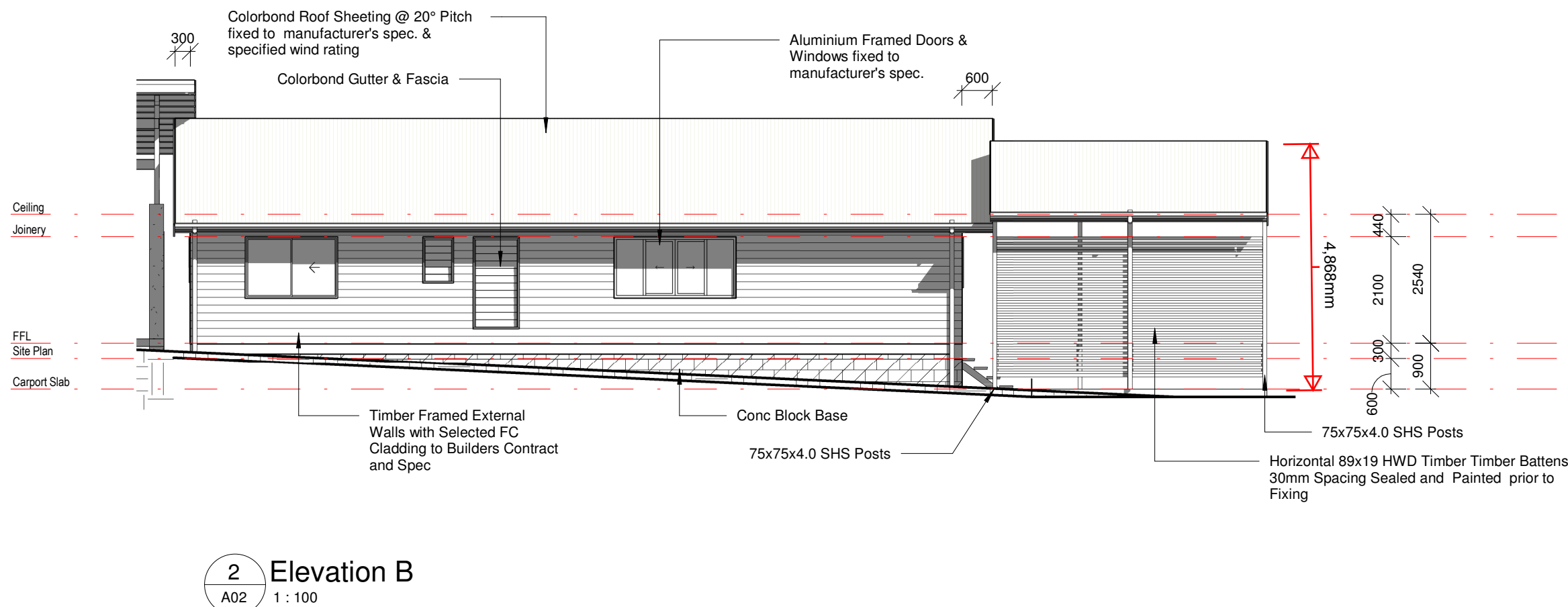
**N3**

Structural design based upon Cyclonic N3 for wind speeds to 41m/s.



### ELEVATION LEGEND

CO CUSTOM ORB ROOF SHEETING  
RM RENDERED FINISH TO BUILDERS SPECIFICATION  
DP DOWNPIPE  
FC SELECTED FC CLADDING



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IF IN DOUBT ASK

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Climate Zone: 1  
Wind Class: N3

Revision Schedule

Rev.	Description	Date
1	CONCEPT ISSUE TO CLIENT	23/01/2020
2	WORKING DRAWINGS	20/03/2020
3	Engineering	09/04/2020

Project Title  
Proposed New Home

Site Address  
16a Hargrave Street  
Thursday Island. QLD 4875

Client  
Sunacco No. 17 Pty Ltd

Sheet Title  
Elevations C & D

Builder  
Sunacco

Engineer  
SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



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Email: ted@southerncrossdrafting.com.au  
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QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Drawn by TL Original Issue Date March 2020

SIGNATURE OF BUILDING DESIGNER: *C.D. Larson* Scale (A3) As indicated Sheet 6 of 15

Project No. MD 20-105 Sheet No. A05

3

### ELEVATION LEGEND

CO CUSTOM ORB ROOF SHEETING  
RM RENDERED FINISH TO BUILDERS SPECIFICATION  
DP DOWNPIPE  
FC SELECTED FC CLADDING

### NOTES

Hatchings and fittings are indicative only. Refer Builders Specifications.

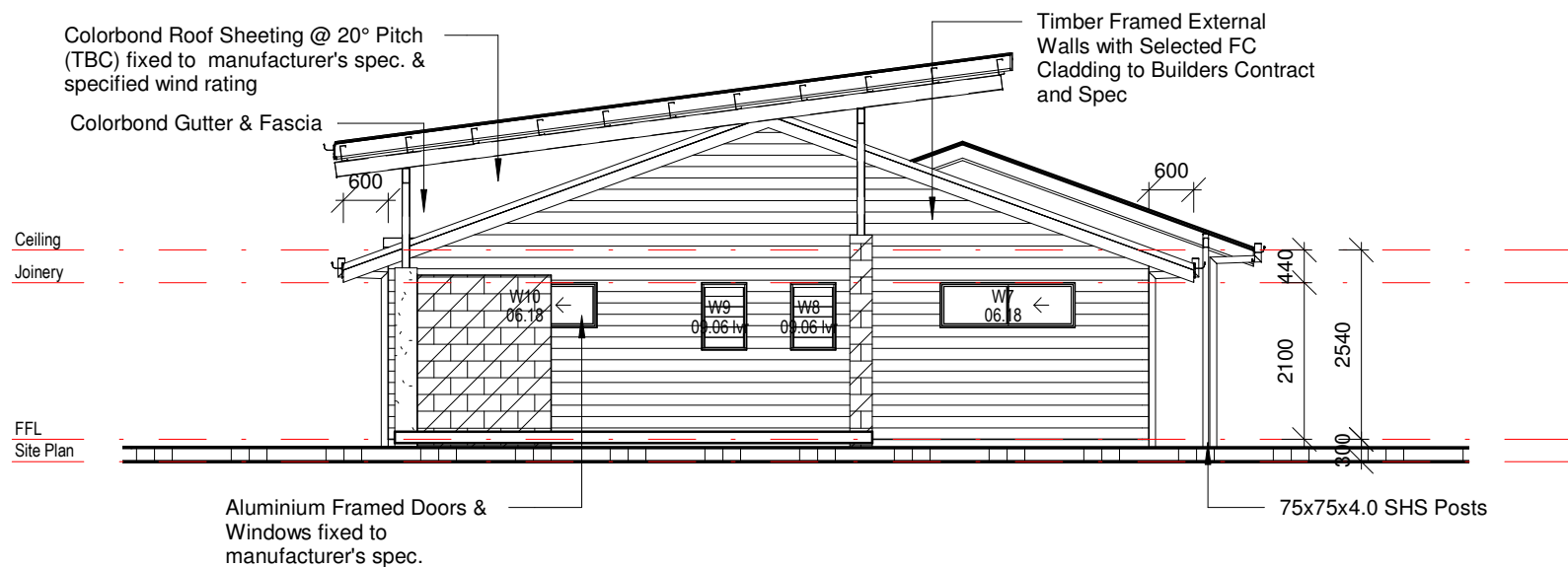
Line underside of external covered areas with FC sheeting

All doors and windows are to be Aluminium framed unless noted otherwise.

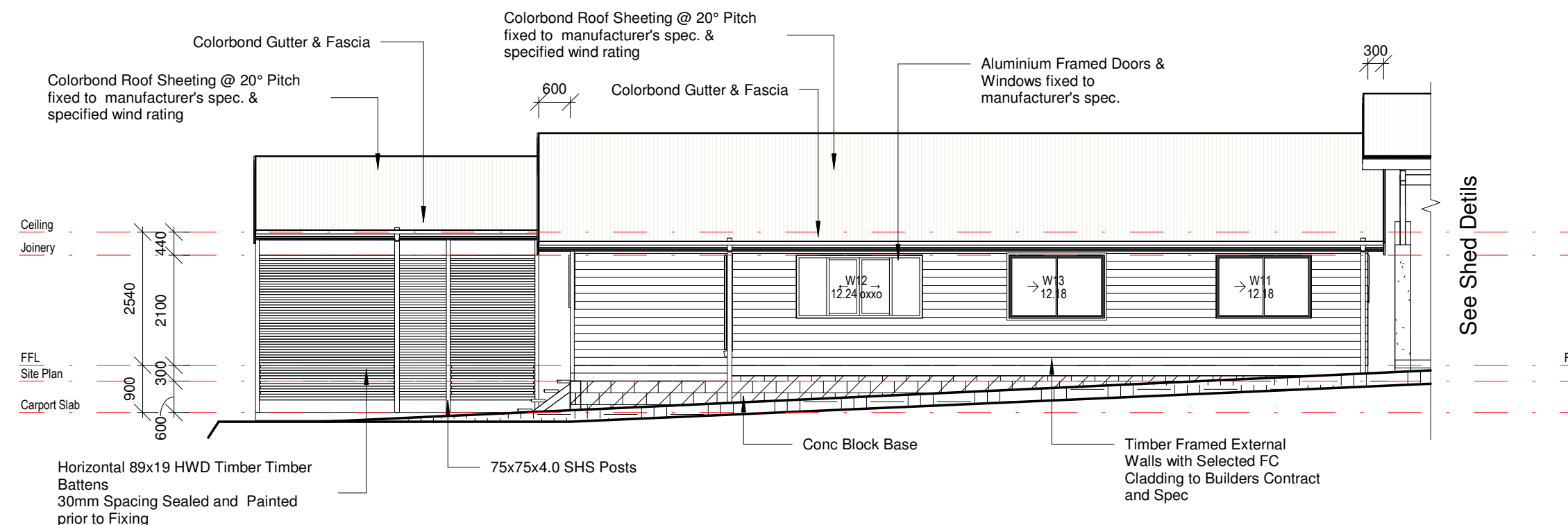
Stairs & Balustrades to be constructed in accordance with the current BCA Part 3.9.1- Stair Construction & Part 3.9.2 - Balustrades

### N3

Structural design based upon Cyclonic N3 for wind speeds to 41m/s.

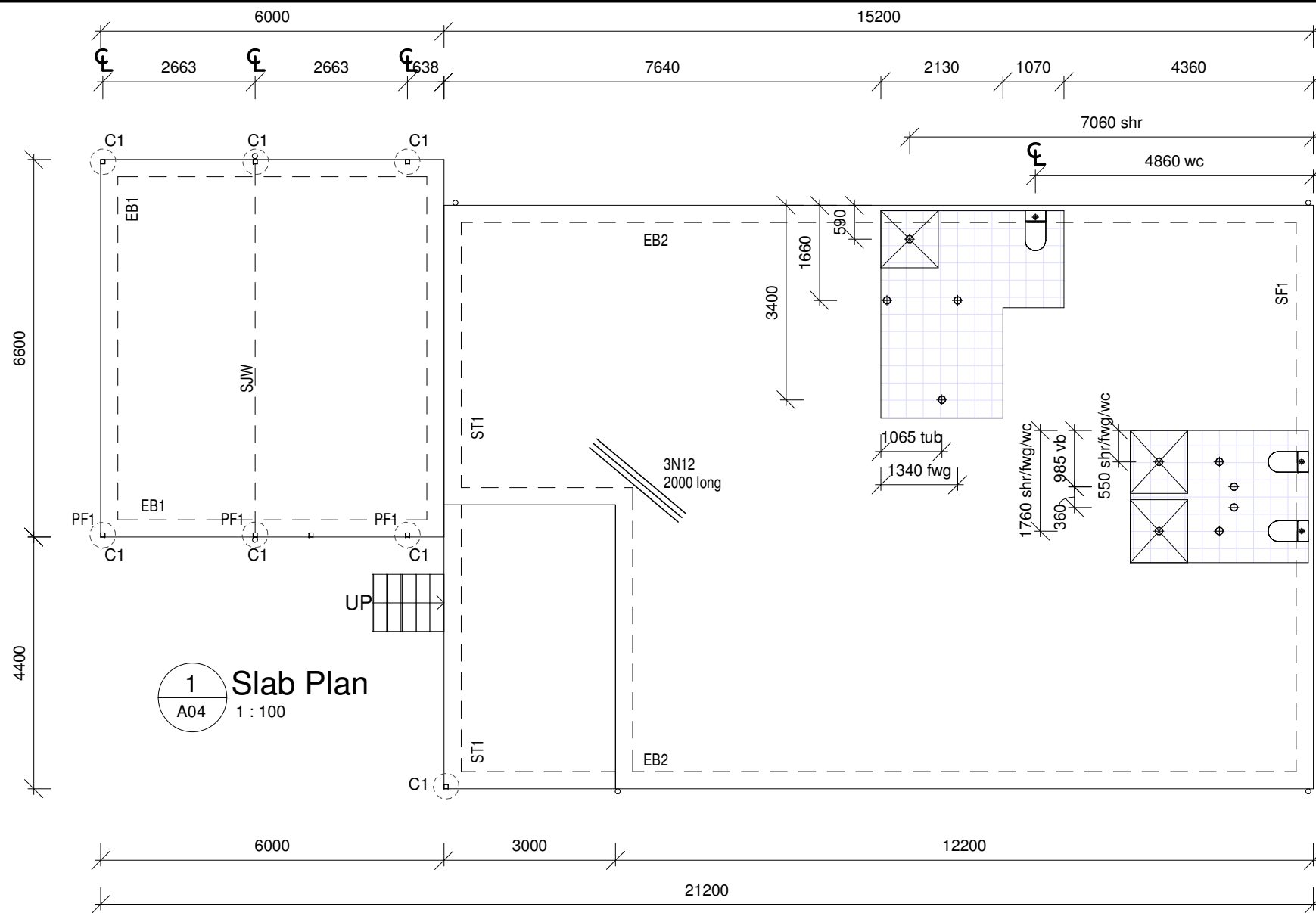


1 Elevation C  
A02 1:100



2 Elevation D  
A02 1:100





**SLAB NOTES:**

1. VEGETATION AND SOFT SOIL BENEATH SLABS AND FOOTINGS IS TO BE REMOVED PRIOR TO CONSTRUCTION.
2. VERIFY ALL FINISHED GROUND LEVELS ON SITE BEFORE STARTING CONSTRUCTION.
3. FOOTING TRENCHES ARE TO BE APPROVED BY THE ENGINEER PRIOR TO POURING CONCRETE.
4. ALL SLAB AND FOOTING THICKENINGS ARE TO BE PLACED ON OR INTO FIRM NATURAL MATERIAL UNLESS APPROVED OTHERWISE
5. SELECTED GRANULAR FILL TO BUILDING PAD TO BE COMPACTED IN 150 LAYERS TO 98% SRDD.
6. PROVIDE TERMITE PROTECTION UNDER SLABS TO AS 3660.2:2017
7. CONCRETE SLAB THICKNESS: 100mm  
MINIMUM N20 GRADE CONCRETE  
20mm NOMINAL AGGREGATE  
SLAB MESH: SL82 (OR APPROVED EQUIVALENT)  
30 TOP COVER UNLESS NOTED OTHERWISE  
MIN LAP 1 FULL PANEL  
MAX SPACING OF BAR CHAIRS 800mm
8. TENCH MESH: 3 L12TM, MIN COVER 40mm, MIN LAP 500mm LONGITUDINALLY OR AT T & L SECTIONS  
BARS SHOULD BE CONTINUOUS ACROSS THE FULL WIDTH OF THE INTERSECTION
9. CONCRETE SHOULD NOT BE EXPOSED TO RAIN BEFORE SETTING. APPROVED CURING FOR 7 DAYS AFTER POURING  
SLAB NOT TO BE LOADED FOR 3 DAYS AFTER POURING
10. FALL ALL EXTERNAL SLABS TO OUTSIDE EDGE.
11. PAVERS TO BE LAYED STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
12. ENGINEERING DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND THE AUSTRALIAN STANDARD AS2870 - 1996
13. FOR PLUMBING AND DRAINAGE DETAILS THROUGH FOUNDATIONS REFER TO ATTACHED STANDARD DETAILS.

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IF IN DOUBT ASK

Lot on Plan: Lot 51 on SP243580  
Climate Zone: 1  
Wind Class: N3

Revision Schedule

Rev.	Description	Date
1	CONCEPT ISSUE TO CLIENT	23/01/2020
2	WORKING DRAWINGS	20/03/2020
3	Engineering	09/04/2020

Project Title  
**Proposed New Home**

Site Address  
**16a Hargrave Street  
Thursday Island. QLD 4875**

Client  
**Sunacco No. 17 Pty Ltd**

Sheet Title  
**SLAB PLAN**

Builder  
Sunacco

Engineer  
SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



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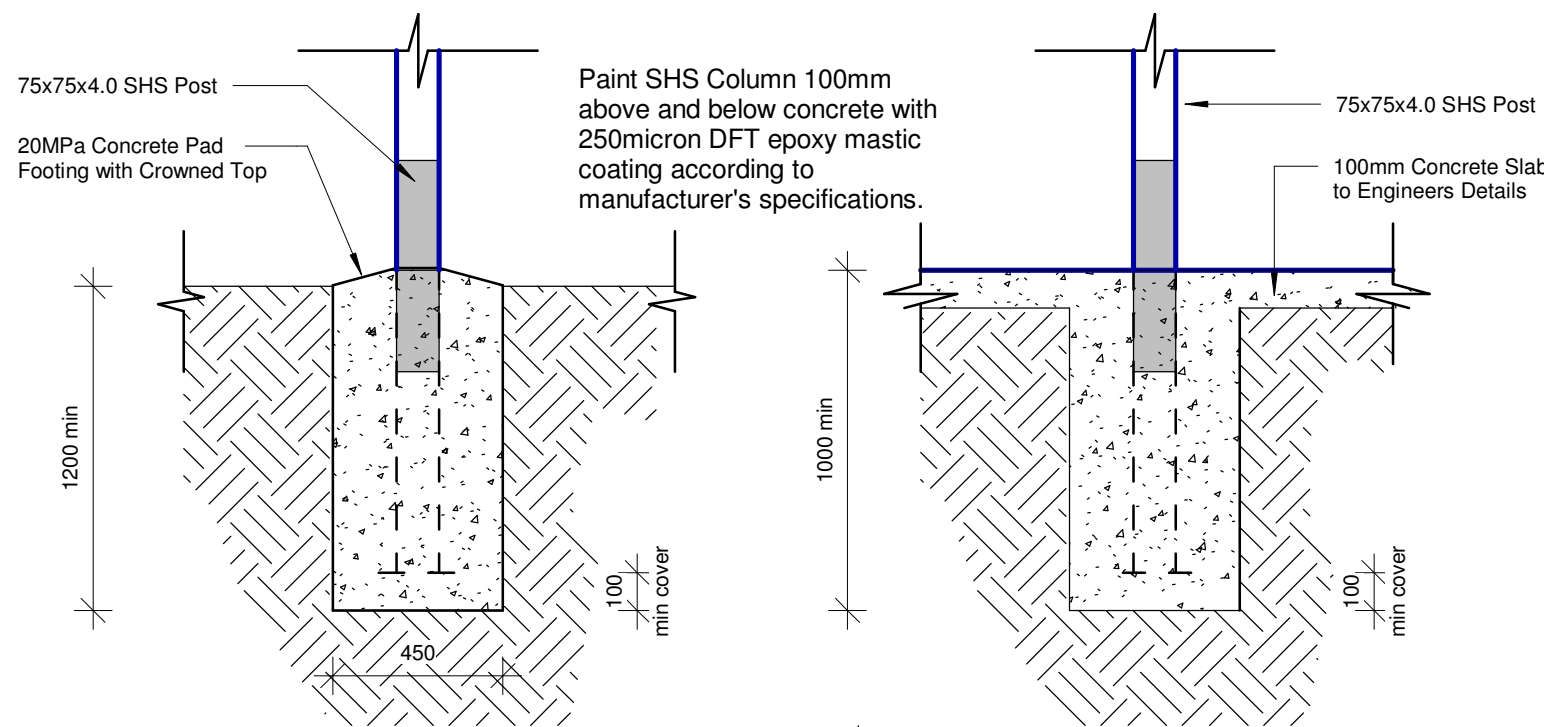
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Ph: 0410 488 1765  
A.B.N. 42 054 834 038  
QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Drawn by TL Original Issue Date March 2020

SIGNATURE OF BUILDING DESIGNER: *E.D. Larson* Scale (A3) As indicated Sheet 7 of 15

Project No. MD 20-105 Sheet No. A06

**3**



**POST FOOTING DETAIL**

SCALE 1:20

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Wind Class: N3

Revision Schedule

Rev.	Description	Date
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2	WORKING DRAWINGS	20/03/2020
3	Engineering	09/04/2020

Project Title  
Proposed New Home

Site Address  
16a Hargrave Street  
Thursday Island, QLD 4875

Client  
Sunacco No. 17 Pty Ltd

Sheet Title  
Slab Details

Builder  
Sunacco

Engineer  
SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



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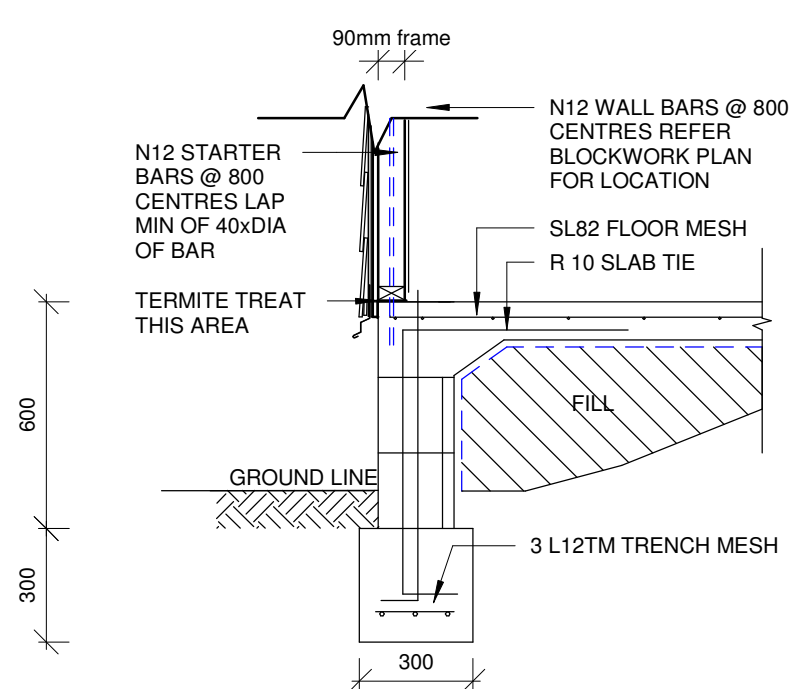
Email: ted@southerncrossdrafting.com.au  
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Ph: 0410 488 1765  
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QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Drawn by TL Original Issue Date March 2020

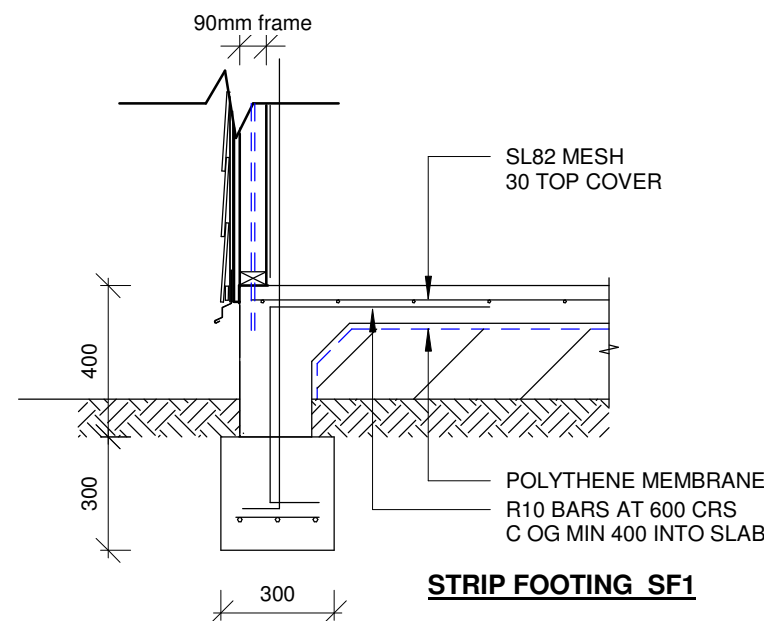
SIGNATURE OF BUILDING DESIGNER: *C.D. Larson* Scale (A3) As indicated Sheet 8 of 15

Project No. MD 20-105 Sheet No. A07

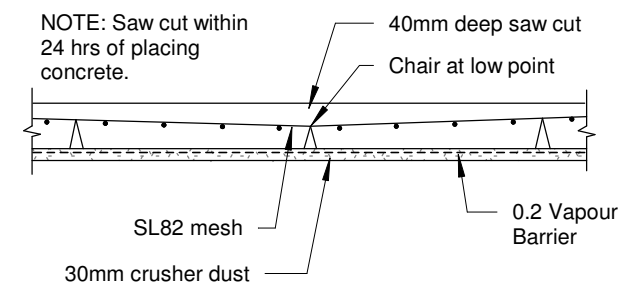
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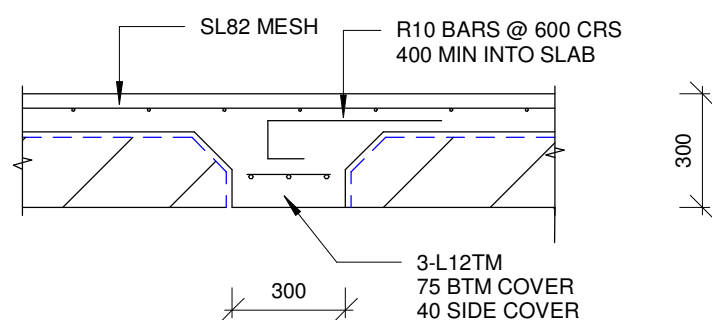
**EDGE BEAM 2 EB2 (FOR BLOCK BASE)**



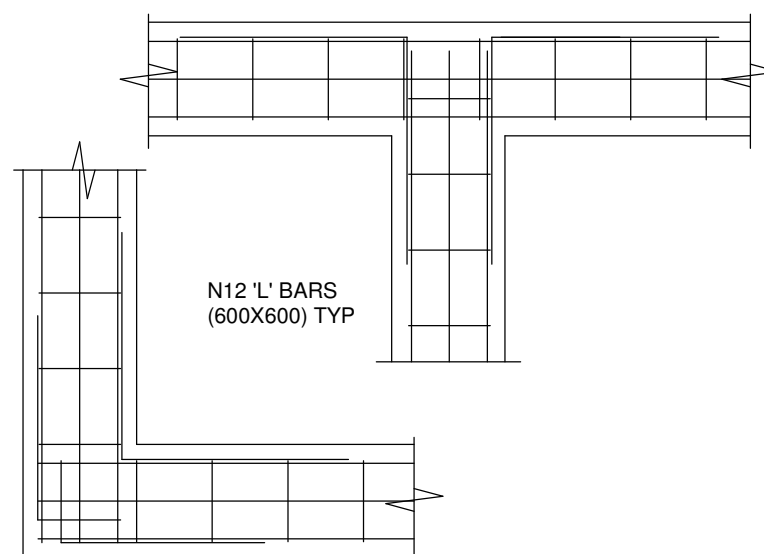
**STRIP FOOTING SF1**



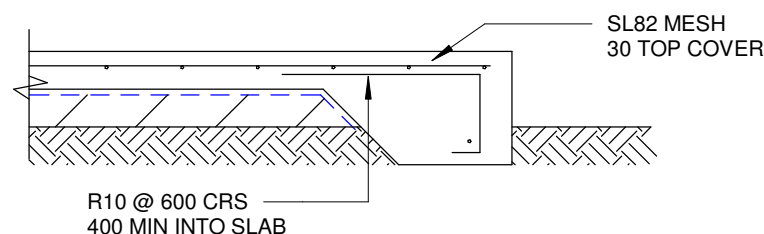
**SAWN JOINT (SWJ)**



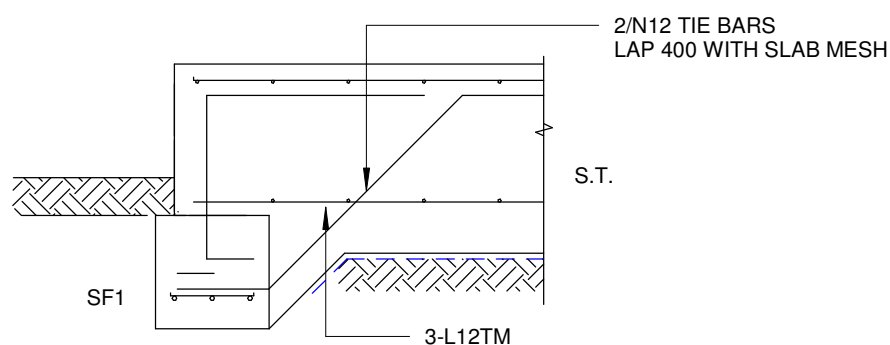
**INTERNAL BEAM**



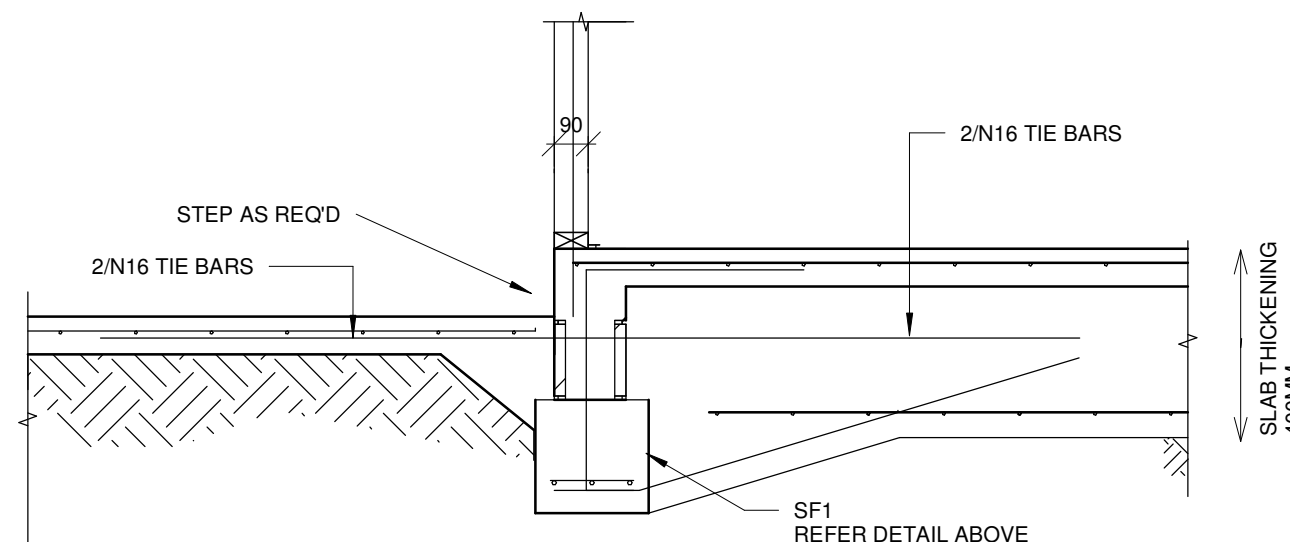
**'L' & 'T' BEAM JUNCTIONS**



**EDGE THICKENING**



**BEAM INTERSECTION**



**EB1/ST1 STEP INTERSECTION DETAIL**

1:20

**FOUNDATION NOTES:**

1. SITE SOIL CLASSIFICATION: S
  2. EXPANSIVE SOILS HAVE THE PROPERTY OF UNDERGOING SHRINKAGE AND SWELLING MOVEMENTS DUE TO MOISTURE CHANGES.
- MINOR MOVEMENT AND NONSTRUCTURAL CRACKING WILL STILL OCCUR IN A SIGNIFICANT PROPORTION OF HOUSES.

THE OWNER'S ATTENTION IS DRAWN TO APPENDIX "A" OF AS2870 "PERFORMANCE REQUIREMENTS AND FOUNDATION MAINTENANCE"

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IF IN DOUBT ASK

Lot on Plan: Lot 51 on SP243580  
Climate Zone: 1  
Wind Class: N3

Revision Schedule

Rev.	Description	Date
1	CONCEPT ISSUE TO CLIENT	23/01/2020
2	WORKING DRAWINGS	20/03/2020
3	Engineering	09/04/2020

Project Title  
Proposed New Home

Site Address  
16a Hargrave Street  
Thursday Island, QLD 4875

Client  
Sunacco No. 17 Pty Ltd

Sheet Title  
Framing / Bracing Plan

Builder  
Sunacco

Engineer  
SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



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QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Drawn by TL Original Issue Date March 2020

SIGNATURE OF BUILDING DESIGNER: Scale (A3) 1 : 100

*C.D. Larson* Sheet 10 of 15

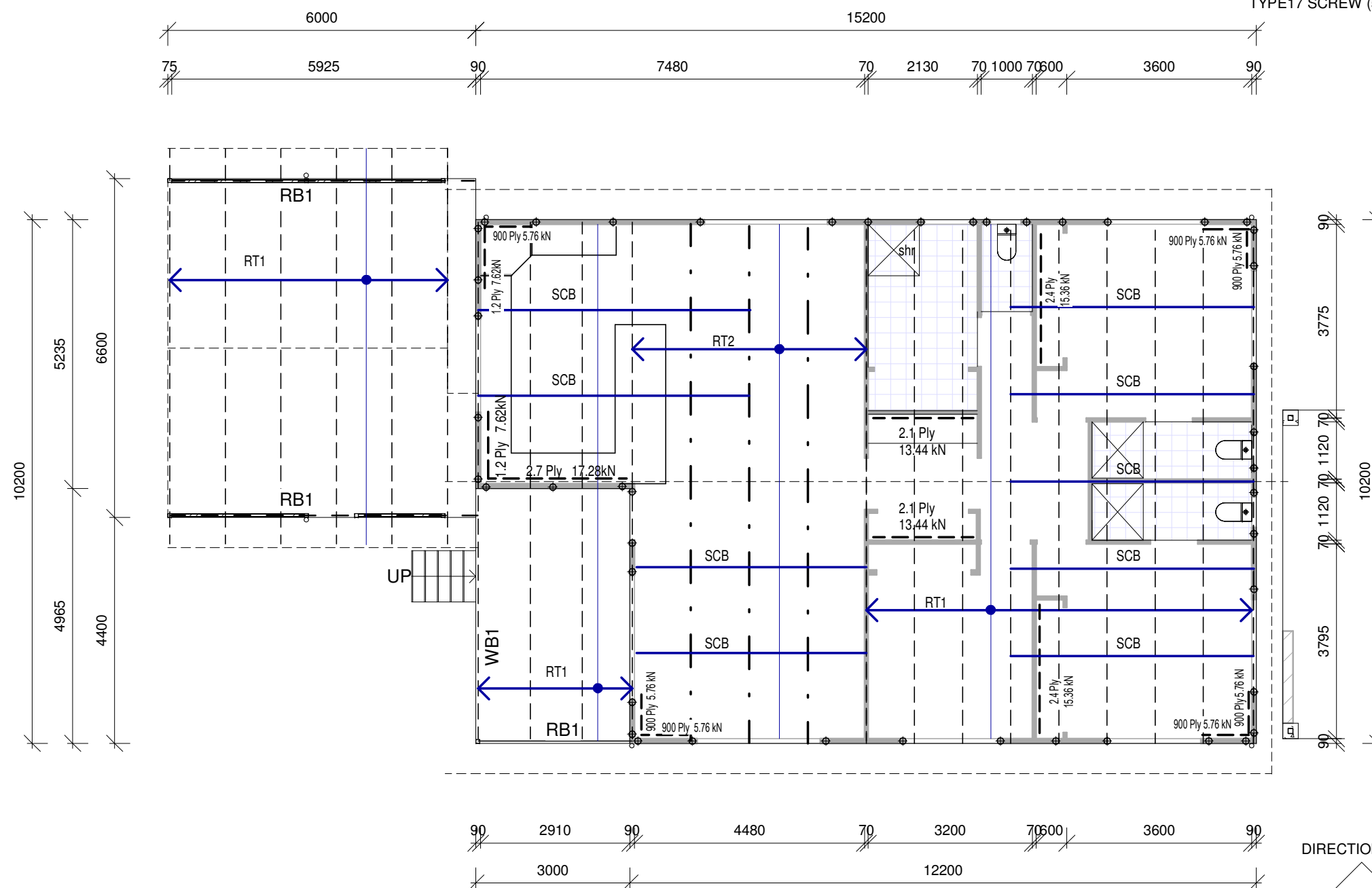
Project No. MD 20-105 Sheet No. A08

Legend

- C1 75x75.4.0 SHS Column
- C2 Series 300 Grout Filled Block Column with 100x100 x 4.0 RHS
- C3 100x100x4.0 SHS Column
- RB1 125x75x4.0 RHS Roof Beam
- RB2 200x100x4.0 RHS Roof Beam (single span)
- ⊕ M12 Tie Down Rods at 1200crs max
- RT1 Timber Framed Roof Trusses @ 900crs Max
- RT2 Timber Framed Scissor Trusses @ 900crs Max - 10° bottom chord
- RP1 C20015 Roof Purlun (single span)
- PF1 450Ø x 900D 25 mpa Mass conc Footing
- PF2 600Ø x 1000D 25 mpa Mass conc Footing
- ST1 75x75 x 4.0 SHS Knee Brace

ROOF NOTES:

1. ALL BRACING WALL CONNECTIONS TO ROOF FRAMING TO COMPLY WITH SECTION 8 RACKING & SHEAR FORCES AS 1684 PART 2: NON-CYCLONE AREAS
2. COLORBOND CAPPING & FLASHING TYPICAL
3. COLORBOND QUAD-GUTTER AND METAL FASCIA TYPICAL
4. 90mm PVC RAINWATER DOWNPIPES ON STAND-OFF BRACKETS TYPICAL
5. CUSTOM-ORB SHEET ROOFING FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION
6. ROOF BATTENS: 75x38 HWD OR 70x35MGP12 @ MAX 900 CRS SCREW FIX TO TRUSS WITH 1/100mm NO.14 TYPE17 SCREW (50mm PENETRATION)



1 Framing / Bracing  
A04 1 : 100

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IF IN DOUBT ASK

Lot on Plan: Lot 51 on SP243580  
Climate Zone: 1  
Wind Class: N3

Revision Schedule

Rev.	Description	Date
1	CONCEPT ISSUE TO CLIENT	23/01/2020
2	WORKING DRAWINGS	20/03/2020
3	Engineering	09/04/2020

Project Title  
Proposed New Home

Site Address  
16a Hargrave Street  
Thursday Island. QLD 4875

Client  
Sunacco No. 17 Pty Ltd

Sheet Title  
Section

Builder  
Sunacco

Engineer  
SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



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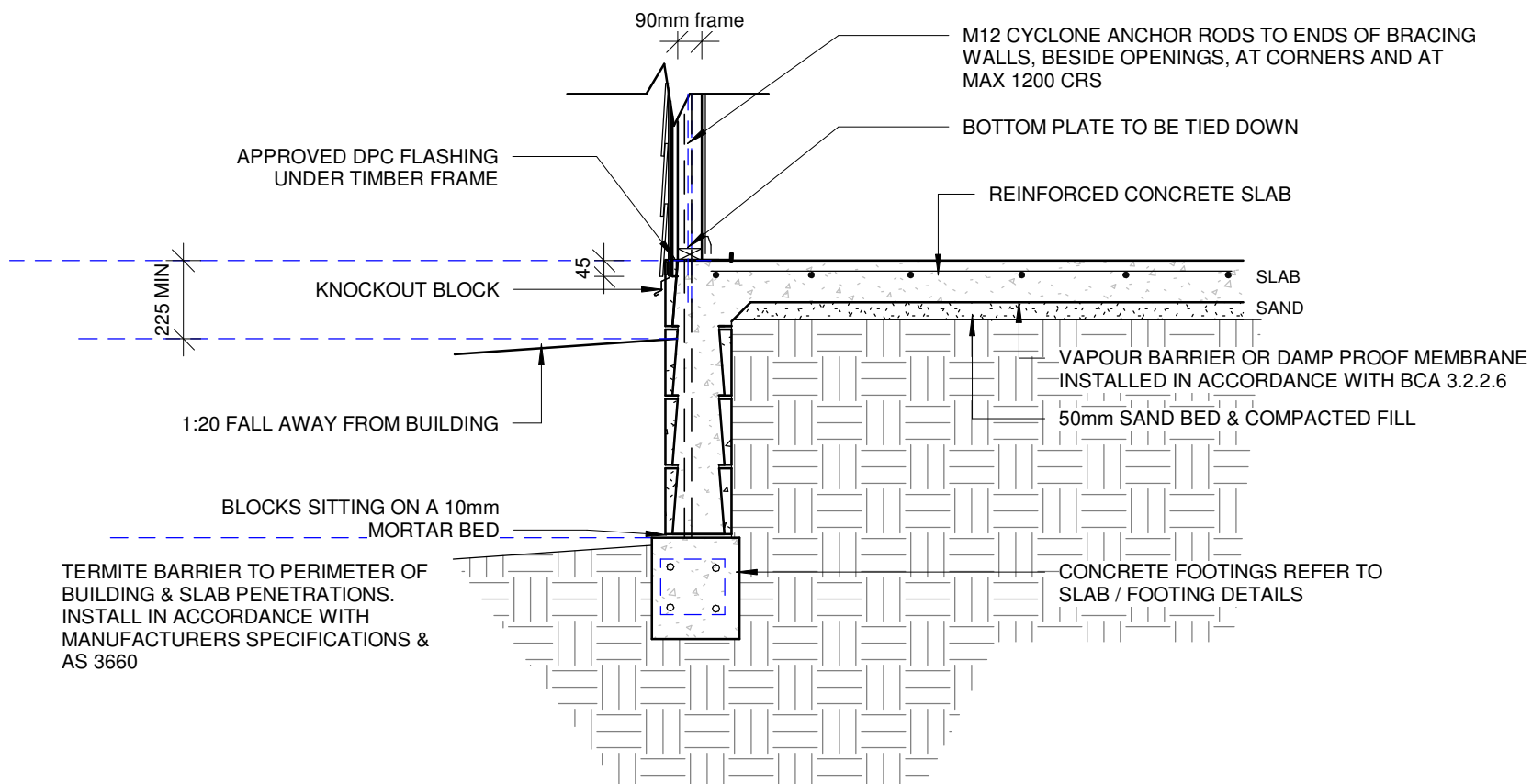
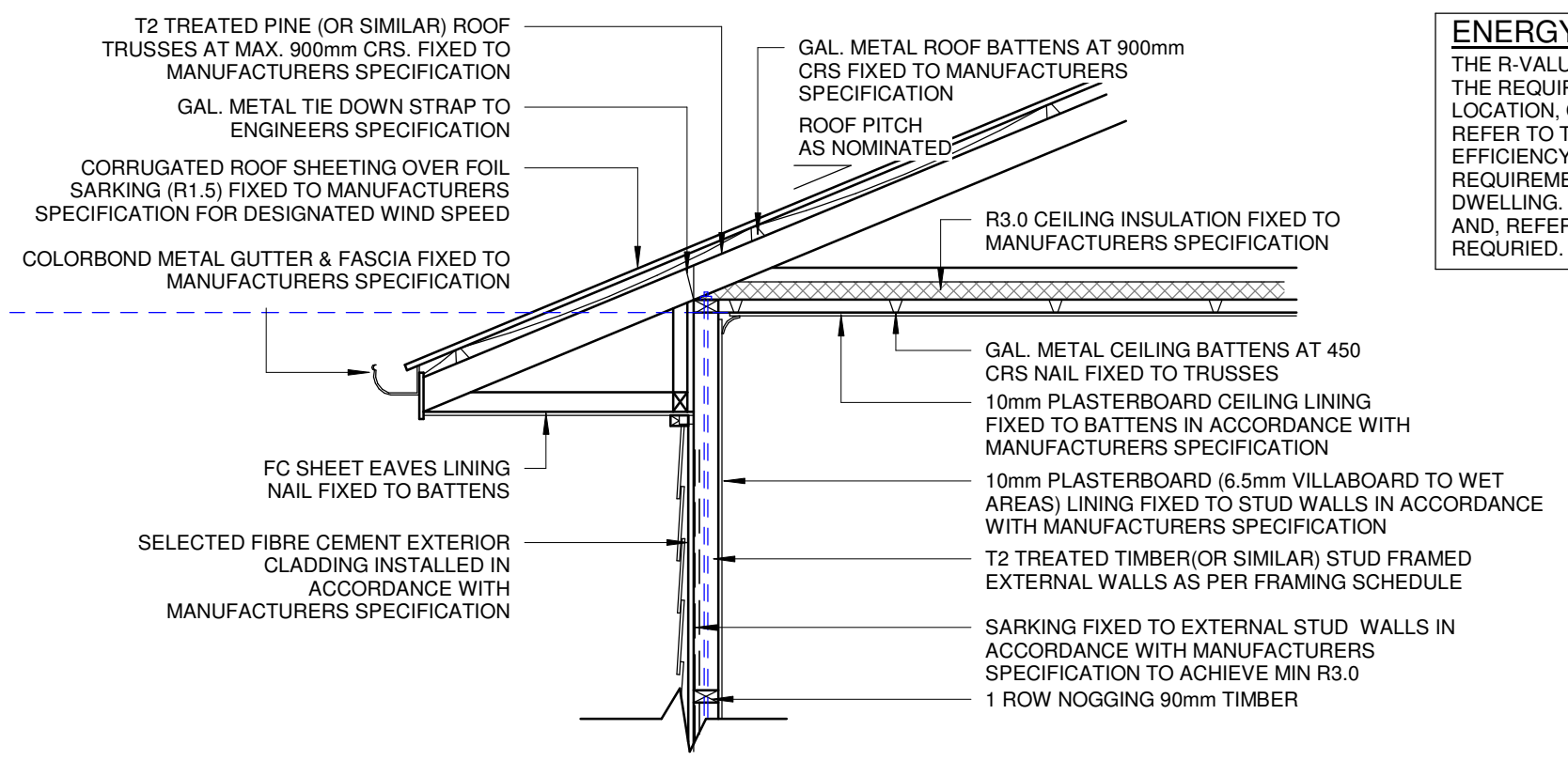
SIGNATURE OF BUILDING DESIGNER: Scale (A3) 1:20

*C.D. Larson* Sheet 11 of 15

Project No. MD 20-105 Sheet No. A09

3

**ENERGY RATING NOTE:**  
THE R-VALUES NOTED ARE TYPICAL FOR CLIMATE ZONE 2. THE REQUIRED R-VALUES WILL VARY DEPENDING ON DWELLING LOCATION, CONSTRUCTION TYPE, ETC. REFER TO THE BUILDING CODE OF AUSTRALIA PART 3.12 - ENERGY EFFICIENCY - TO DETERMINE THE APPROPRIATE PERFORMANCE REQUIREMENTS AND TOTAL R-VALUE REQUIRED FOR YOUR DWELLING. AND, REFER TO YOUR ENERGY ASSESMENT REPORT WHEN REQUIRED.



1  
TYPICAL SECTION - Timber Frame / Cladded / Sheet Roof

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Climate Zone: 1  
Wind Class: N3

Revision Schedule

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Thursday Island. QLD 4875

Client  
Sunacco No. 17 Pty Ltd

Sheet Title  
Bracing Details

Builder  
Sunacco

Engineer  
SKETCH-HOUSE P/L  
Kerry Adams RPEQ  
Ph 4724 4551



Design for a sustainable future

www.southerncrossdrafting.com.au

Email: ted@southerncrossdrafting.com.au  
79 Anne Street, Aitkenvale Q. 4814  
Ph: 0410 488 1765  
A.B.N. 42 054 834 038  
QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Drawn by TL Original Issue Date March 2020

SIGNATURE OF BUILDING DESIGNER: Scale (A3) As indicated

*C.D. Larson* Sheet 12 of 15

Project No. Sheet No.

MD 20-105 A10

3

PLYWOOD SHALL BE NAILED TO FRAME USING 30mm x 2.8mm diam GALV FLATHEAD NAILS OR EQUIVALENT

FASTENER SPACING TO TOP AND BOTTOM PLATES AT 50mm CENTRES

HORIZONTAL BUTT JOINTS SHALL BE PERMITTED PROVIDED NAIL FIXING TO NOGGING IS AT 50mm CENTRES

FASTENER SPACING TO VERTICAL EDGES AT 150mm CENTRES

FASTENER SPACING TO INTERMEDIATE STUDS AT 300mm CENTRES

SHEATHED PANELS SHALL BE CONNECTED TO SUBFLOOR

FIXING TIE DOWN TO FLOOR METHOD B: 13kN CONNECTION AT EACH END AND INTERMEDIATELY AT 1200mm MAX CENTRES.

NO OTHER RODS OR STRAPS ARE REQUIRED BETWEEN TOP AND BOTTOM PLATES

Stress Grade	Minimum plywood thickness (mm)	
	450	600
F8	7	9
F11	6	7
F14	4	6
F27	4	4.5

Fastener spacing (mm)	
Top and bottom plate	50mm
Vertical edges	150mm
Intermediate studs	300mm

Fixing of bottom plate to floor frame or slab	
A 13kN capacity connection at each end and intermediately at max 1200mm centres	

**A** 'PLY A' BRACING (CAPACITY = 6.0kN/m)

SCALE 1:50 AS 1684.2 TABLE 8.18 BRACING DETAIL H METHOD B

HARDBOARD SHALL COMPLY WITH AS/NZS 1859.4 AND BE NAILED TO FRAME USING 30mm x 2.8mm diam GALV FLATHEAD NAILS OR EQUIVALENT

NAILS SHALL BE LOCATED A MINIMUM OF 10mm FROM THE VERTICAL EDGE AND 15mm FROM THE TOP AND BOTTOM EDGES. MAX STUD SPACING = 600mm

BRACING PANEL MIN WIDTH = 900mm

40 STAGGERED

FASTENER SPACING TO VERTICAL EDGES & NOGGING AT 150mm CENTRES

FASTENER SPACING TO INTERMEDIATE STUDS AT 300mm CENTRES

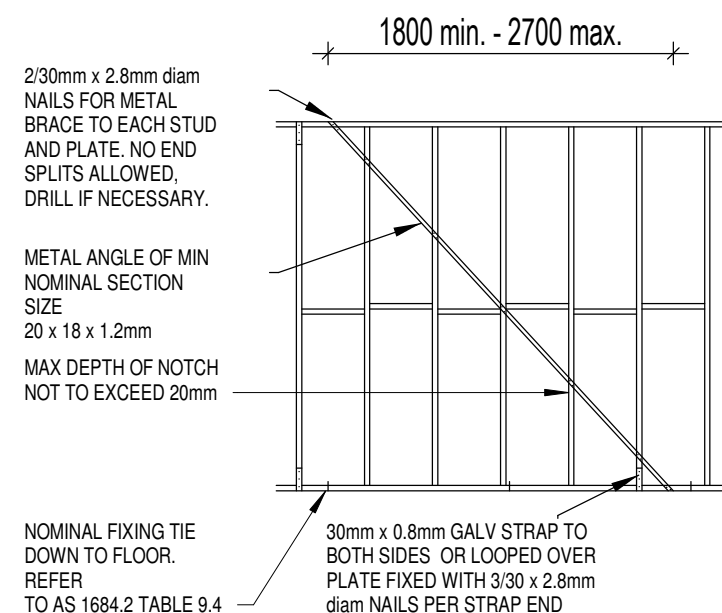
M10 BOLT AT EACH END AND MAX. 1200mm CENTRES IN BETWEEN

AT LEAST ONE SIDE OF BRACING WALL SHALL BE LINED WITH GYPSUM PLASTERBOARD OR EQUIVALENT

Min hardboard thickness 4.8mm	
Fastener spacing (mm)	
Top and bottom plate	40mm
Vertical edges and nogging	150mm
Intermediate studs	300mm
Fixing of bottom plate to floor frame or slab	
A 13kN capacity connection at each end and intermediately at max 1200mm centres	

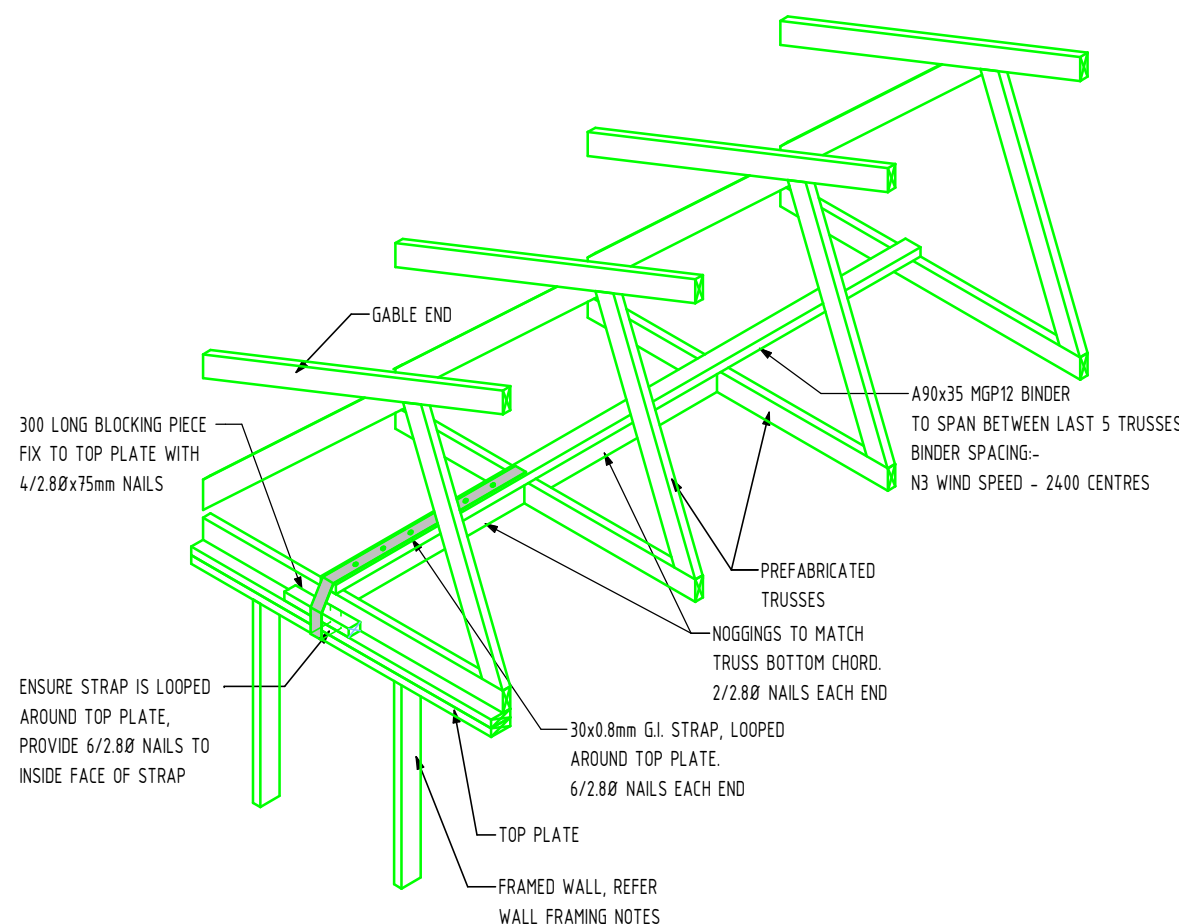
**B** 'HARDBOARD B' BRACING (CAPACITY = 6.0kN/m)

SCALE 1:50 AS 1684.2 TABLE 8.18 BRACING DETAIL M, TYPE B  
'HARDBOARD B' EQUALS M4 / M6 BRACEBOARD OR SIMILAR APPROVED



**C** METAL ANGLE C BRACING (CAPACITY = 1.5kN/m)

SCALE 1:50 AS 1684.2 TABLE 8.18 BRACING TYPE C



## Truss Binders

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Lot on Plan: Lot 51 on SP243580  
Climate Zone: 1  
Wind Class: N3

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Rev.	Description	Date
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3	Engineering	09/04/2020

Project Title  
Proposed New Home

Site Address  
16a Hargrave Street  
Thursday Island, QLD 4875

Client  
Sunacco No. 17 Pty Ltd

Sheet Title  
Bracing Details 2

Builder  
Sunacco

Engineer



SOUTHERN CROSS  
DESIGN AND DRAFTING

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www.southerncrossdrafting.com.au

Email: ted@southerncrossdrafting.com.au  
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Sheet 13 of 15

Project No. Sheet No.

MD 20-105 A11

3

### TIMBER WALL FRAMING SCHEDULE - N3

All work to conform with the Building Code of Australia, local authority by-laws, manufacturer's specifications and Town Planning requirements.

Timber framing must be built in strict accordance with AS1720.1-2010 Timber structures and AS1684.2-2010 Residential timber-framed construction.

- All framing shall be as per notes below UNO on plan.  
- Maximum SHEET roof load width of 7500mm UNO.

- M12 tie-downs @ 1200 cts. and adjacent to all corners, intersections and openings UNO. Additional tie-down nominated on plan.

- All girder trusses and roof beams to have direct tie-down to supporting floor level.

#### External load bearing walls (roof load only)

**Top Plate** 2/90 x 35 MGP12

**Bottom Plate** 90 x 35 MGP12 supported on concrete  
90 x 45 MGP12 supported on floor joists at 450 cts.

**Wall Studs - common** (nogging at 1350 max cts)

height to 2700 90 x 35 MGP12 at 450 cts

height to 3600 90 x 45 MGP12 at 450 cts

height to 4200 2/90 x 45 MGP12 at 450 cts

Double studs below all supported roof beams and girder trusses. Extra studs nominated on plan.  
(refer common wall stud for stud size/height)

7500 RLW Jamb Studs	No. of Jamb Studs			
	2	3	4	5
Wall ht.	Maximum Width of Opening			
2700	2900	4500	4500	4500
3000	3000	4500	4500	4500
3600 (90x45)	2000	3200	4400	4500
4200 (90x45)	-	1600	2400	3000

#### Sills / Heads above openings in gable end walls

width to 2700 1/90 x 35 MGP12

width to 3500 2/90 x 35 MGP12

width to 3900 3/90 x 35 MGP12

width to 4100 4/90 x 35 MGP12

#### Internal load bearing walls (roof load only)

**Top Plate** 2/70(90) x 35 MGP12

**Bottom Plate** 70(90) x 35 MGP12 supported on concrete  
2/70(90) x 35 MGP12 supported on floor joists at 450 cts.

**Wall Studs** (nogging at 1350 max cts)

height to 2700 70(90) x 35 MGP12 @ 450 cts

height to 3000 70(90) x 45(35) MGP12 @ 450 cts

height to 3600 90 x 35 MGP12 @ 450 cts

Double studs below all supported roof beams and girder trusses. Extra studs nominated on plan.

#### Lintels - 7500mm RLW

Opening	Lintel member
< 900	130 x 42 SmartLVL 15
< 1200	130 x 42 SmartLVL 15
< 1500	130 x 42 SmartLVL 15
< 1800	150 x 42 SmartLVL 15
< 2100	170 x 42 SmartLVL 15
< 2400	200 x 42 SmartLVL 15
< 2700	240 x 42 SmartLVL 15
< 3000	240 x 42 SmartLVL 15
< 3300	240 x 58 SmartLVL 15
< 3600	300 x 58 SmartLVL 15
< 3900	300 x 75 SmartLVL 15
< 4200	300 x 75 SmartLVL 15

#### Internal non-load bearing walls

**Top Plate** 70 x 35 MGP10

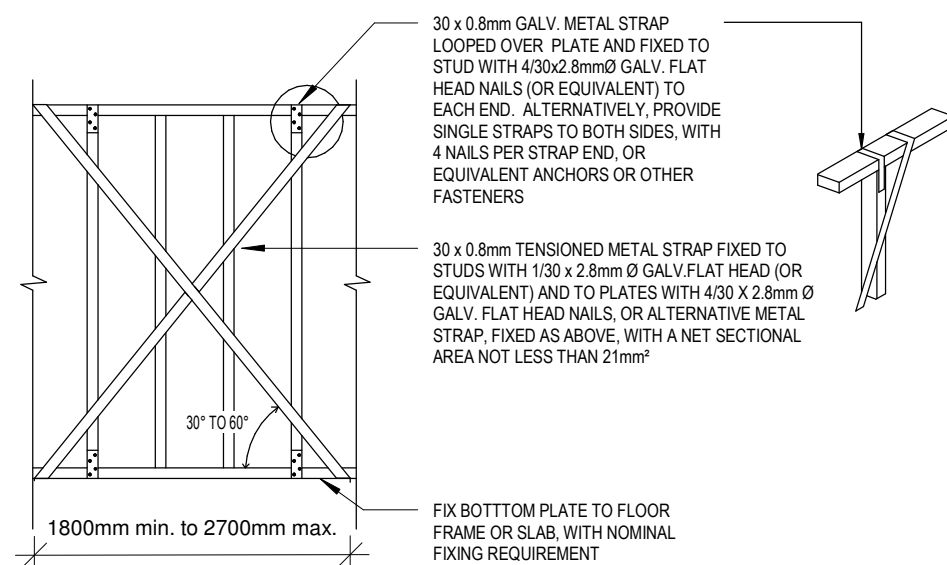
**Bottom Plate** 70 x 35 MGP10

**Wall Studs** (nogging at 1350 max cts)

height to 2700 70 x 35 MGP10 @ 600 cts

height to 3000 90 x 35 MGP10 @ 600 cts

height to 3600 90 x 45 MGP10 @ 600 cts



### D TENSIONED METAL STRAPS D' BRACING (CAPACITY 3.0kN)

SCALE 1 :50

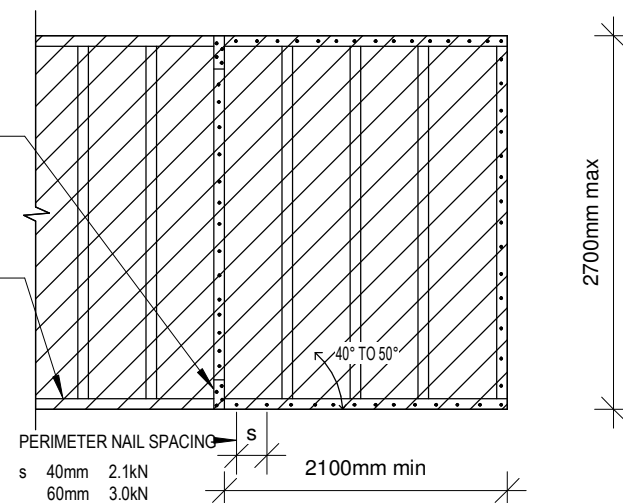
AS 1684.2 -2010 TABLE 8.18 BRACING DETAIL D

30 x 0.8 mm GI STRAP TO EACH CORNER OF BRACING PANEL  
TYING STUDS TO PLATES 4/2.8mm Ø NAILS EACH END

FIX BOTTOM PLATE TO FLOOR FRAME OR SLAB, WITH NOMINAL FIXING REQUIREMENT

MINIMUM THICKNESS OF BOARD 12mm  
FIXED WITH 2/20 x50 mm LONG T-HEAD NAILS. INTERMEDIATE CROSSINGS OF BOARDS & STUDS SHALL BE FIXED WITH 1 NAIL

NOTE: NOGGINGS HAVE BEEN OMITTED FOR CLARITY



### E 'DIAGONAL TIMBER WALL LINING E' BRACING (CAPACITY 2.1/3.0kN)

SCALE 1 :50

AS 1684.2 -2010 TABLE 8.18 BRACING DETAIL E

#### BRACING LEGEND

TYPE	DESCRIPTION	VALUE
A	'PLY A' BRACING:	6.0kN/m
B	'HARDBOARD B' BRACING	6.0kN/m
C	'METAL ANGLE C' BRACING	1.5kN/m
BC1	350X350MM BRICK COLUMN CONCRETE FILLED WITH 1-N12 CENTRAL	2.25kN/m
D	'TENSIONED METAL STRAPS D' BRACING	3.0kN/m
E	'DIAGONAL TIMBER WALL LINING E' BRACING	2.1/3.0kN/m

# SAFE DESIGN OF BUILDING & STRUCTURES

## 1. FALLS, SLIPS, TRIPS

### a) Working at Heights During Construction

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

### During Operation or Maintenance

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

### b) Slippery or Uneven Surfaces

#### Floor Finishes

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

#### Steps, Loose Objects and Uneven Surfaces

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

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

## 2. FALLING OBJECTS

### Loose Materials or Small Objects

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

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

### Building Components

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

## 3. TRAFFIC MANAGEMENT

### (for building on a major road, narrow road or steeply sloping road)

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

### (for building where on-site loading/unloading is restricted)

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

### (for all buildings)

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

## 4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated.

**In locations with underground power**, power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

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

## 5. MANUAL TASKS

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

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

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

## 6. HAZARDOUS SUBSTANCES

### Powdered Material

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

### Treated Timber

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

### Volatile Organic Compounds

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

### Synthetic Mineral Fibre

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

### Timber Floors

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

## 7. CONFINED SPACES

### Excavation

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

### Enclosed Spaces

Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

### Small Spaces

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

## 8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided.

The perimeter fence must be adequate and be of a suitable height to deter entry, e.g. 1800 high and be constructed from dedicated materials and be difficult to climb.

- be difficult to gain access underneath and gates and joints in the fence should be secure and not present a weak point for entry.

In case of emergency, builders must ensure signs are clearly visible from outside the site, stating the names and contact telephone numbers of the person with control of the building work.

Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

## 9. OPERATIONAL USE OF BUILDING

### (for residential buildings)

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

## 10. OTHER HIGH RISK ACTIVITY

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

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

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

(As per Code of Practice: Managing Risks in Construction Work - Work Health and Safety Act 2011)

# SUSTAINABLE BUILDINGS

## QDC MP4.1 - 13 APRIL 2010

- Acceptable solutions for energy efficiency
- P1 to comply with performance requirement p2.6.1 and p2.6.2 of the Building Code of Aust.
- A1. Verification method to indicate achievement of an energy equivalent rating of not less than 6-stars. energy efficient fixtures
- A2. Class 1 and class 2 buildings and an enclosed class 10a building attached to a class 1 or class 2 building have energy
- efficient lighting for a minimum of 80 per cent of total fixed internal lighting.
- A3. In class 1 and class 2 buildings, new and replacement air-conditioners have an EER of at least 2.9.

## QDC MP4.1 - 13 APRIL 2010

- Acceptable solutions for water conservation
- A4. Shower roses have a minimum 3-star water efficiency labelling and standards rating.
- A5. Toilet cisterns (a) have a dual flush function and have a minimum 4-star water efficiency labelling and standards rating;
- (b) are compatible with the size of the toilet bowl to allow for proper functioning of the toilet.
- A6. Tap ware has a minimum 3-star water efficiency labelling and standards rating for taps serving: (a) laundry tubs; and (b) kitchen sinks; and (c) basins.

## QLD PLUMBING & WASTE WATER CODE

- Acceptable solutions for hot water systems
- A1. A heat pump or a solar hot water system that is eligible to receive at least 22 renewable energy certificates in a building with 3 or more bedrooms or at least 14 renewable energy certificates in a building with less than 3 bedrooms or gas hot water system with an energy rating of at least five stars
- A4. Hot water systems are installed as close as practicable to the building's common bathroom.

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IF IN DOUBT ASK

Lot on Plan: Lot 51 on SP243580  
Climate Zone: 1  
Wind Class: N3

Revision Schedule

Rev.	Description	Date
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2	WORKING DRAWINGS	20/03/2020
3	Engineering	09/04/2020

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Drawn by TL Original Issue Date March 2020

SIGNATURE OF BUILDING DESIGNER: Scale (A3) 1 : 50

*C.D. Larson* Sheet 14 of 15

Project No. MD 20-105 Sheet No. A12

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3D Views

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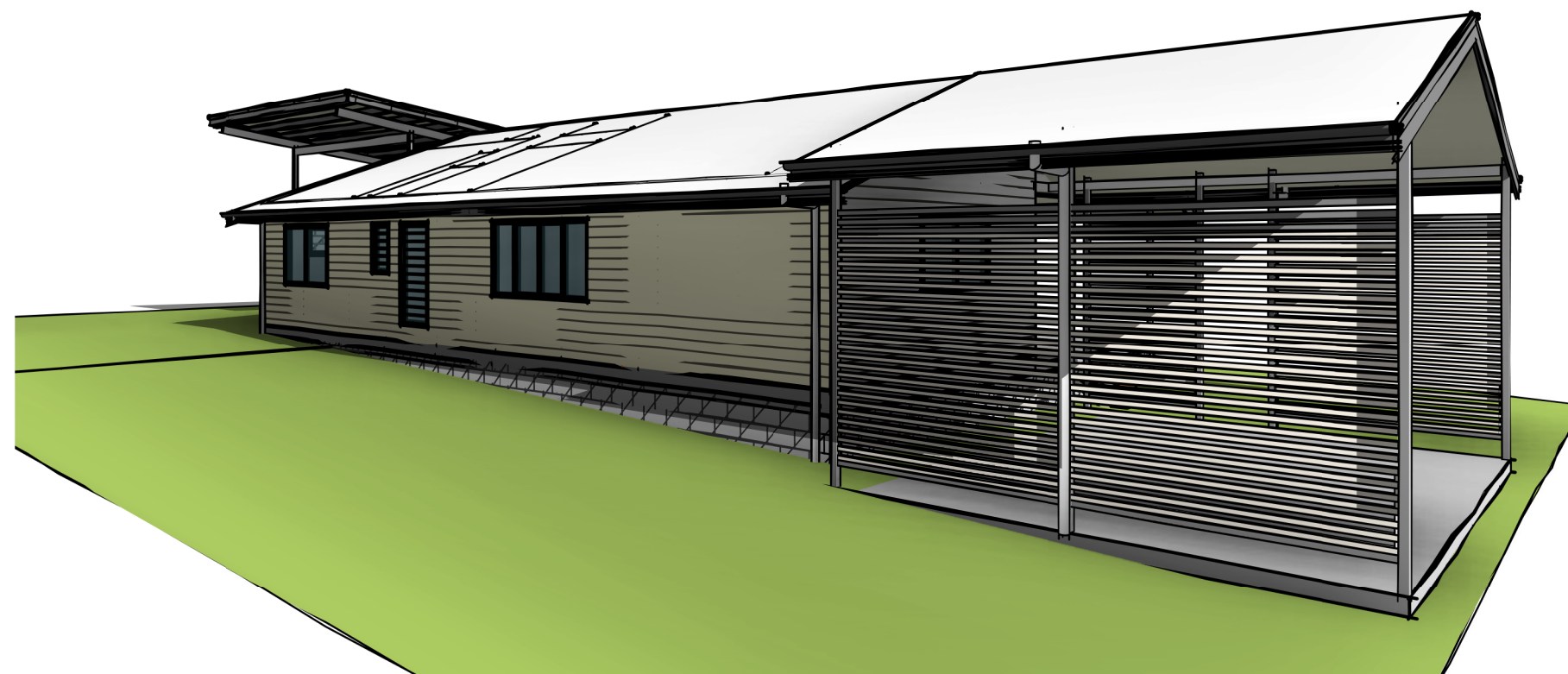
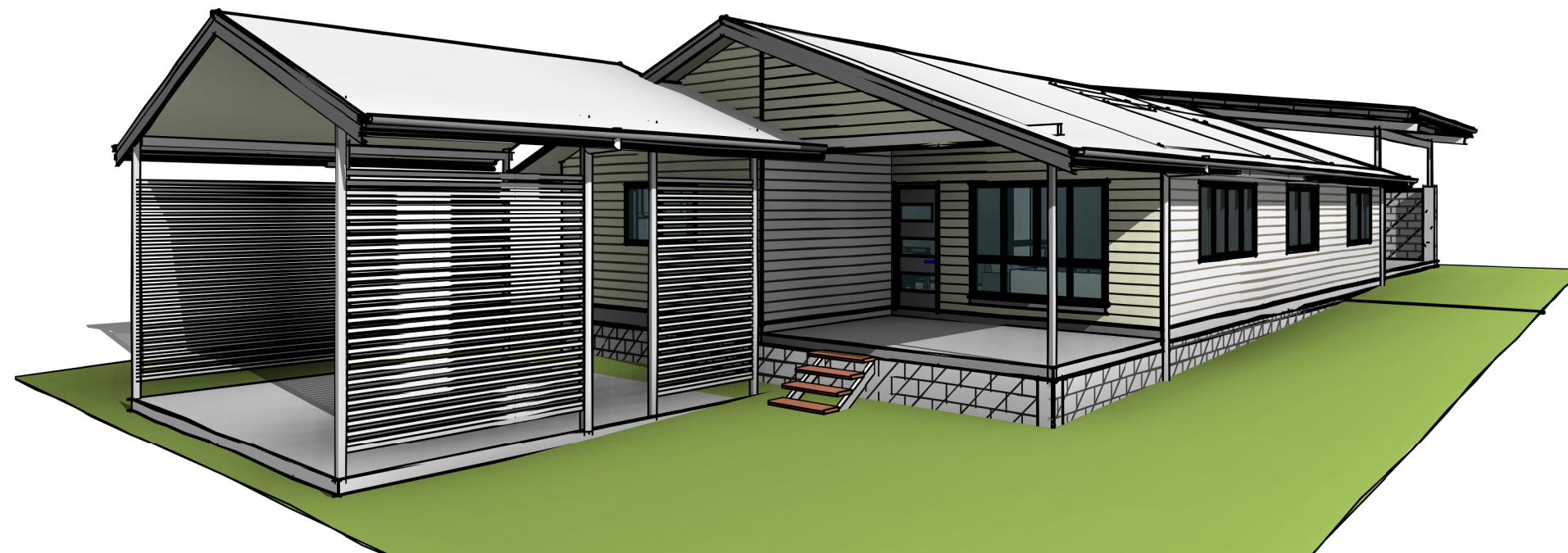
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*C.D. Larson* Sheet 15 of 15

Project No. MD 20-105 Sheet No. A13

3





(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 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 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) otherwise—20 business days after the day the notice is given; or
- (g) 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, 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,

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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—
- (a) has the qualifications or experience prescribed by regulation; and
- (b) has demonstrated an ability—
- (i) to negotiate and mediate outcomes between parties to a proceeding; and
- (ii) to apply the principles of natural justice; and
- (iii) to analyse complex technical issues; and
- (iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.

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# Schedule 1      Appeals

## section 229

### 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 the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
  - (h) a decision to give an enforcement notice—
    - (i) in relation to a matter under paragraphs (a) to (g); or
    - (ii) under the *Plumbing and Drainage Act 2018*; or
  - (i) an infrastructure charges notice; or
  - (j) the refusal, or deemed refusal, of a conversion application; 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.
- (8) In this section—
 

*storey* see the Building Code, part A1.1.

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>
<p>1. Development applications</p> <p>For a development application other than an excluded application, an appeal may be made against—</p> <ul style="list-style-type: none"> <li>(a) the refusal of all or part of the development application; or</li> <li>(b) the deemed refusal of the development application; or</li> <li>(c) a provision of the development approval; or</li> <li>(d) if a development permit was applied for—the decision to give a preliminary approval.</li> </ul>

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
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	<p>1 A concurrence agency that is not a co-respondent</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 Any eligible advice agency for the application</p> <p>4 Any eligible submitter for the application</p>
<p><b>2. Change applications</b></p> <p>For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity's decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p><b>3. Extension applications</b></p> <p>For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<p><b>4. Infrastructure charges notices</b></p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> <li>• the incorrect application of gross floor area for a non-residential development</li> <li>• applying an incorrect ‘use category’, under a regulation, to the development</li> </ul> <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&amp;E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

<b>Table 1</b>			
<b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<p><b>5. Conversion applications</b></p> <p>An appeal may be made against—</p> <p>(a) the refusal of a conversion application; or</p> <p>(b) a deemed refusal of a conversion application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
<p><b>6. Enforcement notices</b></p> <p>An appeal may be made against the decision to give an enforcement notice.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

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

<p>1. Appeals from tribunal</p> <p>An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—</p> <p>(a) an error or mistake in law on the part of the tribunal; or</p> <p>(b) jurisdictional error.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
<p>2. Eligible submitter appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

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

3. Eligible submitter and eligible advice agency appeals

For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—

(a) any part of the development application or change application 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)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

4. Compensation claims

An appeal may be made against—

(a) a decision under section 32 about a compensation claim; or

(b) a decision under section 265 about a claim for compensation; or

(c) a deemed refusal of a claim under paragraph (a) or (b).

<b>Table 2 Appeals to the P&amp;E Court only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
<p><b>5. Registered premises</b> An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p>	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
<p><b>6. Local laws</b> An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p>			



<b>Table 2 Appeals to the P&amp;E Court only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

<b>Table 3 Appeals to a tribunal only</b>			
<p><b>1. Building advisory agency appeals</b></p> <p>An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	<p>1 A concurrence agency for the development application related to the approval</p> <p>2 A private certifier for the development application related to the approval</p>

<b>Table 3 Appeals to a tribunal only</b>			
<p><b>2. Inspection of building work</b></p> <p>An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
<p><b>3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i></b></p> <p>An appeal may be made against—</p> <p>(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or</p> <p>(b) a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
<p><b>4. Local government failure to decide application under the Building Act</b></p> <p>An appeal may be made against a local government’s failure to decide an application under the Building Act within the period required under that Act.</p>			

<b>Table 3 Appeals to a tribunal only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—
<p>5. Failure to make a decision about an application or other matter under the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against a failure to make a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a failure by the Queensland Building and Construction Commission to make a decision, within the period required under that Act, if an information notice about the decision was required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—