

**Your Reference:**

**Our Reference:** KH: RR: mw 20-12 (FID86948, MCU002-20/21, 14768-10000-000, ID1573439)

**Contact:** Rentia Robertson

08 December 2020

Jessica Joy Cochrane  
775 Lake Pleasant Road  
SMOKY CREEK QLD 4702

Dear Sir/Madam

**Decision Notice – Approval**

*(Given under section 63 of the Planning Act 2016)*

**Application Number:** MCU002-20/21  
**Description:** Rural Dwelling  
**Level of Assessment:** Code Assessable  
**Site Address:** 775 LAKE PLEASANT ROAD, GOOVIGEN  
**Lot & Plan Details:** Lot 145 on RN151

On 07 December 2020, under delegated authority, the above development application was approved in full subject to conditions. The conditions of this approval are set out in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

**1. Details of Approval**

The following approval is given:

	<b>Planning Regulation 2017 reference</b>	<b>Development Permit</b>	<b>Preliminary Approval</b>
Making a Material Change of Use assessable under the planning scheme	s20	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**2. Approved Plans**

The approved plans for this development approval are listed in the following table:

<b>Plan/Document number</b>	<b>Plan/Document name</b>	<b>Date</b>
Page 1 of 10	Site Plan prepared by CQ Building Worx Pty Ltd	Sept 2020

Page 2 of 10	Existing Floor Plan	Sept 2020
Page 3 of 10	Sub Floor Plan	Sept 2020
Page 4 of 10	Elevations	Sept 2020
Page 5 of 10	Elevation 2	Sept 2020
Page 7 of 10	Standard Stump Tie Down	Sept 2020
Page 8 of 10	Roof Tie Down Details	Sept 2020
Page 9 of 10	Footing Details	Sept 2020
CQ17672	Effluent Disposal Design prepared by CQ Soil Testing	Sept 20

### 3. Further Development Permits

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

- Building Works
- Plumbing & Drainage

### 4. Conflict with relevant instrument and reasons for the decision despite the conflict.

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

### 5. Submissions

Not applicable (Public Notification not required)

### 6. Currency Period for the Approval

This development approval will lapse at the end of the period set out in section 85 of the *Planning Act 2016*.

### 7. Statement of Reasons

<b>Description of the development</b>	The proposed development is for a Rural Dwelling where the land is greater than 100 hectares and the persons to be housed is to be engaged in bona fida rural pursuits on the subject land.
<b>Assessment Benchmarks</b>	Rural Zone Code Development Standards Code House Code Natural Features and Conservation Area Overlay Economic Resources Overlay Code

<b>Reasons for Decision</b>	<u>Rural Zone Code</u> The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to the following: PO1 in relation to On-site Domestic Wastewater management. PO2 in relation to amenity.
	<u>Development Standards Code</u> The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to the following: PO2 in relation to vehicular access and driveway crossovers. PO9 in relation to water supply. PO11 in relation to on-site effluent disposal system. PO13 in relation to Erosion and Sediment control. PO20 in relation to Telecommunications.
	<u>House Code</u> The development complies with all applicable Acceptable Outcomes.
	<u>Natural Features and Conservation Area Overlay</u> The development complies or has been conditioned to comply with all applicable Acceptable Outcomes. Conditions have been imposed in relation to the following: PO2 in relation to potential contaminants. PO3 in relation to Effluent Disposal. PO4 in relation to Stormwater Drainage and Runoff.
	<u>Economic Resources Overlay Code</u> The development complies with all applicable Acceptable Outcomes.

## 8. Appeal rights

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the Planning Act 2016. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the Planning Act 2016).

### Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the Planning Act 2016.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the Planning Act 2016.

Attachment 2 is an extract from the Planning Act 2016 that sets down the applicant's appeal rights and the appeal rights of a submitter.

The Planning and Environment Court appeals database lists all the appeals lodged in the Planning and Environment Court since 15 March 2008, which the department has been notified of. It contains information about the appeal, including the appeal number, site address, local government area, and a copy of the appeal notice, including grounds for the appeal. The appeal database is an easy way for anyone to obtain information about an appeal or check if an appeal has been lodged for a specific development application or approval.

The appeal database is available at <https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution>.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development Services section on (07) 4992 9500, quoting you application number of MCU002-20/21.

Yours Sincerely



Dr Keith Halford  
**MANAGER ENVIRONMENT & PLANNING**

Enc Attachment 1 – Part A Conditions imposed by the Assessment Manager  
Attachment 1 – Part B Assessment Manager Notes  
Attachment 2 – Appeal Rights  
Attachment 3 – Approved Drawings

# MCU002-20/21 Attachment 1

## Part A - Conditions imposed by the Assessment Manager

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### General

- 1 The proposed Material Change of Use is to be completed and carried out generally in accordance with the following approved plans and reports submitted with the Development Application, except where modified by the conditions of this Development Approval –

Plan/Document number	Plan/Document name	Date
Page 1 of 10	Site Plan prepared by CQ Building Worx Pty Ltd	Sept 2020
Page 2 of 10	Existing Floor Plan	Sept 2020
Page 3 of 10	Sub Floor Plan	Sept 2020
Page 4 of 10	Elevations	Sept 2020
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CQ17672	Effluent Disposal Design prepared by CQ Soil Testing	Sept 20

- 2 Comply with all of the conditions of this Development Approval prior to the commencement of the use, unless otherwise stated within this Decision Notice, and maintain compliance for the duration of the approved use.
- 3 Exercise the approval and complete all associated works, including any relocation or installation of services, at no cost to Council.
- 4 Alterations to public utilities, mains and services made necessary in connection with any of the works arising from this approval including works to restore and reinstate all roads are to be completed at no cost to Council.

### Approved Use

- 5 The approved use of the premises is for Rural dwelling where the persons to be housed in the additional dwelling is engaged in bona fide and viable rural pursuits on the subject land.

## **Building Setbacks**

- 6 Setbacks must be in accordance with the approved plan, Site Plan, Page 1 of 10 as prepared by CQ Building Worx dated Sept 2020.

## **Road and access**

- 7 Access for the proposed new dwelling is to be via the existing property access. This access is to be maintained to a standard which will allow access to the new residence for emergency vehicles.

## **Building works**

- 8 The applicant shall obtain a development permit for building work associated with the demolition/new work associated with the approval.
- 9 The applicant shall obtain a development permit for all plumbing and drainage work including the removal of redundant pipework.
- 10 All plant and equipment including compressors, air conditioners and the like are to be housed and screened to ensure that no harm or nuisance is caused to the adjoining residential use.
- 11 Roof water from the building shall be conveyed to the water storage tanks with any overflow directed to a suitable discharge point.

## **Effluent Disposal**

- 12 Prior to the commencement of use, an effluent disposal system, appropriate for the proposed development, is to be installed after obtaining all relevant approvals for the aforementioned in accordance with the requirements of the *Plumbing and Drainage Act 2002* and the *Queensland Plumbing and Wastewater Code*.
- 13 On-site waste water treatment and disposal is to satisfy the requirements of *AS1547:2012 On-site Domestic Wastewater Management*.
- 14 On-site waste water treatment and disposal is setback a minimum of 100 metres from Callide Creek.

## **Water supply**

- 15 At the time of lodging a building application, documentation is required to be submitted to Council that demonstrates that water supply for potable and emergency purposes with a minimum 20,000 Litre capacity volume as well as access to the existing bore is available for the development. .
- 16 Prior to the commencement of use, the applicant/ developer are to ensure

that the rural dwelling is connected to an electricity supply.

- 17 The applicant/developer is to ensure that provision is made for telecommunications for all new users and habitable buildings to a contemporary standard at the time of the development.

#### **Sediment and Erosion Control**

- 18 Erosion and sediment control measures are employed during works to prevent run-off in accordance with the Capricorn Municipal Development Guidelines ([www.cmdg.com.au](http://www.cmdg.com.au)).

#### **Waste Management**

- 19 Waste must not be burned at the premises.

**END OF CONDITIONS**

# MCU002-20/21 Attachment 1

## Part B – Assessment Manager Notes

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- A** The approved development must also comply with Council's current Local Laws under the *Local Government Act 2009*.
- B** Failure to ensure ongoing compliance with the conditions of this Development Approval including conditions relating to the ongoing use of the premise, and the design and layout of the development may constitute an offence under the *Planning Act 2016*.
- C** The applicant is responsible for ensuring Queensland Fire Services requirements are met with respect to this development which may include but not be limited to the installation/upgrade of holding tanks or pumps as necessary to meet flow and pressure requirements.
- D** Where further development is proposed it is the applicant's / developer's responsibility to ensure further approvals are sought as required by the Banana Planning Scheme.
- E** In carrying out the activity or works associated with the development, all reasonable and practical measures are to be taken to minimise releases and the likelihood of releases of contaminants to the environment, except as otherwise provided by the conditions of this development approval.
- F** The applicant and or owner/s of the land and the person/s responsible for the management of the premise is/are to ensure ongoing compliance with conditions of this Development Permit including Conditions relating to the ongoing use of the premise, and the design and layout of the development.
- G** Pursuant to section 75 of the *Local Government Act 2009*, Council's written approval is required to carry out works on a road, or interfere with a road or its operation. This requirement applies to all Council-controlled roads within its local government area. The process for obtaining approval is set out in Council's *Local Law No. 1 (Administration) 2011*. Approval must be obtained prior to the commencement of the works.
- H** Any works on roads shall be conducted in accordance with the Queensland Department of Transport and Main Roads, "Manual of Uniform Traffic Control Devices – Part 3".

### Engineering

- A** All damage incurred to existing roads, services or street furniture as a result of the proposed development shall be repaired within a reasonable period at the developer's expense.



- B** All works required pursuant to these conditions shall be undertaken and completed in accordance with Council's Standards - Capricorn Municipal Development Guidelines ([www.cmdg.com.au](http://www.cmdg.com.au)) at the Applicant's expense.
- C** Pre and post installation inspections shall be arranged with Council's Plumbing Inspector.
- D** Subsequent applications will be required for Building, Plumbing/Drainage Works. Building works are to comply with the *Building Act 1975*, the Building Code of Australia and other relevant authorities.

### **General Environmental Duty**

- A** The *Environmental Protection Act 1994* places a general environmental duty on everyone. Activity that causes or is likely to cause environmental harm must not be carried out unless all reasonable and practicable measures are taken to prevent or minimise the harm. Anyone becoming aware of serious or material environmental harm being caused or threatened by an activity they are involved in, has a duty to report that harm.
- B** It is an offence under the *Environmental Protection Act 1994* to cause environmental nuisance. Environmental nuisance includes unreasonable interference caused by noise, dust, fumes, odour, smoke, aerosols, particles or light.

### **Water**

- A** Development shall comply with the applicable requirements of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.

### **Air**

- A** Suitable dust suppression should be used and/or screens or barriers should be erected, where required during excavation and building works, to reduce the emission of dust or other such emissions from the site.
- B** Development shall comply with the applicable requirements of the Environmental Protection (Air) Policy 2019.

### **Waste**

- A** It is an offence under the *Waste Reduction and Recycling Act 2011* to leave litter behind or allow litter to blow from site. All waste must be appropriately contained on site prior to removal.
- B** Regulated waste (including asbestos) is only to be disposed of at Trap Gully Landfill and an application form must be completed and approved prior to

disposal.

### **Cultural Heritage**

- A** This development approval does not authorise any activity that may harm Aboriginal cultural heritage. Under the *Aboriginal Cultural Heritage Act 2003* you have a duty of care in relation to such heritage. Section 23(1) provides that, "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage".
- B** Council does not warrant that the approved development avoids affecting Aboriginal cultural heritage. It may therefore be prudent for you to carry out searches, consultation, or a cultural heritage assessment to ascertain the presence or otherwise of Aboriginal cultural heritage. The Act and the associated duty of care guidelines explain your obligations in more detail and should be consulted before proceeding.

### **Biosecurity**

- A** A landowner has an obligation to take reasonable steps to keep their land free of invasive plants and animals in accordance with the Biosecurity Act 2014. Consideration should be given to appropriate treating of invasive plants, where necessary, in the construction and operational phases of the proposed development to meet the obligations under this Act.
- B** Vehicles movement during construction must be managed to prevent the spread of invasive plants. All vehicles used in weed infested areas must either be contained or cleaned to prevent the spread of invasive plant material. Numerous washdown facilities are available within the Shire to help remove weed seeds, soil and other foreign matter from vehicles and machines, and Council staff is available to conduct vehicle inspections.

### **Mosquito breeding**

- A** The site is required to be appropriately drained so that water is not allowed to accumulate or pond in a manner that may allow mosquito breeding, as required under the *Public Health Regulation 2005*.

**END OF NOTES**

# Attachment 2

## Planning Act 2016 Extract on Appeal Rights

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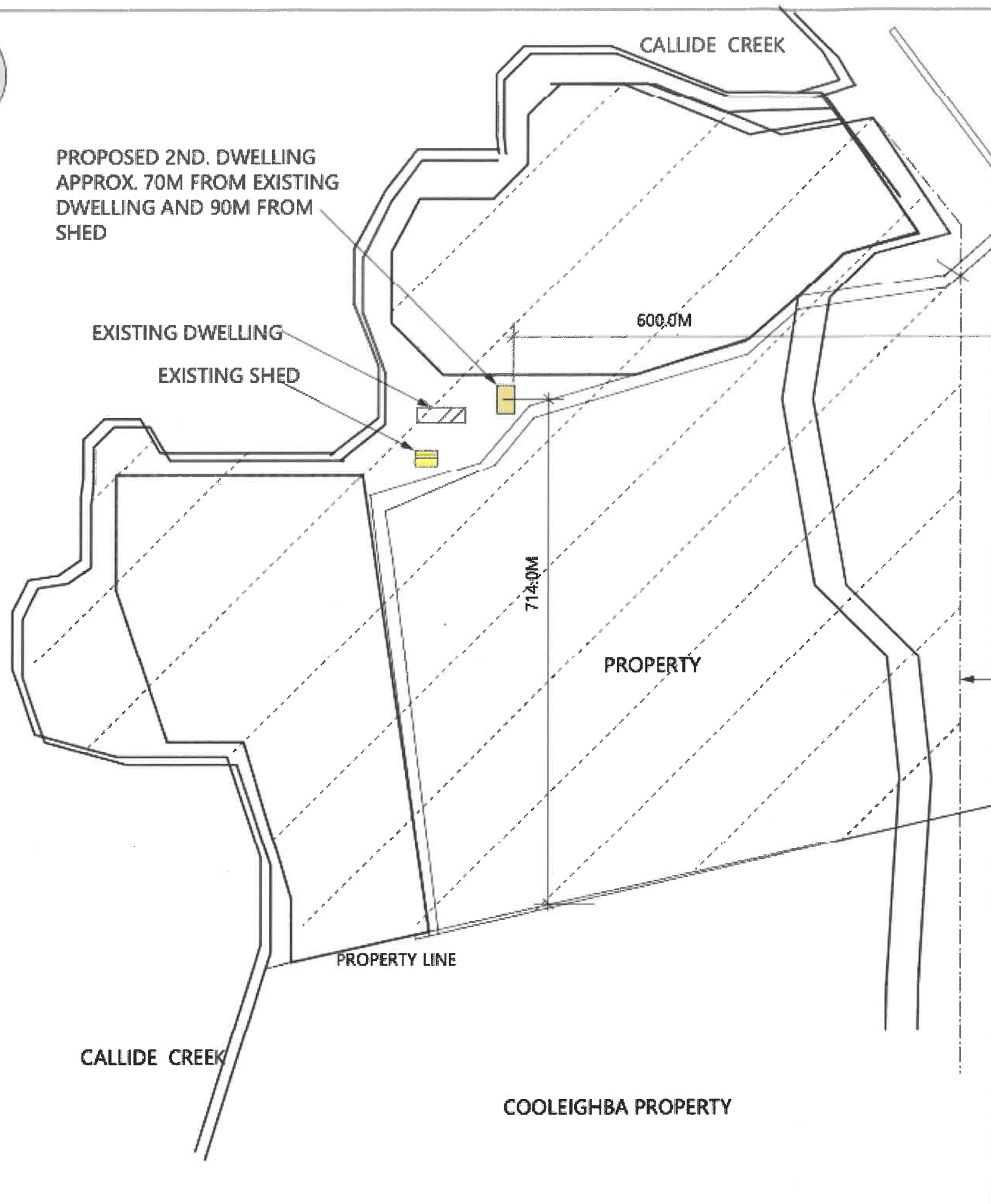
### Part 1 Appeal rights

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

- (1) Schedule 1 states—
  - (a) matters that may be appealed to—
    - (i) either a tribunal or the P&E Court; or
    - (ii) only a tribunal; or
    - (iii) only the P&E Court; and
  - (b) the person—
    - (i) who may appeal a matter (the appellant); and
    - (ii) who is a respondent in an appeal of the matter; and
    - (iii) who is a co-respondent in an appeal of the matter; and
    - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The appeal period is—
  - (a) For an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
  - (b) For an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
  - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person. Note— See the P&E Court Act for the court's power to extend the appeal period.
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund—
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) The cost of infrastructure decided using the method included in the local government's charges resolution.

**Attachment 3**  
**Approved Drawings**

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PROPOSED 2ND. DWELLING  
APPROX. 70M FROM EXISTING  
DWELLING AND 90M FROM  
SHED

EXISTING DWELLING  
EXISTING SHED

CALLIDE CREEK

600.0M

714.0M

PROPERTY

SMOKY CREEK AREA

LAKE PLEASANT ROAD

PROPERTY LINE

Banana Shire Council  
PLANNING APPROVAL

07 DEC 2020

mc4002-20/21

PROPOERTY DESCRIPTION.

LOT.. 775  
NO.  
R.P.

AREA  
PARISH. SMOKY CREEK  
COUNTY. GOOVIGEN

NOTE NOT TO SCALE

CALLIDE CREEK

COOLEIGHBA PROPERTY

PROPERTY LINE

SITE NOTES

- IDENTIFICATION SURVEY IS TO BE OBTAINED IF DOUBT OF POSITION OF SURVEY PEGS EXISTS
- BUILDER TO IDENTIFY AND LOCATE POSITIONS OF SEWER LINE AND DRAINS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
- DOWN PIPE POSTIONS INDICATIVE ONLY AND ARE TO BE ADJUSTED TO SUITE SITE CONDITIONS.
- FLOOD HEIGHT LEVELS TO BE CHECKED BY BUILDER FROM LOCAL COUNCIL BEFORE ANY CONSTRUCTION IS TO BEGIN ON SITE
- BUILDER HAS TO CLARIFY WITH THE OWNER WHERE THE HOUSE IS SITUATED ON THE BLOCK

-NOTES:-

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ENGINEERS AND OTHER CONSULTANTS' DRAWINGS OR REPORTS. ALL DIMENSIONS AND DETAILS SHALL BE CHECKED WITH THE DRAWINGS AND ON SITE PRIOR ANY CONSTRUCTION MADE ON SITE BUILDER TO CHECK AND COMPLY WITH EARTHQUAKE REQUIREMENTS. DO NOT SCALE OFF PLAN WITH RULER.

C2- 61m/sec.  
Ultimate Limit State  
Wind Speed 220 km/h.

PAGE NO: 1 of 10

PROPOSED RE3TUMP  
TO EXISTING RESIDENCE

for JESS COCHRANE  
at. 775  
Lake Pleasant road,  
Goovigen qld 4702



No 46 WYLIE ST  
BUNDABERG QLD 4670

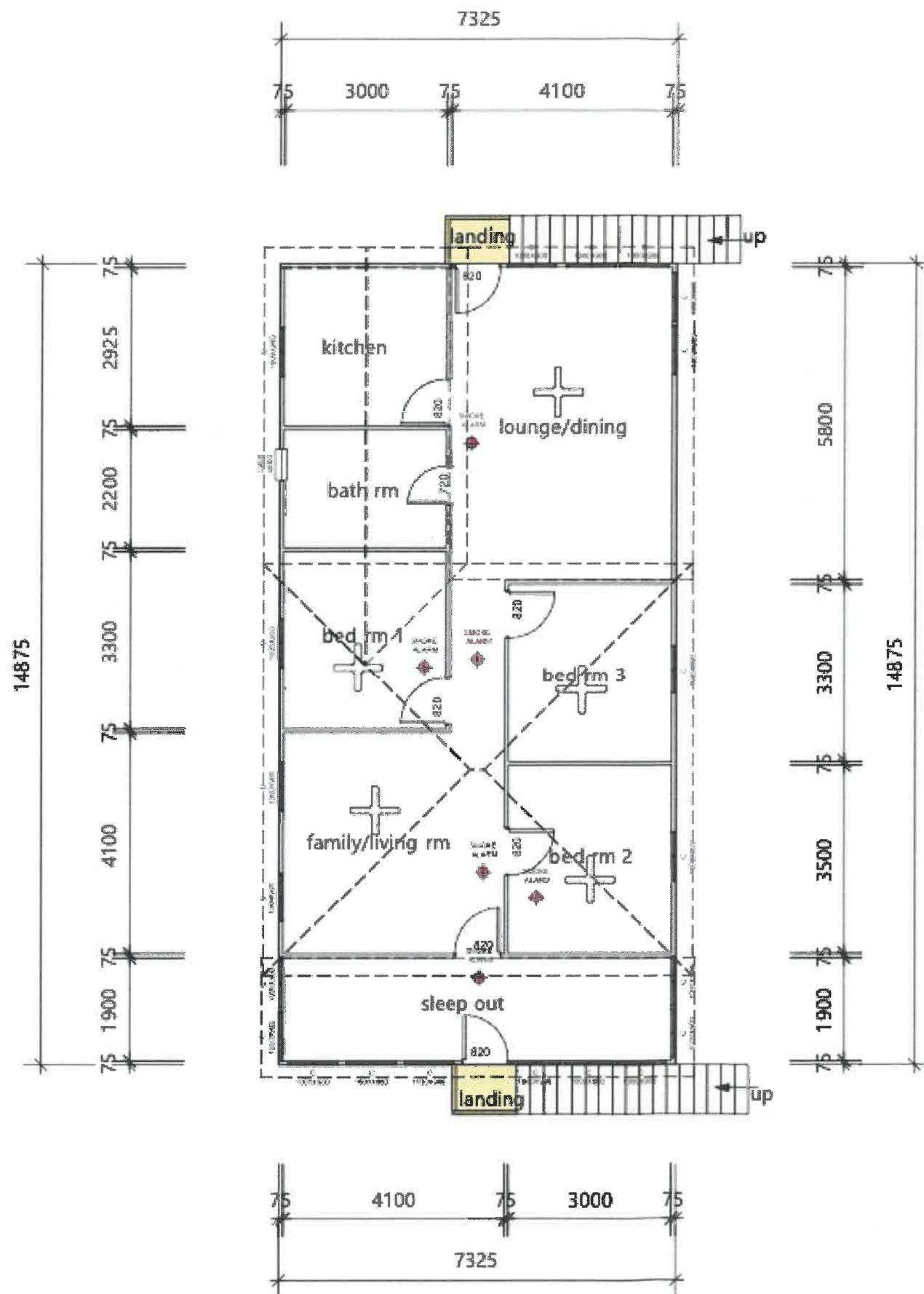
P: 07 4151 2277  
F: 07 4152 5166  
E: cqbuildingworx@primus.com.au

SHEET DESCRIPTION

SITE PLAN

AMMENDMENTS

DATE DRAWN: SEPT. 2020



- ◆ → INDICATES CEILING SMOKE DETECTOR WIRED TO MAINS ELECTRICAL BOARD, PROVIDE INTO BED ROOMS AND HALL WAYS AS REQUIRED BY FIRE SAFTY ACT QLD.
- DP → INDICATES DOWN PIPES FOR STORMWATER
- ✚ → CEILING FANS

Banana Shire Council  
PLANNING APPROVAL

07 DEC 2020

mc4002-20/21

TOTAL LIVING AREA-- 109.0 SQM

NOTE EXISTING TIMBER STRUCTURE ON EARTH FLOOR WITH TIMBER HAND PITCH ROOF

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PAGE NO: 2 of 10

PROPOSED RESTUMP TO EXISTING RESIDENCE

for JESS COCHRANE  
at 775  
Lake Pleacant road,  
Goovigen qld .4702



No 46 WYLIE ST  
BUNDABERG QLD 4670  
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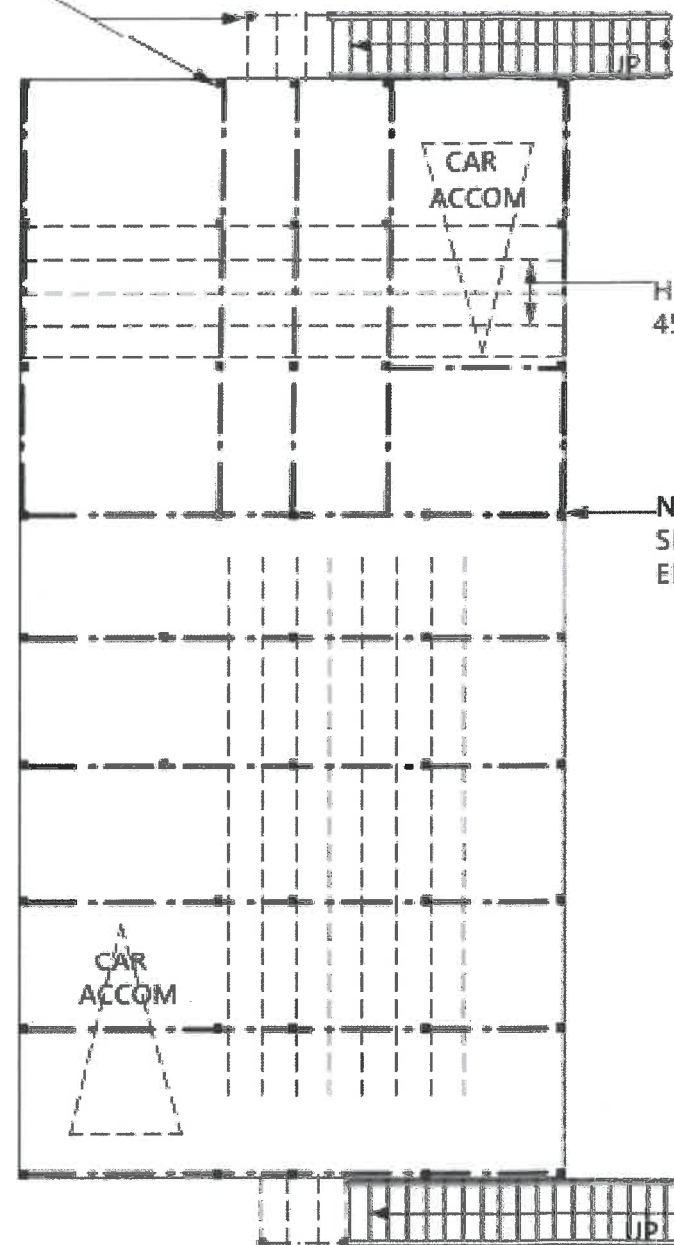
SHEET DESCRIPTION	
1	EXISTING FLOORPLAN
A3	Scale: 1:100

AMMENDMENTS

DATE DRAWN: SEPT. 2020

GROUND TO BE TREATED FOR WHITE ANTS AND  
TERMITES IN ACCORDANCE WITH AS CODE 3660-1-2000

NEW 75X75 4.0 STEEL STUMPS  
SET INTO CONC.FOOTINGS,  
ENGINEER TO DESIGN



HW TIMBER FLOOR JOISTS AT  
450MM. CTRS

NEW 75X75 4.0 STEEL STUMPS  
SET INTO CONC.FOOTINGS,  
ENGINEER TO DESIGN

Banana Shire Council  
PLANNING APPROVAL

07 DEC 2020

mc4002-20/21

NOTE FROM GROUND TO  
UNDERSIDE OF FLOOR JOISTS  
3.0M OR TO OWNERS SPECIFICATION

NOTE. STUMP POSITIONS TO BE  
MEASURED ON SITE BY BUILDER

NOTE. ALL STEEL STUMP FOOTINGS TO BE DESIGNED BY ENGINEER

**NOTES:-**

THESE DRAWINGS SHALL BE  
READ IN CONJUNCTION WITH  
THE ENGINEERS AND OTHER  
CONSULTANTS' DRAWINGS  
OR REPORTS. ALL DIMEN-  
SIONS AND DETAILS SHALL BE  
CHECKED WITH THE DRAWINGS  
AND ON SITE PRIOR ANY  
CONSTRUCTION MADE ON SITE  
BUILDER TO CHECK AND  
COMPLY WITH EARTHQUAKE  
REQUIREMENTS. DO NOT  
SCALE OFF PLAN WITH RULER.

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PAGE NO: 3 of 10

PROPOSED RESTUMP  
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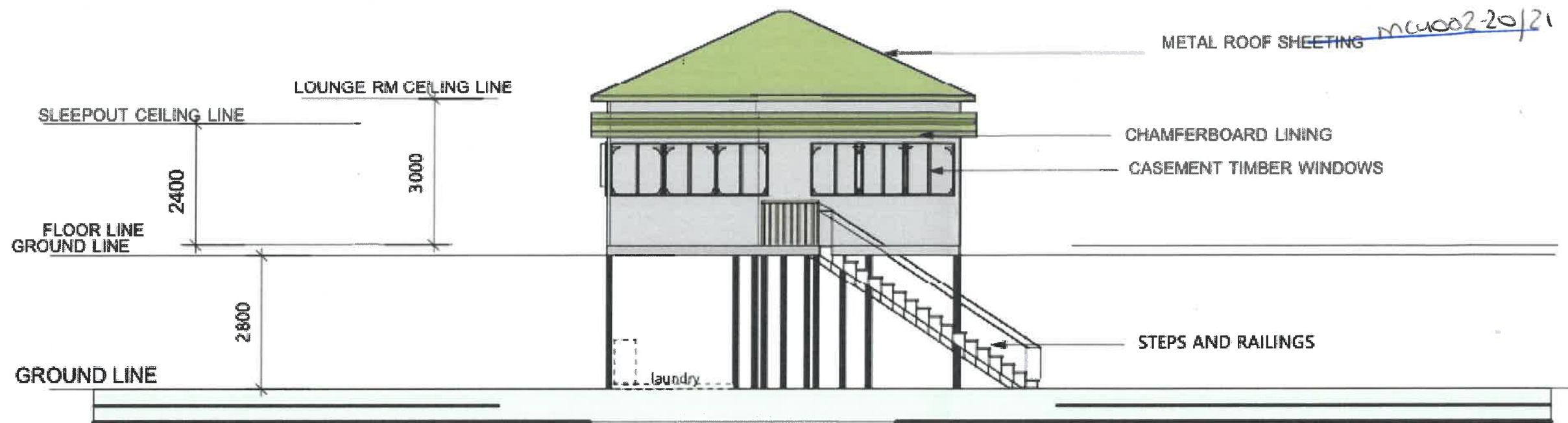
**SUB FLOOR  
PLAN**

AMMENDMENTS

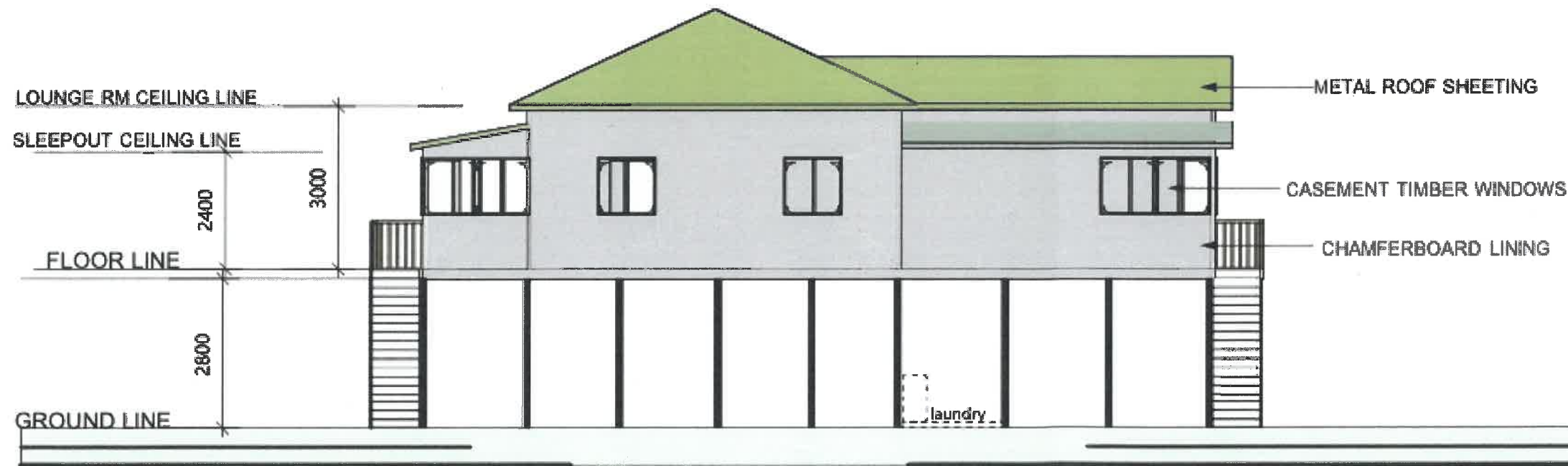
DATE DRAWN: SEPT. 2020

Banana Shire Council  
PLANNING APPROVAL

07 DEC 2020



ELEVATION WEST VIEW



ELEVATION SOUTH VIEW

**NOTES:-**

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PAGE NO: 4 of 10

PROPOSED RESTUMP  
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for JESS COCHRANE

at 775  
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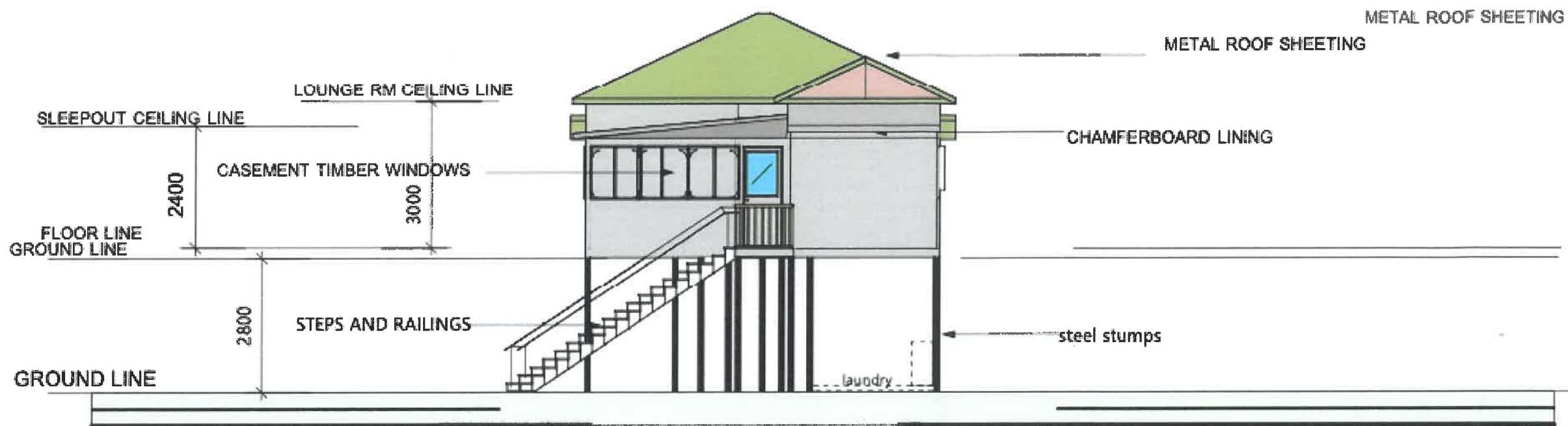
SHEET DESCRIPTION

ELEVATIONS

AMMENDMENTS

DATE DRAWN: SEPT. 2020



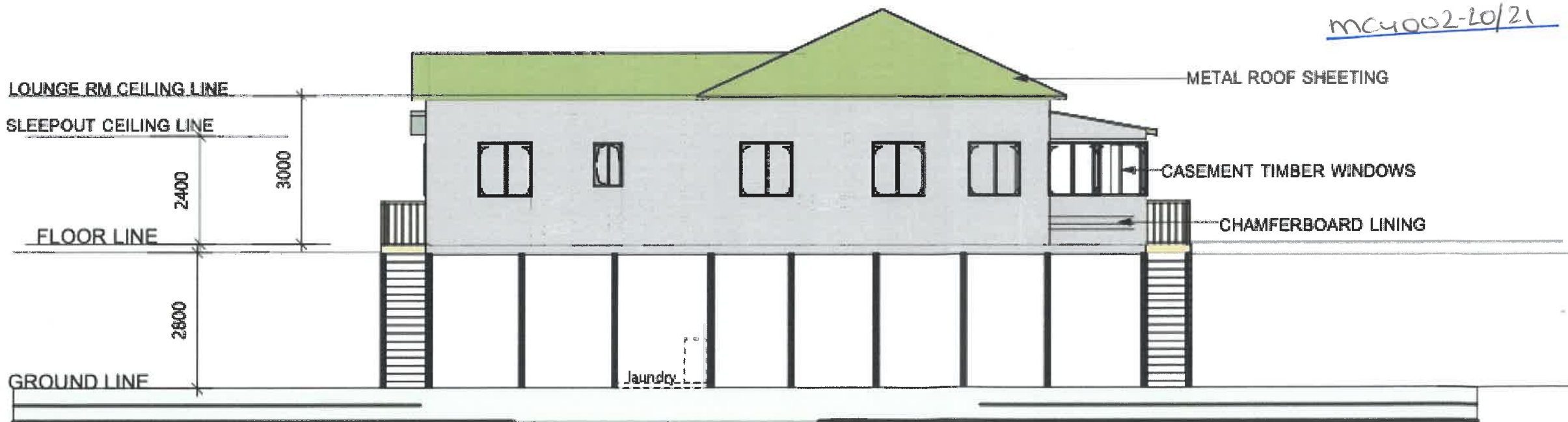


ELEVATION WEST VIEW

Banana Shire Council  
PLANNING APPROVAL

07 DEC 2020

mc4002-20/21



ELEVATION SOUTH VIEW

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PAGE NO: 5 of 10

PROPOSED RESTUMP  
TO EXISTING RESIDENCE

for JESS COCHRANE  
at 775  
Lake Pleasant road,  
Goovigen qld .4702

**BUILDING  
WORX** PTY LTD  
QBSA Lic: 1102325

No 46 WYLIE ST  
BUNDABERG QLD 4670

P: 07 4151 2277  
F: 07 4152 5166  
E: [cqbuildingworx@primus.com.au](mailto:cqbuildingworx@primus.com.au)

SHEET DESCRIPTION

**ELEVATION 2**

AMMENDMENTS

DATE DRAWN: SEPT. 2020

MIN. OF 2 NO 12 BOLTS OR 1 M 12 BOLT & 12 COACH SCREW.

THIS DETAIL FOR STANDARD NON. REACTIVE TYPE SOIL.

200X75X10 M.L. FLAT PLATE.

76 X 76 X 4.0 MM DURAGAL OR ALLGAL

NOTE. ALL JOINS AND WELDS ABOVE GROUND LINE TO BE PRIMED WITH RUST COAT.

GROUND LINE

75MM

CONC. FOOTING.

600MM. MIN.

SIZE

100X100X4MM PLATE.

SIZE

Banana Shire Council  
PLANNING APPROVAL

07 DEC 2020

mcu002-20/21

NOTE. CONC. PAD FOOTINGS TO BE DESIGNED BY ENGINEER.

**:-NOTES:-**

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PAGE NO: 7 of 10

PROPOSED RESTUMP  
TO EXISTING RESIDENCE

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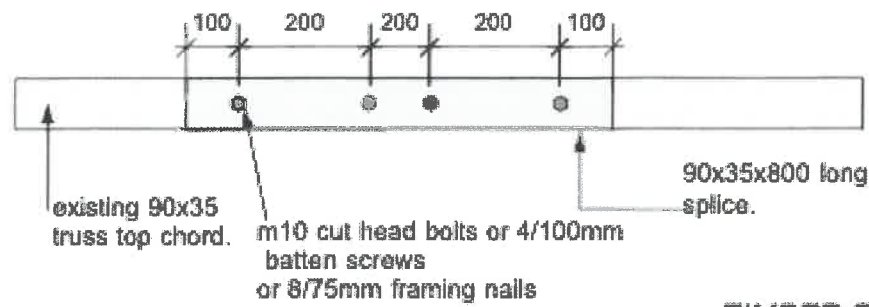
P: 07 4151 2277  
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E: [cqbuildingworx@iprimus.com.au](mailto:cqbuildingworx@iprimus.com.au)

SHEET DESCRIPTION

STANDARD  
STUMP  
TIE DOWN

AMMENDMENTS

DATE DRAWN: SEPT. 2020



ONLY REQUIRED IF ROOF PITCH IS OVER GREATER 10 DEG.

NOTE. FIX RAFTER TO RIDGE BOARD WITH 2-3.75 SKEW NAILS.

30 x 0.8mm G.I. strap with 2 roof screws to each end ( 2/50 no 14 type 17. ) or 4/2.8dia. nails each end.

**SPLICE DETAILS**

**RAFTER TIE DOWN**

30x0.8 G.S. STRAP NAILED TO RAFTER WITH 4/2.8 DIA. NAILS EACH END TO TOP PLATE OR 2NO 14 TYPE 14X50 SCREW...

TIMBER BATTENS AT 900CTRS FIXED WITH 75MM BATTEN SCREWS FOR C3,C2 FIXED WITH 40mm BATTEN SCREWS.

100x50f14 collar tie FOR EVERY SECOND PAIR OF RAFTERS.

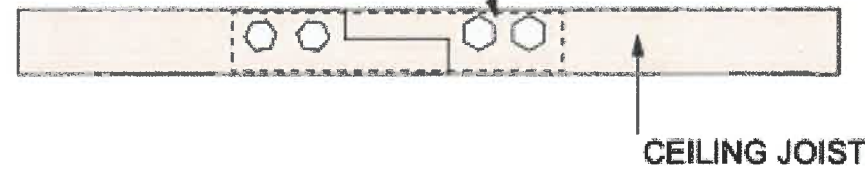
TIMBER ROOF BATTEN

RIDGE BOARD

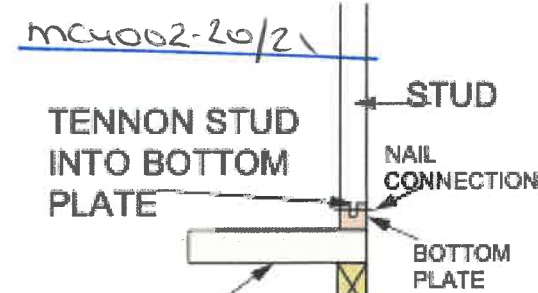
1/10mm bolt or 2/100mm batten screws, connection every 2nd rafter if over 4.0m.

LOOP STRAP TO CEILING JOISTS 2 PER RIDGE

100X38F14 600MM LONG TIMBER STIFFNER BESIDE EACH CUT WITH 2/10MM BOLTS OR 4/100MM BATTEN SCREWS OR 8/75MM FRAMING NAILS TO FORM THE CONNECTION.



CEILING JOIST



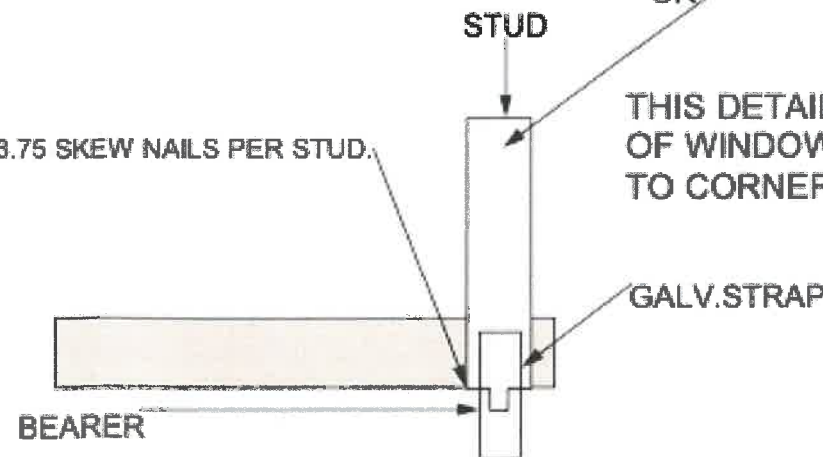
TENNON STUD INTO BOTTOM PLATE

STUD  
NAIL CONNECTION  
BOTTOM PLATE

OR

THIS DETAIL TO OUTSIDE OF WINDOWS AND TO CORNERS.

2-3.75 SKEW NAILS PER STUD.



**TIE DOWN TO BEARER**

NO END SPLITS ALLOWED DRILL IF NECESSARY.



STUD

TOP PLATE

30x0.8mm galvanised strap 3/30x2.8mmdia. galvan. flathead (or equivalent) nails at each end to stud or--no14--type 17 x100 tek screw through top plate to each connecting stud.

**TOP PLATE AND STUD TIE DOWN**

**NOTES:-**

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C2- 61m/sec.  
Ultimate Limit State  
Wind Speed 220 km/h.

PAGE NO: 8 of 10

PROPOSED RESTUMP TO EXISTING RESIDENCE

for JESS COCHRANE

at. 775  
Lake Pleasant road,  
Goovigen qld .4702



No 46 WYLIE ST  
BUNDABERG QLD 4670

P: 07 4151 2277  
F: 07 4152 5166  
E: cqbuildingworx@primus.com.au

SHEET DESCRIPTION

**ROOF TIE DOWN DETAILS**

AMMENDMENTS

N.T.S.

DATE DRAWN: SEPT. 2020

Banara Shire Council  
PLANNING APPROVAL

07 DEC 2020

mc4002-20/2

**NOTE. FOR SITE CLASS--'S. M.'**  
**NOTE ENGINEERS DETAILS AND CALCULATIONS TAKE PRECEDENCE OVER THIS DRAWING.**

**NOTES.**

1. Site classification is to be confirmed by inspection of footing excavations.
2. Concrete for foundations to be n20/20/20 concrete for slabs to be n25/20/100.
3. Minimum cover to ground -50mm.
4. Top cover to slab reinforcement-30mm.
5. Grade finish ground surface to divert water away from building.
6. Construct piers of 350 dia. through ftb, 300mm into natural rock.
7. Termite treatment is not addressed in these drawings/specifications.
8. Waterproof membrane is 0.2mm polythene, joints are to be lapped 300mm and lapped.
9. Reinforcement to be supported on plastic chairs at 1000mm ctrs.
10. All concrete is to be mechanically vibrated during placing.
11. Fill material and sand under slabs is to be compacted to 95.0% of max. dry density.
12. Place 2/n12 under slab mesh over piers areas of footing.
13. Place an extra layer of slab mesh over slab piers where required.
14. Thickening beams poured with the slab are to be filled to footings with 2/n12x1500long.
15. Place 2/n12x1200 long across all re-entrant corners.
16. Place 1 corner bar in each layer of bench mesh as per detail.
17. Raft slabs to be poured in one single pour.

**-:NOTES:-**

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C2- 61m/sec.  
 Ultimate Limit State  
 Wind Speed 220 km/h

PAGE NO: 9 of 10

PROPOSED RE3TUMP TO EXISTING RESIDENCE

for JESS COCHRANE  
 at 775  
 Lake Pleasant road,  
 Goovigen qld .4702



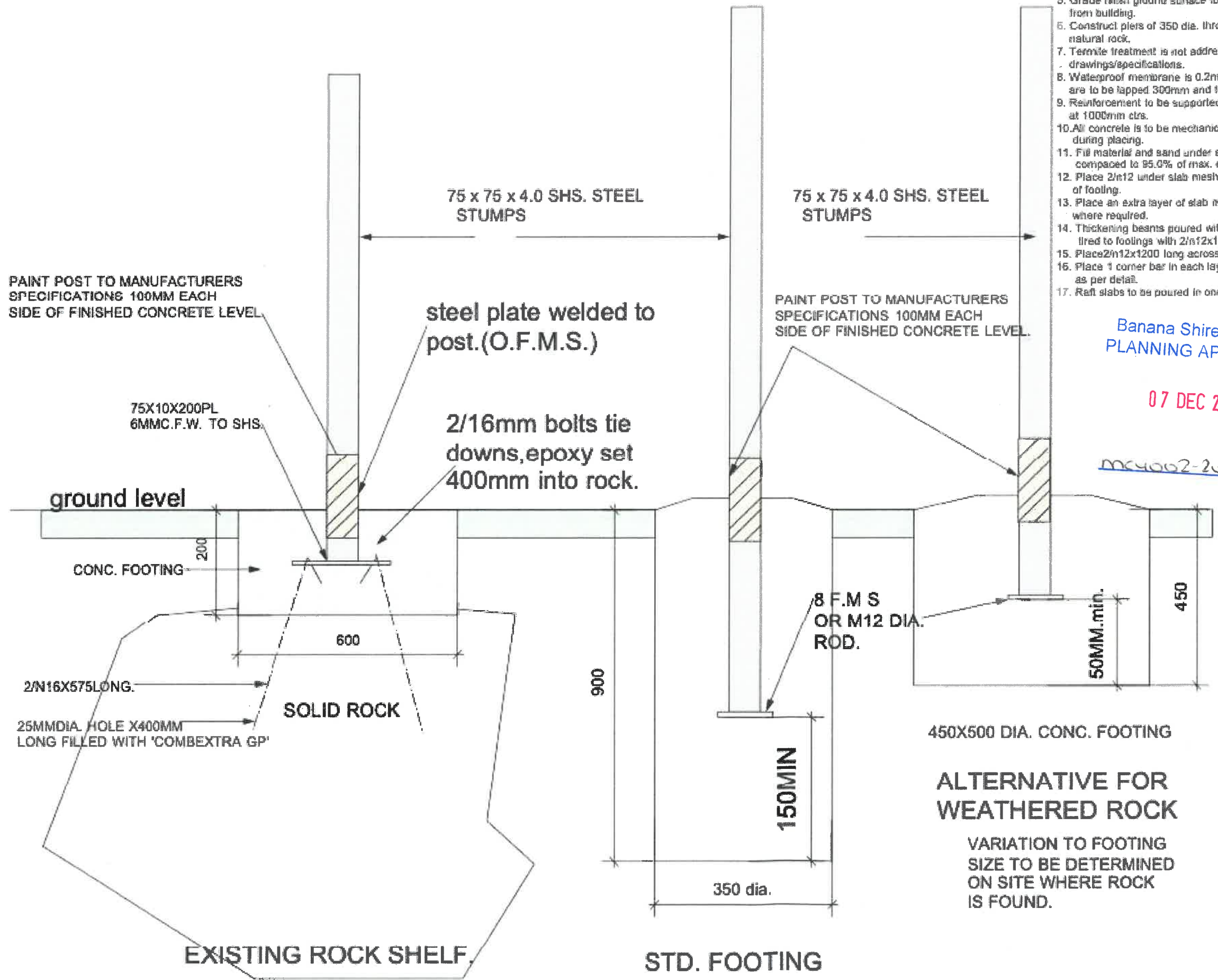
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SHEET DESCRIPTION

**FOOTING DETAILS**

AMMENDMENTS

DATE DRAWN: SEPT. 2020



Banana Shire Council  
 PLANNING APPROVAL

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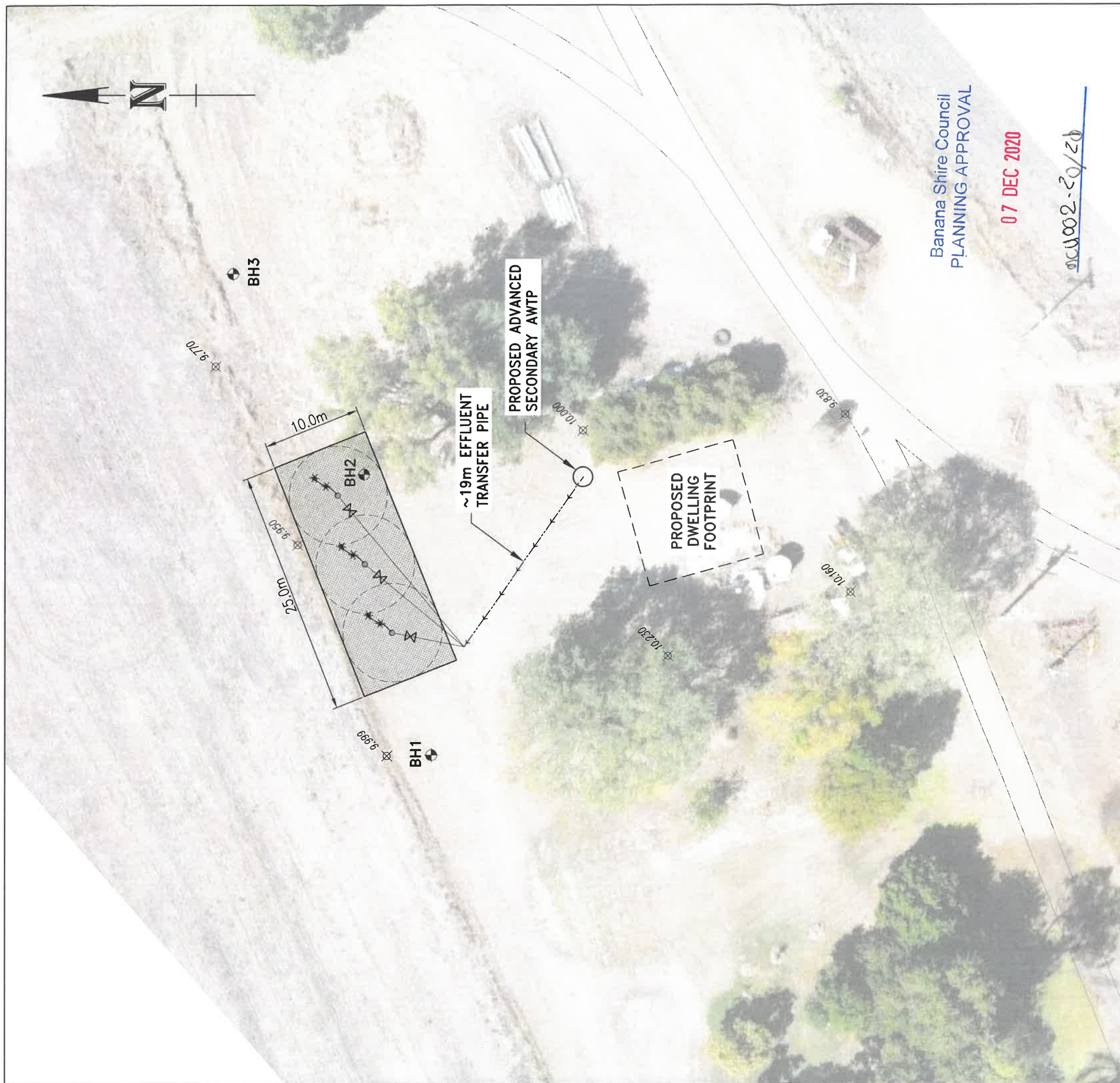
mc4002-20/21

450X500 DIA. CONC. FOOTING

**ALTERNATIVE FOR WEATHERED ROCK**

VARIATION TO FOOTING SIZE TO BE DETERMINED ON SITE WHERE ROCK IS FOUND.

STD. FOOTING

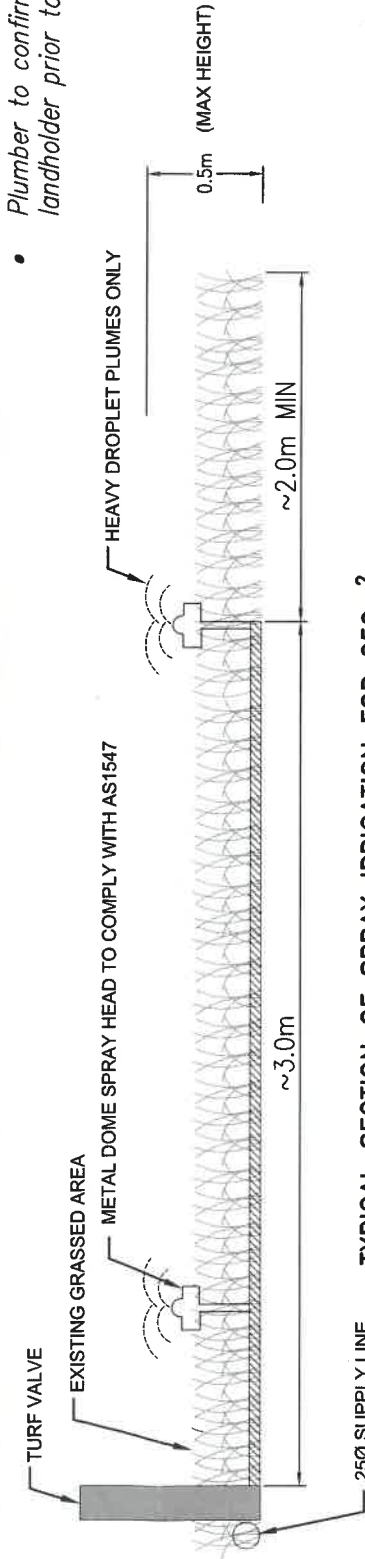


Banana Shire Council  
PLANNING APPROVAL

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OCU002-20/20

- Plumber to confirm location with landholder prior to installation.



TYPICAL SECTION OF SPRAY IRRIGATION FOR 250m<sup>2</sup>

**SEWERAGE NOTES:**

- ALL WORK TO BE IN ACCORDANCE WITH AS1547
- CONSTRUCT DIVERSION BANKS/DRAINS WHERE NECESSARY
- TURF VALVES TO BE EVENLY SPACED OVER THE IRRIGATION AREA
- SHOULD EXCAVATIONS REVEAL SOIL CONDITIONS DIFFERENT FROM THOSE SHOWN IN THE BORELOG SHEET IN THIS REPORT, CQ SOIL TESTING SHOULD BE CONTACTED IMMEDIATELY IN ORDER TO CARRY OUT FURTHER TESTING AND DESIGN (WHERE REQUIRED).
- A 100% RESERVE AREA, SATISFYING ALL MINIMUM SETBACK REQUIREMENTS CAN BE ACHIEVED.

**ASSUMED R.L.'S**

- A) INLET TO PROPOSED AWTP ≈ 9.700
- B) OUTLET FROM AWTP = NOT APPLICABLE AS THE SYSTEM IS PRESSURISED
- C) R.L.'S OF TURF VALVES NOT APPLICABLE AS THE SYSTEM IS PRESSURISED

**CQ SOIL TESTING**  
Servicing all of Central Queensland

QBCC - 1117681 ABN - 47715943484  
Phone: (07) 4936 1163  
Email: info@cqsoiltesting.com.au  
Website: www.cqsoiltesting.com.au

Project: **LOT 145 LAKE PLEASANT ROAD  
GOOVIGEN, QLD**

For: **J COCHRANE**

Title: <b>EFFLUENT DISPOSAL DESIGN</b>	
Scale: <b>1:400 (A3)</b>	Date: <b>SEP '20</b>
Sheet: <b>1 of 1</b>	Drawn: <b>T.W.</b>
Job No: <b>CQ17672</b>	Rev: <b>A</b>