

DELEGATED REPORT

SUBJECT: K LONE - MATERIAL CHANGE OF USE - DWELLING HOUSES (1 X 3 BEDROOM UNIT & 2 X 2 BEDROOM UNITS) - LOT - 10 PARES STREET, MAREEBA - MCU/19/0004

DATE: 24 April 2019

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	K Lone	ADDRESS	10 Pares Street, Mareeba
DATE LODGED	26 March 2019	RPD	Lot 1 on RP712658
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Multiple Dwellings (1 x 3 bedroom unit and 2 x 2 bedroom units)		

FILE NO	MCU/19/0004	AREA	1,004m2
LODGED BY	Max Slade Designs Pty Ltd	OWNER	K Lone
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Medium Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is code assessable and was not required to undergo public notification.

It has been assessed against the relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.

Draft conditions were provided to the Applicant care of their consultant and have been agreed to.

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	K Lone	ADDRESS	10 Pares Street, Mareeba
DATE LODGED	26 March 2019	RPD	Lot 1 on RP712658
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Multiple Dwellings (1 x 3 bedroom unit and 2 x 2 bedroom units)		

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

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Multiple Dwellings (1 x 3 bedroom unit & 2 x 2 bedroom units)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
M18-4659 A101	Aerial Site and Locality Plan	Max Slade Designs	26/03/2019
M18-4659 A102	Layout Plan & Area Plan	Max Slade Designs	26/03/2019
M18-4659 A103	Unit Layout Plan & Unit Area Plan	Max Slade Designs	26/03/2019
M18-4659 A104	Elevations	Max Slade Designs	26/03/2019
M18-4659 A105	3D View	Max Slade Designs	26/03/2019

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Noise Nuisance

Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

3.6 Waste Management

On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

3.7 Letterbox

Each unit is to be provided with an individual letter box.

3.8 Clothes Drying area

Sufficient area for clothes drying is to be provided in addition to the open space requirements of the units and is to be appropriately screened from view of adjoining properties and the street.

4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed (from the edge of the road pavement to the property boundary of the subject lot) to the satisfaction of Council's delegated officer.

The applicant/developer is to make an application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening affect on surrounding land as a consequence of the development.
- (b) All stormwater drainage must be discharged to an approved legal point of discharge.

4.3 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with three (3) on-site car parking spaces including one (1) visitor parking space, which are available solely for the parking of vehicles associated with the use of the premises. All car parking spaces and internal driveways must be concrete, bitumen or asphalt sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways must be constructed in compliance with the following standards, to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Australian Standard AS1428:2001 – Design for Access and Mobility.

4.4 Landscaping & Fencing

- 4.4.1 Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

The landscape plan must include a minimum 900mm wide landscape strip along the Pares Street frontage of the site, excluding the access driveway, and use plant species selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

The landscaping of the site must be carried out in accordance with the endorsed landscape plan prior to the commencement of the use, and

mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

- 4.4.2 (i) Prior to the commencement of the use, a solid 1.8 metre high timber paling (no gaps) or 1.8 metre high colorbond fence (neutral colour) is to be erected along the full extent of all side and rear boundaries.
- (ii) Prior to the commencement of the use, solid 1.8 metre high timber or 1.8 metre high colorbond fencing of neutral colour is to be erected between each dwelling unit, separating areas of private open space.
- (iii) The abovementioned fencing is to be erected and maintained in good order for the life of the development, to the satisfaction of Council's delegated officer.

4.5 Lighting

Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

4.6 Water Supply

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

If a new or upgraded water service connection is required to service the development, it must be provided in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Each dwelling unit is required to be **separately metered**.

4.7 Sewerage Connection

The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer

is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

(D) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

- (b) Water Meters/Water Service Connection

Prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

- (c) Property Connection to existing sewer main (house connection branch installation)

Prior to the property connection to the existing sewer main commencing, a request for a Property Connection Quotation must be lodged with Council. The cost of the required property connection will be determined based upon the assessment of the Property Connection Quotation Request.

- (d) The change in the use of the building may also require a change in the classification of the building under the Building Act. You are advised to contact a Building Certifier to establish if a change in the classification of the building is required.

- (e) Compliance with applicable codes/policies

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

- (f) Compliance with Acts and Regulations

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

- (g) Environmental Protection and Biodiversity Conservation Act 1999

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

- (h) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care

guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

(E) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1. (Please contact Planning Section to obtain application form and applicable fee)

THE SITE

The subject site is situated at 10 Pares Street, Mareeba, and is more particularly described as Lot 1 on RP712658. The site is generally regular in shape with an area of 1,004m² and is zoned Medium Density Residential under the Mareeba Shire Council Planning Scheme 2016.

The site has approximately 18.6 metres of frontage to Pares Street which is constructed to a bitumen sealed standard including kerb and channel. An existing access crossover is established adjacent to the northern boundary.

The site is improved by a single storey dwelling house setback six (6) metres from the Pares Street boundary and several sheds at the rear. A landscaped garden and sloped footpath retaining wall dominate the site's frontage.

All urban services are connected to the existing dwelling house.

All surrounding lots are zoned Medium Density Residential and are predominantly developed with single dwelling houses. A multiple dwelling development is established at 11 Pares Street, diagonally opposite the subject land.



Map Disclaimer:

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



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Multiple Dwellings (1 x 3 bedroom unit & 2 x 2 bedroom units) in accordance with the plans shown in **Attachment 1**.

The proposed development is for three (3) detached units with the existing 3 bedroom dwelling house being converted/renovated and two (2) new 2 bedroom units being constructed at the rear.

The design of the development allows for driveway access / common area along the northern boundary. Each proposed unit will have an undercover carport and one (1) visitor car parking space will be at the front of the site.

Each unit is designed to allow ample private open space adjacent to the living areas as well as good access and parking.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' does not identify the site as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:

Zone:

Overlays:

Land Use Categories

- Residential Area

Medium Density Residential zone

Airport environs overlay

Transport infrastructure overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Multiple dwelling	<i>Premises containing three or more dwellings for separate households.</i>	<i>Apartments, flats, units, townhouses, row housing, triplex</i>	<i>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</i>

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(b) State Planning Policy

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

(c) Mareeba Shire Council Planning Scheme 2016

Relevant Development Codes

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

- 6.2.7 Medium density residential zone code
- 8.2.2 Airport environs overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Medium density residential zone code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Airport environs overlay code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

Accommodation activities code	<p>The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following:</p> <ul style="list-style-type: none"> ▪ Acceptable Outcome AO1.1 <p>Compliance with the higher order Performance Outcome PO1 of the Accommodation Activities Code is demonstrated.</p> <p>Further details are provided at the end of this report.</p>
Landscaping code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Parking and access code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).
Works, services and infrastructure code	The application can be conditioned to comply with the codes relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(f) Adopted Infrastructure Charges Notice

The subject land is zoned Medium Density Residential under the Mareeba Shire Council Planning Scheme 2016.

The density of the development being proposed by this application would on most Medium Density Residential zoned allotments be *Accepted development, subject to requirements*. Adopted Infrastructure Charges are not levied on accepted development.

The level of assessment for the proposed development has increased from *Accepted development, subject to requirements* to *Code Assessment* due to the width of the subject land being 18.6 metres instead of 20m.

The density of the proposed development remains well under the nominated acceptable outcome and the development has been appropriately designed for the slightly narrower width.

Given the compliant development density, it is not proposed to levy infrastructure charges for this development.

REFERRALS

This application did not trigger a referral under Schedule 10 of the *Planning Regulation 2017*.

Internal Consultation

Technical services

PLANNING DISCUSSION

Compliance with Performance Outcome PO1 of the Accommodation Activities Code is summarised as follows:

Accommodation Activities Code

PO1

Accommodation activities are located on a site that includes sufficient area:

- (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and*
- (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.*

AO1

*Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in **Table 9.3.1.3B**.*

Comment

Table 9.3.1.3B nominates a minimum site area of 800m² and a minimum frontage of 20 metres.

The area of the site exceeds 800m², however it has a frontage less than 20 metres at 18.6 metres. The lesser frontage has increased the level of assessment from accepted development (subject to requirements) to code assessable.

The proposed development plans demonstrate that the site has sufficient area to accommodate all buildings/structures, and to avoid adverse impacts on the privacy of nearby land.

The development complies with PO1.

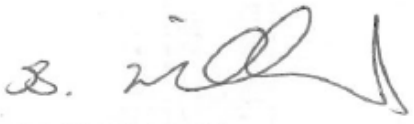
Date Prepared: 9 April 2019

DECISION BY DELEGATE

DECISION

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

Dated the 24TH day of APRIL 2019



BRIAN MILLARD
SENIOR PLANNER

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

PROPOSAL PLANS

be aware : SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

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SUSTAINABLE BUILDING REQUIREMENTS FOR CLASS 1 BUILDINGS

Acceptable Solutions:
Shower Basins: Shower Basins to be AAA rating when assessed against AS/NZS 6400:2004 or as stated under the Water Efficiency Labelling Scheme (WELS).
Water Supply: In a service one for retail water service under the Water Act 2000, the water applied to a new Class 1 building does not exceed pressure levels set out in AS/NZS 3500:2000 and if the water pressure exceeds or could exceed 300 kPa, a water pressure limiting device is installed to ensure the water pressure on the outlet within boundaries of the property does not exceed 300 kPa.

Volume of Water used in Toilet:
 In a new Class 1 building, toilet cisterns have dual flush capability that does not exceed 4.5 litres on full flush and 3 litres on half flush.

Energy Efficiency Lighting:
 In a new Class 1 building, fluorescent lights or compact fluorescent lights (CFLs) are used in 80% of the total area of all rooms. The total area is to include the floor area of the garage, where the garage is considered part of the Class 1 building.
 Air conditioning systems must have an Energy Efficiency Rating of at least 2.9

Hot Water System:
 In a new Class 1 building, a hot water supply is provided by:
 (a) Solar hot water system, or
 (b) A gas hot water system with a five star energy rating.
 (c) A heat pump system.

Property Description
Lot 1 on RP 712658
Area of Land - 1004 sq m
Locality - Mareeba
Mareeba Shire Council

GENERAL NOTES

1. Refer any discrepancy to designer for written instructions
2. All work to be in accordance with the B.C.A. Class 1, A10.
3. Plumbing & drainage to comply with AS/NZS 3500.
4. Footings to comply with AS 2870.
5. Existing to comply with AS 1288.
6. Cold formed steel to comply with AS/NZS 4600.
7. Timber framing to comply with AS 1694.3-2006.
8. Timber treatment: Timber to be preservative treated (L.O.S.P.) in accordance with AS 3360-2000.
9. Stormwater to be discharged to council regulations.
10. All structural fixed bolts, nuts and washers to be hot dipped galvanized.
11. Confirm all joinery finish details with proprietor prior to construction.



Multiple Dwellings 28 01 19

Notes	ATTENTION: This plan is submitted in accordance with the Building Code of Australia (BCA) and the Building Code of Australia (BCA) Class 1, A10. The Builder should verify all dimensions on site before commencing any work. DIMENSIONS IN PREFERENCE TO SCALED
Client	K. Lone
Project	Multiple Units
Location	Pares Street Mareeba
Design Work Classification - C1	
Date	November 2018
Drawn	Max Dale
Scale	1:300
Job No.	M 18 - 4659
AS/NZS 3500:2000 201	
Max Slade Pty. Ltd.	
ABN 16 6258479	
Building Designer	Max Slade Pty. Ltd.
Phone	07 40 91 2099
maxslade@bigpond.net.au	

Sheet No. A101



Aerial Site and Locality Plan

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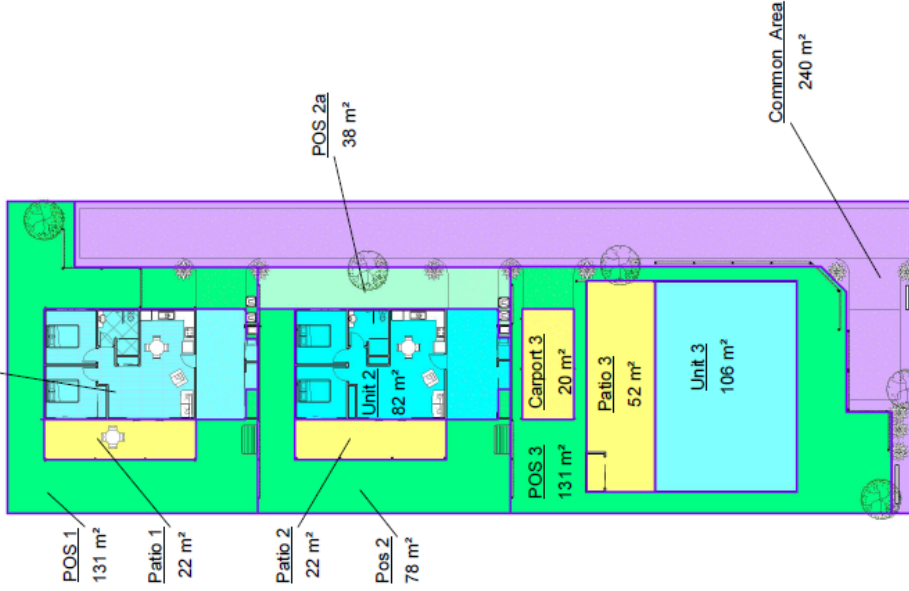


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be aware: SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

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Multiple Dwellings 28 01 19

NOTES 1. WORK SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY BY-LAWS AND THE BUILDING CONTRIBUTION CODE. THE BUILDER SHOULD VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. DIMENSIONS IN PREFERENCE TO SCALED DRAWINGS.	
IF IN DOUBT ASK!!	
Client	K. Lone
Project	Multiple Units
Location	Pares Street Mareeba
Design Work Classification: C1	
Date: November 2018	
Drawn: Max Dale	
Scale: 1:250	
Job No.	M 18 - 4659
AS/NZS 1910:2011	
Max Slade Designs Pty. Ltd.	
10/24 Linc. St. Mareeba	
Building Designer - Max Dale	
Phone: 07 40 91 2999	
maxslade@bigpond.net.au	

Sheet No.
A102



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1 1 : 250
Pares Street Layout Plan



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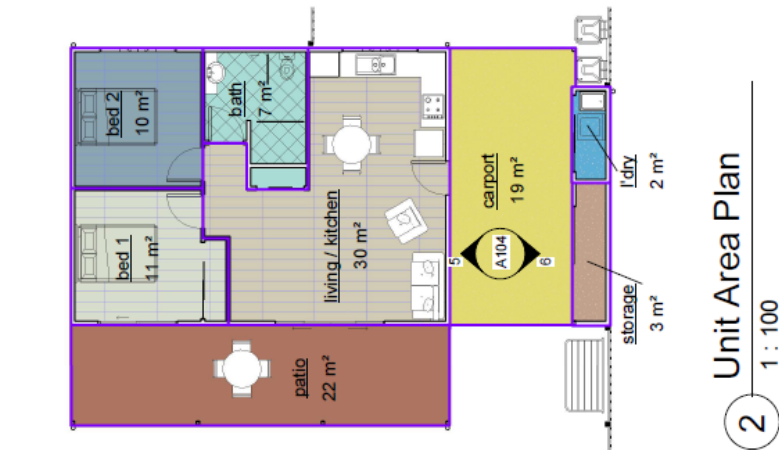
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Number

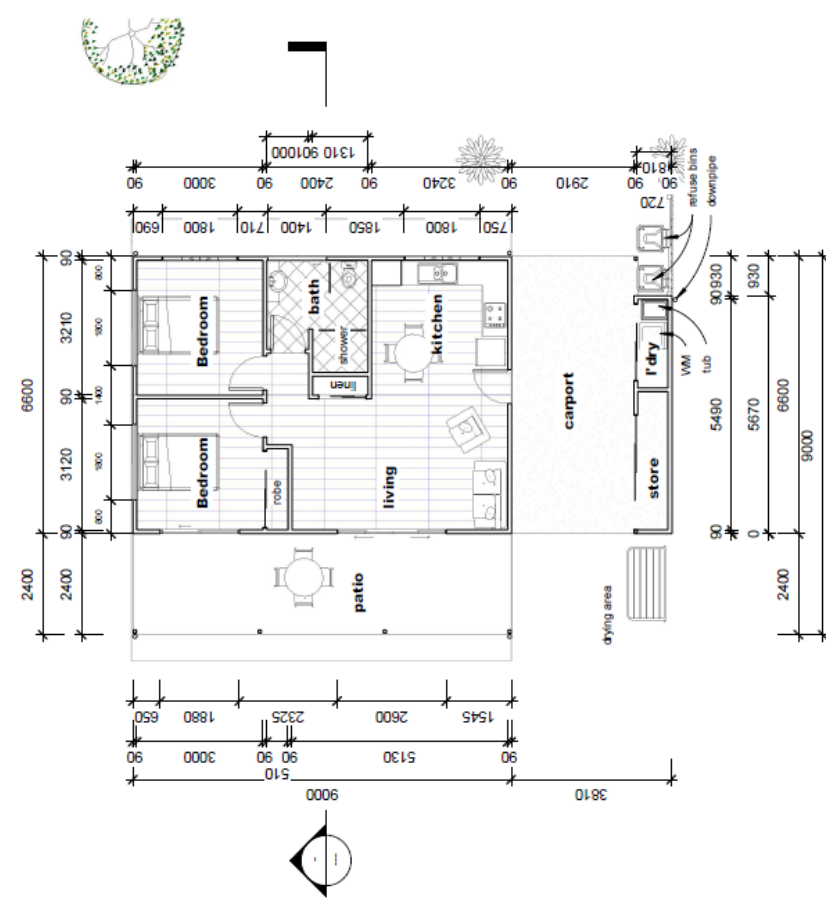
Date

NOTES: 1. WORK WITH THE CONTRACTOR WITH LOCAL AUTHORITY. IN-PLACED THE BUILDING CONTRIBUTION CODE. THE CONTRACTOR SHOULD VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS. DIMENSIONS IN PARENTHESES IN PREFERENCE TO SCALED DRAWING. IF IN DOUBT, ASK!	Client	K. Lone
	Project	Multiple Units
	Location	Pares Street Mareeba
Design Week Classification: G1	Job Number: 218	Job No. M18 - 4659
Drawn: Architect	Scale: 1:100	
AS/NZS 1910:2011		Max Slade Design Pty. Ltd. 15/26A Linn. St. Mareeba Queensland 4870 Building Designer - Medium Rise
		Phone: 07 40 91 2099 maxslade@bigpond.net.au

Multiple Dwellings 28 01 19



Sheet No. A103



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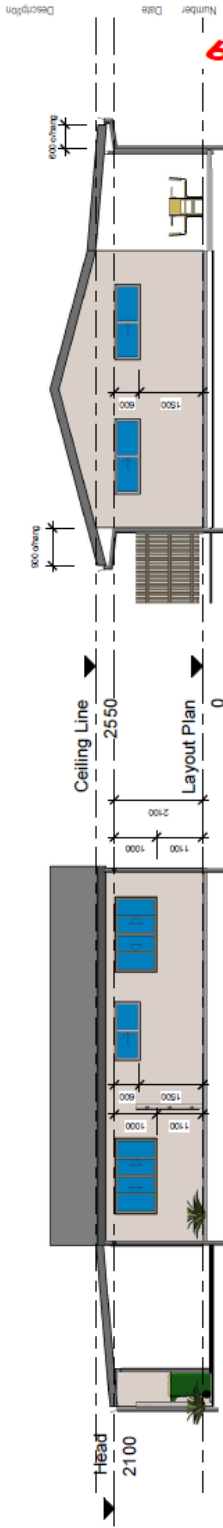
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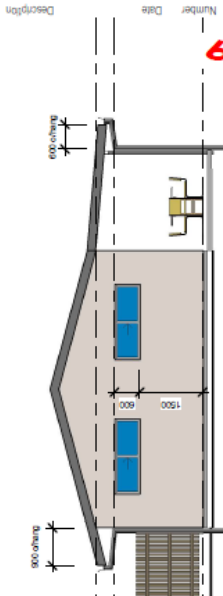
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I am aware of the SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

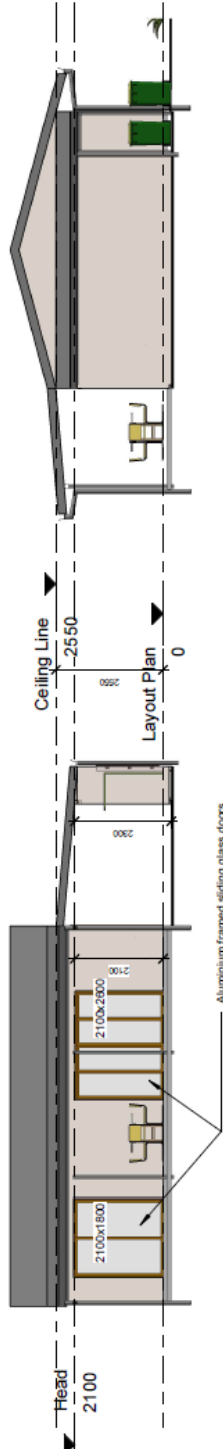
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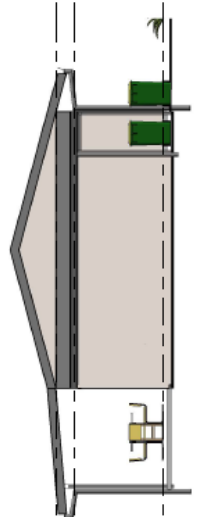
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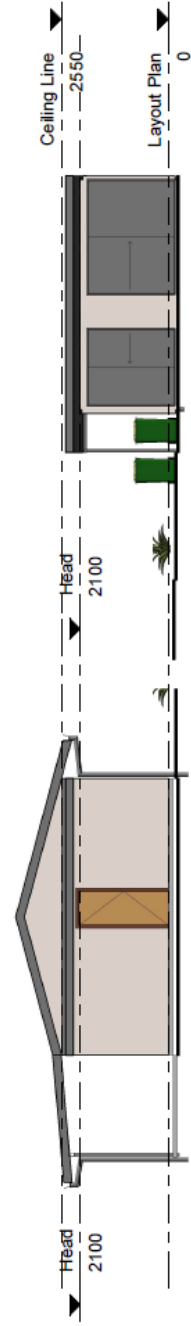
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1 : 100



2 Elevation 2 - a
1 : 100



4 Elevation 4 - a
1 : 100



5 Elevation - Carport 1
1 : 100

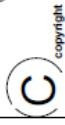
6 Elevation Carport 2
1 : 100

Multiple Dwellings 28 01 19

NOTES
1. WORK WITH THE CONTRACTOR WITH LOCAL AUTHORITY BY-LAWS AND THE BUILDING CONSTRUCTION CODE TO VERIFY ALL DIMENSIONS AND MATERIALS. THE BUILDER SHOULD VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. DIMENSIONS IN PARENTHESES ARE IN PREFERENCE TO SCALED DIMENSIONS.
2. IF IN DOUBT, ASK!!
Client K. Lone
Project Multiple Dwellings
Location Pares Street Mareeba
Design Week: Queensland - Q1
Job: November 2018
Draw: Max Dale
Scale: 1:100
Job No. M18 - 4659
AS/NZS 1530.5:2011 Max Slade Designs Pty. Ltd. QMS No. 15305 Building Designer - Max Dale Phone: 07 40 91 2099 maxslade@bigpond.net.au



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be aware of any structural members & or any variations to the design will void any responsibility of the building designer for the structural integrity & performance of the building

26/03/2019 8:10:39 AM

Description

Number Date

Multiple Dwellings 28 01 19

NOTES

1. WORK WITH THE CONTRACTOR WITH LOCAL AUTHORITY BY-LAWS AND THE BUILDING REGULATORY CODE. THE CONTRACTOR SHOULD VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. DIMENSIONS IN PARENTHESES ARE IN PREFERENCE TO SCALED DRAWINGS.

IF IN DOUBT ASK!!

Client
K. Lone

Project
Multiple Units

Location
Pares Street
Mareeba

Design Week Classification: 01
Job: Residential 2/18
Drawn: Author
Scale:

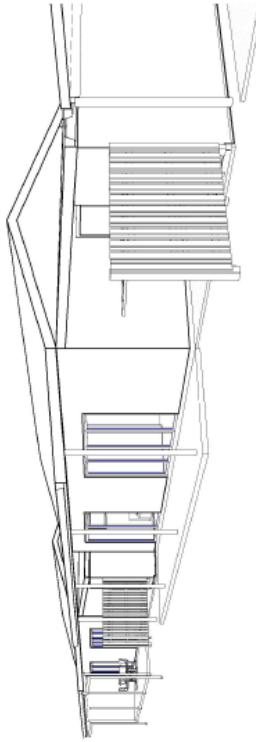
Job No.
M18 - 4659

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Sheet No. **A105**



1 3D View 1



2 3D View 2



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