

**DELEGATED REPORT**

**SUBJECT:** S & N WALMSLEY - MATERIAL CHANGE OF USE - DWELLING HOUSE (SECONDARY DWELLING) - LOT 450 ON HG575 - 3224 MAREEBA-DIMBULAH ROAD, MUTCHILBA - MCU/19/0007

**DATE:** 5 June 2019

**REPORT OFFICER'S TITLE:** Planning Officer

**DEPARTMENT:** Corporate and Community Services

**APPLICATION DETAILS**

APPLICATION		PREMISES	
<b>APPLICANT</b>	S & N Walmsley	<b>ADDRESS</b>	3224 Mareeba - Dimbulah Road, Mutchilba
<b>DATE LODGED</b>	29 May 2019	<b>RPD</b>	Lot 450 on HG575
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Dwelling House (Secondary Dwelling)		

<b>FILE NO</b>	MCU/19/0007	<b>AREA</b>	7.34 hectares
<b>LODGED BY</b>	Emergent Building Approvals	<b>OWNER</b>	S & N Walmsley
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Rural Zone		
<b>LEVEL OF ASSESSMENT</b>	Code Assessment		
<b>SUBMISSIONS</b>	N/A - Code Assessment Only		

**ATTACHMENTS:** 1. Proposal Plan/s

**EXECUTIVE SUMMARY**

*Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application was not required to undergo public notification.*

*The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant aspect of the Planning Scheme.*

*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:

<b>APPLICATION</b>		<b>PREMISES</b>	
<b>APPLICANT</b>	S & N Walmsley	<b>ADDRESS</b>	3224 Mareeba - Dimbulah Road, Mutchilba
<b>DATE LODGED</b>	29 May 2019	<b>RPD</b>	Lot 450 on HG575
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Dwelling House (Secondary Dwelling)		

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 - Dwelling House (Secondary Dwelling)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
391 Sheet no. WD02	Site Plan	G Terzi	7/12/18
391 Sheet no. WD03	Ground Floor Plan	G Terzi	7/12/18
391 Sheet no. WD04	Elevations Front & Left	G Terzi	7/12/18
391 Sheet no. WD05	Elevations Rear & Right	G Terzi	7/12/18

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially 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 within the conditions of approval.
- 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 The approved secondary dwelling must not be used to accommodate anyone other than the family of those persons residing in the primary dwelling.
- 3.6 Flood Immunity

The approved secondary dwelling must achieve a finished floor height equal to the finished floor height of the existing dwelling on the property.

## 4. Infrastructure Services and Standards

### 4.1 On-site Sewerage Disposal

Any associated on-site effluent disposal system must be constructed in compliance with the latest version On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of Council's delegated officer.

## (D) ASSESSMENT MANAGER'S ADVICE

### (a) 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.

(b) 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.

(c) 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](http://www.environment.gov.au)

(d) 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](http://www.datsip.qld.gov.au)

(F) 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);

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

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

## THE SITE

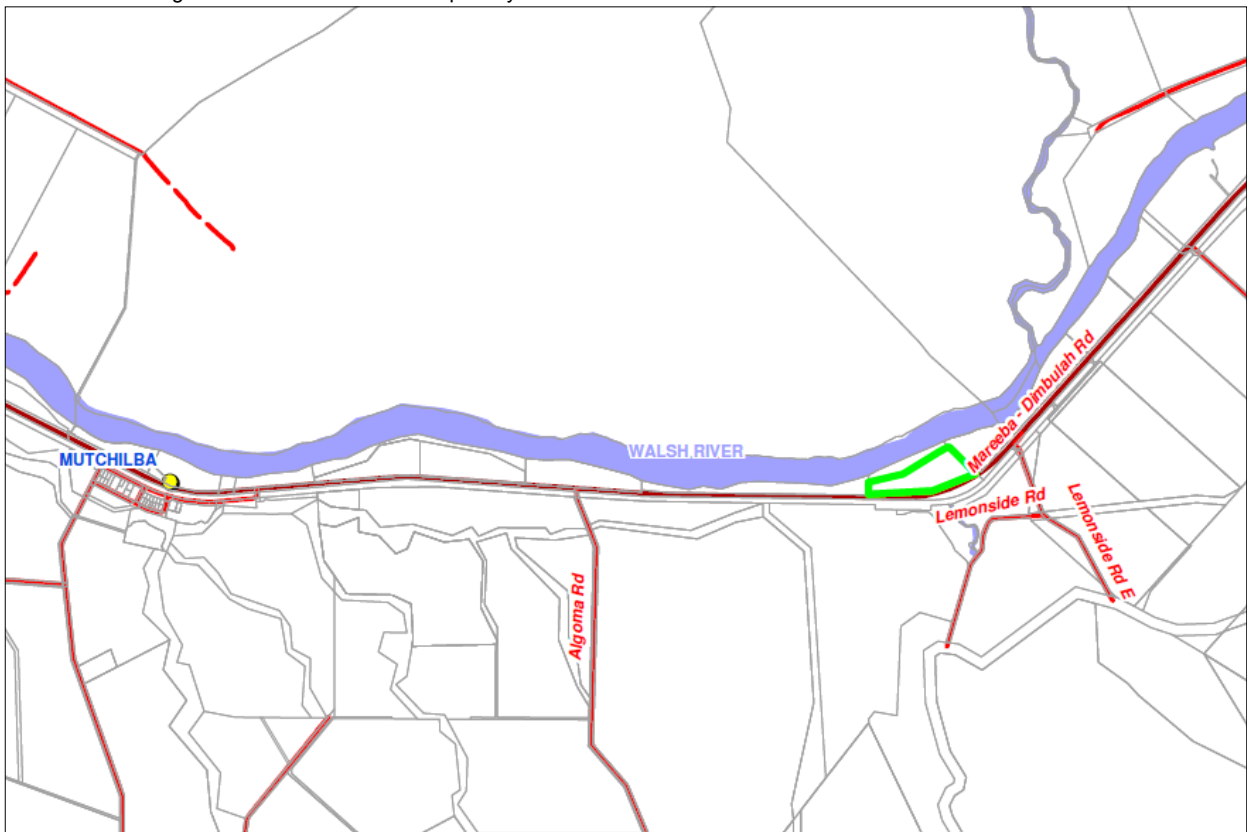
The subject site is situated approximately 4 kilometres east of the Mutchilba Township at 3224 Mareeba - Dimbulah Road, Mutchilba, and is described as Lot 450 on HG575. The site has an area of 7.34 hectares, is irregularly shaped and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains approx. 600 metres of frontage to the Mareeba - Dimbulah Road which is a State controlled Road and is constructed to a bitumen sealed standard. Access is gained via a single bitumen sealed crossover towards the western end of the property.

The site is generally flat with two seasonal watercourses/gullies traversing the eastern side of the property. These watercourses/gullies flow down into the Walsh River which is situated behind the site (to the north). The site however does not contain riparian frontage to the Walsh River with a piece of State-owned land between the two. The site is improved by a dwelling house and outbuildings constructed adjacent the northern boundary of the site.



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.



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.

The secondary dwelling structure the subject of this application has started being constructed towards the western end of the site approximately 140 metres from the existing dwelling. All surrounding lots are zoned Rural and are predominately used as rural lifestyle lots with no real substantial agricultural activity present.

## BACKGROUND AND CONTEXT

Nil

## PREVIOUS APPLICATIONS & APPROVALS

Nil

## DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Dwelling House (Secondary Dwelling) in accordance with the plans shown in **Attachment 1**.

## REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *Strategic Rehabilitation Area*
- *State & Regional Conservation Corridors*
- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

## PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<p><b>Land Use Categories</b></p> <ul style="list-style-type: none"> <li>• <i>Rural Area</i> <ul style="list-style-type: none"> <li>▪ Rural Agricultural Area</li> <li>▪ Rural Other</li> </ul> </li> </ul> <p><b>Natural Environment Elements</b></p> <ul style="list-style-type: none"> <li>• <i>Habitat Linkage</i></li> </ul> <p><b>Transport Elements</b></p> <ul style="list-style-type: none"> <li>• <i>State Controlled Road</i></li> <li>• <i>B-double Route</i></li> </ul>
Zone:	Rural
Overlays:	Agricultural Land Overlay Bushfire Hazard Overlay Environmental Significance Overlay Flood Hazard Overlay Hill and Slope Overlay Transport Infrastructure Overlay

## Planning Scheme Definitions

The proposed use is defined as:-

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
Dwelling House	<p><i>A residential use of premises for one household that contains a single dwelling.</i></p> <p><i>The use includes domestic outbuildings and works normally associated with a dwelling and may include a <u>secondary dwelling</u>.</i></p>		<p><i>Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling</i></p>

## 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:

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.8 Hill and slope overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.3.1 Accommodation activities code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme (codes listed below). An officer assessment has found that the application satisfies the relevant acceptable outcomes contained within the codes (or performance outcomes where no acceptable outcome has been provided). Where the proposal does not satisfy an acceptable outcome, it has been demonstrated that compliance can be achieved with the higher order performance outcome/s. It is considered the proposed development can comply with the relevant development codes provided reasonable and relevant conditions are attached to any approval.

<b>Relevant Codes</b>	<b>Comments</b>
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Agricultural land overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Flood hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following: <ul style="list-style-type: none"> <li>▪ Acceptable Outcome AO10.1</li> </ul> In this instance, it is considered that the development can comply with higher order Performance Outcome PO10. Refer to code document for commentary.
Hill and slope overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Transport infrastructure overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following: <ul style="list-style-type: none"> <li>▪ Acceptable Outcome AO6.1</li> <li>▪ Acceptable Outcome AO6.2</li> </ul> In both instances, it is considered that the development can comply with higher order Performance Outcome PO6. Refer to code document for commentary.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

#### **(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.



## **REFERRALS**

This application did not trigger referral.

## **Internal Consultation**

Nil

## **PLANNING DISCUSSION**

Nil

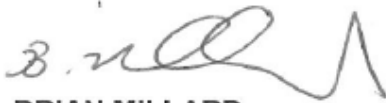
***Date Prepared:***            *5 June 2016*

## DECISION BY DELEGATE

## DECISION

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

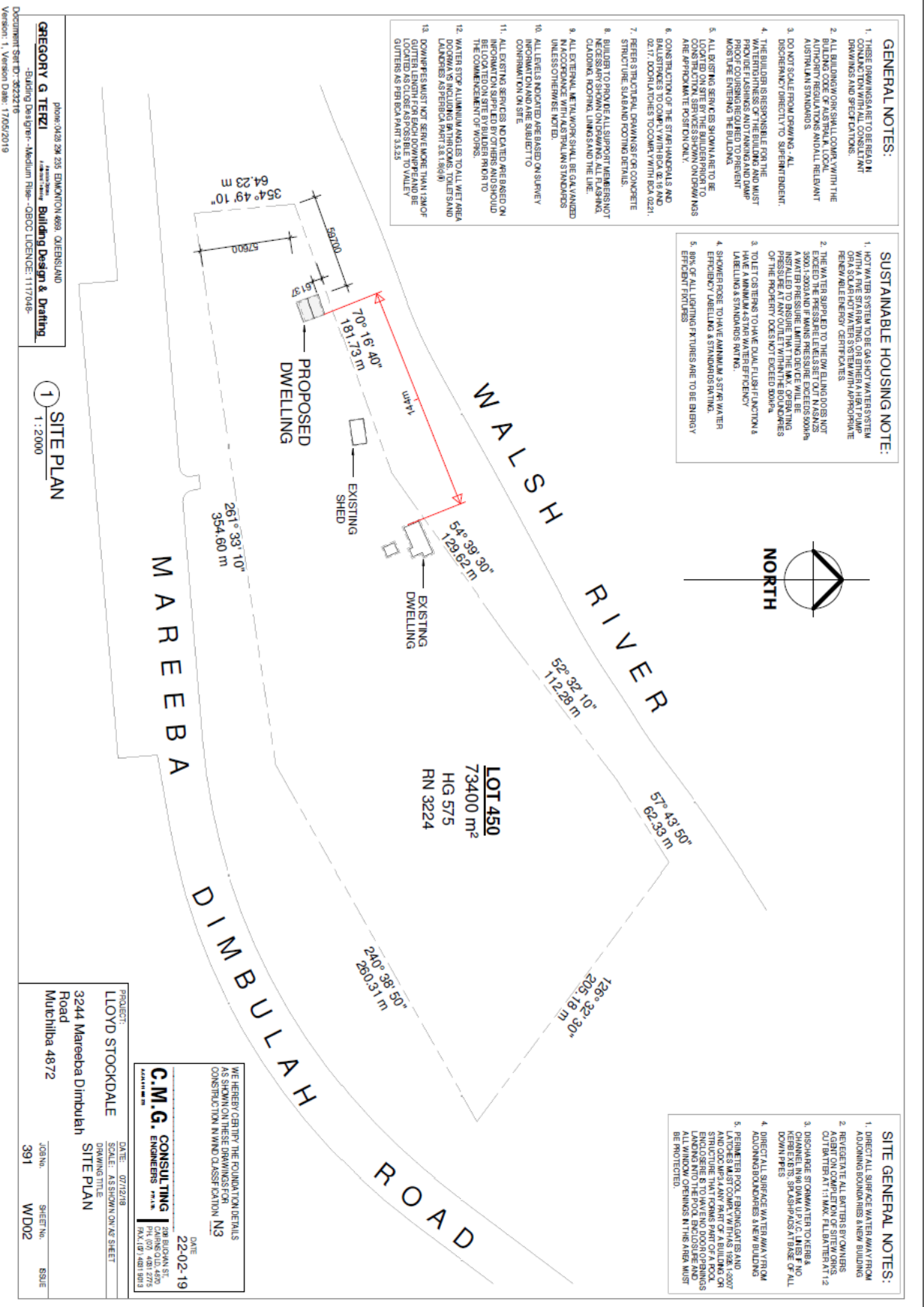
Dated the 5<sup>TH</sup> day of JUNE 2019



**BRIAN MILLARD**  
**SENIOR PLANNER**

MAREEBA SHIRE  
AS DELEGATE OF THE COUNCIL

APPROVED PLANS (ECM Doc Set ID 3523216)



**GENERAL NOTES:**

1. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
2. ALL BUILDINGS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA LOCAL AUTHORITY REGULATIONS AND ALL RELEVANT AUSTRALIAN STANDARDS.
3. DO NOT SCALE FROM DRAWING - ALL DIMENSIONS DIRECTLY TO SUPERINTENDENT.
4. THE BUILDER IS RESPONSIBLE FOR THE WATER TIGHTNESS OF THE BUILDING AND MUST PROVIDE FLASHINGS AND TANKING AND DAMP MORTAR AS REQUIRED TO PREVENT MOST OF THE STRUCTURE FROM BEING DAMAGED.
5. ALL BONDING SERVICES SHOWN ARE TO BE CONSTRUCTION SERVICES SHOWN ON DRAWINGS ARE APPROXIMATE POSITION ONLY.
6. CONSTRUCTION OF THE STRAP HANDRAILS AND BALUSTRADES TO COMPLY WITH BCA 2.16 AND 2.21.7. DOOR LATCHES TO COMPLY WITH BCA 2.22.1. STRUCTURE, SLAB AND FOOTING DETAILS.
7. REFER STRUCTURAL DRAWINGS FOR CONCRETE STRUCTURE, SLAB AND FOOTING DETAILS.
8. BUILDER TO PROVIDE ALL SUPPORT UNDERGIRDERS NECESSARY TO SUPPORT ALL EXISTING AND NEW CLADDING, ROOFING, LININGS AND THE LIKE.
9. ALL EXTERNAL NETWORKS SHALL BE GALVANIZED IN ACCORDANCE WITH AUSTRALIAN STANDARDS UNLESS OTHERWISE NOTED.
10. ALL LEVELS INDICATED ARE BASED ON SURVEY INFORMATION AND ARE SUBJECT TO CONFIRMATION ON SITE.
11. ALL EXISTING SERVICES NOT DATED ARE BASED ON INFORMATION SUPPLIED BY OTHERS AND SHOULD BE LOCATED ON SITE BY BUILDER PRIOR TO THE COMMENCEMENT OF WORKS.
12. WATER STOP ALUMINIUM ANGLES TO ALL WET AREA DOORWAYS INCLUDING BATHROOMS, TOILETS AND LARDERS AS PER PART 3.2.5 (1.8.2.4).
13. DOWNPIPES MUST NOT BE MORE THAN 1200mm GUTTER LENGTH PER EACH DOWNPIPE AND BE LOCATED TO DRAIN TO THE STREET OR TO A GUTTERS AS PER PART 3.2.5.

**SUSTAINABLE HOUSING NOTE:**

1. HOT WATER SYSTEM TO BE GAS HOT WATER SYSTEM WITH A GAS HOT WATER SYSTEM WITH APPROPRIATE RENEWABLE ENERGY CERTIFICATES.
2. THE WATER SUPPLY TO THE NEW BUILDINGS NOT EXCEED THE PRESSURE LEVELS SET OUT IN AS/NZS 3000:1:2000 AND IF MAINS PRESSURE EXCEEDS 300kPa INSTALLED PRESSURE REDUCING VALVES TO MAINTAIN PRESSURE AT ANY OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 300kPa.
3. TOILET CISTERNS TO HAVE DUAL FLUSH FUNCTION & HAVE A MINIMUM 4 STAR WATER EFFICIENCY LABELLING & STANDARDS RATING.
4. SHOWER ROSE TO HAVE MINIMUM 3 STAR WATER EFFICIENCY LABELLING & STANDARDS RATING.
5. 80% OF ALL LIGHTING FIXTURES ARE TO BE ENERGY EFFICIENT FIXTURES.



**SITE GENERAL NOTES:**

1. DIRECT ALL SURFACE WATER AWAY FROM ADJOINING SURROUNDING NEW BUILDING.
2. REVERSE ALL BATTERS BY OWNERS CUT BATTER AT 1:1 MAX. FL BATTER AT 1:2 DOWN PIPS.
3. DISCHARGE STORMWATER TO NEAREST NEAREST NEAREST STORMWATER DRAINAGE OF ALL DOWN PIPS.
4. DIRECT ALL SURFACE WATER AWAY FROM ADJOINING BOUNDARIES A NEW BUILDING.
5. REINFORCED CONCRETE RAMPING STAIRS AND LATHES TO OCCUR WITHIN 1000mm FROM 2007 AND OCCUPY A PART OF A BUILDING OR STRUCTURE THAT FORMS PART OF A POOL LANDING INTO THE POOL ENCLOSURE AND ALL WINDOW OPENINGS IN THE AREA MUST BE PROTECTED.

phone: 0428 294 235 EMKINGTON 4693, QUEENSLAND  
**GREGORY G TERFZI**  
 -Building Designer- Medium Rise - QBCC LICENCE: 117046 -  
**Building Design & Drafting**

**1 SITE PLAN**  
 1:1:2000

PROJECT: LLOYD STOCKDALE  
 3244 Mareeba Dimbulah Road  
 Murchilba 4872

DATE: 07/12/18  
 SCALE: AS SHOWN ON SHEET  
 DRAWING TITLE: SITE PLAN

JOB NO: 391  
 SHEET NO: WDD2  
 SIZE:

WE HEREBY CERTIFY THE FOUNDATION DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN AND CLASSIFICATION N3

**C.M.G. CONSULTING**  
 ENGINEERS PTY LTD  
 15/11/17 1481 8013

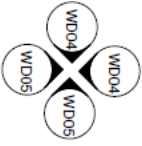
DATE: 22-02-19

Document Set ID: 3523216  
 Version: 1, Version Date: 17/05/2019

Window Schedule				Door Schedule			
No.	Type	Height	Width	No.	Type	Height	Width
1	11-059W	1050	995	1	820	2040	820
2	11-145W	1050	1350	2	21-254D	2160	2300
3	11-145W	1050	1350	3	21-276D	2160	2700
4	05-065W	450	550	4	820	2040	820
5	11-059W	1100	550	5	820 cad	2060	820
6	11-059W	1100	550	6	720	2040	720
7	05-065W	450	550	7	720	2040	720
8	11-145W	1050	1350	8	720	2040	720
9	18-145W	1750	1350	9	820	2040	820
10	11-145W	1050	1350				

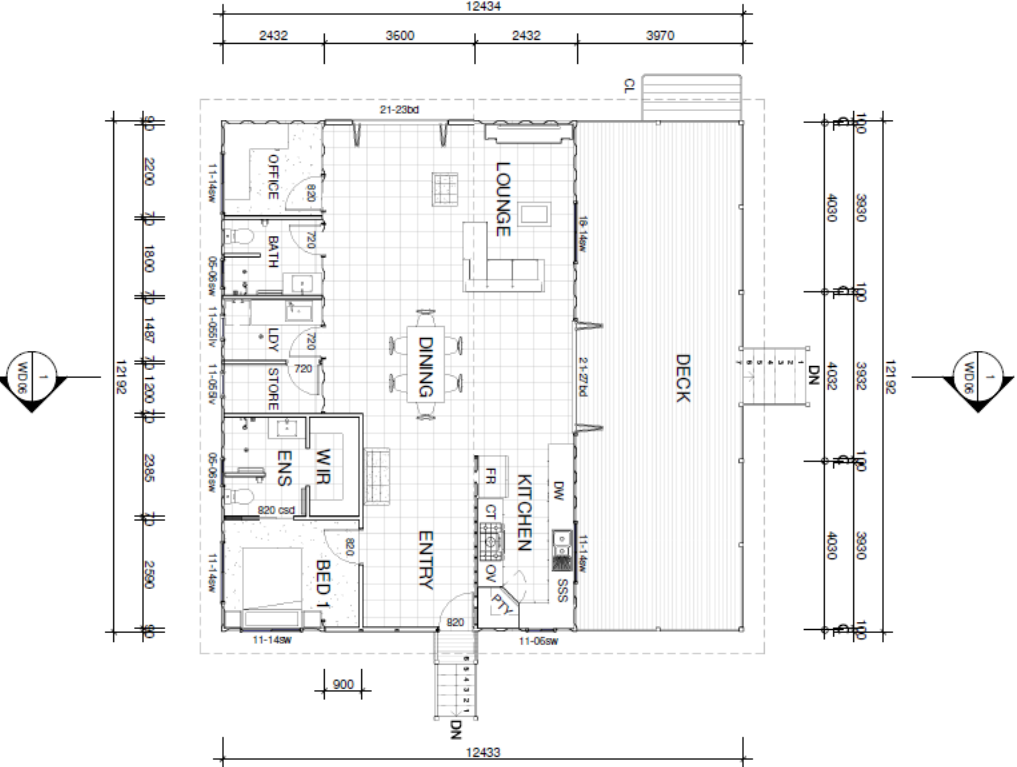
**LEGEND**

- AC AIR CONTROLLER
- ACU AIR CONDENSER UNIT
- AS AIR SUPPLY
- BT BATH TUB
- CL CLOTHES LINE
- CS CLOSET
- CS2 CLOSET 2
- CS3 CLOSET 3
- DW DRAIN WASTE
- DW1 DRAIN WASTE 1
- DW2 DRAIN WASTE 2
- DW3 DRAIN WASTE 3
- DW4 DRAIN WASTE 4
- DW5 DRAIN WASTE 5
- GT GARDEN TAP
- GT1 GARDEN TAP 1
- GT2 GARDEN TAP 2
- GT3 GARDEN TAP 3
- GT4 GARDEN TAP 4
- GT5 GARDEN TAP 5
- HTS HOT WATER SYSTEM
- LA LAUNDRY
- LA1 LAUNDRY 1
- LA2 LAUNDRY 2
- LA3 LAUNDRY 3
- LA4 LAUNDRY 4
- LA5 LAUNDRY 5
- MA MEATBOX
- MB MEATBOX
- MC MEATBOX
- MCB MEATBOX CURBOARD
- OCB OVERHEAD CURBOARD
- OV OVEN
- OV1 OVEN 1
- OV2 OVEN 2
- OV3 OVEN 3
- OV4 OVEN 4
- OV5 OVEN 5
- PA PAINT FINISH
- RI RANGE HOOD
- SA SMOKE ALARM
- SS SINK
- SHR SHOWER
- SPH SPOON HOLDER
- TH TOWEL HOOK
- TH1 TOWEL HOOK 1
- TH2 TOWEL HOOK 2
- TH3 TOWEL HOOK 3
- TH4 TOWEL HOOK 4
- TH5 TOWEL HOOK 5
- WIR WALK IN REFRIG
- WP WALK IN REFRIG
- WR WALK IN REFRIG
- WM WALK IN REFRIG
- WM1 WALK IN REFRIG 1
- WM2 WALK IN REFRIG 2
- WM3 WALK IN REFRIG 3
- WM4 WALK IN REFRIG 4
- WM5 WALK IN REFRIG 5



phone: 0423 294 235 EMKAYTON 4693 QUEENSLAND  
**GREGORY G TEFZI**  
 -Building Designer - Medium Rise - CRC LICENCE: 117048-  
**Building Design & Drafting**

**GROUND FLOOR PLAN**  
 1 : 100



PRODUCT: LLOYD STOCKDALE  
 3244 Mareeba Dimbulah Road  
 Mutchilliba 4872

DATE: 07/12/18  
 SCALE: ASSHOW/CHV/SHEET  
 DRAWING TITLE: GROUND FLOOR PLAN

DATE: 22-02-19  
 SHEET No.: WDO3  
 JOB No.: 391

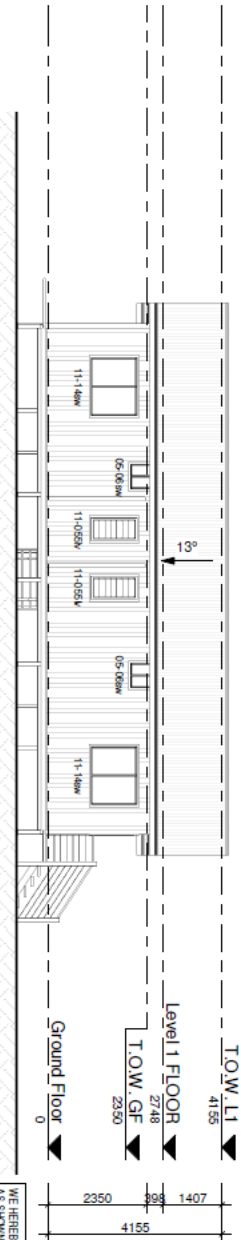
WE HEREBY CERTIFY THE FOUNDATION DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION N3

**C.M.G. CONSULTING ENGINEERS**  
 28 BROADWAY  
 481007 480 2775  
 94/11/17 480 10013





1 Rear Elevation  
1 : 100



2 Right Elevation  
1 : 100

WE HEREBY CERTIFY THE FOUNDATION DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION N3

**C.M.G. CONSULTING ENGINEERS**  
 100 BIRKBECK STREET  
 MURCHILBA QLD 4872  
 PH: (07) 4881 2772  
 FAX: (07) 4881 9803

DATE: 22-02-19

PROJECT: LLOYD STOOKDALE  
 DRAWING TITLE: ELEVATIONS REAR & RIGHT  
 3244 Mareeba Dimbulah Road  
 Murchilba 4872

DATE: 07/12/18  
 SCALE: AS SHOWN ON EACH SHEET

JOB NO. 391  
 SHEET NO. WDD05  
 63/1E

phone: 0428 294 235 EMMINGTON 4691, QUEENSLAND  
**GREGORY G. TEZZI**  
 - Building Designer - Medium Rise - QBCO LICENCE: 1117748-  
 - Architect - Medium Rise - QBCO LICENCE: 1117748-  
**Building Design & Drafting**

Document Set ID: 352716  
 Version: 1, Version Date: 17/05/2019