

DELEGATED REPORT

SUBJECT: COUGAR HOMES PTY LTD - MATERIAL CHANGE OF USE - RURAL WORKERS' ACCOMMODATION & SECONDARY DWELLING AND REFERRAL AGENCY RESPONSE FOR BUILDING WITHIN A FLOOD HAZARD AREA - LOT 86 ON HG754 - 99 PIN ROAD, MUTCHILBA - MCU/21/0001

DATE: 1 February 2021

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Cougar Homes Pty Ltd	ADDRESS	99 Pin Road, Mareeba
DATE LODGED	27 January 2021	RPD	Lot 86 on HG754
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Rural Workers' Accommodation & Secondary Dwelling and Referral Agency Response for Building Within a Flood Hazard Area		

FILE NO	MCU/21/0001	AREA	41.267 ha
LODGED BY	The Building Approval Company	OWNER	J Gauci
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural Zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	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 development was not required to undergo public notification.

The site currently contains 2 small dwellings (cottages). The applicants propose to convert 1 dwelling for use as rural workers' accommodation to accommodate an average of 2 persons/workers, and the conversion of the second dwelling for use as a secondary dwelling (granny flat) which will be subsidiary to a third brand new dwelling proposed to be constructed on the northern edge of the cluster of existing improvements. The new dwelling will be situated within

the potential flood hazard area, as are all the sites improvements, and will be sited approximately 40-50 metres from the proposed secondary dwelling.

The application does not conflict with any of the relevant development codes contained within the Planning Scheme. It is recommended that the applications be approved in full, subject to conditions. The applications have been separated over two recommendations.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Cougar Homes Pty Ltd	ADDRESS	99 Pin Road, Mareeba
DATE LODGED	27 January 2021	RPD	Lot 86 on HG754
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Rural Workers' Accommodation & 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 - Rural Workers' Accommodation and Secondary Dwelling

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
CH - 611 Dwg. No.: 02	Overall Site Plan	Cougar Homes Pty Ltd	Nov 2020
CH - 611 Dwg. No.: 03	Part Site Plan	Cougar Homes Pty Ltd	Nov 2020
-	Building Setout Plan	Applicant	Nov 2020
CH - 611 Dwg. No.: 04	Floor Plan	Cougar Homes Pty Ltd	Nov 2020
CH - 611 Dwg. No.: 06	Elevations	Cougar Homes Pty Ltd	Nov 2020

(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 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.
 - 3.2 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.
 - 3.3 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.
 - 3.4 The rural workers' accommodation shall not be used for any other purpose, including rental to any person who is not engaged in activities on the property.

Upon request by Council, the applicant/owner shall be responsible for providing an annual return to Council, which demonstrates that the occupants of the rural workers' accommodation have been employed in accordance with the conditions of this approval, to the satisfaction of Council's delegated officer. The return shall include the names of staff employed, and, employment and wage/s records.

Note: *Providing a worker/s and their immediate family (if any) with rent free or discounted accommodation in lieu of providing labor on the subject property is acceptable by Council, provided evidence of such an agreement can be supplied upon Council's request.*

(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.

(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.

(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

- Nil

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Nil

2. That in relation to the following:

APPLICATION		PREMISES	
APPLICATION NO:	MCU/21/0001		
RPD:	Lot 86 on HG754	ADDRESS:	99 Pin Road, Mutchilba
APPLICANT:	Cougar Homes Pty Ltd 7 Anderson Street MANUNDA QLD 4870	OWNER:	J Gauci
ASSESSMENT MANAGER	The Building Approval Company Redlynch Central Commercial Hub 2 Chelsea Lane Redlynch QLD 4870	DATE REFERRAL RECEIVED:	27 January 2021
TYPE OF APPROVAL:	Referral agency response for building works assessable against the Mareeba Shire Council Planning Scheme 2016 - Flood Hazard Overlay Code		

and in accordance with section 56 of the Planning Act 2016, the applicant and assessment manager be notified that the Mareeba Shire Council, as a referral agency for building work assessable against the Mareeba Shire Council Planning Scheme 2016, requires the assessment manager to include in the development permit for building works the conditions in (A) provided that the proposed development is in accordance with the following submitted material in (B) and for the reasons set out in (C)

(A) Conditions

1. The proposed future dwelling shall be constructed generally in accordance with the position and orientation shown on the site plan/s accompanying the application.
2. The dimensions of the dwelling shall not exceed those shown on the submitted building plans.
3. Prior to the occupation of the dwelling, the land owner must obtain a Flood Emergency Evacuation Plan for the class 1a dwelling prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO. The Flood Emergency Evacuation Plan must be prominently displayed in the class 1a dwelling at all times.

(B) Submitted Material

Plan / Document Number	Plan / Document Name	Date
CH - 611 Dwg. No.: 02	Overall Site Plan	Nov 2020
CH - 611 Dwg. No.: 03	Part Site Plan	Nov 2020
-	Building Setout Plan	Nov 2020
CH - 611 Dwg. No.: 04	Floor Plan	Nov 2020

CH - 611 Dwg. No.: 06	Elevations	Nov 2020
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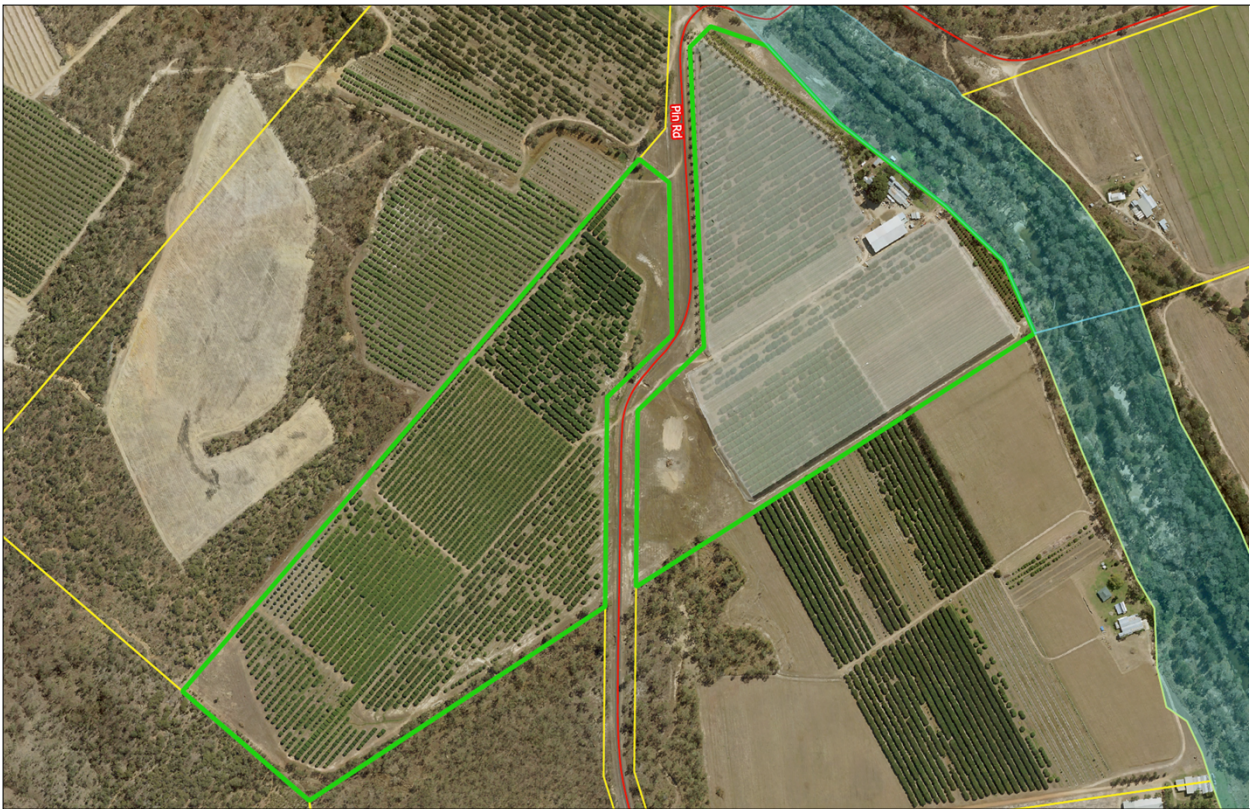
(C) **Reasons**

The reasons and information used in the setting of the conditions detailed above include the relevant Codes of the Mareeba Shire Council Planning Scheme 2016.

THE SITE

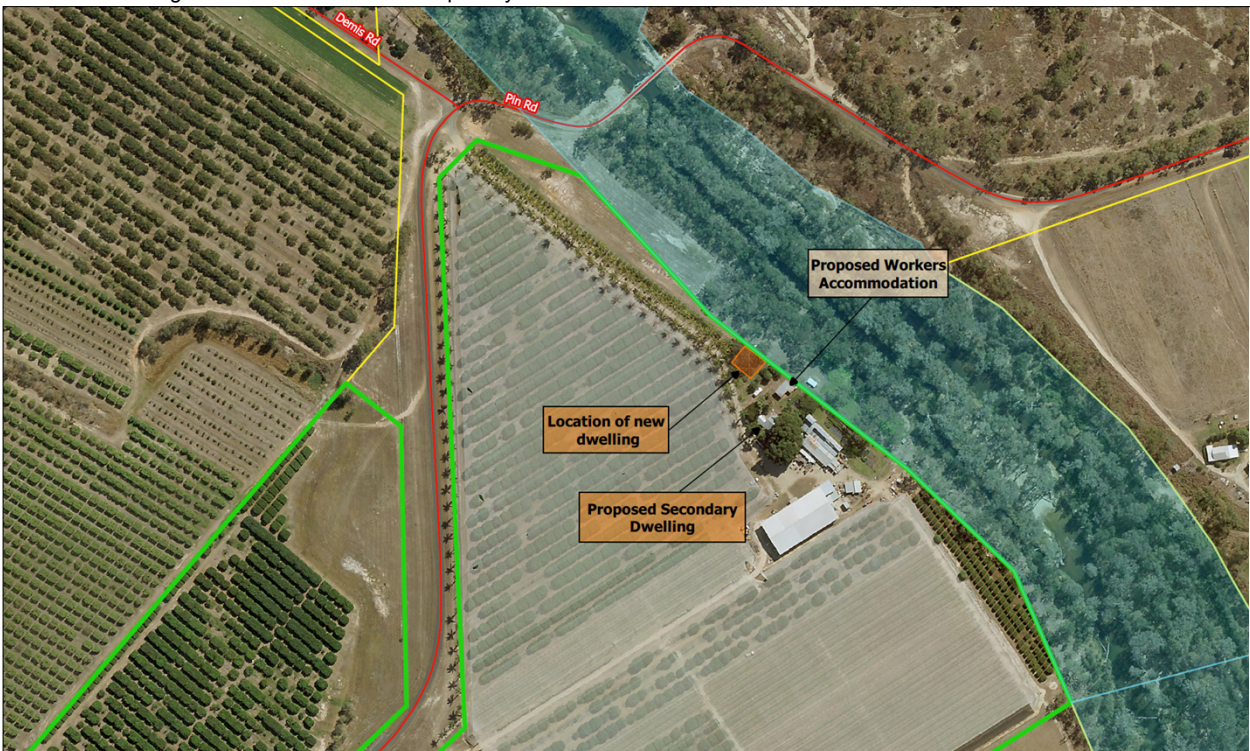
The subject site is situated at 99 Pin Road, Mutchilba and is described as Lot 86 on HG754. The site has an area of 41.267 ha and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

The site is accessed from Pin Road which bisects the property into 2 parcels. Pin Road is bitumen sealed. The majority of the property is cropped with Lychee Orchards and all improvements are clustered adjacent the north-east edge of the property adjacent the high bank of the Walsh River which flows past the property. The sites improvements include 2 large machinery/packing sheds various smaller sheds, and two small cottages. All surrounding lots are zoned Rural and are generally used for agricultural production.



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 - Rural Workers' Accommodation & Secondary Dwelling (Granny Flat) as well as a Referral Agency Response for Building Works (class 1a dwelling) assessable against the Flood Hazard Overlay Code in accordance with the plans shown in **Attachment 1**.

The site currently contains 2 small dwellings (cottages). The applicants propose to convert 1 dwelling for use as rural workers accommodation to accommodate an average of 2 persons/workers, and the conversion of the second dwelling for use as a secondary dwelling (granny flat) which will be subsidiary to a third brand new dwelling proposed to be constructed on the northern edge of the cluster of existing improvements. The new dwelling will become accepted development (pending an approval of this application) however will be situated within the potential flood hazard area, as are all the sites improvements, and will be sited approximately 40-50 metres from the proposed secondary dwelling.

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:

- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<p>Land Use Categories</p> <ul style="list-style-type: none"> • <i>Rural Agricultural Area</i> • <i>Rural Other</i> <p>Natural Environmental Elements</p> <ul style="list-style-type: none"> • <i>Habitat Linkage</i> <p>Other Elements</p> <ul style="list-style-type: none"> • <i>Major Waterbody</i>
Zone:	Rural Zone
Overlays:	<p>Agricultural Land Overlay Bushfire Hazard Overlay Environmental Significance Overlay Flood Hazard Overlay Hill and Slope Overlay</p>

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
Dwelling House	<p>A residential use of premises for one household that contains a single dwelling.</p> <p>The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		<p>Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling</p>
Rural workers' accommodation	<p>Any premises used as quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.</p>	Farm workers' accommodation	<p>Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwellings</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
- 9.3.1 Accommodation activities 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 solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural Zone Code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Agricultural Land Overlay Code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Bushfire Hazard Overlay Code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Environmental Significance Overlay Code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

Flood Hazard Overlay Code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Hill and Slope Overlay Code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Accommodation Activities Code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and Access Code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Works, Services and Infrastructure Code	The application complies or can be conditioned to comply with the acceptable outcomes (or performance outcomes where no acceptable outcome is provided) 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.

REFERRAL AGENCY

This application did not trigger referral to any Referral Agency/s.

Internal Consultation

Nil

PLANNING DISCUSSION

Nil

Date Prepared: 1 February 2021

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 *1st* day of *FEBRUARY* 2021



**BRIAN MILLARD
SENIOR PLANNER**

MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

ATTACHMENT 1

PROPOSED PLANS (ECM DSI # 3903131)

Document Set ID: 3903131
Version: 1, Version Date: 23/12/2020

LOT 86
WIND CLASSIFICATION - C2 (W50C)

LOT NUMBER: 86
HG NUMBER: HG754
PARISH: MASTERTON
COUNTY: HODGKINSON
AREA: 44,016sqm

SITE NOTES
- ALL BUILDERS WORK TO BE CARRIED OUT WITHIN SITE BOUNDARY. THIS NOTE TO TAKE PRECEDENCE OVER ANY OTHER DOCUMENTATION.
- BUILDING PLATFORM PREPARATION SHALL ACCORDANCE WITH AS 2708 GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT.
- ALL WORK INCLUDING TESTING SHALL ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE TO PROVIDE AN ENGINEERED CONTROLLED SETBACK BUILDING PLATFORM EXTENDING TO MINIMUM 1.5 METERS FOOTPRINT OF TOP OF LEVELTERRAIN OR GRAVITY AND BEING RAISED TO LEVEL WITH ENGINEERED FILL.
- THE BUILDING PLATFORM SHALL BE RAISED TO LEVEL WITH ENGINEERED FOUNDATION MAINTENANCE SHALL BE IN ACCORDANCE WITH THE OWNERS ON FOUNDATION MAINTENANCE AND FOOTING PERFORMANCE.
- PLUMBING SHOWING IS DIAGRAMATIC ONLY. LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER AND DOWNPIPE POSITIONS AND QUANTITIES AND POSITIONS. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION.
- CLIENT TO PROVIDE SWITCH PLAN SHOWING ANY FUTURE ALTERATIONS, EXTENSIONS, ADDITIONS TO HOUSE SEWER AND STORAGE WATER CAN BE ALIGNED TO ACCOMMODATE REQUIREMENTS.
- SWIMMING POOL TO BE POSITIONED WITH 200mm AWAY FROM BUILDING PLATFORM.
- ALL PLUMBING AND DRAINAGE WORK SHALL BE IN ACCORDANCE WITH AS 2708 AND WATER SUPPLY FACT SHEET.
- RELEVANT AUSTRALIAN STANDARDS BUILDING TO BE POSITIONED A MIN 100mm AWAY FROM ANY SEWER OR STORAGE TERMDRAIN.
- FINISHED SLAB LEVEL TO BE MINIMUM 25mm ABOVE FINISHED GROUND LEVEL.

LEGEND

--- DENOTES 100mm D UPVC SEWER DRAIN
1500x720 --- DENOTES BOUNDARY LINE WITH LOCATED PEGS

CLIENT TO BE INVOLVED IN SETTING OUT OF BUILDING ON SITE.

PLUMBING NOTES
PLUMBING SHOWING IS DIAGRAMATIC ONLY. LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER AND DOWNPIPE POSITIONS AND QUANTITIES AND POSITIONS. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES

WHERE AND IF ANY DISCREPANCIES OCCUR BETWEEN THE PLAN AND SPECIFICATION THE PLAN SHALL TAKE PRECEDENCE. THIS WILL ALWAYS HAVE PRECEDENCE.

CLIENT'S SIGNATURE _____ **DATE** _____

CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
154-47 Mount St, Cairns | No. 40007 Cairns QLD 4872
P: 07 40427799 | F: 07 40427798 | E: info@kfbeng.com.au

Date: _____ **Signal:** _____
Job No.: _____ **REC'D No.:** _____

CLIENT: JOHN JOSEPH GAUCI
ADDRESS: LOT 86 - FIN ROAD MURCHILLA QLD - 4872

TITLE: OVERALL SITE PLAN
SCALE: 1:5000 **DATE:** NOV 2020

Cougar Homes
P.O. Box 945N North Cairns 4870
Tel: 07 40427777
Fax: 07 40427799
ORSA ACT License No. 1033596

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PROJ. No: CH-611 DWG. No: 02 OF 12

EXACT HOUSE POSITION TO BE CONFIRMED ONCE SP PLAN RECEIVED AND SITE BOUNDARY AND EASEMENT DIMENSIONS CONFIRMED. HOUSE POSITION SUBJECT TO OBTAINING A COUNCIL SITING DISPENSATION THAT OCCURS A FEE AND IS NOT GUARANTEED.

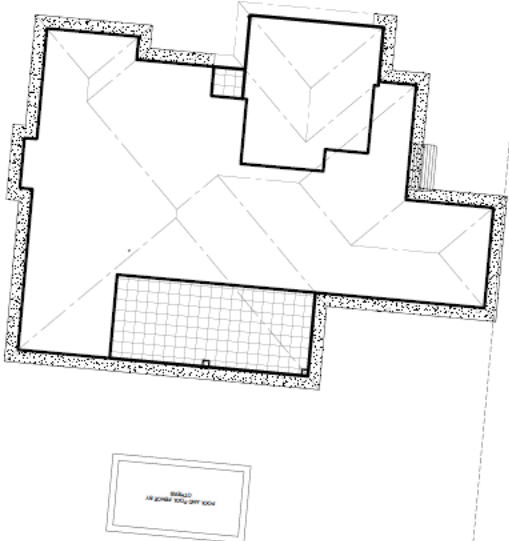
Install a sediment barrier
Sediment barriers down slope of the building after coarse sediment settles in a catchment tank or at upstream structure.
Concrete weather plate attached to posts with geotextile buried in an upstream trench or
Place bar on a 600mm wide sand bed line.

WALSH RIVER

LOT 86

WIND CLASSIFICATION - C2 (W56C)

LOT NUMBER: 86
 HG NUMBER: HG754
 PARISH: MASTERTON
 COUNTY: HODGKINSON
 AREA: 44.0169ha



- KEY**
- B BATH
 - BN BASIN
 - WC WATER CLOSET
 - SH SHOWER
 - S SINK
 - L LAUNDRY TROUGH
 - 1 RVP DOWNVENT PIPE RULLY
 - FWD FWD DOWNVENT PIPE
 - COS CLEAN OUT TO SURFACE OUTLET
 - ORG OVERFLO W RELIEF GALLY
 - IJ INSPECTION JUNCTION
 - IO INSPECTION OPENING
 - IS INSPECTION SHAFT
 - DP 90mm Ø DOWNPIPE
 - SR STACK RISER
 - SD STACK DROPPER
 - ETW ELEVATED TRENCH

LEGEND

- DENOTES 100mm Ø UPVC SEWER DRAIN
- 3in 150x7720" DENOTES BOUNDARY LINE WITH LOCATED PEG

CLIENT TO BE INVOLVED IN SETTING OUT OF BUILDING ON SITE.

PLUMBING NOTES

PLUMBING SHOWN IS DIAGRAMATIC ONLY. LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER AND STORMWATER, WASTE POSITIONS AND DOWNPIPE QUANTITIES AND POSITIONS. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION.

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

WHERE AND IF ANY DISCREPANCIES OCCUR BETWEEN THE PLAN AND SPECIFICATION, THE SPECIFICATION SHALL TAKE PRECEDENCE AND WILL ALWAYS HAVE PRECEDENCE

CLIENT'S SIGNATURE _____ DATE _____

CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
16442 Main St, Suite 11, 30 km SW of Cairns with P.O. Box 40000 Cairns QLD 4870

Date: _____ Signed: _____
 Job No: _____ PRCG No: _____

CLIENT: JOHN JOSEPH GAUCI

ADDRESS: LOT 86 - PIN ROAD
 MUDCHILLA
 QLD - 4872

TITLE: PART SITE PLAN

SCALE: 1:200 DATE: NOV 2020

Cougar Homes
 P.O. Box 945N North Cairns 4870
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 Bx: 07 40427799
 QBSA ACT License No. 1033636

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 PROJ. No: CH - 611 DWG. No: 03 OF 12

Building Setout Plan

27/1/2021

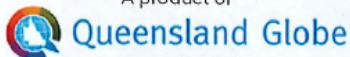


- 1 - Proposed new dwelling to be primary dwelling
- 2 - Existing dwelling to be secondary dwelling
- 3 - Existing dwelling to be rural workers accommodation

17°7'29"S 145°17'58"E

17°7'29"S 145°18'2"E

A product of

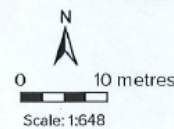


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 Print date: 23/12/2020
 Datum: Geocentric Datum of Australia 1994
 Projection: Web Mercator EPSG 102100

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



Department of Natural Resources, Mines and Energy

LOT 86

WINDOW OR KEY

- X OPENING PANEL
- OH OPENING WINDOW
- AW MANNING WINDOW
- FG FIXED GLASS WINDOW
- CD CASSETTE WINDOW
- OS OBLIQUE GLASS
- FS DENOTES FLY SCREEN
- FSS DENOTES FULL SCREEN
- AV DENOTES ALL VIEW SCREEN
- SS SCREEN STAINLESS STEEL
- QG DENOTES GREY GLASS
- EG DENOTES EQUENET GLASS
- EXAMPLE: R18 X9 - DENOTES 1800MM HIGH BY 900MM WIDE WINDOW WITH ONE SLIDING AND ONE FIXED PANEL.
- SLIDING FROM LEFT TO RIGHT.
- CSB CAVITY SLIDING DOOR

- qsm DENOTES MIXER TAPS
- sc DENOTES GLASS SHOWER SCREEN
- cm DENOTES CEILING MOUNTED TOILET
- fm DENOTES FLOOR WASTE
- st DENOTES SMART FLOOR WASTE
- fr DENOTES RIDGE SPACE
- pw DENOTES PANTY
- mw DENOTES WASHING MACHINE SPACE
- nw DENOTES WORKWAVE SPACE
- dw DENOTES DISH WASHER SPACE
- mv DENOTES WALL OVEN SPACE
- smv DENOTES WALL OVEN SPACE WITH AIR CONDITIONING UNIT

ENERGY EFFICIENCY

COMPPLY WITH THE CURRENT MEASURES UNDER THE QUEENSLAND DEVELOPMENT CODE MP-4.1 INCLUDING:-

- 3 STAR RATED SHOWER ROSES AND TAPWARE TO KITCHEN SINKS, BATHROOM BASINS AND LAUNDRY TUBS.
- 3 STAR RATED DUAL RUSH TOILETS.
- 4 STAR RATED SYSTEM SEEDLUST BE WATER EFFICIENT IN RELATION TO THE CODE.
- ENERGY EFFICIENT LIGHTING TO BE UTILISED FOR 80% OF ALL LIGHT FITTINGS TO ILLUMINATE THE INTERNAL FLOOR SPACE.
- INSTALLATION OF MIN. EFF. 28 FOR HAND WASHED AIR-CONDITIONERS.
- 4 STAR RATED AIR-CONDITIONERS MINIMUM 5 STAR RATED.

DOOR HARDWARE
ALL DOOR LOOKS & STRIKER PLATE AND DOOR FURNITURE WILL BE PLACED AT A HEIGHT TO THE DISCRETION OF THE BUILDER

CARPENTER NOTE
ALL DOORS TO HAVE FULL ARC TRAVEL SURROUND
ALL INTERNAL DOORS TO BE 2540mm HIGH

CORNICE
LINEA CORNICE THROUGHOUT

FLOOR AREAS

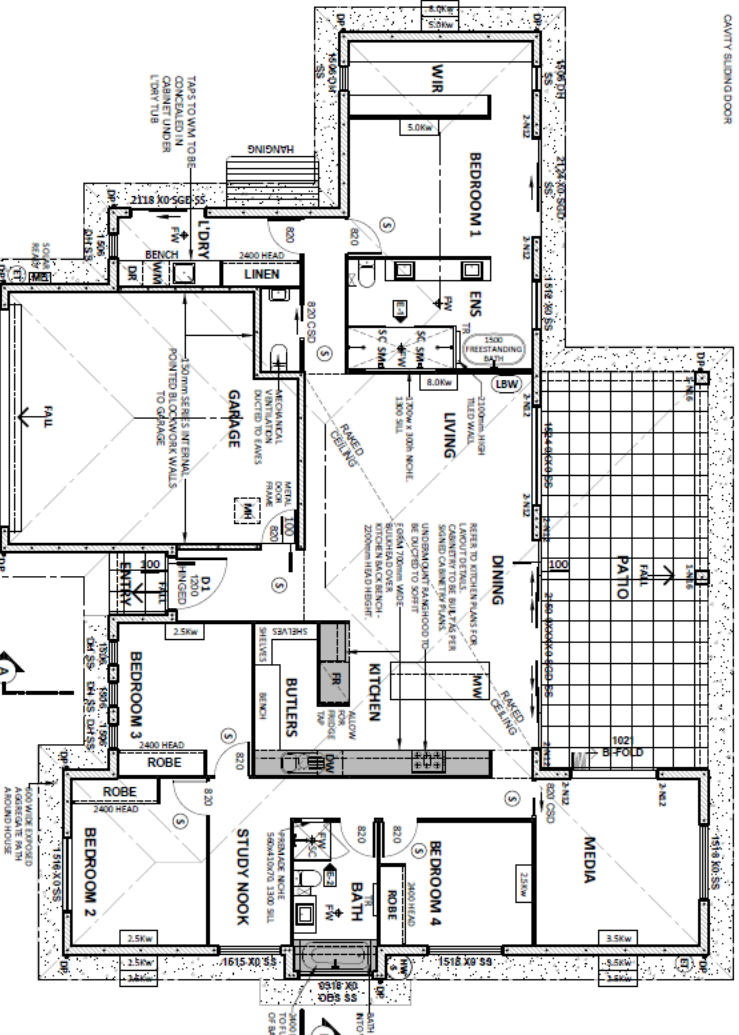
GARAGE:	41.80m ²
PATIO:	36.03m ²
ENTR:	2.10m ²
LIVNG:	200.12m ²
TOTAL:	282.20m²

ADDITIONAL AREAS UNROOFED
600 WIDE EXPOSED AGGREGATE PATH: 44.25m²

ELEVATION KEY



FLOOR PLAN SCALE 1:100



NOTE A
SHOWER WALL HEIGHT TO BE SET OUT TO FINISHED FLOOR WITH LINES THROUGH WITH TOP OF WINDOW

NOTE B
RESULT ARE AND BATHROOMS
LIVING DOORS UNDER RECESS WITH NO SCREEN DOORS SHALL REQUIRE FLOOR AREA OUTSIDE OF THE SHOWER RECESS TO BE GRADED TO FLOOR LEVELS (DACC REQUIREMENT)

WET AREA NICHES
REFER TO SHEET 4 FOR SHOWER NICHE DETAILS

POOL AND POOL FENCE BY OTHERS

CONSTRUCTION DETAILS
IT IS AT THE DISCRETION OF THE BUILDER TO CHANGE ANY CONSTRUCTION DETAILS AS SHOWN ON ANY PAGE OF THE COUNCIL APPROVED DRAWINGS. ANY CHANGES WILL COMPLY AND BE DONE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND AUSTRALIAN STANDARDS.

GENERAL NOTES

- DO NOT SCALE FROM THIS DRAWING
- FIGURED DIMENSIONS ARE TO TAKE PREFERENCE OVER SCALED WORK
- ANY DISCREPANCIES WHICH MAY BE FOUND IN THIS DRAWING MUST BE BROUGHT TO THE ATTENTION OF
- COUGAR HOMES**
- PLEASE NOTE THAT DIMENSIONS SHOWN ARE NOMINAL SIZES AND ARE TO STRUCTURAL WALLS AND ARE ROOM LEVEL UNLESS SHOWN TO THE CONTRARY WITH CLADDING AND TILING IS ADDED**

ELECTRICAL / PLUMBING / GAS FIXTURES AND FITTINGS
ELECTRICAL, PLUMBING, GAS FIXTURES AND FITTINGS MAY NEED TO BE MOVED FROM POSITIONS INDICATED ON PLANS DUE TO UNFORESEEN OBSTACLES ON SITE

PLUMBING NOTES
PLUMBING SHOWN IS DIAGRAMATIC ONLY. LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER AND DOWNPIPE QUANTITIES AND POSITIONS. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION.

PRELIMINARY
CONSTRUCTIONAL PLUMBING NOTES
NOT TO BE USED FOR CONSTRUCTION

WHERE AND IF ANY DISCREPANCIES OCCUR BETWEEN THE PLAN AND SPECIFICATION CONSULT WITH THE ARCHITECT. DIMENSIONS WILL ALWAYS HAVE PREFERENCE.

CLIENT'S SIGNATURE	DATE
CERTIFIED AS	
STRUCTURALLY ADEQUATE	
KFB Engineers	Chief & Structural
18-07-02/2021 P: 07 4042777 E: info@kfb.com.au	

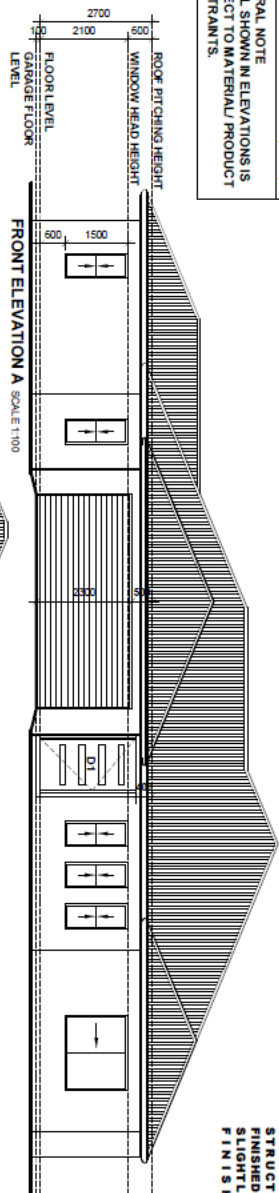
DATE:	18-07-2021
DRW No.:	
Job No.:	

CLIENT: JOHN JOSEPH GAUCI
ADDRESS: LOT 86 - PIN ROAD MUCCHILLA QLD - 4872
TITLE: FLOOR PLAN
SCALE: 1:100 DATE: NOV 2020

Cougar Homes
P.O. Box 945N North Cairns 4870
Tel: 07 40427777
Fax: 07 40427799
QBSA ACT License No. 1033596

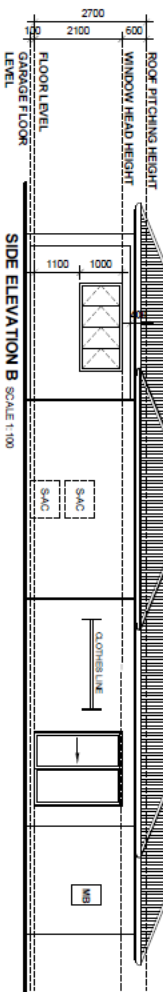
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PROJ. NO. CH- 611 DWG. NO. 04 OF 12

LOT 86	ROOF PITCH - 22.5°	ROOF OVERHANG - 600 U.N.O.	SOFFIT TYPE - FLAT
WIND CLASSIFICATION - C2 (W50C) GENERAL NOTE DETAIL SHOWN IN ELEVATIONS IS SUBJECT TO MATERIAL/PRODUCT CONSTRAINTS.			
PLEASE NOTE THAT DIMENSIONS SHOWN ARE NOMINAL SIZES AND ARE TO STRUCTURAL OPENINGS. FINISHED SIZES WILL REDUCE SLIGHTLY WHEN THE WALL FINISH IS APPLIED			

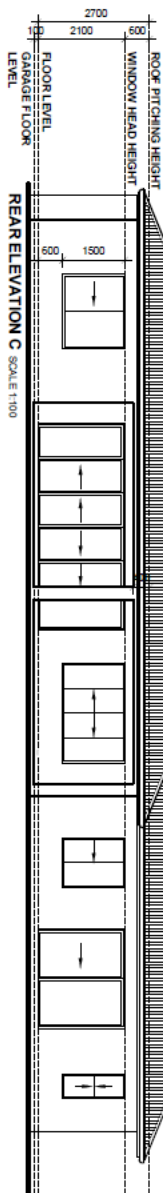


WINDOW SCHEDULE

UNLESS OTHERWISE NOTED, ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.
 ALL WINDOWS ARE VIEWED FROM THE OUTSIDE GLAZING TO AS 128-1994 CERTIFICATE TO BE SUPPLIED TO BE CLEAR GLASS U.N.O.
 ALL GLASS TO BE POLYMER COATED ALUMINIUM REFER TO FLOOR PLAN FOR DETAILS OF ANY SCREENING IF APPLICABLE
 ALL LOUVER BLADES TO BE 120mm POOL COMPLIANT U.N.O.

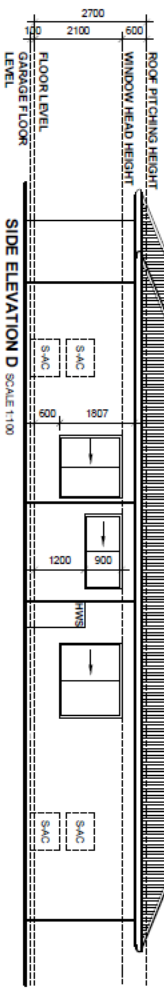


WINDOW SCHEDULE



DOOR SCHEDULE

EXTERNAL
 D1 2340x1200mm FEATURE ENTRY DOOR IN 2419 METAL FRAME
INTERNAL
 ALL INTERNAL DOORS TO BE 2440mm HIGH x WIDTH DENOTED ON PLAN
 ALL INTERNAL DOORS TO HAVE TIMBER DOOR FRAMES
 ALL DOORS TO BE FITTED WITH U.P.T/O.P.F HINGERS





ELEVATION KEY

ROOF U.N.O
 COLOUR BOARD / ULTRA STEEL, CUSTOM ORB OR TRIMMER ROOFING
 ROOF FIBRE IN ACCORDANCE WITH STRUC 10
 COLOUR BOARD CURTAINS AND FASCIAS WALLS U.N.O
 RENDERED PAINTED WALLS
 WINDOWS U.N.O
 POWER COATED ALUMINIUM FRAMED WINDOWS - TYPE AS NOTED ON PLAN
 EXTERNAL DOORS U.N.O
 FOUNDED COATED ALUMINIUM FRAMED SLIDING DOORS

S-AC DENOTE S SPLIT SYSTEM AIR CONDITIONING UNIT COMPRESSOR POSITION
 MB DENOTE METER BOX POSITION

PRELIMINARY
 NOT TO BE USED FOR CONSTRUCTION PURPOSES

WHERE AND IF ANY DISCREPANCIES OCCUR BETWEEN THE PLAN AND SPECIFICATION DRAWINGS, THE SPECIFICATION WILL ALWAYS HAVE PRECEDENCE

CLIENT'S SIGNATURE	DATE
CERTIFIED AS	
STRUCTURALLY ADEQUATE	
	Civil & Structural
KFB Engineers	
<small>14444 Mount St. Unit 1, 10 km SW of Cairns and P.O. Box 4042777, Cairns QLD 4872 Ph: 07 40427777 F: 07 40427777 E: info@kfb.com.au</small>	
Date: _____ Signature: _____	
Job No: _____ Project No: _____	
CLIENT: JOHN JOSEPH GAUCI	
ADDRESS: LOT 86 - PIN ROAD MITCHELLA QLD - 4872	
TITLE: ELEVATIONS	
SCALE: 1:100 DATE: NOV 2020	
Cougar Homes	
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