



1 February 2021

Planning Officer: Carl Ewin

Direct Telephone: 4086 4656

Our Reference: MCU/21/0001

Cougar Homes Pty Ltd
C/- The Building Approval Company
PO Box 74
REDLYNCH QLD 4870

Dear Applicant/s

Referral Agency Response

Planning Act 2016

I refer to your application and advise that Council, as a concurrence agency for the application, completed its assessment of the application on 1 February 2021. You are advised that:-

- Council requires that any development approval is subject to the conditions stated in this response.

Details of the concurrence agency response are as follows:

APPLICATION DETAILS

Application No:	MCU/21/0001
Proposal:	Referral agency response for building works assessable against the Mareeba Shire Council Planning Scheme 2016 - Flood Hazard Overlay Code
Street Address:	99 Pin Road, Mutchilba
Real Property Description:	Lot 86 on HG754

TYPE OF DEVELOPMENT

The application seeks the following type of development approval:

- Referral agency response for building works assessable against the Mareeba Shire Council Planning Scheme 2016 - Flood Hazard Overlay Code

CONCURRENCE AGENCY CONDITIONS

The following conditions must be attached to any development approval:

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.

REFERENCED PLANS

The following are plans referenced in the concurrence agency conditions:

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

TIME LIMIT FOR MAKING FURTHER APPLICATION

Pursuant to section 54(4) of the *Planning Act 2016*, you will not be required to refer your building works application to Council for a further Referral Agency Response if:

- (a) you submit this Referral Agency Response in its entirety, including all referenced plans and documents, when making the application to the Assessment Manager; and
- (b) there are no changes to the proposal that was presented to Council with this referral; and
- (c) The development application to the assessment manager is made within 12 months of the date of this referral agency response.

ADVISORY NOTES

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.

REPRESENTATIONS ABOUT REFERRAL AGENCY RESPONSE

The applicant is entitled to make representations to Council about this referral agency response at any time before the application is decided, in accordance with section 30 of the *Development Assessment Rules 2017*.

The applicant may elect, under section 32 of the *Development Assessment Rules 2017*, to stop the assessment manager's decision period in which to take this action.

Yours faithfully

A handwritten signature in black ink, appearing to read 'B. Millard', with a stylized flourish at the end.

BRIAN MILLARD
SENIOR PLANNER

Enclosure: Referenced Plans

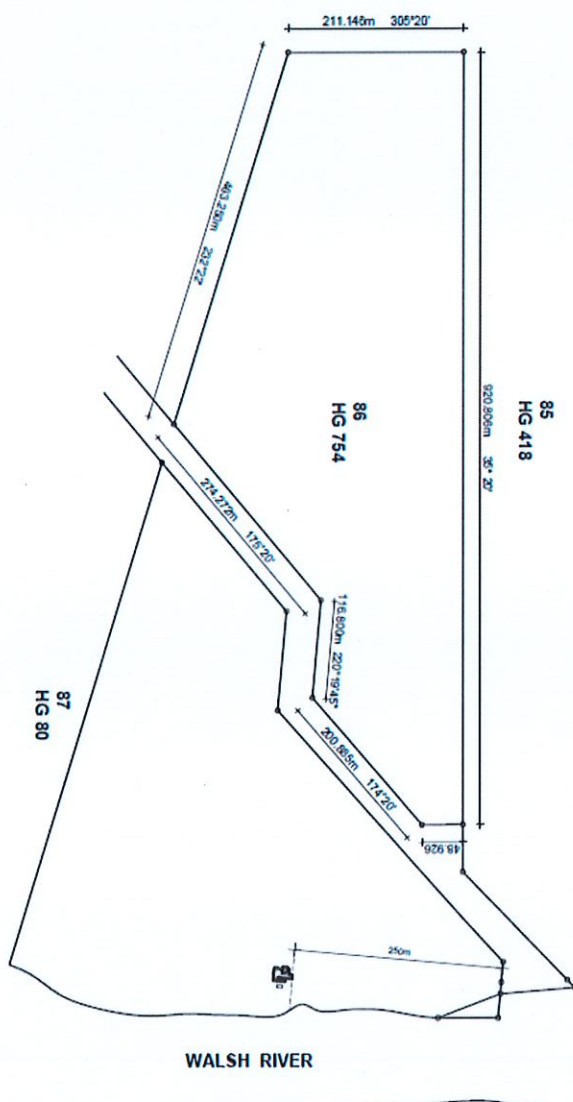
LOT 86

LAND CLASSIFICATION - C2 (RMO)

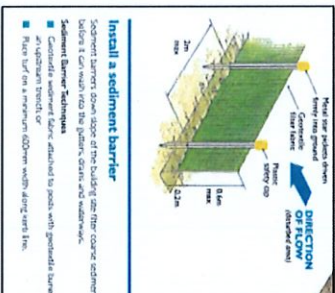
LOT NUMBER: 86
 HG NUMBER: HG754
 PARISH: MASTERTON
 COUNTY: HODGKINSON
 AREA: 44.0158ha

SITE NOTES

ALL BUILDERS WORK TO BE MARKED OUT WITHIN SITE BOUNDARY AND TO TAKE PRECEDENCE OVER ANY OTHER DOCUMENTATION. BUILDING PLATFORM PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH A STRAIGHT GUTTERLINE ON BATHWORKS FOR DEVELOPMENT. ALL WORK INCLUDING TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE AND AN ENGINEERED CONTROLLED FILL PLATFORM. STRIP BUILDING PLATFORM EXTENDING TO MINIMUM 1.5 METRES FOOTPRINT OF TOPSOIL, UNCONTROLLED FILL, DESTROYED ORGANICS AND UNCONTROLLED FILL. THE BUILDING PLATFORM SHALL BE RAISED TO LEVEL WITH ENGINEERED FOUNDATION MAINTENANCE SHALL BE IN ACCORDANCE WITH THE CSIRO BROCHURE, VALDE TO HOME OWNERS ON FOUNDATION PERFORMANCE AND FOOTINGS. PLUMBING SHOWN IS DIAGRAMMATIC ONLY. LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER AND STORMWATER, WASTE POSITION AND DOWNPIPE QUANTITIES AND POSITIONS. CONSULT ALL TITLS PRIOR TO CONSTRUCTION. SHOWING ANY FUTURE ALTERATIONS, EXTENSIONS, SWIMMING POOLS ETC. SO HOUSE SEWER AND STORMWATER CAN BE RELOCATED TO SUITABLE SWIMMING POOL. TO BE POSITIONED MIN. 300mm AWAY FROM BUILDING UNLESS OTHERWISE APPROVED BY ENGINEER. ALL BUILDING AND PLUMBING WORK SHALL BE IN ACCORDANCE WITH SEWERAGE AND WATER SUPPLY ACT 1984-1982. ASSOCIATED ASSESSMENTS AND REPORTS FOR THIS BUILDING TO BE POSITIONED AT MIN. 1000mm AWAY FROM ANY SEWER OR STORMWATER DRAIN. ALL WATER TO BE DRAINED AWAY FROM BUILDING DURING AND AFTER FINISHED. S/L ADJACENT TO BE MINIMUM 25mm ABOVE FINISHED GROUND LEVEL.

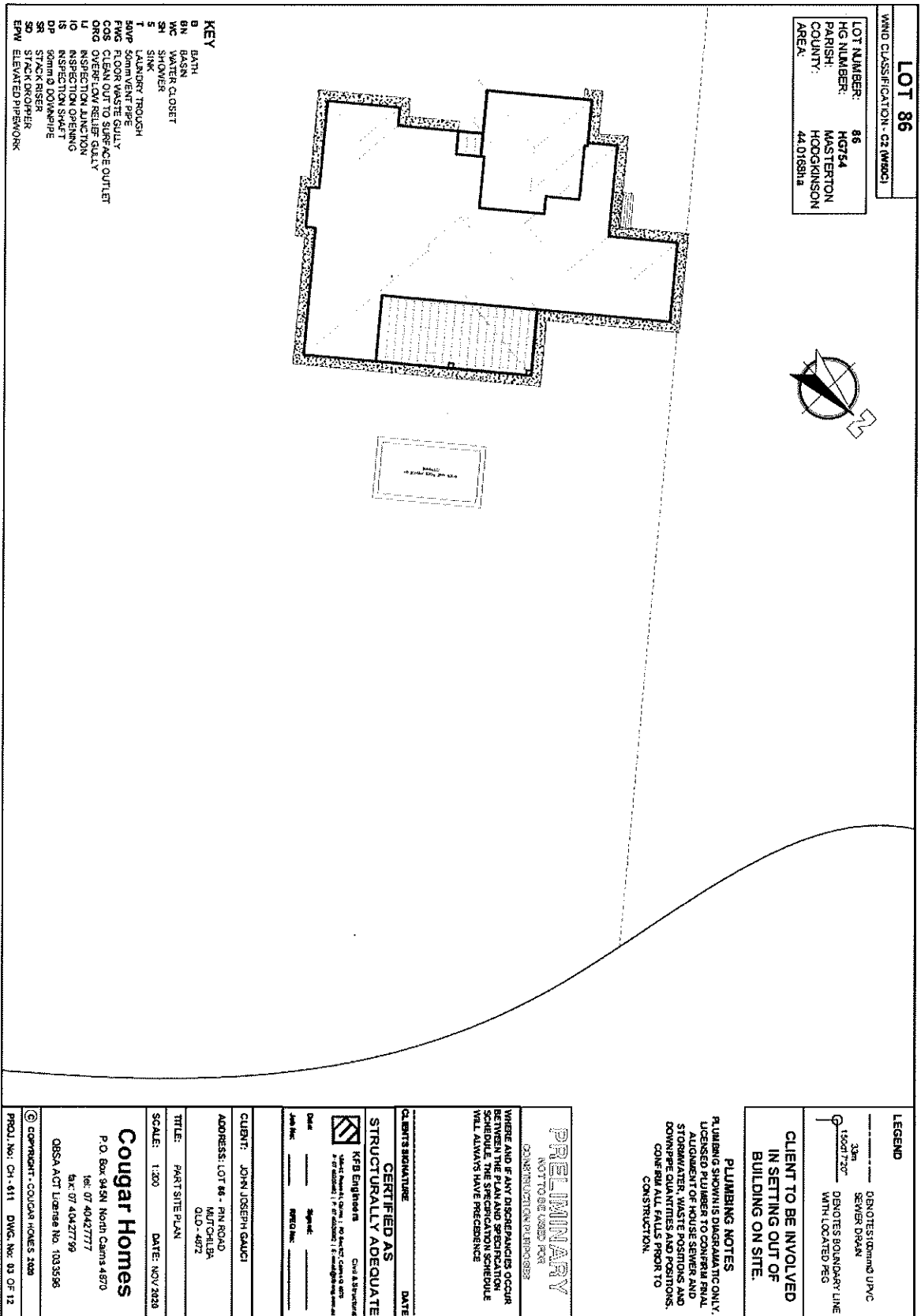


EXACT HOUSE POSITION TO BE CONFIRMED ONCE SP PLAN RECEIVED AND SITE BOUNDARY AND EASEMENT DIMENSIONS CONFIRMED. HOUSE POSITION SUBJECT TO OBTAINING A COUNCIL SITING DISPENSATION THAT OCCURS A FEE AND IS NOT GUARANTEED.



<p>LEGEND</p> <p>--- DENOTES FORMED U/PVC SEWER DRAIN 3mm 150x177 20' DENOTES BOUNDARY LINE WITH LOCATED PEG</p> <p>CLIENT TO BE INVOLVED IN SETTING OUT OF BUILDING ON SITE.</p>	<p>PLUMBING NOTES</p> <p>PLUMBING SHOWN IS DIAGRAMMATIC ONLY. LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER AND STORMWATER, WASTE POSITIONS AND DOWNPIPE QUANTITIES AND POSITIONS. ALL TITLS SHALL BE PRIOR TO CONSTRUCTION.</p>	<p>PRELIMINARY</p> <p>NOT TO BE USED FOR CONSTRUCTION PURPOSES</p> <p>WHERE AND IF ANY DISCREPANCIES OCCUR BETWEEN THE PLAN AND SPECIFICATION SCHEDULE, THE SPECIFICATION SCHEDULE WILL ALWAYS HAVE PRECEDENCE</p>	<p>CLIENT'S SIGNATURE _____ DATE _____</p>
			<p>CERTIFIED AS STRUCTURALLY ADEQUATE</p> <p>KFB Engineers Civil & Structural 1/2000 1/2000 1/2000 1/2000</p>
<p>CLIENT: JOHN JOSEPH GARCI ADDRESS: LOT 86 - PIN ROAD MULLCHILLA QLD - 4872</p> <p>TITLE: OVERALL SITE PLAN SCALE: 1:500 DATE: NOV/2020</p> <p>Cougar Homes P.O. Box 945N North Cairns 4870 Tel: 07 40427777 Fax: 07 40427799 QBESA ACT License No. 10353595</p> <p>© COPYRIGHT - COUGAR HOMES 2020 PROJ NO: CH - 811 DWG. NO: 02 OF 12</p>			

Document Set ID: 303131
 Version: 1, Version Date: 20/12/2020



LOT 86

LAND CLASSIFICATION - CZ (RUR03)

LOT NUMBER: 86
 HG NUMBER: HG754
 PARISH: MASTERTON
 COUNTY: HOOBKINSON
 AREA: 44.0189ha



- KEY**
- B BATH
 - BN BASIN
 - WC WATER CLOSET
 - SH SHOWER
 - S SINK
 - L LAUNDRY TROUGH
 - FWP FLOOR WASTE GULLY
 - FWS FLOOR WASTE GULLY
 - CS CLEAN OUT TO SURFACE OUTLET
 - CSO CLEAN OUT TO SURFACE OUTLET
 - U INSPECTION UNITS
 - IO INSPECTION OPENING
 - IS INSPECTION SHAFT
 - DP 50mm Ø DOWNPIPE
 - SR STACK RISER
 - SD STACK DOWNPIPER
 - EPW ELEVATED PIPEWORK

LEGEND

- DENOTES STORM AND DWVC
- 3in SEWER DRAIN
- 1500x720 DENOTES BOUNDARY LINE WITH LOCATED PEG

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

PLUMBING NOTES

PLUMBING SHOWN IS DIAGNOSTIC 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

CONSTRUCTION DRAWINGS
 NOT TO BE USED FOR

VARIES AND IF ANY DISCREPANCIES OCCUR BETWEEN THE PLAN AND SPECIFICATIONS SCHEDULE THE SPECIFICATION SCHEDULE WILL ALWAYS HAVE PRECEDENCE

CLIENT'S SIGNATURE DATE

CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
 100 South Street, Level 1, 4000 South Street, Brisbane QLD 4000

Date: _____ Signature: _____
 Job No: _____ Ref No: _____

CLIENT: JOHNS JOSEPH GAUCH

ADDRESS: LOT 86 - PIN ROAD, MITCHELLA QLD - 4872

TITLE: PART SITE PLAN

SCALE: 1:200 DATE: NOV 2020

Cougar Homes

P.O. Box 942N North Cairns 4870
 Tel: 07 40427777
 Fax: 07 40427799
 QBSA ACT License No. 1033598

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

Building Setout Plan

27/1/2021



17°7'29"S 145°17'58"E

17°7'29"S 145°18'2"E

A product of

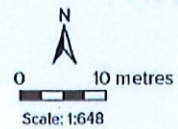


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Version: 1, Version Date: 23/12/2020

<p>LOT 86</p> <p>WIND CLASSIFICATION - G2 (W50)</p> <p>GENERAL NOTE DETAIL SHOWN IN ELEVATIONS IS SUBJECT TO MATERIAL/PRODUCT CONSTRAINTS.</p>	<p>ROOF PITCH - 22.5°</p> <p>ROOF OVERHANG - 600 U.N.O.</p> <p>SOFFIT TYPE - FLAT</p>	
<p>PLEASE NOTE THAT DIMENSIONS SHOWN ARE NOMINAL SIZES AND ARE TO STRUCTURAL OPENINGS. FINISHED SIZES WILL REDUCE SLIGHTLY WHEN THE WALL FINISH IS APPLIED</p>		
<p>ELEVATION KEY</p> <p>ROOF UNDO OCCLUSION/ULTIMATE STEEL CUSTOMER/DOOR FRAMES TO BE SUPPLIED BY MANUFACTURER WITH MANUFACTURERS SPECIFICATION COLOUR/CURTAINS AND FASCIAE WALLS UNDO RIBBONED PAINTED WALLS WINDOWS UNDO TONGUE AND GROOVE ALUMINIUM FRAMED WINDOWS - EXTERNAL SLIDING DOORS UNDO POWERCOATED ALUMINIUM FRAMED SLIDING DOORS</p> <p>S-AC DENOTES SPLIT SYSTEM A/C UNITS ON WALL COMPRESSOR POSITIONS MB DENOTES METER BOX POSITION</p>		
<p>WINDOW SCHEDULE</p> <p>UNLESS OTHERWISE NOTED: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE ALL WINDOWS ARE VIEWED FROM THE OUTSIDE GLASSING TO AS 1288 1994 CERTIFICATE TO BE ALL GLASS TO BE CLEAR GLASS UNDO FRAMES NONVOLUTIONATED ALUMINIUM SCREENING IF APPLICABLE REFER TO FLOOR PLAN FOR DETAILS OF ANY ALL COVER BLINDS TO BE FORM POOL COMPLIANT UNDO</p>		
<p>DOOR SCHEDULE</p> <p>EXTERNAL 24" x 36" TOP FEATURE ENTRY DOOR IN 24" x 36" REAR FINISH</p> <p>INTERNAL</p> <p>4" x 8" DOORS TO BE 2400mm HIGH & WITH DESIGNED ON PLAN INTERNAL DOORS TO HAVE TUBED DOOR FRAMES 4" x 8" DOOR TO BE FITTED WITH LIFT OFF HANDLES</p>		
<p>PRELIMINARY</p> <p>NOT TO BE USED FOR CONSTRUCTION PURPOSES</p> <p>WHERE AND IF ANY DISCREPANCIES OCCUR BETWEEN THE DIMENSIONS SHOWN IN THIS SCHEDULE THE SPECIFICATION SCHEDULE WILL ALWAYS HAVE PRECEDENCE</p>		
<p>CLIENT'S SIGNATURE DATE</p> <p>CERTIFIED AS</p> <p>STRUCTURALLY ADEQUATE</p> <p> Civil & Structural No. 123456789 1/1/2020</p> <p>DATE _____ SIGNATURE _____</p> <p>Job No. _____ Scale _____</p> <p>CLIENT: JOHN JOSEPH GAUCI</p> <p>ADDRESS: LOT #4 - PIN ROAD MITCHUBA QLD - 4872</p> <p>TITLE: ELEVATIONS DATE: NOV 2020</p> <p>SCALE: 1:100</p> <p>Cougar Homes P.O. Box 945N North Cairns 4870 Tel: 07 40427777 Fax: 07 40427799 DBSA ACT Licence No. 10335186</p> <p>© COPYRIGHT - COUGAR HOMES 2020 PROJ. NO.: CH - 611 DWG. NO.: 06 OF 12</p>		