

8.2 P BLUNDELL FAMILY TRUST - MATERIAL CHANGE OF USE - TOURIST ATTRACTION (VINTAGE VEHICLE AND MACHINERY MUSEUM) - LOT 23 ON SP184955 - 109 COBRA ROAD, MAREEBA - MCU/22/0015

Date Prepared: 25 July 2022
Author: Senior Planner
Attachments: 1. Proposal Plan

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	P Blundell Family Trust	ADDRESS	109 Cobra Road, Mareeba
DATE LODGED	13 June 2022	RPD	Lot 23 on SP184955
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Attraction (Vintage Vehicle and Machinery Museum)		
FILE NO	MCU/22/0015	AREA	15.6023ha
LODGED BY	U&i Town Plan	OWNER	P Blundell
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

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

The application is impact assessable and no properly made submissions were received in response to public notification of the application.

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

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

It is recommended that the application be approved in full with conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	P Blundell Family Trust	ADDRESS	109 Cobra Road, Mareeba
DATE LODGED	13 June 2022	RPD	Lot 23 on SP184955
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Attraction (Vintage Vehicle and Machinery Museum)		

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 - Tourist Attraction (Vintage Vehicle and Machinery Museum)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1680-21 WD01	Site Plan	Tony Hales Building Designer	19/11/2021

(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 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 Hours of Operation

The operating hours shall be between 8:00am and 5:00pm Monday to Sunday.

3.5 Waste Management

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

3.6 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 and a maximum noise level of 8dB(A) above background levels as measured from commercial location.

4. Infrastructure Services and Standards

4.1 Access

A bitumen, asphalt or concrete sealed access crossover must be constructed (from the edge of the road pavement, extending for a distance of 10 metres) 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 Management

- 4.2.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

- 4.2.2 All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.3 Water Supply

The quality of water provided on site for human contact or consumption must be of a standard for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

4.4 On-site Wastewater Management

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

4.5 Car Parking/Internal Driveways

The developer must ensure that the development is provided with sufficient on-site car parking spaces which are available for use solely for the parking of vehicles associated with the approved use. All car parking spaces and internal driveways must be constructed to at least compacted gravel standard, clearly identifiable and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.6 Lighting

Where outdoor lighting is installed, illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed eight (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.

(D) ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. 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.
- (c) Food Premises

Premises proposed for the storage and preparation, handling, packing or service of food must comply with the requirements of the Food Act 2006.
- (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

- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
Tourist Attraction	per m2 GFA	GFA (m2)			
Sheds 1, 2, 3 and 5	\$2.80	1316.6	\$3,686.48	Nil	\$3,686.48
Shed 4	\$2.80	448	\$1,254.40	Nil	\$1,254.40

Shed 6	\$2.80	800	\$2,240.00	Nil	\$2,240.00
Shed 7	\$2.80	800	\$2,240.00	Nil	\$2,240.00
TOTAL CURRENT AMOUNT OF CHARGE					\$9,420.88

THE SITE

The subject site is situated at 109 Cobra Road, Mareeba and is described as Lot 23 on SP184955. The site is irregular in shape with an area of 15.6023 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

The site has approximately 570 metres of frontage to Cobra Road which is constructed to bitumen sealed standard. Access is gained from Cobra Road via an established crossover which is located in the approximate centre of the site's frontage.

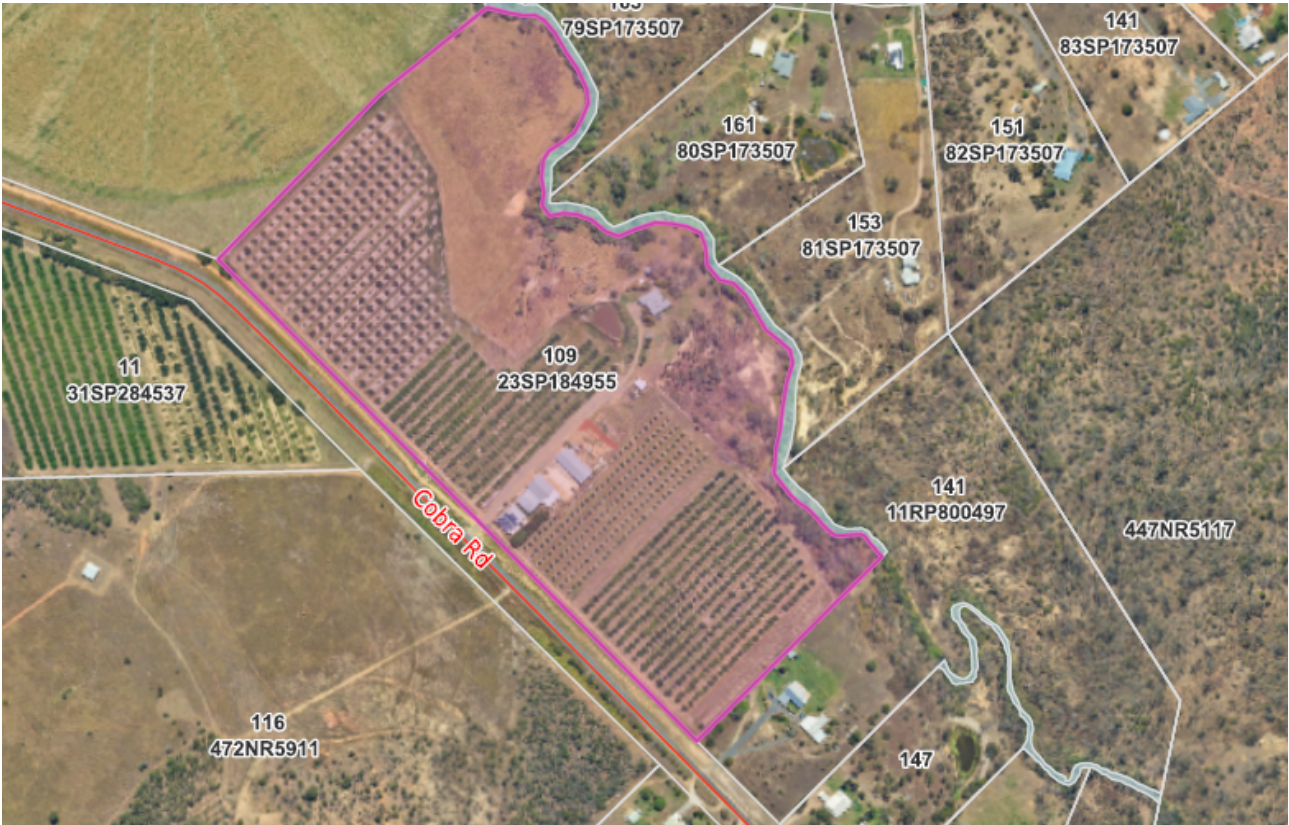
The site's north-eastern boundary adjoins Cobra Creek. The site is generally flat, with a slight slope towards Cobra Creek at the rear.

The majority of the site is developed for agricultural purposes (fruit tree orchard). A central driveway gives access to a modern single storey dwelling house at the rear, overlooking Cobra Creek. Multiple outbuildings are established along the central driveway. These outbuildings accommodate the landowner's extensive collection of vintage vehicles and machinery.

The subject site is connected to the following infrastructure services:

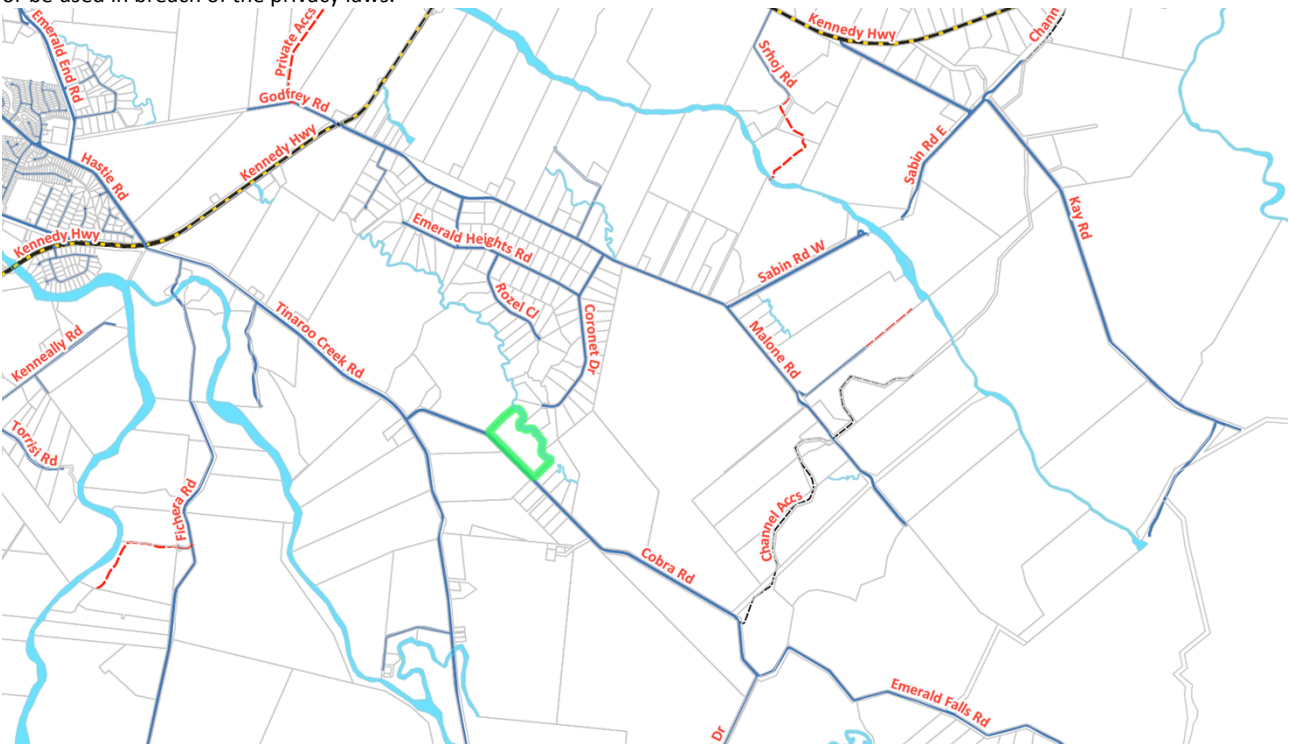
- Ergon Energy electricity supply;
- SunWater supplied water supply;
- Telecommunications infrastructure; and
- Local road network.

Surrounding allotments are identified within either the rural or rural residential zone being utilised for either agricultural or rural lifestyle purposes.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Resources) (2022). 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

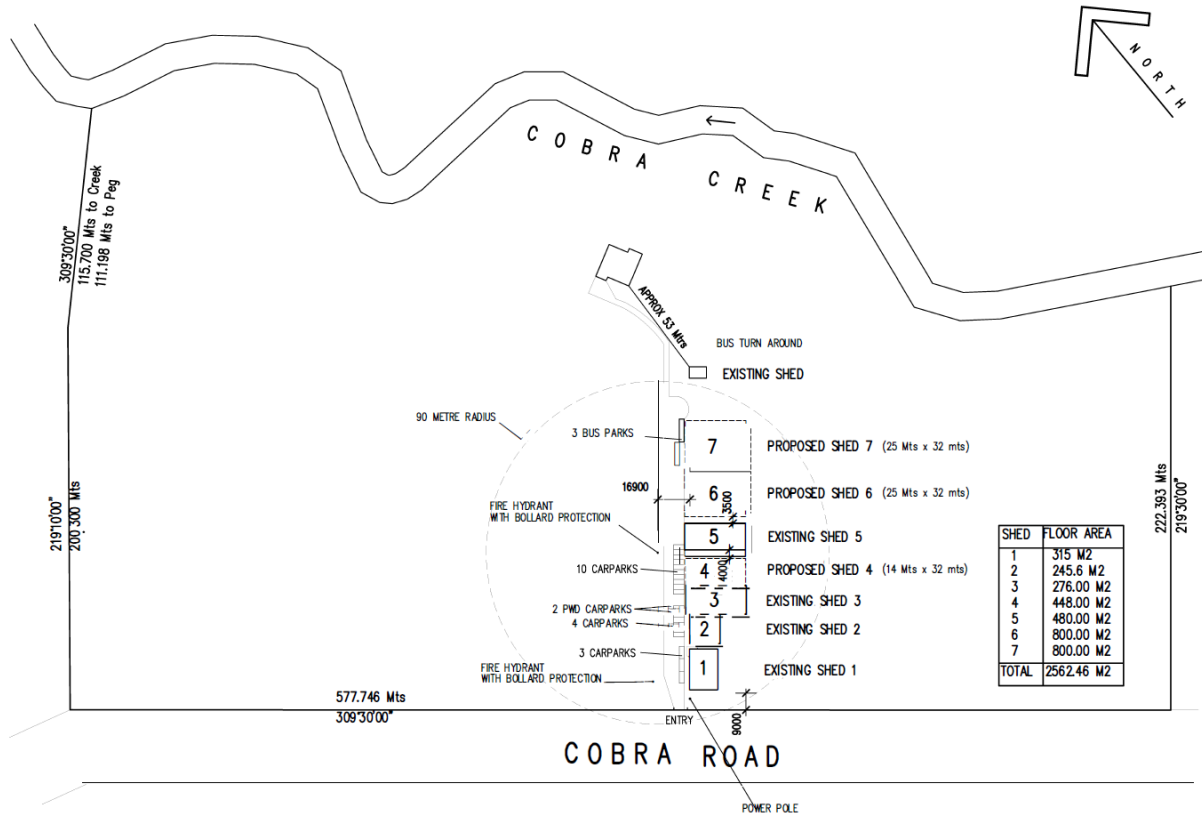
The development application seeks a Development Permit for Material Change of Use - Tourist Attraction (Vintage Vehicle and Machinery Museum) in accordance with the plans shown in **Attachment 1**.

The applicant describes the proposed development as follows:

"It is the objective of the proponent to deliver a unique and secure vintage vehicle and machinery museum that can be enjoyed by all. The development application requests that the Council issue a Development Permit for a Material Change of Use in order to allow the development of a vintage vehicle and machinery museum over consisting of the following elements:

- *Four (4) Existing Sheds / pavilions;*
- *Three (3) Proposed Sheds / pavilions;*
- *19 Car Parks, two (2) of which are disabled car parks;*
- *Three (3) Bus Parking Spaces for tour groups;*
- *Space available on-site to cater for Caravans or Camper Trailers to visit; and*
- *Sealed driveway and parking areas.*

REAL PROPERTY DESCRIPTION:
 LOT 23
 S.P. 184955
 15.6023 ha



The intent of this museum development is to provide an alternative form of Tourist Attraction to the Mareeba Locality which is modern, providing opportunities that will encourage and promote visitors into the local area."

Advice provided by the applicant indicates that the vehicle and machinery collection is focused on Ford cars and tractors.

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 is:

- 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"> • Rural Area <ul style="list-style-type: none"> • Rural Agricultural Area • Rural other <p>Natural Environmental Elements</p> <ul style="list-style-type: none"> • Biodiversity Areas
Zone:	Rural zone

Overlays:	Agricultural Land Overlay Airport Environs Overlay Bushfire Hazard Overlay Environmental Significance Overlay Hill & Slope Hazard Transport Infrastructure Overlay
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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
Tourist attraction	Premises used for providing onsite entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility

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

Strategic Framework

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

- (5) Primary industries in *Rural areas* are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the *rural area* are preserved and enhanced. The *rural area* is largely

maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. *Rural areas* protect the shire's *agricultural area* and ensure food security. *Other rural areas* predominantly remain agricultural grazing properties.

Comment

The primary use of the subject site will continue to be agriculture (fruit tree orchard).

The applicant currently houses his collection of vehicles and machinery on the site purely for personal enjoyment. Sheds 1, 2, 3 and 5 have already been constructed for this purpose.

Proposed Sheds 4, 6 and 7 will be collocated with the existing structures, all being sited immediately adjacent to the central driveway.

The collocation of the existing and proposed sheds, together with the access and parking area prevents the proposed development from fragmenting or alienated agricultural land.

The proposed development is compatible with the agricultural and satisfies this outcome.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

- (3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the *rural area* in a way which:
- (a) does not impede or conflict with agricultural activities and production; and
 - (b) does not compromise rural character and scenic qualities; and
 - (c) does not adversely impact on ecological and biodiversity values.

Comment

The primary use of the subject site will continue to be agriculture (fruit tree orchard).

The applicant currently houses his collection of vehicles and machinery on the site purely for personal enjoyment. Sheds 1, 2, 3 and 5 have already been constructed for this purpose.

Proposed Sheds 4, 6 and 7 will be collocated with the existing structures, all being sited immediately adjacent to the central driveway.

The collocation of the existing and proposed sheds, together with the access and parking area prevents the proposed development from fragmenting or alienated agricultural land.

The rural character and scenic qualities will remain substantially unchanged with the proposed additional sheds largely screened by the existing fruit tree orchard and established sheds.

There are no mapped ecological and biodiversity areas impacted by the proposed development.

The development complies.

3.4.8 Element—Air and noise quality

3.4.8.1 Specific outcomes

- (1) The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.

Comment

The proposed development will not result in adverse air, noise or odour impacts.

3.7.2 Element—Rural and Agricultural land

3.7.2.1 Specific outcomes

- (1) *Agricultural areas* are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.

Comment

The primary use of the subject site will continue to be agriculture (fruit tree orchard).

The applicant currently houses his collection of vehicles and machinery on the site purely for personal enjoyment. Sheds 1, 2, 3 and 5 have already been constructed for this purpose.

Proposed Sheds 4, 6 and 7 will be collocated with the existing structures, all being sited immediately adjacent to the central driveway.

The collocation of the existing and proposed sheds, together with the access and parking area prevents the proposed development from fragmenting or alienated agricultural land.

- (4) Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment on productive land.

Comment

The primary use of the subject site will continue to be agriculture (fruit tree orchard).

The applicant currently houses his collection of vehicles and machinery on the site purely for personal enjoyment. Sheds 1, 2, 3 and 5 have already been constructed for this purpose.

Proposed Sheds 4, 6 and 7 will be collocated with the existing structures, all being sited immediately adjacent to the central driveway.

The collocation of the existing and proposed sheds, together with the access and parking area prevents the proposed development from fragmenting or alienated agricultural land.

- (5) Development ensures rural activities in all *rural areas* are not compromised by incompatible development and fragmentation.

Comment

The proposed development complies.

3.7.7 Element—Tourism

3.7.7.1 Specific outcomes

- (5) A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:
- (a) tourist attractions and facilities within *activity centres*;
 - (b) cultural interpretive tours;
 - (c) nature based tourism;
 - (d) sports and recreational activities;
 - (e) tourist attractions;
 - (f) adventure tourism;
 - (g) farm based tourism;
 - (h) food based tourism;
 - (i) bed and breakfasts;
 - (j) camping and recreational vehicle facilities;
 - (k) cycle tourism.

Comment

The proposed development complies with this outcome.

- (6) Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.

Comment

The primary use of the subject site will continue to be agriculture (fruit tree orchard).

The applicant currently houses his collection of vehicles and machinery on the site purely for personal enjoyment. Sheds 1, 2, 3 and 5 have already been constructed for this purpose.

Proposed Sheds 4, 6 and 7 will be collocated with the existing structures, all being sited immediately adjacent to the central driveway.

The collocation of the existing and proposed sheds, together with the access and parking area prevents the proposed development from fragmenting or alienated agricultural land.

The rural character and scenic qualities will remain substantially unchanged with the proposed additional sheds largely screened by the existing fruit tree orchard and established sheds.

There are no mapped ecological and biodiversity areas impacted by the proposed development.

Relevant Developments 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
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 9.3.2 Commercial 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 outcome 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
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Agricultural land overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Airport environs overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Commercial activities code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application complies with applicable acceptable/performance outcomes, including: <ul style="list-style-type: none"> • PO1 • AO1 Refer to planning discussion section of report.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

(D) 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.

(E) Adopted Infrastructure Charges Notice

Adopted Infrastructure Charges Resolution (No. 1) of 2022 does not identify a charge rate for tourist attraction, instead it states that Council will calculate an infrastructure charge on the approved use at the time the decision is made.

Of the other use charge rates stated in Adopted Infrastructure Charges Resolution (No. 1) of 2022, Council officers consider a Winery to be the closest in term of infrastructure impacts.

The identified charge rate for a winery is \$14.00/m², where serviced by the five infrastructure networks.

As the proposed development will only be serviced by transport infrastructure, the relevant charge rate would be 20% of \$14.00/m² or \$2.80/m².

Based on \$2.80/m², the applicable infrastructure charge is:

- Sheds 1, 2, 3 & 5 - Combined GFA of 1316.6m² = \$3,686.48
- Shed 4 - GFA of 448m² = \$1,254.40
- Shed 6 - GFA of 800m² = \$2,240.00
- Shed 7 - GFA of 800m² = \$2,240.00

Total Charge = \$9,420.88

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Not applicable.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 22 June 2022 to 13 July 2022. The applicant submitted the notice of compliance on 13 July 2022 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Specific compliance with assessment benchmarks contained within the Parking and Access code are discussed below:

9.4.3 Parking and Access code***Car parking spaces******PO1***

Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:

- (a) *nature of the use;*
- (b) *location of the site;*
- (c) *proximity of the use to public transport services;*
- (d) *availability of active transport infrastructure; and*
- (e) *accessibility of the use to all members of the community.*

AO1

*The number of car parking spaces provided for the use is in accordance with **Table 9.4.3.3B**.*

Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.

Comment

Table 9.4.3.3B does not specify an applicable rate for tourist attractions, instead it is as determined by Council.

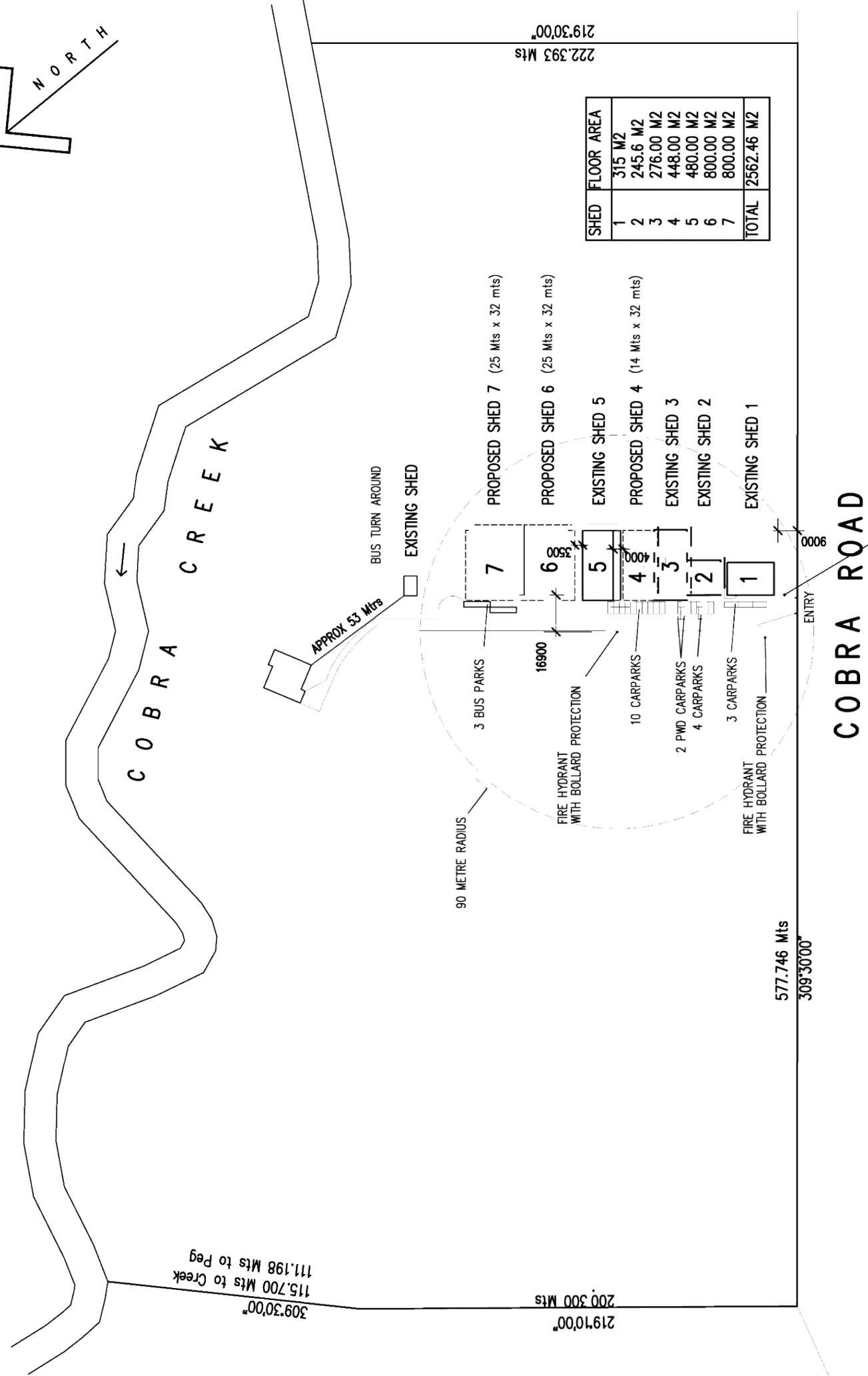
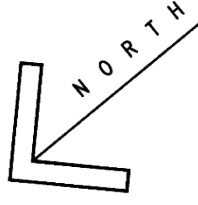
The applicant has shown 17 car parking spaces, 2 spaces for people with disabilities and 3 bus parking spaces.

This is a substantial amount of dedicated car parking and is considered sufficient to accommodate the likely demand of the use. Furthermore, generous space exists on site to accommodate overflow car parking in the unlikely event the designated parking area is fully occupied.

The development satisfies PO1.

REAL PROPERTY DESCRIPTION:

LOT 23
S.P. 184955
15.6023 ha



TONY HALES
BUILDING DESIGNER
Suites 6 Mawdsley House
155 Mulgrave Road, Cairns. 4870. Qld.
PO Box 306, Bungalow. 4870 Qld.
Ph/Fax (07) 40511936
e-mail: t.hales@bigpond.net.au
Mobile 0407962415
O.B.C.C. Lic. No. 59640
ABN: 32465908167

WIND CLASSIFICATION C2

WARNING !!!!!
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Client's Approval:
I/We have inspected these plans for my/our proposed dwelling and I/We are satisfied they are true and accurate as per the quotation, finishing schedule and building agreement that I/We previously signed for the home.
I/We understand that a refrigerator and washing machine are generally illustrated on the plan to demonstrate space usage and in some instances other items to be "owner supplied" are illustrated.
I/We understand that unless included in the Quotation/Finishing Schedule or added by variation, such items are not included in the building agreement.

Signed:
Date:

Drawn by: Tony Hales
Date: 19/11/2021
Checked by: Tony Hales
Client Name: **Mr. PAUL BLUNDELL**
Site Address: **109 COBRA ROAD, MAREEBA.**

Drawing Title: **SITE PLAN**
Scale: 1:2000
Sheet No: **WD01**
Job No: **1680-21**