DELEGATED REPORT

SUBJECT: **S CARABOT - RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) & MATERIAL CHANGE OF USE - DUAL OCCUPANCY - LOT 16 ON RP700549 - 19 HERBERTON STREET, MAREEBA - MCU/22/0021**

DATE: 8 November 2022

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Selena Carabot	**ADDRESS**	19 Herberton Street, Mareeba
DATE LODGED	13 October 2022	**RPD**	Lot 16 on RP700549
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 Lots) and Material Change of Use - Dual Occupancy		

FILE NO	MCU/22/0021	**AREA**	1,012m^2
LODGED BY	Freshwater Planning Pty Ltd	**OWNER**	Selena Carabot
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Medium Density Residential		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	N/A - Code Assessable 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.

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

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

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OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Selena Carabot	**ADDRESS**	19 Herberton Street, Mareeba
DATE LODGED	13 October 2022	**RPD**	Lot 16 on RP700549
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Reconfiguring a Lot - Subdivision (1 into 2 Lots) and Material Change of Use - Dual Occupancy		

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 Reconfiguring a Lot - Subdivision (1 into 2 Lots) and Material Change of Use - Dual Occupancy

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1682-A-01	Site Plan	HUMAC Design	-
1682-A-02	Floor Plan	HUMAC Design	-
1682-A-03	Elevations	HUMAC Design	-

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

Reconfiguring a Lot - Subdivision (1 into 2 Lots) Component

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, and subject to any alterations:

   - found necessary by the 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 endorsement of the plan of survey, except where specified otherwise in these conditions of approval.

2.2 The Reconfiguring a Lot - Subdivision (1 into 2 Lots) component of this approval must be acted upon and Lots 1 and 2 created before the Material Change of Use - Dual Occupancy component can be acted upon.

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 or the Adopted Infrastructure Charges Notice must be made prior to the endorsement of the plan of survey and at the rate applicable at the time of payment.

3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.

3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.

The common boundary between the lots can be moved to the north within 800mm of the existing sewer main in order to avoid the need for an easement. If an easement is required, the easement must have a width of no less than 3 metres, with the sewer main positioned in the centre of the easement.

3.5 Where approved existing buildings and structures are to be retained, setbacks to any new property boundaries are to be in accordance with Planning Scheme requirements for the relevant structure and/or Queensland Development Code.

3.6 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.

3.7 Charges

All outstanding rates, charges and expenses pertaining to the land are to be paid in full.

4. Infrastructure Services and Standards

4.1 Access

Both existing access crossovers servicing the existing duplex on Lot 1 must be upgraded (from the edge of the road pavement to the property boundary of the lot) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.
An access crossover servicing Lot 2 must be installed (from the edge of the road pavement to the property boundary of the lot) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer. The access works for Lot 2 can be bonded (for a period of 1 year, or further period agreed to by Council officers) and at the rate of 150% of the cost of the access crossover works in order to allow the development of the dual occupancy component to occur. Quotations for the access works to determine the bond amount must be accepted by Council's delegated officer.

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

4.2 Stormwater Drainage

4.2.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of each stage of the development and must take all reasonable and practical measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2.2 All stormwater drainage must be discharged to an approved legal point of discharge.

4.3 Water Supply

4.3.1 The developer must provide each proposed allotment with a water service connection in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

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

4.4 Sewerage Connection

4.4.1 The developer must provide a connection for each proposed allotment to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.4.2 Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage

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

4.5 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of power reticulation.

4.6 Telecommunications

The applicant/developer must demonstrate that a connection to the national broadband network is available for each allotment, or alternatively, enter into an agreement with a telecommunication carrier to provide telecommunication services to each lot and arrange provision of necessary conduits and enveloping pipes.

Material Change of Use - Dual Occupancy Component

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.

   2.3 The Reconfiguring a Lot - Subdivision (1 into 2 Lots) component of this approval must be acted upon and Lots 1 and 2 created before the Material Change of Use - Dual Occupancy component can be acted upon.

3. General

   3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure.

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3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.

3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.

3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Noise Nuisance

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

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

3.6 Waste Management

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

3.7 Letterbox

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

3.8 Clothes Drying area

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

4. Infrastructure Services and Standards

4.1 Access

Two individual access crossovers must be constructed (from the edge of the road pavement to the property boundary of the subject lot) to service the two units in accordance with FNQROC Development Manual Standards, to the satisfaction of Council's delegated officer.

The applicant/developer is to make a single application for driveway access onto a Council road. The application is to be accompanied by the relevant fee

and will be required to certify or be assessed for compliance by Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

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 must be collected from site and discharged to an approved legal point of discharge.

4.3 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with 2 undercover car parking spaces (1 per unit) and 1 visitor parking space (covered or uncovered), which are available solely for the parking of vehicles associated with the use of the premises.

All car parking spaces and internal driveways must be concrete sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

4.4 Landscaping & Fencing

4.4.1 Prior to the commencement of the use, a landscape plan must be submitted to Council for review and approval. The landscape plan must include, at minimum, a 1.5m wide landscape strip along the entire frontage of Lot 2 (excluding access driveways), and include plant species selected from the Plant Schedule in the Planning Scheme Policy 6 - Landscaping and preferred plant species.

All landscaped areas must be mulched, irrigated and maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.4.2 Prior to the commencement of the use, solid 1.8 metre high timber paling (no gaps) or 1.8 metre high colorbond fencing (of neutral colour) is to be erected along the entire length of the sites northern, southern and western boundaries, and between the party wall and western boundary of the site to separate each unit's area of private open space.

The abovementioned fencing is to be erected and maintained in good order for the life of the development, to the satisfaction of Council's delegated officer.

4.5 Lighting

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

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

4.6 Water Supply

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

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

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

4.7 Sewerage Connection

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

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

(D) ASSESSMENT MANAGER'S ADVICE

(a) 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) Water Meters/Water Service Connection

Prior to the water service connection works commencing, a Water Quotation, Connection, Disconnection Request must be lodged with Council. The cost of the required water connection will be determined based upon the assessment of the Water Quotation Request. The Water Quotation Request must be lodged and the required connection fee paid prior to the signing of the survey plan.

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

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

(e) Endorsement Fees

Council charges a fee for the endorsement of a Survey Plan, Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

(f) 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.

(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)

- Reconfiguring a Lot – four (4) years (starting the day the approval takes effect);
- Material Change of Use – six (6) years (starting the day the approval takes effect);

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

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

- Access approval arising from condition number 4.1

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for the Reconfiguring a Lot - Subdivision (1 into 2 Lots) component:

Development Type	Rate	Measure	Charge	Credit Detail	Balance
	$ per Lot	***Lots***		***Lots***	
Residential	$20,260.00	2	$40,520.00	1 lot ($20,260.00)	$20,260.00
TOTAL CURRENT AMOUNT OF CHARGE					**$20,260.00**

THE SITE

The subject site is situated at 19 Herberton Street and is described as Lot 16 on RP700549. The site is regular in shape, with a total area of 1,012m^2 and is zoned Medium density residential under the Mareeba Shire Council Planning Scheme 2016. The site contains 18.6 metres of frontage to Herberton Street and 54.3 metres of frontage to Constance Street, both of which are constructed to bitumen sealed standards including kerbing.

The site is improved by an old older high-set dual occupancy situated on the southern half of the property which is accessed via dual crossovers from Constance Street. The site is connected to all urban services.

All Surrounding lots are zoned Medium density residential and the predominate land use in the immediate vicinity is unit complexes. The property to the west contains units for the elderly and Tableland Honda is situated on the opposite side of Herberton Street.

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 Reconfiguring a Lot - Subdivision (1 into 2 Lots) and Material Change of Use - Dual Occupancy in accordance with the plans shown in **Attachment 1**.

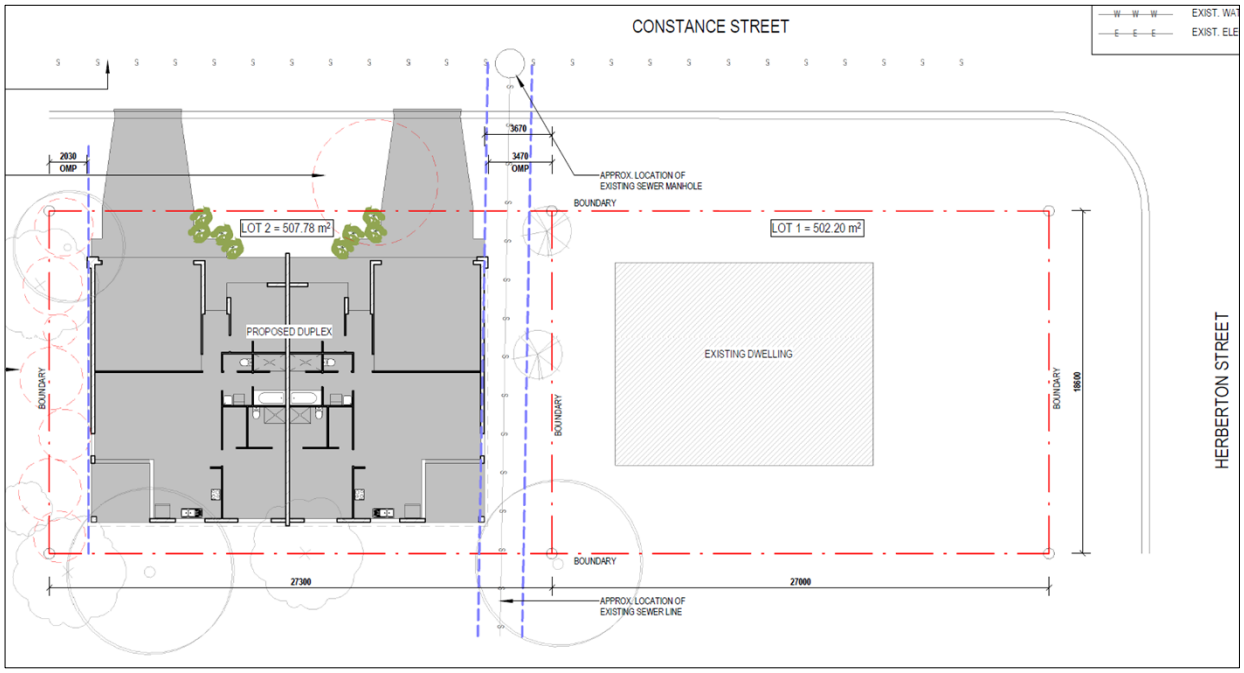
The application proposes the subdivision of the allotment to create the following 2 lots:

- Proposed Lot 1 - area of 502.2m^2, frontage of 18.6m to Herberton Street and 27m to Constance Street; and
- Proposed Lot 2 - area of 507.8m^2, frontage of 27.3m to Constance Street.

Proposed Lot 1 will contain the sites existing dual occupancy.

The second component of the proposed development is the construction of a duplex unit complex on vacant proposed Lot 2.

A plan showing the proposed lot layout and duplex development is shown below:



REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The site contains no areas of ecological significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	**Activity Centre Network** • *Major Regional Activity Centre* **Land Use Categories** • Residential Area **Transport Elements** • *Local Collector Road* • *Principal Cycle Route*
Zone:	Medium Density Residential Zone
Overlays:	Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 ***Use***	***Column 2*** ***Definition***	***Column 3*** ***Examples include***	***Column 4*** ***Does not include the following examples***
Dual occupancy	*Premises containing two dwellings, each for a separate household, and consisting of:* • *a single lot, where neither dwelling is a secondary dwelling or* • *two lots sharing common property where one dwelling is located on each lot.*	*Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body Corporate and Community Management Act 1997, two dwellings within the one body corporate to which the Building Units and Group Title Act 1980 continues to apply*	*Dwelling house, multiple dwelling*

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan 2009-2031

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

(b) State Planning Policy

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

(c) Mareeba Shire Council Planning Scheme 2016

Relevant Development Codes

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

6.2.7 Medium density residential zone code
9.3.1 Accommodation activities code
9.4.2 Landscaping code
9.4.3 Parking and access code
9.4.4 Reconfiguring a lot 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
Medium density residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided, or an acceptable outcome cannot be met) contained within the code. Refer to code document for full commentary on compliance/non-compliance.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided, or an acceptable outcome cannot be met) contained within the code. Refer to code document for full commentary on compliance/non-compliance.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided, or an acceptable outcome cannot be met) contained within the code. Refer to code document for full commentary on compliance/non-compliance.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided, or an acceptable outcome cannot be met) contained within the code. Refer to code document for full commentary on compliance/non-compliance.
Reconfiguring a lot code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided, or an acceptable outcome cannot be met) contained within the code.

	Refer to code document for full commentary on compliance/non-compliance.
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, or an acceptable outcome cannot be met) contained within the code. Refer to code document for full commentary on compliance/non-compliance.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(f) Adopted Infrastructure Charges Notice

Reconfiguration Component

In accordance with Council's Adopted Infrastructure Charges Resolution (No. 1) 2022, a charge of $20,260.00 will apply to each additional residential allotment created.

The application proposes the creation of one (1) additional residential lot.

$20,260.00 x 1 (lot) = **$20,260.00**

Material Change of Use Component

The subject land is in the Medium Density Residential zone and the density of the proposed development is within the acceptable limits for unit development. The development requires approval from Council due to some minor points of non-compliance with the code assessment benchmarks.

Furthermore, the developer will pay $20,260.00 in infrastructure charges when the reconfiguration component of the approval is acted upon.

Accordingly, no infrastructure charges are applicable for the material change of use - dual occupancy component of the development.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation
Nil

PLANNING DISCUSSION
Nil

Date Prepared: *8 November 2022*

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.

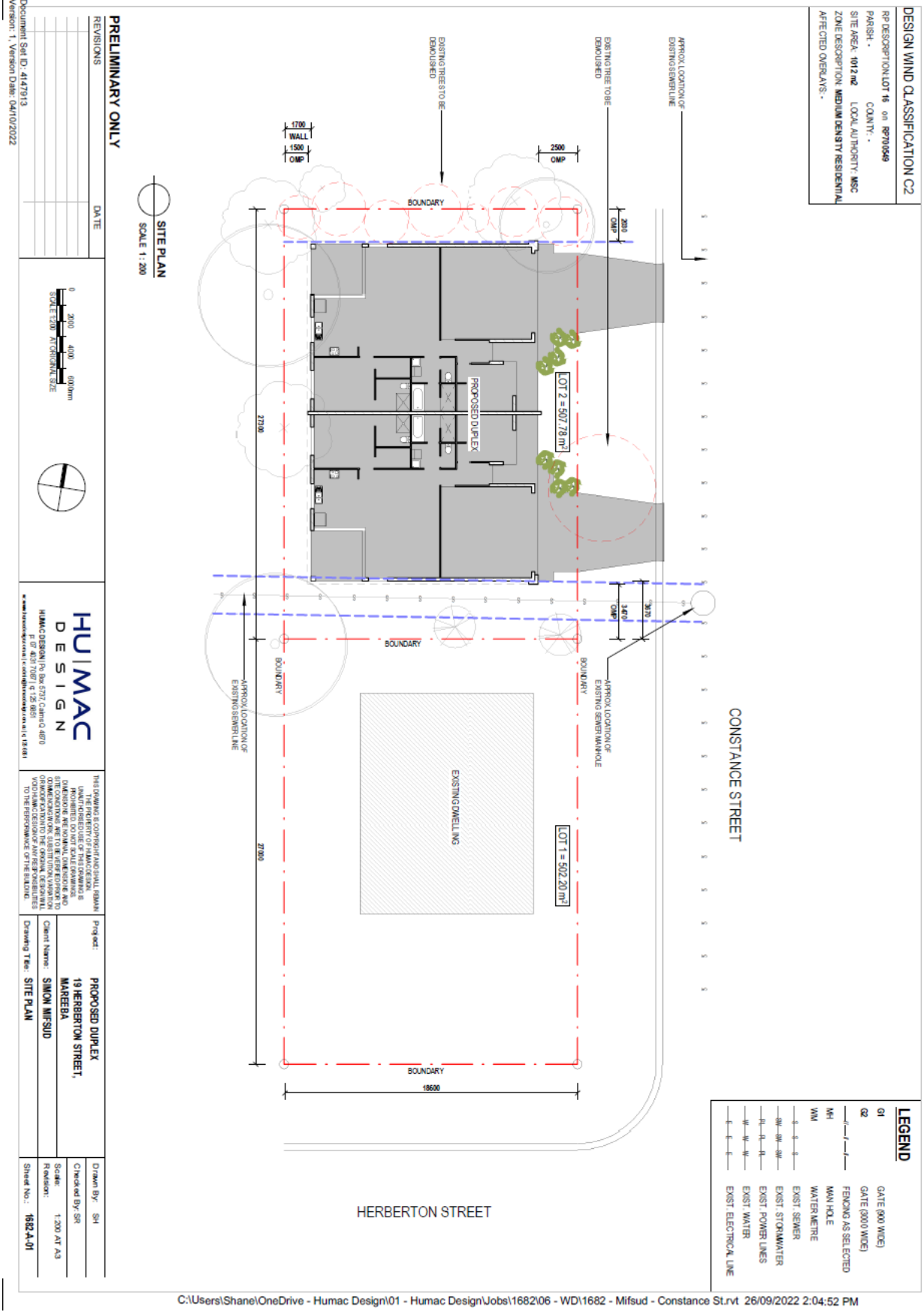
Dated the 8TH day of NOVEMBER 2022

BRIAN MILLARD
SENIOR PLANNER

MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

ATTACHMENT 1

PROPOSED PLANS (ECM DSI # 4147913)



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ESIGN WIND CLASSIFICATION C2

FLOOR AREA

ROOM NAME	AREA (m2)
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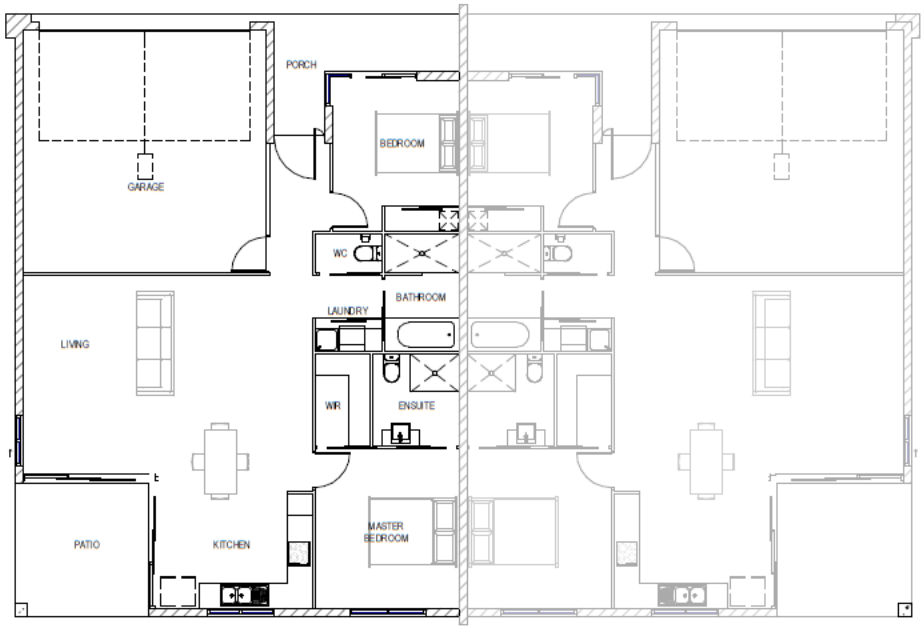
ıff 02	154.1 m²
	308.2 m²



FLOOR PLAN
SCALE 1 : 100

ELEVATION KEY

1 2 3 4

0 1000 2000 3000mm
SCALE 1:100 AT ORIGINAL SIZE

REVISIONS	DATE

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Project:
PROPOSED DUPLEX
19 HERBERTON STREET, MAREEBA

Client Name:
SIMON MIFSUD

Drawing Title:
FLOOR PLAN

HUMAC DESIGN
HUMAC DESIGN | Po Box 5737, Cairns Q 4870
p: 07 4031 7087 | q: 1256851
w: www.humacdesign.com.au | e: admin@humacdesign.com.au | q: 1256851

PRELIMINARY ONLY

Drawn By: SH
Checked By: SR
Scale: 1:100 AT A3

Sheet No.: **1682-A-02**

Revision:

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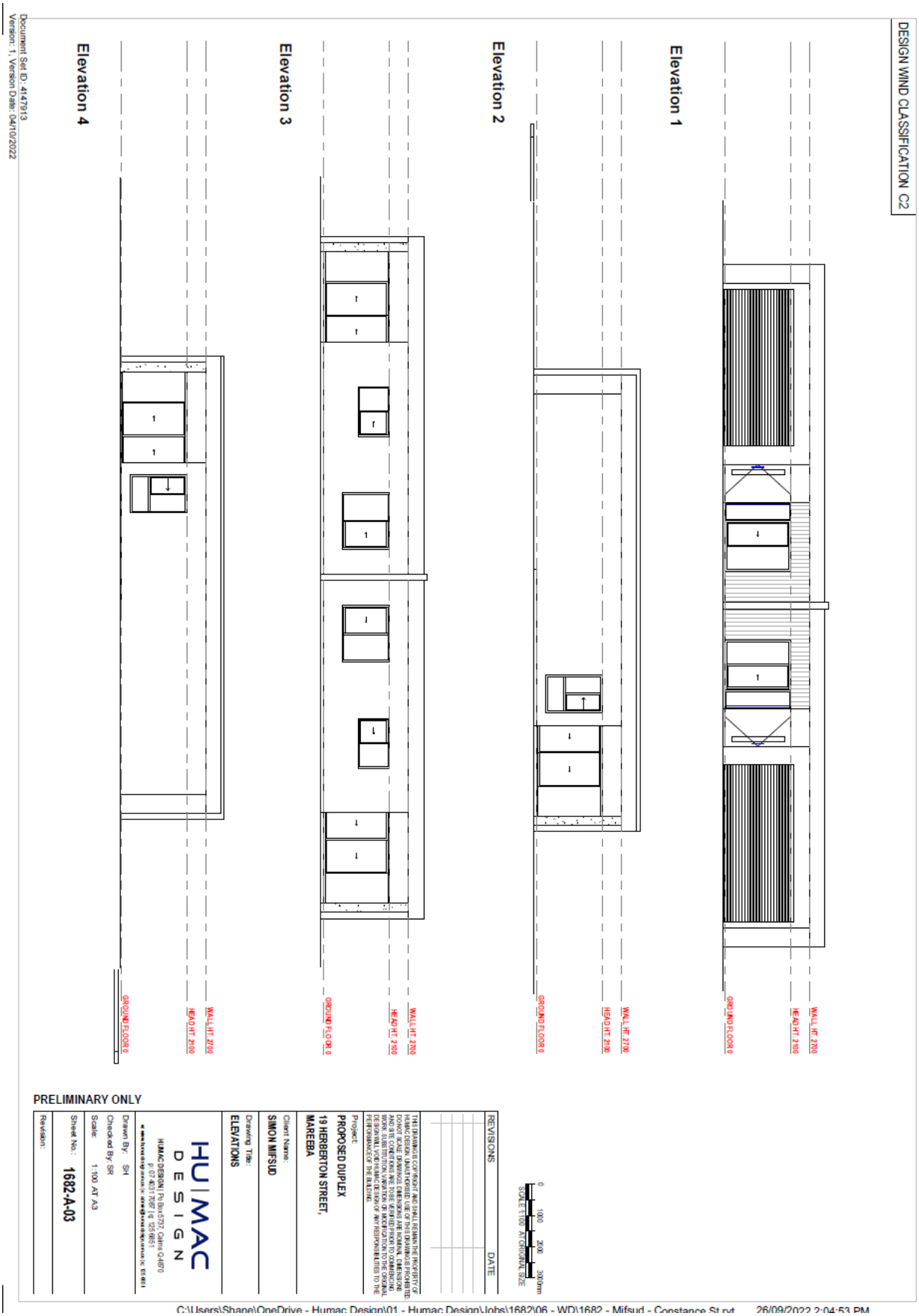

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