

8.4 CD NASTASI AG PTY LTD & SD NASTASI AG PTY LTD - MATERIAL CHANGE OF USE - UNDEFINED USE - "RURAL WORKERS ACCOMMODATION" AS DEFINED BY THE PLANNING REGULATION 2017 - LOT 51 ON SP243993 - 57 STUDDT ROAD, MAREEBA - MCU/22/0022

Date Prepared: 3 January 2023
Author: Senior Planner
Attachments: 1. Proposal Plans

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	CD Nastasi AG Pty Ltd & SD Nastasi AG Pty Ltd	ADDRESS	57 Studt Road, Mareeba
DATE LODGED	26 October 2022	RPD	Lot 51 on SP243993
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Undefined Use - "Rural Workers Accommodation" as defined by the <i>Planning Regulation 2017</i>		
FILE NO	MCU/22/0022	AREA	15.1674 hectares
LODGED BY	CD Nastasi AG Pty Ltd & SD Nastasi AG Pty Ltd	OWNER	CD Nastasi AG Pty Ltd & SD Nastasi AG Pty Ltd
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.

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

OFFICER'S RECOMMENDATION

- That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	CD Nastasi AG Pty Ltd & SD Nastasi AG Pty Ltd	ADDRESS	57 Studt Road, Mareeba
DATE LODGED	26 October 2022	RPD	Lot 51 on SP243993
TYPE OF APPROVAL	Development Permit		
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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 - Undefined Use - "Rural Workers Accommodation" as defined by the *Planning Regulation 2017*

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
0713 DA-01A B	Site Plan	Gregory G Terzi	June 22
0713 DA 02 A	Detail Site Plan	Gregory G Terzi	June 22
0713 DA 03 B	Floor Plan	Gregory G Terzi	June 22
0713 DA 04 A	Elevations	Gregory G Terzi	June 22

(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 Noise Nuisance

3.4.1 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 locations.

3.4.2 The applicant/developer must ensure the approved accommodation use is operated and managed (including noise generated by guests) to not exceed a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

No amplified music is permitted on-site at any time.

3.5 Waste Management

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

3.5.2 Where bulk bins are used and are to be serviced on site, prior to the issue of a development permit for building works, Council's delegated officer must be satisfied that internal access is of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear only.

3.6 Signage

Any advertising devices relating to the development must be wholly sited on the subject site and be limited to a cumulative sign face area of 6m² and must:

- (i) Not resemble a traffic control device or give instructions to traffic;

- (ii) Not incorporate highly reflective materials or finishes;
- (iii) Not be illuminated, move, revolve, strobe or flash; and
- (iv) Be kept clean, in good order and safe repair for the life of the development.

The erection of any signage must comply with the Building Act and all other relevant Acts, Regulations and these approval conditions. The sign must be removed at the decommissioning and rehabilitation stage of the development.

3.7 Accommodation Capacity

No more than 12 individual workers shall be accommodated on-site at any given time.

Occupancy records must be kept and presented to Council upon request should any complaint of overcrowding be received.

3.8 Notification of Potential Rural Zone Impacts

The applicant is to erect signage in plain sight and in large legible writing at the kitchen/dining area, recreational area, and on each accommodation building advising guests that the subject land is zoned Rural under the Mareeba Shire Council Planning Scheme 2016 and is in a rural locality. The signage should generally state the following:

"Guests should take note:

- *The locality may be used for intensive rural uses;*
- *Guests may experience off site effects from rural activities, including noise, sprays and dust that may cause a loss of residential amenity. Existing and/or self-assessable agricultural and rural uses in the locality have a 'right to farm' or a right to legally continue the use."*

3.9 Bushfire Management

3.9.1 A Bushfire Management Plan for the site, incorporating evacuation procedures for guests, must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

3.9.2 An on-site water supply for firefighting purposes must be provided with a minimum capacity of 5,000 litres that must comprise either:

- (a) a stand-alone tank; or
- (b) a reserve section in the bottom part of the main water supply tank;
or
- (c) a dam; or
- (d) a swimming pool.

Where tank water supply is provided, the outlet must be fitted with a 50mm ball valve with a camlock fitting for connection to firefighting appliances.

4. Infrastructure Services and Standards

4.1 Stormwater Drainage

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

4.1.2 All stormwater drainage concentrated by the development must be collected from site and discharged to an approved legal point of discharge.

4.2 Car Parking/Internal Driveways

(a) The applicant/developer must ensure that all car parking for the rural workers accommodation occurs on site and not on adjoining road reserves.

(b) All car parking spaces and trafficable areas must be at minimum gravel surfaced and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

(c) All car parking spaces and internal driveways must be constructed in compliance with the following standards, to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Australian Standard AS1428:2001 – Design for Access and Mobility.

(d) All parking spaces and trafficable areas must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

A sign must be erected in proximity to the access driveway indicating the availability of on-site parking.

4.3 Non-Reticulated Water Supply

The development must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply" or similar in order to deter consumption.

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 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.

(D) ASSESSMENT MANAGER'S ADVICE

(a) 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.

(b) 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.

(c) 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.

(d) 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.dcceew.gov.au.

(e) 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.dsdsatsip.qld.gov.au.

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use aspect – 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

THE SITE

The subject site is situated at 57 Studt Road, Mareeba and is described as Lot 51 on SP243993. The site is regular in shape with an area of 15.1674 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

The site has frontages of approximately 120 metres to Studt Road and 330 metres to Keegan Road, both of which are constructed to a rural gravel standard. Access is gained off the northern end of Keegan Road which seamlessly transitions into the farm driveway.

The site is improved by a dwelling house and several farm sheds all located in the north-eastern corner. The Barron River forms the eastern property boundary.

The site, together with adjoining Lot 50 on N157399, is primarily developed as an orchard.

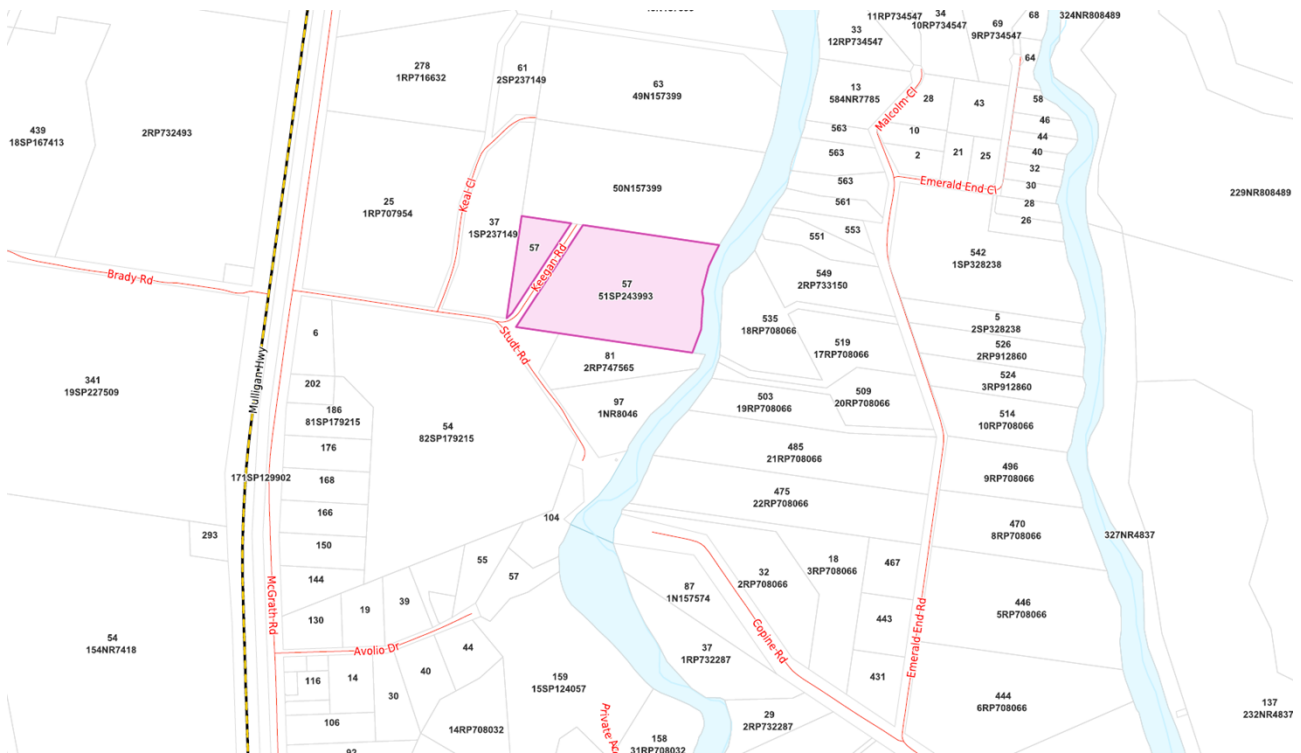
The subject site is connected to the following infrastructure services:

- Ergon Energy electricity supply;
- SunWater irrigation via the Barron River;
- Telecommunications infrastructure; and
- Local road network.



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 - Undefined Use - "Rural Workers Accommodation" as defined by the *Planning Regulation 2017* in accordance with the plans shown in **Attachment 1**.

The applicants describe the proposed development as follows:

The proposed Rural worker's accommodation facility will accommodate a maximum of 12 farm workers to help with the day to day operation of the orchard, as well as the picking and packing of seasonal produce.

The 12 workers will be accommodated in a purpose built complex comprising 2 prefabricated accommodation buildings providing a total of 6 ensuite rooms (2 workers per room) as well as common area for cooking, clothes washing, and leisure. A roof will be constructed over the entire complex and car parking will be provided adjacent.

In keeping with the land use definition, the workers may be utilised for work on other farms under the same ownership (for example adjacent Lot 50 on N157399). The proposed

development is considered to be an agricultural support use as it will ensure convenient and reliable access to a farm workforce."

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:

- *Local Conservation Corridors*
- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of High 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"> • Habitat Linkage <p>Other Elements</p> <ul style="list-style-type: none"> • Major Watercourse
Zone:	Rural zone
Overlays:	<p>Agricultural Land Overlay Airport Environs Overlay Bushfire Hazard Overlay Environmental Significance Overlay Flood Hazard Overlay Hill and Slope Overlay Transport Infrastructure Overlay</p>

Planning Regulation 2017 Land Use Definition

The proposed use is considered an 'undefined use' in the Mareeba Shire Council Planning Scheme 2016 due to a recent administrative change to the *Planning Regulation 2017*. Where there is an inconsistency between the land use definitions in the Planning Scheme and the Regulation, the Regulation definition prevails. The Regulation defines 'Workforce Accommodation' as follows:

Workforce accommodation-

- (a) *means the use of premises for-*
 - (i) *accommodation that is provided for persons who perform work as part of-*
 - (A) *a resource extraction project; or*
 - (B) *a project identified in a planning scheme as a major industry or infrastructure project; or*
 - (C) *a rural use; or*

- (ii) *recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but*
- (b) *does not include rural workers' accommodation.*

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

3.3.11 Element - Rural areas

3.3.11.1 Specific Outcomes

- (1) *Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.*

Comment

The proposed development is for the construction of a new purpose built accommodation facility to accommodate up to 12 rural workers.

The rural workers accommodated by this facility will service the applicant's orchard which is established over the subject site and adjoining Lot 50 on N157399.

On site rural workers accommodation is considered to be a regular element of a modern, labour intensive, farming enterprise. The development is not considered to be of a scale or design that would adversely affect the rural amenity of the area and is considered allied with and ancillary to the primary rural land use.

The proposed development satisfies Specific Outcome 1.

3.7 Economic Development

3.7.2 Element - Rural and Agricultural land

3.7.2.1 Specific outcomes

- (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 proposed development will be sited beside the existing orchard and will not encroach onto productive land.

The proposed development satisfies Specific Outcome 4.

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

Comment

The proposed development is compatible with the agricultural use of the subject land and general locality.

The proposed development satisfies Specific Outcomes 5.

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
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 9.3.1 Accommodation 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 contained within the code apart from the following: <ul style="list-style-type: none"> ▪ Acceptable Outcome AO3.1 ▪ Acceptable Outcome AO3.2 Refer to planning discussion section of report.

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.
Environmental significance 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.
Flood 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.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code apart from the following: <ul style="list-style-type: none"> ▪ Acceptable Outcome AO13.1 ▪ Acceptable Outcome AO13.2 Refer to planning discussion section of report.
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 can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
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 to be designed and constructed in accordance with FNQROC Development Manual Standards.

(E) Adopted Infrastructure Charges Notice

The proposed development is for a 12 bed rural workers accommodation to support the orchard established on the subject site and adjoining Lot 50.

Currently, rural workers are sourced off-site when required, travelling to and from the site daily. Accommodating rural workers on site will result in an overall decrease in vehicle traffic associated with the farming operation.

As such, an additional trunk infrastructure condition is not considered necessary in this instance.

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 16 November 2022 to 7 December 2022. The applicant submitted the notice of compliance on 7 December 2022 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

Compliance with the relevant acceptable outcomes/performance outcomes of the following development codes is discussed below. Where the development cannot comply with an acceptable outcome, it is considered compliance with the higher order performance outcome can be achieved.

Rural zone code

PO3

The density of Accommodation activities:

- (a) respects the nature and density of surrounding land use;*
- (b) is complementary and subordinate to the rural and natural landscape values of the area;*
and
- (c) is commensurate to the scale and frontage of the site.*

A03.1

Residential density does not exceed one dwelling house per lot.

A03.2

Residential density does not exceed two dwellings per lot and development is for:

- (a) a secondary dwelling; or*
- (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m²; or*
- (c) Rural worker's accommodation.*

Comment

The proposed development is for the construction of a new purpose-built accommodation facility to accommodate up to 12 rural workers.

The rural workers accommodated by this facility will service the applicant's orchard which is established over the subject site and adjoining Lot 50 on N157399.

On site rural workers accommodation is considered to be a regular element of a modern, labour intensive, farming enterprise. The development is not considered to be of a scale or design that would adversely affect the rural amenity of the area and is considered allied with and ancillary to the primary rural land use.

The proposed development is considered to comply with PO3.

Accommodation activities code

PO13

The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.

AO13.1

A Rural workers' accommodation building is limited to the accommodation of:

- (a) one rural worker for every 50 hectares; and*
- (b) a maximum of ten rural workers in total.*

AO13.2

The agricultural based rural activity is a minimum of 50 hectares in area.

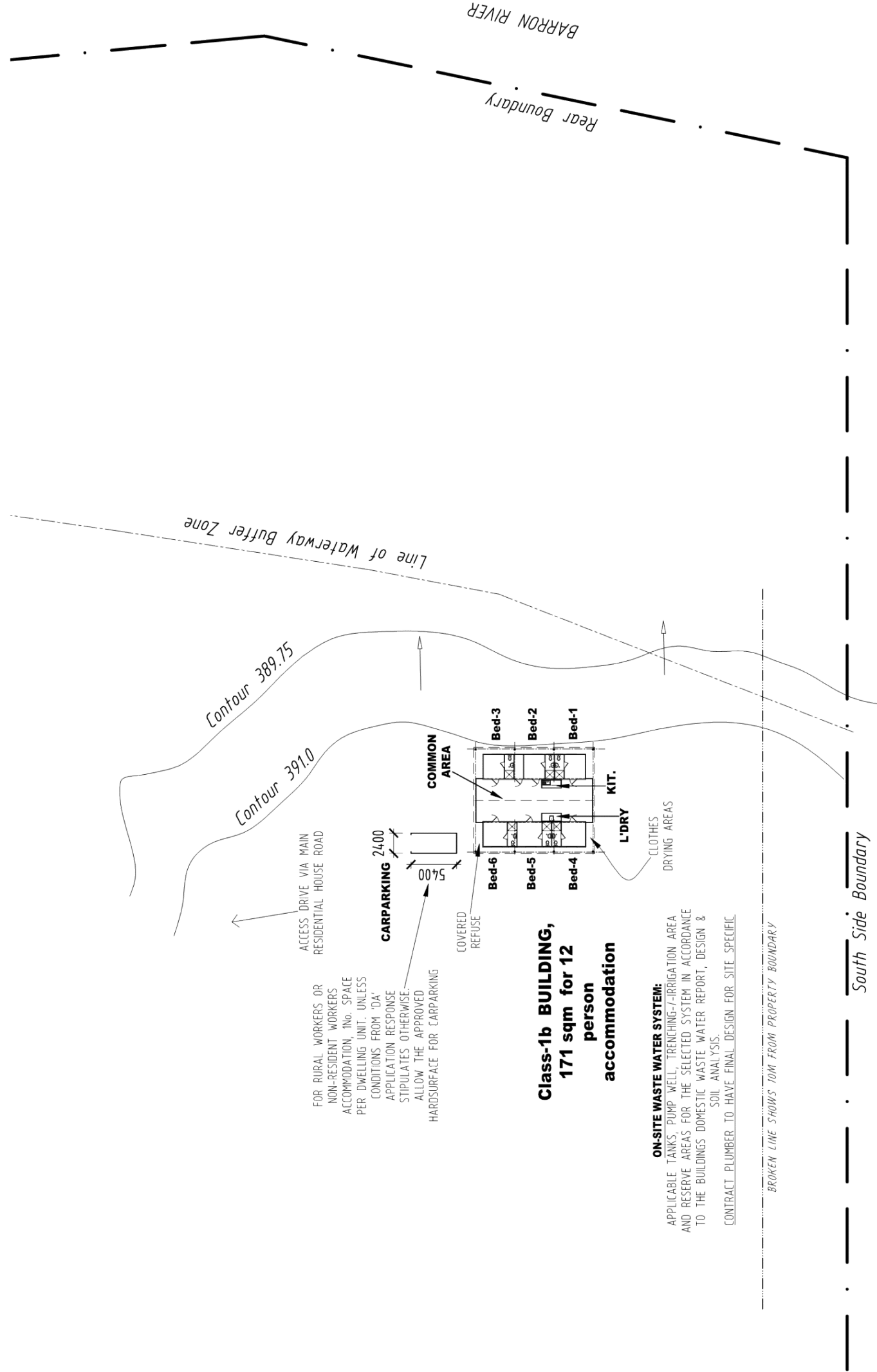
Comment

The proposed development is for the construction of a new purpose-built accommodation facility to accommodate up to 12 rural workers.

The rural workers accommodated by this facility will service the applicant's orchard which is established over the subject site and adjoining Lot 50 on N157399.

On site rural workers accommodation is considered to be a regular element of a modern, labour intensive, farming enterprise. The development is not considered to be of a scale or design that would adversely affect the rural amenity of the area and is considered allied with and ancillary to the primary rural land use.

The proposed development is considered to comply with PO13.



FOR RURAL WORKERS OR NON-RESIDENT WORKERS ACCOMMODATION, NO SPACE PER DWELLING UNIT, UNLESS CONDITIONS FROM 'DA' APPLICATION RESPONSE STIPULATES OTHERWISE. ALLOW THE APPROVED HARDSURFACE FOR CARPARKING

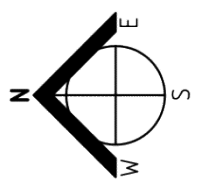
Class-1b BUILDING, 171 sqm for 12 person accommodation

ON-SITE WASTE WATER SYSTEM:
 APPLICABLE TANKS: PUMP WELL, TRENCHING-/IRRIGATION AREA AND RESERVE AREAS FOR THE SELECTED SYSTEM IN ACCORDANCE TO THE BUILDINGS DOMESTIC WASTE WATER REPORT, DESIGN & SOIL ANALYSIS.
 CONTRACT PLUMBER TO HAVE FINAL DESIGN FOR SITE SPECIFIC

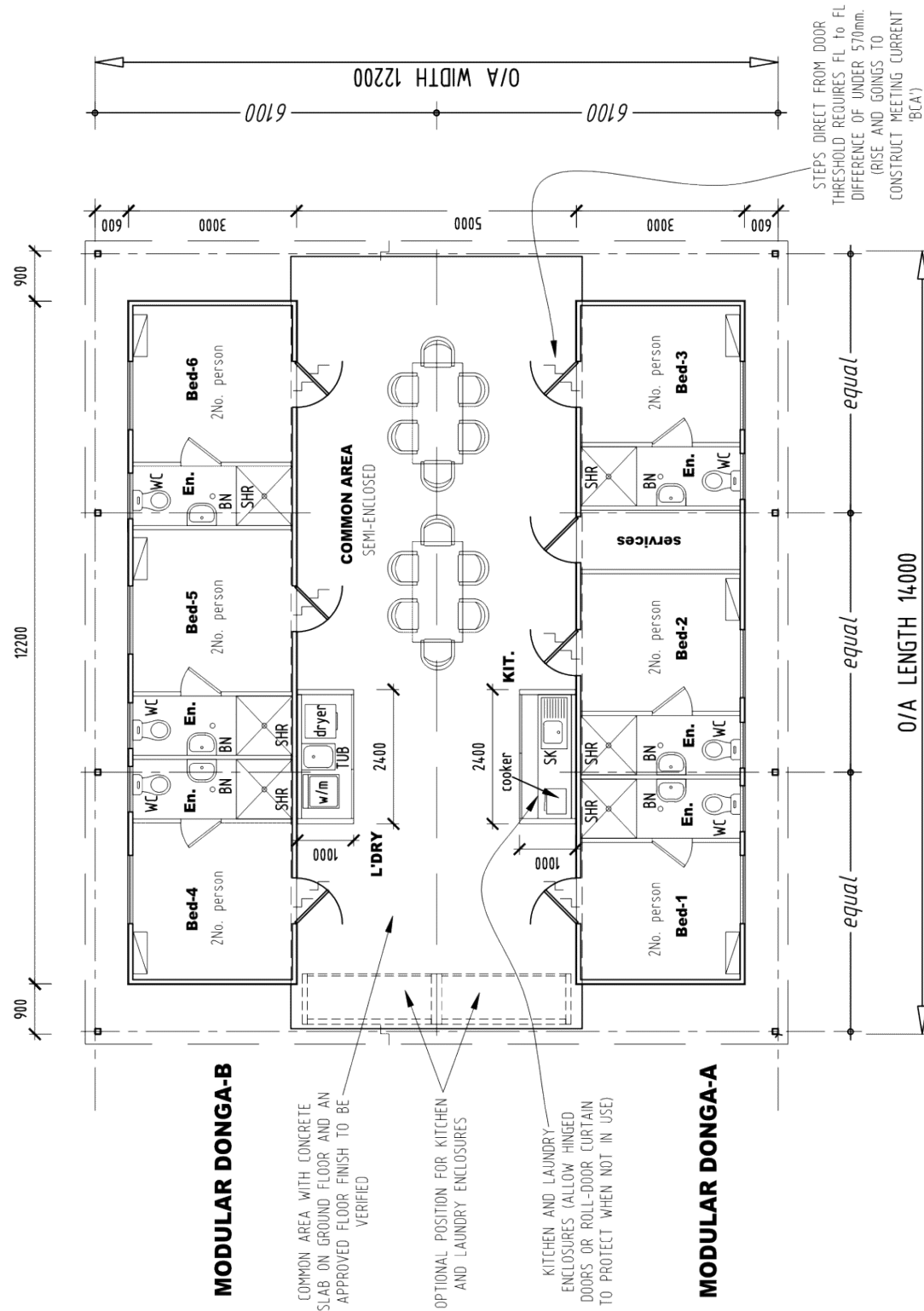
BROKEN LINE SHOWS 10M FROM PROPERTY BOUNDARY

issue date: 08/09/2022

phone: 0428 294 235 EDMONTON 4869 QUEENSLAND	
GREGORY G TERZI <small>Associate/Digital Architectural Technology</small> Building Design & Drafting	
-Building Designer- -Medium Rise- -OBCC LICENCE: 1117048-	
PROJECT:	DATE: JUNE 2022
57 STUDD RD	SCALE: AS SHOWN ON 'A3' SHEET
MAREEBA 4880	DRAWING TITLE:
(51 SP243993)	DETAIL SITE PLAN
-RURAL- PROPOSED RURAL WORKERS ACCOMMODATION	JOB NO. SHEET No. ISSUE
	0713 DA 02 A



DETAIL SITE PLAN
 (1:500 ON A3)



BUILDING INFORMATION:

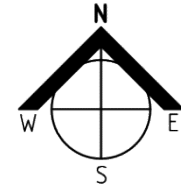
NCC BUILDING CLASSIFICATION

- 1b (workers accommodation)

DUE TO THE PERSONAL BEING HOUSED FOR FARM WORK, THE OWNER AND CERTIFIER ARE ADVISED TO SEEK CONCESSION FROM PARTS OF SECTION-D3 IN THE National Construction Code Volume-1, AND BE EXEMPT FOR A BUILDINGS ACCESS AND USE FOR PEOPLE WITH DISABILITY INTO AND WITH-IN AREAS REQUIRED (ie. 1-bedroom/ensuite and common area). IF EXEMPTION DISALLOWED FURTHER DESIGN WILL NEED TO BE PUT FORWARD FOR COMPLIANCE.

STRUCTURAL FOOTPRINT SIZE

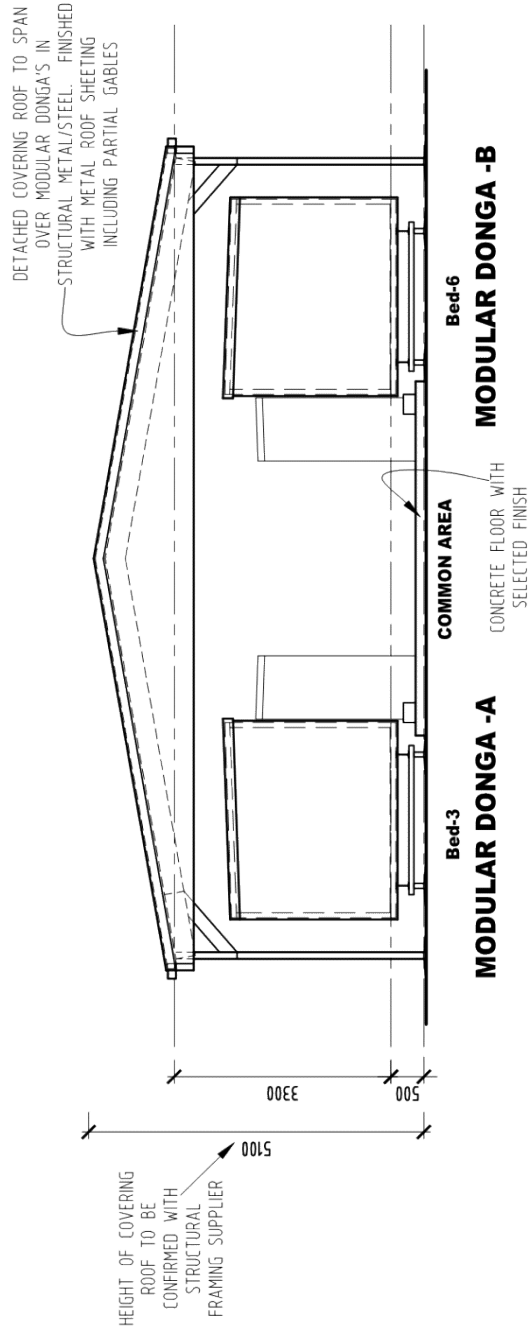
- total: 171 sqm
- INCLUDES AREA-A, AREA-B & COMMON
- Measure taken from corners of external posts
- Measure excludes roof eaves.



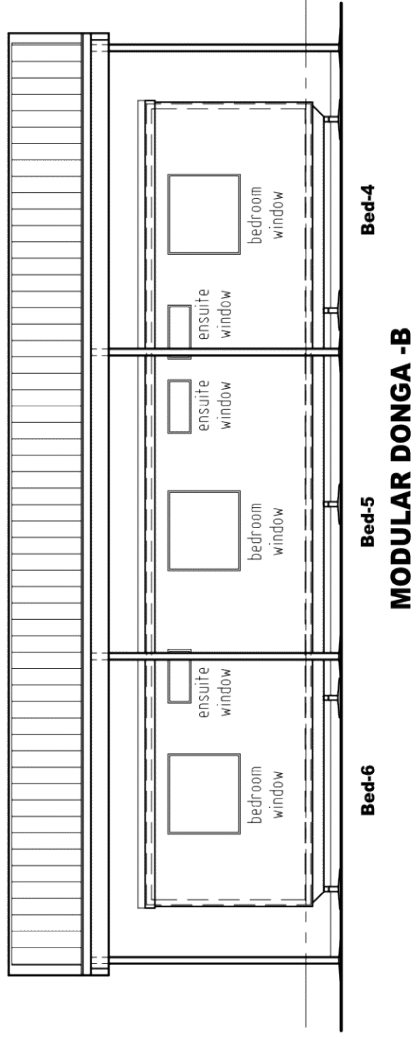
Rural Workers Accommodation
FLOOR PLAN
(1:100 ON A3)

issue date: 08/09/2022

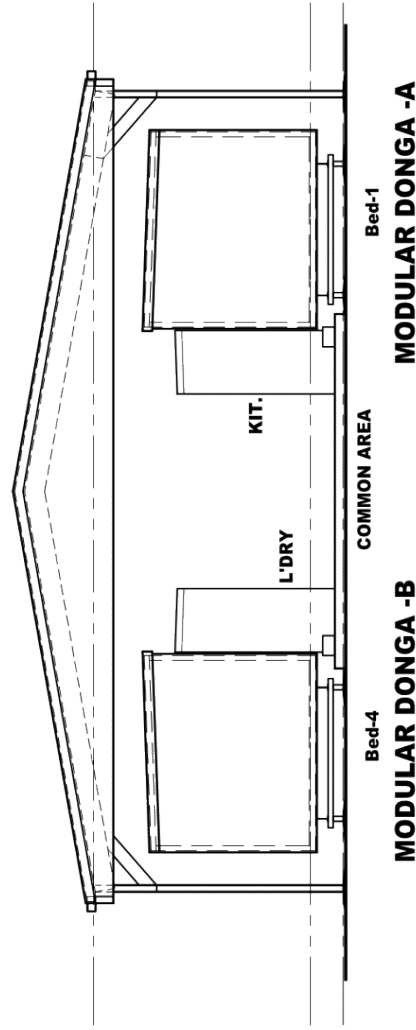
phone: 0428 294 235	EDMONTON 4869	QUEENSLAND
GREGORY G TERZI	Associate Diploma Architectural Technology	Building Design & Drafting
-Building Designer-	-Medium Rise-	-OBCC LICENCE: 1117048-
PROJECT:	DATE: JUNE 2022	
57 STUDD RD	SCALE: AS SHOWN ON 'A3' SHEET	DRAWING TITLE:
MAREEBA 4880		FLOOR PLAN
(51 SP243993)		
-RURAL- PROPOSED RURAL WORKERS ACCOMMODATION	JOB NO. 0713	SHEET No. DA 03 ISSUE B



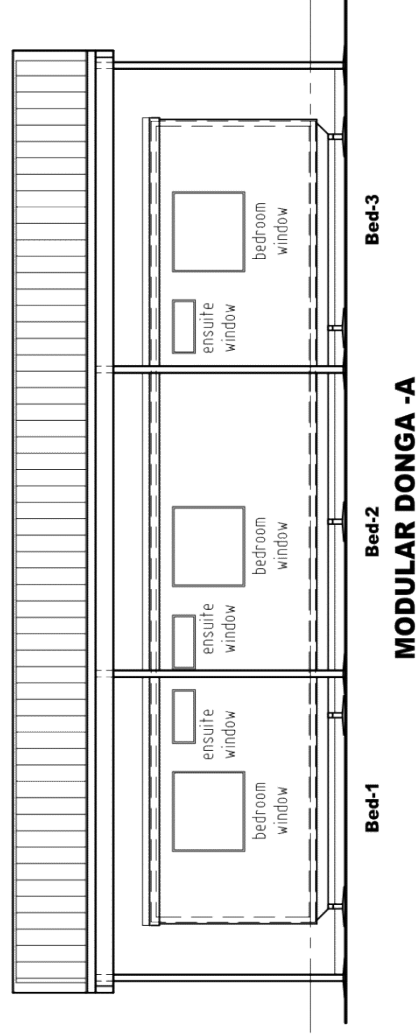
NORTH VIEW (1:100 ON A3)



WEST VIEW (1:100 ON A3)



SOUTH VIEW (1:100 ON A3)



EAST VIEW (1:100 ON A3)

issue date: 08/09/2022

PROJECT: 57 STUDD RD MAREEBA 4880 (51 SP243993)		DATE: JUNE 2022 SCALE: AS SHOWN ON 'A3' SHEET DRAWING TITLE: ELEVATIONS
phone: 0428 294 235 GREGORY G TERZI Architectural Technology -Building Designer- -Medium Rise- -OBCC LICENCE: 1117048-	-RURAL- PROPOSED RURAL WORKERS ACCOMMODATION	JOB NO. 0713 SHEET No. DA 04 ISSUE A