

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Justin Smit C/ Emergent Building Approvals
Contact name <i>(only applicable for companies)</i>	Glenn Chambers
Postal address <i>(P.O. Box or street address)</i>	PO Box 2874
Suburb	Mareeba
State	QLD
Postcode	4870
Country	Australia
Contact number	0477015550
Email address <i>(non-mandatory)</i>	glenn@emergentba.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		35	Rankin	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	MPH3466	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input checked="" type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Duplex
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.2) Provide details about the second development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input checked="" type="checkbox"/> Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input checked="" type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Dwelling Units x 2	Dual Occupancy	2	214

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input checked="" type="checkbox"/> No	

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Tablelands Regional Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input checked="" type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$2300	23/11/22	S321755

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements	
Environmentally relevant activities	
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?	
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
Hazardous chemical facilities	
23.2) Is this development application for a hazardous chemical facility ?	
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>	

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
 No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work		Duplex	
QLeave project number		S321755	
Amount paid (\$)	2300	Date paid (dd/mm/yy)	23.11.22
Date receipted form sighted by assessment manager		02.02.23	
Name of officer who sighted the form		G.Chambers	

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

For a development application involving **building work associated and any other type of assessable development** (i.e. material change of use, operational work or reconfiguring a lot), use *DA Form 1 – Development application details* and parts 4 to 6 of this form (DA Form 2).

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Comaray Pty Ltd
Contact name (only applicable for companies)	Igor Geyl
Postal address (PO Box or street address)	66 Country Road
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0411 534 582
Email address (non-mandatory)	igorgeyl@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

2.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

Unit No.	Street No.	Street Name and Type	Suburb
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Queensland
Government

	35	Rankin Street	Mareeba
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4880	1	MPH3466	MSC

2.2) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
- Not required

3) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see the [DA Forms Guide](#)

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- Yes – proceed to 8)
- No

5) Identify the assessment manager(s) who will be assessing this development application

6) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

7) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this development application
- I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties.
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

8) Are there any associated development applications or current approvals?

- Yes – provide details below or include details in a schedule to this development application
- No

List of approval/development application	Reference	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

9) Has the portable long service leave levy been paid?

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$2300.00	02/11/2022	S321755

10) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
 No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:	Place ID:

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- Yes – the *Referral checklist for building work* is attached to this development application
 No – proceed to Part 5

13) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
 No

Referral requirement	Referral agency	Date referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable)

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	Comarary Pty Ltd
Contact name <i>(applicable for companies)</i>	Igor Geyl
QBCC licence or owner – builder number	1061533
Postal address <i>(P.O. Box or street address)</i>	200 Emerald End Road
Suburb	Mareeba
State	QLD
Postcode	4880
Contact number	0411 534 582
Email address <i>(non-mandatory)</i>	igorgeyl@gmail.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

16) Provide details about the proposed building work

What type of approval is being sought?

- Development permit
 Preliminary approval

b) What is the level of assessment?

- Code assessment
 Impact assessment *(requires public notification)*

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> New building or structure | <input type="checkbox"/> Repairs, alterations or additions |
| <input type="checkbox"/> Change of building classification <i>(involving building work)</i> | <input type="checkbox"/> Swimming pool and/or pool fence |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

New construction of duplex and attached carports

e) Proposed construction materials

External walls	<input type="checkbox"/> Double brick	<input type="checkbox"/> Steel	<input type="checkbox"/> Curtain glass
	<input type="checkbox"/> Brick veneer	<input type="checkbox"/> Timber	<input type="checkbox"/> Aluminium
	<input checked="" type="checkbox"/> Stone/concrete	<input type="checkbox"/> Fibre cement	<input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
	<input type="checkbox"/> Other		
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete	<input type="checkbox"/> Tiles	<input type="checkbox"/> Fibre cement
	<input type="checkbox"/> Aluminium	<input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Other

f) Existing building use/classification? *(if applicable)*

g) New building use/classification? (if applicable)
1a & 10a
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$400 000.00

18) Has Queensland Home Warranty Scheme Insurance been paid?		
<input checked="" type="checkbox"/> Yes – provide details below		
<input type="checkbox"/> No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$3622.20	10/10/2022	014502089

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	<input checked="" type="checkbox"/> Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not applicable

20) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
<i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i> , <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:	
<ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. 	
This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .	

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
1a & 10a		
Name	QBCC Certification Licence number	QBCC Insurance receipt number
Glenn Chambers	A80178	014502089

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	<input type="checkbox"/> Double brick <input type="checkbox"/> Brick veneer <input checked="" type="checkbox"/> Stone/concrete	<input type="checkbox"/> Steel <input type="checkbox"/> Timber <input type="checkbox"/> Fibre cement	<input type="checkbox"/> Curtain glass <input type="checkbox"/> Aluminium <input type="checkbox"/> Other
Frame	<input checked="" type="checkbox"/> Timber <input type="checkbox"/> Other	<input type="checkbox"/> Steel	<input type="checkbox"/> Aluminium
Floor	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Timber	<input type="checkbox"/> Other
Roof covering	<input type="checkbox"/> Slate/concrete <input type="checkbox"/> Aluminium	<input type="checkbox"/> Tiles <input checked="" type="checkbox"/> Steel	<input type="checkbox"/> Fibre cement <input type="checkbox"/> Other

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?		1a & 10a	
Site area (m ²)	835	Floor area (m ²)	246



203-215 Byrnes St, Mareeba Q 4880, PO Box 2784 Mareeba Q 4880

Phone: 4092 2449 Mobile: 0477 015 550

**CODE ASSESSMENT FOR BUILDING WORK ASSESSABLE AGAINST THE
MAREEBA SHIRE PLANNING SCHEME 2017
35 RANKIN STREET, MAREEBA**

Background

The applicant has engaged the services of Emergent Building Approvals to lodge a code assessable application for Dual Occupancy assessed against the relevant Planning Schemes to Mareeba Shire Council on their behalf.

Under Part 5 Table 5.5.7 -Medium density residential zone, a Material Change of Use for a Dual Occupancy is identified as being Accepted development subject to requirements.

The proposed duplex design does not comply with one Acceptable outcome of the Accommodation activities code and therefore is elevated to Code Assessment.

Non-Compliance

If for Dual occupancy-

Accommodation Activities Code A07.1 – Where located on a corner allotment, each dwelling is accessed from a different road frontage.

The proposed development complies with all other acceptable outcomes of the relevant codes and the following report will address the non-compliance with AO7.1 only.

Assessment

Table 9.3.1.3A		
Accommodation Activities Code		
For accepted development subject to requirements and assessable development		
If for Dual occupancy		
<p>PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to:</p> <ul style="list-style-type: none"> (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages. 	<p>AO7.1 Where located on a corner allotment, each dwelling is accessed from a different road frontage.</p>	<p>The proposed Duplex is located on irregular shaped corner allotment which has two road frontages. One being Rankin Street which is a significant collector street with a higher volume of vehicles and the other Baxter Street which services the adjoining property.</p>



Considering a secondary driveway access to Rankin Street would cause further disruption to traffic flows along Rankin Street as well as vehicles exiting Stewart Street it seem appropriate in this scenario that both dwelling be serviced by on access from Baxter Street.

Casual surveillance of the property will not be affected if anything improved due to the 1800mm high fence along Rankin Street and less opportunity to enter the property via secondary accessway / gate from Rankin Street.

		<p>Separation between dwelling will be provided by internal screens fencing and individual vehicle access into each garage as per the driveway indicated on the site plan.</p> <p>Landscaping will be provided around the perimeter of the property to soften the fencing.</p> <p>There will also be a paved / gravel visitor park located inside the property near the entrance.</p>
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Summary

The above report clearly shows the proposal is compatible with the performance outcomes sought for all relevant codes. It is therefore considered acceptable that the Local Government approve the proposal as it is suitably designed to complement the area and satisfy the acceptable measure of the relevant codes.

Should you have any further queries please do not hesitate in contacting Glenn Chambers on: 0477 015 550 or glenn@emergentba.com.au.

Yours faithfully



Glenn Chambers
Building Certifier Level 1 B. Bldg.Surv.Hons.MAIBS A80178
Emergent Building Approvals

Individual owner's consent for making a development application under the *Planning Act 2016*

I, Justin Smit

[Insert full name.]

as owner of the premises identified as follows:

[Insert street address, lot on plan description or coordinates of the premises the subject of the application.]

35 Rankin Street, Mareeba, 4500, Lot 1 on RP 03466

consent to the making of a development application under the *Planning Act 2016* by:

Emergent Building Approvals - Glenn Chambers

[Insert name of applicant.]

on the premises described above for:

[Insert details of the proposed development, e.g. material change of use for four storey apartment building.]

Development Application for construction of duplex

x



12/02/2023

[signature of owner and date signed]

Proposed Dwellings for: **JUSTIN SMIT**



Builder: Comaray Pty Ltd
Licence Address: 200 EMERALD END ROAD
MAREEBA QLD 4880
QBCC No. 1061533
Phone: (07) 4092 4440

**Lot 1 on RP03466
No.35 Rankin St
Mareeba
4880 QLD**

Drawing Index

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P1:- PLAN NOTES
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P7:- TRUSS TIE DOWN DETAIL
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P10:- ELEVATIONS SET
P11:- ELEVATIONS SET CON'T
P12:- ELECTRICAL PLAN LAYOUT



C1 RATING
H1 CLASS SITE
FLOORING:-VINYL AND CARPETS
WET AREAS:-TILED
ROOF SHEETING:-COLORBOND CORRUGATED CUSTOM
ORB PROFILE
5° PITCH SKILLION ROOF DESIGN
GABLES TO BE FC SHEETING
EXTERNAL WALLS:-190MM CMB POINTED BLOCK
INTERNAL WALLS:-LOSP TREATED PINE TIMBER FRAMED

GENERAL NOTES

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTS AND OTHER CONSULTANTS DRAWINGS AND TO THE Specification.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND Verified BY BUILDER BEFORE WORK COMMENCES.
- DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- ALL DRAWINGS CONFORM TO AS 1:1 00 DRAWING PRACTICE.

DESIGN LOADS:

- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING LOADING CODES: AS 1170.1 - DEAD & LIVE LOADS & LOAD COMBINATIONS.
- LIVE LOAD - UNITS - GENERAL 1.5kPa.
- LIVE LOAD - STAIRS, BALCONIES AND CARPARK 3.0kPa.
WIND Classification = C2

FOUNDATIONS:

- EXCAVATION FOR ALL FOOTINGS SHALL BE TAKEN TO THE DEPTHS SHOWN, OR TO A FOUNDATION STRATA CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 100 kPa WHICH EVER IS THE DEEPER. ALL EXCAVATIONS SHALL BE FREE FROM LOOSE MATERIAL, MUD AND WATER. UNDERSIDE OF ALL FOOTINGS SHALL BE A MIN OF - mm BELOW NATURAL GROUND LEVEL UNLESS SHOWN OTHERWISE.
- EXCAVATIONS FOR BORED PIERS SHALL BE DONE BY MECHANICAL AUGER OR OTHER APPROVED MEANS, SIDES OF HOLES SHALL BE VERTICAL ,AND SIDES AND BOTTOM SHALL BE FREE FROM LOOSE MATERIAL. CONCRETE SHALL BE PLACED IN EACH HOLE WITHIN 12 HOURS.

SITE PREPARATION:

- SITE PREPARATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOPSOIL'S AND MATERIAL TO SUIT Final DESIGN LEVELS.
- PROVISION SHALL BE MADE FOR THE DEMOLITION OF ANY EXISTING BUILDINGS INCLUDING BREAKING UP AND REMOVAL OF ANY OLD FOOTINGS, SERVICE PIPES, SEPTIC TANKS ETC AND EXISTING TREES (INCLUDING STUMPS AND ROOTS) WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION. ANY SOIL DISTURBED BY DEMOLITION SHALL BE RE-COMPACTED.
- IN THE PROPOSED ON GROUND FLOOR SLAB SUPPORT AND PAVEMENT AREAS, THE EXPOSED SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 98% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS 1289 TESTS 5.3.1 & 5.5.1). SUBGRADE COMPACTION SHALL BE ACCOMPANIED BY GENERAL INSPECTION TO ALLOW DETECTION AND Rectification OF ANY LOCALIZED COMPRESSIBLE ZONES WHICH MAY EXIST.
- ANY Filling PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm Final THICKNESS, UNDER LEVEL 3 SUPERVISION (AS 3798-1990 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS 2007') TO THE MAX DRY DENSITY RATIO OF 98% SRDD (EXPRESSED AS A % OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS 1289 5.3.1, 5.4.1 AND 5.5.1 FOR COHESIVENESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE.)
- ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15%. SAND CUT FROM BASEMENT AREA SHOULD BE SUITABLE FOR REUSE AS FILLING.
- FILLING SHOULD BE RETAINED OR BATTERED TO A SLOPE OF NOT STEEPER THAN 2h:1v. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION. CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLER OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS (BY WAY OF INDUCED SETTLEMENT) TO ANY ADJACENT MOVEMENT-SENSITIVE FEATURES ETC.

LOAD BEARING MASONRY:

- ALL LOAD BEARING MASONRY WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF AS 3700, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- BUILDER TO ALLOW CLEAN OUT OPENINGS AT THE 8ASE COURSE OF ALL REINFORCED CONCRETE MASONRY WALLS OR AS INDICATED, AND ALL CORES TO BE RAKED CLEAN BEFORE FILLING WITH GROUT.
- GROUT MIX TO FILL CAVITY OR REINFORCED CONCRETE MASONRY WALLS TO HAVE A MINIMUM CHARACTERISTIC COMPRESSION STRENGTH OF 20 MPa(f_c). MAXIMUM SLUMP 250mm AND MAXIMUM AGGREGATE SIZE 10mm.
- UNREINFORCED CONCRETE MASONRY AND BRICKWORK SUPPORTING SLABS AND BEAMS SHALL HAVE A LAYER OF MORTAR PLACED ON TOP AND TROWELLED SMOOTH WITH TWO LAYERS OF BITUMINOUS FELT BETWEEN THIS SURFACE AND THE CONCRETE.
- MORTAR Classification- M4.
- MINIMUM CHARACTERISTIC Unconfined COMPRESSION STRENGTH OF MASONRY UNITS SHALL BE 15MPa.

STRUCTURAL STEEL:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS 4100 AND AS 1554 EXCEPT WHERE VARIED BY THE CURRENT DOCUMENTS.
- UNLESS NOTED OTHERWISE ALL STEEL SHALL BE IN ACCORDANCE WITH:
 - AS 1204 GRADE 250 FOR ROLLED SECTIONS
 - AS 1163 GRADE 350 FOR R.H.S. SECTIONS
 - AS 1163 GRADE 200 FOR C.H.S. SECTIONS
 - AS 1163 GRADE 350 FOR C.H.S. SECTIONS
 - AS 1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL
- UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CATEGORY SP IN ACCORDANCE WITH CLAUSE 1:3:2 AS 1554-PART 1.
- UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS Fillet WELDS.
- HIGH STRENGTH FRICTION GRIP BOLTS, NUTS AND WASHERS (8./TF) SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS 1252 AND SHALL BE TIGHTENED TO THE CORRECT TENSION USING APPROVED LOAD INDICATING WASHERS. CONTACT SURFACES OF ALL HIGH STRENGTH FRICTION GRIP BOLTED CONNECTIONS SHALL BE LEFT UNPAINTED OR AS Specified.
- UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE OF GRADE 4.6/S.
- ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO FABRICATION.
- STEEL WORK IS TO BE SAND BLASTED (2.5) AND COATED WITH ZINC SILICATE STEEL PRIMER (OR AS Specified) APPLY IN ACCORDANCE WITH MANUFACTURES Specifications BEFORE ERECTION. STEELWORK ENCASED IN CONCRETE IS NOT TO BE PAINTED.
- CONCRETE ENCASED STEELWORK SHALL BE WRAPPED WITH W4 WIRE AT 200mm CENTRES AND SHALL HAVE A MINIMUM OF 50mm COVER UNLESS NOTED OTHERWISE.
- CONCRETE ENCASED STEEL WORK SHALL BE WRAPPED WITH W4 WIRE AT 200mm CENTRES AND SHALL HAVE A MIN OF 50mm COVER UNLESS NOTED OTHERWISE.
- THE STEEL FABRICATOR SHALL PROVIDE ALL BOLTS NECESSARY FOR THE ERECTION OF THE STEELWORK AND BOLT HOLES AND CLEATS NECESSARY FOR THE ERECTION OF TIMBER WORK WHETHER OR NOT DETAILED IN THE DRAWINGS.
- ALL LAPS, Fixings AND ACCESSORIES TO PURLINS AND GIRTS TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. RS REQUIREMENTS.

CONCRETE:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF AS 3600 AND AS 1379, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- CONCRETE QUALITY:

ELEMENT	CONCRETE SLUMP	MAX. SIZE	CEMENT
ADMIXTURE			
GRADE		AGGREGATE	TYPE
FOOTINGS	N25	80	20 GP
CORE FILL	S25	250	10 GP
- CONCRETE GRADE TO BE CONCRETE CHARACTERISTIC STRENGTH (f_c) AT 28 DAYS. METHOD OF PLACEMENT - PUMPED TYPE OF ASSESSMENT - PROJECT 3. ALL CONCRETE TO BE ADEQUATELY VIBRATED.
- NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. PIPES OR ELECTRICAL CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER. THE CONCRETE COVER TO EMBEDDED PIPES OR CONDUITS SHALL BE A MIN OF 20mm.
- CONSTRUCTION JOINTS SHALL BE MADE ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.
- BEAM DEPTHS ARE DESIGNATED FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
- UNDERPINNING WHERE NOT SHOWN ON DRAWINGS MUST BE APPROVED BY THE ENGINEER. FOR UNDERPINNING ONLY, f_c = 15MPa.
- ALL CONCRETE SURFACES SHALL BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY THE CONCRETE IS SET.
- ALL FORMWORK AND PROPPING TO SUSPENDED SLABS AND BEAMS SHALL REMAIN IN POSITION FOR 14 DAYS AFTER PLACING CONCRETE UNLESS SPECIFIED OTHERWISE. SUCH FLOOR SHALL REMAIN UNLOADED FOR 28 DAYS.
- FLOOR SLABS ON GROUND: ALL TOP SOIL AND UPPER STRATA CONTAINING ORGANIC MATTER IS TO BE REMOVED AND REPLACED BY AN APPROVED FILLING MATERIAL COMPACTED AS FOLLOWS: COHESIONLESS SOILS - MINIMUM DENSITY INDEX = 85% COHESIVE SOILS - (MAX P.I. = 15%) = 98% STANDARD COMPACTION.
- BUILDER TO PROVIDE MORTAR UNDER STEEL COLUMNS, BASEPLATES AS Specified.
- ALL REINFORCEMENT TO COMPLY WITH THE CURRENT EDITIONS OF AS 1302, AS 1303, AS 1304 AND SHALL BE DESIGNATED THUS :
 - N DEFORMED BARS GRADE 500 PLUS
 - Y HOT ROLLED DEFORMED BARS GRADE 400Y
 - R PLAIN ROUND BARS GRADE 250R
 - F WELDED WIRE FABRIC GRADE 450F
 - W STEEL WIRE, PLAIN AND DEFORMED. GRADE 450W
 ALL FABRIC SHALL BE SUPPLIED IN FLAT SHEETS.
- WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE DRAWINGS.

TIMBER:


- ALL WORK SHALL COMPLY WITH THE RELEVANT BUILDING ACT AND ALL CODES REFERRED TO THEREIN.
 - ALL STRUCTURAL TIMBER SHALL BE GRADE F14 UNSEASONED, UNLESS NOTED OTHERWISE.
 - THE DESIGN, ERECTION AND BRACING OF PREFABRICATED ROOF TRUSSES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. UNLESS NOTED OTHERWISE.
 - ALL FRAMING AND CONNECTION DETAILS SHALL BE IN ACCORDANCE WITH AS1684.3
- RETAINING STRUCTURES:**
- DO NOT BACKFILL RETAINING WALLS UNTIL 21 DAYS AFTER CONCRETE HAS BEEN PLACED IN THE WALLS OF THE RETAINING STRUCTURES UNLESS NOTED OTHERWISE.
 - THE BACKFILL MATERIAL BEHIND THE FULL LENGTH OF THE EARTH RETAINING WALLS SHALL CONSIST OF A COARSE GRAINED SOIL OF HIGH PERMEABILITY (ie CLEAN COURSE).
 - RETAINING WALL BY BUILDER

NOTE:- 190 SERIES C.M. EXTERNAL BLOCKWORK

CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural

1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 9/3/23 Signed: 

Job No: K-10750 RPEQ No: 5711

PLAN NOTES

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PROJECT:- **Lot 1 on RP03466 No.35 Rankin St Mareeba 4880 QLD**

FOR:- **JUSTIN SMIT**

CLIENT 1 SIGNATURE	DATE	SHEET SIZE: A3	SCALE: AS NOTED
-----		DRAWN: SHANE FRANKLIN	
CLIENT 2 SIGNATURE	DATE		
-----		DATE: 13/09/2022	SHEET No.: 2
		JOB No.: C1	



Comaray Pty Ltd

Builder: **Comaray Pty Ltd**
Licence Addr: **200 EMERALD END ROAD MAREEBA QLD 4880**

QBCC No. **1061533**
Phone: **(07) 4092 4440**

5° PITCHED ROOF

SITE/DRAINAGE PLAN:- 1:200

63.429

74°46'00"

C1 CYCLONE RATING

LEGEND

- 1 BATH OR SHOWER
- 2 FLOOR WASTE GULLY
- 3 VANITY BASIN
- 4 W.C.
- 5 LAUNDRY TUB
- 6 SINK
- 7 LAUNDRY DRY FLOOR WASTE
- 8 ENSUITE BATH OR SHOWER
- 9 ENSUITE FLOOR WASTE GULLY
- 10 ENSUITE WC
- 11 ENSUITE VANITY

- FENCE, THREE RAIL, PLAIN TOP
- STORMWATER GULLY PIT
- UNDERGROUND POWER
- EXISTING SURFACE LEVEL
- BOUNDARY WITH LOCATED PEG
- STORMWATER DRAINPIPE (90mm Ø P.V.C.)
- HOUSE DRAIN
- SEWERAGE MAIN AND MAN HOLE
- RETAINING WALL BY OWNER
- SPOON DRAIN
- OWNER BUILT OR FUTURE STRUCTURE

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PLUMBING SHOWN IS DIAGRAMMATIC ONLY.

TERMITE PROTECTION

TERMITE PROTECTION TO COMPLY WITH AS 3660.1 THIS HOME SHALL BE PROTECTED AGAINST TERMITES BY HAVING THE PRIMARY BUILDING ELEMENTS AND ANY TIMBER SKIRTINGS, ARCHITRAVES, WINDOW REVEALS AND DOOR JAMBS BUILT OF MATERIALS CONSIDERED NOT TO BE SUSCEPTIBLE TO TERMITE ATTACK. THIS WILL BE ACHIEVED BY HAVING THE:-

- (A) STRUCTURAL SLAB BUILT OF CONCRETE AND STEEL
- (B) EXTERNAL WALLS BUILT OF CONCRETE MASONRY BLOCK
- (C) INTERNAL SEPARATION WALLS BUILT OF CONCRETE MASONRY BLOCK, STEEL FRAMING OR TIMBER WHICH HAS ALSO BEEN GIVEN PRESERVATIVE TREATMENT TO A MINIMUM AS1604 HAZARD LEVEL H2.
- (D) ROOF TRUSSES BUILT OF A NATURALLY TERMITE RESISTANT TIMBER AS LISTED IN AS 3660.1 APPENDIX A, WHICH HAS ALSO BEEN GIVEN PRESERVATIVE TREATMENT TO A MINIMUM AS1604 HAZARD LEVEL H2, OR STEEL.
- (E) ROOF BATTENS, RAFTERS, TRUSS PACKERS, COLUMNS, BEAMS AND CEILING BATTENS BUILT OF EITHER STEEL, CONCRETE MASONRY BLOCK OR TIMBER WHICH HAS BEEN GIVEN PRESERVATIVE TREATMENT TO A MINIMUM AS1604 HAZARD LEVEL H2.
- (F) TIMBER SKIRTINGS, ARCHITRAVES, WINDOW REVEALS AND DOOR JAMBS WHICH HAVE BEEN GIVEN PRESERVATIVE TREATMENT TO A MINIMUM AS 1604 HAZARD LEVEL H2.

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- 1: METHOD OF PROTECTION.
- 2: DATE OF INSTALLATION
- 3: WHERE CHEMICAL BARRIERS ARE USED, IT'S LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL; AND
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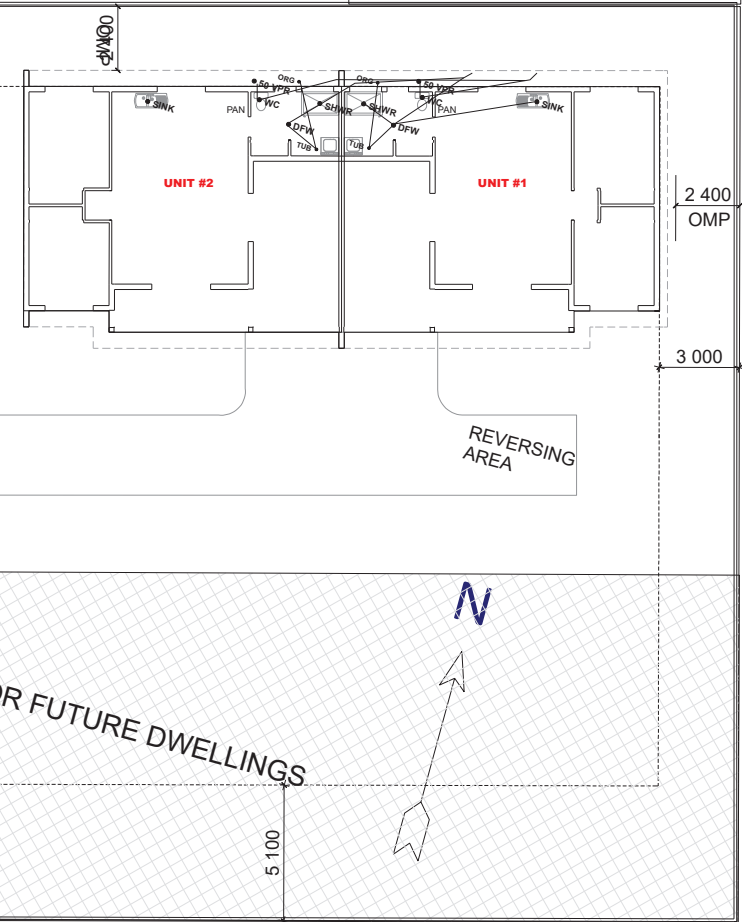
CERTIFIED AS STRUCTURALLY ADEQUATE

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P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 9/3/23 Signed:

Job No: K-10750 RPEQ No: 5711



LOT NUMBER :1
RP NUMBER :03466
LOCAL GOV'T :Mareeba Shire Council
LOCALITY :Mareeba
AREA :1,914.06m²

Builder: Comaray Pty Ltd
Licence Addr: 200 EMERALD END ROAD MAREEBA QLD 4880
QBCC No.: 1061533
Phone: (07) 4092 4440

PROJECT:- Lot 1 on RP03466 No.35 Rankin St Mareeba 4880 QLD

FOR:- JUSTIN SMIT

CLIENT 1 SIGNATURE	DATE	SHEET SIZE: A3	SCALE: AS NOTED
CLIENT 2 SIGNATURE	DATE	SHANE FRANKLIN	
	DATE: 13/09/2022	SHEET No.: 3	
	JOB No.: C1		

SITE/DRAINAGE PLAN

1:200

27.279
 324°30'00"

6 600
 15.026
 5 100
 189°42'00"

41.574 254°54'00"

34.290
 164°54'00"

MARKED FOR FUTURE DWELLINGS

REVERSING AREA



5° PITCHED ROOF

SITE/DRAINAGE PLAN:- 1:200

C1 CYCLONE RATING


LEGEND












- 1 BATH OR SHOWER
- 2 FLOOR WASTE GULLY
- 3 VANITY BASIN
- 4 W.C.
- 5 LAUNDRY TUB
- 6 SINK
- 7 LAUNDRY DRY FLOOR WASTE
- 8 ENSUITE BATH OR SHOWER
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- 10 ENSUITE WC
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**CERTIFIED AS
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-  FENCE, THREE RAIL, PLAIN TOP
-  STORMWATER GULLY PIT
-  UNDERGROUND POWER
-  EXISTING SURFACE LEVEL
-  BOUNDARY WITH LOCATED PEG
-  STORMWATER DRAINPIPE (90mm Ø P.V.C.)
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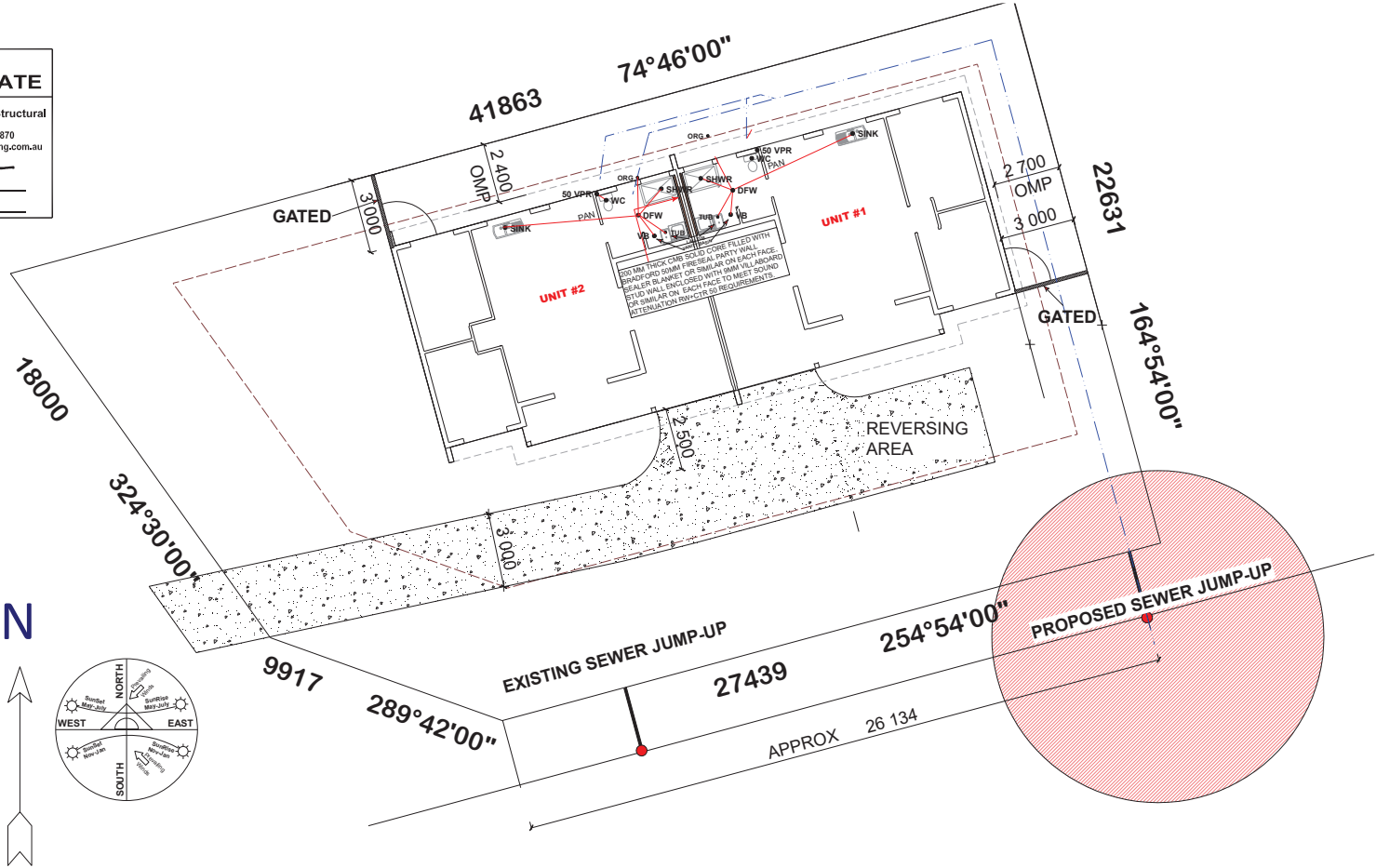
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LOT NUMBER :1
RP NUMBER :03466
LOCAL GOV'T :Mareeba Shire Council
LOCALITY :Mareeba
AREA :1,914.06m²

SITE/DRAINAGE PLAN

1:200



Builder: Comaray Pty Ltd
Licence Addr: 200 EMERALD END ROAD MAREEBA QLD 4880
QBCC No.: 1061533
Phone: (07) 4092 4440

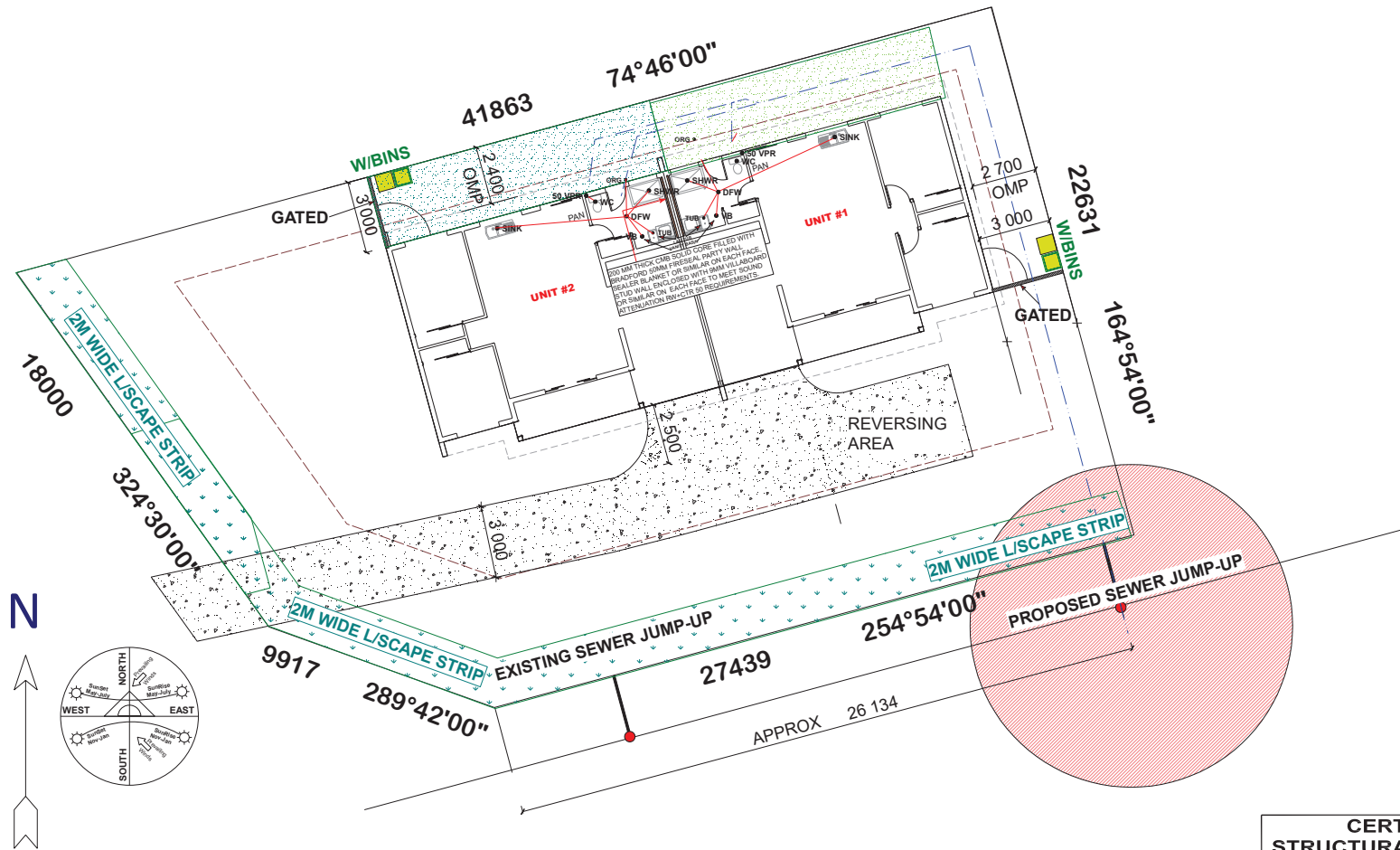
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PROJECT:- Lot 1 on RP03466 No.35 Rankin St Mareeba 4880 QLD	CLIENT 1 SIGNATURE	DATE	SHEET SIZE: A3	SCALE: AS NOTED
	CLIENT 2 SIGNATURE	DATE	DATE: 3/03/2023	SHEET No.:
FOR:- JUSTIN SMIT			JOB No.:	C1
				4

Builder: Comaray Pty Ltd
Licence Addr: 200 EMERALD END ROAD MAREEBA QLD 4880
QBCC No.: 1061533
Phone: (07) 4092 4440



CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
 1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
 P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 9/3/23 Signed:

Job No: K-10750 RPEQ No: 5711



Builder: Comaray Pty Ltd
Licence Add: 200 EMERALD END ROAD
 MAREEBA QLD 4880
QBCC No: 1061533
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PROJECT:-
 Lot 1 on RP03466
 No.35 Rankin St
 Mareeba
 4880 QLD

FOR:-
 JUSTIN SMIT

CLIENT 1 SIGNATURE

DATE

SHEET SIZE: **A3** SCALE: **AS NOTED**

DRAWN:
SHANE FRANKLIN

CLIENT 2 SIGNATURE

DATE

DATE: 3/03/2023

SHEET No.:

JOB No.:

C1

5

5° PITCHED ROOF

DIMENSIONAL PLAN:- 1:100

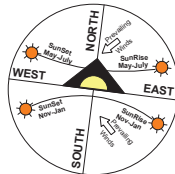
C1 CYCLONE RATING

GENERAL NOTES:

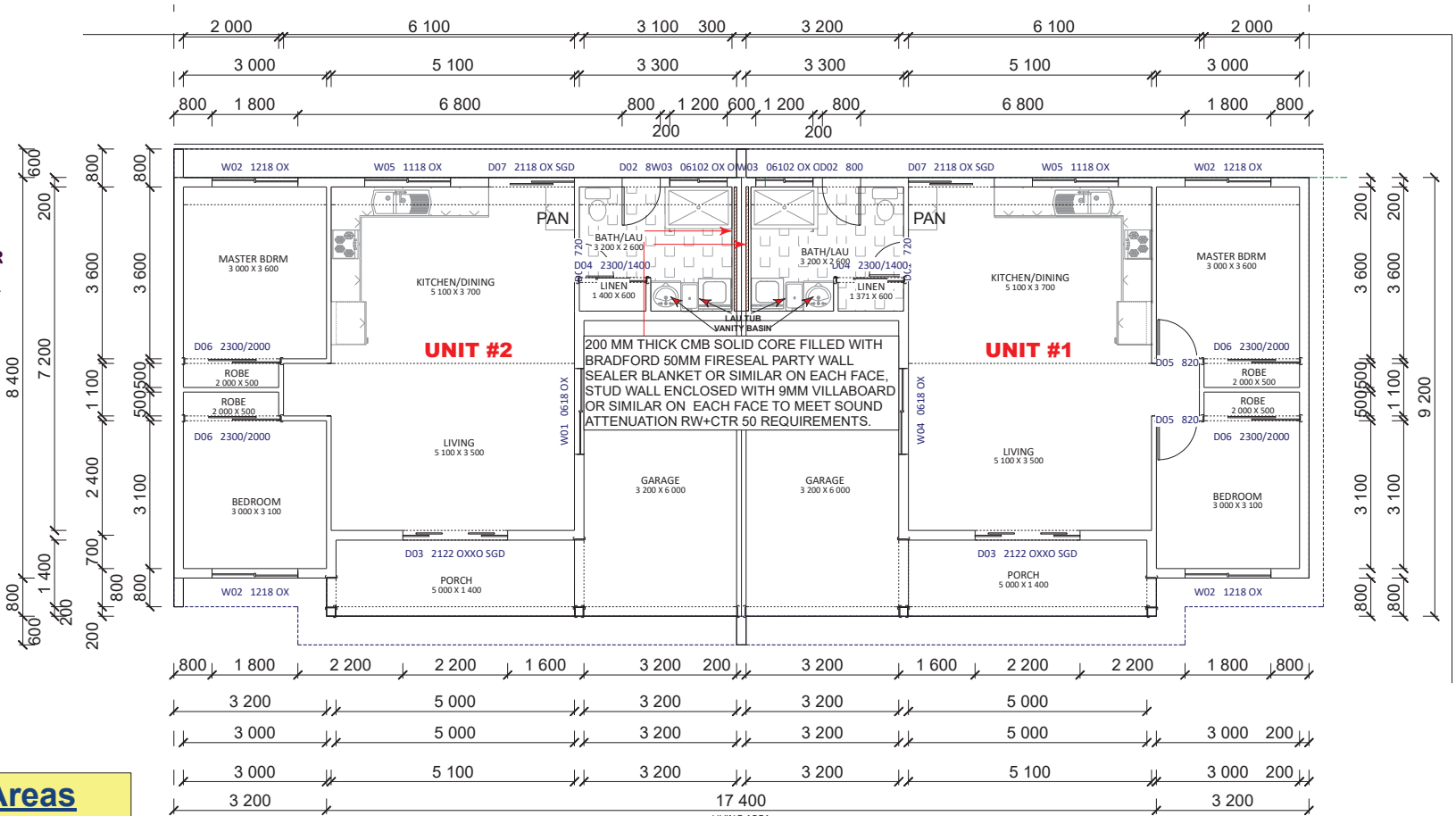
- *PROVIDE REMOVABLE HINGES TO WC. DOORS THAT OPEN INTERNALLY.
- *PROVIDE SLIP AND TRIP RESISTANT FINISH TO ALL FLOOR AND PAVEMENT SURFACES TO PREVENT FALLS
- *SEAL ALL SPACES TO PREVENT THE ENTRY OF VERMIN
- *PROVIDE STEPS WHERE STEP DOWNS ARE GREATER THAN 190mm. STEPS TO COMPLY WITH BCA CLAUSE 3.9.1
- *KITCHEN LAYOUT IS INDICATIVE ONLY AND SHOULD BE CONFIRMED WITH RELEVANT CONTRACTORS

SMOKE DETECTORS:

SMOKE DETECTORS NEED TO COMPLY TO AS 3786 IN BOTH DESIGN AND MANUFACTURE AND IN THEIR INSTALLATION. THEY ARE REQUIRED TO BE CONNECTED TO THE MAIN ELECTRICITY SUPPLY. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT THE CORRECT TYPE IS INSTALLED AND CERTIFIED, AND THAT THE LOCATION CONFORMS TO THE BUILDING CODE.



UNITS 1 AND 2



WINDOW SCHEDULE		
NUMBER	QTY	LABEL
W01	1	W01 0618 OX
W02	4	W02 1218 OX
W03	2	W03 06102 OX OBS
W04	1	W04 0618 OX
W05	2	W05 1118 OX

DOOR SCHEDULE		
NUMBER	QTY	LABEL
D01	2	D01 720
D02	2	D02 800
D03	2	D03 2122 OXOX SGD
D04	2	D04 2300/1400
D05	2	D05 820
D06	4	D06 2300/2000
D07	2	D07 2118 OX SGD

Approx Areas

Each Unit

Living Area:-	77.33 m ²
Patio/Porch Area:-	8.50 m ²
Garage Area:-	21.12 m ²

ALL UNITS

Total Slab Area:-	214.32 m ²
Total Under Roof:-	246.24 m ²

CERTIFIED AS STRUCTURALLY ADEQUATE



Date: 9/3/23 Signed: [Signature] RPEQ No: 5711

DIMENSIONAL PLAN

1:100



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 No.35 Rankin St
 Mareeba
 4880 QLD

FOR:-
 JUSTIN SMIT

CLIENT 1 SIGNATURE

DATE

SHEET SIZE: **A3** SCALE: **AS NOTED**

DRAWN: **SHANE FRANKLIN**

CLIENT 2 SIGNATURE

DATE

DATE: 3/03/2023

SHEET No.:

JOB No.:

C1

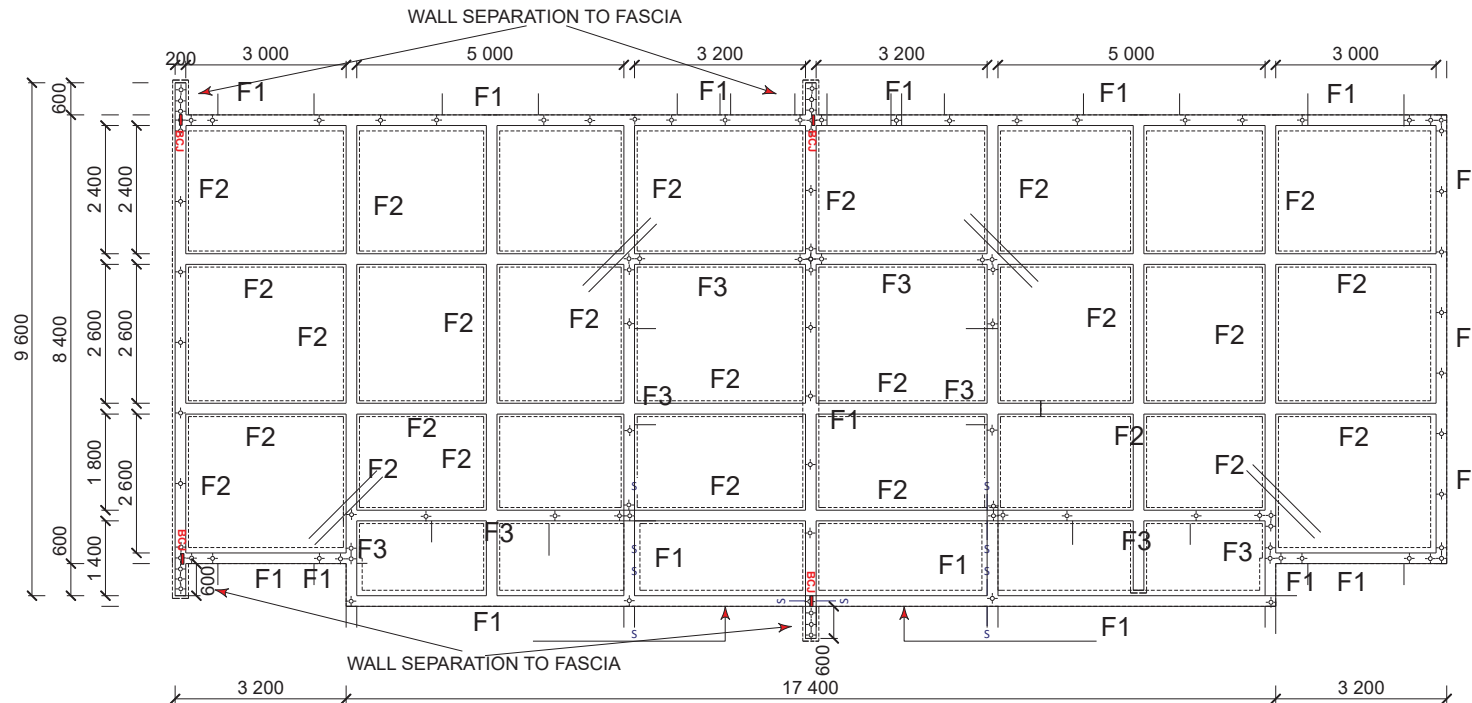
6

5° PITCHED ROOF

FOOTING DETAIL

C1 CYCLONE RATING

2-N12 BARS 1500 LONG ACROSS
RE-ENTRANT CORNERS SHOWN THUS



100 MM THICK CONC SLAB, N25 GRADE CONC, REINF WITH 1-LAYER SL82 MESH, 25 TOP COVER (40 TOP COVER TO EXTERNAL AREAS) AND N16 TRIMMER ALL ROUND. LAY SLAB ON 200UM WATERPROOF MEMBRANE ON GRANULAR FILL COMPACTED TO 98% SRDD.

**CERTIFIED AS
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FOOTING DETAIL

1:150

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Mareeba
4880 QLD**

FOR:-
JUSTIN SMIT

CLIENT 1 SIGNATURE

DATE

SHEET SIZE: **A3**

SCALE:
AS NOTED

DRAWN:

SHANE FRANKLIN

CLIENT 2 SIGNATURE

DATE

DATE: 13/09/2022

SHEET No.:

7

JOB No.:

C1



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MAREEBA QLD 4880
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5° PITCHED ROOF


FOOTING DETAIL

C1 CYCLONE RATING

2-N12 BARS 1500 LONG ACROSS
RE-ENTRANT CORNERS SHOWN THUS

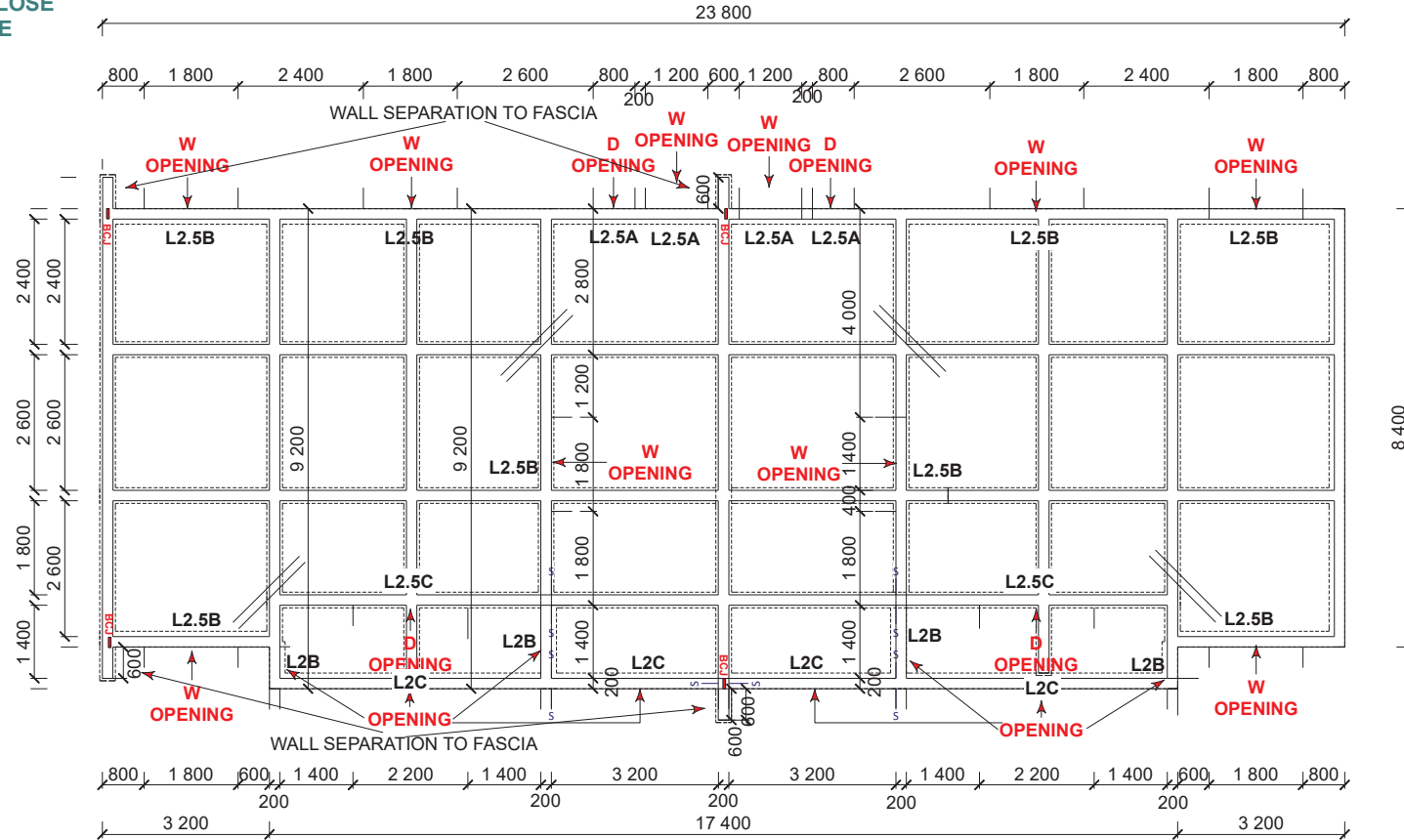
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 Job No: K-10750 RPEQ No: 5711

DIMENSIONS IN RED INDICATE OPENINGS

PLEASE NOTE:- OPENING POSITIONS ARE CLOSE APPROXIMATE, BLOCKLAYER TO DETERMINE EXACT POSITION ONSITE.



100 MM THICK CONC SLAB, N25 GRADE CONC, REINF WITH 1-LAYER SL82 MESH, 25 TOP COVER (40 TOP COVER TO EXTERNAL AREAS) AND N16 TRIMMER ALL ROUND. LAY SLAB ON 200UM WATERPROOF MEMBRANE ON GRANULAR FILL COMPACTED TO 98% SRDD.

FOOTING DETAIL

1:100

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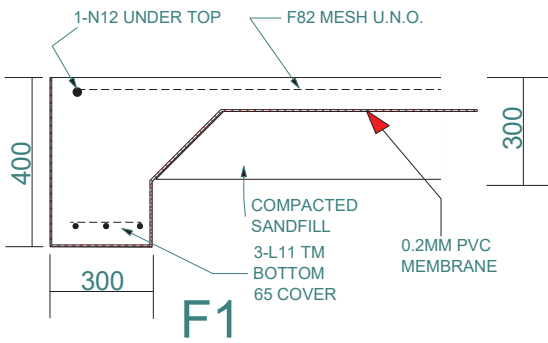
SHEET No.:

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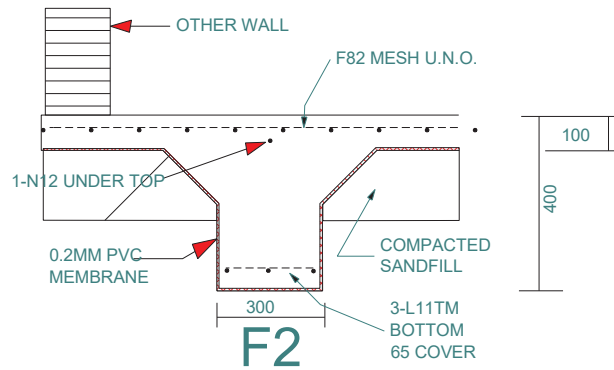


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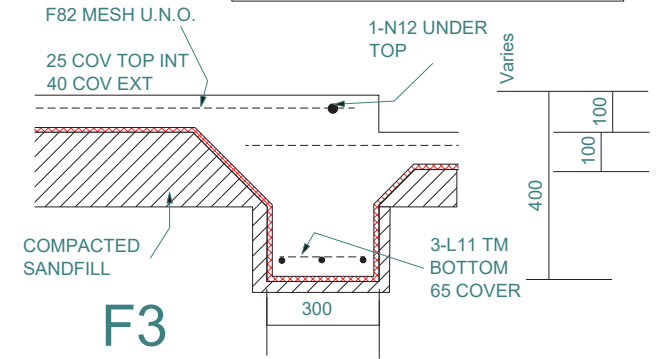
5° PITCHED ROOF



SLAB FOOTING DETAIL

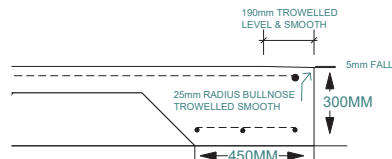


C1 CYCLONE RATING



FOOTINGS BASED ON H1 SITE

100 MM THICK CONC SLAB, N25 GRADE CONC, REINF WITH 1-LAYER SL82 MESH, 25 TOP COVER (40 TOP COVER TO EXTERNAL AREAS) LAPS 2 CROSSWIRES AND N12 TRIMMER ALL ROUND. LAY SLAB ON 200UM WATERPROOF MEMBRANE ON GRANULAR FILL COMPACTED TO 95% SRDD.

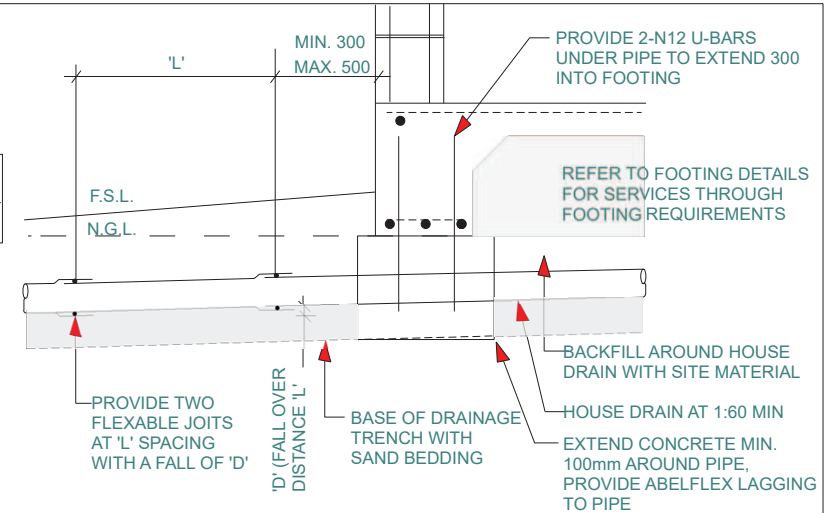


THRESHOLD DETAIL

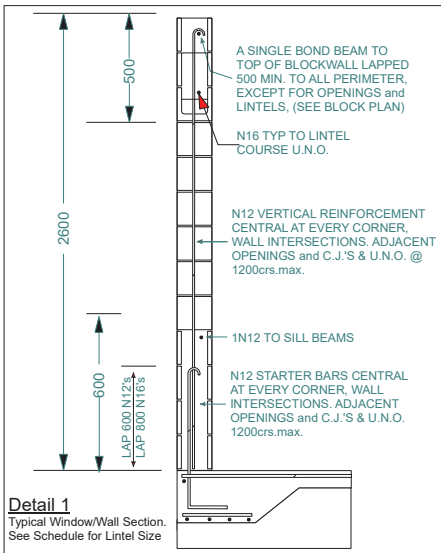
AT HINGED DOORS THAT OPEN INWARD. SLIDING DOORS MOUNTED ON THE INSIDE OF THE PERIMETER WALL.

DRAINAGE UNDER SLAB

N.T.S.



AS2870 CLASSIFICATION	ys(mm)	"L" (mm)	"D" (mm)
H1	60	600	40



Detail 1
Typical Window/Wall Section.
See Schedule for Lintel Size

LINTEL L2 2 COURSE (400MM)			LINTEL L2.5 2.5 COURSE (600MM)				
	TOP STEEL	TIE SPACING	BOTTOM STEEL		TOP STEEL	TIE SPACING	BOTTOM STEEL
L2A	1N16	1000	1N16	L2.5A	1N16	1000	1N16
L2B	1N16	400	1N16	L2.5B	1N16	400	1N16
L2C	2N16	200	2N16	L2.5C	2N16	200	2N16

CERTIFIED AS STRUCTURALLY ADEQUATE

KFB Engineers Civil & Structural
 1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
 P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 9/3/23 Signed: RPEQ No.: 5711
 Job No: K-10750

FOOTING DETAIL NTS

Builder: Comaray Pty Ltd
Licence Addr: 200 EMERALD END ROAD MAREEBA QLD 4880
QBCC No.: 1061533
Phone: (07) 4092 4440

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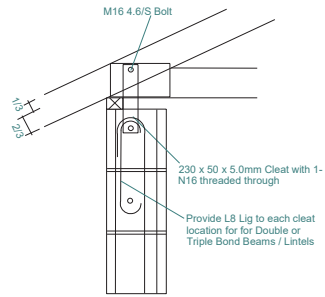
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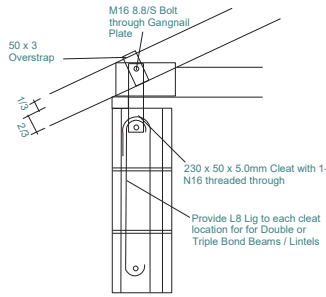
PROJECT:- **Lot 1 on RP03466 No.35 Rankin St Mareeba 4880 QLD**

FOR:- **JUSTIN SMIT**

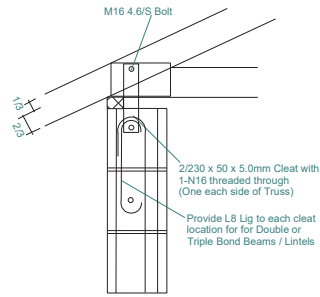
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CLIENT 2 SIGNATURE	DATE	DRAWN: SHANE FRANKLIN	
		DATE: 13/09/2022	SHEET No.: 9
		JOB No.: C1	



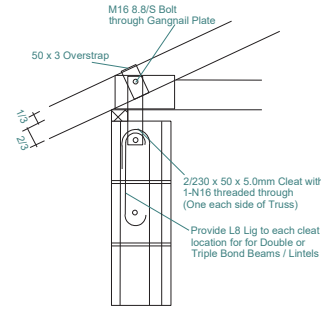
TD1



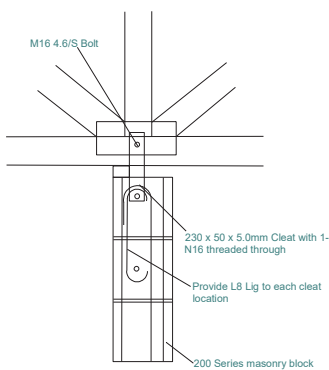
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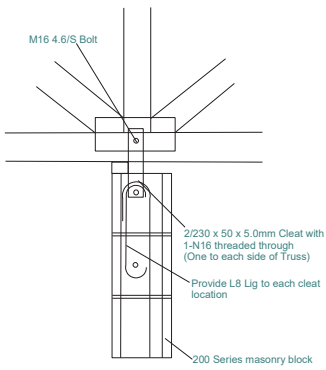
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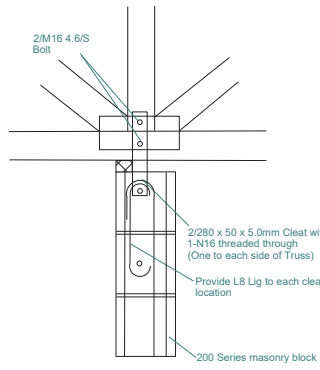
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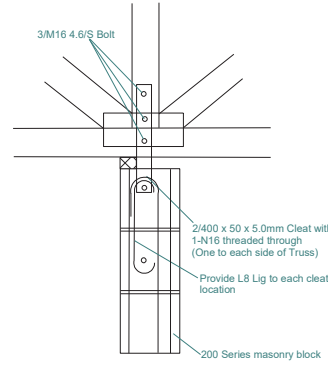
TD5



TD6



TD7



TD8

UPLIFT RESISTANCE kN

TYPE	TRUSS JOINT TYPE					
	J2	J3	J4	JD4	JD5	JD6
TD1	20	15	10	16	11	8
TD2	35	25	16	23	18	15
TD3	49	44	28	44	36	28
TD4	76	54	34	54	43	34
TD5	20	15	10	16	11	8
TD6	49	44	28	44	36	28
TD7	93	84	53	84	68	53
TD8	128	115	73	115	94	73

GENERAL NOTE:

- 1 : 200 Series Masonry Block Walls
- 2 : Provide L8 Lig to Each Cleat Location for Double and Triple Bond Beams/Lintels

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Job No: K-10750 RPEQ No: 5711

TRUSS HOLD DOWN REQUIREMENTS

Refer to Reaction Report (Limit State Design) from truss manufacturers

20 KN	35 KN	49 KN	76 KN	98 KN
50 x 6 Ft CLEAT M16 BOLT NO OVERSTRAP Bolted thru truss heel plate	50 x 6 Ft CLEAT M16 BOLT 75 x 3 OVERSTRAP Bolted thru truss heel plate	2 / 50 x 6 Ft CLEATS M16 BOLT NO OVERSTRAP Bolted thru truss heel plate	2 / 50 x 6 Ft CLEATS M16 BOLT 75 x 3 OVERSTRAP Bolted thru truss heel plate	2 / 75 x 6 Ft CLEATS 2 / M16 BOLTS 100 x 3 OVERSTRAP Bolted thru truss heel plate

TRUSS & TIE DOWN DETAIL

NTS



Builder: Comaray Pty Ltd
Licence Addr: 200 EMERALD END ROAD MAREEBA QLD 4880
QBCC No. 1061533
Phone: (07) 4092 4440

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**Lot 1 on RP03466
No.35 Rankin St
Mareeba
4880 QLD**

FOR:-
JUSTIN SMIT

CLIENT 1 SIGNATURE

DATE

SHEET SIZE: **A3**

SCALE:
AS NOTED

DRAWN:

SHANE FRANKLIN

CLIENT 2 SIGNATURE

DATE

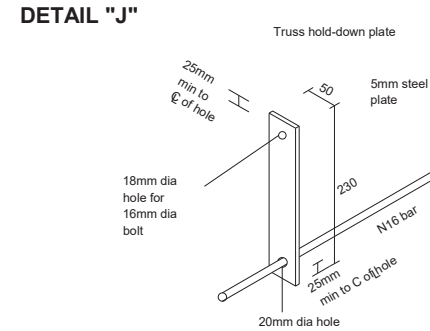
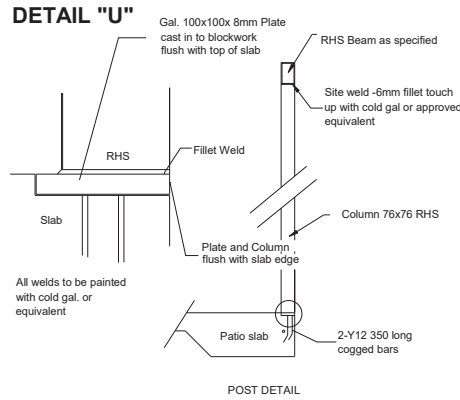
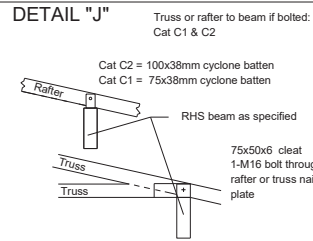
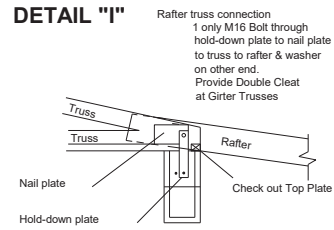
DATE: **13/09/2022**

JOB No.:

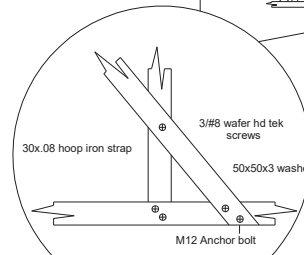
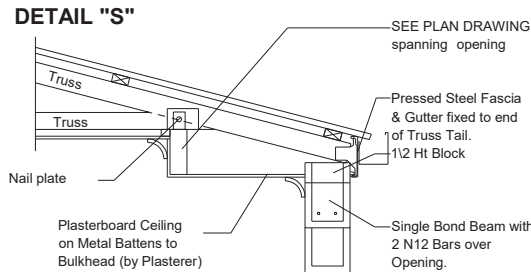
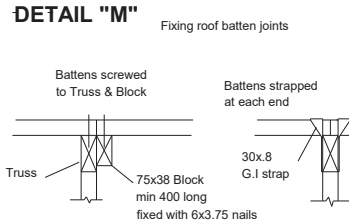
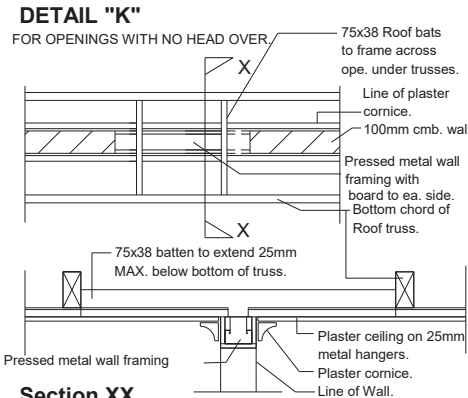
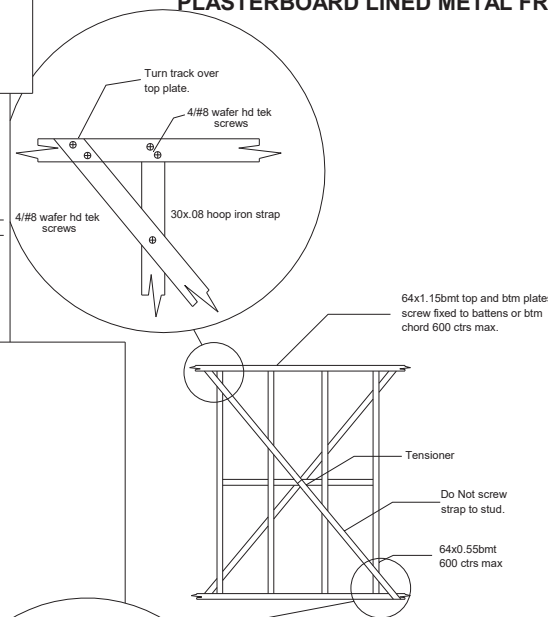
C1

SHEET No.:

10



STANDARD BRACING WALL DETAIL FOR PLASTERBOARD LINED METAL FRAMES



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Date: 9/3/23 Signed:

Job No: K-10750 RPEQ No: 5711

TRUSS & TIE DOWN DETAIL
NTS

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CLIENT 2 SIGNATURE _____

DATE _____

SHEET SIZE: **A3** SCALE: **AS NOTED**

DRAWN: **SHANE FRANKLIN**

DATE: **13/09/2022** SHEET No.: **11**

JOB No.: **C1**

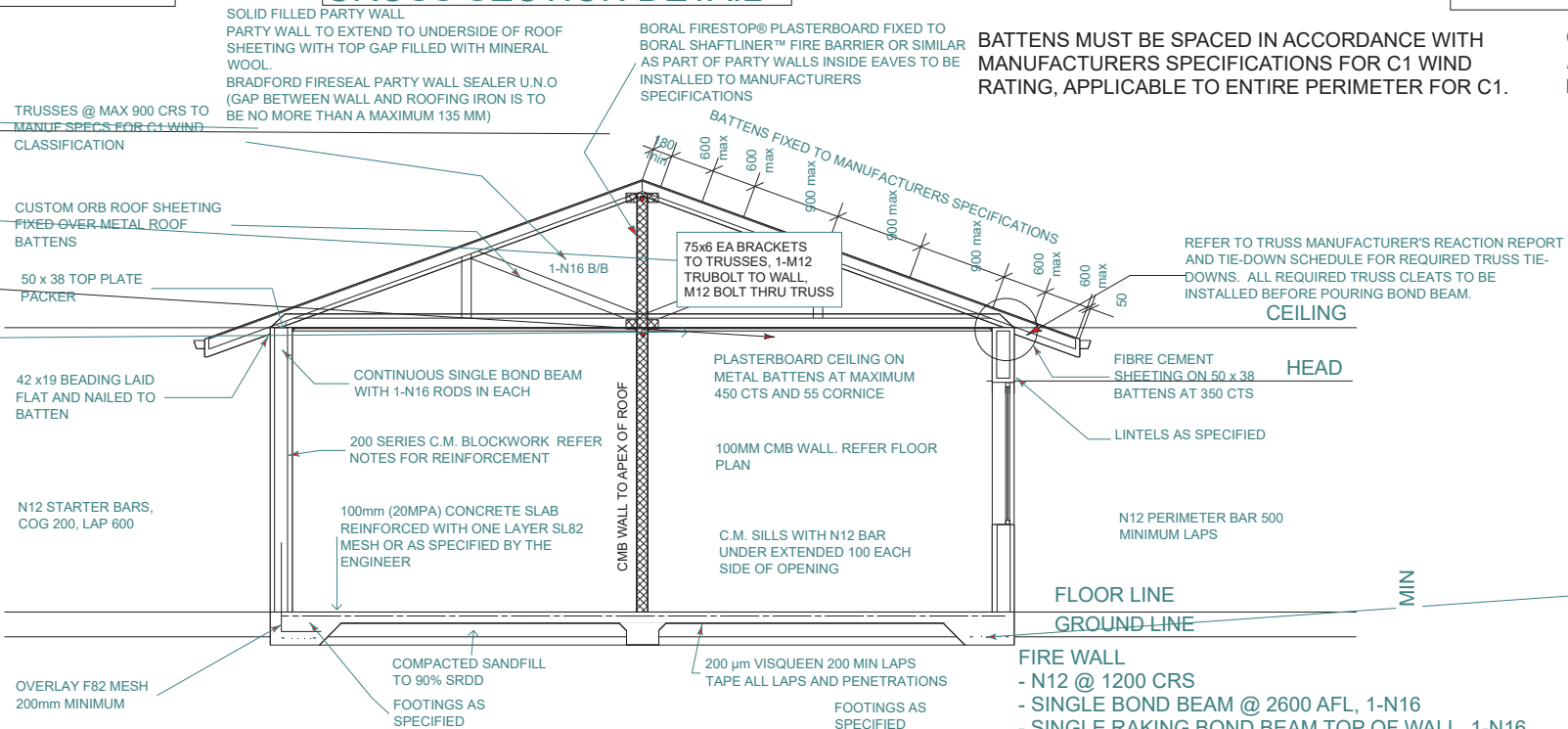
Comaray Pty Ltd

Builder: Comaray Pty Ltd
Licence Add: 200 EMERALD END ROAD MAREEBA QLD 4880
QBCC No. 1061533
Phone: (07) 4092 4440

5° PITCHED ROOF

CROSS SECTION DETAIL

C1 CYCLONE RATING



BATTENS MUST BE SPACED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR C1 WIND RATING, APPLICABLE TO ENTIRE PERIMETER FOR C1.

CROSS SECTION DOESN'T ACTUALLY LOOK LIKE THIS. IT IS A SKILLION ROOF.

TYPICAL C1 CROSS SECTION

TYPICAL SECTION: GENERAL NOTES

- FIRE WALL**
- N12 @ 1200 CRS
 - SINGLE BOND BEAM @ 2600 AFL, 1-N16
 - SINGLE RAKING BOND BEAM TOP OF WALL, 1-N16
 - SOLID FILL WALL
 - FIX END TRUSSES TO WALL WITH M12 TRUBOLTS @ 1200 CRS
 - MINERAL WOOL PACKER TO VOID BETWEEN TOP OF BLOCKWORK AND ROOF SHEET

WALL CONSTRUCTION	
Vertical Reinforcing	N12 reinforcing bars at all corners, sides of openings and maximum 1200mm centres elsewhere, bent 200mm at bond beams.
Openings greater than 1800mm	To have two vertical bars each side. Refer to floor plan for any special reinforcing and stirrups required. Ligatures @ 200mm Crs.
Starter Bars	N12 starter bar to be provided at each vertical reinforcing bar bent 200mm of footing and lapping vertical bar minimum 600mm.
Bond Beams	Single continuous bond beam reinforced with 1-N16 reinforcing bar to each. Single bond beam over all openings. L8 legs beside trusses (1000 crs typ.)
Opening Heads	Single bond beam over all openings with 1-N16 reinforcing bars extending 100mm past each side of the opening.
Sills	Single bond beam under all openings with 1-N12 reinforcing bar extending 100mm past each side of the opening.
Concrete Core Fill	All concrete masonry cores containing reinforcing to be clean and filled with S20 concrete.

ROOF FRAMING	
Trusses	Prefabricated roof trusses at max. 900 cts. designed by the truss manufacturer including all necessary bracing and connections. C1 Wind Classification.
Roof Bracing	Metal strap bracing to truss manufacturers design.
Roof Battens	"Stramit" cyclonic metal roof battens @ 600 max end spacings and 900 max. intermediate spacings
Batten Fixings	Two No. 12 x 40mm Type 17 screws at each truss.
Beam Sizes	Refer floor plan.
Rafter Sizes	Refer floor plan.

WATERPROOFING	
Painted Masonry Block Walls	One coat of "Silasec" and two coats 100% acrylic based gloss enamel.
Textured/coated Masonry Block Walls	Two coats 100% acrylic based gloss paint.
Reveals of window openings	Two coats acrylic paint before window is fixed.
Priming of Timber	Any exposed structural timber which has any area in contact with another material and which will be inaccessible after fixing shall be given a coat of primer before fixing.

TIE DOWN DETAILS	
Truss to Bond Beam U.N.O	230 x 50 x 6mm holed metal plate threaded over horizontal reinforcing with one M16 bolt through truss connector plate. Provide two plates at girdler trusses. Provide W10 stirrup immediately adjacent to truss cleat located over openings greater than or equal to 1800mm.
Steel Beam to Bond Beam	M16 threaded rod cast into bond beam.
Truss to Steel Beam	M16 bolt through welded metal cleat and truss connector plate.
Rafter to Steel Beam	M16 bolt through welded metal cleat and rafter.
Gable Stiffening	The gables to walls at 1800mm maximum centres with timber blocking bolted to M10 threaded rod cast into the bond beam.
General	Laps, flashings and general installation in accordance with the manufacturers instructions.
Roof Screws	Five No. 15 x 41 mm Hexagonal head batten "Tek" screws to each sheet per batten.

ROOF FIXING	
General	Laps, flashings and general installation in accordance with the manufacturers instructions.
Roof Screws	Five No. 15 x 41 mm Hexagonal head batten "Tek" screws to each sheet per batten.

CERTIFIED AS STRUCTURALLY ADEQUATE

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 FOR:- **JUSTIN SMIT**

CLIENT 1 SIGNATURE _____
 CLIENT 2 SIGNATURE _____

DATE	SHEET SIZE: A3	SCALE: AS NOTED
DATE	DRAWN: SHANE FRANKLIN	
DATE: 13/09/2022	SHEET No.: 12	
JOB No.: C1		

5° PITCHED ROOF

ELEVATIONS:- 1:100

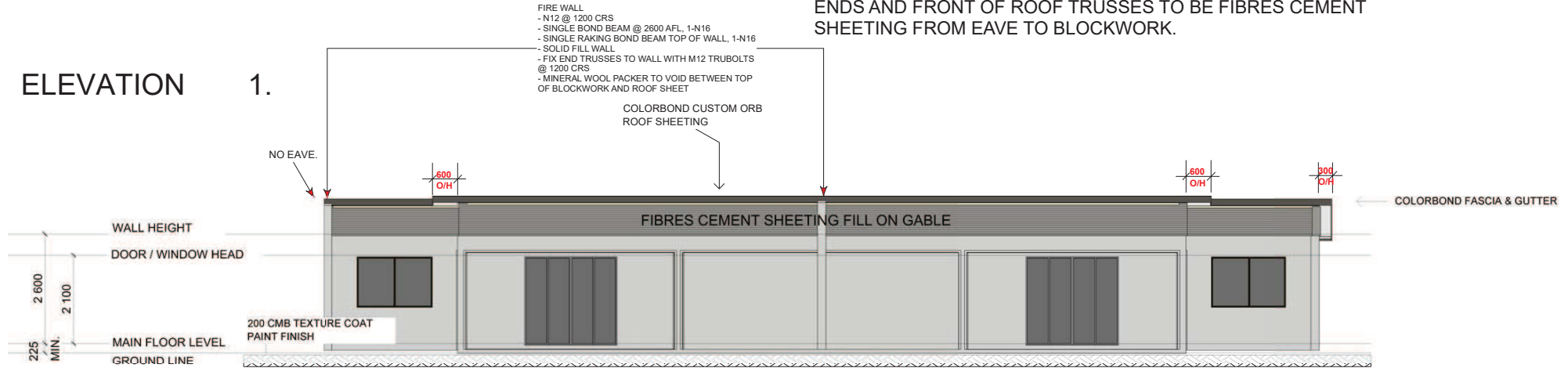
C1 CYCLONE RATING

NOTE:
LOCATIONS OF METER BOX, HOSE TAPS, GAS BOTTLE/
METER, HWS, A/C COMPRESSORS TO BE DETERMINED
ON-SITE

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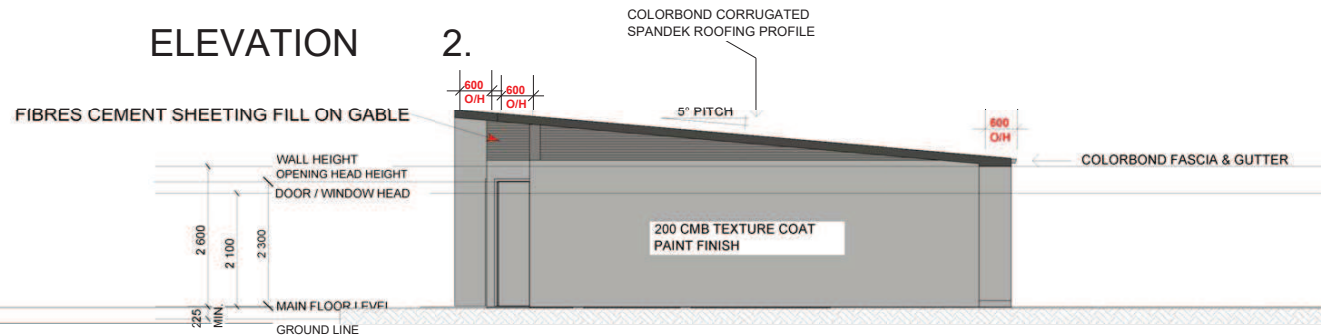
ENDS AND FRONT OF ROOF TRUSSES TO BE FIBRES CEMENT
SHEETING FROM EAVE TO BLOCKWORK.

ELEVATION 1.



- FIRE WALL
- N12 @ 1200 CRS
- SINGLE BOND BEAM @ 2600 AFL, 1-N16
- SINGLE RAKING BOND BEAM TOP OF WALL, 1-N16
- SOLID FILL WALL
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ELEVATION 2.



**CERTIFIED AS
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Date: 9/3/23 Signed: *[Signature]*

Job No: K-10750 RPEQ No: 5711

ELEVATIONS SET

1:100



Builder: Comaray Pty Ltd
Licence Add: 200 EMERALD END ROAD
MAREEBA QLD 4880
QBCC No. 1061533
Phone: (07) 4092 4440

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DATE

SHEET SIZE: **A3**

SCALE:
AS NOTED

DRAWN:

SHANE FRANKLIN

CLIENT 2 SIGNATURE

DATE

DATE: **13/09/2022**

SHEET No.:

13

JOB No.:

C1

5° PITCHED ROOF

ELEVATIONS:- 1:100

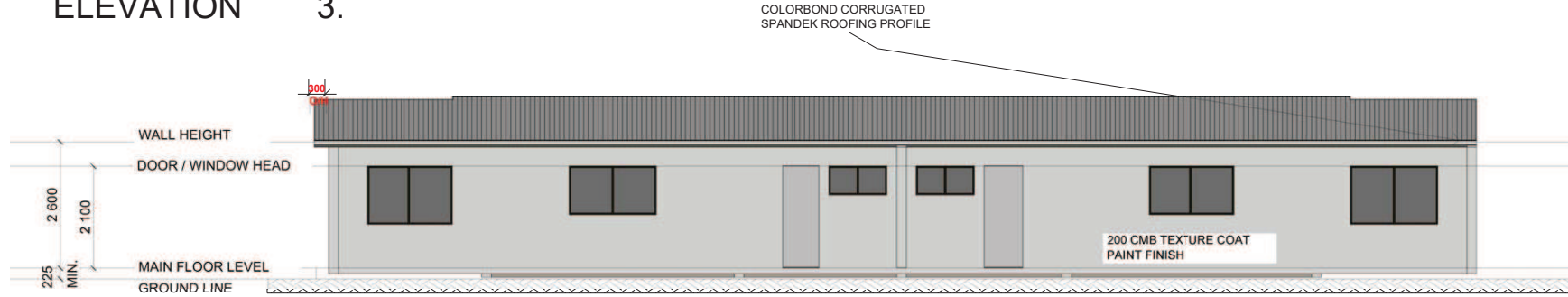
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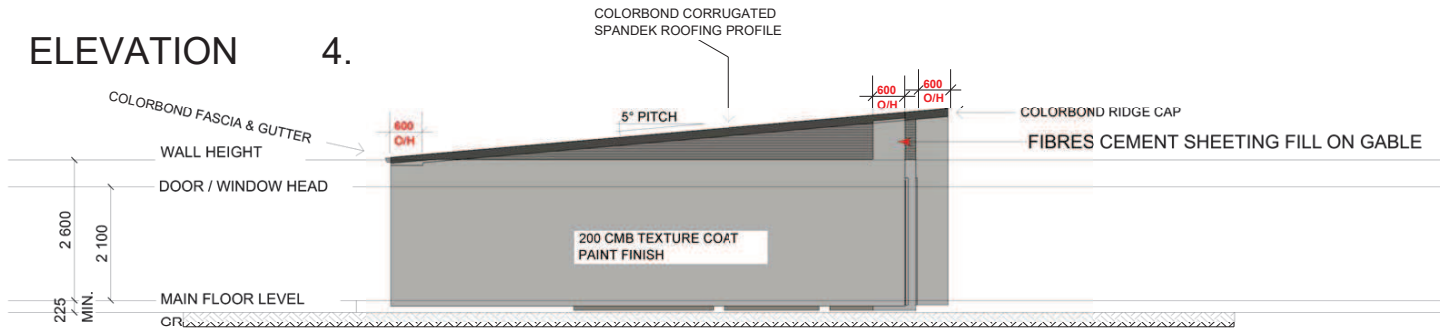
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ELEVATION 3.



ELEVATION 4.



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ELEVATIONS SET

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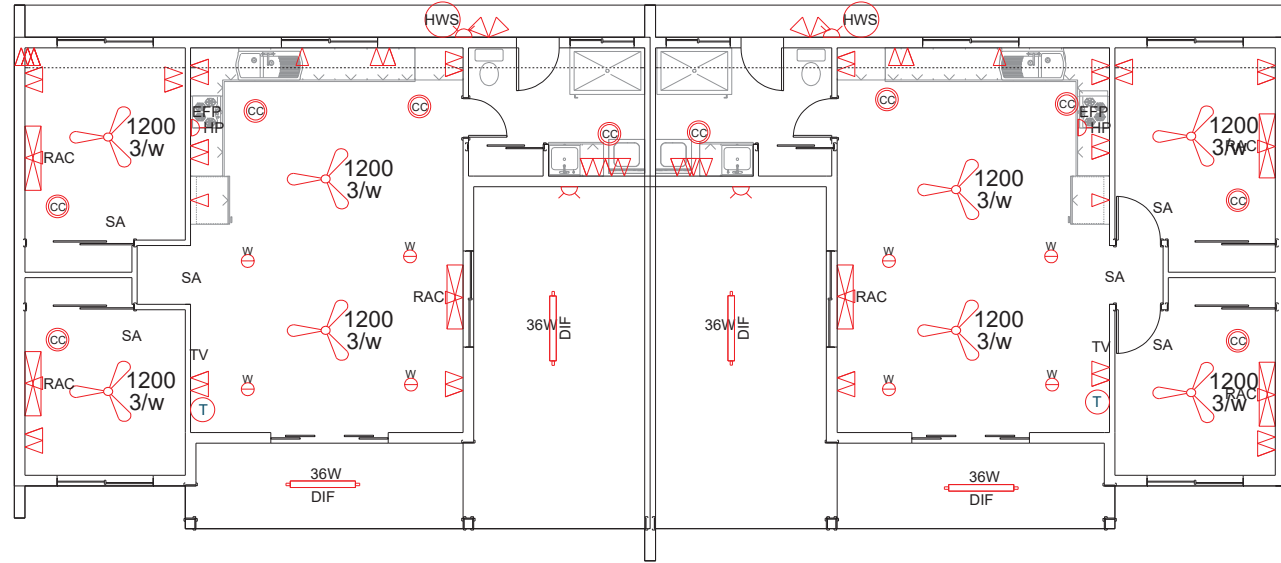
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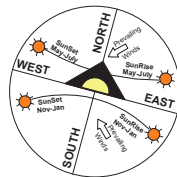
14

ELECTRICAL SCHEDULE		
2D SY MB OL	QTY	DESCRIPTION
⊙ CC	10	32W OYSTER LIGHTS CIRCULAR 3 SPIKE
⚡	2	DOUBLE PARAFLOOD 2X150W BLACK
⬢	4	36W DIFFUSED TUBE FLUORO 1200MM
⊙ W	8	LED DOWNLIGHT W
⊙	8	CEILING FAN 1250 3 BLADE WHITE
⚡	4	DISHWASHER POINT
⚡	24	DOUBLE POWER POINT
⚡ RAC	6	S/SYSTEM AC POWER POINT AND CON PIPE
SA	6	SMOKE ALARM
EFP	2	EXHAUST FAN POINT
HP	2	HOT PLATES CONNECTION
HWS	2	HOT WATER CONNECTION
⚡	2	FRIDGE POWER POINT
T	2	TELEPHONE POINT
TV	2	TV POINT
⚡	4	WEATHERPROOF POWER POINT



SA - 240v Smoke Alarms to AS 3786 photo electric and interconnected.

NOMINAL HEIGHTS ABOVE FLOOR LEVEL	
POWER POINT	300
T.V. POINT	300
PP ABOVE KITCHEN CABINETS	1100
PP TO CARPORT/ GARAGE/PATIO	1200
ROLLER DOOR REMOTE CONTROL	1200
PP ABOVE VANITIES	1100
PP TO WASHING MACHINE	1300
LIGHT SWITCHES	1300
PP TO REFRIGERATOR	1900
WALL LIGHTS	2100
PELMET LIGHTS	2300
PP TO AIRCOND. UNITS	2100



- ILLUSTRATE YOUR PREFERRED WINDOW OPENING DIRECTION WITH AN ARROW, THUS: →
- THE PLUMBER WILL FIT ONE YARD TAP AT THE FRONT OF YOUR HOME AND ONE TO THE REAR, AND THEIR LOCATIONS WILL DEPEND ON THE LOCATION OF THE MAIN WATER SUPPLY POINT THE COUNCIL PROVIDES AND HOW THE PLUMBER SUBSEQUENTLY RUNS THE SERVICE TO YOUR HOME.
- IF YOU REQUIRE PRECISE POSITIONING FOR YOUR YARD TAPS, PLEASE MARK ON ELECTRICAL PLAN WITH AN "X" AND WRITE "TAP" NEXT TO THEM. PLEASE BE AWARE THAT YOU MAY INCUR ADDITIONAL COSTS IF YOU DO REQUIRE PRECISE POSITIONING.
- ADDITIONAL TAPS WILL INCUR EXTRA COSTS.

- THE WALL ON WHICH THE POWER BOX IS TO BE MOUNTED MUST BE AT LEAST 900MM CLEAR OF BOUNDARY.
- POINTS AND SWITCHES WILL BE POSITIONED AT THE HEIGHTS SHOWN, UNLESS OTHERWISE NOTED ON THE DRAWING ADJACENT TO THE ITEM BY THE OWNER.
- IF YOU SELECT A GAS STOVE OR GAS HOTPLATE THE STANDARD ELECTRIC STOVE POWER CIRCUIT WILL BE INSTALLED WITH A POWER POINT FITTED TO IT FOR AN IGNITER. THIS WILL ENABLE AN ELECTRIC STOVE OR ELECTRIC HOT PLATE TO BE READILY FITTED AT A LATER DATE IF DESIRED. THIS IS A "NO CHARGE" "NO CREDIT" CHANGE HOWEVER THE OWNER IS RESPONSIBLE TO PAY THE INSTALLER OR SUPPLIER FOR THE COST OF LABOUR AND MATERIALS FOR THE INSTALLATION OF ANY GAS APPLIANCE.
- WHERE OWNER'S SUPPLY LIGHT FITTINGS THEY ALSO SUPPLY GLOBES.
- IF ANY OWNER SUPPLIED LIGHTS ARE TO BE RECESSED DOWNLIGHTS, THEN THIS MUST BE CLEARLY NOTED ON THIS PLAN.

GENERAL NOTES:

- *PROVIDE REMOVABLE HINGES TO WC. DOORS THAT OPEN INTERNALLY.
- *PROVIDE SLIP AND TRIP RESISTANT FINISH TO ALL FLOOR AND PAVEMENT SURFACES TO PREVENT FALLS
- *SEAL ALL SPACES TO PREVENT THE ENTRY OF VERMIN
- *PROVIDE STEPS WHERE STEP DOWNS ARE GREATER THAN 190mm. STEPS TO COMPLY WITH BCA CLAUSE 3.9.1
- *KITCHEN LAYOUT IS INDICATIVE ONLY AND SHOULD BE CONFIRMED WITH RELEVANT CONTRACTORS

SMOKE DETECTORS:

SMOKE DETECTORS NEED TO COMPLY TO AS 3786 IN BOTH DESIGN AND MANUFACTURE AND IN THEIR INSTALLATION. THEY ARE REQUIRED TO BE CONNECTED TO THE MAIN ELECTRICITY SUPPLY. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT THE CORRECT TYPE IS INSTALLED AND CERTIFIED, AND THAT THE LOCATION CONFORMS TO THE BUILDING CODE.

ELECTRICAL PLAN

1:100



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DATE	SHEET SIZE: A3	SCALE: AS NOTED
DATE	DRAWN: SHANE FRANKLIN	
DATE	DATE: 13/09/2022	SHEET No.: 15
JOB No.:	C1	

Our reference: 23000008
Your reference:

16 Mar 2023

Comaray Pty Ltd
66 Country Road
Mareeba QLD 4880
igorgeyl@gmail.com

Attention: Igor Geyl

Sir/Madam

Confirmation notice

This notice is to advise the applicant of the requirement to refer this application to the relevant Local Government in accordance with the DA Rules Section 2.

The development application described below was properly made to the Mareeba Shire Council on 24 Jan 2023

Applicant details

Applicant name: Comaray Pty Ltd
Applicant contact details: igorgeyl@gmail.com, 0411 534 582

Location details

Street address: 35 Rankin Street, Mareeba 4880
Real property description: Lot 1 MPH3466
Local government area: Mareeba Shire Council

Application details

Application number: 23000008
Approval sought: Preliminary Approval for building work assessable against the Planning Scheme or Concurrence Agency Response
Nature of development proposed: New Construction
Description of the development proposed: of Duplex (Class 1a) & of attached Garages x 2

Public notification details

Part 4 of the Development Assessment Rules is not applicable to this development application.

Referral details

Part 2 of the Development Assessment Rules is applicable to the development application.

The development application must be referred to all relevant referral agency(s) within 10 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will lapse under section 31 of the Development Assessment Rules.

The development application must be referred to the following referral agencies:

Mareeba Shire Council	Schedule 9, Table 8—Building work for particular class 1 buildings relating to material change of use- Column 2
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For further information please contact Glenn Chambers, Managing Director, on 07 4092 2449 or via email glenn@emergentba.com.au who will be pleased to assist.

Yours sincerely



Glenn Chambers
Managing Director