

# DA Form 1 – Development application 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 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) (individual or company full name)	Peter Whip C/- Northern Building Approvals
Contact name (only applicable for companies)	Kenton Byrne
Postal address (P.O. Box or street address)	3b Margherita Close
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0447 865 265
Email address (non-mandatory)	kentonstella@bigpond.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA/23/0077

### 2) Owner's consent

#### 2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application  
 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
		47	Masons Road	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	2	RP725851	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? *(tick only one box)*

Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Proposed secondary dwelling

e) Relevant plans  
*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

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? *(tick only one box)*

Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

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

Relevant plans of the proposed development are attached to the development application

**6.3) Additional aspects of development**

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

Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input 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 <sup>2</sup> ) <i>(if applicable)</i>

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?**

**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)**

Yes – specify number of new lots: \_\_\_\_\_

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**

**16) 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

## 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 <b>Chief Executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul>
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b>
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b>
<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 <b>relevant port operator</b> , 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 <b>Chief Executive of the relevant port authority:</b>
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b>
<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?**

- Yes – referral response(s) received and listed below are attached to this development application
- 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 *(if applicable)*.

## PART 6 – INFORMATION REQUEST

**19) 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](#).

## PART 7 – FURTHER DETAILS

### 20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application  
 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)

- 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)
\$		

### 22) 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

### 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 *Environmental Protection Act 1994*?

- 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  
 No

**Note:** Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- 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**?

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application  
 No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **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](http://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](http://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](http://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](http://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](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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

## 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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <a href="#">DA Form 2 – Building work details</a> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>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 <a href="#">DA Forms Guide: Planning Report Template</a>.</i>	<input checked="" type="checkbox"/> Yes
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 <a href="#">DA Forms Guide: Relevant plans</a>.</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 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) 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>	
<p><b>Privacy</b> – 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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>• otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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

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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	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

# Planning Report 47 Masons Road Kuranda Proposed Secondary Dwelling within the Rural Residential Zone

Prepared by: Northern Building Approvals  
Prepared for: Peter Whip

## Site Description

47 Masons Road Kuranda is located on the southern side of township. The property is described as 2 on plan RP725851. The subject lot is 54.734ha in size. The land is currently zoned Rural Zone under the current Mareeba Shire Planning Scheme. There are one existing dwelling and one existing shed located on the premises. Below is an image showing the subject land.



## Development Proposal

This application is for Building Works – Shed assessable against the Mareeba Shire Planning Scheme:

- Level of Assessment – Code Assessment
  - Assessment Criteria – Residential dwelling house and outbuilding overlay code
- Attachment 1 is the plans of the proposed Shed development.

## Referrals

No referrals are required.

## Planning Assessment Summary

This development is for proposed secondary dwelling size: 24.39m long x 10.99m wide – Living 144 m<sup>2</sup> plus Carport of 32m<sup>2</sup>, height: 2.7m walls and around 4.3m at the ridge. This application is required due to the property being zoned Rural with a site area of greater than two hectares and proposed secondary dwelling having separation of greater than 20m and proposed greater than 100m<sup>2</sup> living area.

The proposed secondary dwelling is intended to be used for family accommodation. The development generally complies Mareeba Shire Council planning Scheme acceptable outcomes except for section AO4.1 and AO4.2 of the Residential dwelling house and outbuilding overlay code. This section AO 4.1 requires the secondary dwelling is located within 20m of the primary dwelling where on a lot that has an area greater than two hectares. Whereas AO 4.2 requires the secondary dwelling to have a maximum gross floor area of 100m<sup>2</sup>. Conversely, the property is mostly covered with the Slope Overlay, Wildlife Habitat Overlay, Regulated Vegetation Overlay and a Waterway Buffer area. Hence, there are only three locations where construction can be undertaken. The location of the existing dwelling and shed has utilized two locations, leaving the road front area as the only other location for the proposed secondary dwelling (see attached Site Plans, Sheet WD 01 and WD 01/B which illustrates this outcome). Consequently, the central area to the west road boundary is proposed which utilizes the existing driveway, while still being subservient to the primary dwelling. Although the proposed separation between the dwelling will be large at around 237m, nevertheless, this location will also provide large setbacks to both neighboring properties and dwellings. Equally, as this existing cleared location is long and narrow, the design of the dwelling is the same causing the floor area to be greater than 100m<sup>2</sup>, but, will not dominate the site as it is screened with trees from the road way.

The fact is that development is appropriate in scale for this property to the Planning Overlays and generally complies with all relevant aspects of the planning scheme. Your swift action to approve this development is appreciated.

## Mandatory Supporting Information

### Assessment of application against relevant Development Codes

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

- 8.2.10 Residential dwelling house and outbuilding overlay code

## 8.2.10 Residential dwelling house and outbuilding overlay code

### 8.2.10.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development is located within a 'Residential dwelling house and outbuilding area' identified on the **Residential dwelling house and outbuilding overlay maps (OM-010a-o)**; and
  - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

### 8.2.10.2 Purpose

- (1) The purpose of the Residential dwelling house and outbuilding overlay code is to ensure that Dwelling houses, including residential outbuildings, are appropriately designed, located and serviced within the residential areas of the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development is designed and located to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
  - (b) Development provides a high level of amenity and is reflective of the surrounding character of the area;
  - (c) Development is responsive to site characteristics and employs best practice industry standards;
  - (d) Development has a sufficient number of parking spaces designed in a manner to meet the requirements of the user;
  - (e) Development is provided with suitable vehicular access in a way that does not compromise the safety and efficiency of the surrounding road network;
  - (f) Parking spaces and associated manoeuvring areas are safe and functional;
  - (g) Development is provided with an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
  - (h) Development is connected to infrastructure that provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
  - (i) Development is connected to infrastructure that provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
  - (j) Development is provided with electricity and telecommunications services that meet desired requirements;
  - (k) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
  - (l) Development does not affect the efficient functioning of public utility mains, services or installations; and
  - (m) Work associated with development does not cause adverse impacts on the surrounding area.

### 8.2.10.3 Criteria for assessment

**Table 8.2.10.3A – Residential dwelling house and outbuilding overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	✓	<p>The height of the proposed secondary dwelling is 2.7 m t the walls and around 4.3 m at the ridge.</p>
<b>Outbuildings and residential scale</b>			
<p><b>PO2</b> Domestic outbuildings:</p> <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the</li> </ul>	<p><b>AO2.1</b> Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 100m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres in height above natural ground level.</li> </ul>	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
zone in which the land is located.	<b>AO2.2</b> Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed: (a) 150m <sup>2</sup> in gross floor area; and (b) 5.5 metres above natural ground level.	N/A	N/A
	<b>AO2.3</b> Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m <sup>2</sup> in gross floor area; and (b) 8.5 metres above natural ground level.	N/A	N/A
<b>Gross floor area</b>			
<b>PO3</b> Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	<b>AO3</b> Gross floor area does not exceed 600m <sup>2</sup> .	✓	<b>The proposed secondary dwelling will not exceed the 600m<sup>2</sup> and is appropriate in scale for this property.</b>
<b>Secondary dwellings</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO4</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) not dominate the site;</li> <li>(b) remain subservient to the primary dwelling; and</li> <li>(c) be consistent with the character of the surrounding area;</li> </ul>	<p><b>AO4.1</b> The secondary dwelling is located within:</p> <ul style="list-style-type: none"> <li>(a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or</li> <li>(b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</li> </ul>	<b>X</b>	<p>The property is mostly covered with the Slope Overlay, Wildlife Habitat Overlay, Regulated Vegetation Overlay and a Waterway Buffer area. Consequently, there are only three locations where construction can be undertaken. The location of the existing dwelling and shed has utilized two locations, leaving the road front area as the only other location for the proposed secondary dwelling.</p>
	<p><b>AO4.2</b> A secondary dwelling has a maximum gross floor area of 100m<sup>2</sup>.</p>	<b>X</b>	<p>The proposed existing cleared location is long and narrow, the design of the dwelling is the same causing the floor area to be greater than 100m<sup>2</sup>, but, will not dominate the site as it is screened with trees from the road way.</p>
<b>Car parking</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO5</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO5</b> Car parking spaces are provided in accordance with the following minimum rates:</p> <ul style="list-style-type: none"> <li>(a) one covered space per dwelling house; and</li> <li>(b) one space per secondary dwelling.</li> </ul>	✓	<b>The proposed covered carpark with secondary dwelling.</b>
<b>Vehicle crossovers</b>			
<p><b>PO6</b> Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<p><b>AO6.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	N/A	<b>Can be conditioned to Comply</b>
	<p><b>AO6.2</b> Development on a site with two or more road frontages provides vehicular access from the lowest order road.</p>	N/A	<b>Existing driveway constructed before current MSC planning scheme.</b>
	<p><b>AO6.3</b> A secondary dwelling shares a vehicle crossover with the primary dwelling.</p>	✓	<b>The existing driveway will be used and shared with the proposed secondary dwelling.</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b>  Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <ul style="list-style-type: none"> <li>(a) the intensity of anticipated vehicle movements;</li> <li>(b) the nature of the use that they service; and</li> <li>(c) the character of the surrounding locality.</li> </ul>	<p><b>AO7</b>  Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 8.2.10.3B</b>.</p>	<p><b>N/A</b></p>	<p><b>Can be conditioned to Comply</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Water supply</b>			
<p><b>PO8</b> Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO8.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated water supply service area.</p>	N/A	N/A
	<p><b>AO8.2</b> Development, where located outside a reticulated water supply service area and in the Rural residential zone is provided with:</p> <ul style="list-style-type: none"> <li>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(b) on-site water storage tank/s: <ul style="list-style-type: none"> <li>(i) with a minimum capacity of 90,000L;</li> <li>(ii) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	✓	<b>Can be conditioned to Comply</b>
<b>Wastewater disposal</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO9</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>(a) meets the needs of users;</p> <p>(b) is adequate for fire-fighting purposes;</p> <p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the receiving environment.</p>	<p><b>AO9.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located in the Rural residential zone and outside a reticulated sewerage service area.</p>	<p><b>N/A</b></p>	<p><b>N/A</b></p>
	<p><b>AO9.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.</p>	<p>✓</p>	<p><b>Can be conditioned to Comply</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Stormwater infrastructure</b>			
<b>PO10</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	<b>AO10.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A	N/A
	<b>AO10.2</b> On-site drainage systems are constructed: <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	✓	<b>Can be conditioned to Comply</b>
<b>Electricity supply</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO11</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO11</b> The premises:</p> <ul style="list-style-type: none"> <li>(a) is connected to the electricity supply network; or</li> <li>(b) has arranged a connection to the transmission grid; or</li> <li>(c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> <li>(i) it is approved by the relevant regulatory authority; and</li> <li>(ii) it can be demonstrated that no air or noise emissions; and</li> <li>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul> </li> </ul>	<p>✓</p>	<p><b>Existing Connection</b></p>
<b>Telecommunications infrastructure</b>			
<p><b>PO12</b> Each lot is provided with an adequate supply of telecommunication infrastructure.</p>	<p><b>AO12</b> Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>✓</p>	<p><b>Existing Connection</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Existing public utility services</b>			
<b>PO13</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO13</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A	N/A
<b>Excavation and filling</b>			
<b>PO14</b> Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	<b>AO14.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	N/A	<b>=/&gt;1.5m setback from side and rear boundaries</b>
	<b>AO14.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	N/A	<b>&lt;1.5m above natural ground</b>
	<b>AO14.3</b> Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	N/A	<b>&lt;1.5m above natural ground</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO14.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul>	<b>N/A</b>	<b>Can be conditioned to Comply</b>
	<p><b>AO14.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<b>N/A</b>	<b>Can be conditioned to Comply</b>
	<p><b>AO14.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<b>N/A</b>	<b>Can be conditioned to Comply</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO14.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<b>N/A</b>	<b>Can be conditioned to Comply</b>

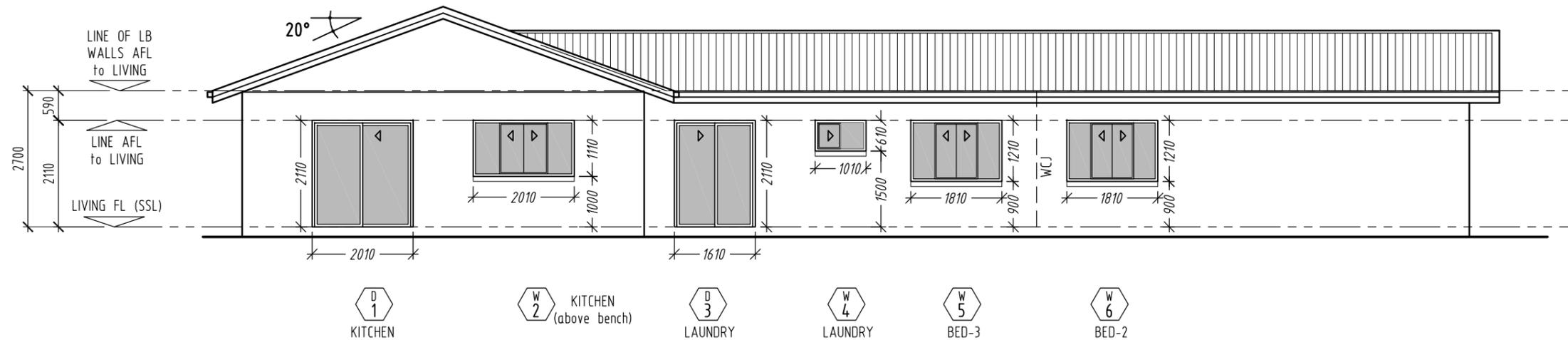
**Table 8.2.10.3B—Pavement Standards for Access, Manoeuvring and Car Parking areas**

Compacted Gravel Base (minimum thickness)	Surfacing Options
75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> <li>• 100mm for parking areas; and</li> <li>• 150mm for access ways.</li> </ul>
150mm	Asphalt with a minimum thickness of 25mm
150mm	Two coat sprayed bitumen seal
150mm	Concrete pavers
Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

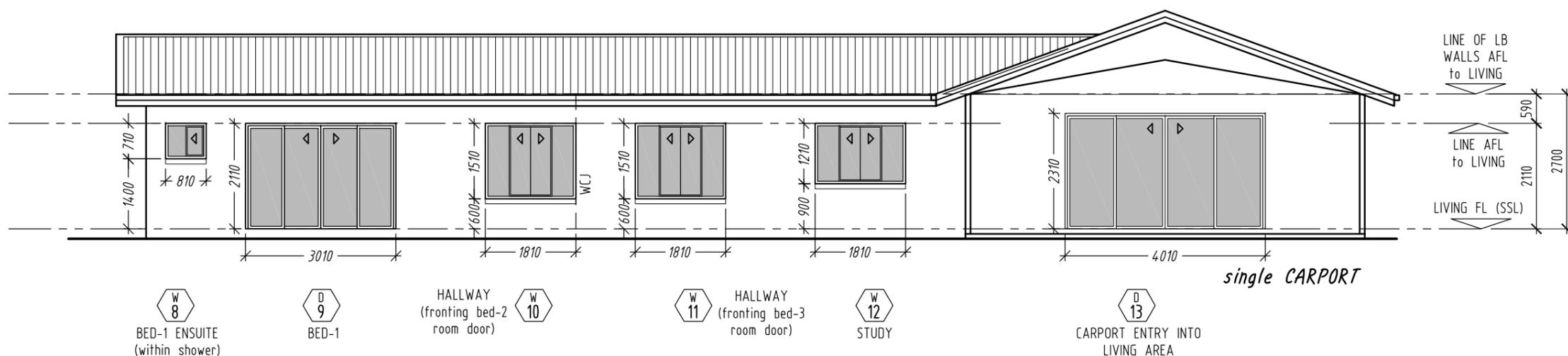
Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.



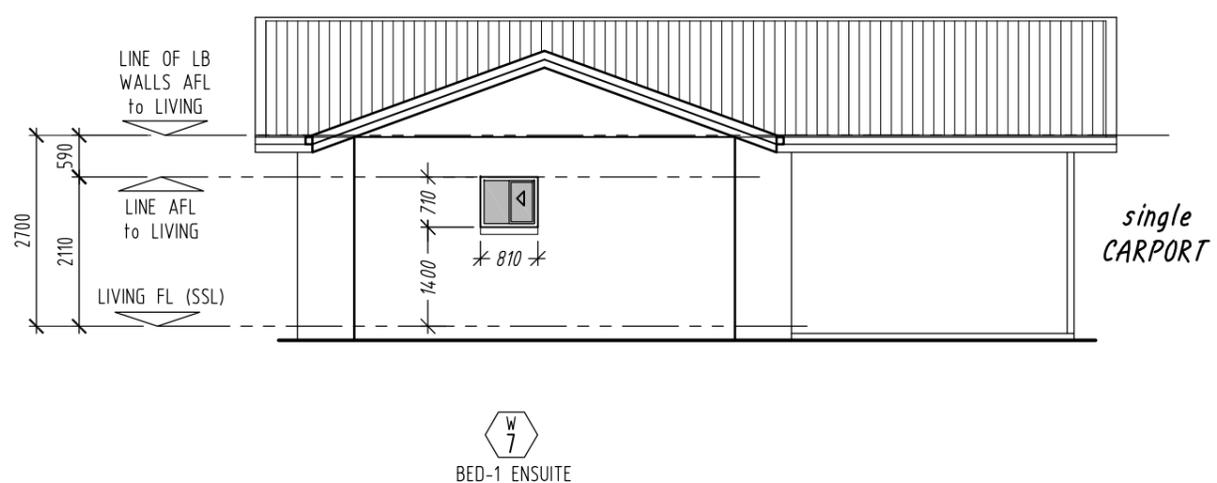
NOT FOR CONSTRUCTION



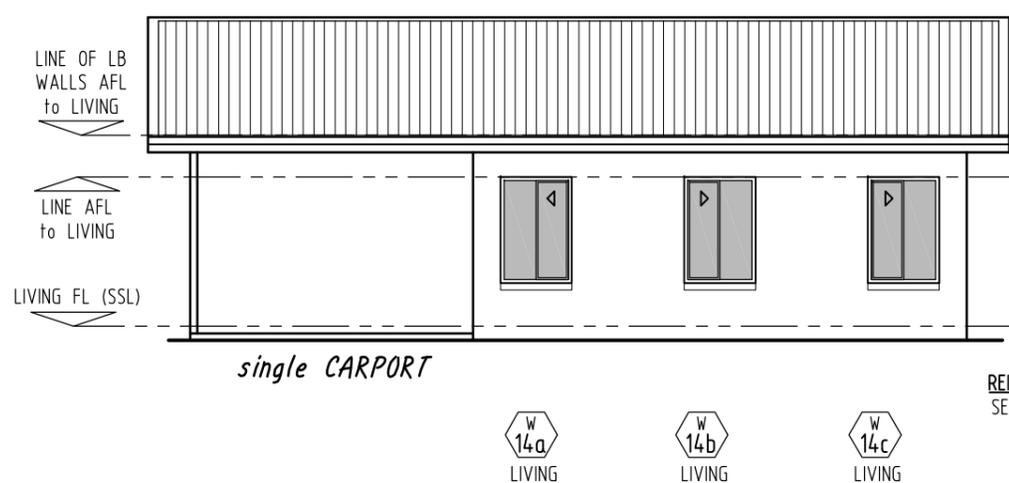
**SIDE VIEW facing road -W facing (1:100 ON A3)**



**SIDE VIEW -E facing (1:100 ON A3)**



**REAR/END VIEW -S facing (1:100 ON A3)**



**FRONT/END VIEW -N facing (1:100 ON A3)**

**ROOF CLADDING -METAL:**  
REFER ROOF-/CEILING PLAN & external cladding-/finishes specifications noting insulation or other membranes used under cladding

**GUTTERS & DP SPECIFICATION:**  
REFER ROOF-/CEILING PLAN (colour coated metal)

**GLAZED SUITES FRAME:**  
COLOUR COATED METAL

**REINF. CM BLOCK WALLS FINISH:**  
SELECTED TEXTURE COAT WITH MULTI-COAT PAINT FINISH. refer exterior cladding & finishes spec. notes

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND  
**GREGORY G TERZI** Associate Diploma Architectural Technology **Building Design & Drafting**  
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT:	DATE:	SCALE:	DRAWING TITLE:
47 MASONS RD KURANDA	APRIL 2021	AS SHOWN ON 'A3' SHEET	ELEVATIONS -EXTERNAL
-RESIDENTIAL- PROPOSED HOUSE	JOB NO. 0642	SHEET NO. WD 40	ISSUE A

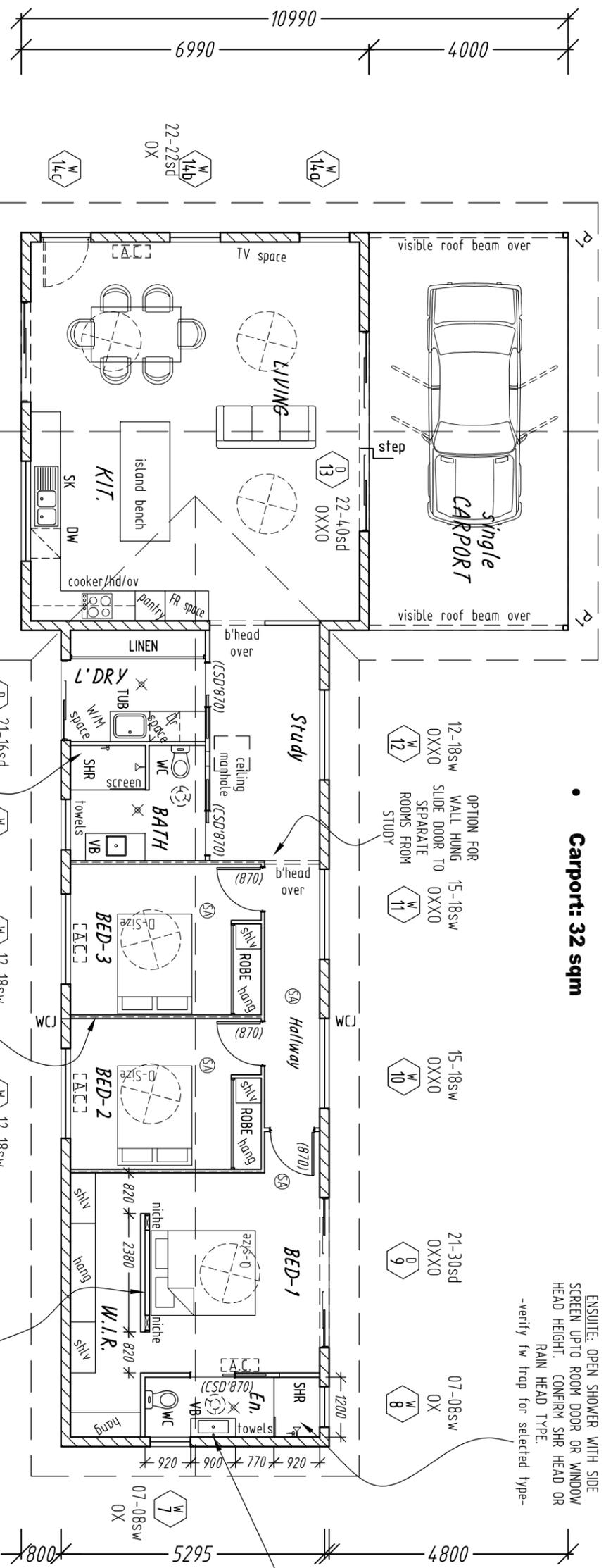
**ARCHITECTURAL DESIGN NOTES:** TO ALL DRAWINGS BE READ IN CONJUNCTION WITH SHEET TITLED "Architectural Design Notes"

**AIR CONDITIONING (A/C):** CONTRACTS TO CONFIRM AIR CONDITIONING APPLIES FOR CURRENT INSTALL OR FOR A FUTURE PROVISION.  
 check for all areas where units are shown on plans.  
 VERIFY IF APPLICABLE THE TYPE, INTERNAL & EXTERNAL UNITS POSITION, AND PROVISION OF CONDENSATION PIPES THROUGH STRUCTURAL FLOOR  
 TERMINATE CONDENSATION PIPES TO AN APPROVED POINT OF DISCHARGE

**EXTERNAL WATER TAPS (H.C.):** CONTRACTS TO HAVE FINAL NUMBER ALLOCATED FOR BUILD. VERIFY ANT SHOWN ON PLANS

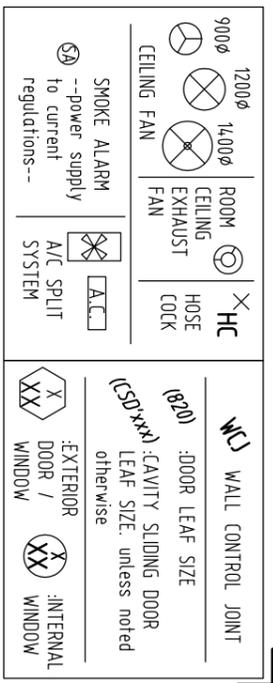
**BUILDING AREAS**

- **Total Footprint Area: 176 sqm**
- Measure includes external walls & covered outdoor, external wall or post face.
- Measure excludes roof eaves.
- **Living Area: 144 sqm**
- Measure includes external walls thickness
- **Carport: 32 sqm**



ENSUITE: OPEN SHOWER WITH SIDE SCREEN UP TO ROOM DOOR OR WINDOW HEAD HEIGHT. CONFIRM SHR HEAD OR RAIN HEAD TYPE.  
 -verify fw trap for selected type-

**NOT FOR CONSTRUCTION**



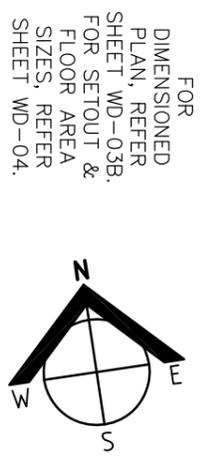
VANITY BASIN UNIT ITEM TO FIT DEPTH OF ENSUITE ROOM. UNIT NEEDS approx. 400 DEPTH FOR 800 CLEARANCE WITH DOOR

**(F) FLOOR FINISH LEGEND:**  
 ff-CP -CARPET  
 ff-CN -CONCRETE NATURAL  
 ff-CN/S -IF APPLICABLE FOR CONTRACTS- CONCRETE WITH SEALED FINISH (confirm non-slip)  
 ff-R -RESILIENT FLOORING (ie. Vinyl, Linoleum)  
 ff-T -TILE (confirm non-slip where applicable)

**WET-AREA WALL TILES:**  
 CONTRACTS TO VERIFY EXTENT OF SELECTED TILING TO WALLS AND SPLASHBACKS.  
 NOTE 'NCC' COMPLIANCE MAIN BATHROOM & ENSUITE -T.B.C.  
 LAUNDRY -TO SPLASHBACKS OF WATER VESSELS AND CONTINUED TO LENGTH OF BENCH UPON.

**GLAZING CONFIGURATION LEGEND:**  
 facing from outside, YY-YY= height-x-width  
 X= OPENING PANEL  
 O= FIXED PANEL  
 Sw= sliding window  
 sd= sliding door  
 sds= stacking slide door  
 lvr= Louvre suite  
 dh= double hung window  
 fixed= fixed window  
 bf= bi-fold

**FLOOR PLAN (1:100 ON A3)**



**INTERNAL STUD WALLS ACOUSTIC INSULATION:**  
 UNLESS SPECIFIED DIFFERENT BY OWNER, ALLOW 70mm ACOUSTIC BULK WALL INSULATION (R-1.7) WALLS SURROUNDING BATHROOM, TOILETS, L'DRY, ENSUITE  
 BEDROOM, LIVING, MEDIA, KITCHEN OR CORRIDOR

**INTERNAL DOORS:**  
 REFER WINDOWS & EXTERNAL-/INTERNAL DOOR PLAN FOR MORE INFORMATION

FOR DIMENSIONED PLAN, REFER SHEET WD-03B FOR SETOUT & FLOOR AREA SIZES, REFER SHEET WD-04.

PROJECT: 47 MASONS RD KURANDA  
 -RESIDENTIAL- PROPOSED HOUSE

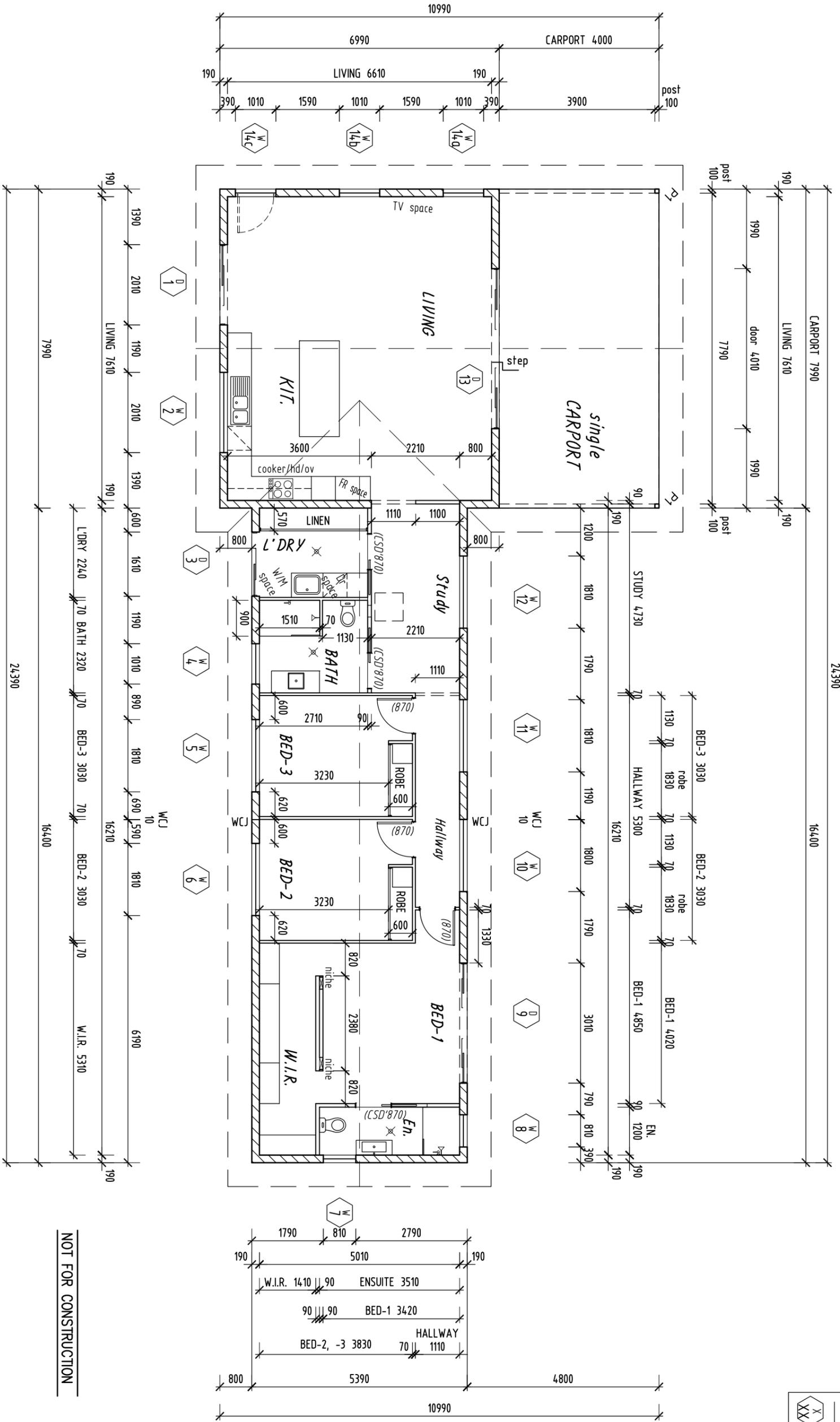
DATE: APRIL 2021  
 SCALE: AS SHOWN ON 'A3' SHEET  
 DRAWING TITLE: FLOOR PLAN

JOB NO. 0642 SHEET No. WD 03 ISSUE B

**C.M.G. CONSULTING ENGINEERS PTY. LTD.**  
 A.C.N. 011 065 375  
 208 BUCHAN ST. CAIRNS QLD. 4870  
 PH. (07) 4031 2775 FAX. (07) 4051 9013  
 phone: 0428 294 235 EDMONTON 4869. QUEENSLAND  
**GREGORY G TERZI** Associate Diploma Architectural Technology **Building Design & Drafting**  
 -Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

FOR INFORMATION FLOOR PLAN, REFER SHEET WDO3. FOR SETOUT PLAN & floor areas measure, REFER SHEET WDO5.

**DETAIL FLOOR PLAN**  
(1:100 ON A3)



NOT FOR CONSTRUCTION

PROJECT:  
**47 MASONS RD  
KURANDA**

-RESIDENTIAL-  
PROPOSED HOUSE

DATE: APRIL 2021  
SCALE: AS SHOWN ON 'A3' SHEET  
DRAWING TITLE:

**DETAIL FLOOR PLAN**

JOB NO. SHEET No. ISSUE  
**0642 WD 04 B**

**C.M.G. CONSULTING ENGINEERS PTY. LTD.**  
A.C.N. 011 065 375

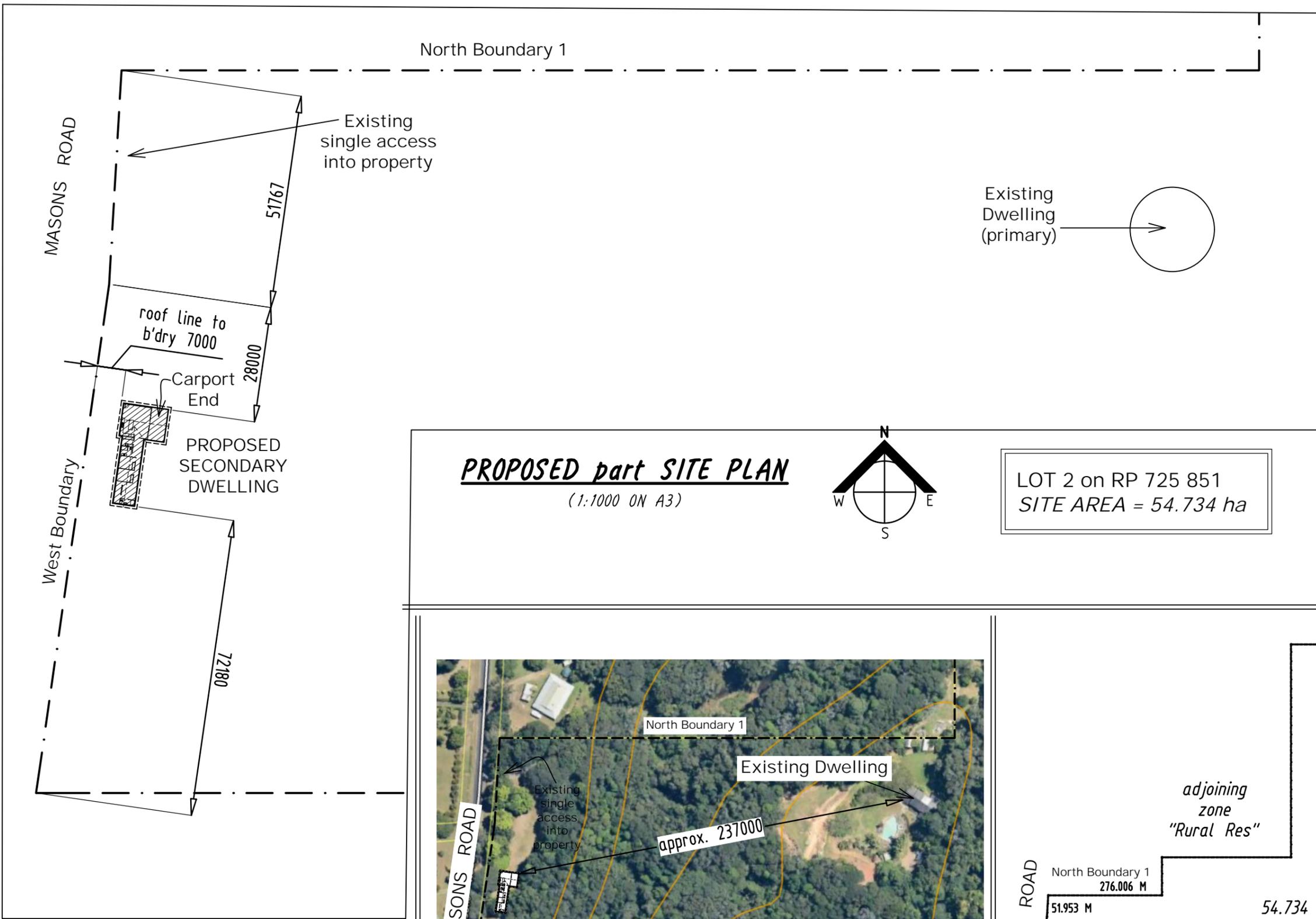
208 BUCHAN ST.  
CAIRNS QLD. 4870  
PH. (07) 4031 2775  
FAX. (07) 4051 9013

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND

**GREGORY G TERZI** Associate Diploma Architectural Technology **Building Design & Drafting**

-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

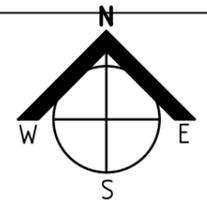
**WCU** WALL CONTROL JOINT  
:DOOR LEAF SIZE (820)  
:CAVITY SLIDING DOOR LEAF SIZE: unless noted otherwise (CSD/870)  
:EXTERIOR DOOR / WINDOW (XX)  
:INTERNAL WINDOW (XX)



NOT FOR CONSTRUCTION

**PROPOSED part SITE PLAN**

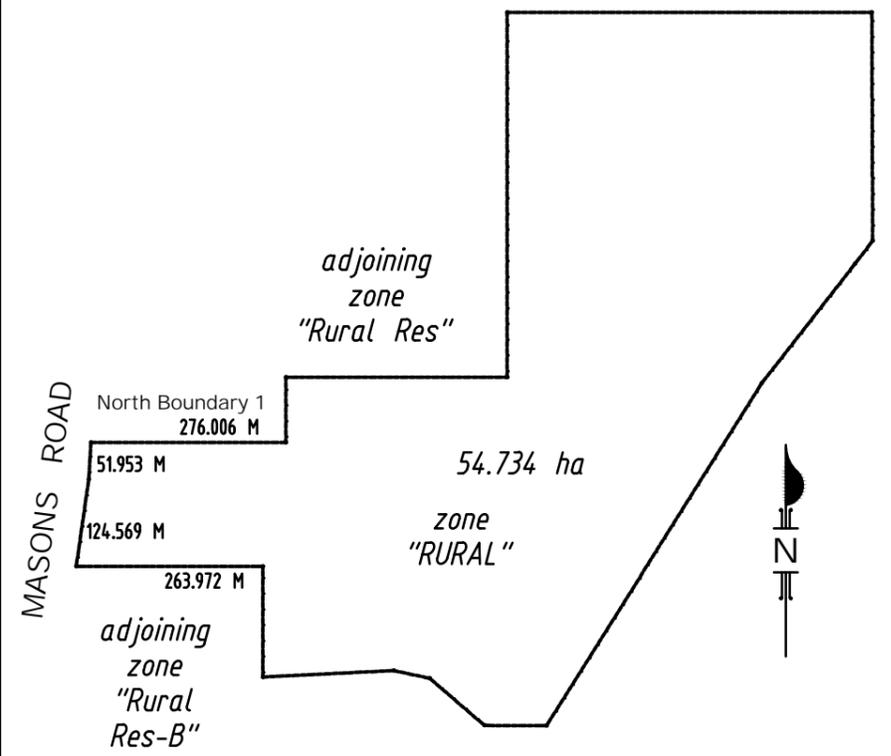
(1:1000 ON A3)



LOT 2 on RP 725 851  
SITE AREA = 54.734 ha



**AERIAL VIEW EXTRACT FROM CURRENT 'QLD Globe'**  
(approx. 1:2500 ON A3)



**PROPERTY BOUNDARIES PLAN**

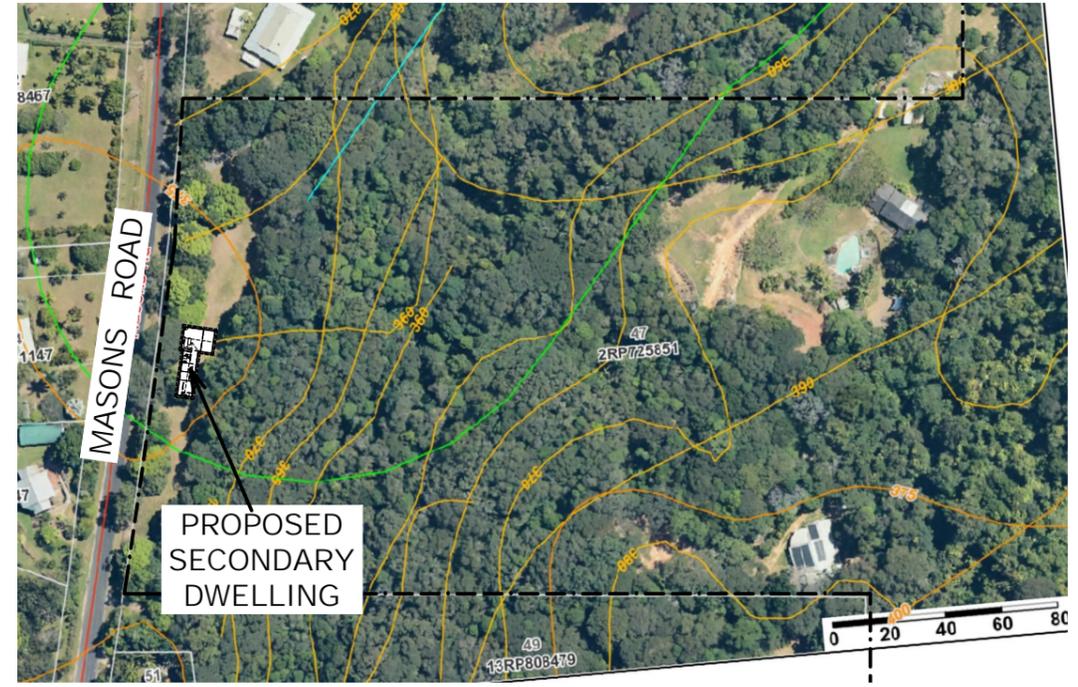
(1:10,000 ON A3)

PROJECT:	DATE:	APRIL 2021
47 MASONS RD	SCALE:	AS SHOWN ON 'A3' SHEET
KURANDA	DRAWING TITLE:	SITE PLAN
-RESIDENTIAL- PROPOSED HOUSE	JOB NO.	0642
	SHEET No.	WD 01
	ISSUE	B

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND  
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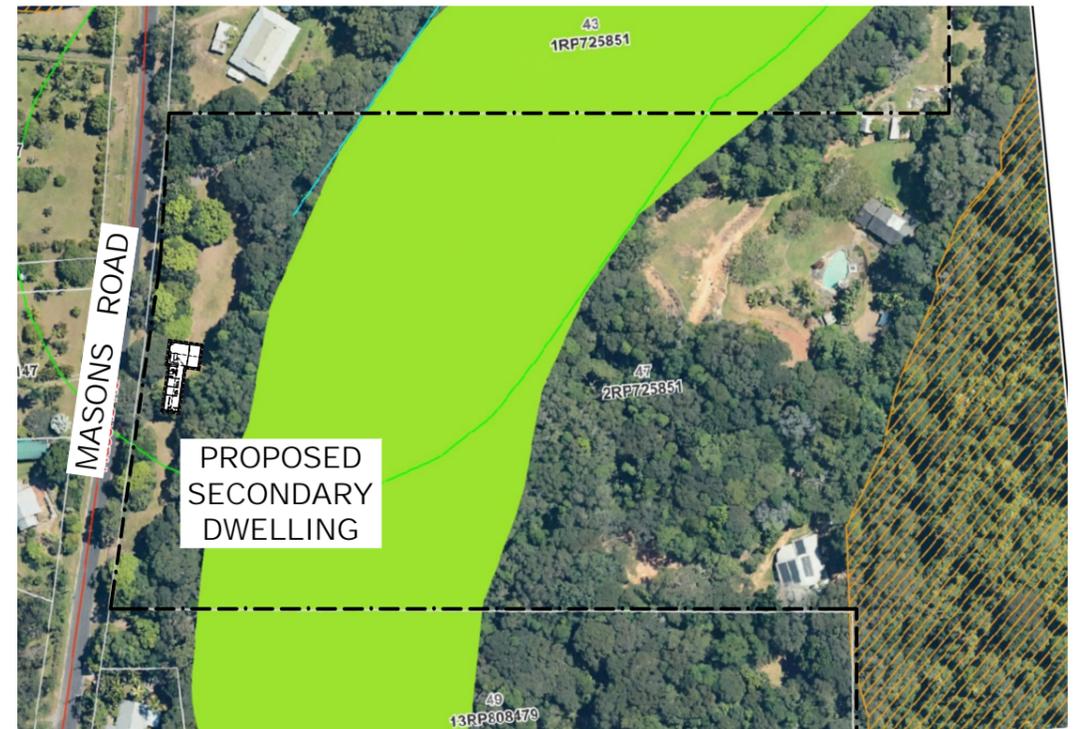


Planning Scheme Overlay  
**SLOPE**  
(1:2500 ON A3)



Planning Scheme Overlay  
**WATERWAY**  
(1:2500 ON A3)

Planning Scheme Overlay  
**VEGETATION**  
(1:2000 ON A3)



PROJECT:	DATE: APRIL 2021	SCALE: AS SHOWN ON 'A3' SHEET	DRAWING TITLE:	ISSUE
47 MASONS RD KURANDA			PLANNING SCHEME OVERLAY	
-RESIDENTIAL- PROPOSED HOUSE	JOB NO. 0642	SHEET No. WD 01/B		A

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