



23 Owens Street Mareeba Q 4880, PO Box 2784 Mareeba Q 4880

Phone: 4092 2449 Mobile: 0419 172 328

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## Alternative siting request report

**DATE:** 27/11/24

**APPLICANT:** Reid Building C/-  
Emergent Building Approvals

**TO:** Mareeba Shire Council

**NUMBER OF PAGES:** 3 (Including cover sheet)

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### VARIATION FROM BUILDING ASSESSMENT PROVISION:

- The OMP to the fascia of the duplex will be setback 3.9m from the front boundary.

Please note the development application complies with the relevant assessment benchmarks of the planning scheme.

**ADDRESS:** 48 Atherton Street Mareeba QLD 4880

**REAL PROPERTY DESCRIPTION:** Lot: 1 RP: 700513

**REFERENCE DOCUMENTATION DWG NUMBER:** Plans Job No. 24009

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### BACKGROUND:

The client seeks Council's consent to construct a Duplex within the front road boundary 6m setback as prescribed under the QDC MP1.2. This will be Stage 1 with the potential to build a second Duplex adjacent to the east. The siting of the duplex is constrained by the exiting sewer which truncates the property from the west and exits to the northern road boundary frontage. Previous discussion and subsequent Building Adjacent to Sewer application has been lodged with Councils Wastewater department. The duplex has been pushed as close as permissible to the sewer at the rear.

The plans don't indicate the existing building pad also has significant fall from fill edge which starts approximately 5m from the eastern side boundary which constrains the location of the second duplex into the future.

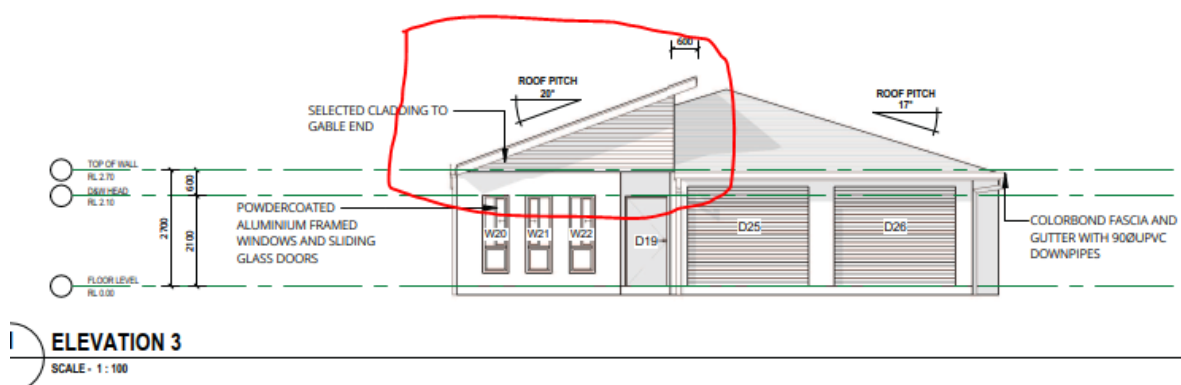
The following report will demonstrate how the proposed encroachment will have minimal impact on adjoining development. Due to the non-compliance/s nominated above the applicant hereby requests Council as the nominated Concurrence Agency under the Planning Regulation 2017, Schedule 9, Division 2 Table 3 to conduct an assessment against the relevant performance criteria of the Queensland Development Code MP 1.2 in accordance with Section 30 of the Building Act 1975.

## QDC MP 1.2 -Performance Criteria- P1

The location of a building or structure facilitates an acceptable streetscape, appropriate for –

**a) the bulk of the building or structure; and**

The bulk of the duplex will be reduced to the road as the building pad is located some 1.2m below the height of the foot path. Elevation 3 of the plans for Duplex 1 will be mirror reversed with the gable end being closest to the western side boundary and less visible from the street and reducing its bulk.



**b) the road boundary setbacks of neighbouring buildings or structures; and**

The average front boundary setback of adjoining Dwellings along Atherton Street appears to be approximately 4.5m on similar size allotments. The proposed design will be in keeping with the aggregate bulk/scale presented within the 6m setback along the street scape.



**c) the outlook and views of neighbouring residents; and**

Being located below the height of the road and with the predominant views from No.46 is to the North and is also screened by the existing shed built close to the adjoining side boundary.

**d) nuisance and safety to the public.**

The duplex will be provided to two covered car spaces along with two other visitor parks within the boundary giving ample on-site parking. In addition the current road configuration has on-street carparking giving ample road width for existing and entering vehicles.

**Summary:**

In conclusion, the above sections address the respective elements of the performance criteria which supports the endorsement of the proposal.

If you require any further clarification regarding any aspect of this submission, please don't hesitate to contact Glenn Chambers on 4092 2449 or [glenn@emergnentba.com.au](mailto:glenn@emergnentba.com.au).

Kind Regards,



**Glenn Chambers**

**Building Certifier Level 1** B.Bldg.Surv, RICS A80178



Our reference: 24000286  
Your reference:

27 Nov 2024

Reid Building  
8 Powell Road  
Mareeba QLD 4880  
irwinreid@westnet.com.au

Attention:

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 29 Oct 2024

### Applicant details

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Applicant name: Reid Building  
Applicant contact details: irwinreid@westnet.com.au, 0408 965 396

### Location details

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Street address: 48 Atherton Street, Mareeba 4880  
Real property description: Lot 1 RP700513  
Local government area: Mareeba Shire Council

### Application details

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Application number: 24000286  
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)

### Public notification details

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

**Referral details**

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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 3- Design and siting- 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](mailto:glenn@emergentba.com.au) who will be pleased to assist.

Yours sincerely



Glenn Chambers  
Managing Director

# DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) 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)	J & C Gostelow Superannuation Fund Pty Ltd TTE J & C Superannuation Fund C/- Emergent Building Approvals
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	PO Box 2784
Suburb	Mareeba
State	Q
Postcode	4880
Country	
Contact number	40922449
Email address (non-mandatory)	carmel@emergentba.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" 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
		48	Atherton Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	RP700513	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:	

- ☐ 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:	

#### 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):*

Duplex

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 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 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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Duplex		2 (attached)	284
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? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

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?**

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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: <table border="1" style="display: inline-table; width: 400px; height: 20px;"></table> |                                     |  |

**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**

Emergent Building Approvals

**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
- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – 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)*

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- 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

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994***:

☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*

☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

**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)
\$2718	25/10/2024	S396772

### 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

### 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](http://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*.

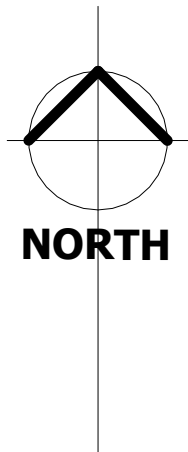


PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

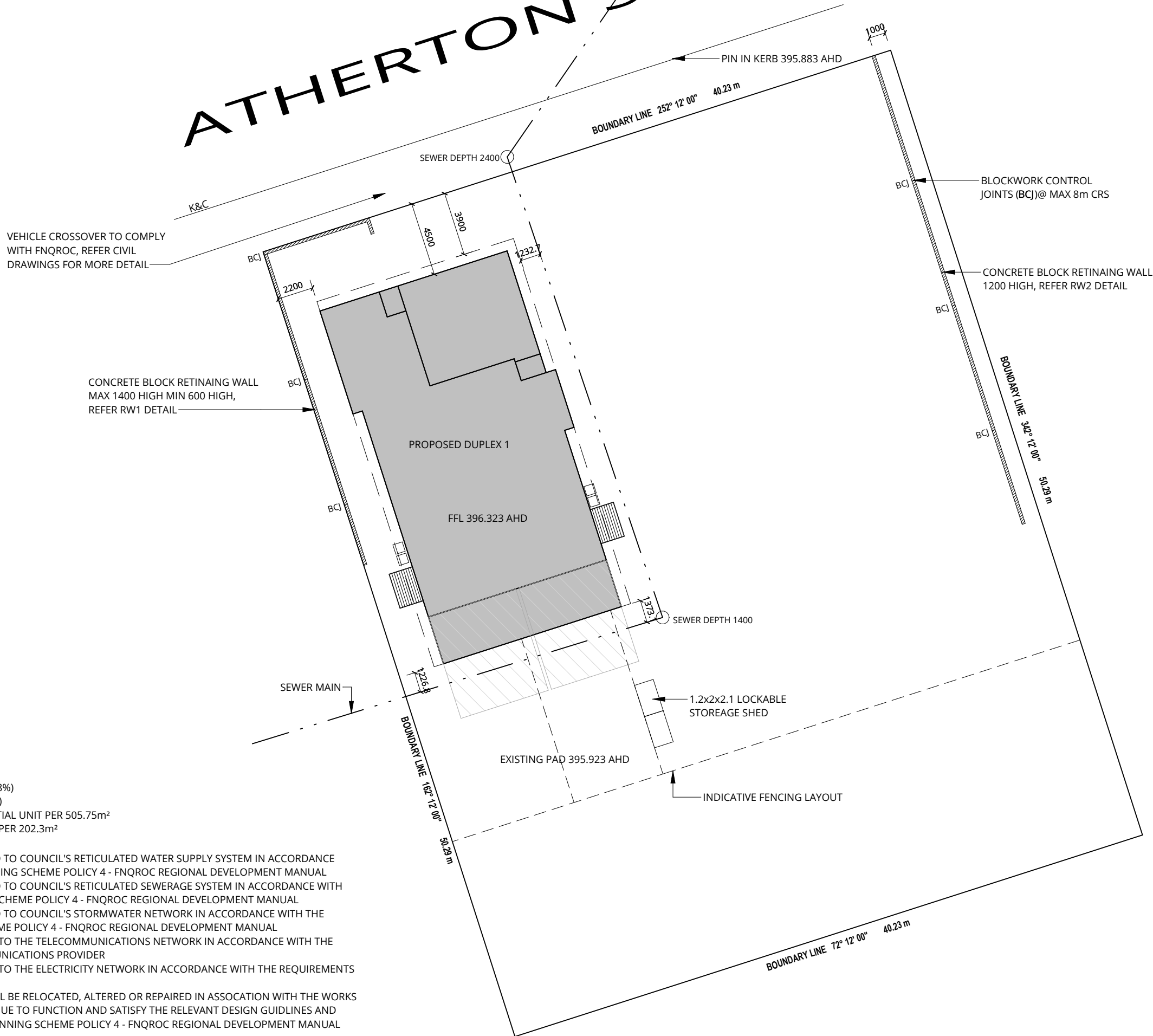
Date received:  Reference number(s):

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		S396772	
Amount paid (\$)	2718	Date paid (dd/mm/yy)	25/10/2024
Date receipted form sighted by assessment manager		15/11/2024	
Name of officer who sighted the form		Glenn Chambers	



ATHERTON STREET



ZONE: MEDIUM DENSITY RESIDENTIAL  
LOT AREA: 2023m<sup>2</sup>  
SITE COVERAGE (TOTAL): 545.88m<sup>2</sup> (26.98%)  
SITE COVERAGE (GFA): 433.12m<sup>2</sup> (21.41%)  
RESIDENTIAL DENSITY: ONE (1) RESIDENTIAL UNIT PER 505.75m<sup>2</sup>  
BEDROOM DENSITY: ONE (1) BEDROOM PER 202.3m<sup>2</sup>

- A. DEVELOPMENT IS TO BE CONNECTED TO COUNCIL'S RETICULATED WATER SUPPLY SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF PLANNING SCHEME POLICY 4 - FNQROC REGIONAL DEVELOPMENT MANUAL
- B. DEVELOPMENT IS TO BE CONNECTED TO COUNCIL'S RETICULATED SEWERAGE SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF PLANNING SCHEME POLICY 4 - FNQROC REGIONAL DEVELOPMENT MANUAL
- C. DEVELOPMENT IS TO BE CONNECTED TO COUNCIL'S STORMWATER NETWORK IN ACCORDANCE WITH THE REQUIREMENTS OF PLANNING SCHEME POLICY 4 - FNQROC REGIONAL DEVELOPMENT MANUAL
- D. DEVEOPMENT IS TO BE CONNECTED TO THE TELECOMMUNICATIONS NETWORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE TELECOMMUNICATIONS PROVIDER
- E. DEVEOPMENT IS TO BE CONNECTED TO THE ELECTRICITY NETWORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE ELECTRICITY PROVIDER
- F. PUBLIC UTILITY MAINS, SERVICES WILL BE RELOCATED, ALTERED OR REPAIRED IN ASSOCIATION WITH THE WORKS (AS REQUIRED) SO THEY CAN CONTINUE TO FUNCTION AND SATISFY THE RELEVANT DESIGN GUIDLINES AND SPECIFICATIONS SET OUT IN THE PLANNING SCHEME POLICY 4 - FNQROC REGIONAL DEVELOPMENT MANUAL

**NOTE:** (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTRAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

THIS DRAWING IS COPYRIGHT ©

B	20/09/24	CONSTRUCTION ISSUE
A	21/04/24	PRELIMINARY ISSUE
No.	DATE	DESCRIPTION

VARIATIONS INCLUDED IN THIS DRAWING

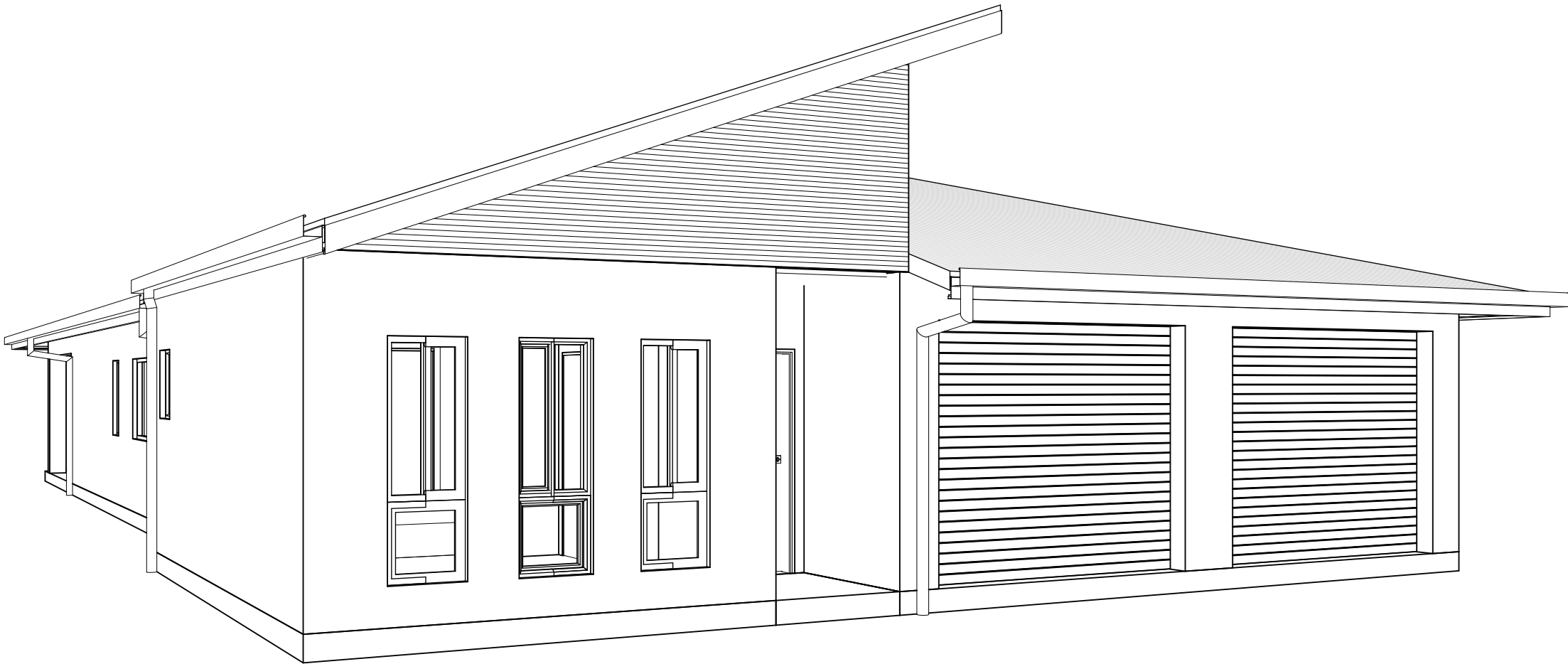
**CONSTRUCTION ISSUE**

PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

## SITE PLAN

SHEET NO.	02	SCALE:	1:200 AT A3
DRAWN BY:	WE	JOB NUMBER:	24009
DESIGN WIND SPEED:	C2	SOIL CLASSIFICATION:	P
PRINT TIME:	6/11/2024 4:21:24 PM		



# PROPOSED MULTIPLE DWELLINGS

JOB NUMBER - 24009

CLIENT - COLIN & JOANNE GOSTELOW

SITE ADDRESS - Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CONSTRUCTION  
ISSUE

DRAWING SCHEDULE			
SHEET No.	SHEET NAME	SCALE	REVISION
00	COVER SHEET	NTS	B
01	CONSTRUCTION NOTES	NTS	B
02	SITE PLAN	1:200	B
03	DUPLEX 1 FLOOR PLAN	1:100	B
04	DUPLEX 2 FLOOR PLAN	1:100	B
05	ELEVATIONS	1:100	B
06	ELEVATIONS	1:100	B
07	PERSPECTIVE VIEWS	NTS	B
08	SECTION	1:50	B
09	SECTION	AS NOTED	B
10	DUPLEX 1 FOOTINGS PLAN	1:100	B
11	DUPLEX 2 FOOTINGS PLAN	1:100	B
12	FOOTING DETAILS	1:100	B
13	RETAINING WALLS	AS NOTED	B
14	DUPLEX 1 STARTER BAR LAYOUT	1:100	B
15	DUPLEX 2 STARTER BAR LAYOUT	1:100	B
16	ROOF LAYOUT	1:100	B
17	ELECTRICAL PLAN	1:100	B
18	DRAINAGE PLAN	1:100	B

# General Notes

## General

- Do not scale drawings. All dimensions to be confirmed on site. Notify Superior Steel of any discrepancies.
- All workmanship and materials to be in accordance with relevant Australian standards, the Building Code of Australia and local authority regulations.
- The structure is to be maintained in a stable condition at all times.

## General Construction

- The sub-floor space of a dwelling must be ventilated in accordance with the relevant codes and standards.
- All glazing to comply with relevant codes & standards & must be designed for the wind loads specific to the building.
- Smoke alarms must be installed in accordance with relevant codes & standards, be connected to mains power & comply with relevant codes & standards. Positions shown on plans are to be used as a guide only, actual position is to be in accordance with relevant codes & standards.
- All balustrades and handrails to have a minimum height of 1000mm above finished floor level (i.e. top of tiles, carpet etc.) and have no opening greater than 125mm, in accordance with the building code of Australia.

## Termite

- Termite treatment to be as required by AS 3660.1, the Building Code of Australia and the Qld Master Builders Association's "Home Owners Guide for Termite Management".
- Termite protection generally shall be by:
  - Ground floor slab as barrier and exposed edge of slab as visual barrier;
  - Termi-mesh or similar approved collars to slab penetrations; &
  - Termite resistant (hazard level H2) timber framing, trim and arch
- Where ground floor slab is the barrier, no less than 75mm of the slab edge must be exposed above finished ground level, it must be not concealed by render, tiles, claddings or flashings.
- Builder to provide access for clear visual inspections to the entire perimeter of the building and the exposed edge of concrete slabs.
- A durable notice showing full details of termite treatment used and the date provided to be posted inside the meter box or similar approved location.
- Owner to maintain access for clear visual inspections and make periodic inspections.

## Site Notes

- Earthworks to be in accordance with AS 3798.
- Site preparation shall generally consist of clearing of vegetation followed by excavation of topsoils and material to suit final design levels.
- All water to be drained away from buildings during and after construction to avoid ponding of water adjacent to external walls.
- Finished slab levels to be min 150mm above finished ground level u.n.o.
- All levels to be confirmed on site.

## Footing and Slab Notes

- Footings have been designed for specified soil classification. Builder to verify site conditions prior to construction.
- Natural foundations to be scrubbed out and free of organic matter and debris and compacted to min 5% SRDD at -5% to +2% of optimum moisture content or not less than 70% density index for cohesionless soils.
- Fill to slab and foundations shall be an approved non-plastic material compacted in max 200mm ayers to in 5% SRDD at -5% to +2% of optimum moisture content or not less than 70% density index or cohesionless soils.
- Footing trenches to be clean and dry at the time of casting with any softened material removed. ase of all footings to be founded on firm natural ground with min safe bearing capacity of 100 kPa.
- Pour slab on 200um damp proof membrane laid on 50mm of compacted sand.
- Concrete slab and footings N20. Vibrate concrete and cure slab for min 7 days. Concrete cover to be maintained by the use of approved chairs spaced at approx. 750mm centres. Conduits and pipes shall not be placed within cover concrete.

## Slab Height

- Minimum finished slab height must be determined for each individual project and is dependent upon design factors such as:
- U.N.O on plan minimum finished slab heights to be 150mm above adjacent finished ground level or 100mm above sandy, well-drained areas or 50mm above paved or concreted areas which fall away from the dwelling for 50mm over the first 1m.
  - Masonry veneer construction where DPCs must be 150mm minimum above adjacent ground level and require a slab edge recess as per BCA part 3.3.4.5 - 170mm above adjacent finished ground level or 70mm above adjacent paved or concreted area which fall away from the wall and are protected from the weather by a carport, verandah or the like. These dimensions assume a 20mm slab edge recess.
  - Level relative to drainage ORG as per AS 3500, plumbing and drainage code - 150mm minimum above top of org to lowest fixture point (i.e. floor waste or shower drain) level of ORG must be 75mm minimum above finished ground level.
  - Standard building regulations require the level if all habitable rooms be 300mm minimum above the Q100 flood level or as determined by the local authority.
  - Local town planning schemes may specify levels relative to the finished surfaces in rural areas.

## Concrete

- Concrete generally in accordance with AS3600.
- Concrete specification unless noted otherwise:

Element	Class & Grade	Max Agg	Max Slump
Groundslab & footings	N20	20mm	80mm
Suspended slabs	N32	20mm	80mm
Core fill	S20	10mm	230mm

- Reinforcement notation:  
'N' denotes Grade D500N hot rolled rebar to AS4671  
'S' denotes Grade D250N hot rolled rebar to AS4671  
'R' denotes Grade R250N hot rolled plain round to AS4671  
'L' denotes Grade R500L cold drawn round wire to AS4671  
'DW' denotes Grade D500L cold drawn ribbed wire to AS4671  
'RL', 'SL', 'L\_TM' denotes Grade D500 deformed wire meshes to AS4671
- Additives shall not be used without the Superintendent's approval.
- Mechanically vibrate concrete in the form to give maximum compaction without segregation of the concrete.
- Cure concrete as required by Section 19 of AS3600.
- Concrete sizes shown are minimum and do not include applied finishes.
- Do not reduce or hole concrete without Superintendent's approval.
- Do not place conduits, pipes and the like within the cover concrete.
- Formwork shall generally comply with AS3610.
- Stripping of formwork shall comply with Section 19 of AS3600.  
Stripping times (Ground Slab/Footings):  
Removal of forms 3 days  
Removal of props 14 days  
Stripping times (Suspended Slabs):  
Removal of forms 14 days  
Removal of props 14 days  
(Such floor shall remain unloaded for 28 days)

## Pathways & Driveways

- All pathways and pavements shall have a minimum fall of 1 in 100 (1%) and maximum fall of 1 in 5 (20%) U.N.O.
- Check with local authority requirements prior to construction any driveways, pathways or crossovers between the property boundary and road kerb.

## Structural Timber

- Timber generally to AS 1684 and AS 1720.
- Min stress grade F14 unless noted otherwise.
- Min bolt size M12 unless noted otherwise.
- Timber framing:
  - 90x35 MGP-12 (H2) framing
  - Studs @ 450 ctrs, 1 row nogging
  - Single bottom plate, double top plate
  - M12 cyclone rods at ends, corners, beside openings and otherwise at max 1200mm ctrs
  - Lintels 150x75 F14 hwd unless noted otherwise
- Wall bracing (unless noted otherwise): 4mm F27 structural ply fixed with 2.8Øx30 gal flathead nails @ 100 ctrs at top & bottom plate, @ 150 ctrs at vertical edges and @ 300 ctrs at intermediate studs.
- Fix wall bottom plate to joists with M12 bolts @ 900 ctrs.
- Fix wall top plate to trusses with 125x75x6 angle bracket, 1/M12 bolt top plate and truss.
- Where bracing wall is parallel to joists or trusses, provide 50x75 F14 hwd nogging @ 900 ctrs fixed with 2/75mm batten screws each end. 1/M12 bolt thru nogging and wall top plate.

## Steelwork

- Generally in accordance with AS 4100, AS 1554.1 and AS 1538.
- Unless noted otherwise, the following materials shall be used:
  - Hot rolled sections Grade C300 plus to AS 3679.1
  - Steel hollow sections Grade C350 to AS 1163
  - Cold formed steel sections Grade 450 to AS 1397
  - Bolts Grade 4.6/S to AS 1111 generally and Grade 8.8/S to AS 1252
  - Galvanised bolts to AS 1214
  - Welding to comply with AS 1554.1
- Unless noted otherwise use:
  - 10mm thick cleats, gussets, fins and end plates
  - All bolts to be galvanised to AS 1214
  - 6mm continuous fillet welds to AS 1554.1
  - All structural steelwork galvanised or system painted to equivalent protection

## Waterproofing

- Any exposed structural timber which has any area in contact with another material and which will be inaccessible after fixing is to be given a coat of primer before fixing.

## Roofing

- Roof trusses and roof bracing in accordance with manufacturer's specification for specified wind classification.
- Roof battens (U.N.O) - 2 @ 600 ctrs at ridges and eaves, otherwise 850 ctrs
  - 75x38 F11 hwd battens fix with 1-No. 14 Type 17 75mm batten screw.
  - Topsan 40 battens fix with 2-No. M6-11x25 Zips.
- Roof sheeting fixed in accordance with manufacturer's specification for specified wind classification.

## Roof Drainage

- All roof water drainage must be connected to a stormwater drainage system complying with the relevant codes & standards. Or roof water to be discharged onto a concrete splash pad at ground level with site surface sloping to channel and kerb.
- Roof drainage system must have an overflow system to prevent the backflow of water into the building.
- The area specific rainfall intensity must be selected form the relevant codes & standards.
- Gutters & downpipes must be selected from relevant codes & standards.
- Gutter to be installed with a fall not less than 1 in 500 with support brackets at 1.2m maximum ctrs.
- Box gutters must be installed with a fall not less than 1 in 100, in accordance with relevant codes & standards.
- Valley gutter width shall be in accordance with relevant codes & standards. Refer to roof sheeting manufactures specifications for limitations on sheet overhangs into valley gutters. Valley gutters on roof pitches less than 12.5° must be designed as a box gutter.
- Downpipe positions are calculated using the Stramit QLD guide in conjunction with AS 2179 & AS 3500.3 U.N.O.
- Unless noted otherwise, downpipes and gutters to be installed using the following:
  - Downpipes should not exceed spacings of 1.2m, if downpipe is more than 1.2m from valley gutter provisions should be made for an overflow system.
  - Minimum fall of eave gutters = 1:500
  - Minimum for box gutters = 1:100

## Bathrooms & Wet Areas

- Bathrooms and wet areas are to be treated in accordance with BCA.
- Doors to toilets which swing 'in' are to have lift-off hinges. Adequate clearance should be, provided at top of door to suit hinges.
- All timber or steel framed walls to wet areas to be lined with FC or approved wet area cladding, fixed in accordance with manufactures specifications.
- All timber to steel framed floors to have wet area flooring in wet areas, fixed in accordance with manufactures specifications.

## Sustainability Requirements

### 5-Star Energy Rating

Class 1 buildings and attached enclosed class 10a buildings will require a 5-star energy rating. Achieving 5 stars will be by compliance with the provisions of part 3.12 of the building code of Australia. Concessions apply to buildings which have an outdoor living space which is directly accessible from a living area such as a lounge, kitchen, dining or family room. The outdoor living space must have a minimum area of 12m² and a minimum dimension of 2.5m. In climate zones 1 & 2 buildings with a conforming outdoor living space will be required to be not less than 4.5-stars, where the roof of the outdoor living space achieves a total R-value of 1.5 downwards the building will require a minimum 4.25-stars and where the outdoor living space is fitted with a 900mm diameter minimum ceiling fan and roof achieves a total R-value of 1.5 downwards, 4-stars.

### Internal Lighting

A minimum of 80% of all internal fixed lighting must be energy efficient lighting.

### Air-conditioning

All hard-wired; new and replacement air-conditioners to have an energy efficiency ratio of at least 2.9.

### 3-star (WELS) shower

In areas serviced by a water service provider, all shower roses to have a minimum 3-star water efficiency labelling and standards (WELS) rating.

### Dual flush 4-star (WELS) Toilet

In areas serviced by a water service provider, all toilets cisterns must be dual flush 4-star (WELS) rated and must be compatible with the size of the toilet bowl.


### 3-star (WELS) Tapware

In areas serviced by a water service provider, all tapware serving laundry troughs, kitchen sinks and bathroom basins must have a minimum 3-star (WELS) rating.

### Ultimate and Serviceability Limit State Design Wind Pressures

Wind Classification	Design Gust Wind Speed (m/s)		Design Pressures for Windows (kPa)			
			Greater than 1.2m from corners		Up to 1.2m from the corner	
	Vh,u	Vh,s	ULS	SLS	ULS	SLS
C1	50	32	±1.80	±0.55	-2.70	-0.83
C2	61	39	±2.68	±0.82	-4.02	-1.23
C3	74	47	±5.33	±1.63	-7.99	-2.45

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: 23/9/24

Signed: 

Job No: K-13174

RPEQ No: 5711

**NOTE:** (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTRAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

Document Set ID: 4443120  
Version: 1, Version Date: 13/12/2024

60/60/60 FRL WALL  
SOLID FILL 200 CMB TO  
U/S OF ROOF SHEET

A

Door Schedule					
Mark	Room	Height	Width	Comments	Description
D11	MASTER BED	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D12	BED 2	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D13	BED 3	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D14	BATH	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D15	BED 1	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D16	BED 2	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D17	GARAGE	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D18	GARAGE	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D19	LIVING/DINING	2040 mm	920 mm	DOOR LEAF SIZE	920 SINGLE SWING DOOR

Door Schedule

Mark	Room	Height	Width	Comments	Description
D20	LIVING/DINING	2040 mm	920 mm	DOOR LEAF SIZE	920 SINGLE SWING DOOR
D21	L'DRY	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D22	WIL	2100 mm	1710 mm	OPENING SIZE	820 CAVITY SLIDING DOOR
D23	L'DRY	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D24	ENS	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D25	GARAGE	2300 mm	2850 mm	OPENING SIZE	PANEL LIFT DOOR
D26	GARAGE	2300 mm	2850 mm	OPENING SIZE	PANEL LIFT DOOR
D27	BATH	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D28	LIVING/DINING	2100 mm	2200 mm	DOOR LEAF SIZE	SLIDING GLASS DOOR
D29	LIVING/DINING	2100 mm	2200 mm	DOOR LEAF SIZE	SLIDING GLASS DOOR

B

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: 23/9/24  
Job No: K-13174

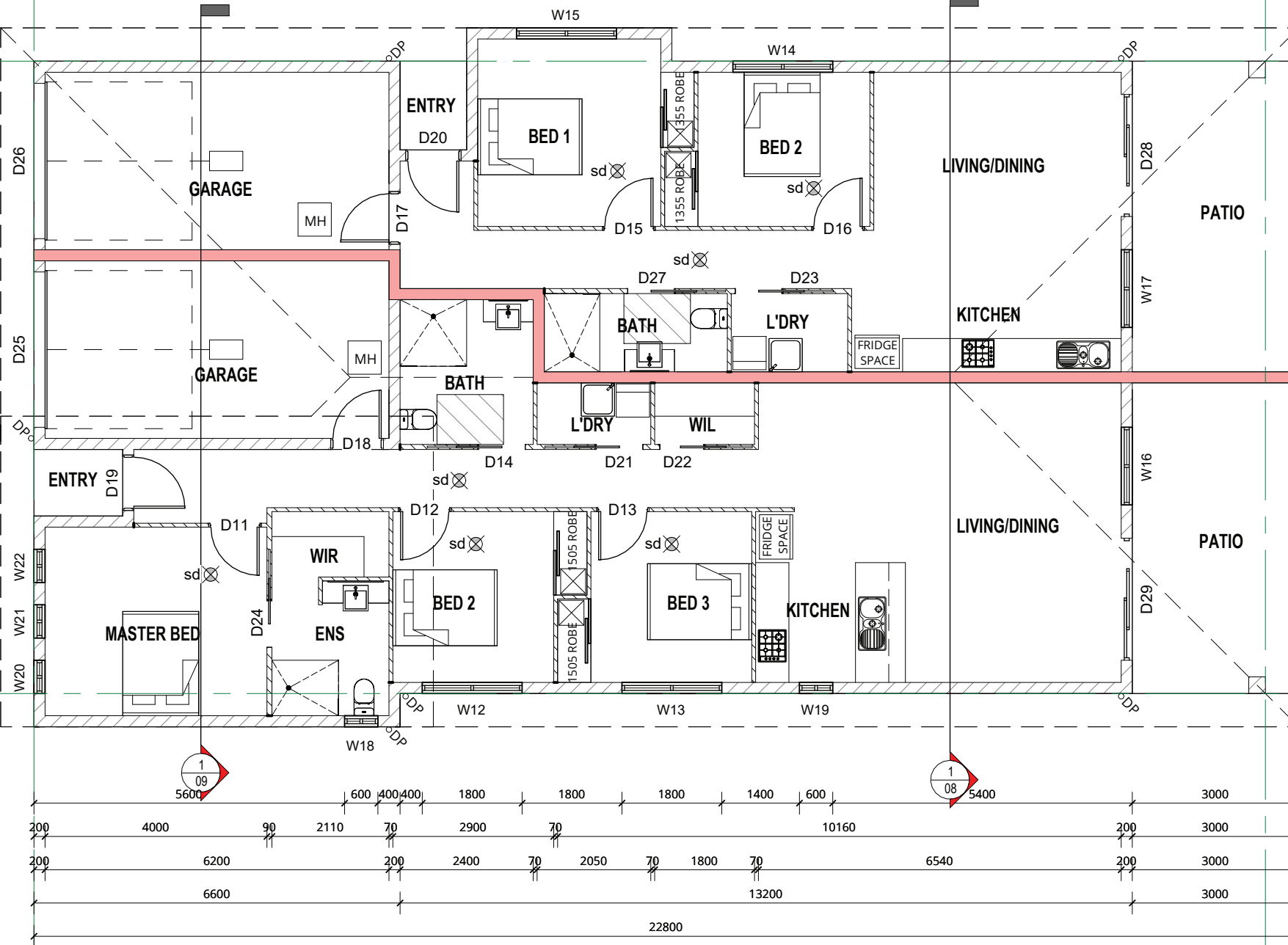
Signed: [Signature]  
RPEQ No: 5711

FLOOR AREAS LEGEND

UNIT 1 GARAGE	21.44 m <sup>2</sup>
UNIT 1 LIVING	111.59 m <sup>2</sup>
UNIT 1 PATIO	26.22 m <sup>2</sup>
UNIT 1 PORCH	1.92 m <sup>2</sup>
UNIT 2 GARAGE	22.72 m <sup>2</sup>
UNIT 2 LIVING	72.31 m <sup>2</sup>
UNIT 2 PATIO	26.22 m <sup>2</sup>
UNIT 2 PORCH	1.92 m <sup>2</sup>
	284.34 m <sup>2</sup>

2

1



A

Window Schedule					
Mark	Room	Height	Width	Head Height	Description
W12	BED 2	1100 mm	1800 mm	2100 mm	XO SLIDING GLASS WINDOW
W13	BED 3	1100 mm	1800 mm	2100 mm	XO SLIDING GLASS WINDOW
W14	BED 2	1100 mm	1800 mm	2100 mm	XO SLIDING GLASS WINDOW
W15	BED 1	1100 mm	1800 mm	2100 mm	XO SLIDING GLASS WINDOW
W16	LIVING/DINING	1100 mm	1400 mm	2100 mm	XO SLIDING GLASS WINDOW
W17	KITCHEN	1100 mm	1400 mm	2100 mm	XO SLIDING GLASS WINDOW

Window Schedule

Mark	Room	Height	Width	Head Height	Description
W18	ENS	700 mm	600 mm	2100 mm	XO SLIDING GLASS WINDOW
W19	KITCHEN	1100 mm	600 mm	2100 mm	XO SLIDING GLASS WINDOW
W20	MASTER BED	1800 mm	600 mm	2100 mm	XO/O SLIDING GLASS WINDOW
W21	MASTER BED	1800 mm	600 mm	2100 mm	XO/O SLIDING GLASS WINDOW
W22	MASTER BED	1800 mm	600 mm	2100 mm	XO/O SLIDING GLASS WINDOW

B

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CONSTRUCTION ISSUE

PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 AATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

## DUPLEX 1 FLOOR PLAN

SHEET NO. 03 SCALE: 1:100 AT A3

DRAWN BY: WE JOB NUMBER: 24009

DESIGN WIND SPEED: C2 SOIL CLASSIFICATION: P

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60/60/60 FRL WALL  
SOLID FILL 200 CMB TO  
U/S OF ROOF SHEET

A

Window Schedule					
Mark	Room	Height	Width	Head Height	Description
W12	BED 2	1100 mm	1800 mm	2100 mm	XO SLIDING GLASS WINDOW
W13	BED 3	1100 mm	1800 mm	2100 mm	XO SLIDING GLASS WINDOW
W14	BED 2	1100 mm	1800 mm	2100 mm	XO SLIDING GLASS WINDOW
W15	BED 1	1100 mm	1800 mm	2100 mm	XO SLIDING GLASS WINDOW
W16	LIVING/DINING	1100 mm	1400 mm	2100 mm	XO SLIDING GLASS WINDOW
W17	KITCHEN	1100 mm	1400 mm	2100 mm	XO SLIDING GLASS WINDOW


Window Schedule					
Mark	Room	Height	Width	Head Height	Description
W18	ENS	700 mm	600 mm	2100 mm	XO SLIDING GLASS WINDOW
W19	KITCHEN	1100 mm	600 mm	2100 mm	XO SLIDING GLASS WINDOW
W20	MASTER BED	1800 mm	600 mm	2100 mm	XO/O SLIDING GLASS WINDOW
W21	MASTER BED	1800 mm	600 mm	2100 mm	XO/O SLIDING GLASS WINDOW
W22	MASTER BED	1800 mm	600 mm	2100 mm	XO/O SLIDING GLASS WINDOW

24400

B

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Date: 23/9/24 Signed:   
Job No: K-13174 RPEQ No: 5711

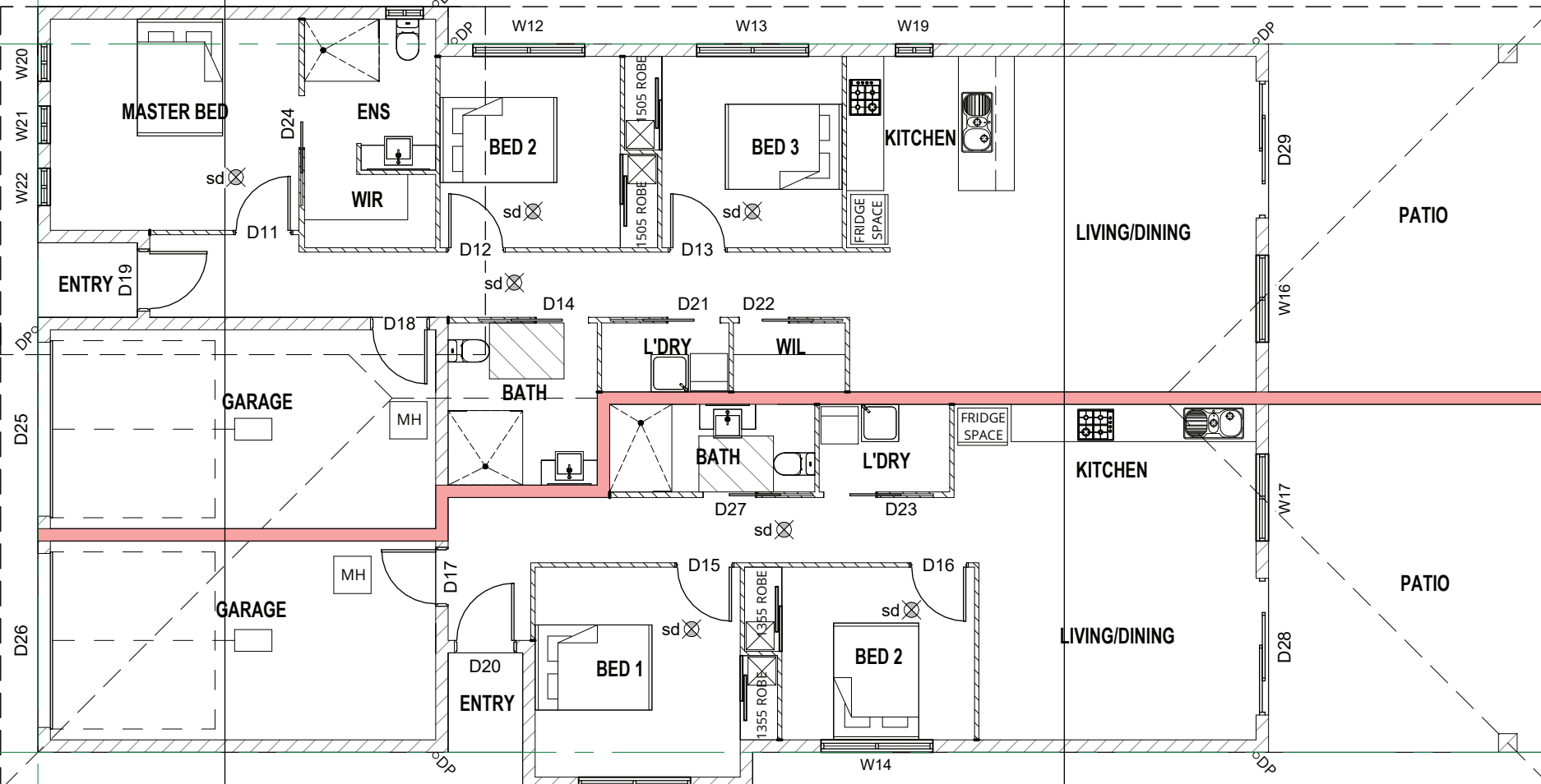


ELEVATION KEY

FLOOR AREAS LEGEND	
UNIT 1 GARAGE	21.44 m²
UNIT 1 LIVING	111.59 m²
UNIT 1 PATIO	26.22 m²
UNIT 1 PORCH	1.92 m²
UNIT 2 GARAGE	22.72 m²
UNIT 2 LIVING	72.31 m²
UNIT 2 PATIO	26.22 m²
UNIT 2 PORCH	1.92 m²
	284.34 m²

1

2



1

2

Door Schedule					
Mark	Room	Height	Width	Comments	Description
D11	MASTER BED	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D12	BED 2	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D13	BED 3	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D14	BATH	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D15	BED 1	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D16	BED 2	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D17	GARAGE	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D18	GARAGE	2040 mm	870 mm	DOOR LEAF SIZE	870 SINGLE SWING DOOR
D19	LIVING/DINING	2040 mm	920 mm	DOOR LEAF SIZE	920 SINGLE SWING DOOR

Door Schedule					
Mark	Room	Height	Width	Comments	Description
D20	LIVING/DINING	2040 mm	920 mm	DOOR LEAF SIZE	920 SINGLE SWING DOOR
D21	L'DRY	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D22	WIL	2100 mm	1710 mm	OPENING SIZE	820 CAVITY SLIDING DOOR
D23	L'DRY	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D24	ENS	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D25	GARAGE	2300 mm	2850 mm	OPENING SIZE	PANEL LIFT DOOR
D26	GARAGE	2300 mm	2850 mm	OPENING SIZE	PANEL LIFT DOOR
D27	BATH	2100 mm	1810 mm	OPENING SIZE	870 CAVITY SLIDING DOOR
D28	LIVING/DINING	2100 mm	2200 mm	DOOR LEAF SIZE	SLIDING GLASS DOOR
D29	LIVING/DINING	2100 mm	2200 mm	DOOR LEAF SIZE	SLIDING GLASS DOOR

A

B

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PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 AHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

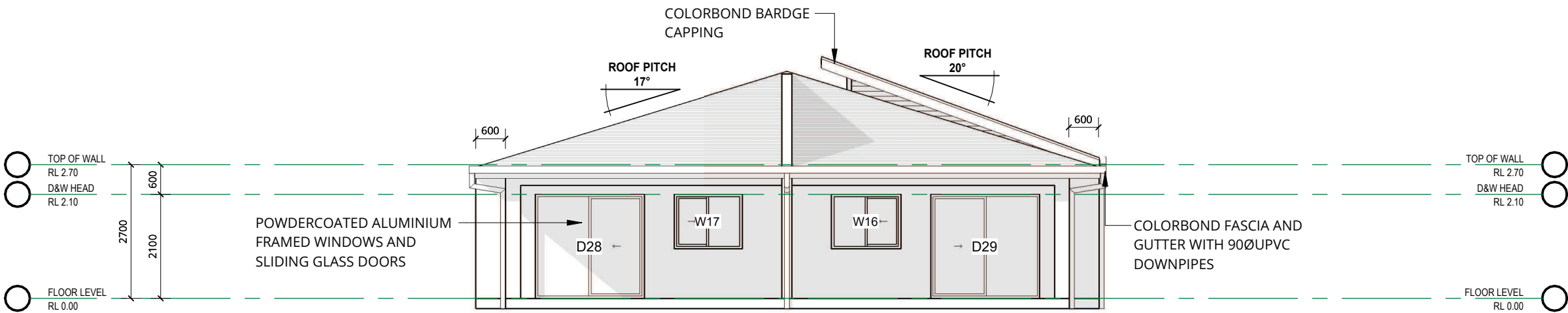
DUPLEX 2 FLOOR  
PLAN

SHEET NO. 04 SCALE: 1:100 AT A3  
DRAWN BY: WE JOB NUMBER: 24009  
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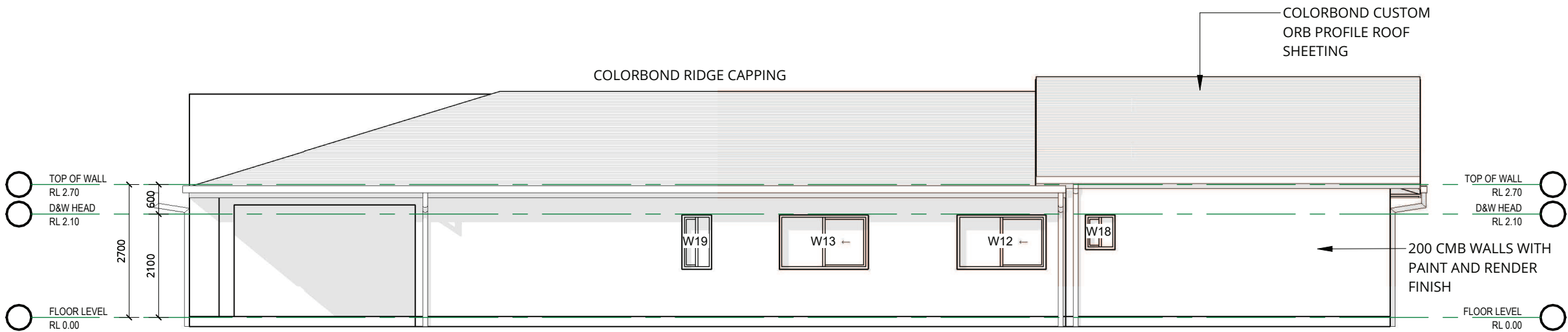
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## 1 ELEVATION 1

SCALE - 1 : 100



## 2 ELEVATION 2

SCALE - 1 : 100

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Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

## ELEVATIONS

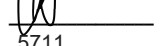
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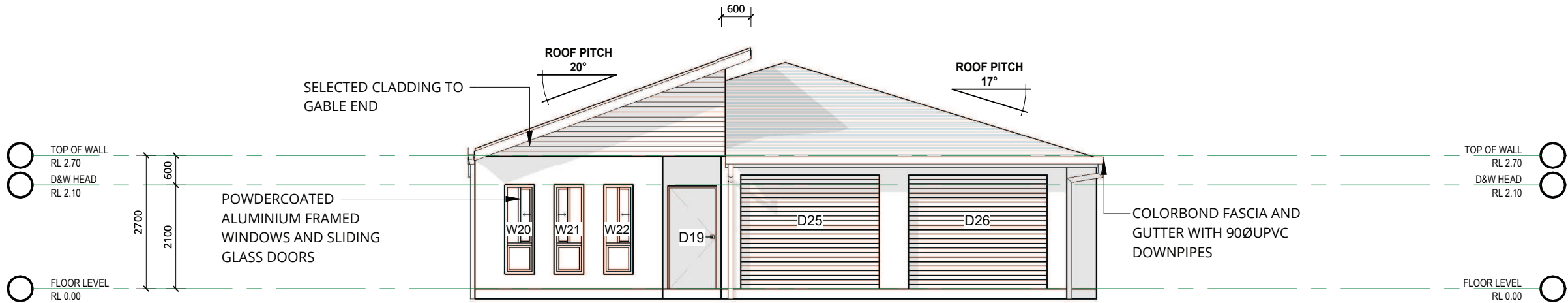
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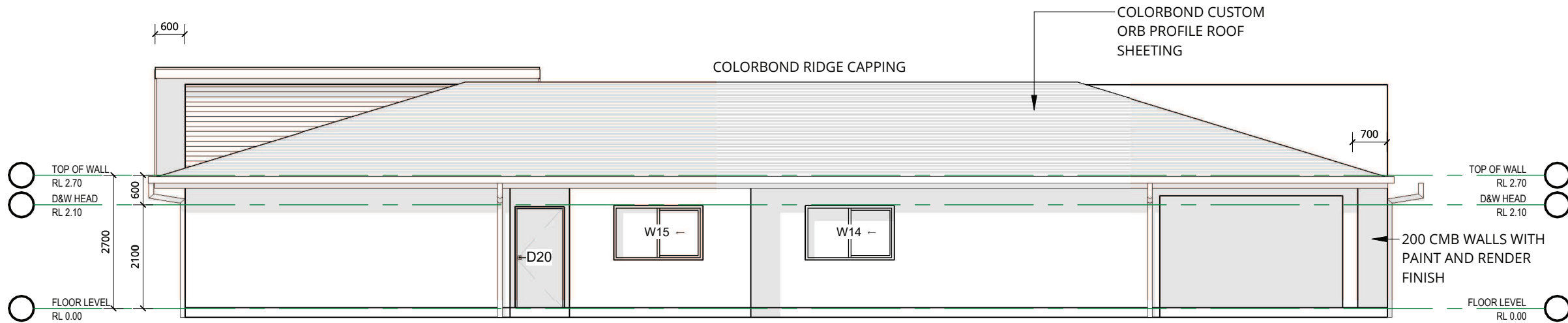
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## 1 ELEVATION 3

SCALE - 1 : 100



## 2 ELEVATION 4

SCALE - 1 : 100

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Lot 1 on RP700513  
48 ATHERTON STREET  
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### ELEVATIONS

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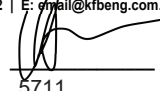
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PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
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PERSPECTIVE VIEWS

SHEET NO.	07	SCALE:	NTS AT A3
DRAWN BY:	WE	JOB NUMBER:	24009
DESIGN WIND SPEED:	C2	SOIL CLASSIFICATION:	P
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PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

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COLIN & JOANNE GOSTELOW

## SECTION

SHEET NO. 08 SCALE: 1:50 AT A3

DRAWN BY: WE JOB NUMBER: 24009

DESIGN WIND SPEED: C2 SOIL CLASSIFICATION: P

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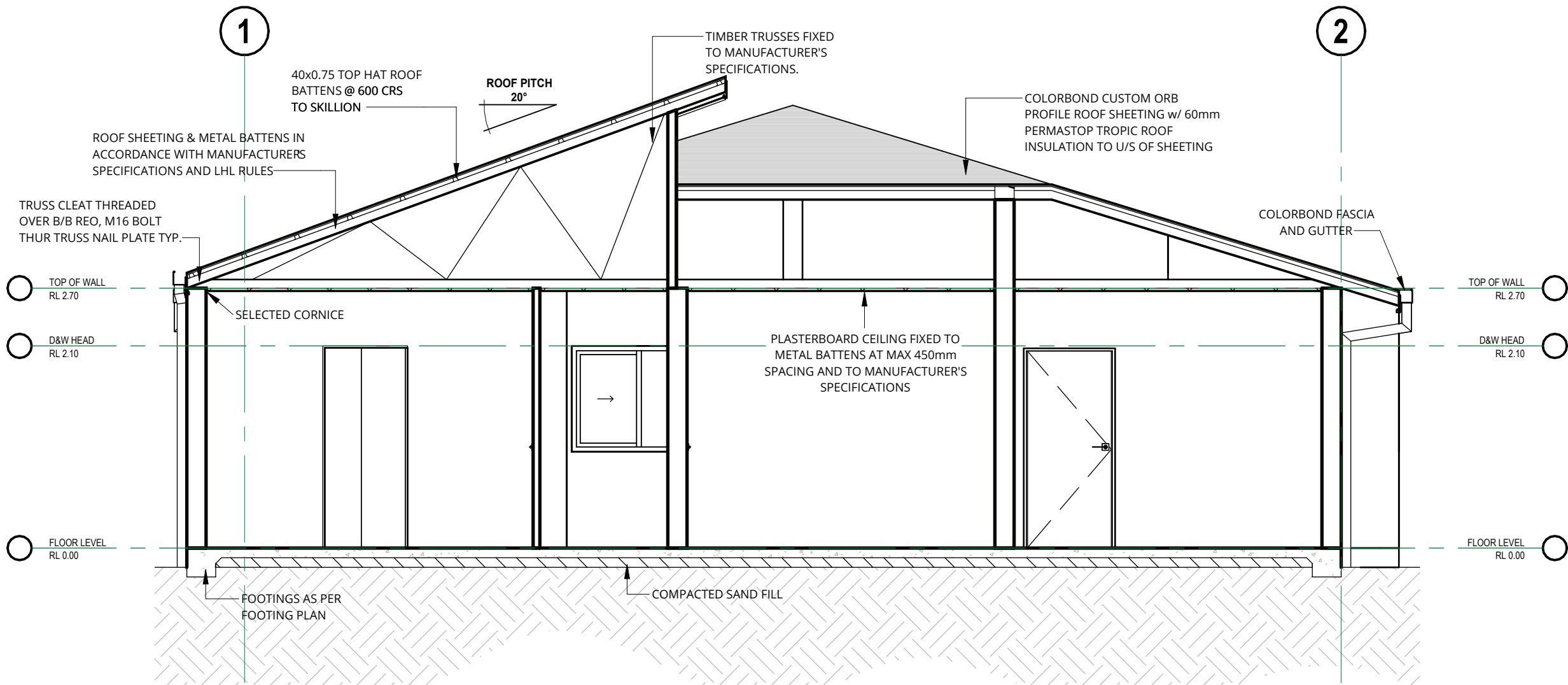
NOTE: (1): VERIFY ALL DIMENSIONS WITH THE CITY OF CHICAGO BUILDING BY-LAWS, THE BUILDING DEPARTMENT AND THE CHICAGO DEPARTMENT OF PUBLIC WORKS.

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PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

**SECTION**


SHEET NO. 09 SCALE: AS NOTED AT A3  
DRAWN BY: WE JOB NUMBER: 24009  
DESIGN WIND SPEED: C2 SOIL CLASSIFICATION: P  
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**SECTION 2**

SCALE - 1 : 50

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PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

DUPLEX 1 FOOTINGS  
PLAN

SHEET NO. 10

SCALE: 1:100 AT A3

DRAWN BY: WE

JOB NUMBER: 24009

DESIGN WIND SPEED: C2

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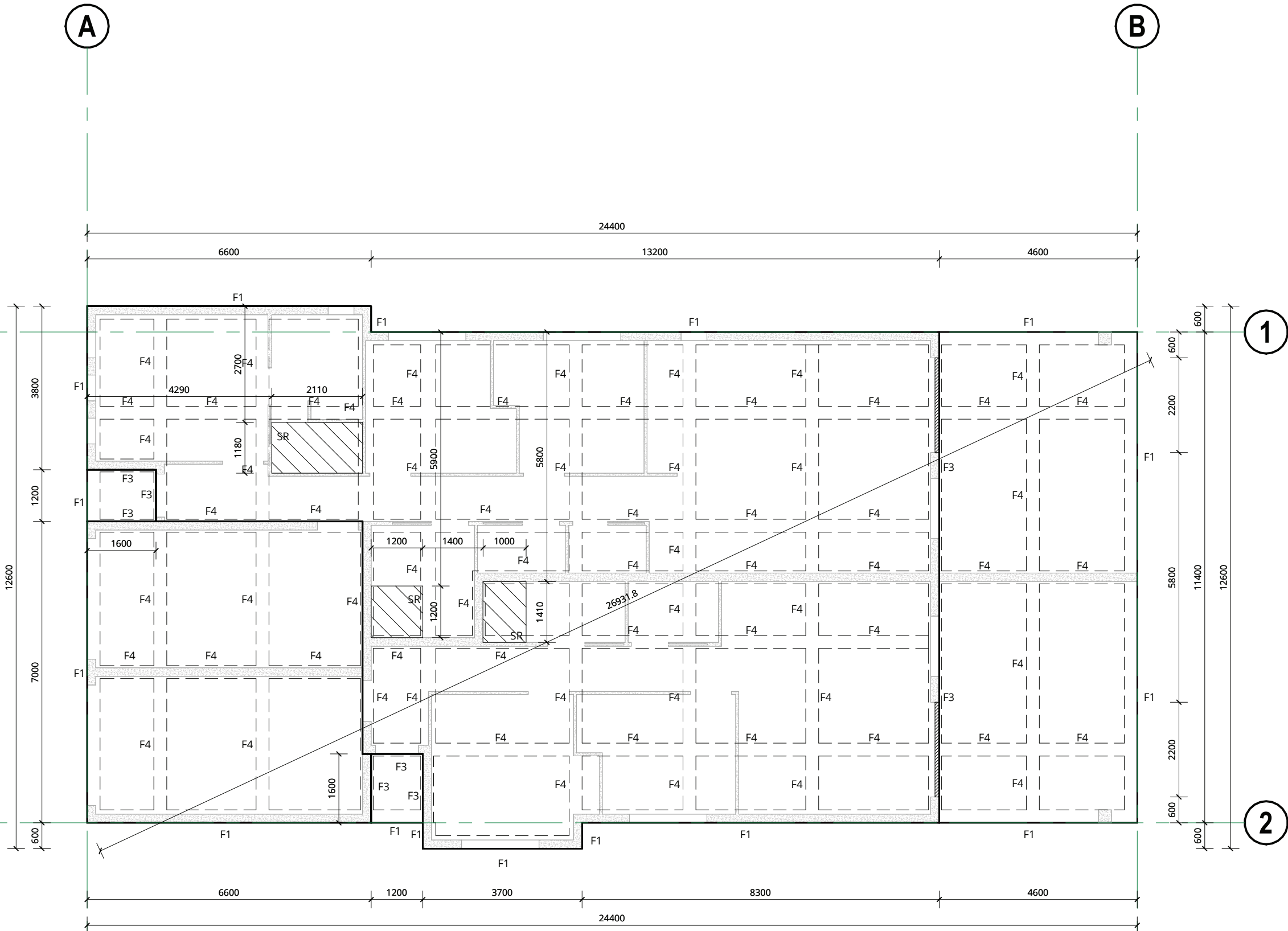
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PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

**DUPLEX 2 FOOTINGS  
PLAN**

SHEET NO. 11 SCALE: 1:100 AT A3

DRAWN BY: WE JOB NUMBER: 24009

DESIGN WIND SPEED: C2 SOIL CLASSIFICATION: P

PRINT TIME: 20/09/2024 1:26:21 PM

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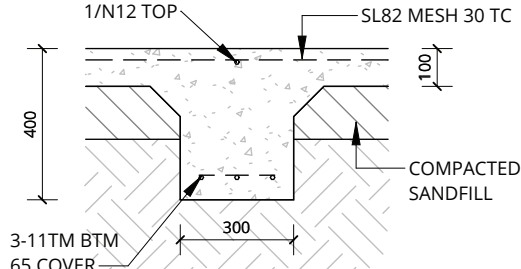
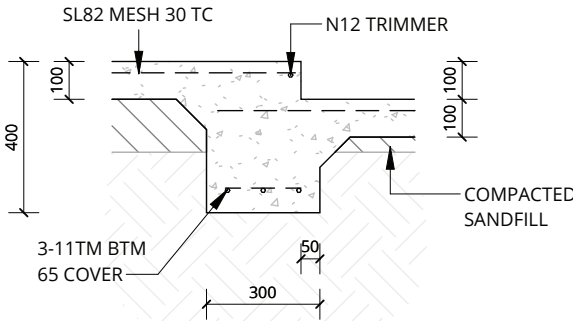
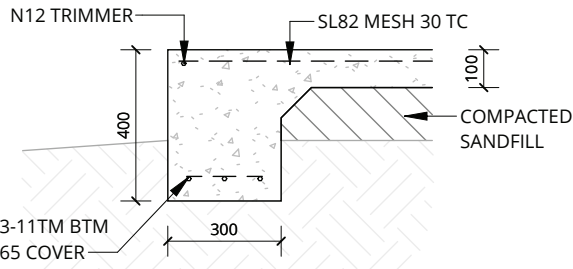


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Signed: [Signature]  
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## 1 F1 - FOOTING DETAIL

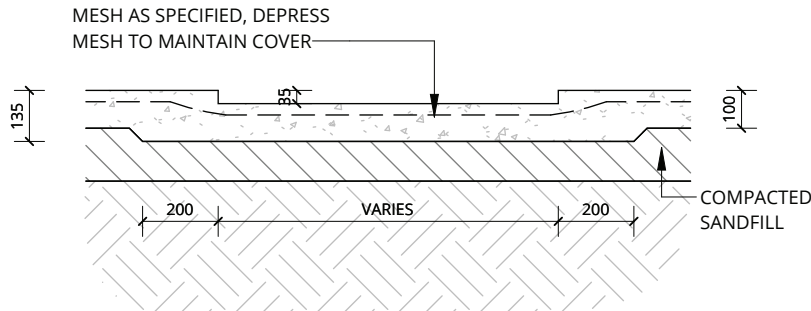
SCALE - 1 : 20

## 3 F3 - FOOTING DETAIL

SCALE - 1 : 20

## 4 F4 - FOOTING DETAIL

SCALE - 1 : 20



## 5 OPTIONAL SHOWER RECESS

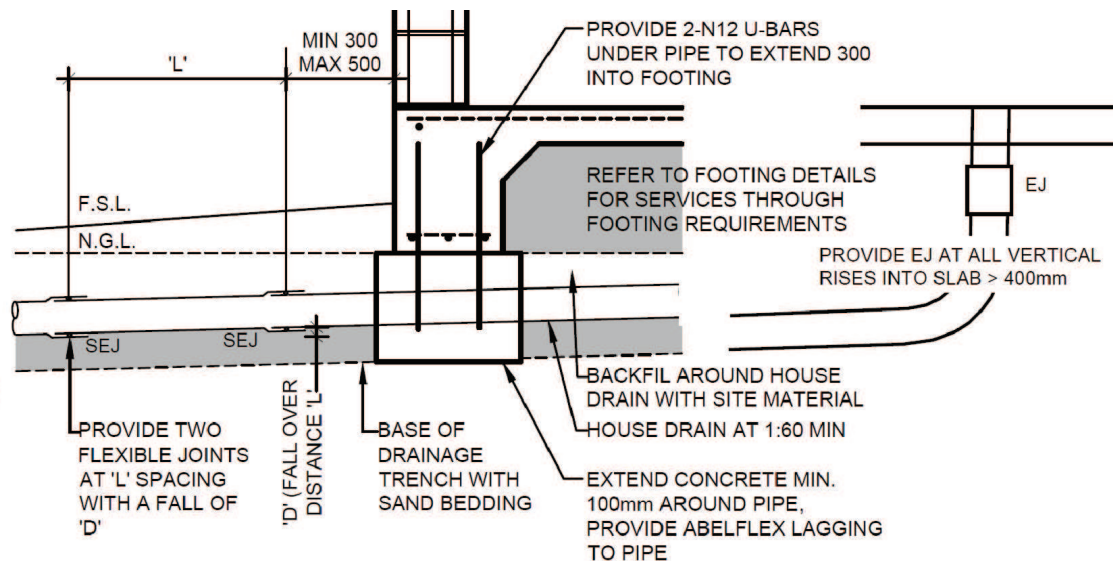
SCALE - 1 : 20

SEJ - SWIVEL AND EXPANSION JOINT  
EJ - EXPANSION JOINT

AS2870 Classification	ys(mm)	'L' (mm)	'D' (mm)
M	40	600	30
H1	60	600	40
H2	75	900	55
E/P	90 MAX	900	60

## DRAINAGE UNDER SLABS

N.T.S.



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PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
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## FOOTING DETAILS

SHEET NO. 12 SCALE: 1:100 AT A3

DRAWN BY: WE JOB NUMBER: 24009


DESIGN WIND SPEED: C2 SOIL CLASSIFICATION: P

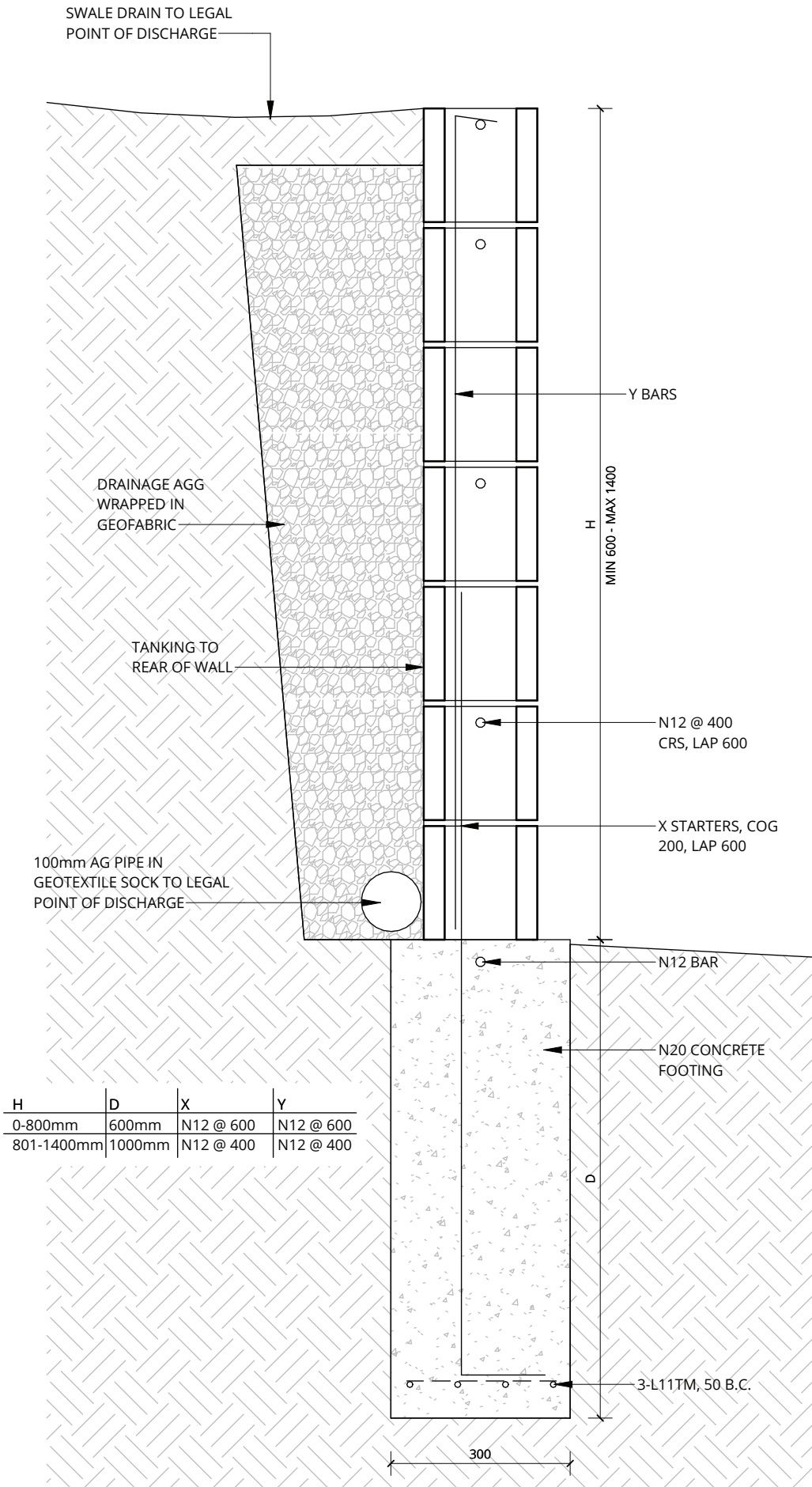
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**KFB Engineers** Civil & Structural  
1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870  
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

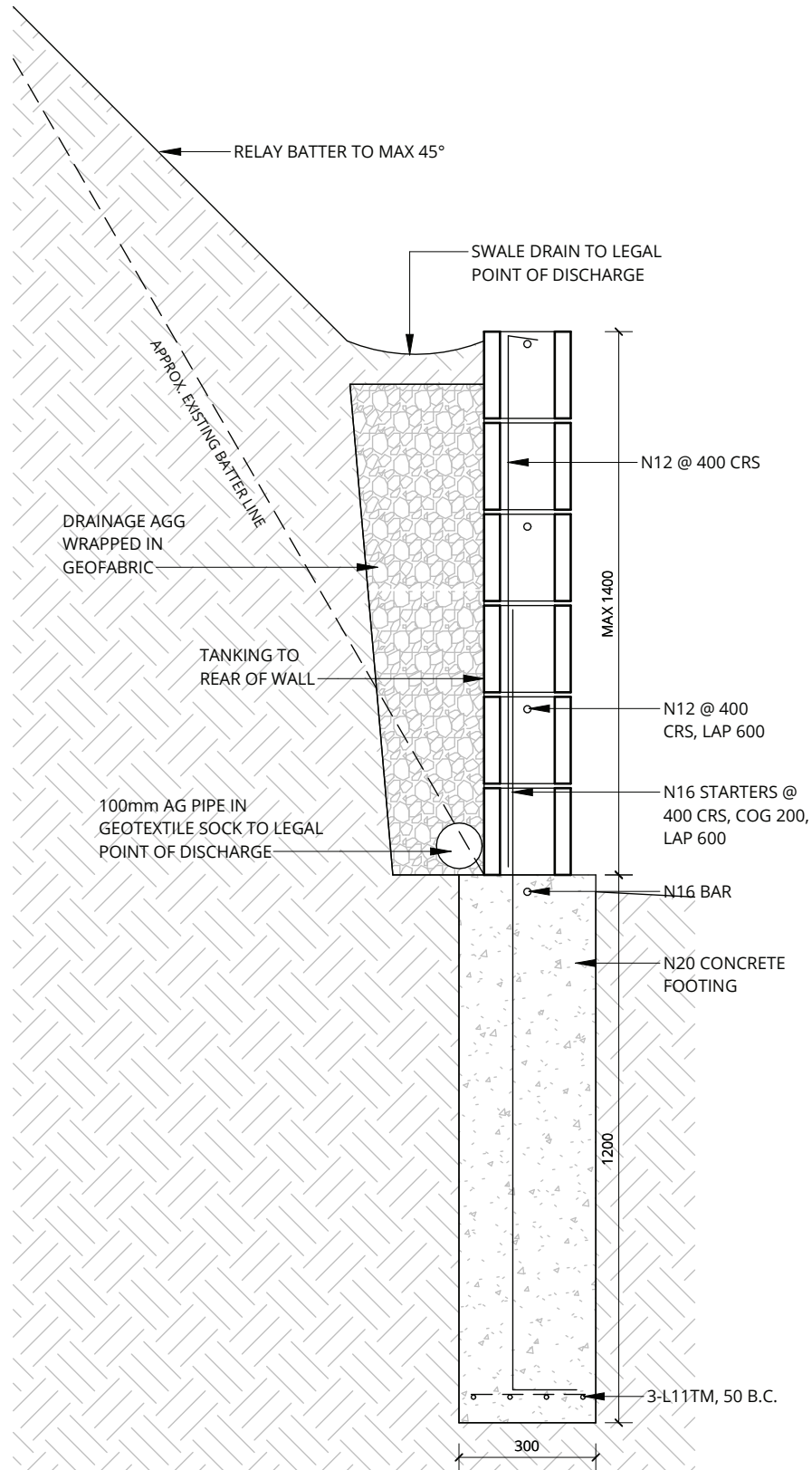
Date: 23/9/24 Signed:   
Job No: K-13174 RPEQ No: 5711



1

## RW1 - RETAINING WALL DETAIL

SCALE - 1 : 10



2

## RW2 - RETAINING WALL DETAIL

SCALE - 1 : 15

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B	20/09/24	CONSTRUCTION ISSUE
No.	DATE	DESCRIPTION

VARIATIONS INCLUDED IN THIS DRAWING

## CONSTRUCTION ISSUE

PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

## RETAINING WALLS

SHEET NO. 13 SCALE: AS NOTED AT A3  
DRAWN BY: WE JOB NUMBER: 24009  
DESIGN WIND SPEED: C2 SOIL CLASSIFICATION: P  
PRINT TIME: 22/09/2024 4:12:41 PM

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Date: 23/9/24

Signed:

Job No: K-13174

RPEQ No: 5711

**BLOCKWORK**

- 200 SERIES
- N12 BARS AT CORNERS, BESIDE OPENINGS AND @ MAX 1000 CRS
- 2/N12 BESIDE OPENINGS > 2000
- DOUBLE BOND BEAM TOP OF WALL, 1/N16 EACH COURSE
- LINTELS AS SCHEDULED
- SINGLE BOND BEAM BELOW WINDOWS, 1/N12 BAR
- FILL REINFORCED CORES

**BCJ - BLOCKWORK CONTROL JOINT**

- REBAR EACH SIDE OF JOINT
- BOND BEAM BARS CONTINUOUS THROUGH JOINT
- BACKING ROD AND SEALANT EACH SIDE OF JOINT

**INTERNAL WALLS**

- NOMINAL 70x35 MGP10 (H2) FRAMING, STUDS @ 450 CRS, 1 ROW NOGGINS
- PROVIDE NOMINAL ATTACHMENT OF INTERNAL WALLS TO ROOF FRAMING IN ACCORDANCE WITH AS1684.3, EG. PRYDA HITCH BRACKET OR EQUAL

**FIRE WALL**

- N12 @ MAX 1000 CRS
- DOUBLE BOND BEAM @ PITCHING HEIGHT, 1/N16 EACH COURSE
- SINGLE BOND BEAM TOP OF WALL
- FILL ALL CORES

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A	21/04/24	PRELIMINARY ISSUE
No.	DATE	DESCRIPTION

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**CONSTRUCTION ISSUE**

PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

**DUPLEX 1 STARTER  
BAR LAYOUT**

SHEET NO. 14

SCALE: 1:100 AT A3

DRAWN BY: WE

JOB NUMBER: 24009

DESIGN WIND SPEED: C2

SOIL CLASSIFICATION: P

PRINT TIME:

20/09/2024 1:41:02 PM

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Document Set ID: 4443120  
Version: 1, Version Date: 13/12/2024



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Date: 23/9/24

Signed:

Job No: K-13174

RPEQ No: 5711

A

BLOCKWORK

- 200 SERIES
- N12 BARS AT CORNERS, BESIDE OPENINGS AND @ MAX 1000 CRS
- 2/N12 BESIDE OPENINGS > 2000
- DOUBLE BOND BEAM TOP OF WALL, 1/N16 EACH COURSE
- LINTELS AS SCHEDULED
- SINGLE BOND BEAM BELOW WINDOWS, 1/N12 BAR
- FILL REINFORCED CORES

BCJ - BLOCKWORK CONTROL JOINT

- REBAR EACH SIDE OF JOINT
- BOND BEAM BARS CONTINUOUS THROUGH JOINT
- BACKING ROD AND SEALANT EACH SIDE OF JOINT

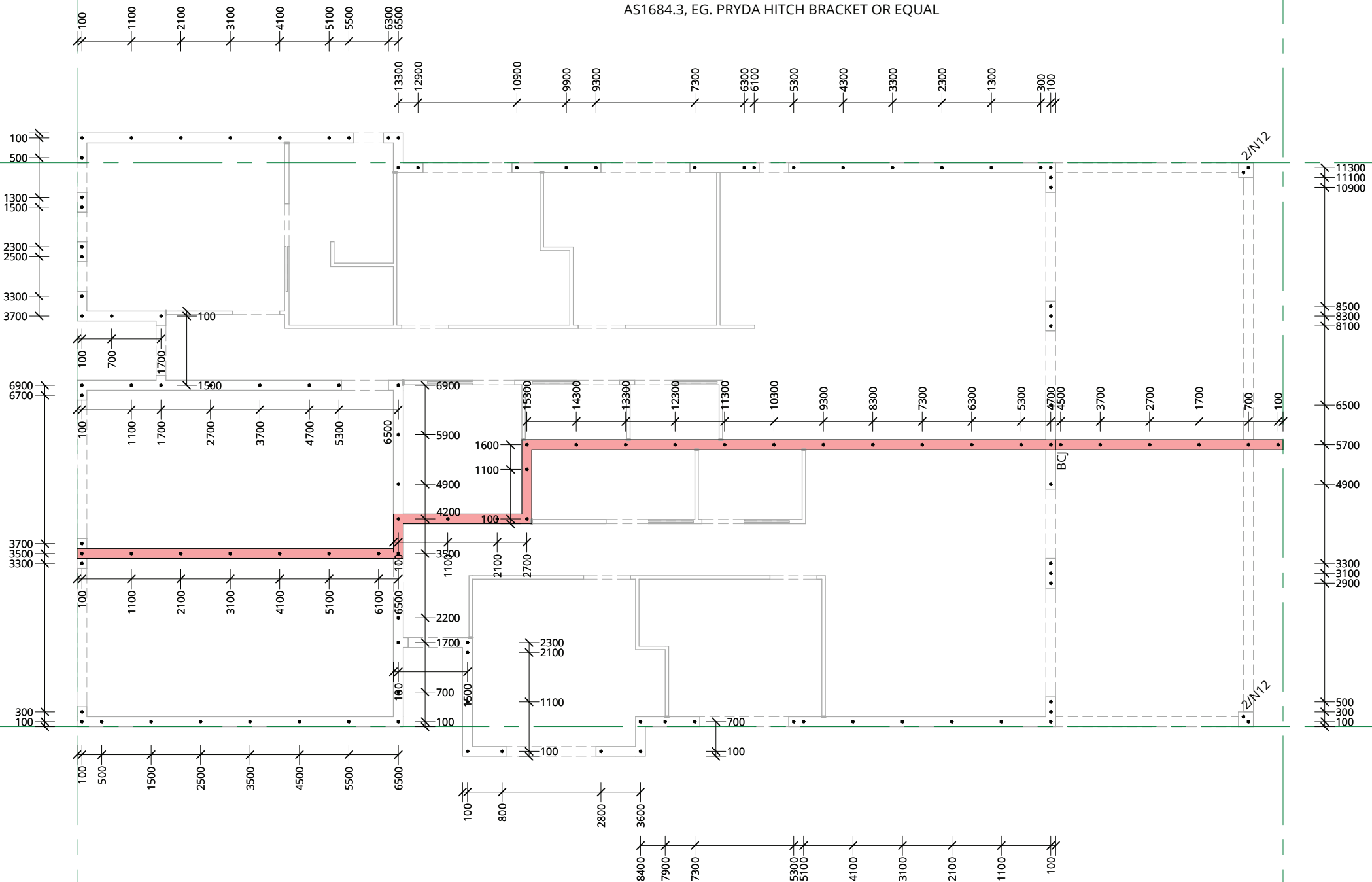
INTERNAL WALLS

- NOMINAL 70x35 MGP10 (H2) FRAMING, STUDS @ 450 CRS, 1 ROW NOGGINS
- PROVIDE NOMINAL ATTACHMENT OF INTERNAL WALLS TO ROOF FRAMING IN ACCORDANCE WITH AS1684.3, EG. PRYDA HITCH BRACKET OR EQUAL

FIRE WALL

- N12 @ MAX 1000 CRS
- DOUBLE BOND BEAM @ PITCHING HEIGHT, 1/N16 EACH COURSE
- SINGLE BOND BEAM TOP OF WALL
- FILL ALL CORES

B



1

1

2

2

A

B

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CONSTRUCTION ISSUE

PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

DUPLEX 2 STARTER  
BAR LAYOUT

SHEET NO. 15 SCALE: 1:100 AT A3  
DRAWN BY: WE JOB NUMBER: 24009  
DESIGN WIND SPEED: C2 SOIL CLASSIFICATION: P  
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Date: 23/9/24

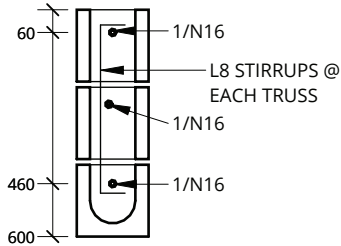
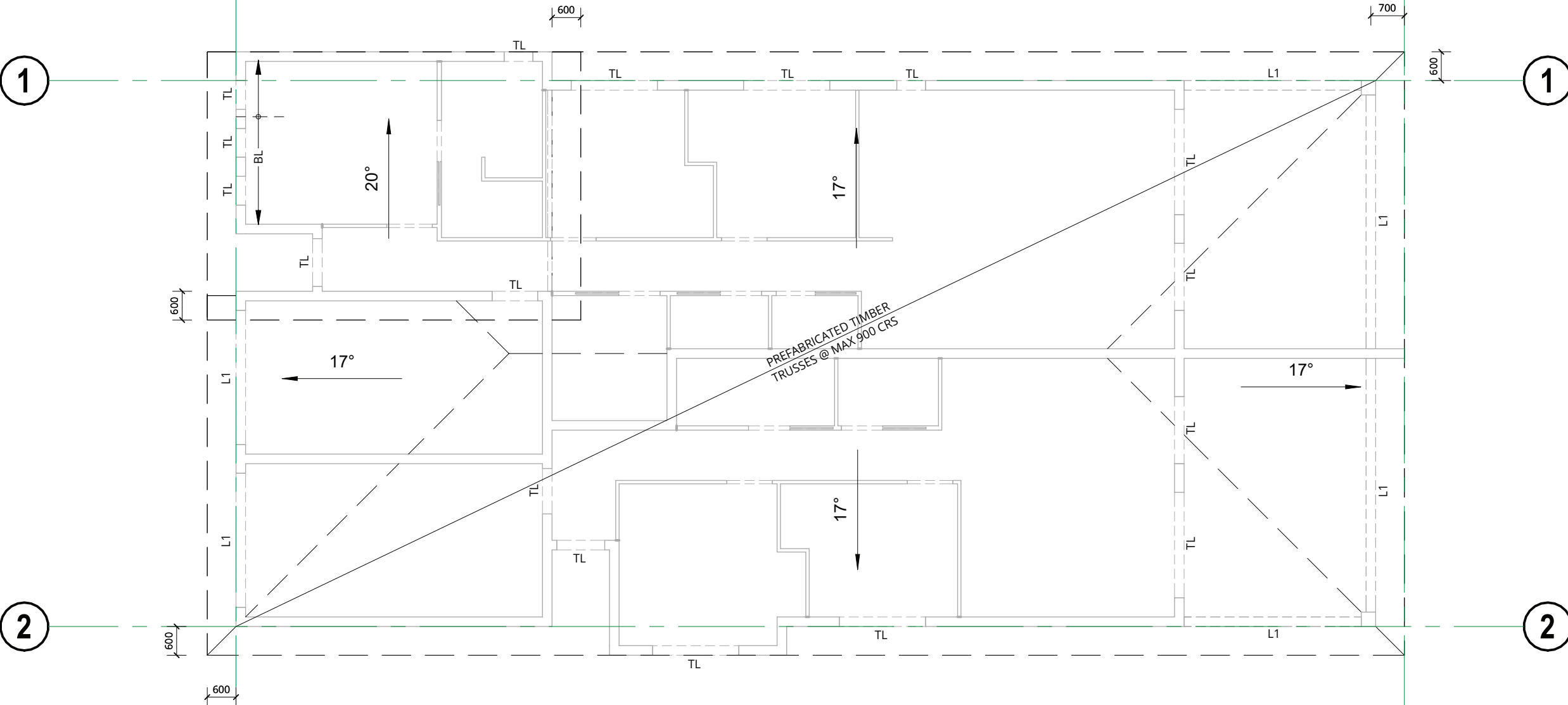
Signed:

Job No: K-13174

RPEQ No: 5711

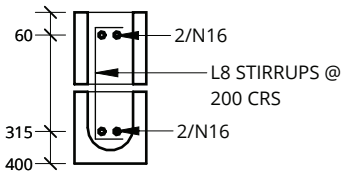
NOTE: ROOF BRACING TO TRUSS  
MANUFACTURES SPECIFICATIONS

BL - 35x90 MGP TRUSS BOTTOM CHORD  
BLOCKING @ 1000 CRS ALONG END  
WALLS, 2/100mm BATTEN SCREWS EACH  
END AND 1/M12 CHEMSET INTO BOND  
BEAM



2 TYP. LINTEL

SCALE - 1 : 20



3 LINTEL L1

SCALE - 1 : 20

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**CONSTRUCTION ISSUE**

PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA


CLIENT  
COLIN & JOANNE GOSTELOW

**ROOF LAYOUT**

SHEET NO.	16	SCALE:	1:100 AT A3
DRAWN BY:	WE	JOB NUMBER:	24009
DESIGN WIND SPEED:	C2	SOIL CLASSIFICATION:	P
PRINT TIME:	20/09/2024 1:26:23 PM		

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Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Job No: \_\_\_\_\_


RPEQ No: \_\_\_\_\_





1  
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
ELECTRICAL PLAN


SCALE - 1 : 100


- LEGEND
- ph


telephone outlet
- 


television outlet
- 


light switch
- 


two way switch
- 


fan switch and regulator
- 


GPO single
- 


GPO double
- 

Waterproof GPO double
- 


Split system head unit
- 


Audio jack
- 

Audio volume control
- 

Flush mounted ceiling speaker
- 

data

Data outlet
- 

Split System Mechine
- 

Metre Box

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CONSTRUCTION ISSUE

PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

ELECTRICAL PLAN

SHEET NO.	17	SCALE:	1:100 AT A3
DRAWN BY:	WE	JOB NUMBER:	24009
DESIGN WIND SPEED:	C2	SOIL CLASSIFICATION:	P
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A

B

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2

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A

B

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Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Job No: \_\_\_\_\_

RPEQ No: \_\_\_\_\_

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PROJECT  
PROPOSED MULTIPLE DWELLINGS  
Lot 1 on RP700513  
48 ATHERTON STREET  
MAREEBA

CLIENT  
COLIN & JOANNE GOSTELOW

DRAINAGE PLAN

SHEET NO. 18 SCALE: 1:100 AT A3

DRAWN BY: WE JOB NUMBER: 24009

DESIGN WIND SPEED: C2 SOIL CLASSIFICATION: P

PRINT TIME: 20/09/2024 1:26:24 PM

# 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)	Reid Building
Contact name (only applicable for companies)	
Postal address (PO Box or street address)	8 Powell Road
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0408 965 396
Email address (non-mandatory)	irwinreid@westnet.com.au
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)	
<b>Note:</b> Provide details below and attach a site plan for any or all premises part of the development application. For further information, see <i>DA Forms Guide: Relevant plans</i> .	
2.1) Street address and lot on plan	
<input checked="" type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>	
<input type="checkbox"/> Street address <b>AND</b> 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
	48	Atherton Street	Mareeba
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
4880	1	RP 700513	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)
\$2718.00	25/10/2024	S396772

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](http://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)	J & C Gostelow Superannuation Fund Pty Ltd TTE J & C Superannuation Fund
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	PO Box 224
Suburb	Mareeba

State	QLD
Postcode	4880
Country	Australia
Contact number	0458 220 279
Email address (non-mandatory)	colingostelow57@gmail.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

#### 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) (individual or company full name)	Reid Building
Contact name (applicable for companies)	
QBCC licence or owner – builder number	15092798
Postal address (P.O. Box or street address)	8 Powell Road
Suburb	Mareeba
State	QLD
Postcode	4880
Contact number	0408 965 396
Email address (non-mandatory)	irwinreid@westnet.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	

#### 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 (involving building work) | <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

e) 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

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



g) New building use/classification? (if applicable)
1a & 10a
h) Relevant plans <b>Note:</b> 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> .
<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?
\$520 000.00

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
\$2988.40	21/10/2024	014858285

## 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 <b>Note:</b> 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> .	<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> <b>Note:</b> It is unlawful to intentionally provide false or misleading information.
<p><b>Privacy</b> – 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>, Planning Regulation 2017 and the DA Rules 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 Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; 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 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	014858285

### 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"/> 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

### QLeave notification and payment

Note: For completion by assessment manager if applicable

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 <sup>2</sup> )	2023	Floor area (m <sup>2</sup> )	284