

6  
M356229

9  
M356127

1  
RP744860

13  
M356140

68  
M35645

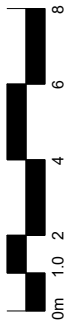


**NOTE:**  
VEHICLES ACCESS TO BE COMPLAINT  
WITH AS/NZS 2890.1:2004

**SCHEDULE OF AREAS (SQM):**

	UNIT 1	UNIT 2	UNIT 3
GFA:	100	100	121
PATIO:	7.5	7.5	7.5
GARAGE:	22.7	21.8	19.2
PRIVATE YARD:	58.1	50.5	70.0
SITE COVER:	39%		
PRIVATE YARD COVER:	20%		
DRIVEWAY:	243.6 SQM + CROSSOVER		
COMMUNAL LANDSCAPING:	171 SQM - 16.90%		

**SITE CHARACTERISTICS**  
LOT 12  
M 356 127  
Locality: Mareeba Shire  
area: 1012 sq.m



JOB NO: 1124/1277  
DATE: 28th-Jan-2025  
SHEET NO: 01  
ISSUE: DA  
DRAWN: fb  
SCALE: 1:200 at A3  
REVISION: -  
Sheet Size: 8

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.  
REPORT ANY DISCREPANCIES IMMEDIATELY  
FOR CLARIFICATION. VERIFY ALL DIMENSIONS  
ON SITE PRIOR TO ORDERING OR FABRICATION.

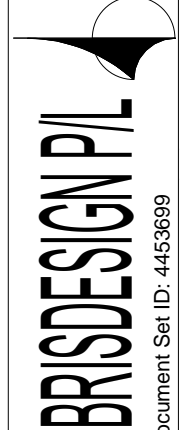
ALL WORK SHALL COMPLY WITH THE PROVISIONS  
OF THE BUILDING REGULATIONS AND STATE  
AUSTRALIAN STANDARDS AND SHALL BE IN  
ACCORDANCE WITH THE REQUIREMENTS OF LOCAL AUTHORITIES.

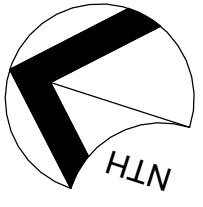
DA - DEVELOPMENT APPLICATION 10-12-24  
SK - PRELIMINARY SKETCH 22-11-24  
ISSUE REV AMMENDMENT DATE

DWG TITLE  
**SITE PLAN**

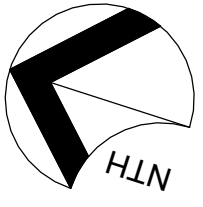
PROJECT  
PROPOSED MULTI-UNIT DWELLING  
ON LAND AT 10 KOWA ST  
MAREEBA QLD 4880  
FOR FETTERCAIRN PTY LTD

Residential Experts  
Arch. Reg# 4741  
Ph: 0411 020 070  
P O Box 282  
Coorparoo 4151  
abn 17 588 761 637  
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0m 0.5 1.0 2.0 3.0 4.0



UNIT AREA:  
INTERNAL: 107 SQ.M.



DATE:	28th-Jan-2025	JOB NO:	1124/1277	SHEET NO:	03	ISSUE:	DA	REVISION:	-
SCALE:	1:100 at A3	DRAWN:	fb						

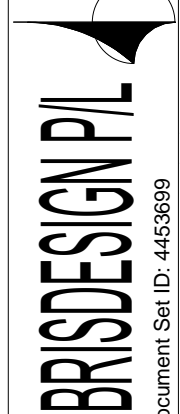
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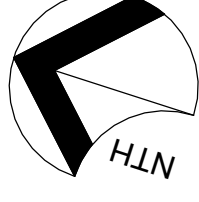
ISSUE	REV	AMMENDMENT	DATE
DA	-	DEVELOPMENT APPLICATION	10-12-24
SK	-	PRELIMINARY SKETCH	22-11-24

DWG TITLE  
**UNIT 2 - FLOOR PLAN**

PROJECT  
PROPOSED MULTI-UNIT DWELLING  
ON LAND AT 10 KOWA ST  
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UNIT AREA:  
INTERNAL: 125 SQ.M.



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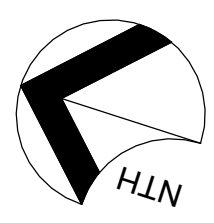
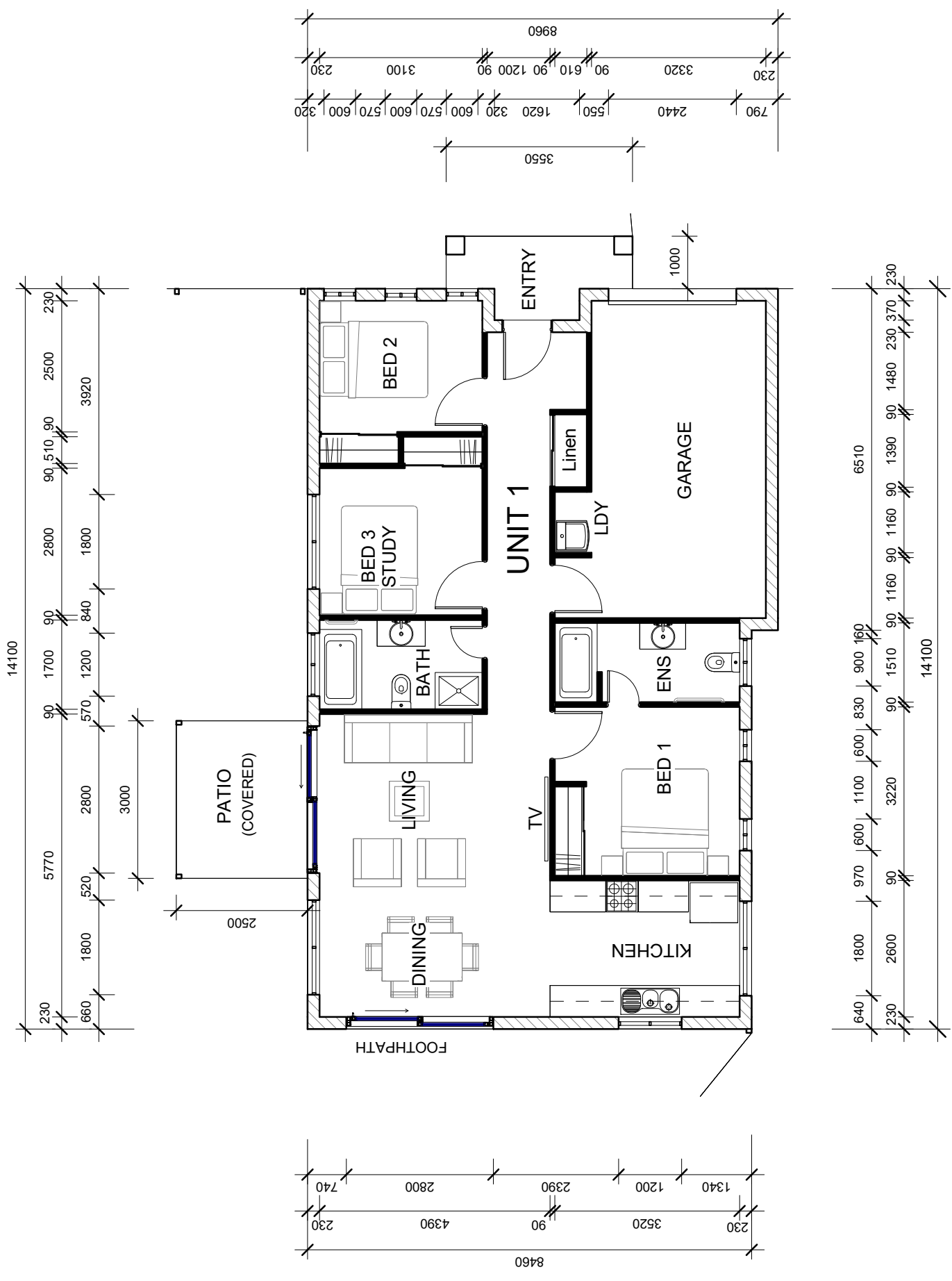
PROJECT  
 PROPOSED MULTI-UNIT DWELLING  
 ON LAND AT 10 KOWA ST  
 MAREEBA QLD 4880  
 FOR FETTERCAIRN PTY LTD

DWG TITLE  
**UNIT 3 - FLOOR  
 PLAN**

ISSUE	REV	AMMENDMENT	DATE
DA	-	DEVELOPMENT APPLICATION	10-12-24
SK	-	PRELIMINARY SKETCH	22-11-24

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 FOR CLARIFICATION. VERIFY ALL DIMENSIONS  
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 ALL WORK SHALL COMPLY WITH THE PROVISIONS  
 OF THE BUILDING CODES AND STATE LAWS  
 OR REQUIREMENTS OF LOCAL AUTHORITIES.

DATE:	28th-Jan-2025	JOB NO:	1124/1277	SHEET NO:	04	ISSUE:	DA	REVISION:	-
SCALE:	1:100 at A3	DRAWN:	fb	SHEET NO:	04	ISSUE:	DA	REVISION:	-
DATE:		28th-Jan-2025		JOB NO:		1124/1277		SHEET NO:	
SCALE:		1:100 at A3		DRAWN:		fb		ISSUE:	



UNIT AREA:  
INTERNAL: 107 SQ.M.

DATE:	28th-Jan-2025	SHEET NO.:	05	ISSUE:	DA	REVISION:	-
JOB NO.:	1124/1277	DRAWN:	fb	Sheet Size:			
SCALE:	1:100 at A3						

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DA	-	DEVELOPMENT APPLICATION	10-12-24	DATE
SK	-	PRELIMINARY SKETCH	22-11-24	
ISSUE	REV	AMMENDMENT		

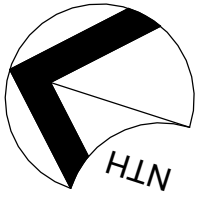
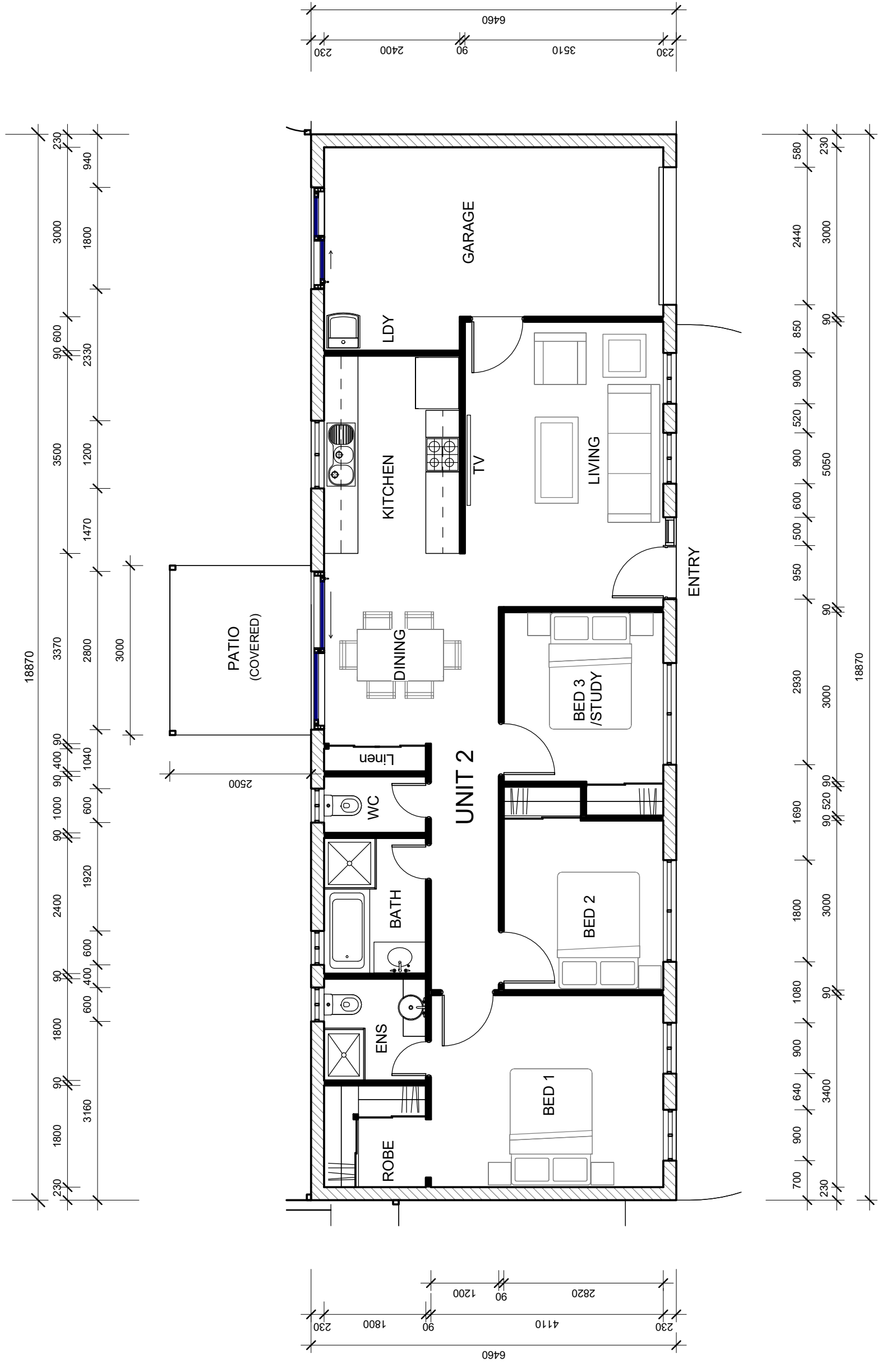
DWG TITLE  
**UNIT 1 - FLOOR PLAN DETAIL**

PROJECT  
PROPOSED MULTI-UNIT DWELLING  
ON LAND AT 10 KOWA ST  
MAREEBA QLD 4880  
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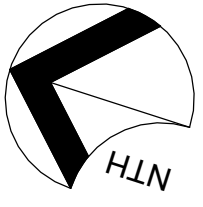
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Document Set ID: 4453699  
Version: 1, Version Date: 30/01/2025



UNIT AREA:  
INTERNAL: 107 SQ.M.

<b>BRISDESIGN P/L</b> Residential Experts Arch. Reg# 4741 Ph: 0411 020 070 P O Box 282 Coorparoo 4151 abn 17 588 761 637 www.brisdesign.com	PROJECT PROPOSED MULTI-UNIT DWELLING ON LAND AT 10 KOWA ST MAREEBA QLD 4880 FOR FETTERCAIRN PTY LTD	DWG TITLE <b>UNIT 2 - FLOOR PLAN DETAIL</b>	DATE: <b>28th-Jan-2025</b>		SHEET NO: <b>06</b>	SHEET SIZE: <b>1124/1277</b>
			SCALE: <b>1:100 at A3</b>	DRAWN: <b>fb</b>	ISSUE: <b>DA</b>	REVISION: <b>-</b>
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UNIT AREA:  
INTERNAL: 125 SQ.M.

<b>BRISDESIGN P/L</b> Residential Experts Arch. Reg# 4741 Ph: 0411 020 070 P O Box 282 Coorparoo 4151 abn 17 588 761 637 www.brisdesign.com	PROJECT PROPOSED MULTI-UNIT DWELLING ON LAND AT 10 KOWA ST MAREEBA QLD 4880 FOR FETTERCAIRN PTY LTD	DWG TITLE <b>UNIT 3 - FLOOR PLAN DETAIL</b>	DATE: <b>28th-Jan-2025</b>		SHEET NO: <b>07</b>	SHEET SIZE: <b>1124/1277</b>
			SCALE: <b>1:100 at A3</b>	DRAWN: <b>fb</b>	ISSUE: <b>DA</b>	REVISION: <b>-</b>
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DA - DEVELOPMENT APPLICATION 10-12-24 SK - PRELIMINARY SKETCH 22-11-24		ISSUE REV AMMENDMENT DATE				



7 January 2025

Planning Officer: Carl Ewin

Direct Phone: (07) 4086 4656

Our Ref: MCU/24/0027

Your Ref: M8-24

Fettercairn Ventures Pty Ltd  
C/- U&i Town Plan  
35 Sutherland Street  
MAREEBA QLD 4880

Email: [ramon@uitownplan.com.au](mailto:ramon@uitownplan.com.au)

Dear Applicants,

## Confirmation Notice

### *Planning Act 2016*

Council acknowledges receipt of your application, which was properly made on 17 December 2024. This Confirmation Notice has been prepared in accordance with the Development Assessment Rules and contains information relevant to the processing and assessment of the application. The following details are confirmed:

#### APPLICATION DETAILS

Application No:	MCU/24/0027
Proposal:	Application for a Development Permit for Material Change of Use – Multiple Dwelling (3 x Residential Units)
Street Address:	10 Kowa Street, Mareeba
Real Property Description:	Lot 12 on M356127
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### TYPE OF DEVELOPMENT

The application seeks development approval for:

- Development Permit for Material Change of Use – Multiple Dwelling (3 x Residential Units)

#### SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme? **No**

#### CODE ASSESSMENT

Will Code Assessment be required? **No**

Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880



### IMPACT ASSESSMENT

Will Impact Assessment be required? **Yes**

### PUBLIC NOTIFICATION DETAILS

Is Public Notification Required? **Yes**

### REFERRAL AGENCIES

Nil

### INFORMATION REQUEST

Has the applicant advised on the approved form that the applicant does not agree to accept an Information Request? **No**

A further Information Request is made by the assessment manager, as detailed below:

#### 1. Dimensioned Floor Plans & Private Open Space Requirement

Please provide a revised set of floor plans for each unit that include the following:

- Dimensions; and
- An outdoor patio/verandah included in each unit that is accessible directly from the living area and that opens out to a section of private open space that has a width of at least 3 metres. This is required to demonstrate compliance with AO4.2 (Table 9.3.1.3C) of the Accommodation activities code.

#### End of Information Request

In responding to the Information Request, *Development Assessment Rule 13* states: -

#### **"13. Applicants Response**

13.1 *The period for the applicant to respond to an information request is 3 months from the date the information request was made or a further period agreed between the applicant and the assessing authority that made the information request.*

13.2 *The applicant may respond by giving the assessing authority that made the information request, within the period stated under section 13.1 -*

- (a) all of the information requested; or*
- (b) part of the information requested; or*
- (c) a notice that none of the information will be provided.*

13.3 *For any response given in accordance with sections 13.2(b) or (c), the applicant may also advise the assessing authority that it must proceed with its assessment of the application.*

13.4 *An applicant must provide a copy of any response to an information request made by a referral agency to the assessment manager."*

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**PROJECT TEAM**

The contact details of the project team for your application are provided below. Your primary point of contact for any general enquires regarding this application is the project manager.


**Project Manager**      **Carl Ewin, Senior Planner**      **(07) 4086 4656**

**OTHER DETAILS**

You can follow the progress of this application online at [www.msc.qld.gov.au](http://www.msc.qld.gov.au).

Should you have any further queries in relation to the above, please do not hesitate to contact Council's Senior Planner on the above number.

Yours faithfully



**CARL EWIN**  
**SENIOR PLANNER**