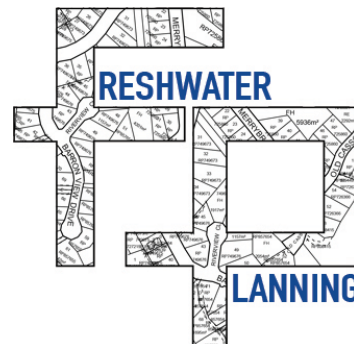


Your Ref: MCU/25/0014
Our Ref: F25/23



11 September, 2025

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attention: Carl Ewin
Planning and Building Department

Dear Sir,

**RE: CLARIFICATION OF BEDS FOR MATERIAL CHANGE OF USE – SHORT-TERM ACCOMMODATION.
LOT 401 ON SP202126, 27 BRICKLEY STREET, DIMBULAH.
DEVELOPMENT APPLICATION MCU/25/0014.**

This Town Planning Letter is to provide clarification in relation to the provision of Beds for the proposed Material Change of Use for Short-Term Accommodation over land described as Lot 401 on SP202126, situated at 27 Brickley Street, Dimbulah, being Development Application MCU/25/0014.

Through discussions and correspondence with Council's Town Planning Officers and as a result of the provision of Draft Conditions, the proponent would like to clarify the final number of Beds for the proposed Development. The Town Planning Submission noted that provision of six (6) Bedrooms hosting a total of eighteen (18) persons and a Manager's Unit over the site. A revision of the Proposal Plans in relation to the provided Dirt Professionals Report has resulted in the provision of an additional two (2) Beds to bring the proposal in line with the provided Dirt Professionals Report and proposed new wastewater system to be designed for the equivalent of twenty-two (22) persons. The attached Amended Proposal Plans from Max Slade Designs now proposes provision of six (6) Bedrooms hosting a total of twenty (20) persons and a Manager's Unit over the site. This will total the provisions of twenty-two (22) persons in the form of twenty (20) Beds and a Manager's Unit (2 Beds) over the site in line with the provided Dirt Professional Report.

It is not considered that the provided additional two (2) beds will affect the existing building nor the Centre Zone, Accommodation Activities, Landscaping and Works, Services and Infrastructure Codes. The original and Amended Max Slade Proposal Plans provides for a considered sufficient amount of vehicle parking spaces for the proposed Use and given its proximity to the Dimbulah CBD.

It is considered that the above clarification of Beds (Amended Proposal Plans adding two additional Beds) for the provided Material Change of Use to facilitate the construction of a Short-Term Accommodation over land described as Lot 401 on SP202126 is appropriate.

Yours faithfully,

MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD



Property Description

Lot 401 on SP 202126
Locality - Dimbulah
Mareeba Shire Council

Area of Land - 1806 sq m
Building Classification Class 3

Building Area - 441 sq m

Flood overlay Not applicable

Bushfire Overlay Not applicable

1 Aerial Site & Locality Plan
1 : 500

SUSTAINABLE BUILDING REQUIREMENTS FOR CLASS 1 BUILDINGS

Acceptable Solutions:

Shower Roses:

Shower Roses to be AAA rating when assessed against AS/NZ 6400:2004 or as star rating under the Water Efficiency Labelling Scheme (WELS).

Water Supply:

In a service area for retail water service under the Water Act 2000, the water supplied to a new Class 1 building does not exceed pressure levels set out in AS/NZ 3550.1:2003 and if the main water pressure exceeds or could exceed 500 Kpa, a water pressure limiting device is installed to ensure that the maximum operating pressure at the outlet within boundaries of the property does not exceed 500 Kpa.

Volume of Water used in Toilet:

In a new Class 1 building, toilet cisterns have dual flush capability that does not exceed 4.5 litres on full flush and 3 litres on half flush.

Energy Efficiency Lighting:

In a new Class 1 building, fluorescent lights or compact fluorescent lights (CFLs) are used in 80% of the total area of all rooms. The total area is to include the floor area of the garage, where the garage is associated with the Class 1 building. Air conditioning systems must have an *Energy Efficiency Rating of at least 2.9*

Hot Water System:

In a new Class 1 building, a hot water supply is provided by:

- (a) Solar hot water system, or
- (b) A gas hot water system with a five star energy rating.
- (c) A heat pump system.

GENERAL NOTES

- 1.1 Refer any discrepancy to designer for written instructions
2. All work to be in accordance with the B.C.A. Class 1 & 10.
3. Plumbing & Drainage to comply with AS/NZS 3500.
4. Footings to comply with AS 2870.
5. Glazing to comply with AS 1288.
6. Cold formed steel to comply with AS/NZS 4600.
7. Timber framing to comply with AS 1684.3-2006.
8. Termite treatment: Timber to be preservative treated (L.O.S.P.) in accordance with AS 3660-2000.
9. Stormwater to be discharged to council regulations.
10. All structural fixed bolts, nuts and washers to be hot dipped galvanised.
11. Confirm all joinery fit-out details with proprietor prior to construction.

Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED

IF IN DOUBT ASK !!

Client

N Singh

Project

Reclassification - Restaurant Class 5 to Hostel - Class 3

Location

27 Brinckly Street Dimbulah

Design Wind Classification - C2

Date January 2025

Drawn Max Slade

Scale 1 : 500

Job No.

M25 - 5022

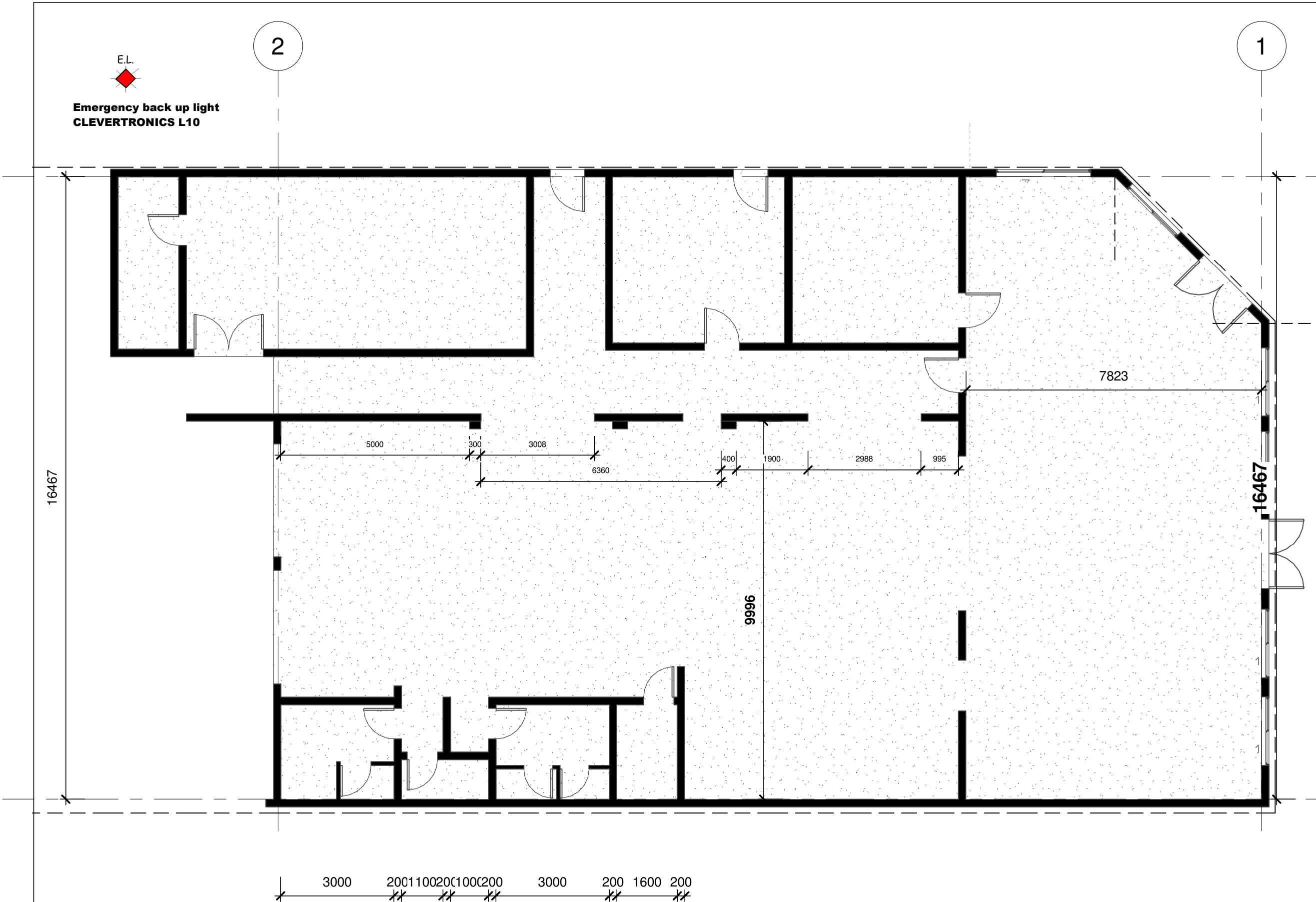
A.B.N. No. 16 010 608 321
Max Slade Designs Pty. Ltd.
QBSA Lic. No. 659479
Builder - Low Rise
Building Designer - Medium Rise
Phone 07 40 91 2099
maxslade@bigpond.net.au

Sheet No. Sheet Name.

A101 SITE PLAN



Planning Edition #2 - 01 09 25



Description

Date
Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED

IF IN DOUBT ASK !!

Client

N Singh

Project

**Reclassification -
Restaurant Class 5
to Hostel - Class 3**

Location

**27 Brinckly Street
Dimbulah**

Design Wind Classification - C2

Date January 2025

Drawn Author

Scale 1 : 100

Job No.

M25 - 5022

A.B.N. No. 16 010 608 321

Max Slade Designs Pty. Ltd.

QBSA Lic. No. 659479

Builder - Low Rise

Building Designer - Medium Rise

Phone 07 40 91 2099

maxslade@bigpond.net.au

Planning Edition #2- 01 09 25

Sheet No. Sheet Name.

A102 Existing Layout Plan



SMOKE ALARM

Smoke alarms are to be ionization alarms
240V/9V battery back up
locations of alarms as shown
is approx only
Actual location to comply
with AS3786



Existing Layout Plan

1 : 100

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Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED

IF IN DOUBT ASK !!

Client

N Singh

Project

Reclassification - Restaurant Class 5 to Hostel - Class 3

Location

27 Brinckly Street Dimbulah

Design Wind Classification - C2

Date January 2025

Drawn Max Slade

Scale 1 : 100

Job No.

M25 - 5022

A.B.N. No. 16 010 608 321
Max Slade Designs Pty. Ltd.
QBSA Lic. No. 659479
Builder - Low Rise
Building Designer - Medium Rise
Phone 07 40 91 2099
maxslade@bigpond.net.au

Planning Edition #2- 01 09 25

at 2.5 sq m per person
9/3 - allowed / actual
53/18 - allowed / actual

wc 1 / 10 - 4 existing
Existing wc facilities dictate 50 max EP
shower 1/10 - 7 proposed

SMOKE ALARM

Smoke alarms are to be ionization alarms
240V/9V battery back up
locations of alarms as shown is approx only
Actual location to comply with AS3786



Proposed Layout Plan - Stage 1 - EP 18

1 : 100

Sheet No. Sheet Name.

A103 Proposed Layout Plan



Beatrice Street
Atherton 4883
maxslade@bigpond.net.au

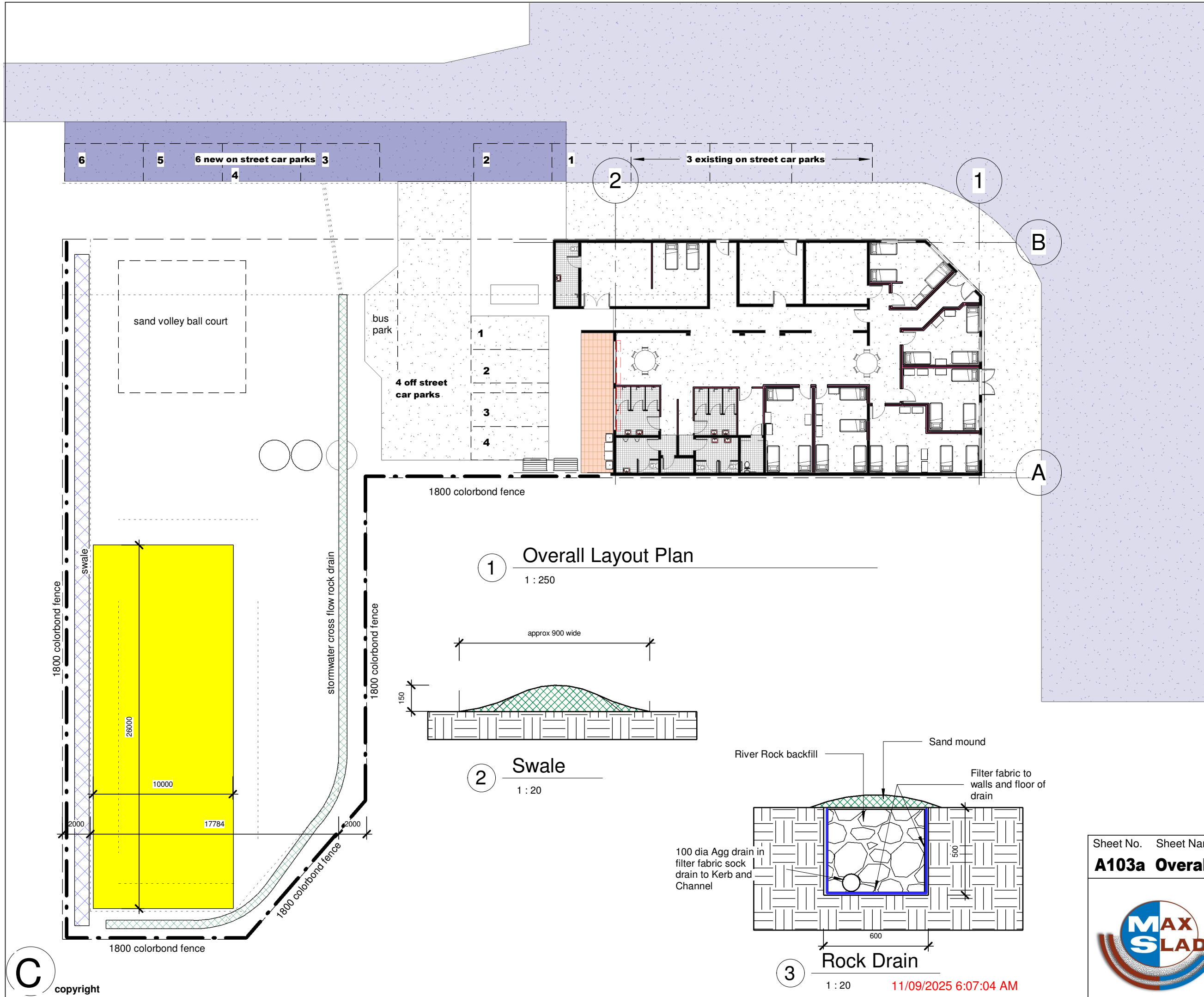
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C copyright

be aware :- SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTREGITY & PERFORMANCE OF THE BUILDING



1 Overall Layout Plan
1 : 250

2 Swale
1 : 20

3 Rock Drain
1 : 20

Planning Edition #2- 01 09 25

Description	Date	Number	Notes
			All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED
			IF IN DOUBT ASK !!
Client			N Singh
Project			Reclassification - Restaurant Class 5 to Hostel - Class 3
Location			27 Brinckly Street Dimbulah
Design Wind Classification - C2			
Date	January 2025		
Drawn	Max Slade		
Scale	As indicated		
Job No.			M25 - 5022
A.B.N. No. 16 010 608 321 Max Slade Designs Pty. Ltd. QBSA Lic. No. 659479 Builder - Low Rise Building Designer - Medium Rise Phone 07 40 91 2099 maxslade@bigpond.net.au			

Sheet No. Sheet Name.

A103a Overall Layout Plan



Beatrice Street
Atherton 4883
maxslade@bigpond.net.au



Description
Date
Number

Notes	
All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!	
Client	
N Singh	
Project	
Reclassification - Restaurant Class 5 to Hostel - Class 3	
Location	
27 Brinckly Street Dimbulah	
Design Wind Classification - C2	
Date	January 2025
Drawn	Max Slade
Scale	1 : 100
Job No.	
M25 - 5022	
A.B.N. No. 16 010 608 321 Max Slade Designs Pty. Ltd. QBSA Lic. No. 659479 Builder - Low Rise Building Designer - Medium Rise Phone 07 40 91 2099 maxslade@bigpond.net.au	

Planning Edition #2- 01 09 25

Area Plan

1

1 : 100



11/09/2025 6:07:04 AM

Sheet No. Sheet Name.

A103b Area Plan

Beatrice Street
Atherton 4883
maxslade@bigpond.net.au