



MCW/18/0003



29th January 2018

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

Attention: Brian Millard

RE: Development Application for Material Change of Use – Impact Assessable
– Short Term Accommodation,
Stage 1 - 10 Units, 2/ 1 bedroom cabins and Stage 2 - 10 Units,
to be developed on Lot 1 RP725081, Locality Mareeba, Kenneally Road Mareeba

I act on behalf of land owner G. & R Tatti Pty Ltd TTE .Tatti Investment Trust in relation to the above matter.

I hereby submit plans and planning assessment for your consideration

Yours

Max Slade

25 Pink Street
Atherton Q 4883

Ph: (07) 4091 2099
Fax: (07) 4091 5618

Registered:
- Building Design
- Medium Rise
- Building
- Low Rise



ABN: 16 010 608 321
ACN: 010 608 321
B.S.A. No: 659479

maxslade@bigpond.net.au

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)	Max Slade Designs Pty Ltd		
For companies, contact name	Max		
Postal address	PO Box 834		
	Suburb	Tolga	
	State	Qld	Postcode 4882
	Country	Auatralia	
Contact phone number	07 40 91 2099		
Mobile number (non-mandatory requirement)			
Fax number (non-mandatory requirement)			



Email address (non-mandatory requirement)

maxslade

@bigpond.net.au

Applicant's reference number (non-mandatory requirement)

1. What is the nature of the development proposed and what type of approval is being sought?**Table A**—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

- a) What is the nature of the development? (Please only tick one box.)
- ☒ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- Short term accommodation units – Stage 1 1- 10 motel units and 2 cabins – Stage 2 11 – 20 motel units
- d) What is the level of assessment? (Please only tick one box.)
- ☒ Impact assessment ☐ Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

- a) What is the nature of development? (Please only tick one box.)
- ☐ Material change of use ☐ Reconfiguring a lot ☐ Building work ☐ Operational work
- b) What is the approval type? (Please only tick one box.)
- ☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
- c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)
- d) What is the level of assessment?
- ☐ Impact assessment ☐ Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

- ☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

- ☐ Street address **and** lot on plan (All lots must be listed.)
- ☐ Street address **and** lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)			Kenneally Road		1	RP 725081	Mareeba
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Low density residential		
ii)			
iii)			

Table E—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of land on which the development is proposed (indicate square metres)

2.026 ha

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Caravan park

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K

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

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☐ No ☒ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 11 ☐ Yes

10a. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☐ No
☐ Yes—complete Table L and submit, with this application, the local government/private certifier's copy of the accepted QLeave form

Table L

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L, P or S)

11. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

☒ No
☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 12. List below all of the forms and supporting information that accompany this application** (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)

Description of attachment or title of attachment	Method of lodgement to assessment manager
COVER LETTER, ASSESSMENT SUBMISSION, PLANS A101, A102, A102a, A102b, A103, A104	over counter

13. Applicant's declaration

- ☒ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the *Sustainable Planning Regulation 2009* identifies where compliance assessment is required.

Question 10

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2013*.

Question 10a

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481.

Privacy—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Planning Assessment

Impact Assessability Planning Application
For Lot 1 on RP725081, Kenneally Road Mareeba

Mareeba Shire Council Planning Scheme

Schedule 1

Use	Definition	Examples
Short Term Accommodation	Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically, not exceeding three consecutive months) and may be self-contained The use may include a Manager's residence and office and the provisions of recreation facilities for the exclusive use of visitors	Motel, backpackers, cabins, serviced apartment, accommodation hotel, farm stay

Part 6

6.2.6 Low Density Residential Zone Code

6.2.6.1 Application

- (1) This code applies to assessing development where:
- Located in the low density residential zone; and

6.2.6.3 Criteria of Assessment

Table 6.2.6.3A – Low Density Residential Zone Code – For accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	
For accepted development subject to requirements and assessable development		
Accommodation Density		
PO4 The density of accommodation activities: (d) Is commensurate to the scale and frontage of the site	AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B	
Gross Floor Area		
PO5 Buildings and structures occupy the site in a manner which: (a) Makes efficient use of land	AO5 Gross floor area does not exceed 600m ²	Complaint

(b) Is consistent with the bulk and scale of surrounding buildings; and (c) Appropriately balances built and natural features		
For Assessable Development		
Building Design		
PO6 Building facades are appropriately designed to: (a) Include visual interest and architectural variation; (b) Maintain and enhance the character of the surrounds; (c) Provide opportunities for casual surveillance; (d) Include a human scale; and (e) Encourage occupation of outdoor space	AO6 Buildings include habitual space, pedestrian entrances and recreation space facing the primary road frontage	
PO7 Development compliments and integrates with the established built character of the Low density residential zone , having regard to: (a) Roof form and pitch; (b) Eaves and awnings; (c) Building materials, colours and textures; and (d) Window and door size and location	AO7 No acceptable outcome is provided	

Minimum Number of Car parking Spaces

Definition	Minimum No of Car parking Spaces	Minimum Service Vehicle Space Provision
Short-term Accommodation	One space per unit	One HRV space if involves the serving of food and beverage; otherwise once SRV space

9.4.2 Landscaping Code

9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - a. Compliments the scale and apprerance of the development;
 - b. Protects and enhances the amenity and environmental values of the site;
 - c. Compliments and enhances the streetscape and local landscape character; and
 - d. Ensure effective buffering of incompatible land uses to protect local amenti

9.4.2.3 Criteria for Assessment

Table 9.4.2.3A – Landscaping Code – For accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	
For accepted development subject to requirements and assessable development		
<p>PO1 Development, other than in the rural zone, includes landscaping that;</p> <ul style="list-style-type: none"> (a) Contributes to the landscaping character of the shire; (b) Compliments the character of the immediate surrounds; (c) Provides an appropriate balance between built and natural elements; and (d) Provides a source of visual interest 	AO1	Landscape plan to be submitted with Building Application
<p>PO2 Development, other than in the Rural zone, includes landscaping alongside frontages that:</p> <ul style="list-style-type: none"> (a) Creates an attractive streetscape (b) Compliments the character of the immediate surrounds (c) Assists to break up and soften elements of built form; (d) Screen areas of limited visual interest or servicing; (e) Provide shade for pedestrians; and (f) Includes a range and variety of planting 		Landscape plan to be submitted with Building Application
<p>PO3 Development includes landscaping and fencing alongside and rear boundaries that:</p> <ul style="list-style-type: none"> (a) Screens and buffer land use; (b) Assists to break up and soften elements of built form; (c) Screens areas of limited visual interest; (d) Preserves the amenity of sensitive land use; and (e) Includes a range and 		Landscape plan to be submitted with Building Application

variety of planting		
<p>PO4 Carparking areas are to be improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) Provides visual interest; (b) Provides a source of shade for pedestrians; (c) Assists to break up and soften elements; and (d) Improves legibility 		Landscape plan to be submitted with Building Application
<p>PO5 Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> (a) Is suitable for the intended purpose and local conditions; (b) Contributes to the natural character of the shire; (c) Includes native species; (d) Includes locally endemic species, where practical; and (e) Does not include invasive plants or weeds 		Landscape plan to be submitted with Building Application
<p>PO6 Landscaping does not impact on the ongoing provision of Infrastructure and services to the Shire</p>		Landscape plan to be submitted with Building Application
For assessable development		
<p>PO7 Landscaping areas are designed to:</p> <ul style="list-style-type: none"> (a) Be easily maintained throughout the ongoing use of the site; (b) Allow sufficient area and access to sunlight and water for plant growth; (c) Not cause a nuisance to occupants of the site or members of the public; and (d) Maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principals 		Landscape plan to be submitted with Building Application

Table 9.4.2.3B – Side and rear boundary landscape treatments

Location or Use	Landscaping Strip Minimum Width	Screen Fencing Minimum Height	Extent of Treatment	Comments
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone	1.5 metres	1.8 metres	Along the common boundary	Landscape plan to be submitted with Building Application
Development involving (a) Tourist part not in the Rural zone	Not Applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a dual occupancy	
For: (a) Waste storage (b) Equipment (c) Servicing areas	Not Applicable	1.8 metres	To prevent visibility	

9.3.1 Accommodation activities code

9.3.1.2 Purpose

- (1) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.
- (2) The purpose of the code will be achieved through the following outcomes:
 - n. Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding areas;
 - p. Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
 - q. Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling, and pedestrian networks;
 - r. Accommodation activities do not compromise the viability of the hierarchy and network of centres; namely:
 - a. Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
 - s. Accommodation activities are responsive to site characteristics and employ best practice industry standards

9.3.1.3 Criteria of Assessment

Table 9.3.1.3A – Accommodation activities code – For accepted development subject to requirements and assessable development

Performance Outcomes	Acceptable Outcomes	
For accepted development subject to requirements and assessable development		
All Accommodation activities, apart from Dwelling house		

PO1 Accommodation activities are located on a site that includes sufficient area;	AO1 Development is located on a site which provides the applicable minimum site area and maximum road frontage specified in Table 9.3.1.3B	
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: <ul style="list-style-type: none"> (a) Accommodate a range of landscape treatments, including soft and hard landscaping; (b) Provide a range of opportunities for passive and active recreation; (c) Provide a positive outlook and high quality of amenity to residents; (d) Is conveniently located and easily accessible to all residents; and (e) Contribute to an active and attractive streetscape 	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D AO4.3 Cloths drying areas are provided at the side or rear of the site so that they are not visible from the street AO4.4 If for dual occupancy, development provides a secure storage area for each dwelling or accommodation unit which; <ul style="list-style-type: none"> (a) Is located to facilitate loading and unloading from a motor vehicle; (b) Is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) Has a minimum space of 2.4m² per dwelling or accommodation unit; (d) Has a minimum height of 2.1m; (e) Has minimum dimensions to enable secure bicycle storage; (f) Is weather proof; and (g) Is lockable 	Refer to site plan Compliant Compliant
If for tourist park		
PO17 The tourist park is appropriately located to provide park uses with convenient access to tourist attractions, community facilities and infrastructure	AO17 No acceptable outcome is provided	
PO18 The density of accommodation provided within the Tourist park: <ul style="list-style-type: none"> (a) Is commensurate with the size and utility of the site; (b) Is consistent with the scale and character of development in the 	AO18	

<p>surrounding area;</p> <p>(c) Ensures sufficient infrastructure and services can be provided;</p> <p>(d) Does not adversely impact on the existing amenity of nearby uses;</p> <p>(e) Ensures a high level of amenity is enjoyed by residents of the site; and</p> <p>(f) Does not place undue pressure on environmental processes in the surrounding area</p>		
<p>PO19</p> <p>Accommodation sites are designed and located:</p> <p>(a) To provide sufficient land for necessary services and infrastructure;</p> <p>(b) To achieve sufficient separation between land uses;</p> <p>(c) Is consistent with the scale and character of development in the surrounding area; and</p> <p>(d) To prevent amenity and privacy impacts on nearby land uses</p>		
<p>PO20</p> <p>A tourist park is provided with sufficient and appropriately located refuse collection areas</p>	<p>AO20.1</p> <p>A central refuse collection area is provided to service all accommodation sites</p> <p>AO20.2</p> <p>The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife</p> <p>AO20.3</p> <p>The refuse collection area is constructed on an impervious surface such as a concrete slab</p> <p>AO20.4</p> <p>A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area</p> <p>AO20.5</p> <p>Refuse collection areas are located a minimum of 10 metres from any recreational areas,</p>	

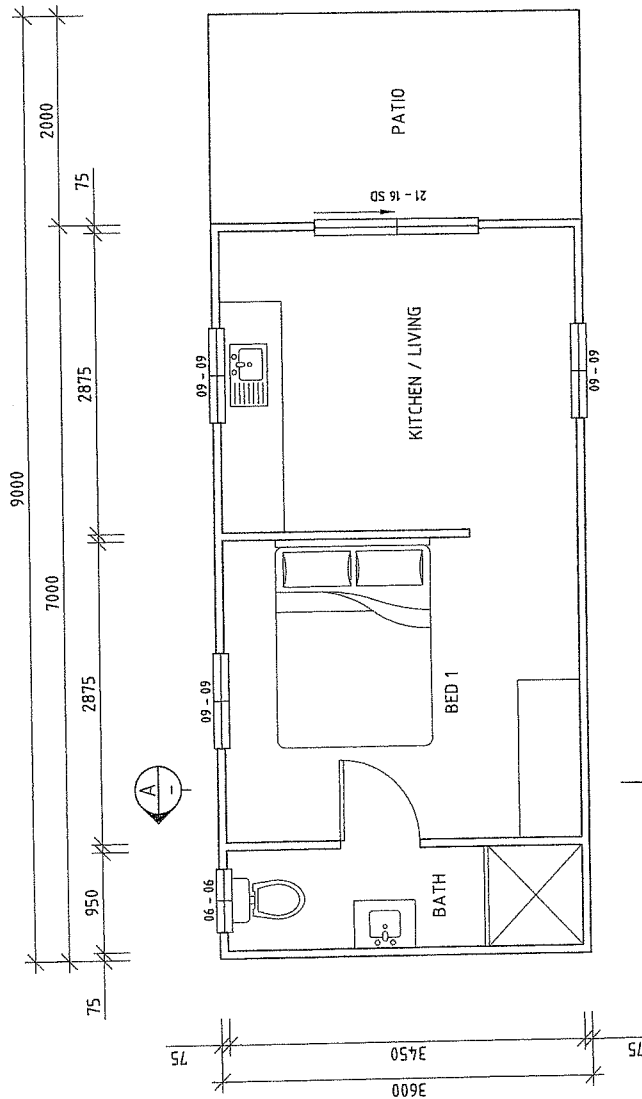
	communal facilities and accommodation units	
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Table 9.3.1.3B – Maximum site area and minimum site frontage

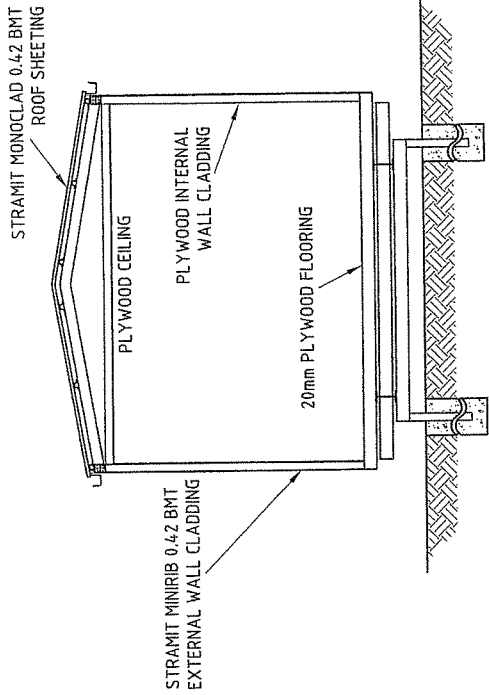
Use	Maximum site are	Minimum site frontage
Short-term accommodation	800m2	20 metres

Table 9.3.1.3C – Communal Open Space

Use	Minimum area per dwelling or accommodation unit	Minimum dimensions	Design elements
Rooming Accommodation	Rate of 5m2 per resident	5 metres	<ul style="list-style-type: none"> • One continuous areas; • 20% shaded; and • 10% of the provided area is screened for use of cloths drying
Short-term accommodation	50m2 and 20% site area	5 metres	<ul style="list-style-type: none"> • Located at ground level • One continuous area; and • 10% of the provided area is screened for use of cloths drying



FLOOR PLAN
1:50



SECTION A
1:50

NOTE:

ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA 2010.

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ROOFWATER TO EXISTING STORMWATER DRAINAGE OR STREET CHANNEL OR RUBBLE PIT.

20mm SCYON CEMENT SHEET TO WET AREAS.

KWILIA DECKING TO FRONT PATIO.

INSULATION:

ROOF - INSULBREAK 65 R2.7

WALLS - INSULBREAK 65 R2.7

WINDOW TREATMENT:

ALL WINDOWS TO HAVE:

- INTERNAL PELMETS & WINDOW COVERINGS AS SELECTED BY CLIENT.

SMOKE DETECTOR SHALL BE HARD WIRED.


SHOWERS ENGINEERING
CIVIL & STRUCTURAL ENGINEERS

Design
Inspections
Reports
E: showers@showerseng.com

LEVEL 3
PO BOX 550 ROBINIA
2 BOSTON COURT QLD 4226 AUSTRALIA
Reports VARSITY LAKES
PHONE: 07 5578 8088
FAX : 07 5578 9429

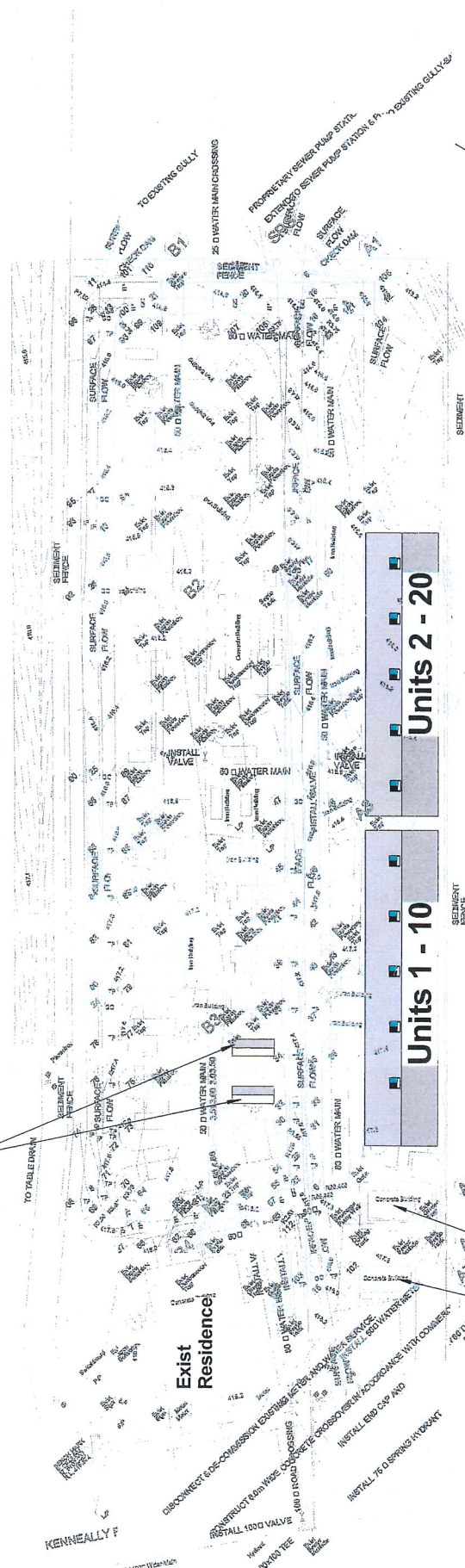
PROJECT	0.	FIRST ISSUE	17.08.12	CLIENT
TRANSPORTABLE CABIN	REV.	DESCRIPTION	DATE	ISSUE
7.0m x 3.6m WITH 2.0m PATIO FOR TROPICAL CARAVAN PARK	DATE	AUG '12	DRAWN	BPC
KENNELLY RD, MAREEBA 4880	SIGNED	RJS	SCALE	AS SHOWN
GRANT'S Transportable Buildings				
PH: 07 5578 8088				
218 Emerald Rd, Mareeba				
email: grant@grants.com.au				
DRAWING No.	12118 / 4	1 OF 7	REV.	

Notes	All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!
Client	Tropical Caravan Park
Project	22 Units - Short Term Accom.
Location	Kenneally Rd Mareeba
Design Wind Classification - C 2	
Date	Nov 2017
Drawn	Max Slade
Scale	1 : 1000
Job No.	M 17 - 4595
A.B.N. No. 16 010 608 321	Max Slade Designs Pty. Ltd.
QBSA Lic. No. 099479	Builder - Low Rise
Building Designer - Medium Rise	
Phone 07 40 91 2099	maxslade@bigpond.net.au



Beatrice Street
Atherton 4883
maxslade@bigpond.net.au

Town Planning # 1



Property Description

Lot 1 on RP 725081

Locality - Mareeba

Mareeba Shire Council

Area of Land - 2.026ha

Building Classification - Class 3

Sheet No. A101

Overall Site Plan

1 1 : 1000



copyright

Description

Number
Date

Notes

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

Client

**Tropical
Caravan
Park**

Project

**22 Units -
Short Term
Accom.**

Location

**Kenneally Rd
Mareeba**

Design Wind Classification - C 2

Date Nov 2017

Drawn Max Slade

Scale 1 : 200

Job No.

M 17 - 4595

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

Max Slade Designs Pty. Ltd.

QB56 Lic. No. 659479

Builder - Low Rise

Building Designer - Medium Rise

Phone 07 40 91 2099

maxslade@bigpond.net.au



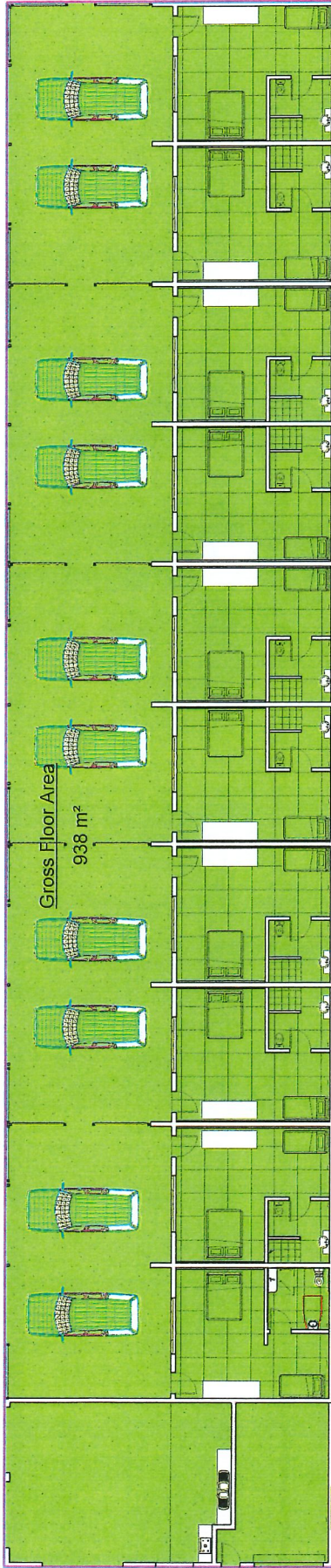
Beatrice Street
Aberdeen 4883
maxslade@bigpond.net.au

Layout Plan

1 : 200

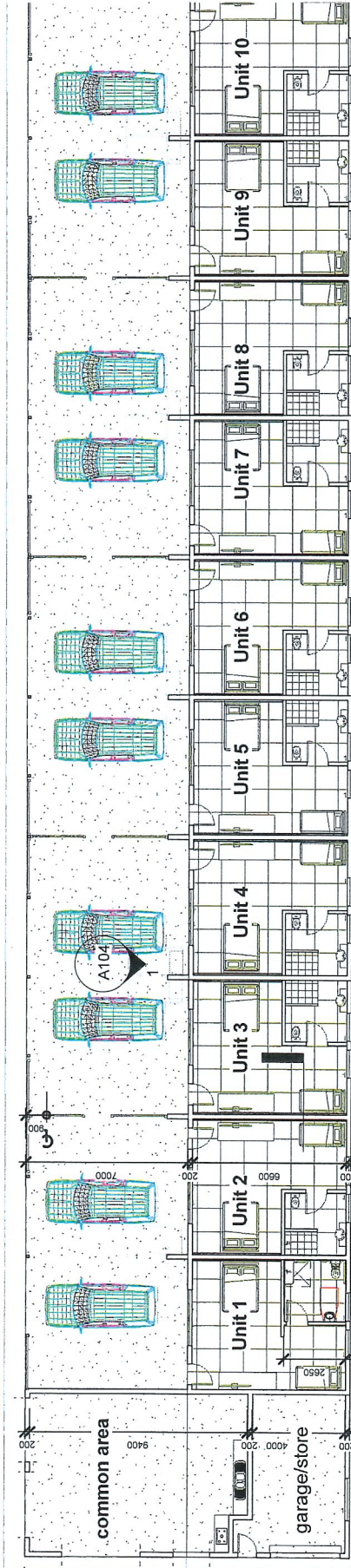
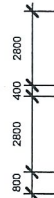
copyright

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Area Plan

1 : 200



14000

Sheet No.

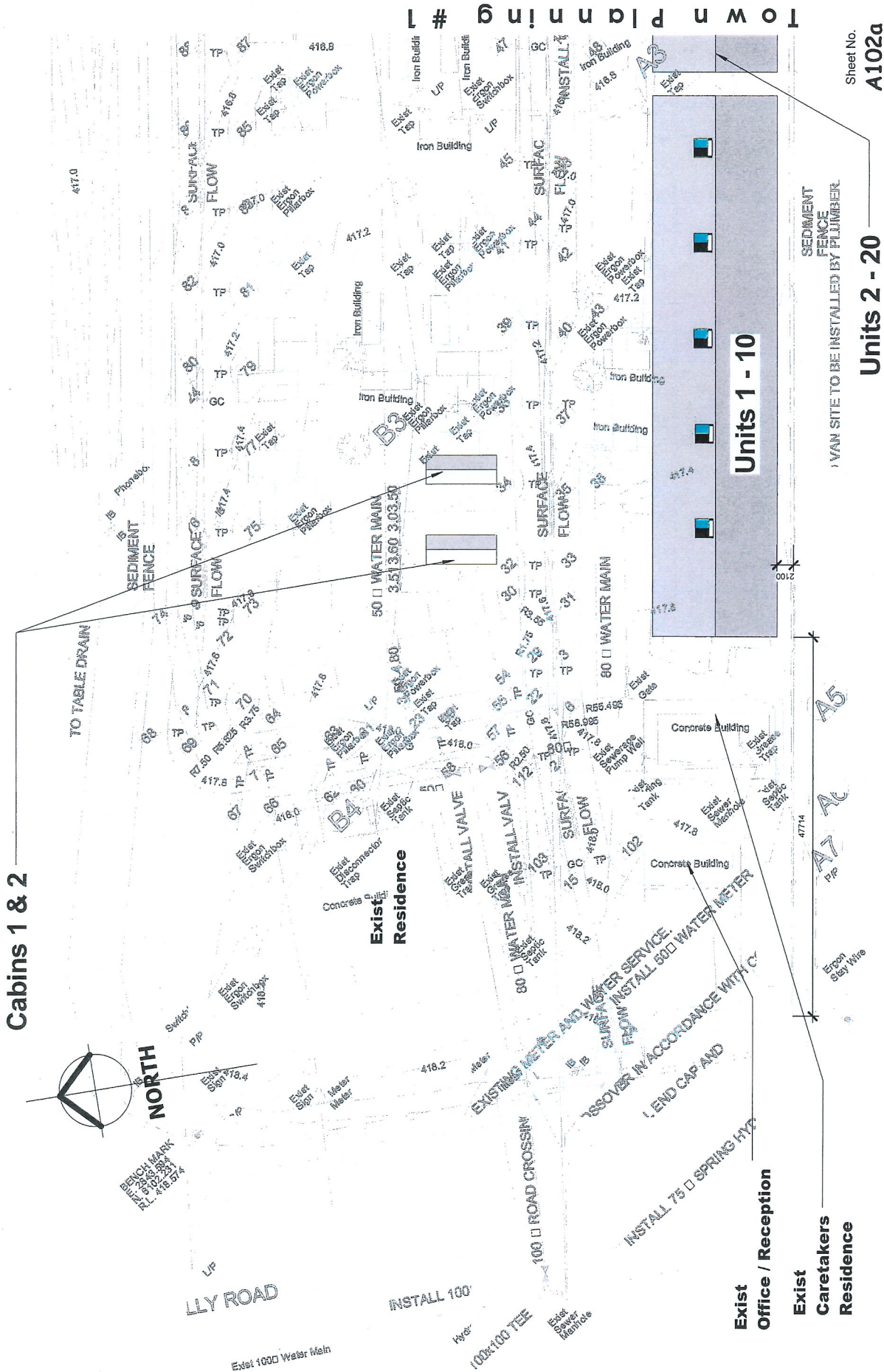
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67000

1

KENNEDY HIGHWAY

Cabins 1 & 2



Sheet No.
A102a

Units 2 - 20

Exist
Office / Reception

Exist
Caretakers
Residence

Site Plan

1 : 500

1



copyright



Beatrice Street
Atherton 4883
maxslade@bigpond.net.au

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 and levels before commencing any work.
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!

Client
Tropical
Caravan
Park

Project
22 Units -
Short Term
Accom.

Location
Kennedy Rd
Mareeba

Design Wind Classification - C 2

Date Nov 2017

Drawn Max Slade

Scale 1 : 500

Job No.
M 17 - 4595

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

Description

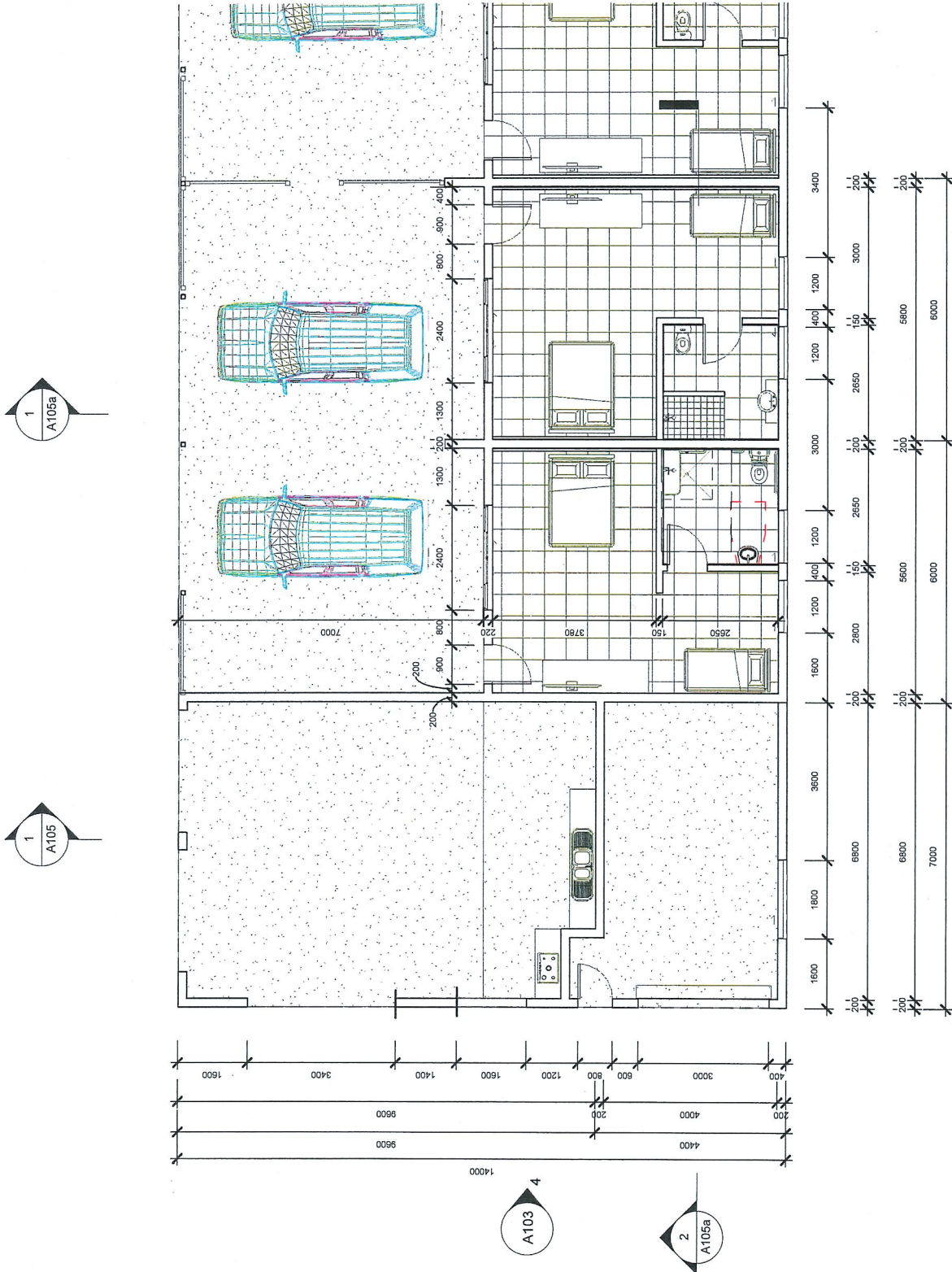
Date

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 and levels before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!
Client	Tropical Caravan Park
Project	22 Units - Short Term Accom.
Location	Kenneally Rd Mareeba
Design Wind Classification - C 2	
Date	Nov 2017
Drawn	Max Slade
Scale	1 : 100
Job No.	M 17 - 4595
A.B.N. No. 16 010 608 321	Max Slade Designs Pty. Ltd.
QBSA Lic. No. 699479	Builder - Low Rise
Building Designer - Medium Rise	
Phone 07 40 91 2099	maxslade@bigpond.net.au

Sheet No.
A102b

Town Planning # 1



Unit Layout

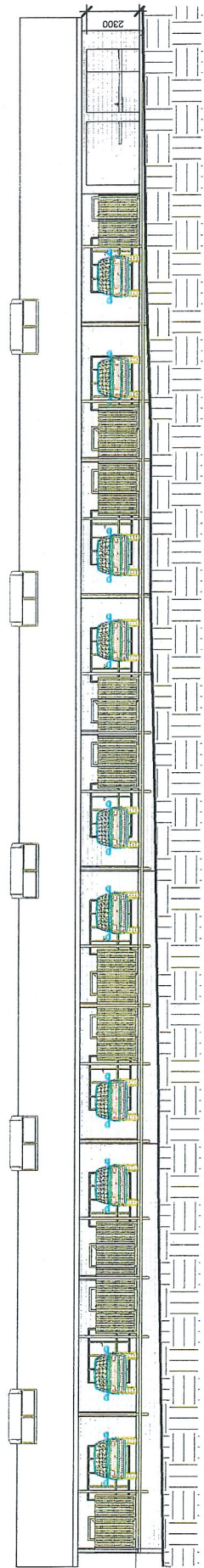
1 : 100



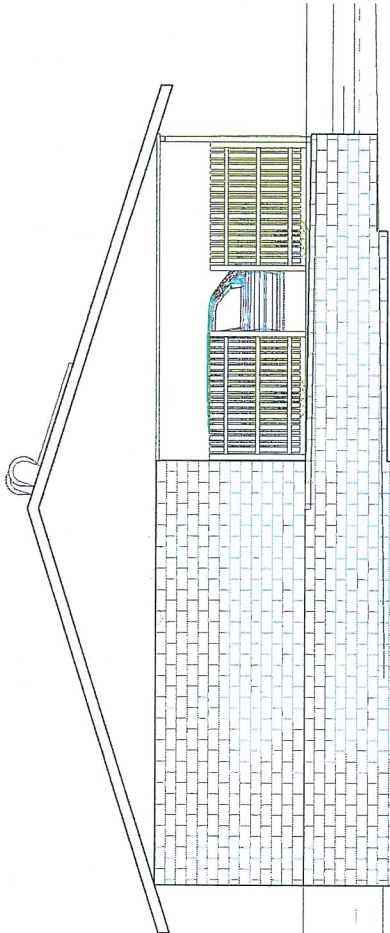
Beatrice Street
Atherton 4883
maxslade@bigpond.net.au

Description

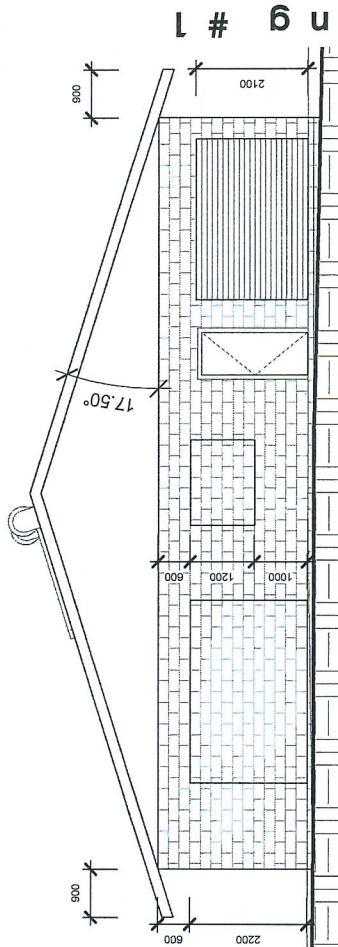
Number Date



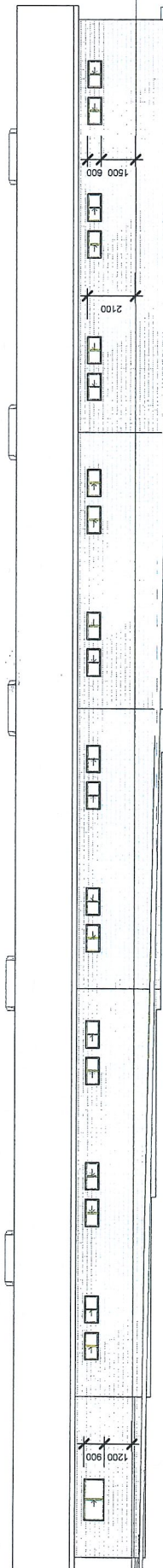
1 North
1 : 200



3 East
1 : 100



4 West
1 : 100



Sheet No.
A103

2 South
1 : 200

Notes

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TAKEN DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!

Client

Tropical
Caravan
Park

Project

22 Units -
Short Term
Accom.

Location

Kenneally Rd
Mareeba

Design Wind Classification - C 2

Date Nov 2017

Drawn Max Slade

Scale As indicated

Job No.

M 17 - 4595

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

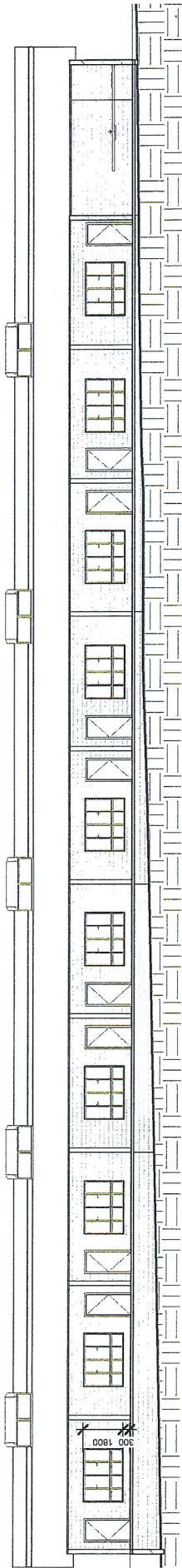
maxslade@bigpond.net.au



Beatrice Street
Atherton 4883
maxslade@bigpond.net.au

Description

Date
Number



1
Elevation 1 - a

1 : 200

Town Planning # 1

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Client	Tropical Caravan Park
Project	22 Units - Short Term Accom.
Location	Kenneally Rd Mareeba
Design Wind Classification - C 2	
Date	Nov 2017
Drawn	Max Slade
Scale	1 : 200
Job No.	M 17 - 4595
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.
A104



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