

**DELEGATED REPORT**

**SUBJECT:** YELDEH PTY LTD – MATERIAL CHANGE OF USE – DUAL OCCUPANCY – LOT 29 ON RP749169 – 6 CLINTON CLOSE, MAREEBA - MCU/26/0003

**DATE:** 18 March 2026

**REPORT OFFICER'S TITLE:** Supervisor Planning & Building

**DEPARTMENT:** Corporate and Community Services

**APPLICATION DETAILS**

APPLICATION		PREMISES	
<b>APPLICANT</b>	Yeldeh Pty Ltd	<b>ADDRESS</b>	6 Clinton Close, Mareeba
<b>DATE LODGED</b>	9 March 2026	<b>RPD</b>	Lot 29 on RP749169
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use – Dual Occupancy		

<b>FILE NO</b>	MCU/26/0003	<b>AREA</b>	1,246m <sup>2</sup>
<b>LODGED BY</b>	Freshwater Planning Pty Ltd	<b>OWNER</b>	Yeldeh Pty Ltd
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Low Density Residential Zone		
<b>LEVEL OF ASSESSMENT</b>	Code Assessment		
<b>SUBMISSIONS</b>	n/a		

**ATTACHMENTS:** 1. Proposal Plan/s

**EXECUTIVE SUMMARY**

Council is in receipt of a development application described in the above application details.

The application is code assessable and was not required to undergo public notification.

It has been assessed against the relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.

It is recommended that the application be approved in full with conditions.

**OFFICER'S RECOMMENDATION**

1. That in relation to the following development application:

<b>APPLICATION</b>		<b>PREMISES</b>	
<b>APPLICANT</b>	Yeldeh Pty Ltd	<b>ADDRESS</b>	6 Clinton Close, Mareeba
<b>DATE LODGED</b>	9 March 2026	<b>RPD</b>	Lot 29 on RP749169
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use – Dual Occupancy		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use – Dual Occupancy

(B) **APPROVED PLANS:**

<b>Plan/Document Number</b>	<b>Plan/Document Title</b>	<b>Prepared by</b>	<b>Dated</b>
HDZ2529A 00 A	Cover Page	Hedley Homes	17.02.2026
HDZ2529A 01 A	Site Plan (A & B)	Hedley Homes	17.02.2026
HDZ2529A 02 A	Site Plan - A	Hedley Homes	17.02.2026
HDZ2529A 03 A	Floor Plan – House A	Hedley Homes	17.02.2026
HDZ2529A 04 A	Elevations – House A	Hedley Homes	17.02.2026
HDZ2529A 03 A	Typical Section – House A	Hedley Homes	17.02.2026
HDZ2529B 00 C	Cover Page	Hedley Homes	19.02.2026
HDZ2529B 01 C	Site Plan B	Hedley Homes	19.02.2026
HDZ2529B 03 C	Floor Plan – House B	Hedley Homes	19.02.2026
HDZ2529B 03 C	Elevations – House A	BHedley Homes	19.02.2026
HDZ2529A 03 C	Typical Section – House B	Hedley Homes	19.02.2026

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:

- found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
- to ensure compliance with the following conditions of approval.

2. Timing of Effect

2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.

2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure.

3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.

3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.

3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Noise Nuisance

Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

### 3.6 Waste Management

On site refuse storage areas must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

### 3.7 Letterbox

Each dwelling is to be provided with an individual letter box.

### 3.8 Clothes Drying area

Sufficient area for clothes drying is to be provided in addition to the open space requirements of the dwellings and is to be appropriately screened from view of adjoining properties and the street.

## 4. Infrastructure Services and Standards

### 4.1 Access

An access crossover must be constructed to service the shared internal driveway (from the edge of Clinton Close to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The applicant/developer is to make an application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.

### 4.2 Stormwater Drainage/Water Quality

(a) The applicant/developer must take all necessary steps to ensure a non-worsening affect on surrounding land as a consequence of the development.

(b) All stormwater drainage must be discharged to an approved legal point of discharge.

### 4.3 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with a minimum of 2 undercover car parking spaces (1 per dwelling) which are available solely for the parking of vehicles associated with the use of the premises.

All car parking spaces and internal driveways must be designed in accordance with that shown on the approved plans (including reversing bays), concrete sealed and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

### 4.4 Fencing

- 4.4.1 Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

The landscape plan must include a one (1) metre wide landscape strip along the frontages of the site, excluding the access driveway, and use plant species selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

The landscaping of the site must be carried out in accordance with the endorsed landscape plan prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

- 4.4.2 (i) Prior to the commencement of the use, a solid 1.8 metre high timber paling (no gaps) or 1.8 metre high colorbond fence (neutral colour) is to be erected along the full extent of all side and rear boundaries.
- (ii) Prior to the commencement of the use, solid 1.8 metre high timber or 1.8 metre high colorbond fencing of neutral colour is to be erected between each dwelling, separating areas of private open space.
- (iii) The abovementioned fencing is to be erected and maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

#### 4.5 Lighting

Where outdoor lighting is required, the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

#### 4.6 Water Supply

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

If a new or upgraded water service connection is required to service the development, it must be provided in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Each dwelling is required to be **separately metered**.

#### 4.7 Sewerage Connection

The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

#### (D) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

- (b) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

- (c) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

- (d) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from [www.dcceew.gov.au](http://www.dcceew.gov.au).

- (e) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.dsdsatsip.qld.gov.au](http://www.dsdsatsip.qld.gov.au).

(f) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at [Electric ants in Queensland | Business Queensland](#) or contact Biosecurity Queensland 13 25 23.

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

## THE SITE

The subject site is situated at 6 Clinton Close, Mareeba, and is more particularly described as Lot 29 on RP749169. The site is irregular in shape, with an area of 1,246m<sup>2</sup> and is zoned Low density residential under the Mareeba Shire Council Planning Scheme 2016.

The site includes approximately 25m of frontage to the Clinton Close cul-de-sac head, with the Close being constructed to a bitumen/asphalt standard including kerbing.

All surrounding land is zoned Low density residential with the predominate built form being single detached dwellings.



**Map Disclaimer:**

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

**BACKGROUND AND CONTEXT**

Nil

**PREVIOUS APPLICATIONS & APPROVALS**

Nil

**DESCRIPTION OF PROPOSED DEVELOPMENT**

The development application seeks a Development Permit for Material Change of Use - Dual Occupancy in accordance with the plans shown in **Attachment 1**.

**REGIONAL PLAN DESIGNATION**

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' does not identify the site as being of any significance.

**PLANNING SCHEME DESIGNATIONS**

<p>Strategic Framework:</p>	<p><b>Activity Centre Network</b></p> <ul style="list-style-type: none"> <li>• <i>Major Regional Activity Centre</i></li> </ul> <p><b>Land Use Categories</b></p> <ul style="list-style-type: none"> <li>• <i>Residential Area</i></li> </ul>
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	<b>Transport Elements</b> <ul style="list-style-type: none"> <li>• <i>Future State-controlled Road</i></li> <li>• <i>Principal Cycle Routes</i></li> </ul>
Zone:	Low Density Residential Zone
Local Plan:	Mareeba Local Plan
Overlays:	Airport Environs Overlay Residential Dwelling House and Outbuilding Overlay Transport Infrastructure Overlay

### Planning Scheme Definitions

The proposed use is defined as:

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
<i>Dual occupancy</i>	<i>Premises containing two dwellings, each for a separate household, and consisting of:</i> <ul style="list-style-type: none"> <li>• <i>a single lot, where neither dwelling is a secondary dwelling or</i></li> <li>• <i>two lots sharing common property where one dwelling is located on each lot.</i></li> </ul>	<i>Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body Corporate and Community Management Act 1997, two dwellings within the one body corporate to which the Building Units and Group Title Act 1980 continues to apply</i>	<i>Dwelling house, multiple dwelling</i>

### RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

#### (a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

#### (b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

**(c) Mareeba Shire Council Planning Scheme 2016****Relevant Development Codes**

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

- 6.2.6 Low density residential zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme.

Pursuant to sub-section 5.3.3(4)(b) of the Mareeba Shire Council Planning Scheme 2016, this application is assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2).

<b>Relevant Codes</b>	<b>Comments</b>
Low density residential zone code	<p>The proposed development complies with the accepted development requirements of the code apart from the following:</p> <ul style="list-style-type: none"> <li>▪ Acceptable Outcome AO3.2</li> <li>▪ Acceptable Outcome AO6</li> </ul> <p>Despite not complying with the abovementioned acceptable outcomes, the proposed development is considered to comply with the higher order performance outcomes. Refer to code document for commentary.</p>
Mareeba local plan code	<p>The proposed development complies with the accepted development requirements of the code. Refer to code document for full commentary.</p>
Airport environs overlay code	<p>The proposed development complies with the accepted development requirements of the code. Refer to code document for full commentary.</p>
Accommodation activities code	<p>The proposed development can comply with the accepted development requirements of the code apart from the following:</p> <ul style="list-style-type: none"> <li>▪ Acceptable Outcome AO4.1</li> <li>▪ Acceptable Outcome AO9.1</li> </ul> <p>Despite not complying with the abovementioned acceptable outcomes, the proposed development is considered to comply with the higher order performance outcomes. Refer to code document for commentary.</p>
Landscaping code	<p>The proposed development can comply with the accepted development requirements of the code apart from the following:</p> <ul style="list-style-type: none"> <li>▪ Acceptable Outcome AO1</li> <li>▪ Acceptable Outcome AO2</li> <li>▪ Acceptable Outcome AO3.1</li> </ul>

	Despite not complying with the abovementioned acceptable outcomes, the proposed development is considered to comply with the higher order performance outcomes. Refer to code document for commentary.
Parking and access code	The proposed development complies with the accepted development requirements of the code. Refer to code document for full commentary.
Works, services and infrastructure code	The proposed development complies with the accepted development requirements of the code. Refer to code document for full commentary.

**(e) Planning Scheme Policies/Infrastructure Charges Plan**

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

**(f) Adopted Infrastructure Charges Notice**

The subject land is in the Low Density Residential zone and dual occupancy is accepted development on land with an area of 1,000m<sup>2</sup> or greater.

The subject land has an area of 1,246m<sup>2</sup> and the planning scheme's accepted density for dual occupancy is one unit per 400m<sup>2</sup> of site area. The proposed development complies with both of these accepted density measures.

As the density of the proposed development is consistent with PO4 of the Low Density Residential Zone code, it is not proposed to apply additional infrastructure charges.

**REFERRAL AGENCY**

This application did not trigger referral to a Referral Agency.

**Internal Consultation**

Not applicable.

**PLANNING DISCUSSION**

Nil

**Date Prepared:** 18 March 2026

## DECISION BY DELEGATE

## DECISION

Having considered the Supervisor Planning & Building's report detailed above, I approve, as a delegate of Council, the application subject to the conditions listed in the report.

Dated the 18<sup>th</sup> day of MARCH 2026



**BRIAN MILLARD**  
**COORDINATOR PLANNING & BUILDING**

MAREEBA SHIRE  
AS A DELEGATE OF THE COUNCIL

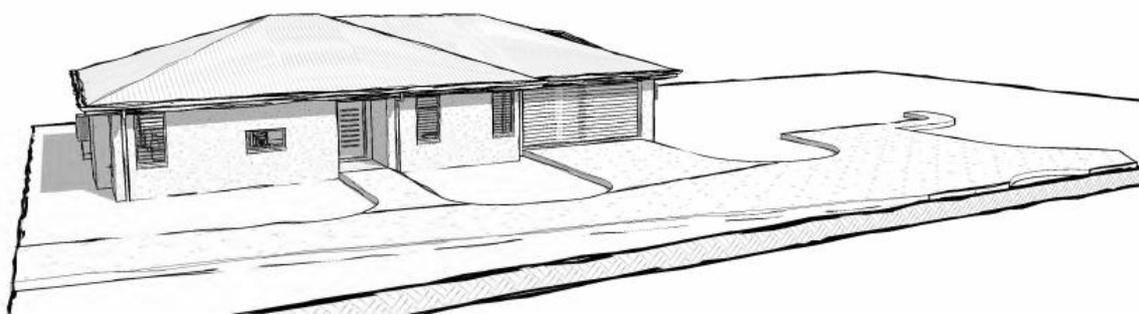
## PROPOSED PLANS



## DRAWING PORTFOLIO

LOT 29A CLINTON CLOSE

MAREEBA QLD 4880

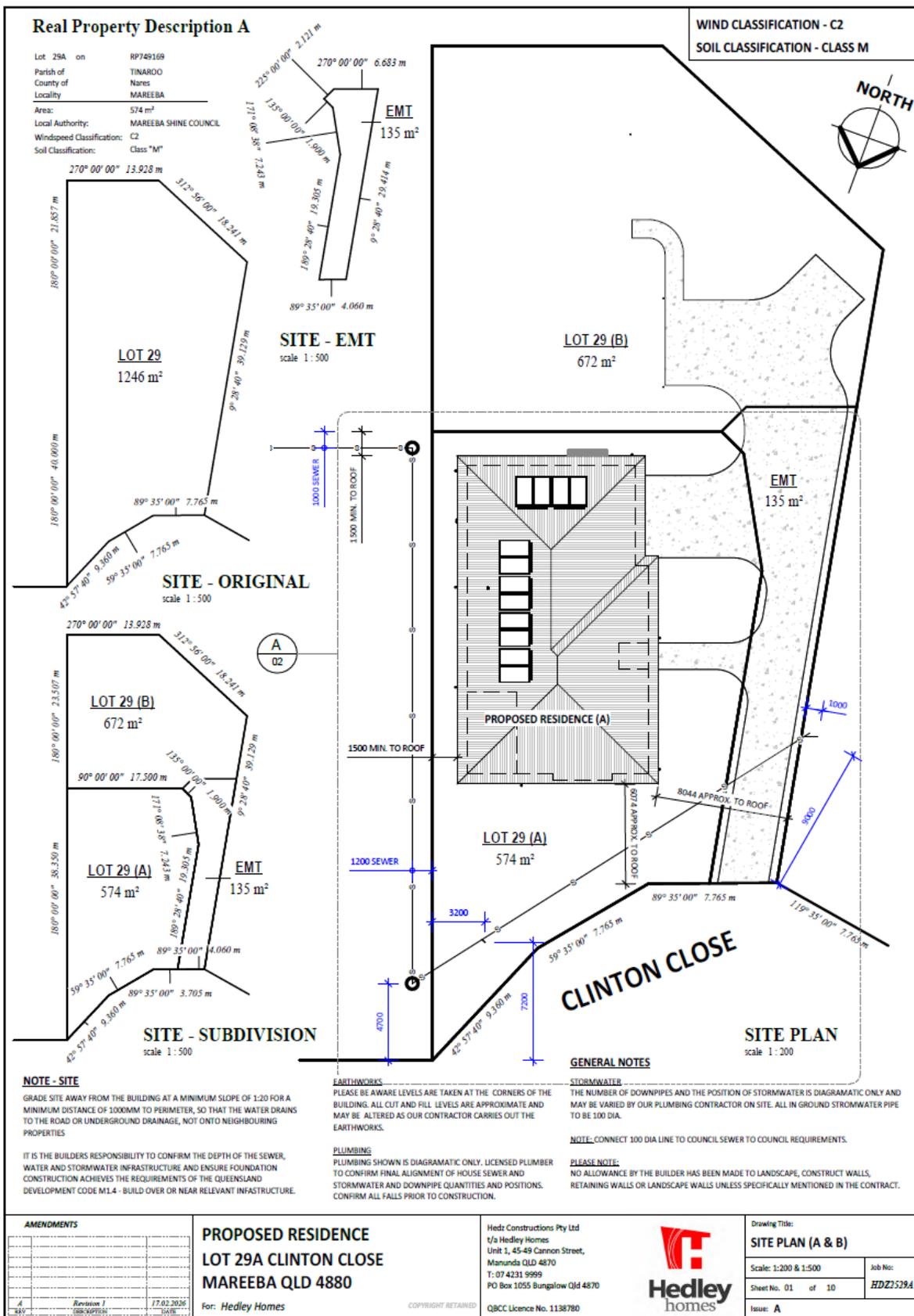


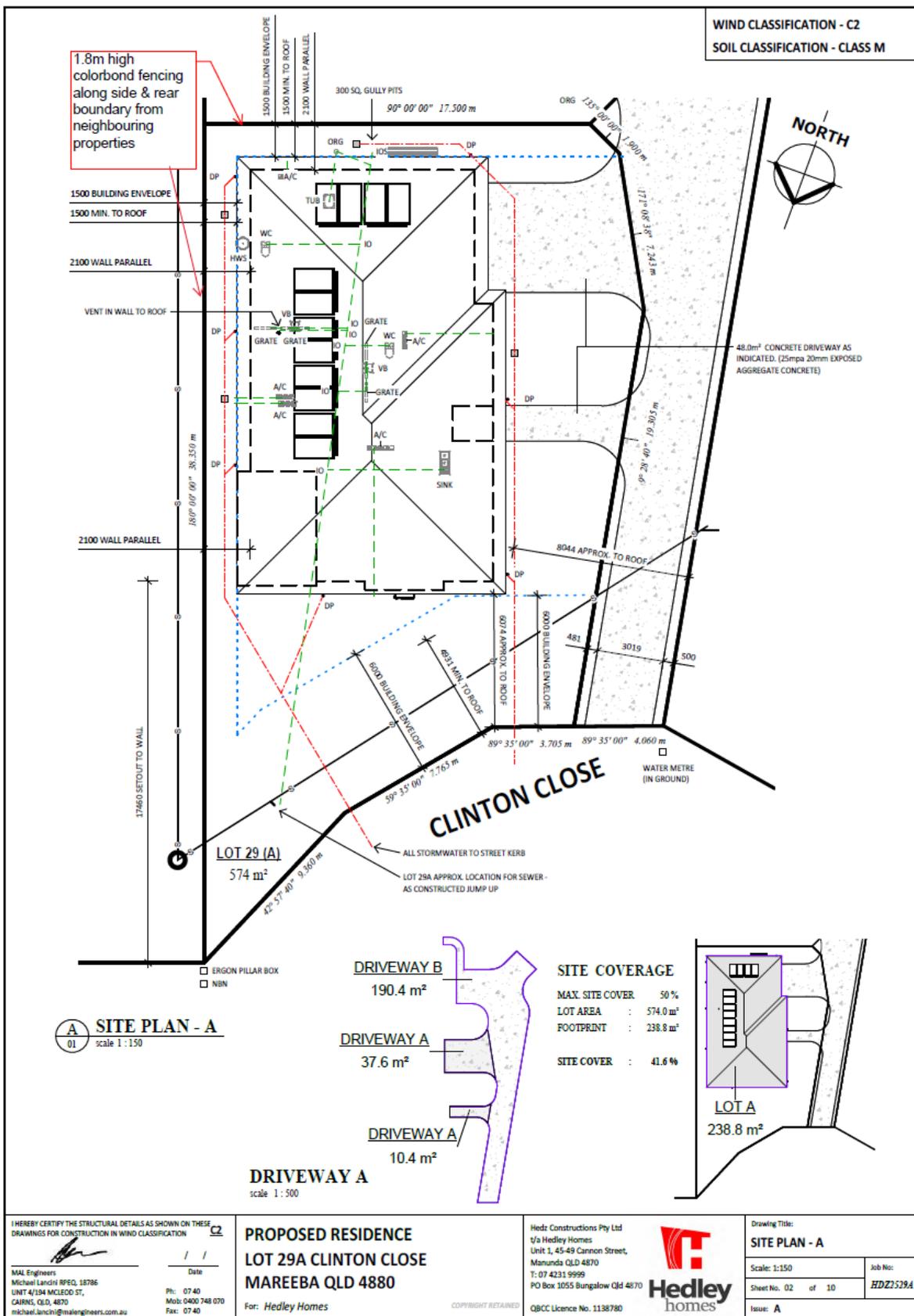
Project Number: HDZ2529A  
 Proposed 2 Lot Subdivision  
 Lot Number: 29A  
 SP Number: RP749169  
 Parish: Tinaroo  
 County: Nares  
 Area: 574 m<sup>2</sup>  
 Windspeed Classification: C2  
 Soil Classification: M Class

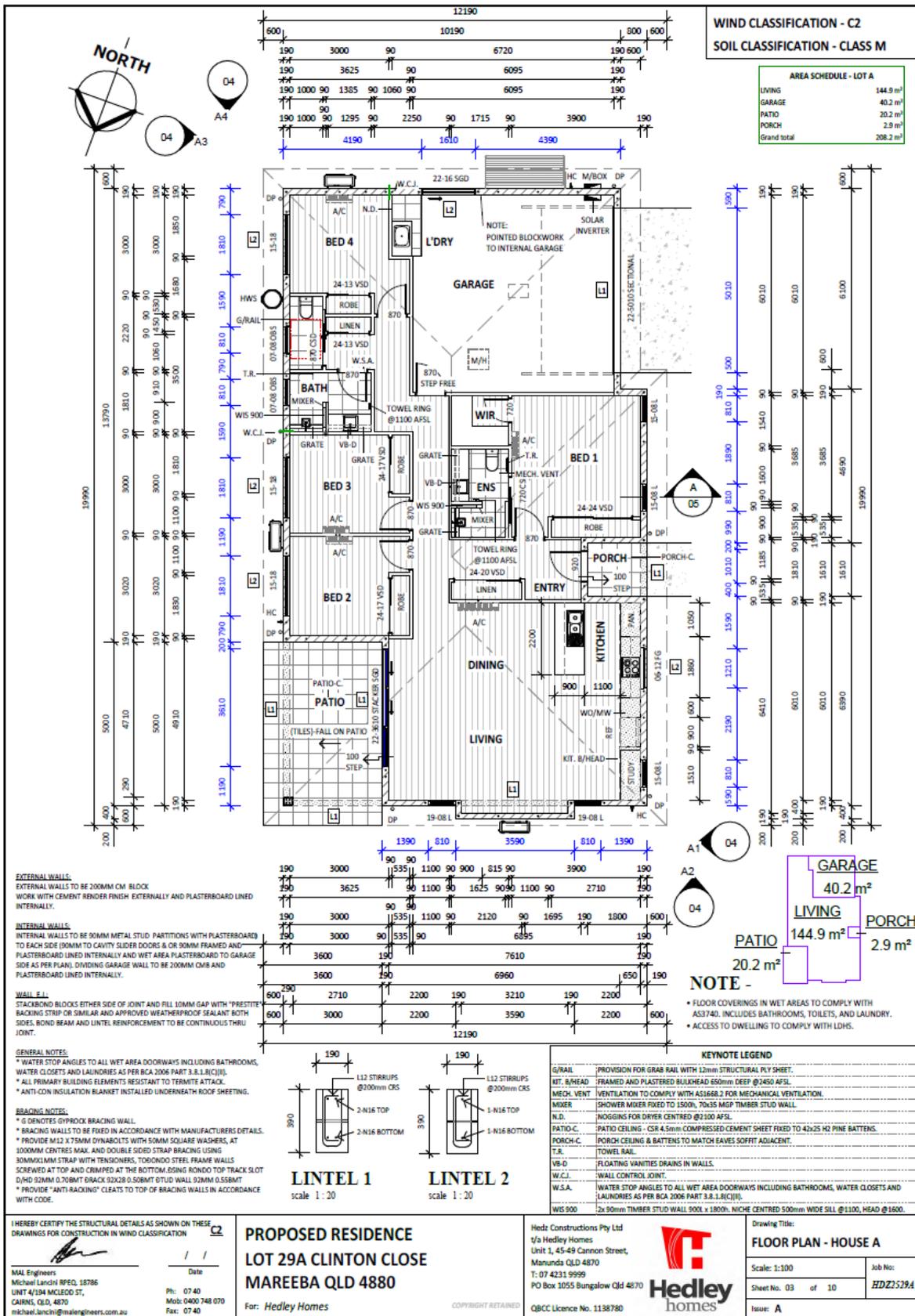
DRAWING SCHEDULE -A			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
00	COVER PAGE	A	17.02.2026
01	SITE PLAN (A & B)	A	17.02.2026
02	SITE PLAN - A	A	17.02.2026
03	FLOOR PLAN - HOUSE A	A	17.02.2026
04	ELEVATIONS - HOUSE A	A	17.02.2026
05	TYPICAL SECTION - HOUSE A	A	17.02.2026
06	FOOTING PLAN - HOUSE A	A	17.02.2026
07	STARTER BAR PLAN - HOUSE A	A	17.02.2026
08	TRUSS CONNECTIONS - A	A	17.02.2026
09	ELECTRICAL PLAN - HOUSE A	A	17.02.2026
10	PENETRATION PLAN - HOUSE A	A	17.02.2026

Hedr Constructions Pty Ltd t/a Hedley Homes / Unit 1, 45-49 Cannon Street, Marnuda QLD 4870 / PO Box 1055 Bungalow Qld 4870 / T: 07 4231 9999 / email: thehedy@hedleyhomes.com.au / QBCC Licence No. 1138780

Document Set ID: 4616231  
 Version: 1, Version Date: 26/02/2026







**WIND CLASSIFICATION - C2**  
**SOIL CLASSIFICATION - CLASS M**

**A1 ELEVATION A1**  
 scale 1:100

KEYNOTE LEGEND	
CB-20.0°	COLORBOND 'CUSTOM ORB' METAL ROOF SHEETING AT 20.0° PITCH
CFG	COLORBOND FASCIA AND GUTTER
PCAF	POWDER COATED ALUMINIUM FRAMED WINDOWS AND SLIDING GLASS DOORS
RENDER	6.8mm SINGLE APPLICATION SPONGE FINISH RENDER AS SHOWN
SILL	SILL BLOCKS ARE 15.38

**A2 ELEVATION A2**  
 scale 1:100

**A3 ELEVATION A3**  
 scale 1:100

Door Schedule - HOUSE A			
Type	Height	Width	Count
<b>Exterior</b>			
22-16 SDD	2200	1610	1
22-3610 STACKER SDD	2200	3610	1
22-3010 SECTIONAL	2200	3010	1
SDD	2040	870	1
<b>Interior</b>			
24-13 VSD	2400	1300	2
24-17 VSD	2400	1700	2
24-20 VSD	2400	2010	1
24-24 VSD	2200	2410	1
700 CSD	2040	770	1
870	2040	870	6
870 CSD	2040	870	1
<b>Grand total</b>			<b>18</b>

**A4 ELEVATION A4**  
 scale 1:100

Window Schedule - HOUSE A			
Type	Height	Width	Count
07-08 OBS	700	810	2
15-18	1500	1810	3
19-08 L	1900	810	2
<b>Grand total</b>			<b>7</b>

I HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION **C2**

Date: / /  
 Michael Lanchi RPRD, 18786  
 UNIT 4/134 MCLEOD ST,  
 CAIRNS, QLD, 4870  
 michael.lanchi@malengineers.com.au  
 Ph: 07 40  
 Mob: 0400 748 070  
 Fax: 07 40

**PROPOSED RESIDENCE**  
**LOT 29A CLINTON CLOSE**  
**MAREEBA QLD 4880**

For: Hedley Homes

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 QBCC Licence No. 1138780



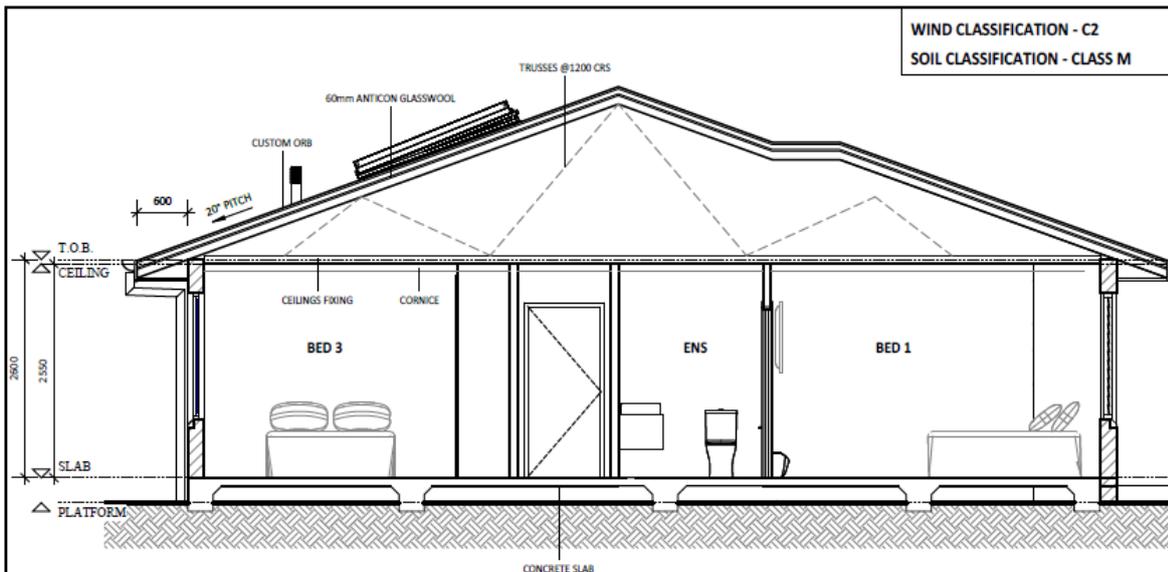
Drawing Title:  
**ELEVATIONS - HOUSE A**

Scale: 1:100

Sheet No. 04 of 10

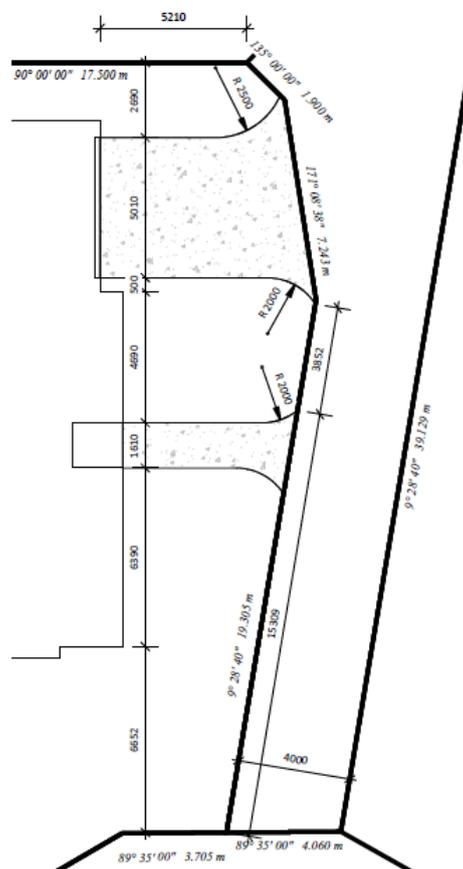
Issue: **A**

Job No:  
**HD225284**



**A SECTION A**  
03 scale 1 : 50

KEYNOTE LEGEND	
60mm ANTICON GLASSWOOL	60mm ANTICON GLASSWOOL INSULATION BLANKET TO ENTIRE ROOF AS PER ENERGY EFFICIENCY REPORT.
CEILING FIXING	10mm THICK PLASTERBOARD CEILINGS FIXED TO 50x88mm OR METAL CEILING BATTENS @ 450mm CRS MAX.
CONCRETE SLAB	100mm THICK CONCRETE SLAB, N25 GRADE CONCRETE WITH S12 MESH 30mm TOP COVER (40mm COVER TO EXTERNAL AREAS). LAY SLAB ON 0.2mm WATERPROOF POLYTHENE MEMBRANE AND CONSOLIDATED SAND BASE.
CORNICHE	30mm GYPROCK CORNICHE.
CUSTOM ORB	COLORBOND 'CUSTOM ORB' METAL ROOF SHEETING FIXED TO MANUFACTURED SPECIFICATION.
TRUSSES @1200 CRS	PREFABRICATED TIMBER TRUSSES @1200 CRS MAX TO MANUFACTURER'S SPECIFICATION FOR C2 WIND CLASSIFICATION.



**A - DRIVEWAY**  
scale 1 : 150

**BLOCK WALL NOTES**

1. PROVIDE DOUBLE COURSE BOND BEAM AT UNDERSIDE OF ROOF. REINFORCED WITH 1/N16 BAR EACH COURSE, MIN. LAP 500mm.
2. PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW ALL WINDOW OPENINGS. REINFORCED WITH 1/N16 BAR. EXTEND BOND BEAM 200mm PAST EACH SIDE OF OPENING.
3. U.N.O. ON PLAN ALL LINTELS TO BE REINFORCED WITH 2/N12 OR 1/N16 BAR WITH L12 TIE BARS AT 1000mm CRS. MAX.
4. U.N.O. ON PLAN / DETAILS ALL 200 SERIES CMB WALL TO BE REINFORCED WITH N12 VERTICAL BARS AT ENDS, CORNERS, INTERSECTIONS, AT EACH SIDE OF OPENINGS AND 1200 MAX CRS BETWEEN.
5. PROVIDE ADDITIONAL N12 VERTICAL BAR TO CORES ADJACENT TO OPENINGS GREATER THAN 1800 WIDE.
6. UNLESS NOTED OTHERWISE CONCRETE FILL ALL CORES CONTAINING REINFORCEMENT, HOLDING DOWN BOLTS AND MASONRY ANCHORS.
7. W.C.J. DENOTES WALL CONTROL JOINT U.N.O. TO BE REINFORCED WITH 1/N12 VERTICAL EACH SIDE OF JOINT. EXTEND BOND BEAM REINFORCEMENT THROUGH JOINT. FILL JOINT WITH COMPRESSIBLE BACKING ROD AND APPROVED SEALANT BOTH SIDES TO BUILDERS SPECIFICATION.
8. CONCRETE SLAB STRENGTH - 25 Mpa min.
9. ALL PRIMARY BUILDING ELEMENTS RESISTANT TO TERMITE ATTACK.
10. TIEDOWNS AND BRACING TO COMPLY WITH AS1684.3.

I HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2

MAL Engineers  
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**PROPOSED RESIDENCE**  
**LOT 29A CLINTON CLOSE**  
**MAREEBA QLD 4880**

For: Hedley Homes

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Hedley Constructions Pty Ltd  
t/a Hedley Homes  
Unit 1, 45-49 Cannon Street,  
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QBCC Licence No. 1138780



Drawing Title:  
**TYPICAL SECTION - HOUSE A**

Scale: 1:50

Sheet No. 05 of 10

Issue: A

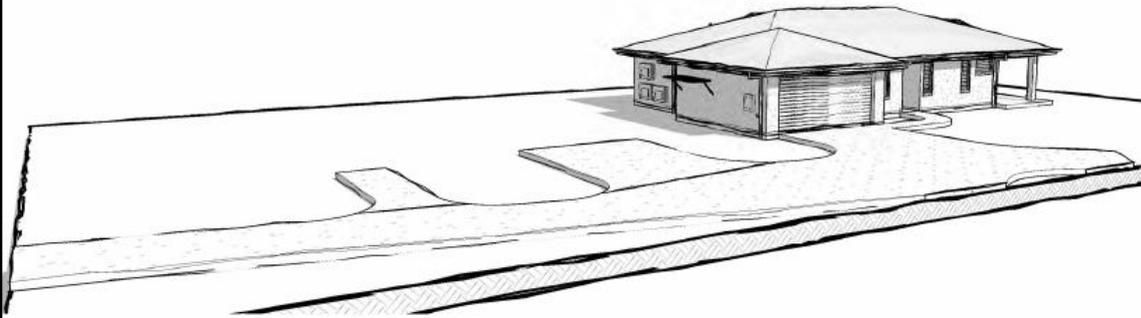
Job No:  
**HD225284**



## DRAWING PORTFOLIO

LOT 29B CLINTON CLOSE

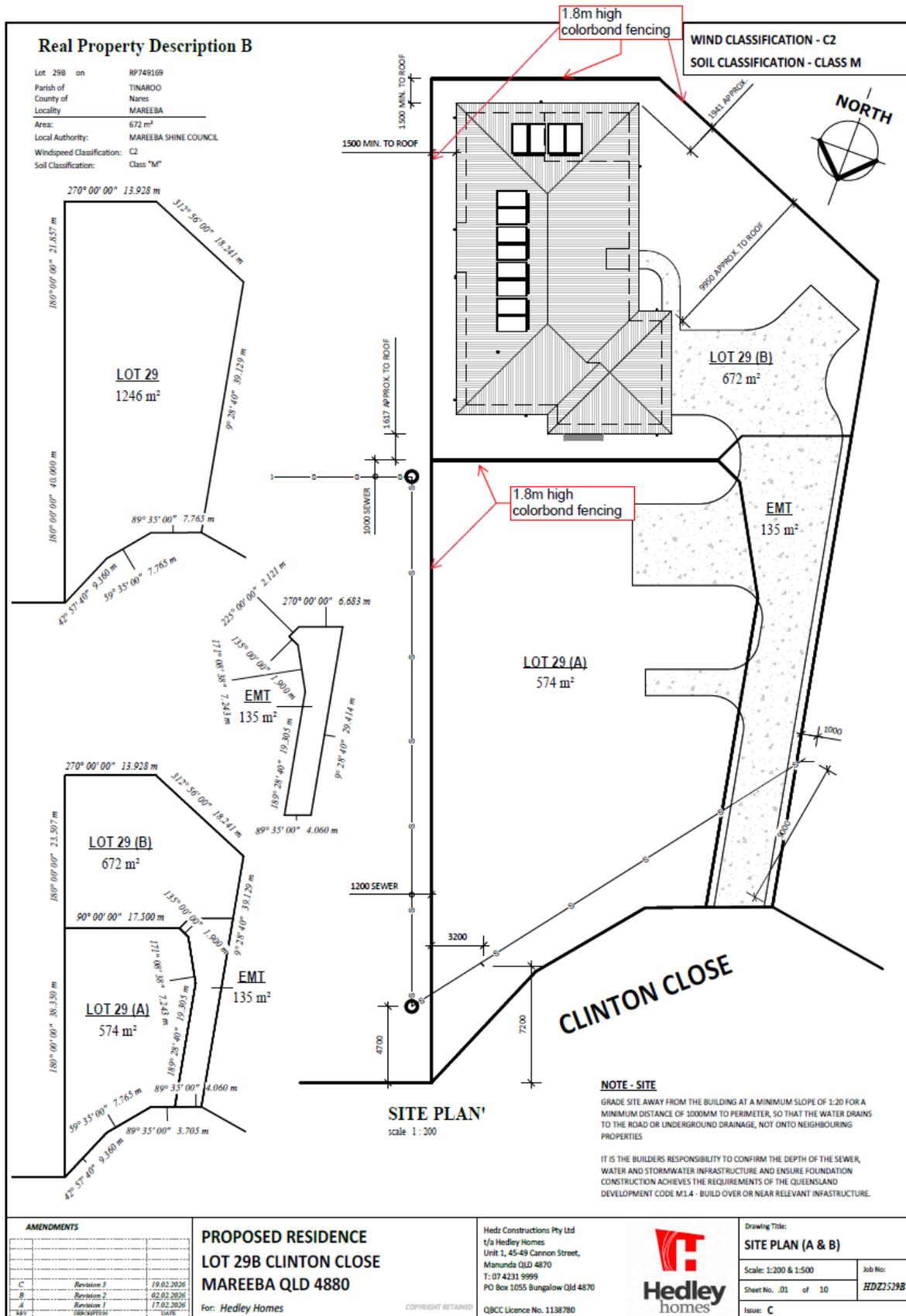
MAREEBA QLD 4880

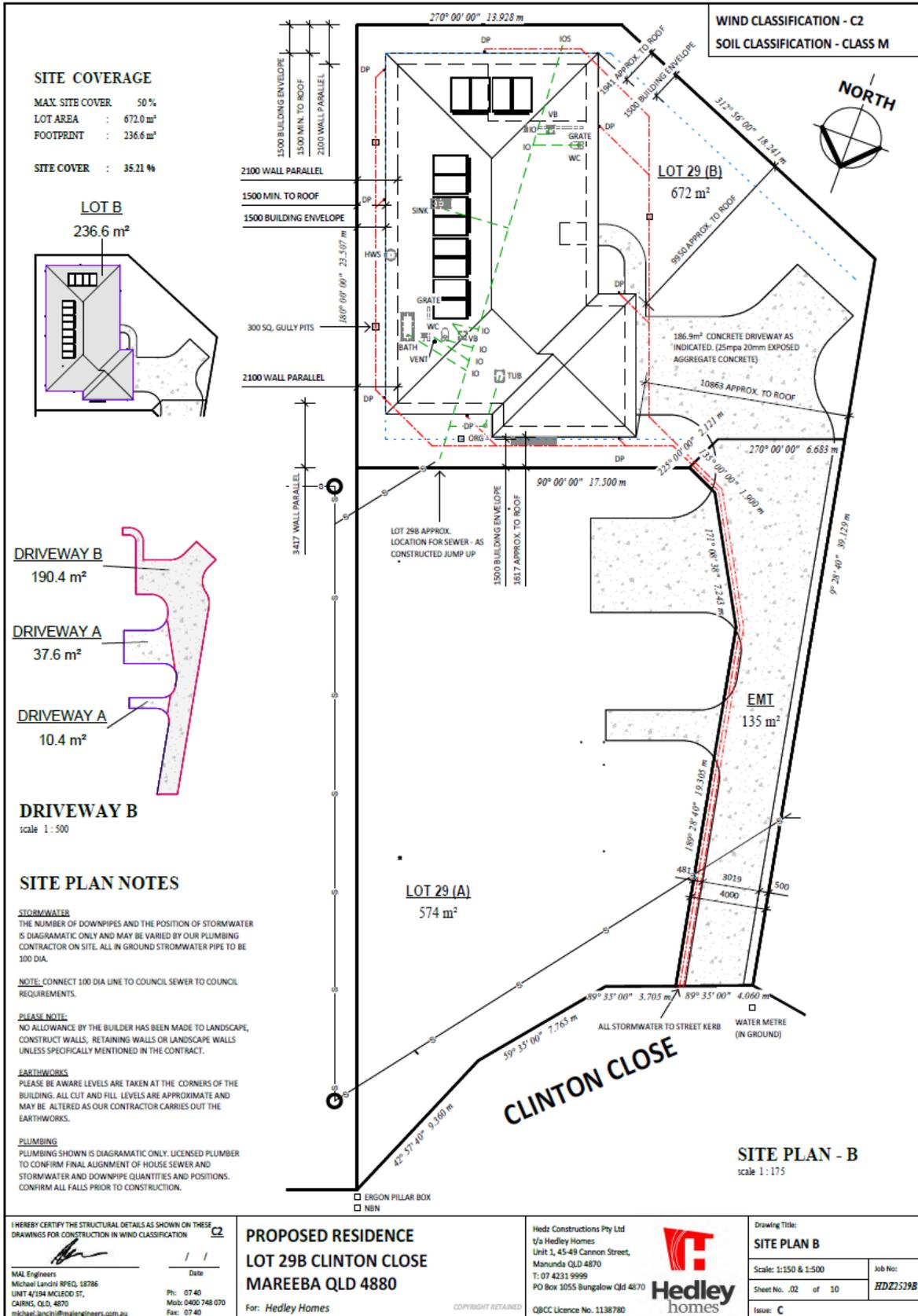


Project Number: HDZ2529B  
 Proposed 2 Lot Subdivision  
 Lot Number: 29B  
 SP Number: RP749169  
 Parish: Tinaroo  
 County: Nares  
 Area: 672 m<sup>2</sup>  
 Windspeed Classification: C2  
 Soil Classification: M Class

DRAWING SCHEDULE - B				
Sheet Number	Sheet Name	Current Revision	Current Revision Date	
.00	COVER PAGE - B	C	19.02.2026	
.01	SITE PLAN (A & B)	C	19.02.2026	
.02	SITE PLAN B	C	19.02.2026	
.03	FLOOR PLAN - HOUSE B	C	19.02.2026	
.04	ELEVATIONS - HOUSE B	C	19.02.2026	
.05	TYPICAL SECTION - HOUSE B	C	19.02.2026	
.06	FOOTING PLAN - HOUSE B	A	17.02.2026	
.07	STARTER BAR PLAN - HOUSE B	A	17.02.2026	
.08	TRUSS CONNECTIONS - B	A	17.02.2026	
.09	ELECTRICAL PLAN - HOUSE B	A	17.02.2026	
.10	PENETRATION PLAN - HOUSE B	A	17.02.2026	

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Document Set ID: 4616231  
Version: 1, Version Date: 26/02/2026

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Drawing Title:  
**SITE PLAN B**

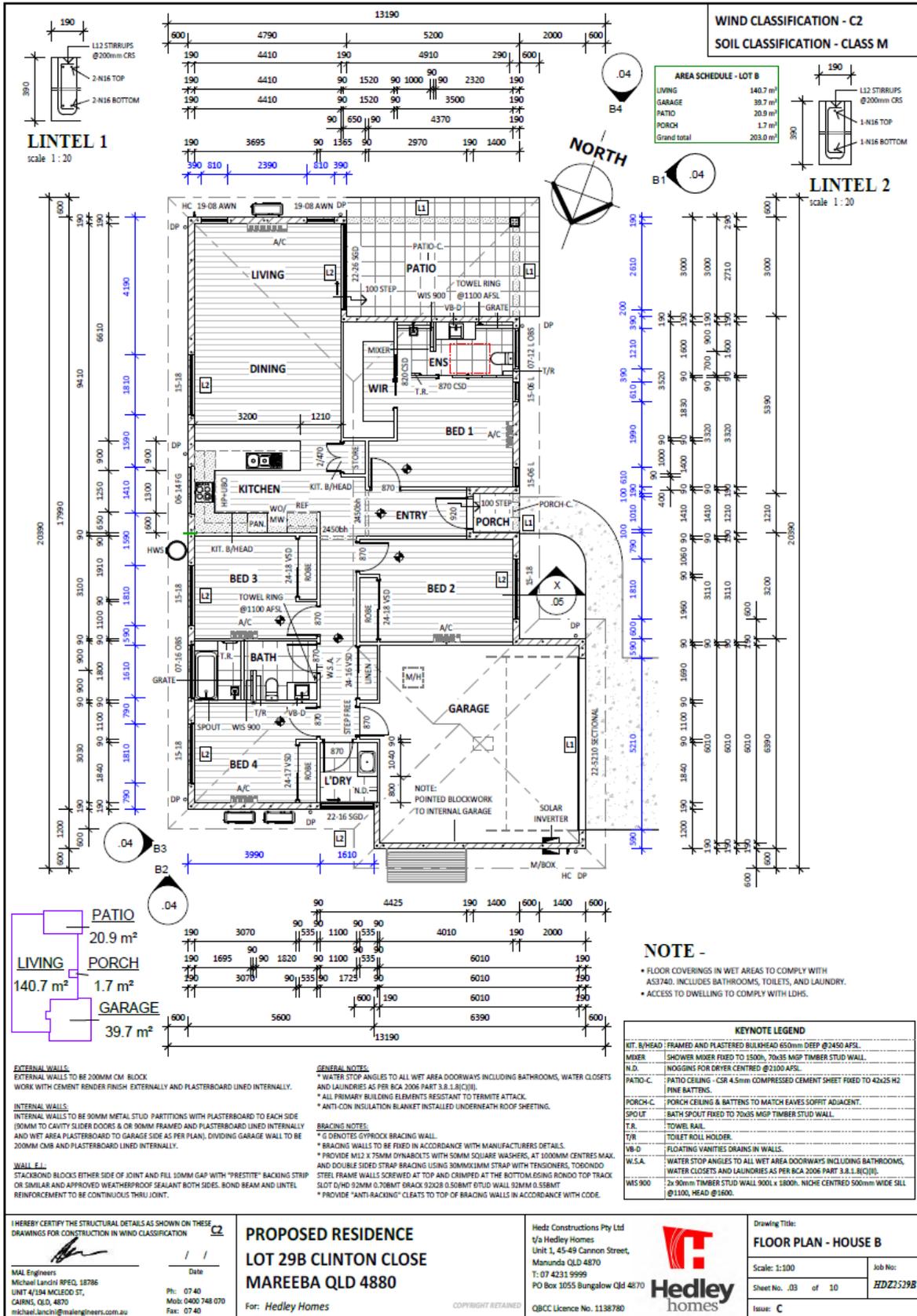
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Sheet No. 02 of 10

Issue: C

Job No:

HD22529B



Document Set ID: 4616231  
Version: 1, Version Date: 26/02/2026

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Drawing Title:  
**FLOOR PLAN - HOUSE B**

Scale: 1:100

Sheet No. 03 of 10

Job No: HD22529B

Issue: C

**WIND CLASSIFICATION - C2**  
**SOIL CLASSIFICATION - CLASS M**

**B1 ELEVATION B1**  
scale 1:100

**B2 ELEVATION B2**  
scale 1:100

**B3 ELEVATION B3**  
scale 1:100

**B4 ELEVATION B4**  
scale 1:100

**KEYNOTE LEGEND**

CB-20.0"	COLORBOND 'CUSTOM ORB' METAL ROOF SHEETING AT 20.0° PITCH
CFG	COLORBOND FASCIA AND GUTTER
PCAF	POWDER COATED ALUMINIUM FRAMED WINDOWS AND SLIDING GLASS DOORS
RENDER	6-Brown SINGLE APPLICATION SPONGE FINISH RENDER AS SHOWN
SILL	SILL BLOCKS ARE 15.38

**Window Schedule - HOUSE B**

Type	Height	Width	Count
07-12 L OBS	700	1210	1
07-16 OBS	700	1610	1
15-06 L	1500	610	2
15-18	1500	1810	4
15-08 AWW	1900	810	2
Grand total			10

**Door Schedule - HOUSE B**

Type	Height	Width	Count
22-16 SGO	2200	1610	1
22-26 SGO	2200	2610	1
22-5210 SECTIONAL	2200	5210	1
920	2040	920	1
Interior			
21470	2100	940	1
24-16 VSD	2400	1600	1
24-17 VSD	2400	1700	1
24-18 VSD	2400	1810	2
720	2040	720	1
820 CSD	2040	820	1
870	2040	870	2
870 CSD	2040	870	1
Grand total			19

I HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION **C2**

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**MAREEBA QLD 4880**

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**Hedley homes**

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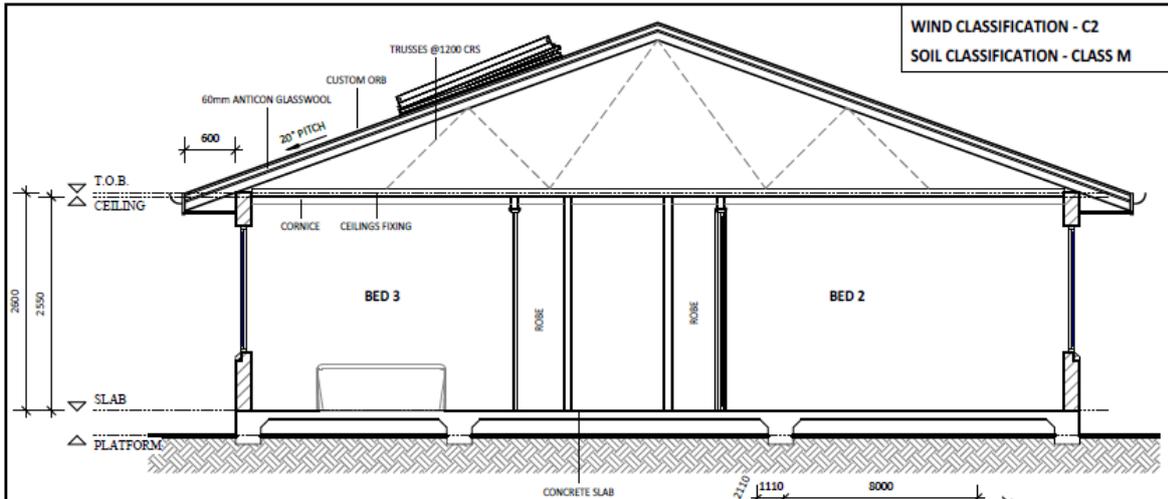
Drawing Title:  
**ELEVATIONS - HOUSE B**

Scale: 1:100

Sheet No. 04 of 10

Issue: C

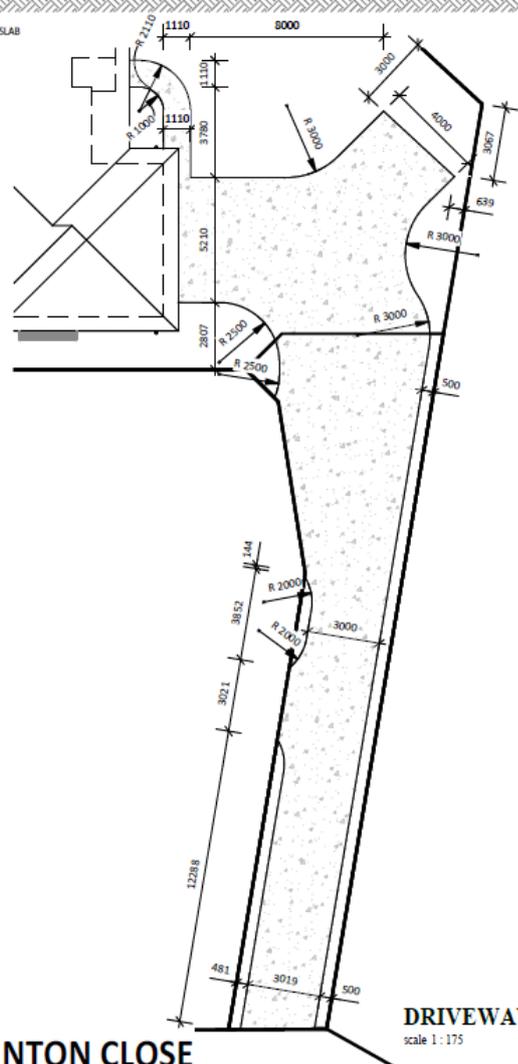
Job No:  
**HD22529B**



WIND CLASSIFICATION - C2  
SOIL CLASSIFICATION - CLASS M

**SECTION X**  
03 scale 1 : 50

KEYNOTE LEGEND	
60mm ANTICON GLASSWOOL	60mm ANTICON GLASSWOOL INSULATION BLANKET TO ENTIRE ROOF AS PER ENERGY EFFICIENCY REPORT.
CEILING FIXING	10mm THICK PLASTERBOARD CEILING FIXED TO 50x38mm OR METAL CEILING BATTENS @ 450mm CRS MAX.
CONCRETE SLAB	100mm THICK CONCRETE SLAB, W/5 GRADE CONCRETE WITH SL2 MESH 30mm TOP COVER (40mm COVER TO EXTERNAL AREAS), LAY SLAB ON 0.2m WATERPROOF POLYTHENE MEMBRANE AND CONSOLIDATED SAND BASE.
CORNICE	50mm GYPROCK CORNICE.
CUSTOM ORB	COLORBOND 'CUSTOM ORB' METAL ROOF SHEETING FIXED TO MANUFACTURED SPECIFICATION.
TRUSSES @1200 CRS	PREFABRICATED TIMBER TRUSSES @1200 CRS MAX TO MANUFACTURER'S SPECIFICATION FOR C2 WIND CLASSIFICATION.



**BLOCK WALL NOTES**

1. PROVIDE DOUBLE COURSE BOND BEAM AT UNDERSIDE OF ROOF. REINFORCED WITH 1/N16 BAR EACH COURSE, MIN. LAP 500mm.
2. PROVIDE SINGLE COURSE BOND BEAM IMMEDIATELY BELOW ALL WINDOW OPENINGS. REINFORCED WITH 1/N16 BAR. EXTEND BOND BEAM 200mm PAST EACH SIDE OF OPENING.
3. U.N.O. ON PLAN ALL LINTELS TO BE REINFORCED WITH 2/N12 OR 1/N16 BAR WITH L12 TIE BARS AT 1000mm CRS. MAX.
4. U.N.O. ON PLAN / DETAILS ALL 200 SERIES CMB WALL TO BE REINFORCED WITH N12 VERTICAL BARS AT ENDS, CORNERS, INTERSECTIONS, AT EACH SIDE OF OPENINGS AND 1200 MAX CRS BETWEEN.
5. PROVIDE ADDITIONAL N12 VERTICAL BAR TO CORES ADJACENT TO OPENINGS GREATER THAN 1800 WIDE.
6. UNLESS NOTED OTHERWISE CONCRETE FILL ALL CORES CONTAINING REINFORCEMENT, HOLDING DOWN BOLTS AND MASONRY ANCHORS.
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Drawing Title:  
**TYPICAL SECTION - HOUSE B**

Scale: 1:50 & 1:75

Sheet No. 05 of 10

Job No: HD22529B

Issue: C