



19 August 2026

Planning Officer: Carl Ewin
Our Reference: MCU/26/0006
Your Reference: 388777

Serenitas Management Pty Ltd
C/- RPS AAP Consulting Pty Ltd
PO Box 1949
CAIRNS QLD 4870

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 19 August 2026, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No: MCU/26/0006
Street Address: 10 Margherita Close, Mareeba
Real Property Description: Lot 9 on RP737161
Planning Scheme: Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use - Retirement Facility (Extension of the existing Thyme Resort)
Date of Decision:	19 August 2026

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is **six (6) years** starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a “*necessary infrastructure condition*” for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER 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; or
- 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 have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 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.
- 3.2 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.
- 3.3 Lot/Resort Amalgamation

Prior to the Commencement of the use (the first dwelling being occupied), the site (Lot 9 on RP737161) must be amalgamated with adjoining Lot 2 on RP727326 (existing Thyme Lifestyle Resort site).

3.4 Waste Management

Each dwelling must be provided with at least 1 domestic refuse bin which must be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer or 1.8m high solid fence or building.

Refuse collection must occur internally only, with no storage for collection permitted on either Anzac Avenue or Margherita Close.

3.5 Light spill

In order to help minimise lighting impacts on adjacent land, no flood lights or similar are permitted to be installed at the rear of any dwelling that shine horizontally out from any dwelling. Outdoor lighting is permitted where they are mounted to face downwards such as suffete mounted downlights or similar and do not shine light over rear boundary fencing.

3.6 Setbacks

Dwellings must be setback:

- a minimum distance of 2 metres from the common boundary with Lot 1 on RP731680;
- a minimum distance of 4 metres from the common boundary with Lot 1 on RP737161;
- a minimum distance of 2 metres from the Anzac Avenue road boundary

3.7 Advertising signage

Any signage proposed facing Anzac Avenue or Margherita Close must be approved by Council as part of the subsequent application for operational works. Signage must be incorporated into/onto front boundary fencing and cannot be freestanding.

4. Infrastructure Services and Standards

4.1 Access – Margherita Close

A **commercial** crossover (concrete only) wide enough to allow two directional traffic movements must be constructed (from the edge of Margherita Close to the property boundary of the subject site) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

Where applicable, the applicant/developer must ensure that any redundant vehicle crossovers are removed and reinstated with kerb and channel, and that any existing sections of damaged kerb and channel are repaired, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

- 4.2.1 The applicant/developer must take all reasonable steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- 4.2.2 The applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.
- 4.2.3 The applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- 4.2.4 The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- 4.2.5 The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan and/or Stormwater Quality Management Plan and Report. All stormwater must be discharged to a designated legal point of discharge.
- 4.2.6 All stormwater channels through private property must be registered, with the easement for drainage purposes in favour of Council. All documentation leading to the registration of the easement must be completed at no cost to Council.
- 4.2.7 The applicant (at their cost) must video all stormwater lines and submit the video for inspection by Council's delegated officer prior to the development being taken "off maintenance" to ensure that no defects have occurred during the maintenance period.
- 4.2.8 All drainage easements must be constructed to prevent erosion. Construction may be in the form of a concrete invert, with outlet protection.

4.3 Earthworks

All earthworks must be carried out in accordance with the requirements of the FNQROC Development Manual (as amended) to the satisfaction of Council's delegated officer.

4.4 Car Parking/Internal Driveways

The applicant/developer must ensure that each dwelling is provided with at least 1 undercover attached car park. In order to minimise parking nuisance on-site, dwellings constructed on sites 1-14 must be designed so that the garages are setback like that shown on the approved plans for the "Cassina" layout in order to allow for visitor parking in a tandem arrangement in front of each garage.

At least 4 visitor parking spaces must be incorporated into the internal road/driveway design as shown on the approved plans. These visitor parking spaces must be signposted for visitor use only, which must be enforced by on-site management, at all times.

As part of the subsequent application for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural Building Designer, for the construction of proposed car parking facilities and internal driveways demonstrating:

- Compliance with Australian Standard AS2890.1 Off Street Parking – Car Parking Facilities;
- Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;

A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.

4.5 Frontage Works – Anzac Avenue/Margherita Close

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- 4.5.1 Widen Anzac Avenue, including the installation of kerb and channel for the full frontage of Lot 1 on RP731680 and the Anzac Avenue frontage of Lot 9 on RP737161 to the same width as that achieved along the existing frontage of Lot 2 on RP727326.
- 4.5.2 Install a 2m wide pedestrian footpath along the full length of the Anzac Avenue frontage of Lot 1 on RP731680 and Lot 9 on RP737161.

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- 4.5.3 Install a 2m wide pedestrian footpath along the full length of the Margherita Close frontage of Lot 9 on RP737161, linking to the footpath required under 4.5.2.
 - 4.5.4 The planting of street trees along the Anzac Avenue frontage only of Lot 1 on RP731680 and Lot 9 on RP737161. The planting should be of similar spacing to that along the existing frontage of Lot 2 on RP727326 and plant species should be the same or similar, to the satisfaction of Council's delegated officer.
 - 4.5.5 The intersection of Anzac Avenue and Margherita Close must be upgraded in accordance with FNQROC Development Manual standards. The intersection upgrade must include a channelised right-turn treatment, short treatment (CHR(S)) for right turning traffic from Anzac Avenue.
 - 4.5.6 A pedestrian crossing, including approaches, across Anzac Avenue linking the Anzac Avenue footpath and Cedric Davies Hub carpark. The consulting design RPEQ must design the crossing at a location that will maximise pedestrian safety.
 - 4.5.7 Any other verge restoration works deemed necessary including the installation of a new crossover for Lot 1 on RP731680.

All reasonable costs involved with upgrading the Anzac Avenue frontage of Lot 1 on RP731680, including the cost of the design, construction and commissioning of the works, as agreed to by Council's delegated officer will be paid for by Council.

- 4.6 The access to the Cedric Davies Hub carpark must be relocated at the same time the Anzac Avenue/Margherita Close frontage works are carried out. The access must be relocated to a location that does not conflict with any redesigned intersection, frontage works or the pedestrian crossing. The relocated access location must be agreed to by Council's delegated officer prior to a formal design being submitted to Council as part of a subsequent application for Operational Works.
The existing Cedric Davies Hub carpark access must be decommissioned and reinstated with landscaped garden bed and any damaged kerbing must be replaced, to the satisfaction of Council's delegated officer.
- 4.7 Landscaping & Fencing
 - 4.7.1 As part of the subsequent application for operational works, a detailed landscape and fencing plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.

4.7.2 The landscape and fencing plan must include the following:

- at least 10% of the site as landscaping, with at least 25% of new plants provided as larger, advanced stock with a minimum height of 0.7 metres.
- an internal footpath plan.
- all grassed areas in communal spaces that must be grassed with natural turf/lawn and not artificial turf.
- verge landscaping (external to the site), consistent with existing landscaping along the frontage of Lot 2 on RP727326. This landscaping must extend the full frontage of Lot 9 on RP737161 only (not required along Margherita Close).
- Rendered masonry block road boundary fencing (including slat fencing inlays) of the same design/appearance as that existing along the frontage of Lot 2 on RP727326. This fencing must extend the entire frontage of Lot 9 on RP737161 for both the Anzac Avenue and Margherita Close frontages (excluding access ways).
- New 2m high solid screen colorbond fencing (of neutral colour) erected along the full length of the common boundaries with Lot 1 on RP731680 and Lot 1 on RP737161. The fencing must be standard colorbond infill panel construction, achieving the same appearance when viewed from either side.

4.7.3 Plant species used are to be generally consistent with those listed in the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

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

4.8 Water Supply

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

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity to serve the proposed development requirements, the applicant/developer is required to extend 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 requirements in accordance with FNQROC Development Manual Standard (as amended).

4.9 Sewerage Connection

The applicant/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 applicant/developer is required to extend 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).

4.10 Lighting

Street lighting must be provided to Anzac Avenue and Margherita Close in accordance with FNQROC Development requirements (as amended) and to the satisfaction of Council's delegated officer.

REFERRAL AGENCIES

NIL

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
388777-1	Thyme Lifestyle Resort – Concept Option	RPS AAP Consulting Pty Ltd	21/02/2025
388777-1	Thyme Lifestyle Resort – Concept Option	RPS AAP Consulting Pty Ltd	21/02/2025
A1 – RHS Sheet 3 of 17	Proposed Residence: Type – A1 – LHS Floorplan	4Site Design	08/11/2024
A1 – RHS Sheet 5 of 17	Proposed Residence: Type – A1 – LHS Elevations 1/2	4Site Design	08/11/2024
A1 – RHS Sheet 6 of 17	Proposed Residence: Type – A1 – LHS Elevations 2/2	4Site Design	08/11/2024
0389-Granite-2 Sheet No. WD 02 Issue A	Set-out Plan & Room Areas	Gregory G Terzi Building Design & Drafting	Jan 2024

0389-Granite-2 Sheet No. WD 11 Issue A	End Views – Garage / Patio & Unit Side Views	Gregory G Terzi Building Design & Drafting	Jan 2024
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ASSESSMENT MANAGERS ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. 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.

- (c) 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.

- (d) 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.

- (e) 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.

- (f) 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.

(g) 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.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work
- Development Permit for Building Work
- Compliance Permit for Plumbing and Drainage Work

SUBMISSIONS

There were seventeen (17) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below:

Name of Principal submitter	Address
1. Stewart & Catherine Heaps	141/36 Anzac Avenue, Mareeba QLD 4880
2. John & Adriana Raso	8 Margherita Close, Mareeba QLD 4880
3. Leanne Trevisiol	Leannetrev67@hotmail.com
4. Teri Lambert	143/36 Anzac Avenue, Mareeba QLD 4880
5. Rosanna Albrecht	4 Margherita Close, Mareeba QLD 4880
6. L & R Gasparetto	7A Margherita Close, Mareeba QLD 4880
7. Vincenzo Tatti	6 Margherita Close, Mareeba QLD 4880
8. Fred & Francis Cristaldi	2 Margherita Close, Mareeba QLD 4880
9. Jennifer Waterhouse	1B Margherita Close, Mareeba QLD 4880
10. Stephanie Prizmic	7B Margherita Close, Mareeba QLD 4880
11. Georgina Schincariol	3A Margherita Close, Mareeba QLD 4880

12. Murray Towne	5 Margherita Close, Mareeba QLD 4880
13. Raffaella Aloia	9 Margherita Close, Mareeba QLD 4880
14. Anjanette Idaho	38 Anzac Avenue, Mareeba QLD 4880
15. Locky Bensted	lockbensted@hotmail.com
16. Rhys Davies	66/36 Anzac Avenue, Mareeba QLD 4880
17. Robert Waterhouse	1B Margherita Close, Mareeba QLD 4880

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

Yours faithfully



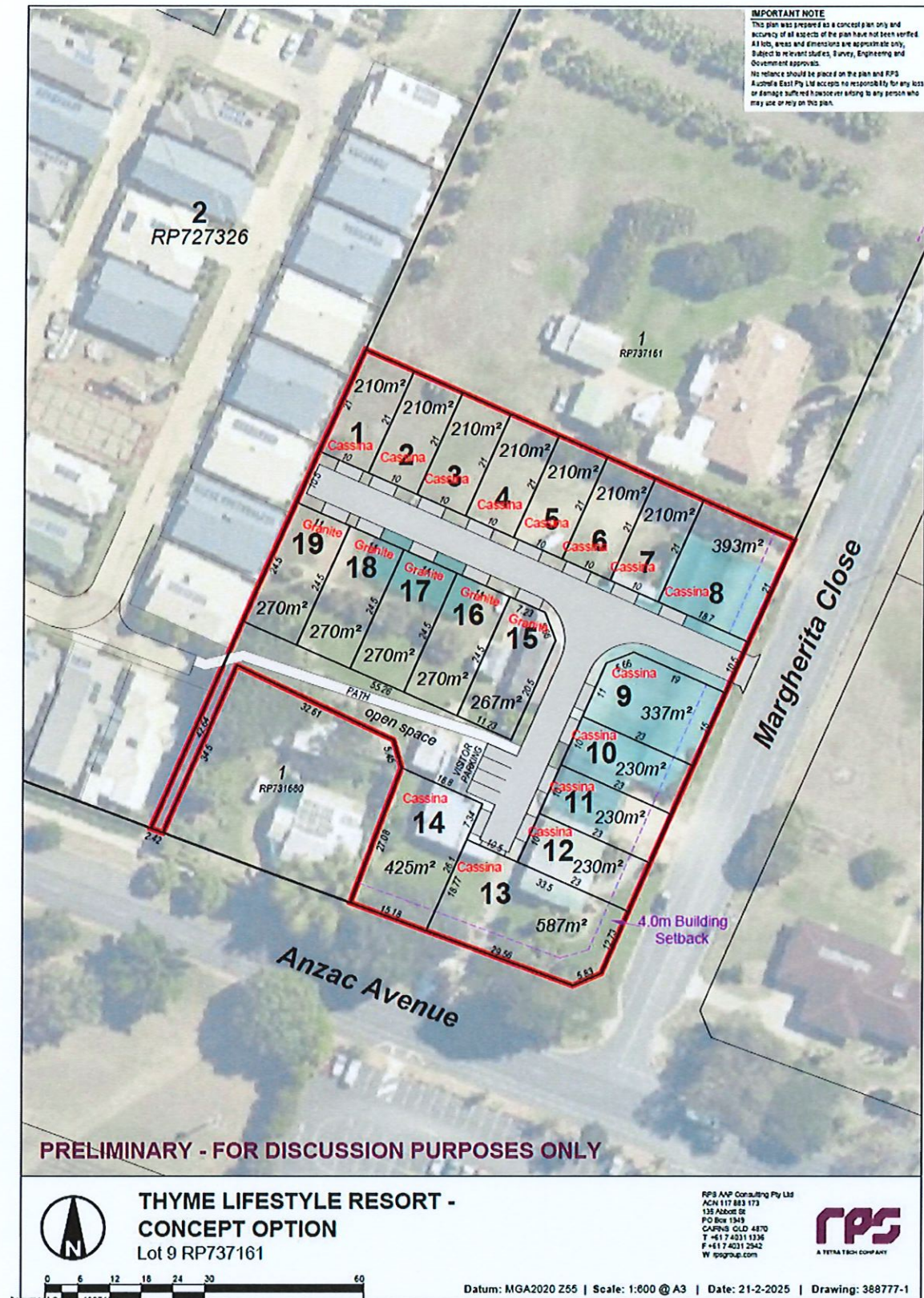
BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

Enc: Approved Plans/Documents
 Appeal Rights
 Adopted Infrastructure Charge Notice

APPROVED PLANS/DOCUMENTS



20/3/2026
B. N. [Signature]



20/3/2026
B. n. d.

THYME
LIFESTYLE RESORT
Living



DATE	DRAWING TYPE	SHEET N°	BA ISSUE
	COVER SHEET	01	A
	SITE PLAN	02	A
	FLOOR PLAN	03	A
	DIMENSION PLAN	04	A
	ELEVATIONS 1/2	05	A
	ELEVATIONS 3/4	06	A
	SLAB SETOUT PLAN	07	A
	LANDSCAPING PLAN	08	A
	ROOF PLAN	09	A
	SECTIONS A & B	10	A
	ELECTRICAL LAYOUT	11	A
	KITCHEN DETAILS	12	A
	DRY & CUPBOARD DETAILS	13	A
	SENSUITE & IWR DETAILS	14	A
	BATH & STUDY DETAILS	15	A
	GENERAL NOTES	16	A
	HAZARD NOTES	17	A

FLOOR PLAN NOTES:

1. DOOR HANDLES TO BE INSTALLED BETWEEN 900mm - 1100mm HIGH AFFL. AS SPECIFIED
2. WINDOWS TO BE CENTERED ON WALLS UNO.
3. REFER SECTIONS FOR JOINTLY HEAD HEIGHTS.
4. BEDROOM WINDOWS WHERE THE FLOOR IS MORE THAN 200mm ABOVE OUTSIDE SURFACE SHALL BE LESS THAN 1700mm AFFL. SHALL BE PROTECTED TO COMPLY BSA 3.9.2.
5. GLAZING TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH BS 1218 & A32367.

GENERAL NOTES:
1. PLANS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS. REFER TO CONSULTANTS DRAWINGS & SPECIFICATIONS FOR COORDINATION OF SERVICES & EXTENT OF WORK.
DRAWINGS:
DO NOT SCALE OFF DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.
CONSTRUCTION:
1. ALL STRUCTURAL DESIGN:
CONSTRUCTION SHALL BE IN ACCORDANCE WITH BUILDING ACT AND LOCAL AUTHORITY REGULATIONS.
2. PLANS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS AND SOIL REPORT REFER TO CONSULTANTS DRAWINGS FOR STRUCTURAL DESIGN, ROOFING, SLAB, TIE DOWN, BRACING & ALL STRUCTURAL DETAILS.

TERMINATE PROTECTION.
 PROVIDE TERMINATE PROTECTION TO ALL SLABS, PAVEMENTS & BUILDING PERIMETERS
 IN ACCORDANCE WITH THE AS3660.1 TO PROTECT STRUCTURAL ELEMENTS.
 GLAZING AND WINDOWS.
 TO COMPLY WITH AS 2046 & AS 1281, BUILDING PRESSURES FOR SPECIFIED SITE.
 UPGRADERS / NECESSARY FOR LOCAL PRESSURE FLUCTUATIONS AT CORNERS.
 GLAZING REFLECTIVITY NOT TO EXCEED 30%.
 PROTECT OPENABLE WINDOWS IN ACCORDANCE THE SCL

MECHANICAL VENTILATION
1. PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH CLAUSE 3.5.2. OF THE BCA TO ALL ENCLOSED WET AREAS.

HYDRAULIC SERVICES
1. ALL DOWNPIPES TO DISCHARGE TO KERBS & CHANNEL OR AS PER HYDRAULIC CONSULTANTS INSTRUCTIONS. (DOWNPIPES TO HAVE 90° JOINTS UNLO)

2. DISCHARGE SEWER FROM SITE AS PER LOCAL COUNCIL REQUIREMENTS
WET AREAS / TOILET
1. WATERPROOF BATHROOMS & INTERNAL WET AREAS AS PER AS 3740.

2. PROVIDE ALL NECESSARY ACCESSORIES / COVERS ETC TO ENSURE WATERTIGHT FINISH.
PROVIDE ADEQUATE FALL TO WASTES.

ENERGY EFFICIENCY
1. REFER TO ENERGY EFFICIENCY REPORT PROVIDED BY OTHERS FOR SPECIFIC INSULATION

SMOKE ALARMS
1.1. INSTALLED IN ACCORDANCE WITH THE SCA & AS 3786. ALARM TO BE CONNECTED TO CONSUMERS
AND GLAZING PERFORMANCE COMPLIANCE.

2. ALL IN ACCORDANCE WITH B.C.A.

JOINTS & FIRE RATED WALLS
JOINTS SEALED WITH FIRE RESISTANT MATERIAL TO COMPLY WITH AS 1530.4
PARTY WALLS

BEFORE COMPACTING, ALL JOINTS MUST BE TIGHTLY PACKED WITH ROCKWOOL OR SIMILAR FIRE RETARDANT MATERIAL. IN ALL CAVITIES OVER PLATES & BETWEEN TRUSSES (PARTY WALLS) TO PREVENT FIRE ENTERING ROOF CAVITY. PROVIDE FIRE RESISTANT EAVE LININGS & FASCIAS.

CLIP RESISTANCE

THE CONTRACTOR TO ENSURE ALL EXTERNAL FLOOR SURFACES, STAIRS, LANDINGS & RAMPS ARE SELECTED WITH APPROPRIATE SLIP RESISTANCE IN ACCORDANCE WITH BS 198 & TESTED TO COMPLY WITH AS 4586.

EXTRA-GUOST FATE A SLIP-RESISTANT FINISH ON A SOLUBLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.

CONTROL JOINTS
1.1. REFER STRUCTURAL ENGINEER'S DRAWINGS FOR ALL CONTROL JOINT DETAILS.
CONTROL JOINTS FOR TILING IN ACCORDANCE WITH RELEVANT TILING CODES.

3. CONTROL JOINTS TO MASONRY WALLS AS PER ENGINEER'S DETAILS
4. EXPANSION JOINTS FOR TILING AS PER MANUFACTURER'S SPECS & RELEVANT TILING CODES.

ALL PROTECTION SYSTEMS
MUST COMPLY WITH QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT & BSA WHILE UNDER
CONSTRUCTION & WHEN COMPLETED.

1. TO COMPLY WITH REQUIREMENTS OF THE DIVISION OF WORKPLACE HEALTH & SAFETY HAZARD REDUCED REGULATION PART 18 'FALLS FROM HEIGHTS', WORKPLACE HEALTH & SAFETY ACT.

Version: 1 Version Date: 2010-07-06
 CommitHash: 9586d5f-46204-992-399-41559

CLIENT:

CHINIS

LOT X 27 F1

CANDUNGRA

areeba Shire Council

20/3/2026
B. n. l. l.

[illegible]

TYPE A1 - LHS
SITE PLAN

LOT 7

	DELIVN: MMT	CHECKED: AGT	ID No. - A1 - RHS	BA ISSUE FOR CONSTRUCTION
	SCALE: 1:100 @ A3	SHEET: 02 OF 17	DATE: 08.11.2024	

REVISIONS	DATE	ISSUED FOR CONSTRUCTION
	REV.	AMENDMENT
	A	08.11.2024
DRAWING TITLE:		
PROPOSED RESIDENCE: TYPE - A1- LHS		

PROJECT INFORMATION

IN

SERENITAS

ADDRESS:
LOT X, 27 FINCH ROAD
CANUNGRA QLD 4275

[illegible]

Technical Design & Drafting

under design & drawing

663605-402N-012 399 41559

Version Date: 31/03/2025

SURVEY DISCLAIMER

AS SITE LEVELS & BOUNDARIES HAVE NOT BEEN PROVIDED, ASITE DESIGN CANNOT TAKE RESPONSIBILITY FOR THEIR ACCURACY THEREFORE THE BUILDER SHOULD VERIFY LEVELS & BOUNDARIES BEFORE COMMENCING ANY WORK.

BUILDING SETOUT

BUILDING SETOUT TO BE CARRIED OUT BY A SURVEYOR. 42 SITE DESIGN DOES NOT TAKE RESPONSIBILITY FOR INACCURACIES, SUCH AS BUILDING TOO CLOSE TO OR OVER SITE BOUNDARIES AS REQUIRED BY THE LOCAL GOVERNMENT REQUIREMENTS. SHOULD THE BUILDER CHOOSE TO UNDERTAKE THE SETOUT WITHOUT THE ASSISTANCE OF THE SURVEYOR.

SITE NOTES

1. EASEMENT IMMEDIATELY SURROUNDING THE RESIDENCE TO ALLOW A WAY FROM THE RESIDENCE TO THE STREET, WHERE POSSIBLE.
2. CUT & FILL BATTERS NOT TO EXCEED A MAXIMUM SLOPE OF:
- CUT: 1 VERTICAL TO 1 HORIZONTAL APPROX
FILL: 1 VERTICAL TO 1 HORIZONTAL APPROX
3. FOREWALL SLOPE NOT TO EXCEED A MAXIMUM SLOPE OF:
- CUT: 1 VERTICAL TO 1 HORIZONTAL APPROX
FILL: 1 VERTICAL TO 1 HORIZONTAL APPROX
4. MAXIMUM MAX. HIGH-RETAINING WALLS IF INDICATED ON SITE PLAN TO HAVE MAXIMUM 4:1 GRADES TO BE MAINTAINED TO STORMWATER LINE - GRADES TO BE MAINTAINED TO BE 1:1 TO BE MAINTAINED WITHIN THE SITE
5. CUT & FILL & PLATFORM LEVELS AS SHOWN ON THE PLAN ARE FINISHED APPROXIMATELY ON EASE CUT & FILL MAY VARY TO FINISHED LEVELS ON SITE AT COMPLETION OF SITE WORK.
6. SLOPES OF EASEMENT IN ACCORDANCE WITH LOCAL ORDINANCES.
7. EXCHANGE ALL STORMWATER VIA LEGAL POINT OF DISCHARGE TO COUNCIL STORMWATER SYSTEM (CONFORMANCE DESIGN, SIZE & LOCATION, MAY BE ADJUSTED TO SUIT SITE CONDITIONS).
8. PROVIDE MARKING TO CAR PARKING AREAS TO BE MAINTAINED TO BE MAINTAINED FROM EASEMENT

REAL PROPERTY DESCRIPTION

LOT	S	REAL PROPERTY DESCRIPTION
331567		
AREA	230.00 SQM	
PLANNING SCHEME GC/NC RIM PLANNING SCHEME 2020		

PLATFORM LEVELS

PLATFORM LEVEL = RL 94.417
FINISHED SURFACE LEVEL = RL 94.602

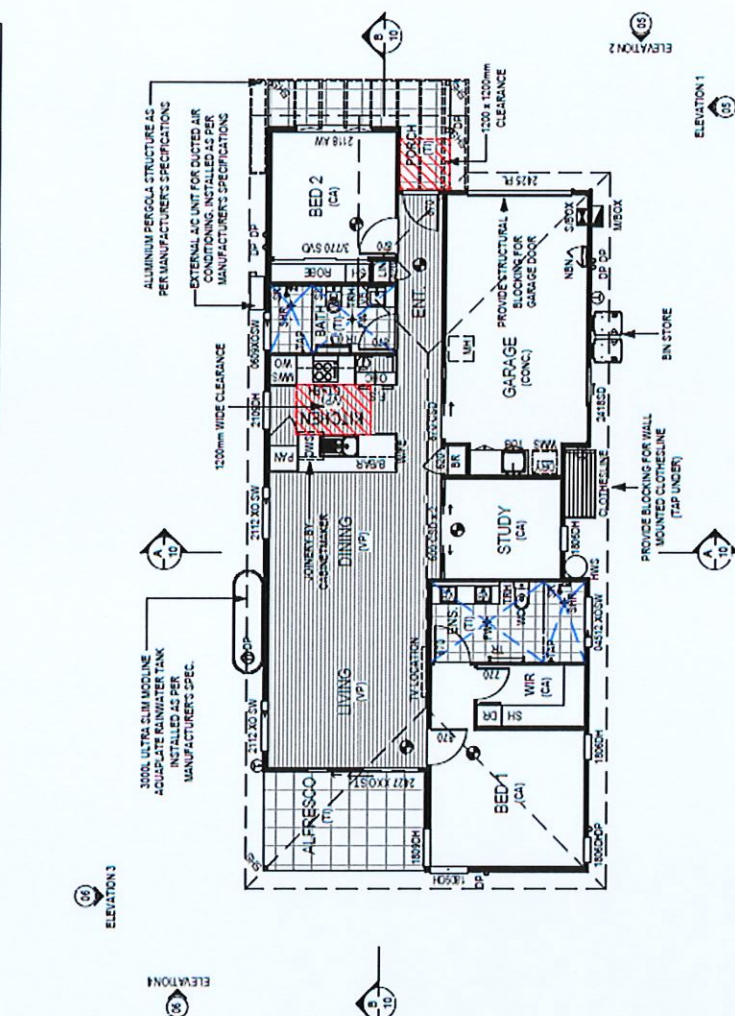
SITE COVER

FOOTPRINT = 140.26 m²
SITE AREA = 230.00 SQM
SITE COVER = 61 %

SITE LEGEND

ELECTRICAL SERVICES
WATER METER LOCATION
STORMWATER
SEWER

20/8/2026
B. R. R. R.

[illegible]

PROPOSED AREAS	
NAME	AREA
ALFRESCO	9.53
GARAGE	23.48
HOUSE AREA	100.26
PORCH	7.13
TOTAL	140.40

FLOOR FINISHES LEGEND

OPENINGS LEGEND

LVRE	LOUVRE WINDOW	ST	STACKING DOOR
OSB	OBSCURE GLASS	SVD	SLIDING VINYL DOOR
PLD	PANELIFT DOOR	SW	SLIDING WINDOW
SLD	SLIDING GLASS DOOR	TG	TINTED GLASS
SKYT	SKYLIGHT	O	FIXED PANEL
SLK	SELF LIGHT	Y	OPENING PANEL

WALL LEGEND:

	7MM INTERNAL WALLS U.N.O.
	30MM INTERNAL WALLS U.N.O.
	BLOCK WALLS U.N.O.

TYPE A1 - LHS
FLOOR PLAN

	DRAWN: MMT	CHECKED: AGT	ID No. - A1 - RHS	BA ISSUE FOR CONSTRUCTION
	SCALE: 1:100 @ A3	DATE: 08.11.2024	4SITE	
SHEET: 03 OF 17				

DRAWING TITLE:	
PROPOSED RESIDENCE : TYPE - A1- LHS	
SHEET NO.	
A	08.11.2024
REV.	DATE
ISSUED FOR CONSTRUCTION AMENDMENT	

PROJECT INFORMATION

CLIENT: SERENITAS

ADDRESS: LOT X, 27 FINCH ROAD
CANUNGRA QLD 4275

[illegible]

4Site Design

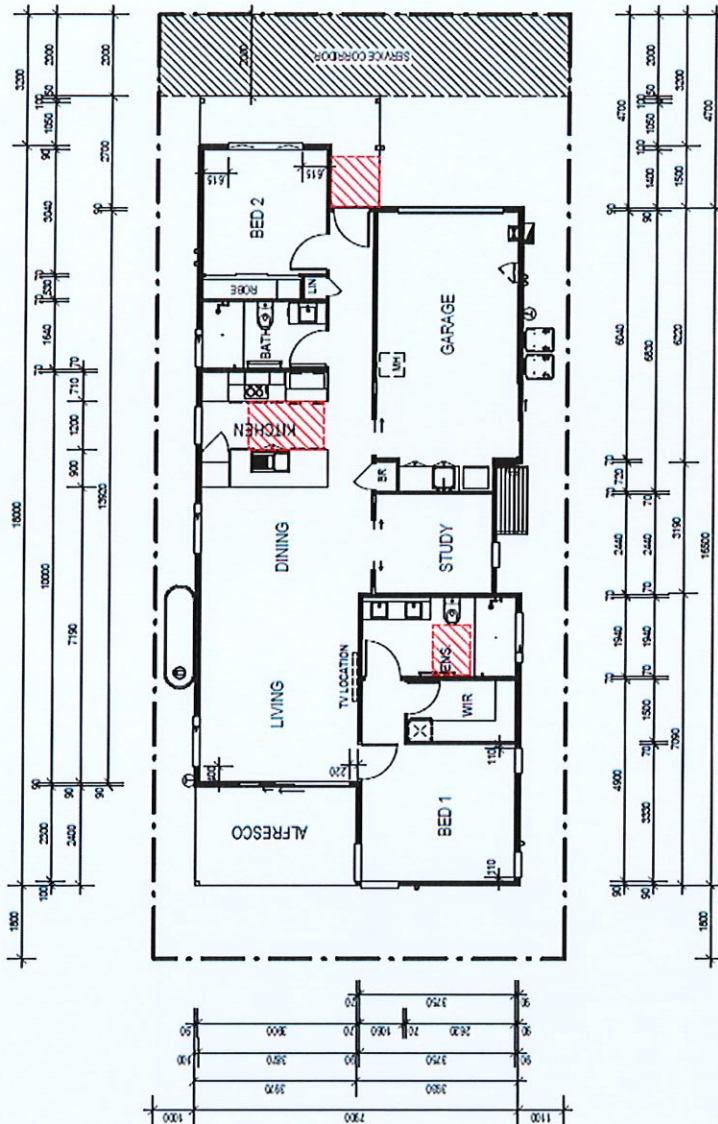


Residential Design & Drafting
M: 0422 838 430 E: info@4sitedesign.com.au
Licence: 15860 - 4684799 - 359 41559

20/8/2026
3.20



ISSUED FOR CONSTRUCTION



TYPE A1 - LHS
DIMENSION PLAN

DRAWN:	CHECKED:	ID No.:	DATE:
MMT	AGT	A1 - RHS	08.11.2024
SCALE:	1:100 @ A3		
SHEET:	04 OF 17		
			4 SITE

DRAWING TITLE:	PROPOSED RESIDENCE: TYPE - A1- LHS
CLIENT:	SERENITAS
ADDRESS:	LOT X, 27 FINCH ROAD
	CANUNGRA QLD 4275
REV.	DATE
A	08.11.2024
	ISSUED FOR CONSTRUCTION
	AMENDMENT

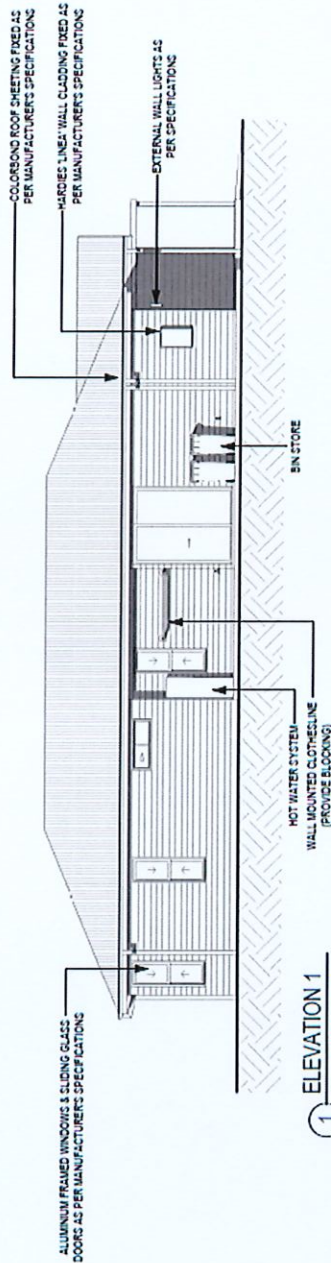
4Site Design
Residential Design & Drafting
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D:\4Site\68606-4864\992 399 41559
Version: 1, Version Date: 31/03/2025

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Version: 1, Version Date: 31/03/2025

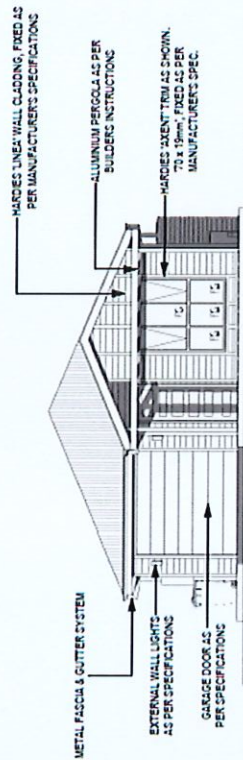
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1 ELEVATION 1
1:100



2 ELEVATION 2
1:100

TYPE A1 - LHS
ELEVATIONS 1/2

DRAWN	CHECKED	ID No -
MMT	AGT	A1 - RHS
SCALE	DATE	DATE
1:100 @ A3	08.11.2024	08.11.2024
CHEET	OF	4SITE
05	17	

PROPOSED RESIDENCE	TYPE - A1-LHS
REVISIONS	
REV.	DATE
A	08.11.2024
	ISSUED FOR CONSTRUCTION
	AMENDMENT

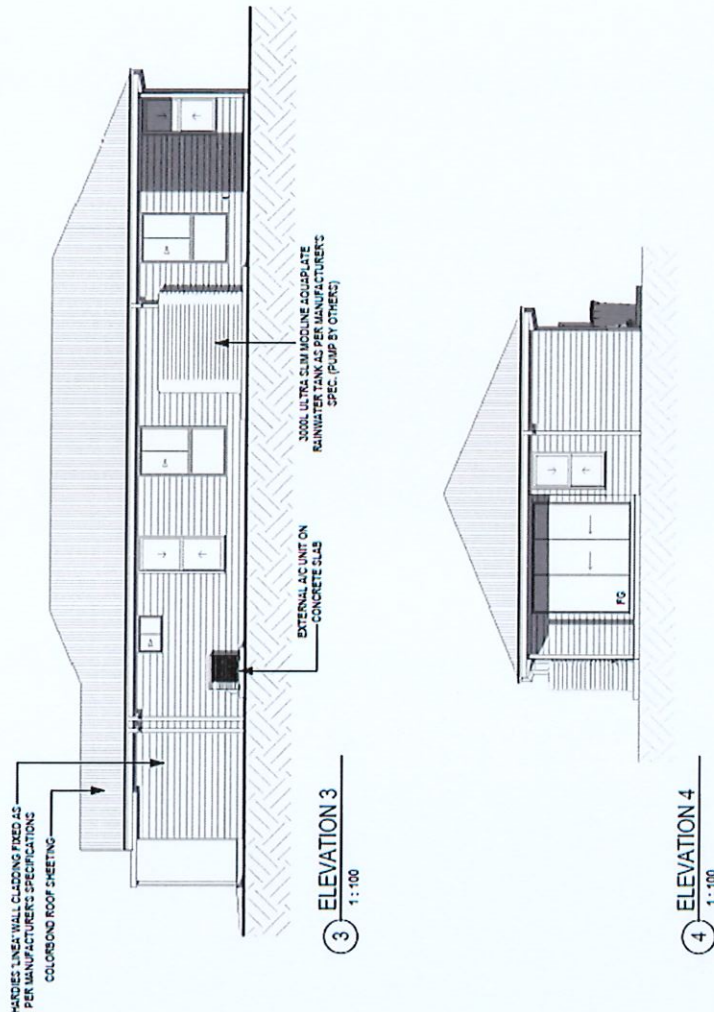
PROJECT INFORMATION
CLIENT: SERENITAS
ADDRESS: LOT X, 27 FINCH ROAD CANUNGRA QLD 4275

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3.22

ISSUED FOR CONSTRUCTION



TYPE A1 - LHS
ELEVATIONS 3 / 4

DRAWING: MMT	CHECKED: AGT	ID No. - A1-RHS	BA ISSUE FOR CONSTRUCTION	
			DATE: 08.11.2024	4SITE SHEET 06 OF 17

DRAWING TITLE: PROPOSED RESIDENCE: TYPE - A1- LHS	A 04.11.2024 REV. DATE	ISSUED FOR CONSTRUCTION ALTERNATIVE

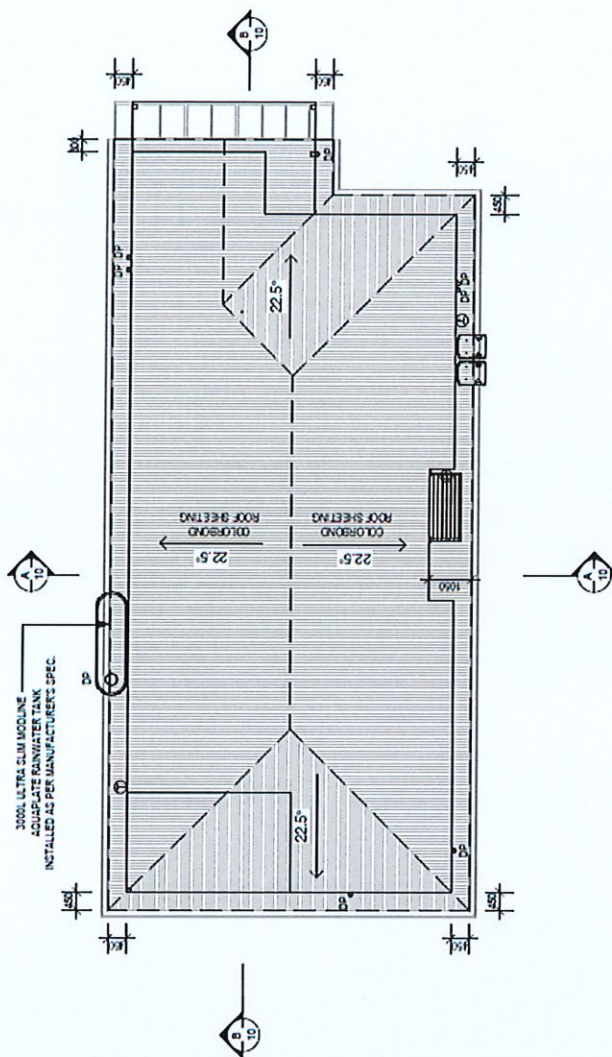
PROJECT INFORMATION
CLIENT: SERENITAS
ADDRESS: LOT X, 27 FINCH ROAD
CANUNGRA QLD 4275

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Document ID: 4629472.399.31339
Version: 1, Version Date: 31/03/2025

20/8/2026
S. n Q N



• ROOF MAINTENANCE SAFETY EYELETS SHALL BE INSTALLED TO SAFELY COVER ALL ROOF AREAS WITH A PITCH OVER 25° AND SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE MAINTENANCE SAFETY EYELET SPECIFICATION. THE MAINTENANCE SAFETY EYELET SHALL BE USED FOR ALL CLIMBING, AIR CONDITIONING SERVICING & FALL PROTECTION GREATER THAN 15 ft.

• ONLY APPROVED SAFETY HARNESSES SHALL BE USED, AND WHERE PRACTICAL, A PERMANENT LADDER RESTRAINT BRACKET SHALL BE PROVIDED NEARBY.

• ROOFING TO BE CONSTRUCTED WITH FALL PROTECTION. TRUSSES OR RAFTERS AT 600 CFTS WITH BATTENS AT 500 CFTS FOR SHEET & 330 CFTS WITH 2" INTERMEDIATE SPACING.

- PROVIDE R 14 ROOF BLANKET TO ENTIRE ROOF
- PROVIDE R 3.0 CEILING INSULATION TO MAIN LIVING, HALLS, BEDROOMS AND MULTI PURPOSE ROOMS ONLY.
- PROVIDE R 2.0 / 75MM WALL INSULATION & WALL SARKING TO EXTERNAL WALLS.

[illegible]

CLIENT:
SERENITAS
ADDRESS:
LOT X, 27 FIN
CANUNGRA

[illegible]

TYPE A1 - LHS
ROOF PLAN

	DRAWN: MMT CHECKED: AGT ID No. - AT - RHS	SCALE: 1: 100 @ A3 DATE: 08.11.2024 SHEET: 09 OF 17 4SITE	BA SSI SSE FOR CONSTRUCTION
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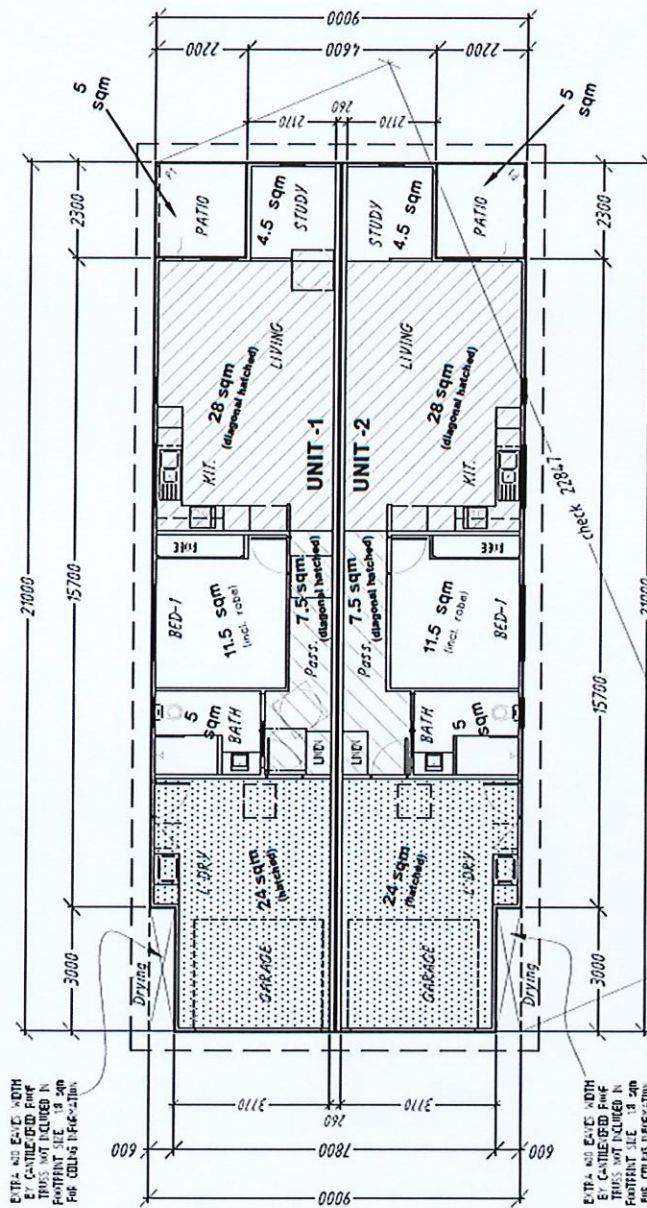
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B. n Q n

BUILDING AREAS

- Total Building Footprint Area: 185.5 sqm
Measure includes external walls, covered outdoor areas, & dividing wall
- Unit-1 Area: 90 sqm
Excluding dividing wall
- Unit-1 Internal Living Area: 58 sqm
Measured from inside of exterior walls & not inclusive of garages, covered outdoor areas, & dividing wall
- Unit-2 Area: 90 sqm
Excluding dividing wall
- Unit-2 Internal Living Area: 58 sqm
Measured from inside of exterior walls & not inclusive of garages, covered outdoor areas, & dividing wall

CROSS REFERENCE ALL DIMENSIONS WITH CURRENT FLOOR PLAN.

Given areas are for estimating purposes and need to be checked by trade contractor.



SET-OUT PLAN & Room Areas (sqm)

(1:100 ON A3)

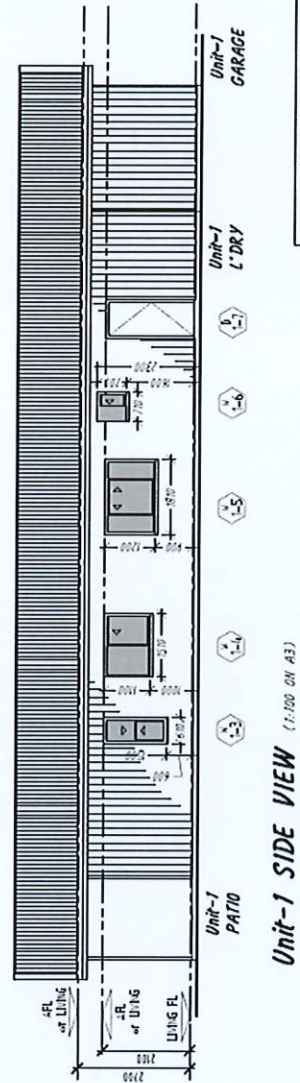
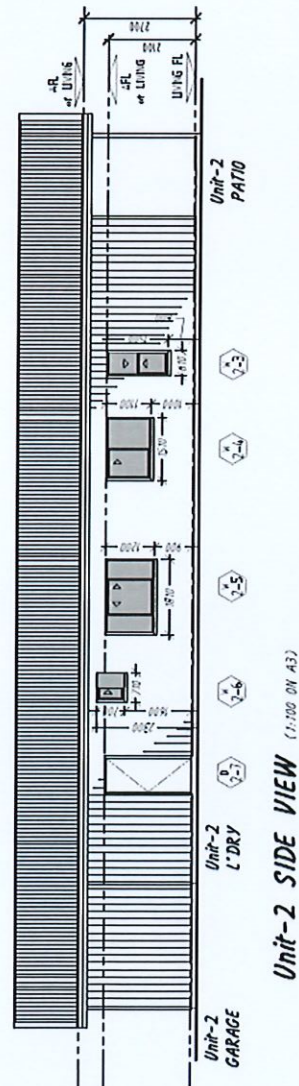
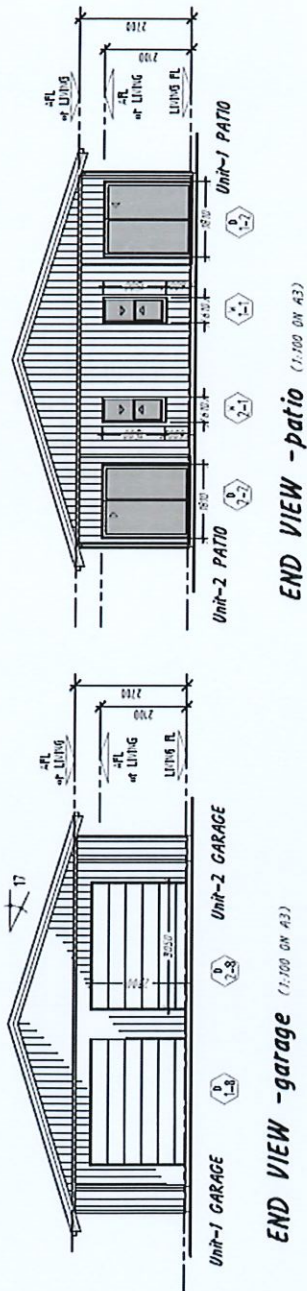
THYME
LIFESTYLE RESORT
MAREEBA

Phone: 0428 794 355	By: [Signature]	Drawn: [Signature]
GREGORY G. TERZIO Building Design & Drafting		
-Building Designer - Medium Price - \$6000.00 (incl. GST)		
DATE: 25 JAN 2024	BY: [Signature]	CHK: [Signature]
SCALE: 1:100	DATE: 25 JAN 2024	BY: [Signature]
PROJECT: THYME LIFESTYLE RESORT MAREEBA		
SET-OUT PLAN & Room Areas (sqm)		
GRANITE LAYOUT WITH STUDY	C384-GRANITE-2	WD 02 A

Document Ref ID: 4625177
Version: 1 Version Date: 31/03/2024

20/8/2026
B. n [Signature]

THYME
LIFESTYLE RESORT
MAREEBA



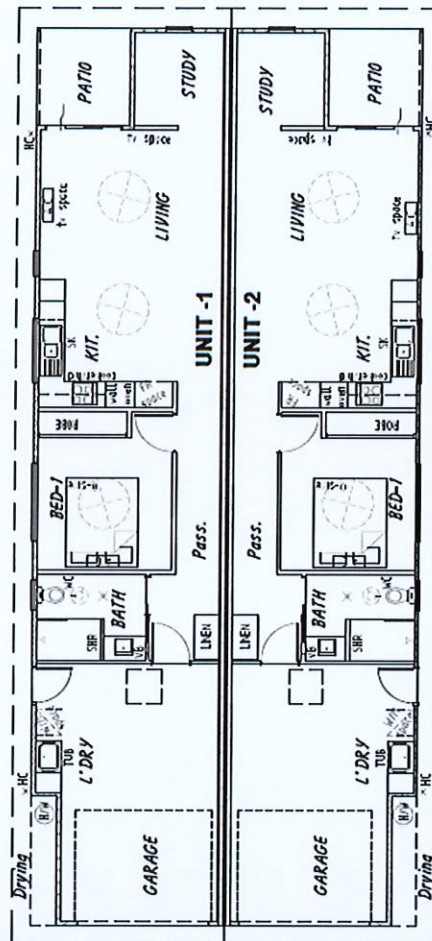
NOT FOR CONSTRUCTION

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DATE	JAN 2024
LOGIC	3D PHASE ON 2D SHEET
W-416 TITLE	ELEVATIONS
DATE	JAN 2024
SHEET NO.	WD 11 A
GRANITE LAYOUT WITH STUDY	0389-GRANITE-2

Phone: 07 55 55 55 55 Email: info@terzi.com.au
GREGORY G TERZI Building Design & Drafting
-Building Designer- -Medium Price- -OFFICE LICENSE- 11170248-

Document Set ID: 4637177
Version: 1, Version Date: 31/03/2024

20/6/2026
B. n. Q. n.



Document Cat ID: 4627177
Version: 1, Version Date: 3/03/2026

26/8/2026
B. n. [Signature]

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 of the Planning Act 2016 states –
- (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-

- (i) the establishment cost of trunk infrastructure identified in a LGIP; or
- (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –
decision includes-
 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or failure to make a decision; and

(d) a purported decision ; and

(e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

(a) is final and conclusive; and

(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and

(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.