

PROJECT & PHASE

COMMERCIAL DEVELOPMENT
OPERATIONAL WORKS - CIVIL

CLIENT



SITE ADDRESS / PROPERTY ID

68-70 CONSTANCE STREET,
MAREEBA, QLD, 4880



ARCOS

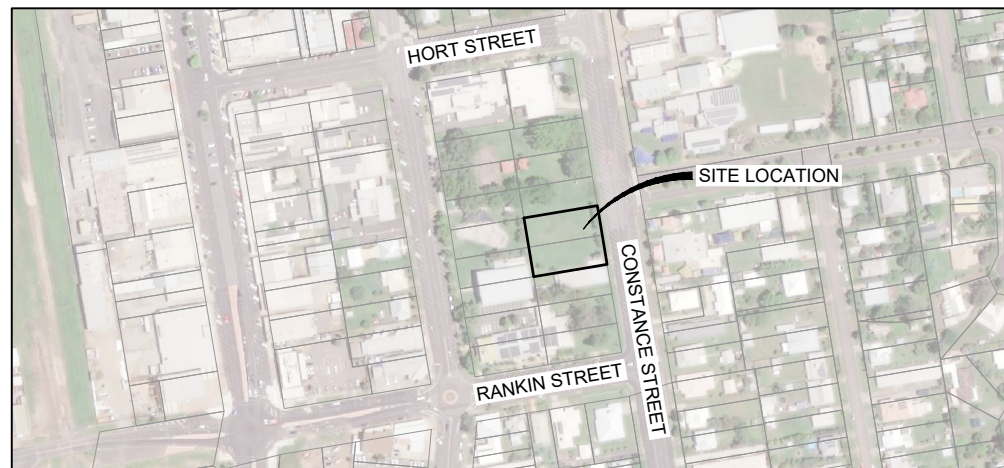


IMAGE (Microsoft)

LOCALITY PLAN
SCALE N.T.S

SURVEY DATA
SURVEYED BY TWINE SURVEYS PTY LTD
DATED 29/07/2025.
PLAN REFERENCE 9893 DETAIL

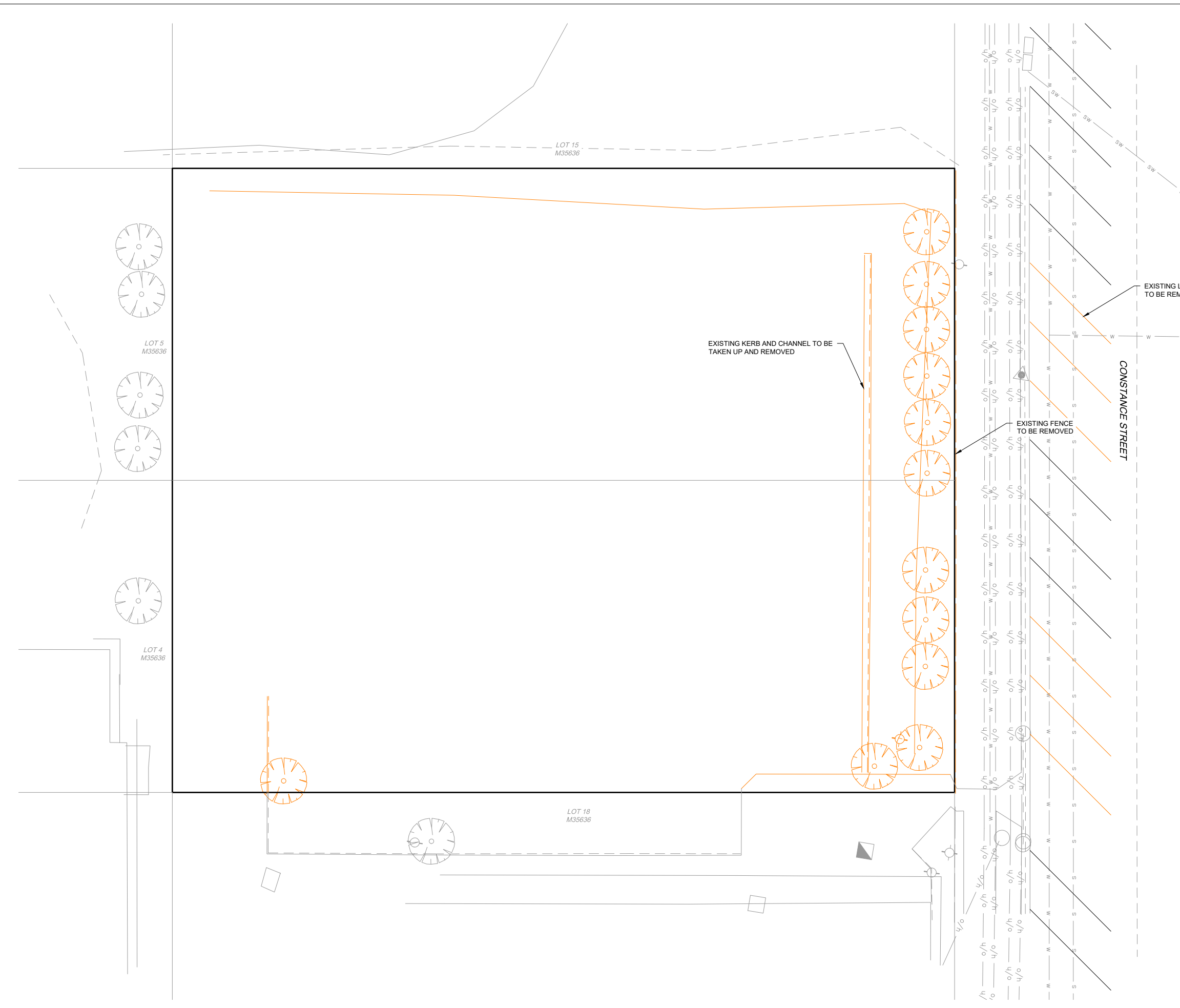
RP DESCRIPTION
LOTS 16 & 17 m35636
SITE AREA = 2,029m²

DRAWING INDEX

DRAWING No.	REV	DRAWING TITLE
2600239-OPW-C-001	A	COVER SHEET, LOCALITY & DRAWING INDEX
2600239-OPW-C-010	A	PLAN OF DEVELOPMENT
2600239-OPW-C-011	A	GENERAL NOTES & DETAILS
2600239-OPW-C-101	A	EXISTING FEATURES PLAN
2600239-OPW-C-201	A	EARTHWORKS PLAN
2600239-OPW-C-301	A	DEVELOPMENT SITE PLAN
2600239-OPW-C-321	A	DEVELOPMENT TYPICAL DETAILS
2600239-OPW-C-371	A	CONCRETE JOINTING PLAN
2600239-OPW-C-372	A	CONCRETE JOINTING DETAILS
2600239-OPW-C-401	A	STORMWATER PLAN
2600239-OPW-C-411	A	STORMWATER CATCHMENT PLAN
2600239-OPW-C-501	A	SEWER & WATER NOTES & DETAILS
2600239-OPW-C-502	A	SEWER & WATER PLAN

COUNCIL PERMIT No. MCU/25/0017

Project No.	Status	Drawing No.	Rev No.
2600239	PRELIMINARY	OPW-C-001	A



EXISTING LEGEND

- SUBJECT PROPERTY BOUNDARY
- 4.00 MAJOR CONTOUR
- - - MINOR CONTOUR
- s SEWER MAIN
- w WATER MAIN
- t U/G TELECOMMS
- o/h O/H ELECTRICITY
- sw STORMWATER
- / - / - FENCE
- TO BE REMOVED

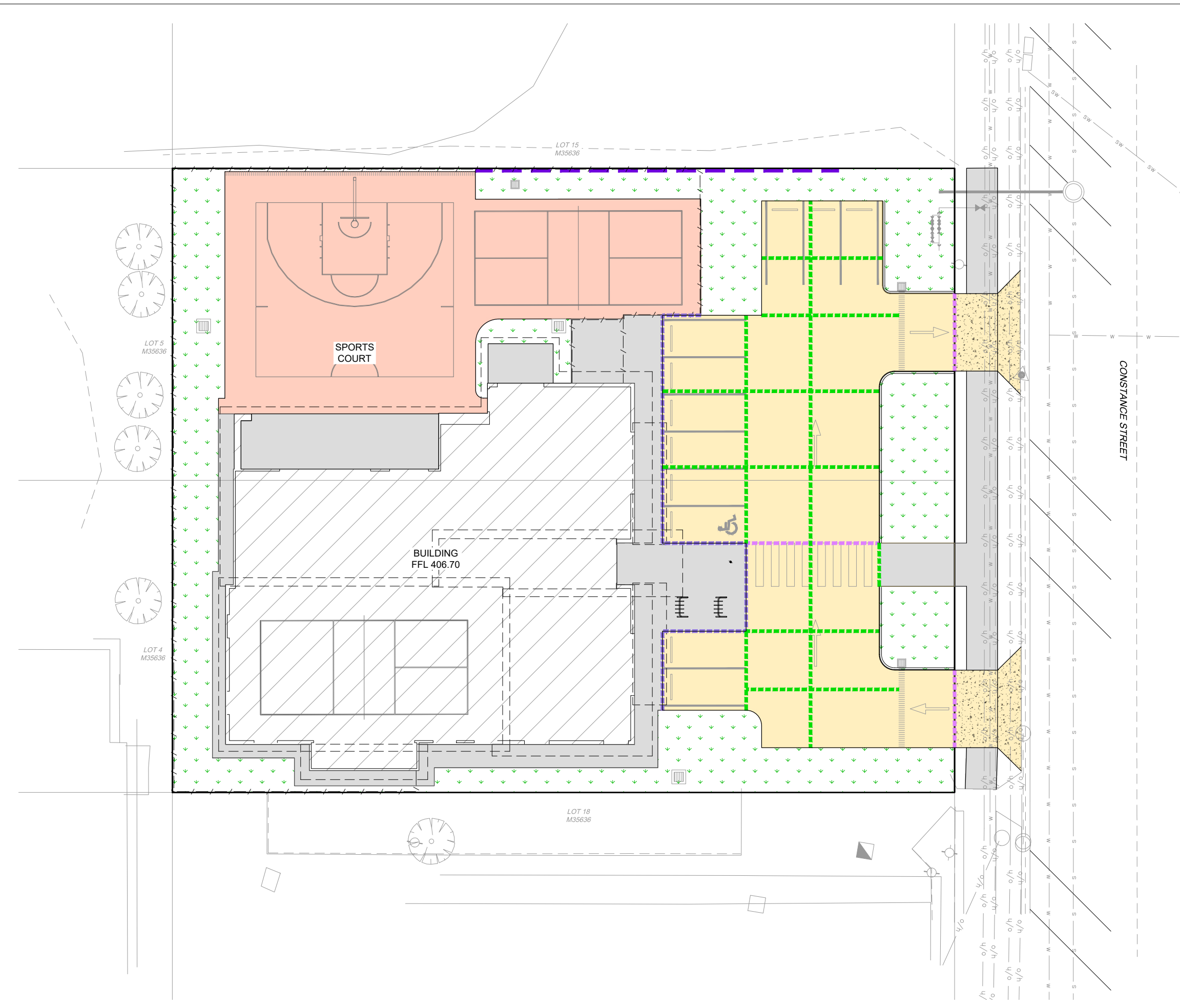
NOTES:
 1. FOR GENERAL NOTES REFER DRG C-011.

DEMOLITION
 DEMOLISH OR RELOCATE OFF SITE ALL EXISTING BUILDINGS AND/OR STRUCTURES ON SITE AND DISCONNECT AND WHERE REQUIRED CAP ALL ASSOCIATED SERVICES IN ACCORDANCE WITH A PLUMBING AND DRAINAGE APPLICATION PRIOR TO DEMOLITION COMMENCING.

CLEARING
 THE CONTRACTOR SHALL REMOVE ALL EXISTING VEGETATION WITHIN THE SITE IN ACCORDANCE WITH THE APPROVED TREE RETENTION PLAN IF SPECIFIED.

L:\Projects\18187\18187-001\18187-001-001.dwg - 29/05/2026 10:38:38 AM
 Project: 2600239 - 68-70 CONSTANCE STREET, MAREEBA QLD 4880

<table border="1"> <tr> <td>North Point</td> <td>Scale</td> <td>Horiz. Datum LOCAL</td> <td>Client</td> <td>Consultant</td> <td>Project</td> <td>Drawn</td> <td>Design</td> <td>Check</td> <td>Approved</td> <td>Drawing</td> <td>Project No.</td> <td>Drawing No.</td> <td>Rev No.</td> </tr> <tr> <td></td> <td>0m 3.125 6.25 A1 1:125</td> <td>Vert. Datum AHD</td> <td></td> <td></td> <td>COMMERCIAL DEVELOPMENT OPERATIONAL WORKS - CIVIL 68-70 CONSTANCE STREET, MAREEBA, QLD, 4880</td> <td>JD</td> <td>JD</td> <td>GM</td> <td>RPEP</td> <td>EXISTING FEATURES PLAN</td> <td>2600239</td> <td>OPW-C-101</td> <td>A</td> </tr> <tr> <td colspan="10"></td> <td>Approved Date</td> <td>Signed</td> <td>Status</td> <td>Sheet Size</td> </tr> <tr> <td colspan="10"></td> <td>29.05.26</td> <td></td> <td>PRELIMINARY</td> <td>A1</td> </tr> </table>		North Point	Scale	Horiz. Datum LOCAL	Client	Consultant	Project	Drawn	Design	Check	Approved	Drawing	Project No.	Drawing No.	Rev No.		0m 3.125 6.25 A1 1:125	Vert. Datum AHD			COMMERCIAL DEVELOPMENT OPERATIONAL WORKS - CIVIL 68-70 CONSTANCE STREET, MAREEBA, QLD, 4880	JD	JD	GM	RPEP	EXISTING FEATURES PLAN	2600239	OPW-C-101	A											Approved Date	Signed	Status	Sheet Size											29.05.26		PRELIMINARY	A1
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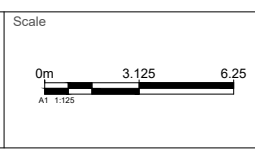
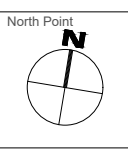


- EXISTING LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - 4.00 MAJOR CONTOUR
 - - - MINOR CONTOUR
 - s SEWER MAIN
 - w WATER MAIN
 - t U/G TELECOMMS
 - o/h O/H ELECTRICITY
 - sw STORMWATER
 - / - / - FENCE

- PROPOSED LEGEND**
- [Pattern] CONCRETE DRIVEWAY CROSSOVER
 - [Pattern] INTERNAL CONCRETE DRIVEWAY
 - [Pattern] SPORTS COURT HARDSTAND
 - [Pattern] CONCRETE PATH
 - [Pattern] DWELLING
 - [Pattern] LANDSCAPE
 - [Dashed Green] CONTROL JOINT (CJ)
 - [Dashed Purple] EXPANSION JOINT (EJ & KJ)
 - [Dashed Blue] ISOLATION JOINT (IJ)

- NOTES:**
1. FOR GENERAL NOTES REFER DRG C-011.
 2. FOR CONCRETE DETAILS REFER TO DRG C-372.

North Point	Scale	Horiz. Datum LOCAL	Client	Consultant	Project	Drawn	Design	Check	Approved	Approved Date	Signed	Project No.	Drawing No.	Rev No.
	0m 3.125 6.25 A1 1:125	Vert. Datum AHD			COMMERCIAL DEVELOPMENT OPERATIONAL WORKS - CIVIL 68-70 CONSTANCE STREET, MAREEBA, QLD, 4880	JD	JD	GM	RPEC	29.05.26		2600239	OPW-C-371	A
A OPW APPLICATION										29.05.26	GM			
Rev	Revision Description	Date	Approved											



Vert. Datum AHD
RL Datum



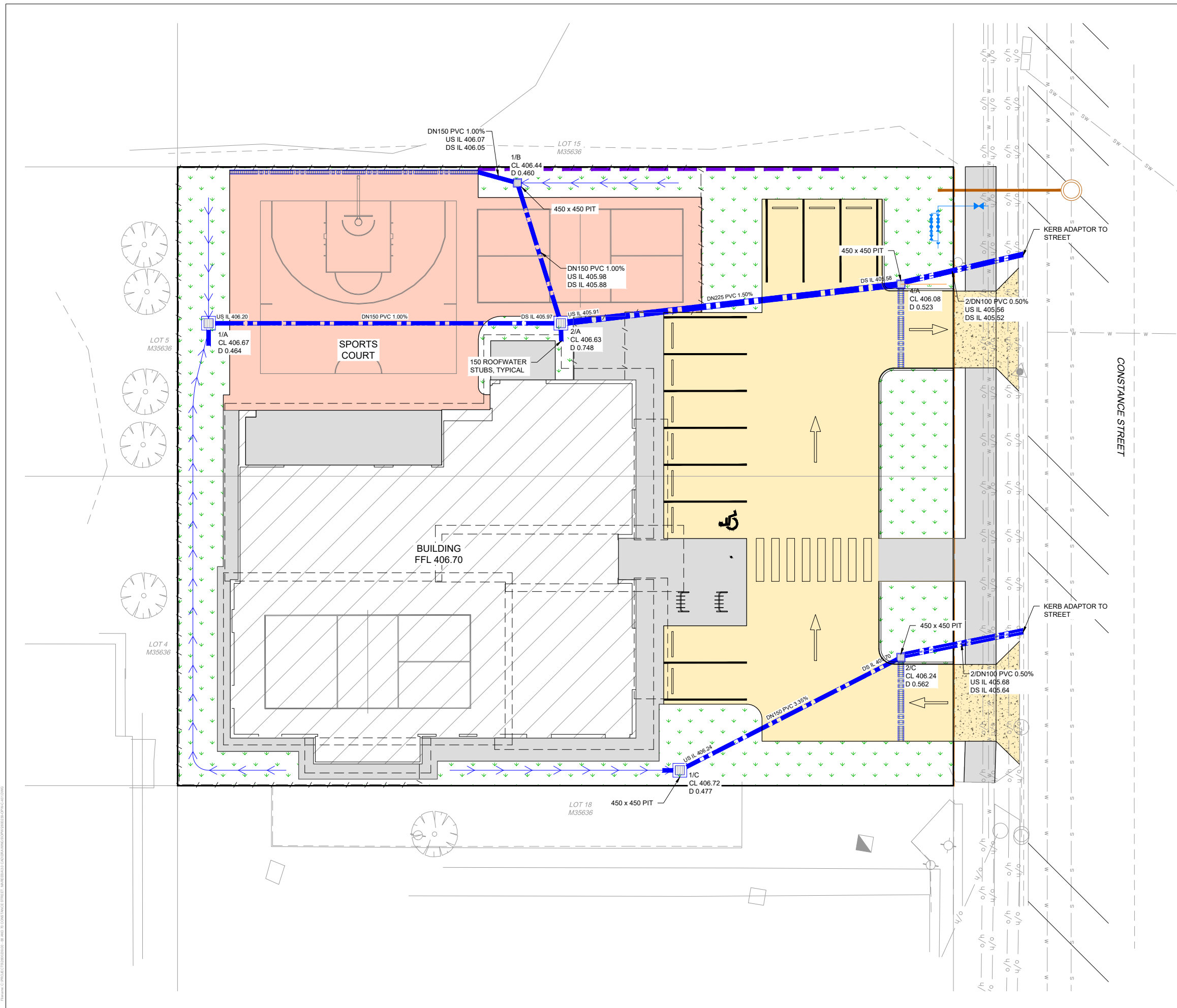
Consultant
ARCOS
CIVIL | STRUCTURAL | GEOTECHNICAL
SUNSHIRE COAST | BRISBANE | GOLD COAST
www.arcosgroup.com.au | ABN 51 640 311 842

Project
COMMERCIAL DEVELOPMENT OPERATIONAL WORKS - CIVIL
68-70 CONSTANCE STREET,
MAREEBA, QLD, 4880

Drawn JD
Design JD
Check GM
Approved RPEC

Drawing
CONCRETE JOINTING PLAN
Approved Date 29.05.26
Signed

Project No. 2600239
Drawing No. OPW-C-371
Rev No. A
Status PRELIMINARY
Sheet Size A1



EXISTING LEGEND

---	SUBJECT PROPERTY BOUNDARY
- - - -	MAJOR CONTOUR
- - - -	MINOR CONTOUR
s	SEWER MAIN
w	WATER MAIN
t	U/G TELECOMMS
o/h	O/H ELECTRICITY
sw	STORMWATER
- / - / -	FENCE

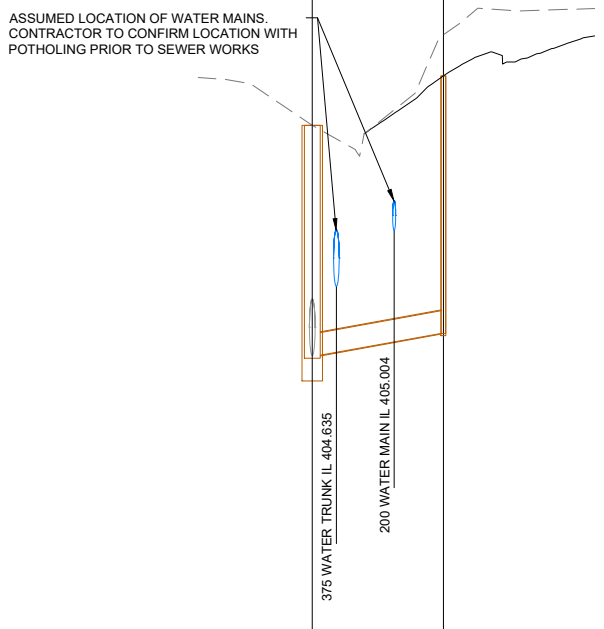
PROPOSED LEGEND

[Pattern]	CONCRETE DRIVEWAY CROSSOVER
[Pattern]	INTERNAL CONCRETE DRIVEWAY
[Pattern]	SPORTS COURT HARDSTAND
[Pattern]	CONCRETE PATH
[Pattern]	DWELLING
[Pattern]	LANDSCAPE
[Pattern]	LANDSCAPE BUFFER

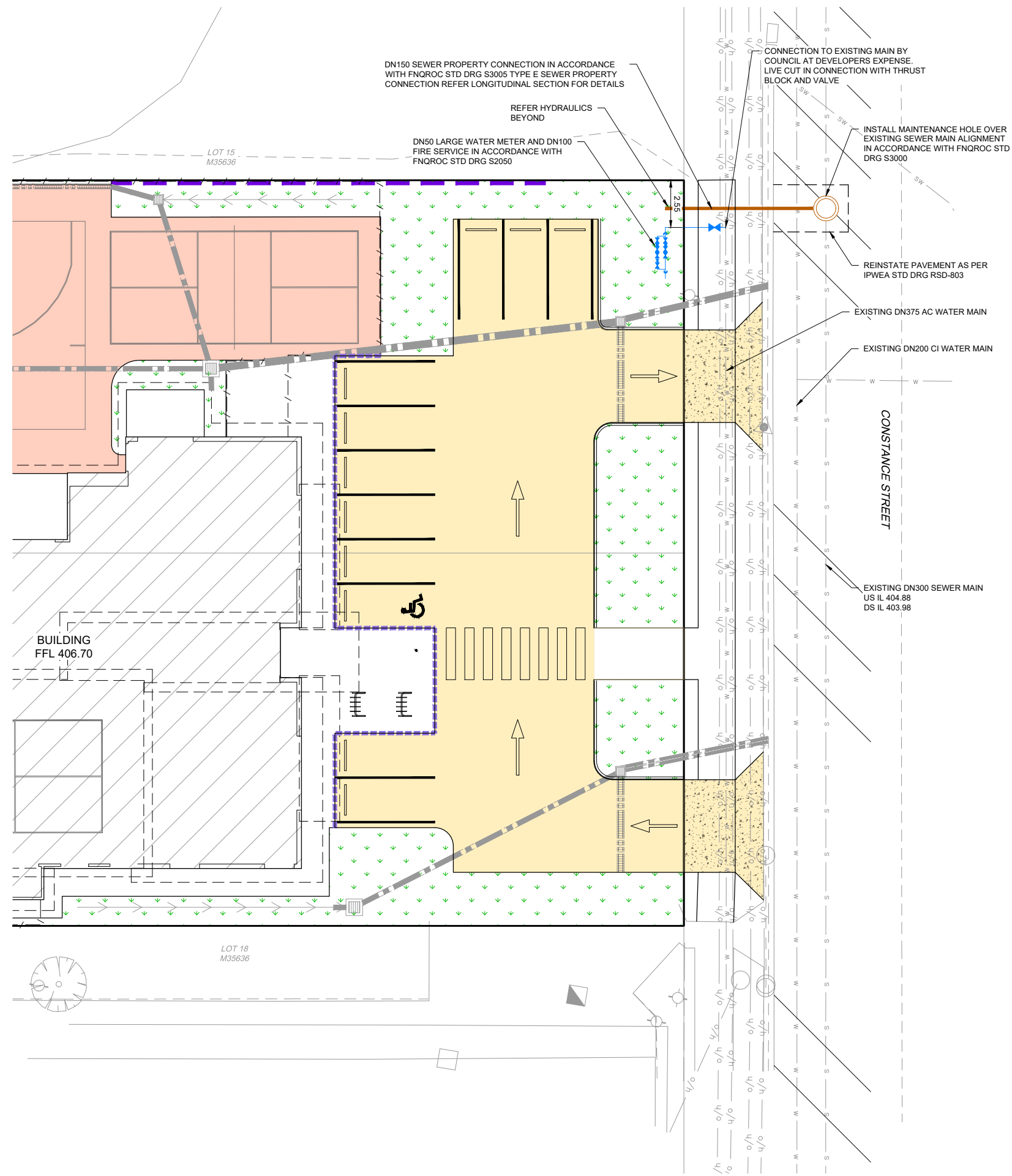
- NOTES:**
- FOR GENERAL & STORMWATER NOTES REFER DRG C-011.
 - FOR STORMWATER CATCHMENT PLAN REFER DRG SERIES C-410.
 - 600 x 600 PITS FOR FIELD INLETS UNO.

<p>North Point</p>		<p>Scale</p> <p>A1 1:125</p>	<p>Horiz. Datum LOCAL</p> <p>Vert. Datum AHD</p> <p>RL Datum</p>	<p>Client</p>	<p>Consultant</p> <p>CIVIL STRUCTURAL GEOTECHNICAL SUNSHIRE COAST BRISBANE GOLD COAST www.arcosgroup.com.au ABN 51 640 311 842</p>	<p>Project</p> <p>COMMERCIAL DEVELOPMENT OPERATIONAL WORKS - CIVIL 68-70 CONSTANCE STREET, MAREEBA, QLD, 4880</p>	<p>Drawn JD</p> <p>Design JD</p> <p>Check GM</p> <p>Approved RPEC</p>	<p>Drawing</p> <p>STORMWATER PLAN</p> <p>Approved Date _____</p> <p>Signed _____</p>	<p>Project No. 2600239</p> <p>Drawing No. OPW-C-401</p> <p>Status PRELIMINARY</p>	<p>Rev No. P1</p> <p>Sheet Size A1</p>
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STRUCTURE NAME	S1-2	S1-1
COVER TYPE	D	B
STRUCTURE TYPE	P1 1050	IO
D/S STRUCTURE DROP TYPE	A	
D/S DROP IN STRUCTURE	0.02	
JUNCTION LINE/ANGLE	90°	
SETOUT COORDINATES	E 10017.700 N 4940.182	E 10009.146 N 4938.758



DATUM RL	402.000	
GRADE (1 IN X)	60	
GRADE (%)	1.670	
PIPE SIZE (mm)	150	
PIPE TYPE	UPVC SN8	
EXISTING SURFACE LEVEL	405.700	406.299
DESIGN SURFACE LEVEL	405.700	406.027
INVERT LEVEL	404.180	404.325
DEPTH OF INVERT	1.540	1.702
CHAINAGE	0.000	8.672
LINE	S1	



- EXISTING LEGEND**
- SUBJECT PROPERTY BOUNDARY
 - - - MAJOR CONTOUR
 - - - MINOR CONTOUR
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 - W WATER MAIN
 - T U/G TELECOMMS
 - O/H O/H ELECTRICITY
 - SW STORMWATER
 - / - / - FENCE
- PROPOSED LEGEND**
- WATER MASTER METER CONNECTION & METER
 - SEWER PROPERTY CONNECTION
- NOTES**
- FOR WATER & SEWER NOTES REFER DRG C-501.
 - TOPSOIL AND TURF ALL DISTURBED AREAS (MINIMUM THICKNESS 100mm) AND PROVIDED WITH GRADE 'B' TURF.

L:\Projects\2026\2600239\2600239_01\Drawings\2600239_01_Sewer & Water Plan\2600239_01_Sewer & Water Plan.dwg
 Project: 2600239
 Date: 29/05/2026
 User: JGD

A OPW APPLICATION Revision Description Date Approved	North Point 	Scale 0m 3.125 6.25 A1 1:25 0m 0.625 1.25 V A1 1:25 0m 6.25 12.5 H A1 1:25	Horiz. Datum LOCAL Vert. Datum AHD RL Datum	Client 	Consultant 	Project COMMERCIAL DEVELOPMENT OPERATIONAL WORKS - CIVIL 68-70 CONSTANCE STREET, MAREEBA, QLD, 4880	Drawn JD Design JD Check GM	Drawing SEWER & WATER PLAN	Project No. 2600239	Drawing No. OPW-C-502	Rev No. A
							Approved RPEQ	Approved Date 29.05.26	Signed	Status PRELIMINARY	Sheet Size A1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application 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*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	Arcos Group Pty Ltd C/o Tait Morton Johnston Pty Ltd
Contact name (only applicable for companies)	Grant Minchev
Postal address (P.O. Box or street address)	177C Brisbane Road
Suburb	Mooloolaba
State	QLD
Postcode	4557
Country	Australia
Contact number	0752 937 648
Email address (non-mandatory)	civil@arcosgroup.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		68-70	Constance Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	16 & 17	M35636	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (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)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Community and Indoor Recreation Use

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|--|
| Material change of use | <input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input checked="" type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- Yes – provide details below or include details in a schedule to this development application
- No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*

- | | |
|--|---|
| <input type="checkbox"/> Subdivision <i>(complete 10)</i> | <input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i> |
| <input type="checkbox"/> Boundary realignment <i>(complete 12)</i> | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i> |

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ 176,000

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Mareeba Shire Council – Brian Millard

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity



Queensland
Government

- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the local government:

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

- Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)

Matters requiring referral to the Chief Executive of the relevant port authority:

- Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the Gold Coast Waterways Authority:

- Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the Queensland Fire and Emergency Service:

- Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- Yes – provide details below or include details in a schedule to this development application
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	MCU/25/0017	15/10/2025	Brian Millard Or Carl Ewin
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

- Yes – a copy of the receipted QLeave form is attached to this development application
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government’s website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title

No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable



**Queensland
Government**

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date received form sighted by assessment manager	
Name of officer who sighted the form	

PROPOSED PCYC MAREEBA 68-70 CONSTANCE STREET, MAREEBA Landscape Works Package

Prepared

By

For



Tait Morton Johnston Pty Ltd



ANDREW GOLD LANDSCAPE ARCHITECTURE

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GENERAL NOTES:

1. Read all landscape drawings and specifications and clarify any discrepancies with the Project Manager prior to undertaking works.
2. All work practices shall comply with the Occupational Health and Safety Act 2004 and all relevant regulations and codes of practice.
3. The location of the site compound and area for stockpiling of materials is to be agreed on site and authorized by the Project Manager prior to the commencement of works.
4. The site is to be secured for the full duration of works at the Contractor's expense.
5. The Contractors must check all dimensions and levels on site. The proposed works must match into existing site levels where they interface with existing conditions.
6. The Contractor is to locate and confirm all existing services and service covers, whether shown on the drawing or not, prior to the commencement of works. The Contractor shall contact Dial Before You Dig to obtain any relevant service information prior to the commencement of works.
7. The Contractor is responsible for retaining, protecting and repairing any damage to all existing services, service covers etc. The Contractor shall advise the Project Manager of any required alternations.
8. Confirm all pit levels and resolve any discrepancies with the Project Manager prior to undertaking the works.
9. All levels are to be approved on site by the Project Manager at setout prior to undertaking the works.
10. All surface levels nominated on the plans are finished surface levels. The Contractor must include excavation, trimming and grading to appropriate sub-grade levels to achieve specified depth and adequate drainage of softfall mulch.

B	29/05/26	SUBMISSION TO MSC
A	26/05/26	DRAFT FOR REVIEW

ISSUE	DATE	REASON
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THIS DRAWING HAS BEEN PREPARED WITH ALL CARE FROM BASE INFORMATION AVAILABLE AT THE TIME OF PREPARATION. ALL EXISTING AND RETAINED ELEMENTS ARE SHOWN INDICATIVELY ONLY. THE LOCATION OF THESE ELEMENTS ARE BASED FROM SURVEY INFORMATION. ALL PLANS AND DETAILS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION PACKAGES, INCLUDING (BUT NOT LIMITED TO) ARCHITECTURAL, CIVIL, STRUCTURAL, HYDRAULIC, ELECTRICAL, LIGHTING AND SIGNAGE DOCUMENTATION. ALL ABOVE AND BELOW GROUND SERVICE LOCATIONS ARE SHOWN INDICATIVELY. REFER TO THE RELEVANT ENGINEERS DRAWINGS AS REQUIRED. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE.

PROPOSED PCYC MAREEBA
68-70 CONSTANCE STREET,
MAREEBA

COVER SHEET

JOB No.	DWG No.	ISSUE	DRAWN BY	CHECKED BY
26.130	000	B	HF	AG

NOT FOR CONSTRUCTION

LANDSCAPE NOTES

GENERAL NOTES

A. ARCHITECTURAL WORKS INFORMATION

Refer to Architect's drawings for all information contained within these documents related to and nominated as Architectural Works. This includes all hardscape items such as paving, outdoor structures / shelters, walls and fencing. Architectural Works information contained within these documents are indicative only and not for construction or certification purposes.

B. CIVIL WORKS INFORMATION

Refer to Civil Engineer's drawings for all information contained within these documents related to and nominated as Civil Works. Civil Works information contained within these documents are indicative only and not for construction or certification purposes.

C. STRUCTURAL WORKS INFORMATION

Refer to Structural Engineer's drawings for all information contained within these documents related to and nominated as Structural Works. This includes retaining walls. Structural Works information contained within these documents are indicative only and not for construction or certification purposes.

D. ELECTRICAL WORKS INFORMATION

Refer to Electrical Engineer's drawings for all information contained within these documents related to and nominated as Electrical Works. Electrical Works information contained within these documents are indicative and not for construction or certification purposes.

E. HYDRAULIC WORKS INFORMATION

Refer to Hydraulic Engineer's drawings for all information contained within these documents are indicative only and not for construction or certification purposes.

LANDSCAPE SPECIFICATION NOTES

LEVELS - GENERAL NOTES

When setting out lines & levels ensure the accurate formation of grades & crossfalls leading to drains to enable surplus water to reach the drainage system and to prevent potential erosion channels. Ponding is unacceptable.

Minimum crossfalls are as follows:

- Paving and artificial grass 1:75
- Grassed and mulched garden areas 1:50

Maximum crossfalls are as follows:

- Paving 1:40
- Grassed areas 1:5
- Mulched garden areas 1:3

Finish organic mulch surfaces adjacent paving surfaces and / or edging. Finish lawn surfaces flush with adjacent paving surfaces and / or edging. Ensure adequate falls in finished surface levels away from buildings to drainage collection points (eg, field inlets, etc).

SUBSOIL DRAINAGE - GENERAL NOTES

Ensure adequate subsoil drainage elsewhere by installing suitable agricultural drainage systems where necessary, and especially in areas subjected to site excavation works including retaining walls.

Lay subsoil drains in:-

- Garden beds that are adjacent to buildings surrounded on all sides by pavements or in any garden beds where water is likely to pond;
- In any grassed areas where water is likely to sit and be unable to disperse quickly
- Behind retaining walls and raised kerbs
- In locations as shown on the drawings

Unless otherwise specified, all subsoil drains shall be corrugated, 90mm slotted PVC contour pipe, wrapped in Bidum V14 filter cloth or equal equivalent. Filter gravel to be 10mm clean washed aggregate. Lay drainpipe in continuous lengths where possible with minimum 1:100 falls. Discharge pipes into stormwater system.

Where grades are not sufficient to carry water out of the landscape area adequately and safely, supply and install drainage sump/ to catch excess water.

Sumps are to be fitted with a heelguard no-slip grate and connected to the stormwater system. Refer to Hydraulic and Civil Engineer's drawings for drainage pit specifications and connections.

PLANTS

- NATSPEC shall apply to trees where Council requires this certification.
- Trees must meet AS 2303:2018 Tree Stock for Landscape Use
- Plants are to be good quality nursery stock from a NIASA Accredited nursery
- They shall be fundamentally free of pest and diseases, vigorous, well established, hardened off, of good form consistent with species or variety, not soft or forced with large healthy root systems with no evidence of having been restricted or damaged. Trees shall have a single leading shoot.
- Provide plants of a height and spread appropriate to the specified pot size and species.
- Mature tree stock shall be properly prepared for transport with adequate measures taken to protect against shock and wind damage.
- Ensure sequencing with site foreman to avoid delays planting mature tree stock.
- After installation they shall be thoroughly watered.
- Trees to be single-trunked canopy shade tree species able to attain a clear trunk height of 1800mm on maturity.

TURF

SUBGRADE PREPARATION:

Turfed areas shall be prepared initially by removing all deleterious material
Cultivate subgrade surface by thoroughly ripping to a minimum depth of 150mm before spreading topsoil unless otherwise directed (ie: no cultivation under trees to be retained)

SOIL:

Spread turf underlay topsoil to a minimum depth of 100mm unless otherwise directed. Proposed topsoil must comply with Australian Standards AS4419-2003 and described as 'Soil blend'.

TURF:

- To be fundamentally free from weeds and disease or other deleterious substances.
- Use "Wintergreen"

INSTALLATION:

Turf shall be close turfed with staggered cross-joints and laid in straight lines, running perpendicular to the direction of slope (and/or parallel to contours).

Proposed topdressing soil to comply with Australian Standards AS4419-2003 and as described as 'Topdressing'.

All joints shall be filled with an approved topdress light soil or sand and the turf shall be lightly rolled.

Finished levels shall be 3mm below surrounding surface levels to allow for future top dressing. Allowance should be made for shrinkage and settling.

Turf shall be adequately watered once installed, refer Management Plans.

Ensure protection from trampling.

Lay turf within 36 hours of being out.

FERTILISER:

Fertiliser to be applied to the turf at the rates and period of time from installation as recommended by the supplier. If no starter Fertiliser supplied by the supplier, we recommend:

Dynamic Lifter Turf Starter:

<http://www.yates.com.au/products/fertilising/organic-based/dynamic-lifter-turf-starter/#BQXQZuFJZ01z1B97>

Lawn Builder™ Seed & Turf Starter Slow Release Lawn Fertiliser:

<https://www.scottsaustralia.com.au/scotts-brands/lawn-builder/lawn-builder-slow-release-lawn-fertilisers/lawn-builder-seed-turf-starter-slow-release-lawn-fertiliser/>

SOIL WETTING AGENT:

We recommend the application of a soil wetting agent wetting agent (ie: non biodegradable detergent not crystals) to stop hydrophobia if not already in the starter fertiliser supplied with the turf, at the rates recommended by the manufacturer:

- Scotts Hydratlow Wetta Soil
- Searle's Penetraide
- Plant of Health Soils Soaker

WEEDS, PESTS DISEASE MANAGEMENT:

Weeds are required to be removed by physical or chemical (non-residual Glyphosate or other herbicides) means. If chemical means, as per the manufacturer recommendations. Refer to the following reference for guideline on weeds, pest and disease management

REFERENCE:

<http://thelawnguide.com.au>

PLANTING BEDS

SUBGRADE PREPARATION:

Cultivate subgrade surface by thoroughly ripping to a minimum depth of 150mm before spreading topsoil.

TOPSOIL:

Spread topsoil to a minimum depth of 300mm unless otherwise directed. Proposed topsoil must comply with Australian Standards AS4419-2003 and described as 'Soil blend'.

Provide certification of soil types delivered to site, as per AS4419-2003.

PLANTS:

Mature tree stock shall be properly prepared for transport with adequate measures taken to protect against shock and wind damage.

Ensure sequencing with site foreman to avoid delays planting mature tree stock.

FERTILIZER:

Ensure soil nutrient and PH levels are suitable for specific plant species (ie: native or exotic species)

Apply slow release fertilizer to each plant as per manufacturer's recommended rates.

A slow or controlled release fertiliser organic or inorganic to be incorporated generally into the imported (or excavated / site topsoil). We recommend the following:

Inorganic Slow or Controlled Release fertilisers:

- Osmocote
- Nutricole
- Macrocole
- E-Scape PRO by eCo-Enviroment

Organic slow release:

- Dynamic Lifer
- Organic Link by Plant of Health

WETTING AGENT:

A wetting agent and / or soil ameliorant including a wetting agent is required to all mass planting beds:

- Scotts Hydratlow Wetta Soil
- Searle's Penetraide Plant of Health Soils Soaker
- MultiPro by eCo-Enviroment

PLANTING:

To locations as shown on the plan and to the sizes and numbers as shown on the schedule.

ORGANIC MULCHING:

Proposed mulch must comply with Australian Standards AS4454-2003. 'Composts, soil conditioners and mulches'. Spread an even cover of Double Tub Ground Aged Forest Mulch to a minimum depth of 100mm entirely over planting bed areas where organic mulch is specified.

Rake smooth to finish flush with surround levels. Do not place in contact with stems of plants.

Any mulch used must be free of peanut shell or other irritant material.

CONCRETE GARDEN EDGE

Supply and install concrete edging in the locations and extents as shown on the drawings and as detailed.

Ensure construction joints at max 1800mm centres and/ or at changes of curvature/ direction.

Flush concrete edge – 100 x 100mm concrete edge with pencil round profile. Concrete edge is to finish flush with adjoining surfaces.

IRRIGATION CONDUITS

To the locations as indicated on the drawings. Locations can be adjusted by the builder if required (new information not previously aware of, more efficient layout).

All irrigation pipe work installed under pavements (road or other hard surface) shall be installed in an envelope.

All envelopes used to encase irrigation pipes shall be 100mm PNB PVC SWJ Pipe as standard unless otherwise approved.

Envelope ends shall be sealed with duct tape prior to installation, to stop the ingress of soil & material from entering the envelope.

Envelopers ends shall have the outer 50mm sealed with expanded foam after pipe work or electrical conduits have been installed, to stop the transportation of water and ingress of soil & material through the envelope. A stainless steel marker tag shall be used to easily identify location of envelopes ends. The tag shall be a minimum of 38mm diameter and 1.6mm thick. Marker tags shall be nailed, glued or set into the surface of the pavement and engraved with the word "Irrigation" and recorded on the As Constructed drawings.

IRRIGATION

Design and install an automatic irrigation system to water all landscaped areas within the property boundary unless otherwise shown on the plans.

STANDARDS, GUIDELINES, REGULATION AND AUTHORITIES:

All design and documentation, materials supplied and work carried out shall be in accordance with the relevant Australian Standards and/or industry guidelines. Queensland Parliamentary Acts and associated Regulations:

QUALIFIED PERSONNEL:

A Qualified Irrigation Installer shall be qualified and competent in all aspects of irrigation work, shall have at least 5 years demonstrated experience in the installation of commercial irrigation systems and; Shall be conversant with relevant standards, guidelines, regulations and authorities and shall possess either:
(CI) Certified Irrigation Installer, issued by (IAL) Irrigation Australia Limited
(CI) Certified Irrigation Contractor, issued by (IAL) Irrigation Australia Limited
(CID) Certified Irrigation Designer, issued by (IAL) Irrigation Australia Limited

BUILDER TO PROVIDE:

- RPZ valve (and/or water supply from tanks)
- Conduits
- GPO for Controller

GENERAL:

- Builder to supply a suitably sized RPZ. Typically 32mm is required as a minimum.
- Mainline to be a minimum of 32mm HDPE.
- Conduits are to be installed by the builder and are generally to be 100mm under hard surfaces unless otherwise advised by the civil engineer.
- Solenoid valves to have an isolating gate valve and be housed in a lockable valve box.
- Controller to be Hunter PRO-C (unless otherwise approved). Location to be co-ordinated with the builder.
- System to incorporate stream rotor nozzles on pop-up bodies. All pop-ups are to have articulated risers installed for ease of maintenance.
- Nozzles are to be set head to head spacings.
- Provide an as-built drawing on completion and provide training to the end user on the operation of the system.
- Provide a 12 month warranty on materials and labour.

PLANT ESTABLISHMENT / CONTINUING MAINTENANCE

Allow a 12 WEEK for Plant Establishment Period from Practical Completion to the satisfaction of the Landscape Architect.

- Maintain adequate watering regime
- Remove weed growth from all mass planting beds and turfed areas
- Keep landscape areas tidy and free of litter and debris
- Fertilise (as per the notes above)
- Weed control (as per the notes above)
- Prune planting, control pest and disease management (as per the notes above) to maintain healthy growth
- Replenish mulch material where necessary
- Replace dead / dying plant material
- Reinstake stakes, ties and marker stakes where necessary
- Reinstake erosion control matting and other erosion control measures as necessary
- Make good any disturbance to surfaces and mulch

Continue maintenance works beyond Plant Establishment Period as required.

MANAGEMENT PLANS:

The turfed areas shall be thoroughly watered on the day of turf installation and then as follows at the equivalent of 5l/m², including natural rainfall, or as required to maintain active healthy growth.

Weeks 1-3: Twice a week

Weeks 3-12: Once a week or as necessary

If no irrigation, apply the above rates to the mass planting beds. Watering to use rainwater tanks if possible.

SPECIAL NOTE

Accord particular diligence to the following prime items:

TOPSOIL QUALITY and SUBGRADE PREPARATION as specified.

PLANT QUANTITY: Use only consistently well nurtured nursery stock from an approved supplier. Check with Landscape Architect where species substitutions must be made.

MAINTENANCE: Ensure a continuing maintenance program, including weed/disease, fertilising, watering (but beware of over-watering) and replacement of ailing plant material.

GUARANTEE

Failure to adequately address these items, best practice and relevant Australian Standards WILL result in a sub-standard landscape outcome.



ANDREW GOLD LANDSCAPE ARCHITECTURE

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B	29/05/26	SUBMISSION TO MSC
A	26/05/26	DRAFT FOR REVIEW

ISSUE	DATE	REASON
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THIS DRAWING HAS BEEN PREPARED WITH ALL CARE FROM BASE INFORMATION AVAILABLE AT THE TIME OF PREPARATION. ALL EXISTING AND RETAINED ELEMENTS ARE SHOWN INDICATIVELY ONLY. THE LOCATION OF THESE ELEMENTS ARE BASED FROM SURVEY INFORMATION. ALL PLANS AND DETAILS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANTS DOCUMENTATION PACKAGES, INCLUDING (BUT NOT LIMITED TO) ARCHITECTURAL, CIVIL, STRUCTURAL, HYDRAULIC, ELECTRICAL, LIGHTING AND SIGNAGE DOCUMENTATION. ALL ABOVE AND BELOW GROUND SERVICE LOCATIONS ARE SHOWN INDICATIVELY. REFER TO THE RELEVANT ENGINEERS DRAWINGS AS REQUIRED. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE.

PROPOSED PCYC MAREEBA
68-70 CONSTANCE STREET,
MAREEBA

LANDSCAPE NOTES

JOB No.	DWG No.	ISSUE	DRAWN BY	CHECKED BY
26.130	001	B	HF	AG

NOT FOR CONSTRUCTION

PLANTING SCHEDULE

The spacing of plants shown on plan have been derived as a compromise between growth rate, anticipated size, and the ability to provide a good vegetative cover within a reasonable space of time. Quantities indicated have been based on the spacing of individual plants appropriate to the available area for the particular species used; where this available area increases (or decreases) through the course of construction, quantities may also need to increase (or decrease) to maintain the plant spacings indicated on plan.

AGLA recommends early plant procurement to ensure species availability and minimum plant sizes.

CODE	BOTANICAL NAME	COMMON NAME	SIZE**	QUANTITY	SPACING	HEIGHT*	WIDTH*
TREES							
ACR imp	<i>Acronychia imperforata</i>	Fraser Island Apple	100L	2	as shown	8	6
BRA pop	<i>Brachychiton populneus</i>	Kurrajong	100L	1	as shown	8	5
BUC cel	<i>Buckinghamia celsissima</i>	Ivory Curl	100L	2	as shown	10	8
ELA ret	<i>Elaeocarpus reticulatus</i> Prima Donna	Blueberry Ash	100L	3	as shown	10	5
TRI lau	<i>Tristanopsis laurina</i> Luscious	Water Gum	100L	7	as shown	10	5
XAN chr	<i>Xanthostemon chrysanthus</i>	Golden Penda	100L	1	as shown	10	8

SCREENING SHRUBS

CAL vim	<i>Callistemon viminalis</i> Slim	Narrow Bottlebrush	300mm	13	1	3	1.3
SYZ res	<i>Syzygium australe</i> Resilience	Lillypilly	300mm	20	1.5	3	2

SHRUBS AND GROUNDCOVERS

AUS ino	<i>Austromyrtus inophloia</i> Blushing Beauty	Blushing Beauty	200mm	46	0.8	1	1
BAB vir	<i>Babingtonia virgata</i> Dwarf From	Dwarf Twiggly Heath Myrtle	200mm	41	0.8	1	1
CAL GBF	<i>Callistemon Great Balls of Fire</i>	Dwarf Bottlebrush	200mm	21	1.2	1.8	1.8
LEP hyb	<i>Leptospermum hybrida</i> White Wave	White Tea Tree	200mm	89	0.8	0.5	1
LIR EG	<i>Liriope muscari</i> Evergreen Giant	Liriope	140mm	68	0.5	0.8	0.8
LOM hys	<i>Lomandra hystrix</i>	Mat Rush	140mm	80	0.8	1.8	1.5
LOM tan	<i>Lomandra Tanika</i>	Dwarf Mat Rush	140mm	28	0.5	0.5	0.6
MYO par	<i>Myoporum parvifolium</i> Fine Leaf	Creeping Boobialla	200mm	32	1	0.15	2
WES M	<i>Westringia fruticosa</i> Mundi	Native Rosemary	200mm	65	1.2	0.5	1.5

*HEIGHT AND WIDTH:

Heights and widths as shown are at full maturation, indicative only and dependent on environmental and microclimatic factors

** PLANT CONTAINER SIZE:

100L	100 Litre container stock min
300mm	300mm dia minimum pot size
200mm	200mm dia minimum pot size
140mm	140mm dia minimum pot size

ROOT BALL SIZES

The general rule of thumb for planting is at least twice the width of the rootball and to the same depth. The corresponding dimensions to the plant container sizes are as follows. To obtain the planting hole width, simply multiply the diameter by two.

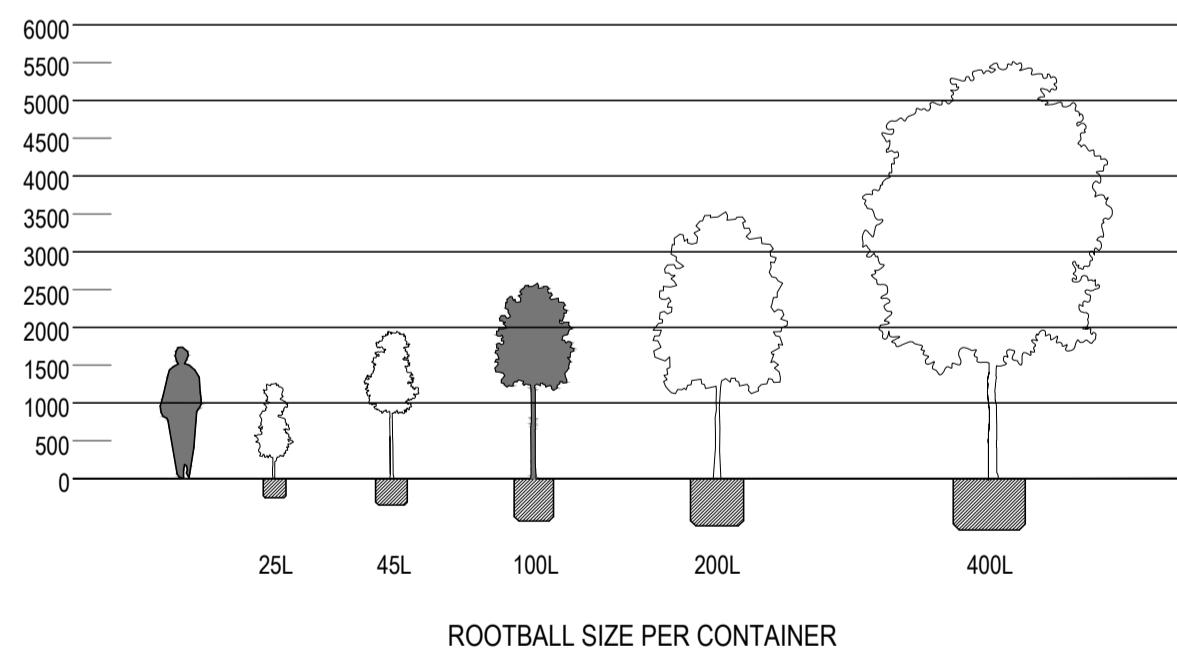
Plant container size	Diameter	Height
100L	520mm	560mm
300mm	300mm	270mm
200mm	200mm	190mm
140mm	140mm	140mm

MINIMUM STOCK SIZES

The recommended minimum plant size relative to the container size is as follows. Should the stem calliper of height of the tree relative to the container size be less than the figures shown, the tree should be rejected. Ensure minimum plant height at time of planting for the specified container stock unless otherwise agreed to by the landscape architect due to availability, species type and/or time of season.

Root ball volume	Height (above container)	Calliper (at 300mm)	Clean trunk height
100 litre	1.8 - 2.4 metres	50mm	1500mm
300mm	400 - 1000mm	NA	NA
200mm	200 - 600mm	NA	NA
140mm	100 - 400mm	NA	NA

The following is a guide, final plant sizes due to availability, species, type, and/or time of season.



1 TYPICAL PLANT SIZE (ALONG WITH TYPICAL ROOTBALL SIZES) DIAGRAM

SCALE 1:100 @ A1

TREES



Acronychia imperforata
Fraser Island Apple



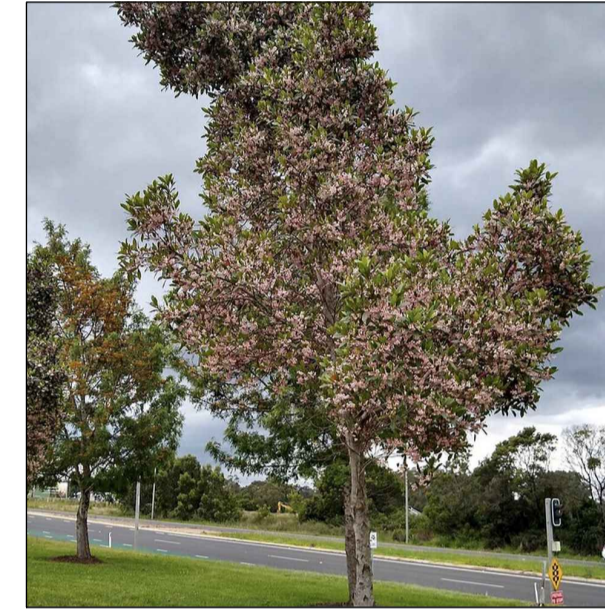
Brachychiton populneus
Kurrajong



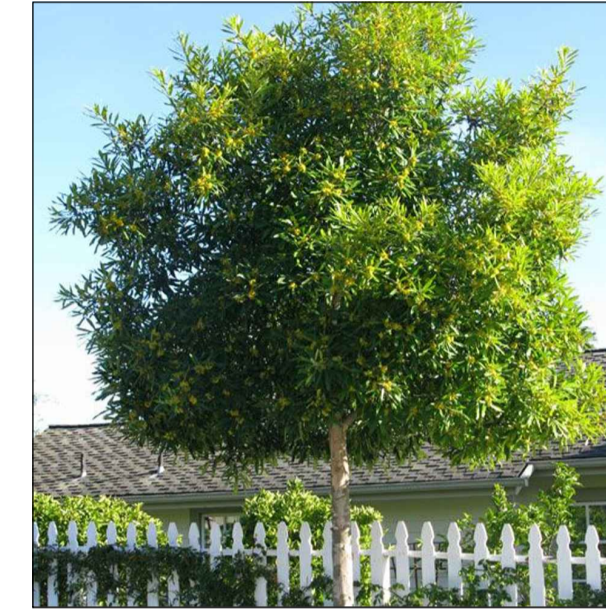
Buckinghamia celsissima
Ivory Curl



Callistemon viminalis Slim
Narrow Bottlebrush



Elaeocarpus reticulatus Prima Donna
Blueberry Ash



Tristanopsis laurina Luscious
Water Gum



Xanthostemon chrysanthus
Golden Penda

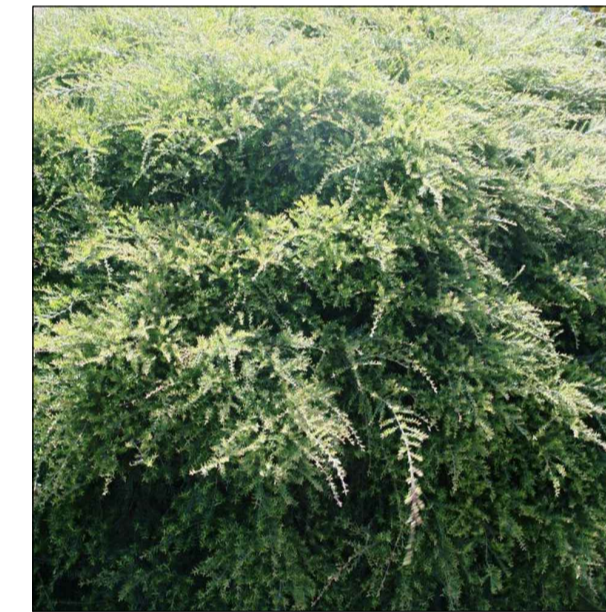


Syzygium australe Resilience
Lillypilly

SHRUBS AND GROUNDCOVERS



Austromyrtus inophloia Blushing Beauty
Blushing Beauty



Babingtonia virgata Dwarf From
Dwarf Twiggly Heath Myrtle



Callistemon Great Balls of Fire
Dwarf Bottlebrush



Leptospermum hybrida White Wave
White Tea Tree



Liriope muscari Evergreen Giant
Liriope



Lomandra hystrix
Mat Rush



Lomandra Tanika
Dwarf Mat Rush



Myoporum parvifolium Fine Leaf
Creeping Boobialla



Westringia fruticosa Mundi
Native Rosemary

SCREENING SHRUBS



ANDREW GOLD LANDSCAPE ARCHITECTURE

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A	26/05/26	DRAFT FOR REVIEW
ISSUE	DATE	REASON

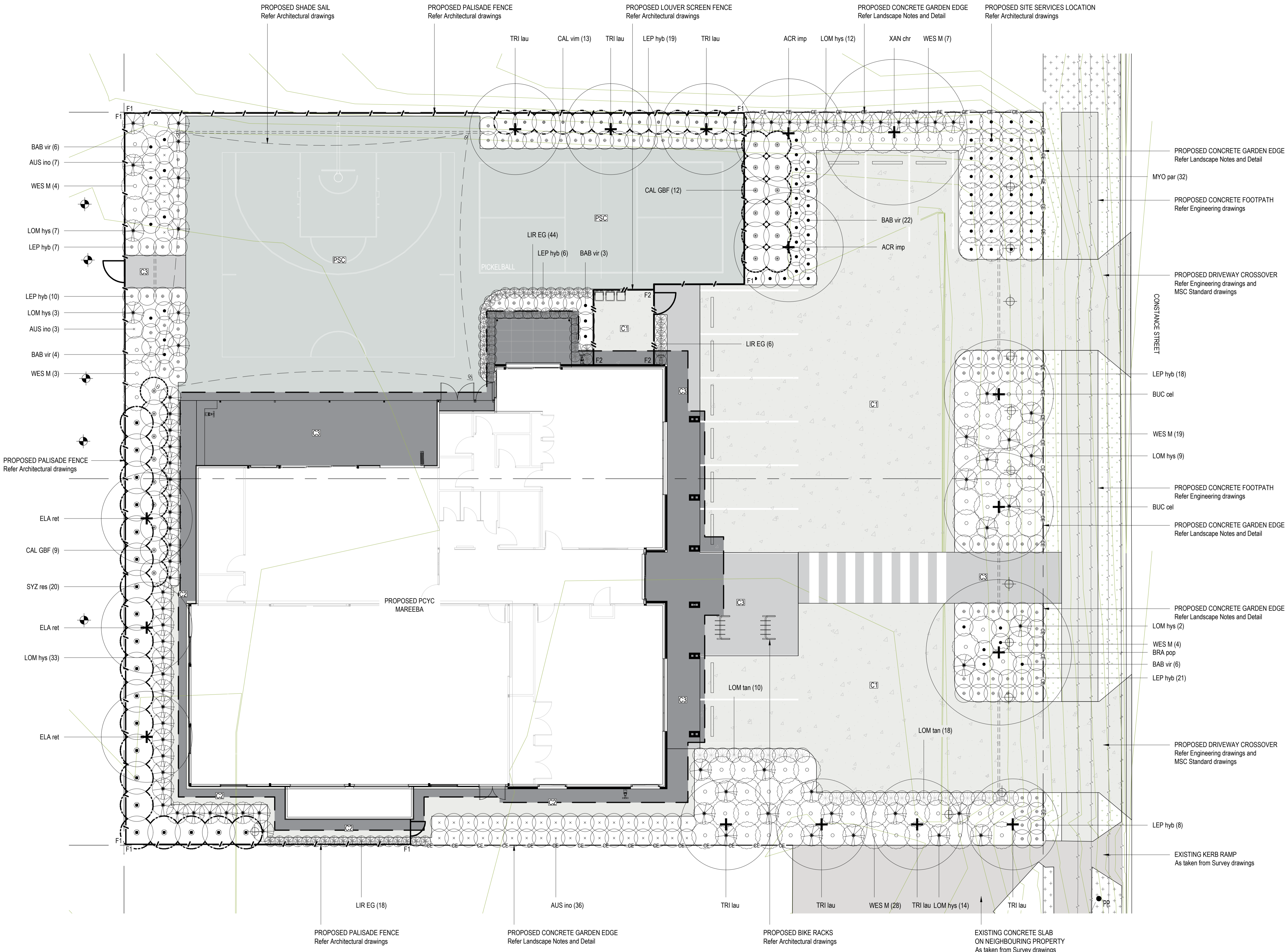
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PROPOSED PCYC MAREEBA
68-70 CONSTANCE STREET,
MAREEBA

PLANTING SCHEDULE & IMAGES

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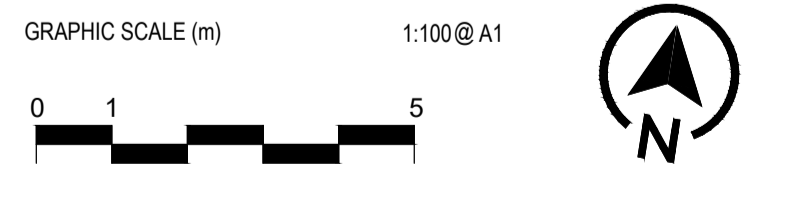


- LEGEND**
- PROPOSED TURFED AREAS
Refer Landscape Notes and Detail
 - EXISTING TURFED AREAS
Make good if damaged
 - PROPOSED HARDSTAND TYPE 1
Concrete broom finish. Refer Architectural drawings
 - PROPOSED HARDSTAND TYPE 2
Plain concrete. Refer Architectural drawings
 - PROPOSED HARDSTAND TYPE 3
Coloured concrete. Refer Architectural drawings
 - PROPOSED HARDSTAND TYPE 4
Painted sports court. Refer Architectural drawings
 - PROPOSED PAVING
Refer Architectural drawings
 - EXISTING HARDSTAND
As taken from Survey drawings
 - BUILDING / ROOF OVER
Refer Architectural drawings
 - PROPERTY BOUNDARY
As taken from Survey drawings
 - PROPOSED PALISADE FENCE
Refer Architectural drawings
 - PROPOSED LOUVER SCREEN FENCE
Refer Architectural drawings
 - EXISTING CONTOURS
As taken from Survey drawings
 - PROPOSED CONCRETE GARDEN EDGE
Refer Landscape Notes and Detail
 - EXISTING TREE - RETAINED
As taken from Survey drawings
 - EXISTING TREE - REMOVED
As taken from Survey drawings
 - EXISTING OVERHEAD POWER
As taken from Survey drawings
 - EXISTING POWER POLE
As taken from Survey drawings
 - PROPOSED IRRIGATION CONDUITS
Refer Landscape Notes
 - PROPOSED HOSE COCKS
Refer Architectural drawings

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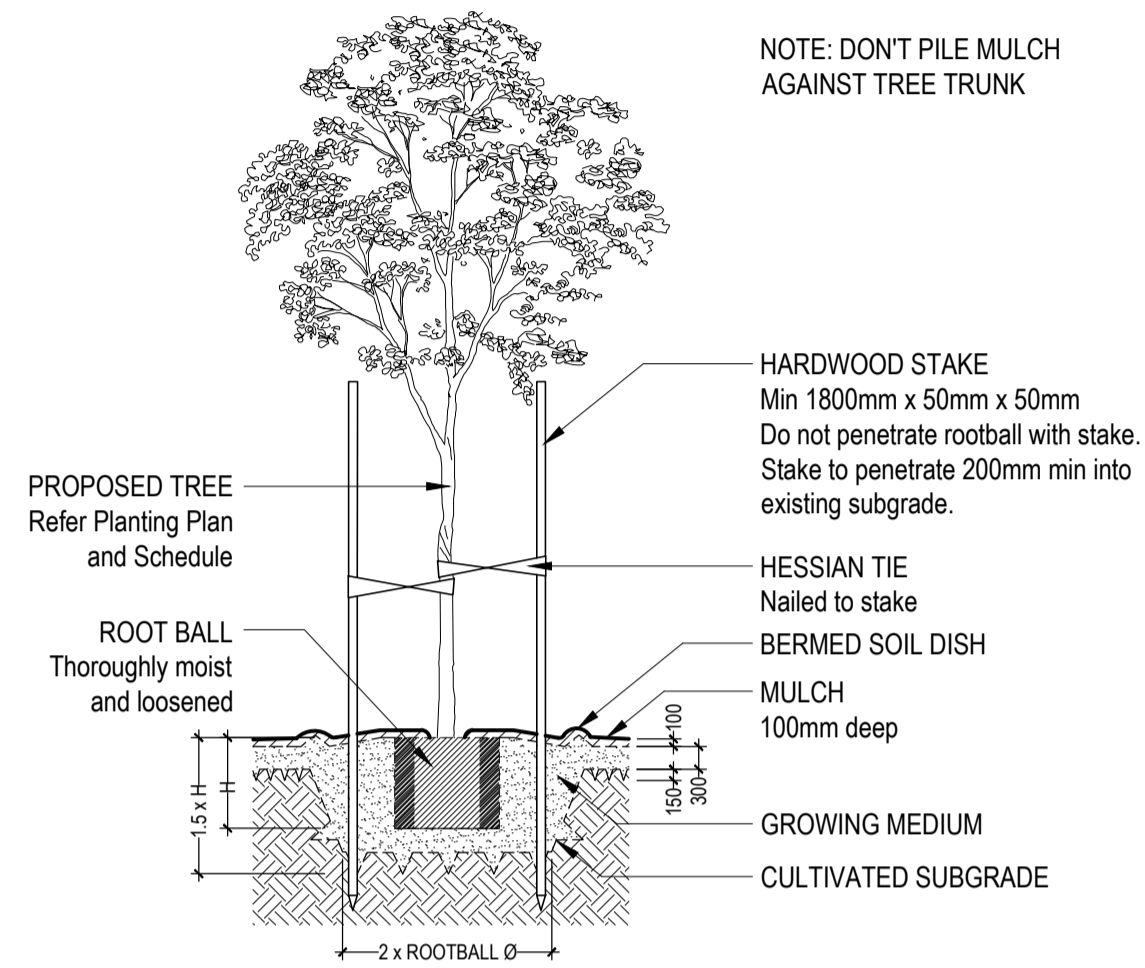


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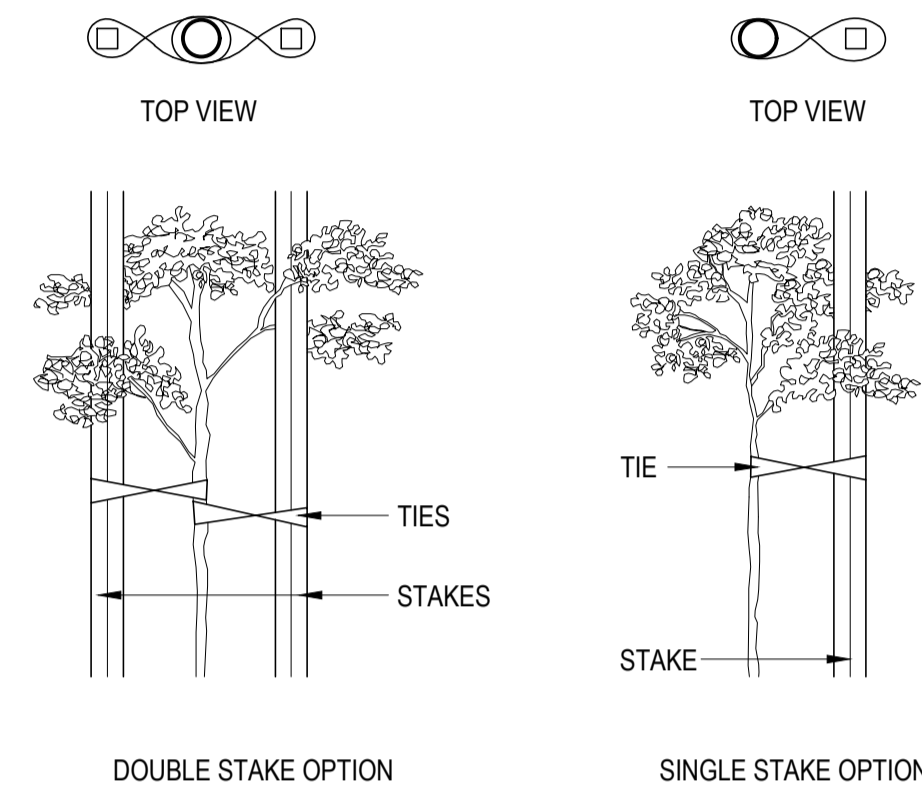
LANDSCAPE PLAN

JOB No.	DWG No.	ISSUE	DRAWN BY	CHECKED BY
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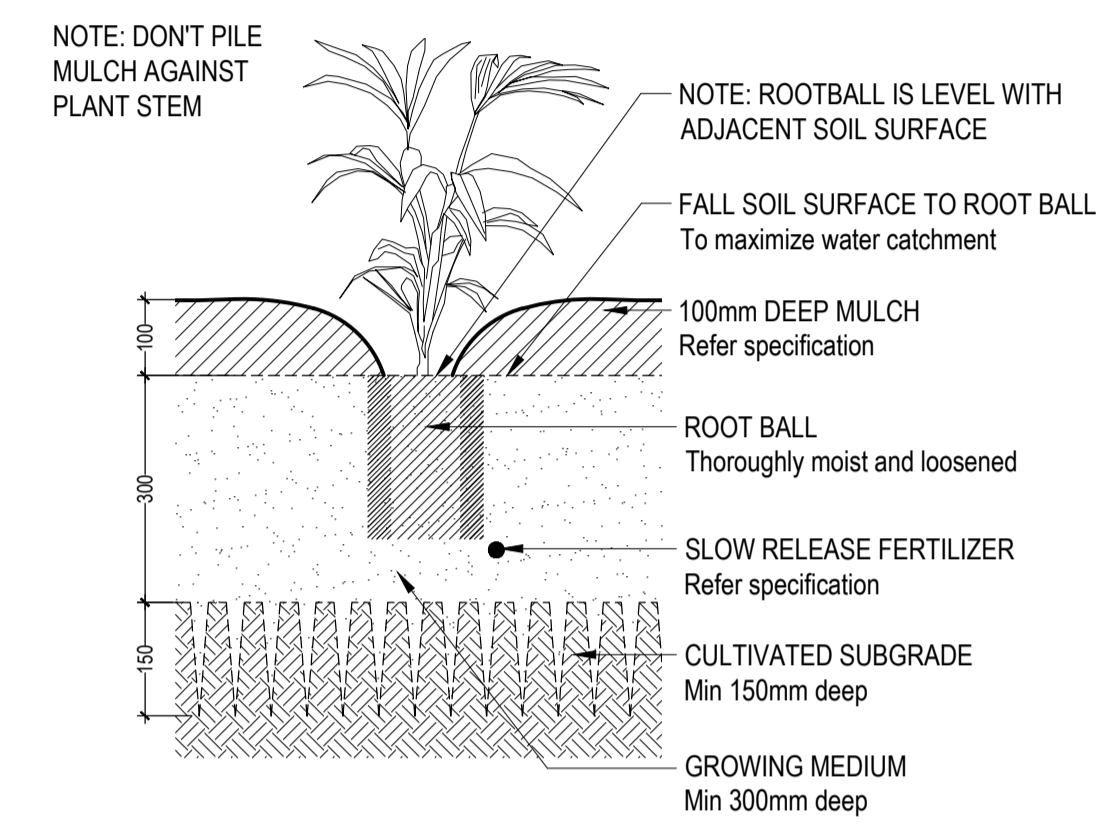
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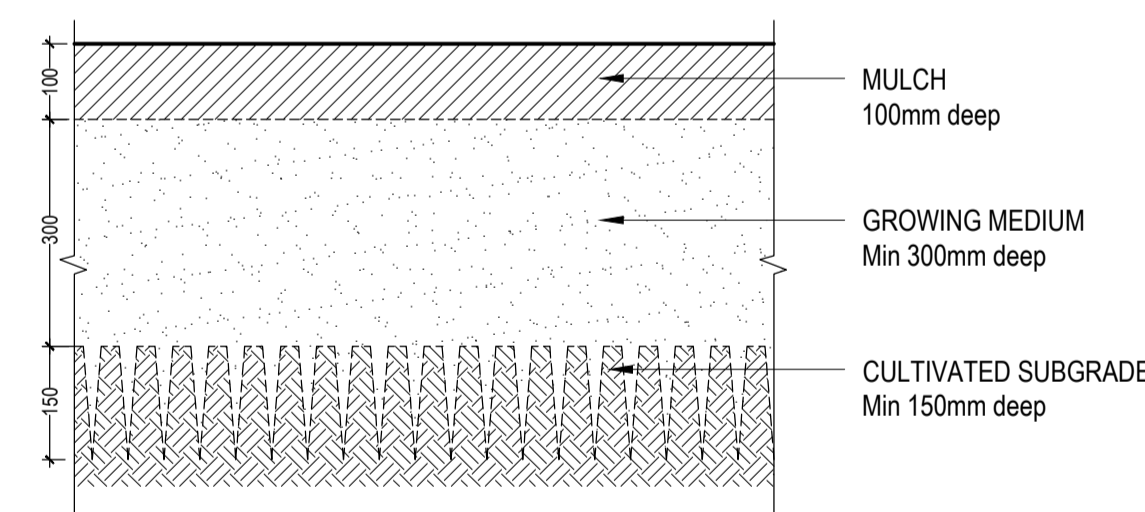
1 TYPICAL TREE PLANTING DETAIL
SECTION 1:100 @ A1



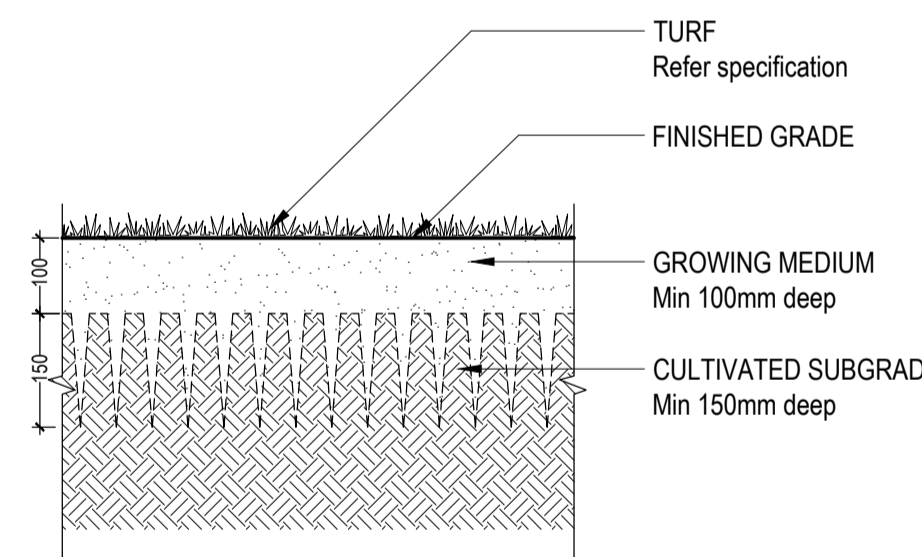
2 TYPICAL TREE STAKING DETAIL
SECTION NOT TO SCALE



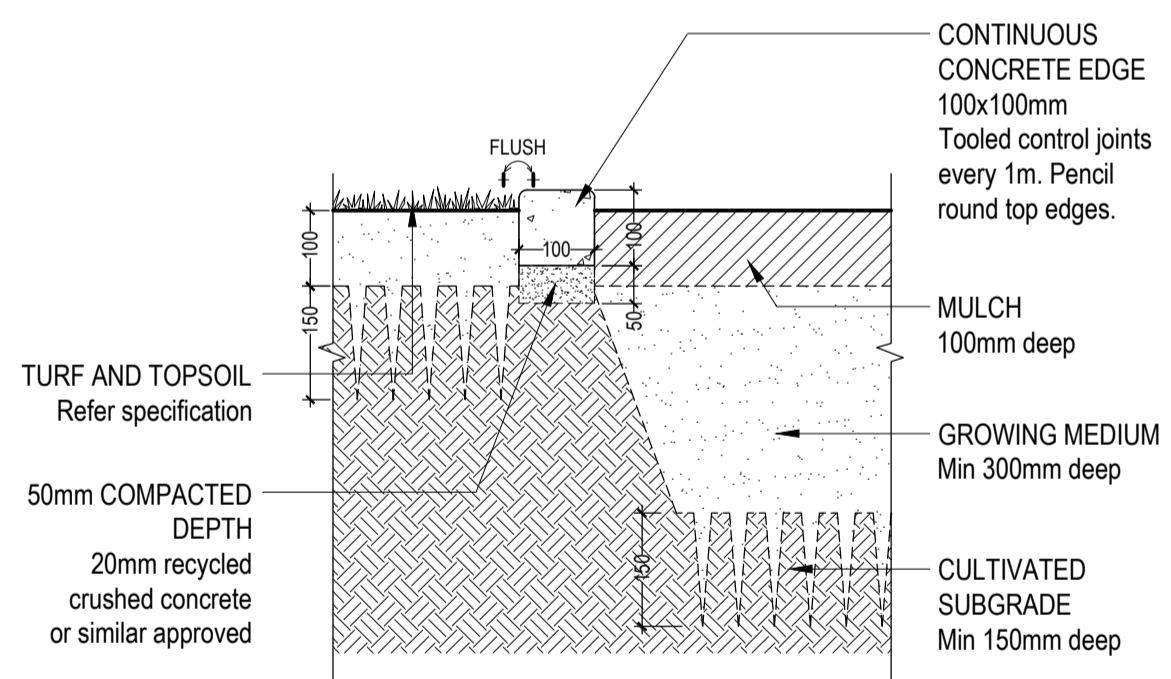
3 TYPICAL SHRUB / GROUNDCOVER PLANTING DETAIL
SECTION 1:10 @ A1



4 TYPICAL GARDEN BED DETAIL
SECTION 1:10 @ A1



5 TYPICAL TURF PLANTING DETAIL
SECTION 1:10 @ A1



6 CONCRETE EDGE DETAIL
SECTION 1:10 @ A1

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