

DELEGATED REPORT

SUBJECT: K & J SPANOS – MATERIAL CHANGE OF USE – MULTIPLE DWELLING (3 X 2 BED UNITS) – LOT 2 ON MPH25215 – 7 ADAMS STREET, MAREEBA – MCU/26/0010

DATE: 13 July 2026

REPORT OFFICER'S TITLE: Supervisor Planning & Building

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	K & J Spanos	ADDRESS	7 Adams Street, Mareeba
DATE LODGED	17 June 2026	RPD	Lot 2 on MPH25215
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Multiple Dwelling (3 x 2 bed units)		

FILE NO	MCU/26/0010	AREA	875m2
LODGED BY	HPC Planning	OWNER	K & J Spanos
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Medium Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

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

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

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

Draft conditions were provided to the Applicant/ care of their consultant and have been agreed.

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	K & J Spanos	ADDRESS	7 Adams Street, Mareeba
DATE LODGED	17 June 2026	RPD	Lot 2 on MPH25215
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Multiple Dwelling (3 x 2 bed units)		

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

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

And

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

(A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use – Multiple Dwelling (3 x 2 bed units)

(B) **APPROVED PLANS:**

Plan/Document Number	Plan/Document Title	Prepared by	Dated
2026020 A100 1	Cover Sheet	Homes & Granny Flats	21.05.2026
2026020 A101 1	General Notes	Homes & Granny Flats	21.05.2026
2026020 A102 1	Site/Roof Plan	Homes & Granny Flats	21.05.2026
2026020 A103 1	Site/Ground Floor Plan	Homes & Granny Flats	21.05.2026
2026020 A201 1	Elevations	Homes & Granny Flats	21.05.2026
2026020 A301 1	Sections	Homes & Granny Flats	21.05.2026
2026020 A401 1	Area Calculation Plan	Homes & Granny Flats	21.05.2026
2026020 A402 1	Setout Plan & Schedule	Homes & Granny Flats	21.05.2026

(C) **ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)**

(a) Development assessable against the Planning Scheme

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

- found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
- 3.1 The 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 payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.3 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.
- 3.4 Clothes Drying area
- Sufficient area for clothes drying is to be provided for each dwelling and is to be appropriately screened from view of adjoining properties and the street.
- 3.5 Waste Management
- On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by 1-metre-wide landscaped screening buffer, 1.8m high solid fence or building.
4. Infrastructure Services and Standards
- 4.1 Access
- An access crossover for each dwelling must be constructed (from the edge of the Adams Street road pavement to the property boundary of the subject lot) to the satisfaction of Council's delegated officer
- 4.2 Stormwater Drainage
- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.
- 4.3 Car Parking/Internal Driveways
- The applicant/developer must ensure each dwelling is provided with a covered carport which are available solely for the parking of vehicles associated with the use of the premises. Visitor carparking is accepted on the driveway to each carport.

All carparking spaces and internal driveways must be concrete, bitumen or asphalt sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways must be constructed in compliance with the following standards/ to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking-Car Parking Facilities;
- Australian Standard AS1428:2001-Design for Access and Mobility.

4.4 Landscaping & Fencing

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

The landscape plan must include the gardens and turf areas shown on the approved site plan and use plant species selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

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

- 4.4.2 (i) Prior to the commencement of the use, a solid 1.8 metre high screen fence (of neutral colour) is to be erected along the full extent of all side and rear boundaries.
- (ii) The abovementioned fencing is to be erected and maintained in good order for the life of the development, to the satisfaction of Council's delegated officer.

4.5 Water Supply

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

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

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

4.6 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 or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

(D) ASSESSMENT MANAGER'S ADVICE

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

- (b) Compliance with applicable codes/policies

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

- (c) Compliance with Acts and Regulations

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

- (d) Environmental Protection and Biodiversity Conservation Act 1999

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

- (e) Cultural Heritage

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

- (f) Electric Ants

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

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

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are

under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

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

(F) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

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

THE SITE

The site is located at 7 Adams Street, Mareeba and is described as Lot 2 on MPH25215. The site has an area of 875m² and is zoned Medium Density Residential under the Mareeba Shire Council Planning Scheme 2016.

The site contains approximately 48 metres of frontage to Adams Street, which is approximately 6.5 to 7 metres wide (bitumen sealed), with no kerb on the development side. Kerbing is established along the western side of Adams Street. The sealed pavement of Adam Street ends approximately 7 metres short of the site's entire frontage.

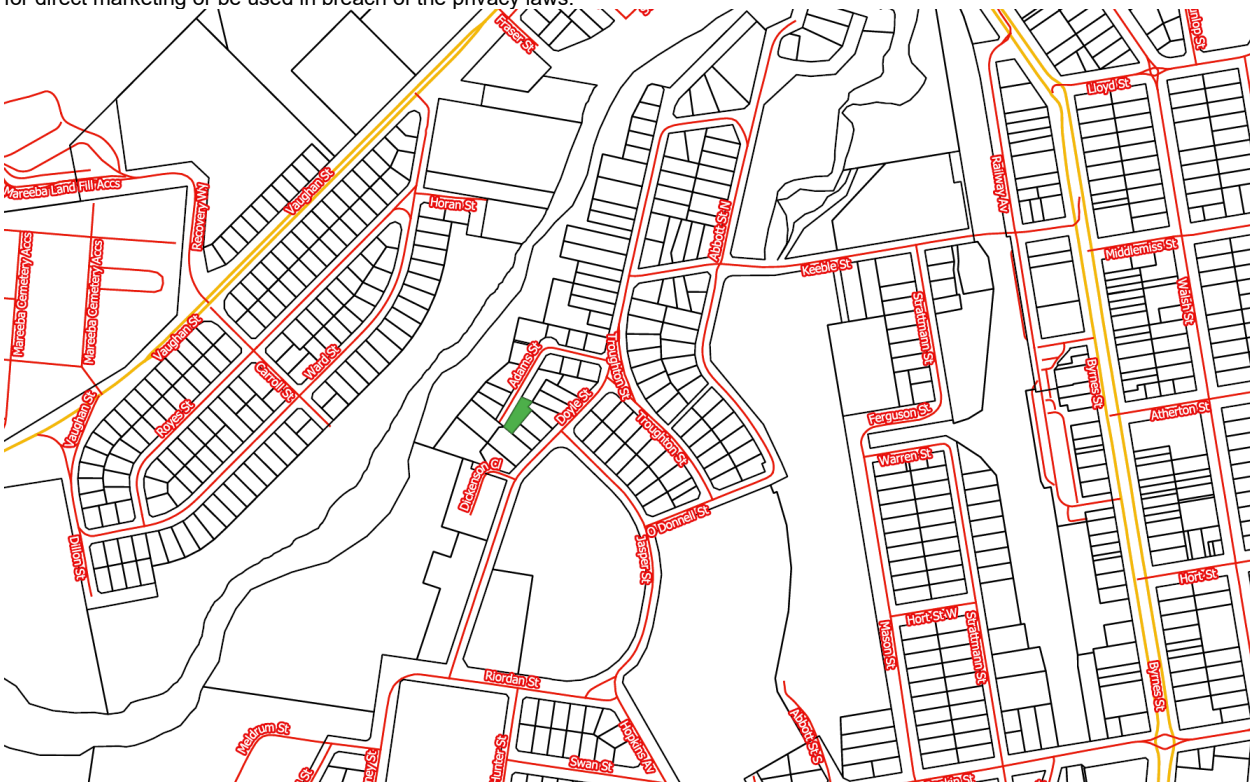
The site is vacant and does not contain any notable vegetation. All services can be made available to the site. Sewerage infrastructure will need to be extended to the site, or a pumped connection provided.

All adjoining properties are zoned Medium Density Residential and are improved with single dwelling houses.



Map Disclaimer:

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



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Not applicable.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use – Multiple Dwelling (3 x 2 bed units) in accordance with the plans shown in **Attachment 1**.

The application describes the proposed development as follows:

“The proposed development seeks to establish three (3) detached dwellings over the subject site. Each dwelling is to be one (1) storey and a maximum height of approximately 3.5 metres.

The dwellings are to be orientated and address Adams Street and are presented in a side-by-side arrangement. Each dwelling will be comprised of two bedrooms, an open plan kitchen / living and dining area, one bathroom, laundry facilities, a deck area and an adjoining carport. Each of the deck areas contribute to the allocated 35m² of Private Open Space for each of the dwellings. Access to the Multiple Dwellings will be provided via separate vehicle crossovers off Adams Street, which provide direct access to the proposed car ports.

The vacant site presents an excellent opportunity for the provision of additional housing stock within the Mareeba LGA. The proposed development appropriately aligns with the intent of the Medium density residential zone and the streetscape character of Adams Street.”

The level of assessment for the proposed development has increased from Accepted development, subject to requirements, to Code Assessable, due to noncompliance with Acceptable Outcome AO3.1 and AO3.2 of the Medium Density Residential zone code (siting).

All other requirements for accepted development can be met by the proposed development.

REGIONAL PLAN DESIGNATION

Far North Queensland Regional Plan and Infrastructure Plan 2026	
Potential Agricultural Expansion Area	No
Priority Agricultural Area	No
Priority Agricultural Area – Extractive Resources Precinct	No
Regional Biodiversity Corridor	No
Regional Land Use Category	Urban Footprint

Strategic Environmental Area	No
Wet Tropics WHA	No

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories Residential Area
Zone:	Medium Density Residential Zone
Local Plan:	Mareeba Local Plan
Overlays:	Airport Environs Overlay Bushfire Hazard Overlay Environmental Significance Overlay Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan and Infrastructure Plan 2026 (FNQ Regional Plan 2026)

The FNQ Regional Plan 2026 commenced on May 2026 and is not adequately addressed within the Planning Scheme. The Themes, Policy outcomes and Strategies contained within this Regional Plan, relevant to the proposed development, are as follows:

Theme 1 – Housing

Policy Outcome 1 – Regional growth pattern

Ensure adequate residential land supply in well-located areas where land is supported by appropriate infrastructure.

Strategies

- 1.1 *Maximise the efficient use of land within the Urban Footprint.*
- 1.2 *Ensure new residential development is serviced by appropriate infrastructure and services, having regard to infrastructure resilience and whole-of-life-cycle costs.*
- 1.3 *New residential development is responsive to the tropical and sub-tropical climates of the region and avoids areas of intolerable risk.*

Comment

The site is located within the Urban Footprint. The development takes a long vacant lot and provides an additional three (3) dwellings.

The development represents an efficient use of land through infill in an established residential neighbourhood.

Policy Outcome 2 – Housing supply

Ensure housing supply meets the full spectrum of housing demand within the region to respond to the needs of current and future residents.

Strategies

- 2.1 *Plan for and achieve the dwelling supply targets in Figure 2.*
- 2.2 *Achieve a mix of housing types appropriate to local context and need, in both new and established communities, through a range of housing typologies shown in Figure 3.*
- 2.3 *Increase medium-density residential development in proximity to public and active transport corridors, Major Regional Activity Centres (MRACs) and/or regional precincts shown on Maps 10, 11 and 13.*
- 2.5 *Promote dwelling and neighbourhood design that is responsive to local climate and resilient to natural hazards.*
- 2.6 *Enable new models and forms of housing including dwelling type, size and modern methods of construction in both new and established communities.*
- 2.16 *Facilitate infill development to increase the supply of a range of housing typologies, focusing on the Mareeba town centre.*

Comment

The development will assist in achieving the dwelling supply targets through the provision of an addition three (3) dwellings.

The development represents an efficient use of land through infill in an established residential neighbourhood.

The development complies.

(b) State Planning Policy

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

(c) Mareeba Shire Council Planning Scheme 2016

Relevant Development Codes

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

- 6.2.7 Medium density residential zone code
- 8.2.2 Airport environs overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application did not include a planning report and assessment against the planning scheme.

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

Specifically, Acceptable Outcome AO3.1 and AO3.2 of the Medium Density Residential zone code (siting).

An officer assessment has found that the application satisfies the relevant performance outcome.

Relevant Codes	Comments
Medium density residential zone code PO3 - Siting <i>Development is sited in a manner that considers and respects:</i> (a) <i>the siting and use of adjoining premises;</i> (b) <i>access to sunlight and daylight for the site and adjoining sites;</i> (c) <i>privacy and overlooking;</i> (d) <i>opportunities for casual surveillance of</i>	The proposed development does not achieve the desired 6 metre road boundary setback required by Acceptable Outcome AO3.1. Due to the site's side on presentation to Adams Street, it is impractical to achieve a 6 metre setback. The setbacks for dwelling 1, 2 and 3 and 2.2m, 3.6m and 7.64m respectively. Adams Street features multiple instances of similar or lesser frontages. The proposed frontages will not cause adverse impacts and will satisfy PO3. The side and rear setbacks at a minimum of 1.98m, are less than the 2 metres required by AO3.2. The small shortfall in setback remains generally in accordance with AO3.2 and satisfies PO3.

<i>adjoining public spaces;</i> <i>(e) air circulation and access to natural breezes;</i> <i>(f) appearance of building bulk; and</i> <i>(g) relationship with road corridors.</i>	
Airport environs overlay code	The application will satisfy the requirements for accepted development.
Bushfire hazard overlay code	The application will satisfy the requirements for accepted development.
Environmental significance overlay code	The application will satisfy the requirements for accepted development.
Accommodation activities code	The application will satisfy the requirements for accepted development.
Landscaping code	The application will satisfy the requirements for accepted development.
Parking and access code	The application will satisfy the requirements for accepted development.
Works, services and infrastructure code	The application will satisfy the requirements for accepted development.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(f) Adopted Infrastructure Charges Notice

Table 6.2.7.3B of the Medium Density Residential zone nominates the following density limits for multiple dwellings within the zone:

- 1 dwelling per 150m² of site area; and
- 1 bedroom per 75m² of site area.

The site has an area of 875m² and 3 x 2 bed dwellings have been proposed. The development represents the following densities:

- 1 dwelling per 291.6m² of site area; and
- 1 bedroom per 145.8m² of site area.

As the development's density is well below the expected Medium Density Residential zone density, no additional infrastructure charge will be levied.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Technical Services

PLANNING DISCUSSION

Nil

Date Prepared: *13 July 2026*

DECISION BY DELEGATE

DECISION

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

Dated the *13TH* day of *JOUL* 2026

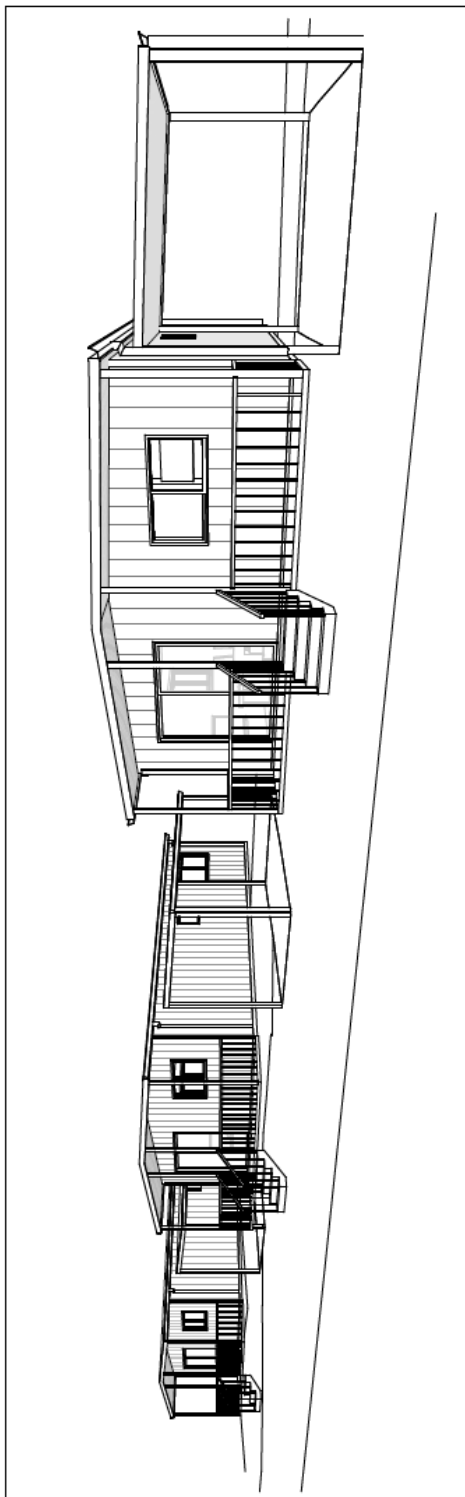


BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

ATTACHMENT 1

PROPOSED PLANS



Sheet Index	
Sheet Number	Sheet Name
Architectural	
A100	COVER SHEET
A101	GENERAL NOTES
A102	SITE / ROOF PLAN
A103	SITE / GROUND FLOOR PLAN
A201	ELEVATIONS
A301	SECTIONS
A401	AREA CALCULATION PLAN
A402	SETOUT PLAN & SCHEDULE

 HOMES & GRANNY FLATS 370 Grand Avenue, Corinda NSW 1510 Telephone: 1800 99 1810 Email: enquiry@homedesignandgrannyflats.com.au Dream - Design - Deliver	Client		Project		Notes		Drawing / Document Title			
	JULIA & KYLE SPANOS		PROPOSED MULTI-DWELLING		1. All dimensions are to be verified on the prior to commencement of any work on the foundation. 2. The drawings are to be used as a guide only and do not constitute a contract. 3. The drawings are to be used in accordance with the Building Development Certificate (BDC) issued by the Council / Principal Council. 4. The drawings are to be used in accordance with the Building Development Certificate (BDC) issued by the Council / Principal Council. 5. The drawings are to be used in accordance with the Building Development Certificate (BDC) issued by the Council / Principal Council.		COVER SHEET			
	Date: 06.05.2016 Drawn by: VA Checked by: CS		7 ADAMS STREET MAREEBA QLD, 4800 Project number: 202/020				Sheet No: A100 Scale: As Shown @ A3			

CONSTRUCTION NOTES:

BUILDING CODE OF AUSTRALIA

1. ALL EARTHWORKS IS TO BE CONSTRUCTED IN ACCORDANCE WITH PART 3.1.1 OF THE BCA
2. ALL CONSTRUCTION WORKS SHALL COMPLY WITH PART 3.1.2 OF THE BCA
3. TERRACE TREATMENT WORKS SHALL COMPLY WITH PART 3.1.3 OF THE BCA
4. ALL FOOTINGS AND SLABS WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.2 OF THE BCA
5. ALL MASONRY WORK INCLUDING UNREINFORCED MASONRY, WEATHER ROOFING OF MASONRY AND REINFORCED CONCRETE SHALL COMPLY WITH PART 3.3 OF THE BCA
6. ALL FRAMING WORK INCLUDING SUBFLOOR VENTILATION, STEEL FRAMING, TIMBER FRAMING AND STRUCTURAL STEEL MEMBERS WITHIN THE DEVELOPMENT SHALL COMPLY WITH PART 3.4 OF THE BCA
7. ALL ROOF AND WALL CLADDING INCLUDING ROOF TILES, GUTTERS AND DOWNPIPES WITHIN THE PROPOSED BUILDING SHALL COMPLY WITH PART 3.5 OF THE BCA
8. ALL GLAZING WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.6 OF THE BCA
9. ALL SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH PART 3.7.2 OF THE BCA
10. ALL WET AREAS WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.8.1 OF THE BCA
11. ALL WET AREAS WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.8.2 OF THE BCA
12. ALL VENTILATION WITHIN THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.8.5 OF THE BCA
13. THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.9.1 STAR CONSTRUCTION OF THE BCA
14. THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.9.2 MINIMUM CONSTRUCTION OF THE BCA
15. THE PROPOSED BUILDING WORKS SHALL COMPLY WITH PART 3.12 ENERGY EFFICIENCY INCLUDING BUILDING FABRIC, EXTERNAL GLAZING, BUILDING SEALING, AIR MOVEMENT AND SERVICES OF THE BCA

AUSTRALIAN STANDARDS

1. CONSTRUCTION OF ALL INTERNAL AND EXTERNAL BRICK WALLS SHALL COMPLY WITH AS3700:2001 MASONRY STRUCTURES
2. CONSTRUCTION OF ALL TIMBER FRAMES STUD WALLS AND ROOF FRAMING SHALL COMPLY WITH AS1684:2001 C-RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
3. ALL CONCRETING SHALL COMPLY WITH AS3600:2009 CONCRETE STRUCTURES
4. ALL CONSTRUCTION WORKS SHALL COMPLY WITH AS2604:1995 DAMP PROOF COURSES AND FLASHING
5. ALL CONSTRUCTION WORKS SHALL COMPLY WITH AS2601:1995 ROOFING TILES
6. THE INSTALLATION OF WINDOWS SHALL COMPLY WITH AS2047:1999 WINDOWS IN BUILDINGS-SELECTION AND INSTALLATION
7. ALL GLASS INSTALLATION WITHIN THE BUILDING INCLUDING BALUSTRADE GLASS SHALL COMPLY WITH AS1288:2006 GLASS IN BUILDINGS
8. ALL WET AREAS SHALL BE CONSTRUCTED TO COMPLY WITH AS3746:2010 WATERPROOFING OF DOMESTIC WET AREAS
9. ALL SMOKE ALARMS SHALL BE INSTALLED AS PER AS3786:1993 SMOKE ALARMS
10. ALL ELECTRICAL WORK SHALL COMPLY WITH AS3000:2007 WIRING RULES AND AS3012:2010 ELECTRICAL INSTALLATION
11. ALL PLUMBING WORK SHALL BE CONSTRUCTED TO COMPLY WITH AS3500:1-2003 PLUMBING AND DRAINAGE AND ALSO TO PLUMBING CODE OF AUSTRALIA 2004
12. ALL WET AREAS INCLUDING CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH AS2509:2007 GYPSUM LININGS, APPLIANCE FINISHING
13. ALL TILING WORK SHALL COMPLY WITH AS3688.1:2007 PART 1 GUIDE TO INSTALLATION OF CERAMIC TILES
14. ALL PAINTING WORK SHALL COMPLY WITH AS2311:2009 GUIDE TO PAINTING OF BUILDINGS
15. ALL EXTERNAL AND INTERNAL CONSTRUCTION INCLUDING WHITE SETTING FOR INTERNAL WALLS SHALL COMPLY WITH AS1081:2006 GUIDE TO PAINTING
16. ALL THERMAL INSULATION OF DWELLINGS TO COMPLY WITH AS3596:1992 THERMAL INSULATION OF DWELLINGS BULK INSULATION-INSTALLATION REQUIREMENTS
17. ALL GARAGE DOOR LEADING TO BASEMENT CAR PARK SHALL COMPLY WITH AS4601:2010 GAS INSTALLATION PART 1-GENERAL INSTALLATIONS
18. THE GARAGE DOOR LEADING TO BASEMENT CAR PARK TO COMPLY WITH AS4605:1998 DOMESTIC GARAGE DOORS

SITE NOTES:

1. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ENGINEERS DRAWINGS AND SPECIFICATIONS, ANY DISCREPANCIES ARE TO BE REFERRED TO THE ARCHITECT OR ENGINEER
2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE BUILDER BEFORE ORDERING ANY MATERIALS
3. ALL CONSTRUCTION TO VERIFY ALL BOUNDARY CLEARANCES AND SITE SET-OUT DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION
4. ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRINCIPAL CERTIFYING AUTHORITY, LOCAL GOVERNMENT REGULATIONS, AUSTRALIAN STANDARDS AND THE LATEST ISSUE OF NATIONAL CONSTRUCTION CODE
5. EROSION & SEDIMENT CONTROL MEASURES TO BE IN PLACE PRIOR TO EXCAVATION OR CONSTRUCTION WORK
6. ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601:2001 T
7. ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE GENERAL REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC), AUSTRALIAN STANDARDS AND LOCAL GOVERNMENT REGULATIONS
8. REFER TO NEW OCCUPATIONAL HEALTH & SAFETY ACT & REGULATIONS AND NCHSC GUIDE TO CONTROL OF ASBESTOS HAZARDS IN BUILDINGS AND STRUCTURES DURING DEMOLITION
9. ALL CONSTRUCTION WORK TO BE CARRIED OUT IN ACCORDANCE WITH ANY WORK COMMENCING
10. ADDITIONAL SURVEY WORK MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS



HOMES & GRANNY FLATS
310 Grand Avenue Corinda NSW 2148
Telephone: 088 99 9489
Email: info@homedesignandgrannyflats.com.au

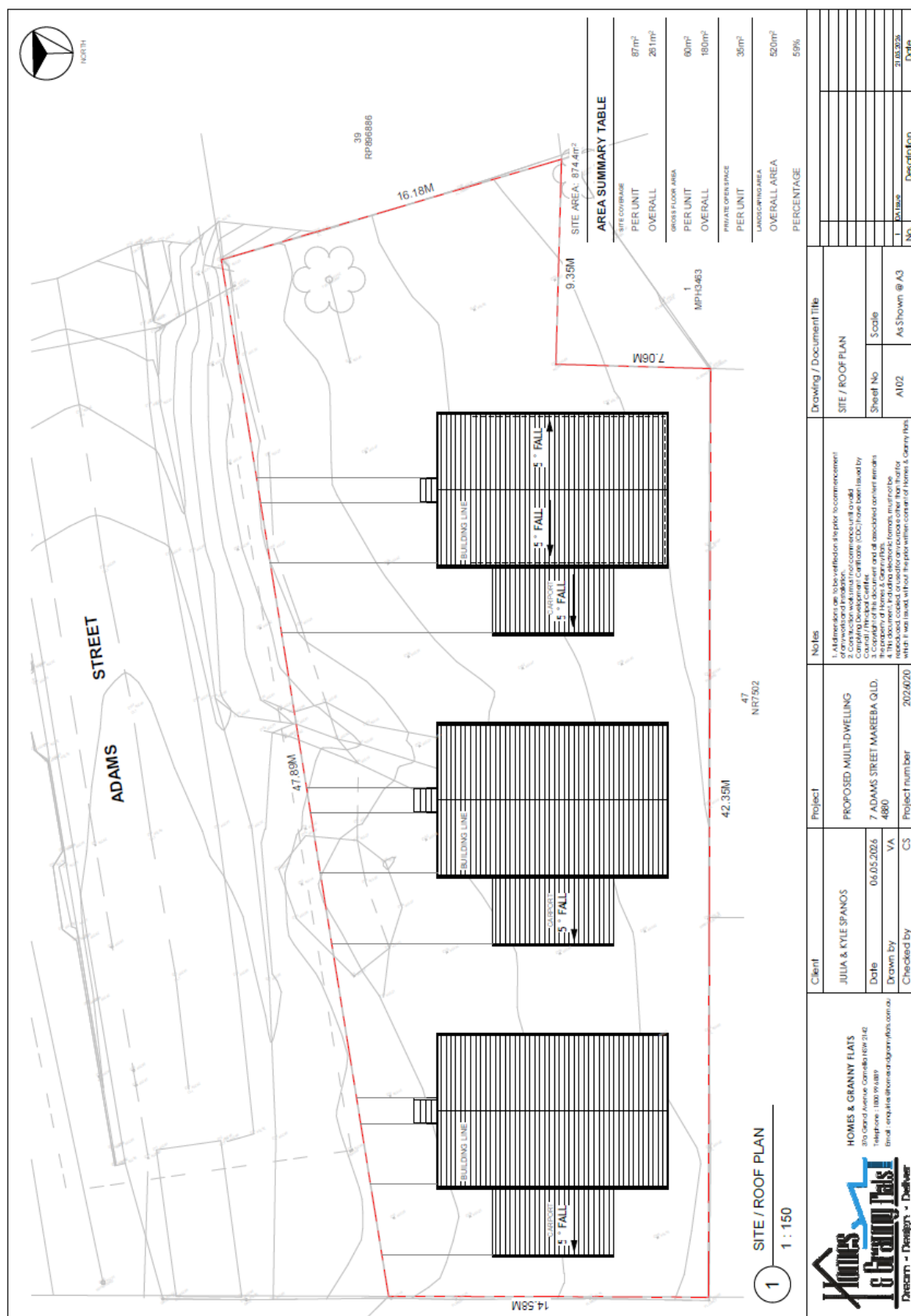
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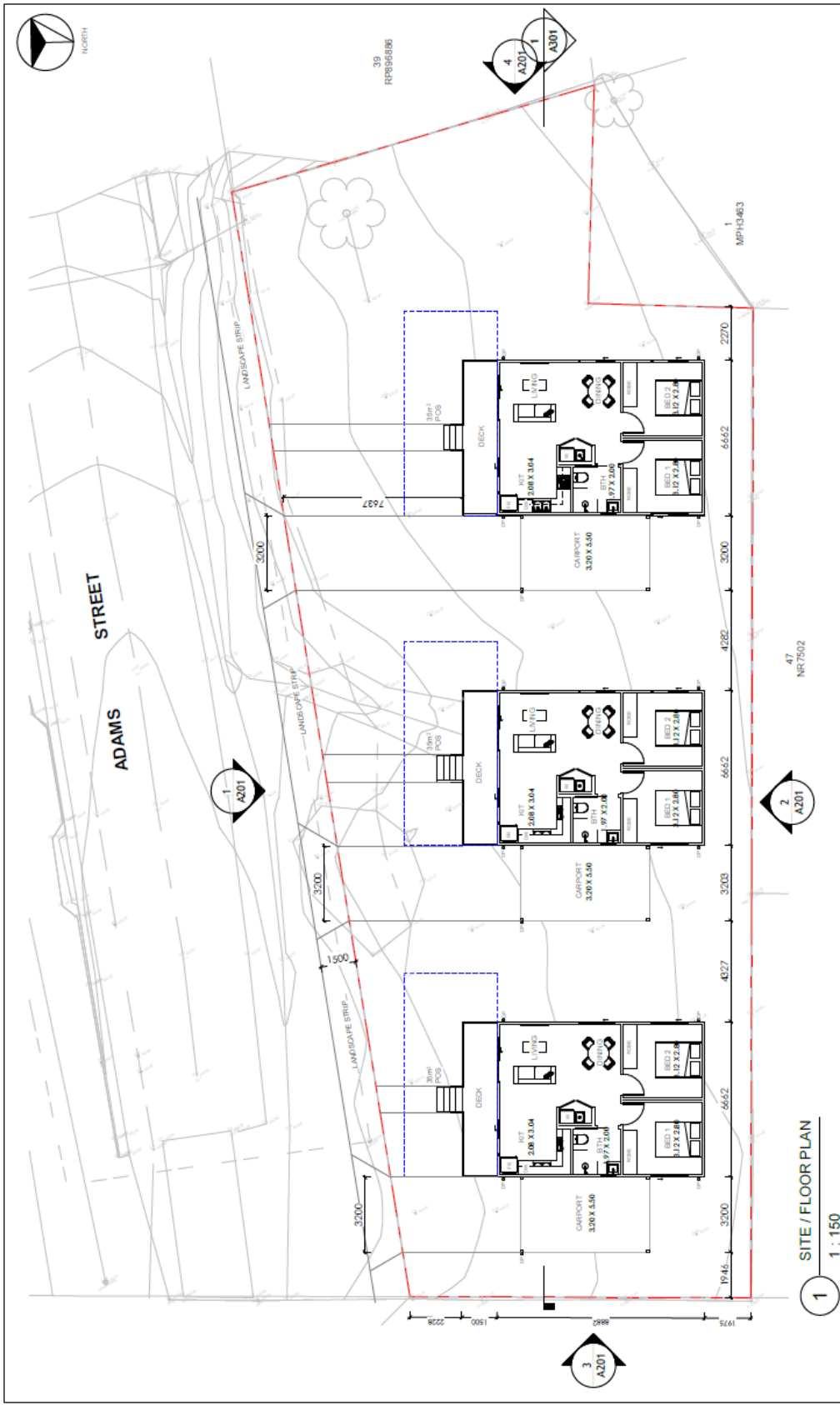
ABBREVIATIONS:

- DP DOWNPIPE
SP SPREADER
W WASH
FR FRODO
DW DOWNWATER
EF EXHAUST FAN
SA SMOKE ALARM
NS NATURAL GROUND LINE
RW RAINWATER TANK
MEL NATURAL GROUND LINE

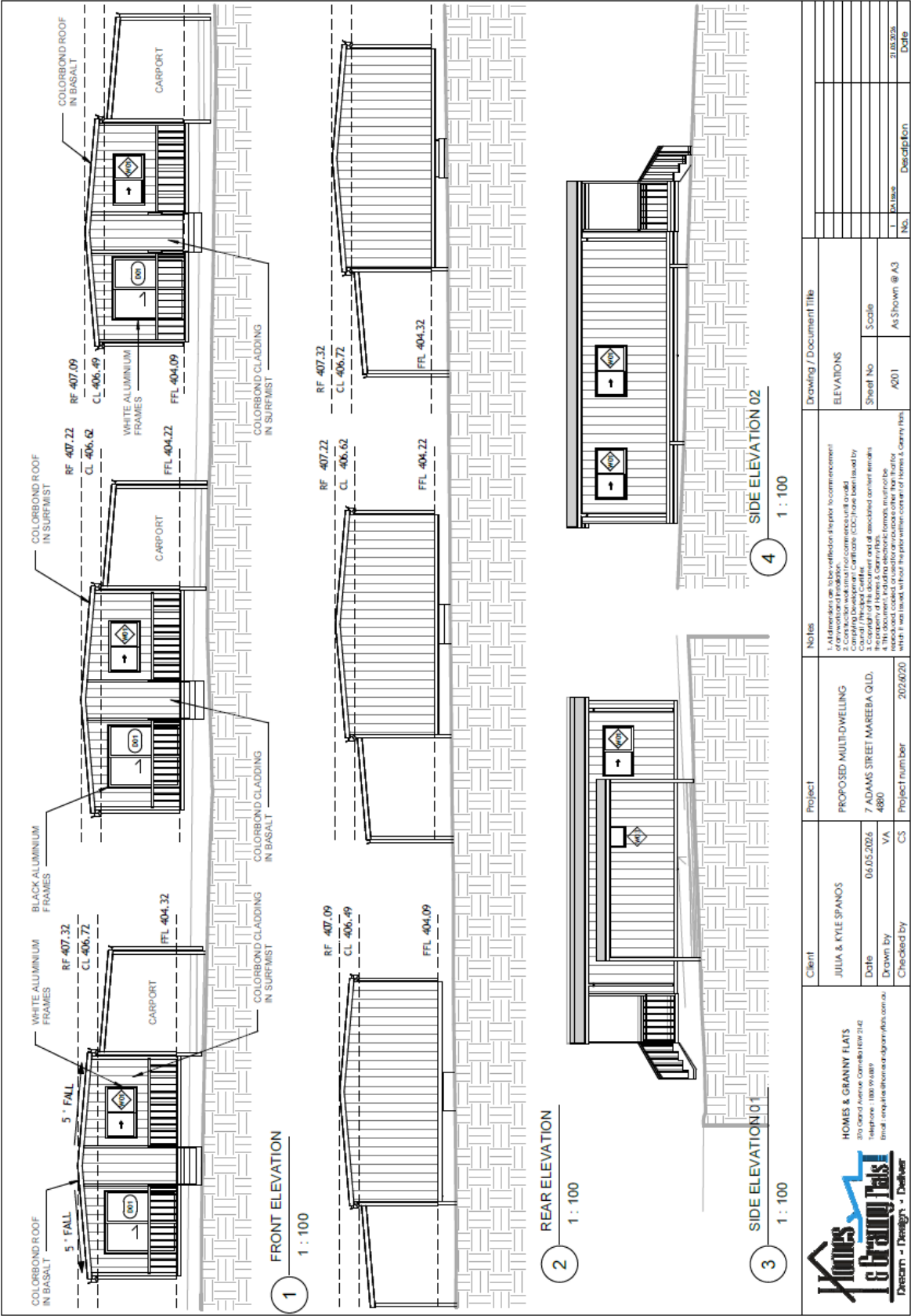


Client		Project	Notes		Drawing / Document Title	
JULIA & KYLE SPANOS		PROPOSED MULTI-DWELLING	1. All dimensions are to be verified on site prior to commencement of any work and installation.		GENERAL NOTES	
Date	06.05.2026	7 ADAMS STREET MARIEBA QLD, 4880	2. All dimensions are to be verified on site prior to commencement of any work and installation.		Sheet No	Scale
Drawn by	VA		3. All dimensions are to be verified on site prior to commencement of any work and installation.		A101	As Shown @ A3
Checked by	CS	Project number 2024020	4. This document is a design electronic format, must not be used for construction purposes without the approval of the design professional.		No.	Description
			5. This document is a design electronic format, must not be used for construction purposes without the approval of the design professional.		1	Site base
			6. This document is a design electronic format, must not be used for construction purposes without the approval of the design professional.			Date





 Homes & Granny Flats 370 Capital Avenue, Camberley NSW 2162 Telephone: 1800 99 4889 Email: enq@hgf.com.au or www.hgf.com.au		Client JULIA & KYLE SPANOS Date 04.05.2026 Drawn by VA Checked by CS	Project PROPOSED MULTI-DWELLING 7 ADAMS STREET MAREEBA QLD, 4880 Project number 2023/0020	Notes 1. All dimensions to be verified before commencement 2. Construction must follow codes of council 3. Council of the local Council, Camberley (NSW) have been issued by Council of Homes & Granny Flats, associated contract remains the property of Homes & Granny Flats. 4. This plan must be used in accordance with the terms of the associated contract, and not be used for any other purpose. 5. It is to be used without further alteration or modification.	Drawing / Document Title SITE / GROUND FLOOR PLAN Sheet No A103 Scale As Shown / A3 No. 31.05.2026 Date
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HOMES & GRANNY FLATS

370 Grand Avenue Corinda NSW 2148

Telephone: (02) 9519 4889

Email: enquiries@homesandgrannyflats.com.au

Client

JULIA & KYLE SPANOS

Date

06.05.2026

Project

PROPOSED MULTI-DWELLING

7 ADAMS STREET MARIBEA QLD

4880

Project number

2024020

Notes

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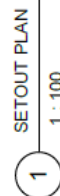
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WINDOW SCHEDULE				
MARK	FRAME WIDTH	FRAME HEIGHT	COUNT	COMMENTS
W01	1510	900	12	Sliding
W03	810	600	3	Awning (Obscured Glazing)

 HOMES & GRANNY FLATS 870 Glen Avenue, Carrville NSW 2142 Telephone : 1800 56 99 89 www.homesandgrannyflats.com.au Email : enquiries@homesandgrannyflats.com.au	Client	Project	Notes	Drawing / Document Title	
	JULIA & KYLE SPANOS	PROPOSED MULTI-DWELLING	1. All dimensions are to be reflected as per the commencement! 2. Construction must commence unit by unit. 3. Commencement Certificate (CCC) have been issued. 4. Completion of this document need associated council levies! 5. Council of this document need associated council levies! 6. This document is subject to electronic format, must include what I will send you the paper version come of form A, clearly how	SETOUT PLAN & SCHEDULE	
	Date	06-05-2026	7 ADAMS STREET MARREEBA QLD, 4880	Sheet No	Scale
	Drawn by	V.A.		A402	
	Checked by	C.S.	Project number : 2022/020		As Shown @ A3
					M/S
				Drawn By: Date:	