

Property Description

Lot 200 on SP 282407
Locality - Mareeba
Mareeba Shire Council

Area of land - 1404 sq m
Building Classification - Class 1a



Site Layout

1 : 200

C

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23/04/2018 11:52:58 AM

SUSTAINABLE BUILDING REQUIREMENTS FOR
CLASS 1 BUILDINGS

Acceptable Solutions:

Shower Roses:

Shower Roses to be AAA rating when assessed against AS/NZ 6400:2004 or as star rating under the Water Efficiency Labelling Scheme (WELS).

Water Supply:

In a service area for retail water service under the Water Act 2000, the water supplied to a new Class 1 building does not exceed pressure levels set out in AS/NZ 3550.1:2003 and if the main water pressure exceeds or could exceed 500 Kpa, a water pressure limiting device is installed to ensure that the maximum operating pressure at the outlet within boundaries of the property does not exceed 500 Kpa.

Volume of Water used in Toilet:

In a new Class 1 building, toilet cisterns have dual flush capability that does not exceed 4.5 litres on full flush and 3 litres on half flush.

Energy Efficiency Lighting:

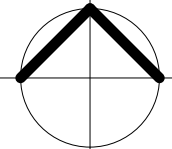
In a new Class 1 building, fluorescent lights or compact fluorescent lights (CFLs) are used in 80% of the total area of all rooms. The total area is to include the floor area of the garage, where the garage is associated with the Class 1 building. Air conditioning systems must have an Energy Efficiency Rating of at least 2.9

Hot Water System:

In a new Class 1 building, a hot water supply is provided by:
(a) Solar hot water system, or
(b) A gas hot water system with a five star energy rating.
(c) A heat pump system.

GENERAL NOTES

1. Refer any discrepancy to designer for written instructions
2. All work to be in accordance with the B.C.A. Class 1 & 10.
3. Plumbing & Drainage to comply with AS/NZS 3500.
4. Footings to comply with AS 2870.
5. Glazing to comply with AS 1288.
6. Cold formed steel to comply with AS/NZS 4600.
7. Timber framing to comply with AS 1684.3-2006.
8. Termite treatment: Timber to be preservative treated (L.O.S.P.) in accordance with AS 3660-2006.
9. Stormwater to be discharged to council regulations.
10. All structural fixed bolts, nuts and washers to be hot dipped galvanised.
11. Confirm all joinery fit-out details with proprietor prior to construction.



NORTH

Sheet No.
A101



Description

Date

Number

Notes

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

Client

Kevin
O'Brien

Project

Dual
Occupancy
Units

Location

14 Anzac Avenue
Mareeba

Design Wind Classification - C 2

Date July 2017

Drawn Max Slade

Scale 1 : 200

Job No.

M 17 - 4573

A.B.N. No. 16 010 608 321
Max Slade Designs Pty. Ltd.
QBSA Lic. No. 659479
Builder - Low Rise
Building Designer - Medium Rise

Phone 07 40 91 2099
maxslade@bigpond.net.au



4 units - Concept #5 - 04 18

Description

Date

Number

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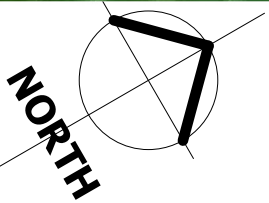
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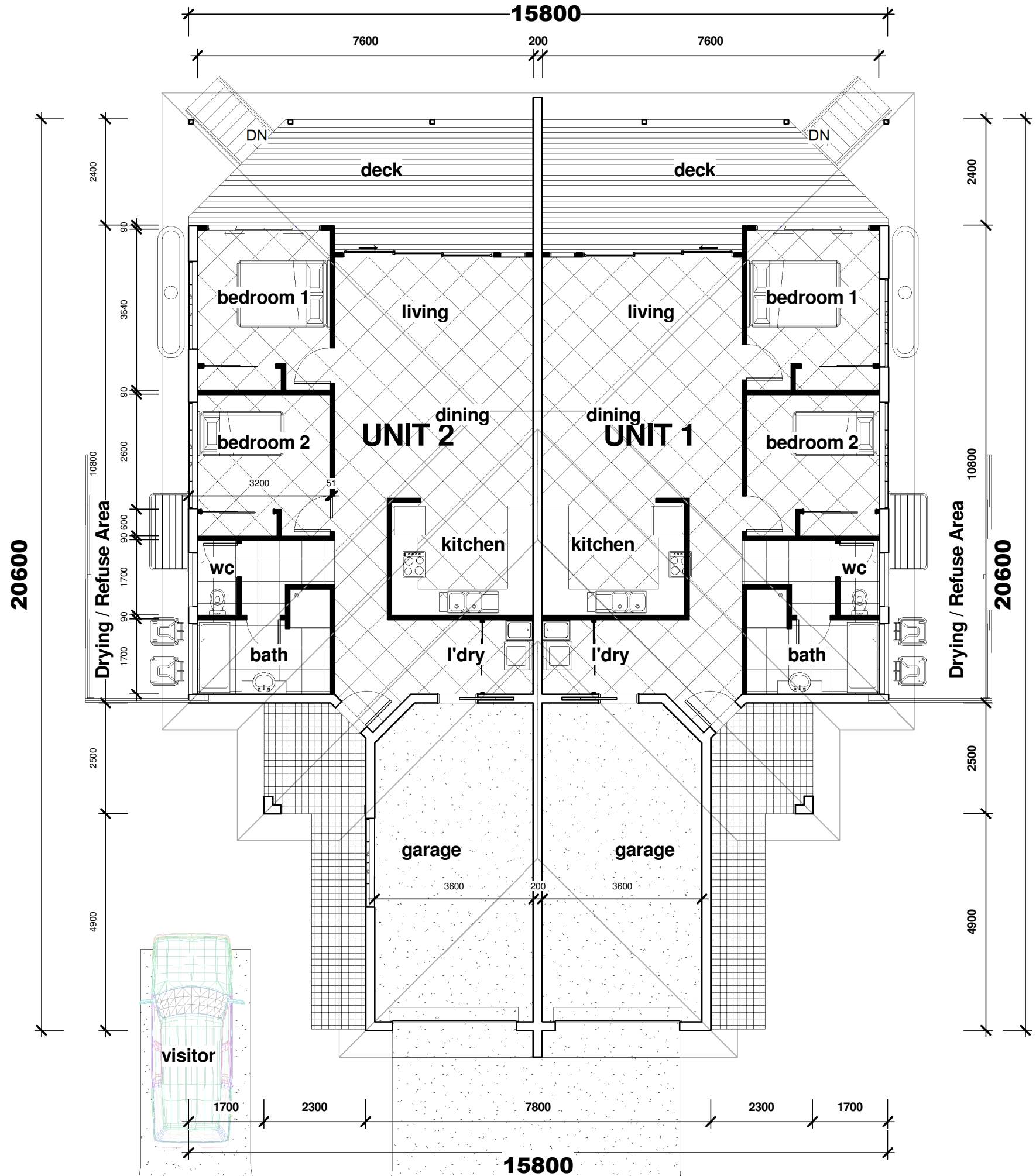
1 Aerial / Locality Plan

1 : 200

C

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Duplex 2 - Layout Plan

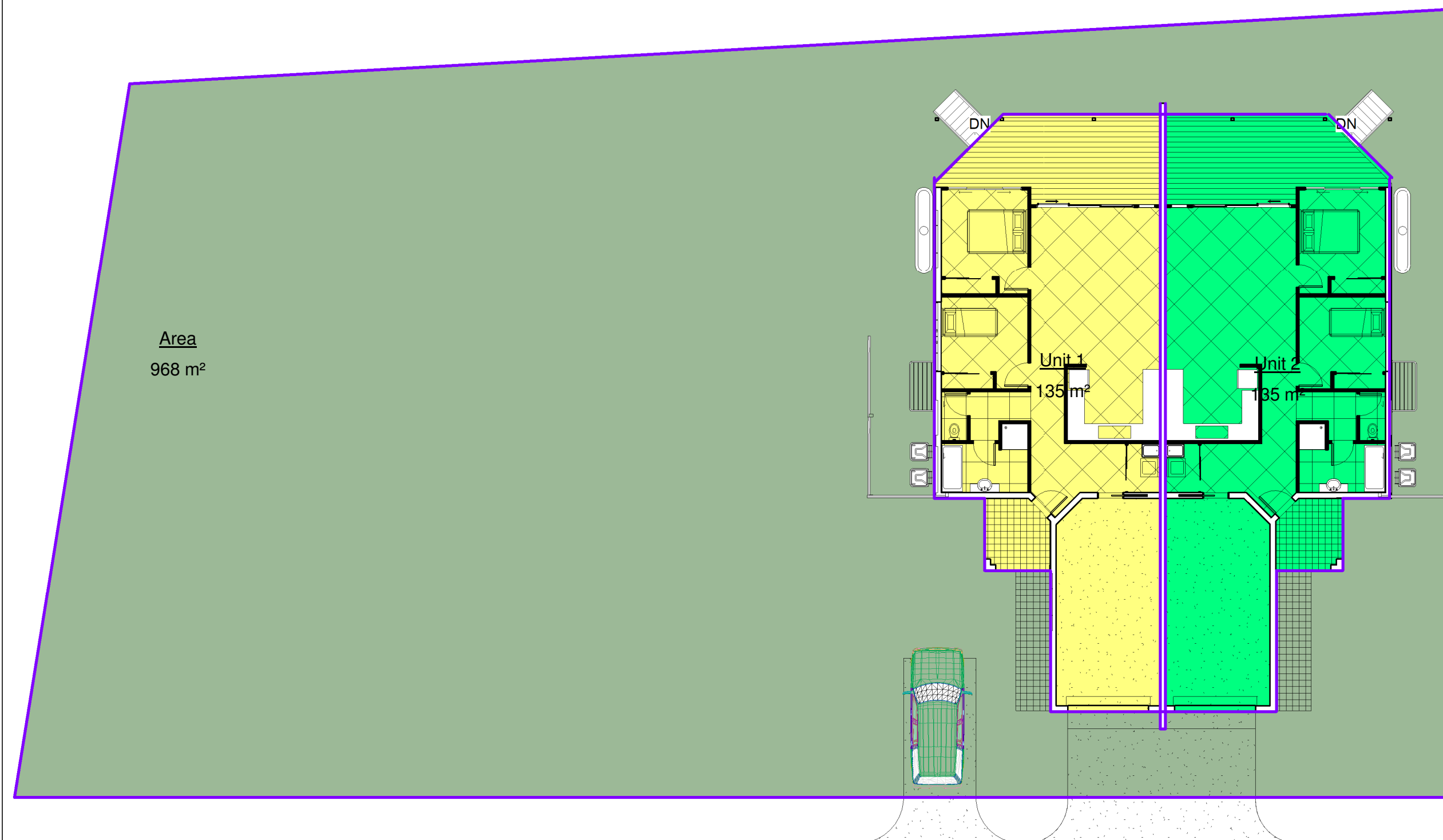
1 : 100

4 units - Concept #5 - 04 18

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Project			Dual Occupancy Units
Location			14 Anzac Avenue Mareeba
Design Wind Classification - C 2			
Date	July 2017		
Drawn	Max Slade		
Scale	1 : 100		
Job No.			M 17 - 4573
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Sheet No. A102a





Area
968 m²

Unit 1
135 m²

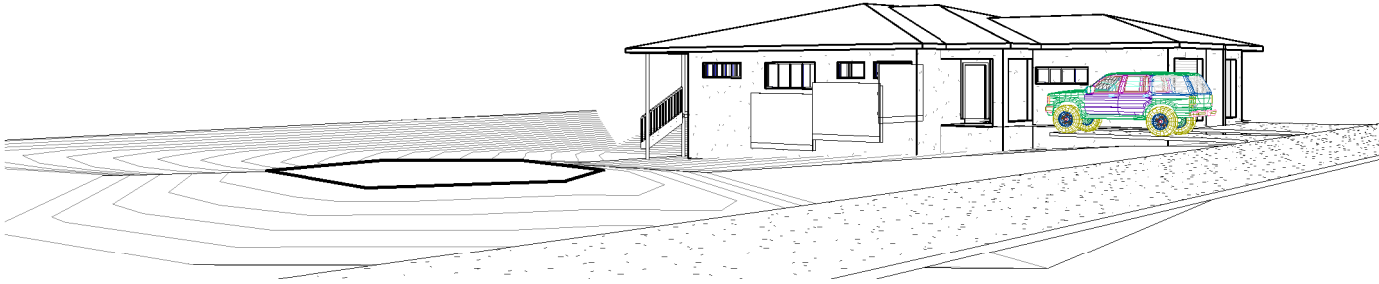
Unit 2
135 m²

1 Area Plan
1 : 150

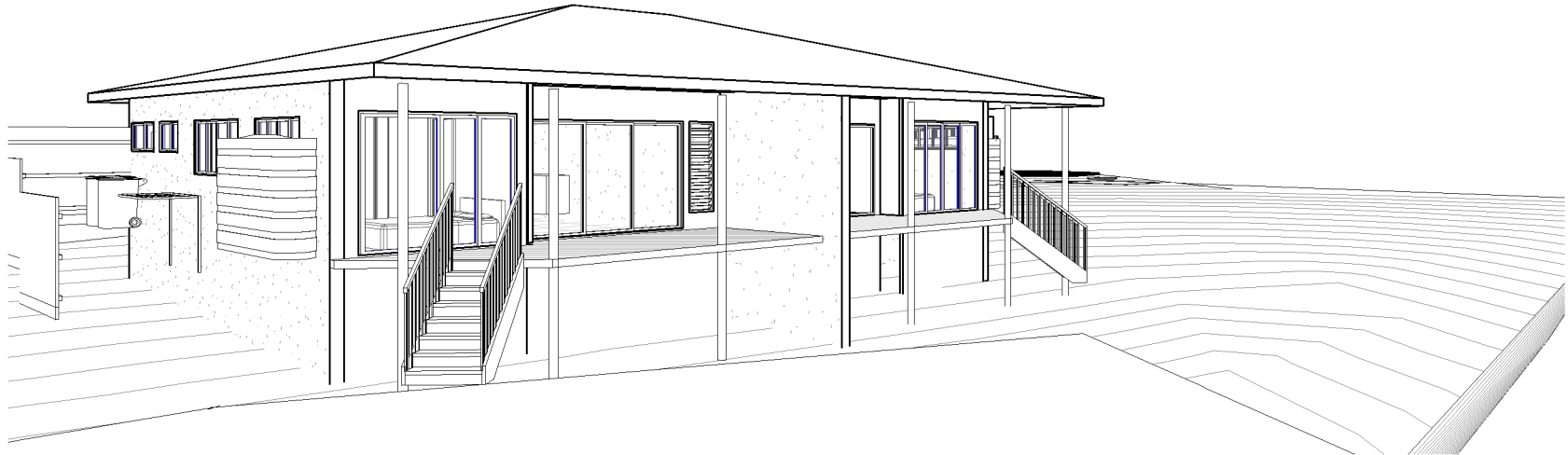
4 units - Concept #5 - 04 18

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Project			Dual Occupancy Units
Location			14 Anzac Avenue Mareeba
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Date	July 2017		
Drawn	Max Slade		
Scale	1 : 150		
Job No.	M 17 - 4573		
A.B.N. No. 16 010 608 321 Max Slade Designs Pty. Ltd. QBSA Lic. No. 659479 Builder - Low Rise Building Designer - Medium Rise			
Phone 07 40 91 2099 maxslade@bigpond.net.au			

Sheet No.
A102b



1 3D View 3



2 3D View 4

Description

Date

Number

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QBSA Lic. No. 659479

Builder - Low Rise

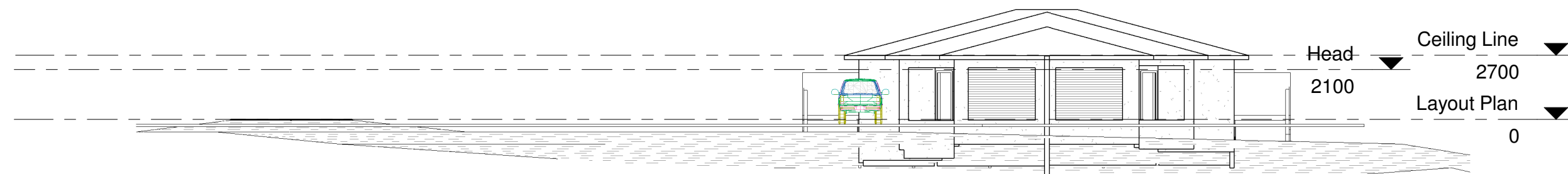
Building Designer - Medium Rise

Phone 07 40 91 2099

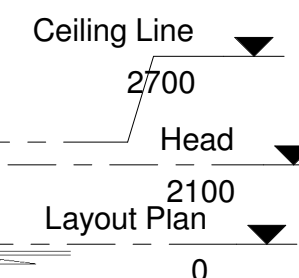
maxslade@bigpond.net.au

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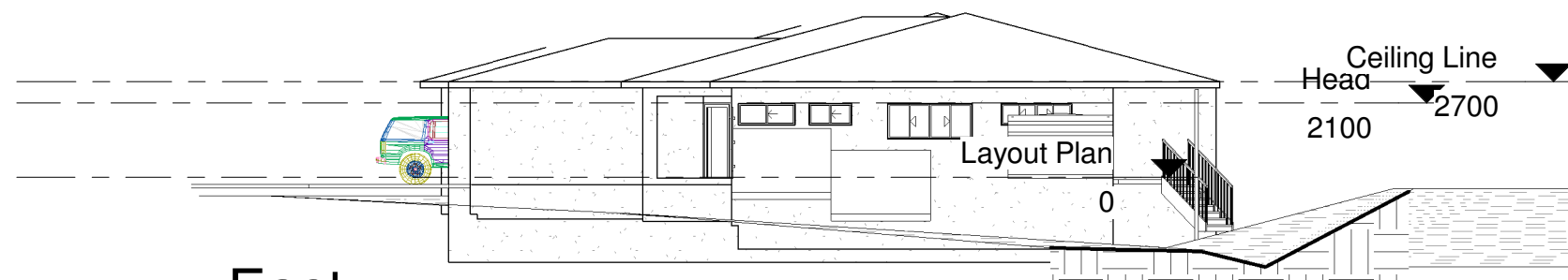
4 units - Concept #5 - 04 18



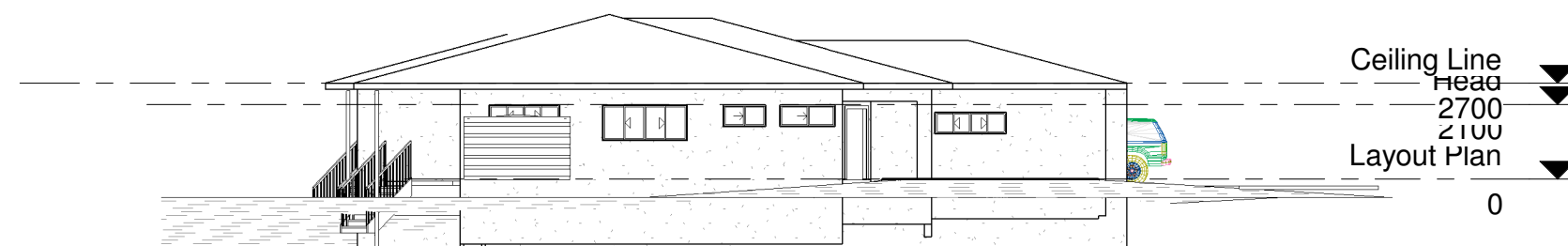
1 South
1 : 200



2 North
1 : 200



3 East
1 : 200



4 West
1 : 200

C copyright

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A103

