
PLANNING REPORT

DEVELOPMENT APPLICATION FOR A
OPERATIONAL WORKS – FREESTANDING
ADVERTISING DEVICE

PROJECT LOCATION:
SITUATED AT 293 MULLIGAN HIGHWAY, MAREEBA
FORMALLY DESCRIBED AS LOT 287 ON NR7418

TABLE OF CONTENTS

Cover letter	2
Report.....	4
1. Executive Summary	5
2. Proposal	5
3.Site/Locality.....	6
4.State Assessment and Referral Agency	7
5.State Planning Policy	8
6.Far North Regional Plan 2009-2031	8
7. Technical Consideration	9
7.1 Rural Zone Code	10
7.2 Agricultural Land Overlay Code	14
7.3 Advertising Devices Code.....	15
8.Conclusion & Recommendation.....	21
List of Appendices	
Appendix A - Owner's Consent	
Appendix B - DA form 1 - Development Application Details	
Appendix C - Proposed Plans of Development.....	
Appendix D - Mareeba Chamber of Commerce - Letter of support	

Our Ref: OP1-19

28 February 2019

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
Mareeba, QLD, 4880

Attention: Planning Department

Dear Sir/Madam,

**DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT
OPERATIONAL WORKS – FREESTANDING ADVERTISING DEVICE
LOCATED AT 293 MULLIGAN HIGHWAY, MAREEBA
FORMALLY DESCRIBED AS LOT 287 ON NR7418**

We act on behalf of our client, Golden Drop in preparing and submitting the following development application which seeks a Development Permit for Operational Work to relocate an existing freestanding advertising device from the Queensland Rail Controlled Land to a property situated at 293 Mulligan Highway, Mareeba.

The subject site is formally described as lot 287 on NR7418 and is designated within the Rural Zone within the Mareeba Surrounds mapping in the Mareeba Shire Planning Scheme 2016. Encompassing an area 9,999sqm in area, the site has a frontage of approximately 96 metres along the Mulligan Highway, and is approximately 3.7 kilometres from the central business district of Mareeba. Additionally, the site is mapped within the Advertising Devices Code on Plan No. AB-MAR as a preferred area for Freestanding advertising devices.

The proposed sign to be relocated has been on the Queensland Rail Controlled Land since 2004. Securing an alternative location for this signage is critical, as this sign is an important aspect in the ongoing success of the business in attracting visitors to the winery. We hope that Council understand its importance to our clients by approving this development which will demonstrate the Councils ongoing commitment and support towards established local businesses.

Accordingly, the proposed development application will be presented in the form of a technical report, which includes the necessary proposal plans for the development and relevant DA application forms. The report will include a complete assessment of the proposed development against the relevant sections and codes within the Mareeba Shire Planning Scheme 2016.

In terms of application fees, the current fees and charges schedule stipulates that the application fee for an Advertising Sign is **\$1,025.00**. Please contact Maria Nastasi from Golden Drop on 4093 2750 to process the payment of the application fees.

Should there be any questions or queries in relation to the development application presented, we would appreciate if you could contact our office immediately. We also ask if possible that a copy of all correspondence be forwarded to our office via email.

Yours faithfully,



Ramon Samanes
Director, U&i Town Plan
Bachelor of Applied Science, Majoring in Environmental and Urban Planning

TO >> PLANNING DEPARTMENT

SUBJECT >> **DEVELOPMENT PERMIT – OPERATIONAL WORKS (CODE ASSESSABLE)**

DEVELOPMENT >> FREESTANDING ADVERTISING DEVICE

REAL PROPERTY DESCRIPTION >> LOT 287 ON NR7418

LOCATION >> 293 MULLIGAN HIGHWAY, MAREEBA

**PRECINCT/
DISTRICT >>** RURAL ZONE – MAREEBA SURROUNDS (ZM016A)

AREA >> 9,999SQM

APPLICANT >> GOLDEN DROP C/- U&I TOWN PLAN

OWNER >> SALVATORE MUSUMECI & CARMEL MUSUMECI

IMPORTANT NOTE

Apart from fair dealing for the purposes of private study, research, criticism, or review as permitted under the Copyright Act, no part of this Report may be reproduced by any process without the written consent of R&A Samanes Pty Ltd ('U&i Town Plan').

This Report has been prepared for Golden Drop for the sole purpose of making a Development Application seeking a Development Permit for Operational Works on land at 293 Mulligan Highway, Mareeba (Lot 287 on NR7418) for the purpose of relocating a freestanding advertising device. This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilised for any other purpose, use, matter or application.

U&i Town Plan has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;*
- b) That information obtained as a result of a search of a government register or database is complete and accurate.*

U&i Town Plan is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, U&i Town Plan does not accept any responsibility in relation to any financial or business decisions made by parties other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and/or content of this Report without consent of U&i Town Plan, U&i Town Plan disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified U&i Town Plan from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

1. EXECUTIVE SUMMARY

This application seeks to obtain a Development Permit for Operational Works to relocate an existing freestanding advertising device from the Queensland Rail Controlled Land to a property situated at 293 Mulligan Highway, Mareeba. The key element of this development that is worth noting and reiterating is that no additional signs will be provided as a result of this development along this section of the Mulligan Highway.

Overall, the proposal is considered to be able to satisfy the relevant Development Assessment benchmarks and is considered to be a suitable development on the site. The development is consistent in terms of nature of land use and would not adversely affect the established amenity.

2. PROPOSAL

As mentioned above, this application seeks to obtain a development permit for Operational Works to relocate an existing freestanding advertising device from the Queensland Rail Controlled Land to a property situated at 293 Mulligan Highway, Mareeba.

The sign that is proposed to be relocated has been on the Queensland Rail Controlled Land since 2004. Recent correspondence from the Queensland Rail Commercial Asset Management Team has been received advising that the current advertising assets (signs) cover under the existing agreement are to be removed from the sites by the end of the contract term (30 June 2020). As a consequence of this notice, our clients have advised Queensland Rail that they will be removing the sign from the site.

In order to secure another site for this critical piece of infrastructure, our clients have successfully negotiated and obtained consent from a nearby property owner to relocate the sign onto their property located at 293 Mulligan Highway, Mareeba. The subject site is suitably located in a position that is some 730m closer towards the township of Mareeba from the existing location, and is positioned on the opposite side of the road illustrated in figure 2 on page 6 of the report (see Appendix C).

As illustrated in figure 2, the sign is to be positioned in the bottom south-eastern corner of the allotment. This will ensure that the content on the existing sign (shown in figure 1) will be visible to all traffic travelling northbound towards the winery.



Figure 1: Existing Sign to be relocated

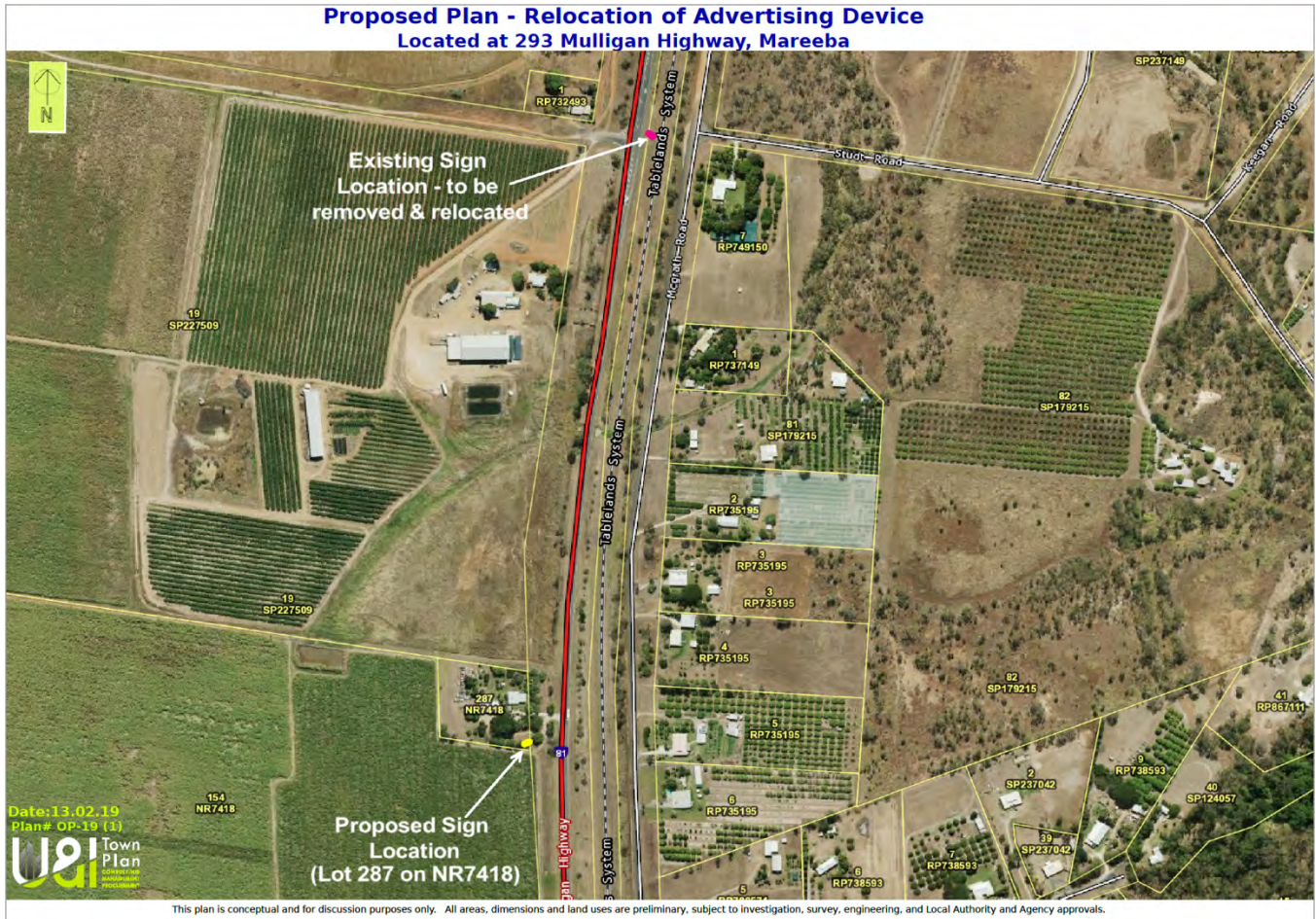


Figure 2: Proposed Sign Location

The existing sign is six (6) metres wide by three (3) metres high and is secured to the ground by two (2) large posts with concrete footings. In terms of height, the bottom of the sign will extend four (4) metres up from finished ground level. This will ensure the sign is visible above the sugar cane plantation on the adjoining allotment to the south which is formally described as Lot 154 on NR7418.

3. SITE/LOCALITY

The subject site is formally described as lot 287 on NR7418 and is designated within the Rural Zone within the Mareeba Surrounds mapping in the Mareeba Shire Planning Scheme 2016. Encompassing an area 9,999sqm in area, the site has a frontage of approximately 96 metres along the Mulligan Highway, and is approximately 3.7 kilometres from the central business district of Mareeba. Additionally, the site is mapped within the Advertising Devices Code on Plan No. AB-MAR as a preferred area for Freestanding advertising devices.

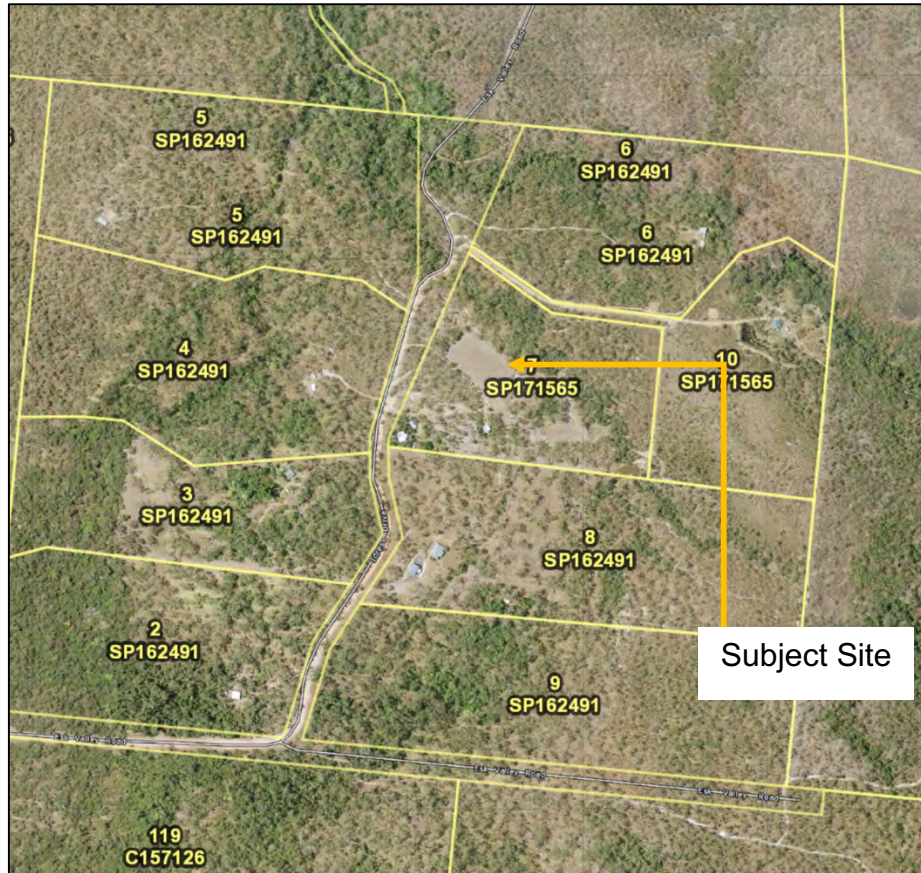


Figure 3: Aerial View of Site

4. STATE ASSESSMENT & REFERRAL AGENCIES (SARA)

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The SDAP identifies the matters of interest in 5 modules – each is addressed by heading in this section. Where the State is a referral agency for a development application under the provisions, the state code applies.

The subject site is mapped within 25m of a state controlled road, being the Mulligan Highway. However, the type of work involved as part of this Operational Works development does not trigger referral to the department under the relevant *Planning Regulations 2017*.

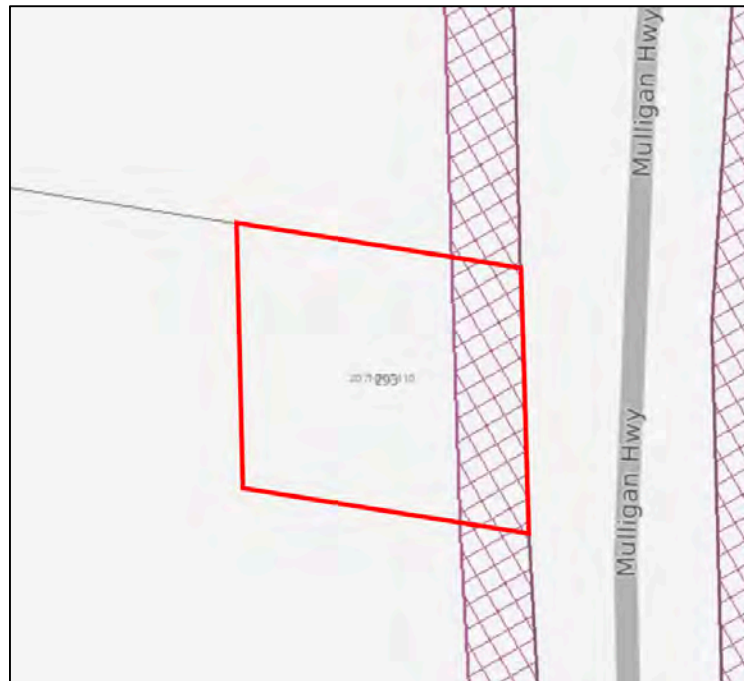


Figure 4: Mapping Layers for matters of state interest

5. STATE PLANNING POLICY

The State Planning Policy (SPP) contains state interest policies and where relevant, the assessment benchmarks for each state interest. State interests are grouped into five (5) themes:

- (1) Planning for liveable communities and housing.
- (2) Planning for economic growth.
- (3) Planning for the environment and heritage.
- (4) Planning for safety and resilience to hazards.
- (5) Planning for infrastructure.

The Minister has identified that the planning scheme appropriately advances the SPP and hence, all the applicable State interests have been appropriately reflected in the Planning Scheme. As a result, compliance with the SPP is demonstrated through compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

6. FAR NORTH REGIONAL PLAN 2009-2031

The site is located within the 'Regional Landscape and Rural Production Area Regional Land Use Category of the Far North Queensland 2009-2031 (see also Attachment 3). The Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the FNQRP 2009- 2031. Hence, compliance with the FNQRP is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

7. TECHNICAL CONSIDERATION

The subject site is designated within the Rural Zoning within the Rural Locality under the Cook Shire Council Planning Scheme 2017. See the insert below taken from Council zoning maps for the area.

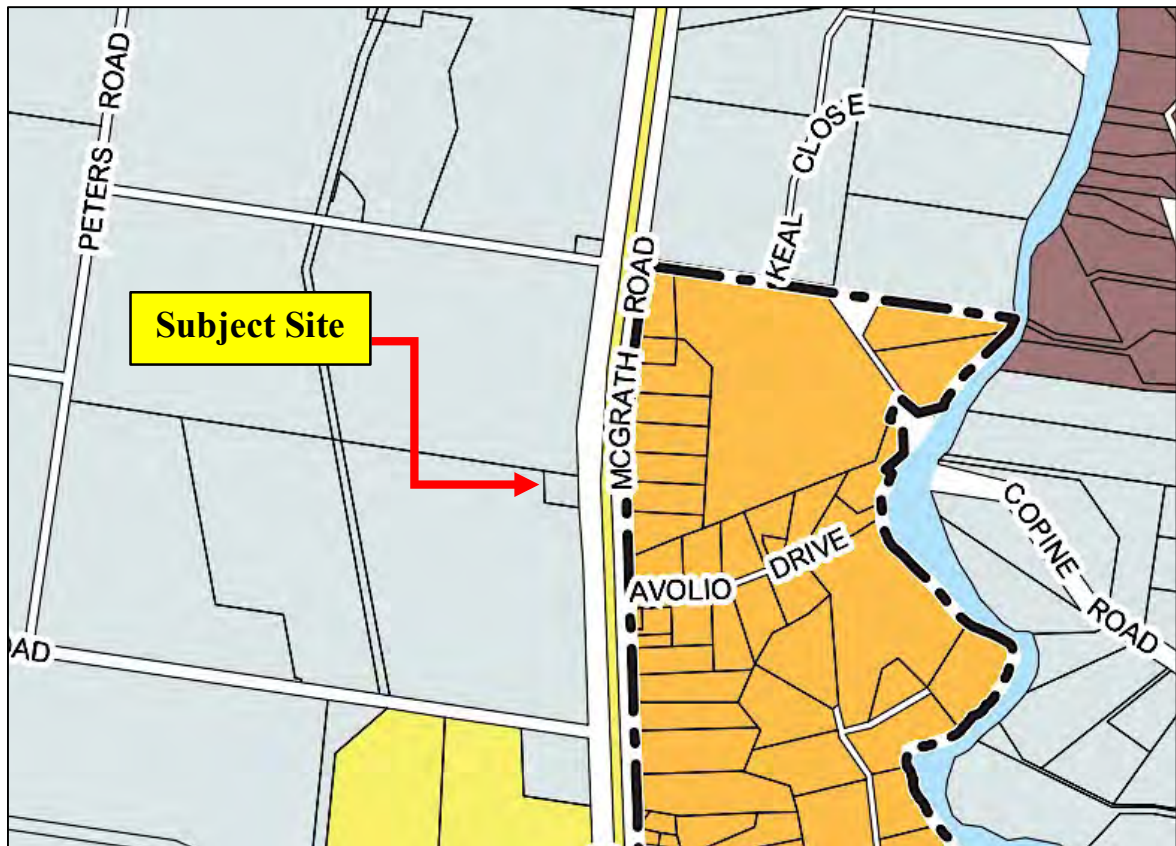


Figure 5: Rural Zone (Light Green), Mareeba Surround (ZM016a)

The relevant tables of assessment for Operational Works list advertising devices as code assessable. As part of the assessment, the application is required to be assessed against the relevant codes within the planning scheme where applicable to the development. In particular, the following sections of the planning scheme are considered relevant to this development:

- Rural Zone Code
- Agricultural Land Overlay Code; and
- Advertising Devices Code

Accordingly, an assessment of the proposed development against the above listed codes has been completed. Should any part of the development not comply with any sections of the codes, the sections will be adequately referenced and addressed in further detail to ensure compliance has been achieved.

7.1 Rural Zone Code

6.2.9.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Rural zone; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

6.2.9.2 Purpose

- (1) The purpose of the Rural zone code is to:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
 - (b) protect the rural character of the region;
 - (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
 - (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
 - (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
 - (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
 - (g) prevent adverse impacts of development on ecological values;
 - (h) preserve land in large holdings; and
 - (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
 - (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
 - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
 - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
 - (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
 - (e) Development is reflective of and responsive to the environmental constraints of the land;
 - (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;

- (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
- (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
- (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
- (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
- (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

Statement of Compliance:

The proposed development is consistent with the purpose outcomes described for the Rural Zone in that it does not compromise the amenity and character of the rural area. In terms of protecting the amenity and character of the area, it is noted that the established character in the surrounding area contains other Freestanding Advertising Devices along the Mulligan Highway. Accordingly, it is considered that the amenity and character of the area will be maintained given there are no additional signs proposed as a result of this development.

6.2.9.3 Criteria for assessment

Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Height	
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.

Statement of Compliance:

The proposed freestanding advertising device will reach a maximum height of seven (7) metres which is in accordance with maximum height of 8.5m requirements prescribed under the code. The height proposed will ensure the sign is visible to all northbound traffic as it extends above the sugar cane plantation on the adjoining allotment to the south which is formally described as Lot 154 on NR7418.

Siting, where not involving a Dwelling house

Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.

PO2

Development is sited in a manner that considers and respects:

- (a) the siting and use of adjoining premises;
- (b) access to sunlight and daylight for the site and adjoining sites;
- (c) privacy and overlooking;
- (d) air circulation and access to natural breezes;
- (e) appearance of building bulk; and
- (f) relationship with road corridors.

AO2.1

Buildings and structures include a minimum setback of:

- (a) 40 metres from a frontage to a State-controlled road; and
- (b) 10 metres from a boundary to an adjoining lot.

AO2.2

Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.

AO2.3

Buildings and structures, except where a Roadside stall, include a minimum setback of:

- (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and
- (b) 100 metres from a frontage to any other road that is not a State-controlled road;

Statement of Compliance:

As noted previously, it is important to note when assessing this development that the sign already exists and this development simply seeks approval to relocate it 730m from Queensland Rail Controlled Land to freehold land. Therefore, no additional signs are proposed in the immediate area.

The proposed signage is to be positioned in the south-eastern corner of the allotment, with a minimum one (1) metre setback from the front and side boundaries. The siting of the signage does not comply with the prescribed setbacks of 40 metres, nor should it given the nature of the development in that it is for a sign. Please refer to section 7.2 - Advertising Devices Code, where the relevant setback requirements are considered and assessed.

For assessable development	
Site cover	
<p>PO4 Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features. 	<p>AO4 No acceptable outcome is provided.</p>
<p>PO5 Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	<p>AO5 No acceptable outcome is provided.</p>
Amenity	
<p>PO6 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO6 No acceptable outcome is provided.</p>
<p>PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO7 No acceptable outcome is provided.</p>

Statement of Compliance:

The proposed signage structure occupies the site in a manner that makes efficient use of the land being positioned as far as possible in the corner of the allotment. In terms of protecting the amenity of the area, it is noted that the established character in the surrounding area contains other Freestanding Advertising Devices along the Mulligan Highway. Accordingly, it is considered that the amenity and character of the area will be maintained given there are no additional signs proposed as a result of this development.

7.2 Agricultural Land Overlay Code

8.2.1.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within the agricultural land areas identified on the **Agricultural land overlay maps (OM-001a-n)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

8.2.1.2 Purpose

- (1) The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:
 - (i) an overriding need exists for the development in terms of public benefit,
 - (ii) no suitable alternative site exists; and
 - (iii) the fragmentation or reduced production potential of agricultural land is minimised;
 - (b) 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
 - (c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and
 - (d) Land with the 'Broadhectare rural' area is maintained in its current configuration.

The subject site is mapped as containing Class A – Agricultural land within on the Agricultural Land Overlay Mapping for the shire.



Figure 6: Agricultural Land – Class A on Agricultural Land Overlay Map

Statement of Compliance:

The subject site is only 9,999sqm in area and has limited potential given its size and location to be used for agricultural purposes. The site is akin to being classified as rural-residential property in size and nature. Nevertheless, it is considered that the positioning of the sign will have little to no impact on the future primary production of the property given that it is positioned as far as possible in the corner of the allotment. Given the nature of the development we consider that no further assessment is required against this code.

7.3 Advertising Devices Code

9.4.1 Advertising devices code

9.4.1.1 Application

- (1) This code applies to assessing development where:
 - (a) for Advertising devices; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.1.2 Purpose

- (1) The purpose of the Advertising devices code is to regulate the location, siting, number, content and design requirements for advertising devices to protect the visual character and amenity of the urban and rural areas of the region, whilst supporting the promotion of business and enterprise.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Advertising devices are designed, sited and integrated so that they do not detract from the existing character and amenity of an area and contribute to a coherent and harmonious streetscape;
 - (b) Advertising devices are of a scale, dimension and quality to minimise adverse visual impacts;
 - (c) Advertising devices do not result in visual clutter;
 - (d) Advertising devices do not impact on pedestrian or road safety and do not obscure the view of any official traffic, safety or information sign;
 - (e) Advertising devices are constructed and maintained to ensure a high standard of public safety through structural integrity, design and construction;
 - (f) Advertising devices primarily provide, clear and effective identification of business and commercial premises, community uses and events with limited product advertising;
 - (g) In the Rural zone advertising devices are limited to maintain the landscape character of the area; and
 - (h) Billboards are limited to identified localities.

Statement of Compliance:

As noted previously, it is important to note when assessing this development that the sign already exists and this development simply seeks approval to relocate it 730m from Queensland Rail Controlled Land to freehold land. Therefore, no additional signs are proposed in the immediate which ensure the visual character and amenity of the area is protected, whilst supporting the promotion of an established local business – Golden Drop Winery.

Table 9.4.1.3A—Advertising devices code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Public safety	
<p>PO1 Advertising devices are designed, sited and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.</p>	<p>AO1.1 Advertising devices do not:</p> <ul style="list-style-type: none"> (a) resemble traffic control devices; or (b) give instructions to traffic; or (c) resemble a hazard or warning light through colour or method of operation, if visible from a road; or (d) cause interference with the visibility and effectiveness of hazard or warning lights; or (e) encroach onto any part of a road, road reserve, pedestrian or cycle path; or (f) incorporate highly reflective materials and finishes; or (g) cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic.

Statement of Compliance:

As noted previously, it is important to note when assessing this development that the sign already exists in another location, where this development simply seeks approval to relocate it 730m from Queensland Rail Controlled Land to freehold land. Therefore, no additional signs are proposed in the immediate which ensure the visual character and amenity of the area is protected, whilst supporting the promotion of an established local business – Golden Drop Winery.

In response to performance outcome 1 (PO1), the advertising device will not impact or impede on the safety of the road users travelling past the sign.

Character and amenity	
<p>PO2 Advertising devices are designed and located to:</p> <ul style="list-style-type: none"> (a) avoid visual clutter; (b) avoid overshadowing of adjoining premises or public places; (c) prevent loss of daylight or sunlight access for nearby uses; (d) be consistent with the built and natural character of the immediate surrounds; and (e) allow for the identification of premises, uses and business. 	<p>AO2.1 Advertising devices:</p> <ul style="list-style-type: none"> (a) do not move, revolve, strobe or flash; (b) are not painted or erected on a roof (excluding awnings) or structure (such as a silo or tank); (c) do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public; (d) primarily advertise a business and/or commercial premises rather than products; (e) are located on the property to which the advertising relates; (f) do not protrude above the roofline or parapet; and (g) are limited to those devices identified in Table 9.4.1.3B. <p>AO2.2 The number, type and design of advertising devices complies with Table 9.4.1.3D.</p>

Statement of Compliance:

As noted previously, it is important to note when assessing this development that the sign already exists in another location, where this development simply seeks approval to relocate it 730m from Queensland Rail Controlled Land to freehold land. Therefore, no additional signs are proposed in the immediate which ensure the visual character and amenity of the area is protected, whilst supporting the promotion of an established local business – Golden Drop Winery.

In response to AO2.1, the advertising device complies with all the items listed as it is primarily used to advertise a commercial premise rather than its products. As for AO2.2, the number, type and design of the proposed advertising devices in a Rural area complies with Table 9.4.1.3D, which state only one (1) sign is accepted per site.

Performance outcomes	Acceptable outcomes
For assessable development	
Character and amenity	
<p>PO3 Advertising devices are:</p> <ul style="list-style-type: none"> (a) designed and engineered to a standard that satisfies the wind classification for the particular area; (b) appropriately secured and supported so as to cause no injury or damage to persons or property; (c) not displayed on or attached to a tree, roadside pole or official traffic or safety sign; and (d) appropriately separated from any electricity infrastructure. 	<p>AO3 No acceptable outcome is provided.</p>
<p>PO4 Freestanding advertising devices, where located on land fronting a state-controlled road, are appropriately located and designed to:</p> <ul style="list-style-type: none"> (a) not impact on the safety and efficiency of the state controlled road network; and (b) preserve rural character and landscape values. 	<p>AO4 Freestanding advertising devices:</p> <ul style="list-style-type: none"> (a) have a maximum sign face area of 18m² and a maximum sign face width of 6 metres; (b) are sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road; (c) are of a design and colour that is compatible with existing adjacent development; and (d) are only located on properties with frontage to either side of the sections of State-controlled road identified in Table 9.4.1.3C.

Statement of Compliance:

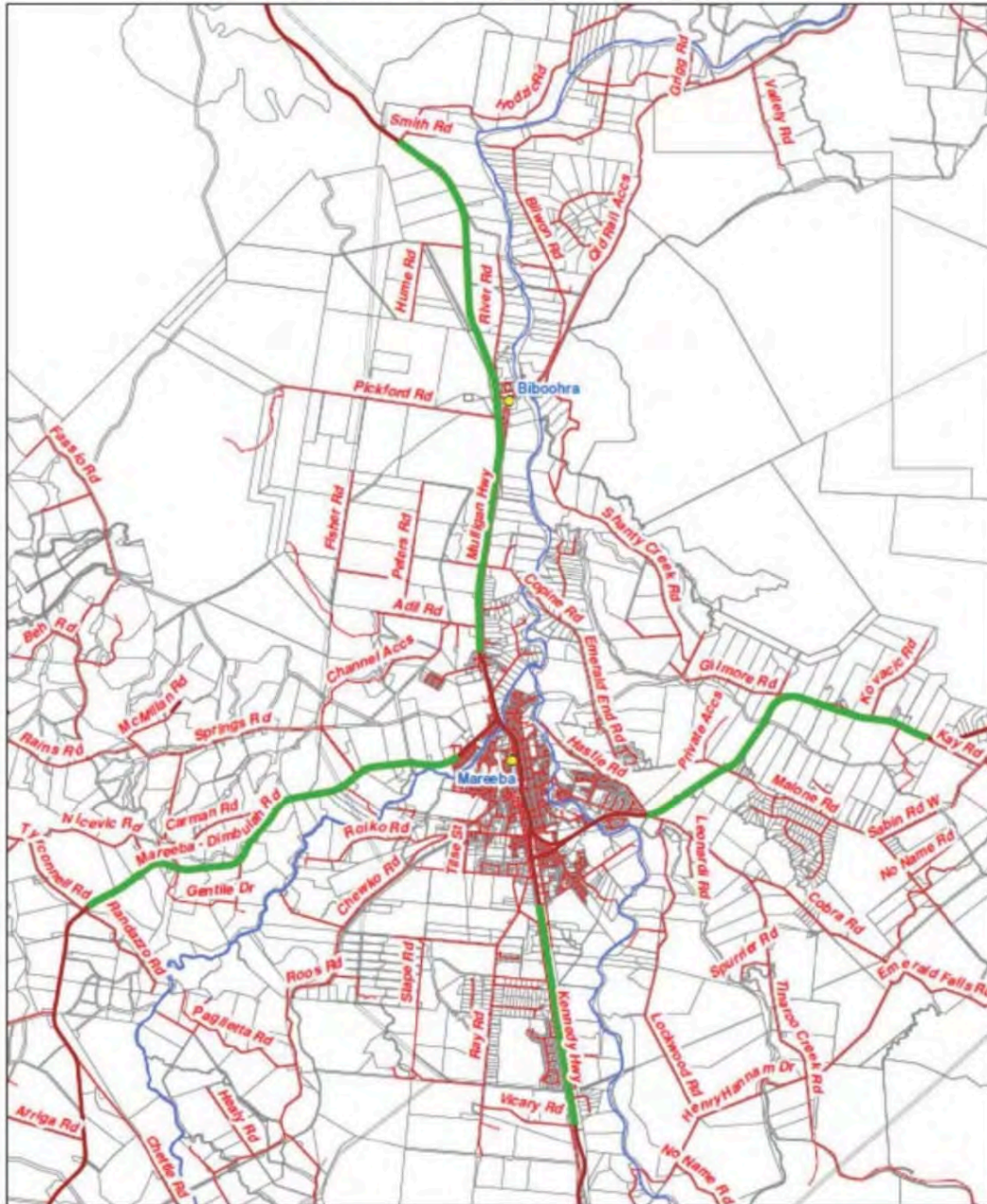
In accordance with PO3, the proposed freestanding sign will be designed, engineered and appropriately positioned on site to ensure compliance with necessary standards as part of the building approval process, to ensure the structure does not cause any injury or damage to persons or property.


With regards to AO4, the freestanding sign to be relocated complies with the maximum 18sqm sign face area and maximum sign face width of six (6) metres. In terms of the minimum separation distances, the one (1) kilometre distance specified from all existing freestanding advertising devices cannot be achieved for this development. However, given that the proposed sign already exists in another location 730m down the road, and this development does not involve the establishment of any new additional signage, that it is considered that rural character along this section of the Mulligan Highway will be preserved as a consequence of this development.

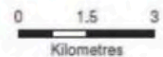
Additionally, table 9.4.1.3C illustrates through Plan Number AB-MAR (see figure 7 on page 20) that freestanding advertising devices (sign face exceeds 3sqm) are anticipated for this area. Therefore, supporting the development for the sign to be relocated in an existing area that is appropriate for signage.

Acceptable locations for Freestanding advertising devices

Plan No. AB-MAR



 Appropriate areas for Advertising Billboards with a sign face in excess of 3 square metres



©2011 Mareeba Shire Council (MSC). Based on or contains data provided by MSC and the State of Queensland (Department of Environment and Resource Management, and the Department of Employment, Economic Development & Innovation) (2011). In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept 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. 2011-200

Figure 7: Appropriate locations for Freestanding Advertising Devices

8. CONCLUSION & RECOMMENDATION

In concluding, it is considered that the proposed development which is seeking a Development Permit for Operational Works for a Freestanding Advertising Device at 293 Mulligan Highway, Mareeba is able to satisfy the relevant Development Assessment Provisions and is considered to be a suitable development on the site. The development is consistent in terms of the nature of land use and would not adversely affect the established rural amenity.

Accordingly, it is requested that the assessment manager approve the development application as is submitted, subject to reasonable and relevant conditions.

We ask if it is possible that Council provide us with a **copy of the draft conditions** for review prior to deciding the application. We believe this will value add to the process and avoid any unnecessary delays that may follow through representations.

Should you have any questions please do not hesitate to give us a call.



Ramon Samanes

Director, U&i Town Plan

Bachelor of Applied Science, Majoring in Environmental and Urban Planning

APPENDIX A – OWNER’S CONSENT

Individual owner's consent for making a development application under the *Planning Act 2016*

I, *Salvatore Musumeci*
Carmel Musumeci [Insert full name of ALL owners listed on title.]

as owner of the premises identified as follows:

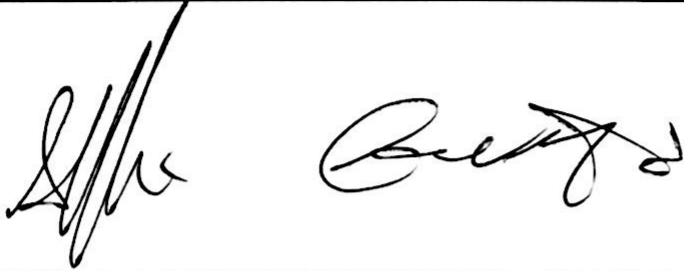
**293 Mulligan Highway, Mareeba
formally described as Lot 287 on NR7418**

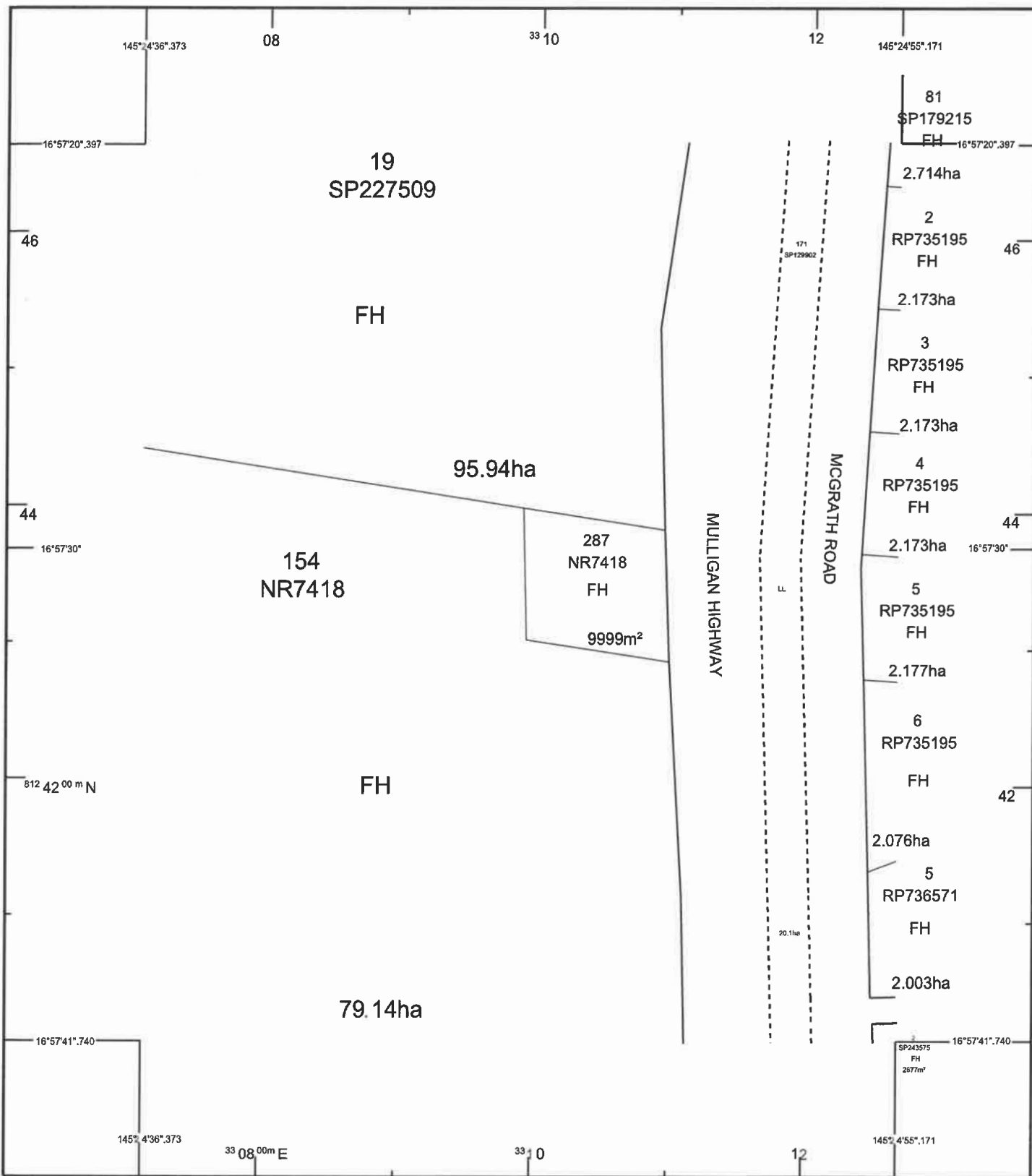
consent to the making of a development application under the *Planning Act 2016* by:

Golden Drop c/- U&I Town Plan

on the premises described above for:

Operational Works – Freestanding Advertising Device

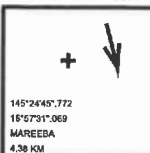
 [signature of ALL owners and date signed]
13.02.19



STANDARD MAP NUMBER
7964-22313



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 15/02/2019

DCDB 14/02/2019

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Natural Resources, Mines and Energy (DNRME)'s best efforts, DNRME makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit <http://nrw.qld.gov.au/property/mapping/blinmap>

SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



Queensland Government
(c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2019.



APPENDIX B – DA FORM 1 – DEVELOPMENT APPLICATION DETAILS

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) 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 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) <i>(individual or company full name)</i>	Golden Drop c/- U&i Town Plan
Contact name <i>(only applicable for companies)</i>	Ramon Samanes, Director
Postal address <i>(P.O. Box or street address)</i>	PO Box 1254
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0411 344 110
Email address <i>(non-mandatory)</i>	ramon@uitownplanning.com
Mobile number <i>(non-mandatory)</i>	0411 344 110
Fax number <i>(non-mandatory)</i>	n/a
Applicant's reference number(s) <i>(if applicable)</i>	OP1-19

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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
		293	Mulligan Highway	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	287	NR7418	Mareeba Shire Council

Additional premises are relevant to this development application and their details have been attached in a schedule to this 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):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

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? <input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> 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): Freestanding Advertising Device
e) Relevant plans Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <i>DA Forms guide: Relevant plans.</i> <input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> Not required

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 DA Form 2 – Building work details

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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input type="checkbox"/> No			

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				

<input type="checkbox"/> Yes – provide additional details below <input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input checked="" type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots: <input checked="" type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$5,000	

PART 4 – ASSESSMENT MANAGER DETAILS

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

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
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- 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
- 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 – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA have been devolved to local government</i>) <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> 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 the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> • 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <i>Further advice about information requests is contained in the DA Forms Guide.</i>

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 type="checkbox"/> Approval <input type="checkbox"/> Development application			
<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
\$		

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 69: 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 conservation

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

Yes

No

Note: See guidance materials at www.des.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 Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.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 <https://planning.dsdmip.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 Natural Resources, Mines and Energy at www.dnrme.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 and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the *Transport Infrastructure Act 1994*

23.15) 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

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 development application Yes

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](#).

Relevant plans of the development are attached to this development application

Yes

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

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

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 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	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

APPENDIX C – PROPOSED PLANS OF DEVELOPMENT

Proposed Plan - Relocation of Advertising Device Located at 293 Mulligan Highway, Mareeba



Existing Sign
Location - to be
removed & relocated

Proposed Sign
Location
(Lot 287 on NR7418)

Date: 13.02.19
Plan# OP-19 (1)



Site Plan - Freestanding Advertising Device Located at 293 Mulligan Highway, Mareeba

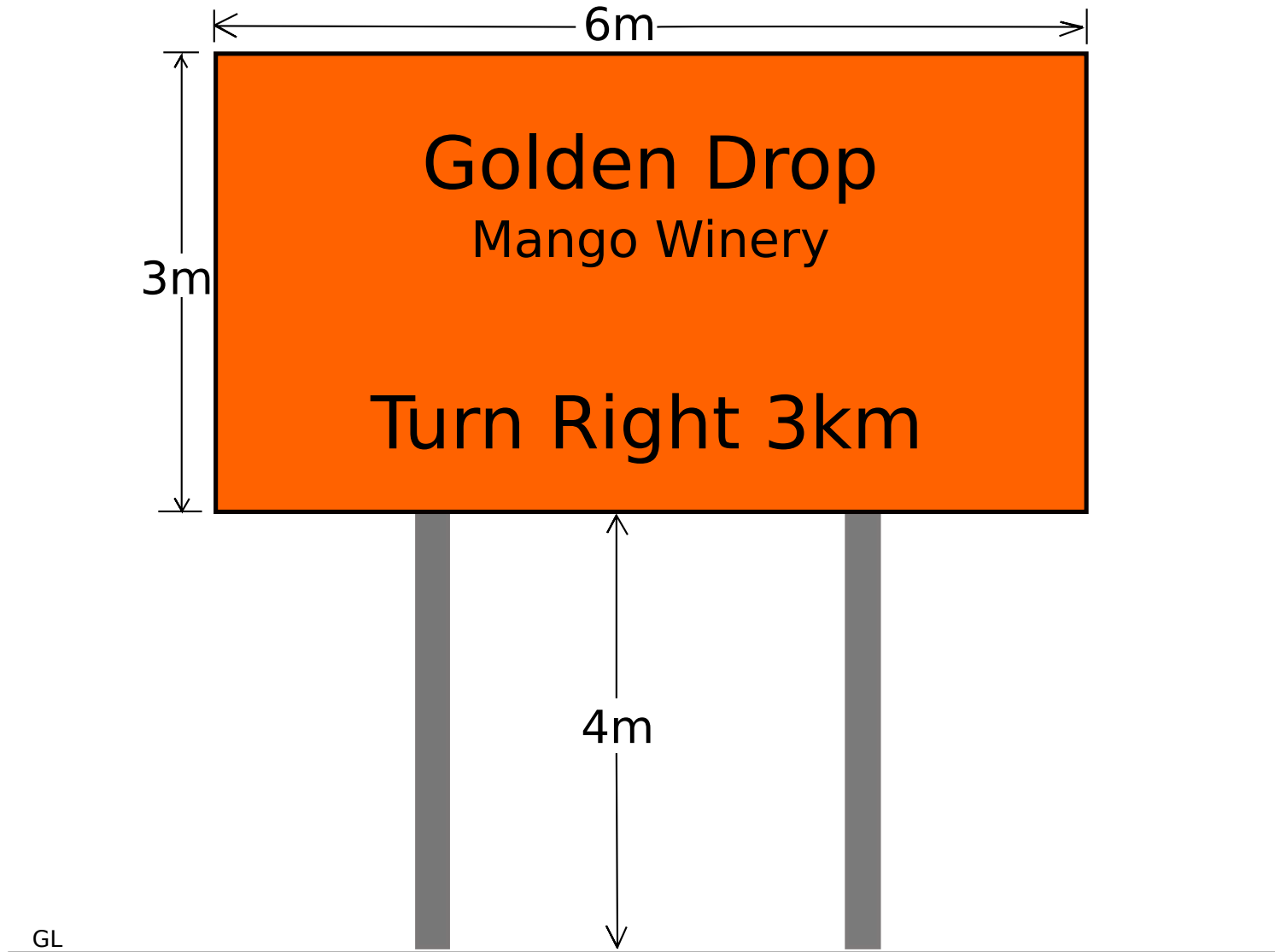


Date: 13.02.19
Plan# OP-19 (2)

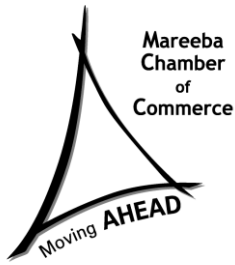


Elevation - Freestanding Advertising Device

Located at 293 Mulligan Highway, Mareeba



APPENDIX D – LETTER OF SUPPORT / MAREEBA CHAMBER OF COMMERCE



PO Box 689
Mareeba QLD 4880
07 4092 6050
0499 045 979
admin@mareebachamber.com.au
mareebachamber.com

To whom it may concern,

Re: Relocation of Golden Drop advertising device, Mulligan Highway, Mareeba

Tourism is fast becoming one of the region's economic mainstays, through collective efforts of various industry and business organisations, including the Mareeba Chamber of Commerce, and individual tourist operations.

Our region offers a range of quality services, products and experiences for visitors, which contributes heavily to the successful promotion of Mareeba as a tourist destination.

Key to attracting the self-drive tourist market is signage, located on strategic tourist and commuter routes to maximise exposure.

The chamber understands the Golden Drop Winery, Bibhoora, seeks to relocate an existing advertising sign on the Mulligan Highway.

Despite being located out of town, the Golden Drop Winery has forged a successful, internationally-acclaimed reputation, to provide a unique tourist experience.

The chamber supports the relocation of this sign and, given it's a relocation not a new sign construction and the proposed new location is on the same road, believes the application should be approved.

Thank you for taking the chamber's input into consideration.

Joe Moro
President
Mareeba Chamber of Commerce