

**8.2 M DOWLING - MATERIAL CHANGE OF USE - SHOP (GENERAL STORE), GARDEN CENTRE (NURSERY) & LOW IMPACT INDUSTRY (SMALL ENGINE REPAIRS & SERVICING) - LOT 56 ON RP732900 - 57 DOUGLAS TRACK, SPEEWAH - MCU/21/0004**

**Date Prepared:** 5 July 2021

**Author:** Planning Officer

**Attachments:**

1. Development Plans
2. Submission - Objection
3. Submissions - Support

#### APPLICATION DETAILS

APPLICATION		PREMISES	
<b>APPLICANT</b>	M Dowling	<b>ADDRESS</b>	57 Douglas Track, Speewah
<b>DATE LODGED</b>	22 March 2021	<b>RPD</b>	Lot 56 on RP732900
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Shop (General Store), Garden Centre (Nursery) & Low Impact Industry (Small Engine Repairs & Servicing)		
<b>FILE NO</b>	MCU/21/0004	<b>AREA</b>	8,718m <sup>2</sup>
<b>LODGED BY</b>	M Dowling	<b>OWNER</b>	M Dowling
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Rural Residential Zone		
<b>LEVEL OF ASSESSMENT</b>	Impact Assessment		
<b>SUBMISSIONS</b>	1 objection, 10 in support		

#### EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. During the public notification period, one (1) submission objecting to the proposed development was received, and 10 submissions in support of the development were received.

The existing business the subject of this application is known as "Speewah Farmall". Speewah Farmall was established in 2016 as a small shop selling stock feed and basic hardware supplies under a 2014 material change of use approval for a home based business. Since its establishment, the business has grown and adapted to cater for the needs of the surrounding Speewah, Koah and Kuranda communities. For some time now the business has been operating outside the bounds of the original home based business approval, being both greater in scale and providing substantially more services than originally anticipated.

In order to formalise the existing up-scaled business model, the landowner/business operator has submitted this development application. The business is situated in the centre of a developed Rural residential zoned area, so the primary town planning consideration is the potential impact the business may have on residential amenity. In this situation though, the business has been

established at generally the scale proposed for some time and has operated seemingly free from any land use conflict with surrounding residential properties. This is reflected in the lack of objections received during the public notification period (1 objection only), of which was not from a resident living in the immediate area and which cited only environmental concern and not amenity impact concern. In contrast, 10 properly made submissions were received which highlighted the important role the business plays in providing goods and services currently only found a distance away in either Mareeba or Cairns.

Considering this, and the reasonable separation distances achieved between the business and neighbouring dwellings, Council officers reasonably believe that the business can remain on site at the scale proposed in this application with minimal risk of land use conflict. Appropriate conditions have been recommended to help ensure this outcome.

The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant section of the Planning Scheme. It is recommended that the application be approved in full, subject to conditions.

#### OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	M Dowling	ADDRESS	57 Douglas Track, Speewah
DATE LODGED	22 March 2021	RPD	Lot 56 on RP732900
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Shop (General Store), Garden Centre (Nursery) & Low Impact Industry (Small Engine Repairs & Servicing)		

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 - Shop (General Store), Garden Centre (Nursery) & Low Impact Industry (Small Engine Repairs & Servicing)

## (B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Site Plan	M Dowling	22/3/2021
-	Internal Building Layout	M Dowling	22/3/2021
-	Shed Elevations	M Dowling	22/3/2021

## (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 **within 3 months of this approval taking effect**, except where specified otherwise in these conditions of approval.
  - 2.2 The applicant must demonstrate to 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 within the timeframes specified in Condition 2.1 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 Noise Nuisance
    - 3.4.1 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

- 3.4.2 The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.
- 3.4.3 The use of any sound projecting devices are not permitted on-site. The reversing beeper on any forklift or similar machinery used on-site must be sufficiently muted so as to not be audible beyond site boundaries.
- 3.4.4 All small engine mechanical work and servicing must be carried out in the designated workshop area and with the shed predominantly closed or managed in such a way so as to not cause nuisance at any nearby residence. Any air compressor/s should be sited within an insulated containment device so as to not cause nuisance at any nearby residence. Any running of small engines should be done in such a way as to minimise risk of nuisance.
- 3.5 All waste oils, solvents, fuels and cleaning/degreasing waste must be collected and disposed of off-site at an approved disposal facility. These materials must not be disposed of or stockpiled on-site and must not be stored in view of neighbouring dwellings or Douglas Track users.
- 3.6 The mechanical repair or servicing of anything other than small engines and lawn /garden maintenance equipment is not permitted on-site, in particular cars and trucks.
- 3.7 Delivery vehicles associated with the business are limited to 4.5 Tonne Gross Vehicle Mass and must enter and exit the site in a forward gear.
- 3.8 Waste Management
- Any on site refuse storage areas must be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.
- Any commercial waste collection vehicles servicing the site must enter and exit the site in a forward gear.
- 3.9 Operating Hours
- The approved operating hours are between 8am and 6pm Monday to Saturday, Closed on Sunday's and Public Holidays.
- 3.10 Bushfire Management
- 3.10.1 The development must be provided with a minimum 5,000 litres of water storage for firefighting purposes via any the following:
- a water tank separate to any domestic water supply tank/s; or
  - a reserve section in the bottom part of a main water supply tank; or
  - a dam; or
  - a swimming pool.



Where a tank is provided, the tank outlet must be fitted with standard rural fire brigade fittings and be positioned to be easily accessible to firefighting appliances.

- 3.10.2 A bushfire hazard management plan must be prepared and submitted to Council. The approved use must comply with the requirements of the bushfire hazard management plan at all times.

### 3.11 Signage

Any advertising devices, must be wholly sited on the subject site or the south-west wall of the shed only (facing the carpark) and be limited to a cumulative sign face area of 4m<sup>2</sup> and must:

- (i) Not resemble a traffic control device or give instructions to traffic;
- (ii) Not incorporate highly reflective materials or finishes;
- (iii) Not be illuminated, move, revolve, strobe or flash; and
- (iv) Be kept clean, in good order and safe repair for the life of the development.

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

## 4. Infrastructure Services and Standards

### 4.1 Access

4.1.1 The existing access crossover servicing the customer car park must be maintained (from the edge of the road pavement to the property boundary of the subject land) in accordance with the standards set out in the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.1.2 The existing unsealed access crossover servicing the laydown area/workshop/stock storage area must be upgraded/constructed (from the edge of the road pavement to the property boundary) in accordance with the standards set out in the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

### 4.2 Stormwater Drainage/Water Quality

4.2.1 The applicant/developer must ensure a non-worsening effect on surrounding land and downstream properties as a consequence of the development, and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

4.2.2 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

### 4.3 Car Parking/Internal Driveways

The existing internal car parking area must be maintained to include 5 parking spaces which are available solely for the parking of vehicles associated with the use of the premises.

All car parking spaces and internal driveways/vehicle manoeuvring areas (as shown on the approved plans) must remain sealed and line marked where

necessary, and appropriately drained, to the satisfaction of Council's delegated officer.

#### 4.4 Landscaping

The existing landscaping on-site must be mulched, irrigated and maintained for the life of the development, to the satisfaction of Council's delegated officer.

#### 4.5 Lighting

Any outdoor lighting must be designed and installed to prevent the potential for light spillage to cause nuisance to neighbours and road users.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

### (D) ASSESSMENT MANAGER'S ADVICE

#### (a) 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.

#### (b) 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.

#### (c) 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.environment.gov.au](http://www.environment.gov.au)

#### (d) 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.datsip.qld.gov.au](http://www.datsip.qld.gov.au)

**(E) 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);

**(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS**

- Development Permit for Building Works (Shipping Containers)

**(G) OTHER APPROVALS REQUIRED FROM COUNCIL**

- Access approval arising from Condition 4.1.2

**THE SITE**

The subject site is situated less than 1 km from the Kennedy Highway at 57 Douglas Track, Speewah, and is described as Lot 56 on RP732900. The site is irregular in shape with a total area of 8,718m<sup>2</sup> and is zoned Rural Residential under the Mareeba Shire Council Planning Scheme 2016.

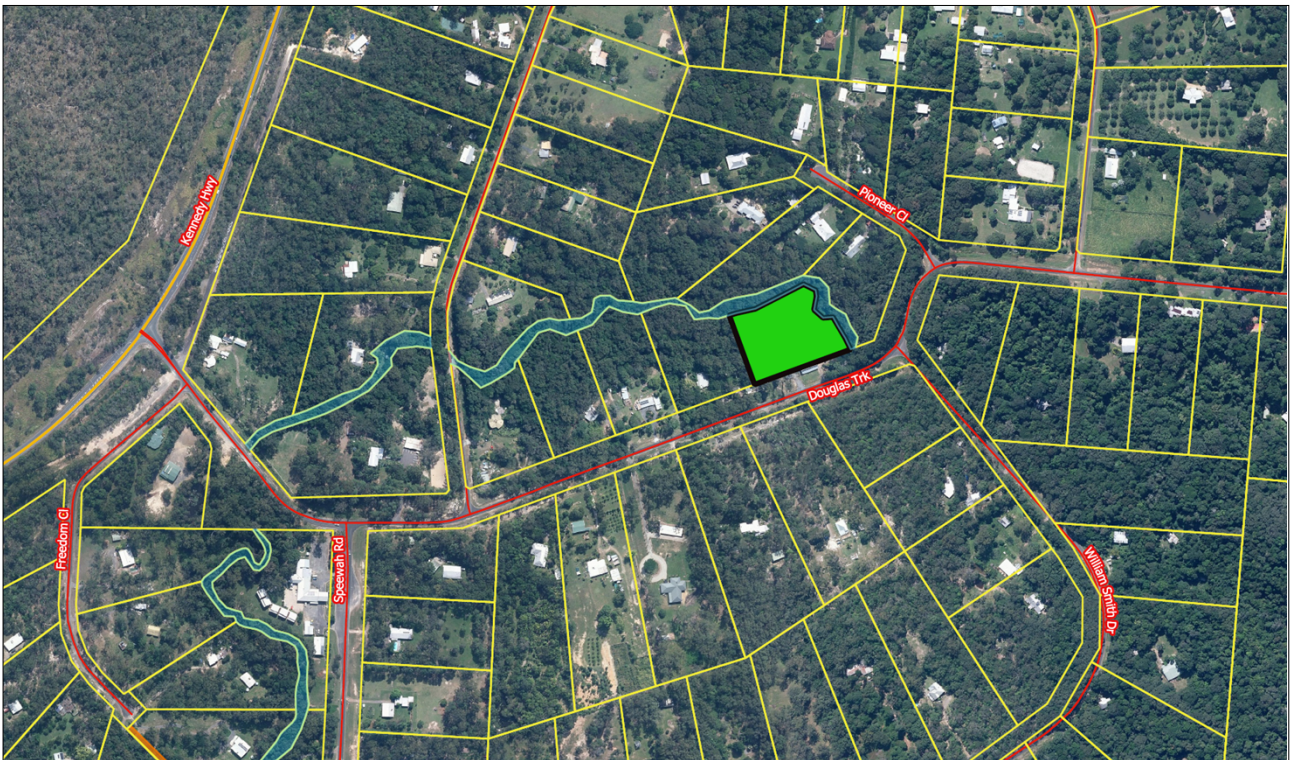
The site contains approximately 118 metres of frontage to Douglas Track which is constructed to a bitumen sealed standard for the entire frontage of the site. Access is gained from Douglas Track via two (2) crossovers, one (1) bitumen sealed, the other gravel sealed. The site is improved by a single dwelling, and multiple outbuildings clustered towards the front centre of the site. The existing Speewah Farmall business is established within the 200m<sup>2</sup> shed sited at the very front of the property.

The sites northern and eastern boundaries are bordered by Groves Creek in which the site drains naturally to. The site is serviced by on-site water supply and wastewater disposal and is connected to local area telecommunications and electricity infrastructure. All surrounding allotments are zoned rural residential and either remain vacant or are improved by single dwellings.



**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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## PREVIOUS APPLICATIONS & APPROVALS

### DA/14/0055 - Material Change of Use - Home Business

On 17 November 2014, Council, under delegated authority, approved an application made by M Dowling and T Kotzur for a Development Permit for Material Change of Use - Home Business on land described as Lot 56 on RP732900, situated at 57 Douglas Track, Speewah.

Development permit DA/14/0055 authorised the establishment of a small general store established within part of the large shed at the front of the property. The approval limited the business to the sale of basic stock feed and pet supplies, basic plumbing and hardware supplies, and basic horticulture/nursery/garden supplies.

The approval also authorised the use of the site for small straining courses (at an average frequency of one (1) training course per week), however it is understood this component of the business was never carried out.

## BACKGROUND AND CONTEXT

Since its establishment in 2016, the Speewah Farmall business has grown and adapted in order to support the needs of the local Speewah, Koah and Kuranda communities. This growth has resulted in business activities being carried out under the Speewah Farmall banner that are not covered under Development Permit DA/140055 (MCU - Home Business) or that are inconsistent in scale with that originally authorised under DA/14/0055.

It is understood that the business has been operating outside the bounds of Development Permit DA/14/0055 (unlawfully) for some time.

In order to formalise the existing business model, M Dowling, the Speewah Farmall business owner (and landowner) has lodged this development application for Material Change of Use - Shop (General Store), Garden Centre (Nursery) and Low Impact Industry (Small Engine Repairs & Servicing).

It is also important to note that the Speewah Farmall business has been operating in this current capacity seemingly without any land use conflict as no complaints have been received about the business from any nearby neighbour. One (1) complaint was received in 2020 which triggered Council's investigation into the lawfulness of the current business activity, however this complaint simply questioned the lawfulness of the business activity and did not cite any land use conflict concerns and was not submitted by an adjoining property owner.

## DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit Material Change of Use - Shop (General Store), Garden Centre (Nursery) and Low Impact Industry (Small Engine Repairs & Servicing) in accordance with the plans shown in **Attachment 1**.

The existing business established on-site, known as the "Speewah Farmall" was open to the public in May 2016. The business began as a smaller operation carried out lawfully under a Home Business approval obtained from Council in November 2014 (DA/14/0055).

Since its establishment in 2016, the business has steadily adapted to include additional services and has increased in scale. In order to ensure the business was operating lawfully, this development application has been lodged with Council seeking a retrospective approval.

The following services are proposed under this application and are currently provided at the Speewah Farmall business:

- Stock feed and pet supplies;
- Plumbing and hardware supplies;
- Nursery and garden supplies (including plants);
- Mechanical supplies;
- Small engine repairs and servicing;
- Equipment hire; and
- Basic general store.

Speewah Farmall is also used as a pickup depot for fresh meat products from Marsh's Butchery located in Cairns.

The Speewah Farmall business is established within a 200m<sup>2</sup> Colorbond shed at the front of the property and includes a retail area, office area and sales counter, and a workshop and stock storage area. A greenhouse area is included on the northern side of the shed for the display of plants and nursery supplies. A bitumen sealed five (5) bay car parking area is sited adjacent the shed to the west which is accessed from Douglas Track via a bitumen sealed crossover and driveway. A disabled toilet has been provided on-site.

The business operating hours proposed are 8am to 6pm Monday to Saturday, closed on Sunday's and Public Holidays.

## **REGIONAL PLAN DESIGNATION**

The subject site is included within the Rural Living Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *Strategic Rehabilitation Area*
- *State & Regional Conservation Corridors*
- *Terrestrial Area of High Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

## **PLANNING SCHEME DESIGNATIONS**

Strategic Framework:

Zone:

Overlays:

**Land Use Categories**

- Rural Residential Area

**Natural Environment Elements**

- Biodiversity Area

**Other Elements**

- Major Watercourse

Rural Residential Zone

- Bushfire Hazard Overlay
- Environmental Significance Overlay
- Transport Infrastructure Overlay

**Planning Scheme Definitions**

The proposed uses are defined as:-

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
<b>Shop</b>	<i>Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.</i>	<i>Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store</i>	<i>Adult store, food and drink outlet, showroom, market</i>
<b>Garden Centre</b>	<i>Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form.</i>  <i>The use may include an ancillary food and drink outlet.</i>	<i>Retail plant nursery</i>	<i>Bulk landscape supplies, wholesale nursery, outdoor sales</i>

<b>Low Impact Industry</b>	<i>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</i> <ul style="list-style-type: none"> <li>• <i>negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</i></li> <li>• <i>minimal traffic generation and heavy-vehicle usage</i></li> <li>• <i>demands imposed upon the local infrastructure network consistent with surrounding uses</i></li> <li>• <i>the use generally operates during the day (e.g. 7am to 6pm)</i></li> <li>• <i>offsite impacts from storage of dangerous goods are negligible</i></li> </ul> <i>the use is primarily undertaken indoors.</i>	<i>Repairing motor vehicles, fitting and turning workshop</i>  <i>Note—additional examples may be shown in SC1.1.2 industry thresholds.</i>	<i>Panel beating, spray painting or surface coating, tyre recycling, drum re conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</i>
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## RELEVANT PLANNING INSTRUMENTS

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

### (A) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

### (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****Strategic Framework****3.3 Settlement pattern and built environment****3.3.2 Element—Activity centres network****3.3.2.1 Specific outcomes**

- (1) *The scale of development in activity centres is consistent with their role and function within the defined hierarchy of activity centres, which consists of a major regional activity centre, a village activity centre, rural activity centres and rural villages.*

Comment

Speewah is considered a rural village activity centre. The Speewah Farmall business provides essential services primarily for Speewah, Koah and Kuranda residents that would ordinarily have to be sourced from Cairns or Mareeba. The business has been established for some time generally at the scale and intensity proposed by this application, albeit unlawfully, however has demonstrated its ability to operate without conflict with adjoining residential uses. The development complies.

- (2) *Centre activities are focussed in major regional activity centres, particularly development which draws on a wide catchment. Other activity centres promote local self-containment by facilitating a diverse range of services in support of local catchments and communities.*

Comment

The Speewah Farmall business primarily services the Speewah, Koah and Kuranda areas. Despite not being situated within a major regional activity centre, the business provides essential services to surrounding residents that would ordinarily have to be sourced from either Mareeba or Cairns. The development complies.

- (3) *Other than small scale industry areas, commercial activities will not occur outside centre areas unless there is an overriding need in the public interest, there are no alternative sites in centre areas, there is no adverse impact on centre areas or the area surrounding the development and the site is readily accessible by a range of transport modes.*

Comment

The Speewah Farmall business primarily services the Speewah, Koah and Kuranda areas. Despite not being situated within a major regional activity centre, the business provides essential services to surrounding residents that would ordinarily have to travel to Mareeba or Cairns to source. An overriding need in the public interest exists and there are not considered to be any alternate sites in the centre zone in the business's catchment area. The Speewah Farmall business has been operating at the scale proposed in this application for some time and has demonstrated its ability to exist without land use conflict. The development complies.

**3.3.6 Element—Rural villages****3.3.6.1 Specific outcomes**

- (1) *Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah are rural villages, that have limited centre activities and other non-residential activities. Some rural villages include small clusters of activity in which limited, small-scale development may occur. Any growth within rural villages is limited and is proportionate to their current scale.*

Comment

Speewah is considered a "rural village" activity centre. The Speewah Farmall business provides products and services to residents in the Speewah, Koah and Kuranda localities who would ordinarily need to travel to either Cairns or Mareeba to source. The business has been operating at the scale proposed in this application for some time and has demonstrated its ability to exist without land use conflict. The development complies.

**3.3.10 Element—Rural residential areas****3.3.10.1 Specific outcomes**

- (6) Small scale non-residential and tourism uses which do not impact on character and amenity are facilitated in *rural residential areas*.

Comment

The subject site is situated in the centre of a developed Rural residential zoned area, so the primary town planning consideration is the potential impact the business may have on residential amenity. In this situation though, the business has been established generally at the scale proposed for some time and has operated seemingly free from any land use conflict with surrounding residential properties. This is reflected in the lack of objections received during the public notification period (1 objection only), of which was not from a resident living in the immediate area and which cited only environmental concern and not amenity impact concern. In contrast, 10 properly made submissions were received which highlighted the important role the business plays in providing goods and services currently only found a substantial distance away in either Mareeba or Cairns.

Considering this, and the reasonable separation distances achieved between the business and neighbouring dwellings, Council officers reasonably believe that the business can remain on site at the scale proposed with minimal risk of land use conflict. The Development complies.

**3.3.14 Element—Natural hazard mitigation****3.3.14.1 Specific outcomes**

- (1) *The risk of loss of life and property associated with bushfires, cyclones, flooding, landslides and other weather related events are minimised through the appropriate use of land having regard to its level of susceptibility to the hazard or potential hazard.*

Comment

The proposed development will be established within a Medium and High bushfire hazard area. The Speewah Farmall business is existing on-site and the site is currently well maintained with fuel loads on-site kept at a minimum. A condition will be attached to any approval requiring the preparation of a bushfire hazard management plan. The development will be conditioned to comply.

- (2) *Development in an area subject to a natural hazard incorporates appropriate siting and design measures that mitigate risks to infrastructure, buildings and the community.*

Comment

The bulk of the built form associated with the proposed development is existing and the development is sited in the location of lowest risk on the property, appropriately separated from hazardous vegetation. The development complies.

- (4) *Development incorporates emergency response measures to ensure the impacts of natural hazards can be minimised*

Comment

A condition will be attached to any approval requiring the preparation of a bushfire hazard management plan. The development will be conditioned to comply.

**3.4 Natural resources and environment**

**3.4.4 Element—Biodiversity areas**

**3.4.4.1 Specific outcomes**

- (1) *Development avoids adverse impacts on the ecological values of biodiversity areas and where avoidance is not possible the adverse impacts are minimised and, for an area of high ecological significance, no net loss in biodiversity values is achieved.*

Comment

The majority of the development proposed is existing on-site. No further vegetation clearing will occur as a result on the development. Stormwater discharge will remain as is on-site. No chemicals or fertilisers are applied on-site to nursery plant stock provided for sale. The development will not adversely impact on surrounding ecological values or biodiversity areas. The development complies.

**3.4.6 Element—Watercourses and wetlands**

**3.4.6.1 Specific outcomes**

- (1) *Hydrological flows, riparian ecology and ecosystem services of watercourses and wetlands are maintained, protected and enhanced.*

Comment

The subject site backs onto Groves Creek. The proposed development, which is predominately established on-site is not likely to impact on hydrological flows, the Groves Creek riparian ecology or any other ecosystem services.

- (3) *The water quality of rivers and creeks, which ultimately flow to the Great Barrier Reef and the Gulf of Carpentaria, is not compromised or polluted through sediment, gross pollutants or chemical run off from new or existing development.*

Comment

The development will not impact on water quality entering Groves Creek.

- (5) *Where development occurs on land including and adjoining watercourses and wetlands it provides appropriate setbacks and buffers and enhances these areas through revegetation.*

Comment

The development is appropriately setback from Groves Creek.

**4.8 Element—Air and noise quality**

**3.4.8.1 Specific outcomes**

- (1) *The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.*

Comment

Refer to Planning Discussion section of the report for commentary on amenity impacts. The development will be conditioned to minimise air and acoustic impacts. Odour impacts are not envisaged. The development complies.

**3.6 Transport and infrastructure****3.6.2 Element—Road network****3.6.2.1 Specific outcomes**

- (1) *The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.*

Comment

The development rarely experiences a high influx of customers. Instead, customers attend the business in low numbers over the course of any given day. The existing road network servicing the site is considered adequate for the low amount of traffic generated by the development. The development is not in conflict with Specific Outcome (1).

- (4) *Development provides off-street parking, loading and manoeuvring areas where possible and practicable.*

Comment

Adequate parking is provided on-site. The development complies.

**3.7.6 Element—Retail and commercial development****3.7.6.1 Specific outcomes**

- (2) *Out-of-centre retail development is avoided and should only occur if there is a clearly demonstrated over-riding community need and evidence demonstrating that the development would not adversely impact existing centre areas.*

Comment

It is considered that an over-riding community need does exist given the lack of centre areas and businesses providing the services proposed in the Speewah, Koah and Kuranda area. The development will not impact on any existing centre areas. The development complies.

- (5) *Rural activity centres and rural villages may accommodate commercial development that supports their local community within residential areas in circumstances where no available land for centre purposes is designated. The use must demonstrate that any impacts on surrounding residences will not result in nuisance and will maintain rural amenity.*

Comment

The development complies.

**3.7.8 Element—Industry****3.7.8.1 Specific outcomes**

- (2) *Industry areas are located within activity centres to accommodate for trades and industrial development that provide employment and services to the catchments of these activity centres.*

Comment

An aspect of the development proposed includes small engine repairs and servicing and equipment hire. As discussed, despite not being located within an industrial area, there is a demonstrated overriding community need within the service catchment. The development complies.

- (5) *The health, safety, wellbeing and amenity of the community is protected from unacceptable impacts associated with hazardous materials, noise, pollution and odour.*

Comment

The proposed development is not likely to detrimentally impact on the amenity of nearby residents. The development complies.

**3.7.12 Element—Small scale and emerging industries****3.7.12.1 Specific outcomes**

- (2) *The development of low-impact home-based business in residential areas is recognised as a form of localised economic diversification and self-generated employment, and supported where at an appropriate scale and where impacts can be appropriately managed.*

Comment

The development complies.

**Relevant Developments Codes**

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

- 6.2.10 Rural residential zone code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 9.3.2 Commercial activities code
- 9.3.5 Industrial activities code
- 9.4.1 Advertising devices 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. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural residential zone code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is

	<p>provided). Further commentary is warranted with regards to the following:</p> <ul style="list-style-type: none"> <li>• Performance Outcome PO8 (Non-residential development)</li> <li>• Performance Outcome PO9 - Amenity</li> </ul> <p>Refer to planning discussion section of report for further commentary.</p>
Bushfire hazard overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided).
Environmental significance overlay code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided).
Commercial activities code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided).
Industrial activities code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided).
Advertising devices code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided).
Landscaping code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided, or an acceptable outcome cannot be met). Adequate landscaping has been provided on-site.
Parking and access code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided, or an acceptable outcome cannot be met). Adequate car parking is provided for on-site.
Works, services and infrastructure code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the code (or performance outcomes where no acceptable outcome is provided).

**(D) 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 the FNQROC Development Manual.

**(E) Additional Trunk Infrastructure Condition – Road Infrastructure (Section 130 of PA)**

The proposed development predominately services the immediate surrounding Speewah catchment area. Customers from this catchment area would ordinarily have to use this local road network if the business didn't exist and they had to leave Speewah to source the goods and services provided at Speewah Farmall. All other customers outside this catchment utilise the State controlled Kennedy Highway then approximately 880 metres of Council maintained road (Speewah Road/Douglas Track) to access the business. The development is not considered to be high generator of traffic and Speewah Road/Douglas Track are constructed to a reasonable standard.

The development does not place additional demand on any other trunk infrastructure network.

No transport infrastructure upgrades or developer contributions for the external road network are considered reasonable or necessary in this instance.

**REFERRAL AGENCY**

This application did not trigger referral to any Referral Agencies.

**Internal Consultation**

Nil

**PUBLIC NOTIFICATION**

The development proposal was placed on public notification from 5 May 2021 to 27 May 2021. The applicant submitted the notice of compliance on 31 May 2021. Upon review of the public notification documents, it was discovered that the newspaper advertisement used by the applicant did not include the submission period dates, therefore this component of the public notification was not carried out strictly in accordance with the *Planning Act 2016* and *Development Assessment Rules*. Section 53(3) of the Planning Act 2016 states that the assessment manager (Council) may assess and decide a development application even if some components of the public notification process were not carried out properly, provided:

- The non-compliance did not adversely affect the public's awareness of the existence and nature of the application; or
- The non-compliance did not restrict the public's opportunity to make a properly made submission against the development.

The exclusion of the submission dates from the newspaper advertisement did not, in the assessing officer's opinion, affect the public's awareness of the proposed development and application, or restrict any member of the public's opportunity to lodge a submission. In fact, the applicant

arranged for the same newspaper advertisement to be present over consecutive weekly newspapers during the notification period.

10 properly made submission were received during the public notification period. Of these 10 submissions, nine (9) were in support of the development and 1 objected to the development. A further 4 submissions in support of the development were received outside the public notification period and are therefore considered to be "not properly made".

The grounds for objection/support are summarised and commented on below:

Grounds for objection /support	Comment
<p>"there is a possibility the development can have negative environmental impacts (regardless that the proposed uses have already been existing for a number of years). The sum of all uses including a residential home on this approximately 2 acre rural residential property amounts to a high impact use. The proposed uses (shop, nursery and low impact industry) are located on a property which includes areas mapped as regulated vegetation, wildlife habitat area and ecological corridor. The property also borders Groves Creek.</p> <p>There could be a risk of yellow crazy ants being introduced, nutrient and pesticide run-off, just to name a few.</p> <p>However it appears there has been no supporting ecological assessment report submitted as part of the application nor has Council requested one, despite it being a requirement in the MSC2016 planning scheme.</p>	<p>It is unlikely the development will have a detrimental impact on the site's biodiversity values or Groves Creek itself. No vegetation clearing will occur as a result of the development and Stormwater discharged from the large shed will remain as per the existing arrangement which flows into a settlement pond before entering Groves Creek.</p> <p>Plants sold at the business are sourced from wholesale nurseries with slow release fertiliser included and are not sprayed with chemicals or further fertilised once they arrive on-site. The risk of nutrient and pesticide run-off is negligible and certainly less than a large private domestic greenhouse where plants would be actively fertilised and sprayed for pests by the landowner. Plants are bought from reputable wholesalers, so the risk of yellow crazy ant infestation is also negligible.</p> <p>A supporting ecological assessment was not considered necessary.</p>
<p>The following are consistent statements and themes included in the various submissions received in support of the development:</p> <p>"Mick and his team run an invaluable and highly convenient business that has serviced the Kuranda area and beyond for the past 5 years."</p> <p>"Countless local livestock owners and farmers in the region rely on Speewah Farmall. It's an easy 5-15 minute drive, free from the hazards, not to mention time, that would be experienced hauling feed and supplies across the Tablelands and up the range."</p> <p>"Mick and the business are true examples of what small business should be in any community, the service provided by Mick and his team is crucial and significant for most if not all the community. Any loss or reduction in this service would be very detrimental to the people and communities of Speewah, Koah &amp; Kuranda."</p> <p>"Countless times he has saved us trip down the range or into Mareeba for things as diverse as duck food, dog food, emergency plumbing parts, roofing screws, mulch hay and even a fast fix on a broken mower."</p> <p>"We rely on Farmall to pick up feed and hay for our horses and often they stock hardware supplies that we need in a hurry. We have come to rely on Farmall over the past 5 years and love their community spirit with everything local."</p>	<p>Council officers acknowledge the benefit the business provides to the Speewah, Koah and Kuranda localities.</p> <p>The application is recommended for approval.</p>



**Submitters**

Name of Principal submitter		Address
1. Nadine O'Brien	<b>Objection</b>	345 Fantin Road, Koah
2. Kylie Moore	<b>Support</b>	21 Lotus Lane, Kuranda
3. Deb Curry	<b>Support</b>	debcurry1982@outlook.com
4. Nikki Sporri	<b>Support</b>	myriaddreams@gmail.com
5. Mathew Hancock	<b>Support</b>	154 Veivers Drive, Speewah
6. Kristen Kolijn	<b>Support</b>	60 Speewah Road, Speewah
7. Suzy Grinter	<b>Support</b>	70 Veivers Drive, Speewah
8. Michelle MacLean	<b>Support</b>	9 Pioneer Close, Speewah
9. Helena Burcher & Chris Kemp	<b>Support</b>	111 Douglas Track, Speewah
10. Barb Patmore	<b>Support</b>	barbpatmore1@gmail.com

**PLANNING DISCUSSION**Rural residential zone***Non-residential development*****PO8***Non-residential development:*

- (a) *is consistent with the scale of existing development;*
- (b) *does not detract from the amenity of nearby residential uses;*
- (c) *does not impact on the orderly provision of non-residential development in other locations in the shire; and*
- (d) *directly supports the day to day needs of the immediate residential community; or*
- (e) *has a direct relationship to the land on which the use is proposed.*

**AO8**

*No acceptable outcome is provided.*

Comment

The subject site is situated in the centre of a developed Rural residential zoned area. The majority of the built form associated with the proposed business is established on-site, with the exception of a larger greenhouse/nursery area, so it cannot be argued that the development is inconsistent in scale with that existing in the area.

As discussed in PO9 below, the proposed development is not likely to compromise the residential amenity of the area and will not impact on the provision of similar services elsewhere in the Shire which are primarily concentrated in Mareeba.

The Speewah Farmall business does directly support the day to day needs of the immediate residential community, as evidenced by the positive submissions received, and the business does have a connection with the land in which it is located, as it is operated by the landowner who resides on-site.

The development complies with PO8.

**Amenity****PO9**

*Development must not detract from the amenity of the local area, having regard to:*

- (a) noise;
- (b) hours of operation;
- (c) traffic;
- (d) advertising devices;
- (e) visual amenity;
- (f) privacy;
- (g) lighting;
- (h) odour; and
- (i) emissions.

**AO9**

*No acceptable outcome provided.*

Comment

The subject site is situated in the centre of a developed Rural residential zoned area, so the primary town planning consideration is the potential impact the business may have on residential amenity. In this situation though, the business has been established generally at the scale proposed for some time and has operated seemingly free from any land use conflict with surrounding residential properties. This is reflected in the lack of objections received during the public notification period (1 objection only), of which was not from a resident living in the immediate area and which cited only environmental concern and not amenity impact concern. In contrast, 10 properly made submissions were received which highlighted the important role the business plays in providing goods and services currently only found a substantial distance away in either Mareeba or Cairns.

Noise - The proposed development has been appropriately conditioned to ensure noise impacts are minimal.

Hours of operation - The operating hours proposed are not unreasonable and again will be controlled by condition of approval.

Traffic - The development is not likely to generate large influxes of traffic, instead, customers are likely to access the site steadily of the course of opening days which is currently what occurs.

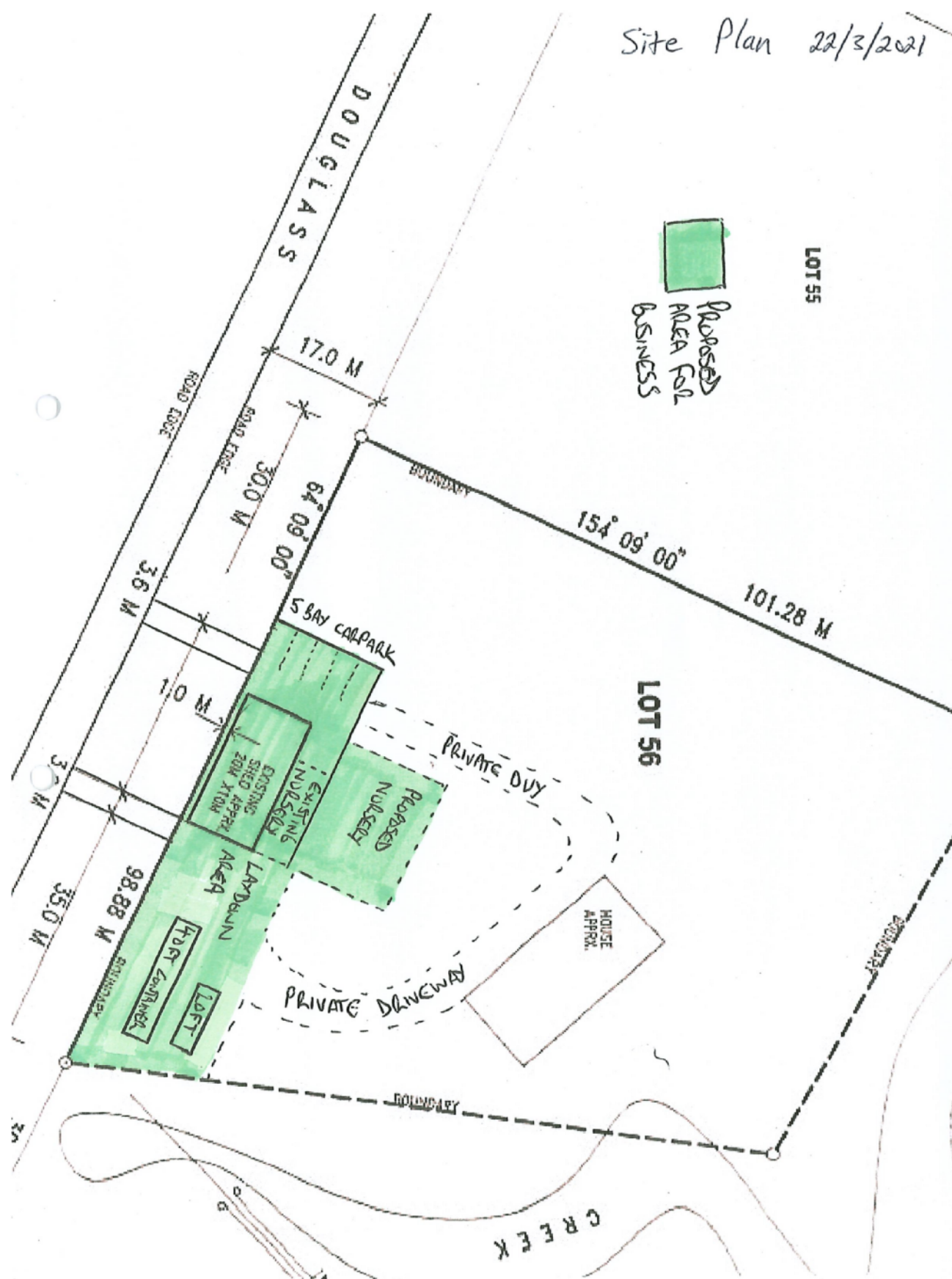
Advertising devices - A condition has been attached limiting cumulative sign face area to 4m<sup>2</sup> which what exists on site currently.

Visual amenity and privacy - the development is effectively screened from view from neighbouring dwellings by mature vegetation. The development will not cause visual amenity or privacy issues.

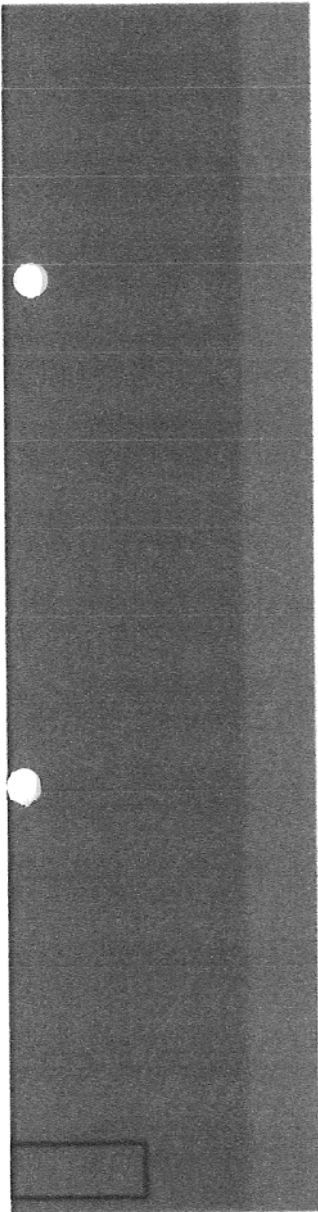
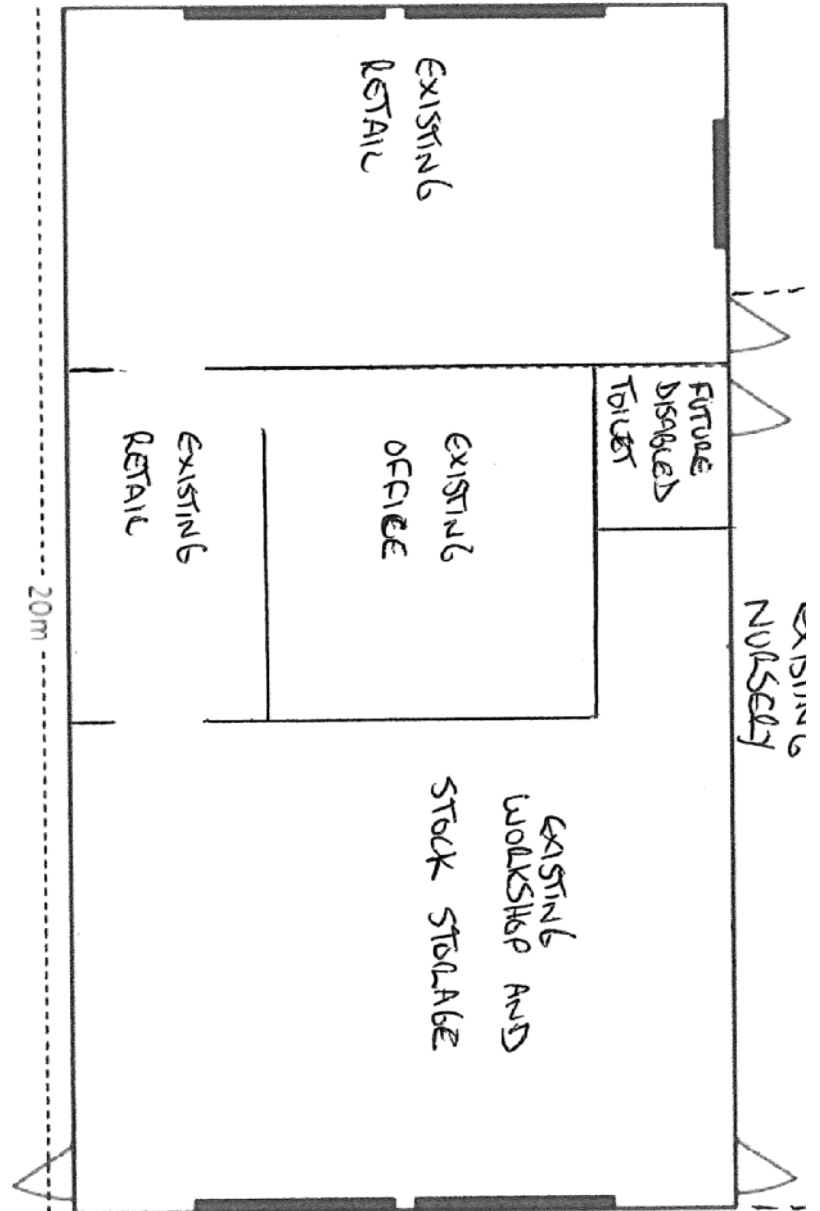
Lighting - Lighting will be controlled by condition of approval.

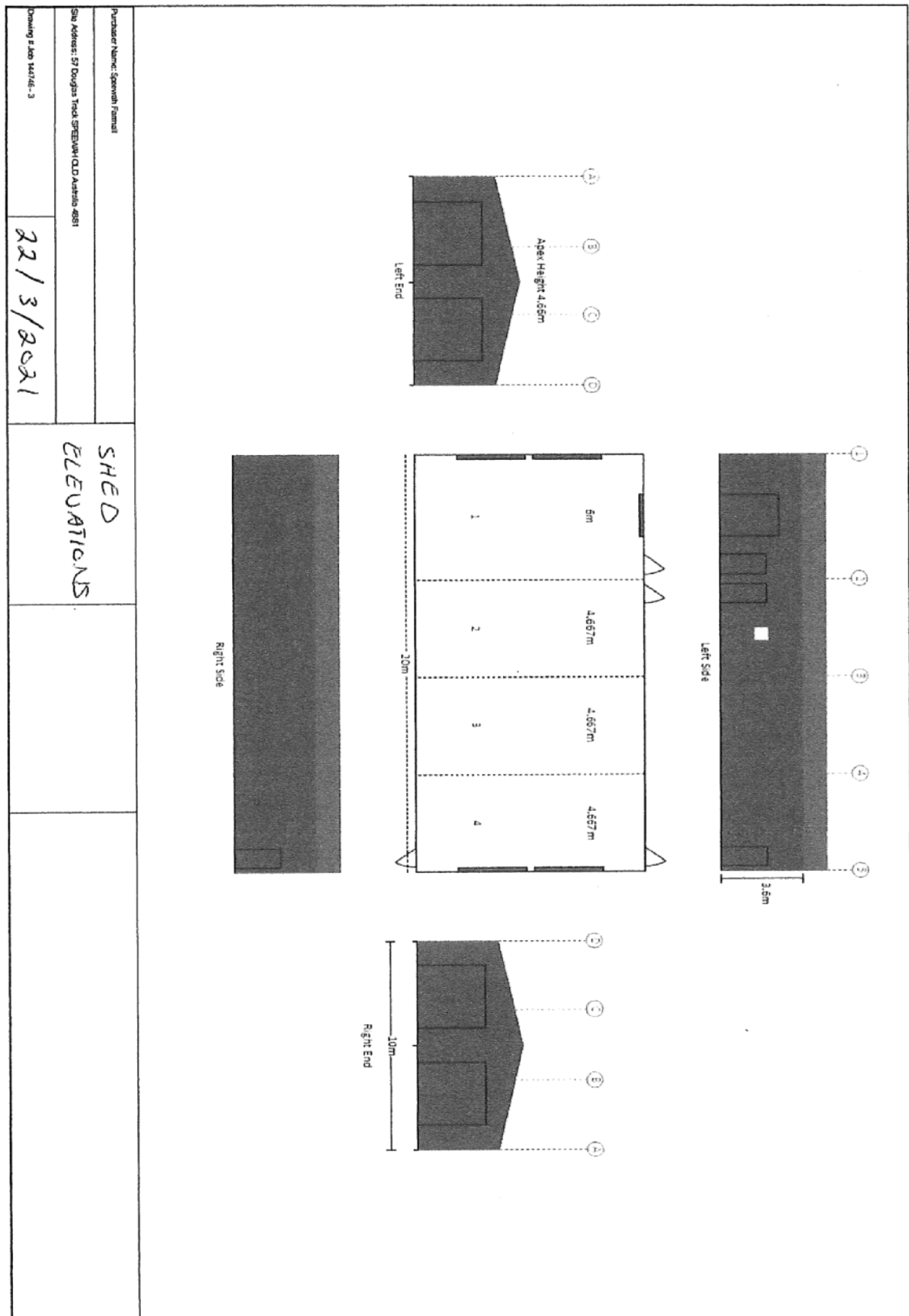
Odour and emissions - the development is unlikely to generate any odours or emissions.

The development will comply with PO9.



Internal Building Layout 22/3/2021





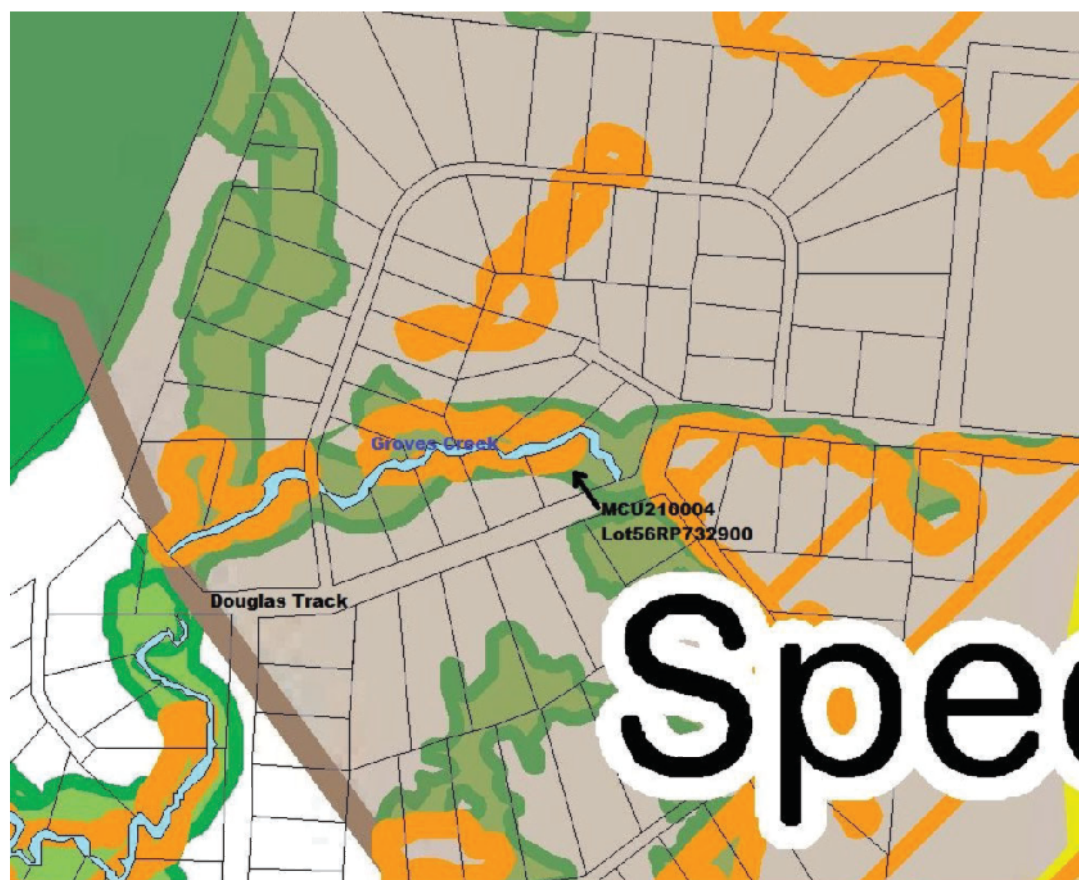
Submission to MCU210004, Material change of use on Lot56RP732900 at 57 Douglas Track, Speewah

To the assessment manager

14 May 2021

There is a possibility the development can have negative environmental impacts (regardless that the proposed uses have already been existing for a number of years). The sum of all uses including a residential home on this approximately 2 acre rural residential property amounts to a high impact use.

The proposed uses (shop, nursery and low impact industry) are located on a property which includes areas mapped as regulated vegetation, wildlife habitat area and ecological corridor. The property also borders Groves Creek.



Document Set ID: 3951929  
Version: 1 Version Date: 14/05/2021

There could be a risk of yellow crazy ants being introduced, nutrient and pesticide run-off, just to name a few.

However it appears there has been no supporting ecological assessment report submitted as part of the application nor has Council requested one, despite it being a requirement in the MSC2016 planning scheme.

At **8.2.4 Environmental significance overlay code** page 249-254 of the MSC2016 planning scheme, a supporting ecological assessment report is required for development in a “wildlife habitat area”, “regulated vegetation” and “adjacent to areas of “Regulated vegetation”, “waterways and wetlands”, “legally secured offset areas”, “protected areas” and “ecological corridors and habitat linkages”.

*Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.*

*Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.*

This environmental report is necessary to assess, mitigate or avoid potential negative environmental impacts of this development.

From  
Nadine O'Brien  
345 Fantin Road  
Koah  
QLD 4881

nadine\_obrien@yahoo.com.au



Mareeba Shire Council  
Town Planning

7th May 2020  
21 Lotus Lane  
Kuranda  
4881

To Whome it may concern,

I write in support  
of a development application for

57 DOUGLAS TRACK  
Lot 56 on RP 732 900.



I fully support this application for a  
Permit as I believe it is an essential  
service for our community here in Kuranda.  
I have been happy to be able to access  
the small motor repair facility on my  
ride on mower, and purchase horse feed.  
I appreciate this is in a residential area  
but I am not aware of any industrial zone  
in Kuranda, and this does not appear to be  
a negative in the Speewah area.

I hope council looks favourably on  
this application.

Yours

Kylie Moore

KYLIE MOORE



**From:** "deb curry" <debcurry1982@outlook.com>  
**Sent:** Mon, 24 May 2021 11:16:09 +1000  
**To:** "Carl Ewin" <CarlE@msc.qld.gov.au>; "Farmall - Mick" <mick@farmall.net.au>  
**Subject:** Letter of Support for Farmall Speewah

Morning Carl,

I would like to express my support to Farmall located in Speewah, I find the whole team extremely professional, and the shopping experience is always enjoyable

I live in Kuranda, and I often call past for horse supplies, if you own horses, you would be every aware you need a daily supply of HAY!!

Mic and his team display old fashioned service, very hard to find these days in the retail world, I think they provide an important service to the community and I personally enjoy my interaction with the team

Mic spends a huge amount of his time promoting his business, I really enjoy entering into the raffles and love seeing updates on Social Media for what Mic plans to do next

thank you for your time reading this,

warm regards

Deb Curry

Kuranda

Document Set ID: 3954909  
Version: 1, Version Date: 24/05/2021

**From:** "Nikki Sporri" <myriaddreams@gmail.com>  
**Sent:** Mon, 24 May 2021 11:20:43 +1000  
**To:** "Carl Ewin" <CarlE@msc.qld.gov.au>  
**Cc:** "mick@farmall.net.au" <mick@farmall.net.au>  
**Subject:** Speewah Farmall

Dear Carl,

I am writing to you in support of Speewah Farmall.

Mick and his team run an invaluable and highly convenient business that has serviced the Kuranda area and beyond for the past five years.

Countless local livestock owners and farmers in the region rely on Speewah Farmall. It's an easy 5-15 minute drive, free from the hazards, not to mention time, that would be experienced hauling feed and supplies across the Tablelands and up the range.

It would be a huge loss to the community if Farmall was to close their doors.

I am available for further discussion, if required.

Sincerely,

Nikki Sporri  
Speewah Farmall Customer  
0409 059 673

Document Set ID: 3954908  
Version: 1, Version Date: 24/05/2021

## Letter of Support Speewah Farmall

To whom it may concern,

As a Speewah resident residing at 154 Veivers Dr, neighboring the Farmall business I would like to formally lodge my and my families considered support behind the Farmall business and its owner Mick Dowling.

Mick and the business are true examples what small business should be in any community, the service provided by Mick & his team is crucial and significant for most if not all the community. Any loss or reduction to this service would be very detrimental to the people and communities of Speewah, Koah & Kuranda.

Any change would mean people would have to regularly commute to either Cairns or Mareeba unnecessarily which would be less than ideal, not only for the people of Speewah, Koah & Karanda but the greater community due to the additional traffic this would undoubtedly introduce to the Highway.

Additionally, the community engagement this business brings between the residents of Speewah, & abroad cannot be overlooked!

Farmall/Micks annual fund-raising events is where I personally met many of my neighbors/friends, these events support the community in ways other business in the area should strive to and are the highlight of the year for many locals.

Please note my personal support for this business and the understood support of every single Speewahrian that I know, which itself is a significant portion of our great community.

Thank You & Kind Regards,

Mathew Hancock  
Ph: 0409 633 665  
Email: [mathewbhancock@gmail.com](mailto:mathewbhancock@gmail.com)  
154 Veivers Dr  
Speewah 4881 QLD

Signed:

Date:

**From:** "Artistree" <artistree@internode.on.net>  
**Sent:** Wed, 26 May 2021 08:03:03 +1000  
**To:** "Carl Ewin" <CarlE@msc.qld.gov.au>  
**Subject:** Helena Burcher & Chris Kemp submits submission in support of Development Application - 57 Douglas Track Speewah - MCU/21/0004  
**Importance:** Normal

Good Morning Carl

Since it's inception five years ago, 'Farmall' and the owner Mick have provided an invaluable service to us and would be greatly missed if having to close down. Countless times he has saved us a trip down the range or into Mareeba for things as diverse as duck food, dog food, emergency plumbing parts, roofing screws, mulch hay and even a fast fix on a broken mower. He employs local people who offer a friendly reliable service and even uses the business platform to support local charities with his annual walks down Stoney Creek to the Red Beret Hotel.

We offer him our full support.

Kind regards,

Helena Burcher & Chris Kemp  
Lot 111 Douglas Track  
Speewah

Document Set ID: 3955796  
Version: 1 Version Date: 26/05/2021

## LETTER OF SUPPORT

Monday 24 May 2021

Attention: Carl Erwin

I would like to offer my support to Farmall's Application for Proposed Development. Farmall backs onto the rear boundary of my property on Pioneer Close, Speewah and Mick is and has always been a welcome neighbour. My support goes out to his endeavours to expand his business at Farmall. His interests in community growth are what brings people together and I love it that his business is just around the corner. Farmall provides much-needed local services which are utilised by many of our community members, keeping the local economy afloat. It would be a shame to lose this service and to squash Mick's endeavours which also supports local employment. Once again, I am in support of Farmall's application and wish Mick every success.

Kindly

Michelle MacLean  
9 Pioneer Close  
Speewah 4881 QLD



25 May 2021

Carl Ewin  
Planning Officer  
Mareeba Shire Council  
PO Box 154  
Mareeba QLD 4880

Via email: carle@msc.qld.gov.au

Dear Carl

Whilst I am unaware of the reason why the future of Speewah Farmall is under question from a Council planning point of view, I feel compelled to write to you to reconsider any negative decision that may be in the pipeline.

In an era in which we are all encouraged to 'Buy local', I would hope that Council would not seriously consider jeopardising the future of Farmall. For many local residents of not only Speewah, but Koah and Kuranda, Farmall is a Godsend, and it is so refreshing to see a small business go out of its way to accommodate local needs.

There are many people living here who do not have the time to travel to Mareeba or Smithfield for produce or hardware, and Farmall have recognised that need and extended its range within the bounds of its property and without compromising any aesthetical appearance of the property (quite the contrary), compromised any other business (and at the end of the day, competition is healthy), nor impinged on any aspect of Speewah community life.

In addition, Michael Dowling has provided valuable employment to two local people, one of whom, being young and presumably an apprentice, has gained valuable retail skills, and both employees are a credit and an asset to the business.

I do hope that Council will see fit to encourage local business and not impede in any way on the operations of Farmall. Thank you for your consideration.

Sincerely

A handwritten signature in black ink, appearing to read 'Suzy Grinter', with a stylized flourish at the end.

Suzy Grinter

60 Speewah Road  
SPEEWAH  
QLD 4881  
MB: 0417 737 281

25<sup>TH</sup> May 2021

Carl Ewin  
Planning Officer  
Mareeba Shire Council  
Email: [carle@msc.qld.gov.au](mailto:carle@msc.qld.gov.au)

Dear Carl

**RE: Speewah Farmall on Douglas Track SPEEWAH**

I would like to let you know we completely support Farmall and would be disappointed if this local business was closed.

We rely on Farmall to pick up feed and hay for our horses and often they stock hardware supplies that we need in a hurry. We have come to rely on Farmall over the past 5 years and love their community spirit with everything local.

You can always count on Farmall to sponsor local clubs like Kuranda Pony Club and support our local Halloween event along with other residents by decorating their shop and handing out lollies to the 100's of children and their families each year.

We live just around the corner from Farmall and find it easy to access without any problems with ample room to park. Should you require any further information please do not hesitate to contact myself.

Kind regards



Kirsten Kolijn

**From:** "Barb Patmore" <barbpatmore1@gmail.com>  
**Sent:** Thu, 27 May 2021 00:44:46 +1000  
**To:** "Carl Ewin" <CarlE@msc.qld.gov.au>  
**Subject:** Barb Patmore submits submission in support of Development Application - 57 Douglas Track Speewah - MCU/21/0004

I would like to express my support for the business Farmall in Speewah, the boys at the shop are very helpful, friendly happy to give advice when needed , if they can't help they are so willing to refer you on to other local tradies .

We have visited the shop many times and truly appreciate the service they give .

Yours Sincerely  
Barb Patmore

Document Set ID: 3956869  
Version: 1 Version Date: 28/05/2021