

DELEGATED REPORT

SUBJECT: D & D CHIEFFE - MATERIAL CHANGE OF USE - DUAL OCCUPANCY & RECONFIGURING A LOT - SUBDIVISION (1 INTO 2 LOTS) - LOT 26 ON SP206329 - 18 SEARY ROAD, MAREEBA - MCU/21/0020

DATE: 26 October 2021

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	D & D Chieffe	ADDRESS	18 Seary Road, Mareeba
DATE LODGED	14 October 2021	RPD	Lot 26 on SP206329
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Dual Occupancy and Reconfiguring a Lot - Subdivision (1 into 2 lots)		

FILE NO	MCU/21/0020	AREA	951m2
LODGED BY	U&i Town Plan	OWNER	D & D Chieffe
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low Density Residential zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

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

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

It has been assessed against the relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.

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

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	D & D Chieffe	ADDRESS	18 Seary Road, Mareeba
DATE LODGED	14 October 2021	RPD	Lot 26 on SP206329
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Dual Occupancy and Reconfiguring a Lot - Subdivision (1 into 2 lots)		

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 - Dual Occupancy and Development Permit for Reconfiguring a Lot - Subdivision (1 into 2 lots)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1122 Sheet 1	MCU Dual Occupancy Site Plan	Home Designers Improvement	2.10.21
1122 Sheet 2	MCU Dual Occupancy Proposed Subdivision Plan	Home Designers Improvement	2.10.21
1122 Sheet 3	MCU Dual Occupancy Siting Plan	Home Designers Improvement	2.10.21
1122 Sheet 4	MCU Dual Occupancy Floor Plan	Home Designers Improvement	2.10.21
1122 Sheet 5	MCU Dual Occupancy Elevations 1	Home Designers Improvement	2.10.21
1122 Sheet 6	MCU Dual Occupancy Elevations 2	Home Designers Improvement	2.10.21

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

Stage 1 - Material Change of Use - Dual Occupancy component

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure.
 - 3.2 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.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
 - 3.4 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.
 - 3.5 Noise Nuisance

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.

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.
 - 3.6 Waste Management

On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

3.7 Letterbox

Each unit is to be provided with an individual letter box.

3.8 Clothes Drying area

Sufficient area for clothes drying is to be provided in addition to the open space requirements of the units and is to be appropriately screened from view of adjoining properties and the street.

4. Infrastructure Services and Standards

4.1 Access

An access crossover must be constructed (from the edge of the road pavement to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The applicant/developer is to make an application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

(a) The applicant/developer must take all necessary steps to ensure a non-worsening affect on surrounding land as a consequence of the development.

(b) All stormwater drainage must be discharged to an approved legal point of discharge.

4.3 Car Parking/Internal Driveways

The applicant/developer must ensure that each dwelling unit is provided with one (1) on-site car parking space, which is available solely for the parking of vehicles associated with the use of the premises. All car parking spaces and internal driveways must be concrete, bitumen or asphalt sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

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

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

4.4 Landscaping & Fencing

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

The landscape plan must include landscape strips along the Seary Road and Nolan Street frontages and use plant species selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

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

- 4.4.2 (i) Prior to the commencement of the use, fencing is to be erected in accordance with Drawing No. 1122 Sheet 3, dated 2 October 2021.
- (ii) The abovementioned fencing is to be erected and maintained in good order for the life of the development, to the satisfaction of Council's delegated officer.

4.5 Lighting

Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

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.

4.6 Water Supply

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

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

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

4.7 Sewerage Connection

The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

Stage 2 - Reconfiguring a Lot - Subdivision (1 into 2 lots) component

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, and subject to any alterations:
 - found necessary by the 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 "Stage 2 - Reconfiguring a Lot - Subdivision (1 into 2 lots) component" conditions contained within this development permit must be complied with (where relevant) to the satisfaction of Council's delegated officer prior to the endorsement of a plan of survey of the development, or alternative documentation as approved by the Land Title Act, except where specified otherwise in these conditions of approval.
 - 2.2 The "Stage 1 - Material Change of Use - Dual Occupancy component" conditions must be complied with (where relevant) to the satisfaction of Council's delegated officer prior to the endorsement of a plan of survey of the development, or alternative documentation as approved by the Land Title Act.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to the endorsement of the plan of survey, or alternative documentation as approved by the Land Title Act and at the rate applicable at the time of payment.
 - 3.3 The developer must relocate (in accordance with FNQROC standards) any services such as water, sewer, drainage, telecommunications and electricity that are not wholly located within the lots that are being created/serviced where required by the relevant authority, unless approved by Council's delegated officer.
 - 3.4 Where utilities (such as sewers on non-standard alignments) traverse lots to service another lot, easements must be created in favour of Council for access and maintenance purposes. The developer is to pay all costs (including Council's legal expenses) to prepare and register the easement documents.

3.5 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.

3.6 Charges

All outstanding rates, charges, and expenses pertaining to the land are to be paid in full.

4 Infrastructure Services and Standards

4.1 Stormwater Drainage

(a) The applicant/developer must take all necessary steps to ensure a non-worsening affect on surrounding land as a consequence of the development.

(b) All stormwater drainage must be discharged to an approved legal point of discharge.

4.2 Sewerage Connection Easement

A services easement in favour of proposed Lot 2 must be created within proposed Lot 1 covering the household sewerage connection line for the dwelling unit on proposed Lot 2 to the satisfaction of Council's delegated officer.

4.3 Electricity provision/supply

The applicant/developer must ensure that an appropriate level of electricity supply is provided to each allotment in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Written advice from an Electricity Service Provider is to be provided to Council indicating that an agreement has been made for the provision of power reticulation.

4.4 Telecommunications

The applicant/developer must enter into an agreement with a telecommunication carrier to provide telecommunication services to each allotment and arrange provision of necessary conduits and enveloping pipes.

(D) ASSESSMENT MANAGER'S ADVICE

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

(b) Easement Documents

Council has developed standard easement documentation to assist in the drafting of formal easement documents for Council easements. Please contact the Planning Section for more information regarding the drafting of easement documents for Council easements.

(c) Endorsement Fees

Council charges a fee for the endorsement of Community Management Statements, easement documents, and covenants. The fee is set out in Council's Fees & Charges Schedule applicable for each respective financial year.

(d) 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.

(e) Notation on Rates Record

A notation will be placed on Council's Rate record with respect to each lot regarding the following conditions:

- a registered easement over the subject site

(f) 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.

(g) 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.

(h) 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.

(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)
- Reconfiguring a Lot – six (6) years (starting the day the approval takes effect)

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

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

THE SITE

The subject site is located on the corner of Seary Road and Nolan Street, Mareeba, with the allocated property address of 18 Seary Road, Mareeba.

The site is described as Lot 26 on SP206329, being regular in shape and having an area of 951 square metres. The site has frontages of approximately 40 metres to Nolan Street and 20 metres to Seary Road. Both roads are bitumen sealed, with kerb and channel for the full frontage of the subject land.

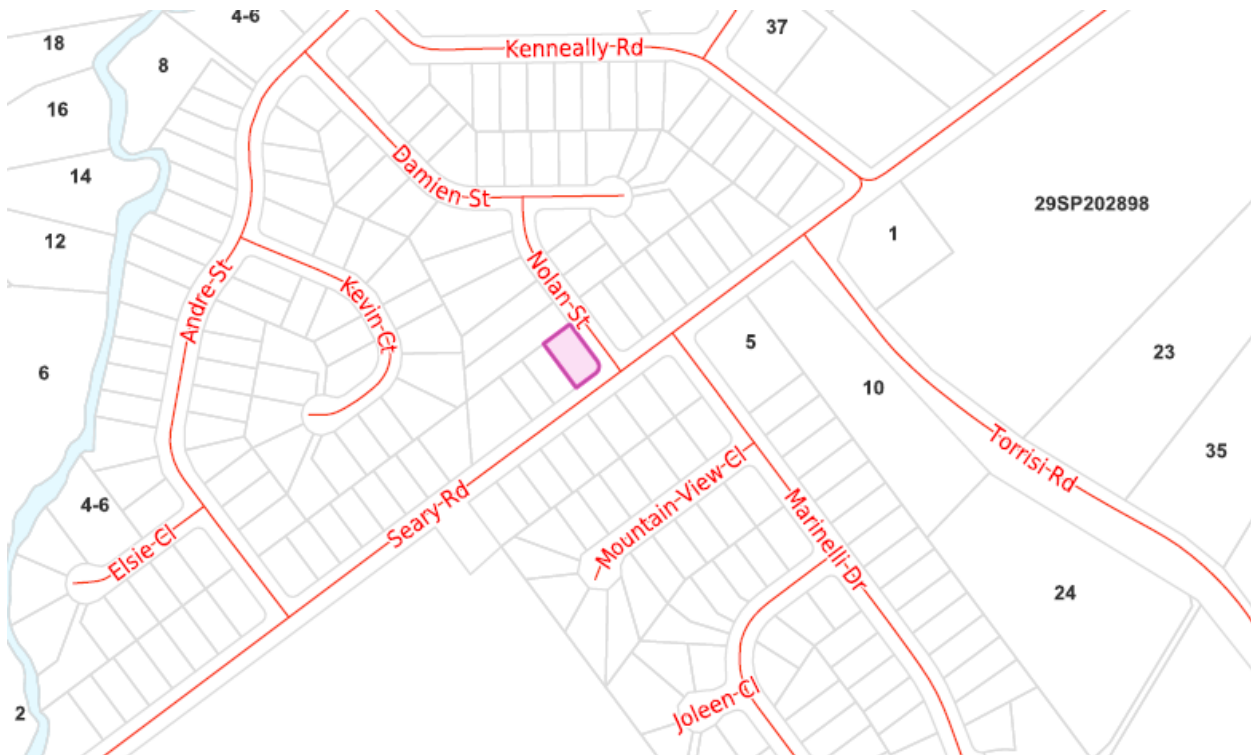
The site contains a single storey dwelling house which is located on the south-western half, approximately 5.6 metres from the Seary Road frontage. The site is serviced by all urban infrastructure services.

Land surrounding the site is zoned Low Density Residential and is primarily developed with single storey dwelling houses. A multiple dwelling complex comprising of three (3) detached dwelling units is established on the opposite corner of Nolan Street and Seary Road.



Map Disclaimer:

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



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Dual Occupancy and a Development Permit for Reconfiguring a Lot - Subdivision (1 into 2 lots) in accordance with the plans shown in **Attachment 1**.

The application states as follows:

"The proposed development involves a combined development application seeking a development permit for a Material change of use in Stage 1: Dual Occupancy, Stage 2: One (1) into Two (2) lot subdivision.

The Material Change of Use component of this development with the proposed dual occupancy demonstrates how the proposed new allotments to be created will deliver a suitable development outcome over the two (2) proposed allotments.

Structuring the development in this format provides clarity and the opportunity to direct the built form product to be delivered across the two (2) sites, which will result in two (2) separate dwelling houses on their own separate titles.

The proposed reconfiguration seeks to create two (2) allotments currently described as proposed lots 1 and 2."

The area and frontage of the proposed allotments are as follows:

- Lot 1 - area of 463m², frontage of 19.3m to Nolan Street; and
- Lot 2 - area of 488m², combined frontage of 42m to Nolan Street and Seary Road.

Both lots will be connected to all urban infrastructure services.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site is:

- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

	Land Use Categories <ul style="list-style-type: none">• Residential Area
Strategic Framework:	Transport Elements <ul style="list-style-type: none">• Principal Cycle Network
	Infrastructure Elements <ul style="list-style-type: none">• Major Electrical Infrastructure
Zone:	Low Density Residential zone
	Airport Environs Overlay
	Regional Infrastructure Corridors and
	Substations Overlay
Overlays:	Residential Dwelling House &
	Outbuilding Overlay
	Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Dual occupancy	<p>Premises containing two dwellings, each for a separate household, and consisting of:</p> <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot. 	<p>Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body Corporate and Community Management Act 1997, two dwellings within the one body corporate to which the Building Units and Group Title Act 1980 continues to apply</p>	<p>Dwelling house, multiple dwelling</p>

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

Relevant Development Codes

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

- 6.2.6 Low density residential zone code
- 8.2.2 Airport environs overlay code
- 8.2.9 Regional infrastructure corridors and substations overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.4 Reconfiguring a lot code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcome where no acceptable outcome applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Low density residential zone code	<p>The application complies with applicable acceptable/probable solutions/performance criteria apart from the following:</p> <ul style="list-style-type: none"> ▪ AO3.1 ▪ AO3.2 <p>Refer to planning discussion section of report.</p>
Airport environs overlay code	<p>The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>
Regional infrastructure corridors and substations overlay code	<p>The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>
Accommodation activities code	<p>The application complies with applicable acceptable/probable solutions/performance criteria apart from the following:</p> <ul style="list-style-type: none"> ▪ AO1 <p>Refer to planning discussion section of report.</p>
Landscaping code	<p>The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>
Parking and access code	<p>The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>
Reconfiguring a lot code	<p>The application complies with applicable acceptable/probable solutions/performance criteria apart from the following:</p> <ul style="list-style-type: none"> ▪ AO1.1 <p>Refer to planning discussion section of report.</p>
Works, services and infrastructure code	<p>The application can be conditioned to comply with the code's relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome is provided).</p>

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(f) Adopted Infrastructure Charges Notice

The subject land is in the Low Density Residential zone and dual occupancy is accepted development on land with an area of 1,000m² or greater.

As the subject land has an area of just 951m², the level of assessment moves from accepted development to code assessment.

The planning scheme's accepted density for dual occupancy is one unit per 400m² of site area and the proposed development complies.

As the density of the proposed development is consistent with PO4 of the Low Density Residential Zone code, it is not proposed to apply additional infrastructure charges.

REFERRALS

This application did not trigger referral to a Concurrence Agency.

Internal Consultation

Technical Services

PLANNING DISCUSSION

Compliance with the relevant acceptable outcomes/performance outcomes of the following development codes is discussed below. Where the development cannot comply with an acceptable outcome, it is considered compliance with the higher order performance outcome can be achieved.

Low density residential code

PO3

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) opportunities for casual surveillance of adjoining public spaces;*
- (e) air circulation and access to natural breezes; and*
- (f) appearance of building bulk; and*
- (g) relationship with road corridors.*

AO3.1

Buildings and structures include a minimum setback of:

- (a) 6 metres from the primary road frontage; and*
- (b) 3 metres from any secondary road frontage.*

Comment

Approximately 7.4 metres of the proposed dwelling on Lot 1 will extend into the 6 metre Nolan Street setback by 2 metres (OMP).

The development will see the existing 1.8 metre high screen fence removed from the Nolan Street boundary, visually opening up this frontage.

The proposed 4 metre setback from Nolan Street for Lot 1 does not compromise PO3(a) to (g).

The development complies with PO3.

AO3.2

Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.

Comment

The proposed dwelling on Lot 1 will be sited 1 metre (OMP) from the side boundary with Lot 2.

The existing dwelling on Lot 2 is 3.250 metres from the same boundary, providing for a dwelling to dwelling separation of 4.25 metres.

A 1.8 metre high solid screen fence will separate both lots.

The dwelling to dwelling separation distance and the screen fence will ensure the development complies with PO3.

Accommodation activities code

PO1

Accommodation activities are located on a site that includes sufficient area:

- (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and*
- (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.*

AO1

*Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in **Table 9.3.1.3B**.*

Comment

Table 9.3.1.3B nominates a minimum Low Density Residential lot size of 1,000m².

The subject land has an area of 951m² and therefore does not satisfy AO1.

The applicant has provided development plans for a dwelling house on the vacant lot, clearly demonstrating compliance with PO1(a) and (b).

Reconfiguring a lot code

PO1

Lots include an area and frontage that:

- (a) is consistent with the design of lots in the surrounding area;*
- (b) allows the desired amenity of the zone to be achieved;*
- (c) is able to accommodate all buildings, structures and works associated with the intended land use;*
- (d) allow the site to be provided with sufficient access;*
- (e) considers the proximity of the land to:*
 - (i) centres;*
 - (ii) public transport services; and*
 - (iii) open space; and*
- (f) allows for the protection of environmental features; and*
- (g) accommodates site constraints*

AO1.1

*Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.*

Comment

The proposed lot size and development is consistent with the development on the opposite corner of Nolan St and Seary Road.

The applicant has provided development plans for proposed Lot 1, which demonstrate compliance with PO1(a) to (g).

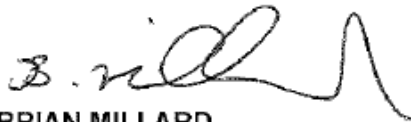
Date Prepared: 26 October 2021

DECISION BY DELEGATE

DECISION

Having considered the Senior Planner's report detailed above, I approve, as a delegate of Council, the application subject to the conditions listed in the report.

Dated the 26TH day of October 2021



BRIAN MILLARD
SENIOR PLANNER



ANTHONY ARCHIE
MANAGER DEVELOPMENT & GOVERNANCE

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

PROPOSAL PLANS



SITE PLAN

1:200

AIR PHOTO & BOUNDARY LOCATION FROM QUEENSLAND GLOBE
LOT AREA 951m²

DRAWN: K.B.	JOB No: 1122
DATE: 2.10.21	SHEET: 1
DRAWING SIZE: A3	SCALE: AS SHOWN

P.O. Box 1062 Melinda 4885
Phone: 0438 559 747
info@improvementdesigners.com.au
QBCC Licence No. 1152637

HOME IMPROVEMENT DESIGNERS
A.S.N. 28 083 275 737

Building Design Queensland MEMBER

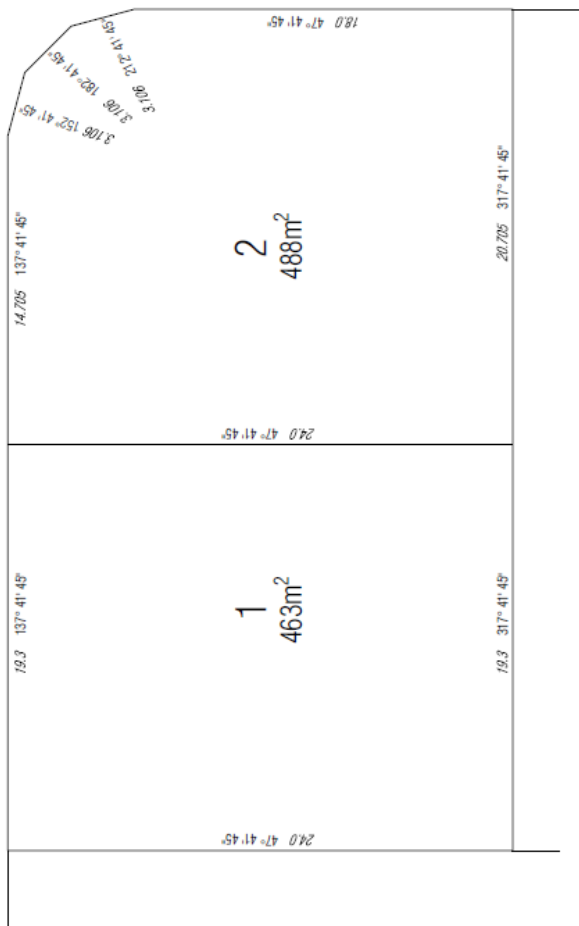
D. & D. Chieffe
18 Seary Road
Mareeba Lot 26 SP206329

MCU Dual Occupancy Site Plan



Nolan Street

Seary Road



PROPOSED SUBDIVISION PLAN
1:200

D. & D. Chieffe
18 Seary Road
Mareeba Lot 26 SP206329

MCU Dual Occupancy
Proposed Subdivision Plan

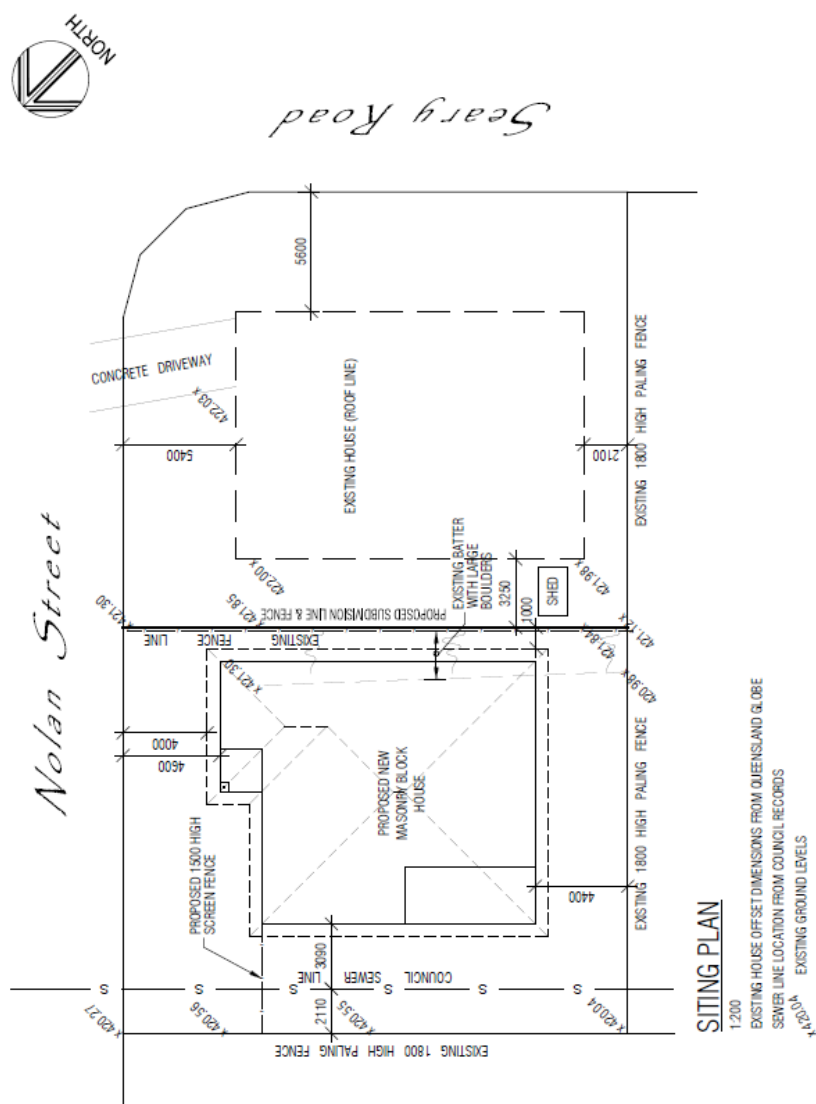


Building
Design
Queensland
MEMBER

HOME
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QBCC Licence No. 1152837


DRAWN: K.B.	JOB No: 1122
DATE: 2.10.21	SHEET: 2
DRAWING SIZE: A3	SCALE: AS SHOWN



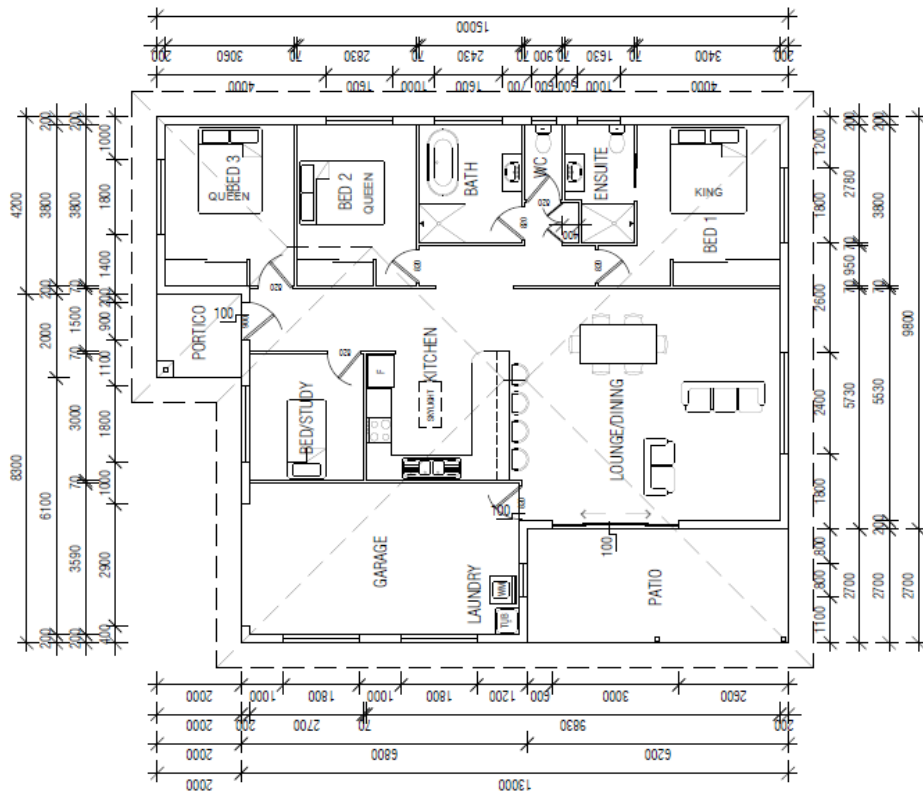
DRAWN: K.B.	JOB No. 1-22
DATE 2.10.21	SHEET: 3
DRAWING SIZE: A3	SCALE AS SHOWN

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QBCC Licence No. 1152837

**HOME
IMPROVEMENT
DESIGNERS**
A.B.N. 29 093 275 737



D. & D. Chieffe
18 Seary Road
Mareeba Lot 26 SP206329



FLOOR LAYOUT - A1
1:100

D. & D. Chieffe
18 Seary Road
Mareeba Lot 26 SP206329

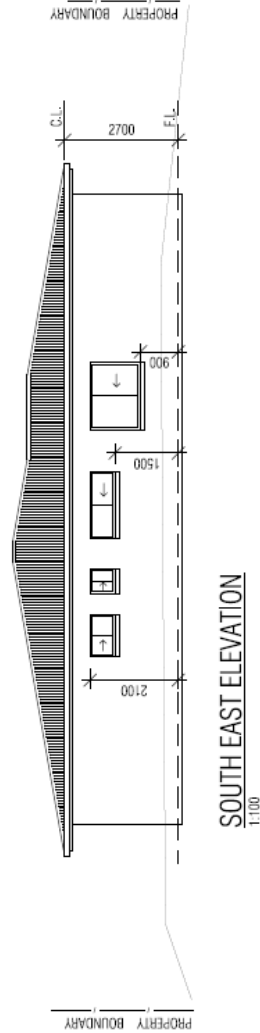
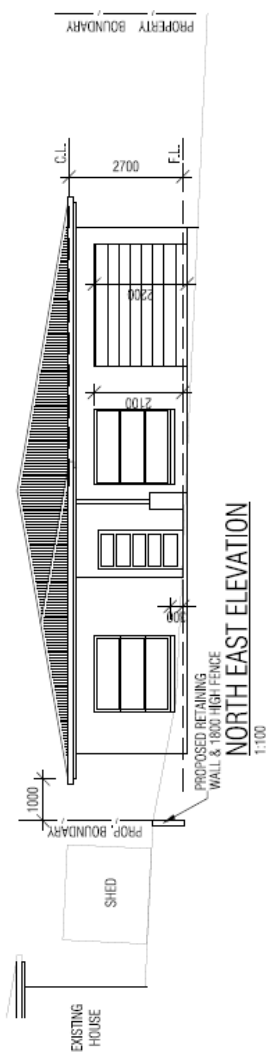


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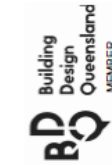
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DATE: 2.10.21	SHEET: 5
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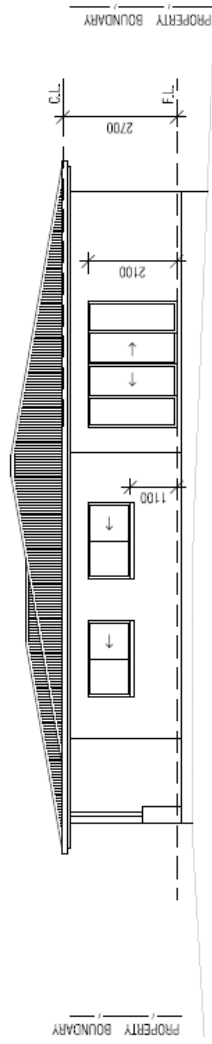
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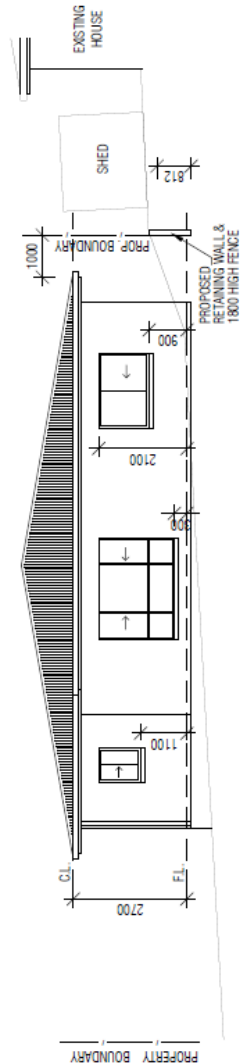


**MCU Dual Occupancy
Elevations 1**

D. & D. Chieffe
18 Seary Road
Mareeba Lot 26 SP206329



NORTH WEST ELEVATION
1:100



SOUTH WEST ELEVATION
1:100

D. & D. Chieffe
18 Seary Road
Mareeba Lot 26 SP206329



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DRAWN: K.B.	JOB No: 1122
DATE: 2.10.21	SHEET: 6
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