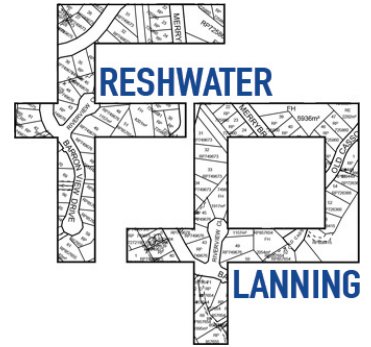


Your Ref:
Our Ref: F21/33



30 November, 2021

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attention: Regional Planning Group

Dear Sir,

RE: APPLICATION FOR A MATERIAL CHANGE OF USE – EXTENSION TO EXISTING EDUCATIONAL ESTABLISHMENT. LOT 311 ON M3563, 108 WALSH STREET, MAREEBA.

This application is for a Material Change of Use – Extension to existing Educational Establishment over land described as Lot 311 on M3563, situated at 108 Walsh Street, Mareeba is submitted on behalf of the Mareeba Islamic Society.

The application comprises of Application Forms, Proposal Plans, SmartMap, MSC Letter, Mareeba Islamic Society Letter and this Town Planning Submission. It is understood that a Representative of the proponent will provide payment of the Application Fee to Council.

The Site

The subject land is described as Lot 311 on M3563, Locality of Mareeba and situated at 108 Walsh Street, Mareeba. The site is owned by SHABAN LATIF, ANGEL KOCHI AND SKENDER MURAT with the Mareeba Islamic Society being the applicants for the proposed development. The subject site comprises of a single regular shaped allotment, has an area of 1,012 m² and contains frontage to Walsh and Lloyd Streets. The site contains existing Islamic Education Centre Buildings.

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of a Railway Corridor. It is considered that the proposal does not require Referral to any State Agencies.

Referral Agencies

The proposal is for the provision of an Extension to the existing Educational Establishment provided onsite. As the proposal is for the Extension to an existing Educational Establishment that is combination of a Primary School and Secondary School of up to thirty-five (35) Students and not likely to accommodate an extra 100 Students, it is not considered to trigger the Threshold within the Local Government Area for Transport and Main Roads. It is therefore considered that the proposal **does not** require Referral to the Department of State Development, Infrastructure, Local Government and Planning for Transport and Main Roads concerns.

The Proposed Development

The proposed development is for a Material Change of Use – Extension to the existing Islamic Educational Centre in the Centre Zone of the Mareeba Shire Council's Planning Scheme. The site is located at 108 Walsh Street, Mareeba and is more particularly described as Lot 311 on M3563. The site is regular in shape, has an area of 1,012 m² and contains existing Buildings which houses the Islamic Education Centre (Cultural Centre). No change to the existing functioning of the site will occur other than providing an additional level to the rear Building for the expansion of the Educational Establishment.

A Development Permit for a Material Change of Use is sought to facilitate the construction of a 190.4 m² Extension in addition to the existing Cultural Centre Building. The site contains the existing Educational Establishment Uses, being the Islamic Education Centre as nominated within Council's Letter dated 28 June, 2021. The proposal is to add an additional level (second floor) of 190.4 m² to the existing rear building and is considered to compliment the existing Cultural Building.

The Mareeba Islamic Society has provided Freshwater Planning Pty Ltd, by way of letter (attached), the following in relation to the proposed Extension over the site.

As discussed, we wish you to proceed with the application asap keeping the following issues in view:

- 1. The cultural centre is already being used for educational purposes but since its availability clashes with our other cultural requirements, a second floor would assist us in facilitating all the needs.*
- 2. We expect up to 35 children to be using the Centre for a short term of 2 years during which time more permanent premises can be arranged.*
- 3. It is planned by the educational operators to use 2 minibuses to transport the children to and from the Centre.*
- 4. The mosque is mainly used by worshippers for dawn prayers, after sunset prayers, and Friday prayers (1-2pm). This will not clash with the use of the Centre by the children. Also, educational classes will cease at 12 noon on Fridays.*

To date we have not experienced any parking problems on Lloyd and Walsh Streets even during our festive season where we celebrate our 2 Eids, or even when we have a funeral. Given what we have already mentioned above, we do not believe adding the additional floor to our cultural centre will impact on the parking situation in the area.

The site contains frontage to the existing Road Networks of Walsh and Lloyd Streets and is fronted by line-marked parking spaces. The proposal provides for the provision of line-marked on-street Parking as per existing with the proposed Extension not considered to adversely impact on the availability of parking spaces within Walsh and Lloyd Streets. As per noted above, the Educational Operators will be looking to provide two minibuses (expected 12 seater vans) to aid in transportation and to alleviate any additional parking demand fronting the site with the Extension. The proposal will retain, maintain and enhance the existing Landscaping provided along the frontage of the site.

The site is located in the Centre Zone of the Mareeba Shire Council's Planning Scheme. A Material Change of Use for the proposed Extension is a Code Assessable Use within this Zone. The application is Code Assessable.

This Submission provides a comprehensive assessment of the relevant planning instruments and site context for the proposed Uses. This is supported by the attached Proposal Plans and the assessment against the relevant aspects of the Mareeba Shire Council's Planning Scheme. It is considered that the proposed development is an appropriate Extended Use for the site, immediate vicinity and surrounding environs providing supporting Services/Uses to the surrounding and local residents of Mareeba and the Tablelands.

Lot 311 on M3563 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal is considered to be an infill development of an existing site. The Material Change of Use is within the Urban Footprint and results in the creation of greater densities without affecting the existing natural environment. The proposal is for a Material Change of Use to provide necessary services to Mareeba which will continue to support the communities needs of the Mareeba Township and Region.

It is considered that the proposed Material Change of Use is not in conflict with the Intent for Urban Footprint designation of the FNQ Regional Plan 2009-2031.

Centre Zone Code

The proposed development is for the Extension of 190.4 m² to the existing Educational and Cultural Uses over the site. The proposal is not considered to adversely affect the existing amenity, character and nature of the site and the surrounding vicinity instead, is considered to enhance the existing Area. Assessment against the Centre Zone Code is provided below.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
<p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	<p>Considered to Comply, The proposed Extension to the existing building is for the provision of an additional level of 3.2 metres resulting in a Building Height of 8.235 metres. It is noted that the existing architectural features of the site to keep in with the establish local character of the existing Buildings onsite will most likely result in the maximum building height of greater than 8.5 metres. However, this is considered acceptable to retain the existing character of the site and is not considered to adversely affect any adjoining buildings or allotments.</p>
Siting		
<p>PO2 Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> (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; (f) appearance of building bulk; and (g) relationship with pedestrian spaces. 	<p>AO2.1 Buildings are built to the road frontage/s of the site.</p> <p>Note—Awning structures may extend into the road reserve where provided in accordance with PO5.</p>	<p>Not Applicable. The proposed Extension is not built to and is setback from the Road frontage of Lloyd Street.</p>
	<p>AO2.2 Buildings are setback and boundary treatment(s) are undertaken in accordance with Table 6.2.1.3B.</p>	<p>The site contains existing Buildings with existing setbacks. No change to these existing setbacks is proposed with the addition of a second floor level to the rear building.</p>

Performance outcomes	Acceptable outcomes	Comments
Accommodation density		
<p>PO3 The density of Accommodation activities:</p> <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of the planned accommodation density for the centre; and (d) is commensurate to the scale and frontage of the site. 	<p>A03 Development provides a maximum density for Accommodation activities of:</p> <ul style="list-style-type: none"> (a) 1 dwelling or accommodation unit per 120m² site area; and (b) 1 bedroom per 60m² site area. 	<p>Not Applicable. The proposal is for an Extension to the existing Educational Establishment.</p>
Site cover		
<p>PO4 Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	<p>A04 Site cover does not exceed 90%.</p>	<p>Complies, No change to the existing Site Coverage is proposed with the addition of the second floor level. The existing and proposed Site Cover will not exceed 90%.</p>
For assessable development		
Building design		
<p>PO5 Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> (a) provide an active and vibrant streetscape; (b) include visual interest and architectural variation; (c) maintain and enhance the character of the surrounds; (d) provide opportunities for casual surveillance; (e) include a human scale; and (f) encourage occupation of outdoor space. 	<p>A05.1 Buildings address and provide pedestrian entrances to:</p> <ul style="list-style-type: none"> (a) the primary pedestrian frontage where a single frontage lot or multiple frontage lot that is not a corner lot; (b) the primary and secondary frontages where a corner lot, with a pedestrian entrance provided on each frontage and/or as part of a corner truncation; and (c) any adjoining public place, with the main entrance provided on this boundary. 	<p>Complies, The proposal is for the extension of the existing rear building by the provision of a second floor level. The Extension has been meticulously designed to maintain and enhance the existing Building Facades in particular keeping with the existing character of the site. Appropriate existing pedestrian entrances are provided and will be maintained with the proposed Extension.</p>
	<p>A05.2 Building frontages:</p> <ul style="list-style-type: none"> (a) are broken into smaller, 10 metre wide components by doors, display windows, pillars and structural elements; (b) are articulated with projections and recesses; (c) include windows where the bottom of the window is located between 0.6 metres and 0.9 	<p>Complies, The proposal is for the provision of a second floor level to the existing rear Building. The proposed Extensions has been designed to maintain and enhance the existing Building and character of the site including structural elements, windows and the likes. The proposed is appropriately considered to enhance the visual aspect of the site by the use of</p>

Performance outcomes	Acceptable outcomes	Comments
	<p>metres above the footpath level; and</p> <p>(d) have a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency.</p>	<p>Building Facades creating an active and vibrant streetscape.</p>
	<p>A05.3 Buildings incorporate cantilevered awnings that are:</p> <p>(a) provided along the full length of the building's frontage to the street;</p> <p>(b) set back 0.6 metres from the face of the kerb or to match the alignment of the awning/s of the adjoining building/s;</p> <p>(c) a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath from the underside of the awning; and</p> <p>(d) truncated at the corner with a 2 metre single cord truncation where located on a corner site.</p>	<p>Not Applicable.</p>
<p>PO6 Development complements and integrates with the established built character of the Centre zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p>	<p>A06 No acceptable outcome is provided.</p>	<p>Complies, The proposed Extension has been designed to maintain and enhance the existing character of the site achieving this through roof form and pitch, building materials, colours and textures and the provision of windows. The proposal is considered to compliment the existing Established Built Character of the site and Centre Zone.</p>
Accommodation activities		
<p>PO7 Accommodation activities are appropriately located in buildings in the Centre zone, having regard to:</p> <p>(a) the use of adjoining premises; and</p> <p>(b) the provision of an active and vibrant streetscape.</p>	<p>A07 Accommodation activities are located above the ground floor.</p>	<p>Not Applicable. The proposal is for an Extension to the existing Educational Establishment and not for Accommodation Activities.</p>
Amenity		

Performance outcomes	Acceptable outcomes	Comments
<p>PO8 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>A08 No acceptable outcome is provided.</p>	<p>Complies, The proposed Extension has been designed to maintain and enhance the existing character of the site and will not detract from the existing amenity of the site or local areas. The proposal is for the Extension to the existing Educational Uses over the site. The proposal will not create any adverse additional affects to the local area and will not detract from the existing amenity, instead the proposed Extension is considered to enhance the existing amenity.</p>
<p>PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>A09 No acceptable outcome is provided.</p>	<p>Considered to comply. The proposal is considered to aid in ameliorating any negative environmental impacts over the site.</p>

It is considered that the proposed Material Change of Use for a 190.4 m² Extension to the existing Building is not in conflict with the Purposes or Intent of the Centre Zone Code and is appropriate and acceptable.

Community Activities Code

The proposed development incorporates an additional Educational Establishment Activities with the 190.4 m² Extension to the existing Building creating a second floor. These additional Educational Establishment Activities will provide an attractive development complimenting the existing character and nature of the Centre Zone. Assessment against the relevant aspects of the Community Activities Code is provided below.

Performance outcomes	Acceptable outcomes	Comments
For accepted development subject to requirements and assessable development		
Amenity and privacy		
<p>PO1 Community activities are appropriately located and designed to avoid adverse impacts on sensitive uses related to:</p> <ul style="list-style-type: none"> (a) noise; (b) lighting; and (c) overlooking. <p>Note—These provisions apply to any adjoining sensitive use, both on an adjoining site and on the same site as the Community activity.</p>	<p>AO1 Along any common boundary with a sensitive land use, development incorporates:</p> <ul style="list-style-type: none"> (a) a 1.8 metre high solid screen fence; and (b) screening to windows which: <ul style="list-style-type: none"> (i) face the boundary; (ii) have a sill height less than 1.5 metres; and (iii) are not wholly screened by the boundary fence. 	<p>Not Applicable. The proposal is for an Extension of the existing Community Activities over the site. The proposal is not considered to significantly affect the amenity of the surrounding Sensitive Uses. Any new windows can be appropriately screen if needed.</p>
If for Educational establishment or Child care centre		
<p>PO2 Development is located on a site that is capable of accommodating:</p> <ul style="list-style-type: none"> (a) all facilities necessary for the use; (b) required landscaping and buffering; and (c) appropriately designed access, manoeuvring and parking areas. 	<p>AO2 The development is located on a site with a minimum:</p> <ul style="list-style-type: none"> (a) site area of 800m²; (b) road frontage of 20 metres; and (c) road reserve width of 20 metres. 	<p>Complies, The site contains an area of 1,012 m² and a frontage and Road Reserve width of greater than 20 metres.</p>
<p>PO3 The design of the development does not result in any safety hazard for children or other users of the facility.</p>	<p>AO3 A child proof fence or physical barrier is provided to prevent unintended access to the following areas, directly from indoor or outdoor areas intended to accommodate children:</p> <ul style="list-style-type: none"> (a) Vehicle manoeuvring and parking areas; (b) Refuse storage and servicing areas; and (c) Air conditioning, refrigeration plant and mechanical plant. 	<p>Complies, The site contains existing fencing to prevent unintended access and the proposed Extension will not result in any safety hazard for children or other users of the facility.</p>
For assessable development		
Location		
<p>AO4 Development is compatible with the amenity of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the location and type of vehicular access and parking; (b) hours of operation; (c) waste storage and collection; (d) advertising devices and signage; (e) visual amenity; (f) privacy; and (g) noise, odour and dust emissions. 	<p>AO4 No acceptable outcome is provided.</p>	<p>Not Applicable. The proposal is for an Extension of the existing Community Activities over the site. The proposal is not considered to significantly affect the amenity of the surrounding area. The proposal is considered to maintain and enhance the existing character of the site and surrounding area.</p>

<p>PO5 Community activities are highly accessible to the community they serve and are located to encourage multi-purpose trips.</p>	<p>A05.1 Community activities are not located in a cul-de-sac.</p> <p>A05.2 Development is located:</p> <ul style="list-style-type: none"> (a) within 800 metres walking distance of the Centre zone; or (b) within 400 metres walking distance of a public transport stop; or (c) provided with a connection to the pedestrian and cycle network. 	<p>Complies, The Educational Establishment is not located in a cul-de-sac head. The site is located within the Centre Zone and connected to pedestrian networks.</p>
Amenity and privacy		
<p>PO6 Community activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:</p> <ul style="list-style-type: none"> (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas. 	<p>A06 No acceptable outcome is provided.</p>	<p>Complies, The proposed Extension has been designed to maintain and enhance the existing character of the site and will not detract from the existing amenity of the site or local areas. The proposal is for the Extension to the existing Educational Uses over the site. The proposal will not create any adverse additional affects to the local area and will not detract from the existing amenity, instead the proposed Extension is considered to enhance the existing amenity.</p>
If for Educational establishment or Child care centre		
<p>PO7 Educational establishments and Child care centres:</p> <ul style="list-style-type: none"> (a) do not detrimentally impact on the amenity or operations of surrounding land uses; and (b) have suitable separation distances and buffering from sensitive uses. 	<p>A07 No acceptable outcome is provided.</p>	<p>Not Applicable. The proposal is for an Extension of the existing Community Activities over the site. The proposal is not considered to significantly affect the amenity of the surrounding Sensitive Uses.</p>

It is not considered that the proposal is in conflict with the relevant aspects of the Community Activities Code. The proposal offers similar character and nature to what is existing whilst enhancing the character with more attractive streetscapes. The proposal provides for more appropriate Community Activities over the site that supports the locals by providing necessary services to Mareeba which will continue to support the communities needs of the Mareeba Township and Region.

It is considered that the proposed Extension complies with the Intent of the Community Activities Code and is acceptable.

Airports Environs Overlay Code

The site is located inside of the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the Light Intensity – Mareeba Overlay Mapping. The proposed Extension provides for an additional 190 m² to the existing Building not adversely affecting the site, immediate vicinity or surrounds. The proposal is not for a waste disposal site. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Extension given the minimal Extension in addition to the site being located outside the Light Intensity Zone.

Flood Hazard Overlay Code

The site is located within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. However, the site is not Mapped as containing an Extreme, High, Significant, and Low Flood Hazard Area or nominated within the Potential Flood Hazard Area. It is considered that the proposed Material Change of Use is Not Applicable to the Flood Hazard Overlay Code.

Landscaping Code

The proposal is for an Extension to the existing Building provided onsite creating an additional level. No change to the existing Landscaping is proposed and the proposal will enhance and maintain the existing Landscaping. The proposal will ensure to provide an attractive Street Frontage enhancing the amenity of the Area.

Parking and Access Code

The proposal is for an Extension to the existing Building and Activities provided over the site by constructing an additional level (second floor level). The existing Uses are considered to be lawfully established and provided without the provision of on-site parking. It is noted that the existing parking arrangement provides for on-street parking. The proposal is for an Extension to the existing Building to provide an additional calculated Gross Floor Area of 190.4 m² inclusive of the provision of internal stairs. The Planning Scheme's Parking requirements for all establishments requires the provision of 1 space per every 10 students plus 1 space per employee, and provision for 3 vehicles for loading and unloading of passengers. The proponents note the following:

To date we have not experienced any parking problems on Lloyd and Walsh Streets even during our festive season where we celebrate our 2 Eids, or even when we have a funeral. Given what we have already mentioned above, we do not believe adding the additional floor to our cultural centre will impact on the parking situation in the area.

The site contains frontage to the existing Road Networks of Walsh and Lloyd Streets and is fronted by line-marked parking spaces. The proposal provides for the provision of line-marked on-street Parking as per existing with the proposed Extension not considered to adversely impact on the availability of parking spaces within Walsh and Lloyd Streets. The existing on-street parking spaces available within Lloyd and Walsh Streets are considered acceptable for the provision of any generated parking with the proposed Extension. The site is currently used for Educational and Cultural Uses with minimal increase in traffic envisaged to that existing. The existing Road Network is considered acceptable and appropriate to house any increase in parking generated by the proposed Extension. The historic and existing Uses of the site, its existing layout, allowed Site Coverage and the Centre Zone designation ensures that on-street parking is acceptable and in keeping with the Zone, surrounding Uses and the Mareeba CBD. In addition to this and as per noted above, the Educational Operators will be looking to provide two minibuses (expected 12 seater vans) to aid in transportation and to alleviate any additional parking demand fronting the site with the Extension. The proposal will retain, maintain and enhance the existing Landscaping provided along the frontage of the site.

Works, Services and Infrastructure Code

The proposal is for an Extension of 190.4 m² to the existing Building for the provision of a new floor for the Extension of the Educational Establishment, no change to the existing services is proposed with the Extension.

The site contains frontage to the existing Road Network, being Walsh and Llyod Streets, with no change to the existing Road Network is envisaged with the proposed Extension.

The proposal will ensure that any additional Stormwater collected from the proposed Extension will be directed to the lawful point of discharge.

It is considered that the proposed Material Change of Use complies with the Intent of the Works, Services and Infrastructure Code.

Conclusion

It is considered that the proposed development being a Material Change of Use to facilitate the construction of an additional 190.4 m² to the existing Building adding a first floor encompassing the existing Uses over land described as Lot 311 on M3563 is appropriate. The proposed design of this development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment maintaining and enhancing an attractive streetscape. In particular, the proposed development:

- ✚ Is not in conflict with the Intent or Purposes for land designated in the Centre Zone;
- ✚ Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides an attractive necessary service supporting the Residential population of Mareeba and the surrounding Townships;
- ✚ Can meet the Performance Outcomes and the Purpose of the Community Activities Codes;
- ✚ Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and Mareeba;
- ✚ Is not in conflict with the Regional Plan's Urban Footprint as the proposal provides necessary services to Mareeba which will continue to support the communities needs of the Mareeba Township and Region;
- ✚ Will not adversely affect the existing availability of on-street parking spaces within Lloyd and Walsh Streets with the existing Road Network considered to appropriately house any increase in parking generated by the proposed Extension; and
- ✚ Provides for more appropriate Educational Establishment Activities over the site that supports the local Township.

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice over the site or tabulating and Item on the Agenda. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,


MATTHEW ANDREJIC
FRESHWATER PLANNING PTY LTD



Mareeba Islamic Society

108 Walsh Street
Mareeba Queensland 4880
Australia
Phone: (07) 40 924 802
Email: Mareeba.Mosque@gmail.com

Freshwater Planning Pty. Ltd.

17 Barron View Drive,

Freshwater, Qld. 4870

11 November 2021

Dear Matt,

Re Planning Application Mareeba Shire Council

Construction of Second Floor to existing Cultural Centre

As discussed, we wish you to proceed with the application asap keeping the following issues in view:

1. The cultural centre is already being used for educational purposes but since its availability clashes with our other cultural requirements, a second floor would assist us in facilitating all the needs.
2. We expect up to 35 children to be using the Centre for a short term of 2 years during which time more permanent premises can be arranged.
3. It is planned by the educational operators to use 2 mini buses to transport the children to and from the Centre.
4. The mosque is mainly used by worshippers for dawn prayers, after sunset prayers, and Friday prayers (1-2pm). This will not clash with the use of the

Centre by the children. Also, educational classes will cease at 12 noon on Fridays.

To date we have not experienced any parking problems on Lloyd and Walsh Streets even during our festive season where we celebrate our 2 Eids, or even when we have a funeral. Given what we have already mentioned above, we do not believe adding the additional floor to our cultural centre will impact on the parking situation in the area.

The Mareeba Shire Council has indicated the application fees of \$4398 will be payable. Please request that these be significantly reduced as we are a non-profit organisation registered with the ACNC.

Your earliest attention to this would be greatly appreciated.

Benjamin Murat - Treasurer



Mareeba

SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 07 4086 4656
F: 07 4092 3323

W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

Council Ref: Lot311M3563
Our Ref: BM:CE:nj

28 June 2021

Neil Beck
32 Yarun Close
WONGA BEACH QLD 4873

Email: neilrb11@outlook.com

Dear Sir,

***PROPOSED EDUCATIONAL ESTABLISHMENT (PRIMARY SCHOOL)
LOT 311 ON M3563
SITUATED AT 108 WALSH STREET, MAREEBA***

I refer to your letter dated 16 June 2021 requesting confirmation that the use of the abovementioned property as an educational establishment for primary school age children is consistent with Town Planning Consent C18/87 (enclosed).

Town Planning Consent C18/87 which was approved by Council on 20 August 1987, permits the use of the site as an Islamic Education Centre for further education in the Islamic religion. It is considered that the consent approval was acted upon within the original currency period, and that all conditions of the consent approval were complied with.

As such, Council have no concerns with the subject site and existing buildings being used as an educational establishment (school) for primary school age children provided some components of the education provided are associated with the Islamic faith.

As mentioned in your letter, Council's jurisdiction on this matter relates to the approved use of the site and facilities only. Further investigation should be carried out with regards to any other standards or approvals required to be met or obtained in relation to the operation of an educational establishment (school).

Should you require any further information, please contact Council's **Planning Officer, Carl Ewin** on the above telephone number.

Yours faithfully

**BRIAN MILLARD
SENIOR PLANNER**

Enclosed: Town Planning Consent C18/87

Mr. Holdysz

8:P.101/102 T40/5 C18/87 JH:JYB

26th August, 1987

Mr. S. Adil,
 President,
 Albanian Australian Muslim Society,
 P.O. Box 760,
 MAREEBA 4880

Dear Sir,

Re: Shire of Mareeba Town Planning Scheme.

I refer to your application dated 11th July, 1987 and have to advise that on Thursday, 20th August, 1987 Council considered the application and resolved that Council grant consent for the use of land described at Allotment 11 of Section 3, Town of Mareeba, Parish of Tinaroo, County of Nares, situated at Walsh Street, Mareeba for the purpose of establishing an Islamic Education Centre to further education in the Islamic religion, subject to the following conditions:-

1. The proposed building shall be sited as indicated on the submitted drawings unless otherwise required or agreed in writing by Council.
2. A covered walkway shall be provided connecting the proposed building to the existing toilet block in accordance with details to be agreed in writing with Council.
3. \$1,500.00 shall be contributed to Council in lieu of the provision of on-site car parking facilities. Such contribution shall be made before Council is required to determine any application for building approval in respect of the proposed development.
4. The site shall be adequately landscaped and such landscaping shall be maintained, both to the satisfaction of the Shire Engineer, and except with the written approval of Council no existing trees or shrubs shall be removed.


Paid \$1,500.
 RCT NO
 73277
 18-9-87

5. All relevant Council By-laws, regulations and policies, together with all conditions of consent, shall be complied with fully and to the complete satisfaction of Council.
6. Consent shall lapse and cease to have effect upon the expiration of two (2) years from the date granted, if the use or development has not, in the opinion of Council, been substantially commenced prior to the expiration of such period, or prior to the expiration of any extended period agreed in writing with Council prior to the lapse of this consent.

No objections were received within the prescribed period following notification of the application.

As required by the Local Government act, I enclose herewith a copy of the relevant subsections of Section 33 of the Act which deal with your rights of appeal.

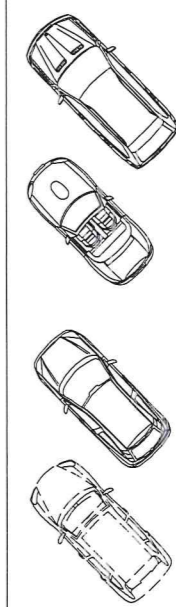
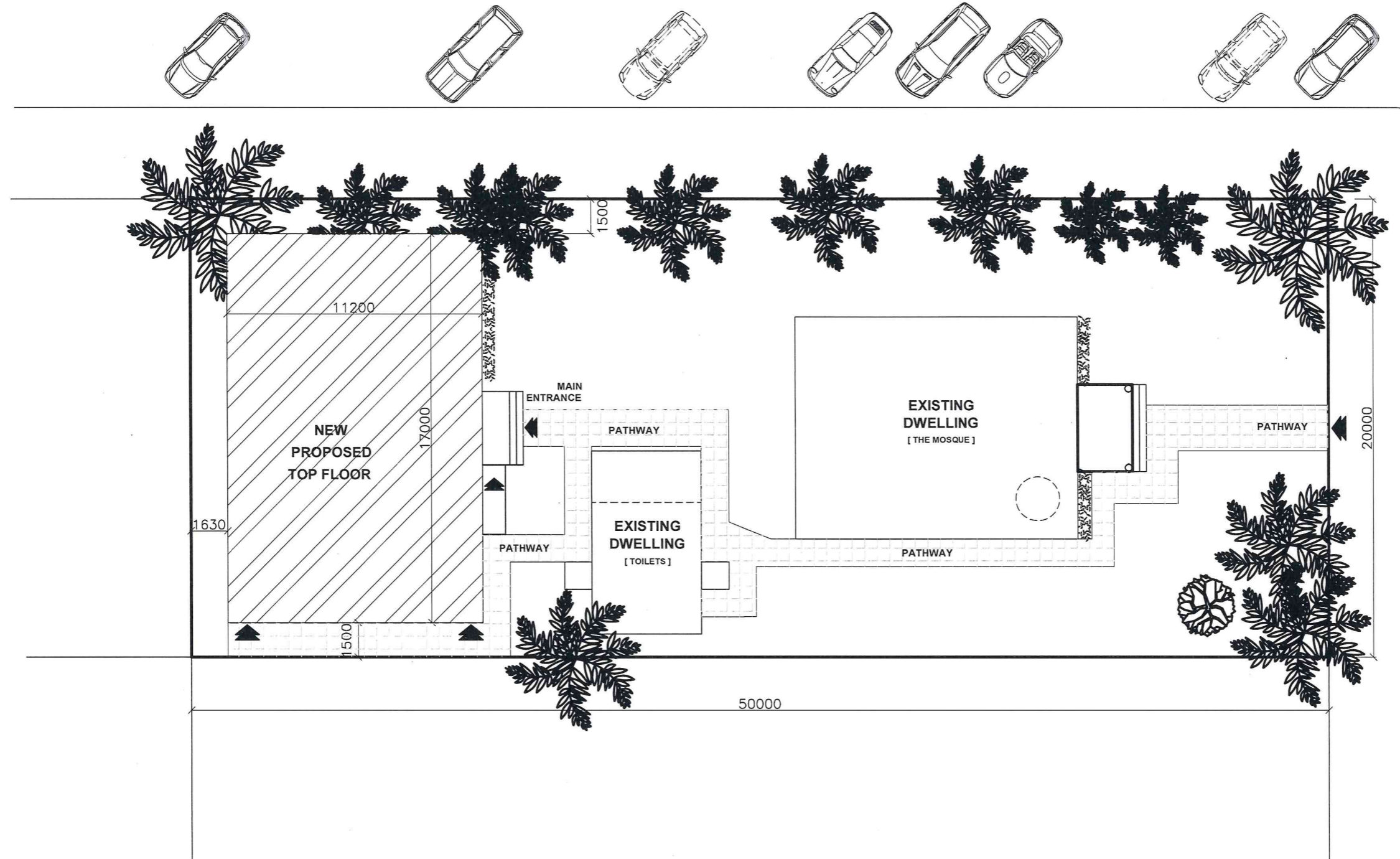
Yours faithfully,



C.C. McDowall,
SHIRE CLERK.

Encl.

LLOYD STREET



WALSH STREET

T.A. Adil 1/10/21

Trevor S. Adil
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 371094
 The Institution of Engineers, Australia

SITE PLAN

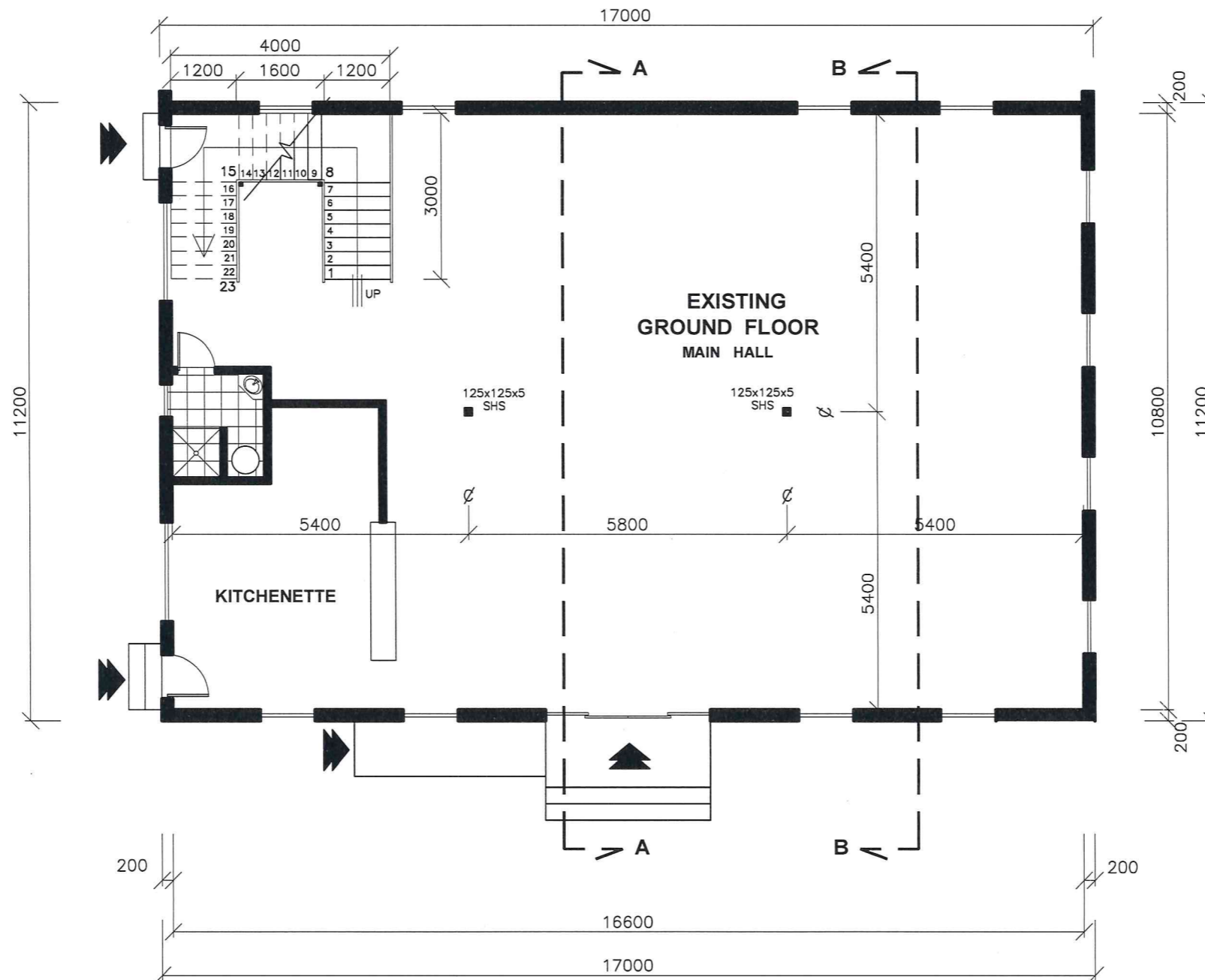


PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA , QUEENSLAND 4880

DRAWING : SITE PLAN
 DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 01 SCALE : 1/200 @ A3
 PRELIMINARY DATE : 28 / 04 / 2021



T.S.A. 1/10/21

Trevor S. Adil
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 371004
 The Institution of Engineers, Australia

EXISTING GROUND FLOOR

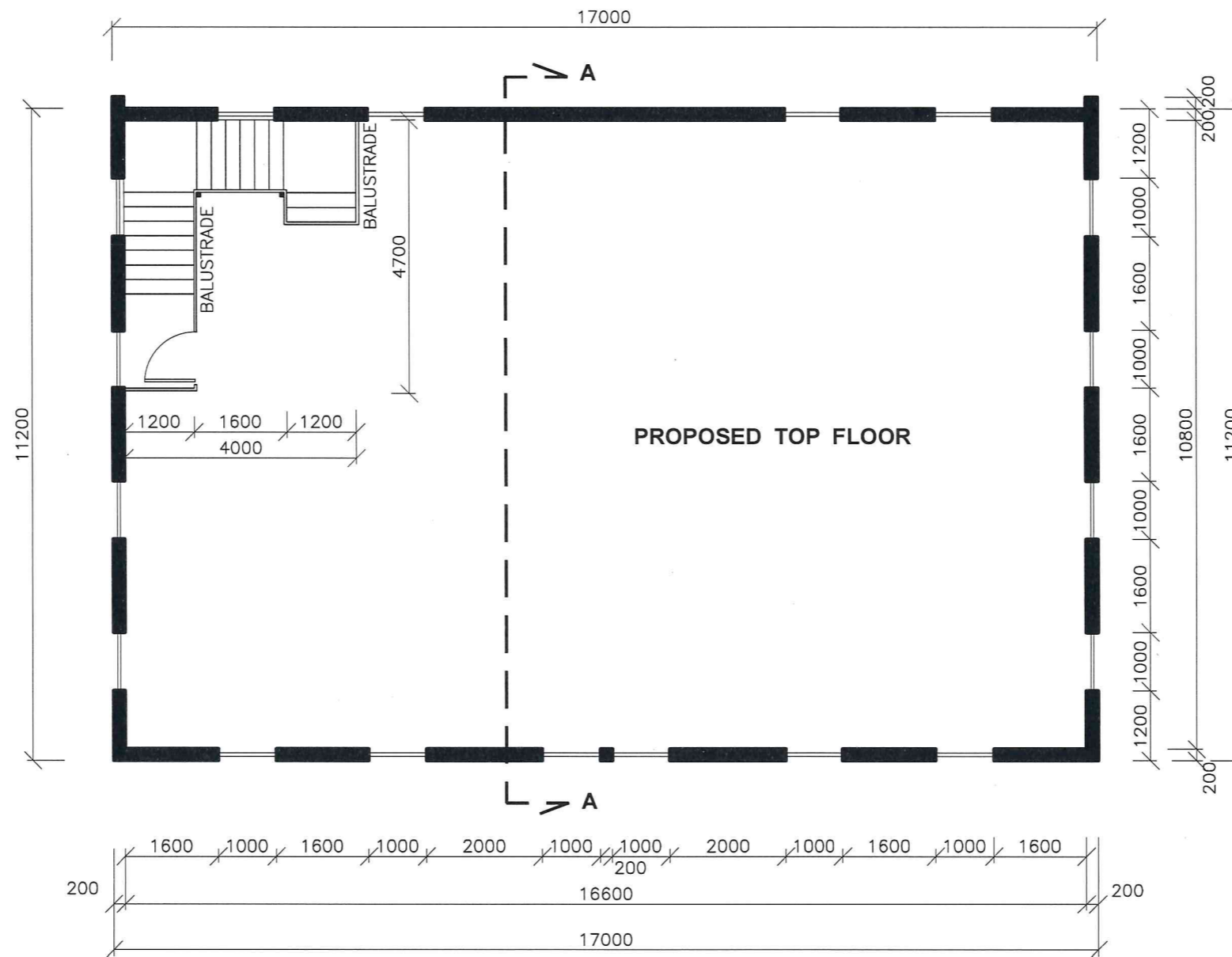


PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA, QUEENSLAND 4880

DRAWING : EXISTING GROUND FLOOR
 DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 02 SCALE : 1 / 100 @ A3
 PRELIMINARY DATE : 28 / 04 / 2021



Trevor S. Adil 1/10/21

Trevor S. Adil
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 371004
 The Institution of Engineers, Australia

PROPOSED TOP FLOOR

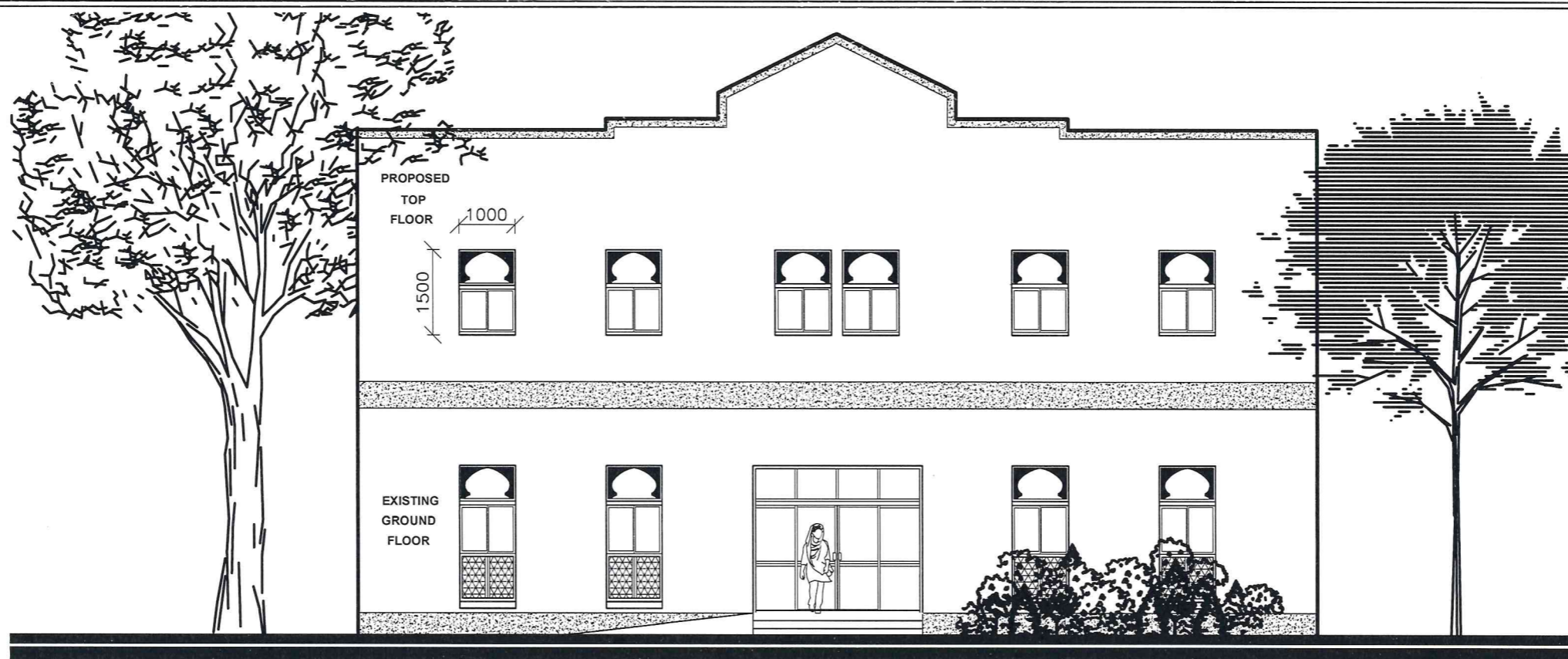


PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA, QUEENSLAND 4880

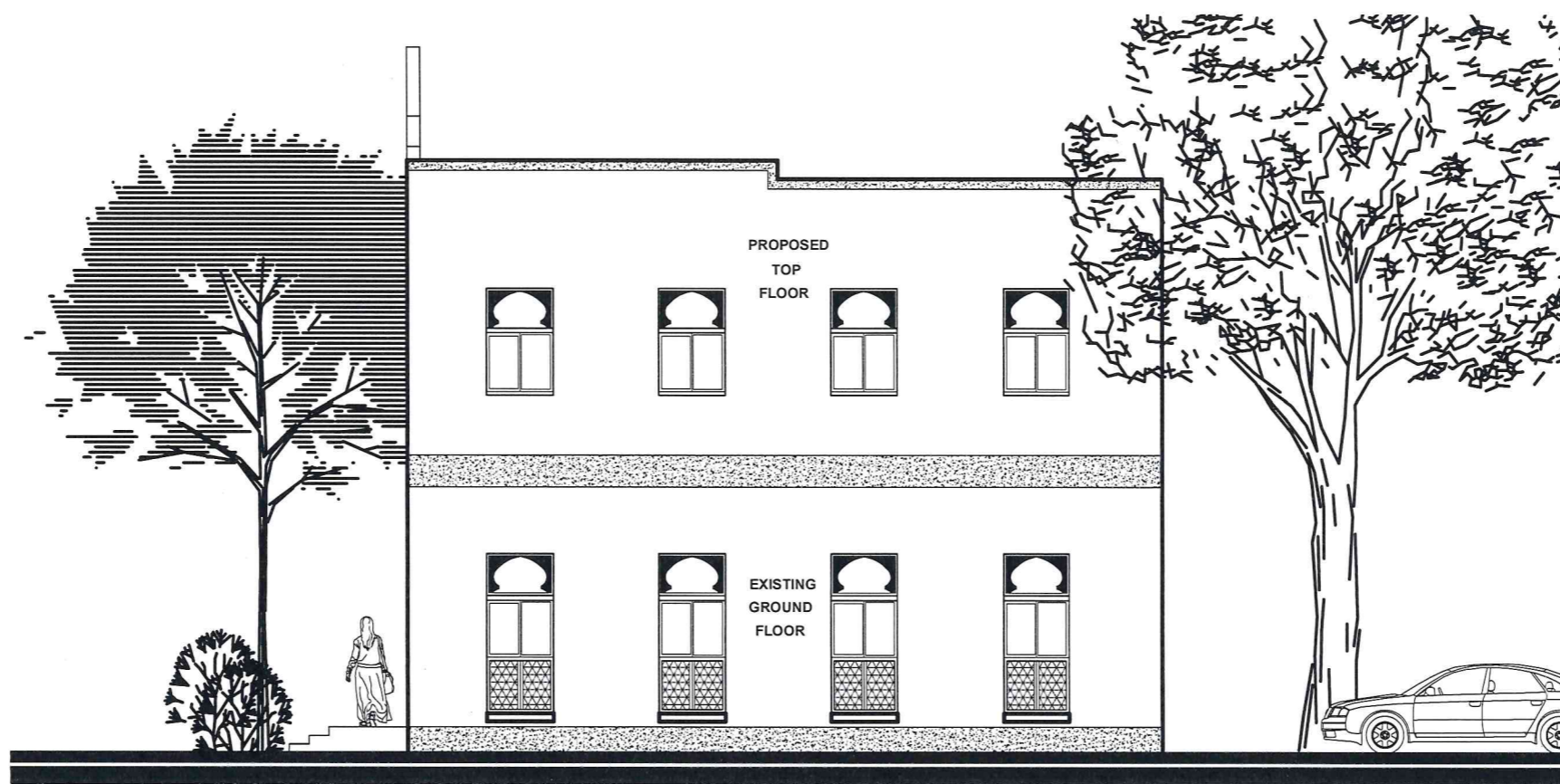
DRAWING : PROPOSED TOP FLOOR
 DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 03 SCALE : 1/100 @ A3
 PRELIMINARY DATE : 28/04/2021



FRONT ELEVATION



SIDE ELEVATION 1

TSA 1/10/21
Trevor S. Adil
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 371004
 The Institution of Engineers, Australia

ELEVATIONS 1

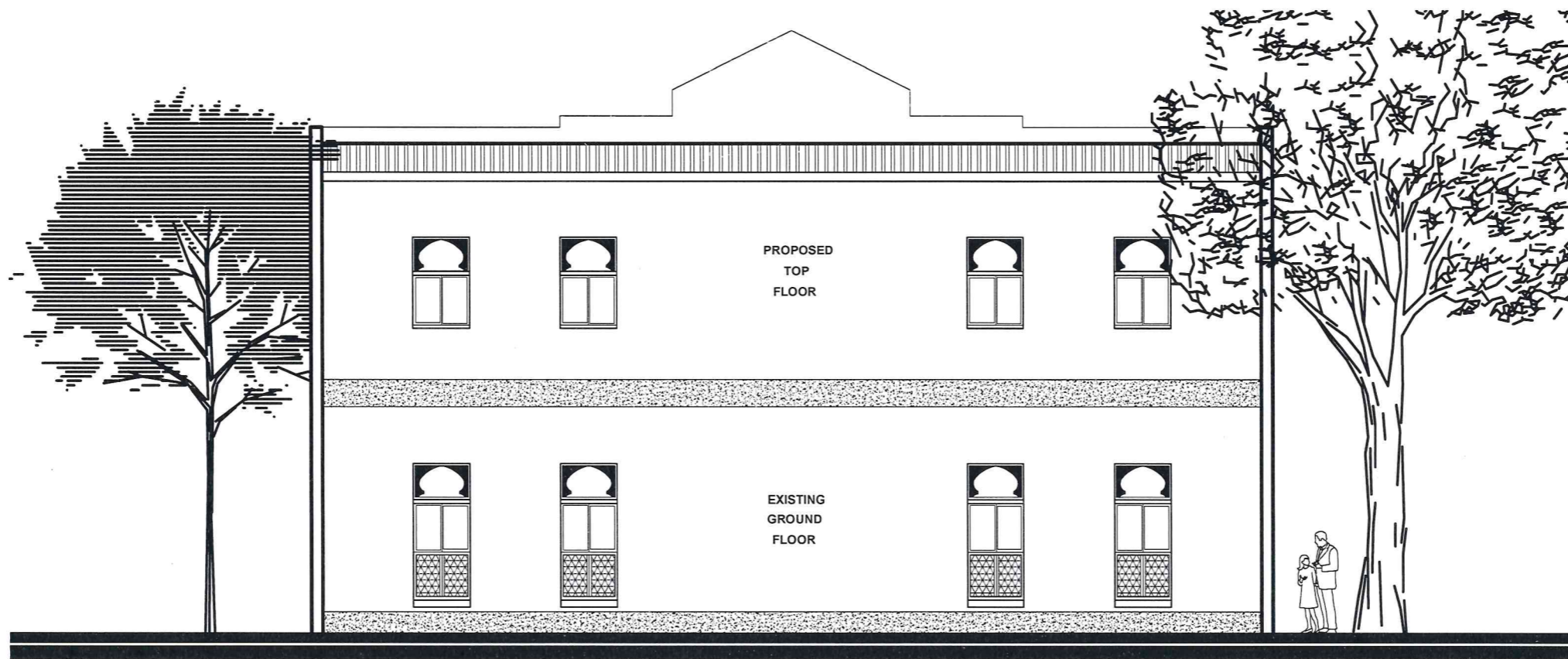


PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA, QUEENSLAND 4880

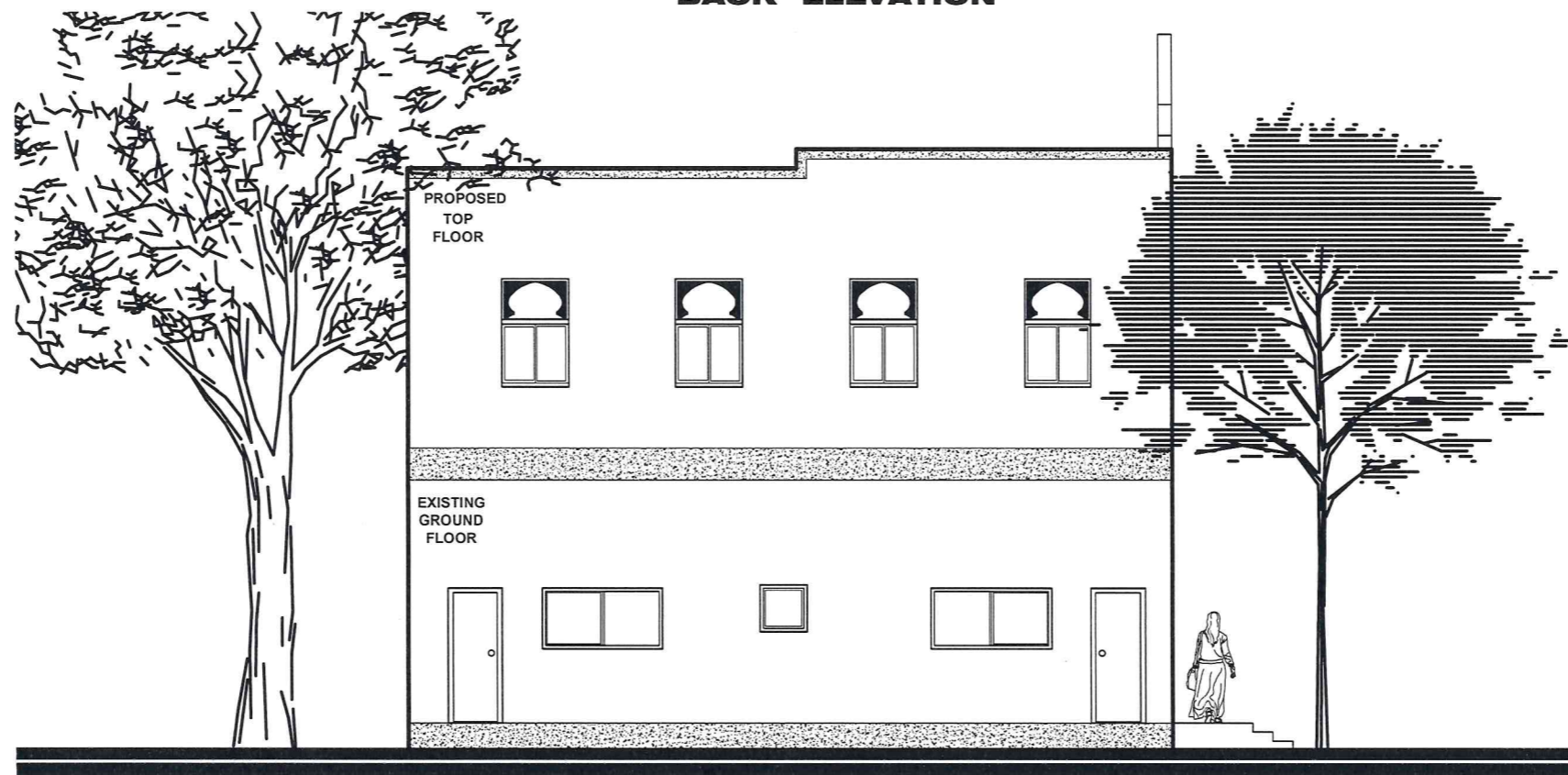
DRAWING : ELEVATIONS 1
 DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 04 SCALE : 1/100 @ A3
 PRELIMINARY DATE : 28 / 04 / 2021



BACK ELEVATION



SIDE ELEVATION 2

TSA 1/10/21

Trevor S. Adil
 MIE Aust CP Eng
 Chartered Professional Engineer
 Membership No. 371004
 The Institution of Engineers, Australia

ELEVATIONS 2

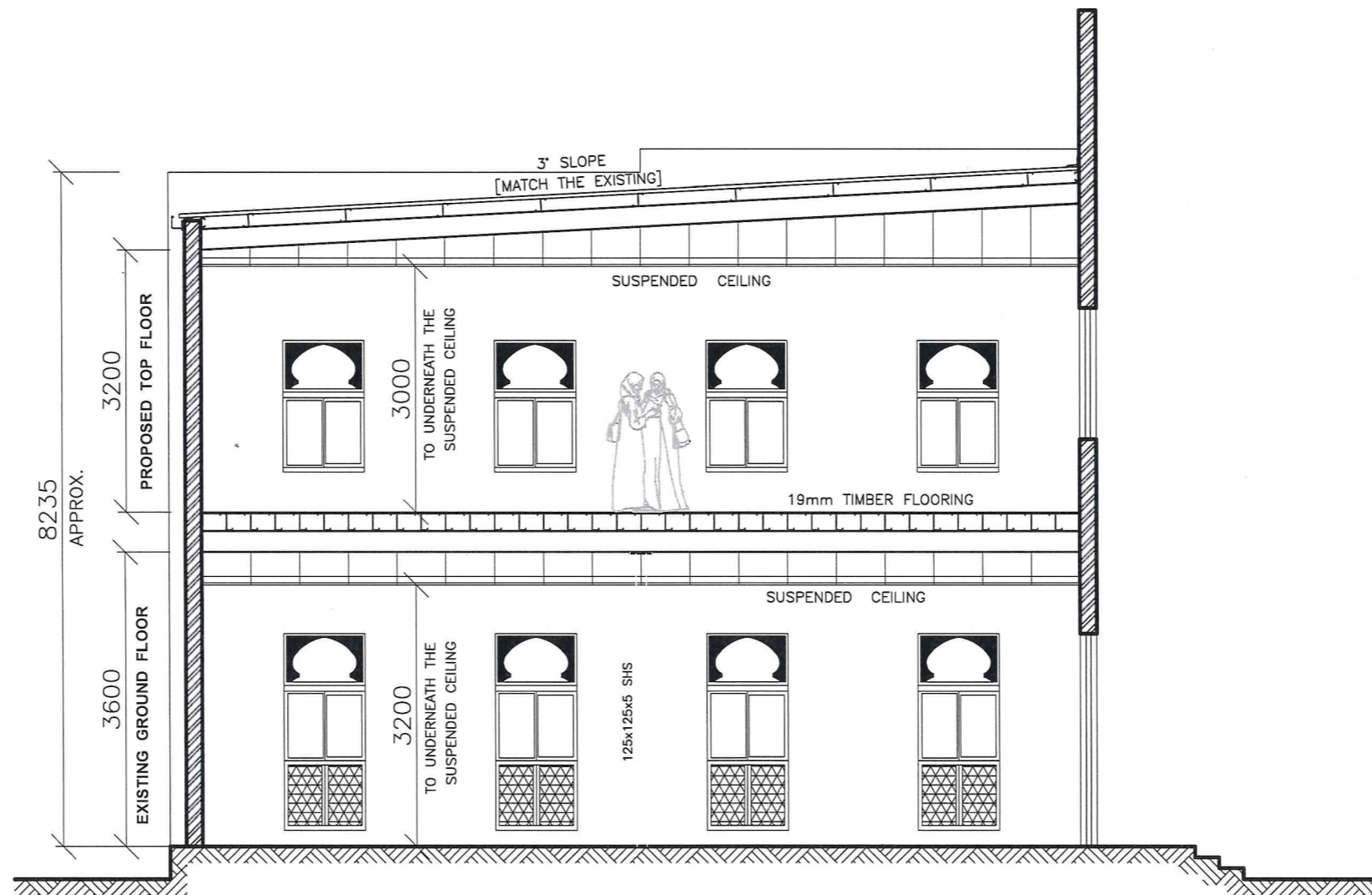


PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA, QUEENSLAND 4880

DRAWING : ELEVATIONS 2
 DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 05 SCALE : 1/100 @ A3
 PRELIMINARY DATE : 28 / 04 / 2021



Trevor S. Adil
Trevor S. Adil
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 371004
 The Institution of Engineers, Australia

CROSS SECTION

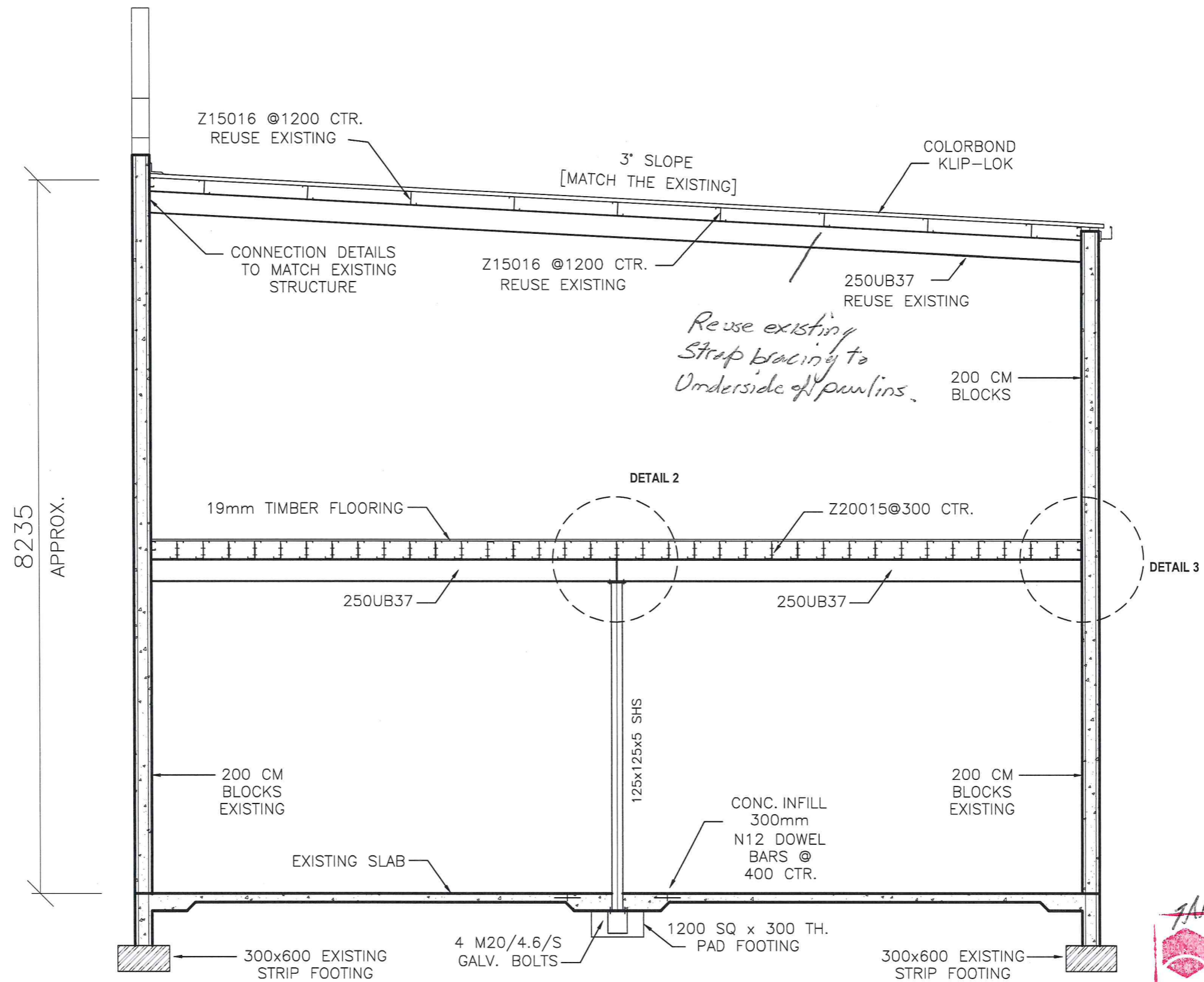


PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA , QUEENSLAND 4880

DRAWING : CROSS SECTION A-A
 DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 06 SCALE : 1/75 @ A3
 PRELIMINARY DATE : 28 / 04 / 2021



TSA 1/10/21

Trevor S. Adil
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 371004
 The Institution of Engineers, Australia

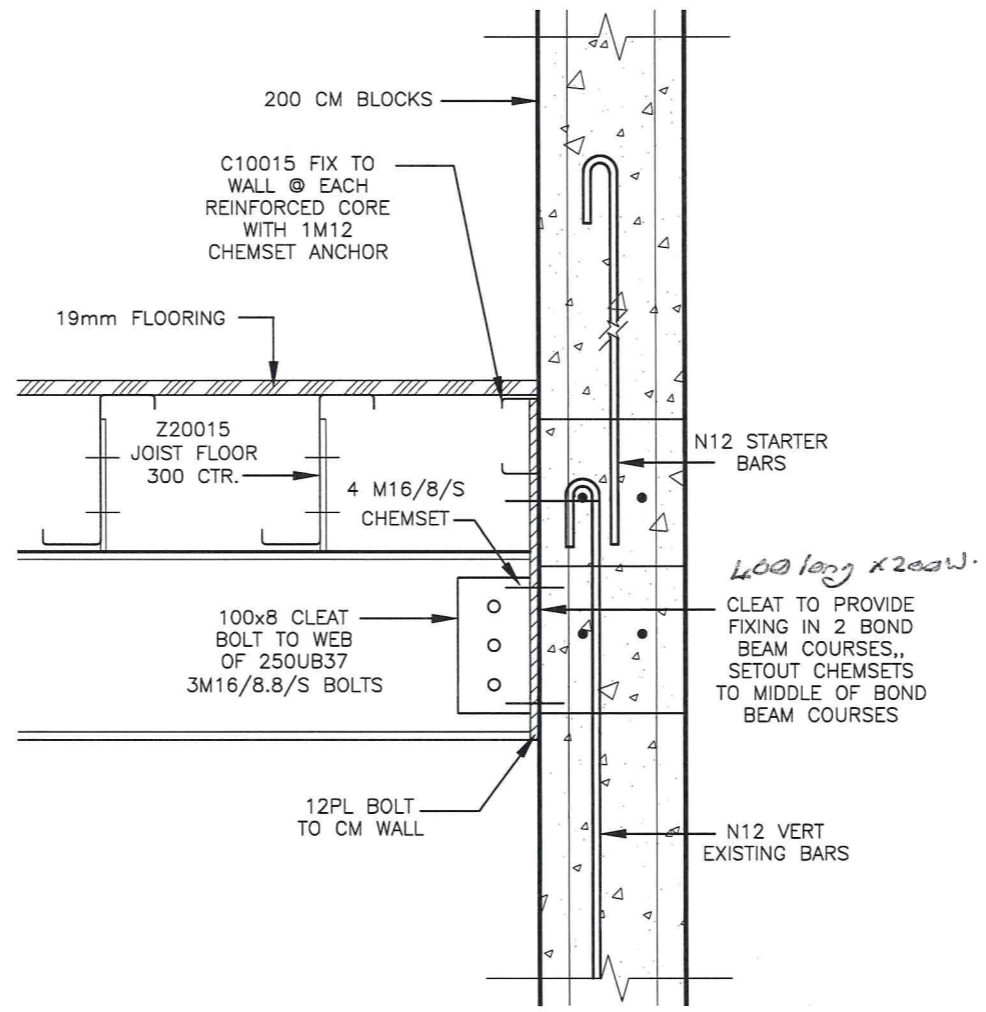
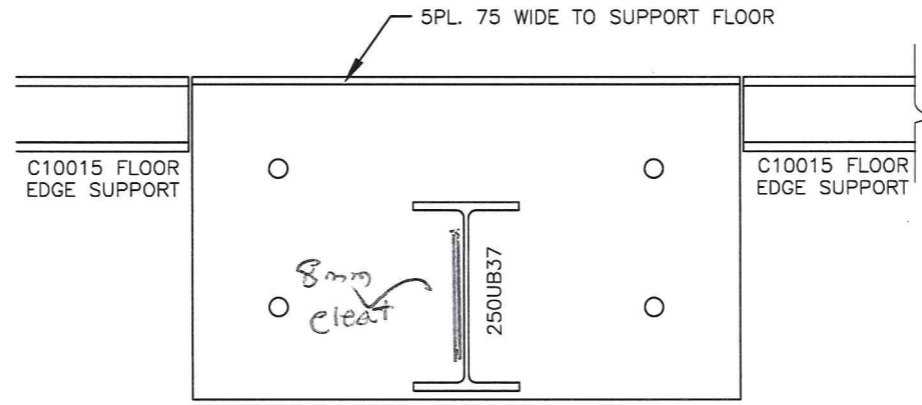
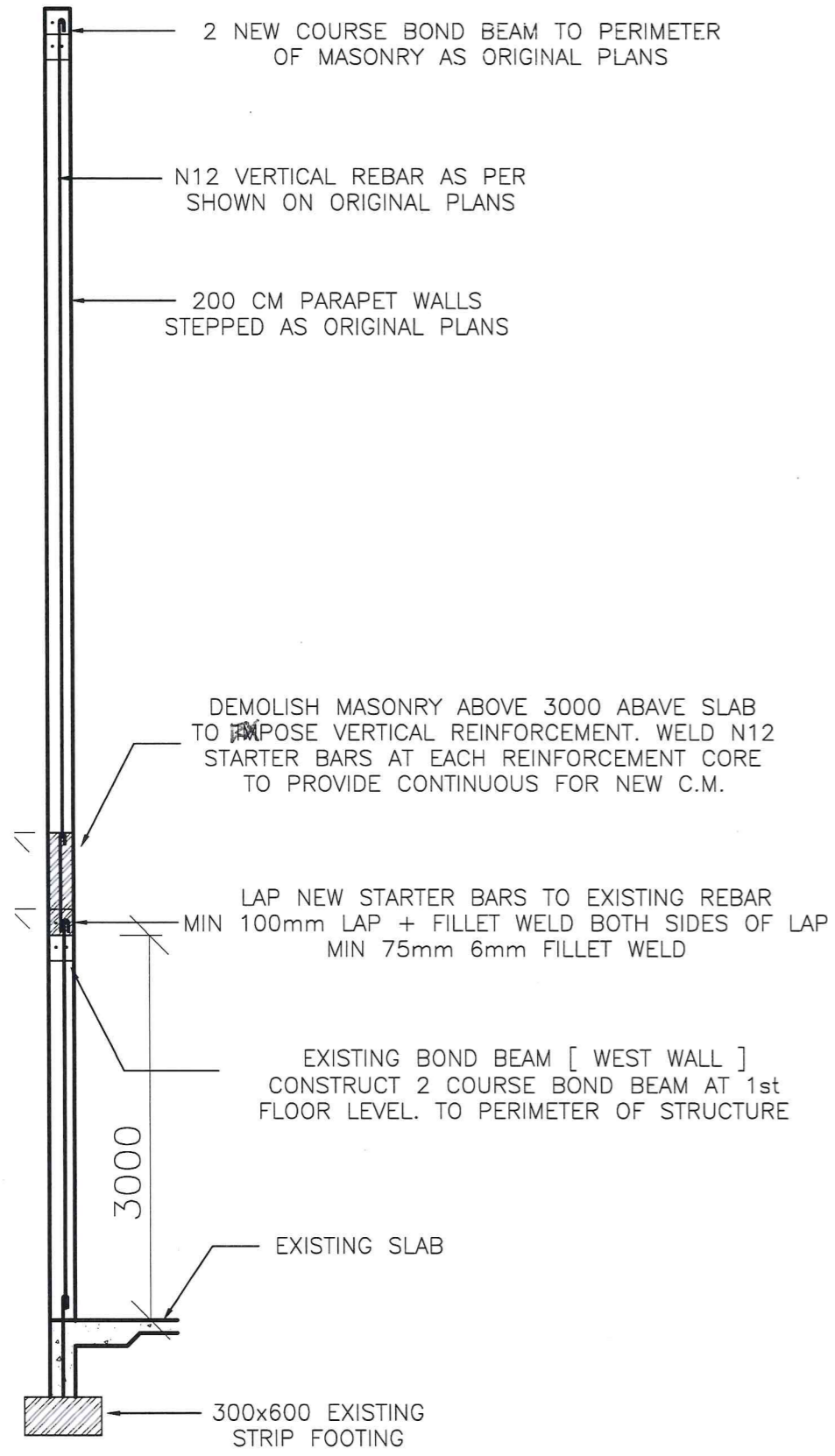
CROSS SECTION

PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA , QUEENSLAND 4880

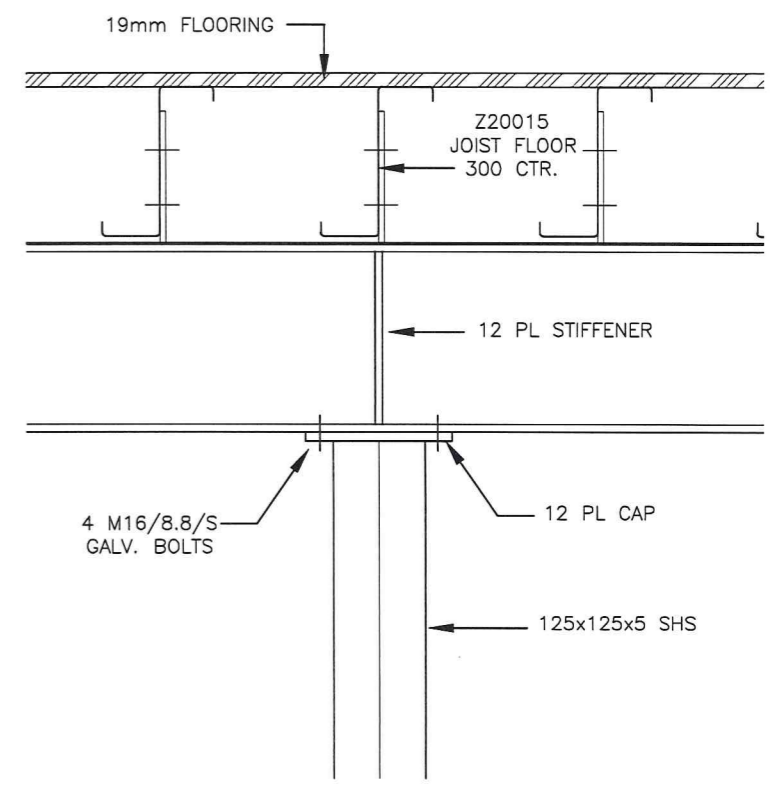
DRAWING : CROSS SECTION B - B
 DRAWN :
 CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 07
 PRELIMINARY
 SCALE : 1/50 @ A3
 DATE : 28/04/2021



STAIR FRAMING : 125x75x4 STRINGERS
 250X50 HW TREADS , 250 GOING & ??? RISERS
 STEEL BALUSTRADE TO STAIR WELL + STAIRS

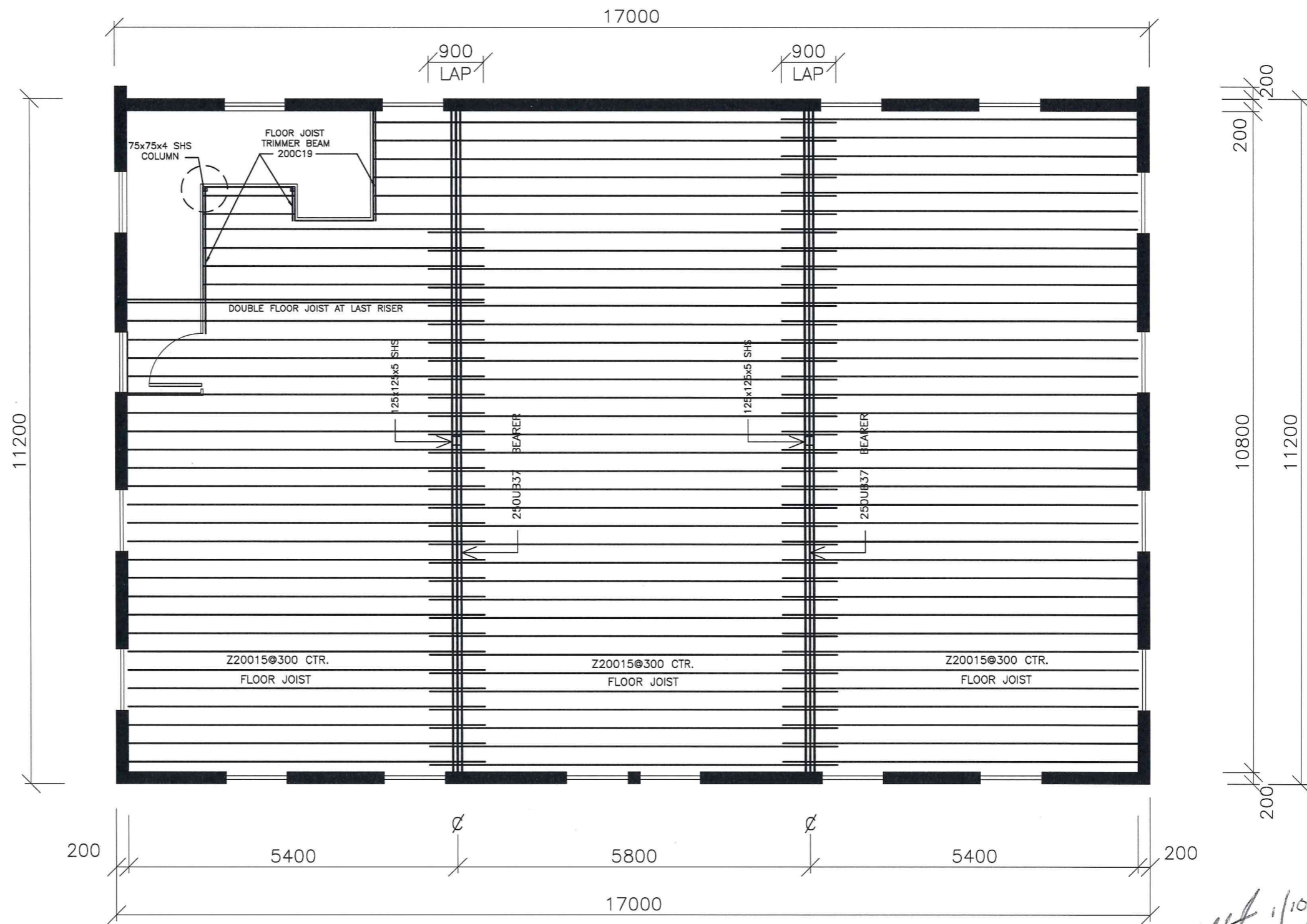
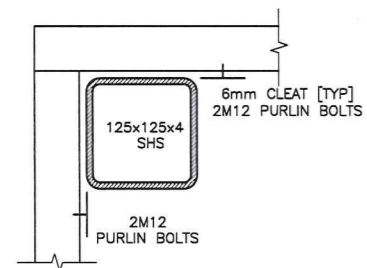


DETAIL 3

T.S.A. 1/10/21
Trevor S. Adil
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 371004
 The Institution of Engineers, Australia

CROSS SECTION

PROJECT : PROPOSED TOP FLOOR	DRAWING : CROSS SECTION	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		REVISIONS			NO.	DATE	DESCRIPTION													PROJECT NO. : SA - 100V - 21 - 24
REVISIONS																						
NO.	DATE	DESCRIPTION																				
CLIENT : MAREEBA ISLAMIC SOCIETY	DRAWN : CHECKED : CHK	SHEET NO. : 08 SCALE : 1/10 @ A3																				
LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA , QUEENSLAND 4880	PRELIMINARY		DATE : 28 / 04 / 2021																			



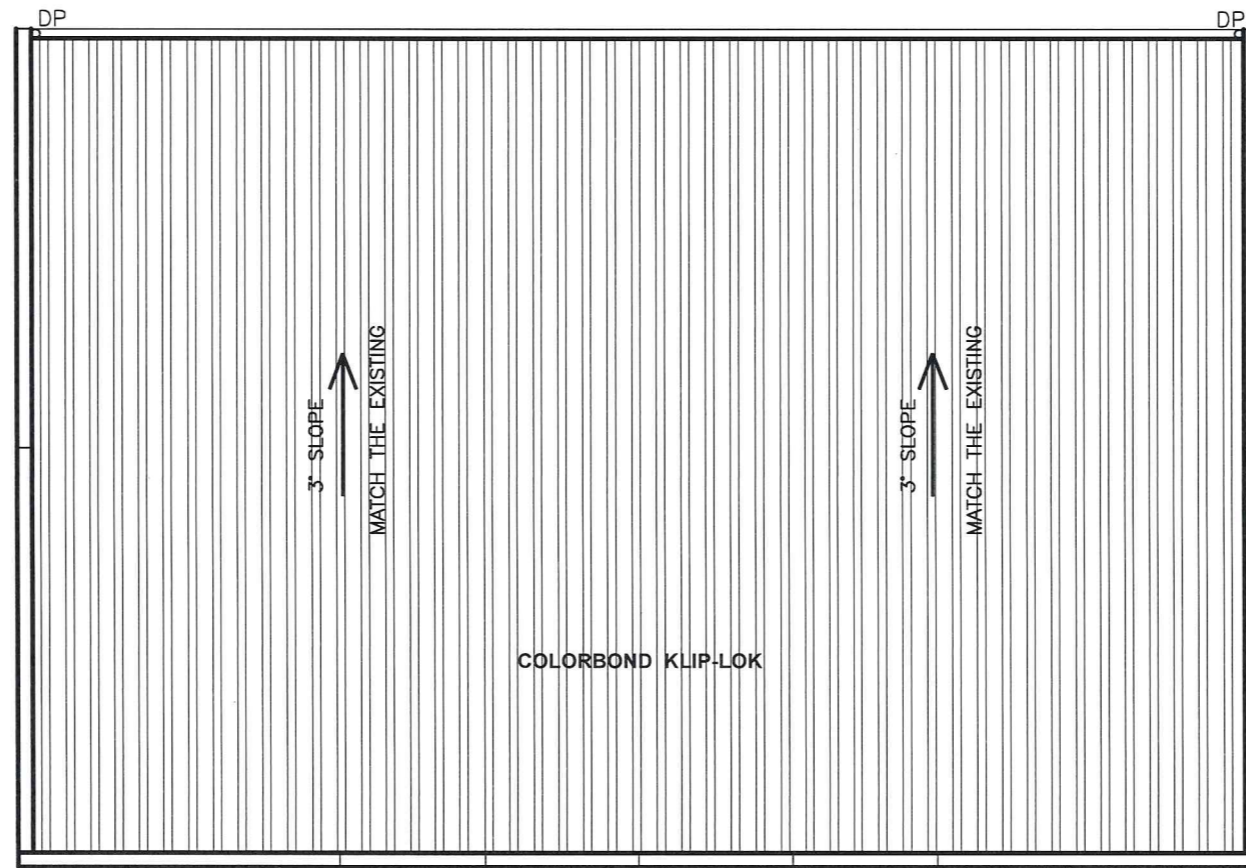
TOP FLOOR FRAMING PLAN

T. Adil 1/10/21

Trevor S. Adil
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 371004
 The Institution of Engineers, Australia

TOP FLOORING PLAN

PROJECT : PROPOSED TOP FLOOR	DRAWING : TOP FLOORING PLAN	REVISIONS		PROJECT NO. : SA - 100V - 21 - 24	
CLIENT : MAREEBA ISLAMIC SOCIETY	DRAWN :	NO.	DATE	DESCRIPTION	SHEET NO. : 09
LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA , QUEENSLAND 4880	CHECKED : CHK				SCALE : 1/75 @ A3
					PRELIMINARY
					DATE : 28/04/2021



T.S. Adil 1/10/21

Trevor S. Adil
 MIEAust CPEng
 Chartered Professional Engineer
 Membership No. 371004
 The Institution of Engineers, Australia

ROOF PLAN



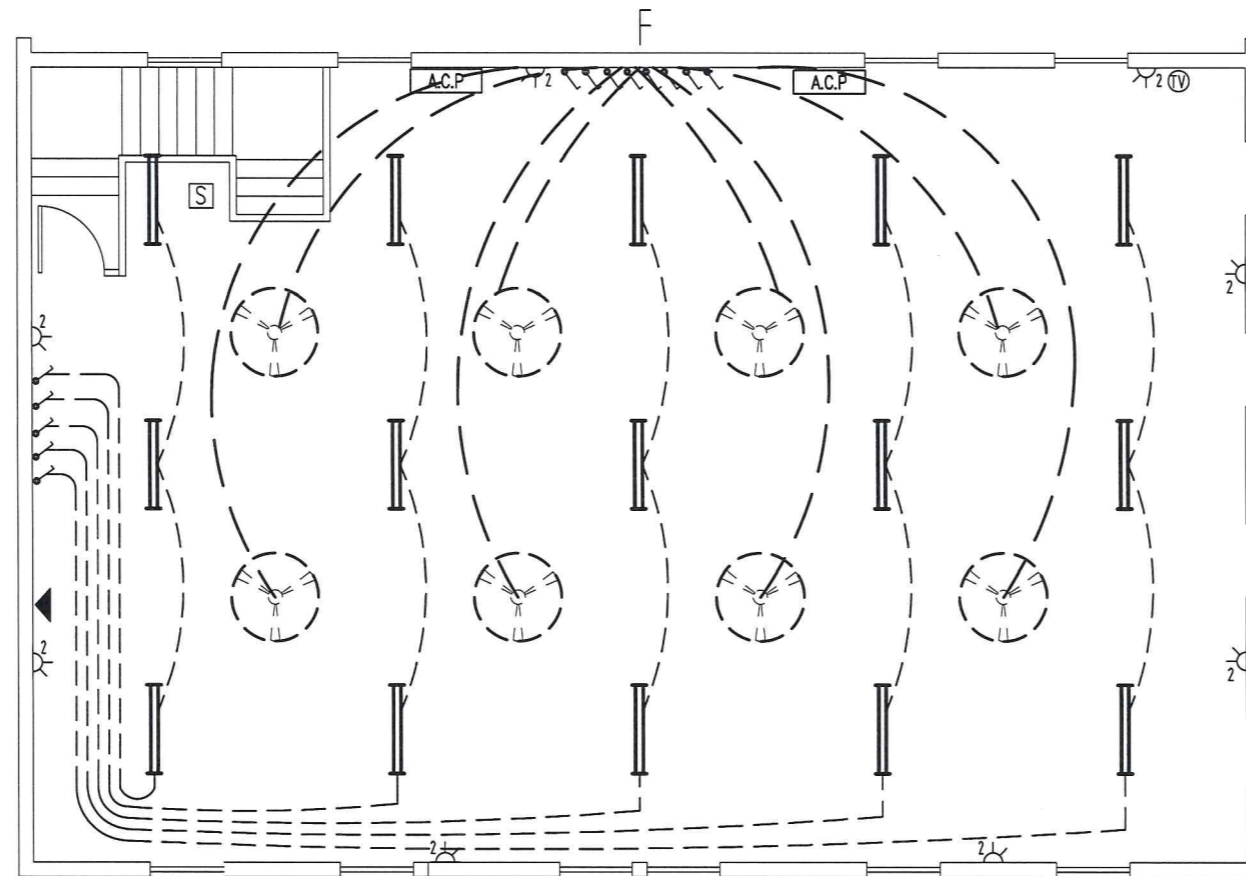
PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA , QUEENSLAND 4880

DRAWING : ROOF PLAN
 DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 10 SCALE : 1/100 @ A3
 PRELIMINARY DATE : 28 / 04 / 2021

ELECTRICAL LEGEND	
	2 x 36W BARE BATTEN W/- WHITE TUBES. PIERLITE SSB236H OR EQUIVELANT
	TELEVISION OUTLET
	PHONE OUTLET
	LIGHT SWITCH
	FAN SWITCH
	GENERAL PURPOSE OUTLET, DOUBLE FLUSH TYPE.
	SMOKE DETECTOR
	SPLIT A/C PROVISION



Trevor S. Adil 1/10/21

Trevor S. Adil
MIEAust CPEng
Chartered Professional Engineer
Membership No. 371004
The Institution of Engineers, Australia

ELECTRICAL PLAN






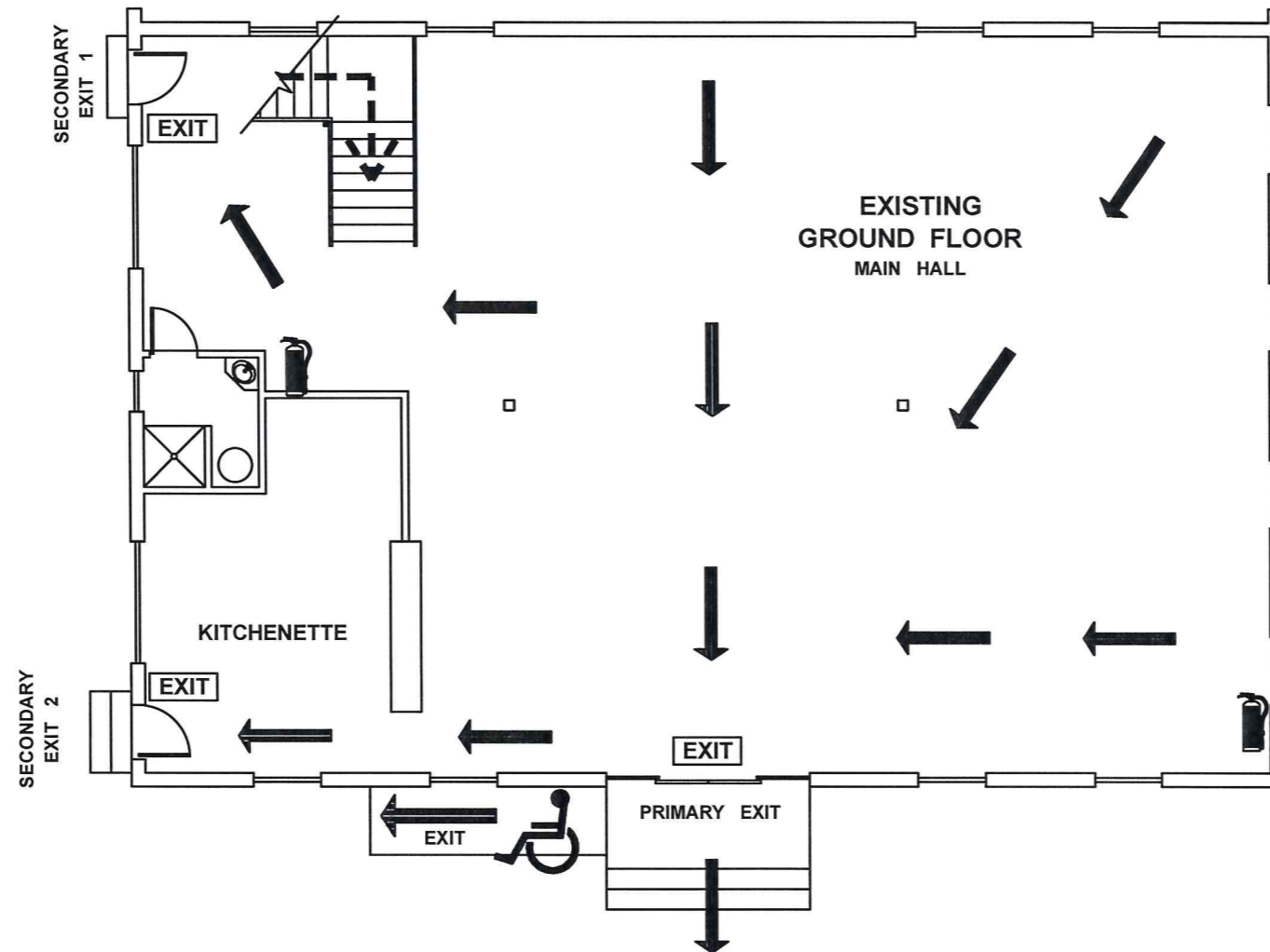
PROJECT : PROPOSED TOP FLOOR
CLIENT : MAREEBA ISLAMIC SOCIETY
LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA, QUEENSLAND 4880

DRAWING : ELECTRICAL PLAN
DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
SHEET NO. : 11 SCALE : 1/100 @ A3
PRELIMINARY DATE : 28 / 04 / 2021

LEGEND	
	EXIT SIGN
	ESCAPE ROUTES
	FIRE EXTINGUISHER



ELECTRICAL EMERGENCY PLAN






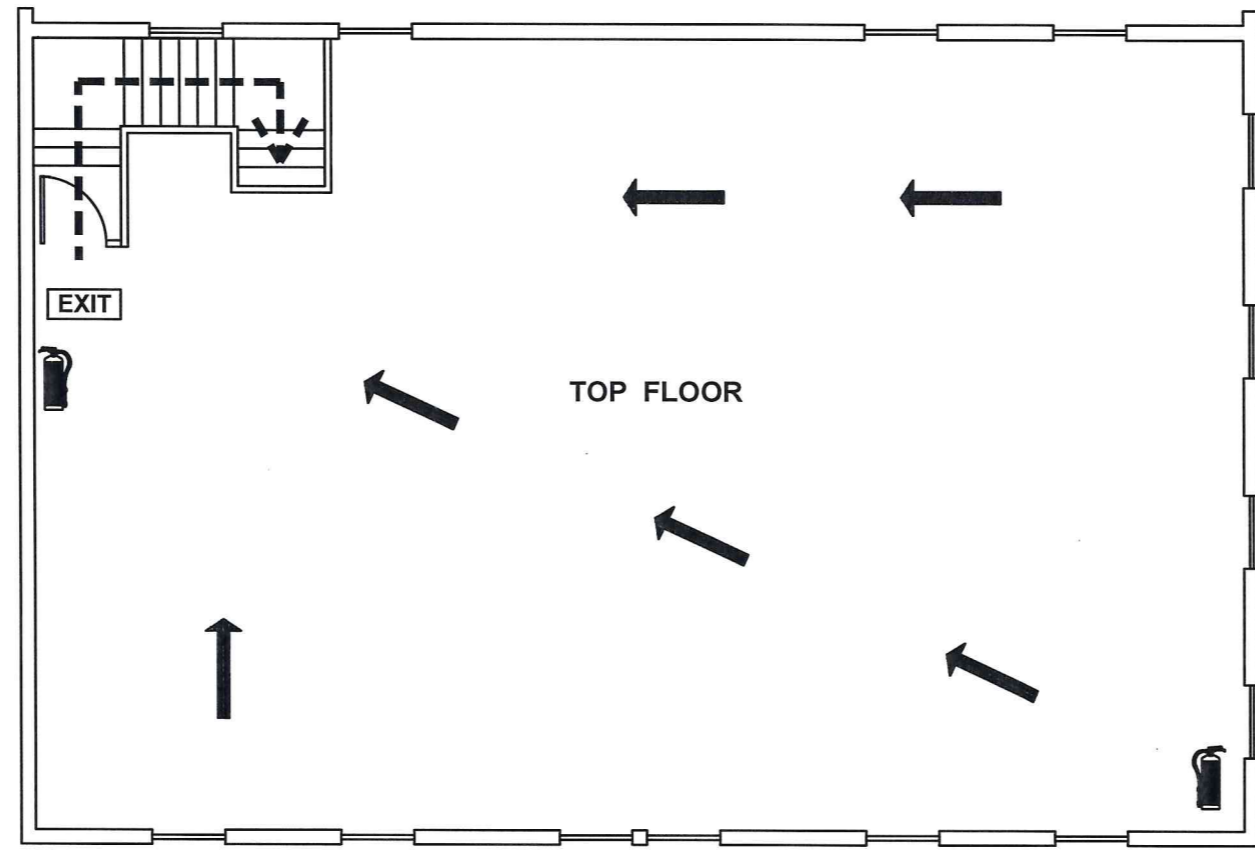
PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA , QUEENSLAND 4880

DRAWING : ELECTRICAL EMERGENCY PLAN
 [GROUND FLOOR]
 DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 12 SCALE : 1/100 @ A3
 PRELIMINARY DATE : 28/04/2021

LEGEND	
	EXIT SIGN
	ESCAPE ROUTS
	FIRE EXTINGUISHER



ELECTRICAL EMERGENCY PLAN

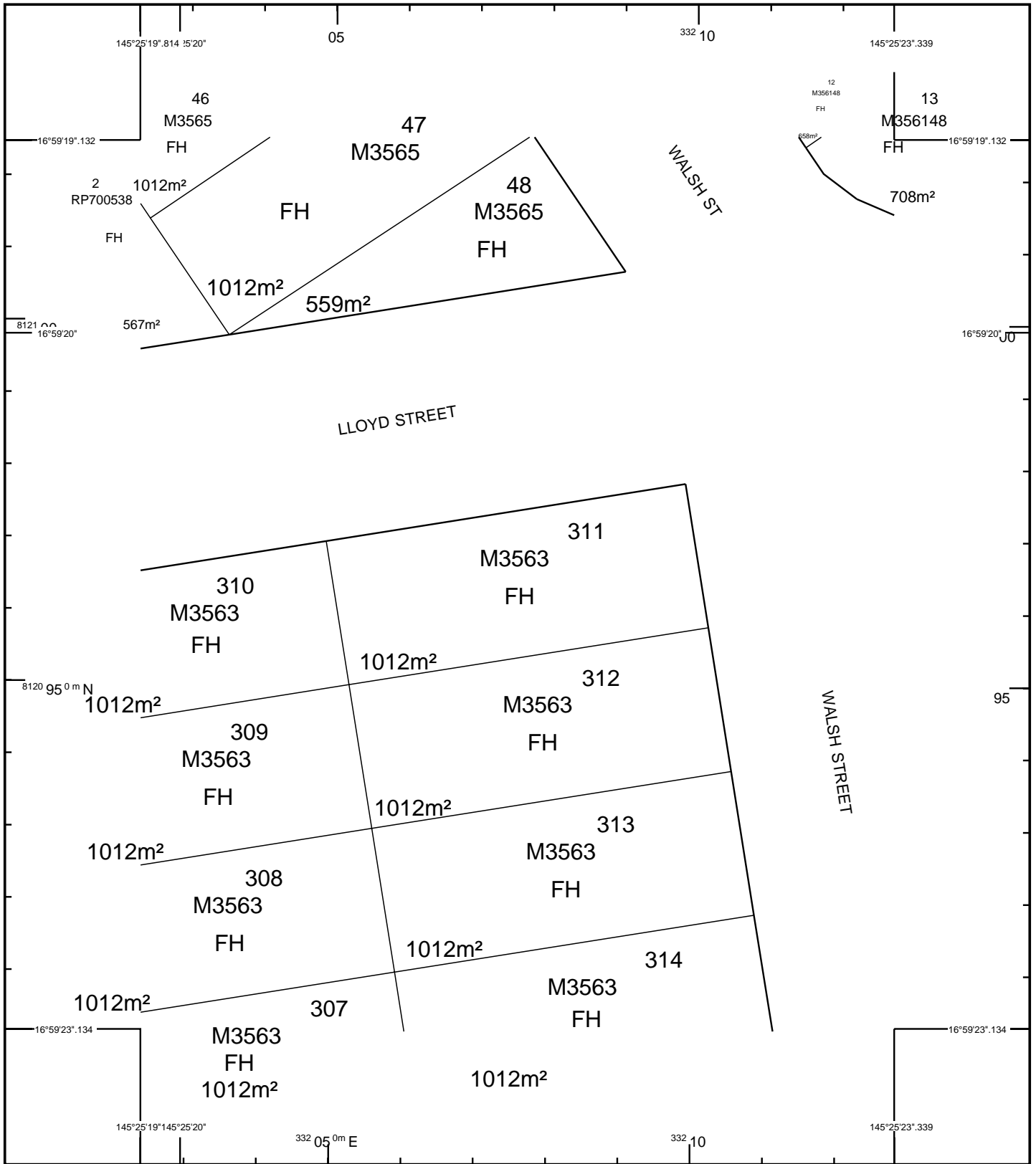


PROJECT : PROPOSED TOP FLOOR
 CLIENT : MAREEBA ISLAMIC SOCIETY
 LOCATION : CRN WALSH ST. & LLOYD ST- MAREEBA , QUEENSLAND 4880

DRAWING : ELECTRICAL EMERGENCY PLAN
 [TOP FLOOR]
 DRAWN : S.A CHECKED : CHK

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO. : SA - 100V - 21 - 24
 SHEET NO. : 13 SCALE : 1/100 @ A3
 PRELIMINARY DATE : 28/04/2021



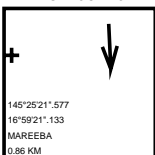
STANDARD MAP NUMBER
7964-22322



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	311/M3563
Lot/Plan	1012m²
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	9023/32
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED	01/12/2021
DCDB	30/11/2021
Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.	
Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information	
For further information on SmartMap products visit https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps	



Queensland Government
(c) The State of Queensland,
(Department of Resources) 2021.



17 November, 2021

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE
LOT 311 ON M3563, 108 WALSH STREET, MAREEBA.**

Under Section 51 of the *Planning Act, 2016* it is mandatory for the owner of the land to which a Development Application relates to, consent to the making of the Application.

We, SHABAN LATIF, ANGEL KOCHI AND SKENDER MURAT as the registered owner of 108 Walsh Street, Mareeba and more particularly described as Lot 311 on M3565, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.

SHABAN LATIF

ANGEL KOCHI



SKENDER MURAT

17 November, 2021

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE
LOT 311 ON M3563, 108 WALSH STREET, MAREEBA.**

Under Section 51 of the *Planning Act, 2016* it is mandatory for the owner of the land to which a Development Application relates to, consent to the making of the Application.

We, SHABAN LATIF, ANGEL KOCHI AND SKENDER MURAT as the registered owner of 108 Walsh Street, Mareeba and more particularly described as Lot 311 on M3565, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.

SHABAN LATIF

A handwritten signature in black ink, appearing to read 'Angel Kochi', written in a cursive style.

ANGEL KOCHI

SKENDER MURAT

17 November, 2021

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE
LOT 311 ON M3563, 108 WALSH STREET, MAREEBA.**

Under Section 51 of the *Planning Act, 2016* it is mandatory for the owner of the land to which a Development Application relates to, consent to the making of the Application.

We, SHABAN LATIF, ANGEL KOCHI AND SKENDER MURAT as the registered owner of 108 Walsh Street, Mareeba and more particularly described as Lot 311 on M3565, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.



SHABAN LATIF

ANGEL KOCHI

SKENDER MURAT

DA Form 1 – Development application details

Approved form (version 1.1 effective 22 JUNE 2018) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Mareeba Islamic Society
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address <i>(non-mandatory)</i>	FreshwaterPlanning@outlook.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	F21/33

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input type="checkbox"/> No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

Street address **AND** lot on plan (all lots must be listed), **or**

Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		108	Walsh Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	311	M3563	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

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

Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

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

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
EMR site identification:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect	
a) What is the type of development? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input checked="" type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input checked="" type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
Extension to Existing Cultural Centre Building of 190.4 m ²	
e) Relevant plans	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>	
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application	
6.2) Provide details about the second development aspect	
a) What is the type of development? <i>(tick only one box)</i>	
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>	
<input type="checkbox"/> Development permit	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?	
<input type="checkbox"/> Code assessment	<input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>	
e) Relevant plans	
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application	

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

- | | |
|------------------------|---|
| Material change of use | <input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument |
| Reconfiguring a lot | <input type="checkbox"/> Yes – complete division 2 |
| Operational work | <input type="checkbox"/> Yes – complete division 3 |
| Building work | <input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i> |

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Extension to Existing Educational and Cultural Uses Building	Extension to Educational Establishment	N/A	190.4 m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
- No

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

--

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

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

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- Yes – provide additional details below
- No

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|---|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: <input style="width: 300px;" type="text"/> | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

<input type="checkbox"/> Yes – specify number of new lots: <input style="width: 150px;" type="text"/>
<input type="checkbox"/> No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$ <input style="width: 150px;" type="text"/>

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Regulation 2017:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA have not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure – designated premises
- Infrastructure – state transport infrastructure
- Infrastructure – state transport corridors and future state transport corridors
- Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure – near a state-controlled road intersection
- On Brisbane core port land near a State transport corridor or future State transport corridor
- On Brisbane core port land – ERA
- On Brisbane core port land – tidal works or work in a coastal management district
- On Brisbane core port land – hazardous chemical facility
- On Brisbane core port land – taking or interfering with water
- On Brisbane core port land – referable dams
- On Brisbane core port land - fisheries
- Land within Port of Brisbane's port limits
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – construction of new levees or modification of existing levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the **local government:**

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA have been devolved to local government*)
- Local heritage places

Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • The Chief executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land (inconsistent with Brisbane port LUP for transport reasons) <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Land within Port of Brisbane's port limits (below high-water mark)
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port (below high-water mark)
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or work in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works marina (<i>more than six vessel berths</i>)

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (<i>if applicable</i>).		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<p>Note: By not agreeing to accept an information request I, the applicant, acknowledge:</p> <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. <p>Further advice about information requests is contained in the <u>DA Forms Guide</u>.</p>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	C18/87	26 August, 1987	Mareeba Shire Council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			
<u>Clearing native vegetation</u>			

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.

2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala conservation

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

Yes

No

Note: See guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
 No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
 Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 A certificate of title
 No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

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

Brothels

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

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

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of <i>DA Form 2 – Building work details</i> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with development application <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (<i>see 21</i>)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the <i>DA Rules</i> except where:</p> <ul style="list-style-type: none"> • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	

Relevant licence number(s) of chosen assessment manager	
---	--

QLeave notification and payment	
<i>Note: For completion by assessment manager if applicable</i>	
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date received form sighted by assessment manager	
Name of officer who sighted the form	