

8.3 CHANGE OF DEVELOPMENT APPROVAL - REEDLodge PTY LTD - MATERIAL CHANGE OF USE - SHOPPING CENTRE AND FOOD AND DRINK OUTLET - LOT 78 ON SP298287 AND LEASE A IN LOT 20 ON NR7137 - 232 BYRNES STREET AND CLOSE AVENUE, MAREEBA - MCU/22/0003

Date Prepared: 1 August 2025

Author: Coordinator Planning Services

Attachments:

1. Decision Notice dated 16 March 2023
2. Change Application (Minor) dated 22 July 2025

APPLICATION		PREMISES	
APPLICANT	Reedlodge Pty Ltd (previously Mareeba 232 Pty Ltd)	ADDRESS	232 Byrnes Street and Close Avenue, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	22 July 2025	RPD	Lot 78 on SP298287 and Lease A in Lot 20 on NR7137
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Shopping Centre and Food and Drink Outlet		
FILE NO	MCU/22/0003	AREA	Lot 78 – 1.516 ha Lease A in Lot 20 – 1129m2
LODGED BY	Urban Sync Pty Ltd	OWNER	Lot 78 – Reedlodge Pty Ltd Lot 20 – State of Queensland with Mareeba Shire Council as trustee
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Lot 78 – Centre zone & Community Facilities zone Lot 20 – Medium Density Residential zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Two (2)		

EXECUTIVE SUMMARY

Council approved a development application described in the above application details at its meeting held on 15 March 2023, subject to conditions.

The application was impact assessable and two (2) properly made submissions were received in response to public notification of the application.

Urban Sync Pty Ltd on behalf of the applicant has subsequently lodged an application to change the development approval with regards to the approved plans. The proposed changes are minor and do not materially alter the scale and nature of this shopping centre development.

It is recommended that the application be approved in full.

OFFICER'S RECOMMENDATION

It is recommended that:

1. In relation to the application to change the following development approval:

APPLICATION		PREMISES	
APPLICANT	Reedlodge Pty Ltd	ADDRESS	232 Byrnes Street and Close Avenue, Mareeba
DATE REQUEST FOR CHANGE TO DEVELOPMENT APPROVAL LODGED	22 July 2025	RPD	Lot 78 on SP298287 and Lease A in Lot 20 on NR7137
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Shopping Centre and Food and Drink Outlet		

and in accordance with the Planning Act 2016, the following

- (a) The approved plan/s of Council's Decision Notice issued on 16 March 2023 be amended as follows:

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
TA#19.0298.17 A0.00 rev. 7 9	Cover Sheet	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A0.10 rev. 7 10	Site Context	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A1.01A rev. 18A 27	Site Plan	Thomson Adsett	19/12/2022 24/06/2025
TA#19.0298.17 A1.02A rev. 14 21	Development Plan	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.01 rev. 12 15	Ground Floor Plan - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.02 rev. 6 9	Roof Plan - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.03 rev. 6 9	Elevations - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.04 rev. 6 9	Elevations - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A2.05 rev. 6 9	Sections - Supermarket	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A4.01 rev. 6 7	Ground Floor Plan – Fast Food	Thomson Adsett	11/07/2022 24/06/2025

TA#19.0298.17 A4.02 rev. 5 6	Elevations – Fast Food	Thomson Adsett	06/07/2022 24/06/2025
TA#19.0298.17 A5.01 rev. 6 9	3D Views	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A5.02 rev. 6 9	3D Views	Thomson Adsett	18/01/2023 24/06/2025
1604-002 Rev. F	Rankin Street Median Extension Concept	Trinity Engineering and Consulting	22/12/22

- (b) Condition 3.6 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

3.6 Trolley Bays

*Trolley bay areas must be provided on the site generally in accordance with Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21**.*

- (c) Condition 4.3 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

4.3 Car Parking/Internal Driveways

*The applicant/developer must ensure that the development is provided with on-site car parking spaces, generally in accordance with Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21**, which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.*

*Car parking shade structures must generally be provided ~~in accordance with Drawing No. TA#19.0298.17 A1.01 rev. 18A~~ **over a minimum of 50% of the on-site car parking spaces**.*

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural Building Designer, for the construction of proposed car parking facilities and internal driveways demonstrating:

- *Compliance with Australian Standard AS2890.1 Off Street Parking – Car Parking Facilities;*
- *Compliance with Australian Standard AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities;*
- *Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;*
- *Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;*
- *A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.*

- (d) Condition 4.4 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

4.4 Frontage Works - Byrnes Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer and the Department of Transport and Main Roads:

- 4.4.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.4.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.4.3 Entry/exit arrangements in accordance with the extent of works shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.***
- 4.4.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Byrnes Street to the general extent indicated on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.** The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the construction of proposed works.

- (e) Condition 4.5 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

4.5 Frontage Works - Rankin Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- 4.5.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.5.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.5.3 On street car parking and entry/exit arrangements in accordance with the extent of works shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.***
- 4.5.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Rankin Street to the general extent indicated on Drawing ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.** The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the construction of proposed works.

- (f) Condition 4.7 of Council's Decision Notice issued on 16 March 2023 be amended as follows:

4.7 Landscaping

- 4.7.1 *The development must be landscaped in accordance with an approved landscape plan.*
- 4.7.2 *Prior to the issue of the development permit for operational works, a detailed landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*
- 4.7.3 *The landscape plan should be generally consistent with green areas shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21** and demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*
- 4.7.4 *The landscape plan must also provide for the landscaping of Byrnes Street and Rankin Street frontages.*
- 4.7.5 *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*
- 4.7.6 *The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.*

2. That an amended Adopted Infrastructure Charges Notice be issued for the following infrastructure Charges for:

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Commercial (Retail)	Shopping Centre	Per m2 of GFA	\$144.40	To be determined at building application stage	To be determined at building application stage
Commercial (Retail)	Food and Drink Outlet	Per m2 of GFA	\$144.40	To be determined at building application stage	To be determined at building application stage
Credit					
High Impact Industry	Sawmill	Per m2 of GFA	\$56.20	6,000	\$337,200.00
TOTAL					To be determined at building application stage

3. A Notice of Decision on Request to Change a Development Approval be issued to the applicant advising of Council's decision.

THE SITE

The site comprises Lot 78 on SP298287 and Lease A in Lot 20 on NR7137 and is situated at 232 Byrnes Street and Close Avenue, Mareeba (on the corner of Rankin Street and Byrnes Street).

The site is generally regular in shape, with a combined area of 1.62 hectares and has a mixed Centre, Community Facilities and Medium Density Residential zoning under the Mareeba Shire Council Planning Scheme 2016.

The site has a frontage to Byrnes Street of approximately 206 metres, with a secondary frontage to Rankin Street of approximately 88 metres. The site is also bound by rail corridor to the west.

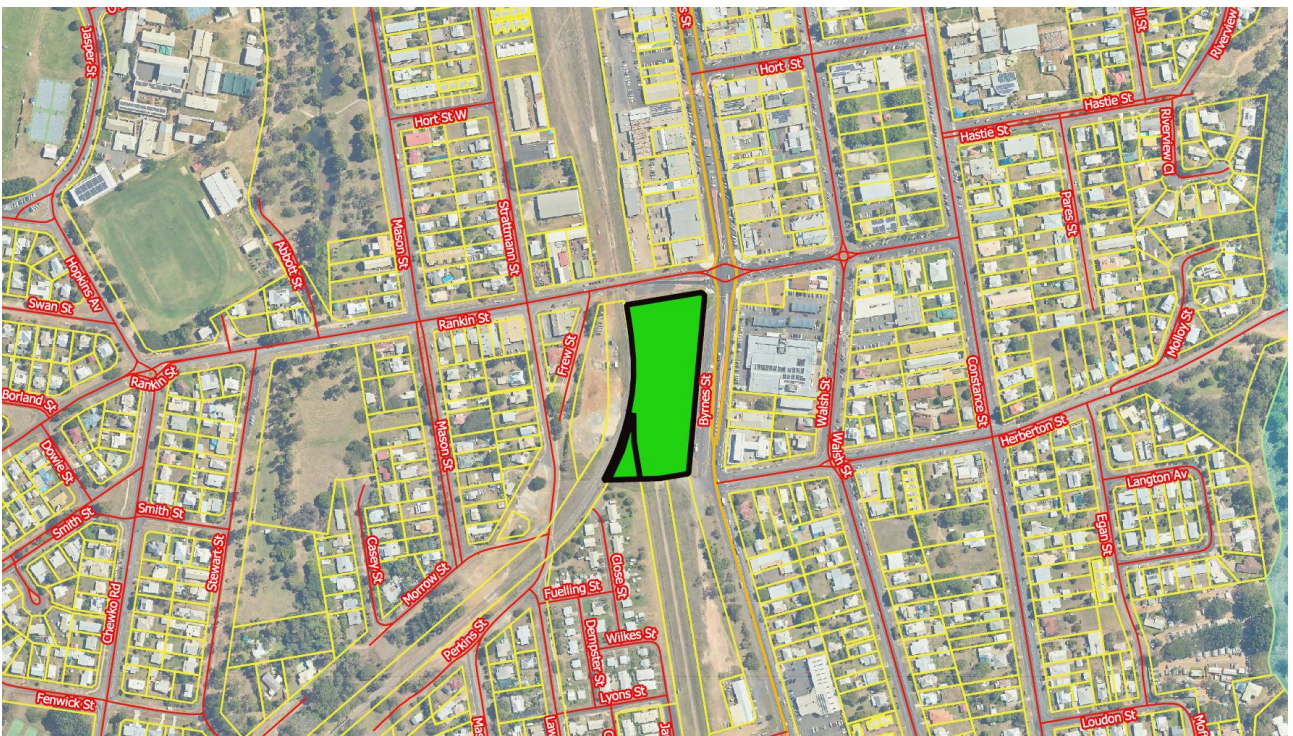
The site is vacant, flat and relatively unconstrained by natural or physical features (vegetation, watercourses etc).

Lot 78 was formerly used as a sawmill and has been vacant since the sawmill's demolition in the late 1990s. Lot 78 is listed on the Environmental Management Register due to wood treatment and preservation having previously been undertaken on the site and an approved site management plan is in place.



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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Neighbouring allotments to the north, south and east are zoned Centre under the Mareeba Shire Council Planning Scheme 2016. Properties in the general locality are used for a variety of land uses including the Mareeba Square Shopping Centre, Byrnes Street business district and residential uses.

The balance area of Lot 20 on NR7137 is zoned Medium Density Residential and is developed for aged persons housing.

The site is serviced by all urban infrastructure.

BACKGROUND AND CONTEXT

Council, at its Ordinary Meeting on 15 March 2023 approved an application made by Urban Sync Pty Ltd on behalf of Mareeba 232 Pty Ltd for a development permit for material change of use – shopping centre and food and drink outlet on land described as Lot 78 on SP298287 and Lease A in Lot 20 on NR7137, situated at 232 Byrnes Street and Close Avenue, Mareeba. The decision notice was issued on 16 March 2023 (**Attachment 1**).

Urban Sync Pty Ltd, acting on behalf of the owner and new applicant (Reedlodge Pty Ltd), has subsequently lodged an application to change the development approval (**Attachment 2**) in order to:

- Address the Applicants preferences and requirements for the approved development;
- Reflect current community needs; and
- Reflect the lead tenant (Woolworths) current needs.

The specific changes being sought are summarised below:

- A 476m² increase in Gross Floor Area (GFA) to the 'retail shop' component (814m² to 1290m²);
- A 115m² reduction in the floor area within the 'enclosed mall/foyer/passage area' (637m² to 522m²);
- Relocation of the services (fire metre, boosters, etc.) northward of the Byrnes Street crossover;
- Internal modifications throughout the car parking layout;
- Changes to the 'direct to boot' area to remove the drive thru aspect in favour of dedicated parking spaces';
- An additional 18 car parking spaces, for an increased total of 253 car parking spaces;
- Modification to the taxi-bays to be longer and allow a drive-through function;
- An additional one (1) bicycle space, for an increased total of 13 bicycle spaces;
- Internal layout changes including arrangements/modifications to the:
 - Enclosed mall/foyer/passage area;
 - Size and orientation of eastern tenancies and adjacent online pick up area;
 - Removal of central shop tenancy;
 - Increase in size of the western most tenancy/tenancies; and
 - Amenities area.

ASSESSMENT AND DECISION REQUIREMENTS**Request to Change Development Approval****Minor change for a development approval - Planning Act 2016***Schedule 1: Substantially different development (Development Assessment Rules)*

1. *An assessment manager or responsible entity may determine that the change is a minor change to a development application or development approval, where - amongst other criteria - a minor change is a change that would not result in 'substantially different' development.*

Schedule 2 - Dictionary of the Planning Act 2016 defines a minor change as follows:

Minor change means a change that-

- (a) for a development application (not applicable).*
- (b) for a development approval-*
 - (i) Would not result in substantially different development; and*
 - (ii) If a development application for the development, including the change, were made when the change application is made would not cause-*
 - (A) the inclusion of prohibited development in the application; or*
 - (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - (C) referral to extra referral agencies, other than the chief executive; or*
 - (D) a referral agency to assess the application against, or have regard to, matter prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have regard to, when the application was made; or*
 - (E) public notification if public notification was not required for the development application.*
2. *An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change-*
 - (a) made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application;*
 - (b) made to a development application in accordance with part 6;*
 - (c) made to a development application after the appeal period.*
3. *In determining whether the proposed change would result in substantially differed development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.*
4. *A change may be considered to result in a substantially different development if any of the following apply to the proposed change:*
 - (a) involves a new use; or*
 - (b) result in the application applying to a new parcel of land; or*
 - (c) dramatically changes the built form in terms of scale, bulk and appearance; or*
 - (d) change the ability of the proposed development to operate as intended; or*

- (e) *removes a component that is integral to the operation of the development; or*
- (f) *significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
- (g) *introduces new impacts or increase the severity of known impacts; or*
- (h) *removes an incentive or offset component that would have balanced a negative impact of the development; or*
- (i) *impacts on infrastructure provisions.*

Comment

The proposed changes to the development approval as outlined below constitutes a *minor change* to the approval.

Assessing and deciding applications for minor changes

Section 81(2) of the Planning Act 2016 requires that Council must assess the proposed change having regard to:

- *The information the applicant included with the application*

Comment

The details of the request to change the approval was provided by the applicant in a letter to Council dated 22 July 2025 (**Attachment 2**). The requested changes and Council officer response/s are addressed below.

- *if submissions were made about the original application – the submissions*

Comment

The original development application was impact assessable and two (2) submissions were received during the public notification period.

The issues raised in the submissions were the absence of a right-hand turn in option off Rankin Street and the suggestion that the entire development be moved to the eastern side of Mareeba.

The changes being proposed by the applicant do not impact on either of these submission issues.

- *Any pre-request response notice or response notice given in relation to the change application.*

Comment

No pre-request response notice or response notice was received.

- *All matters the responsible entity (Council) would or may assess against or have regard to, if the change application were a development application.*

Comment

The requested changes and responses are addressed below.

- *Another matter that the responsible entity (Council) considers relevant.*

Comment

No other matter is considered relevant.

REQUEST TO CHANGE THE DEVELOPMENT APPROVAL**Approved Plans**

The approved plans and / or documents for this development approval are listed in the following tables:

<i>Plan/Document Number</i>	<i>Plan/Document Title</i>	<i>Prepared by</i>	<i>Dated</i>
TA#19.0298.17 A0.00 rev. 7	Cover Sheet	Thomson Adsett	18/01/2023
TA#19.0298.17 A0.10 rev. 7	Site Context	Thomson Adsett	18/01/2023
TA#19.0298.17 A1.01 rev. 18A	Site Plan	Thomson Adsett	19/12/2022
TA#19.0298.17 A1.02 rev. 14	Development Plan	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.01 rev. 12	Ground Floor Plan - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.02 rev. 6	Roof Plan - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.03 rev. 6	Elevations - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.04 rev. 6	Elevations - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A2.05 rev. 6	Sections - Supermarket	Thomson Adsett	18/01/2023
TA#19.0298.17 A4.01 rev. 6	Ground Floor Plan – Fast Food	Thomson Adsett	11/07/2022
TA#19.0298.17 A4.02 rev. 5	Elevations – Fast Food	Thomson Adsett	06/07/2022
TA#19.0298.17 A5.01 rev. 6	3D Views	Thomson Adsett	18/01/2023
TA#19.0298.17 A5.02 rev. 6	3D Views	Thomson Adsett	18/01/2023
1604-002 Rev. F	Rankin Street Median Extension Concept	Trinity Engineering and Consulting	22/12/22

Request by Applicant

The applicant requests a change to the approved plans by incorporating the following amendments:

- A 476m² increase in Gross Floor Area (GFA) to the 'retail shop' component (814m² to 1290m²);
- A 115m² reduction in the floor area within the 'enclosed mall/foyer/passage area' (637m² to 522m²);
- Relocation of the services (fire metre, boosters, etc.) northward of the Byrnes Street crossover;

- Internal modifications throughout the car parking layout;
- Changes to the 'direct to boot' area to remove the drive thru aspect in favour of dedicated parking spaces';
- An additional 18 car parking spaces, for an increased total of 253 car parking spaces;
- Modification to the taxi-bays to be longer and allow a drive-through function;
- An additional one (1) bicycle space, for an increased total of 13 bicycle spaces;
- Internal layout changes including arrangements/modifications to the:
 - Enclosed mall/foyer/passage area;
 - Size and orientation of eastern tenancies and adjacent online pick up area;
 - Removal of central shop tenancy;
 - Increase in size of the western most tenancy/tenancies; and
 - Amenities area.

Response

There is no officer objection to the applicant's requested changes.

The slight increase in floor area is addressed by an additional 18 on-site car parking spaces and the other proposed changes are largely operational changes for the development.

It is recommended that the approved plans be amended as follows:

The approved plans and / or documents for this development approval are listed in the following tables

Plan/Document Number	Plan/Document Title	Prepared by	Dated
TA#19.0298.17 A0.00 rev. 7 9	Cover Sheet	Thomson Adsett	18/01/2023 24/06/2025
TA#19.0298.17 A0.10 rev. 7 10	Site Context	Thomson Adsett	18/01/2023 24/06/2025
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TA#19.0298.17 A4.02 rev. 5 6	Elevations – Fast Food	Thomson Adsett	06/07/2022 24/06/2025

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1604-002 Rev. F	Rankin Street Median Extension Concept	Trinity Engineering and Consulting	22/12/22

Condition 3.6 – Trolley Bays

3.6 Trolley Bays

Trolley bay areas must be provided on the site generally in accordance with Drawing No. TA#19.0298.17 A1.02 Rev. 14.

Response

This condition requires amendment to reflect the change in approved plan as follows:

3.6 Trolley Bays

*Trolley bay areas must be provided on the site generally in accordance with Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.***

Condition 4.3 – Car Parking/Internal Driveways

4.3 Car Parking/Internal Driveways

The applicant/developer must ensure that the development is provided with on-site car parking spaces, generally in accordance with Drawing No. TA#19.0298.17 A1.02 rev.14, which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

Car parking shade structures must generally be provided in accordance with Drawing No. TA#19.0298.17 A1.01 rev. 18A.

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural Building Designer, for the construction of proposed car parking facilities and internal driveways demonstrating:

- *Compliance with Australian Standard AS2890.1 Off Street Parking – Car Parking Facilities;*
- *Compliance with Australian Standard AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities;*
- *Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;*
- *Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;*
- *A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.*

Response

This condition requires amendment to reflect the change in approved plan as follows:

4.3 Car Parking/Internal Driveways

*The applicant/developer must ensure that the development is provided with on-site car parking spaces, generally in accordance with Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21**, which are available for use solely for the parking of vehicles associated with the use of the premises. All car parking spaces must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.*

*Car parking shade structures must generally be provided ~~in accordance with Drawing No. TA#19.0298.17 A1.01 rev. 18A~~ **over a minimum of 50% of the on-site car parking spaces.***

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications, prepared by a Registered Professional Engineer of Queensland (RPEQ) or an Architectural Building Designer, for the construction of proposed car parking facilities and internal driveways demonstrating:

- *Compliance with Australian Standard AS2890.1 Off Street Parking – Car Parking Facilities;*
- *Compliance with Australian Standard AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities;*
- *Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;*
- *Compliance with Australian Standard AS2890.6 – Parking Facilities – Off-street parking for people with disabilities;*
- *A sign must be erected in proximity to the access driveway indicating the availability of on-site car parking.*

Condition 4.4 Frontage Works – Byrnes Street

4.4 Frontage Works - Byrnes Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer and the Department of Transport and Main Roads:

- 4.4.1** *Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.4.2** *Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.4.3** *Entry/exit arrangements in accordance with the extent of works shown on Drawing No. TA#19.0298.17 A1.02 Rev.14.*
- 4.4.4** *A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Byrnes Street to the general extent indicated on Drawing No. TA#19.0298.17 A1.02 Rev.14. The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the construction of proposed works.

Response

This condition requires amendment to reflect the change in approved plan as follows:

4.4 Frontage Works - Byrnes Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer and the Department of Transport and Main Roads:

- 4.4.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.4.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.4.3 Entry/exit arrangements in accordance with the extent of works shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21**.*
- 4.4.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Byrnes Street to the general extent indicated on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21**. The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the construction of proposed works.

Condition 4.5 – Frontage Works – Rankin Street

4.5 Frontage Works - Rankin Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- 4.5.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.5.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.5.3 On street car parking and entry/exit arrangements in accordance with the extent of works shown on Drawing No. TA#19.0298.17 A1.02 Rev.14*
- 4.5.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Rankin Street to the general extent indicated on Drawing TA#19.0298.17 A1.02 Rev.14. The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the construction of proposed works.

Response

This condition requires amendment to reflect the change in approved plan as follows:

4.5 Frontage Works - Rankin Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- 4.5.1 Kerb and channelling for the full frontage of Lot 78 on SP298287.*
- 4.5.2 Signage and line marking as per the Department of Transport and Main Roads Manual of Uniform Traffic control Devices (MUTCD).*
- 4.5.3 On street car parking and entry/exit arrangements in accordance with the extent of works shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.***
- 4.5.4 A paved footpath, including kerb ramps and associated tactile indicators must be constructed on Rankin Street to the general extent indicated on Drawing ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21.** The footpath must be constructed in accordance with the FNQROC Development Manual. No section of paved footpath is to be less than two (2) metres in width.*

Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the construction of proposed works.

Condition 4.7 – Landscaping

4.7 Landscaping

- 4.7.1 The development must be landscaped in accordance with an approved landscape plan.*
- 4.7.2 Prior to the issue of the development permit for operational works, a detailed landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*
- 4.7.3 The landscape plan should be generally consistent with green areas shown on Drawing No. TA#19.0298.17 A1.02 Rev.14 and demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*
- 4.7.4 The landscape plan must also provide for the landscaping of Byrnes Street and Rankin Street frontages.*
- 4.7.5 A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*

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

Response

This condition requires amendment to reflect the change in approved plan as follows:

4.7 Landscaping

- 4.7.1 *The development must be landscaped in accordance with an approved landscape plan.*
- 4.7.2 *Prior to the issue of the development permit for operational works, a detailed landscape plan must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*
- 4.7.3 *The landscape plan should be generally consistent with green areas shown on Drawing No. ~~TA#19.0298.17 A1.02 Rev. 14~~ **TA#19.0298.17 A1.02A Rev. 21** and demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*
- 4.7.4 *The landscape plan must also provide for the landscaping of Byrnes Street and Rankin Street frontages.*
- 4.7.5 *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*
- 4.7.6 *The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.*

Adopted Infrastructure Charges Notice

An Adopted Infrastructure Charges Notice (AICN) has been issued for the development based on the following:

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Commercial (Retail)	Shopping Centre	Per m2 of GFA	\$130.00	4,469	\$580,970.00
Commercial (Retail)	Food and Drink Outlet	Per m2 of GFA	\$130.00	270	\$35,100.00
Credit					
High Impact Industry	Sawmill	Per m2 of GFA	\$51.00	6,000	\$306,000.00
TOTAL					\$310,070.00

Response

Due to changes in gross floor area and infrastructure charge rates, the following revised AICN will be issued to the applicant.

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
Proposal					
Commercial (Retail)	Shopping Centre	Per m2 of GFA	\$130.00 <u>\$144.40</u>	4,469 <u>To be determined at building application stage</u>	\$580,970.00 <u>To be determined at building application stage</u>
Commercial (Retail)	Food and Drink Outlet	Per m2 of GFA	\$130.00 <u>\$144.40</u>	270 <u>To be determined at building application stage</u>	\$35,100.00 <u>To be determined at building application stage</u>
Credit					
High Impact Industry	Sawmill	Per m2 of GFA	\$51.00 <u>\$56.20</u>	6,000	\$306,000.00 <u>\$337,200.00</u>
TOTAL					<u>\$310,070.00</u> <u>To be determined at building application stage</u>