

25 August 2025

Planning Officer: Carl Ewin  
Direct Telephone: 074086 4656  
Our Reference: MCU/22/0003  
Your Reference: 24-1123

Reedlodge Pty Ltd  
C/- Urban Sync Pty Ltd  
PO Box 2970  
CAIRNS QLD 4870

Dear Applicants,

## **Minor Change to an Existing Approval**

### ***Planning Act 2016***

I refer to your request to make a minor change to an existing approval issued on 16 March 2023. On 20 August 2025, Council decided your requested changes.

Details of the decision are as follows:

#### **APPLICATION DETAILS**

Application No:	MCU/22/0003
Street Address:	232 Byrnes Street and Close Avenue, Mareeba
Real Property Description:	Lot 78 on SP298287 and Lease A in Lot 20 on NR7137
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### **DECISION DETAILS**

The following type of approval has been issued:

**Development Permit for Material Change of Use – Shopping Centre and Food and Drink Outlet**

In relation to the Change Application, at the Ordinary Council meeting on 20 August 2025, Council resolved to approve the changes as follows:



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

Plan/Document Number	Plan/Document Title	Prepared by	Dated
TA#19.0298.17 A0.00 rev. 7 <u>9</u>	Cover Sheet	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A0.10 rev. 7 <u>10</u>	Site Context	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A1.01A rev. 18A <u>27</u>	Site Plan	Thomson Adsett	19/12/2022 <u>24/06/2025</u>
TA#19.0298.17 A1.02A rev. 14 <u>21</u>	Development Plan	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.01 rev. 12 <u>15</u>	Ground Floor Plan - Supermarket	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.02 rev. 6 <u>9</u>	Roof Plan - Supermarket	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.03 rev. 6 <u>9</u>	Elevations - Supermarket	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.04 rev. 6 <u>9</u>	Elevations - Supermarket	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.05 rev. 6 <u>9</u>	Sections - Supermarket	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A4.01 rev. 6 <u>7</u>	Ground Floor Plan – Fast Food	Thomson Adsett	11/07/2022 <u>24/06/2025</u>
TA#19.0298.17 A4.02 rev. 5 <u>6</u>	Elevations – Fast Food	Thomson Adsett	06/07/2022 <u>24/06/2025</u>
TA#19.0298.17 A5.01 rev. 6 <u>9</u>	3D Views	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A5.02 rev. 6 <u>9</u>	3D Views	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
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.



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*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.*

#### CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is six (6) years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

#### INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "*necessary infrastructure condition*" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

#### CONSOLIDATED ASSESSMENT MANAGER CONDITIONS

##### Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
  - to ensure compliance with the following conditions of approval and the conditions of the State Referral Agency.
2. Timing of Effect
  - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
  - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions have been complied with, except where specified otherwise in these conditions of approval.
  - 2.3 Prior to the commencement of use, the applicant must provide a letter from the State Referral Agency confirming that the department is satisfied their conditions are complied with and/or that the department has no objections to the commencement of the use.



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3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.4 Emissions

Emissions associated with operational activities must not cause an 'environmental nuisance' within the meaning of the Environmental Protection Act (1994) to any sensitive receptor and comply with the Air Quality Objectives as stated within Schedule 1 of the Environmental Protection (Air) Policy 2019.

3.5 Waste Management

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

Where bulk bins are used and are to be serviced on site, certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council prior to the issue of a building permit which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear.

**At the Ordinary Council meeting on 20 August 2025, 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.**

3.7 Rubbish Bins

Waste bins must be provided at each pedestrian entrance to the proposed development.



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3.8 Amenity

3.8.1 The southern wall of the supermarket must be finished in a combination of Woolworths green, Dulux monument and Dulux vivid white to prevent the dominance of any one colour, to the satisfaction of Council's delegated officer.

3.8.2 All building materials and colours to be used must be non-reflective and be generally in accordance with the approved plans to the satisfaction of Council's delegated officer.

3.9 No trucks, other than service vehicles for the shopping centre, are permitted to park on the subject land when the shopping centre is closed to the public. All service vehicles must leave the subject land as soon as reasonably practical after serving the shopping centre.

3.10 Advertising signage

The placement and sizing of advertising signage is to be generally in accordance with the approved plans.

4. Infrastructure Services and Standards

4.1 Access – Rankin Street

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

Where applicable, the applicant/developer must ensure that any redundant vehicle crossovers are removed and reinstated with kerb and channel.

4.2 Stormwater Drainage/Water Quality

4.2.1 The applicant/developer must take all reasonable steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

4.2.2 Prior to the issue of a development permit for operational works, the applicant/developer must submit a revised Stormwater Management Plan prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual, to the satisfaction of Council's delegated officer.



4.2.3 The applicant/developer must construct the stormwater drainage infrastructure in accordance with the approved Stormwater Management Plan.

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

**At the Ordinary Council meeting on 20 August 2025, 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.



At the Ordinary Council meeting on 20 August 2025, 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.

At the Ordinary Council meeting on 20 August 2025, 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.

4.6 Frew Street Works

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:

- 4.6.1 Widening of the sealed pavement on the western side of Frew Street to the existing kerb and channel.
- 4.6.2 Appropriate line marking to allow for RV/larger vehicle parking on the western side of Frew Street.
- 4.6.3 Construction of a cul-de-sac head at the southern end of Frew Street to allow for turning of RV/larger vehicles.
- 4.6.4 Construction of concrete footpath and pedestrian level crossing as shown on Drawing No. 1604-002 Revision F in accordance with the FNQROC Development Manual and Queensland Rail standards. 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.

**At the Ordinary Council meeting on 20 August 2025, 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



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**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.

#### 4.8 Lighting

All lighting installed upon the premises including car parking areas must be certified by Ergon Energy (or such other suitably qualified person). The vertical illumination at 1.5 metres outside the boundary of the subject land must not exceed eight (8) lux measured at any level upwards from ground level.

#### 4.9 Water Supply

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

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

4.9.2 Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the connection of the development to Council's reticulated water supply system demonstrating compliance with Condition 4.9.1.

The engineering plans and specifications for the connection, including any requirement for onsite firefighting storage, must be accompanied



by an engineering report demonstrating that Council's existing infrastructure will be able to provide the minimum acceptable standard of service for water reticulation.

#### 4.10 Sewerage Connection

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

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

- 4.10.2 Prior to the issue of a development permit for operational works, the applicant/developer must submit engineering plans and specifications for the connection of the development to Council's reticulated sewerage system demonstrating compliance with Condition 4.10.1.

#### REFERRAL AGENCY CONDITIONS

Refer to Decision Notice issued on 16 March 2023 for referral agencies and conditions applicable to the application.

#### APPROVED PLANS/DOCUMENTS

At the Ordinary Council meeting on 20 August 2025, the following plans are approved and amended as follows:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
TA#19.0298.17 A0.00 rev. 7 <u>9</u>	Cover Sheet	Thomson Adsett	<del>18/01/2023</del> <b>24/06/2025</b>
TA#19.0298.17 A0.10 rev. 7 <u>10</u>	Site Context	Thomson Adsett	<del>18/01/2023</del> <b>24/06/2025</b>
TA#19.0298.17 A1.01A rev. <del>18A</del> <u>27</u>	Site Plan	Thomson Adsett	<del>19/12/2022</del> <b>24/06/2025</b>
TA#19.0298.17 A1.02A rev. <del>14</del> <u>21</u>	Development Plan	Thomson Adsett	<del>18/01/2023</del> <b>24/06/2025</b>
TA#19.0298.17 A2.01 rev. <del>12</del> <u>15</u>	Ground Floor Plan - Supermarket	Thomson Adsett	<del>18/01/2023</del> <b>24/06/2025</b>
TA#19.0298.17	Roof Plan -	Thomson Adsett	<del>18/01/2023</del>



A2.02 rev. 6 <u>9</u>	Supermarket		<u>24/06/2025</u>
TA#19.0298.17 A2.03 rev. 6 <u>9</u>	Elevations - Supermarket	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.04 rev. 6 <u>9</u>	Elevations - Supermarket	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A2.05 rev. 6 <u>9</u>	Sections - Supermarket	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
TA#19.0298.17 A4.01 rev. 6 <u>7</u>	Ground Floor Plan – Fast Food	Thomson Adsett	11/07/2022 <u>24/06/2025</u>
TA#19.0298.17 A4.02 rev. 5 <u>6</u>	Elevations – Fast Food	Thomson Adsett	06/07/2022 <u>24/06/2025</u>
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TA#19.0298.17 A5.02 rev. 6 <u>9</u>	3D Views	Thomson Adsett	18/01/2023 <u>24/06/2025</u>
1604-002 Rev. F	Rankin Street Median Extension Concept	Trinity Engineering and Consulting	22/12/22

#### ADVISORY NOTES

The following Advisory Notes are for information purposes only and do not form conditions of approval:

#### ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (c) Food Premises  
  
Premises proposed for the storage and preparation, handling, packing or service of food must comply with the requirements of the Food Act 2006.
- (d) A Trade Waste Permit will be required prior to the commencement of use.
- (e) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning



Scheme Codes to the extent they have not been varied by a condition of this approval.

(f) Compliance with Acts and Regulations

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

(g) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from [www.dcceew.gov.au](http://www.dcceew.gov.au).

(h) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.dsdsatsip.qld.gov.au](http://www.dsdsatsip.qld.gov.au).

**PROPERTY NOTES**

Not Applicable.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

- Development Permit for Operational Work
- Development Permit for Building Work
- Development Compliance Permit for Plumbing and Drainage Work

**SUBMISSIONS**

There were two (2) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided below:

Name of Principal submitter	Address
1. C Roll	<a href="mailto:carlieroll@hotmail.com">carlieroll@hotmail.com</a>
2. J Burnett	<a href="mailto:joelineburnett@gmail.com">joelineburnett@gmail.com</a>



#### RIGHTS OF APPEAL

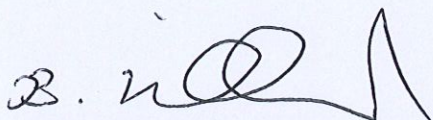
You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

#### OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at [www.msc.qld.gov.au](http://www.msc.qld.gov.au), or at Council Offices.

If you have any further queries in relation to the above, please contact Council on the above number.

Yours faithfully



**BRIAN MILLARD**  
**COORDINATOR PLANNING & BUILDING**

#### **DECISION NOTICE HISTORY**

MCU/22/0003 – Original Decision Notice dated: 16 March 2023

MCU/22/0003 – Original Adopted Infrastructure Charges Notice dated: 16 March 2023

MCU/22/0003 – Minor Change to an Existing Approval dated: 25 August 2025

MCU/22/0003 – Amended Adopted Infrastructure Charges Notice dated: 25 August 2025

Encl: Amended Approved Plans/Documents  
Appeal Rights  
Amended Adopted Infrastructure Charge Notice



## Amended Approved Plans/Documents

### MAREEBA NEIGHBOURHOOD SHOPPING CENTRE 232 BYRNES STREET, MAREEBA

#### DRAWING LIST - CONCEPT

A 000	COVER SHEET
A 010	SITE CONTEXT PLAN
A 100A	SITE PLAN
A 100A	DEVELOPMENT PLAN
A 201	GROUND FLOOR PLAN - SUPERMARKET
A 202	ROOF PLAN - SUPERMARKET
A 203	ELEVATIONS - SUPERMARKET
A 204	PI RATIONS - SUPERMARKET
A 205	SECTIONS - SUPERMARKET
A 401	GROUND FLOOR PLAN - FAST FOOD
A 402	ELEVATIONS - FAST FOOD
A 501	3D VIEWS
A 502	3D VIEWS

#### DEVELOPMENT APPLICATION

25/8/2025  
23 m



EXISTING VESTIBUL CORNER OF BYRNES & RAININ STREET

**MAREEBA NEIGHBOURHOOD SHOPPING CENTRE**  
232 BYRNES STREET, MAREEBA  
REED LODGE PTY LTD.

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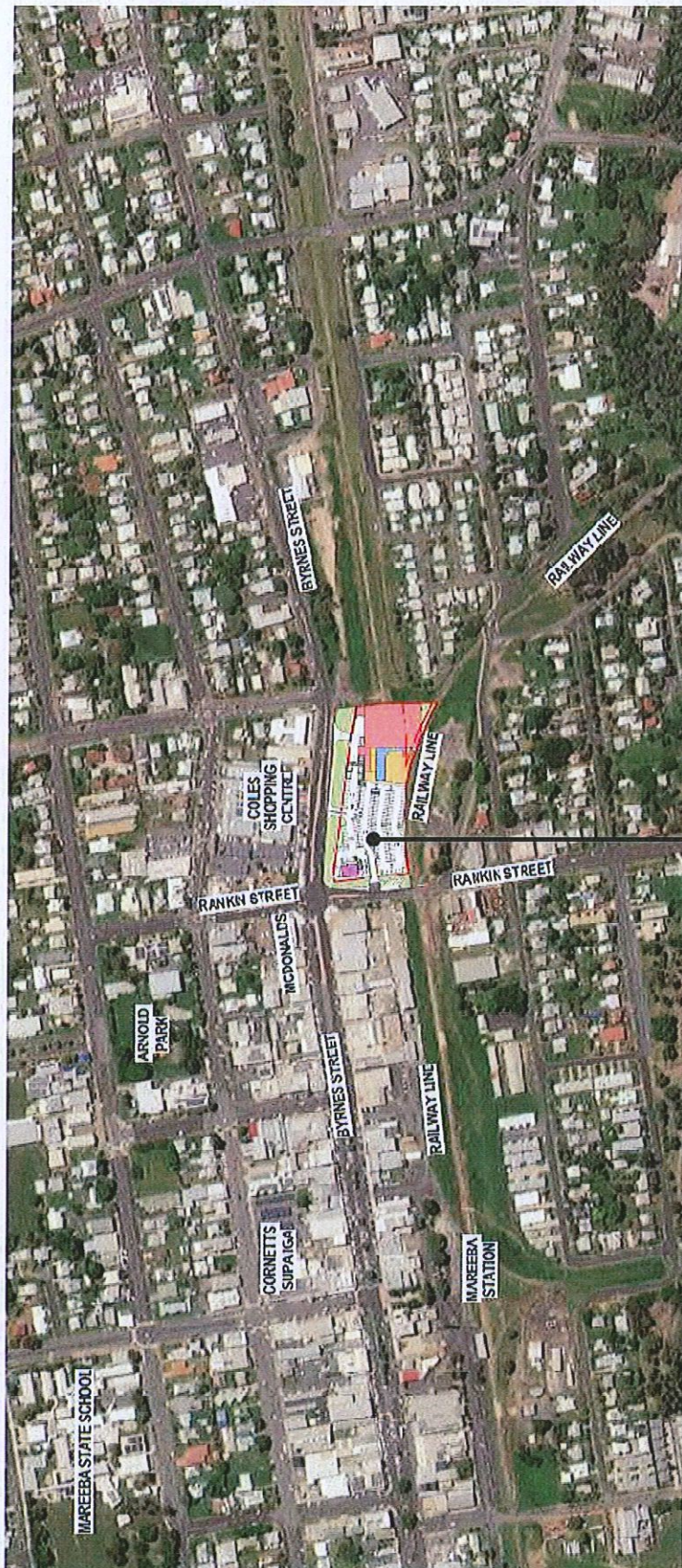
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TA # 19.0226.17 A0.06

2025-06-24  
REV. 9

COVER SHEET





PROPOSED MAREEBA  
NEIGHBOURHOOD SHOPPING CENTRE

1 SITE CONTEXT PLAN  
1:200

DEVELOPMENT APPLICATION  
0 5 10 15 20m

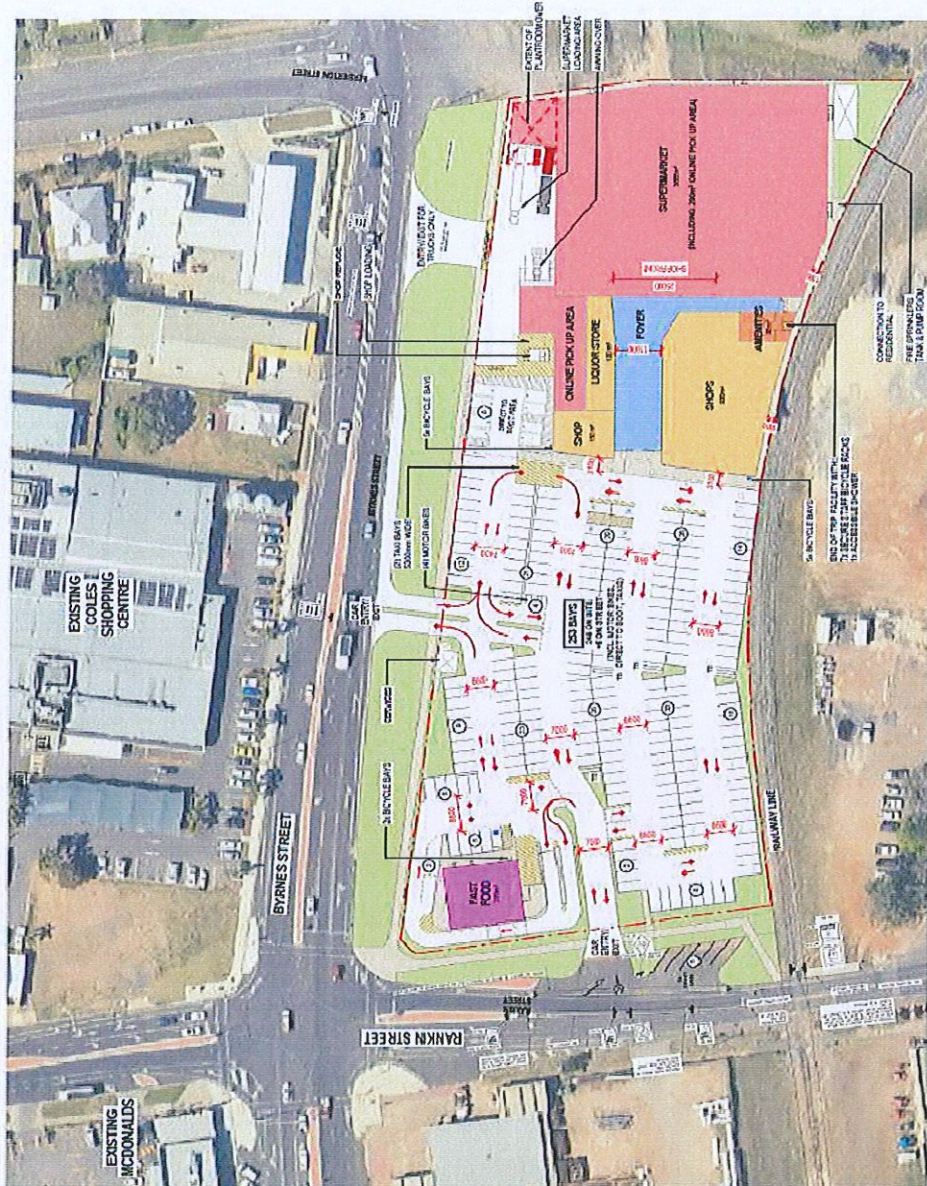
**MAREEBA NEIGHBOURHOOD SHOPPING CENTRE**  
242 BYRNES STREET, MAREEBA  
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TA # 19,0298.17  
A0.10  
1:2500 @ A0  
2022-06-24  
rev. 10

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25/8/2025  
B. [Signature]





1 SITE PLAN - OPTION 6  
1:500

# DEVELOPMENT SCHEDULE

PROPOSED USES	GFA	GLAR
SUPERMARKET	3653m²	3800m²
SHOPS	1290m²	1280m²
FAST FOOD	270m²	270m²
AMENITIES	90m²	90m²
<b>TOTAL CENTRE</b>	<b>5305m²</b>	<b>5130m²</b>

## CAR PARKING SCHEDULE

CARS CENTRE (ON SITE)	245
STREET CARPS	5
<b>TOTAL CARS PROVIDED</b>	<b>233</b>
<b>TOTAL CARS REQUIRED</b>	<b>205</b>

NOTE:  
CARS REQUIRED IS BASED ON:  
1150 UP TO 400m² GFA  
1125 ABOVE 400m² GFA

NOTE: SUPERMARKET GLAR EXCLUDES  
EXTERNAL WALLS AND LOADING DOCK

COVERED CARPARKS

AREA OF FOYER / PASSAGE -  
322m²

DEVELOPMENT APPLICATION



MAREEBA NEIGHBOURHOOD SHOPPING CENTRE

222 BYRNES STREET, MAREEBA

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SITE PLAN

As indicated @ A1

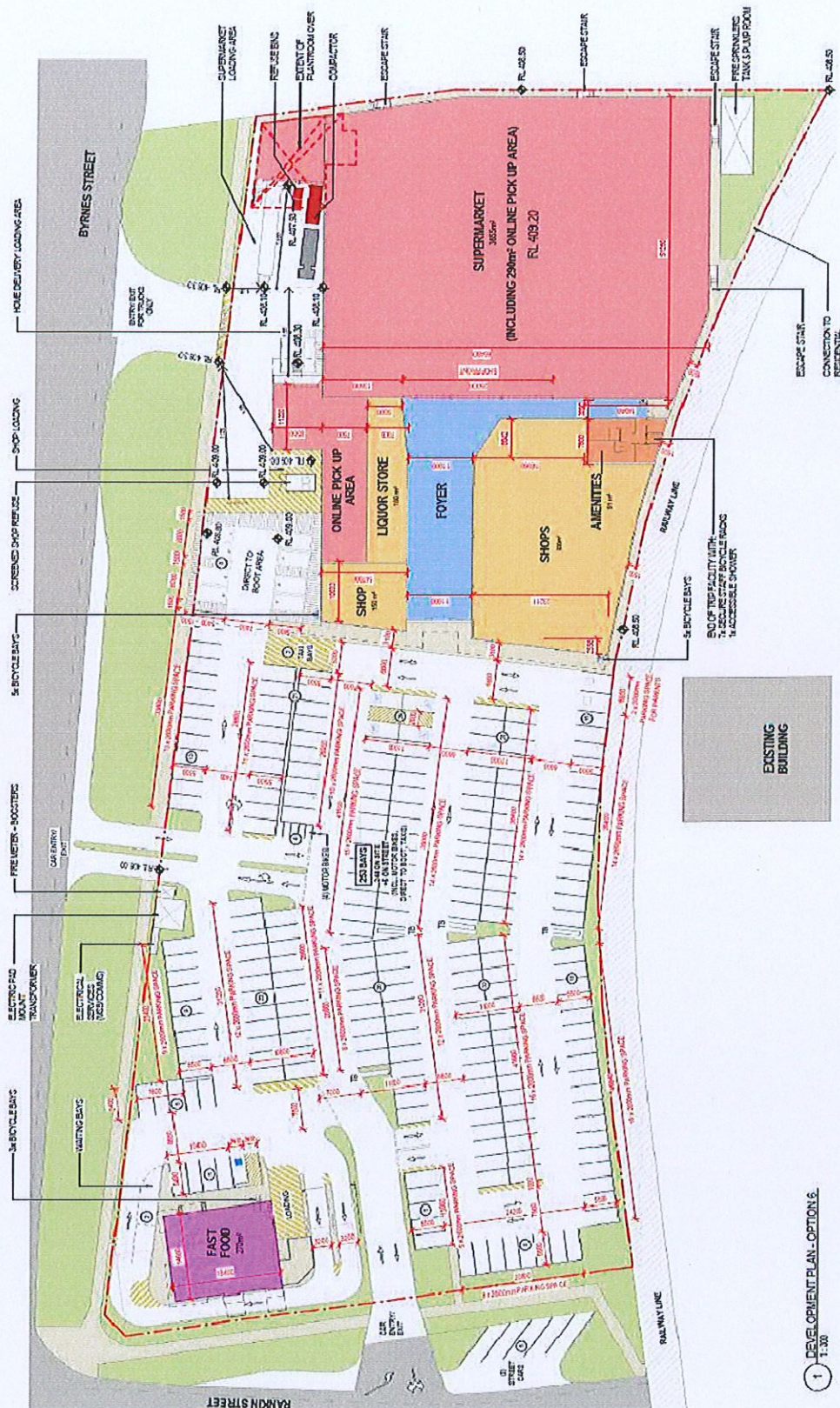
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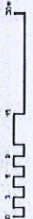
rev. 27





1 DEVELOPMENT PLAN - OPTION 1  
1:300

DEVELOPMENT APPLICATION



MAREEBA NEIGHBOURHOOD SHOPPING CENTRE  
222 BYRNES STREET, MAREEBA

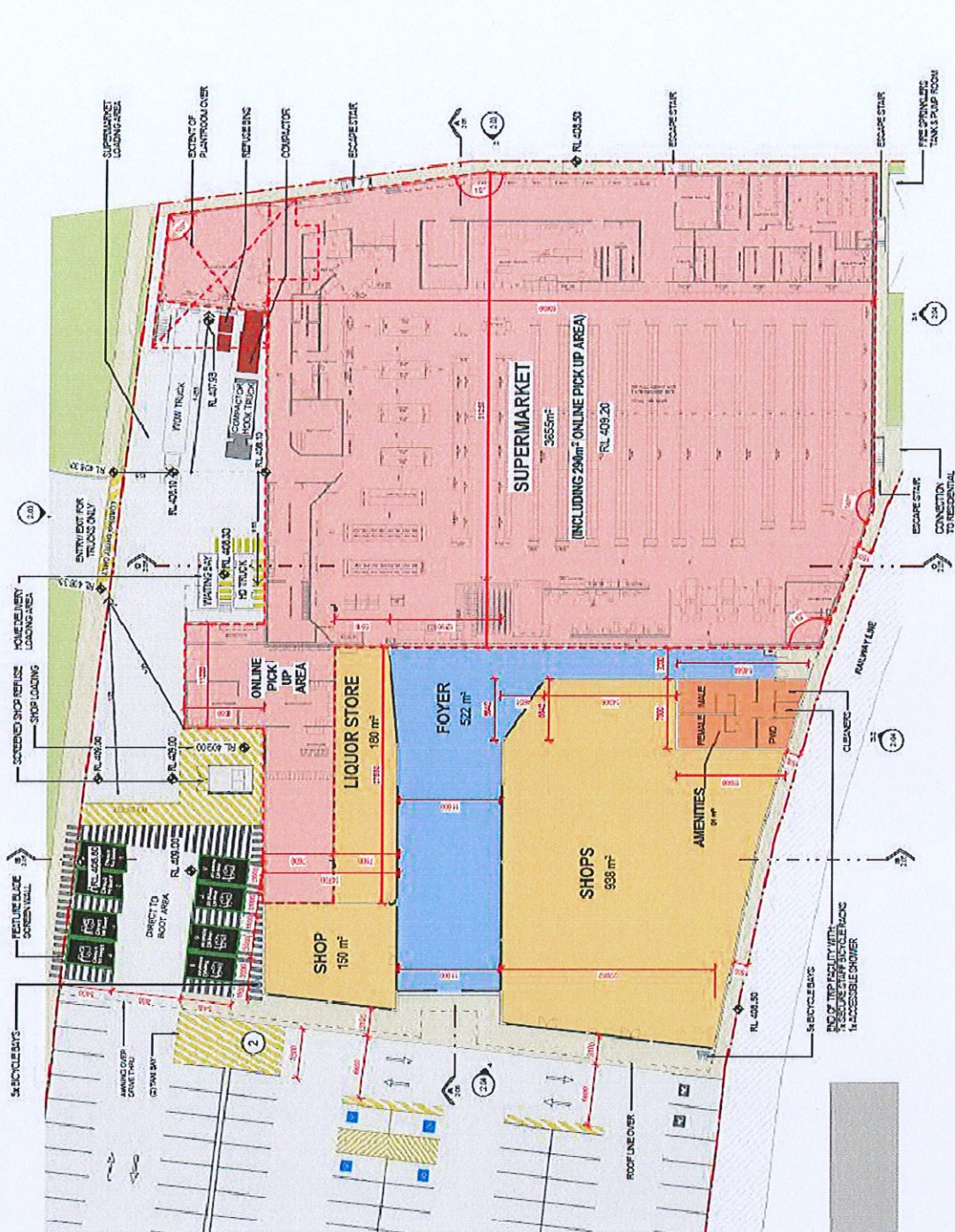
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DEVELOPMENT PLAN  
1:300 @ A1  
TA # 19.0295.17 A1.02A  
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2022-06-24

25/8/2025  
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1:200 @ A1  
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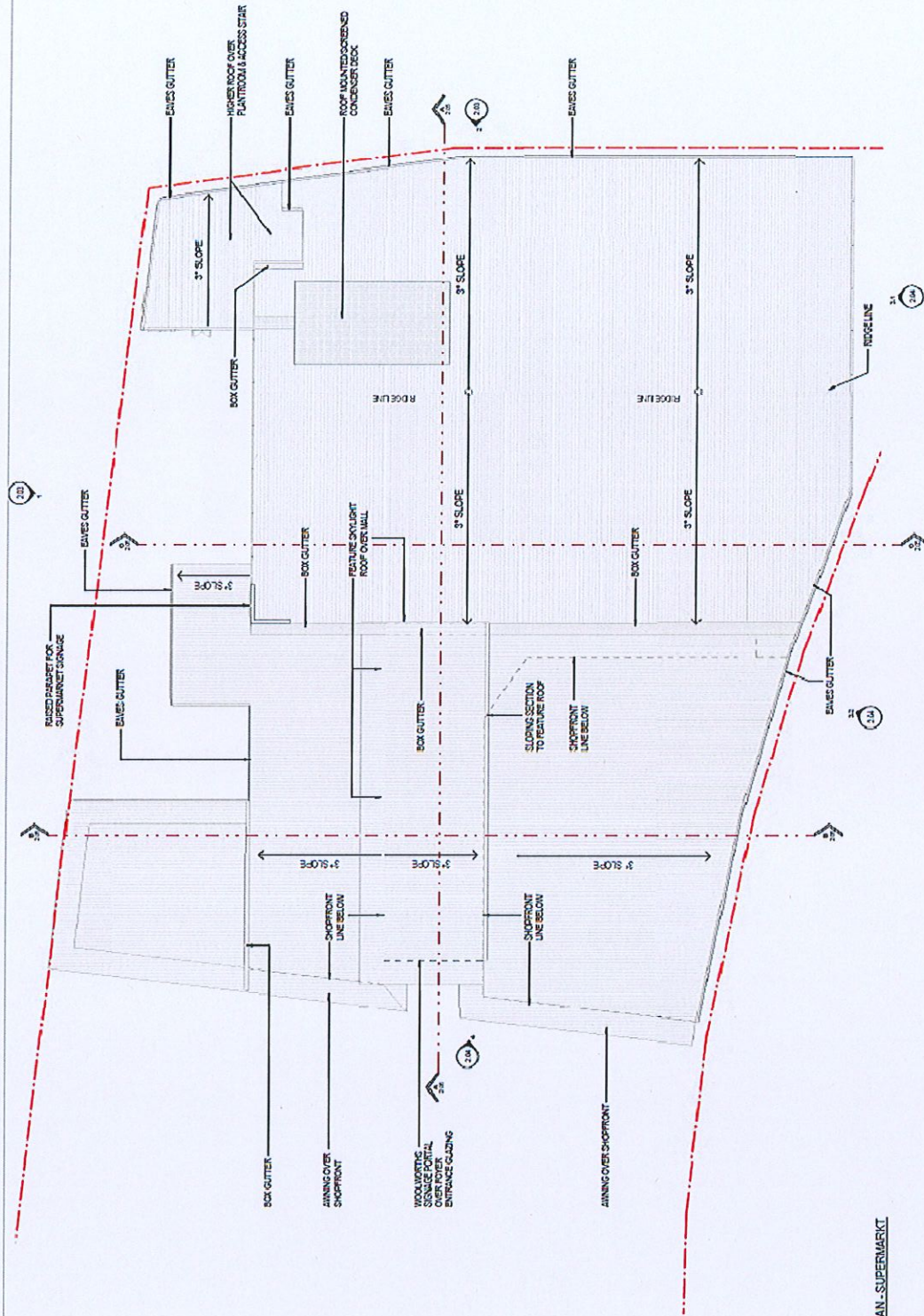
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1 FLOOR PLAN - SUPERMARKET  
1:200

DEVELOPMENT APPLICATION

25/5/2025  
B. nill





1 ROOF PLAN - SUPERMARKET  
1:200

DEVELOPMENT APPLICATION  
1:200

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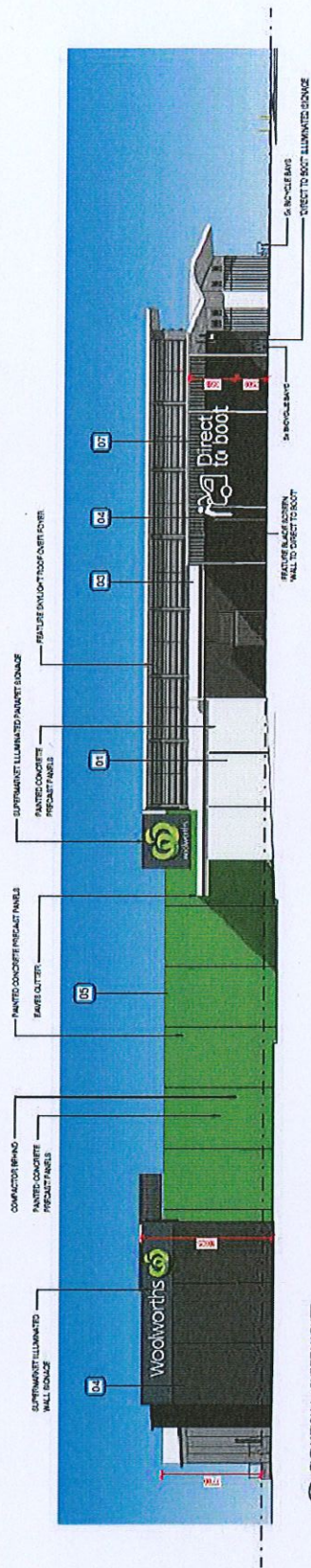
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1:200 @ A1  
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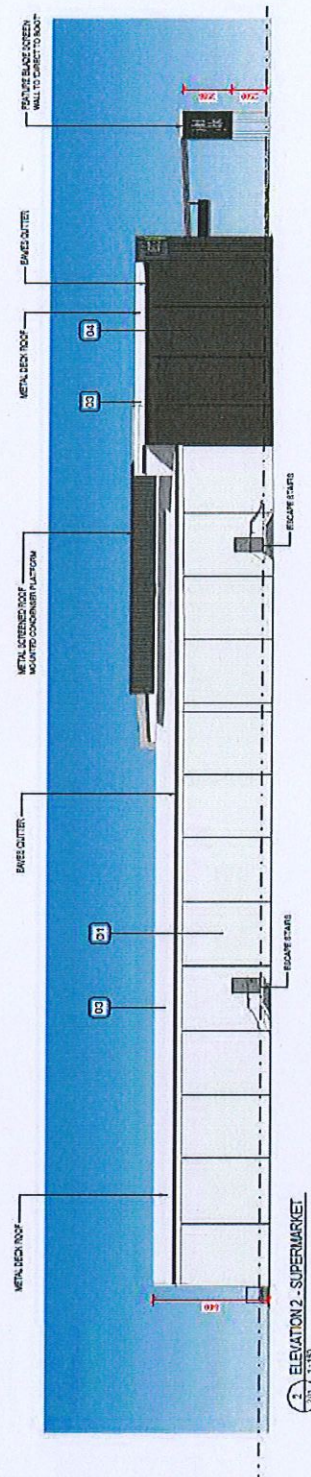
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B.22





1 ELEVATION 1 - SUPERMARKET  
201 1:150



2 ELEVATION2 - SUPERMARKET

**NOTE:**  
SIGNAGE DOES NOT FORM  
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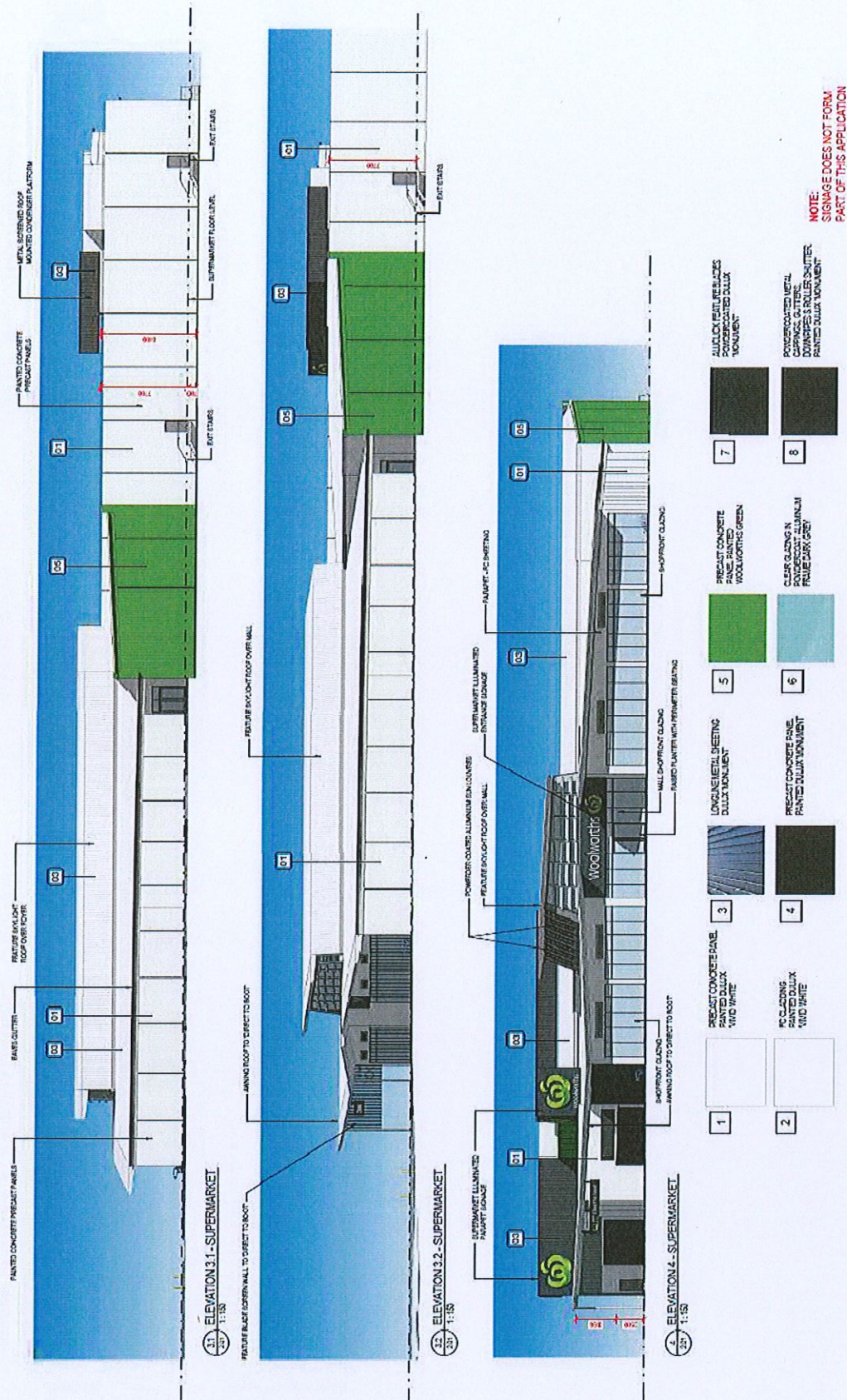
**MAREEBA NEIGHBOURHOOD SHOPPING CENTRE**  
233 BYRNES STREET, MAREEBA  
**REED LODGE PTY LTD.**

DEVELOPMENT APPLICATION

1	PRECAST CONCRETE PANEL PAINTED DULUX "WILD WHITE"	3	LONG LINE METAL SHEETING DULUX MONUMENT	5	PRECAST CONCRETE PANEL PAINTED WOOLDOUGH GREEN	7	ALUCLUX FEATURE BLADES PAINTED DULUX MONUMENT
2	PC GLAZING PAINTED DULUX "WILD WHITE"	4		6	CLAY GLAZING IN POWDERCOAT ALUMINUM FINALE DARK GREY	8	POWDERCOAT METAL CARROSS, GUTTERS, DOWNPIPE & NOZZLE BRUITS PAINTED DULUX MONUMENT

25/8/2025  
B. n. Q. 1





**MAREEBA NEIGHBOURHOOD SHOPPING CENTRE**

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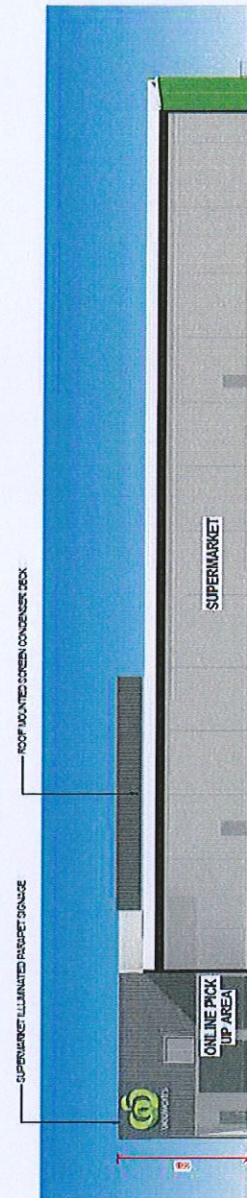
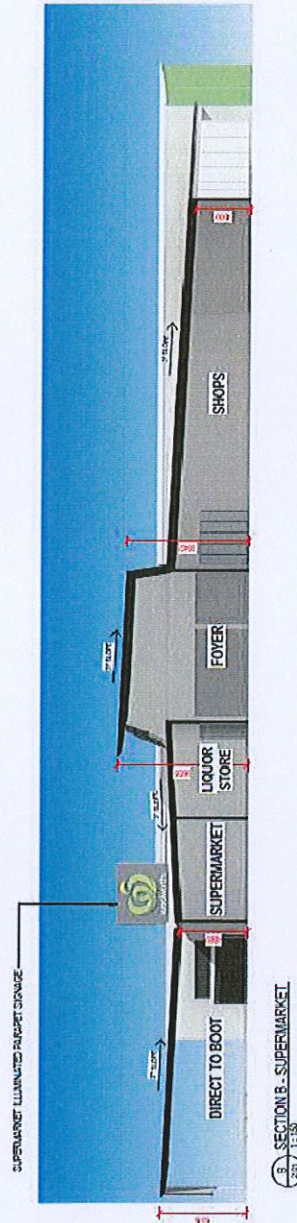
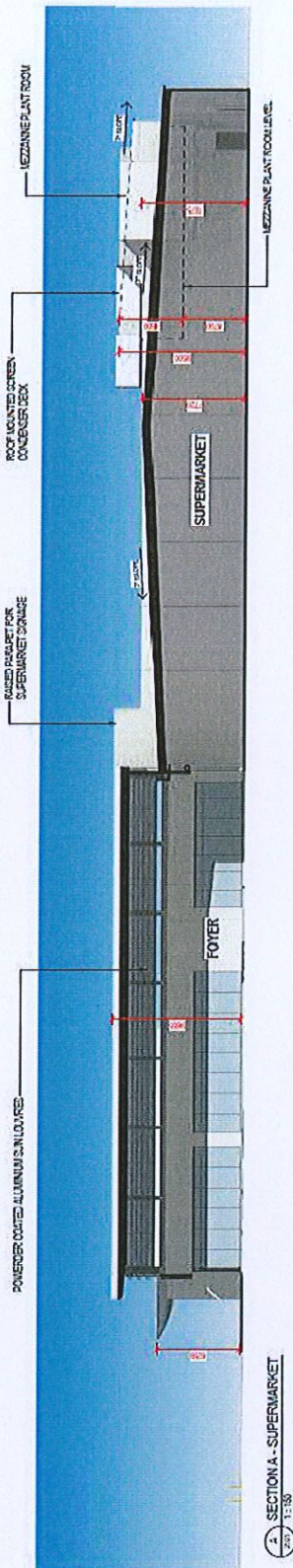
ELEVATIONS - SUPERMARKET

As indicated by AI

rev. 9

25/8/2025  
28.22



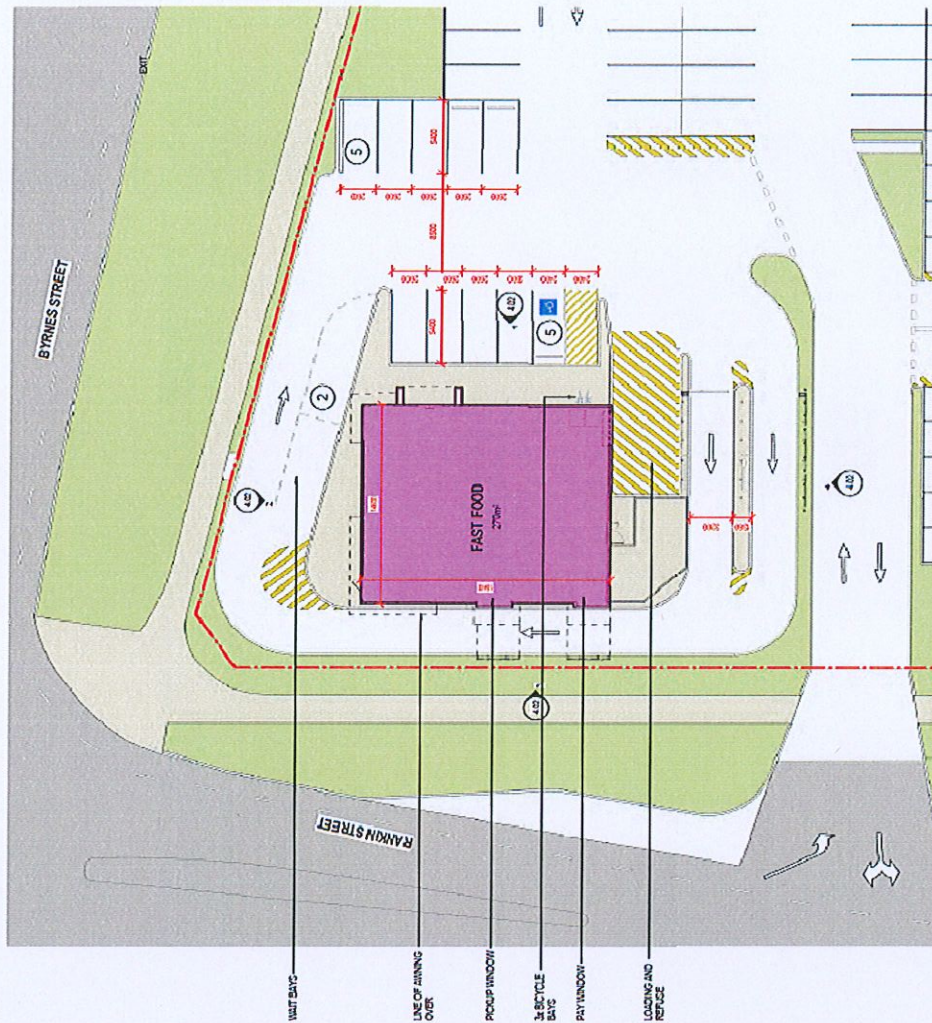


DEVELOPMENT APPLICATION

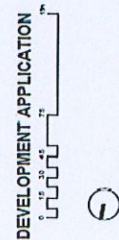
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1 FLOOR PLAN - FAST FOOD  
1:150



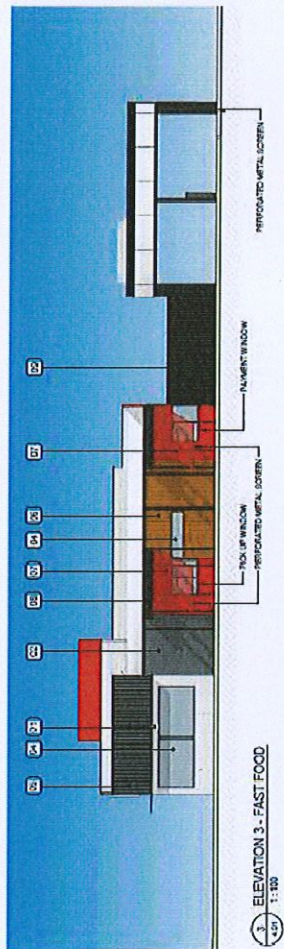
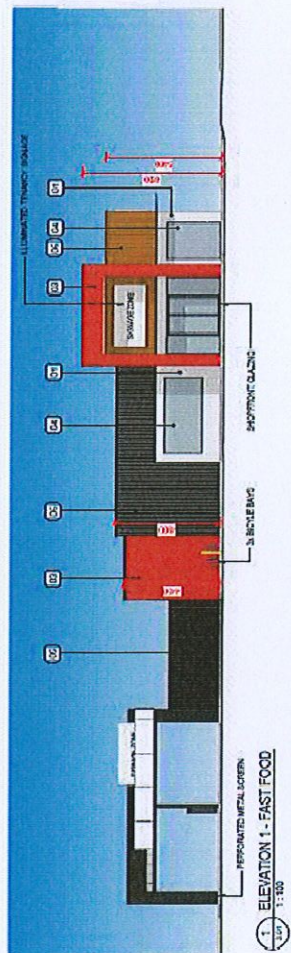
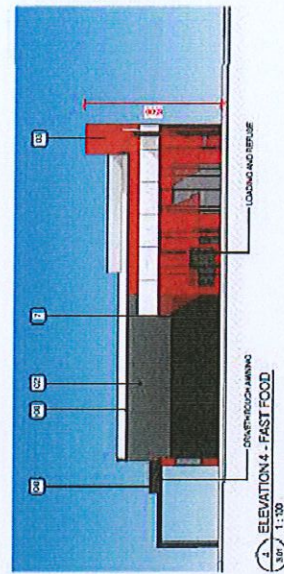
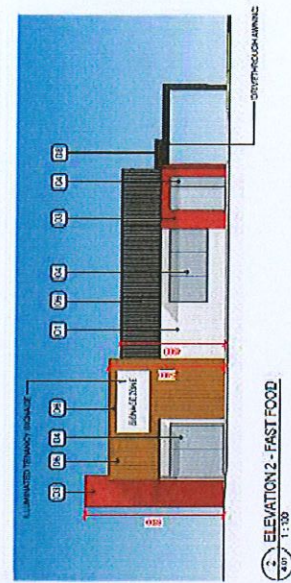
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GROUND FLOOR PLAN - FAST FOOD  
1:150 @ A1  
2025-06-24  
REV. 7  
TA # 19.0288.17  
A4.01

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MAREEBA NEIGHBOURHOOD SHOPPING CENTRE  
222 BYRNES STREET, MAREEBA  
REED LODGE PTY LTD.





01	CONCRETE PANEL / OPC SHEETING WITH EXPRESSED JOINTS PAINTED WHITE	03	OPC SHEETING WITH EXPRESSED JOINTS TYPICAL COLOUR RED	05	LONG LINE 300 METAL WALL SHEETING COLOURED MONUMENT (100 GREY)	07	PERFORATED METAL LOCKER/DOOR POWDERCOAT 'TUFF' ROUGH	09	COLLAPSE COVER COATED METAL WALL SHEETING BLACK
02	CONCRETE PANEL / OPC SHEETING WITH EXPRESSED JOINTS PAINTED DARK GREY	04	CLAY GLAZING IN POWDERCOAT ALUMINIUM FRAME DARK GREY	06	TIMBER LOOK ALUMINIUM CLADDING - ANTIWOOD	08	POWDERCOATED METAL CASINGS & FITTERS 5 DOOR PANEL PAINTED COLLABORATION		

NOTE:  
SIGNAGE DOES NOT FORM  
PART OF THIS APPLICATION

DEVELOPMENT APPLICATION

MAREEBA NEIGHBOURHOOD SHOPPING CENTRE

222 BYRNES STREET, MAREEBA

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ELEVATIONS - FAST FOOD

1:100 @ A1  
2023-06-24  
REV 6

TA # 19.0238.17  
A402

25/8/2025  
B.2.2





**MAREEBA NEIGHBOURHOOD SHOPPING CENTRE**  
222 DYVINES STREET, MAREEBA  
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 AIN 76 105 314 654  
 Dimensions and proportions are  
 approximate and do not include of crowns  
 as prices may vary

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TA # 19.0298.17

3D VIEWS

Q A1

A5.01

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BYRNES STREET - SITE EXIT



BYRNES STREET - TRUCK & LOADING ENTRANCE

25/8/2025  
B. N. [Signature]

DEVELOPMENT APPLICATION

**MAREEBA NEIGHBOURHOOD SHOPPING CENTRE**

232 BYRNES STREET, MAREEBA

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3D VIEWS

@ A1

TA # 19.0280.17 / A5.02

2025-06-28  
REV. 9



## Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

### Chapter 6 Dispute resolution

#### Part 1 Appeal rights

#### 229 Appeals to tribunal or P&E Court

(1) Schedule 1 of the Planning Act 2016 states –

- (a) Matters that may be appealed to –
  - (i) either a tribunal or the P&E Court; or
  - (ii) only a tribunal; or
  - (iii) only the P&E Court; and
- (b) The person-
  - (i) who may appeal a matter (**the appellant**); and
  - (ii) who is a respondent in an appeal of the matter; and
  - (iii) who is a co-respondent in an appeal of the matter; and
  - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is –
  - (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
  - (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
  - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
  - (d) for an appeal against an infrastructure charges notice – 20 business days after the

infrastructure charges notice is given to the person; or

- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

*Note –*

*See the P&E Court Act for the court's power to extend the appeal period.*

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
  - (a) the adopted charge itself; or
  - (b) for a decision about an offset or refund-
    - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
    - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

#### 230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.



- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
    - (a) the respondent for the appeal ; and
    - (b) each co-respondent for the appeal; and
    - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
    - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
    - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
    - (f) for an appeal to the P&E Court – the chief executive; and
    - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
  - (4) The *service period* is –
    - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
    - (b) otherwise – 10 business days after the appeal is started.
  - (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
  - (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
  - (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
  - (4) In this section –
 

*decision* includes–

    - (a) conduct engaged in for the purpose of making a decision; and
    - (b) other conduct that relates to the making of a decision; and
    - (c) the making of a decision or failure to make a decision; and
    - (d) a purported decision ; and
    - (e) a deemed refusal.

*non-appealable*, for a decision or matter, means the decision or matter–

    - (a) is final and conclusive; and
    - (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
    - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

#### 232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.

#### 231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.