



15 November 2023

Senior Planner: Carl Ewin
Direct Phone: 07 4086 4656
Our Reference: MCU/23/0001

MLK Springs Pty Ltd TTE
C/- Neil Beck
32 Yarun Close
WONGA BEACH QLD 4873

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 15 November 2023, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/23/0001
Street Address:	429 Fichera Road, Mareeba
Real Property Description:	Lot 414 on RP835556
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use Undefined Use ('Workforce Accommodation' as defined by the Planning Regulation 2017)
Date of Decision:	15 November 2023

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*.

ASSESSMENT MANAGER CONDITIONS

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
 - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.4 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 must comply with the Air Quality Objectives as stated within Schedule 1 of the Environmental Protection (Air) Policy 2019.

Amplified music at a volume which causes nuisance to any adjacent or nearby sensitive land use is not permitted on-site at any time.

3.5 Waste Management

3.5.1 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.

3.5.2 Where bulk bins are used and are to be serviced on site, prior to the issue of a development permit for building works, Council's delegated officer must be satisfied 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 only.

3.6 Length of Stay

The maximum length of stay for guests must not typically exceed nine (9) consecutive months, unless otherwise approved by Council's delegated officer.

3.7 Accommodation Capacity

No more than 144 individual workers shall be accommodated on-site at any given time.

Occupancy records must be kept and presented to Council upon request should any complaint of overcrowding be received.

3.8 Recreational Activities Plan

Prior to the issue of a development permit for building works, a Recreational Activities Plan must be prepared by a suitably qualified professional and submitted to Council for approval.

The Recreational Activities Plan must demonstrate that there is adequate indoor and outdoor recreational infrastructure, sports infrastructure and activities/space provide within the curtilage of the workforce accommodation facility suitable for 144 workers.

All infrastructure, activities and spaces included in the Recreational Activities Plan must be implemented prior to the commencement of the use and maintained in good working order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

3.9 Signage

Any advertising devices relating to the development must be wholly sited on the subject site and be limited to a cumulative sign face area of 6m² and must:

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

The erection of any signage must comply with the Building Act and all other relevant Acts, Regulations, and these approval conditions. The sign must be removed at the decommissioning and rehabilitation stage of the development.

3.10 Notification of Potential Rural Zone Impacts

The applicant is to erect signage in plain sight and in large legible writing at the kitchen/dining areas, recreational areas, and on each accommodation building advising guests that the subject land is zoned Rural under the Mareeba Shire Council Planning Scheme 2016 and is in a rural locality. The signage should generally state the following:

"Guests should take note:

- *The locality may be used for intensive rural uses;*
- *Guests may experience off site effects from rural activities, including noise, sprays and dust that may cause a loss of residential amenity. Existing and/or self-assessable agricultural and rural uses in the locality have a 'right to farm' or a right to legally continue the use."*

3.11 The workforce accommodation facility must be used to accommodate farm workers only. Guests must not be employed in any other industry.

Upon request by Council, the applicant/owner/operator shall be responsible for providing records to Council, which demonstrates that the occupants of the workforce accommodation facility are engaged in farm work only.

3.12 A site manager/s must be present on-site at all times to ensure compliance with these conditions of approval.

3.13 Bushfire Management

3.13.1 A Bushfire Management Plan for the site, incorporating evacuation procedures for guests, must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

3.13.2 An on-site water supply for firefighting purposes must be provided with a minimum capacity of 5,000 litres that must comprise either:

- (a) a stand-alone tank; or
- (b) a reserve section in the bottom part of the main water supply tank; or
- (c) a dam; or
- (d) a swimming pool.

Where tank water supply is provided, the outlet must be fitted with a 50mm ball valve with a camlock fitting for connection to firefighting appliances.

- 3.14 An adequate number of 12 seater minibuses must be provided to lawfully accommodate the number of workers residing on site at any given time. Workers must be primarily delivered to and from the site via the 12 seater mini buses on work days. Private vehicle ownership and use is permitted however reasonable effort should be made to ensure private vehicle ownership and use is kept to a minimum in accordance with the facts and circumstances of the use outlined in the application.

Buses larger than 12 seater mini buses are not permitted to transport workers to and from the site for standard work days.

- 3.15 Communal recreational and dining areas are not to be used past 9pm each day for cooking, food preparation or large gatherings unless prior approval is sought from Council's delegated officer. Additionally, any outdoor sporting fields/courts are not to be used past 7pm each day.

4. Infrastructure Services and Standards

4.1 Access Crossover

A commercial access crossover must be upgraded/constructed (from the edge of Fichera Road to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer. The access must be at least 6.5 metres wide to accommodate two directional traffic.

4.2 External Works – Fichera Road Upgrade

Prior to the commencement of the use, Fichera Road, between Chainage 2667 and Chainage 4008 (1,341 metres) must be upgraded to comply with Table D1.4 (Road Class 100 – 999), specifically, the road must be upgraded to include a 6.5m bitumen seal and an 8m formation (0.75m gravel shoulders).

A second bitumen coat must be applied to the entire pavement width for the full length of the abovementioned road works in order to bind the widening works with the existing bitumen.

The abovementioned works must be approved by Council as part of a subsequent application for operational works.

4.3 Stormwater Management/Water Quality

- 4.3.1 Prior to building works commencing, the applicant/developer must submit a Stormwater Management Plan and Reports 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.

- 4.3.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development, particularly northern adjoining Lot 415 on NR6054 and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.
- 4.3.3 Prior to building works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.
- 4.3.4 The Stormwater Quality Management Plan must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.
- 4.3.5 The applicant/developer must construct the stormwater drainage and water quality infrastructure for the development in accordance with both approved Plans.
- 4.3.6 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.
- 4.4 Car Parking/Internal Driveways
 - 4.4.1 The applicant/developer must ensure that the development is provided with at least 8 standard vehicle parking spaces, and 12 mini-bus parking spaces. No parking of vehicles or buses is permitted to occur outside the facility compound or on road reserve.
 - 4.4.2 All car parking spaces, and trafficable areas must be surface treated with an all-weather compacted gravel seal (bitumen, asphalt or concrete may also be used to seal these areas) and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.
 - 4.4.3 All car parking spaces, and internal driveways must be constructed in compliance with the following standards, to the satisfaction of Council's delegated officer:
 - Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
 - Australian Standard AS1428:2001 – Design for Access and Mobility.
 - 4.4.4 All parking spaces and trafficable areas must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

A sign must be erected in proximity to the access driveway indicating the availability of on-site parking.

4.5 Landscaping & Fencing

Prior to building works commencing, the applicant/developer must prepare and submit a landscape plan in accordance with Planning Scheme Policy 6 for consideration and approval by Council's Delegated Officer. The landscape plan must include the following:

- (i) A minimum three (3) metre wide landscape buffer planted atop a one (1) metre high (minimum) earthen mound extending along the Fichera Road frontage of the development footprint to the extent shown on the submitted "Accommodation Area Site Plan";
- (ii) A minimum three (3) metre wide landscape buffer planted atop a one (1) metre high (minimum) earthen mound extending along the northern boundary of the site from the north-west corner for a length of 240 metres;
- (iii) A minimum two (2) metre wide landscape buffer along the southern side of the facility extending from the front boundary for a length of 100 metres (earthen mound not required);
- (iv) A 1.8m high chain mesh security fence surrounding the entire perimeter of the proposed facility as shown on the submitted "Accommodation Area Site Plan";
- (v) Any landscaping proposed throughout the facility (not compulsory).

Landscaping associated with points (i), (ii), and (iii) should include ground cover, shrubs and trees that will grow to form an effective buffer of no less than four (4) metres in height. A minimum of 25% of plantings are provided as larger, advanced stock with a minimum plant height of 0.7 metres.

Landscaping works must be undertaken when the building works commence so as to ensure reasonable establishment before the commencement of the use and must be mulched, irrigated and maintained for the life of the development and to the satisfaction of Council's Delegated Officer. The fencing and landscaping required under (iv) and (v) must be installed prior to the commencement of the use.

4.6 Non-Reticulated Water Supply

The development must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply" or similar in order to deter consumption.

4.7 On-Site Wastewater Management

All on site wastewater disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater

Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

Any on-site wastewater treatment system with a total daily peak design capacity of at least 21 equivalent persons (EP) is an Environmentally Relevant Activity (ERA 63 - Sewerage Treatment) and an Environmental Authority is required.

Note: Council is aware of overland flow paths within the site that flow into adjoining allotments as well as the presence of natural springs on the property. Any on-site wastewater treatment system, including associated irrigation area/s should avoid any overland flow paths and springs so as to ensure the treatment system/process does not impact on surrounding lots and nearby watercourses.

4.8 Lighting

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

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

5. Additional Payment Condition (section 130 of the Planning Act 2016)

- 5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.
- 5.2 The developer must pay \$22,325.60 as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.
- 5.3 The trunk infrastructure for which the payment is required is:
 - The trunk transport network servicing the land (\$22,325.60)
- 5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payment.
- 5.5 If the developer elects to provide part of the trunk infrastructure the developer must:
 - Discuss with Council's delegated officer the part of the works to be undertaken;
 - Obtain the necessary approvals for the part of the works;

- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of \$20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to the commencement of the use.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
033-2201-00-SK-0002	Overall Site Plan	5KF & Base Plans	26/09/2022
033-2201-00-SK-0003	Accommodation Area Site Plan	5KF & Base Plans	26/09/2022
22071101 Sheet No. 03	Floor Plan	Superior Steel Homes	11/07/2022
22071101 Sheet No. 04	Elevations	Superior Steel Homes	11/07/2022
22071101 Sheet No. 05	3D Views	Superior Steel Homes	11/07/2022
21080401 Sheet No. 03	Floor Plan	Superior Steel Homes	11/07/2022
21080401 Sheet No. 04	Elevations	Superior Steel Homes	11/07/2022
21080401 Sheet No. 05	3D Views	Superior Steel Homes	11/07/2022
21040101 Sheet No. 03	Floor Plan	Superior Steel Homes	11/07/2022
21040101 Sheet No. 04	Elevations	Superior Steel Homes	11/07/2022
21040101 Sheet No. 05	3D Views	Superior Steel Homes	11/07/2023

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(D) ASSESSMENT MANAGER'S ADVICE

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

- (b) Food Premises (restaurants/bed & breakfasts etc.)

Premises proposed for the storage and preparation, handling, packing or service of food must comply with the requirements of the Food Act 2006.

- (c) 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.

- (d) 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.

- (e) 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.

- (f) 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.

(g) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a **general biosecurity obligation**) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at [Electric ants in Queensland | Business Queensland](#) or contact Biosecurity Queensland 13 25 23.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

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

SUBMISSIONS

There were nineteen (19) 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. Jason & Susan Booth	484 Fichera Road, Mareeba QLD 4880
2. Christine Olsen & Phillip Otoole	Lot 3 Fichera Road, Mareeba QLD 4880
3. Karl-Heinz Seelig	PO Box 401, Mununda QLD 4870
4. Analie & Andrew Cifuentes	PO Box 1428, Mareeba QLD 4880
5. David Neenan	PO Box 1137, Mareeba QLD 4880
6. Tammy Tiraboschi	PO Box 867, Mareeba QLD 4880
7. Georgina & Kym Kruse	PO Box 225, Walkamin QLD 4872
8. Ronald Reddiclife & Victoria McCann	PO Box 746, Mareeba QLD 4880
9. R Patane	PO Box 527, Mareeba QLD 4880
10. Martin & Jacqueline Perkowicz	PO Box 745, Mareeba QLD 4880
11. David and Barbara Berry	PO Box 983, Mareeba QLD 4880
12. MJ Sheppard	2 Pine Close, Gloucester NSW 2422

14. Anthony Henderson	376 Fichera Road, Mareeba QLD 4880
15. Melanie Berry	27 Avon Road, Avonsleigh VIC 3782
16. Miguel & Teresa Samanes	PO Box 71, Mareeba QLD 4880
17. Juanita Greaves	Site 14 Newville Cottage Park, 45 Old Coast Road, Nambucca Heads NSW 2448
18. H. Gordon Greaves O.A.M	Site 14 Newville Cottage Park, 45 Old Coast Road, Nambucca Heads NSW 2448
19. Rankine Farming	584 Lockwood Road, Mareeba QLD 4880

RIGHTS OF APPEAL

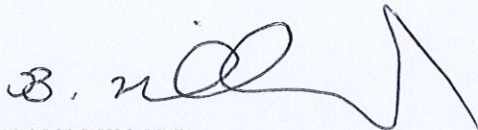
You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

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, or at Council Offices.

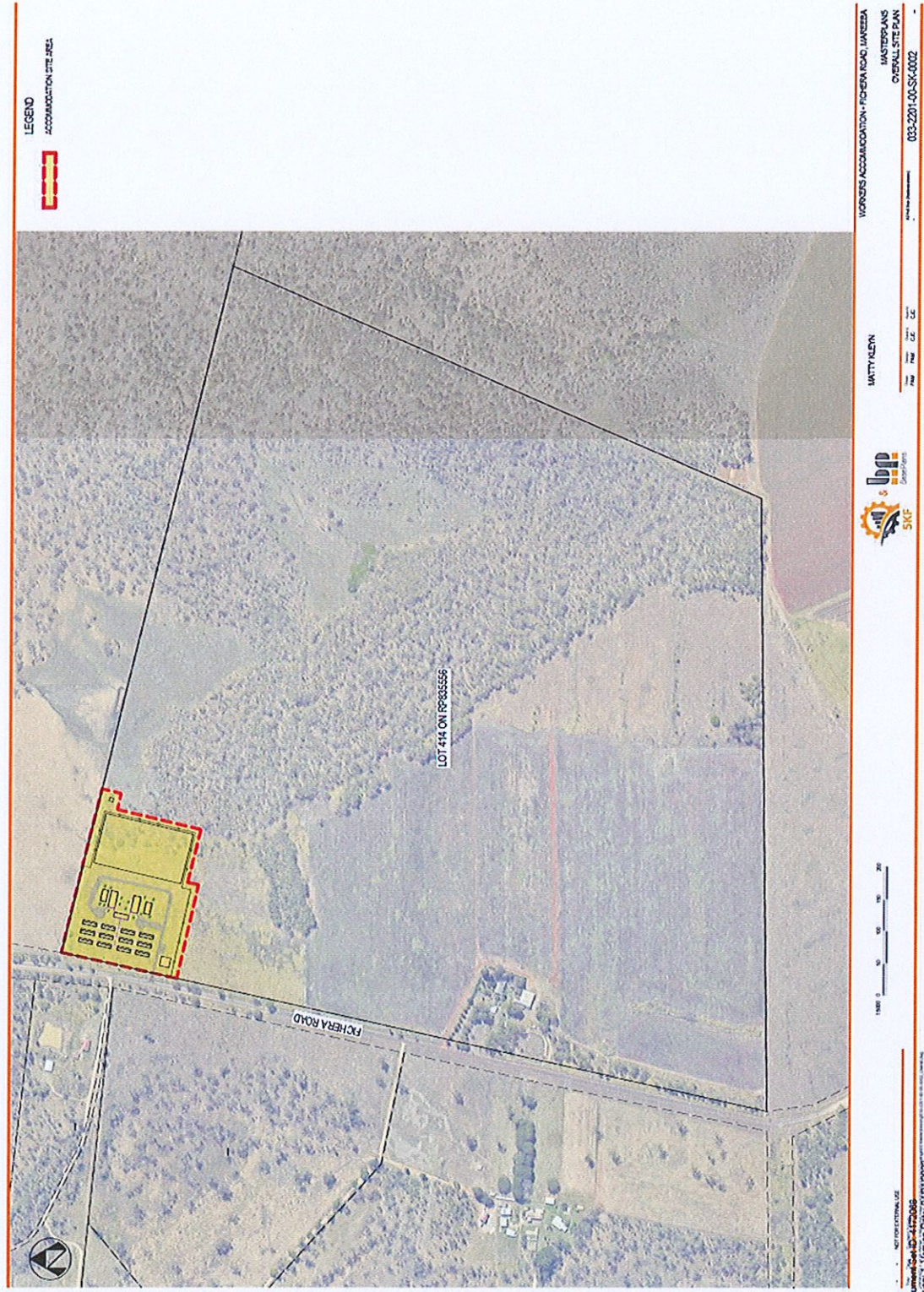
Yours faithfully



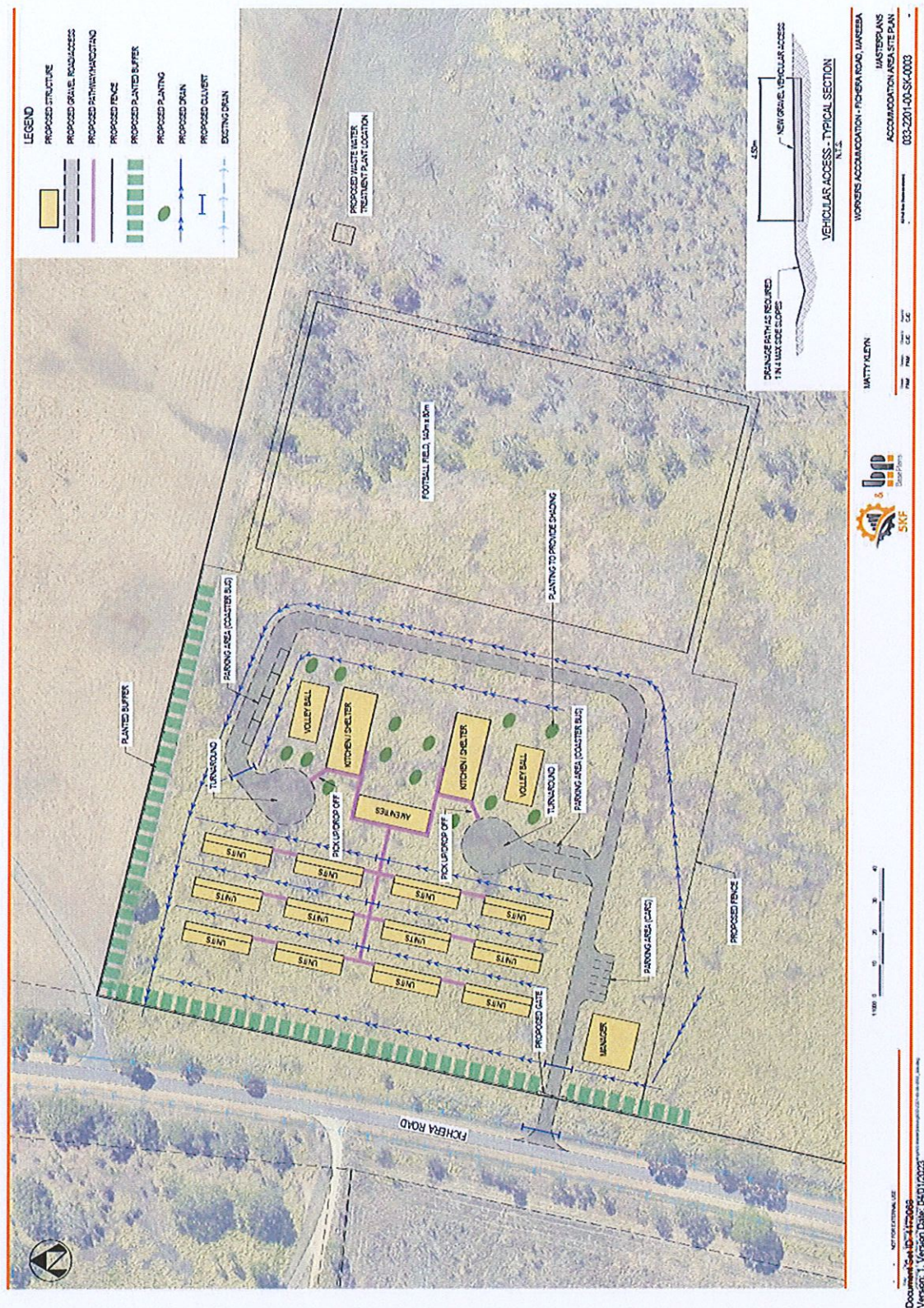
BRIAN MILLARD
COORDINATOR PLANNING SERVICES

Enc: Approved Plans/Documents
Appeal Rights

Approved Plans/Documents



15/11/2023
B. Vinton

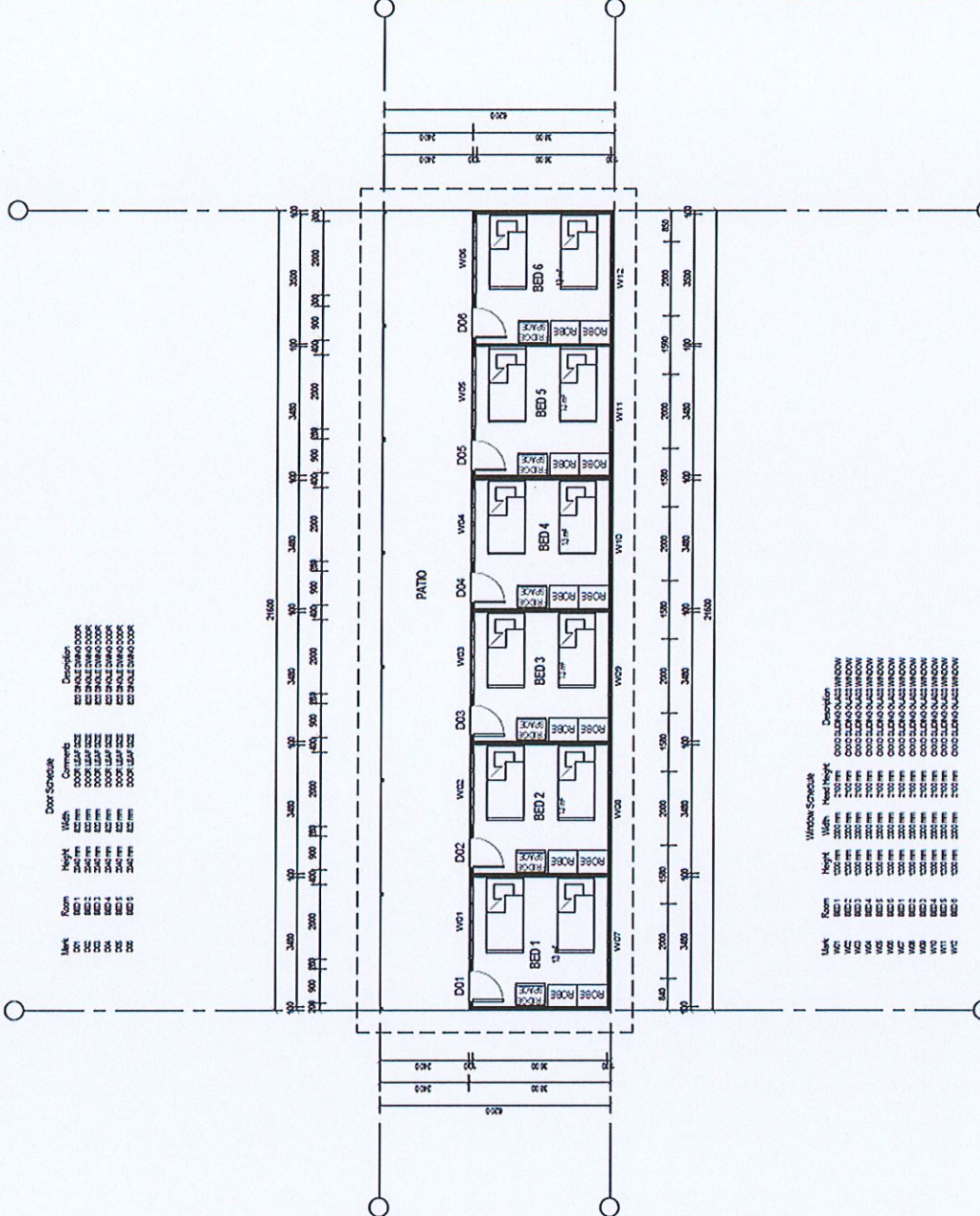


15/11/2023
B. H. O.



ELEVATION KEY

FLOOR AREAS LEGEND	AREA	AREA
PREZBYTERIAN	96.26 m²	
UNITS 1, 2, 3	60.72 m²	
UNITS 4, 5, 6	60.72 m²	
KITCHEN	25.55 m²	
	244.25 m²	



Door Schedule

Mark	Room	Height	Width	Comments	Description
D01	BED 1	2040 mm	820 mm	DOOR TO BED 1	DOOR TO BED 1
D02	BED 2	2040 mm	820 mm	DOOR TO BED 2	DOOR TO BED 2
D03	BED 3	2040 mm	820 mm	DOOR TO BED 3	DOOR TO BED 3
D04	BED 4	2040 mm	820 mm	DOOR TO BED 4	DOOR TO BED 4
D05	BED 5	2040 mm	820 mm	DOOR TO BED 5	DOOR TO BED 5
D06	BED 6	2040 mm	820 mm	DOOR TO BED 6	DOOR TO BED 6

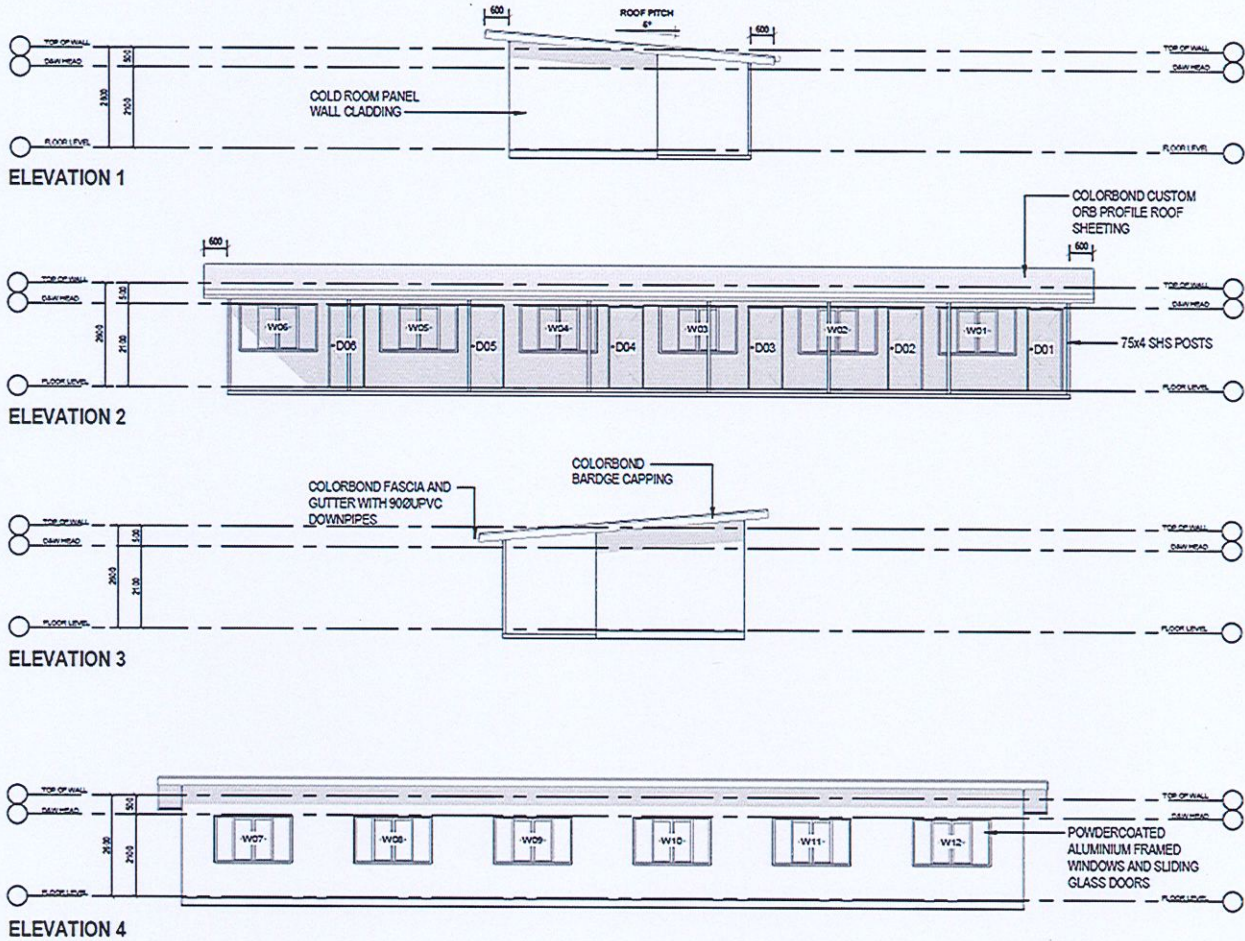
Window Schedule

Mark	Room	Height	Width	Need Height	Description
W01	BED 1	1300 mm	1200 mm	2100 mm	DOOR TO BED 1 WINDOW
W02	BED 2	1300 mm	1200 mm	2100 mm	DOOR TO BED 2 WINDOW
W03	BED 3	1300 mm	1200 mm	2100 mm	DOOR TO BED 3 WINDOW
W04	BED 4	1300 mm	1200 mm	2100 mm	DOOR TO BED 4 WINDOW
W05	BED 5	1300 mm	1200 mm	2100 mm	DOOR TO BED 5 WINDOW
W06	BED 6	1300 mm	1200 mm	2100 mm	DOOR TO BED 6 WINDOW
W07	BED 1	1300 mm	1200 mm	2100 mm	DOOR TO BED 1 WINDOW
W08	BED 2	1300 mm	1200 mm	2100 mm	DOOR TO BED 2 WINDOW
W09	BED 3	1300 mm	1200 mm	2100 mm	DOOR TO BED 3 WINDOW
W10	BED 4	1300 mm	1200 mm	2100 mm	DOOR TO BED 4 WINDOW
W11	BED 5	1300 mm	1200 mm	2100 mm	DOOR TO BED 5 WINDOW
W12	BED 6	1300 mm	1200 mm	2100 mm	DOOR TO BED 6 WINDOW

DESIGN NAME: [REDACTED]	C: [REDACTED]	DATE: 11/07/22	CONSTRUCTION: [REDACTED]	WE: [REDACTED]
DRAWING TITLE: FLOOR PLAN				
VARIATIONS INCLUDED IN THIS DRAWING:				
No.	DATE	DESCRIPTION		
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SHEET NO: 03				
DATE: 11/07/22				
SCALE: 1:100 AT A3				
PRELIMINARY ISSUE				
PROJECT: PROPOSED WORKERS ACCOMMODATION				
Lot 414 on PP835556				
429 FICHERA ROAD				
MAREEBA				
CLIENT: LAKESHORE AVOCADOS				
superiorsteel homes				
PO BOX 976				
MAREEBA QLD 4883				
33-37 FAIRFORTH ST				
MAREEBA QLD 4883				
PH: 07 4097 4008				
EMAIL: info@superiorsteelhomes.com.au				
WEB: www.superiorsteelhomes.com.au				
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NOTE: (1) VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2) VERIFY ALL ON SITE DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (3) FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4) ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5) SUBSTITUTION OF ANY STRUCTURAL MEMBERS, OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.

15/11/2023
 28.11.2023

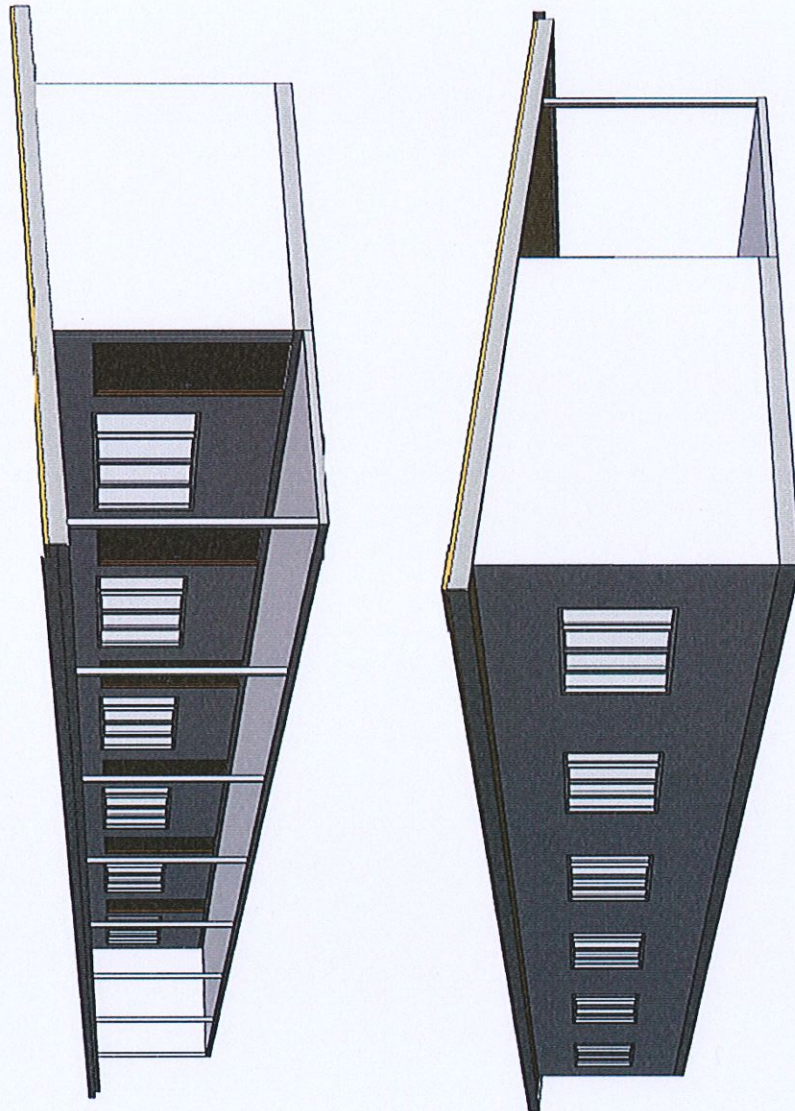


NOTE: (1) VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2) VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3) FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4) ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5) SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.

Version: 1, Version Date: 04/01/2023

DESIGN WIND SPEED -	C	SOIL CLASSIFICATION -	TBA
A			
No.	DATE	DESCRIPTION	
VARIATIONS INCLUDED IN THIS DRAWING			
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ELEVATIONS			
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PRELIMINARY ISSUE			
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22071101		22071101	
PROJECT			
PROPOSED WORKERS ACCOMMODATION			
Lot 414 on RP835556			
429 FICHERA ROAD			
MAREEBA			
CLIENT			
LAKESHORE AVOCADOS			
PO BOX 876		QBCC 1097802	
ATHERTON QLD 4883			
33-35 ALBRECHT ST			
TOLGA INDUSTRIAL ESTATE, QLD, 4882			
PH: 07 4095 4008			
EMAIL: info@superiorsteelhomes.com.au			
WEB: www.superiorsteelhomes.com.au			
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15/11/2023
B.M.C.



DESIGN WIND SPEED -	C	WIND CLASSIFICATION -	TBA
A			
No.			
DATE			
DESCRIPTION			
VARIATIONS INCLUDED IN THIS DRAWING			
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3D VIEWS			
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PRELIMINARY ISSUE			
DESIGN JOB NO.		DRAWING NO.	22071101
PROJECT			
PROPOSED WORKERS ACCOMMODATION			
Lot 414 on RP835556			
425 FICHERA ROAD			
MAREEBA			
CLIENT			
LAKESHORE AVOCADOS			
superiorsteel Homes			
PO BOX 276			
AVENUE QLD 4833			
1555 AVENUE ST			
TULLA INDUSTRIAL ESTATE, QLD, 4882			
PH: 07 4995 4008			
EMAIL: info@superiorsteel.com.au			
WEB: www.superiorsteelhomes.com.au			
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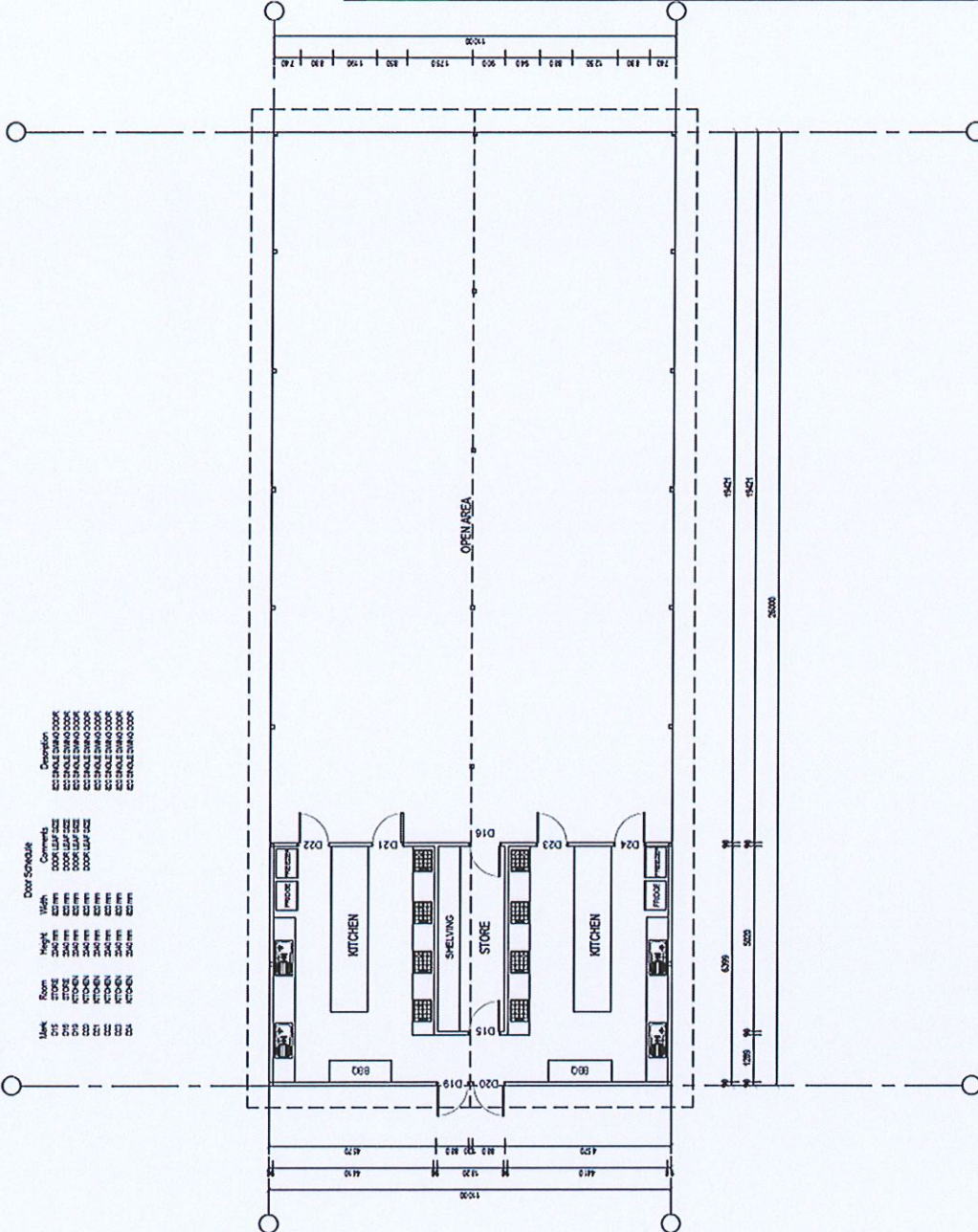
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 DRAWING NO: 22071101
 Version: 1, Version Date: 04/01/2023

15/11/2023
 B. n. n.



ELEVATION KEY

FLOOR AREAS LEGEND
KITCHEN
OPEN AREA
72.56 m ²
213.56 m ²
286.12 m ²

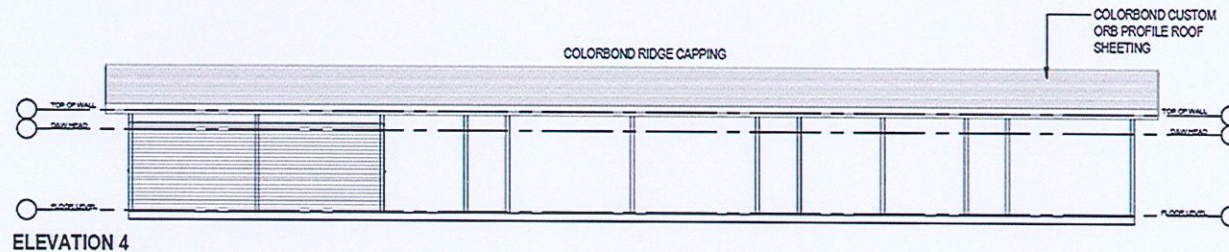
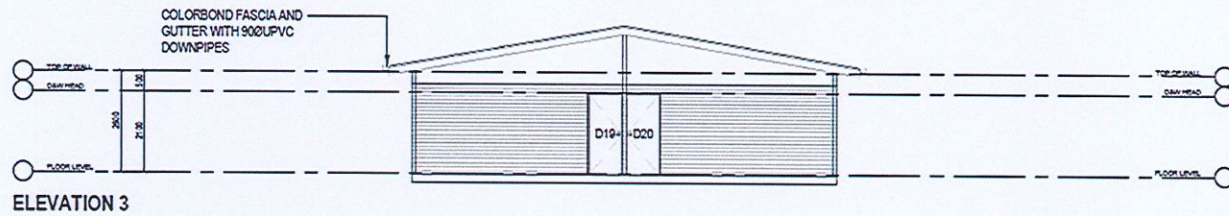
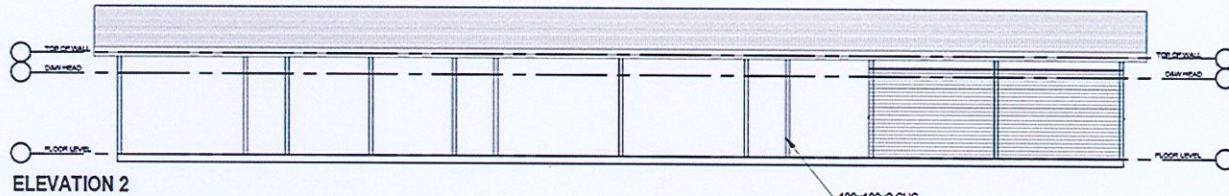
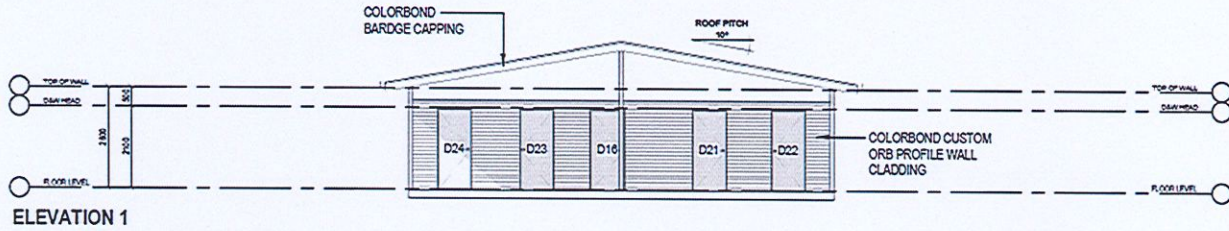



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A				
DRAWING NO. 21080401				
PROJECT: PROPOSED WORKERS ACCOMMODATION				
Lot 414 on RP835556				
429 FICHERA ROAD				
MAREEBA				
CLIENT: LAKESHORE AVOCADOS				
superiorsteel homes				
PO BOX 876				
ATHERTON QLD 4883				
30-35 ALBERT ST				
TOLGA INDUSTRIAL ESTATE, QLD, 4882				
PH: 07 4095 4008				
EMAIL: info@shhs.com.au				
WEB: www.superiorsteelhomes.com.au				
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Checked by: [Signature]
Version: 1, Version Date: 04/01/2023

15/11/2023
B.N. [Signature]

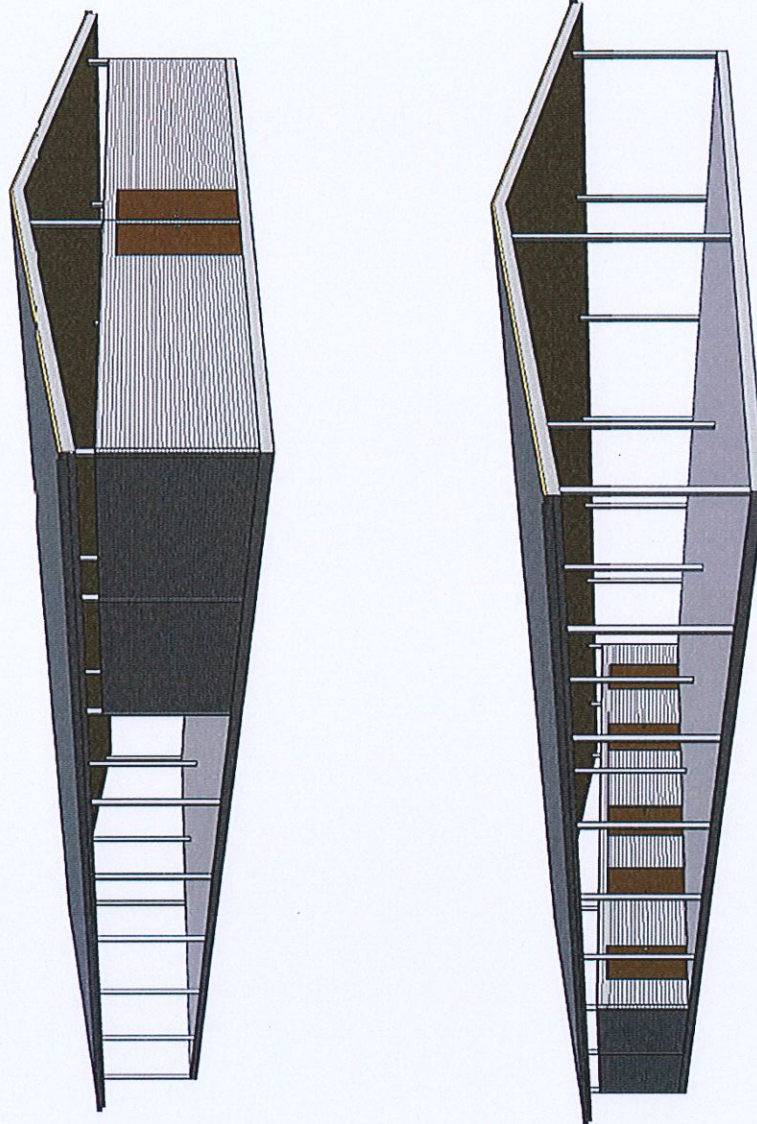



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SPONGE JOB NO.	DRAWING NO. 21080401		
PROJECT PROPOSED WORKERS ACCOMMODATION Lot 414 on RP835556 429 FICHERA ROAD MAREEBA			
CLIENT LAKESHORE AVOCADOS			
			
PO BOX 876 ATHERTON QLD 4883 33-35 ALBRECHT ST TOLGA INDUSTRIAL ESTATE, QLD, 4882 PH: 07 4095 4008 EMAIL: info@sshq.com.au WEB: www.superiorsteelhomes.com.au			
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Version: 1, Version Date: 04/01/2023

15/11/2023
8.2.2023

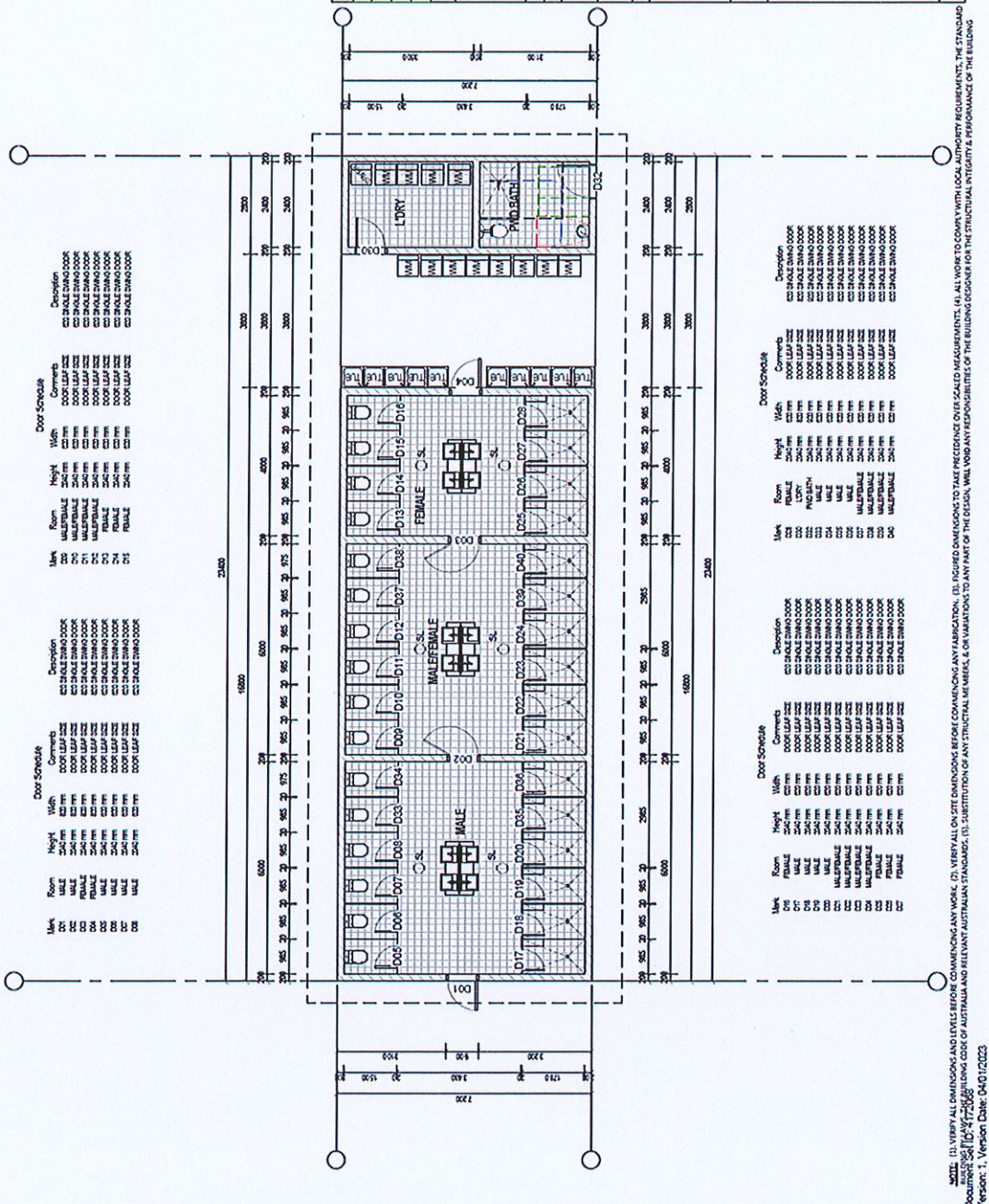
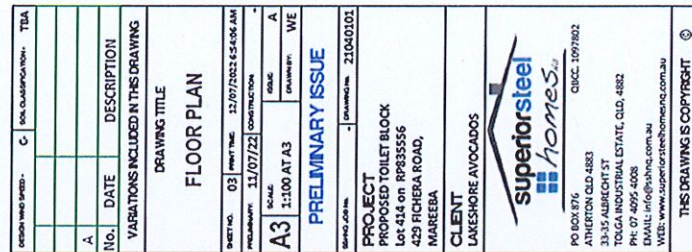


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PRELIMINARY ISSUE			
PROJECT	PROPOSED WORKERS ACCOMMODATION		
LOT	LOT 414 ON RP935556		
ADDRESS	429 RICHIE ROAD		
CLIENT	LAKESHORE AVOCADOS		
			
PO BOX 376	ATHERTON QLD 4883		
33-35 ALBERT ST	TOSCA INDUSTRIAL ESTATE, QLD, 4882		
PH: 07 4095 4008	EMAIL: info@superiorsteelhomes.com.au		
WEB: www.superiorsteelhomes.com.au	THIS DRAWING IS COPYRIGHT ©		

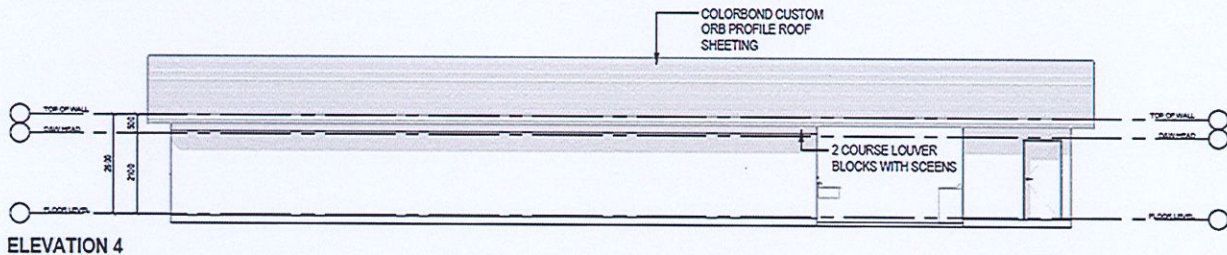
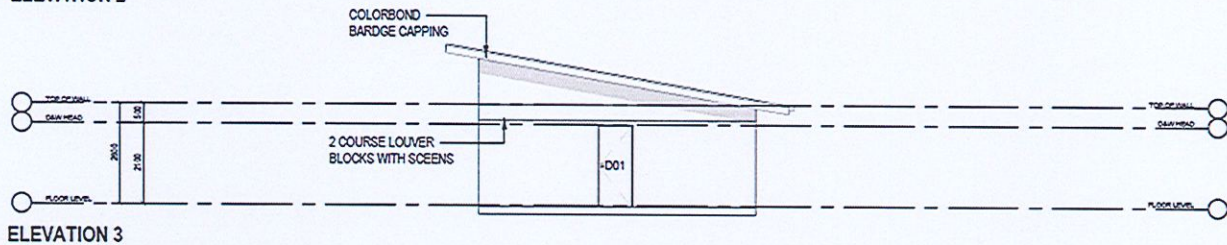
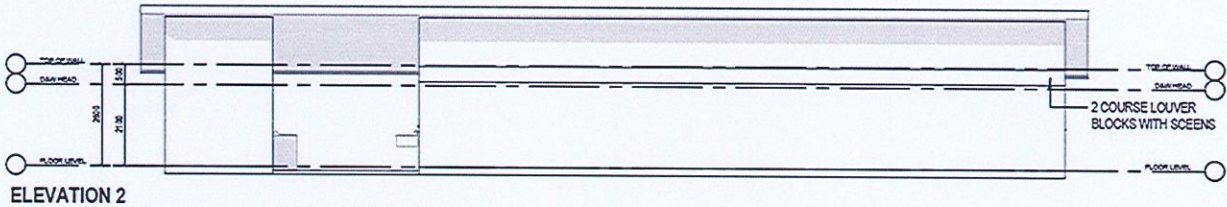
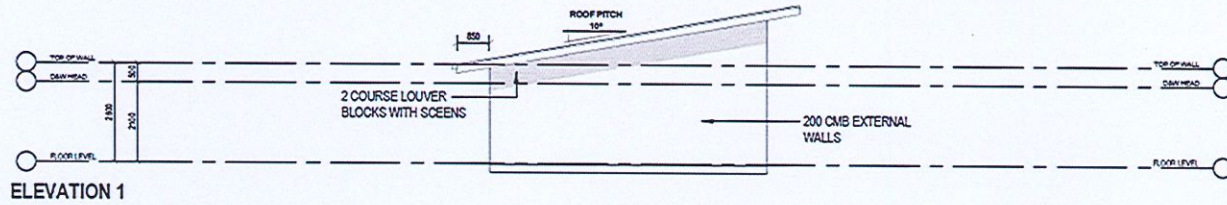
NOTE: (1) VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2) VERIFY ALL SITE DIMENSIONS BEFORE COMMENCING ANY WORK. (3) FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4) ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5) SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR VARIATIONS TO ANY PART OF THE DESIGN, SHALL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.

Version 1, Version Date: 04/01/2023

15/11/2023
28. ncl



15/11/2023
B. n. Q

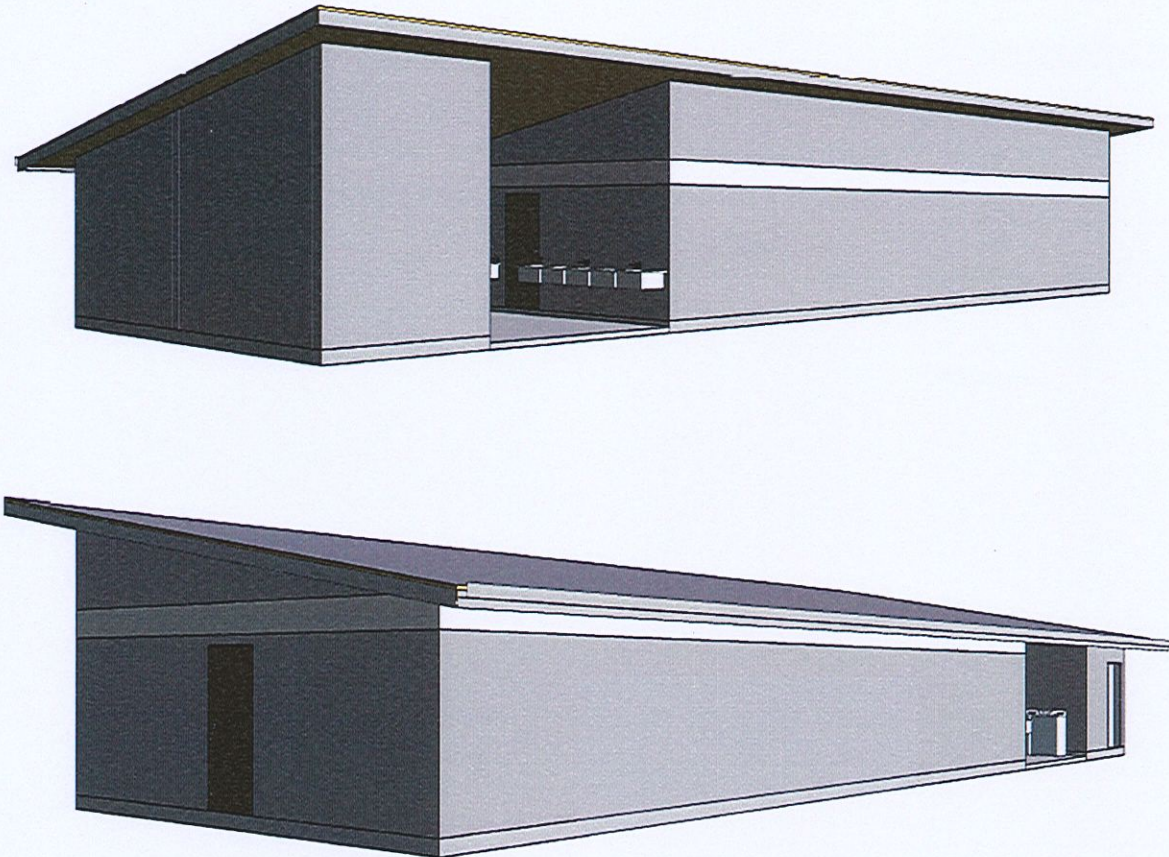



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Version: 1, Version Date: 04/01/2023

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PROJECT			
PROPOSED TOILET BLOCK			
Lot 414 on RP835556			
429 FICHERA ROAD,			
MAREEBA			
CLIENT			
LAKESHORE AVOCADOS			
PO BOX 876		QBCC: 1097802	
ATHERTON QLD 4883			
33-35 ALBRECHT ST			
TOLGA INDUSTRIAL ESTATE, QLD, 4882			
PH: 07 4095 4008			
EMAIL: info@sshq.com.au			
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B.M.D.



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A			
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VARIATIONS INCLUDED IN THIS DRAWING			
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PROJECT PROPOSED TOILET BLOCK Lot 414 on RP835556 429 FICHERA ROAD, MAREEBA			
CLIENT LAKESHORE AVOCADOS			
			
PO BOX 876 ATHERTON QLD 4883 33-35 ALBRECHT ST TOLGA INDUSTRIAL ESTATE, QLD, 4882 PH: 07 4095 4008 EMAIL: info@shhq.com.au WEB: www.superiorsteelhomesq.com.au			
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15/11/2023
B. M. D. S.

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.

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.
- (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.