From: Natacha Jones
Sent: 21 Jan 2018 10:48:05 +1000
To: Shontel Sitera
Subject: FW:
Attachments: 2018.01.21 PDF AMENDED Town Planning Application.pdf

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From: Freshwater Planning
Sent: Sunday, 21 January 2018 10:44:55 AM (UTC+10:00) Brisbane
To: Carl Ewin
Cc: Natacha Jones
Subject: AMENDED DEVELOPMENT APPLICATION - MATERIAL CHANGE OF USE for TOURIST PARK, SHORT TERM ACCOMMODATION AND FOOD AND DRINK OUTLET - Roadhouse Property Unit Trust - 1-7 Williams Close, Mareeba

MSC Planning Department,

Please find attached an Amended Town Planning Application for a Material Change of Use – Tourist Park, Short Term Accommodation and Food and Drink Outlet for the Roadhouse Property Unit Trust located at 1 – 7 Williams Close, Mareeba. The Amended Town Planning Application comprises of the following:

Amended Town Planning Letter
Jim Papas Civil Engineering Designer Pty Ltd – Proposal Plans including Temporary Use Plan
Buck Designs Pty Ltd – Proposal Plans
Cabin Design Plans
SmartMaps
Jim Papas Civil Engineering Designer Pty Ltd - Engineering Report
The Dirt Professionals – Site and Soil Report
Landowner's Consent Forms
DA Form 1

Please do not hesitate to contact me to discuss should you require any additional information or have and questions or queries,

Thanks and Regards,

Matt Andrejic

RESHWATER LANNING

Matthew Andrejic
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Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

Your Ref:
Our Ref: F17/34

21 January, 2018

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

Attention: Regional Planning Group

Dear Sir,

RE: AMENDED APPLICATION FOR A MATERIAL CHANGE OF USE – TOURIST PARK, SHORT TERM ACCOMMODATION AND FOOD AND DRINK OUTLET.
LOTS 10, 11 & 12 ON SP168631, 1 – 7 WILLIAMS CLOSE, MAREEBA.

This application is for a Material Change of Use – Tourist Park, Short Term Accommodation and Food and Drink Outlet over land described as Lots 10, 11 & 12 on SP168631, situated at 1 - 7 Williams Close, Mareeba is submitted on behalf of the Roadhouse Property Unit Trust.

The application comprises of Application Forms, Jim Papas Civil Engineering Designer Pty Ltd Proposal Plans, Buck Designs Pty Ltd Proposal Plans, Asset Cabins and Homes Floor Plans, Jim Papas Civil Engineering Designer Pty Ltd Engineering Report, Dirt Professionals Report and this Town Planning Submission. It is understood that the proponent will provide payment of the Application Fee of $6,030.00.

The Site

The subject land is described as Lots 10, 11 & 12 on SP168631, Locality of Mareeba and situated at 1 - 7 Williams Close, Mareeba. The site is owned by Gregory John Wynn Williams and Carmen Ann Williams (Lot 11 & 12) and the Tablelands Regional Council (Lot 10) with the Roadhouse Property Unit Trust being the applicant for the proposed development. The subject site comprises of three irregular shaped allotments, has an area of 12,097 m² and contains frontage to the Williams Close. The site contains a Dwelling House and associated structures towards the east and the balance is currently vacant. The site is accessed from the existing Road Network being Williams Close with part of Williams Close located within the Mulligan Highway Road Reserve. The site contains a gentle slope and is provided with all available services. The site encompasses an easement, being Easement C on SP168631 which is understood to be for drainage purposes.

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is located within 25 metres of a State Controlled Road, being the Mulligan Highway and is not located within 25 metres of a Railway Corridor.

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Lot 10 on SP168631

Lot 10 on SP168631 was understood to be provided to Council for park purposes as a part of the original Rural Residential Development located within Williams Close. Recently the Mareeba Shire Council has agreed to allow Mr Greg Williams to repurchase the abovementioned allotment from Council and that this process is currently underway. The Mareeba Shire Council has provided Landowner's Consent confirming this, with Lot 10 on SP168631 considered to be in possession of Mr Williams for the purposes of this Town Planning Submission.

Referral Agencies

The site is located within 25 metres of a State Controlled Road, being the Mulligan Highway. It is understood that the Development Application requires Referral to the Department of Infrastructure, Local Government and Planning in relation to Transport and Main Road Concerns.

The Proposed Development

The proposed development is for a Material Change of Use – Tourist Park, Short Term Accommodation and Food and Drink Outlet in the Emerging Communities and Recreation and Open Space Zones within the Mareeba Shire Council's Planning Scheme. The site is located at 1 - 7 Williams Close, Mareeba and is more particularly described as Lots 10, 11 & 12 on SP168631. The site is irregular in shape, has an area of 12,097 m² and contains a Dwelling House and associated structures to the east with the balance currently vacant. No change to the existing dwelling or structures are envisaged with this Development. The site also encompasses an easement, being Easement C on SP168631 which is understood to be for drainage purposes with this easement considered to remain generally unchanged.

A Development Permit for a Material Change of Use is sought to facilitate the construction of a Roadhouse and Accommodation Park over the site on behalf of the Roadhouse Property Unit Trust. The proposed development will provide for a Main Building (Building 1) containing a Café and dining area; kitchen; bar; office; reception and associated shop; laundry and amenities. In addition to the Main Building the proposal will contain a Manager's Residence (Building 3); 5 single bedrooms cabins (Building 2); 5 x 4 queen bedroom cabins (Buildings 5, 6, 7, 12 and 14); 5 x 2 bedroom cabins with a Queen and two single beds (Buildings 8, 9, 10, 11 and 13); 8 x 2 single room cabins with two single beds (Buildings 4, 15, 16, 17, 18, 19, 20 and 21); 1 x 2 single disabled room cabins (Building Disabled); and 2 x Backpacker's Accommodation Buildings including 10 double rooms in each. The proposal will also provide for 55 parking spaces, a bus bay and communal open space including a swimming pool. It is considered that in total the proposal will provide for approximately 143 beds. The proposed Roadhouse and Accommodation Park proposes widening Williams Close to allow for on-street parking of larger vehicles.

The proposed Roadhouse and Accommodation Park facility will be for a Staged Development as per demonstrated on the attached Proposal Plans which includes: -

Stage 1

Main Building (Building 1), Manager's Residence (Building 3), Accommodation Buildings 2, 4, 5 and Disabled Accommodation with the internal access and 22 parking spaces.

Stage 2

Accommodation Buildings 6 and 7 and an additional 10 parking spaces.

Stage 3

Accommodation Buildings 12 and 14 and an additional 10 parking spaces.

Stage 4

Accommodation Buildings 8 and 9 and an additional 2 parking spaces and extension to the internal access.

Stage 5

Accommodation Buildings 10 and 11 and an additional parking space and extension to the internal access.

Stage 6

Accommodation Buildings 13, 15, 16, 17, 18, 19, 20 and 21 and an additional 6 parking spaces and extension to the internal access creating the ring road.

Stage 7

Two Backpacker's Accommodation Buildings and an additional 4 parking spaces, a 20 seater bus bay and access to these provided from the cul-de-sac of Williams Close.

This Submission has attached the indicative layouts of the proposed Accommodation Buildings however, these are indicative only and are subject to change or alteration. It is noted that the number or rooms or beds within these cabin layouts will remain as proposed, just the internal layout and possible construction may differ.

The proposal is for a Staged Development incorporation seven (7) Stages over the site. As the site contains a large developable area which is to be developed in stages, the proposal is to include a Temporary Use delivered over the balance of the site. The Temporary Use will include the provision of fourteen (14) Caravan Sites located within Stages 6 and 7 as per demonstrated on the attached Jim Papas Civil Engineering Designer Pty Ltd Plan 1370-SK07. This Temporary Use is consistent with the applied for Tourist Park, Short Term Accommodation and Food and Drink Outlet ensuring that at no stage, the Temporary Use in addition to the developed Roadhouse and Accommodation Park will exceed the final developed population of the site under any scenario. This ensures that the provided Temporary Use is not envisaged to affect any of the overall Engineering calculations or design and will be an appropriate Temporary Use until the Development is completely. The Temporary Use will encompass fourteen (14) grassed Caravan Sites of 75 m^2 each (10m x 7.5m) and will include the provision of temporary ablution facilities. The undertaking of the Temporary Use will require the construction of the internal ring road to ensure that appropriate access is provided with all access to the Temporary Caravan Sites Use to be provided from the Williams Close western crossover and then accessed internally through the site. It is accepted that as the site continues to be developed as proposed the Temporary Use will be phased out. It is considered that the proposed Temporary Use over the site will not affect the proposed Tourist Park, Short Term Accommodation and Food and Drink Outlet and will provide a Temporary Use that falls under the definition of the proposed Uses and therefore not creating any conflicting Uses over the site.

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The proposal development also contains the provision of an Advertising Device in the form of a Freestanding Sign. The Advertising Device (Freestanding Sign) is 4.00 metres in height above the ground and located fronting Williams Close at the south-western corner of the site. The Advertising Device is not internally illuminated nor does it contain flashing lights or moving text. The proposed device is as per nominated on the Annotated Proposed Site Layout and will be of a steel panel fixed construction in the shape of a v with wording on both wings of the v. The Device will contain a concrete base with 250 UB Posts and will contain an Advertising area of 8 m² (4 m x 2 m) for each wing of the v making it 16 m² in total.

The proponent of the proposal has engaged Jim Papas from Jim Papas Civil Engineering Design in relation to the civil engineering issues associated with the proposed development. The Report states that 'the project will include construction activities involving earthworks, roadworks, stormwater drainage, sewer and water reticulation together with other service infrastructure. Plans showing the preliminary layouts of these services together with typical cross sections and other details are attached as Appendix A.' It is considered that the appropriate provision of servicing will be provided with the proposed development.

Additionally, the proponent engaged the Dirt Professionals in relation to a Site and Soils Classification Report over the subject site. This Report is attached and nominates the site as Class M and provides appropriate Foundation Recommendations.

The site contains frontage to the existing Road Network, being Williams Close with existing crossovers provided from Williams Close. The proposed development will retain the existing access to the existing residence and associated structures and will remove the three existing accesses, replacing them with two new access from Williams Close with the western access to be constructed with the first stage of the development and the eastern access provided in the future with proposed Stage 7.

The site is located in the Emerging Communities and Recreation and Open Space Zones within the Mareeba Shire Council's Planning Scheme. A Material Change of Use for a Tourist Park, Short Term Accommodation and Food and Drink Outlet is an Impact Assessable Use within these Zones. The application is Impact Assessable.

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

Far North Queensland Regional Plan 2009-2031

Lots 10, 11 & 12 on SP168631 are identified as being in the Regional Landscape and Rural Production Area designation of the FNQ Regional Plan Mapping.

The proposal is for a Material Change of Use to provide a necessary service to Mareeba and particularly on the northern side on Mareeba. The site is located within an existing Rural Residential/larger Residential Style Subdivision of Williams Close and surrounding Debel Close, however, the site and surrounding area is designated within the Emerging Communities Zone (majority) and Recreation and Open Space Zone within the Mareeba North Expansion Area of the Mareeba Shire Council's Planning Scheme. Additionally, the site is located within the Investigation Area of the Strategic Framework of the Planning Scheme as well. The Mareeba Shire Council's Planning Scheme has been Adopted and Gazetted after many revisions by the State Government and their Agencies, with the State Government signing off on the Planning Scheme before Adoption and Gazettal. It is considered that while the site is designated in the Regional Landscape and Rural Production Area of the FNQ Regional Plan, the proposed development is considered acceptable and appropriate because

conforms to the future Urban Uses demonstrated by the current Planning Scheme which has been meticulously reviewed and altered by the State Government.

It is considered that the proposed Material Change of Use is not in conflict with the Intent for Regional Landscape and Rural Production Area in the FNQ Regional Plan 2009-2031, as the proposed development is considered to provide necessary services to meet of the current Zoning and Precinct which was accepted by the State Government in signing the Mareeba Shire Council's Planning Scheme. The proposal is considered to ensure that the continuation of the surrounding Uses and Regional Landscape and Rural Production Area continue by providing necessary services to ensure that the Regions Landscape and Production is supported and protected now and within the future.

Strategic Framework

The site is located in the Investigation Area of the Strategic Framework Mapping within the Mareeba Shire Planning Scheme. The Urban Expansions and Investigation Areas section under the Settlement Patterns and Built Environment within the Strategic Framework nominate the following:

Urban expansion areas and investigation areas are anticipated to provide for development beyond the life of the planning scheme and are preserved for this purpose, with interim development not compromising future residential development.

Investigation areas are to be investigated to accommodate future development beyond the life of the planning scheme. Investigation areas are not to be developed unless there is an insufficient supply of land for the purpose intended to be developed. The purpose of development in an investigation area should promote a logical land use pattern, having regard to nearby land use and the established hierarchy of activity centres. In the instance that new or expanded areas are investigated, these are to be supported by detailed land use investigations that must demonstrate:

(a) need for land for the proposed land use;
(b) mitigation or avoidance of impacts on sensitive receiving environments;
(c) where involving good quality agricultural land:
(i) there is no alternative land available that is not good quality agricultural land; and
(ii) the need for future development represents a public benefit.
(d) suitable mitigation or offset arrangements in respect to impacts on areas of high ecological significance
(e) consistency with the Strategic Framework.
(f) consistency with State and Regional Planning requirements.

The proposal is for a Tourist Park, Short Term Accommodation and Food and Drink Outlet on the northern side of Mareeba within the Investigation Area. The proposal is not considered to compromise the future residential development of the Mareeba North Investigation Area as the proposal provides for Uses that are complimentary to Residential Development. The proposal is provided over 7,635 m² and encompasses the proposed Mareeba Roadhouse and Accommodation Park which is to provide necessary accommodation and truck-stop point for the multiple vehicles, tourists and workers servicing the remote areas north of Mareeba. It is accepted that there is currently a lack of readily available accommodation on the northern outskirts of Mareeba in the form of a Roadhouse and alternative accommodation. The site, which is able to be appropriately serviced as summarised within the attached Engineering Report, provides for a large development located close to the Mareeba Business District. It is accepted and agreed that there currently is a lack of alternative accommodation within Mareeba and particularly on the northern side of the Township to provide support for the surrounding industries and to offer an integral part of a holistic approach to the management of driver fatigue for those servicing Far North Queensland and its remote areas.

The proposal is located over land not considered to be Good Quality Agricultural Land on the northern side of the Mareeba Township. This large site is considered to be appropriately located for the required 'need' for this type of accommodation located on the northern side of the Mareeba Township. The proposal is not considered to result in substantial impacts on sensitive receiving environments and will ensure to protect and maintain any areas of high ecological significance. The proposal is considered to provide a need that results in a public benefit to the surrounding industries and Townships all the way to the tip.

It is considered that in this instance, the proposed development is appropriate, acceptable and provides for a much-needed service to the surrounding industries and Townships without affecting the future growth of Mareeba especially within the Investigation Area.

Mareeba Local Plan Code

The site is located within the Mareeba Northern Investigation Precinct of the Mareeba Local Plan with the Mareeba Northern Investigation Precinct *'intended to support long term future urban development beyond the life of the planning scheme. Development in this precinct (particularly subdivision) is limited so that the future urban intent is not compromised*'. The proposal is for a Tourist Park, Short Term Accommodation and Food and Drink Outlet not a Subdivision and is considered in this instance acceptable as it provides for a much-needed service supporting the surrounding industries and Townships without affecting the future growth of Mareeba.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
If affected by the vegetated buffer area element		
PO1 Industrial development is appropriately screened from view to minimise impacts on the: (a) visual amenity and character of the local plan area; and (b) amenity of nearby land uses.	**AO1** A minimum 5 metre wide vegetated buffer area is provided in all areas of the site affected by the vegetated buffer element.	Not Applicable. The proposal is not for an Industrial Development nor is it affected by the vegetated buffer element.
If in the Stable precinct		
PO2 Development facilitates the co-location of houses and stables while maintaining an appropriate level of amenity, having regard to emissions of: (a) noise; (b) odour; and (c) light	**AO2** Stables house no more than 10 animals and are: (a) separated by a minimum distance of 3 metres from any residential building on the same site; (b) separated by a minimum distance of 5 metres from any residential building on an adjoining site; and (c) setback a minimum of 6 metres from any road frontage.	Not Applicable. The proposal is not in the Stable Precinct.
If on a site with a frontage to the Byrnes Street core element		

Performance outcomes	Acceptable outcomes	Comments
PO3 Development with a frontage to the Byrnes Street core element is designed to minimise the dominance of vehicular access within the streetscape by: (a) providing vehicular access from an alternative frontage; (b) minimising the size of necessary vehicle access; and (c) maximising the area of the frontage used for pedestrian focussed activities.	**AO3.1** Where development has a frontage to the Byrnes Street core element, buildings are built to side boundaries, except for pedestrian access-ways and where alternative vehicular access is not available. In such instances, vehicular and pedestrian access-ways are not wider than 7 metres. Note—Refer to Figure A for further detail. **AO3.2** Vehicular access is not provided from Byrnes Street where a site has more than one frontage.	Not Applicable. The proposal does not front Byrnes Street.
If on a site affected by the Town centre fringe 6 metre setback element		
PO4 Larger destination-specific premises that require increased provision for car and service vehicle access are supported where it can be demonstrated that sufficient separation is provided between the use and adjoining residential uses to adequately mitigate any potential impacts on the amenity of adjoining premises, having regard to: (a) noise; (b) odour; (c) light; and (d) overlooking and privacy.	**AO4** Buildings and structures are setback a minimum of 6 metres from the boundary affected by the Town centre fringe 6 metre setback element.	Not Applicable. The proposed site is not affected by the Town Fringe Setback Element.
If in the Town centre fringe precinct		
PO5 Development's address to the primary street frontage ensures: (a) car parking areas are not a dominant feature; and (b) sources of visual interest and casual surveillance of the street frontage are provided.	**AO5.1** No more than 50% of car parking is to be located between the building and the primary street frontage. **AO5.2** Buildings include uses that orientated toward the primary street frontage with entrances and windows addressing the street.	Not Applicable. The proposal is not in the Town Centre Fringe Precinct.
For assessable development		
PO6 Development in the Mareeba local plan area: (a) promotes and does not prejudice the ongoing operation of Mareeba as the major regional activity centre of the Shire; (b) provides growth or redevelopment in areas within close proximity to the Town centre core precinct; (c) locates Community facilities in accessible locations within walking distance of the Town centre core precinct; and (d) contributes to the vibrancy and	**AO6** No acceptable outcome is provided.	The proposed development is for the provision of a Roadhouse and Accommodation Park on the northern outskirts of the Mareeba Township which will provide a necessary service to the surrounding industries and productions and Townships outside of Mareeba. The proposal will not prejudice the ongoing operations of Mareeba as the Major Regional Activity Centre and will support this by providing appropriate accommodation on the northern side of Mareeba. The proposed development is located in close proximity to the Town

Performance outcomes	Acceptable outcomes	Comments
local identity of the Mareeba community.		Centre and will contribute to a vibrancy and local identity of the Mareeba Community.
PO7 Development does prejudice the future construction of the Mareeba Bypass.	**AO7** Development involving permanent buildings or structures does not occur on land affected by the Mareeba bypass element.	Not Applicable. The proposal will not affect the construction of the Mareeba Bypass and will likely provide a necessary service during the construction phase of the Bypass.
PO8 Development integrates the following elements identified on the Mareeba local plan maps: (a) open space elements; (b) indicative collector roads as higher order road linkages; (c) indicative minor roads in a similar design as shown as mapped; and (d) possible connections as important road linkages between developments.	**AO8** No acceptable outcome is provided.	Not considered appropriate. The site is serviced by the existing road network and linkages. No change to this is envisaged with the proposal.
PO9 Development integrates small-scale local retail centres that: (a) service the local neighbourhood; and (b) do not prejudice the ongoing operation of the Mareeba town centre.	**AO9** No acceptable outcome is provided.	Complies, The proposed Roadhouse and Accommodation Park will contain a small-scale retail aspect to service the local neighbourhood without prejudicing the Mareeba Town Centre.
If in the Stable precinct		
PO10 Development does not involve a density of residential development that is likely to prejudice the ongoing use of land within the precinct for stables, having regard to the existing level of amenity.	**AO10.1** Development does not result in a higher accommodation density than currently exists. **AO10.2** Development does not result in the creation of any new lots.	Not Applicable. The proposal is not in the Stable Precinct.
If in the Mareeba Airport precinct		
PO11 Development does not prejudice the ongoing operations or future development intentions of the Mareeba Airport.	**AO11** Development is limited to activities which have a direct associated with aviation.	Not Applicable. The proposal is not in the Mareeba Airport Precinct.
If in the Town centre core precinct		
PO12 Development is to be of a scale and form which complements the character of the precinct, having regard to: (a) building location; (b) building height;	**AO12** No acceptable outcome is provided.	Not Applicable. The proposal is not in the Town Centre Core Precinct.

Performance outcomes	Acceptable outcomes	Comments
(c) interface with the street; and (d) scale of windows, doors and structural elements		
PO13 The character and style of buildings in the main street, including those representing the booming tobacco period of the 1950's and 1960's is maintained and protected.	**AO13.1** Buildings are re-used for new uses without alteration to their: (a) height; (b) width (at street frontage); (c) vertical or horizontal patterning; and (d) materials. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought. **AO13.2** Development on sites identified as building façade to be retained that retains the external (street facing) facade(s) of the building will qualify for a 10% reduction on car parking.	Not Applicable. The proposal is not in the Town Centre Core Precinct.
If in the Town centre fringe precinct		
PO14 Development does not undermine the role of the Town centre core precinct as Mareeba's primary retail and commercial precinct.	**AO14** No acceptable outcome is provided.	Not Applicable. The proposal is not in the Town Centre Fringe Precinct.
If in the Noxious and hazardous industry precinct		
PO15 Appropriate provision is made for siting, managing and buffering uses in the Noxious and hazardous industry precinct to limit impacts on adjoining properties, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. Note—A facility management plan can be prepared to demonstrate that the ongoing operation of the use will maintain compliance with this outcome.	**AO15** No acceptable outcome is provided.	Not Applicable. The proposal is not in the Noxious and Hazardous Industry Precinct.
If in the Industrial park precinct		
PO16 Development that attracts the public into	**AO16** No acceptable outcome is provided.	Not Applicable. The proposal is not in the Industrial Park

Performance outcomes	Acceptable outcomes	Comments
the Industrial park precinct does not develop within the Industrial park precinct.		Precinct.
If in the Northern investigation precinct		
PO17 Development does not compromise the long term future urban intent of this precinct.	**AO17** No acceptable outcome is provided.	Complies, The proposal is for the provision of necessary services to support the surrounding industries and Townships while not compromising the long-term future Urban Intent of the Northern Investigation Precinct.
If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct		
PO18 Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare. Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.	**AO18** No acceptable outcome is provided.	Not Applicable. The proposal is not in the North-eastern Expansion, South-eastern Expansion or the South-western Expansion Precincts.
PO19 Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.	**AO19** No acceptable outcome is provided.	Not Applicable. The proposal is not in the North-eastern Expansion, South-eastern Expansion or the South-western Expansion Precincts.
PO20 The road network is to be developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.	**AO20** No acceptable outcome is provided.	Not Applicable. The proposal is not in the North-eastern Expansion, South-eastern Expansion or the South-western Expansion Precincts.
PO21 The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by: (a) being based on a street grid network; (b) having walkable block sizes; (c) providing safe, efficient and provides for the needs of all users; (d) having a high level of connectivity for all users; and (e) being linked to destinations such as shops, open space and schools.	**AO21** No acceptable outcome is provided.	Not Applicable. The proposal is not in the North-eastern Expansion, South-eastern Expansion or the South-western Expansion Precincts.

Emerging Communities Zone Code

The site is designated part in the Emerging Communities Zone of the Mareeba Shire Planning Scheme. The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Emerging Communities Zone Code as it provides for a supporting Use to service the immediate and surrounding industries and Townships.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1.1** Development, except where involving industrial activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies, The proposal has a maximum Building Height of 3.9 metres which is substantially less than the 8.5 metres. It is accepted that the proposal will be of single storey.
	AO1.2 Industrial development has a maximum building height of 10 metres.	Not Applicable. No Industrial Activities proposed with the development.
Outbuildings and residential scale		
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are in scale with the character and amenity of the area.	**AO2.1** On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m^2 in gross floor area; and (b) 5.5 metres above natural ground level. **AO2.2** On lots greater than 2 hectares, domestic outbuildings do not exceed 200m^2 in gross floor area.	Not Applicable. No Outbuildings proposed.
Siting, where not involving a Dwelling House Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.		
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	**AO3.1** Buildings and structures are setback from a State controlled road a minimum of 40 metres where a site is 2 hectares or larger. Note—Where on a site with an area of less than 2 hectares, the setbacks of the Queensland Development Code apply. **AO3.2** Buildings and structures include a minimum setback of: (a) 6 metres from a frontage to a sealed road that is not a State-controlled road; (b) 20 metres from a frontage to any other road; and (c) 10 metres from a boundary to an adjoining lot.	Not Applicable. The site is not greater than 2.0 hectares. Complies, The site is considered to be provided with appropriate setbacks ensuring acceptable siting, casual surveillance, air circulation, building bulk and relationship with the road corridors.
Accommodation density		
PO4 The density of Accommodation activities does not preclude the future re-development of the land for urban purposes consistent with Structure Plans approved in accordance it PO7.	**AO4** Development provides a minimum density for Accommodation activities of 1 dwelling or accommodation unit per 1,250m^2 site area.	The proposal is for the provision of a Roadhouse and Accommodation Park over the site to provide a necessary service to support the surrounding industries and Townships. The proposal is not considered to preclude the future redevelopment of

Performance outcomes	Acceptable outcomes	Comments
	Note—Calculation of Accommodation density excludes areas not developed as a result of provisions of an overlay.	the area for Urban Uses as the proposal is for an Urban Use.
For assessable development		
PO5 Development where not involving urban purposes: (a) does not compromise the future development potential of the land for urban purposes; and (b) is compatible with residential uses.	**AO5** Non-urban development is limited to Animal husbandry or Cropping.	Not Applicable. The proposal is for an Urban Purpose.
PO6 Development involving urban purposes provides: (a) residential areas with a mix of lot sizes to allow for housing mix; and (b) industrial areas with a mix of industrial uses.	**AO6** No acceptable outcome provided.	The proposal is for an Urban Use being a Roadhouse and Accommodation Park. The proposal is considered to provide alternative Accommodation supporting the surrounding industries and Townships. The proposal is considered appropriate and acceptable as it provides for necessary Urban Uses that will help support the future re-development of the surrounding area.
Structure planning		
PO7 Development occurs as outlined in a Structure Plan that: (a) is prepared in accordance with Planning Scheme Policy 8 Structure Planning; (b) takes into consideration land use need and the type, scale, density of proposed urban development; (c) includes a road network that: (i) is logically designed; (ii) can be delivered sequentially; (iii) includes an urban morphology that is consistent with the surrounding area; (iv) provides pedestrian links to centres and open space; (d) locates any non-residential development: (i) on major roads; (ii) where not introducing non-residential traffic to residential streets; and (iii) to provide the day to day needs of the immediate residential community; (e) scales any non-residential development to: (i) be consistent with the scale of surrounding residential development; (ii) not undermine the viability of nearby centres or the	**AO7** No acceptable outcome provided.	The proposed development is considered appropriate and acceptable as nominated in the abovementioned Strategic Framework section.

Performance outcomes	Acceptable outcomes	Comments
(iii) centres network; and not unduly detract from the amenity of nearby residences.		
Building design		
PO8 Development assists in the establishment of a consistent built character in the Emerging community zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO8** No acceptable outcome is provided.	Considered to comply, The proposal is considered to provide buildings consistent with the built character of the Emerging Community Zone and surrounding neighbourhood. The buildings and structures will be appropriately constructed and designed to ensure minimal impact on the built amenity and character of the surrounding area.
Amenity		
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO9** No acceptable outcome is provided.	The proposed development is for the construction of a Staged Development for a Roadhouse and Accommodation Park. The proposal has been designed appropriately incorporating setbacks, design, materials, orientation and the likes to ensure that the proposal does not significantly detract from the amenity of the local area.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO10** No acceptable outcome is provided.	The proposed development is for the construction of a Staged Development for a Roadhouse and Accommodation Park. The proposal has been designed appropriately incorporating setbacks, design, materials, orientation and the likes to ensure that the proposal does not significantly detract from the amenity of the local area. The proposal is considered to take into account the existing environmental impacts and is considered not to significantly affects these impacts.

Recreation and Open Space Zone

The site is designated part in the Recreation and Open Space Zone of the Mareeba Shire Planning Scheme. The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1** Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies, The proposed development has a Building Height of substantially less than 8.5 metres and is understood to be of single storey.
Siting		
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	**AO2.1** Buildings and structures include a minimum setback of: (a) 10 metres from a State-controlled road frontage; (b) 6 metres from any other road frontage; and (c) 3 metres from side and rear boundaries.	Complies, The proposed buildings are provided with acceptable and appropriate setbacks to the existing Road Network, being Williams Close.
	AO2.2 Car parking and set down areas are set back: (a) 3 metres from the road frontage; and (b) 2 metres from side and rear boundaries.	Complies, All parking and set down areas are setback appropriate distances from the existing Road Network and boundaries of the site.
For assessable development		
Site cover		
PO3 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land for recreation purposes; (b) appropriately balances built and natural features.	**AO3** No acceptable outcome is provided.	The proposal is for a Stage Development for a Roadhouse and Accommodation Park. The site has been meticulously designed to ensure that the most efficient use of the land is provided with the proposed Use, achieving a balance of built environment and natural features.

Performance outcomes	Acceptable outcomes	Comments
Building design		
PO4 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale.	**AO4** No acceptable outcome is provided.	The proposed development is for the construction of a Staged Development for a Roadhouse and Accommodation Park. The proposal has been designed appropriately incorporating setbacks, design, materials, orientation and the likes to ensure that the proposal does not significantly detract from the amenity of the local area and is appropriately designed.
PO5 Development complements and integrates with the established built character of the immediate surrounds, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO5** No acceptable outcome is provided.	The proposed development is for the construction of a Staged Development for a Roadhouse and Accommodation Park. The proposal has been designed appropriately incorporating setbacks, design, materials, orientation and the likes to ensure that the proposal does not significantly detract from the amenity of the local area and is appropriately designed.
Amenity		
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO6** No acceptable outcome is provided.	The proposed development is for the construction of a Staged Development for a Roadhouse and Accommodation Park. The proposal has been designed appropriately incorporating setbacks, design, materials, orientation and the likes to ensure that the proposal does not significantly detract from the amenity of the local area.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	**AO7** No acceptable outcome is provided.	The proposed development is for the construction of a Staged Development for a Roadhouse and Accommodation Park. The proposal has been designed appropriately incorporating setbacks, design, materials, orientation and the likes to ensure that the proposal does not significantly detract from the amenity of the local area. The proposal is considered to take into account the existing environmental impacts and is considered not to significantly affects these impacts.

Accommodation Activities Code

The proposed development incorporates a Tourist Park and Short Term Accommodation in addition to the Food and Drink Outlet. Assessment against the Accommodation Activities Code is provided below. It is considered that the proposed Tourist Park and Short Term Accommodation complies with the Intent of the Accommodation Activities Code and is acceptable.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
All Accommodation activities, apart from Dwelling house		
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	**AO1** Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in **Table 9.3.1.3B**.	Complies, The proposed Tourist Park, Short Term Accommodation and Food and Drink Outlet is located over the site containing and area of 1.2097 hectares. The proposed Uses are provided over 7,635 m² with the balance of the site to remain as the existing Residential Uses. The site contains appropriate street frontage and sufficient area for the appropriate location of the Accommodation Activities.
All Accommodation activities, apart from Tourist park and Dwelling house		
PO2 Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	**AO2.1** A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.	Complies, The proposed development will be provided with appropriate on-site refuse storage areas. All refuse storage areas will be appropriately screened mitigating noise and odour impacts.
All Accommodation activities, except for Dwelling house		
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	**AO3** The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or	Complies, The Buildings have been designed to ensure that appropriate privacy is provided for the adjoining Uses. All buildings are of single storey and are of modular construction specially designed for the proposed Accommodation Uses. It is accepted that the proposed Accommodation Activities are appropriate and specifically designed providing sufficient privacy.

Performance outcomes	Acceptable outcomes	Comments
	(iv) a 1.5 metre high screen fence along the common boundary.	
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	**AO4.1** Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3C**.	Complies, Appropriate and sufficient communal open space areas are provided with the Roodhouse and Accommodation Park. It is considered that Tourist Park and Short Term Accommodation provides acceptable communal space for Accommodation Activities.
	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3D**.	The proposal is for a Tourist Park and Short Term Accommodation in the form of a Roadhouse and Tourist Park. Private open space is not considered appropriate for the proposed Uses. The proposal is designed in accordance with other Tourist Parks and Short Term Accommodation associated with Tourist Parks and is considered acceptable.
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	Complies, Clothes Drying Facilities will be provided onsite in addition to the nominated Laundry.
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m^2 per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.	Not Applicable. The proposal is not for a Dual Occupancy, Multiple Dwelling, Residential Care Facility or Retirement Facility.
If for Caretaker's Accommodation		
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note—Where Caretaker's Accommodation is assessable development additional assessment criteria are provided under "for assessable development".	**AO5.1** Only one caretaker's accommodation is established on the title of the non-residential use.	Not Applicable. No Caretaker's Accommodation is provided. However, a Manager's Residence is proposed onsite within Building No.3 for the proposed Accommodation Activities.
	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m^2.	Not Applicable. The site is not located within the Rural Zone.
If for Dwelling house		

Performance outcomes	Acceptable outcomes	Comments
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;	**AO6.1** The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares. **AO6.2** A secondary dwelling has a maximum gross floor area of 100m^2.	Not Applicable. No Dwelling House proposed. It is noted that the site contains a Dwelling House and associated structure with no change to the existing envisaged with the proposed development.
If for Dual occupancy		
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages.	**AO7.1** Where located on a corner allotment, each dwelling is accessed from a different road frontage. **AO7.2** The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	Not Applicable. No Dual Occupancy Use proposed.
If for Multiple dwelling, Residential care facility or Retirement facility		
PO8 Development is appropriately located within the Shire to: (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under "for assessable development".	**AO8** Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	Not Applicable. No Multiple Dwelling, Residential Care Facility or Retirement Facility proposed.
PO9 Buildings associated with more intensive Accommodation activities are designed to: (a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under "for assessable development".	**AO9.1** External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.	Not Applicable. No Multiple Dwelling, Residential Care Facility or Retirement Facility proposed.
	AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.	Not Applicable. No Multiple Dwelling, Residential Care Facility or Retirement Facility proposed.
	AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.	Not Applicable. No Multiple Dwelling, Residential Care Facility or Retirement Facility proposed.

Performance outcomes	Acceptable outcomes	Comments
	AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.	Not Applicable. No Multiple Dwelling, Residential Care Facility or Retirement Facility proposed.
If for Residential care facility or Retirement facility		
PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding. Note—Where Residential care facility or Retirement facility is assessable development additional assessment criteria are provided under "for assessable development".	**AO10.1** The development incorporates covered walkways and ramps on site for weather protection between all buildings.	Not Applicable. No Residential Care Facility or Retirement Facility proposed.
	AO10.2 Pedestrian paths include navigational signage at intersections.	Not Applicable. No Residential Care Facility or Retirement Facility proposed.
	AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances.	Not Applicable. No Residential Care Facility or Retirement Facility proposed.
	AO10.4 An illuminated sign and site map is provided at the main site entry.	Not Applicable. No Residential Care Facility or Retirement Facility proposed.
	AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	Not Applicable. No Residential Care Facility or Retirement Facility proposed.
If for Home based business		
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	**AO11.1** The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	Not Applicable. No Home Based Business proposed.
	AO11.2 The Home based business does not occupy a gross floor area of more than 50m^2.	Not Applicable. No Home Based Business proposed.
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	Not Applicable. No Home Based Business proposed.
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	Not Applicable. No Home Based Business proposed.
	AO11.5 The Home based business does not involve the public display of goods external to the building.	Not Applicable. No Home Based Business proposed.
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	Not Applicable. No Home Based Business proposed.
	AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	Not Applicable. No Home Based Business proposed.

Performance outcomes	Acceptable outcomes	Comments
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.	Not Applicable. No Home Based Business proposed.
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	**AO12.1** Home based businesses involving accommodation activities are limited to the scale specified in **Table 9.3.1.3E**.	Not Applicable. No Home Based Business proposed.
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	Not Applicable. No Home Based Business proposed.
	AO12.3 A farm stay is setback 100 metres from any property boundary.	Not Applicable. No Home Based Business proposed.
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	Not Applicable. No Home Based Business proposed.
If for Rural workers' accommodation		
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	**AO13.1** A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	Not Applicable. No Rural Worker's Accommodation proposed.
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	Not Applicable. No Rural Worker's Accommodation proposed.
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	**AO14.1** The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	Not Applicable. No Rural Worker's Accommodation proposed.
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	Not Applicable. No Rural Worker's Accommodation proposed.
For assessable development		
If for Caretaker's Accommodation		
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation;	**AO15** No acceptable outcome is provided.	Not Applicable. No Caretaker's Accommodation is provided. However, a Manager's Residence is proposed onsite within Building No.3 for the proposed Accommodation Activities. The proposed

Performance outcomes	Acceptable outcomes	Comments
(b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.		Manager's Accommodation is provided for security requirements, safety and general day to day and after hours running of the Roadhouse and Accommodation Park.
If for Residential care facility or Retirement facility		
PO16 Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	**AO16** No acceptable outcome is provided.	Not Applicable. No Residential Care Facility or Retirement Facility proposed.
If for Tourist park		
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	**AO17** No acceptable outcome is provided.	The proposal incorporates the provision of a Tourist Park with the proposed development. The Tourist Park is considered to be appropriately located onsite to provide the park users with convenient access to tourist attractions, community facilities and infrastructure through design and location of the proposed Use in relation to the Mareeba Township.
PO18 The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	**AO18.1** Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m^2 gross floor area per cabin) per hectare of the nominated area(s). **AO18.2** Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).	The proposed development is not exclusively for the accommodation of caravans, motor homes, tents or cabins. The proposed Tourist Park comprises of Cabins only with 21 buildings proposed over the site, no tents nor caravan or motor homes site are anticipated once the site is fully developed. However, the proposal includes the provision of fourteen (14) grassed Caravan Sites and ablutions as a Temporary Use during the construction of the development. It is noted that at no stage will the Temporary Use in addition to the Roadhouse and Accommodation exceed the final developed population under any scenario. It is considered that the proposed density of accommodation provided over the site is acceptable and proportionate with the size and utility of the site. The proposal provides for 38% of the site as landscaping and communal open space in addition to the provided cabins. The proposal is considered consistent with the scale and character of the development in the surrounding area, provides sufficient infrastructure as nominated with the attached Jim Papas Civil Engineering Designer's Report and provides a high level of amenity enjoyed by the site and surrounding allotments. No undue pressure to the existing environmental process are envisaged

Performance outcomes	Acceptable outcomes	Comments
		with this proposal.
PO19 Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	**AO19.1** A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.	No Caravan or Motor Home Accommodation Sites are proposed with the full development of the site. However, the proposal includes the provision of fourteen (14) grassed Caravan Sites and ablutions as a Temporary Use during the construction of the development. Each temporary site contains an area of 75 m² (10m x 7.5m) and will not be provided with a concrete slab as these are a Temporary Use only over the balance of the site whilst the site is developed. The proposed Temporary Caravan Sites are acceptable and are appropriately designed.
	AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.	Complies, The proposed Cabin Accommodation and Temporary Caravan Sites are provided with sufficient setbacks from the internal roads where appropriate and setback sufficient distances from the site's boundaries.
PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.	**AO20.1** A central refuse collection area is provided to service all accommodation sites. **AO20.2** The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife. **AO20.3** The refuse collection area is constructed on an impervious surface such as a concrete slab. **AO20.4** A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area. **AO20.5** Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	Complies, The proposed development will be provided with appropriate on-site refuse storage areas. All refuse storage areas will be appropriately screened mitigating noise and odour impacts and setback appropriate distances from recreation areas and cooking facilities. The refuse storage area will be appropriately sealed and kept in a sanitary condition at all times. Appropriate water connections will be located within proximity to refuse storage areas.

Commercial Activities Code

The proposed development incorporates a Food and Drink Outlet in addition to the Tourist Park and Short Term Accommodation. Assessment against the Commercial Activities Code is provided below. It is considered that the proposed Food and Drink Outlet complies with the Intent of the Commercial Activities Code and is acceptable.

Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
PO1 Buildings are finished with high quality materials, selected for their durability and contribution to the character of the area.	**AO1** Building design does not incorporate: (a) highly reflective materials such as high performance glass or untreated galvanised metals; or (b) unrelieved, unpainted or un-rendered finishes; or (c) unarticulated concrete finishes; or (d) unarticulated cladding systems; or (e) fluorescent or iridescent paints; or (f) use of single colour or surface treatment.	Complies, The proposal development, as demonstrated on the attached and indicative Plans, ensures that a high level of finish is provided to all structures. The proposal is considered to be durable and of high quality contributing to the character of the area. Each building has been specifically designed for the proposed Uses ensuring the durability of each building while maintaining the character of the area.
If for Sales office		
PO2 A Sales office is compatible with the built form, character and amenity of the surrounding area, having regard to: (a) duration of use; (b) size and scale; (c) intensity and nature of use; (d) number of employees; and (e) hours of operation.	**AO2.1** The Sales office is limited in its duration to a period not greater than: (a) 2 years, where involving selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); or (b) 6 months, where involving land or buildings that can be won as a prize. **AO2.2** The Sales office does not exceed 100m^2 gross floor area. Note—The Sales office may be located within part of a Dwelling house, Dual occupancy or Multiple dwelling for sale or that can be won as a prize. **AO2.3** No more than 3 employees work within the sales office at any one time. **AO2.4** The Sales office does not operate outside the hours of 8.00am to 6.00pm.	Not Applicable. No Sales Office proposed.
PO3 A Sales office is located to be accessible to visitors.	**PO3** The Sales office is established at the entrance to: (a) the estate or stage of the estate where involving multiple	Not Applicable. No Sales Office proposed.

Performance outcomes	Acceptable outcomes	Comments
	properties or dwellings; or (b) the building or land where involving a single property or dwelling.	
For assessable development		
Visual amenity and character		
PO4 Commercial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	**AO4** No acceptable outcome is provided.	Complies, Appropriate screening and refuse storage areas are provided within the proposed development of the site.
Location and size		
PO5 Commercial activities are located and designed: (a) to be commensurate to the scale and nature of land uses located and intended to be located in the immediate vicinity; and (b) consistent with the intent of the activity centre hierarchy for Mareeba Shire.	**AO5** No acceptable outcome is provided.	Complies, The proposed Commercial Activities are associated with the proposed Roadhouse and Accommodation Park Uses. The internal reception and park shop in addition to the proposed Restaurant/Café (Food and Drink Outlet) are considered to be of appropriate scale in relation to the proposed development. The proposal is similar of an appropriate scale and is considered to compliment the hierarchy of Commercial Activities within Mareeba.
If for Service station or Car wash		
PO6 The site is of a suitable size, shape and configuration to accommodate all aspects of the use, such as: (a) the building/s and associated storage areas; (b) any ancillary activities; (c) fuel delivery and service vehicles; (d) vehicle access and on site manoeuvrability; and (e) landscaping.	**AO6.1** The site has a: (a) minimum area of 1500m^2; and (b) minimum frontage of: (i) 30 metres to each road where the site is a corner site; or (ii) 40 metres otherwise. **AO6.2** Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage. **AO6.3** Bulk fuel storage tanks are situated on the site: (a) so that fuel delivery vehicles are standing wholly within the site when discharging fuel into the tanks; and (b) ensuring that the movement of other vehicles on the site is not restricted when fuel delivery occurs.	Not Applicable. No Car Wash or Service Station proposed.

Performance outcomes	Acceptable outcomes	Comments
	AO6.4 Fuel pumps, car wash bays and facilities including air and water points are: (a) orientated to minimise vehicle conflicts associated with manoeuvring on site; and (b) located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site.	
PO7 The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that: (a) the off-site release of contaminants does not occur; and (b) there are no significant adverse impacts on the quality of surface water or ground water resources.	**AO7** No acceptable outcome is provided.	Attached to this Town Planning Submission is an Engineering Report by Jim Papas Civil Engineering Designer that comments in relation to everything civil engineering which includes Stormwater and Runoff. It is understood that appropriate collection, treatment and disposal of all solid and liquid wastes can be achieved with the proposed development.

Airports Environs Overlay Code

The site is located inside of the 13km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the 6 km Light Intensity and OLS on the Mareeba Overlay Mapping. The proposal is not considered to contribute to the potentially serious hazard from wildlife (bird or bat) strike and will ensure that potential food and waste sources are covered and collected so that they are not accessible to wildlife. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Material Change of Use for a Tourist Park, Short Term Accommodation and Food and Drink Outlet as the site is located outside the OLS and 6 km Light Intensity and will not affect the Bird and Bat Strike Zone.

Advertising Devices Code

The proposed development is for the provision of a Roadhouse and Accommodation Park including a Freestanding Sign located along Williams Close, Mareeba. The Material Change of Use proposes an Advertising Device (Freestanding Sign) that is 4.00 metres in height above the ground and located fronting Williams Close at the south-western corner of the site. The Advertising Device is not internally illuminated nor does it contain flashing lights or moving text. The proposed device is as per nominated on the Annotated Proposed Site Layout and will be of a steel panel fixed construction in the shape of a v with wording on both wings of the v. The Device is designed and sited to maintain the efficient function of Williams Close and is not considered to impede safe vehicle and pedestrian movements. The proposed Advertising Device has been designed to avoid visual clutter, while allowing for the identification of the premises and Use. The proposed Advertising Device is located adjacent to the Mulligan Highway, a State Controlled Road, on Williams Close with the Device is not considered to impact on the safety and efficiency of the existing Road Network and is appropriate and acceptable. The Device will contain a concrete base with 250 UB Posts and will contain an Advertising area of 8 m^2 (4 m x 2 m) for each wing of the v making it 16 m^2 in total. It is considered that the Advertising Device will be appropriate to the scale of the proposal and will not significantly affect the amenity of the surrounding site, Williams Close or the proposed development.

Landscaping Code

The proposed development is for the facilitation of a Tourist Park, Short Term Accommodation and Food and Drink Outlet to allow for a Roadhouse and Accommodation Park located at 1 – 7 Williams Close, Mareeba. The proposal provides for Landscaping totalling in area of 2,926 m² which equates to approximately 38% of the site. The greater than 10% Landscaping is provided along the frontages and throughout the site. This Landscaped Areas will include both landscaped areas and communal open space areas to be used as leisure areas within the Accommodation Park. Any planting located within the nominated Landscaping Area will be provided as the preferred plant species which is understood to comply with the requirements of the Planning Scheme Policy. Landscaping is an important feature of a corner site, the proposed landscaping will be sourced from a local plant nursery to ensure that readily available and suitable plant species are planted. Plantings of various species, colour scheme, densities and heights will be selected to create a visually attractive site. The development will require a number of existing trees to be removed, but the proposed landscaping will create a formal strategic landscaping approach for the developed site instead of randomly located vegetation of varying species. The nominated Landscaping is considered to contribute to the Landscaping character of the Shire, complimenting the immediate surrounds and surrounding vicinity. The Landscaping provides for an attractive streetscape and assists in breaking up and softening the built form of the proposed Roadhouse and Accommodation Park. Appropriate Acoustic Fencing is also provided where necessary to the adjoining allotments. Any plantings provided over the site will ensure suitability of the intended Roadhouse and Accommodation Park Use and will not include the provision of invasive weeds. The proposed Landscaping is considered appropriate for the proposed Tourist Park, Short Term Accommodation and Food and Drink Outlet Uses ensuring that these areas are easily maintained while allowing for casual surveillance and enhance the safety of pedestrians through the Crime Preventions Through Environmental Design (CPTED) principles.

The proposed Landscaping will ensure to enhance the visual appeal and aspect of the proposed development. It is considered that the proposed development complies with the Purpose and Intent of the Landscaping Code.

Parking and Access Code

The site contains frontage to the existing Road Network, being Williams Close with existing crossovers provided from Williams Close. The proposed development will retain the existing access to the existing residence and associated structure and will remove the three existing accesses, replacing them with two new access from Williams Close with the western access to be constructed with the first stage of the development and the eastern access provided in the future with proposed Stage 7. It is understood from the internal layout that the general traffic flow is designed that vehicles enter and exit the site from the main industrial crossover located along the western frontage of the site. No change to the existing access to the existing dwelling is envisaged with the proposal. The Proposed Roadhouse and Accommodation Park Proposal Plans nominates that fifty-five (55) parking spaces and one (1) 20-seater bus parking space are provided onsite for the overall development. The first Stage will allow for the provision of twenty-two (22) parking spaces with Stage 2 providing an additional ten (10) parking spaces provided to the west of the proposed Buildings 6 and 7. Stage 3 will introduce another the (10) additional parking spaces with Stage 4 and Stage 5 providing an additional two (2) and one (1) parking spaces respectively. Stage 6 will provide an additional six (6) parking space with the final Stage, Stage 7, providing the final four (4) parking spaces and a single 20-seater bus parking space.

The proposed development includes the provision of Temporary Caravan Site Uses over the balance of the site as the proposal is developed. This Temporary Use comprises of fourteen (14) grassed Caravan Sites of 75 m² (7.5m x 10m) located within Stages 6 and 7 as per demonstrated on the attached Jim Papas Civil Engineering Designer Pty Ltd Plan 1370-SK07. This Temporary Use is consistent with the applied for Tourist Park, Short Term Accommodation and Food and Drink Outlet ensuring that at no stage, the Temporary Use in addition to the developed Roadhouse and Accommodation Park will exceed the final developed population of the site under any scenario. This ensures that the provided Temporary Use is not envisaged to affect any of the overall Engineering calculations or design and will be an appropriate Temporary Use until the Development is

completely. The undertaking of the Temporary Use will require the construction of the internal ring road to ensure that appropriate access is provided with all access to the Temporary Caravan Sites Use to be provided from the Williams Close western crossover and then accessed internally through the site.

The dimensions of existing car parking spaces can satisfy the requirements of Australian Standard AS2890.1 and all parking spaces/driveway areas are appropriately sealed. It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking and Access Code and is acceptable.

Works, Services and Infrastructure Code

The proposal is for a Material Change of Use for the facilitate the construction of a Tourist Park, Short Term Accommodation and Food and Drink Outlet in the Emerging Communities and Recreation and Open Space Zones of the Mareeba Shire Council's Planning Scheme. The site is connected to all available urban services with no change to the servicing currently proposed to the existing dwelling. The proposal will be connected to all available urban services and provided with appropriate and suitable stormwater drainage as per the attached Jim Papas Civil Engineering Designer's Report. The site will discharge in accordance with Council's nominated point of legal discharge.

The site is provided with a gentle slope as demonstrated on the attached Proposal Plans and any Filling or Excavation is anticipated to be limited to site preparation, levels and internal servicing or be provided as a part of an Operational Works Approval.

The site contains frontage to the existing Road Network, being Williams Close with existing crossovers provided from Williams Close. The proposed development will retain the existing access to the existing residence and associated structures and will remove the three existing accesses, replacing them with two new access from Williams Close with the western access to be constructed with the first stage of the development and the eastern access provided in the future with proposed Stage 7. It is considered that the provided new crossovers are appropriate and allow for the safe provision of access without effecting the existing Road Network.

It is considered that the proposed Tourist Park, Short Term Accommodation and Food and Drink Outlet is not in conflict with the Purposes of the Works, Services and Infrastructure Code. The proposal is considered acceptable and appropriate.

Conclusion

It is considered that the proposed development being a Material Change of Use to facilitate the construction of a Tourist Park, Short Term Accommodation and Food and Drink Outlet (including Temporary Caravan Sites) to allow for a Roadhouse and Accommodation Park over land described as Lots 10, 11 & 12 on SP168631 is appropriate. The proposed design of this Roadhouse and Accommodation Park development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment and is considered acceptable. In particular, the proposed development:

- Is not in conflict with the Intent for land designated within the Investigation Area of the Strategic Framework as it provides for a much-needed service supporting the surrounding industries and Townships without affecting the future growth of Mareeba especially within the Investigation Area;
- Is not in conflict with the Intent and Purposes of the Mareeba North Expansion Precinct within the Mareeba Local Plan;
- Is not in conflict with the Intent or Purposes for land designated in the Emerging Communities and Recreation and Open Space Zones;

- Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides an attractive (additional) local service to support the Residential population, surrounding industries and Townships;
- Can meet the Performance Outcomes and the Purpose of the Commercial Activities and Accommodation Activities Codes;
- Is for the construction of a Tourist Park, Short Term Accommodation and Food and Drink Outlet on the northern side of the Mareeba Township ensuring additional Commercial and Accommodation Activities that supports the surrounding Mareeba Township and environs. This helps to cement Mareeba as a Major Urban Area and Regional Centre of the Tablelands; and
- Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and Mareeba;

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

Yours faithfully,

MATTHEW ANDREJIC
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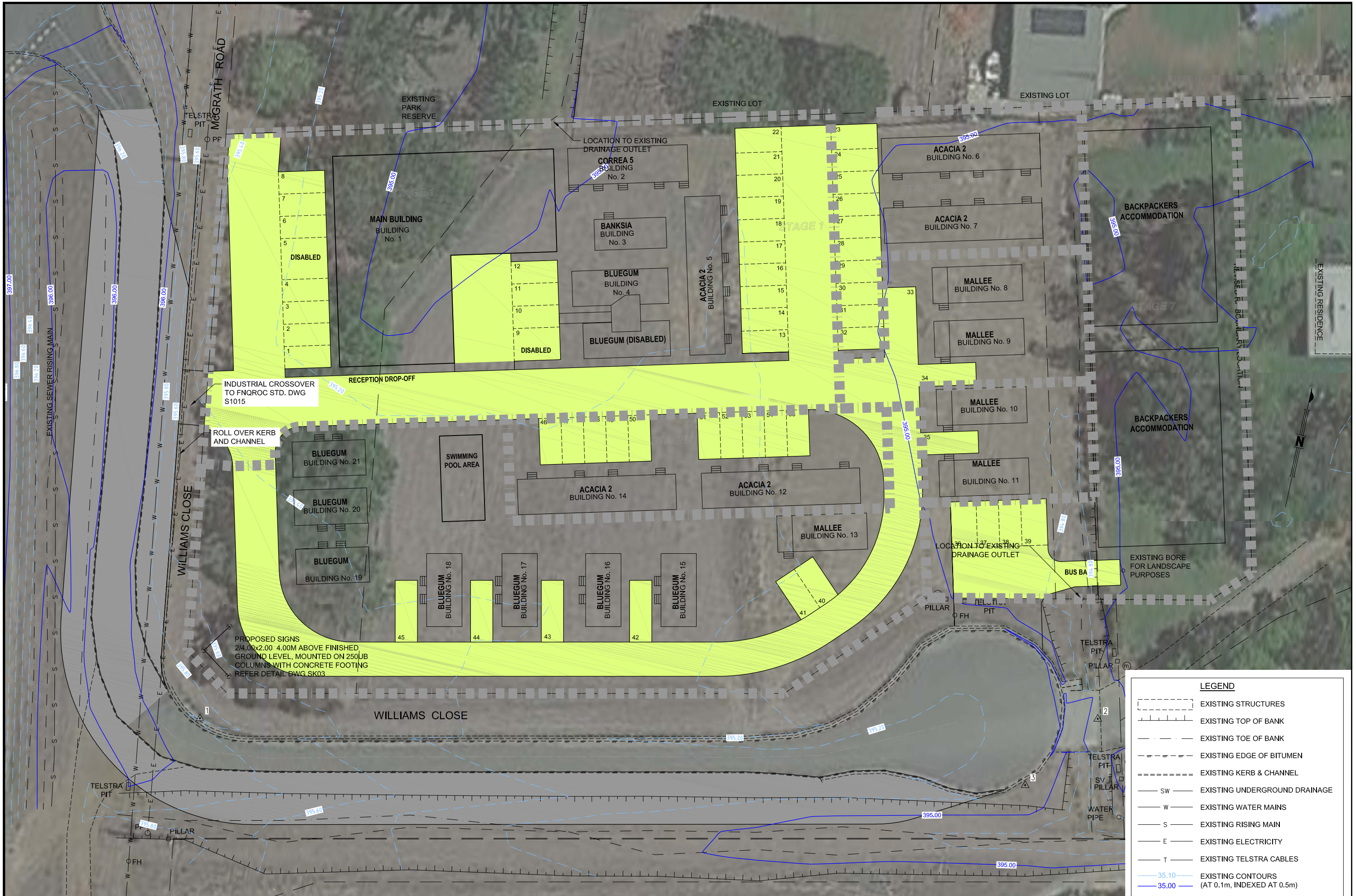

amendments		
A	ORIGINAL ISSUE	08.11.17
B	GENERAL REVISION FOR PLANNING APPLICATION	13.12.17

JIM PAPAS
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SCALE 1:200 2 0 2 4 6 8 10.0m

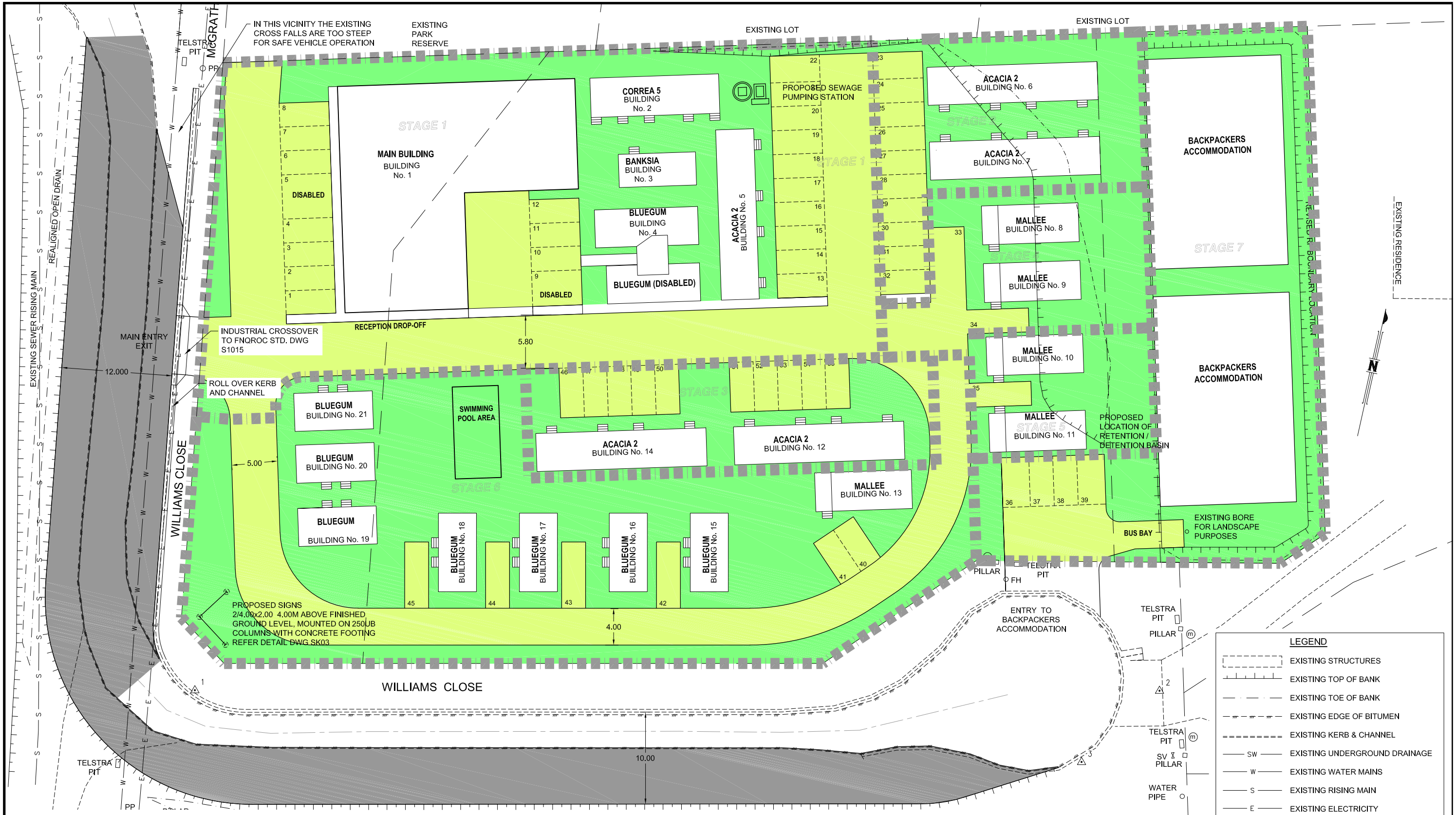
MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: EXISTING SITE PLAN

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK01	AMDT	B

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



ACCOMMODATION TYPES

ACACIA 2	5 OFF	4 MOTEL UNITS EACH	20 MOTEL UNITS
BANKSIA	1 OFF	MANAGER'S UNIT	1 UNIT
BLUEGUM	9 OFF	2 STANDARD FAMILY UNITS EACH	18 FAMILY UNITS INCL. 1 DISABLED UNIT
CORREA 5	1 OFF	5 MOTEL UNITS	5 MOTEL UNITS
MALLEE	5 OFF	1 FAMILY UNIT EACH	5 FAMILY UNITS
BACKPACKER'S ACCOMMODATION	2 OFF	20 BEDS EACH	40 BEDS
No. OF CARPARKS	55 CARPARKS INCLUDING 2 DISABLED 1 ONLY BUS PARK (20 SEAT BUS)		

TOTAL SITE AREA	7,635m²
AREA OF INTERNAL ROADS AND CARPARKS:	2,393m²
AREA OF BUILDINGS AND ASSOCIATED PATHS:	2,316m²
LANDSCAPE AREA:	2,926m²
PERCENTAGE OF SITE UNDER LANDSCAPING:	38

LEGEND

- EXISTING STRUCTURES
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING EDGE OF BITUMEN
- EXISTING KERB & CHANNEL
- SW — EXISTING UNDERGROUND DRAINAGE
- W — EXISTING WATER MAINS
- S — EXISTING RISING MAIN
- E — EXISTING ELECTRICITY
- T — EXISTING TELSTRA CABLES
- 35.10 / 35.00 — EXISTING CONTOURS (AT 0.1m, INDEXED AT 0.5m)
- PROPOSED KERB AND CHANNEL
- PROPOSED EXTERNAL SEALED ROADS
- PROPOSED INTERNAL SEALED ROADS
- PROPOSED LANDSCAPE AREAS

amendments

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SCALE 1:200 2 0 2 4 6 8 10.0m

MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: GENERAL ARRANGEMENT OF PROPOSED DEVELOPMENT

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK02	AMDT	B

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

EXISTING PARK RESERVE

EXISTING LOT

EXISTING LOT

TELSTRA PIT

PP

McGRATH

150Ø SEWER

RISING MAIN 90Ø POLY SDR 11 PE 80

100Ø

CORREA 5 BUILDING No. 2

PROPOSED SEWAGE PUMPING STATION

ACACIA 2 BUILDING No. 6

100Ø HOUSE DRAIN

STAGE 1

STAGE 2

STAGE 7

MAIN BUILDING BUILDING No. 1

BANKSIA BUILDING No. 3

ACACIA 2 BUILDING No. 7

BACKPACKERS ACCOMMODATION

DISABLED

100Ø HOUSE DRAIN

BLUEGUM BUILDING No. 4

ACACIA 2 BUILDING No. 5

MALLEE BUILDING No. 8

100Ø

BLUEGUM (DISABLED)

DISABLED

MALLEE BUILDING No. 9

150Ø SEWER

EXISTING SEWER RISING MAIN

REALIGNED OPEN DRAIN

REVISED R. BOUNDARY LOCATION

EXISTING RESIDENCE

RECEPTION DROP-OFF

MALLEE BUILDING No. 10

STAGE 3

STAGE 4

STAGE 5

STAGE 6

BLUEGUM BUILDING No. 21

SWIMMING POOL AREA

100Ø HOUSE DRAIN

MALLEE BUILDING No. 11

BLUEGUM BUILDING No. 20

ACACIA 2 BUILDING No. 14

ACACIA 2 BUILDING No. 12

MALLEE BUILDING No. 13

BLUEGUM BUILDING No. 19

BLUEGUM BUILDING No. 18

BLUEGUM BUILDING No. 17

BLUEGUM BUILDING No. 16

BLUEGUM BUILDING No. 15

150Ø SEWER

EXISTING BORE FOR LANDSCAPE PURPOSES

BUS BAY

PILLAR

FH

TELSTRA PIT

PROPOSED SIGNS
2/4.00x2.00 4.00M ABOVE FINISHED GROUND LEVEL, MOUNTED ON 250UB COLUMNS WITH CONCRETE FOOTING
REFER DETAIL DWG SK03

POSSIBLE LOCATION OF PROPOSED TV DUMP SITE.

WILLIAMS CLOSE

TELSTRA PIT

SV PILLAR

WATER PIPE

PP

PILLAR

FH

REALIGNED OPEN DRAIN

N

amendments		
A	ORIGINAL ISSUE	08.11.17
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SCALE 1:200 2 0 2 4 6 8 10.0m

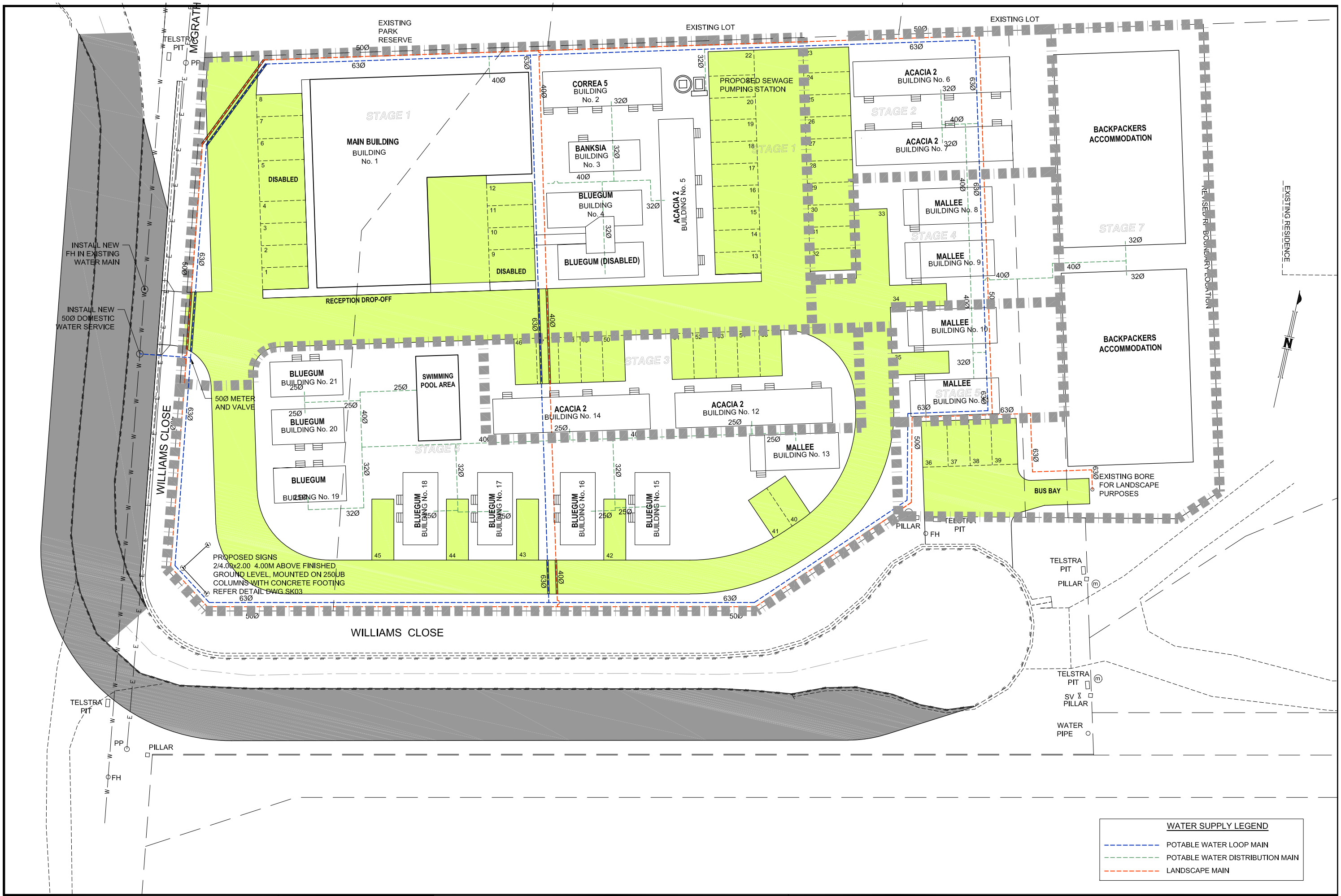
MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: GENERAL ARRANGEMENT – SEWERAGE RETICULATION

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK03	AMDT	B

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



amendments		
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SCALE 1:200 2 0 2 4 6 8 10.0m

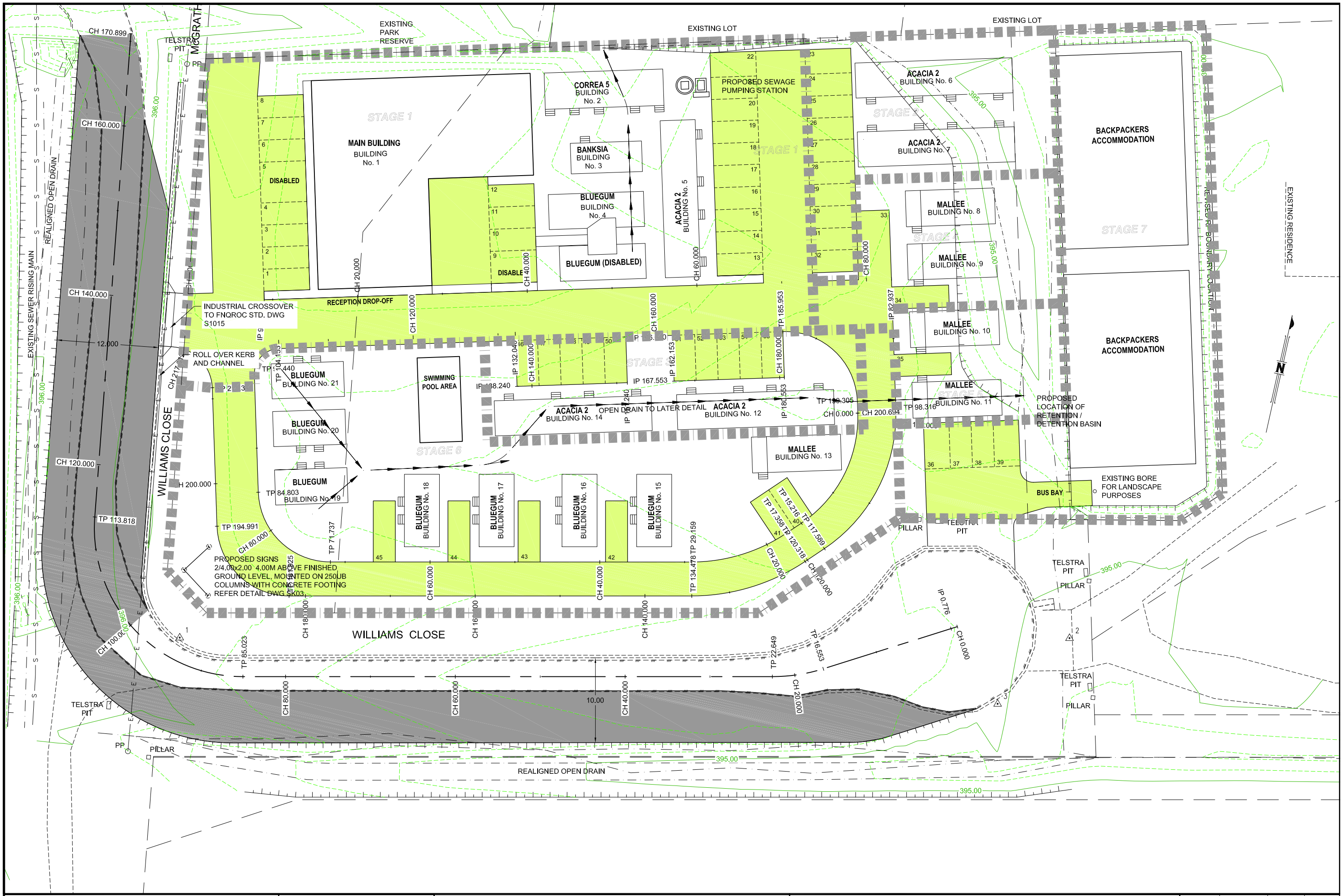
MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: GENERAL ARRANGEMENT – LANDSCAPE AND POTABLE WATER RETICULATION

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK04	AMDT	B

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



amendments		
A	ORIGINAL ISSUE	08.11.17
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SCALE 1:200 2 0 2 4 6 8 10.0m

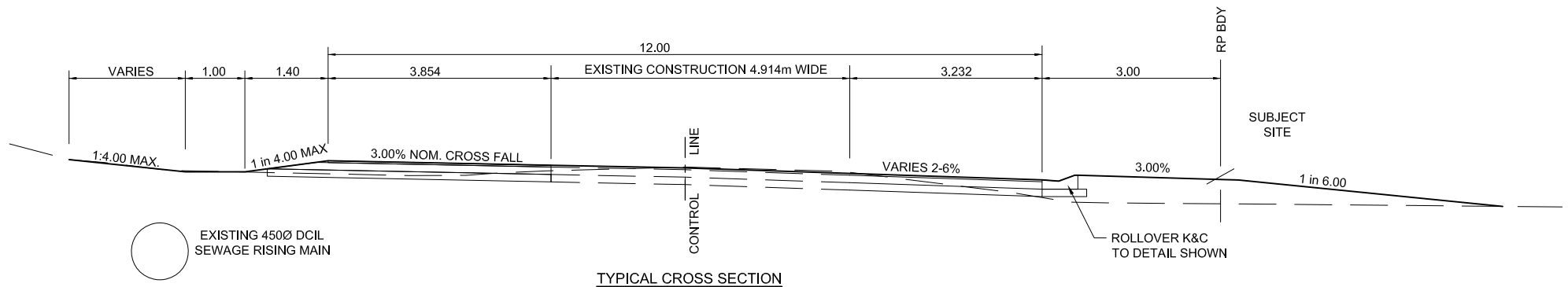
MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

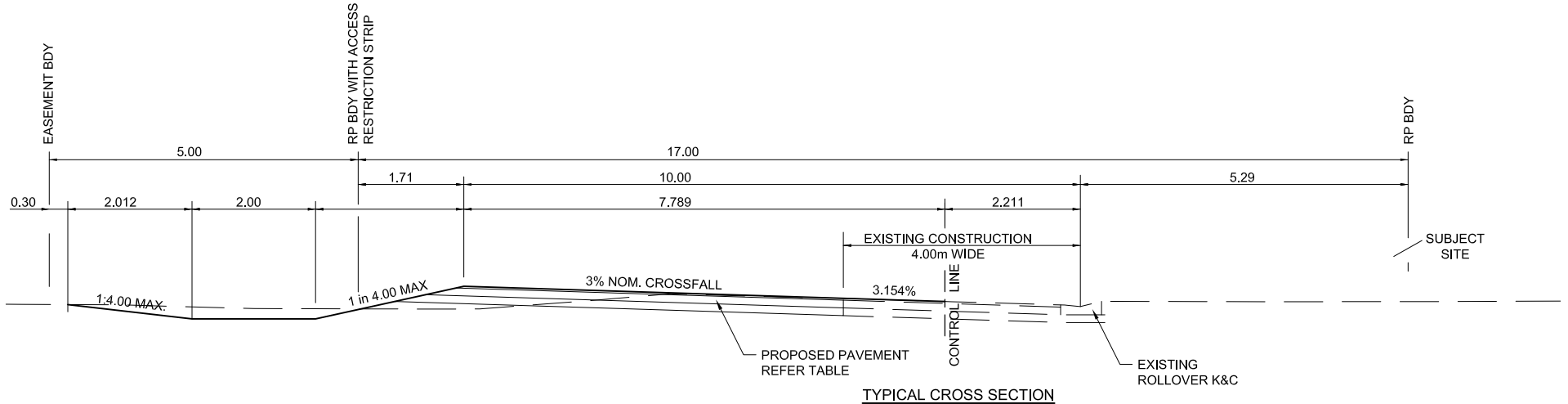
DRAWING TITLE: GENERAL ARRANGEMENT – ROADWORKS

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK05	AMDT	B

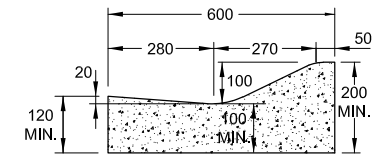
Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



TYPICAL CROSS SECTION
CH. 100 TO END
SCALE: 1:50



TYPICAL CROSS SECTION
CH. 00 TO 100
SCALE: 1:50



ROLLOVER KERB DETAIL
SCALE: 1:50

PAVEMENT NOTES

PROVISIONAL PAVEMENT DESIGN STATED HEREIN IS BASED ON A MINIMUM CBR UNDER SERVICE CONDITIONS OF 7. PAVEMENT DESIGN IS SUBJECT TO REVISION ON BASIS OF CONFIRMATORY CBR TESTS TAKEN AT THE TIME OF CONSTRUCTION. BASED ON THE INSITU CBR TEST RESULTS, THE FINAL PAVEMENT DESIGN SHALL APPROVED BY COUNCIL PRIOR TO CONSTRUCTION.
THE COMPLETED PAVEMENT DESIGN SHALL GENERALLY COMPLY WITH AUSTROADS OR DTMR PAVEMENT DESIGN MANUAL AS APPLICABLE.

SUBGRADE - COMPACT TO 100% SRDD.
SHOULD ANY SOFT OR UNSUITABLE MATERIAL BE IDENTIFIED SEEK ADVICE OF THE SUPERINTENDENT.

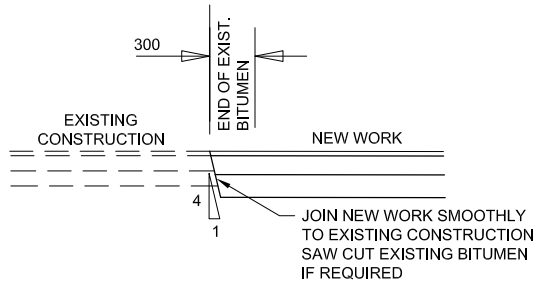
SUBBASE SHALL CONSIST OF TYPE 2 SUBTYPE 2.3 PAVEMENT MATERIAL ('B' OR 'C' GRADED) COMPACTED TO 100% SRDD IN ACCORDANCE WITH SPECIFICATION.
DEPTH OF PAVEMENT AS NOTED IN TABLE.

BASE SHALL CONSIST OF TYPE 2 SUBTYPE 2.2 PAVEMENT MATERIAL ('B' OR 'C' GRADED) COMPACTED TO 100% SRDD IN ACCORDANCE WITH SPECIFICATION.
DEPTH OF PAVEMENT AS NOTED IN TABLE.

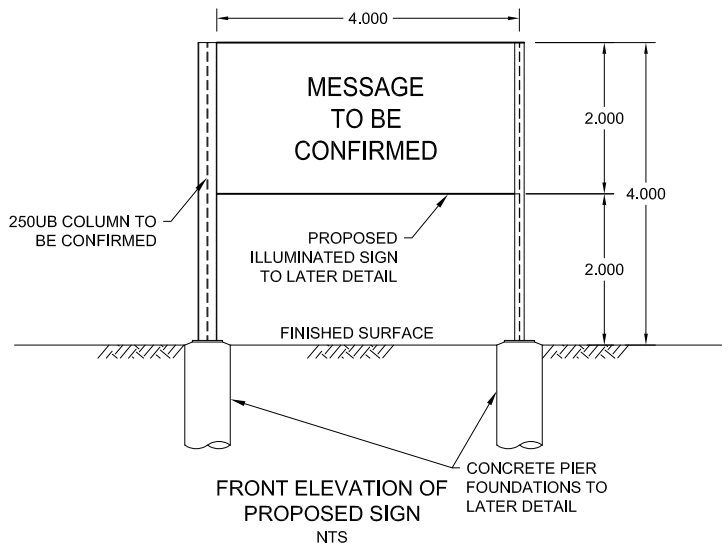
SEAL PAVEMENT AREAS WITH 30mm ASPHALT TYPE CRC 10. SUCH WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION.

ROAD NAME AND CHAINAGE	ROAD RESERVE WIDTH (m)	LHS VERGE WIDTH (m)	CARRIAGEWAY WIDTH (m) CROSSFALL (%)	RHS VERGE WIDTH (m)	SUBBASE (MIN. DEPTH mm)	BASE (MIN. DEPTH mm)
WILLIAMS CLOSE CH 00- 100 CH 100 - END	17.00		10.00 (3%) 12.00 (3%)	4.50 3.00	125 125	100 100

TYPICAL CROSS SECTION
WILLIAMS CLOSE
SCALE: 1:50



PAVEMENT JOINT DETAIL
N.T.S.



FRONT ELEVATION OF PROPOSED SIGN
NTS

SCALE 1:150 0.5 0 0.5 1.0 1.5 2.0 2.50m

amendments		
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MAREEBA ROADHOUSE and ACCOMMODATION PARK
PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: DETAILS, PAVEMENT NOTES AND TYPICAL CROSS SECTIONS FOR McGRATH ROAD

SCALE (AT A1 SIZE)	HOR 1:50	DRAWN	J.P.
	VER 1:50	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK06	AMDT	B

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

EXISTING PARK RESERVE

EXISTING LOT

EXISTING LOT

TELSTRA PIT

PF

STAGE 1

MAIN BUILDING

CORREA 5

BANKSIA

BLUEGUM

BLUEGUM (DISABLED)

ACACIA 2

PROPOSED SEWAGE PUMPING STATION

STAGE 1

STAGE 2

ACACIA 2

ACACIA 2

ABLUTIONS

STAGE 4

STAGE 5

STAGE 3

FUTURE CAR PARKING

FUTURE CAR PARKING

ACACIA 2

ACACIA 2

STAGE 6

SWIMMING POOL AREA

ABLUTIONS

PROPOSED RV SITES (EACH 7.5X10m)

1

2

RV SERVICE POD SHOWN THUS

PROPOSED RV SITES (EACH 7.5X10m)

3

4

5

6

7

8

ABLUTIONS

14

13

12

11

10

9

PROPOSED RV SITES (EACH 7.5X10m)

REVISED PROPERTY BOUNDARY LOCATION

EXISTING RESIDENCE

N

EXISTING BORE FOR LANDSCAPE PURPOSES

PILLAR

FH

TELSTRA PIT

TELSTRA PIT

PILLAR

TELSTRA PIT

SV PILLAR

WATER PIPE

EXISTING 150Ø uPVC WATER MAIN

WILLIAMS CLOSE

WILLIAMS CLOSE

TELSTRA PIT

PP

PILLAR

FH

amendments		
A	ORIGINAL ISSUE	11.01.18

JIM PAPAS CIVIL ENGINEERING DESIGNER PTY. LTD.
CIVIL ENGINEERING DESIGN AND DRAFTING
P. O. Box 2347 Mob. 0408 770 394
Mareeba Q 4880 Email: admin@jpced.com.au

SCALE 1:200 2 0 2 4 6 8 10.0m

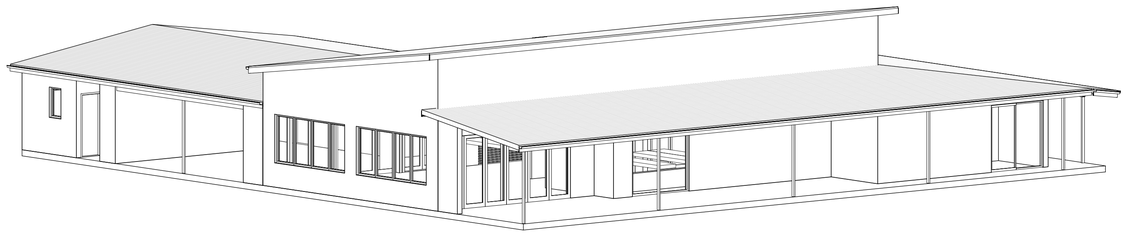
MAREEBA ROADHOUSE and ACCOMMODATION PARK

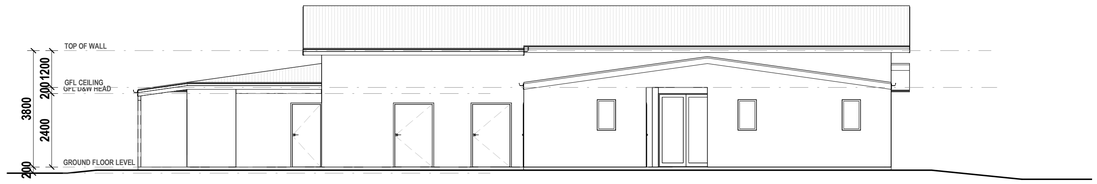
PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX AT WILLIAMS CLOSE, MAREEBA

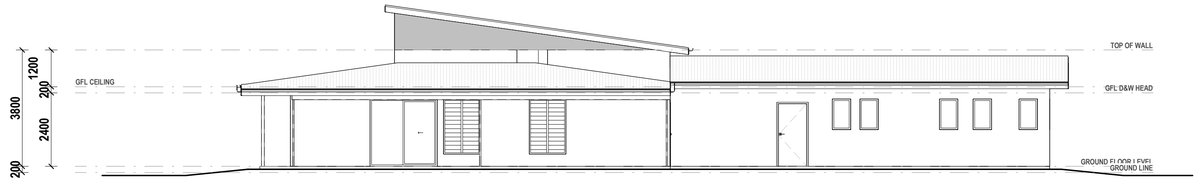
DRAWING TITLE: GENERAL ARRANGEMENT – TEMPORARY RV ARRANGEMENT

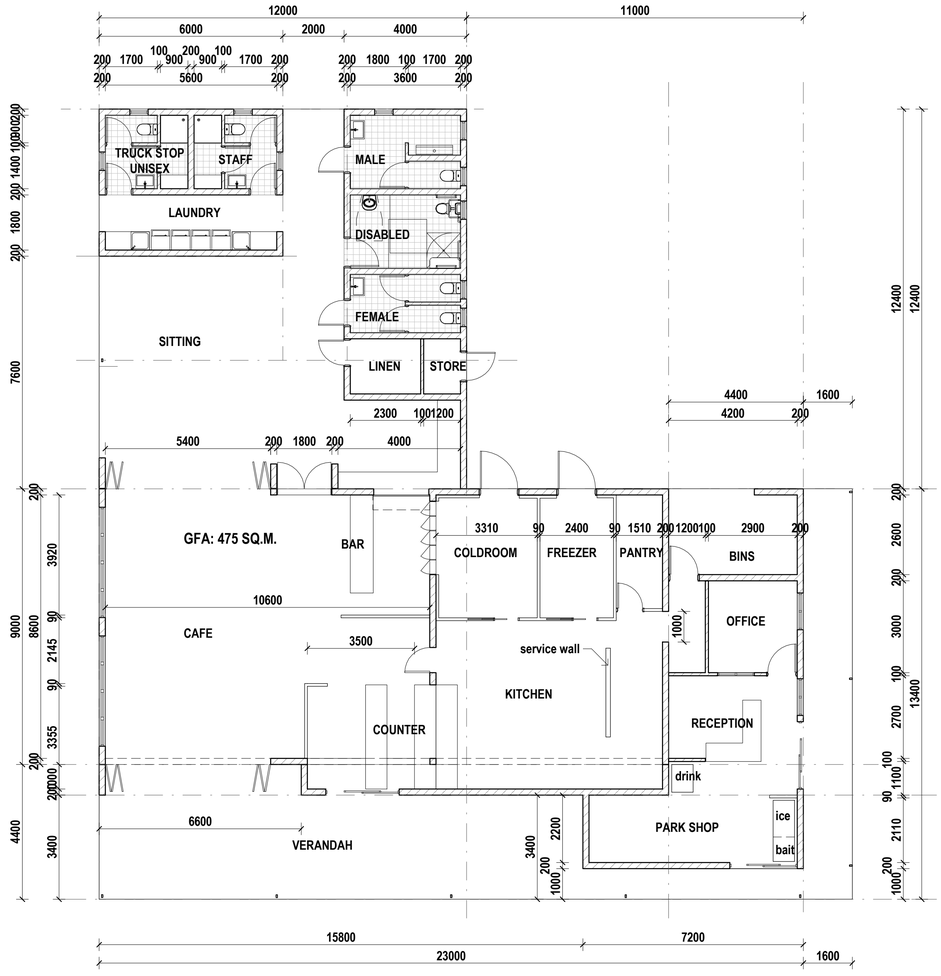
SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	JAN 2018	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK07	AMDT	A

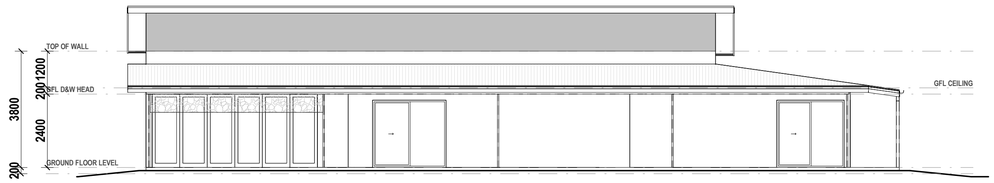
Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

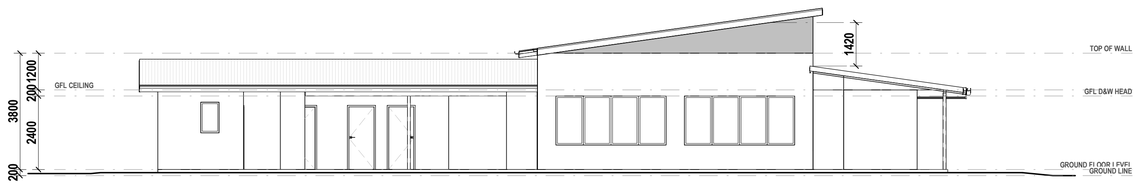












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A.C.N. 063 558 501
Q.B.S.A. 731408
building designers association of queensland inc.
195 Lyons Street Bungalow Cairns. Phone: (07) 40519722

drawn: BUCK
date: NOV. 17
scale: 1:100 (A1)

title
- PROPOSED ROADHOUSE
- AT MAREEBA

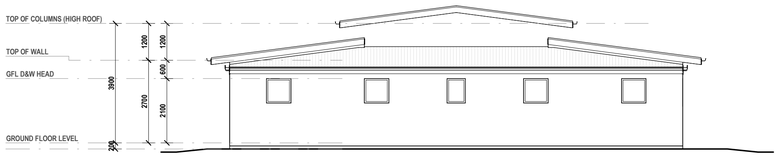
revision

job no. BD17-11-839 / SK1

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

GENERAL NOTES

NOTES TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.



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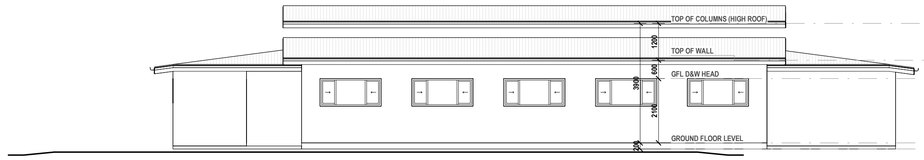

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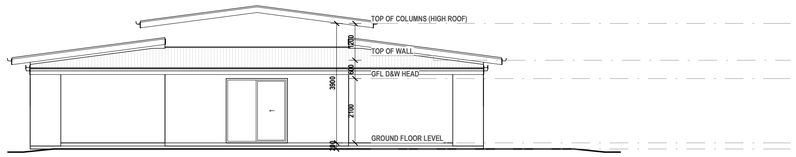

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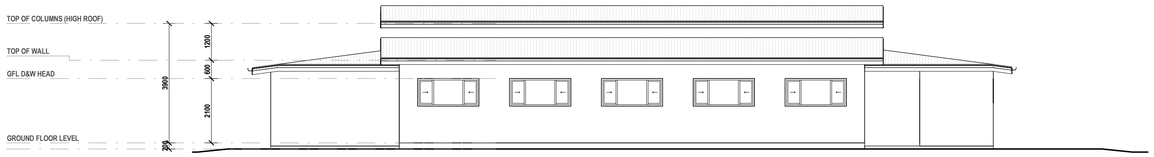

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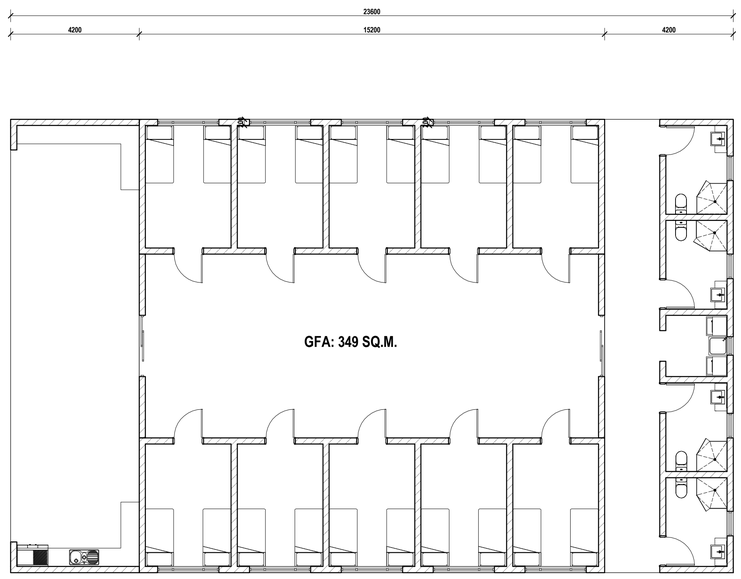

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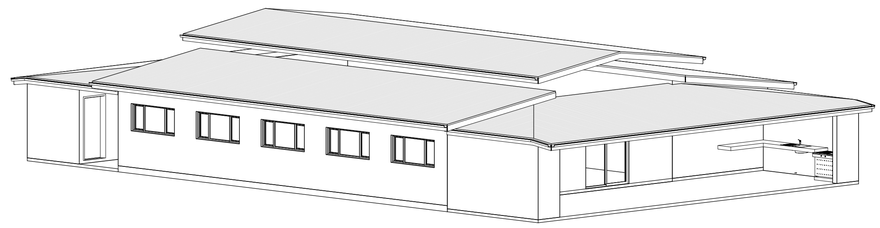

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195 Lyons Street Bungalow Cairns. Phone: (07) 40519722

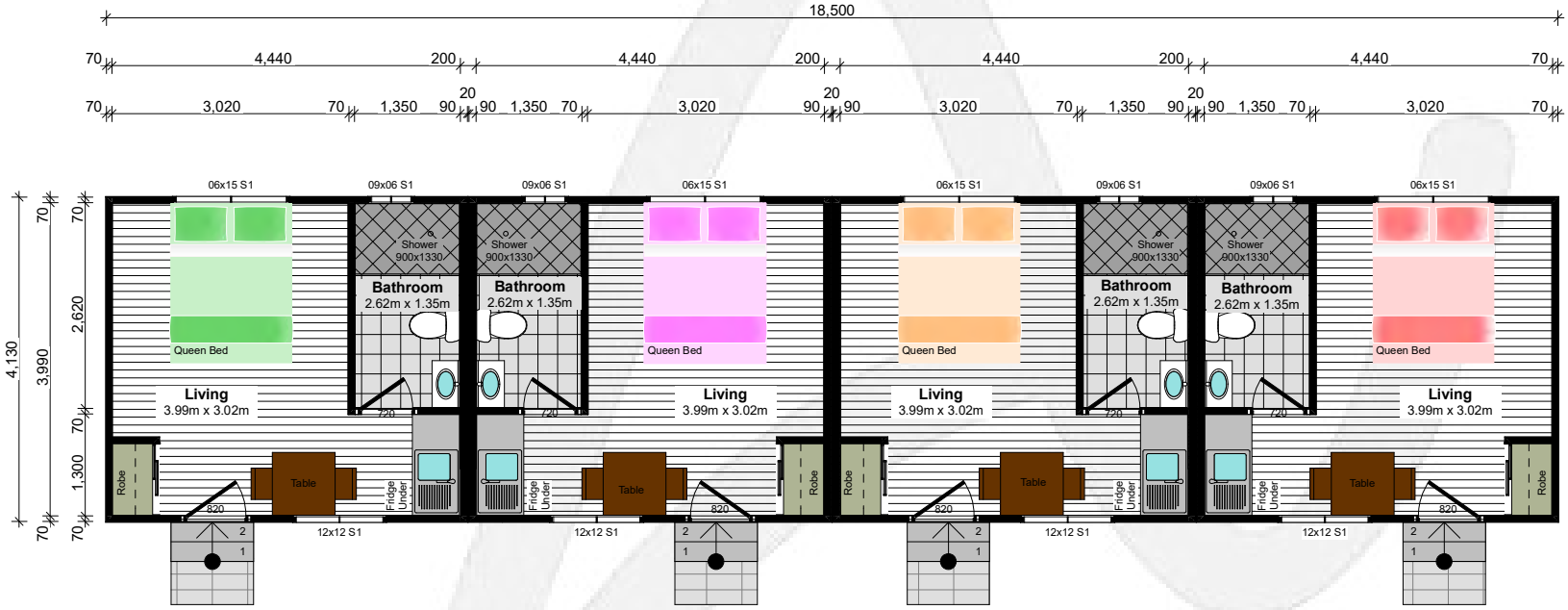
drawn: BUCK
date: NOV. 17
scale: 1:100 (A1)

title
- PROPOSED HOSTEL BUILDING
- AT: MAREEBA

revision

job no. BD17-11-839 / SK2

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



Cnr Langton Road and Ettie Jane Street
Gympie QLD 4570
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FREECALL: 1800 225 224
www.assetcabins.com.au | e: sales@assetcabins.com.au

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Version Notes:

client:
Mr Greg Williams
A 4278

Project:
Acacia 2

Mareeba QLD 4880

drawing status: PRELIMINARY

design by: Asset Cabins and Homes

scale:1:33.33 on A1

date: Friday, 25 August 2017

Floor Plan

design:	sheet no:
Acacia 2	1

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

Acacia 2
for
Mr Greg Williams
25/08/2017

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Version Notes:

client:
Mr Greg Williams
A 4278

Project:
Acacia 2

Mareeba QLD 4880

drawing status: PRELIMINARY

design by: Asset Cabins and Homes

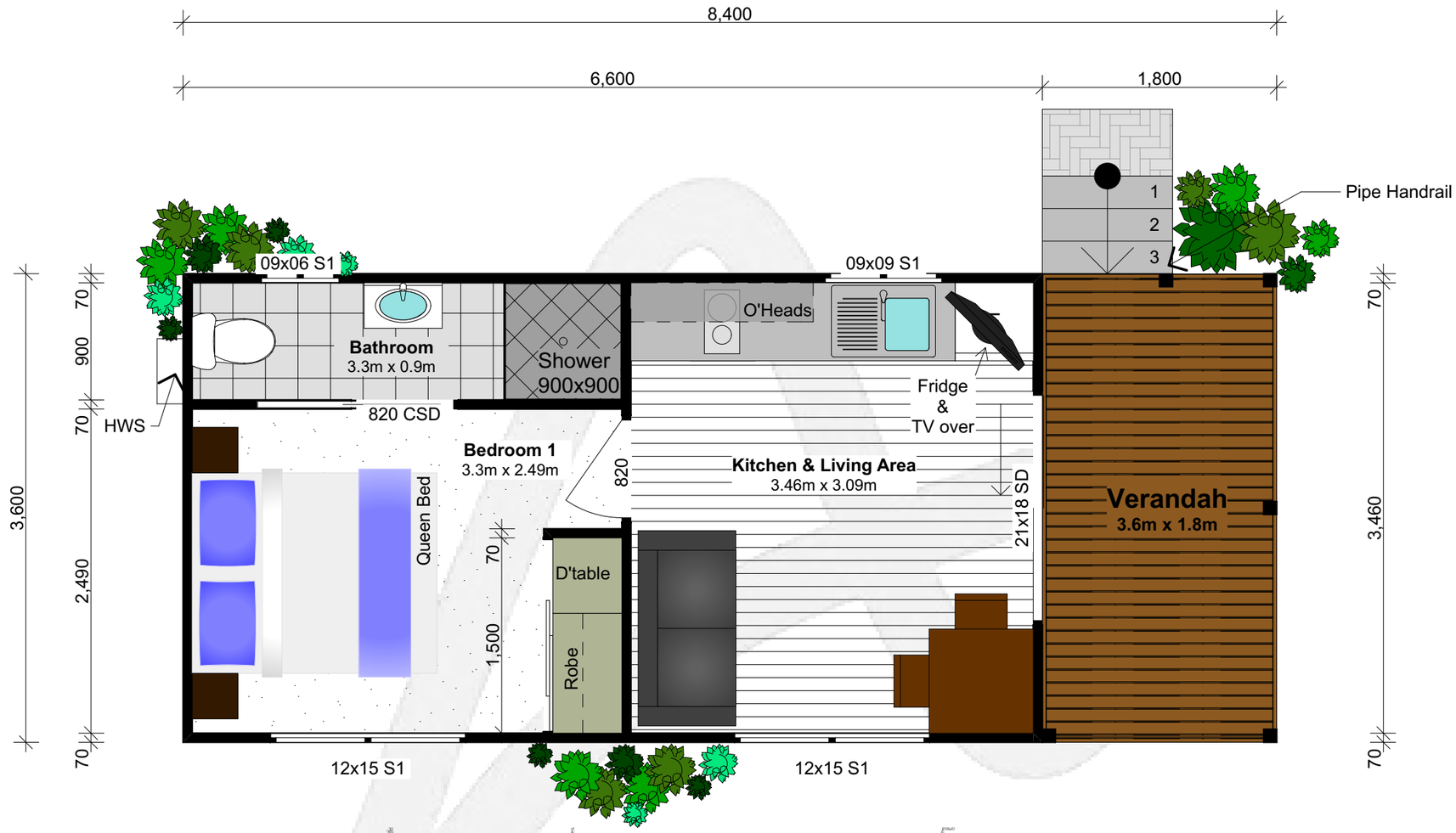
scale: not to scale

date: Friday, 25 August 2017

Concept 3D

design:	sheet no:
Acacia 2	2

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



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Version Notes

- Shown with Colorbond Feature to Verandah wall

design by: Asset Cabins and Homes

scale: 1:40 on A3

date: Friday, 21 March 2014

design:

Banksia

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

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Version Notes

- Shown with colorbond cladding feature to end wall and verandah wall

design by: Asset Cabins and Homes

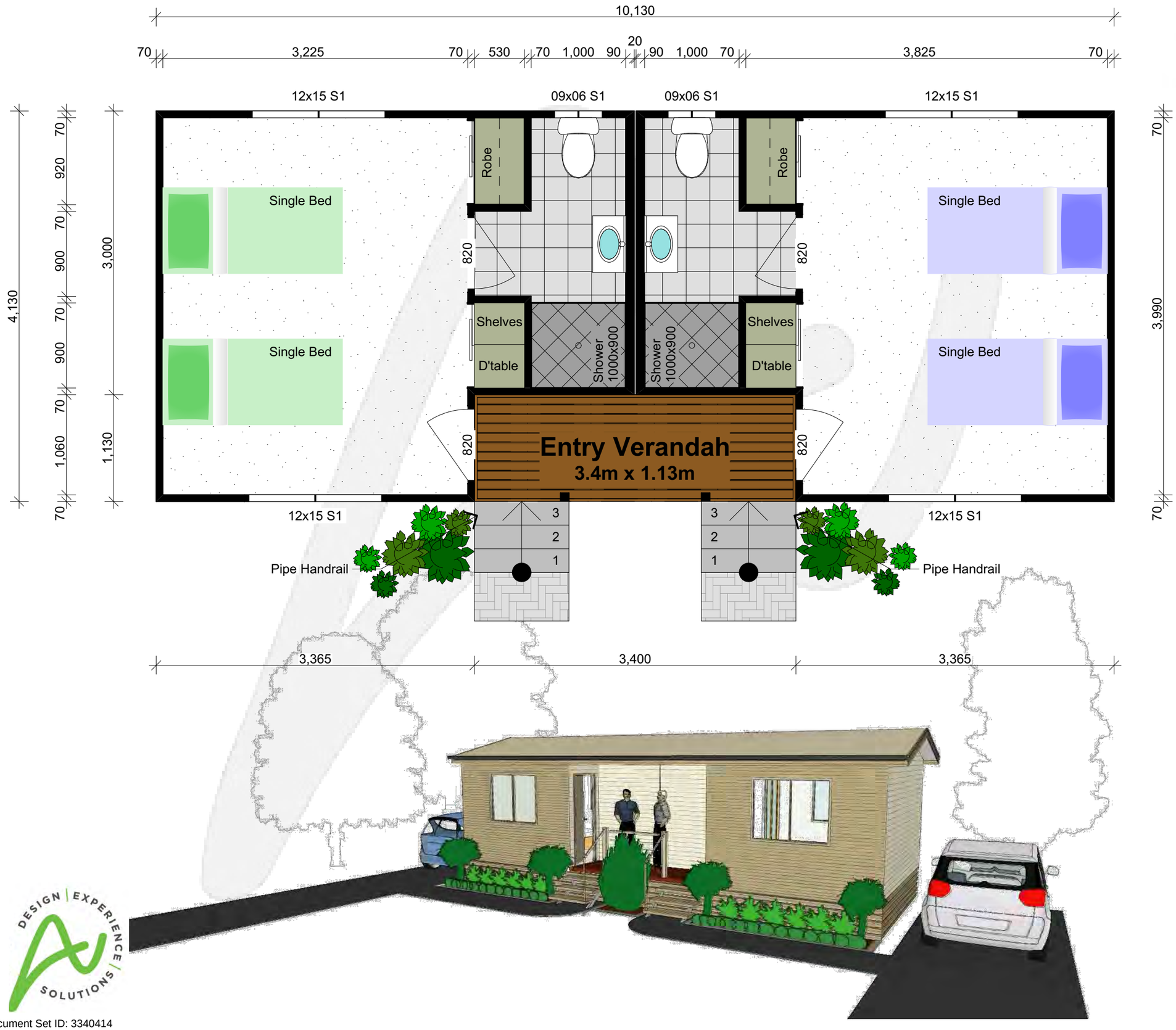
scale: 1:40 on A3

date: Wednesday, 2 April 2014

design:

Bluegum Option 1

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



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Version Notes

- Shown with colorbond cladding feature to front walls

design by: Asset Cabins and Homes

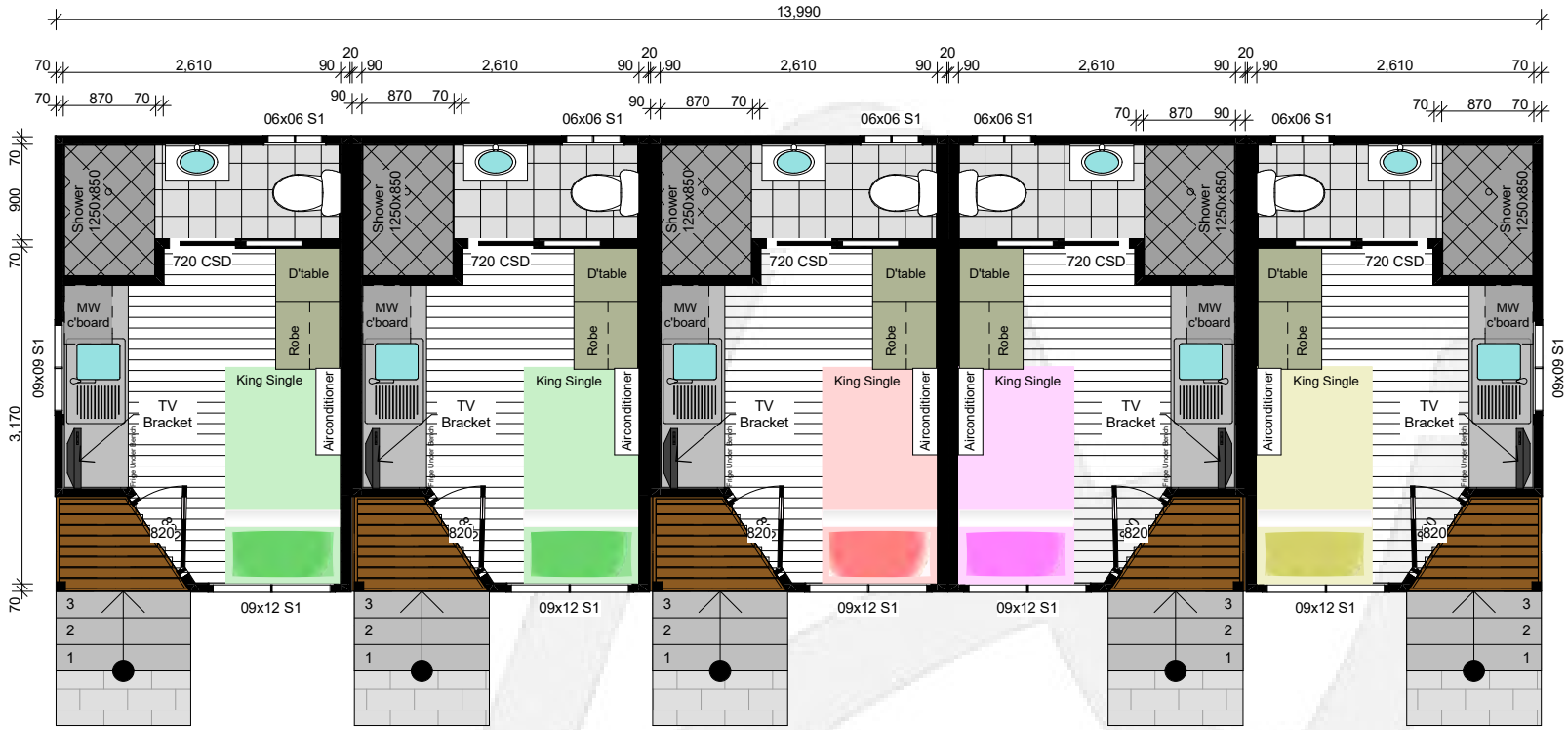
scale: 1:40 on A3

date: Wednesday, 2 April 2014

design:

Bluegum Option 2

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



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Version Notes:

client:
Mr Greg Williams
A 4278

Project:
Correa 5RM

Mareeba QLD 4880

drawing status: PRELIMINARY

design by: Asset Cabins and Homes

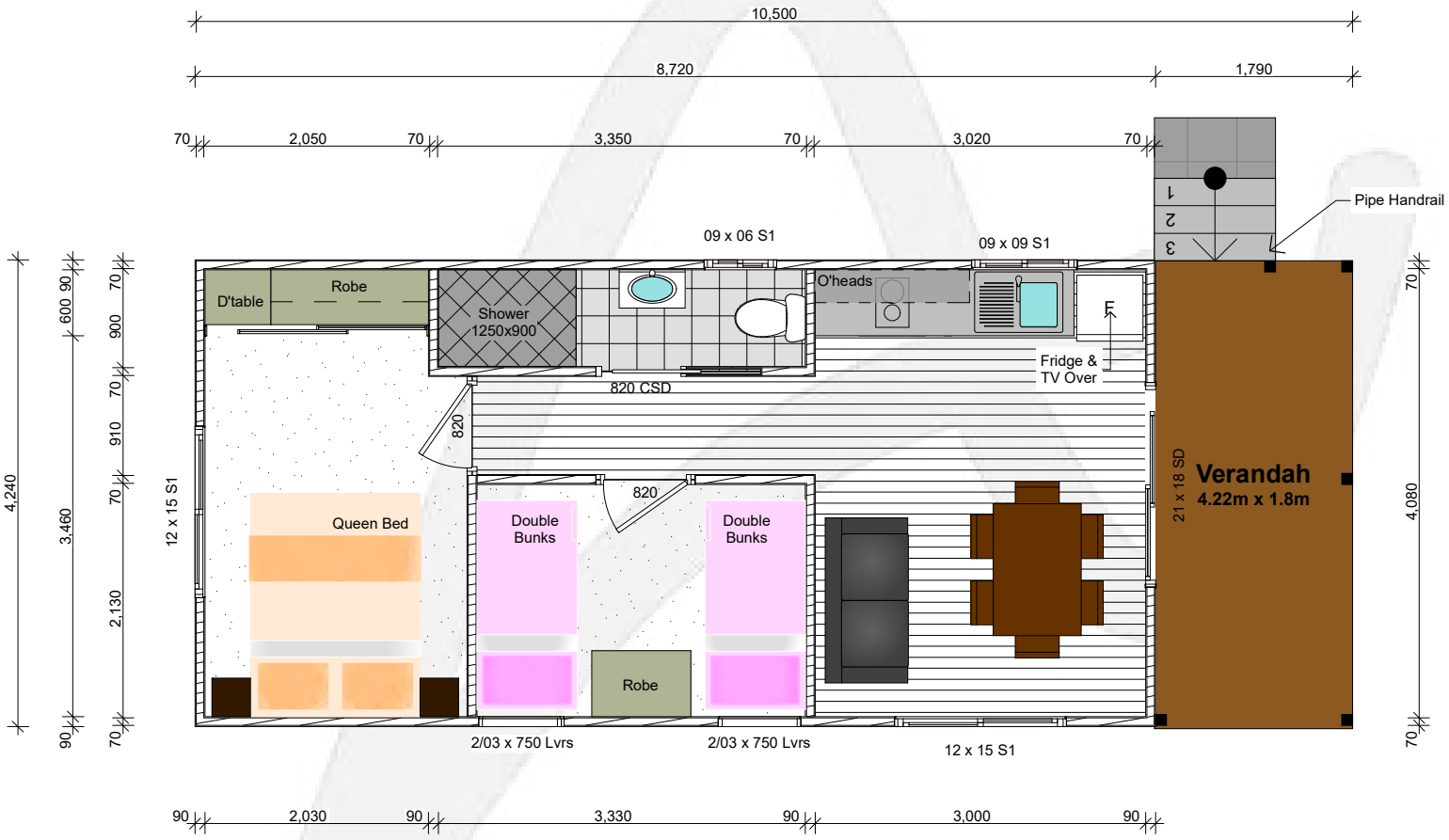
scale:1:25, 1:1 on A1

date: Monday, 21 August 2017

Floor Plan

design:	sheet no:
Correa 5RM	1

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



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Version Notes:

cabin number: **#Project ID**

client:
Mr Greg Williams
A 4278

Project:
Mallee

Mareeba QLD 4880

site classification: **#Project Custom**

drawing status: PRELIMINARY

design by: Asset Cabins and Homes

scale:1:23.24 on A1

date: Wednesday, 27 September 2017

Floor Plan

design:	sheet no:
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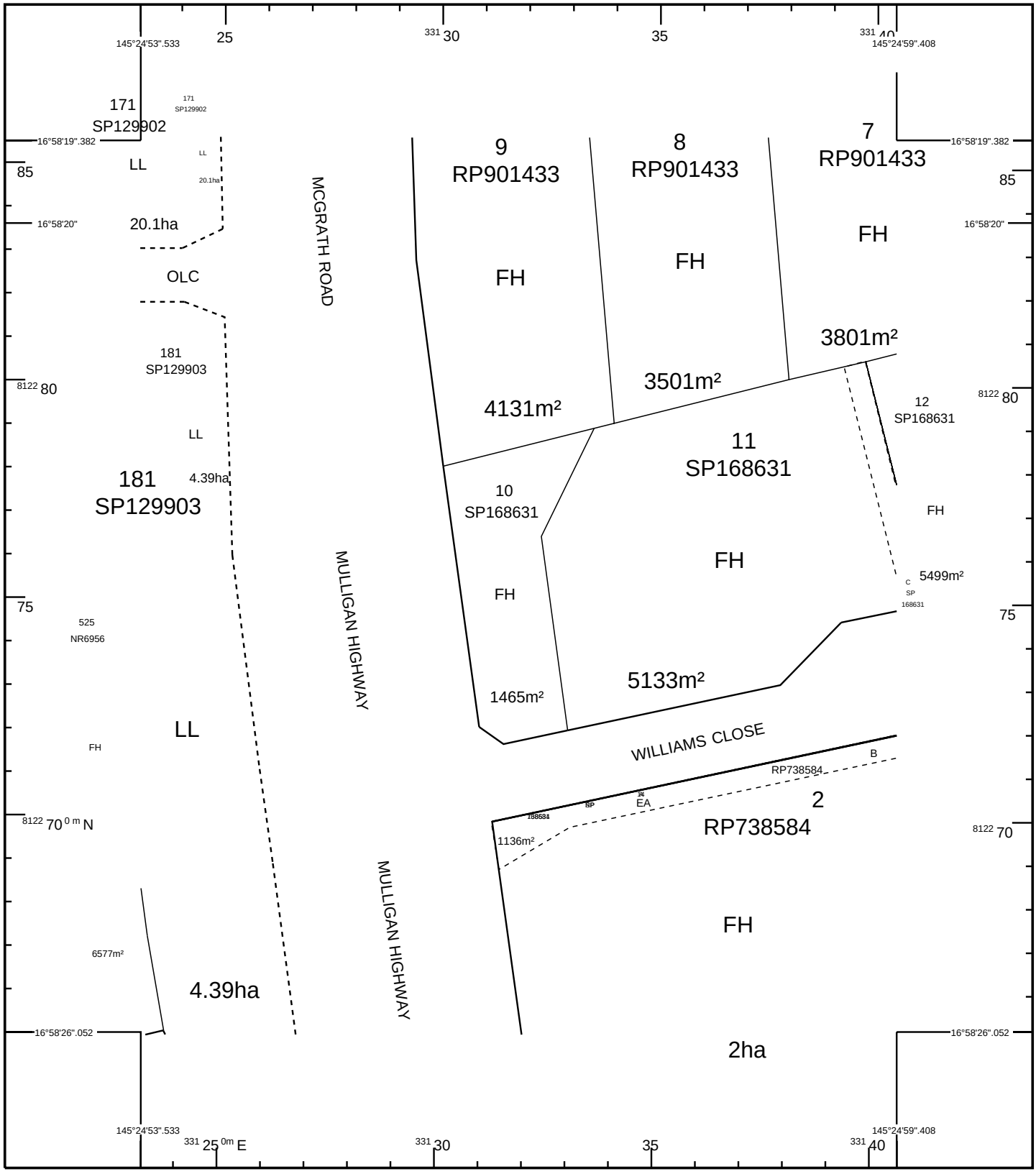
Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



STANDARD MAP NUMBER
7964-22324

0 25 50 75 100 125 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 1250

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION

145°24'56".470
16°58'22".717
MAREEBA
2.77 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	10/SP168631
Area/Volume	1465m²
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	62460/134

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 03/12/2017

DCDB 30/11/2017

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GDA

Queensland Government

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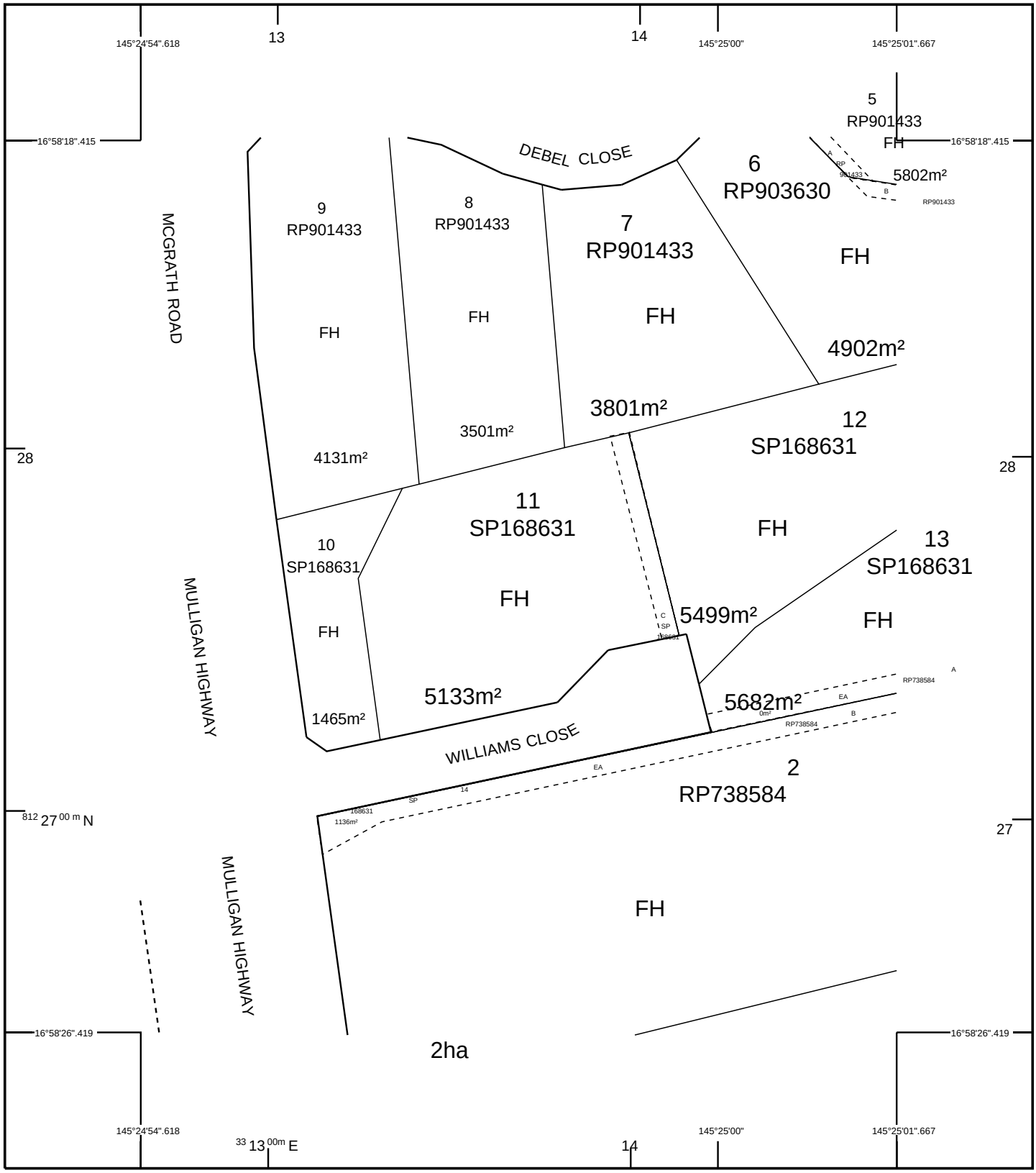

STANDARD MAP NUMBER
7964-22324

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HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 1500

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION

145°24'58".143
16°58'22".417
MAREEBA
2.76 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	11/SP168631
Area/Volume	5133m²
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	62460/135

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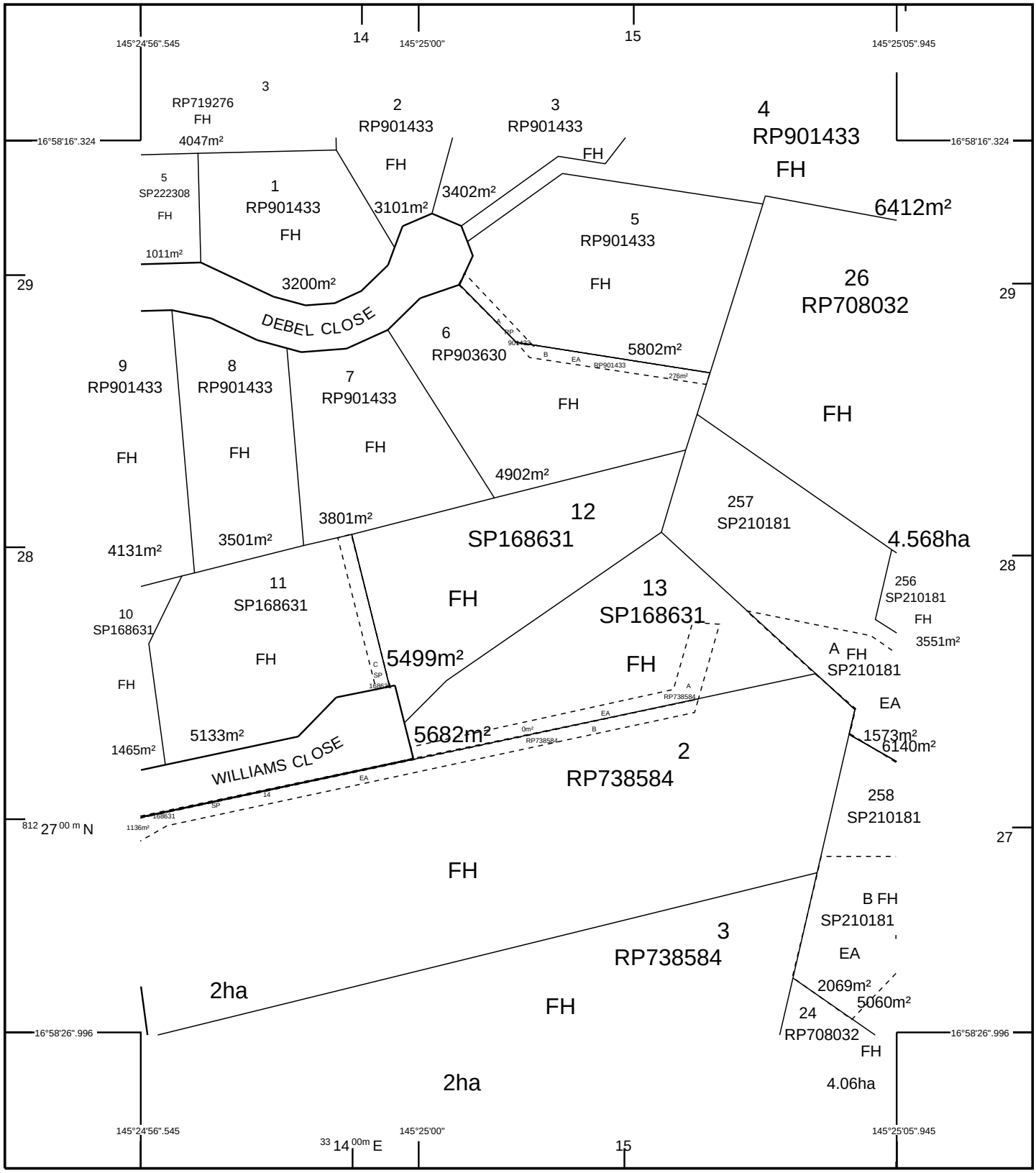

STANDARD MAP NUMBER
7964-22324

0 40 80 120 160 200 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 2000

SmartMap

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SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION

145°25'01".245
16°58'21".660
MAREEBA
2.76 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	12/SP168631
Area/Volume	5499m²
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	62460/136

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PRINTED (dd/mm/yyyy) 03/12/2017

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ENGINEERING REPORT

TO

SUPPORT TOWN PLANNING APPLICATION

FOR

MAREEBA ROADHOUSE AND ACCOMMODATION PARK AT WILLIAMS CLOSE, MAREEBA

Please address all correspondence to:
P.O. Box 2347,
Mareeba, Qld 4880

JPCED

Email: **admin@jpced.com.au**
Mobile: **0408 770 394**

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

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2.# FLOOD LEVEL.....3#
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6.# WATER RETICULATION.....4#
7.# SEWERAGE.....5#
8.# ELECTRICAL AND TELCOMMUNICATIONS.....5#

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Version: 1, Version Date: 22/01/2018

1. INTRODUCTION

This Civil Engineering Report documents the investigation into the civil engineering issues associated with the proposed Mareeba Roadhouse and Accommodation Park to support the Town Planning application. The site is currently vacant.

The project will include construction activities involving earthworks, roadworks, stormwater drainage, sewer and water reticulation together with other service infrastructure. Plans showing the preliminary layouts of these services together with typical cross sections and other details are attached as Appendix A.

Dwg. SK01 shows the existing site with the proposed development and Dwg. SK02 shows the general arrangement of the completed development.

2. FLOOD LEVEL

All of the proposed development is well above any known flood level and is not included in a flood zone as defined by the Flood Hazard Overlay in the Mareeba Shire Council Planning Scheme.

3. ROADWORKS

The general access location for the proposed development will be from Williams Close Road. The Backpacker accommodation portion of the development will have access from Williams Close.

Minor works to widen these existing roads will be conducted to achieve eventual carriageway widths as shown on Dwg SK06. All widening works will be carried in conjunction construction of the first stage of the development. Typical cross sections are also shown on this drawing.

4. TRAFFIC GENERATION

Traffic generation from these types of developments are not clearly defined and vary considerably during the year dependent on seasons as does the occupancy rates. Based on the available information we expect that the traffic generated by the development is as follows:

Café:

Seating:	44 (approximately).
Probable No. of Meals per Day:	150-160
Assumed No. of Take-Away Meals:	16 (Included in total)
Assumed No. of Drive Up Dine-In Meals:	16 (Included in total)

Accommodation Complex:

No. of Units:	50
Total No. of Trips per Day:	100

(Based on 2 trips/unit, from RTA Figures for Motel Developments)

Total No. of Trips in Peak Hour: 20

(Based on 0.4 trips/unit, from RTA Figures for Motel Developments)

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Existing Traffic from existing residences: 20
(Based on 10 trips/residence, from Qld. Streets, very conservative)

Predicted Total Traffic generated by the Development:

Total No. of Trips per Day:	132	(16+16+100)
Total No. of Trips in Peak Hour:	52	(16+16+20)

Existing traffic volumes are as follows:

Peninsula Development Road:

AADT Both Directions:	2503 vehicles per day
Peak Hour (15%)	375 vehicles per hour

McGrath Road:

AADT Both Directions:	600 vehicles per day
Peak Hour (15%)	85 vehicles per hour
Peak Hour Post development	137 vehicles per hour

After the proposed development is fully developed the peak hour traffic movements will increase from the current 85 vehicles per hour to 137 vehicles per hour, essentially from one level of insignificance to another. Traffic calculations show that the existing intersection which features an existing right turn has a current A class Level of Service and this is not affected by the increased traffic generated by the proposed development. The level of service is consistent even where the traffic generated is substantially increased. No warrant exists to upgrade the current intersection configuration including the provision of lighting.

5. STORMWATER DRAINAGE

There is no substantial external catchment that discharges to existing site.

There are two available legal points of discharge as shown on SK01. One is to the north through the existing park land and the other to the south under the driveways at the end of Williams Close. Both of these outlets will be used as part of the drainage system for the completed design.

The matter of modified post development stormwater discharge is to be addressed by provision of a retention/detention basin in the general location shown on Dwg SK 05. Details of this drainage feature will form part of a future operational works application.

The minor and major stormwater drainage design average recurrence intervals for this project are a 5 year ARI and 100 year ARI storm events respectively as required by the provisions of both the FNQROC Development Manual and the Queensland Urban Drainage Manual. The proposed stormwater drainage system for the proposed project is generally by overland flows located strategically within the layout to discharge to one of the existing drainage outlets.

6. WATER RETICULATION

We have calculated expected demand and diversity factors and the predicted peak water supply demand is 3.41 litres/ sec. A new 50mm water service shall be provided from the existing 150mm Council main in Williams Close to satisfy the expected demand.

The proposed water reticulation layout is shown on Dwg SK04 attached as part of Appendix A. The loop main around the perimeter of the project has been provisionally sized as a 63Ø

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poly with internal cross connection also of 63Ø poly. These sizes shall be confirmed as part of the project Master Planning Scheme.

It is intended to install an additional fire hydrant in Williams Close near the proposed entry. This additional hydrant together with the existing hydrant in Williams Close and provide firefighting coverage to the site.

A bore is located within the project and this shall provide water for landscape purposes. A separate reticulation system for landscape purposes is also shown on Dwg. SK04. The presence of this landscaping system may require that an appropriate backflow prevention device, in accordance with AS 2845 and AS3500, is fitted to the potable water supply connection.

7. SEWERAGE

The sewerage reticulation system is indicated on Dwg SK03 which is attached as Appendix A.

The proposed sewerage reticulation system discharges to a private sewage pumping station to be constructed at the rear of the site where shown on Dwg SK03. Effluent shall be pumped from this pump station to the existing 450Φ DCIL rising main located in Williams Close.

The Applicant is prepared to install and maintain an RV dump point for use by the public if so approved by Council.

The capacity of the new sewage pumping station shall be determined as part of the project Master Planning Scheme. Suitable arrangements shall be incorporated in the design of the pump station to ensure that the pumps do not discharge when the rising main is under pressure from Council's pumping station.

8. ELECTRICAL AND TELCOMMUNICATIONS

The electrical and telecommunications system, including site security lighting, will be designed by an electrical engineering consultant. It is expected that these services shall be incorporated into the construction of the civil works.

We note that the Master Planning Scheme, detailed design of the works and subsequent Operational Works Applications will be prepared under the direction and supervision of an RPEQ engineer.

We trust that report and attachments satisfies your requirements and it addresses all matters relevant to Council's assessment of the application. Please do not hesitate to contact the writer if you have any queries or if you require additional information.

Yours faithfully,
JIM PAPAS
CIVIL ENGINEERING
DESIGNER PTY. LTD.

JIM PAPAS

Attachments: Appendix A - Plan Folio

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APPENDIX A

Plan Folio

SK01 – Existing Site Plan
SK02 – General Arrangement of Proposed Development
SK03 – General Arrangement – Sewer Reticulation
SK04 – General Arrangement – Landscape and Potable Water Reticulation
SK05 – General Arrangement – Roadworks
SK06 – Details, Pavement Notes and Typical Cross Sections for Williams Close

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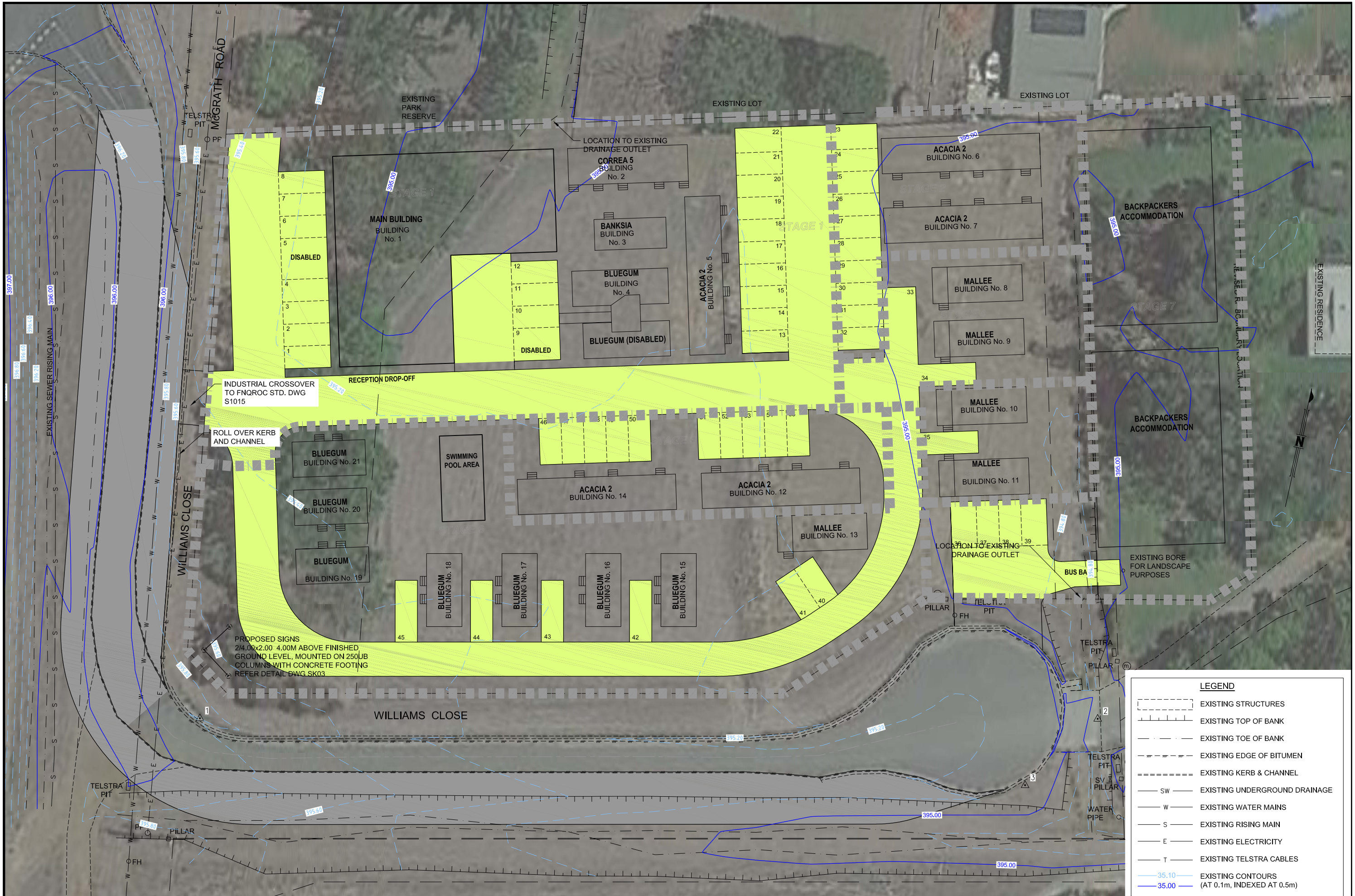

amendments		
A	ORIGINAL ISSUE	08.11.17
B	GENERAL REVISION FOR PLANNING APPLICATION	13.12.17

JIM PAPAS
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SCALE 1:200 2 0 2 4 6 8 10.0m

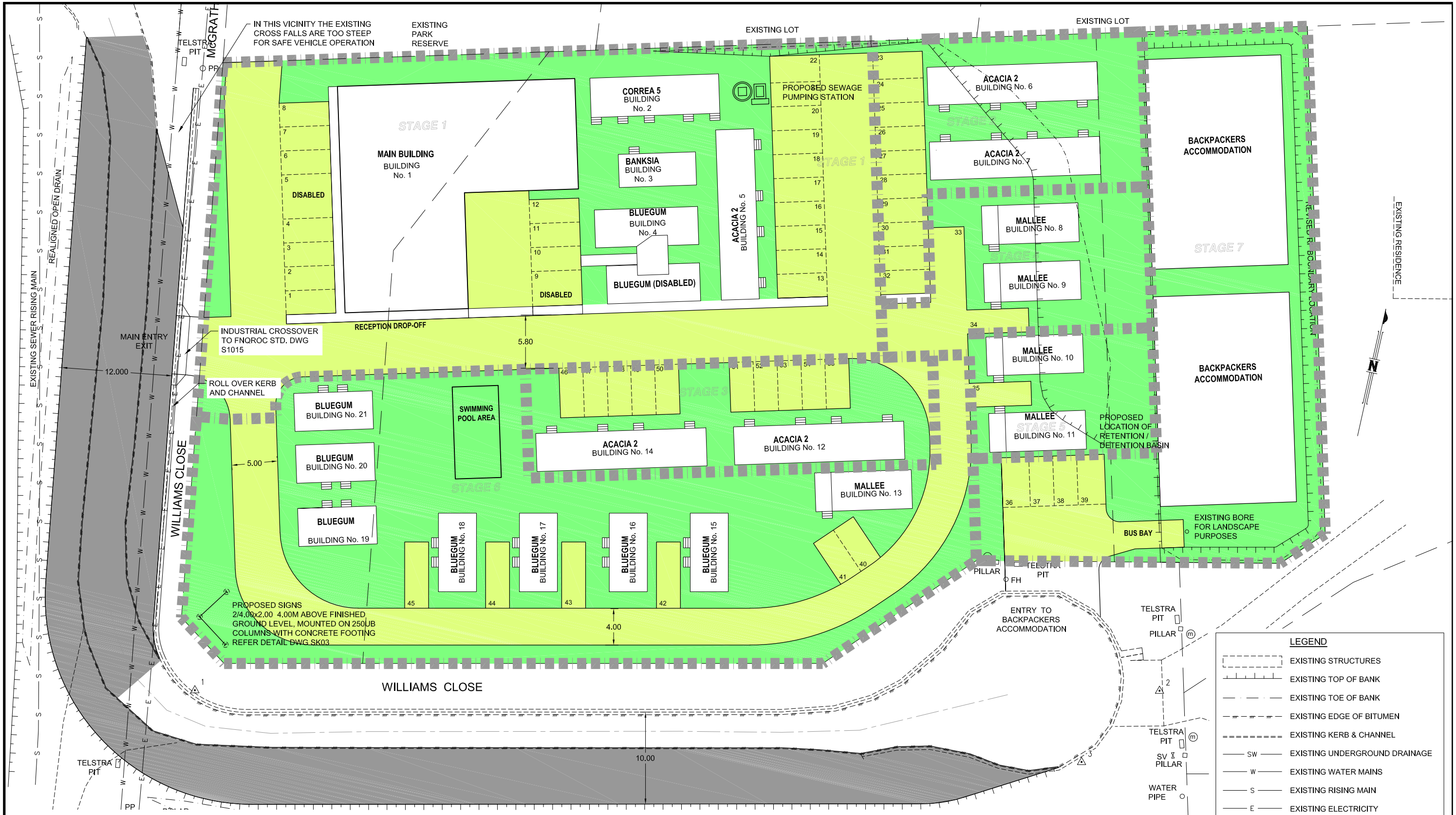
MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: EXISTING SITE PLAN

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK01	AMDT	B

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



ACCOMMODATION TYPES

ACACIA 2	5 OFF	4 MOTEL UNITS EACH	20 MOTEL UNITS
BANKSIA	1 OFF	MANAGER'S UNIT	1 UNIT
BLUEGUM	9 OFF	2 STANDARD FAMILY UNITS EACH	18 FAMILY UNITS INCL. 1 DISABLED UNIT
CORREA 5	1 OFF	5 MOTEL UNITS	5 MOTEL UNITS
MALLEE	5 OFF	1 FAMILY UNIT EACH	5 FAMILY UNITS
BACKPACKER'S ACCOMMODATION	2 OFF	20 BEDS EACH	40 BEDS
No. OF CARPARKS	55 CARPARKS INCLUDING 2 DISABLED 1 ONLY BUS PARK (20 SEAT BUS)		

TOTAL SITE AREA	7,635m²
AREA OF INTERNAL ROADS AND CARPARKS:	2,393m²
AREA OF BUILDINGS AND ASSOCIATED PATHS:	2,316m²
LANDSCAPE AREA:	2,926m²
PERCENTAGE OF SITE UNDER LANDSCAPING:	38

LEGEND

- EXISTING STRUCTURES
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING EDGE OF BITUMEN
- EXISTING KERB & CHANNEL
- SW — EXISTING UNDERGROUND DRAINAGE
- W — EXISTING WATER MAINS
- S — EXISTING RISING MAIN
- E — EXISTING ELECTRICITY
- T — EXISTING TELSTRA CABLES
- 35.10 / 35.00 — EXISTING CONTOURS (AT 0.1m, INDEXED AT 0.5m)
- PROPOSED KERB AND CHANNEL
- PROPOSED EXTERNAL SEALED ROADS
- PROPOSED INTERNAL SEALED ROADS
- PROPOSED LANDSCAPE AREAS

amendments

A	ORIGINAL ISSUE	08.11.17
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SCALE 1:200 2 0 2 4 6 8 10.0m

MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: GENERAL ARRANGEMENT OF PROPOSED DEVELOPMENT

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK02	AMDT	B

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EXISTING PARK RESERVE

EXISTING LOT

EXISTING LOT

TELSTRA PIT

PP

McGRATH

150Ø SEWER

RISING MAIN 90Ø POLY SDR 11 PE 80

100Ø

CORREA 5 BUILDING No. 2

PROPOSED SEWAGE PUMPING STATION

ACACIA 2 BUILDING No. 6

100Ø HOUSE DRAIN

STAGE 1

STAGE 2

STAGE 7

MAIN BUILDING BUILDING No. 1

BANKSIA BUILDING No. 3

ACACIA 2 BUILDING No. 7

BACKPACKERS ACCOMMODATION

DISABLED

100Ø HOUSE DRAIN

BLUEGUM BUILDING No. 4

ACACIA 2 BUILDING No. 5

MALLEE BUILDING No. 8

100Ø

BLUEGUM (DISABLED)

DISABLED

MALLEE BUILDING No. 9

150Ø SEWER

EXISTING SEWER RISING MAIN

REALIGNED OPEN DRAIN

REVISED R. BOUNDARY LOCATION

EXISTING RESIDENCE

RECEPTION DROP-OFF

MALLEE BUILDING No. 10

STAGE 3

STAGE 4

STAGE 5

STAGE 6

BLUEGUM BUILDING No. 21

SWIMMING POOL AREA

100Ø HOUSE DRAIN

MALLEE BUILDING No. 11

BLUEGUM BUILDING No. 20

ACACIA 2 BUILDING No. 14

ACACIA 2 BUILDING No. 12

MALLEE BUILDING No. 13

BLUEGUM BUILDING No. 19

BLUEGUM BUILDING No. 18

BLUEGUM BUILDING No. 17

BLUEGUM BUILDING No. 16

BLUEGUM BUILDING No. 15

150Ø SEWER

EXISTING BORE FOR LANDSCAPE PURPOSES

BUS BAY

PILLAR

FH

TELSTRA PIT

PROPOSED SIGNS
2/4.00x2.00 4.00M ABOVE FINISHED GROUND LEVEL, MOUNTED ON 250UB COLUMNS WITH CONCRETE FOOTING
REFER DETAIL DWG SK03

POSSIBLE LOCATION OF PROPOSED TV DUMP SITE.

WILLIAMS CLOSE

TELSTRA PIT

SV PILLAR

WATER PIPE

PP

PILLAR

FH

REALIGNED OPEN DRAIN

N

amendments		
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SCALE 1:200 2 0 2 4 6 8 10.0m

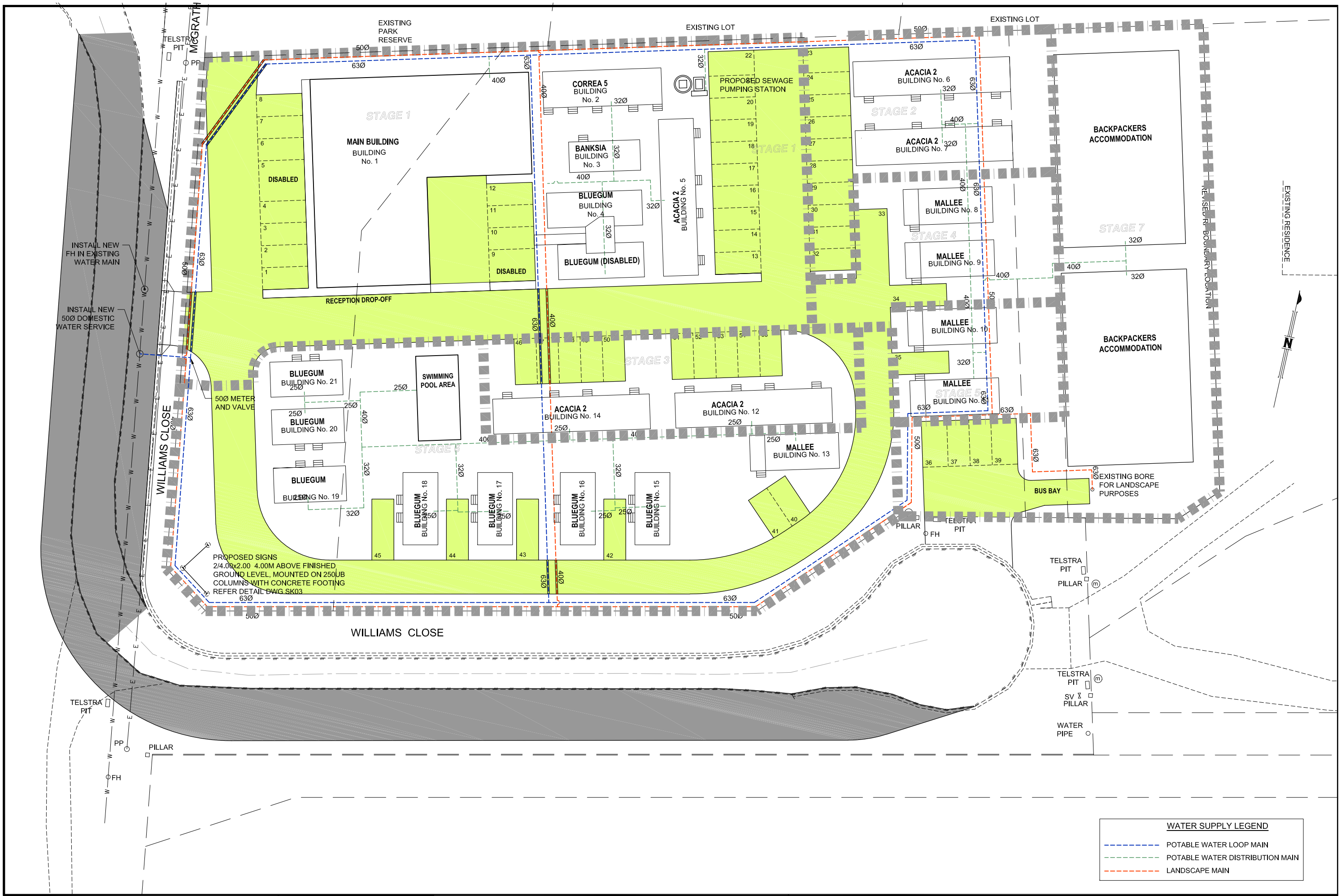
MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: GENERAL ARRANGEMENT – SEWERAGE RETICULATION

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK03	AMDT	B

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



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SCALE 1:200 2 0 2 4 6 8 10.0m

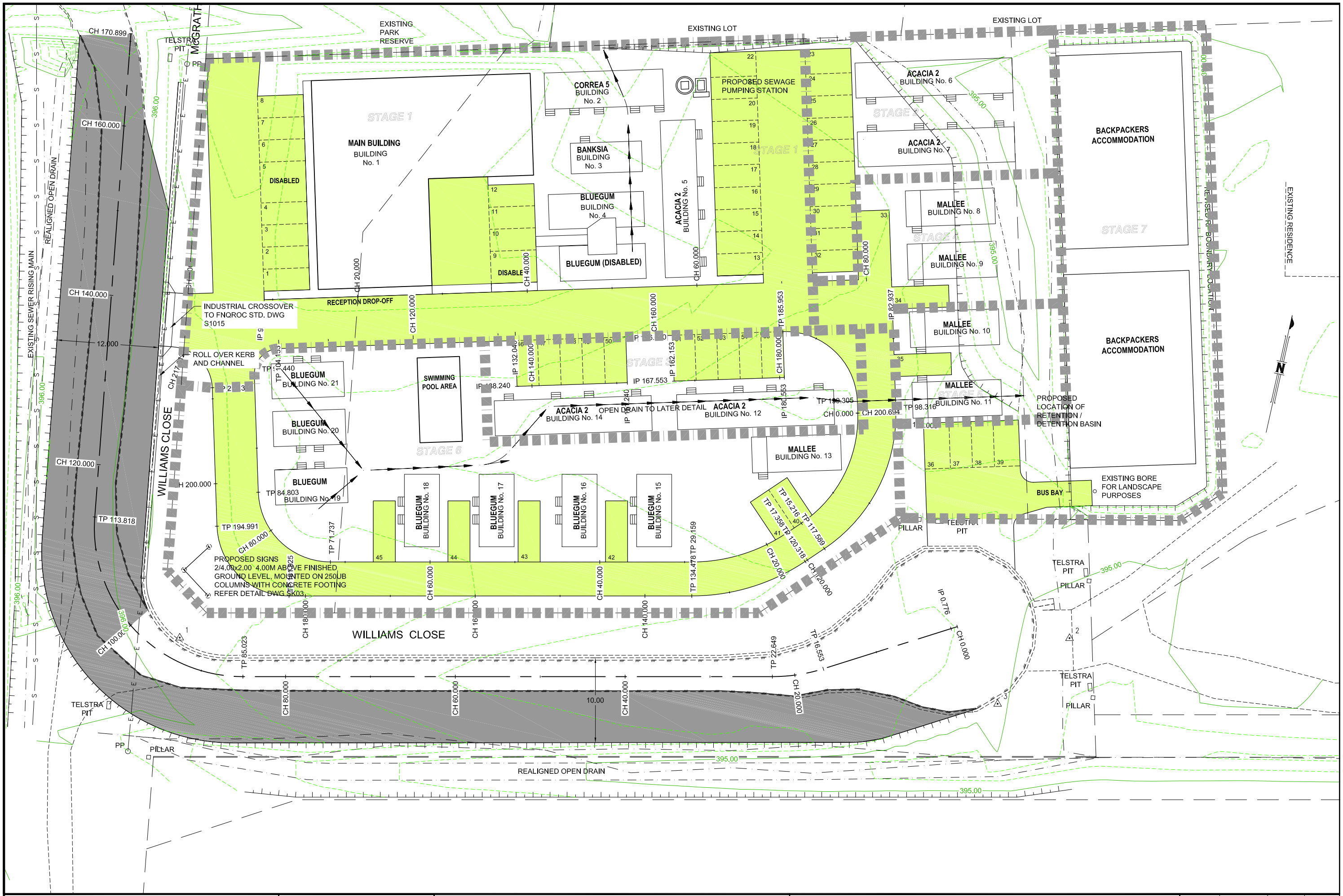
MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: GENERAL ARRANGEMENT – LANDSCAPE AND POTABLE WATER RETICULATION

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK04	AMDT	B

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



amendments		
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SCALE 1:200 2 0 2 4 6 8 10.0m

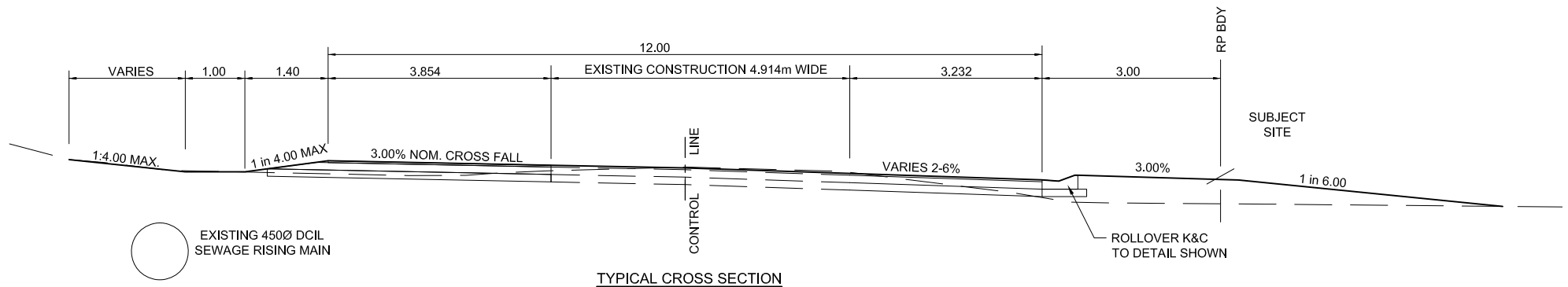
MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

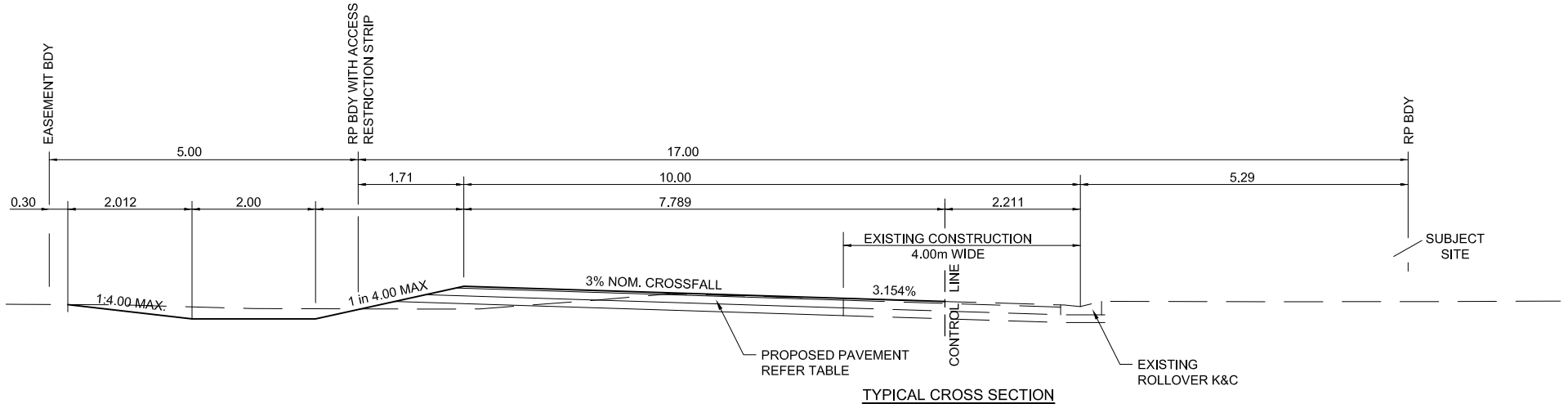
DRAWING TITLE: GENERAL ARRANGEMENT – ROADWORKS

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK05	AMDT	B

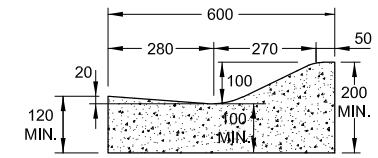
Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



TYPICAL CROSS SECTION
CH. 100 TO END
SCALE: 1:50



TYPICAL CROSS SECTION
CH. 00 TO 100
SCALE: 1:50



ROLLOVER KERB DETAIL
SCALE: 1:50

PAVEMENT NOTES

PROVISIONAL PAVEMENT DESIGN STATED HEREIN IS BASED ON A MINIMUM CBR UNDER SERVICE CONDITIONS OF 7. PAVEMENT DESIGN IS SUBJECT TO REVISION ON BASIS OF CONFIRMATORY CBR TESTS TAKEN AT THE TIME OF CONSTRUCTION. BASED ON THE INSITU CBR TEST RESULTS, THE FINAL PAVEMENT DESIGN SHALL APPROVED BY COUNCIL PRIOR TO CONSTRUCTION.
THE COMPLETED PAVEMENT DESIGN SHALL GENERALLY COMPLY WITH AUSTROADS OR DTMR PAVEMENT DESIGN MANUAL AS APPLICABLE.

SUBGRADE - COMPACT TO 100% SRDD.
SHOULD ANY SOFT OR UNSUITABLE MATERIAL BE IDENTIFIED SEEK ADVICE OF THE SUPERINTENDENT.

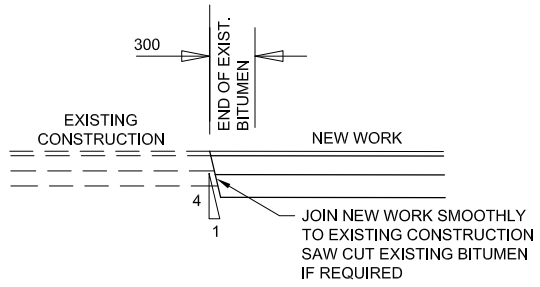
SUBBASE SHALL CONSIST OF TYPE 2 SUBTYPE 2.3 PAVEMENT MATERIAL ('B' OR 'C' GRADED) COMPACTED TO 100% SRDD IN ACCORDANCE WITH SPECIFICATION.
DEPTH OF PAVEMENT AS NOTED IN TABLE.

BASE SHALL CONSIST OF TYPE 2 SUBTYPE 2.2 PAVEMENT MATERIAL ('B' OR 'C' GRADED) COMPACTED TO 100% SRDD IN ACCORDANCE WITH SPECIFICATION.
DEPTH OF PAVEMENT AS NOTED IN TABLE.

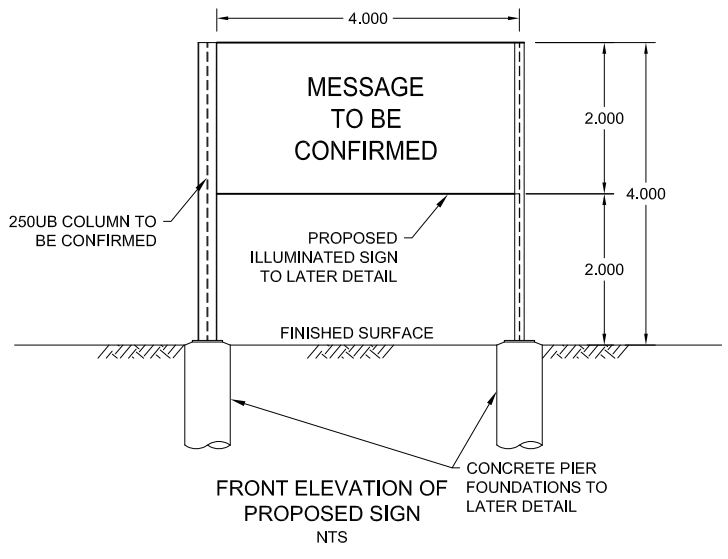
SEAL PAVEMENT AREAS WITH 30mm ASPHALT TYPE CRC 10. SUCH WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATION.

ROAD NAME AND CHAINAGE	ROAD RESERVE WIDTH (m)	LHS VERGE WIDTH (m)	CARRIAGEWAY WIDTH (m) CROSSFALL (%)	RHS VERGE WIDTH (m)	SUBBASE (MIN. DEPTH mm)	BASE (MIN. DEPTH mm)
WILLIAMS CLOSE CH 00- 100 CH 100 - END	17.00		10.00 (3%) 12.00 (3%)	4.50 3.00	125 125	100 100

TYPICAL CROSS SECTION
WILLIAMS CLOSE
SCALE: 1:50



PAVEMENT JOINT DETAIL
N.T.S.



FRONT ELEVATION OF PROPOSED SIGN
NTS

SCALE 1:150 0.5 0 0.5 1.0 1.5 2.0 2.50m

amendments		
A	ORIGINAL ISSUE	08.11.17
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MAREEBA ROADHOUSE and ACCOMMODATION PARK
PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: DETAILS, PAVEMENT NOTES AND TYPICAL CROSS SECTIONS FOR McGRATH ROAD

SCALE (AT A1 SIZE)	HOR 1:50	DRAWN	J.P.
	VER 1:50	DESIGNED	J.P.
DATE	NOV 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–SK06	AMDT	B

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Version: 1, Version Date: 22/01/2018

DIRT PROFESSIONALS

7 REYNOLDS STREET MAREEBA QLD 4880
TELEPHONE: 4092 7081
MOBILE 0417 647 477

Greg Williams
greg@mareebaroadhouse.com.au

Tandel Investments Pty Ltd
QBCC No. 1173606

09 October 2017

Site Classification
Mareeba Roadhouse and Accommodation Park
Williams Close
Mareeba QLD

Job No 19225

INTRODUCTION

This report presents the results of a site investigation performed at Mareeba Roadhouse and Accommodation Park Willams Close Mareeba. The investigation is required in connection with proposed buildings to be constructed on the allotment.

EXISTING CONDITIONS

At the time of the investigation the allotment was located in an established rural residential subdivision. The allotment was grassed with some trees located to the East, and slope slightly to the West. The proposed buildings are to be located over the majority of the allotment with carpark facilities and driveways (see map). The location of the proposed building area was shown.

FIELD WORK

To investigate subsurface conditions bore holes were excavated to depths of 1.5m. The location of these holes were at various locations over the building areas (see map). Dynamic Cone Penetrometer Tests were carried out at the area of the proposed building area. A disturbed sample was taken for laboratory testing. The results are attached.

SOIL PROFILE

The bore holes indicate similar subsurface soil profiles. There is a layer of clay sands/sandy clays with some gravels to the depth of holes. A Plasticity Indices Test was carried out on a sample of sandy clay from hole 1. The test results are as follows: Liquid Limit 54%, Plastic Limit 25%, Plasticity Index 29% and Linear Shrinkage 11.5%.

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SITE CLASSIFICATION

The materials in the area are regarded as having a moderate shrink swell potential. In accordance with the AS 2870 residential slabs and footings, visual inspection of soils, Plasticity Indices tests and Dynamic Cone Penetrometer Tests. The site is found to be **CLASS M.**

FOUNDATION RECOMMENDATIONS

The building area should be stripped of all topsoil and trees. Any holes resulting from there removal should be recompacted as stated below.

If any filling material is to be used as part of the foundation building platform, should be engineered in accordance with the requirements of AS 3798 Level 1, Guidelines on earthworks for commercial and residential developments. That is, the fill should be placed in no greater than 200 mm layers within 2% of optimum moisture content and at a density of not less than 95% of maximum standard dry density as per AS 1289. The filling used should be of a low plastic nature and free from any organic and deleterious materials.

This report should be read in conjunction with the attached CSIRO information leaflet.

VALIDITY

The excavation of a limited number of holes does not preclude the possibility of some conditions on the site being different from those encountered in the holes. Should conditions be found which differ from those described in this report, then the recommendations are not valid and this organisation should be contacted.

Yours faithfully
Tandel Investments Pty Ltd
DIRT PROFESSIONALS

Angelo Tudini
Director

Attached
-CSIRO SHEET NO 10-91
-Site plan of building area

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BORE HOLE LOG

HOLE 1 Location: See Map

0.0 - 0.3m	Clay Sand - Grey
0.3 - 0.7m	Clay Sand - Grey Orange mottled
0.7 - 1.0m	Sandy Clay - Dark Brown
1.0 - 1.4m	Gravely Sandy Clay - Orange Brown
1.4 - 1.5m	Clay Sand - Brown Orange mottled

HOLE 2 Location : See Map

0.0 - 0.4m	Gravely Clay Sand - Dark Brown
0.4 - 1.1m	Clay Sand - Grey
1.1 - 1.5m	Gravely Sandy Clay - Brown

HOLE 3 Location: See Map

0.0 - 0.3m	Clay Sand - Grey
0.3 - 0.7m	Clay Sand - Orange Grey mottled
0.7 - 1.2m	Sandy Clay - Orange Brown
1.2 - 1.5m	Gravely Clay Sand - Brown

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018

Dirt Professionals

Phone (07) 40927081 ¦ Mobile 0417647477 ¦ 7 Reynolds Street, Mareeba QLD 4880
Email dirtpro@qldnet.com.au ¦ ABN 78 137 132 220

Dynamic Cone Penetrometer Report

Client :	**Greg Williams**	Report Number:	**19225 - 1/1**
Address :	**greg@mareebaroadhouse.com.au , QLD**	Report Date :	**15/10/2017**
Project Name :	**Investigation**	Order Number :	
Project Number :	**19225**	Test Method :	**AS1289.6.3.2**
Location:	**Williams Close , Mareeba**		**Page 1 of 1**

Sample Number :	A/12988	A/12989	A/12990	
Test Number :	1	2	3	
Date Sampled :	9/10/2017	9/10/2017	9/10/2017	
Date Tested :	9/10/2017	9/10/2017	9/10/2017	
Lot Number :	Roadhouse	Roadhouse	Roadhouse	
Sample Location :	Williams Close BH 1	Williams Close BH 2	Williams Close BH 3	
Soil Condition :				
Soil Description :				

Depth	Blows	Depth	Blows	Depth	Blows	Blow	
0.00 - 0.10	10	0.00 - 0.10	9	0.00 - 0.10	4		
0.10 - 0.20	11	0.10 - 0.20	8	0.10 - 0.20	3		
0.20 - 0.30	12	0.20 - 0.30	9	0.20 - 0.30	4		
0.30 - 0.40	10	0.30 - 0.40	12	0.30 - 0.40	4		
0.40 - 0.50	8	0.40 - 0.50	10	0.40 - 0.50	5		
0.50 - 0.60	9	0.50 - 0.60	8	0.50 - 0.60	5		
0.60 - 0.70	8	0.60 - 0.70	7	0.60 - 0.70	4		
0.70 - 0.80	7	0.70 - 0.80	5	0.70 - 0.80	4		
0.80 - 0.90	8	0.80 - 0.90	4	0.80 - 0.90	4		
0.90 - 1.00	7	0.90 - 1.00	5	0.90 - 1.00	5		
1.00 - 1.10	7	1.00 - 1.10	4	1.00 - 1.10	4		
1.10 - 1.20	7	1.10 - 1.20	5	1.10 - 1.20	3		
1.20 - 1.30	5	1.20 - 1.30	4	1.20 - 1.30	4		
1.30 - 1.40	6	1.30 - 1.40	4	1.30 - 1.40	3		
1.40 - 1.50	5	1.40 - 1.50	4	1.40 - 1.50	4		

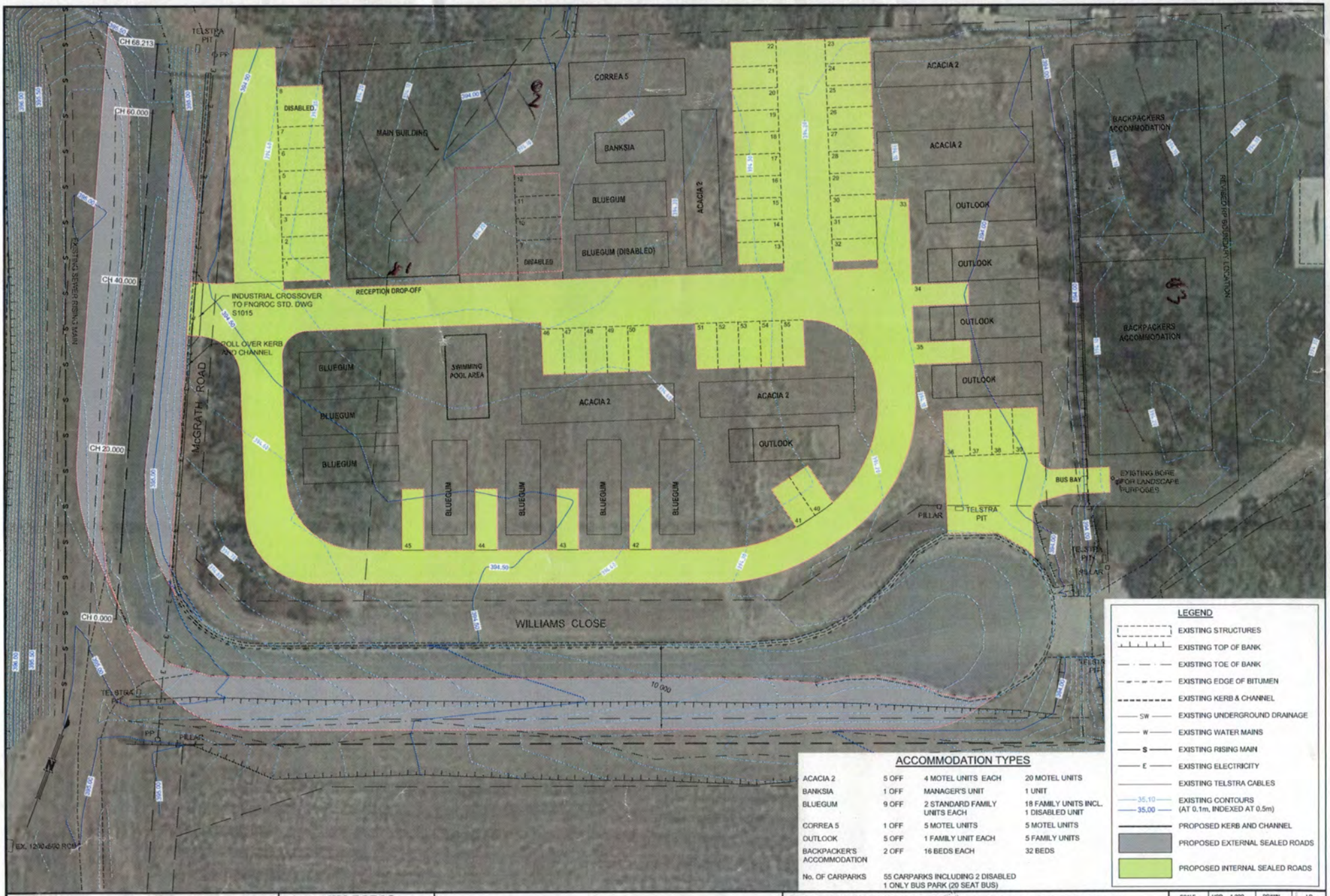
Remarks :

APPROVED SIGNATORY

Angelo Tudini - Lab Manager

Document Code RF71-12

Document Set ID: 3340414
Version: 1, Version Date: 22/01/2018



ACCOMMODATION TYPES

ACACIA 2	5 OFF	4 MOTEL UNITS EACH	20 MOTEL UNITS
BANKSIA	1 OFF	MANAGER'S UNIT	1 UNIT
BLUEGUM	9 OFF	2 STANDARD FAMILY UNITS EACH	18 FAMILY UNITS INCL. 1 DISABLED UNIT
CORREA 5	1 OFF	5 MOTEL UNITS	5 MOTEL UNITS
OUTLOOK	5 OFF	1 FAMILY UNIT EACH	5 FAMILY UNITS
BACKPACKER'S ACCOMMODATION	2 OFF	16 BEDS EACH	32 BEDS
No. OF CARPARKS	55 CARPARKS INCLUDING 2 DISABLED 1 ONLY BUS PARK (20 SEAT BUS)		

LEGEND

- EXISTING STRUCTURES
- EXISTING TOP OF BANK
- EXISTING TOE OF BANK
- EXISTING EDGE OF BITUMEN
- EXISTING KERB & CHANNEL
- SW — EXISTING UNDERGROUND DRAINAGE
- W — EXISTING WATER MAINS
- S — EXISTING RISING MAIN
- E — EXISTING ELECTRICITY
- EXISTING TELSTRA CABLES
- 35.10 / 35.00 — EXISTING CONTOURS (AT 0.1m, INDEXED AT 0.5m)
- PROPOSED KERB AND CHANNEL
- PROPOSED EXTERNAL SEALED ROADS
- PROPOSED INTERNAL SEALED ROADS

amendments		
A	ORIGINAL ISSUE	

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Mareeba Q 4880 Email: admin@jpced.com.au

MAREEBA ROADHOUSE and ACCOMMODATION PARK

PROPOSED ROADHOUSE and ACCOMMODATION COMPLEX
AT WILLIAMS CLOSE, MAREEBA

DRAWING TITLE: EXISTING SITE PLAN

SCALE (AT A1 SIZE)	HOR 1:200	DRAWN	J.P.
	VER	DESIGNED	J.P.
DATE	AUG 2017	CHECKED	J.P.
APPROVED			
DWG NUMBER	1370–???	AMDT	.

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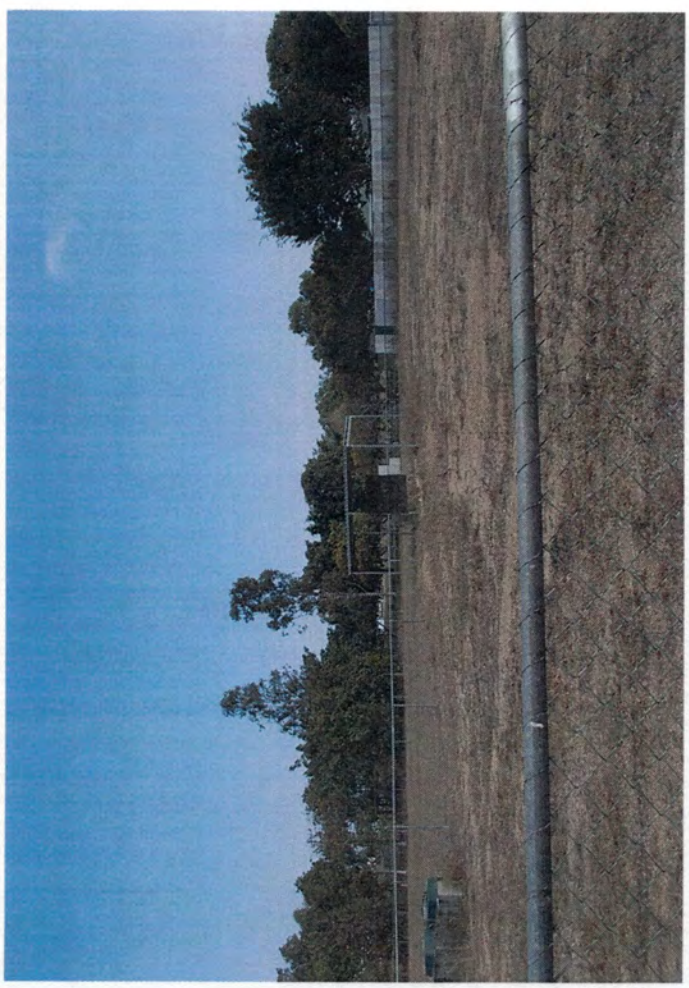

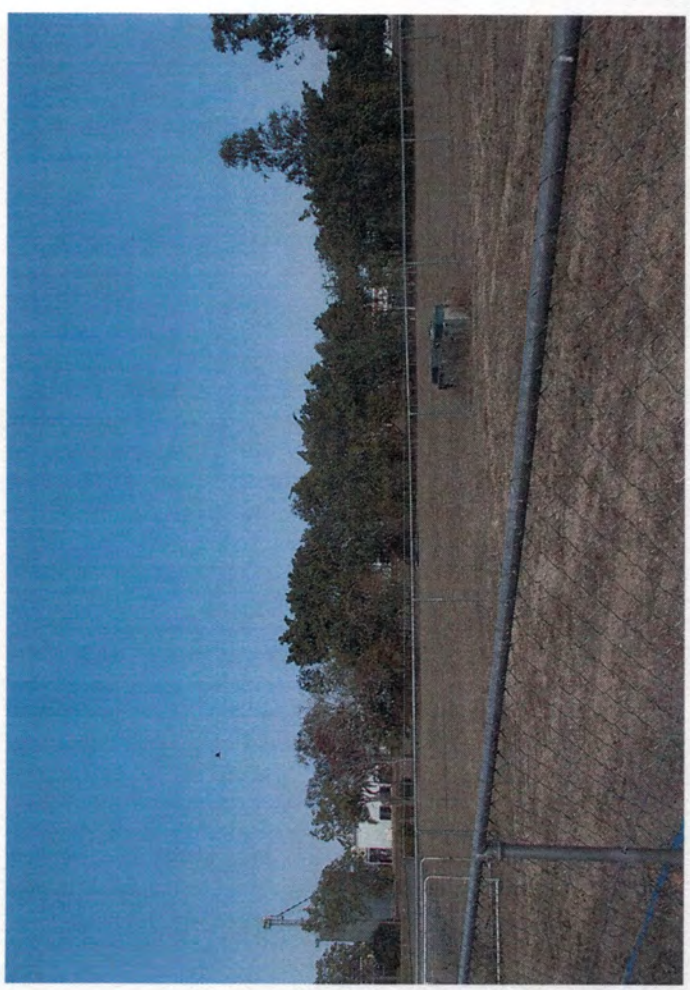

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17 November, 2017

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

Dear Sir,

RE: APPLICATION FOR MATERIAL CHANGE OF USE
LOTS 11 & 12 ON SP168631, 1 – 5 WILLIAMS CLOSE, MAREEBA

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

We, GREGORY JOHN WYNN WILLIAMS & CARMEN ANN WILLIAMS as the registered owners of 1 – 5 Williams Close, Mareeba and more particularly described as Lots 11 and 12 on SP168631, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.

GREGORY JOHN WYNN WILLIAMS

CARMEN ANN WILLIAMS

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Individual owner's consent for making a development application under the *Planning Act 2016*

I, Peter Franks, Chief Executive Officer of Mareeba Shire Council

as owner of the premises identified as follows:

Lot 10 on SP168631, Situated at 7 Williams Close, Mareeba

consent to the making of a development application under the *Planning Act 2016* by:

Freshwater Planning Pty Ltd

on the premises described above for:

A Development Permit for Material Change of Use - Tourist Park (Roadhouse) and Short Term Accommodation

28 November 2017

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DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (*individual or company full name*)	Roadhouse Property Unit Trust
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	C/- Freshwater Planning Pty Ltd 17 Barron View Drive
Suburb	Freshwater
State	Queensland
Postcode	4870
Country	Australia
Contact number	0402 729 004
Email address *(non-mandatory)*	FreshwaterPlanning@outlook.com
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	F17/34

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		1 – 5	Williams Close	Mareeba
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	11 & 12	SP168631	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		7	Williams Close	Mareeba
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		10	SP168631	Mareeba Shire Council

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

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

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

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

☒ Not required

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

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

Name of water body, watercourse or aquifer:	Unnamed Creek

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

Lot on plan description of strategic port land:	
Name of port authority for the lot:	

☐ In a tidal area

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

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

Name of airport:	

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:	

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☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see DA Forms Guide.

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

☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*:

Tourist Park, Short Term Accommodation and Food and Drink Outlet

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.*

☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots)*

e) Relevant plans

***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*

☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

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Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Roadhouse and Accommodation Park	Tourist Park		
	Short Term Accommodation		
	Food and Drink Outlet		

8.2) Does the proposed use involve the use of existing buildings on the premises?		
☐ Yes		
☒ No		

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a construction road *(complete 13))*

10) Subdivision 10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

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12) Boundary realignment

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

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

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

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

☐ Yes – specify number of new lots:	
☐ No	

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

$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

☐ Yes – a copy of the decision notice is attached to this development application

☐ Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

☒ No

PART 5 – REFERRAL DETAILS

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

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

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

Matters requiring referral to the **chief executive of the Planning Regulation 2017:**

☐ Clearing native vegetation

☐ Contaminated land *(unexploded ordnance)*

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☐ Environmentally relevant activities (ERA) *(only if the ERA have not been devolved to a local government)*
☐ Fisheries – aquaculture
☐ Fisheries – declared fish habitat area
☐ Fisheries – marine plants
☐ Fisheries – waterway barrier works
☐ Hazardous chemical facilities
☐ Queensland heritage place *(on or near a Queensland heritage place)*
☐ Infrastructure – designated premises
☐ Infrastructure – state transport infrastructure
☐ Infrastructure – state transport corridors and future state transport corridors
☐ Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels
☒ Infrastructure – state-controlled roads
☐ Land within Port of Brisbane's port limits
☐ SEQ development area
☐ SEQ regional landscape and rural production area or SEQ Rural living area – community activity
☐ SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation
☐ SEQ regional landscape and rural production area or SEQ Rural living area – residential development
☐ SEQ regional landscape and rural production area or SEQ Rural living area – urban activity
☐ Tidal works or works in a coastal management district
☐ Urban design
☐ Water-related development – taking or interfering with water
☐ Water-related development – removing quarry material *(from a watercourse or lake)*
☐ Water-related development – referable dams
☐ Water-related development – construction of new levees or modification of existing levees *(category 2 or 3 levees only)*
☐ Wetland protection area

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

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

Matters requiring referral to the **chief executive of the distribution entity or transmission entity:**
☐ Electricity infrastructure

Matters requiring referral to:
- The **chief executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Oil and gas infrastructure

Matters requiring referral to **the Brisbane City Council:**
☐ Brisbane core port land

Matters requiring referral to the **Minister under the Transport Infrastructure Act 1994:**
☐ Brisbane core port land
☐ Strategic port land

Matters requiring referral to the **relevant port operator:**
☐ Brisbane core port land (below high-water mark and within port limits)

Matters requiring referral to the **chief executive of the relevant port authority:**
☐ Land within limits of another port

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works, or development in a coastal management district in Gold Coast waters

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ Tidal works, or development in a coastal management district

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18) Has any referral agency provided a referral response for this development application?		
☐ Yes – referral response(s) received and listed below are attached to this development application ☒ No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application *(if applicable).*		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? *(e.g. a preliminary approval)*

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval ☐ Development application			
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

☐ Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

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23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

***Note**: Application for an environmental authority can be found by searching "EM941" at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

☐ Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

☒ No

***Note**: See www.justice.qld.gov.au for further information.*

Clearing native vegetation

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

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

☒ No

***Note**: See www.qld.gov.au for further information.*

Environmental offsets

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

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

☒ No

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

Koala conservation

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

☐ Yes

☒ No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

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

☒ No

***Note**: DA templates are available from www.dilgp.qld.gov.au.*

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

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commencing development

☒ No

***Note**: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.*

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Natural Resources and Mines at www.dnrm.qld.gov.au for further information.*

Quarry materials from land under tidal waters

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

☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

☒ No

***Note**: Contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au for further information.*

Referable dams

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

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

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

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:

- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

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

Name of the heritage place:		Place ID:	

Brothels

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

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No

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Decision under section 62 of the *Transport Infrastructure Act 1994*

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

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

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

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

***Note**: It is unlawful to intentionally provide false or misleading information.*

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application.
All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.
Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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PART 9 – FOR OFFICE USE ONLY

Date received: | | Reference number(s): | |

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment *Note: For completion by assessment manager if applicable*	
Description of the work	
QLeave project number	
Amount paid ($)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016,* the Planning Regulation 2017 and the DA Rules are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

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