

**PLANNING REPORT**

**SUBJECT:** NEGOTIATED DECISION NOTICE - ROADHOUSE PROPERTY UNIT TRUST - MATERIAL CHANGE OF USE - TOURIST PARK, SHORT-TERM ACCOMMODATION & FOOD AND DRINK OUTLET - LOTS 10, 11 & 12 ON SP168631 - 1,3-5 & 7 WILLIAMS CLOSE, MAREEBA - MCU/17/0017

**MEETING:** Ordinary

**MEETING DATE:** 18 July 2018

**REPORT OFFICER'S TITLE:** Senior Planner

**DEPARTMENT:** Corporate and Community Services

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**APPLICATION DETAILS**

APPLICATION		PREMISES	
<b>APPLICANT</b>	Roadhouse Property Unit Trust Pty Ltd	<b>ADDRESS</b>	1, 3-5 & 7 Williams Close, Mareeba
<b>DATE OF NDN REQUEST</b>	30 May 2018	<b>RPD</b>	Lots 10, 11 and 12 on SP168631
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet		

<b>FILE NO</b>	MCU/17/0017	<b>AREA</b>	Lot 10 - 1,465m2 Lot 11 - 5,133m2 Lot 12 - 5,499m2
<b>LODGED BY</b>	Freshwater Planning Pty Ltd	<b>OWNER</b>	Lot 10 - Mareeba Shire Council Lots 11 & 12 - G & C Williams
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Emerging Community zone & Recreation and Open Space zone		
<b>LEVEL OF ASSESSMENT</b>	Impact Assessment		
<b>SUBMISSIONS</b>	14		

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**ATTACHMENTS:**

1. Decision Notice dated 18 April 2018
2. Applicant's written representations received 30 May 2018 & 6 July 2018
3. Applicant's Site Population Calculations

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## EXECUTIVE SUMMARY

*Council approved a development application described in the above application details at its Ordinary Meeting held on 18 April 2018, subject to conditions.*

*The application is impact assessable and 14 properly made submissions were received in response to public notification of the application.*

*Freshwater Planning Pty Ltd, on behalf of the applicant, has subsequently made written representations to Council requesting amendments to the approved plans, Condition 3.4.3 Acoustic Screen Fencing, Condition 3.6 Maximum Accommodation Density and Condition 4.5.*

*It is recommended that the request be approved in part, and a negotiated decision notice be issued.*

## OFFICER'S RECOMMENDATION

It is recommended that:

- “1. In relation to the written representations made by Freshwater Planning Pty Ltd on behalf of Roadhouse Property Unit Trust Pty Ltd regarding the approved plans and conditions of the following development approval:

APPLICATION		PREMISES	
<b>APPLICANT</b>	Roadhouse Property Unit Trust Pty Ltd	<b>ADDRESS</b>	1, 3-5 & 7 Williams Close, Mareeba
<b>DATE OF NDN REQUEST</b>	30 May 2018	<b>RPD</b>	Lots 10, 11 and 12 on SP168631
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet		

and in accordance with the Planning Act 2016, the following

- (A) Approved plan/s of Council's Decision Notice issued on 18 April 2018 be amended as follows:

<b>Plan/Document Number</b>	<b>Plan/Document Title</b>	<b>Prepared by</b>	<b>Dated</b>
<i>1370-SK01-B</i>	<i>Existing Site Plan</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK02-B</i>	<i>General Arrangement of Proposed Development</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK03-B</i>	<i>General Arrangement – Sewerage Reticulation</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK04-B</i>	<i>General Arrangement – Landscape and Potable Water Reticulation</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK05-B</i>	<i>General Arrangement – Roadworks</i>	<i>Jim Papas</i>	<i>13.12.17</i>
<i>1370-SK06-B</i>	<i>Details, ——— Pavement Notes etc.</i>	<i>Jim Papas</i>	<i>13.12.17</i>

1370-SK07 A	General Arrangement – Temporary RV Arrangement	Jim Papas	11.01.18
1370-SK01 D	Existing Site Plan	Jim Papas	30.05.18
1370-SK02 C	General Arrangement of Proposed Development	Jim Papas	30.05.18
1370-SK03 C	General Arrangement – Sewerage Reticulation	Jim Papas	30.05.18
1370-SK04 C	General Arrangement – Landscape and Potable Water Reticulation	Jim Papas	30.05.18
1370-SK05 C	General Arrangement – Roadworks	Jim Papas	30.05.18
1370-SK06 C	Details, Pavement Notes etc.	Jim Papas	30.05.18
1370-SK07 C	General Arrangement – Temporary RV Arrangement	Jim Papas	30.05.18
BD17-11-839/SK1	Proposed Roadhouse	Buck Design Pty Ltd	Nov 17
BD17-11-839/SK2	Proposed Hostel Building	Buck Design Pty Ltd	Nov 17
Acacia 2 (Motel Units 4 rooms)	Floor Plan	Asset Cabins & Homes	25 Aug 2017
Acacia 2 (Motel Units 4 rooms)	Concept 3D	Asset Cabins & Homes	25 Aug 2017
Banskia (Manager's Unit)	-	Asset Cabins & Homes	21 Mar 2014
Bluegum Opt 1 (1 Bedroom Duplex)	-	Asset Cabins & Homes	2 Apr 2014
Bluegum Opt 2 (1 Bedroom Duplex Disabled Unit)	-	Asset Cabins & Homes	2 Apr 2014
Correa 5RM	Floor Plan	Asset Cabins & Homes	21 Aug 2017
Mallee (2 Bedroom Family Suite)	Floor Plan	Asset Cabins & Homes	27 Sept 2017
Single Module Layout (Budget Accommodation with ensuite)	Floor Plan	-	-

- (B) Condition 3.4.3 as per Council's Decision Notice issued on 18 April 2018 be amended as follows:

#### 3.4.3 Acoustic Screen Fencing - Stage 1

*Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:*

- (i) *the entire northern boundaries of Lots 10 and 11 on SP168631; and*

- (ii) *that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the eastern most budget accommodation building.*

*The fence must be designed and constructed generally in accordance with the Department of Transport and Main Roads' Specification MRTS15 Noise Fences (July 2017). The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.*

*All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.*

- (C) Condition 3.6 as per Council's Decision Notice issued on 18 April 2018 be amended as follows:

**3.6 Maximum Accommodation Density**

*Each bedroom within the development must accommodate no more than two (2) adult persons at any one time.*

*The total number of people accommodated by the approved development at any one time must not exceed 130 persons (inclusive of children).*

- (D) Condition 4.5 as per Council's Decision Notice issued on 18 April 2018 be amended as follows:

**4.5 Landscaping**

**4.5.1** *The development must be generally landscaped in accordance with the Mareeba Roadhouse and Accommodation Park Landscape Documentation dated 10 May 2018 by Suzan Quigg Landscape Design.*

**4.5.2** *For stage 1, the landscape works will be completed as per the approved landscape documentation on the perimeter of the development and around and through the stage 1 buildings. The balance area will be sown with lawn grasses. The remaining stages will be landscaped in accordance with the landscape documentation when each respective stage is developed.*

**4.5.3** *For stage 1, in addition to the approved landscape documentation, a two (2) metre high trellis, offset from the northern boundary fence, must be erected adjacent to the internal carpark (parking bays 22 to 23). Suitable vine creeper must be planted and allowed to establish over the trellis.*

**4.5.4** *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*

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

2. A Negotiated Decision Notice be issued to the applicant, submitters and referral agency advising of Council's decision."

## THE SITE

The subject site is comprised of land described as Lots 10, 11 and 12 on SP168631, situated at 1 - 7 Williams Close, Mareeba.

The three (3) allotments are irregularly shaped, having a combined area of 12,097m<sup>2</sup> and a total frontage of approximately 188 metres to Williams Close. Williams Close is formed to a sealed standard with layback kerbing for the entire frontage of Lots 11 and 12.

Access to the site is obtained via Williams Close and ultimately via the Mulligan Highway.

A dwelling house with associated outbuilding is established on Lot 12. Both structures are outside the proposed development footprint and will be retained. There are no current buildings on either Lot 10 or 11.

Introduced landscaping is established over most of Lot 10 and also surrounding the dwelling house on Lot 12. Lot 11 does not contain any notable landscaping/vegetation.

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 for drainage purposes.

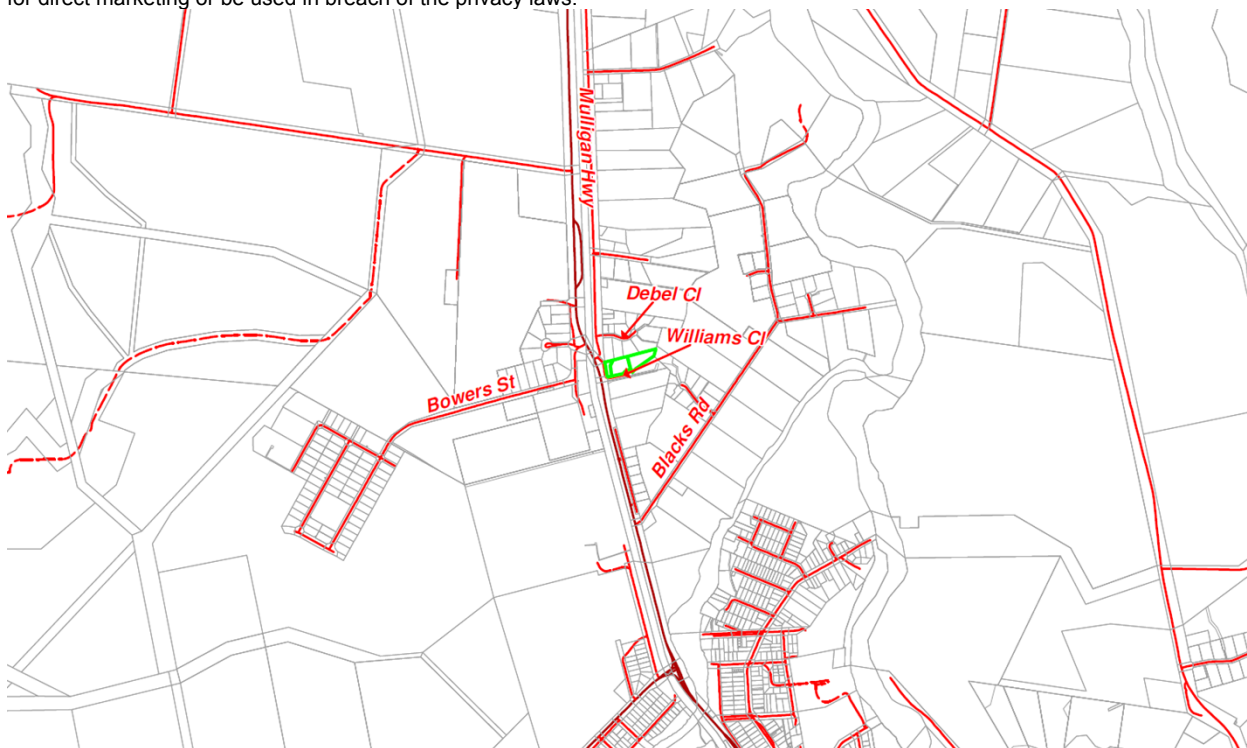
Under the Mareeba Shire Council Planning Scheme 2016, Lot 10 is zoned Recreation and Open Space and Lots 11 and 12 are zoned Emerging Community. Adjoining properties are predominantly zoned Emerging Community and are generally used for rural residential living purposes.

The north Mareeba industrial area is situated to the west of the subject site, on the opposite side of the Mulligan Highway.



**Map Disclaimer:**

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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## BACKGROUND AND CONTEXT

Council at its Ordinary Meeting on 18 April 2018 approved the application made by Freshwater Planning Pty Ltd on behalf of Roadhouse Property Unit Trust Pty Ltd for the issue of a development permit for Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet over land described as Lots 10, 11 and 12 on SP168631, situated at 1 - 7 Williams Close, Mareeba.

The approval was granted subject to conditions and the Decision Notice was issued on 18 April 2018 and is included as **Attachment 1**.

The applicant has written to Council making representations (**Attachment 2**) in relation to the approved plans, Condition 3.4.3, Condition 3.6 and Condition 4.5, and requests the issue of a negotiated decision notice.

## APPLICANT'S REPRESENTATIONS

### Approved Plans

The following plans are Approved plans for the development:

<b>Plan/Document Number</b>	<b>Plan/Document Title</b>	<b>Prepared by</b>	<b>Dated</b>
1370-SK01 B	Existing Site Plan	Jim Papas	13.12.17
1370-SK02 B	General Arrangement of Proposed Development	Jim Papas	13.12.17
1370-SK03 B	General Arrangement – Sewerage Reticulation	Jim Papas	13.12.17
1370-SK04 B	General Arrangement – Landscape and Potable Water Reticulation	Jim Papas	13.12.17
1370-SK05 B	General Arrangement – Roadworks	Jim Papas	13.12.17
1370-SK06 B	Details, Pavement Notes etc.	Jim Papas	13.12.17
1370-SK07 A	General Arrangement – Temporary RV Arrangement	Jim Papas	11.01.18
BD17-11-839/SK1	Proposed Roadhouse	Buck Design Pty Ltd	Nov 17
BD17-11-839/SK2	Proposed Hostel Building	Buck Design Pty Ltd	Nov 17
Acacia 2	Floor Plan	Asset Cabins & Homes	25 Aug 2017
Acacia 2	Concept 3D	Asset Cabins & Homes	25 Aug 2017
Banskia	-	Asset Cabins & Homes	21 Mar 2014
Bluegum Opt 1	-	Asset Cabins & Homes	2 Apr 2014
Bluegum Opt 2	-	Asset Cabins & Homes	2 Apr 2014

Correa 5RM	Floor Plan	Asset Cabins & Homes	21 Aug 2017
Mallee	Floor Plan	Asset Cabins & Homes	27 Sept 2017

### **Representation by Applicant**

*"This Response provides an Amended set of Proposal Plans to those that were approved as a result of the imposed Condition 3.6 Maximum Accommodation Density that was inserted during the Council's Ordinary Meeting. The proponents Consultant, Jim Papas Civil Designer Pty Ltd, has confirmed that the Amended Plans do not increase the maximum population over the site, instead slightly reducing it. The Amended Plans also ensure that an appropriate and acceptable level of parking is provided for the Approved Use. Calculations provided by Jim Papas Civil Engineering Designer Pty Ltd can be made available at Council's request. It is considered that the Amended Proposal Plans are acceptable and are as a result of the imposed Condition 3.6 Maximum Accommodation Density as executed by Council within its Ordinary Meeting.*

*In addition to the Amended Proposal Plans, a detailed set of Landscaping Plans are attached and have been provided to demonstrate that an appropriate level of amenity, through Landscaping, is provided with the Approved Staged Development."*

In response to queries by Council officers, the following additional information was supplied by Freshwater Planning on 6 July 2018:

*"All the buildings, with the exception of the Correa five unit, are identical floor plans to the ones originally submitted. The only reason for the change from the original names is that they were propriety names and we now describe the buildings as what type they are (i.e. the Acacia is now motel 4 rooms etc). The Correa was a 5 room single accommodation with ensuite and on stumps, this is replaced with two ATCO 4 room single with ensuite. This has been taken in to account in the population calculations and car parking.*

*All buildings are single storey with the ATCO units the only ones on stumps about 450 mm high, resulting floor height will be approx. 700 mm AGL.*

*In relation to the site population, the following has been provided and is as per attached. I understand that Council's Planning Officers are requesting that we confirm that the site population is capped at 130 persons in accordance with the attached site population calculations. This is considered to be confirmed (by way of attached population calculation and is in accordance with Council's condition limiting the population to no more than 2 persons per bedroom for the purpose of excluding backpacker's accommodation. Consequently, the site population is reduced from the initial 138 persons to 130 persons."*

The applicant's total site population calculation is included as **Attachment 3**.

### **Response**

Council officers have reviewed the applicant's representations and provide the following comparison commentary between the approved plans and the proposed amended plans.

- Building floor area (approved plans) - 2,167m<sup>2</sup>, site cover 17.9%
- Building floor area (proposed plans) - 2,316m<sup>2</sup>, site cover 19.14%

The relatively small increase in floor area and site cover is primarily due to the inclusion of covered verandas for the motel unit buildings and the budget accommodation buildings.

There is also a proposed increase in the number of rooms to be available on site.

- Total rooms (approved plans) - 70 rooms @ 2 persons per room - 140 persons total site population
- Total rooms (proposed plans) - 81 rooms @ 130 persons total site population

Notwithstanding the proposed increase in the total number of rooms, the applicant has proposed a variation (Attachment 3) of the two (2) persons per room cap applied by Condition 3.6, which will result in the lessor 130 persons total site population. Condition 3.6 will be amended to cap site population at a maximum of 130 accommodated guests.

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

<b>Plan/Document Number</b>	<b>Plan/Document Title</b>	<b>Prepared by</b>	<b>Dated</b>
<del>1370-SK01 B</del>	<del>Existing Site Plan</del>	<del>Jim Papas</del>	<del>13.12.17</del>
<del>1370-SK02 B</del>	<del>General Arrangement of Proposed Development</del>	<del>Jim Papas</del>	<del>13.12.17</del>
<del>1370-SK03 B</del>	<del>General Arrangement – Sewerage Reticulation</del>	<del>Jim Papas</del>	<del>13.12.17</del>
<del>1370-SK04 B</del>	<del>General Arrangement – Landscape and Potable Water Reticulation</del>	<del>Jim Papas</del>	<del>13.12.17</del>
<del>1370-SK05 B</del>	<del>General Arrangement – Roadworks</del>	<del>Jim Papas</del>	<del>13.12.17</del>
<del>1370-SK06 B</del>	<del>Details, ——— Pavement Notes etc.</del>	<del>Jim Papas</del>	<del>13.12.17</del>
<del>1370-SK07 A</del>	<del>General Arrangement – Temporary ——— RV Arrangement</del>	<del>Jim Papas</del>	<del>11.01.18</del>
<b>1370-SK01 D</b>	<b>Existing Site Plan</b>	<b>Jim Papas</b>	<b>30.05.18</b>
<b>1370-SK02 C</b>	<b>General Arrangement of Proposed Development</b>	<b>Jim Papas</b>	<b>30.05.18</b>
<b>1370-SK03 C</b>	<b>General Arrangement – Sewerage Reticulation</b>	<b>Jim Papas</b>	<b>30.05.18</b>
<b>1370-SK04 C</b>	<b>General Arrangement – Landscape and Potable Water Reticulation</b>	<b>Jim Papas</b>	<b>30.05.18</b>
<b>1370-SK05 C</b>	<b>General Arrangement – Roadworks</b>	<b>Jim Papas</b>	<b>30.05.18</b>
<b>1370-SK06 C</b>	<b>Details, Pavement Notes etc.</b>	<b>Jim Papas</b>	<b>30.05.18</b>
<b>1370-SK07 C</b>	<b>General Arrangement – Temporary RV Arrangement</b>	<b>Jim Papas</b>	<b>30.05.18</b>
<del>BD17-11-839/SK1</del>	<del>Proposed Roadhouse</del>	<del>Buck Design Pty Ltd</del>	<del>Nov 17</del>
<del>BD17-11-839/SK2</del>	<del>Proposed ——— Hostel Building</del>	<del>Buck Design Pty Ltd</del>	<del>Nov 17</del>

<b>Acacia 2 (Motel Units 4 rooms)</b>	<i>Floor Plan</i>	Asset Cabins & Homes	25 Aug 2017
<b>Acacia 2 (Motel Units 4 rooms)</b>	<i>Concept 3D</i>	Asset Cabins & Homes	25 Aug 2017
<b>Banskia (Manager's Unit)</b>	-	Asset Cabins & Homes	21 Mar 2014
<b>Bluegum Opt 1 (1 Bedroom Duplex)</b>	-	Asset Cabins & Homes	2 Apr 2014
<b>Bluegum Opt 2 (1 Bedroom Duplex Disabled Unit)</b>	-	Asset Cabins & Homes	2 Apr 2014
<b>Correa 5RM</b>	<i>Floor Plan</i>	Asset Cabins & Homes	21 Aug 2017
<b>Mallee (2 Bedroom Family Suite)</b>	<i>Floor Plan</i>	Asset Cabins & Homes	27 Sept 2017
<b>Single Module Layout (Budget Accommodation with ensuite)</b>	<i>Floor Plan</i>	-	-

### **Condition 3.4.3**

#### **3.4.3 Acoustic Screen Fencing - Stage 1**

*Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:*

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and*
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.*

*The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.*

*All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.*

### **Representation by Applicant**

*"It is requested that Council Amend this Condition removing the Fencing design and construction requirements with regards to the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. It is acceptable and considered appropriate that any Acoustic Fencing provided onsite be designed and constructed in accordance with a RPEQ Certification. The proponents Civil Consultant has reviewed this document and notes that these required practices are not required nor relevant to this proposal and should be removed.*

*In addition to this, it is requested that the Condition be amended to remove the Fencing requirement for the entire northern boundary of Lot 10 on SP168631. The northern boundary of*

Lot 10 adjoins Open Space (Parklands) of which provides a substantial visual aesthetics and amenities to the site and Approved Development. The proponent of the Development notes that the attached image below demonstrates the visual aspect of the site from the location of the Approved Restaurant's windows which is of vital aesthetics to the site and proposal that would be lost with the provision of a 2.4 metre high solid fence. It is not understood as to why the Fencing is required to Acoustically Screen the adjoining vegetated parkland. It is considered appropriate and acceptable in this instance that the provision of Acoustic Screen Fencing be provided for any Tourist/Accommodation Uses that adjoin the Rural Residential Uses of Debel Close. In addition to this the proponent is content to provide supplementary Acoustic Screen Fencing along the common boundary of Lots 8 and 9 on RP901433 for an appropriate length (approximately 15 metres) from the southern corner that adjoins the site to ensure appropriate amenity and screening is provided to the Debel Close residents, in particular 4 Debel Close. The proponent additionally notes that any Acoustic Screen Fencing provided along this common boundary of Lots 8 and 9 would not adversely affect any visual amenity to the Residents of 4 Debel Close as this neighbouring property contains a septic absorption mound and a cluster of sheds and general storage of items (as demonstrated in the images below) which the proposed Fencing is not considered to affect the visual amenity of the park. It is further noted that the existing dwelling is approximately greater than 35 metres further towards the front boundary from the proposed additional Screened Fencing with the existing Shed diminishing any view of this park area from the dwelling. It is considered that the proposed amended Condition below provides for a more appropriate outcome providing a greater level of Acoustic Screening to the adjoining residential properties of Debel Close without affecting any visual aspect of the Parklands.

It is requested that Condition 3.4.3 be amended to the following:

### 3.4 Noise Nuisance

#### 3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots ~~10 and~~ 11 on SP168631; and
- (ii) provide additional fencing approximately 15 metres from the southern point of the adjoining common boundaries of Lots 8 and 9 on RP901433.
- (iii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.

~~The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5.~~ The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice relevant standards.

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer."

### **Response**

Condition 3.4.3 has been imposed on the development as a means of protecting the established amenity of the neighbouring Debel Close properties from the potential adverse impacts of

additional noise. The acoustic fence will also play an important role in maintaining the privacy of the surrounding residents.

The applicant is requesting the removal of the section of fencing adjoining Lot 9 on RP901433 (the Debel Close park area) in order to allow the development (restaurant) to take advantage of visual aesthetics offered by the established vegetation within Lot 9. The removal of this section of fencing will obviously reduce the acoustic shielding intended by Condition 3.4.3 and will also negatively impact on the privacy of Lot 8 on RP901433.

A replacement 15 metre section of fencing along the common boundary of Lots 8 and 9 on RP901433 has been proposed by the applicant to mitigate any additional impacts on Lot 8. It is Council officer's opinion that the replacement section of fencing may limit the additional impacts, but not avoid them completely. It is noted that the current owners of Lot 8 on RP901433 are submitters against the proposed development and that Lot 9 on RP901433 is a freehold Lot.

The applicant's request to remove the section of fencing adjoining Lot 9 on RP901433 is not supported.

The applicant's commentary on the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5 reference is noted. This reference should be amended to the July 2017 Department of Transport and Main Road's specification.

It is therefore recommended that Condition 3.4.3 be amended as follows:

#### *3.4.3 Acoustic Screen Fencing - Stage 1*

*Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:*

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and*
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the **eastern most budget accommodation building**.*

*The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' **Specification MRTS15 Noise Fences (July 2017)** ~~Road Traffic Noise Management: Code of Practice, Chapter 5~~. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.*

*All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.*

### **Condition 3.6**

#### *3.6 Maximum Accommodation Density*

*Each bedroom within the development must accommodate no more than two (2) persons at any one time.*

### **Representation by Applicant**

*"The proponent accepts this Condition's intent to ensure that mass boarding of patrons within a single room is avoided. The Attached Amended Plans provide an updated design of the proposal to come in line with this Condition, as per previously outlined. It is requested that the above Condition be amended to include the term 'adult' ensuring to protect the Proposal from mass boarding of adult patrons while allowing for the provision of families staying at the development. This will allow for young families to be able to be accommodated within a single room without affecting the abovementioned Condition.*

*It is requested that Condition 3.6 Maximum Accommodation Density be amended to the following:*

### **3.6 Maximum Accommodation Density**

*Each bedroom within the development must accommodate no more than two (2) **adult** persons at any one time."*

On the 6 July 2018, the applicant provided site population calculations (Attachment 3) for the amended development.

## **Response**

It is recommended that Condition 3.6 be amended as follows:

### **3.6 Maximum Accommodation Density**

*Each bedroom within the development must accommodate no more than two (2) **adult** persons at any one time.*

***The total number of people accommodated by the approved development at any one time must not exceed 130 persons (inclusive of children).***

## **Condition 4.5**

### **4.5 Landscaping**

**4.5.1** *The development must be landscaped in accordance with an approved landscape plan.*

**4.5.2** *Prior to the issue of the development permit for operational works, a detailed landscape plan showing each stage, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*

**4.5.3** *The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*

**4.5.4** *The landscaping plan must incorporate the following:*

- *the planting of street trees along the Williams Close frontage;*
- *landscaping strips within the subject land, along the Williams Close frontage, the northern boundary and internal roads.*

**4.5.5** *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*

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

### **Representation by Applicant**

*"Attached to this Request for a Negotiated Decision Notice are a set of detailed Landscaping Plans from Susan Quigg Landscape Designer of the development. It is requested that this Condition be amended to reflect the attached detailed Landscaping Plans which are considered to be designed in accordance with the abovementioned Conditions. These Landscaping Plans ensure that appropriate amenity and visual aesthetics are incorporated with the development.*

*It is requested that Condition 4.5 Landscaping be amended to the following based upon the attached Landscaping Plans:*

#### **4.5 Landscaping**

*Landscaping shall be provided generally in accordance with the attached Susan Quigg Landscaping Designer Landscaping Plans to the satisfaction of Council's delegated officer."*

*"The landscape works will be completed as per plan on the perimeter of the development and around and through the stage 1 buildings, the balance area will be sown with lawn grasses and the landscape as per plan added when the additional stage/ stages are added. We will be using the advanced stock as described on the landscape plan. There is no landscaping on the northern boundary as the fence is 2.4 high and there is little room to establish plants and these plants in the main wouldn't be seen by either the neighbours or the residents given the height of the fence which will also result in poor growing conditions due to the height. If required I could erect a trellis offset from the fence and grow some vine creeper on it."*

### **Response**

It is recommended that Condition 4.5 be amended as follows:

#### **4.5 Landscaping**

**4.5.1 The development must be landscaped in accordance with an approved landscape plan the Mareeba Roadhouse and Accommodation Park Landscape Documentation dated 10 May 2018 by Suzan Quigg Landscape Design.**

~~4.5.2 Prior to the issue of the development permit for operational works, a detailed landscape plan showing each stage, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.~~

~~4.5.3 The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.~~

~~4.5.4 The landscaping plan must incorporate the following:~~

- ~~• the planting of street trees along the Williams Close frontage;~~
- ~~• landscaping strips within the subject land, along the Williams Close frontage, the northern boundary and internal roads.~~

**4.5.2 For stage 1, the landscape works will be completed as per the approved landscape documentation on the perimeter of the development and around**

***and through the stage 1 buildings. The balance area will be sown with lawn grasses. The remaining stages will be landscaped in accordance with the landscape documentation when each respective stage is developed.***

***4.5.3 For stage 1, in addition to the approved landscape documentation, a two (2) metre high trellis, offset from the northern boundary fence, must be erected adjacent to the internal carpark (parking bays 22 to 23). Suitable vine creeper must be planted and allowed to establish over the trellis.***

***4.5.54 A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.***

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

**Date Prepared:** 9 July 2018

**ATTACHMENT 1**

65 Rankin Street  
PO Box 154 MAREEBA QLD 4880

**P:** 1300 308 461

**F:** 07 4092 3323

**W:** [www.msc.qld.gov.au](http://www.msc.qld.gov.au)

**E:** [info@msc.qld.gov.au](mailto:info@msc.qld.gov.au)

18 April 2018

Senior Planner: Brian Millard

Direct Phone: 4086 4657

Our Reference: BM:nj

Your Reference: F17/34

Roadhouse Property Unit Trust  
C/- Freshwater Planning Pty Ltd  
17 Barron View Drive  
FRESHWATER QLD 4870

Dear Sir/Madam

## Decision Notice

### *Planning Act 2016*

I refer to your application and advise that on 18 April 2018, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

#### APPLICATION DETAILS

Application No:	MCU/17/0017
Street Address:	1, 3-5 & 7 Williams Close, Mareeba
Real Property Description:	Lots 10, 11 & 12 on SP168631
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

#### DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use - Tourist Park, Short-term Accommodation & Food and Drink Outlet
Date of Decision:	18 April 2018

#### CURRENCY PERIOD OF APPROVAL

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

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Public Office: 65 Rankin Street, Mareeba QLD 4880. Postal address: PO Box 154, Mareeba QLD 4880

Document Set ID: 3361937  
Version: 1, Version Date: 19/04/2018

### INFRASTRUCTURE

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

### ASSESSMENT MANAGER CONDITIONS

#### (A) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

##### (a) Development assessable against the Planning Scheme

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

- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.4 Noise Nuisance

- 3.4.1 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

- 3.4.2 The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

3.4.3 Acoustic Screen Fencing - Stage 1

Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.

The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' *Road Traffic Noise Management: Code of Practice, Chapter 5*. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.

All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

3.4.4 Full time onsite manager

A full time, onsite manager must be present onsite at all times during the operation of the approved use. The contact details for the onsite

manager are to be made public accessible to all adjoining property owners.

### 3.5 Waste Management

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

Certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicle to enter and exit the site in a forward gear, prior to the issue of a development permit for operational works.

### 3.6 Maximum Accommodation Density

Each bedroom within the development must accommodate no more than two (2) persons at any one time.

## 4. Infrastructure Services and Standards

### 4.1 Access

**Commercial** access crossovers must be constructed (from the edge of the road pavement to the property boundary of the subject land) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

### 4.2 Stormwater Drainage/Water Quality

4.2.1 Prior to the approval of operational works, the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer. Where staged works are proposed, the Stormwater Management Plan and Report must detail the stormwater drainage for the whole of the development and for each stage of the development.

4.2.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development, and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

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

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

#### 4.3 Frontage Works - Williams Close - Stage 1

Prior to the commencement of Stage 1 of the use, the applicant/developer is required to widen Williams Close, generally in accordance with Drawing No. 1370-SK02 Amdt B, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

The widening works must be bitumen or asphalt standard, and must include sufficient overlapping of the existing bitumen seal to ensure an appropriate bond of surfaces is achieved, to the satisfaction of Council's delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

#### 4.4 Car Parking/Internal Driveways

The developer must ensure that the development is provided with 55 on-site car parking spaces and one (1) 20 seater bus parking bay which are available solely for the parking of vehicles associated with the use of the premises.

The onsite car parking spaces must be provided for the approved stages as follows:

- Stage 1 - 22 spaces.
- Stage 2 - 10 spaces.
- Stage 3 - 10 spaces.
- Stage 4 - 2 spaces.
- Stage 5 - 1 space.
- Stage 6 - 6 spaces.
- Stage 7 - 4 spaces & 1 20-seater bus parking space.

All car parking spaces and internal driveways/vehicle manoeuvring areas (as shown on the approved plans) must be sealed, line marked where necessary, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways must be constructed in compliance with the following standards and to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;

- Australian Standard AS1428:2001 – Design for Access and Mobility.

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

Access to the site is restricted to 2 axle vehicles with the exception of delivery/service vehicles.

#### 4.5 Landscaping

4.5.1 The development must be landscaped in accordance with an approved landscape plan.

4.5.2 Prior to the issue of the development permit for operational works, a detailed landscape plan showing each stage, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.

4.5.3 The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

4.5.4 The landscaping plan must incorporate the following:

- the planting of street trees along the Williams Close frontage;
- landscaping strips within the subject land, along the Williams Close frontage, the northern boundary and internal roads.

4.5.5 A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.

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

#### 4.6 Lighting

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

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The

lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

**Note:** The design is to integrate the principles of Crime Prevention through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres and there is to be sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.

#### 4.7 Water Supply

- (a) Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).
- (b) A water service connection must be provided to the subject lot in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.

#### 4.8 Sewerage Connection

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

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

Prior to works commencing, plans for the works described above must be approved as part of an Operational Works application.

#### 5. Additional Payment Condition/s

- 5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.
- 5.2 The developer must pay a one-off payment of **\$69,600.00** as a contribution toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
<b>Proposal</b>					
Stage 1	Accommodation (short term)	1-2 bed cabin	\$3,000.00	3	\$9,000.00
		3 or more bed cabin	\$4,200.00	2	\$8,400.00
		<b>Total Stage 1</b>			<b>\$17,400.00</b>
Stage 2	Accommodation (short term)	1-2 bed cabin	\$3,000.00	0	\$0
		3 or more bed cabin	\$4,200.00	2	\$8,400.00
		<b>Total Stage 2</b>			<b>\$8,400.00</b>
Stage 3	Accommodation (short term)	1-2 bed cabin	\$3,000.00	0	\$0
		3 or more bed cabin	\$4,200.00	2	\$8,400.00
		<b>Total Stage 3</b>			<b>\$8,400.00</b>
Stage 4	Accommodation (short term)	1-2 bed cabin	\$3,000.00	2	\$6,000.00
		3 or more bed cabin	\$4,200.00	0	\$0
		<b>Total Stage 4</b>			<b>\$6,000.00</b>
Stage 5	Accommodation (short term)	1-2 bed cabin	\$3,000.00	2	\$6,000.00
		3 or more bed cabin	\$4,200.00	0	\$0
		<b>Total Stage 5</b>			<b>\$6,000.00</b>
Stage 6	Accommodation (short term)	1-2 bed cabin	\$3,000.00	8	\$24,000.00
		3 or more bed cabin	\$4,200.00	0	\$0
		<b>Total Stage 6</b>			<b>\$24,000.00</b>
Stage 7	Accommodation (short term)	1-2 bed cabin	\$3,000.00	0	\$0

		3 or more bed cabin	\$4,200.00	2	\$8,400.00
<b>Total Stage 7</b>					<b>\$8,400.00</b>
<b>Credit</b>					
Water (Lot 10 and 11 only)	-	Per Service	\$4,500.00	2	\$9,000.00
<b>TOTAL</b>					<b>\$69,600.00</b>

5.3 The trunk infrastructure for which the payment is required is:

- The trunk water supply and sewerage network servicing the land.

5.4 The developer may elect to provide or upgrade part of the trunk infrastructure instead of making the payment.

5.5 If the developer elects to provide or upgrade part of the trunk infrastructure the developer must:

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

#### REFERRAL AGENCIES

The referral agencies applicable to this application are:

Material change of use of premises near a State transport corridor or that is a future State transport corridor		
Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorizing instrument, if all or part of the premises—  (a) are within 25m of a State transport corridor; or	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	State Assessment & Referral Agency (SARA) Department of Infrastructure, Local Government & Planning PO Box 2358 Cairns Qld 4870  <a href="mailto:CairnsSARA@dilgp.qld.gov.au">CairnsSARA@dilgp.qld.gov.au</a>

<p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <p>(i) adjacent to a road that intersects with a State-controlled road; and</p> <p>(ii) within 100m of the intersection</p>		
Aspect of development stated in schedule 20		
<p>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</p> <p>(a) the development is for a purpose stated in schedule 20, column 1 for the aspect; and</p> <p>(b) the development meets or exceeds the threshold—</p> <p>(i) for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</p> <p>(ii) for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</p> <p>(c) for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</p> <p>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</p>	<p>Schedule 10, Part 3, Division 4, Subdivision 1, Table 1</p>	<p>State Assessment &amp; Referral Agency (SARA) Department of Infrastructure, Local Government &amp; Planning PO Box 2358 Cairns Qld 4870</p> <p><a href="mailto:CairnsSARA@dilgp.qld.gov.au">CairnsSARA@dilgp.qld.gov.au</a></p>

A copy of any referral agency conditions is attached.

Mareeba Shire Council

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**APPROVED PLANS**

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1370-SK01 B	Existing Site Plan	Jim Papas	13.12.17
1370-SK02 B	General Arrangement of Proposed Development	Jim Papas	13.12.17
1370-SK03 B	General Arrangement – Sewerage Reticulation	Jim Papas	13.12.17
1370-SK04 B	General Arrangement – Landscape and Potable Water Reticulation	Jim Papas	13.12.17
1370-SK05 B	General Arrangement – Roadworks	Jim Papas	13.12.17
1370-SK06 B	Details, Pavement Notes etc.	Jim Papas	13.12.17
1370-SK07 A	General Arrangement – Temporary RV Arrangement	Jim Papas	11.01.18
BD17-11-839/SK1	Proposed Roadhouse	Buck Design Pty Ltd	Nov 17
BD17-11-839/SK2	Proposed Hostel Building	Buck Design Pty Ltd	Nov 17
Acacia 2	Floor Plan	Asset Cabins & Homes	25 Aug 2017
Acacia 2	Concept 3D	Asset Cabins & Homes	25 Aug 2017
Banskia	-	Asset Cabins & Homes	21 Mar 2014
Bluegum Opt 1	-	Asset Cabins & Homes	2 Apr 2014
Bluegum Opt 2	-	Asset Cabins & Homes	2 Apr 2014

Correa SRM	Floor Plan	Asset Cabins & Homes	21 Aug 2017
Mallee	Floor Plan	Asset Cabins & Homes	27 Sept 2017

#### REFERENCED DOCUMENTS

Not Applicable.

#### ADVISORY NOTES

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

##### (A) ASSESSMENT MANAGER'S ADVICE

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

##### (b) Water Meters/Water Service Connection

Prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

##### (c) Food Premises

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

- (d) A Trade Waste Permit will be required prior to the commencement of use.

##### (e) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

##### (f) Compliance with Acts and Regulations

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

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## (g) Environmental Protection and Biodiversity Conservation Act 1999

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

## (h) Cultural Heritage

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

## (i) Motor Home Park/Caravan Park/Camping Ground

The applicant is advised that an application to Council for approval to operate under Council *Local Law No 1 (Administration) 2011* is required prior to the commencement of the motor home park/caravan park/camping ground.

## (B) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 22 February 2018.

**PROPERTY NOTES**

Not Applicable.

**VARIATION APPROVAL**

Not Applicable.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

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

**SUBMISSIONS**

There were fourteen (14) properly made submissions about the application. In accordance with the *Planning Act 2016*, the name and residential or business address of the principal submitter for each properly made submission is provided below:

	Name of principal submitter	Address
1.	M Fuller - support	PO Box 166, Mareeba 4880
2.	Petition - Rosemary Tempny (21 signatories) - oppose	21 Pike Road, Mareeba 4880
3.	C & J Ward - oppose	10 Debel Close, Mareeba 4880
4.	G Cummings - support	8 Reynolds Street, Mareeba 4880
5.	D & T Brcko - oppose	4 Debel Close, Mareeba 4880
6.	M Blackman - oppose	3 Debel Close, Mareeba 4880
7.	R & T Wheatley - oppose	6 Debel Close, Mareeba 4880
8.	B Jones - support	5 Barrett Street, Mareeba 4880
9.	T, D & Y Blake - oppose	8 Debel Close, Mareeba 4880
10.	R & F Petersen - oppose	PO Box 557, Mareeba 4880
11.	CW & L Blyth - oppose	7 Debel Close, Mareeba 4880
12.	R Fanna - oppose	30 McGrath Road, Mareeba
13.	D Dent - support	n/a
14.	J Corcoran - support	26 Gowan Street, Mareeba

**RIGHTS OF APPEAL**

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

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

**OTHER DETAILS**

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

Yours faithfully

**BRIAN MILLARD**  
**SENIOR PLANNER**

Enc:   Approved Plans/Documents  
      Referral Agency Response  
      Appeal Rights

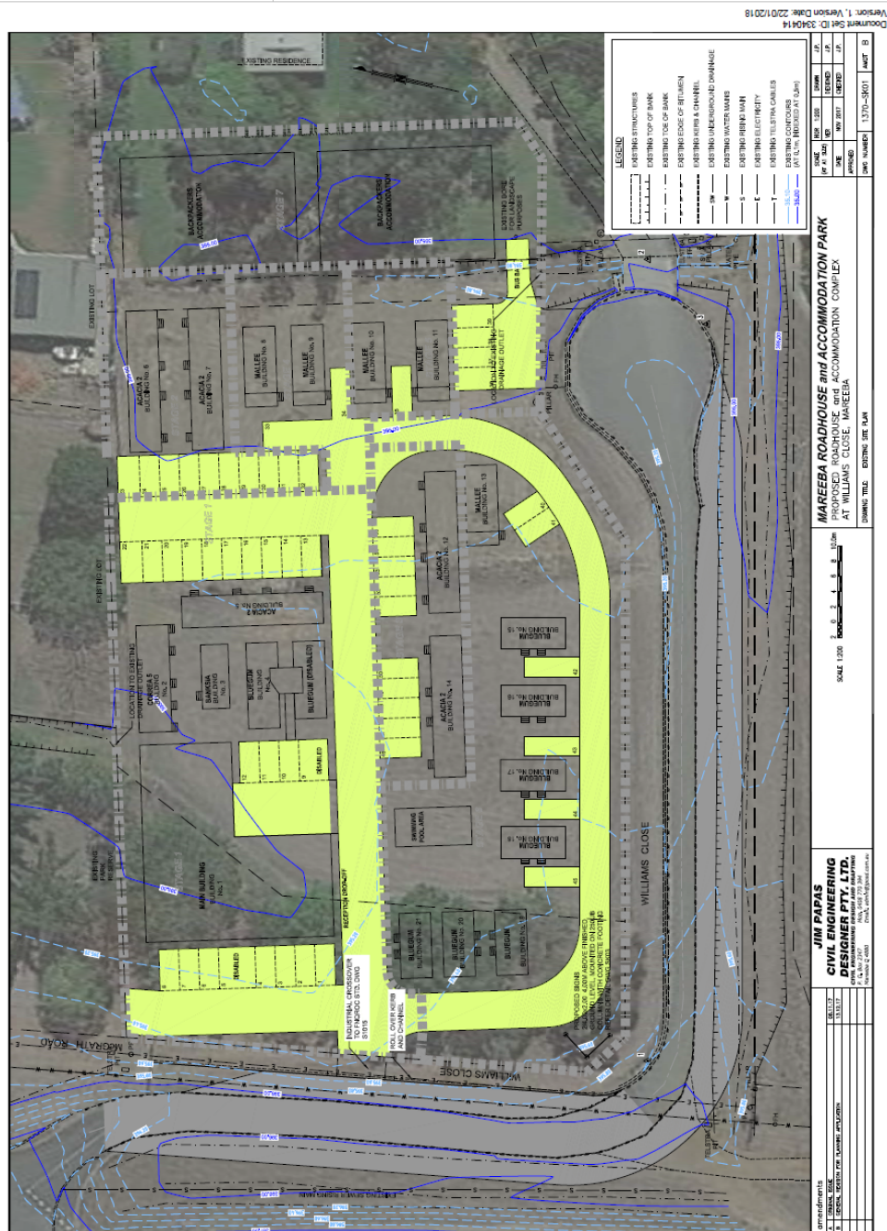
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      [CairnsSARA@dsdmip.qld.gov.au](mailto:CairnsSARA@dsdmip.qld.gov.au)

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Mareeba Shire Council

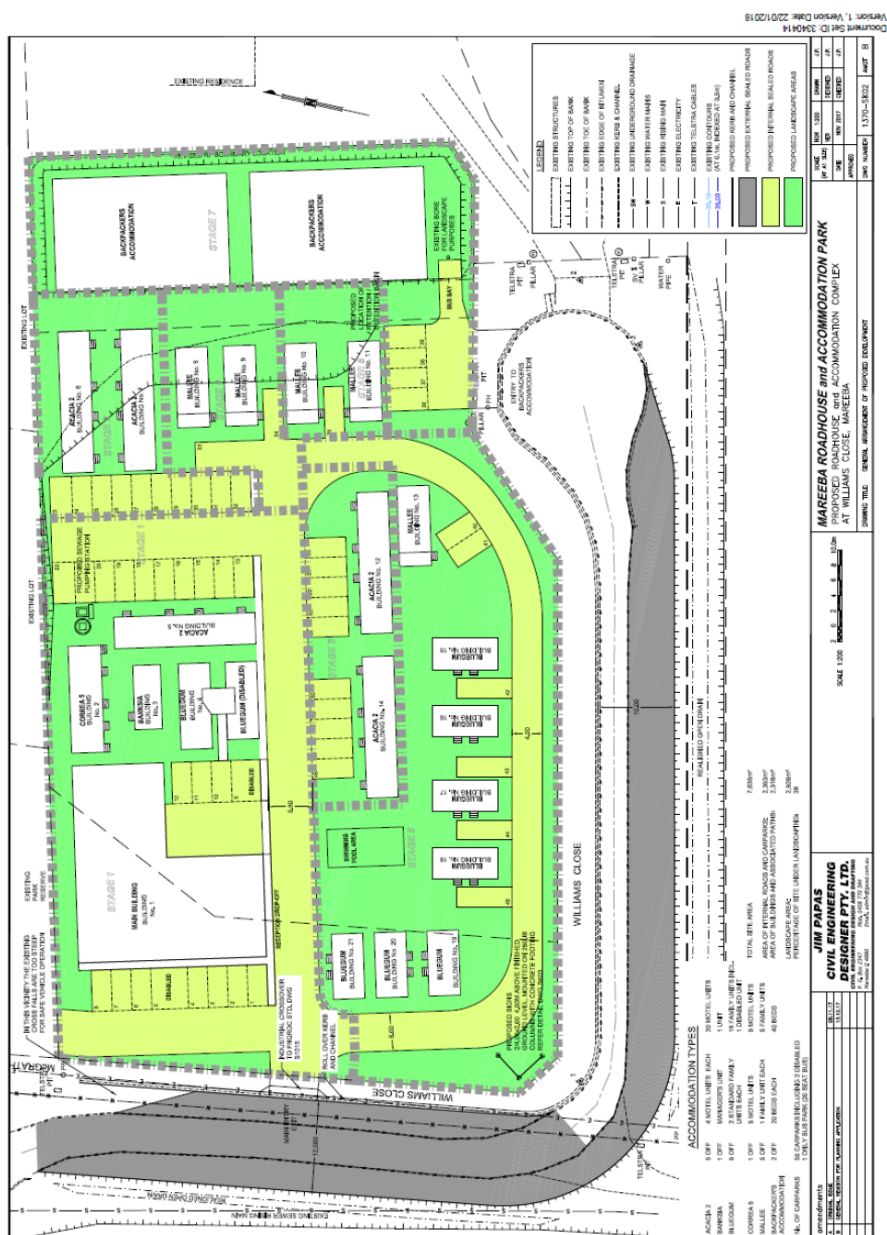
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### Approved Plans/Documents



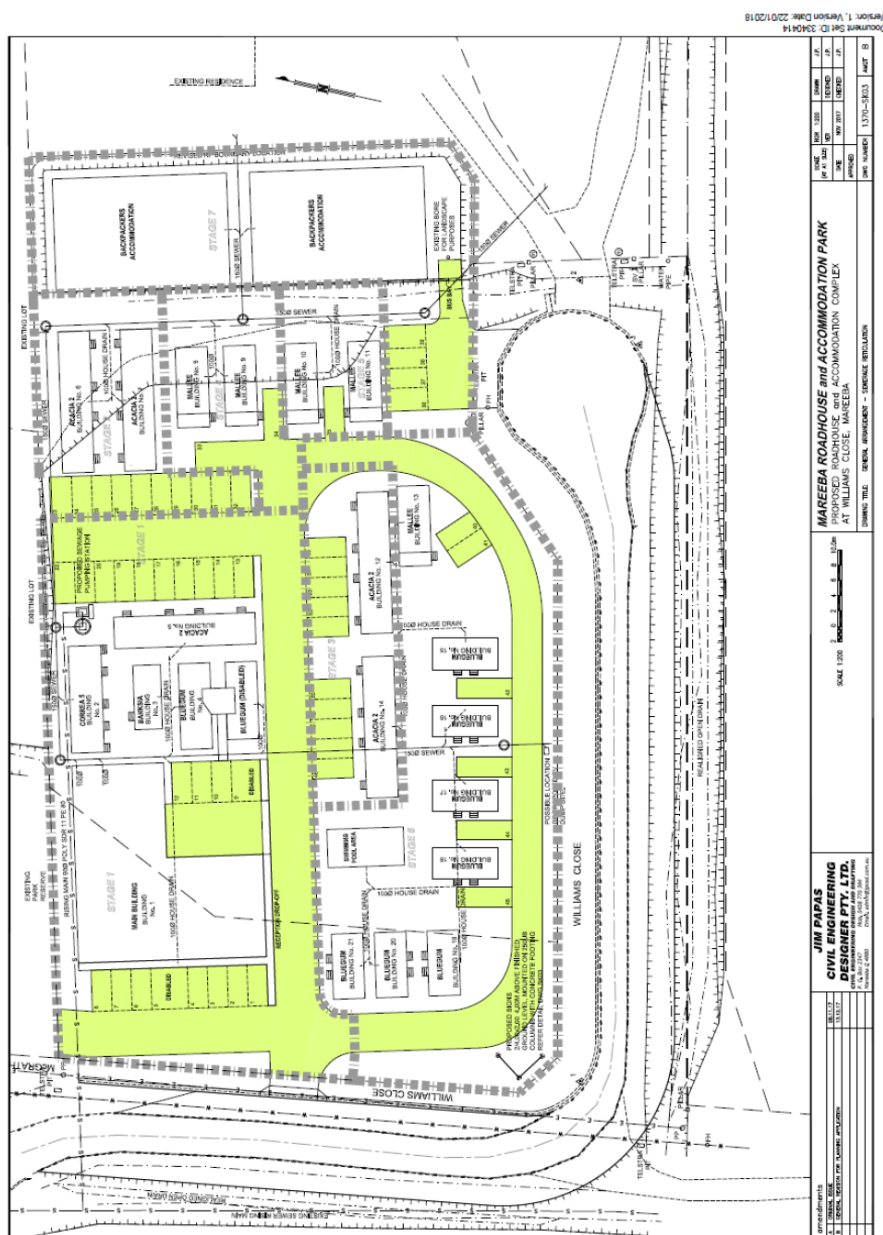
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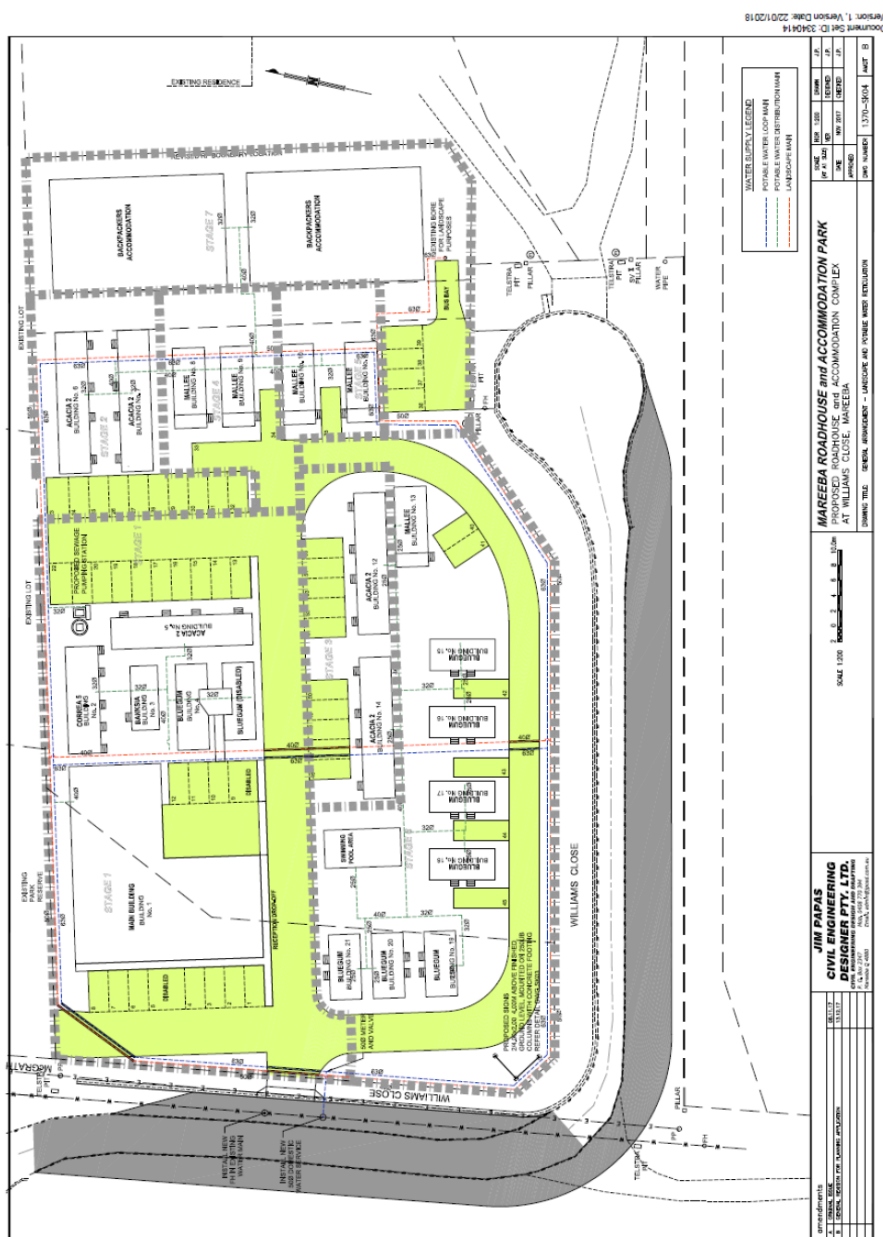
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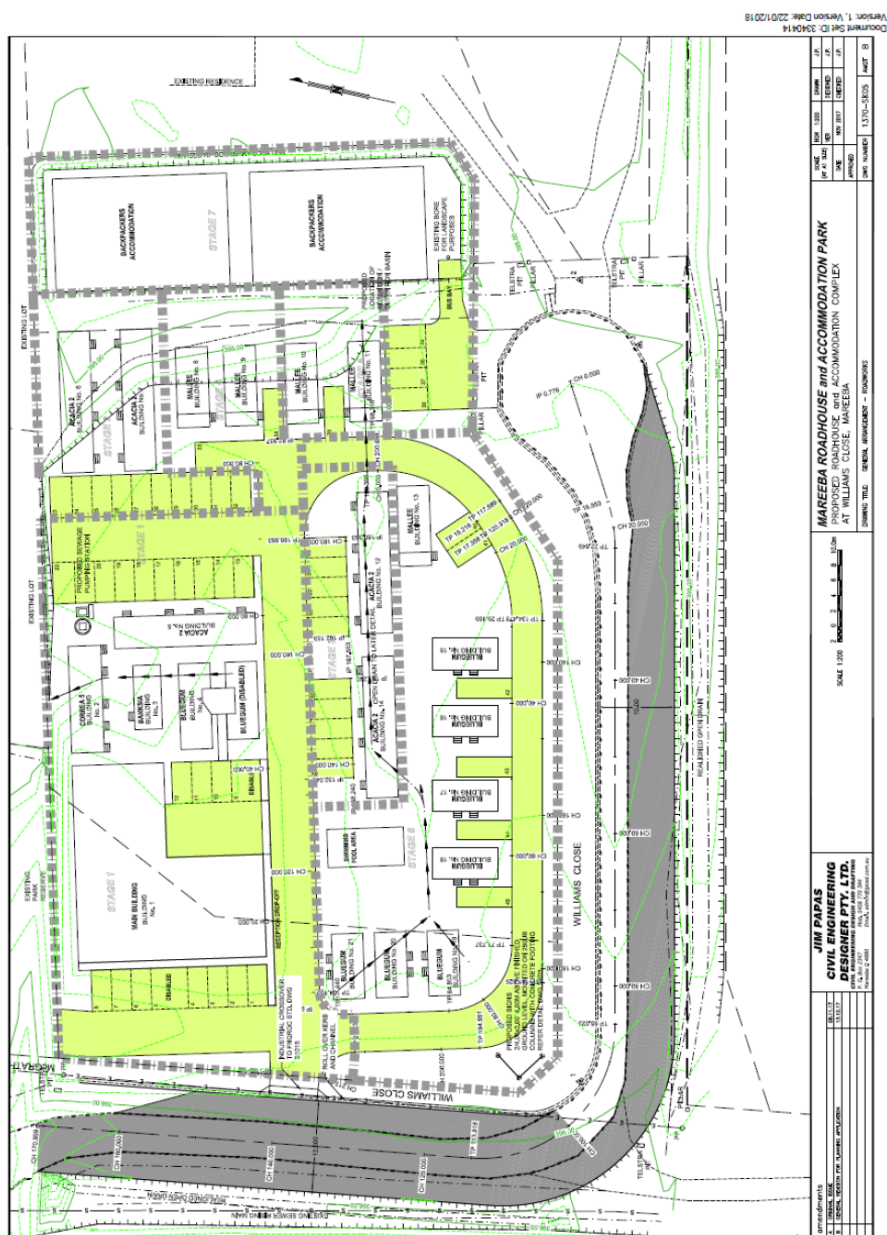
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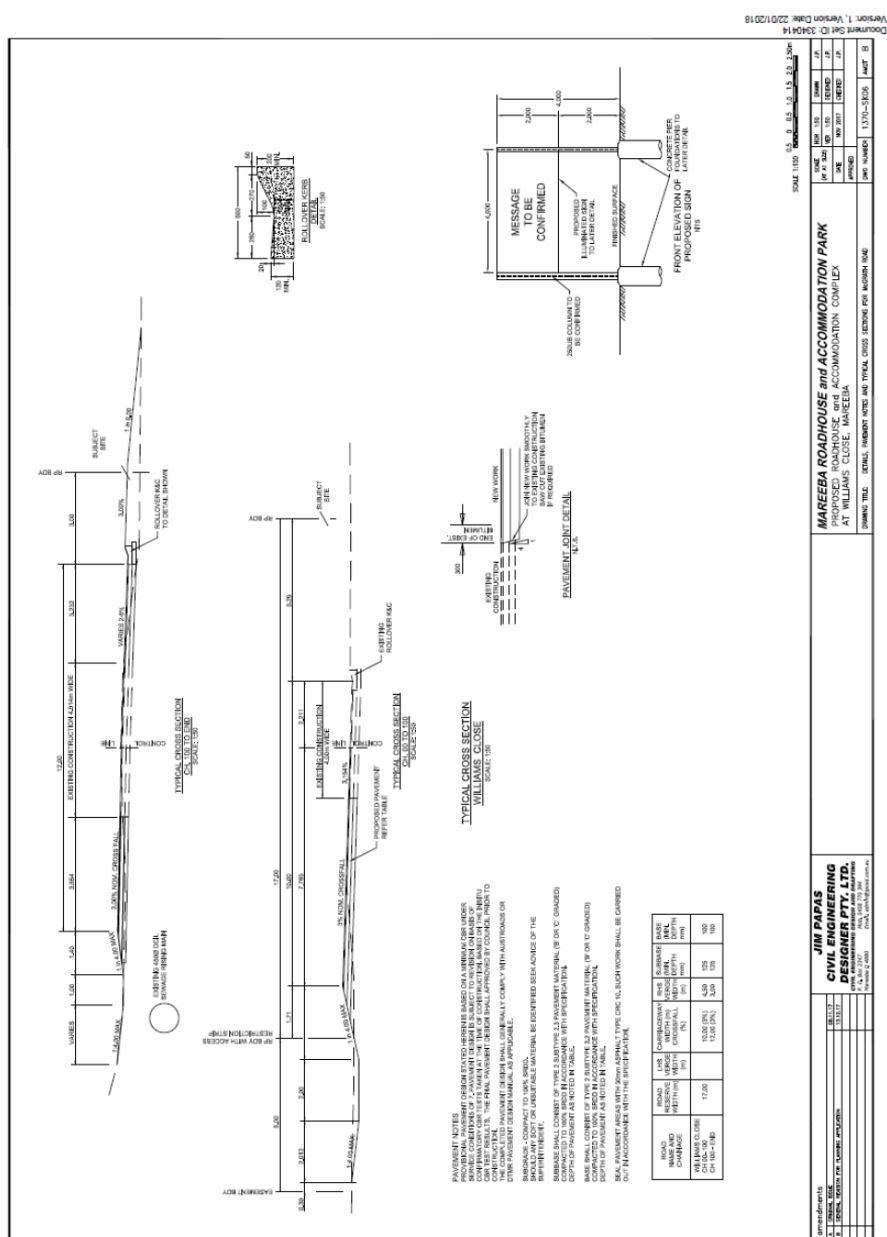
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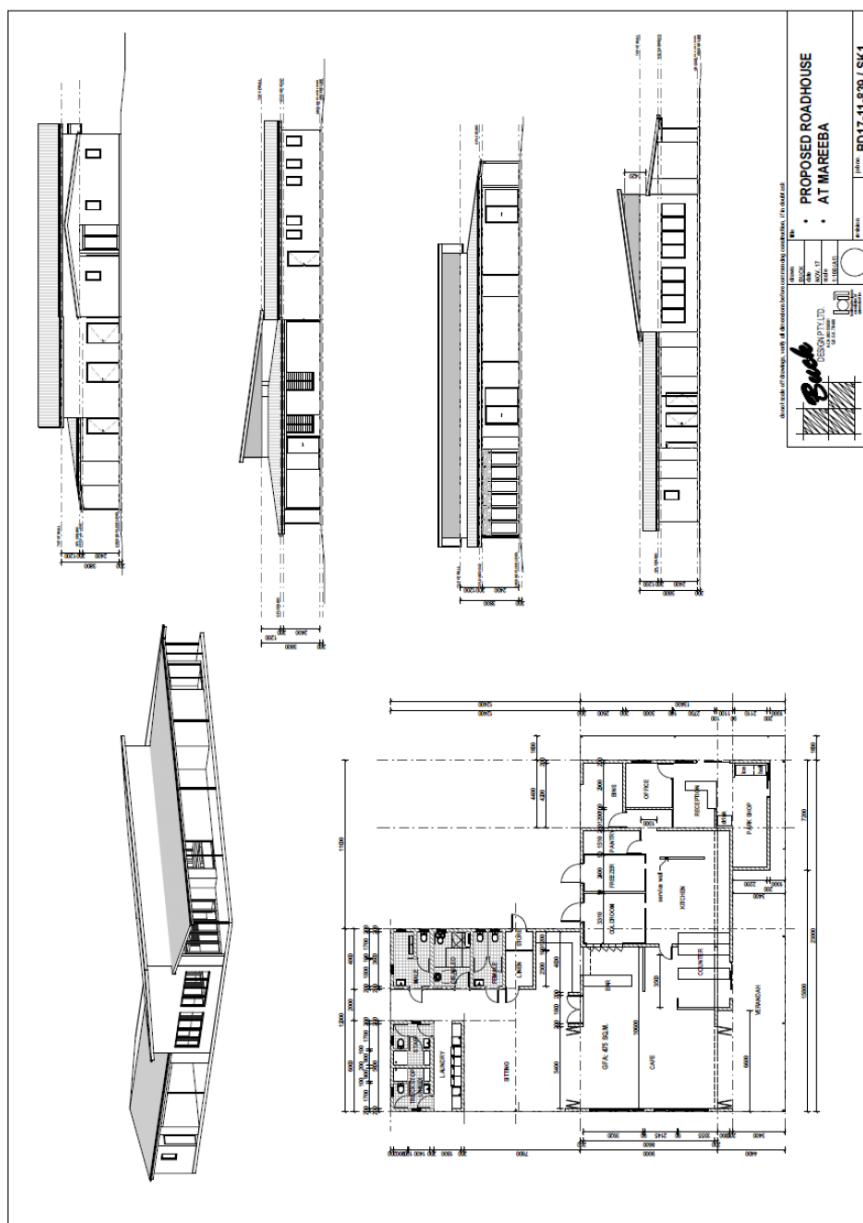
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Cnr Langdon Road and Ettie Jane Street  
Gympie QLD 4570  
AUSTRALIA  
PHONE: (07) 5483 7188  
FREETALK: 1800 225 224  
www.assetcabins.com.au | e: sales@assetcabins.com.au

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Version Notes:

Client: Mr Greg Williams  
A 4278

Project: Acacia 2

Mareeba QLD 4880

Drawing status: PRELIMINARY

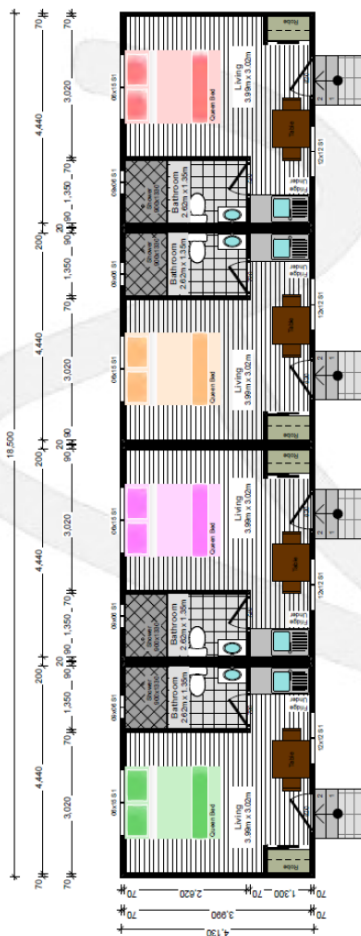
Design by: Asset Cabins and Homes

Scale: 1:33.33 on A1

Date: Friday, 25 August 2017

Floor Plan

Design: Acacia 2  
Sheet no: 1



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Acacia 2  
for  
Mr Greg Williams

26/08/2017



Cnr Langdon Road and Ettie Jane Street  
Cyrme QLD 4870  
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Version Notes:

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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

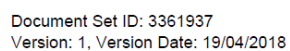
design:	Acacia 2	sheet no:	2
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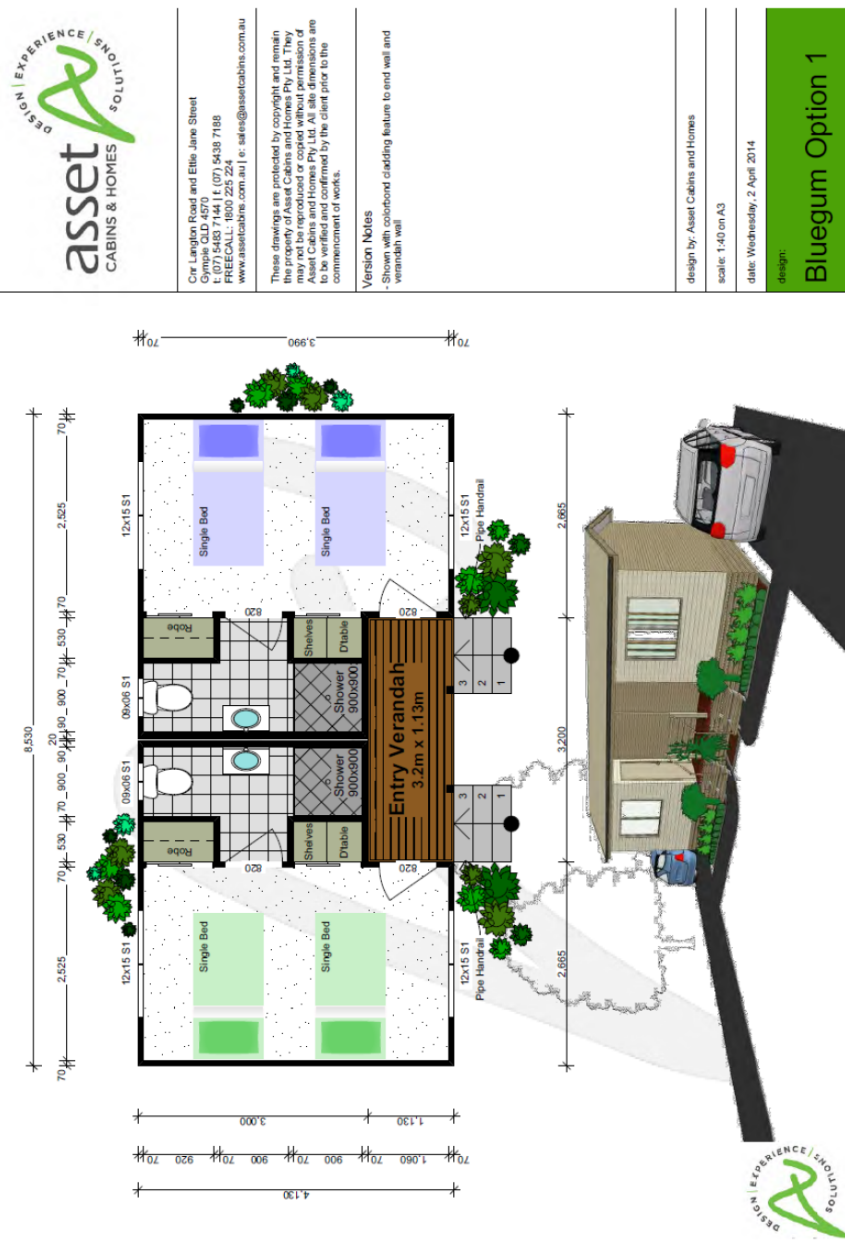


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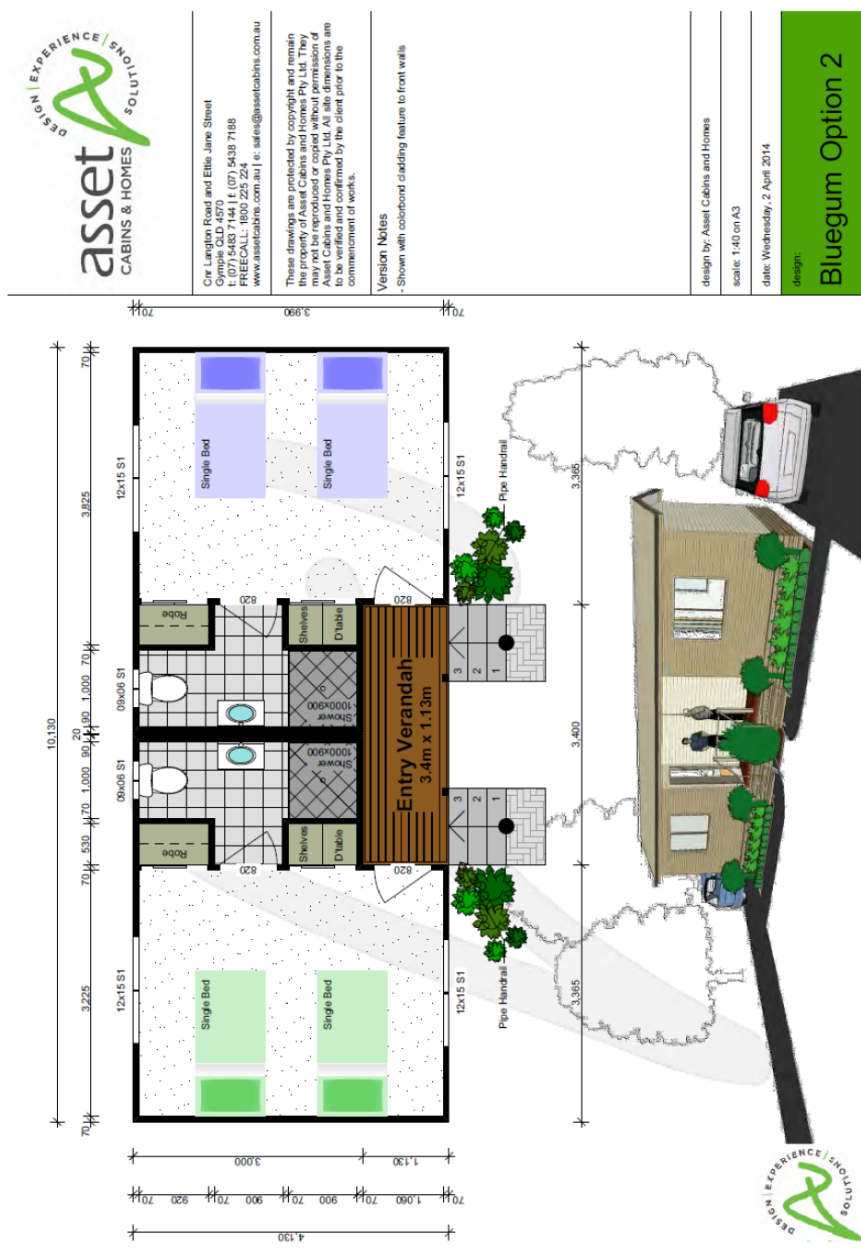
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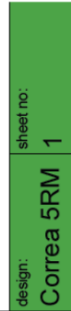
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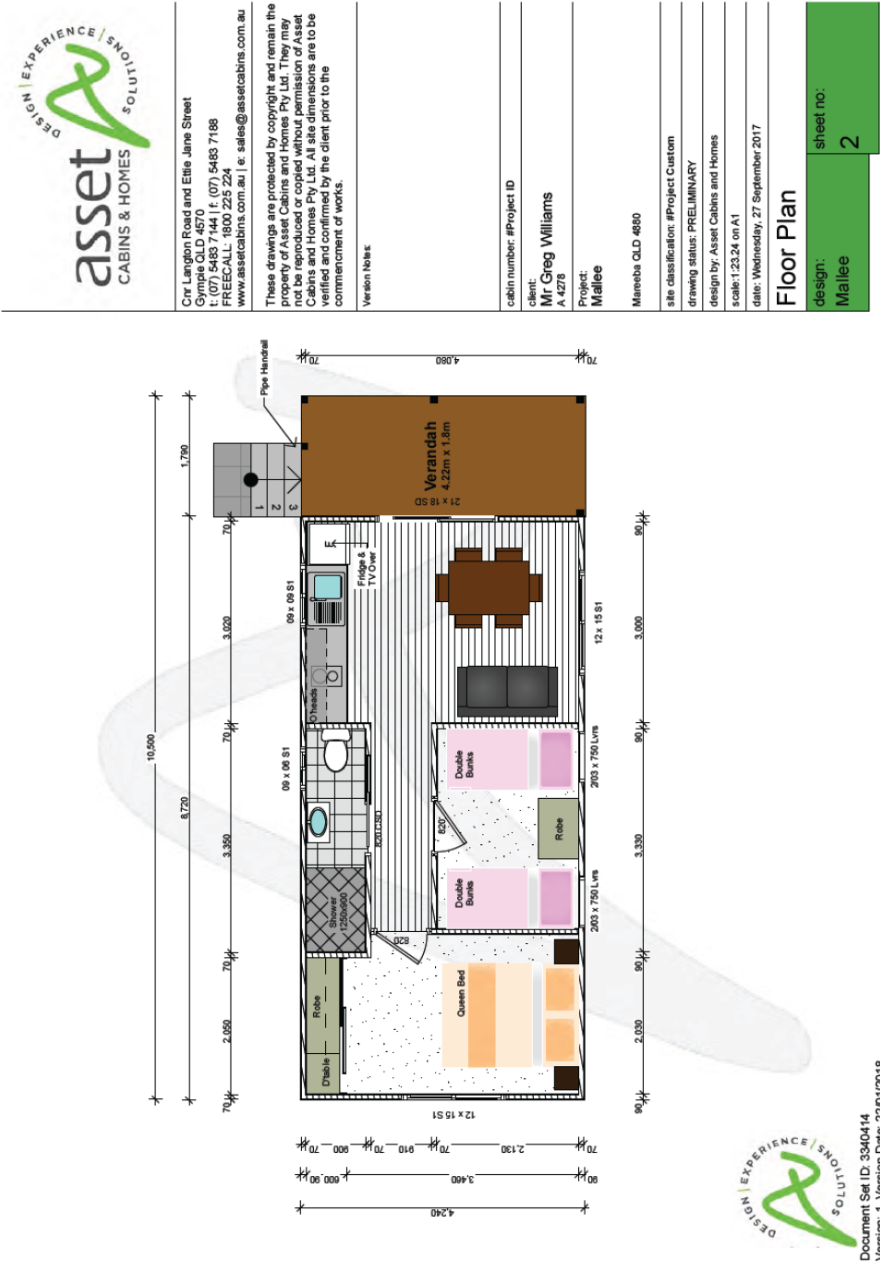


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Version: 1, Version Date: 19/04/2018



Document Set ID: 3422914  
Version: 2, Version Date: 11/07/2018



Mareeba Shire Council

Document Set ID: 3361937  
Version: 1, Version Date: 19/04/2018

## Referral Agency Response

RA6-N



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

Our reference: 1801-3539 SRA  
Your reference: MCU/17/0017

22 February 2018

Chief Executive Officer  
Mareeba Shire Council  
PO Box 154  
Mareeba QLD 4880  
planning@msc.qld.gov.au

Attention: Carl Ewin

Dear Sir/Madam

**Referral agency response—with conditions**  
(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 23 January 2018.

**Applicant details**

Applicant name:	Roadhouse Property Unit Trust C/- Freshwater Planning Pty Ltd
Applicant contact details:	17 Barron View Drive Freshwater QLD 4870 freshwaterplanning@outlook.com

**Location details**

Street address:	1, 3-5 and 7 Williams Close, Mareeba
Real property description:	Lot 10 on SP168631, Lot 11 on SP168631 and Lot 12 on SP168631
Local government area:	Mareeba Shire Council

**Application details**

Development permit	Material change of use for Tourist Park, Short Term Accommodation and Food and Drink Outlet
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Far North Queensland regional office  
Ground Floor, Cnr Grafton and Hartley  
Street, Cairns  
PO Box 2358, Cairns QLD 4870

Mareeba Shire Council

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**Referral triggers**

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.1.1.1 Infrastructure - state transport infrastructure
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

**Conditions**

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

**Reasons for decision to impose conditions**

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

**Advice to the assessment manager**

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

**Approved plans and specifications**

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Aspect of development: Material change of use</b>				
Existing Site Plan (as amended in red)	Jim Papas Civil Engineering Designer	13/12/2017	1370-SK01	Amdt B
TMR Layout Plan 1 (34A - 1.38km)	Queensland Government Transport and Main Roads	7/02/2018	TMR18-23621 (500-1225)	Issue A
General Arrangement of Proposed Development	Jim Papas Civil Engineering Designer Pty Ltd	13/12/2017	1370-SK02	Amdt B
Access Crossovers	FNQROC	23/10/17	S1015	Revision D
General Arrangement – Roadworks (as amended in red)	Jim Papas Civil Engineering Designer Pty Ltd	13/12/2017	1370-SK05	Amdt B
Details Pavement Notes and Typical Cross Sections for McGrath Road	Jim Papas Civil Engineering Designer Pty Ltd	13/12/2017	1370-SK06	Amdt B

A copy of this response has been sent to the applicant for their information.

DECISION NOTICE

MCU/17/0017  
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For further information please contact Jenny Sapuppo, Senior Planning Officer, on 5644 3212 or via email CairnsSARA@dlgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
Manager (Planning)

cc Roadhouse Property Unit Trust C/- Freshwater Planning Pty Ltd, freshwaterplanning@outlook.com

enc Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Advice to the assessment manager  
Approved plans and specifications

Department of State Development, Manufacturing, Infrastructure and Planning

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**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
<b>Material change of use</b>		
<b>State transport infrastructure (thresholds) and state-controlled road</b> —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
<b>In accordance with approved plans</b>		
1.	<p>(a) The following signage must be provided generally in accordance with the Existing Site Plan, prepared by Jim Papas Civil Engineering Designer, dated 13/12/2017, drawing number 1370-SK01, Amdt B, as amended in red:</p> <ul style="list-style-type: none"> <li>a 'Railway crossing flashing signals ahead on side road assembly (RX-7)' in accordance with Section 2.3.5 of AS1742.7:2016 <i>Manual of uniform of traffic control devices Part 7: Railway crossings</i> on Williams Close facing northbound vehicles exiting the development; and</li> <li>a sign at the Williams Close/McGrath Road/Mulligan Highway intersection facing vehicles at the giveway lines in accordance with Queensland Government drawing number R2-6 <i>Regulatory Sign "No Left (Right) Turn"</i>, modified to regulate no right turns on railway crossing flashing signals.</li> </ul> <p>(b) RPEQ certification with supporting documentation must be provided to the Department of Transport and Main Roads, Program Delivery and Operations Unit, Far North Queensland Region at <a href="mailto:Far.North.Queensland.IDAS@tmr.qld.gov.au">Far.North.Queensland.IDAS@tmr.qld.gov.au</a> confirming that the development has been constructed in accordance with part (a) of this condition.</p>	<p>(a) Prior to the commencement of use and to be maintained at all times.</p> <p>(b) Prior to the commencement of use</p>
<b>Vehicular access to state-controlled road</b>		
2.	<p>(a) The road access location is to be located generally in accordance with:</p> <ul style="list-style-type: none"> <li>TMR Layout Plan 1 (34A - 1.38km), prepared by Queensland Government Transport and Main Roads, dated 7/02/2018, file ref TMR18-23621 (500-1225), Issue A; and</li> <li>General Arrangement of Proposed Development, prepared by Jim Papas Civil Engineering Designer Pty Ltd, dated 13/12/17, drawing number 1370-SK02, Amdt B.</li> </ul> <p>(b) Road access works comprising a driveway crossover to commercial / industrial standard must be provided at the permitted access location generally in accordance with FNQROC Standard Drawing S1015 - 'Access Crossovers'.</p>	<p>(a) At all times</p> <p>(b) Prior to the commencement of use</p>
3.	Direct access is not permitted between Williams Close and Lot 10 on SP168631 at any other location other than the permitted road access location described in Condition 1.	At all times
4.	Direct access is not permitted between Williams Close and Mulligan	At all times

1801-3539 SRA

	Highway. All access between Williams Close and Mulligan Highway is to be via McGrath Road intersection.	
5.	Road works comprising upgrade to Williams Close must be carried out generally in accordance with: <ul style="list-style-type: none"> <li>General Arrangement – Roadworks, prepared by Jim Papas Civil Engineering Designer Pty Ltd, dated 13/12/17, drawing number 1370-SK05, Amdt B; and</li> <li>Details Pavement Notes and Typical Cross Sections for McGrath Road, prepared by Jim Papas Civil Engineering Designer Pty Ltd, dated 13/12/17, drawing number 1370-SK06, Amdt B.</li> </ul>	Prior to the commencement of use
6.	Road works comprising an effective barrier to exclude direct access between Williams Close and the Mulligan Highway must be provided at the location specified on the following plan: <ul style="list-style-type: none"> <li>General Arrangement – Roadworks, prepared by Jim Papas Civil Engineering Designer Pty Ltd, dated 13/12/17, drawing number 1370-SK05, Amdt B (as amended in red).</li> </ul>	Prior to the commencement of use
<b>Road works on a state-controlled road</b>		
7.	<p>(a) Road works comprising of flag lighting must be provided at the Mulligan Highway / McGrath Road / Williams Close intersection.</p> <p>(b) The road works must be designed and constructed in accordance with the Department of Main Roads Road Planning and Design Manual (2nd edition), Volume 6: Lighting, dated July 2016.</p> <p><b>Note: Detailed engineering designs of the proposed road works must be submitted to DTMR for approval and certified by a Registered Professional Engineer of Queensland (RPEQ).</b></p>	(a) & (b) Prior to the commencement of use.

1801-3539 SRA

**Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

- To maintain the safety of the railway level crossing.
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road. Direct access to the state-controlled road is prohibited where not required.
- To ensure the development does not result in a worsening of the safety of a state-controlled road.
- To ensure the road works on, or associated with, the state-controlled road network are undertaken in accordance with applicable standards.

1801-3539 SRA

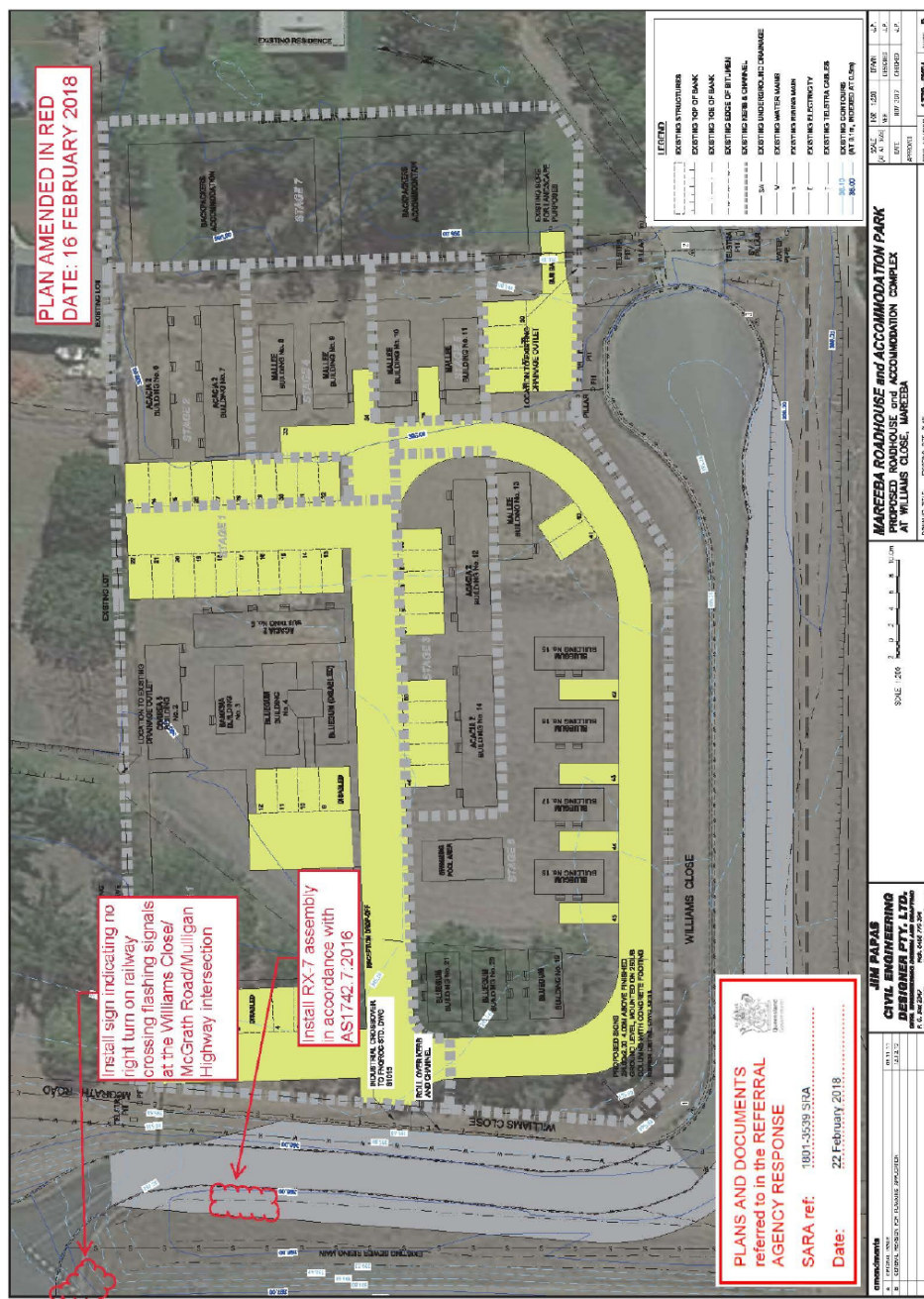
## Attachment 3—Advice to the assessment manager

General advice	
Advertising devices	
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p><b>Note:</b> DTMR has powers under section 139 of the <i>Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015</i> to require removal or modification of an advertising sign and/or a device which is deemed to create a danger to traffic.</p>
Transport noise corridors	
2.	<p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated <i>transport noise corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a <i>transport noise corridor</i> are designed and constructed to reduce transport noise.</p> <p><i>Transport noise corridor</i> means land designated under Chapter 8B of the <i>Building Act 1975</i> as a <i>transport noise corridor</i>. Information about <i>transport noise corridors</i> is available at state and local government offices.</p> <p>A free online search tool can be used to find out whether a property is located in a designated <i>transport noise corridor</i>. This tool is available online at <a href="http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html">http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html</a>. The online search tool allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors (NAPMAP) are located under Administrative Layers within the State Planning Policy (SPP) mapping system.</p>
Railway corridors – Memorandum of Understanding for Railway Level Crossings	
3.	<p>As per the <i>Memorandum of Understanding between the Local Government Association of Queensland and Queensland Rail and the Department of Transport and Main Roads with respect to the Management and Funding Responsibility for Level Crossing Safety</i>, the local government is responsible for any safety upgrades to a level crossing if the change in risk to the level crossing is due to changes in nearby land uses which have been authorised by local government.</p> <p>Mareeba Shire Council should continue to monitor the level of safety risk and number of reported level crossing issues at the Mulligan Highway level crossing of the Cairns Railway as further development in the area is approved. Consideration should also be given to implementing improved control and safety measures, as required. In particular, the proposed development will be likely to contribute to cumulative impacts on the safety of the railway level crossing.</p>
Further permits and approvals	
Railway corridors – Road manager approval	
4.	<p>The installation of signage on Williams Close and McGrath Road requires approval/s to be obtained from the relevant road manager, being Mareeba Shire Council. Required signage should be installed in consultation with the railway manager (Queensland Rail).</p> <p>Please contact the Queensland Rail property team at <a href="mailto:developmentenquiries@qr.com.au">developmentenquiries@qr.com.au</a> or via</p>

Mareeba Shire Council

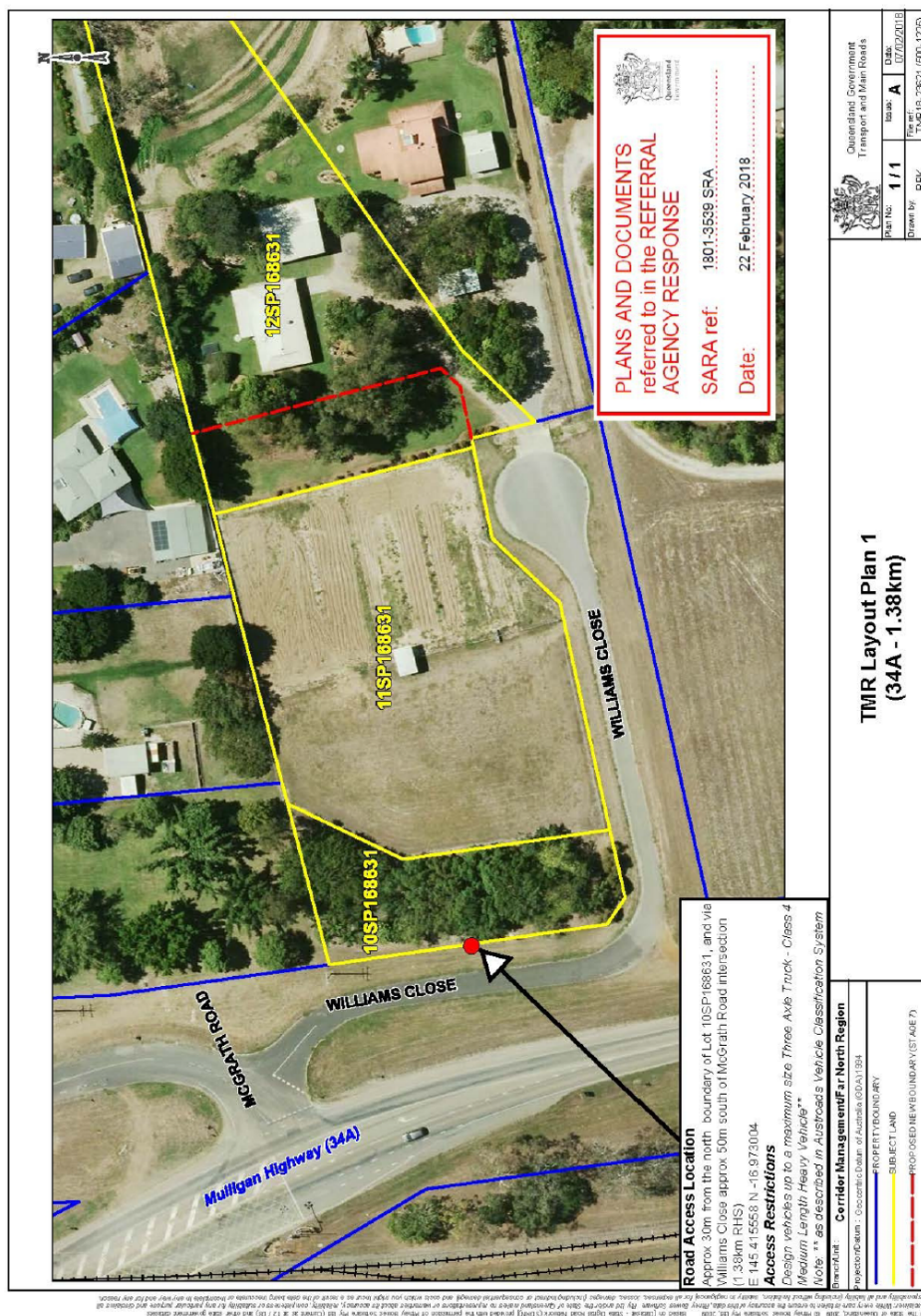
1801-3539 SRA

	telephone on 3072 1068 for more information.
<b>Road works approval</b>	
5.	<p>In accordance with section 33 of the <i>Transport Infrastructure Act 1994</i> (TIA), an applicant must obtain written approval from DTMR to carry out road works, including road access works on a state-controlled road. Please contact DTMR on 4045 7144 to make an application under section 33 of the TIA to carry out road works. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p><b>The road works approval process takes time – please contact DTMR as soon as possible to ensure that gaining approval does not delay construction.</b></p>



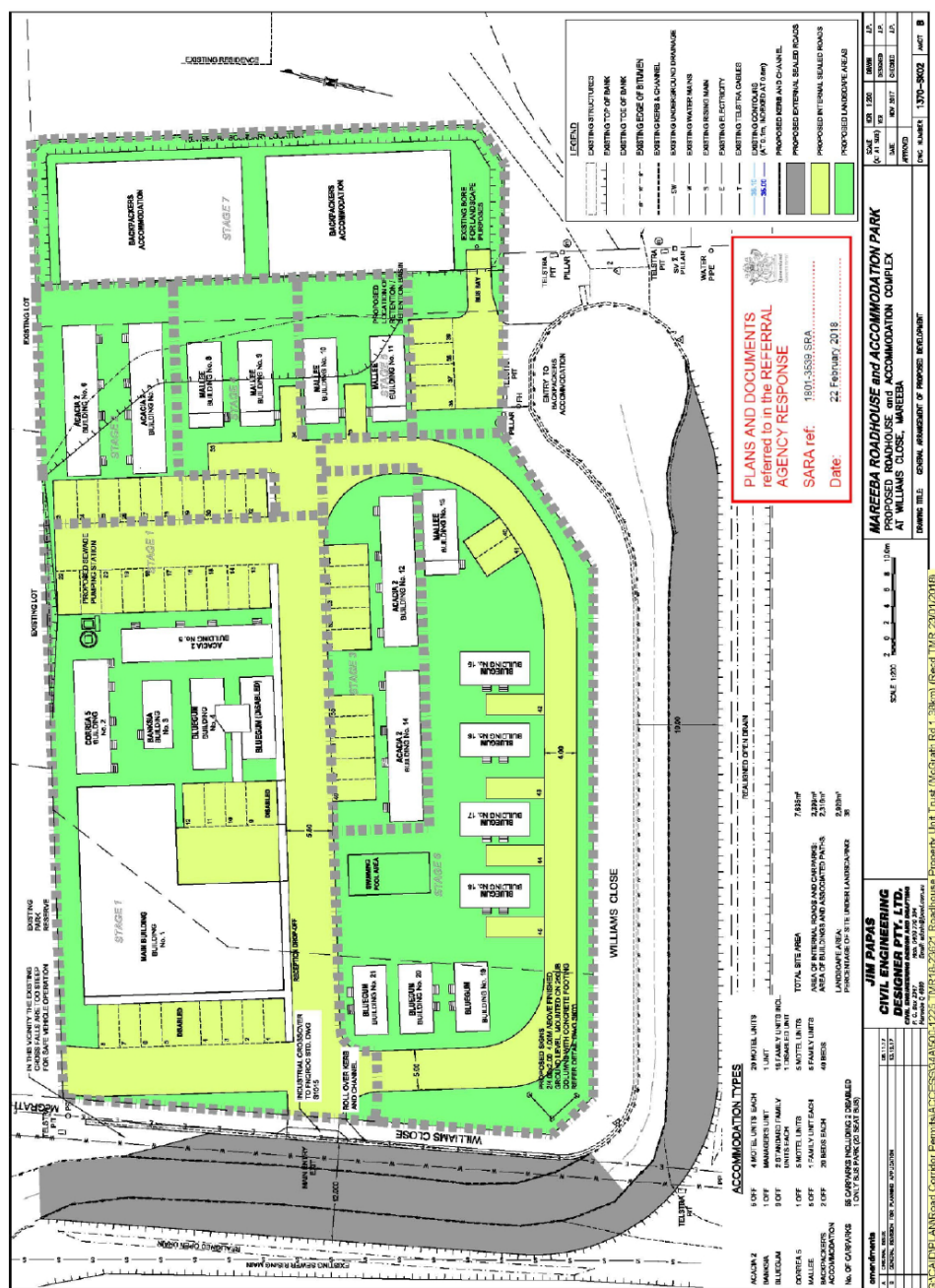
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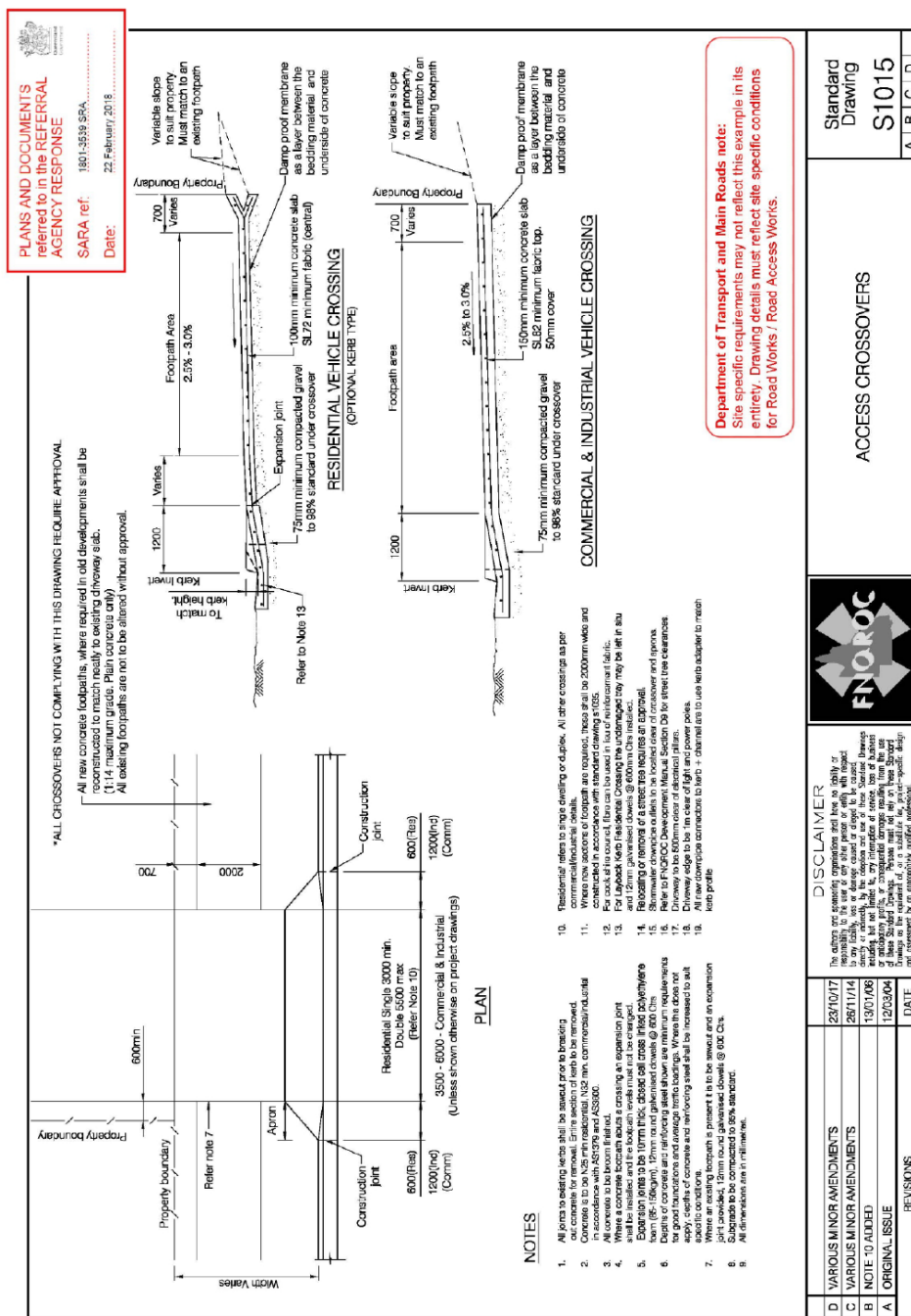
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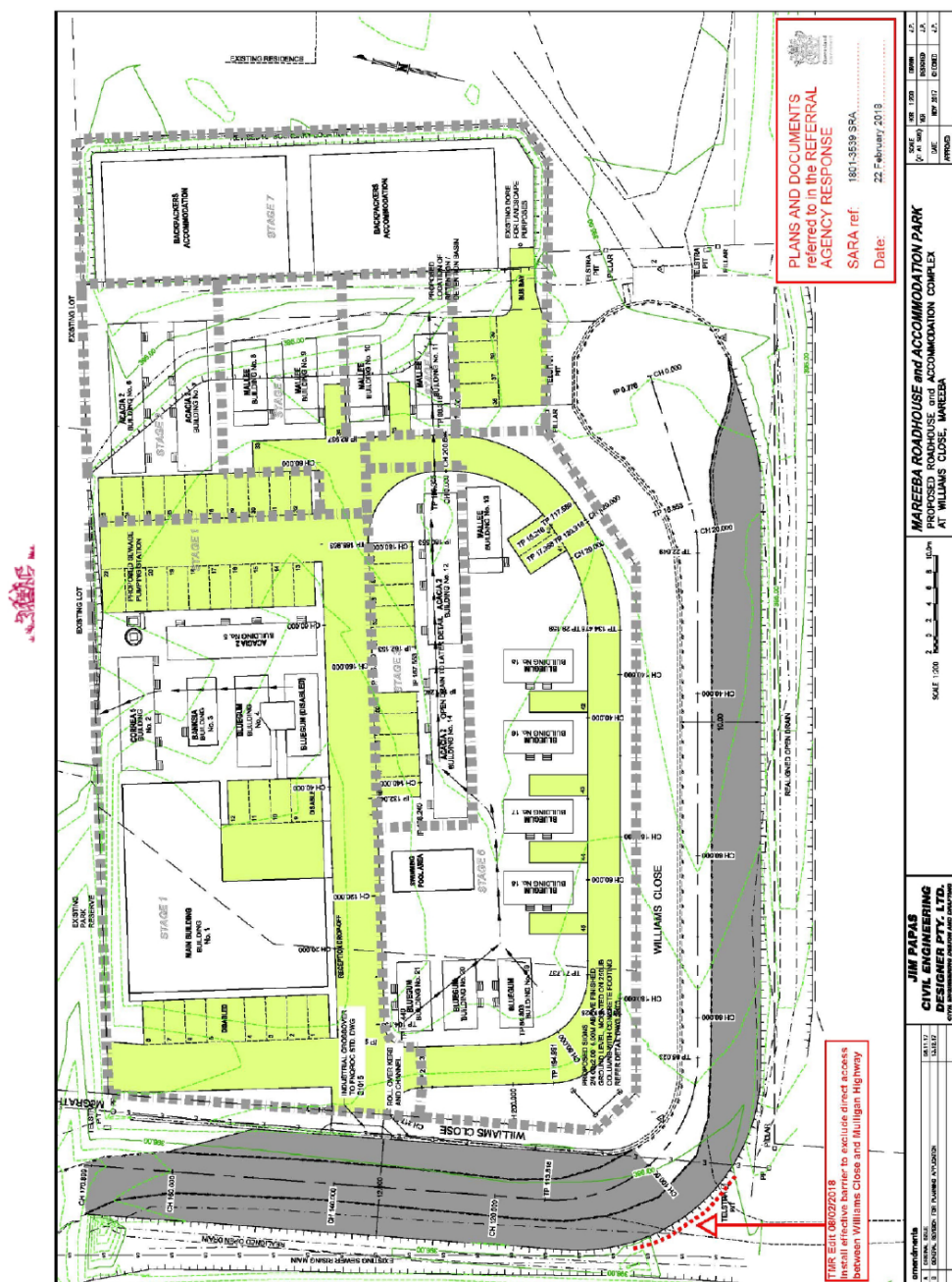
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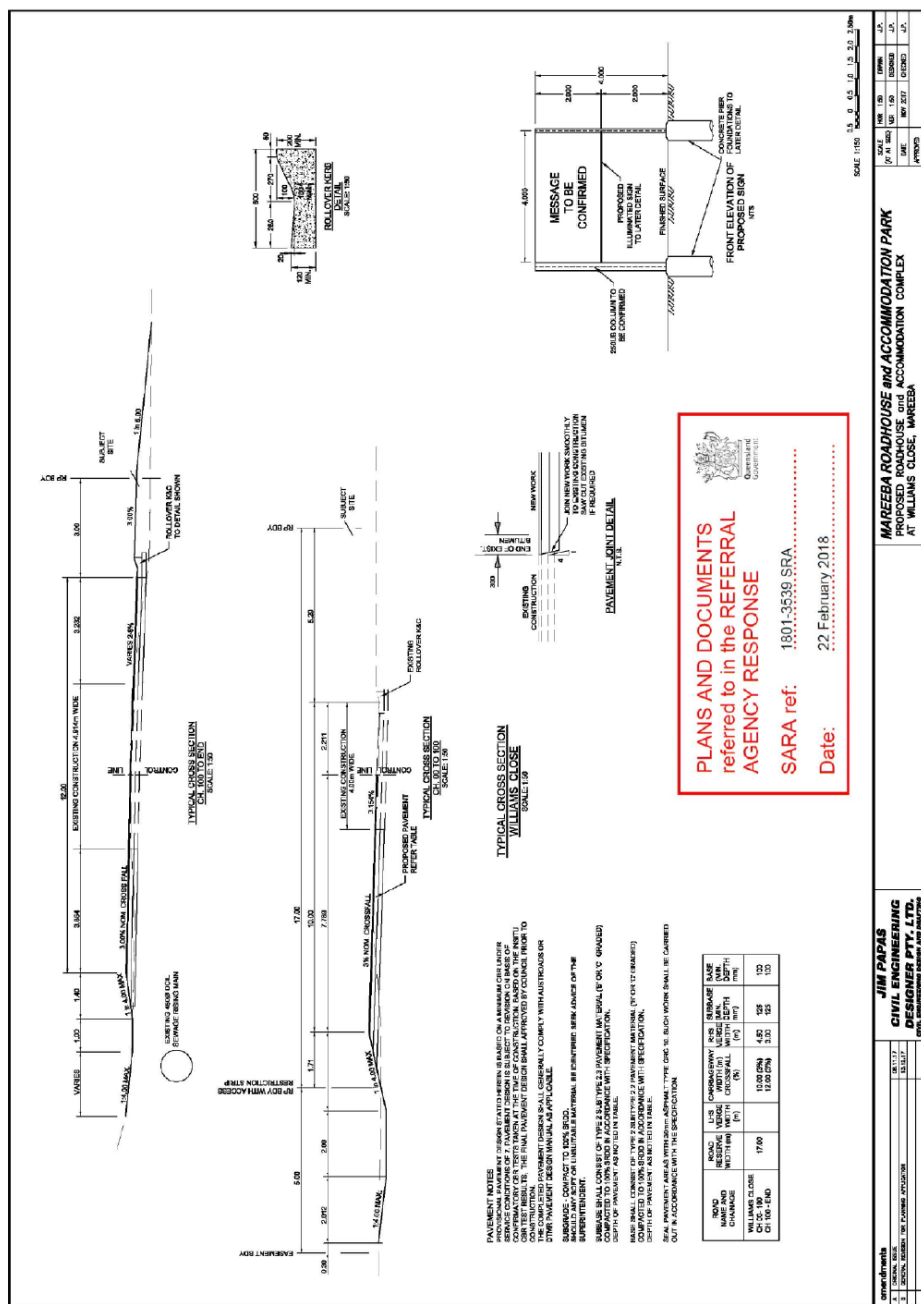
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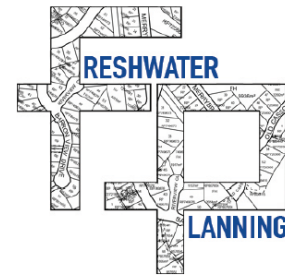
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Version: 1, Version Date: 19/04/2018



**ATTACHMENT 2**

Your Ref: MCU/17/0017  
 Our Ref: F17/34



30 May, 2018

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

**Attention: Brian Millard  
 Regional Planning Group**

Dear Sir,

**RE: DEVELOPMENT APPLICATION MCU/17/0017  
 REQUEST FOR A NEGOTIATED DECISION NOTICE  
 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.**

I refer to the Mareeba Shire Council's Decision Notice (Council's Ref: MCU/17/0017) dated 18 April, 2018. This letter offers Change Representations for a Changed Decision Notice under Section 75 of the Planning Act 2016.

#### Amendments to the Approved Plans

This Response provides an Amended set of Proposal Plans to those that were Approved as a result of the imposed Condition 3.6 Maximum Accommodation Density that was inserted during the Council's Ordinary Meeting. The proponents Consultant, Jim Papas Civil Designer Pty Ltd, has confirmed that the Amended Plans do not increase the maximum population over the site, instead slightly reducing it. The Amended Plans also ensure that an appropriate and acceptable level of parking is provided for the Approved Use. Calculations provided by Jim Papas Civil Engineering Designer Pty Ltd can be made available at Council's request. It is considered that the Amended Proposal Plans are acceptable and are as a result of the imposed Condition 3.6 Maximum Accommodation Density as executed by Council within its Ordinary Meeting.

In addition to the Amended Proposal Plans, a detailed set of Landscaping Plans are attached and have been provided to demonstrate that an appropriate level of amenity, through Landscaping, is provided with the Approved Staged Development.

#### Notes

In relation to Condition 4.6 Lighting, the proponent has engaged a professional Lighting Consultant to ensure that appropriate design is provided in accordance with Condition 4.6 ensuring that minimal affect on the adjoining residents is provided while ensuring safe and effective lighting compliant with the Crime Prevention through Environmental Design (CPTED) principles.

Freshwater Planning Pty Ltd  
 t/e The Freshwater Trust  
 ACN 603 020 220 | ABN 31 187 983 959

P: 0402729004  
 E: FreshwaterPlanning@outlook.com  
 A: 17 Barron View Drive, FRESHWATER QLD 4870

Representations are provided in this letter in relation to Conditions of the Decision Notice. It is requested that Council Officers provide a Draft Copy of the Negotiated Decision Notice with sufficient time for review prior to any Negotiated Decision Notice being Issued or Tabulating of the Item on the Agenda.

The following Representations are provided in accordance with Section 75 of the *Planning Act 2016*.

Page  
2

#### ASSESSMENT MANAGER CONDITIONS

##### (A) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

##### 3.4 Noise Nuisance

##### 3.4.3 Acoustic Screen Fencing - Stage 1

*Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:*

- (i) the entire northern boundaries of Lots 10 and 11 on SP168631; and*
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.*

*The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the beforementioned code of practice.*

*All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.*

#### Representation

It is requested that Council Amend this Condition removing the Fencing design and construction requirements with regards to the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5. It is acceptable and considered appropriate that any Acoustic Fencing provided onsite be designed and constructed in accordance with a RPEQ Certification. The proponents Civil Consultant has reviewed this document and notes that these required practices are not required nor relevant to this proposal and should be removed.

In addition to this, it is requested that the Condition be amended to remove the Fencing requirement for the entire northern boundary of Lot 10 on SP168631. The northern boundary of Lot 10 adjoins Open Space (Parklands) of which provides a substantial visual aesthetics and amenities to the site and Approved Development. The proponent of the Development notes that the attached image below demonstrates the visual aspect of the site from the location of the Approved Restaurant's windows which is of vital aesthetics to the site and proposal that would be lost with the provision of a 2.4 metre high solid fence. It is not understood as to why the Fencing is required to Acoustically Screen the adjoining vegetated parkland. It is considered appropriate and acceptable in this instance that the provision of Acoustic Screen Fencing be provided for any

Tourist/Accommodation Uses that adjoin the Rural Residential Uses of Debel Close. In addition to this the proponent is content to provide supplementary Acoustic Screen Fencing along the common boundary of Lots 8 and 9 on RP901433 for an appropriate length (approximately 15 metres) from the southern corner that adjoins the site to ensure appropriate amenity and screening is provided to the Debel Close residents, in particular 4 Debel Close. The proponent additionally notes that any Acoustic Screen Fencing provided along this common boundary of Lots 8 and 9 would not adversely affect any visual amenity to the Residents of 4 Debel Close as this neighbouring property contains a septic absorption mound and a cluster of sheds and general storage of items (as demonstrated in the images below) which the proposed Fencing is not considered to affect the visual amenity of the park. It is further noted that the existing dwelling is approximately greater than 35 metres further towards the front boundary from the proposed additional Screened Fencing with the existing Shed diminishing any view of this park area from the dwelling. It is considered that the proposed amended Condition below provides for a more appropriate outcome providing a greater level of Acoustic Screening to the adjoining residential properties of Debel Close without affecting any visual aspect of the Parklands.

Page  
3

View of Parkland from Approved Restaurant



View of the neighbouring property showing a septic absorption mound and a cluster of sheds and general items



### Requested Action

It is requested that Condition 3.6 Hours of Operation Condition be amended to the following:

#### 3.4 Noise Nuisance

##### 3.4.3 Acoustic Screen Fencing - Stage 1

Page  
5

*Prior to the commencement of the use of Stage 1, the applicant/developer must erect a solid 2.4 metre high, neutral colour, screen boundary fence for:*

- (i) the entire northern boundaries of Lots ~~10~~ and 11 on SP168631; and*
- (ii) provide additional fencing approximately 15 metres from the southern point of the adjoining common boundaries of Lots 8 and 9 on RP901433.*
- (ii) that part of the northern boundary of Lot 12 on SP168631, commencing at the western boundary of Lot 12 on SP168631 and extending to a minimum of twenty metres to the east of the proposed backpackers accommodation building.*

*~~The fence must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Traffic Noise Management: Code of Practice, Chapter 5.~~ The applicant/developer must provide RPEQ certification that the fence has been designed and constructed in accordance with the ~~beforementioned code of practice~~ relevant standards.*

*All fencing must be erected prior to the commencement of the use and must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.*

#### 3.6 Maximum Accommodation Density

*Each bedroom within the development must accommodate no more than two (2) persons at any one time.*

### Representation

The proponent accepts this Condition's intent to ensure that mass boarding of patrons within a single room is avoided. The Attached Amended Plans provide an updated design of the proposal to come in line with this Condition, as per previously outlined. It is requested that the above Condition be amended to include the term 'adult' ensuring to protect the Proposal from mass boarding of adult patrons while allowing for the provision of families staying at the development. This will allow for young families to be able to be accommodated within a single room without affecting the abovementioned Condition.

### Requested Action

It is requested that Condition 3.6 Maximum Accommodation Density be amended to the following:

#### 3.6 Maximum Accommodation Density

*Each bedroom within the development must accommodate no more than two (2) adult persons at any one time.*

Page  
6

#### 4.5 Landscaping

4.5.1 *The development must be landscaped in accordance with an approved landscape plan.*

4.5.2 *Prior to the issue of the development permit for operational works, a detailed landscape plan showing each stage, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.*

4.5.3 *The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.*

4.5.4 *The landscaping plan must incorporate the following:*

- *the planting of street trees along the Williams Close frontage;*
- *landscaping strips within the subject land, along the Williams Close frontage, the northern boundary and internal roads.*

4.5.5 *A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.*

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

### Representation

Attached to this Request for a Negotiated Decision Notice are a set of detailed Landscaping Plans from Susan Quigg Landscape Designer of the development. It is requested that this Condition be amended to reflect the attached detailed Landscaping Plans which are considered to be designed in accordance with the abovementioned Conditions. These Landscaping Plans ensure that appropriate amenity and visual aesthetics are incorporated with the development.

Requested Action

It is requested that Condition 4.5 Landscaping be amended to the following based upon the attached Landscaping Plans:

Page  
7

4.5 Landscaping

*Landscaping shall be provided generally in accordance with the attached Susan Quigg Landscaping Designer Landscaping Plans to the satisfaction of Council's delegated officer.*

This completes this Request for a Negotiated Decision of the Development Approval. Please do not hesitate to contact me, in the first instance, should you require further information in relation to the matter.

Yours faithfully,



**MATTHEW ANDREJIC**

**FRESHWATER PLANNING PTY LTD**

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E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870





PLANT SCHEDULE L02

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
CUP ANA	5	CUPANIOPSIS ANACARDIOIDES	CARROT WOOD	100LT BAG
MAN LEN	4	MANILTOA LENTICELLATA	CASCADING BEAN TREE	400MM POT
PLU SIN	1	PLUMERIA OBTUSA	SINGAPORE PLUMERIA	400MM POT
SYZ AUS	10	SYZYGIUM AUSTRALE 'RESILIENCE'	RESILIENCE BRUSH CHERRY	300MM POT
XAN CHR	7	XANTHOSTEMON CHRYSANTHUS	GOLDEN PENDA	100LT BAG
<b>PALM TREES</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONT</b>
LIV DEC	1	LIVISTONA DECIPENS	LIVISTONA PALM	100LT BAG
<b>SHRUBS</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONTAINER SIZE</b>
CAL GRB	20	CALLISTEMON X 'GREAT BALLS OF FIRE'	BOTTLEBRUSH 'GREAT BALLS OF FIRE'	140MM POT
CAS COU	5	CASUARINA GLAUCA 'COUSIN IT'	COUSIN IT CASUARINA	200MM POT
COD PET	14	CODIAEUM VARIEGATUM 'PETRA'	BRAVO CROTON	200MM POT
COR TAR	12	CORDYLINE FRUTICOSA 'TARTAN'	CORDYLINE 'TARTAN'	200MM POT
DIE B12	63	DIETES BICOLOR	FORTNIGHT LILY	140MM POT
DRA BLA	4	DRACAENA MARGINATA 'BLACK KNIGHT'	BLACK-LEAVED DRACEANA	140MM POT
FUR MED	5	FURCRAEA FOETIDA 'MEDIOPICTA'	MAURITILUS HEMP	200MM POT
GRE OR2	1	GREVILLEA X 'ORANGE MARMALADE'	GREVILLEA 'ORANGE MARMALADE'	200MM POT
HIB CUB	26	HIBISCUS ROSA-SINENSIS 'CUBAN ORANGE'	HIBISCUS	200MM POT
IXO PRO	33	IXORA X 'PRINCE OF ORANGE COMPACT'	MEDIUM ORANGE IXORA	200MM POT
JUN SHO	10	JUNIPERUS CONFERTA	SHORE JUNIPER	200MM POT
LOM LIP	92	LOMANDRA CONFERTIFOLIA 'LITTLE PAL'	LITTLE PAL MAT RUSH	140MM POT
MELEVO	5	MELICHOPE RUBRA	EVODIELLA	140MM POT
MUR MIN	12	MURRAYA PANICULATA 'MIN-A-MIN'	DWARF MURRAYA (HEDGE)	200MM POT
MUR PAN	15	MURRAYA PANICULATA	ORANGE JESSAMINE	300MM POT
SYZ BOO	4	SYZYGIUM AUSTRALE 'AUSSIE BOOMER'	AUSSIE BOOMER LILLY PILLY	200MM POT
THY MAX	6	THYSANOLAENA MAXIMA	TIGER GRASS	200MM POT
TIB JAZ	9	TIBOUCHINA URVILLEANA 'JAZZIE'	PRINCESS FLOWER	200MM POT
XAN NOR	7	XANTHORRHOEA JOHNSONII	NORTHERN GRASS TREE	200MM POT
XAN VER	10	XANTHOSTEMON VERTICILLATUS 'LITTLE PENDA'	LITTLE PENDA	140MM POT
ZAM FUR	8	ZAMIA FURFURACEA	CARDBOARD PALM	200MM POT
<b>SHRUB AREAS</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONT</b>
DIA SIL	46	DIANELLA X 'SILVER STREAK'	VARIEGATED DIANELLA	140MM POT
DIE BIC	29	DIETES BICOLOR	FORTNIGHT LILY	140MM POT
EVO PIL	33	EVOLVULUS PILOSUS	BLUE SAPPHIRE	140MM POT
GAR DWR	25	GARDENIA RADICANS	DWARF GARDENIA	140MM POT
IXO PRI	14	IXORA X 'PRINCE OF ORANGE COMPACT'	MEDIUM ORANGE IXORA	200MM POT
LOM LUC	35	LOMANDRA X 'LUCKY STRIPE'	VARIEGATED RIVER REED	140MM POT
<b>GROUND COVERS</b>	<b>QTY</b>	<b>BOTANICAL NAME</b>	<b>COMMON NAME</b>	<b>CONT</b>
HEL PET	11	HELICHRYSUM PETIOLARE	LICORICE PLANT	140MM POT
LOM LIC	10	LOMANDRA CONFERTIFOLIA 'LITTLE CRICKET'	SMALL MAT RUSH	140MM POT
RHO SPA	135	RHOEO SPATHACEA	BOATLILY	140MM POT
ZEP CAN	20	ZEPHYRANTHES CANDIDA	STORM CROCUS	140MM POT

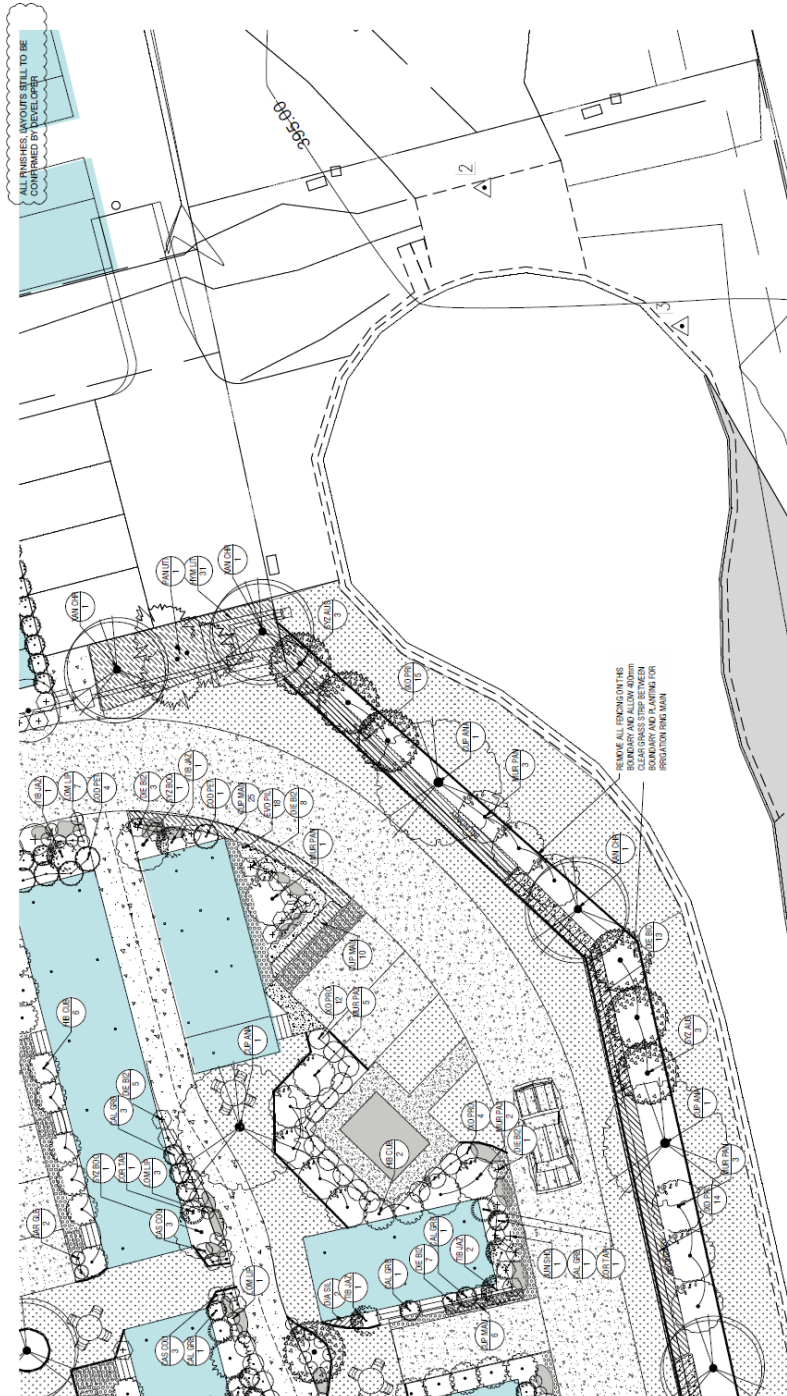
MAREEBA ROADHOUSE AND ACCOMMODATION PARK
WILLIAMS ROAD, MAREEBA
PLANTING SCHEDULE PART 1
SCALE: N/A
JOB No: 161005
DWG No: L02-2
ISSUE No: 2
DATE: 10 May 2018



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PLANTING SCHEDULE PART 1

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PLANT SCHEDULE L03

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT
PAV UTI	3	PANDANUS UTILIS	SCREEN PINE	100L BAG
SYZ AUS	6	SYZYGIA AUSTRALIS 'RESILIENCE'	RESILIENCE BRUSH CHERRY	300MM POT
XAN CHR	3	XANTHOXERON CHRYSANTHUS	GOLDEN PENDA	100L BAG
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE
CAZ CHR	1	CAULOTHEA CHRYSANTHUS	CHRISTMAS TREE	100MM POT
COO PET	3	CORDEA VAREGAUTUM 'PETER'	BRASSIA CROTON	200MM POT
CORTAR	3	CORDEA VAREGAUTUM 'TARTAN'	BRASSIA CROTON	200MM POT
GAR GLE	2	GARDENIA FRUTICOSA 'GLENIE RIVER'	GARDENIA 'GLENIE RIVER'	140MM POT
HE CUB	7	HIBISCUS ROSA-SINENSIS 'CUBAN ORANGE'	SHORE JASMINE	200MM POT
JUN SHO	1	JUNIPERUS COMPERTA	SHORE JASMINE	200MM POT
LOM LIP	12	LOMANDRA COMPERTA 'LITTLE PAL'	LITTLE PAL MAT RUSH	140MM POT
MUR PAN	7	MURRAYA PANICULATA	ORANGE JASMINE	300MM POT
SYZ BOO	2	SYZYGIA AUSTRALIS 'AUSSIE BOOMER'	AUSSIE BOOMER LILLY PILLY	200MM POT
TE JAZ	5	TEUCHOMA UNKILLANA 'JAZZIE'	PRINCESS FLOWER	200MM POT
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE
DA SIL	2	DANIELLA SILVER STREAK	VAREGATED DANIELLA	140MM POT
DE BIC	13	DIETES BICOLOUR	FORNIGHT LILY	1000mm
HYV LIT	18	HYMENOCALIS LITORALIS	SPECIAL LILY	1000mm
KOR PRI	29	KORAX 'PRINCE OF ORANGE COMPACT'	PRINCE OF ORANGE COMPACT	200MM POT

PLANTING PLAN PART 2

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MAREEBA ROADHOUSE AND ACCOMMODATION PARK

WILLIAMS CLOSE, MAREEBA

PLANTING PLAN PART 1

SCALE: 1:100@A1

JOB NO: 181005

DWG NO: L03.1

ISSUE NO: 2

DATE: 10 May 2018

Suzan Quigg Landscape Design

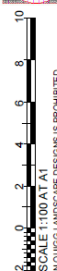
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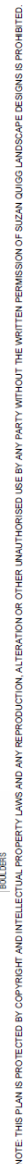
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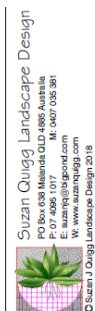
W: www.suzanquigg.com

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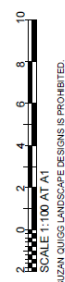
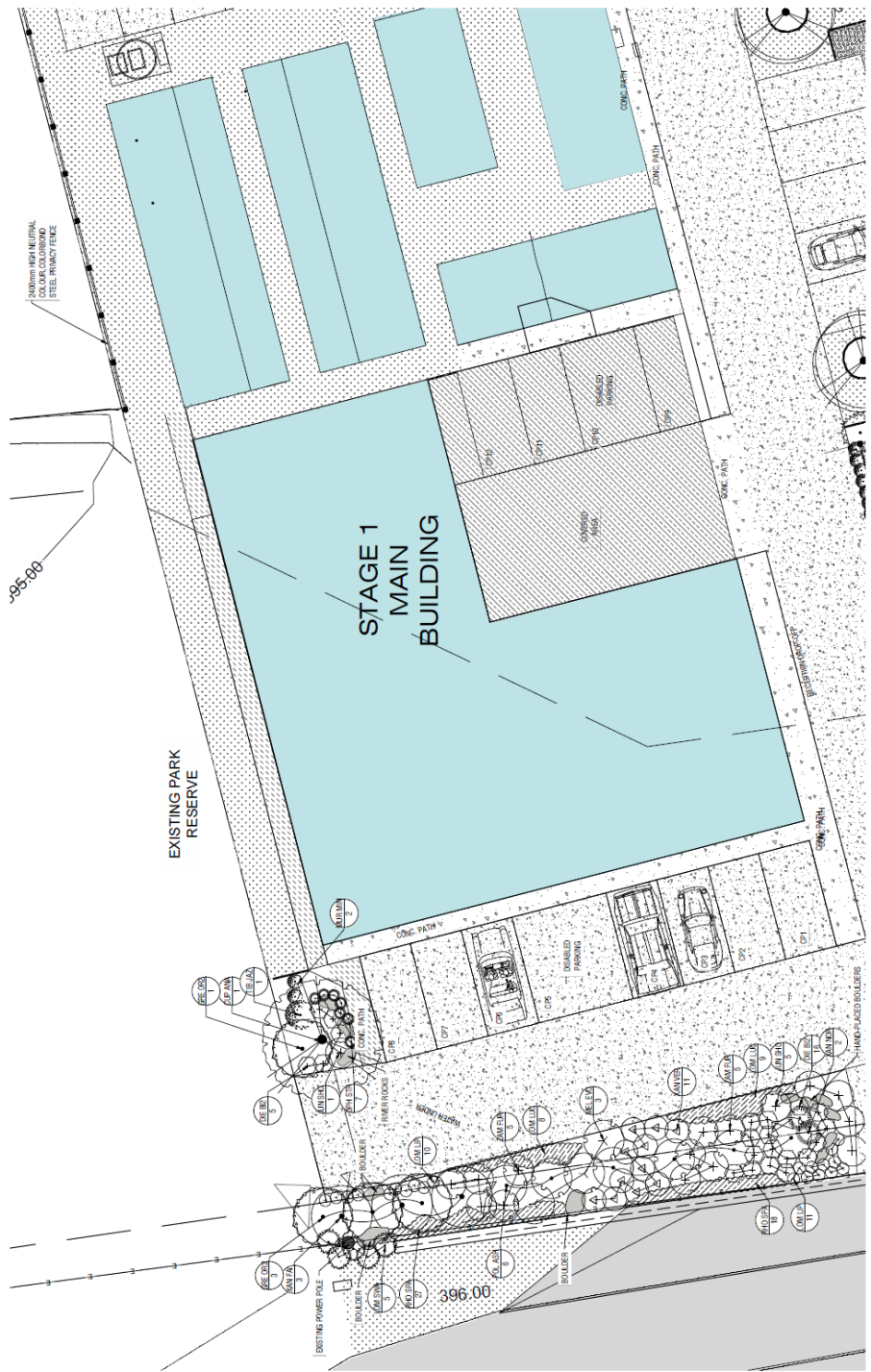
Received: 20 June 2017; Accepted: 12 July 2017; Published: 14 July 2017



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15. Yoon, D. et al. *Commun. A. S. J.* **10**, 1001 (2015). <https://doi.org/10.1002/ajph.12015>

ALL FINISHES, LAYOUTS STILL TO BE  
CONFIRMED BY DEVELOPER



PLANT SCHEDULE L05

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CONTAINER SIZE	SPACING
GUPTUNA	1	GUPTUNA	GUPTUNA	1000L BAG	1000L BAG	3m
POLASH	6	POLASH	POLASH	1000L BAG	1000L BAG	3m
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CONTAINER SIZE	SPACING
AE CA 1	1	AE CA 1	AE CA 1	1000L BAG	1000L BAG	3m
AE CA 2	1	AE CA 2	AE CA 2	1000L BAG	1000L BAG	3m
AE CA 3	1	AE CA 3	AE CA 3	1000L BAG	1000L BAG	3m
AE CA 4	1	AE CA 4	AE CA 4	1000L BAG	1000L BAG	3m
AE CA 5	1	AE CA 5	AE CA 5	1000L BAG	1000L BAG	3m
AE CA 6	1	AE CA 6	AE CA 6	1000L BAG	1000L BAG	3m
AE CA 7	1	AE CA 7	AE CA 7	1000L BAG	1000L BAG	3m
AE CA 8	1	AE CA 8	AE CA 8	1000L BAG	1000L BAG	3m
AE CA 9	1	AE CA 9	AE CA 9	1000L BAG	1000L BAG	3m
AE CA 10	1	AE CA 10	AE CA 10	1000L BAG	1000L BAG	3m
AE CA 11	1	AE CA 11	AE CA 11	1000L BAG	1000L BAG	3m
AE CA 12	1	AE CA 12	AE CA 12	1000L BAG	1000L BAG	3m
AE CA 13	1	AE CA 13	AE CA 13	1000L BAG	1000L BAG	3m
AE CA 14	1	AE CA 14	AE CA 14	1000L BAG	1000L BAG	3m
AE CA 15	1	AE CA 15	AE CA 15	1000L BAG	1000L BAG	3m
AE CA 16	1	AE CA 16	AE CA 16	1000L BAG	1000L BAG	3m
AE CA 17	1	AE CA 17	AE CA 17	1000L BAG	1000L BAG	3m
AE CA 18	1	AE CA 18	AE CA 18	1000L BAG	1000L BAG	3m
AE CA 19	1	AE CA 19	AE CA 19	1000L BAG	1000L BAG	3m
AE CA 20	1	AE CA 20	AE CA 20	1000L BAG	1000L BAG	3m
AE CA 21	1	AE CA 21	AE CA 21	1000L BAG	1000L BAG	3m
AE CA 22	1	AE CA 22	AE CA 22	1000L BAG	1000L BAG	3m
AE CA 23	1	AE CA 23	AE CA 23	1000L BAG	1000L BAG	3m
AE CA 24	1	AE CA 24	AE CA 24	1000L BAG	1000L BAG	3m
AE CA 25	1	AE CA 25	AE CA 25	1000L BAG	1000L BAG	3m
AE CA 26	1	AE CA 26	AE CA 26	1000L BAG	1000L BAG	3m
AE CA 27	1	AE CA 27	AE CA 27	1000L BAG	1000L BAG	3m
AE CA 28	1	AE CA 28	AE CA 28	1000L BAG	1000L BAG	3m
AE CA 29	1	AE CA 29	AE CA 29	1000L BAG	1000L BAG	3m
AE CA 30	1	AE CA 30	AE CA 30	1000L BAG	1000L BAG	3m
AE CA 31	1	AE CA 31	AE CA 31	1000L BAG	1000L BAG	3m
AE CA 32	1	AE CA 32	AE CA 32	1000L BAG	1000L BAG	3m
AE CA 33	1	AE CA 33	AE CA 33	1000L BAG	1000L BAG	3m
AE CA 34	1	AE CA 34	AE CA 34	1000L BAG	1000L BAG	3m
AE CA 35	1	AE CA 35	AE CA 35	1000L BAG	1000L BAG	3m
AE CA 36	1	AE CA 36	AE CA 36	1000L BAG	1000L BAG	3m
AE CA 37	1	AE CA 37	AE CA 37	1000L BAG	1000L BAG	3m
AE CA 38	1	AE CA 38	AE CA 38	1000L BAG	1000L BAG	3m
AE CA 39	1	AE CA 39	AE CA 39	1000L BAG	1000L BAG	3m
AE CA 40	1	AE CA 40	AE CA 40	1000L BAG	1000L BAG	3m
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AE CA 46	1	AE CA 46	AE CA 46	1000L BAG	1000L BAG	3m
AE CA 47	1	AE CA 47	AE CA 47	1000L BAG	1000L BAG	3m
AE CA 48	1	AE CA 48	AE CA 48	1000L BAG	1000L BAG	3m
AE CA 49	1	AE CA 49	AE CA 49	1000L BAG	1000L BAG	3m
AE CA 50	1	AE CA 50	AE CA 50	1000L BAG	1000L BAG	3m
AE CA 51	1	AE CA 51	AE CA 51	1000L BAG	1000L BAG	3m
AE CA 52	1	AE CA 52	AE CA 52	1000L BAG	1000L BAG	3m
AE CA 53	1	AE CA 53	AE CA 53	1000L BAG	1000L BAG	3m
AE CA 54	1	AE CA 54	AE CA 54	1000L BAG	1000L BAG	3m
AE CA 55	1	AE CA 55	AE CA 55	1000L BAG	1000L BAG	3m
AE CA 56	1	AE CA 56	AE CA 56	1000L BAG	1000L BAG	3m
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AE CA 71	1	AE CA 71	AE CA 71	1000L BAG	1000L BAG	3m
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AE CA 86	1	AE CA 86	AE CA 86	1000L BAG	1000L BAG	3m
AE CA 87	1	AE CA 87	AE CA 87	1000L BAG	1000L BAG	3m
AE CA 88	1	AE CA 88	AE CA 88	1000L BAG	1000L BAG	3m
AE CA 89	1	AE CA 89	AE CA 89	1000L BAG	1000L BAG	3m
AE CA 90	1	AE CA 90	AE CA 90	1000L BAG	1000L BAG	3m
AE CA 91	1	AE CA 91	AE CA 91	1000L BAG	1000L BAG	3m
AE CA 92	1	AE CA 92	AE CA 92	1000L BAG	1000L BAG	3m
AE CA 93	1	AE CA 93	AE CA 93	1000L BAG	1000L BAG	3m
AE CA 94	1	AE CA 94	AE CA 94	1000L BAG	1000L BAG	3m
AE CA 95	1	AE CA 95	AE CA 95	1000L BAG	1000L BAG	3m
AE CA 96	1	AE CA 96	AE CA 96	1000L BAG	1000L BAG	3m
AE CA 97	1	AE CA 97	AE CA 97	1000L BAG	1000L BAG	3m
AE CA 98	1	AE CA 98	AE CA 98	1000L BAG	1000L BAG	3m
AE CA 99	1	AE CA 99	AE CA 99	1000L BAG	1000L BAG	3m
AE CA 100	1	AE CA 100	AE CA 100	1000L BAG	1000L BAG	3m

PLANTING PLAN PART 4

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MAREBA ROADHOUSE AND ACCOMMODATION PARK

WILLIAMS ROAD, MAREBA

PLANTING PLAN AND PLANT SCHEDULE PART 4

SCALE: 1:100@A1

JOB No: 181005

DWG No: L05-1

ISSUE No: 2

DATE: 10 May 2018

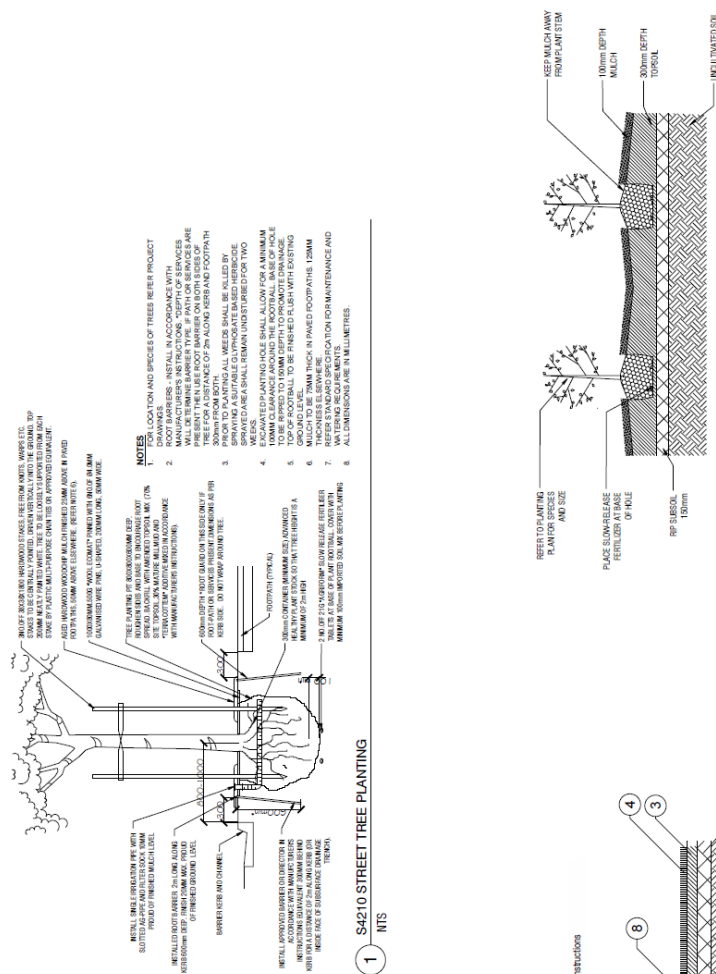
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0 Suzan J Quigg Landscape Design 2017

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3 SHRUB PLANTING NTS

MAREEBA ROADHOUSE AND ACCOMODATION PARK

WILLIAMS ROAD: MAREFRA

## GENERAL DETAILS

SCALE: N/A

JOB No: 181005

DWG No: L07

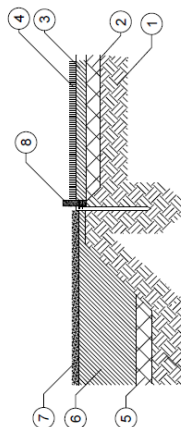
DATE: 10 May 2018



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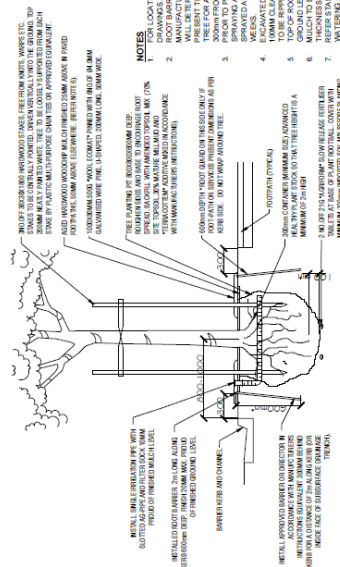
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2 GARDEN EDGING SLEEPER STYLE  
NTS



- 1 Compacted subgrade
- 2 150mm Depth cultivated substrate to turf area
- 3 100mm Deep topsoil to turf areas
- 4 Turf - Refer to specification for species
- 5 150mm Depth cultivated subsoil to planned areas
- 6 300mm Deep topsoil to planned areas
- 7 100mm Deep organic mulch as specified
- 8 Replant edge fixed in accordance with manufacturer's instructions

1 S4210 STREET TREE PLANTING NTS



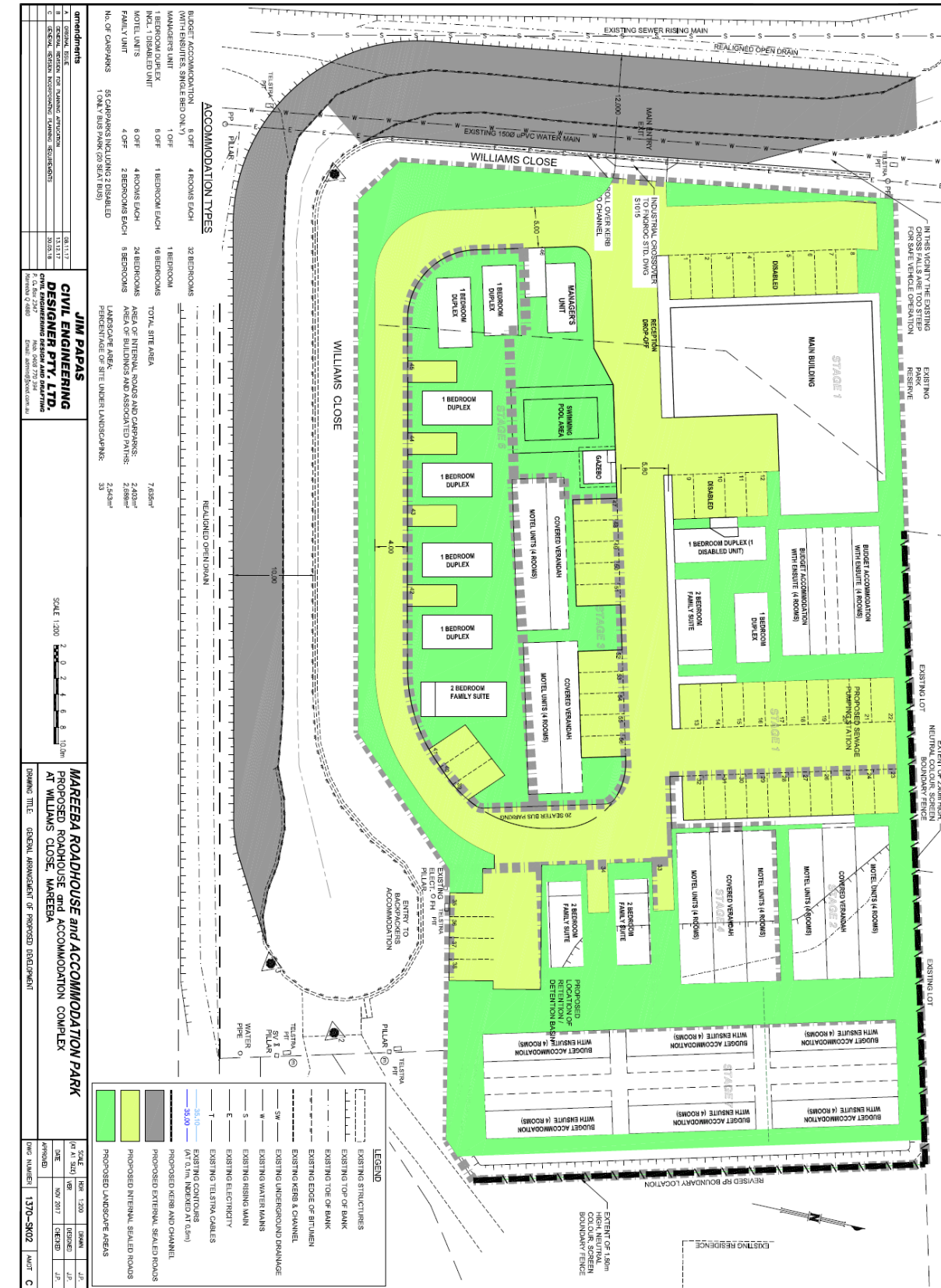
- |   |  |
|---|--|
| 1 | FOR LOCATION AND SPECIES OF TREES REFER PROJECT DRAWINGS   |
| 2 | CONDUCT VISUAL INSPECTION IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. DEPTH OF SERVICES WILL DETERMINE BARRIER TYPE. IF PATH OR SERVICES ARE NOT DETECTED, THE CONTRACTOR SHALL EXCAVATE THE TREE FOR THE EXTENT OF A 30-ING DEEP AND 10-ING WIDE FOOTPATH |
| 3 | 30-ING FROM BOTH SIDES SHALL BE CURED BY SPRAYING A SUITABLE WEATHER BASED HERBICIDE   |
| 4 | SPRAYED AREA SHALL REMAIN UNDISTURBED FOR TWO MONTHS   |
| 5 | EXCAVATED HOLE SHALL ALLOW FOR A MINIMUM 12-ING CLEARANCE AROUND THE FOOTPATH BASE OF HOLES  |
| 6 | TOP OF FOOTPATH TO BE FINISHED FLUSH WITH EXISTING GRADE LEVEL   |
| 7 | THICKNESS OF FOOTPATH SHALL BE 12-ING  |
| 8 | REFERS STANDARD SPECIFICATION FOR MAINTENANCE AND CONSTRUCTION OF ALL DIMENSIONS ARE IN MILLIMETERS  |

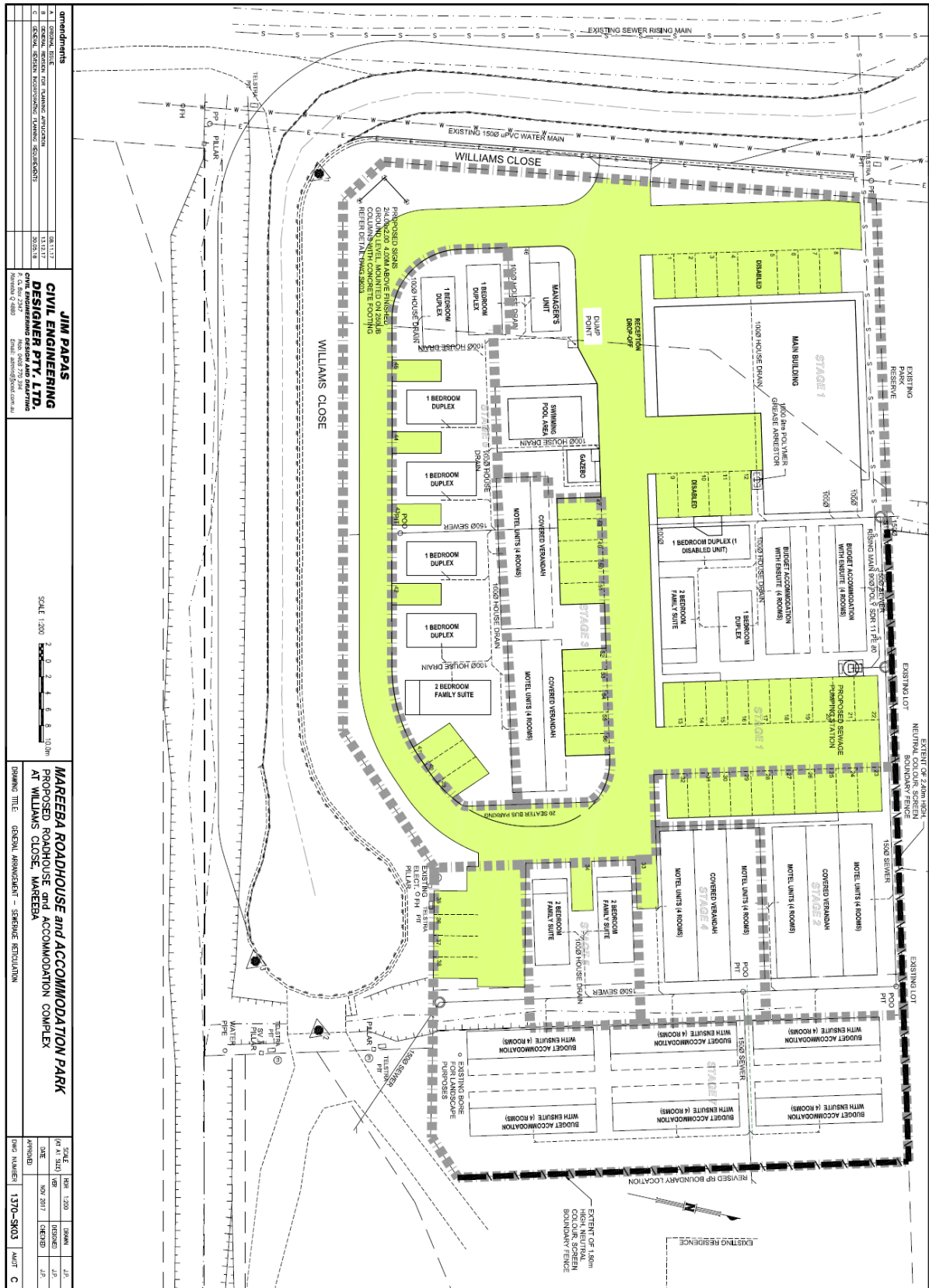
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ALL DIMENSIONS ARE IN MILLIMETRES.

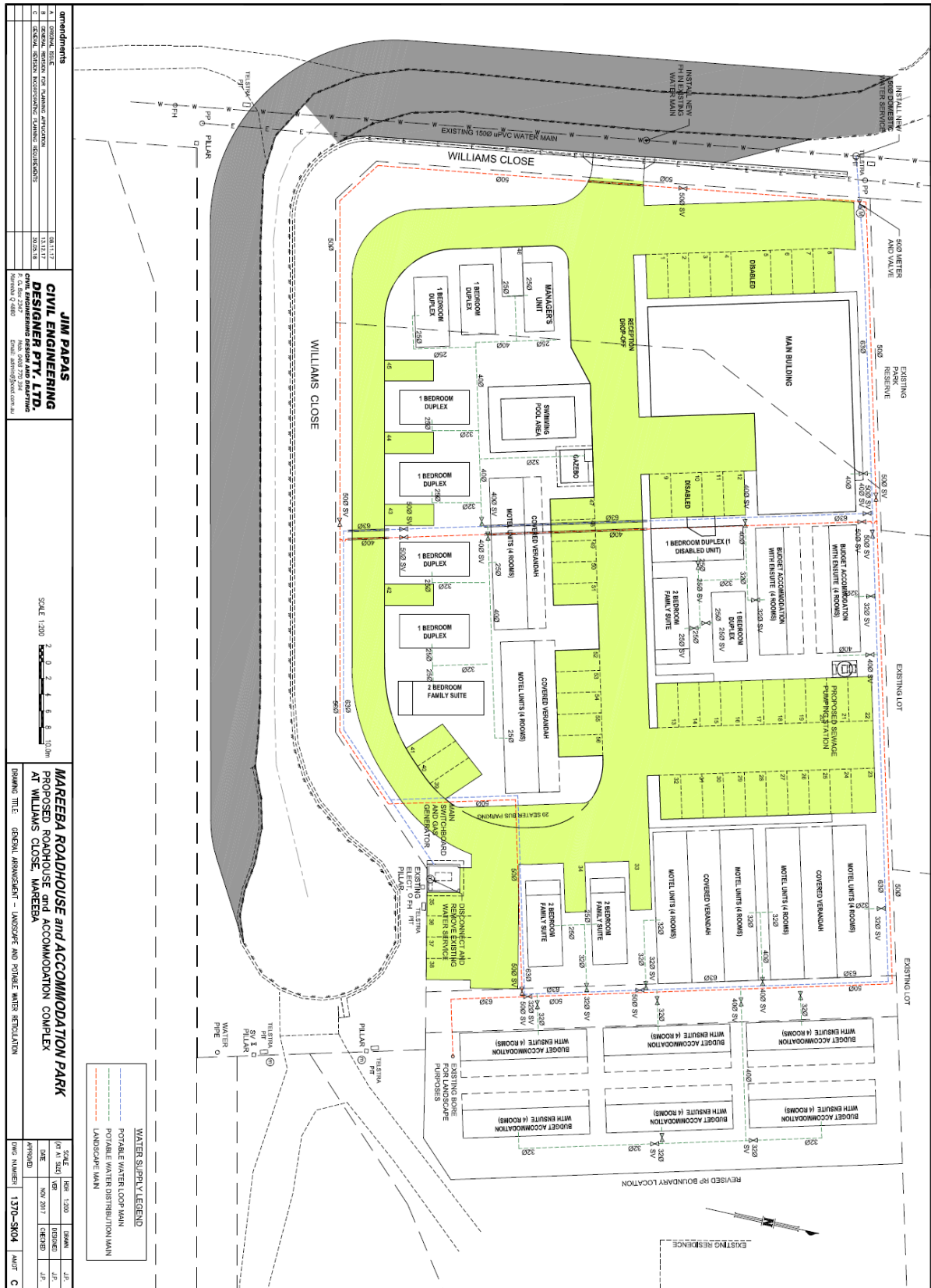
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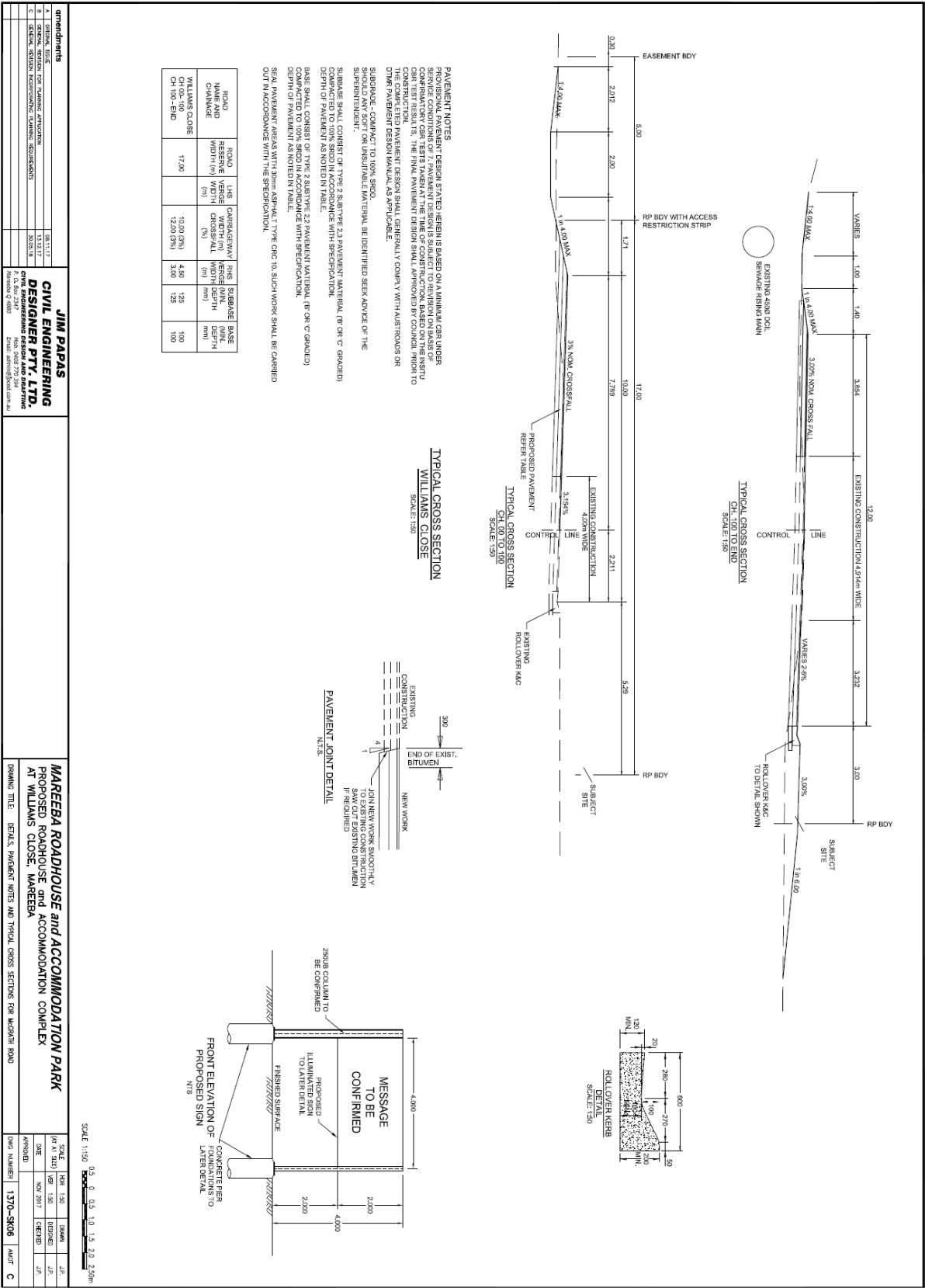


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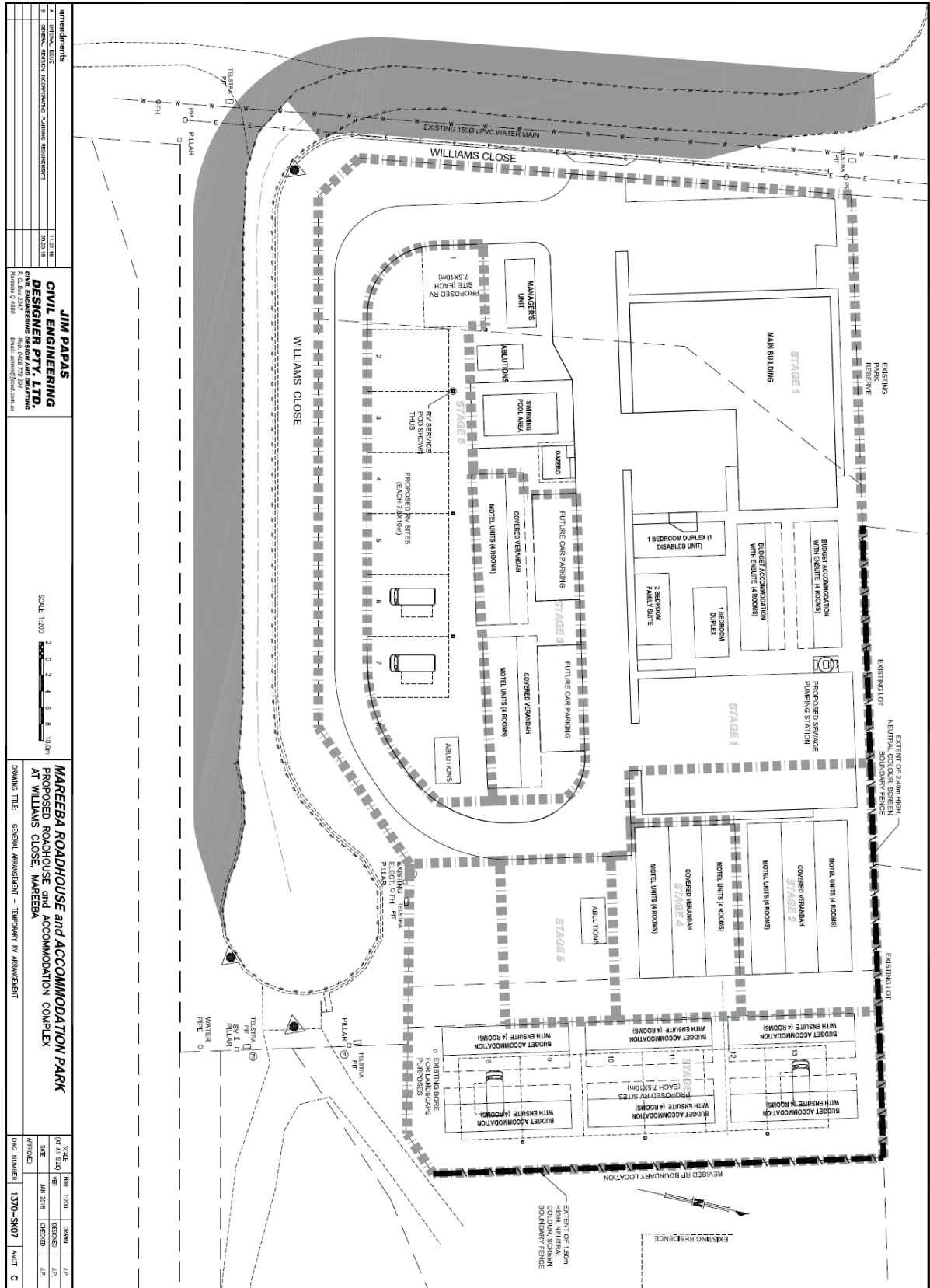


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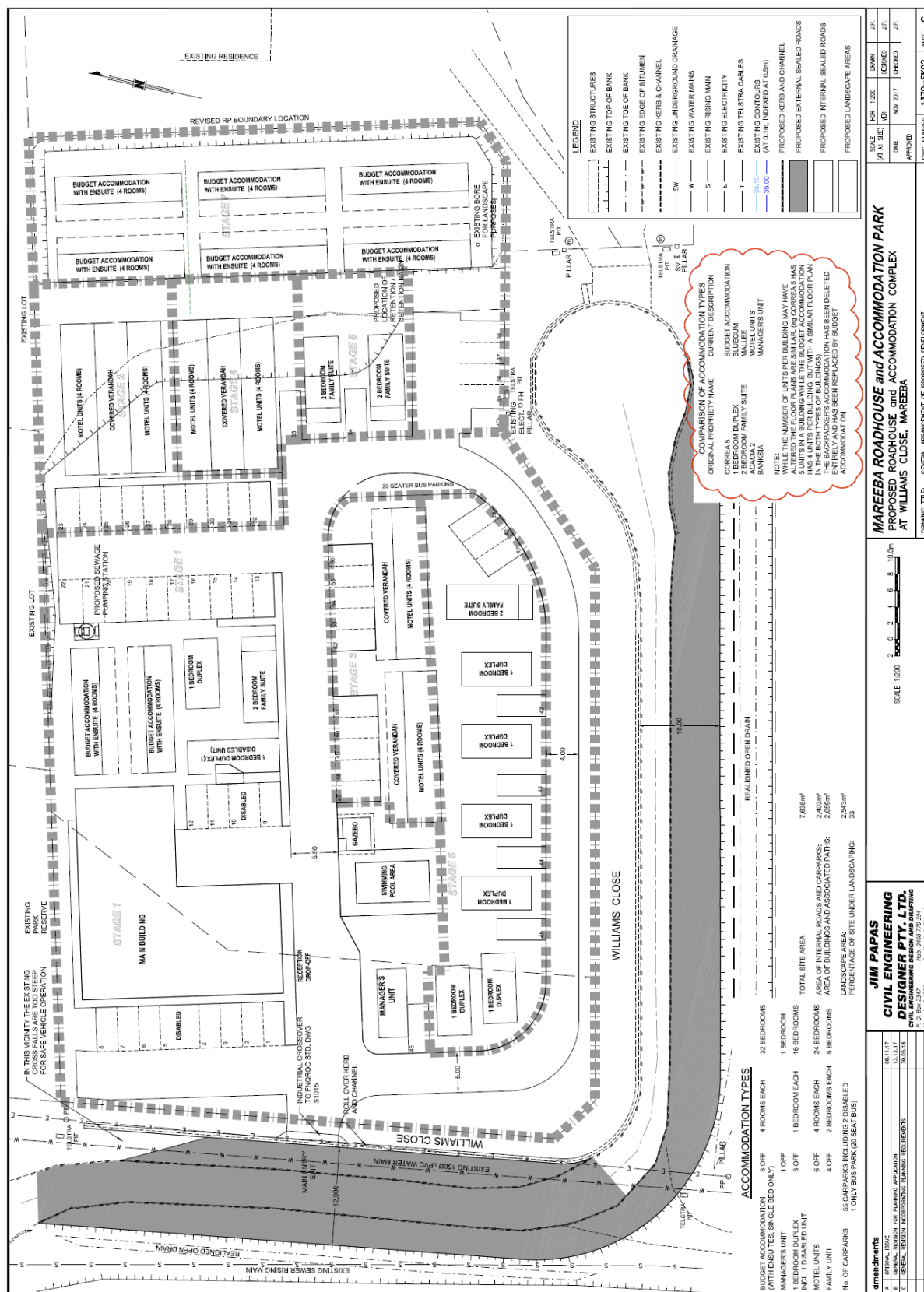


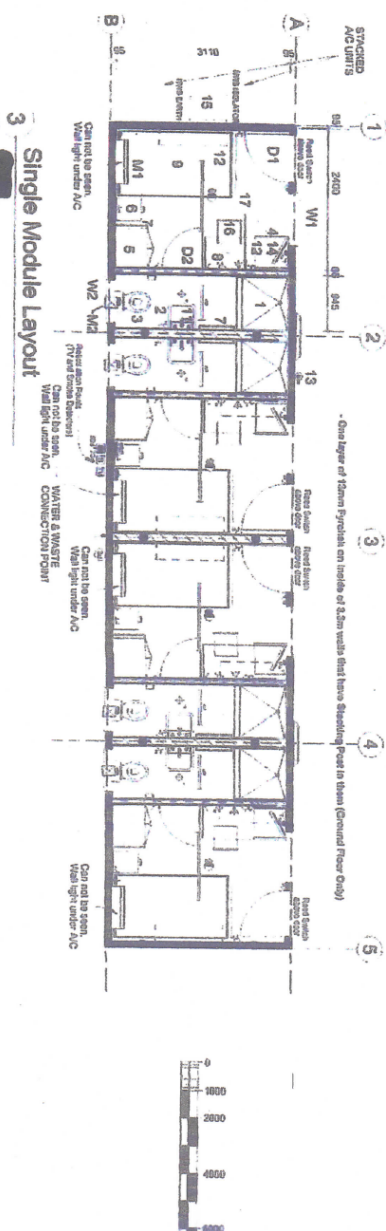


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**Brian Millard**

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**From:** Freshwater Planning <FreshwaterPlanning@outlook.com>  
**Sent:** Friday, 6 July 2018 10:08 AM  
**To:** Brian Millard  
**Cc:** Carl Ewin  
**Subject:** RE: MCU170017 Roadhouse Property Unit Trust Pty Ltd Request for NDN  
**Attachments:** 1370 L03 (Site Pop).docx

Brian,

Please find attached and below a Response to your email as provided by the proponent and their consultants.

All the buildings with the exception of the Correa five unit are identical floor plans to the ones originally submitted. The only reason for the change from the original names is that they were property names and we now describe the buildings as what type they are (i.e. the Acacia is now motel 4 rooms etc). The Correa was a 5 room single accommodation with ensuite and on stumps, this is replaced with two ATCO 4 room single with ensuite. This has been taken into account in the population calculations and car parking .

All buildings are single storey with the ATCO units the only ones on stumps about 450 mm high, resulting floor height will be approx. 700 mm AGL.

The landscape works will be completed as per plan on the perimeter of the development and around and through the stage 1 buildings, the balance area will be sown with lawn grasses and the landscape as per plan added when the additional stage/ stages are added. We will be using the advanced stock as described on the landscape plan. There is no landscaping on the northern boundary as the fence is 2.4 high and there is little room to establish plants and these plants in the main wouldn't be seen by either the neighbours or the residents given the height of the fence which will also result in poor growing conditions due to the height. If required I could erect a trellis offset from the fence and grow some vine creeper on it.

In relation to the site population, the following has been provided and is as per attached. I understand that Council's Planning Officers are requesting that we confirm that the site population is capped at 130 persons in accordance with the attached site population calculations. This is considered to be confirmed (by way of attached population calculation and is in accordance with Council's condition limiting the population to no more than 2 persons per bedroom for the purpose of excluding backpackers accommodation. Consequently the site population is reduced from the initial 138 persons to 130 persons.

I hope that this is considered sufficient, if you have any questions please do not hesitate to contact me to discuss.

Thanks and Regards,

Matt



Matthew Andrejic  
 Director  
 Freshwater Planning Pty Ltd

M: 0402 729 004  
 E: [freshwaterplanning@outlook.com](mailto:freshwaterplanning@outlook.com)  
 A: 17 Barron View Drive, Freshwater, Q4870

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**From:** Brian Millard <BrianM@msc.qld.gov.au>  
**Sent:** Monday, 2 July 2018 12:10 PM  
**To:** [freshwaterplanning@outlook.com](mailto:freshwaterplanning@outlook.com)

**ATTACHMENT 3****Mareeba Road House and Accommodation Park**

## Site Population Calculations

Accommodation Type	Population (Persons)
Budget Accommodation: 8 Units of 4 Rooms each with one king Sized single bed in each room Max. of 1 person per bedroom $4 \times 8 = 32$	32
Managers Unit 1 Unit with 1 Double Bed Max. of 2 persons per bedroom $1 \times 2 = 2$	2
Duplex Units 8 Units with two bedrooms with a double bed in each bedroom Max. of 2 persons per bedroom $8 \times 2 \times 2 = 32$	32
Motel Units 6 Units of 4 Rooms each with one bedroom and with a double bed in each Max. of 2 persons per bedroom $6 \times 4 \times 2 = 48$	48
Family Units 4 Units with two bedrooms with a double bed in one bedroom And 2 single beds in the other room providing accommodation for 4 persons in each unit. Max. of 4 persons per unit $4 \times 4 = 16$	16
<b>TOTAL SITE POPULATION</b>	<b><u>130</u></b>