

**DELEGATED REPORT**

**SUBJECT:** MAREEBA LEAGUES CLUB – MATERIAL CHANGE OF USE – CLUB (LEAGUES CLUB EXPANSION) – LOT 13 ON CP861033 – DOYLE STREET AND RIORDAN STREET, MAREEBA – MCU/23/0024

**DATE:** 20 December 2023

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

**DEPARTMENT:** Corporate and Community Services

**APPLICATION DETAILS**

APPLICATION		PREMISES	
<b>APPLICANT</b>	Mareeba Leagues Club	<b>ADDRESS</b>	Doyle Street & Riordan Street, Mareeba
<b>DATE LODGED</b>	21 November 2023	<b>RPD</b>	Lot 13 on CP861033
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use – Club (Leagues Club Expansion)		

<b>FILE NO</b>	MCU/23/0024	<b>AREA</b>	9,498m <sup>2</sup>
<b>LODGED BY</b>	Brazier Motti	<b>OWNER</b>	Mareeba Shire Council
<b>PLANNING SCHEME</b>	Mareeba Shire Council Planning Scheme 2016		
<b>ZONE</b>	Recreation and Open Space		
<b>LEVEL OF ASSESSMENT</b>	Code Assessment		
<b>SUBMISSIONS</b>	N/A – Code assessment only		

**ATTACHMENTS:** 1. Proposal Plans

**EXECUTIVE SUMMARY**

*Council is in receipt of a code assessable development application described in the above application details. Being code assessable, the application was not required to undergo public notification.*

*The application proposes the expansion and refurbishment of the existing leagues club including the adjoining grandstand/football administration building. The expansion and refurbishment will occur over 6 stages. The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant aspect of the Planning Scheme.*

*Draft conditions were provided to the Applicant care of their consultant and have been agreed to. It is recommended that the application be approved in full, subject to conditions.*

**OFFICER'S RECOMMENDATION**

1. That in relation to the following development application:

APPLICATION		PREMISES	
<b>APPLICANT</b>	Mareeba Leagues Club	<b>ADDRESS</b>	Doyle Street & Riordan Street, Mareeba
<b>DATE LODGED</b>	21 November 2023	<b>RPD</b>	Lot 13 on CP861033
<b>TYPE OF APPROVAL</b>	Development Permit		
<b>PROPOSED DEVELOPMENT</b>	Material Change of Use – Club (Leagues Club Expansion)		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does **not** consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use – Club  
(Leagues Club Expansion)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
ZMRLC0102 Drawing No. A00 Rev F	Cover Sheet	Paynters	17/10/2023
ZMRLC0102 Drawing No. A01 Rev F	Site Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A02 Rev F	Site Analysis Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A03 Rev E	Site Survey Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A04 Rev F	Existing Ground Floor Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A05 Rev E	Existing First Floor Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A06 Rev D	Existing Roof Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A07 Rev F	Demolition Ground Floor Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A08 Rev E	Demolition First Floor Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A09 Rev D	Demolition Roof Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A10 Rev F	Proposed Ground Floor Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A11 Rev F	Proposed Level 1 Floor Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A12 Rev D	Proposed Roof Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A13 Rev C	Staging Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A14 Rev F	North & East Elevations	Paynters	17/10/2023
ZMRLC0102 Drawing No. A15 Rev F	South & West Elevations	Paynters	17/10/2023
ZMRLC0102 Drawing No. A16 Rev F	Section A-A & B-B	Paynters	17/10/2023
ZMRLC0102 Drawing No. A17 Rev F	Shadow Diagrams	Paynters	17/10/2023
ZMRLC0102 Drawing No. A18 Rev F	3D Perspectives	Paynters	17/10/2023

ZMRLC0102 Drawing No. A19 Rev F	Schedule of Materials	Paynters	17/10/2023
ZMRLC0102 Drawing No. A20 Rev F	Notification Plan	Paynters	17/10/2023
ZMRLC0102 Drawing No. A21 Rev A	Ground Floor GFA	Paynters	17/10/2023
ZMRLC0102 Drawing No. A22 Rev A	Level 1 GFA	Paynters	17/10/2023

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
  - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
  - to ensure compliance with the following conditions of approval.
2. Timing of Effect
  - 2.1 The conditions of the development permit for each stage must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use of each stage except where specified otherwise in these conditions of approval.
  - 2.2 Prior to the commencement of use of each stage, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
  - 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
  - 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
  - 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
  - 3.4 Waste Management
    - 3.4.1 On site refuge storage area/s must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer or 1.8m high solid screen fence or building.
    - 3.4.2 Where bulk bins are used and are to be serviced on site, certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council prior to the issue of a building permit which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear.
  - 3.5 Noise Nuisance

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.

### 3.6 Air Conditioner & Building Plant Screening

The applicant/developer 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.

## 4. Infrastructure Services and Standards

### 4.1 Access – Doyle Street

Prior to or at completion of Stage 2 works, the service vehicle access crossover on Doyle Street must be upgraded/constructed (from the edge of Doyle Street to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer.

Prior to or at completion of Stage 5 works, the redundant Doyle Street vehicle crossover adjacent the Stage 5 works must be removed, and topsoil and turf reinstated between the kerbing and property boundary, to the satisfaction of Council's delegated officer.

### 4.2 Stormwater Management/Water Quality

4.2.1 Prior to Stage 1 building works commencing, the applicant/developer 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.

4.2.2 The Stormwater Management Plan must consider the staging of the development and must ensure a non-worsening effect on surrounding land and downstream catchments as a consequence of each stage 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 Prior to the Stage 1 building works commencing the applicant must submit a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline to the satisfaction of Council's delegated officer.

4.2.4 The Stormwater Quality Management Plan must consider the staging of the development and must include an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia) to the satisfaction of Council's delegated officer.

4.2.5 The applicant/developer must construct the stormwater drainage infrastructure for each stage of the development in accordance with both approved plans.

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

#### 4.3 Landscaping

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

4.3.2 Prior to Stage 1 building works commencing, a detailed landscape plan, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.

4.3.3 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.  
The landscaping plan must include:

- any proposed carpark landscaping improvements/revitalisation.
- the "new low level landscaping" area adjacent the Stage 2 works.
- a minimum 1.5m wide landscaping strip along the Doyle Street frontage of the site adjacent the Stage 2 and Stage 5 works (excluding access locations).
- any other landscape plantings proposed as part of the development.

4.3.4 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.

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

#### 4.4 Lighting

Where installed, external lighting must be designed and installed in accordance with *AS4282 – Control of the obtrusive effects of outdoor lighting* so as not to cause nuisance to surrounding residents or obstruct or distract pedestrian or vehicular traffic.

#### 4.5 Water Supply

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

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the applicant/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).

If a new or upgraded water service connection is required to service the development, it must be provided in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

#### 4.6 Sewerage Connection

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

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the applicant/developer is required to extend 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).

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

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.
- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (c) 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.

- (d) 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.

## (e) 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.

## (f) 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).

## (g) 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).

## (E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

## (F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

## (G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

## 2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

<b>Development Type</b>	<b>Rate</b> (Per m <sup>2</sup> of GFA)	<b>Measure</b> (m <sup>2</sup> of GFA)	<b>Charge</b> (GFA x \$52.00)	<b>Credit</b> (Existing GFA x \$52.00)	<b>Balance</b> (Payable)
Club (Stage 1)	\$52.00	185	\$9,620.00	\$5,512.00	<b>\$4,108.00</b>
Club (Stage 2)	\$52.00	250	\$13,000.00	\$9,464.00	<b>\$3,536.00</b>
Club (Stage 3)	\$52.00	425	\$22,110.00	\$10,608.00	<b>\$11,502.00</b>
Club (Stage 4)	\$52.00	-	-	-	-
Club (Stage 5)	\$52.00	279	\$14,508.00	\$4,056.00	<b>\$10,452.00</b>
Club (Stage 6)	\$52.00	604	\$31,408.00	\$12,220.00	<b>\$19,188.00</b>

<b>TOTAL CURRENT AMOUNT OF CHARGE</b>
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<b>\$48,786.00</b>
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## THE SITE

The subject site is situated on the corner of Doyle and Riordan Streets, Mareeba and is described as Lot 13 on CP861033. The site contains 145 metres of frontage to Doyle Street and 71 metres of frontage to Riordan Street, both of which are constructed to bitumen sealed standards with kerbing on the development side of both streets only.

The site contains a number of interconnected and detached improvements, the largest being the current Mareeba Leagues Club and associated car-parking established over the southern half of the property. Extending off the Leagues Club to the north is the local “Gladiators” rugby league clubhouse and football administration building, including offices, team changerooms and storerooms. Above this is the main spectator grandstand, function room and associated bar and kitchen. To the north of the clubhouse/grandstand building is another single storey bar and canteen. A detached toilet block and ticket booth is situated along the western boundary.

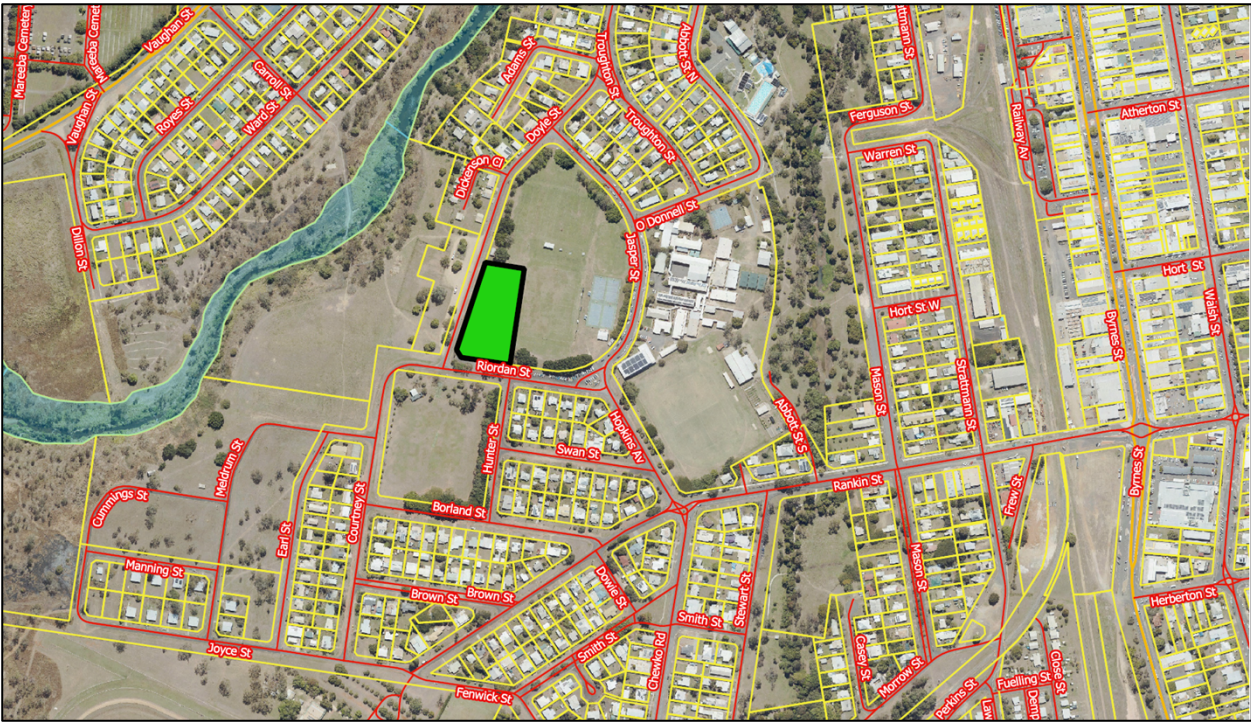
The sites only adjoining property is the Davies Park sporting precinct which is also zoned Recreation and open space. Davies Park is improved by the senior/A-grade rugby league field sited adjacent the Leagues Club and grandstand/club building, junior rugby league and touch football fields as well as 4 netball courts.



### 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

Nil

#### PREVIOUS APPLICATIONS & APPROVALS

Nil

#### DESCRIPTION OF PROPOSED DEVELOPMENT

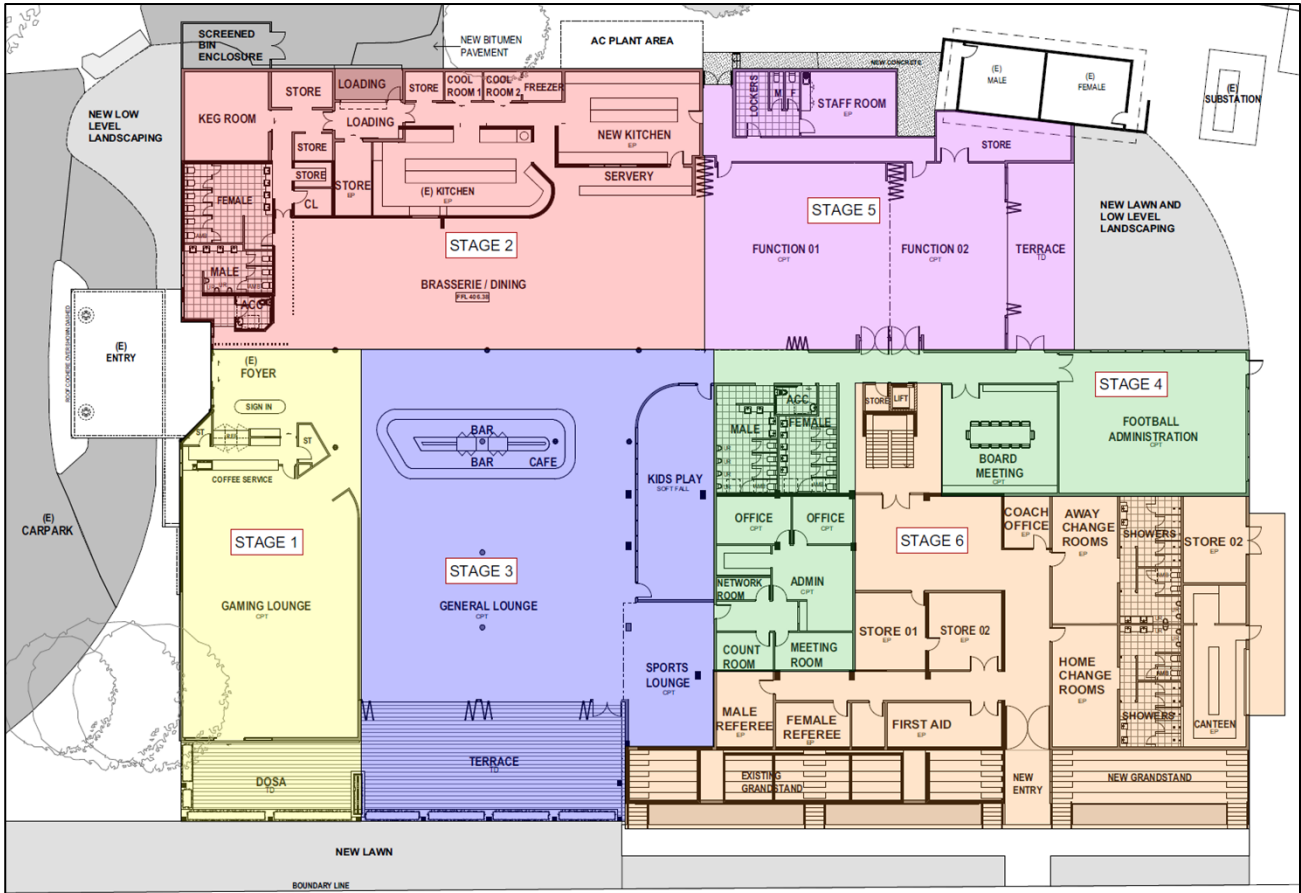
The development application seeks a Development Permit for Material Change of Use – Club (Leagues Club Extension) in accordance with the plans shown in **Attachment 1**. The application includes the following commentary:

*“The Applicant proposes the redevelopment of the existing Club in accordance with the concept design plans located in Appendix C. Broadly, the redevelopment includes the following:-*

- *Refurbishment of existing building to allow adjustment to new gaming area rules, etc;*
- *Addition of function rooms, grandstand and alfresco dining; and*
- *Refurbishment and extension to club area (e.g. meeting rooms, offices, change rooms and amenities).*

The proposed floor layout (ground floor and level 1) are shown on Figures 4 and 6. Overall, the proposed GFA will increase by 986m<sup>2</sup>, resulting in a total GFA of 1828m<sup>2</sup>. The GFA increase on the ground floor level is 616m<sup>2</sup> whilst the increase for Level 1 is 370m<sup>2</sup>. It is further noted that the redevelopment will be staged to allow the practical conversion without any impacts.”

The staging of the development is shown in the below plan:



**REGIONAL PLAN DESIGNATION**

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The site contains no areas of mapped ecological significance.

**PLANNING SCHEME DESIGNATIONS**

Strategic Framework:	<b>Land Use Categories</b> • Residential Area
Zone:	Recreation and Open Space Zone
Overlays:	Airport Environs Overlay Transport Infrastructure Overlay

**Planning Scheme Definitions**

The proposed use is defined as:-

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
<i>Club</i>	<p><i>Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.</i></p> <p><i>The use may include the ancillary preparation and service of food and drink.</i></p>	<i>Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club</i>	<i>Hotel, nightclub entertainment facility, place of worship, theatre</i>

## RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

### (a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

### (b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

### (c) Mareeba Shire Council Planning Scheme 2016

An officer assessment has found that the application satisfies the relevant acceptable outcomes contained within the codes (or performance outcomes where no acceptable outcome has been provided). Where the proposal does not satisfy an acceptable outcome, it has been demonstrated that compliance can be achieved with the higher order performance outcome/s. It is considered the proposed development can comply with the relevant development codes provided reasonable and relevant conditions are attached to any approval.

<b>Relevant Codes</b>	<b>Comments</b>
Recreation and space zone code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the Planning Scheme. Where an acceptable outcome cannot be complied with, or is not provided, it is considered that the development can comply with the corresponding higher order Performance Outcome.

	Refer to Code Document for commentary.
Airport environs overlay	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the Planning Scheme. Where an acceptable outcome cannot be complied with, or is not provided, it is considered that the development can comply with the corresponding higher order Performance Outcome.  Refer to Code Document for commentary.
Community activities code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the Planning Scheme. Where an acceptable outcome cannot be complied with, or is not provided, it is considered that the development can comply with the corresponding higher order Performance Outcome.  Refer to Code Document for commentary.
Landscaping code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the Planning Scheme. Where an acceptable outcome cannot be complied with, or is not provided, it is considered that the development can comply with the corresponding higher order Performance Outcome.  Refer to Code Document for commentary.
Parking and access code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the Planning Scheme. Where an acceptable outcome cannot be complied with, or is not provided, it is considered that the development can comply with the corresponding higher order Performance Outcome.  Refer to Code Document for commentary.
Works, services and infrastructure code	The application complies or can be conditioned to comply with the relevant acceptable outcomes contained within the Planning Scheme. Where an acceptable outcome cannot be complied with, or is not provided, it is considered that the development can comply with the corresponding higher order Performance Outcome.  Refer to Code Document for commentary.

**(e) Planning Scheme Policies/Infrastructure Charges Plan**

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

Planning Scheme Policy 6 - Landscaping and Preferred Plant Species

A condition will be attached to any approval requiring all landscaping works be designed and planted (including plant species) in accordance with Planning Scheme Policy 6.

**(f) Adopted Infrastructure Charges Notice**

Councils Adopted Infrastructure Charges Resolution (No. 1) of 2023 dictates an infrastructure charge rate of \$52.00 per m<sup>2</sup> of gross floor area (GFA) for a “club” land use. Only the **additional** GFA will accrue a charge, with the existing Club GFA considered as a credit. The GFA, charges and credits for each Stage of the development are summarised in the following table:

**Stage 1**

Finished GFA: 185m<sup>2</sup> x \$52.00 = \$9,620.00  
Existing GFA: 106m<sup>2</sup> x \$52.00 = \$5,512.00 (credit)  
Total charge payable (after credit applied): **\$4,108.00**

**Stage 2**

Finished GFA: 250m<sup>2</sup> x \$52.00 = \$13,000.00  
Existing GFA: 182m<sup>2</sup> x \$52.00 = \$9,464.00 (credit)  
Total charge payable (after credit applied): **\$3,536.00**

**Stage 3**

Finished GFA: 425m<sup>2</sup> x \$52.00 = \$22,110.00  
Existing GFA: 204m<sup>2</sup> x \$52.00 = \$10,608.00 (credit)  
Total charge payable (after credit applied): **\$11,502.00**

**Stage 4**

No increase in GFA – no charge payable.

**Stage 5**

Finished GFA: 279m<sup>2</sup> x \$52.00 = \$14,508.00  
Existing GFA: 78m<sup>2</sup> x \$52.00 = \$4,056.00 (credit)  
Total charge payable (after credit applied): **\$10,452.00**

**Stage 6**

Finished GFA: 604m<sup>2</sup> x \$52.00 = \$31,408.00  
Existing GFA: 235m<sup>2</sup> x \$52.00 = \$12,220.00 (credit)  
Total charge payable (after credit applied): **\$19,188.00**

Total charges payable over all 6 Stages - **\$48,786.00**

**REFERRAL AGENCY**

This application did not trigger referral to a Referral Agency.

**Internal Consultation**

Development Engineering

**PLANNING DISCUSSION**

Nil

***Date Prepared: 20 December 2023***

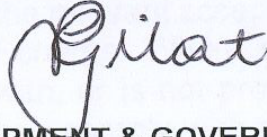
## DECISION BY DELEGATE

## DECISION

Having considered the Senior Planners report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

Dated the 21<sup>st</sup> day of December 2023

21st December 2023



**GLENYS PILAT**  
**MANAGER DEVELOPMENT & GOVERNANCE**

MAREEBA SHIRE  
AS DELEGATE OF THE COUNCIL

PROPOSED PLANS (ECM DSI # 4292275)

**ARCHITECTURAL DRAWING SCHEDULE**

A00	COVER SHEET
A01	SITE PLAN
A02	SITE ANALYSIS PLAN
A03	SITE SURVEY PLAN
A04	EXISTING GROUND FLOOR PLAN
A05	EXISTING FIRST FLOOR PLAN
A06	EXISTING ROOF PLAN
A07	DEMOLITION GROUND FLOOR PLAN
A08	DEMOLITION FIRST FLOOR PLAN
A09	DEMOLITION ROOF PLAN
A10	PROPOSED GROUND FLOOR PLAN
A11	PROPOSED LEVEL 1 FLOOR PLAN
A12	PROPOSED ROOF PLAN
A13	STAGING PLAN
A14	NORTH & EAST ELEVATIONS
A15	SOUTH & WEST ELEVATIONS
A16	SECTION AA & BB
A17	SHADOW DIAGRAMS
A18	3D PERSPECTIVES
A19	SCHEDULE OF MATERIALS
A20	NOTIFICATION PLAN
A21	GROUND FLOOR GFA
A22	LEVEL 1 GFA

**MAREEBA LEAGUES CLUB**  
 CNR DOYLE ST, RIORDAN ST,  
 MAREEBA, QLD 4880

**GFA CALCULATIONS:  
 AS DEFINED BY MAREEBA COUNCIL**  
 GROUND FLOOR: 1,224m<sup>2</sup>  
 LEVEL 1: 604m<sup>2</sup>  
 TOTAL: 1,826m<sup>2</sup>

**EXISTING CARPARKS:  
 72 REGULAR  
 1 ACCESSIBLE**

**REQUIRED CARPARKS:  
 73**

NO.	DATE	DESCRIPTION
1	14/11/2023	ISSUED FOR PERMIT
2	14/11/2023	ISSUED FOR PERMIT
3	14/11/2023	ISSUED FOR PERMIT
4	14/11/2023	ISSUED FOR PERMIT
5	14/11/2023	ISSUED FOR PERMIT
6	14/11/2023	ISSUED FOR PERMIT
7	14/11/2023	ISSUED FOR PERMIT
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100	14/11/2023	ISSUED FOR PERMIT

**Paynters**  
 772 REGULAR  
 1 ACCESSIBLE

**Mareeba Leagues Club**

**EJE architecture**

**PRELIMINARY DA ISSUE**

NOT FOR CONSTRUCTION  
 DRAWING ENTIRE  
 COMMANDER  
 PRELIMINARY DA ISSUE

DATE: 14/11/2023  
 TIME: 14:00  
 USER: ZYANL.C0102

NOT FOR CONSTRUCTION  
 DRAWING ENTIRE  
 COMMANDER  
 PRELIMINARY DA ISSUE

DATE: 14/11/2023  
 TIME: 14:00  
 USER: ZYANL.C0102

Document Set ID: 4302275  
 Version: 1, Version Date: 14/11/2023

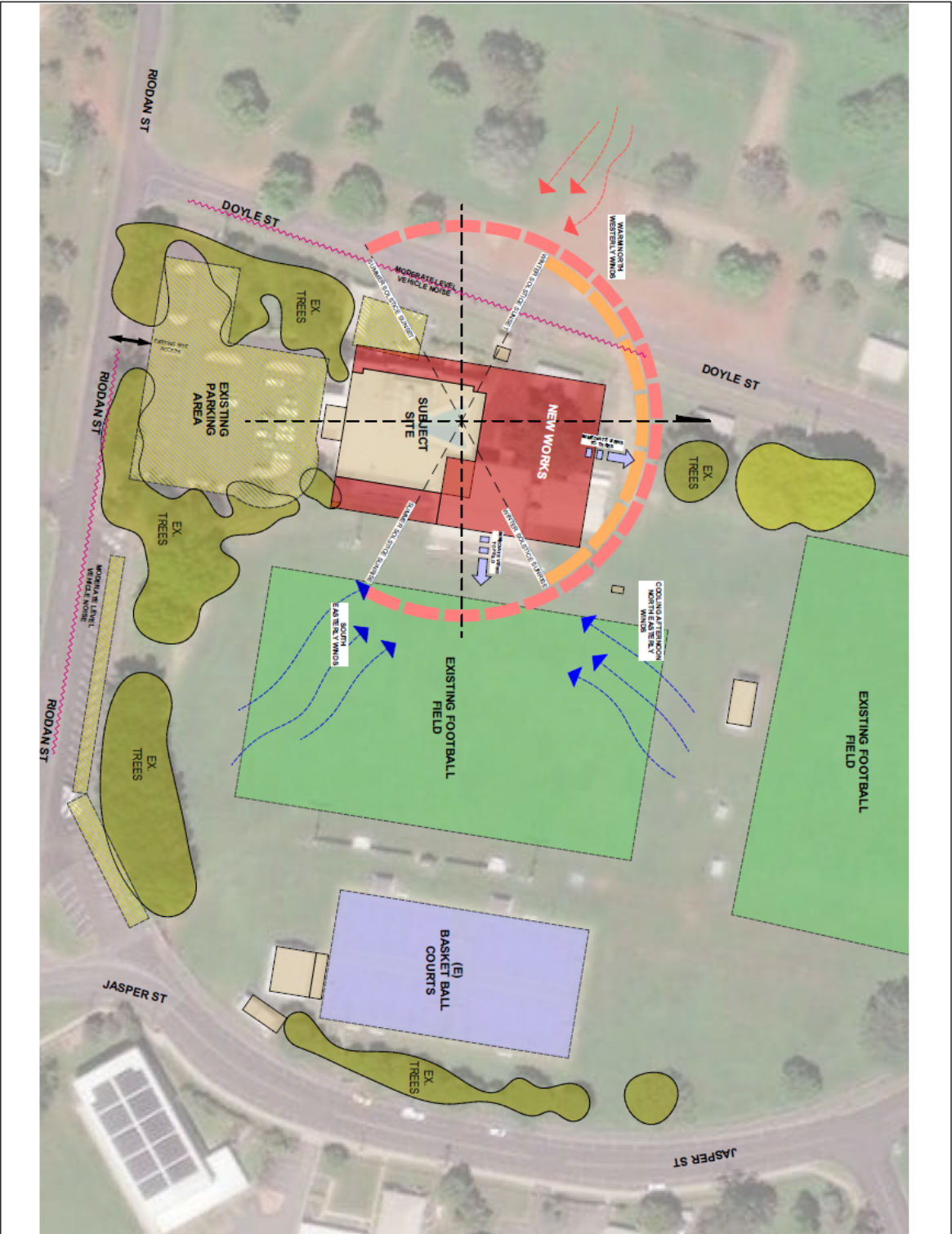




<p>DATE: 27/12/2023          TIME: 11:00          DRAWN BY: JMB          CHECKED BY: JMB          PROJECT: ZMMLC0102</p>		<p>PROPOSED RSL AGOS TO          MARNEBA LEAGUES CLUB          6701 OF MARNEBA, QD, 4868</p>		<p>DATE: 27/12/2023          TIME: 11:00          DRAWN BY: JMB          CHECKED BY: JMB          PROJECT: ZMMLC0102</p>	
<p><b>Paynters</b></p>		<p><b>Mareeba Leagues Club</b></p>		<p><b>EJE architecture</b></p>	
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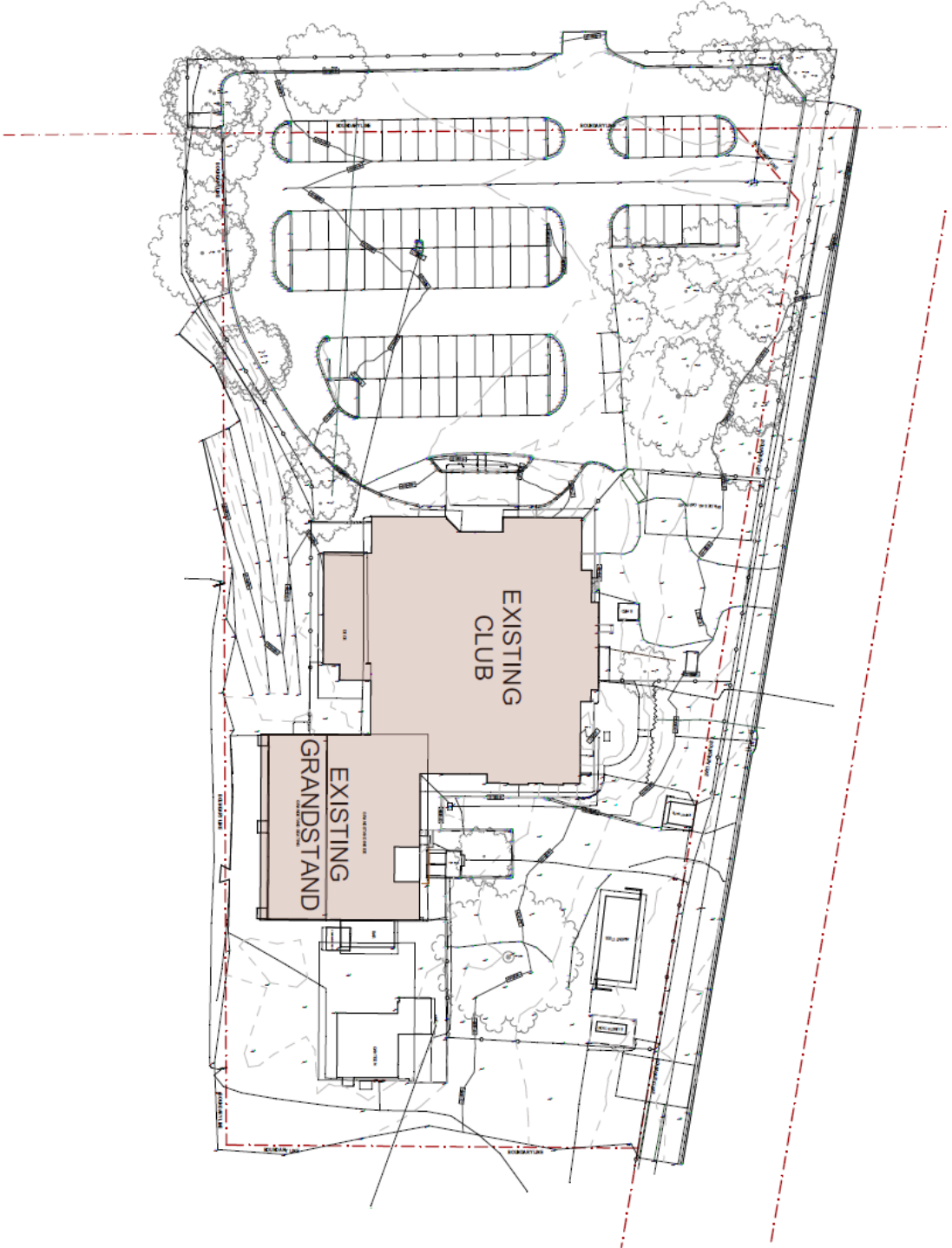
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Project Set ID: 4302275  
 Ver: 1, Version Date: 14/11/2023



		<p>ORGANIC SHEET SET AT 2023-11-09          10000 AVENUE  <b>PRELIMINARY DA ISSUE</b></p>
<p><b>EJE architecture</b></p>		<p><b>Marceha Leagues Club</b></p>
<p><b>Paynters</b></p>		<p>PROPOSED RASA JOGS TO MARCEHA LEAGUES CLUB          10000 AVENUE, QLD, 4888</p>
<p>DATE: 27/12/2023          TIME: 11:00          DRAWN: ZML/C102          SCALE: 1:1000</p>		<p>PROJECT: PROPOSED RASA JOGS TO MARCEHA LEAGUES CLUB          10000 AVENUE, QLD, 4888          TITLE: SITE ANALYSIS PLAN</p>

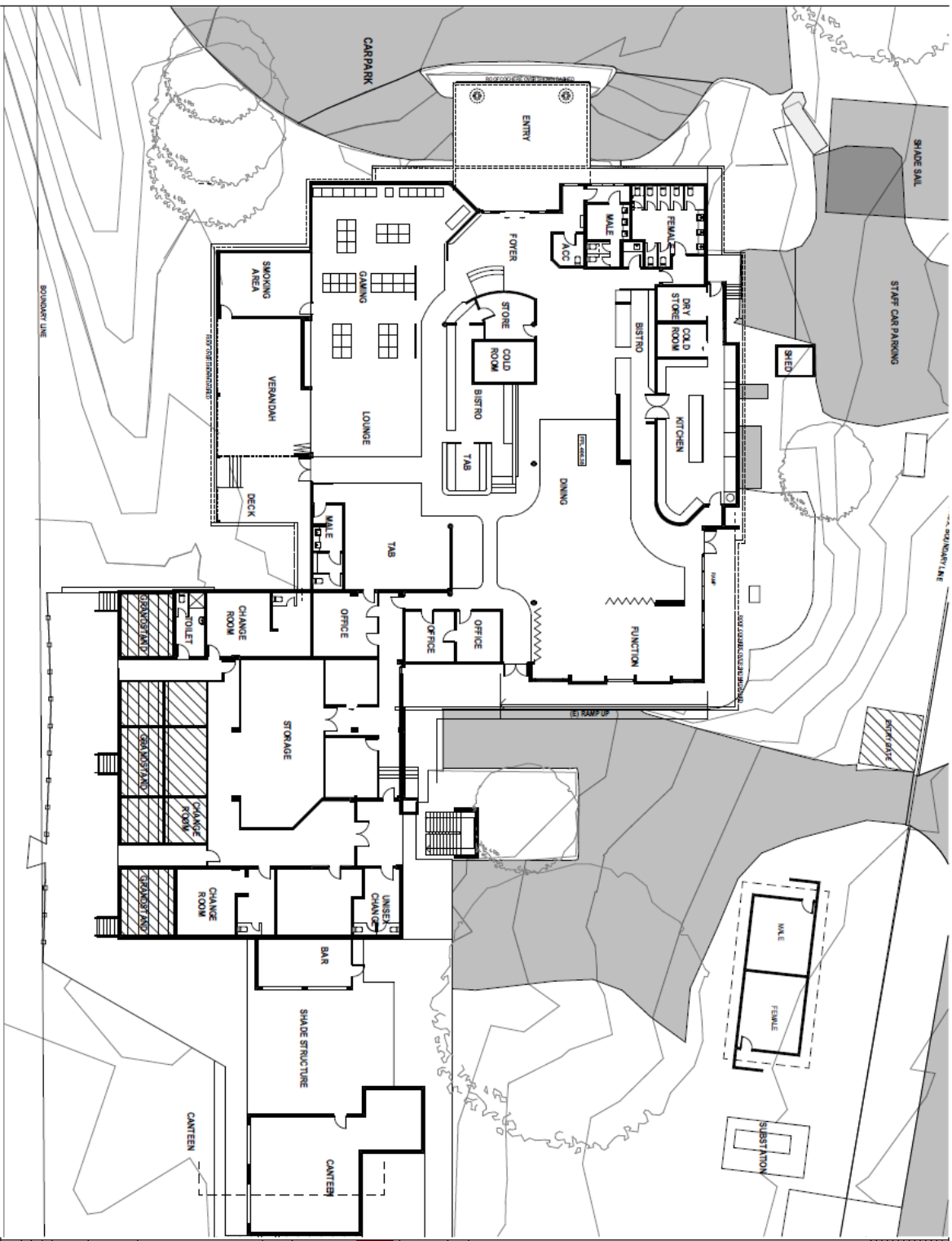
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Project Set ID: 4302275  
 Ver: 1, Version Date: 14/11/2023

<p>DATE: 27/12/2023                  TIME: 1:50                  DRAWN BY: ZMHC/CJQ2                  CHECKED BY: AJS</p>		<p>PROJECT: PROPOSED RSL KIOSK TO MAREEBA LEAGUES CLUB                  10701 ST MAREEBA, QLD, 4660</p>		<p>CLIENT: MAREEBA LEAGUES CLUB                  SITE SURVEY PLAN</p>	
<p><b>Paynters</b>                  ARCHITECTS</p>		<p><b>Mareeba Leagues Club</b></p>		<p><b>EJE architecture</b></p>	
<p>ORGANIC SERVICES AND DESIGN COMPANY                  10/100 BROADWAY AVENUE                  PRELIMINARY DA ISSUE</p>					

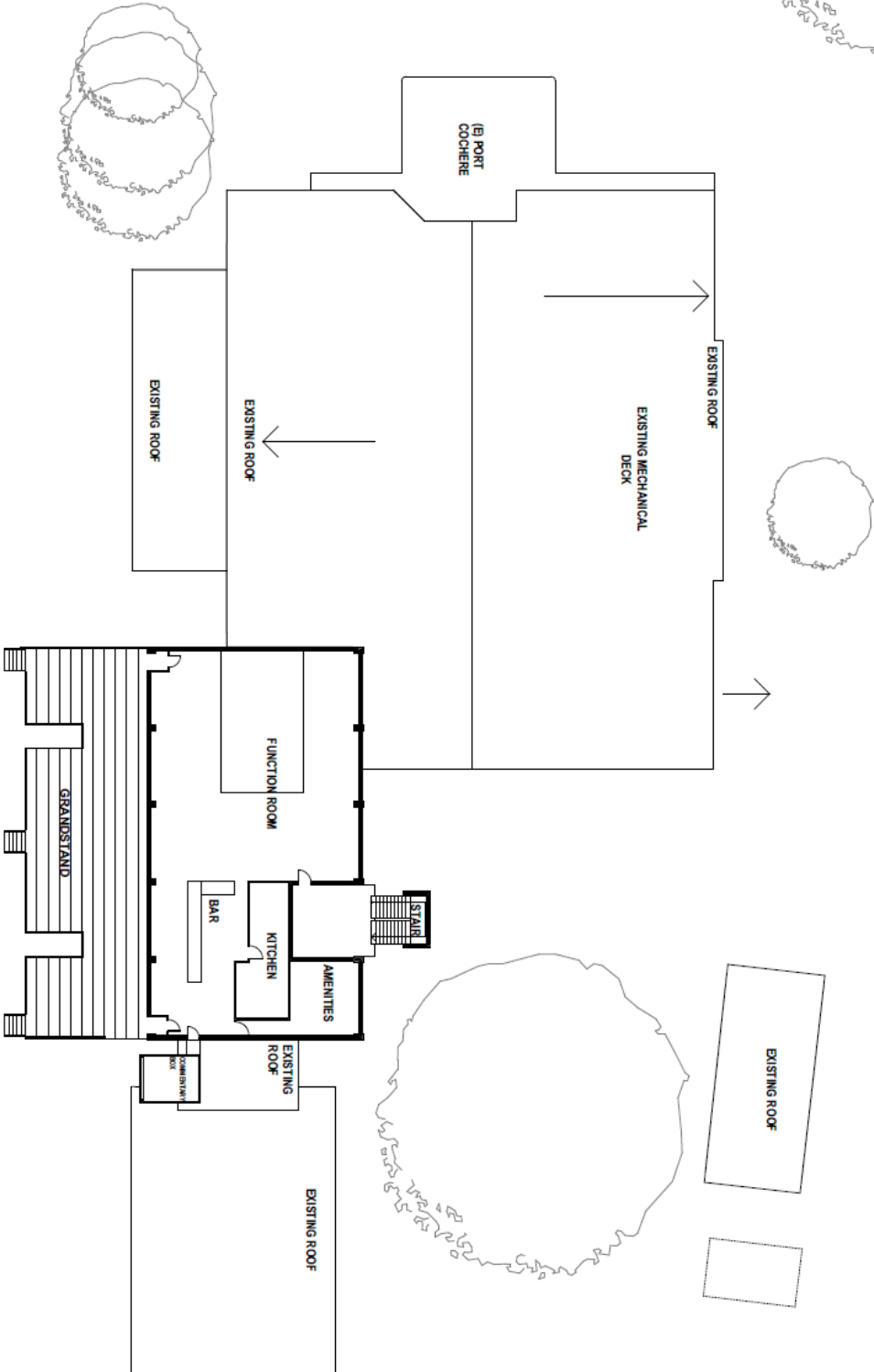
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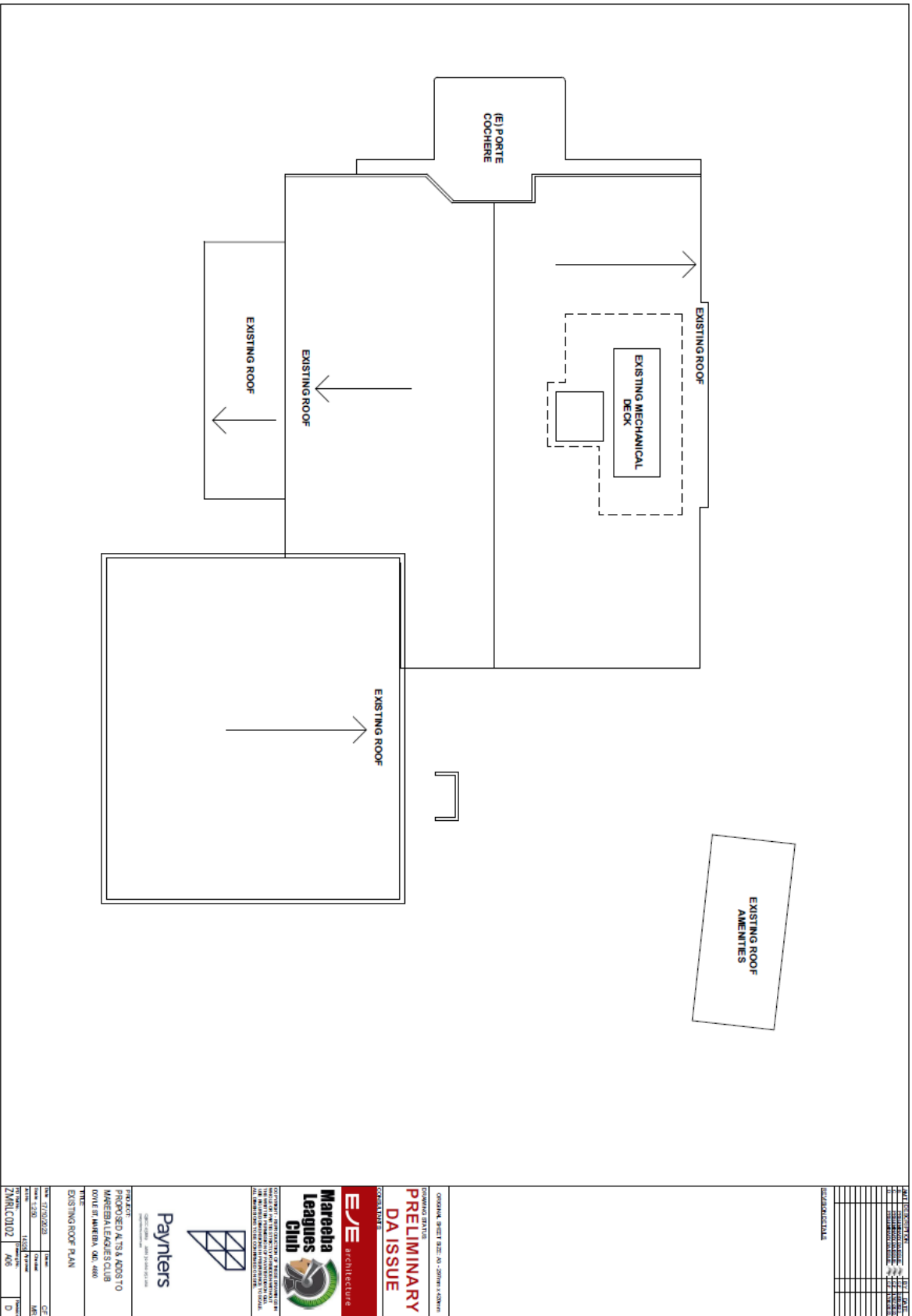
<p>DATE: 27/12/2023          TIME: 1:50          DRAWN BY: ZM/CJ/DJ2          CHECKED BY: M/J</p>		<p>PROPOSED RASA ROOMS TO          MAREEBA LEAGUES CLUB          10011 ST MAREEBA, QLD, 4860</p>		<p>EXISTING GROUND FLOOR PLAN</p>	
<p>ORGANISATION: MAREEBA LEAGUES CLUB          PROJECT: PROPOSED RASA ROOMS TO MAREEBA LEAGUES CLUB          DRAWING NO: DA ISSUE          DATE: 27/12/2023</p>		<p>DATE: 27/12/2023          TIME: 1:50          DRAWN BY: ZM/CJ/DJ2          CHECKED BY: M/J</p>		<p>PROPOSED RASA ROOMS TO MAREEBA LEAGUES CLUB          10011 ST MAREEBA, QLD, 4860</p>	

CAD Filename & Path: P:\14329 - Mareeba Leagues Club (M/J)/EJE Documents Working Files/ArchCAD Files/14329-Mareeba Leagues Club\_DA.dwg

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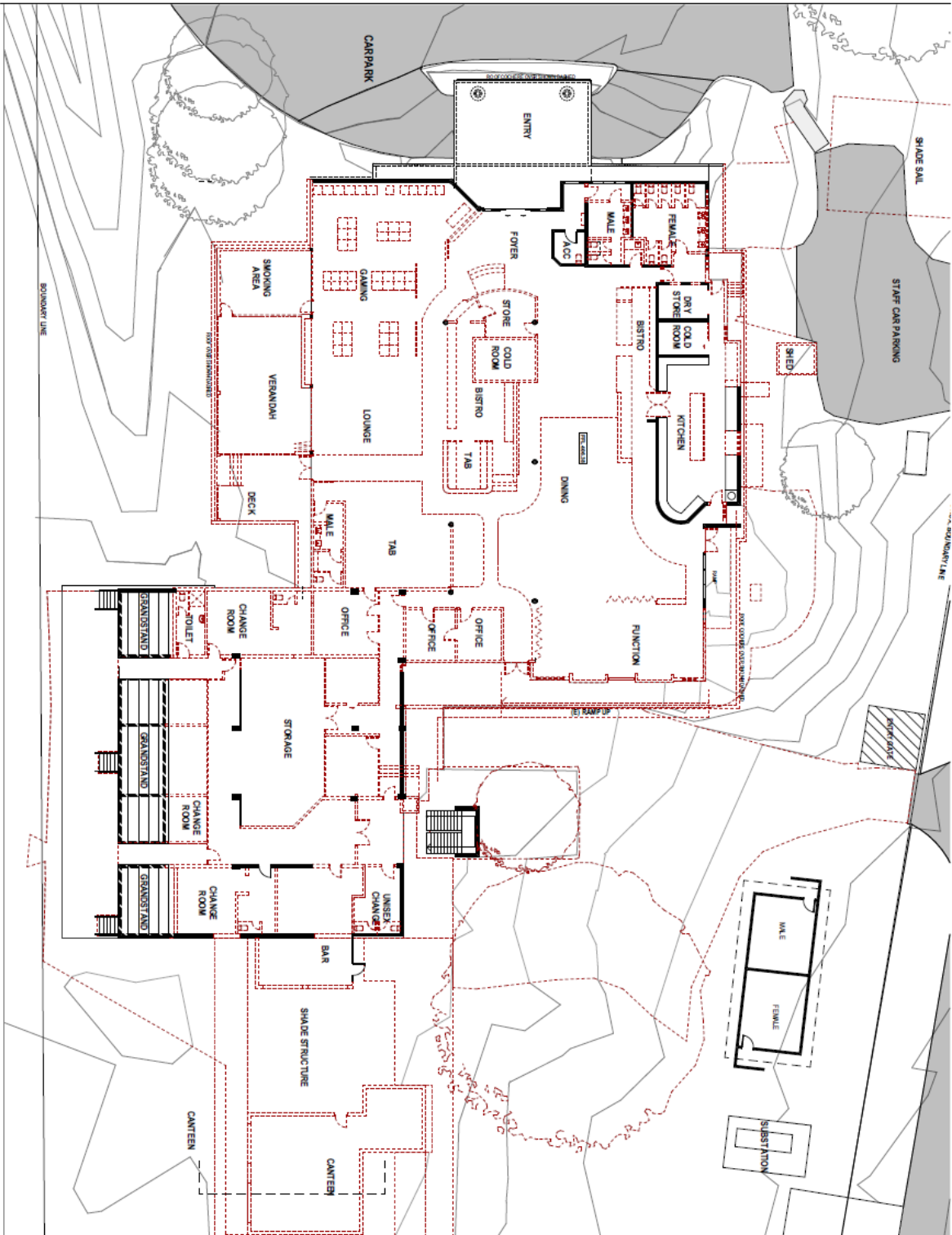
<p>DATE: 27/12/2023                  DRAWN BY: [Name]                  CHECKED BY: [Name]                  PROJECT NO: 4329</p>		<p><b>Paynters</b>                  ARCHITECTS</p>	<p><b>Mareeba Leagues Club</b>                  architecture</p>	<p><b>PRELIMINARY DA ISSUE</b></p>	<p>ORGANIC SHEET SIZE: A1 (297x420) mm                  DRAWING TITLE:                  PROJECT NO:</p>
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Document Set ID: 4302275  
Version: 1, Version Date: 14/11/2023

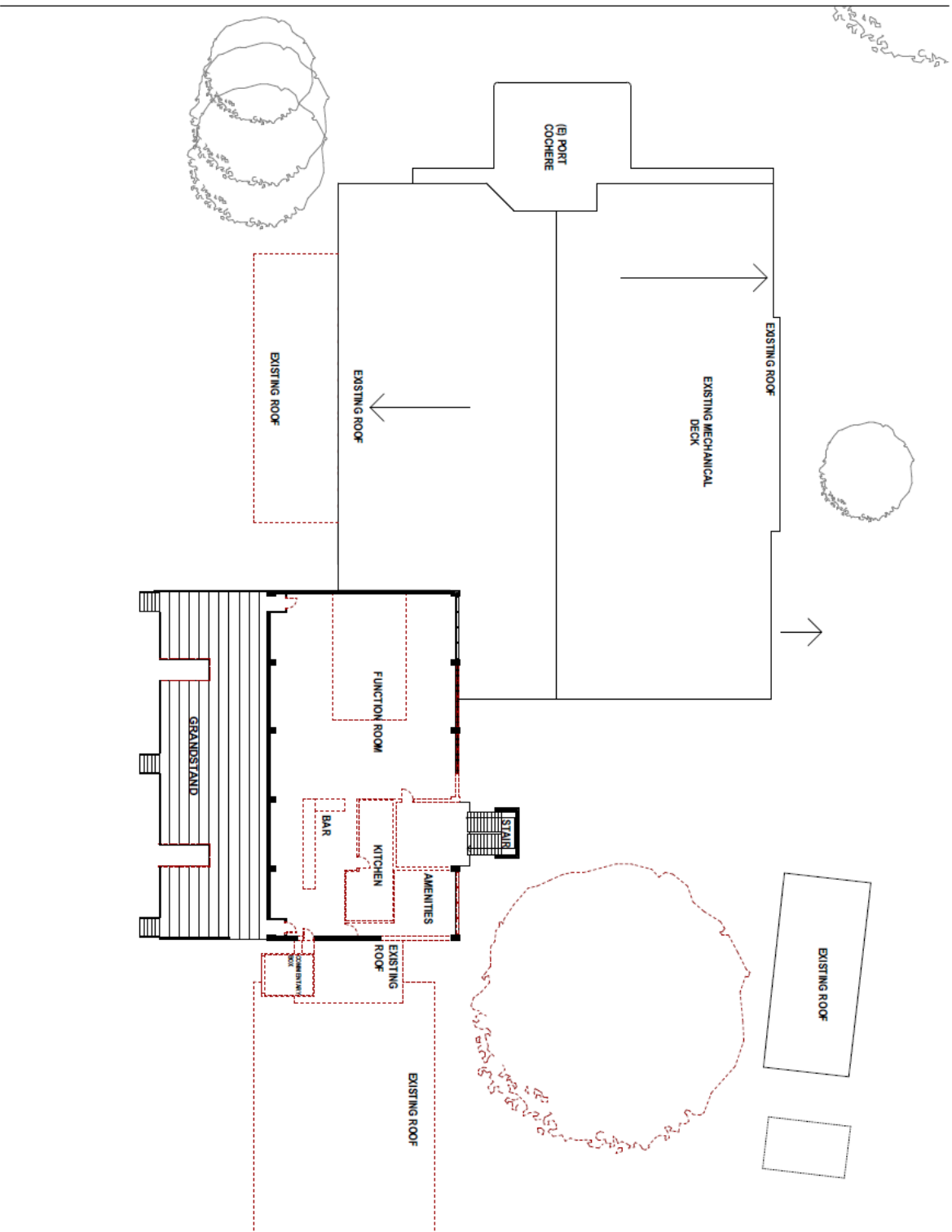
<p>DATE: 17/12/2023 TIME: 1:50 USER: JMB PROJECT: ZMMLC012 SHEET: 448</p>		<p>PROJECT: MAREEBA LEAGUES CLUB CLIENT: MAREEBA LEAGUES CLUB ADDRESS: 1001 ST MAREEBA QLD 4880</p>		<p>DATE: 17/12/2023 TIME: 1:50 USER: JMB PROJECT: ZMMLC012 SHEET: 448</p>	
<p><b>Paynters</b> ARCHITECTS</p>		<p><b>Mareeba Leagues Club</b></p>		<p><b>EJE architecture</b></p>	
<p>PROPOSED RSL KIOSK TO MAREEBA LEAGUES CLUB 1001 ST MAREEBA QLD 4880</p>		<p>EXISTING ROOF PLAN</p>		<p>ORIGINAL SHEET NO: N/C 201917-00000 DRAWING TITLE: PRELIMINARY DA ISSUE</p>	

CAD Filename & Path: P:\14329 - Mareeba Leagues Club (M.R)\EJE Documents\Working Files\Arch\CAD Files\14329-Mareeba Leagues Club\_DA.dwg



<p>PROJECT: MAREEBA LEAGUES CLUB DA ISSUES TO MAREEBA LEAGUES CLUB                  100/111 MAREEBA DR. 4880                  TOWN OF MAREEBA, QLD. 4880</p>					<p><b>PRELIMINARY DA ISSUE</b></p>		<p>DATE: 27/09/2023                  TIME: 1:20                  USER: MJB                  PLOT: 407</p>
<p>PROJ: 27/09/2023                  TIME: 1:20                  USER: MJB                  PLOT: 407</p>							

CAD: Plans & Path P:\14529 - Mareeba Leagues Club (MJB)\EJE Documents\Working Files\ArchCAD Files\14529-Mareeba Leagues Club\_DA.dwg



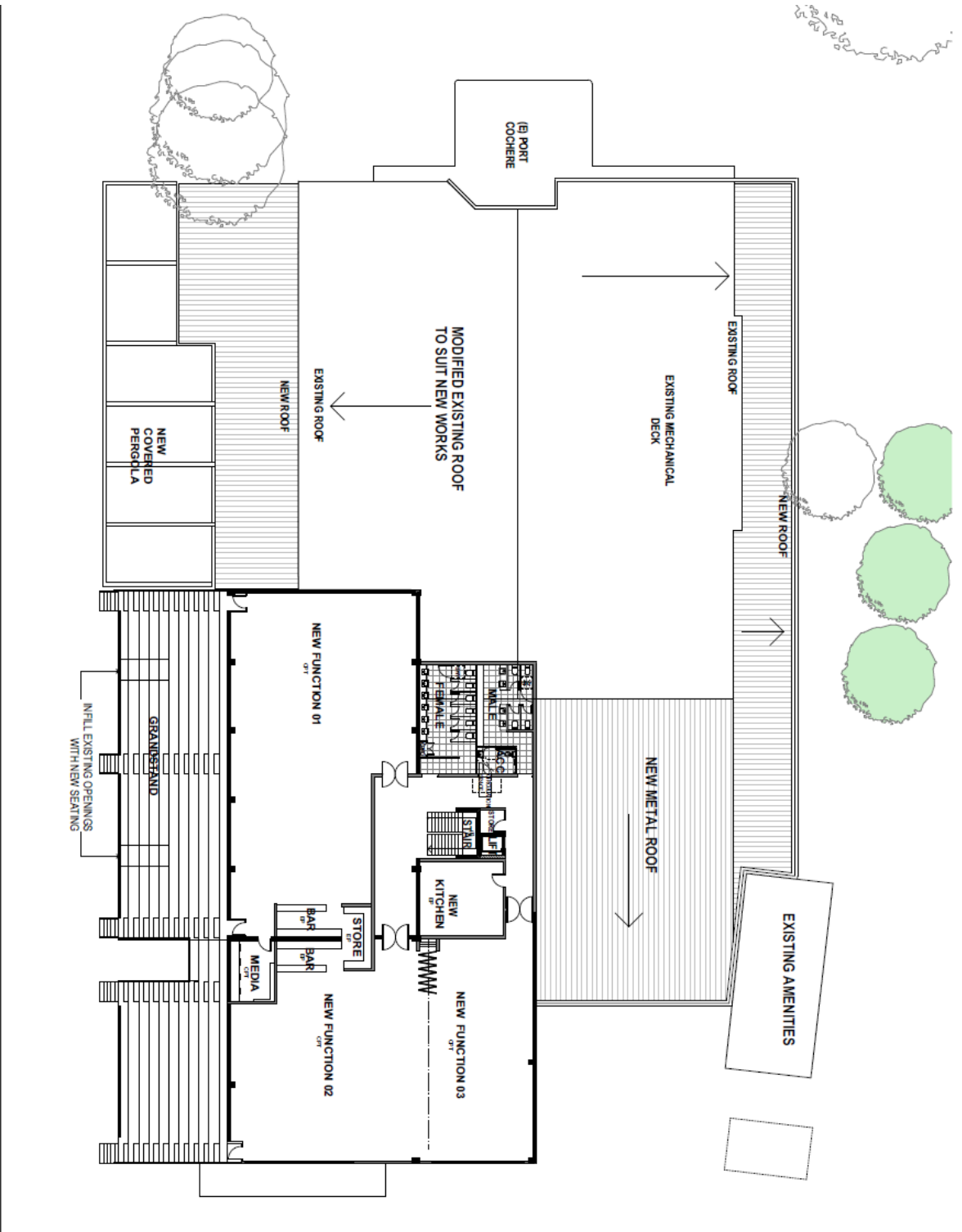
<p>DATE: 27/12/2023                  DRAWN BY: J. B. [unreadable]                  CHECKED BY: [unreadable]                  PROJECT: [unreadable]</p>		<p>DATE: 27/12/2023                  DRAWN BY: J. B. [unreadable]                  CHECKED BY: [unreadable]                  PROJECT: [unreadable]</p>	
<p>PROJECT: RENOVATED R.S.L. ROOMS TO                  MAREEBA LEAGUES CLUB                  1001 OF MAREEBA, QLD, 4860</p>			
<p>TITLE:                  RENOVATION FIRST FLOOR PLAN</p>			
<p><b>Paynters</b>                  ARCHITECTS</p>		<p><b>EJE architecture</b>                  ARCHITECTS</p>	
<p><b>Mareeba Leagues Club</b></p>			
<p>ORGANISATION: [unreadable]                  DRAWING TITLE:  <b>PRELIMINARY DA ISSUE</b></p>			

CAD Filename & Path: P:\14329 - Mareeba Leagues Club (M.R)/EJE Documents Working Files/ArchCAD Files/14329 - Mareeba Leagues Club\_DA.dwg







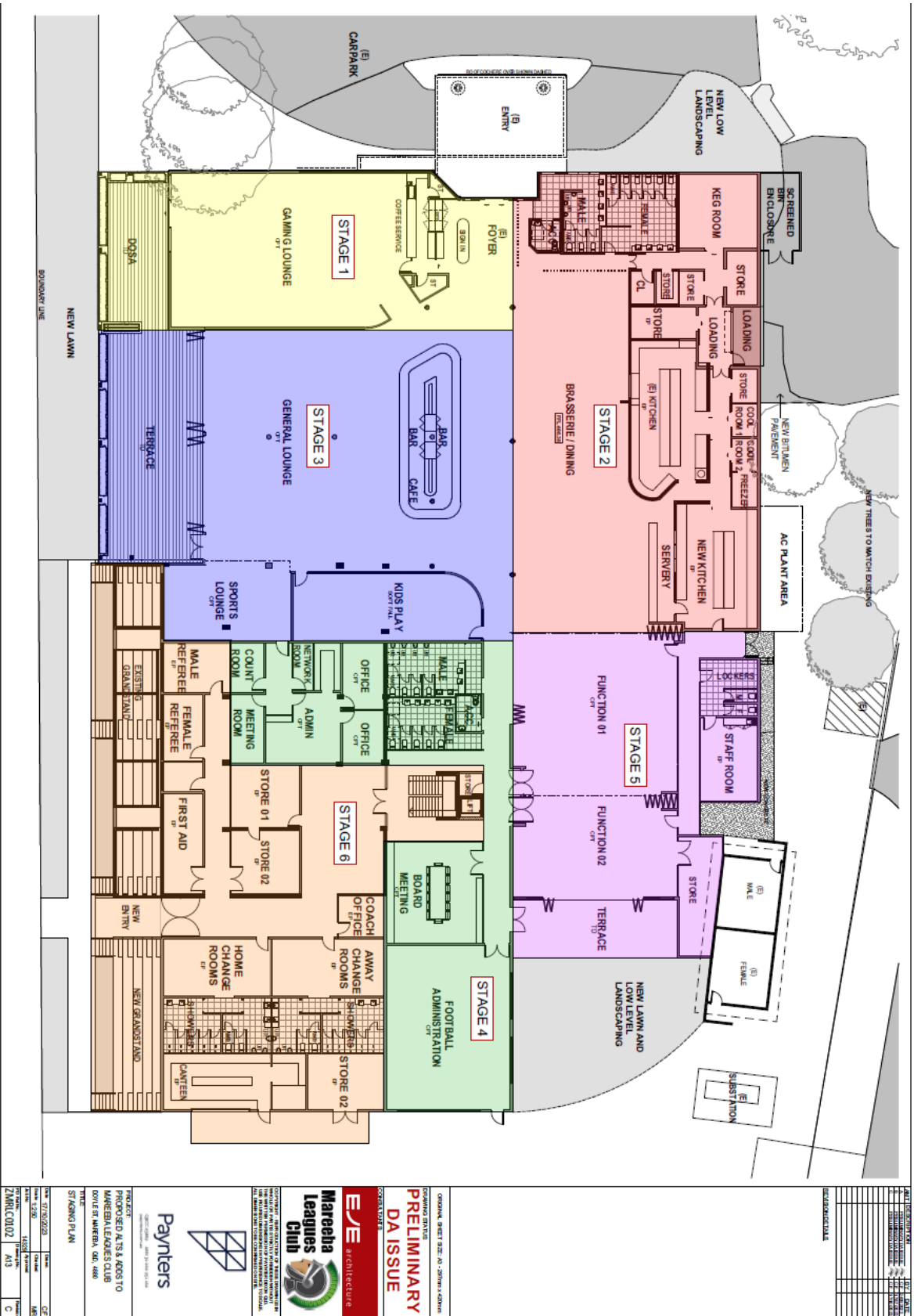


*Handwritten note:* To be 1.5m high

<p>DATE: 27/12/2023          DRAWN BY: J. SMITH          CHECKED BY: J. SMITH          PROJECT NO: 14329          CLIENT: MAREEBA LEAGUES CLUB          PROJECT: MAREEBA LEAGUES CLUB          SHEET NO: 1/11          SCALE: A1:1</p>		<p>PROPOSED LEVEL: 1 FLOOR PLAN</p>	
<p><b>Paynters</b>          ARCHITECTS          100/102 WILSON STREET          MAREEBA QLD 4870</p>		<p><b>EJE architecture</b>          CONSULTANTS          100/102 WILSON STREET          MAREEBA QLD 4870</p>	
<p>PROPOSED RSL KIOSK TO          MAREEBA LEAGUES CLUB          100/102 WILSON ST, MAREEBA, QLD, 4870</p>		<p>ORGANIC SERVICES ARCHITECTURE          CONSULTANTS  <b>PRELIMINARY DA ISSUE</b></p>	
<p><b>Mareeba Leagues Club</b></p>		<p>COMPOUND AVENUE  <b>PRELIMINARY DA ISSUE</b></p>	

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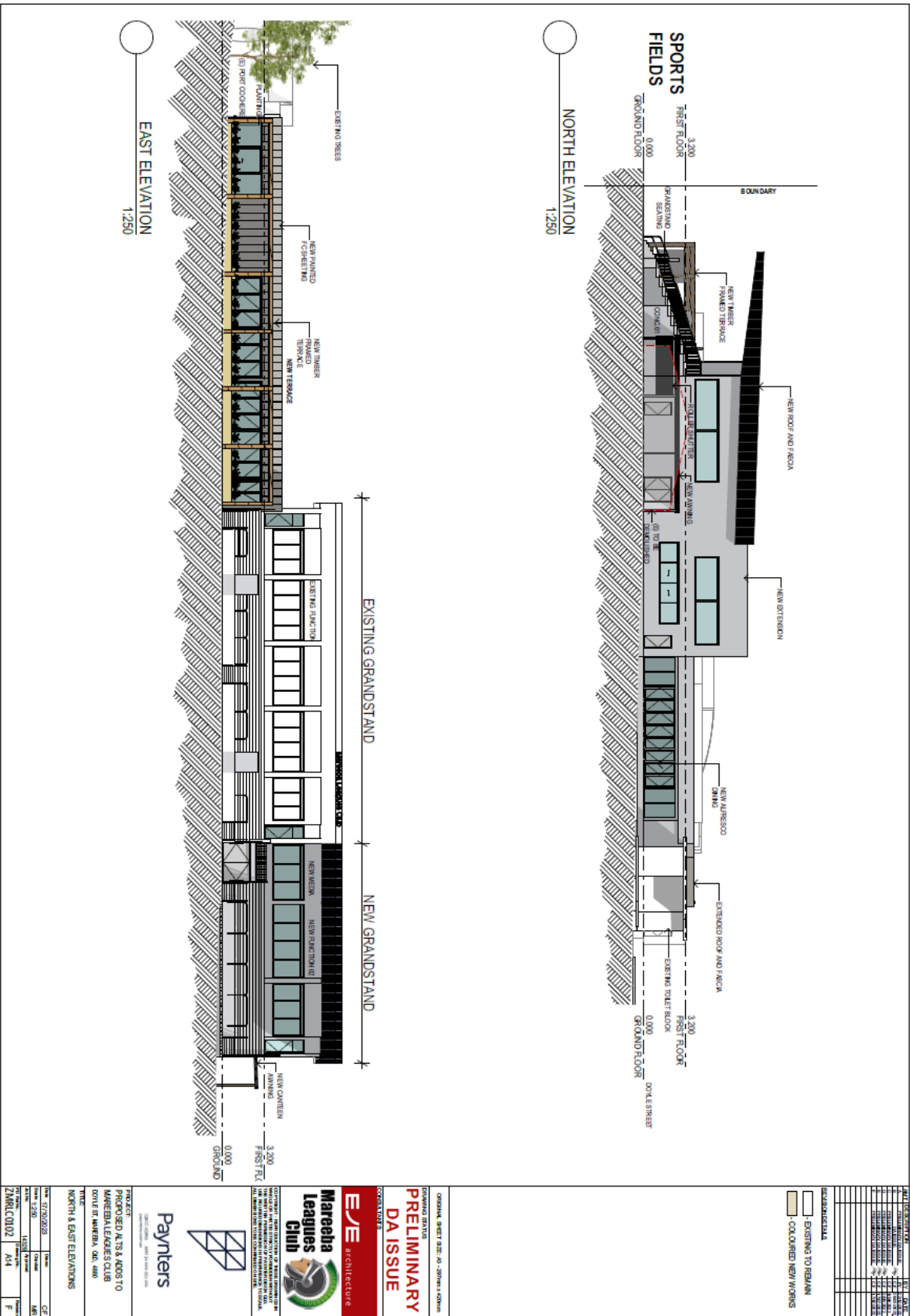


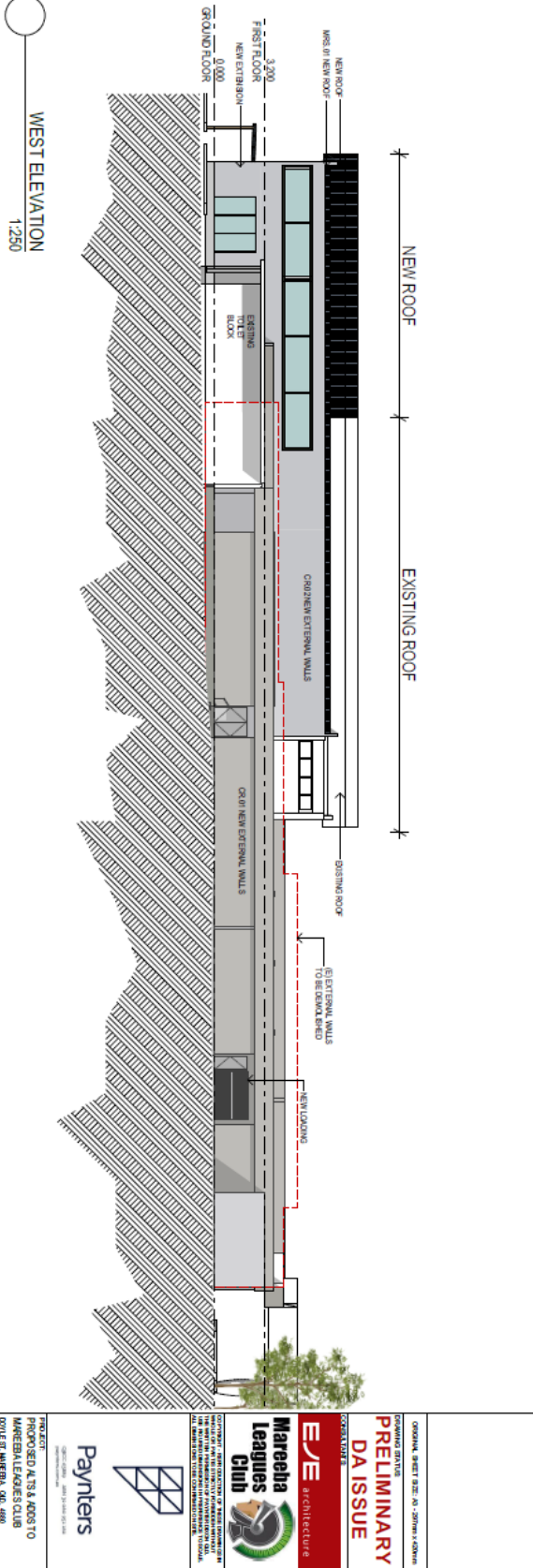
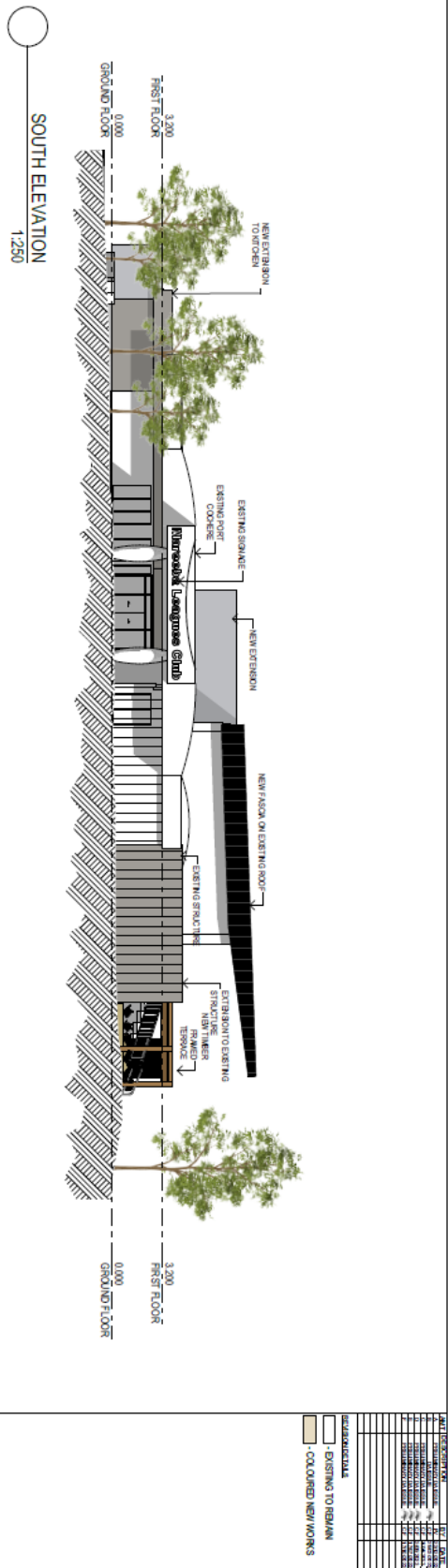


Project Set ID: 43029275  
 Ver: 1, Version Date: 14/11/2023

<p>PROPOSED RASA JIGGS TO MARNEBA LEAGUES CLUB        10701 ST MARINA, QLD, 4660</p>			
<p>DATE: 27/12/2023        TIME: 1:50 PM        DRAWN BY: ZM/CJ/D2        CHECKED BY: A/S</p>			
<p>ORGANIC SERVICES ARCHITECTURE        10/11/2023        PRELIMINARY DA ISSUE</p>			

CAD Filename & Path: P:\4329 - Mareeba Leagues Club (MUR)\EJE Documents Working Files\ArchCAD Files\4329-Mareeba Leagues Club\_DA.dwg





<p>DATE: 27/12/2022          TIME: 1:50          DRAWN: JMS          CHECKED: JMS          PROJECT: ZMARC0102</p>		<p>PROJECT: PROPOSED RASA JIGGS TO MAREEBA LEAGUES CLUB          6001 OF MAREEBA, QLD, 4860</p>		<p>DATE: 27/12/2022          TIME: 1:50          DRAWN: JMS          CHECKED: JMS          PROJECT: ZMARC0102</p>	
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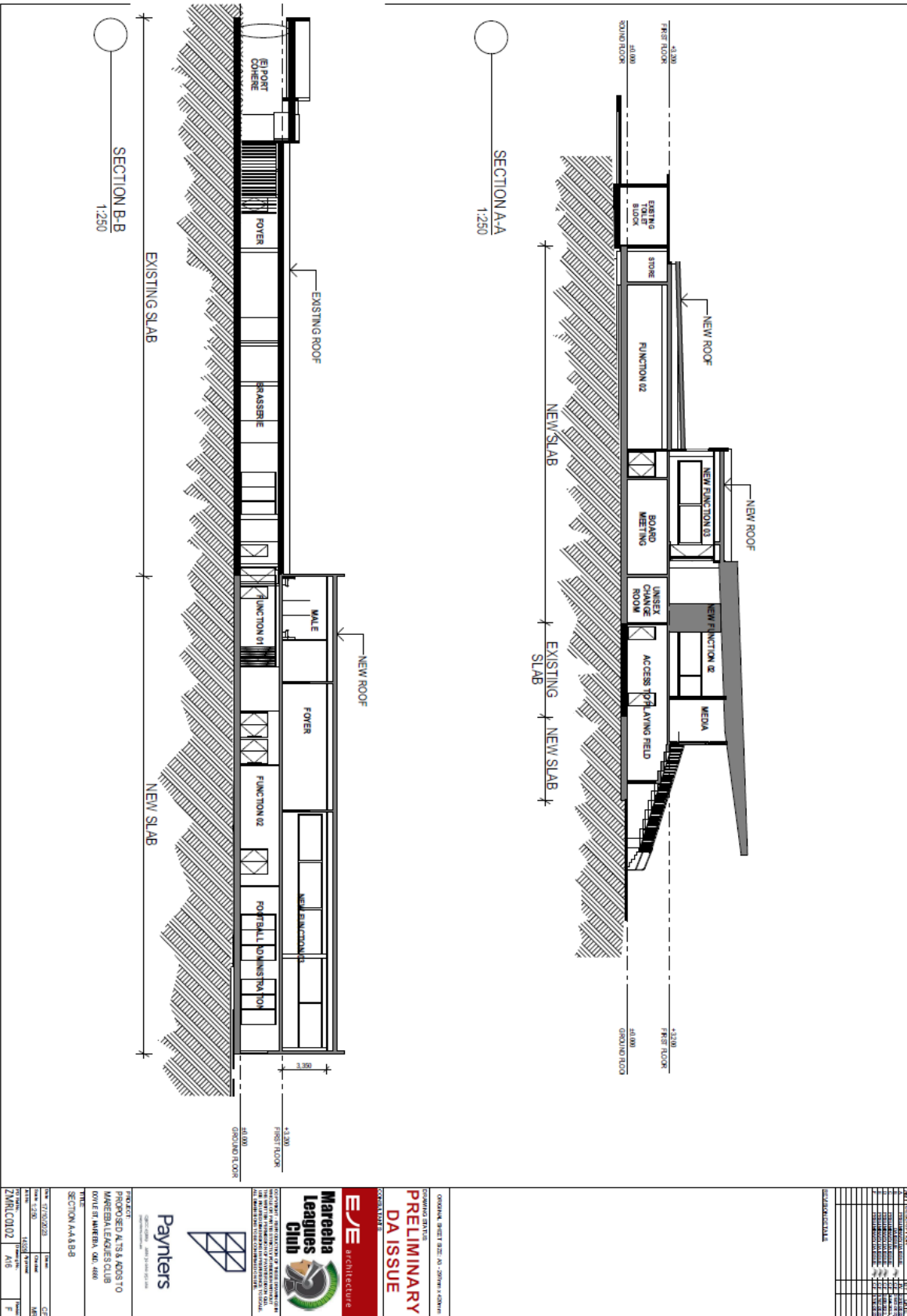
Paynters

**EJE**  
architecture

Mareeba Leagues Club

ORGANIC SERVICES PTY LTD  
 6001 OF MAREEBA, QLD, 4860  
**PRELIMINARY DA ISSUE**  
 2022/12/27

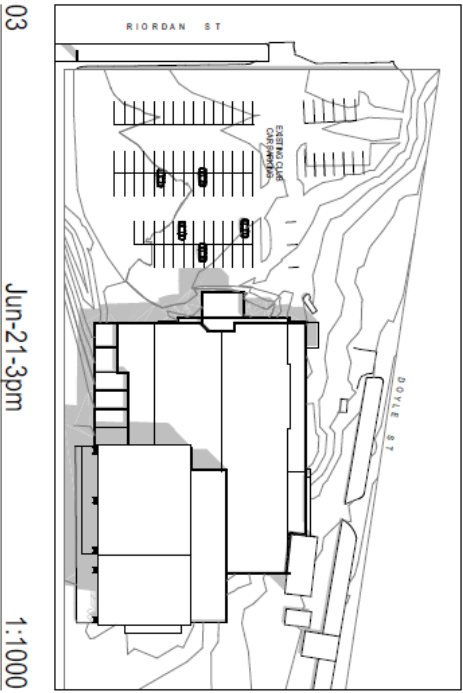
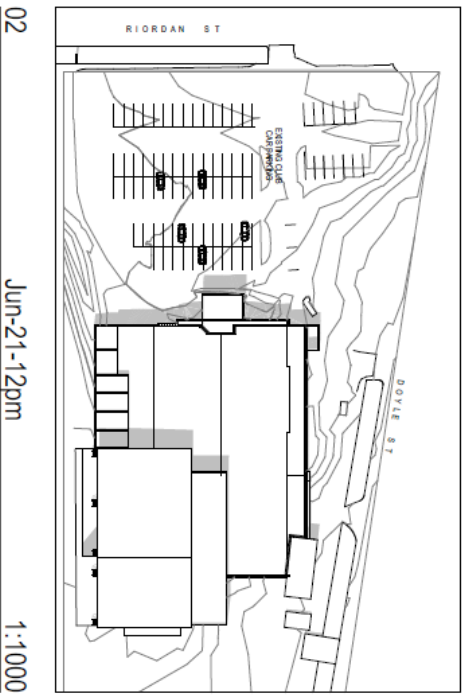
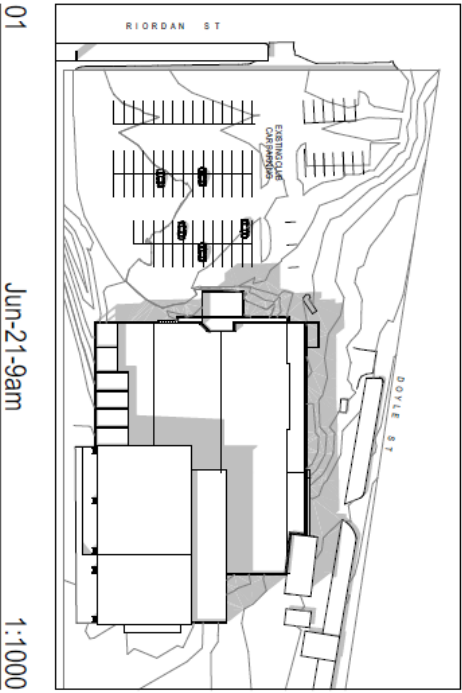
Project Set ID: 43029275  
 Ver: 1, Version Date: 14/11/2023



Document Set ID: 43029275  
Version: 1, Version Date: 14/11/2023

<p>PROJECT: MAREEBA LEAGUES CLUB TO MAREEBA LEAGUES CLUB</p> <p>CLIENT: MAREEBA LEAGUES CLUB</p> <p>DATE: 14/11/2023</p> <p>PROJECT NO: 43029275</p> <p>SECTION: AA &amp; BB</p>					<p><b>PRELIMINARY DA ISSUE</b></p>
<p>DATE: 14/11/2023</p> <p>SCALE: 1:250</p> <p>PROJECT: MAREEBA LEAGUES CLUB</p> <p>SECTION: AA &amp; BB</p> <p>PROJECT NO: 43029275</p>					





NO.	DESCRIPTION	DATE	BY	CHECKED
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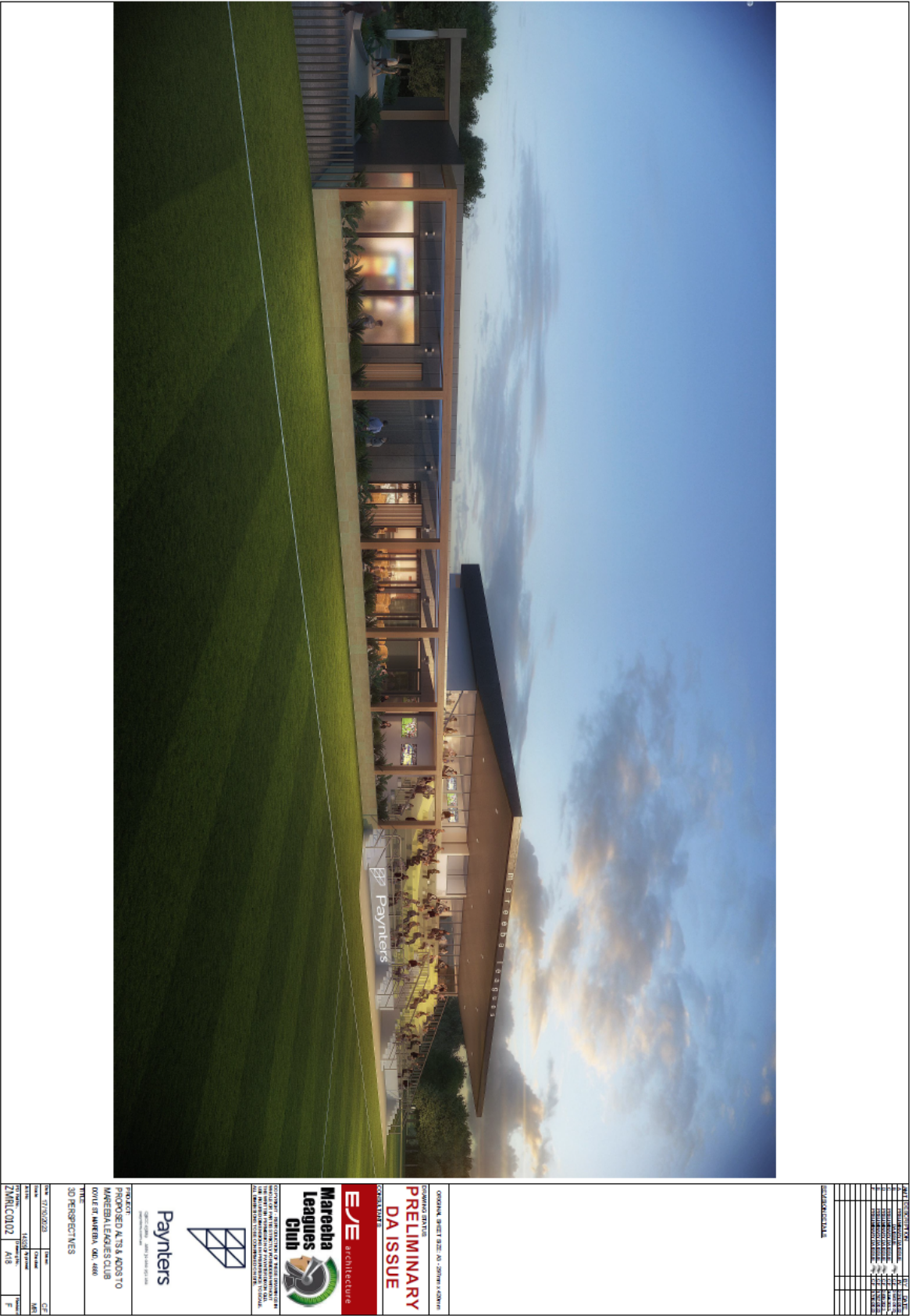


ORGANIC SHEET SIZE: A1 (297x420mm)  
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**PRELIMINARY  
 DA ISSUE**



PROPOSED RSL KIOSK TO  
 MAREEBA LEAGUES CLUB  
 1001 ST MAREEBA, QLD, 4880  
 TITLE:  
 SHADOW DIAGRAMS

DATE	27/12/2022	SCALE	AS SHOWN
DRAWN	AM	CHECKED	AM
TITLE	1:1000	DATE	27/12/2022
PROJECT	ZMRLC102	NO.	01



REVISIONS	
NO.	DESCRIPTION

ORGANISATION: MAREEBA LEAGUES CLUB  
 PROJECT NAME: MAREEBA LEAGUES CLUB  
 PROJECT ADDRESS: 1000 MAREEBA QLD 4870  
 PROJECT NUMBER: ZMLC0102

**EJE architecture**  
 CONSULTANTS

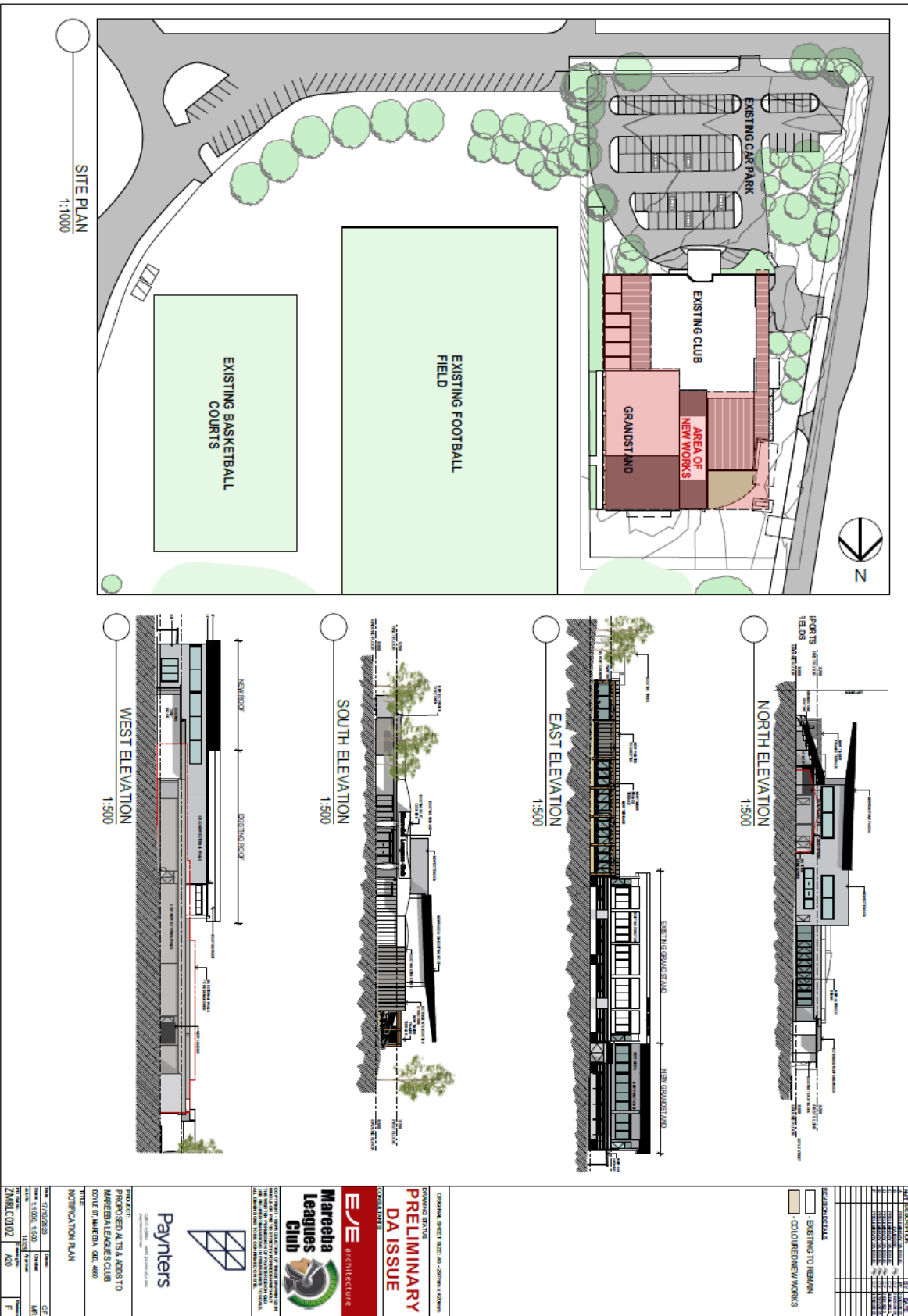
**Mareeba Leagues Club**

PROJECT: MAREEBA LEAGUES CLUB  
 ARCHITECT: EJE ARCHITECTURE  
 1000 MAREEBA QLD 4870

**Paynters**  
 PROJECT: MAREEBA LEAGUES CLUB  
 ARCHITECT: EJE ARCHITECTURE  
 1000 MAREEBA QLD 4870

DATE: 27/12/2023  
 TIME: 10:00 AM  
 DRAWING: ZMLC0102  
 SHEET: 01

<p>DATE: 27/12/2023          TIME: 10:00 AM          DRAWING NO: 230101-01          PROJECT NO: 230101          CLIENT: MAREEBA LEAGUES CLUB          ARCHITECT: EYE architecture          DRAWING TITLE: SCHEDULE OF MATERIALS</p>	<p>TIMBER</p> <p>STONE</p> <p>PAINTED FC SHEETING</p> <p>TIMBER FRAMED TERRACE</p> <p>GRANDSTAND SEATING</p>		<p>OWNER: MAREEBA LEAGUES CLUB          ARCHITECT: EYE architecture          PROJECT NO: 230101          DRAWING NO: 230101-01          DRAWING TITLE: SCHEDULE OF MATERIALS</p> <p>PROJECT: MAREEBA LEAGUES CLUB          100/111 MAREEBA DR, 4880</p> <p>DATE: 27/12/2023          TIME: 10:00 AM          DRAWING NO: 230101-01          PROJECT NO: 230101</p> <p>CLIENT: MAREEBA LEAGUES CLUB</p> <p>ARCHITECT: EYE architecture</p> <p>PROJECT NO: 230101</p> <p>DRAWING NO: 230101-01</p> <p>DRAWING TITLE: SCHEDULE OF MATERIALS</p> <p>DATE: 27/12/2023</p> <p>TIME: 10:00 AM</p> <p>DRAWING NO: 230101-01</p> <p>PROJECT NO: 230101</p> <p>CLIENT: MAREEBA LEAGUES CLUB</p> <p>ARCHITECT: EYE architecture</p> <p>PROJECT NO: 230101</p> <p>DRAWING NO: 230101-01</p> <p>DRAWING TITLE: SCHEDULE OF MATERIALS</p>
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Document Set ID: 4302275  
 Version: 1, Version Date: 14/11/2023



**GROUND FLOOR**  
G.F.A.: 1,224 m<sup>2</sup>





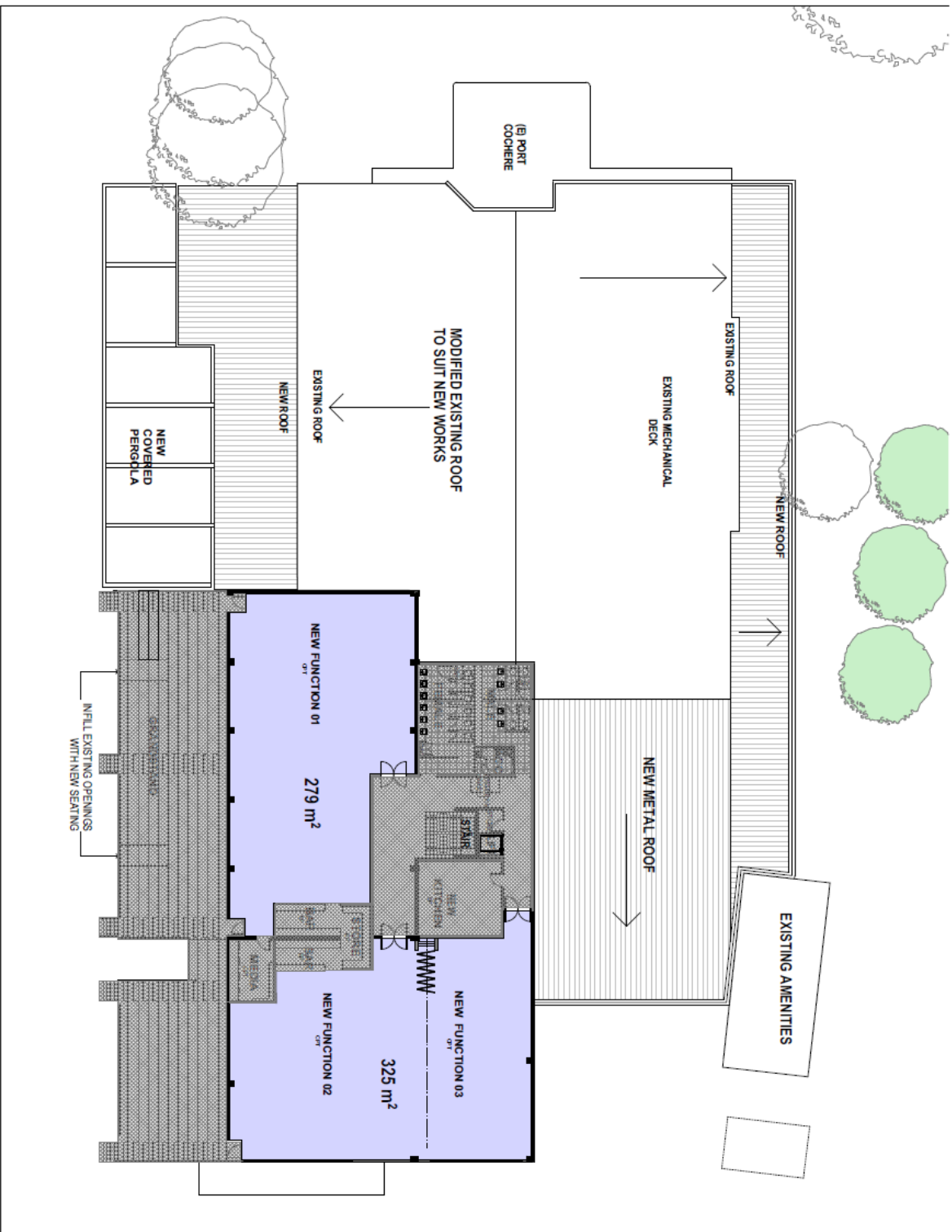
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 ROUTE 11 MAREEBA, QLD, 4800  
 TITLE: GROUND FLOOR GFA

DRAWING NUMBER: 1000/173/02  
 DATE: 15/01/2023  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:1  
 SHEET: A.1  
 TOTAL SHEETS: 1

PRELIMINARY  
 DA ISSUE

DRAWING SCALE: AS SHOWN  
 CONSULTANTS:

CAD: P:\14529 - Mareeba Leagues Club (M.J.R)\EJE Documents\Working Files\ArchCAD Files\14529-Mareeba Leagues Club\_DA.dwg



<p>DATE: 27/12/2023          TIME: 1:50 PM          USER: JML          PROJECT: ZMLC0102</p>		<p>PROJECT: PROPOSED RASA JIGGS TO MARLBOROUGH LEAGUES CLUB          OWNER: MARLBOROUGH LEAGUES CLUB          TITLE: LEVEL 1 GFA</p>		<p>ORGANISATION: PAYNTERS          CONTACT: 0438 920 000</p>		<p>ORGANISATION: EJE architecture          CONTACT: 0438 920 000</p>		<p>ORGANISATION: MAREEBA LEAGUES CLUB          CONTACT: 0438 920 000</p>		<p>ORGANISATION: PRELIMINARY DA ISSUE          CONTACT: 0438 920 000</p>	
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CAD Filename & Path: P:\14329 - Mareeba Leagues Club (M.R)/EJE Documents Working Files/ArchCAD Files/14329-Mareeba Leagues Club\_DA.dwg