

DEVELOPMENT APPLICATION SEEKING A  
DEVELOPMENT PERMIT FOR:

## Material Change of Use – Club Redevelopment and Extensions

on behalf of  
Mareeba Leagues Club

at  
DOYLE STREET, MAREEBA

on  
LOT 13 ON CP861033



*Brazier Motti have prepared this report for the sole purposes of Mareeba Leagues Club for the specific purpose of a development application seeking a Development Permit for Material Change of Use – Club Redevelopment and Extensions at Doyle Street, Mareeba.*

*In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.*

*Signed on behalf of Brazier Motti Pty Ltd*

A handwritten signature in black ink, appearing to read 'Anne Zareh', written over a horizontal line.

**ANNE ZAREH**

Senior Town Planner

**Brazier Motti**



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## APPENDICES

Appendix A:	DA form 1 - Development Application Details and Landowner's Consent
Appendix B:	Certificate of Title and Smart Map
Appendix C:	Redevelopment concept plans prepared by EJE Architecture
Appendix D:	Traffic Engineering Review prepared by TTM



## 1.0 INTRODUCTION

This town planning report has been prepared on behalf of Mareeba Leagues Club ('the Applicant') in support of a development application seeking a Development Permit for Material Change of Use – Club Redevelopment and Extensions.

The development application is made in accordance with section 51 of the *Planning Act 2016* and contains the mandatory supporting information specified in the applicable development application form, included in **Appendix A**.

The subject site is located within the Mareeba Shire Council local government area and the applicable planning scheme for use by the Assessment Manager is the Mareeba Shire Council Planning Scheme 2016 ("the Planning Scheme").

In accordance with the Planning Scheme, the application is subject to code assessment and therefore public notification is not required.

To assist in Council's determination of this development application, this planning report covers the following matters:

- Section 2:- A site description including the site characteristics and its immediate surrounds.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- A review of the planning framework.
- Section 6:- An assessment of the proposal against the Mareeba Shire Council Planning Scheme, 2016.
- Section 7:- Conclusion and recommendation.



## 2.0 THE SITE

The subject site is located at Doyle Street, Mareeba and is formally described as Lot 13 on CP861033. It is 9498m<sup>2</sup> improved by the existing Mareeba Leagues Club.

Figure 1 below shows an aerial of the site and its immediate surrounds. The Certificate of Title confirming ownership of the subject site by Mareeba Shire Council is included in **Appendix B**.

Figure 1: Aerial image of the Subject Land



Source: Queensland Globe

A copy of the Smart Map is also included in **Appendix B** showing the cadastre of the site. It has frontage to Doyle Street and Riordan Street and access is afforded to the site by two concrete crossovers off Doyle and Riordan Streets. There are two additional accesses that provide access to the club's loading and refuse areas.

The site is included within the Recreation and Open Space zone for the purposes of the Mareeba Shire Planning Scheme (refer *Figure 2* below). Surrounding zoning is predominantly Medium Density Residential, Community Facilities and Recreation and Open Space.

Figure 2: Extract of the zone map



Source: Mareeba Shire Council Planning Scheme, 2016



### 3.0 THE PROPOSAL

This report details an application seeking a Development Permit for Material Change of Use to redevelop and expand the existing Mareeba Leagues Club on the subject site. The existing club contains a GFA of 842m<sup>2</sup> and the existing layout is shown in *Figures 3 and 5* below.

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 staged approach is shown on the staging plan in **Appendix C**.

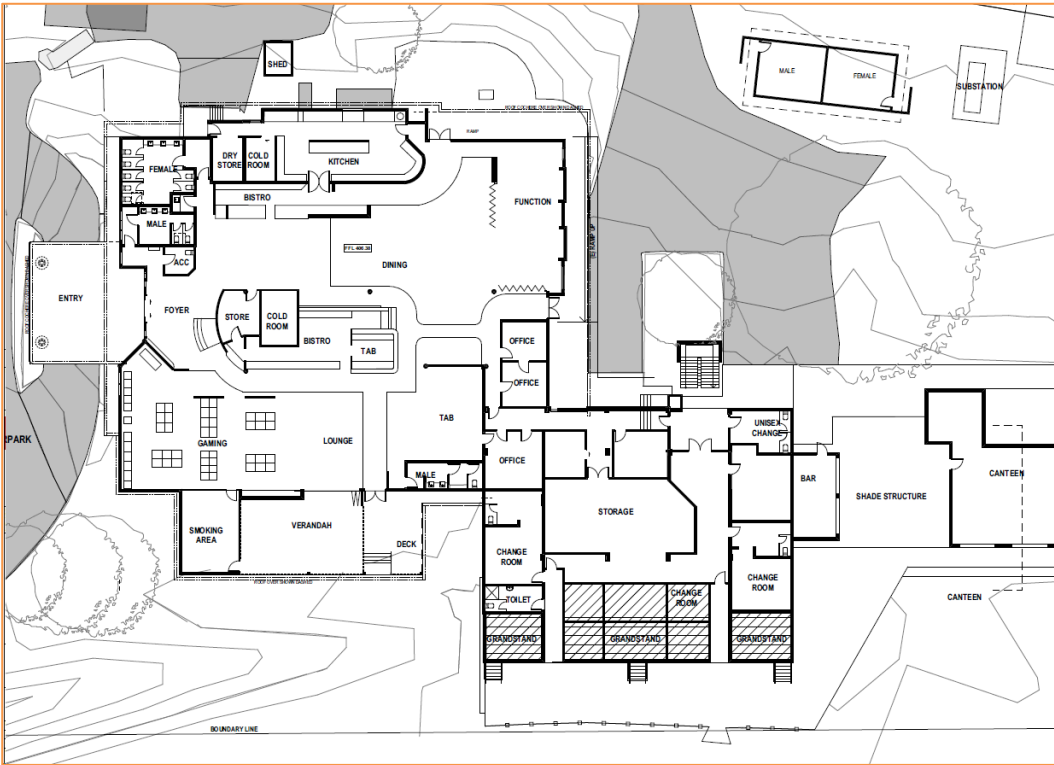
The elevations shown in *Figures 7 and 8* demonstrate a conceptual view of the proposed visual appearance. It clearly shows the building extensions in context of the existing building. The redevelopment will allow the inclusion of contemporary building design elements.

### 3.1 DEFINITION OF PROPOSED USE

In accordance with Schedule 1.1 of the Planning Scheme, the proposed development is defined as follows:

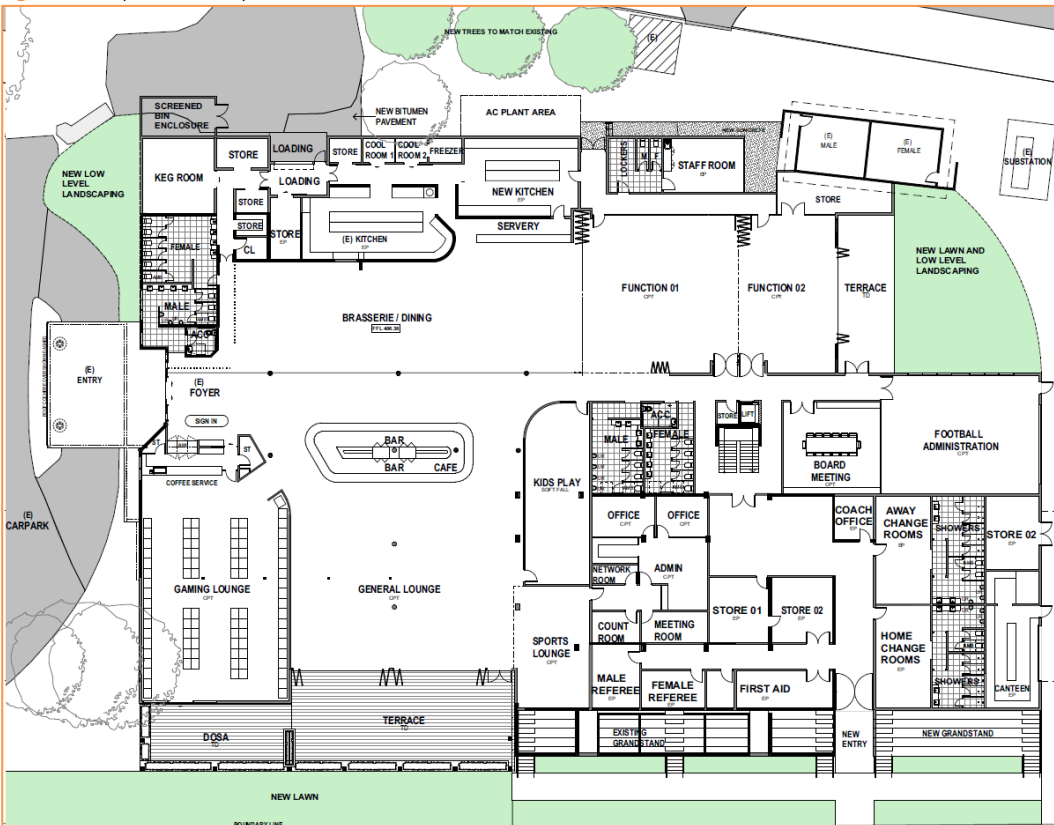
**Club:** Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment. The use may include the ancillary preparation and service of food and drink. Examples include club house, guide and scout clubs, surf lifesaving club, RSL, bowls club.

Figure 3: Existing floor plan



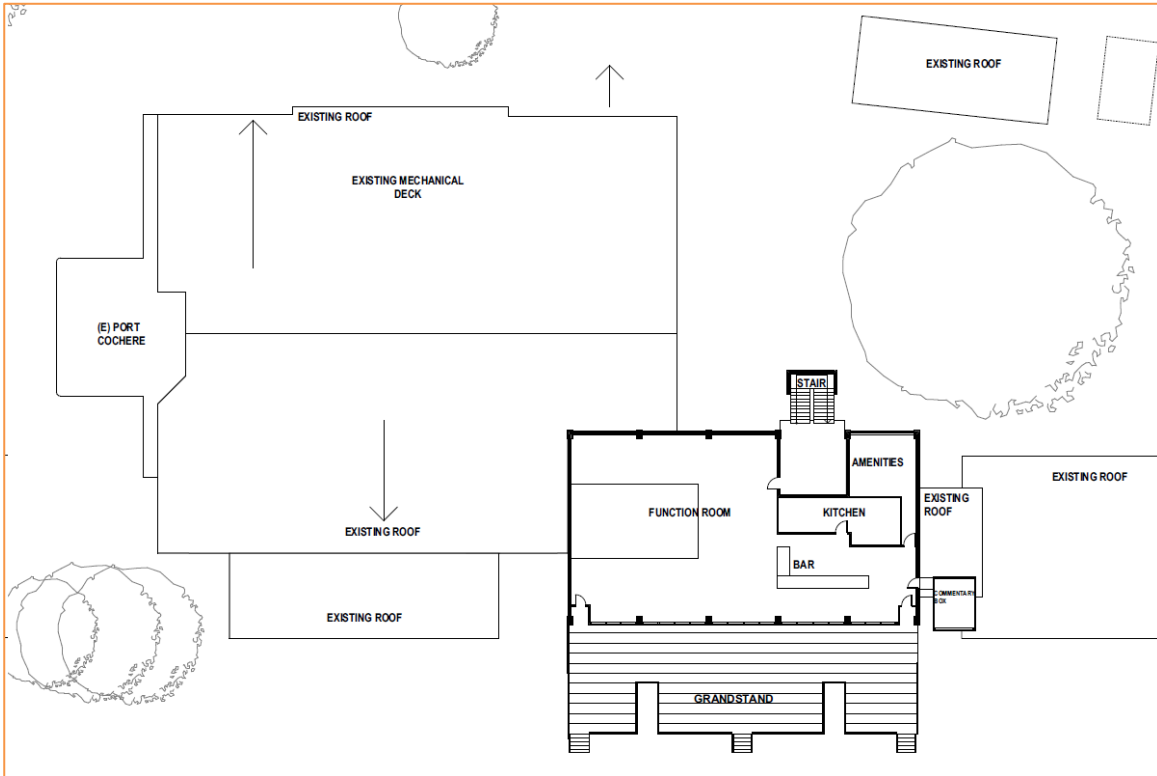
Source: EJE Architecture

Figure 4: Proposed Floor plan



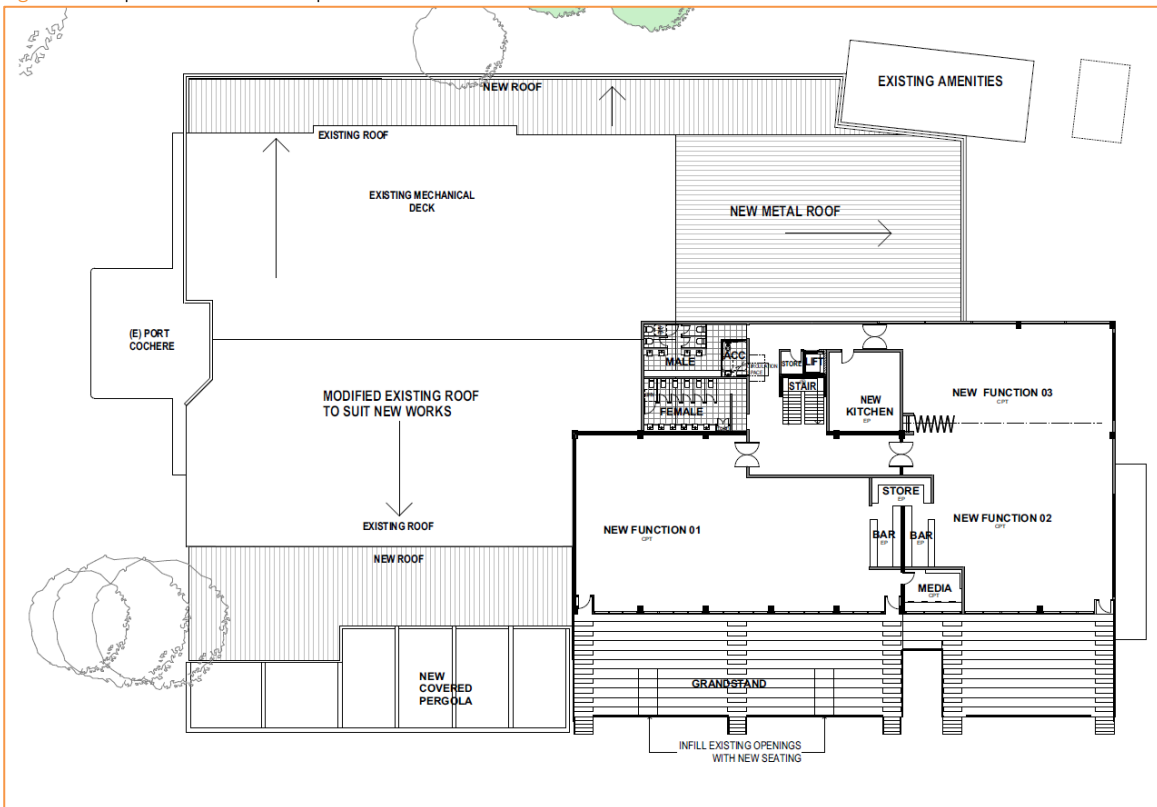
Source: EJE Architecture

Figure 5: Existing Level 1 Floor plan



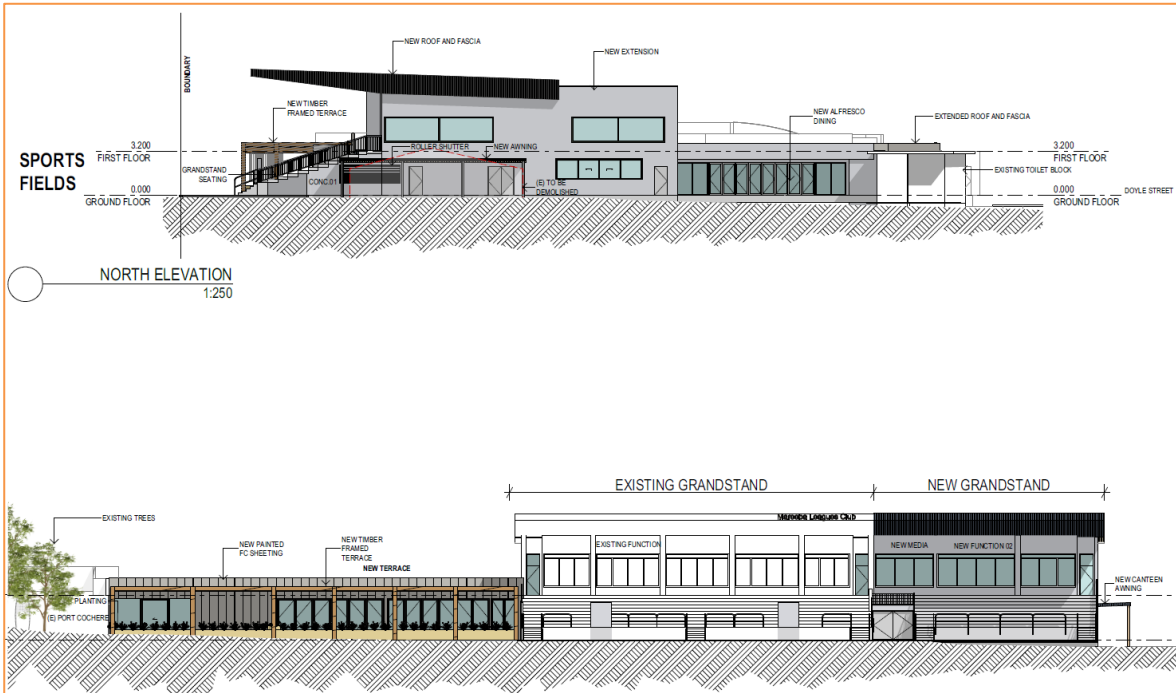
Source: EJE Architecture

Figure 6: Proposed Level 1 Floor plan



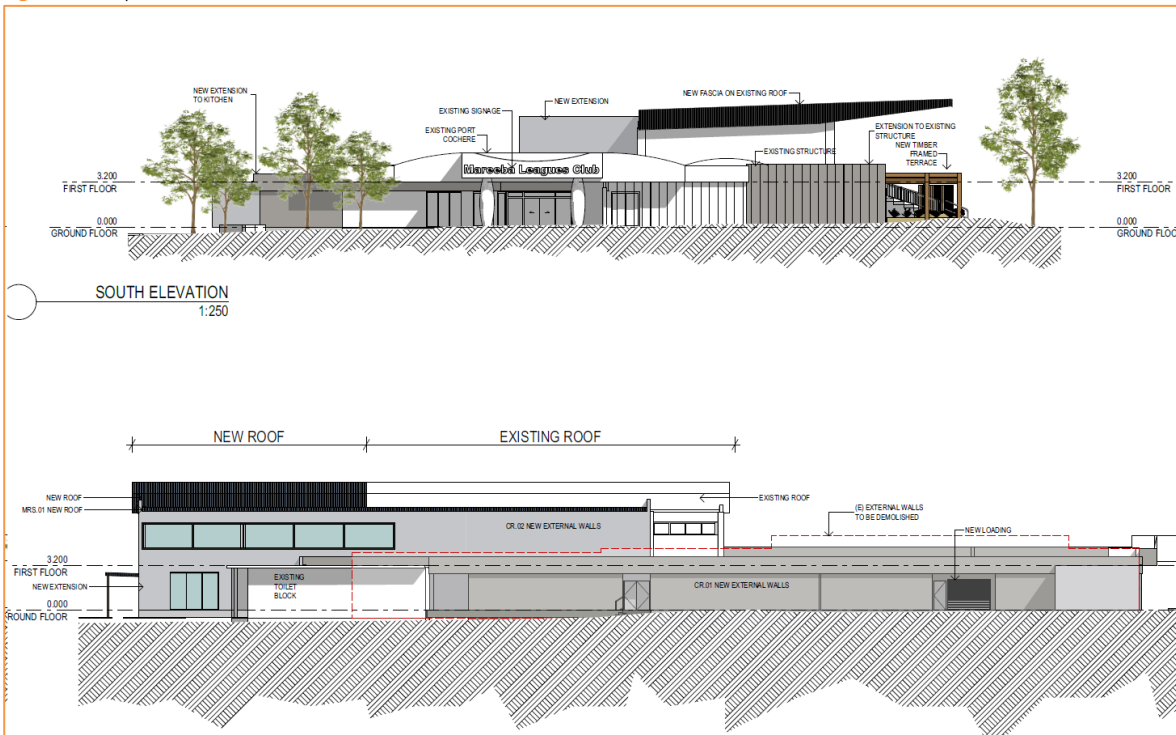
Source: EJE Architecture

Figure 7: Proposed North and East Elevations



Source: EJE Architecture

Figure 8: Proposed South and West Elevations



Source: EJE Architecture



#### Water, Sewer & Stormwater

The subject site is currently connected to Council's reticulated water and sewer infrastructure. It is not anticipated any new connections or upgrades will be required to service the proposed development. Stormwater will discharge as per status quo.

#### Traffic, Access and Carparking

The site is and will continue to be serviced via the four existing access points off Doyle Street and Riordan Street.

With regards to servicing, the current service vehicle arrangements will remain as per the existing situation with access achieved via the central driveway crossover on Doyle Street. The service vehicle area can accommodate vehicles up to the size of an 8.8m long medium rigid vehicle (MRV), allowing vehicles to enter and exit in a forward gear. Overall, the existing servicing and refuse collection arrangements will be retained and continue to operate satisfactorily due to the proposed expansion, particularly given that there will be no change to the size of service vehicles.

The existing parking supply of 82 spaces inclusive of 2 PWD spaces and 6 informal staff car parking spaces complies/exceeds with Council's requirements. Therefore, no additional car parking spaces are required or proposed as part of this expansion.

#### Landscaping

Existing landscaping will be retained and additional landscaping is proposed to improve amenity.

## 4.0 RELEVANT LEGISLATION

### 4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

### 4.2 THE PLANNING ACT 2016

The *Planning Act 2016* provides the framework for coordinating local, regional, and state planning. Given the nature of the development, the application requires assessment against this legislation.

### 4.3 STATE ASSESSMENT AND REFERRALS

The Development Assessment Rules incorporates a referral process, established through the *Planning Regulation 2017*, enabling relevant State agencies to have input in the assessment process.

Consideration of the proposed development against Schedule 10 of the *Planning Regulation 2017* determined that the proposal does not trigger referral to the State Assessment and Referral Agency.

### 4.4 STATE PLANNING POLICY

In accordance with section 2.1 – State planning policy of the Planning Scheme, the Planning Minister is satisfied that the State Planning Policy (SPP) July 2017 is appropriately integrated into the Mareeba Shire Council Planning Scheme in full. Hence, for the purposes of this development, we consider that separate assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the Planning Scheme.

### 4.5 FAR NORTH QUEENSLAND REGIONAL PLAN

In accordance with section 2.2 – Regional plan of the Planning Scheme, the Planning Minister has identified that the Far North Queensland Regional Plan is appropriately integrated into the Mareeba Shire Council Planning Scheme in full. The subject site is identified in the urban footprint and the proposed development is consistent with the outcomes of the Regional Plan.

### 4.6 ASSESSMENT MANAGER AND PLANNING SCHEME

Mareeba Shire Council is nominated as the Assessment Manager for the application. The applicable planning scheme is the *Mareeba Shire Council Planning Scheme 2016*.

### 4.7 PUBLIC NOTIFICATION

Under the provisions of the *Planning Act 2016*, the proposed development at this location is not subject to Public Notification.



## 5.0 THE PLANNING FRAMEWORK

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable outcomes.

However, it should be noted that the Planning Scheme is performance based. That means that the acceptable solutions are to be read as offering one way of achieving compliance with a code but do not prohibit alternate solutions where the performance outcomes can be shown to be met.

Land identified within the Planning Scheme is categorised by a number of zones and precincts to guide development across the region. The Planning Scheme further identifies a range of overlays that may impact the land, these are governed by assessment benchmarks embedded within zone and development codes.

### 5.1 LAND DESIGNATION

In accordance with the Planning Scheme, the site is included within the Recreation and open space zone and is identified as affected by the following overlays:

- Airport Environs Overlay.

### 5.2 LEVEL OF ASSESSMENT, ASSESSMENT BENCHMARKS AND APPLICABLE CODES

Table 5.5.8 of the Planning Scheme identifies the proposed club extensions as code assessable development for the purposes of this development application.

The assessment table identifies that an application requires assessment against the following codes:

- Recreation and open space zone code;
- Community activities code;
- Landscaping code;
- Parking and access code; and
- Works, services and infrastructure code.

## 6.0 MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

A complete assessment of the proposed development against the Planning Scheme is discussed below.

### 6.1 ZONE CODE PROVISIONS

#### 6.1.1 Recreation and Open Space Zone Code

The proposed development is nominated for assessment against the Open space and recreation zone code.

*The purpose of the Recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities.*

*It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation of natural values.*

*Areas such as parks, playing fields and playgrounds are generally accessible to the public. However, access may be limited in certain areas and at certain times.*

*Where required to meet community needs, development may include structures such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, swimming pools, tennis courts and other infrastructure to support recreational or sporting activities.*

Mareeba Shire Council's purpose of the Recreation and open space zone code is to ensure that:

- a) *suitable areas of open space are available for the wide range of recreational activities pursued and enjoyed by the residents of the shire;*
- b) *appropriate open space linkages are provided and maintained; and*
- c) *the natural, environmental, scenic and recreational values of open space are protected and enhanced where possible.*

The purpose of the code will be achieved through the following overall outcomes:

- a) *Areas are provided for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts;*
- b) *Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure;*
- c) *Opportunities for sporting clubs using playing fields to establish club facilities are facilitated;*
- d) *Open space is accessible to the general public for a range of outdoor sport and recreation activities;*
- e) *A range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors;*

- f) *Development is supported by necessary transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling;*
- g) *Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary;*
- h) *Where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on ecological values are avoided or minimised;*
- i) *Sport and recreation areas are planned and designed to enhance community livability and scenic amenity; and*
- j) *The use of sport and recreation areas does not affect the amenity of adjacent areas.*

### Response

The proposed development is consistent with the purpose and overall outcomes of the zone code, specifically noting that the proposal provides an improved club to service the local community and it does not unreasonably detract from the surrounding residential amenity of the area. The provision is specifically made for uses including a Clubhouse within the zone.

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	<p><b>Alternate Outcome</b> The existing club has a maximum building height of 5.2m whilst the proposed extensions have a maximum height of 4.8m. The grandstand has a maximum height of 9.4m, however it matches an existing situation and is therefore considered acceptable. It is not anticipated that there are any amenity impacts. The site adjoins existing playing fields and road reserve. Further, refer to shadow diagrams in <b>Appendix C</b>.</p>
<p><b>PO2</b> Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) opportunities for casual surveillance of adjoining public spaces;</li> <li>(e) air circulation and access to natural breezes;</li> </ul>	<p><b>AO2.1</b> Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> <li>(a) 10 metres from a State-controlled road frontage;</li> <li>(b) 6 metres from any other road frontage; and</li> <li>(c) 3 metres from side and rear boundaries.</li> </ul> <p><b>AO2.2</b> Car parking and set down areas are set back:</p>	<p><b>Complies</b> The proposal is for the redevelopment of an existing club and proposed extensions are well setback from all boundaries. The site is not located adjacent to a State controlled road. The car parking area will remain unchanged.</p>

Performance Outcomes	Acceptable Outcomes	Response
(f) appearance of building bulk; and (g) relationship with road corridors.	(a) 3 metres from the road frontage; and (b) 2 metres from side and rear boundaries.	
<b>PO3</b> Buildings and structures occupy the site in a manner that: (a) makes efficient use of land for recreation purposes; (b) appropriately balances built and natural features.	<b>AO3</b> No acceptable outcome is provided	<b>Complies</b> Refer to above comments.
<b>PO4</b> Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale.	<b>AO4</b> No acceptable outcome is provided.	<b>Complies</b> The redevelopment of the club envisages to improve the building façade by incorporating contemporary architectural features. The elevation plans and renders show external features including building materials. Refer to <b>Appendix C</b> .
<b>PO5</b> Development complements and integrates with the established built character of the immediate surrounds, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	<b>AO5</b> No acceptable outcome is provided.	<b>Complies</b> The proposal is merely an extension of the existing club. The existing building will be retained, and extensions will not adversely impact on the surrounding amenity. The extensions are of a contemporary design that integrates well into the existing setting.
<b>PO6</b> Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>AO6</b> No acceptable outcome is provided.	<b>Complies</b> The proposed redevelopment is located in an area anticipated for a club use. It seeks to improve an existing use that is well known and understood by the community. It is not anticipated that the redevelopment would result in any additional impacts. As per the TTM report, the proposed expansion results in an increase in GFA of 986m <sup>2</sup> . Based on the adoption of a traffic generation rate of 5vph per 100m <sup>2</sup> GFA, the proposed expansion will generate in order

Performance Outcomes	Acceptable Outcomes	Response
		of 50vph in the weekday PM peak-hour. It is expected that the impact on the operational performance of nearby intersections will be negligible. Lighting will continue to comply with the AS provisions. With respect to the other aspects, it is noted that the application is for an extension to the existing club and no further impact assessment is required.
<p><b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>As per above</b> The proposal is for a club extension in an area anticipated for the use. The site is free from any environmental constraints.</p>

## 6.2 DEVELOPMENT CODES

### 6.2.1 Community Activities Code

The proposal is nominated for assessment against the Community Activities code.

*The purpose of the Community activities code is to ensure Community activities that are appropriately designed and located to:*

- (a) be conveniently accessible to the communities they serve; and*
- (b) not detrimentally impact on local amenity.*

*The purpose of the code will be achieved through the following overall outcomes:*

- (a) Community activities do not have an adverse impact on the amenity of the surrounding area;*
- (b) Community activities establish in appropriate locations that are highly accessible;*
- (c) Community activities are located with other community activities when the opportunity to achieve practical co-location of facilities exists;*
- (d) Community activities are designed to be accessible, functional and safe;*
- (e) Community activities are compatible and integrated with surrounding land uses; and*
- (f) Community activities enhance community identity and character.*

### Response

The proposed development is consistent with the purpose and overall outcomes of the community activities code, specifically noting that the proposal provides an improved clubhouse to service the local community and it does not unreasonably detract from the surrounding residential amenity of the area.

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO1</b> Community activities are appropriately located and designed to avoid adverse impacts on sensitive uses related to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) lighting; and</li> <li>(c) overlooking.</li> </ul>	<p><b>AO1</b> Along any common boundary with a sensitive land use, development incorporates:</p> <ul style="list-style-type: none"> <li>(a) a 1.8 metre high solid screen fence;</li> <li>(b) screening to windows which:               <ul style="list-style-type: none"> <li>(i) face the boundary;</li> <li>(ii) have a sill height less than 1.5 metres; and</li> <li>(iii) are not wholly screened by the boundary fence.</li> </ul> </li> </ul>	<p><b>Not applicable.</b> Fencing is not proposed as part of this application. The proposal is merely to redevelop and extend the existing club in a location anticipated for the use. Additional landscaping will be provided where practicable.</p>
<p><b>AO4</b> Development is compatible with the amenity of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the location and type of vehicular access and parking;</li> <li>(b) hours of operation;</li> <li>(c) waste storage and collection;</li> <li>(d) advertising devices and signage;</li> <li>(e) visual amenity;</li> <li>(f) privacy; and</li> <li>(g) noise, odour and dust emissions.</li> </ul>	<p><b>AO4</b> No acceptable outcome is provided.</p>	<p><b>Complies</b> The site is well known and understood by the community and adjoins similar zoned land. The proposed extension is consistent with the existing use on site and that of the surrounding area. The location of access and parking areas will remain unchanged.</p>
<p><b>PO5</b> Community activities are highly accessible to the community they serve and are located to encourage multi-purpose trips.</p>	<p><b>AO5.1</b> Community activities are not located in a cul-de-sac.</p> <p><b>AO5.2</b> Development is located:</p> <ul style="list-style-type: none"> <li>(a) within 800 metres walking distance of the Centre zone; or</li> <li>(b) within 400 metres walking distance of a public transport stop; or</li> <li>(c) provided with a connection to the pedestrian and cycle network.</li> </ul>	<p><b>Complies</b> The subject site is an existing site that has been used for Club purposes for many years. The site is not located in a cul-de-sac and accessible via two road frontages.</p>
<p><b>PO6</b> Community activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:</p> <ul style="list-style-type: none"> <li>(e) air conditioning;</li> <li>(f) refrigeration plant;</li> <li>(g) mechanical plant; and</li> <li>(h) refuse bin storage areas.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p><b>Complies</b> Refer to concept design plans. All plant equipment will be well screened by existing and proposed landscaping. A screened bin closure will be provided at the south-western end of the building.</p>

### 6.2.2 Landscaping Code

The proposal is nominated for assessment against the Landscaping code.

*The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:*

- (a) complements the scale and appearance of the development;*
- (b) protects and enhances the amenity and environmental values of the site;*
- (c) complements and enhances the streetscape and local landscape character; and*
- (d) ensures effective buffering of incompatible land uses to protect local amenity.*

#### Response

Existing landscaping will be retained where possible and the concept plans in **Appendix C** show the proposed landscaping intent. Hence, landscaping areas will be improved where practicable. The detailed design can be formalised by way of future OPW application. A condition of approval is expected to allow compliance.

The proposed development is consistent with the purpose and overall outcomes of the Landscaping code and a detailed assessment is not warranted.

### 6.2.3 Parking and Access Code

The proposal is nominated for assessment against the Parking and Access code.

*The purpose of the Parking and access code is to ensure:*

- (a) parking areas are appropriately designed, constructed and maintained;*
- (b) the efficient functioning of the development and the local road network; and*
- (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.*

#### Response

##### Access

The site is and will continue to be serviced via the four existing access points off Doyle Street and Riordan Street. As per the TTM traffic engineering review (**Appendix D**), the following accesses service the site:-

- Riordan Access – 5.9m wide Type A driveway crossover provides access to the existing car parking area.
- Doyle Street – 5.3m wide modified Type A driveway crossover provides access to the informal car parking spaces.
- Doyle Street – 3.3m wide Type A driveway crossover provides access to the informal loading area.
- Doyle Street – 5.8m wide driveway crossover without splays provides access to the refuse area/loading area.

##### Servicing

With regards to servicing, the current service vehicle arrangements will remain as per the existing situation with access achieved via the central driveway crossover on Doyle Street. The service vehicle area can accommodate vehicles up to the size of an 8.8m long medium rigid vehicle (MRV), allowing vehicles to enter and exit in a forward gear. Whilst the expansion of the club might result in a slight increase in the frequency of deliveries, it is expected that this can be adequately managed to ensure the safe and efficient operation of the service vehicle area. The refuse collection arrangements will remain as per the existing situation, that being the bins are serviced from Doyle Street.

Overall, the existing servicing and refuse collection arrangements will be retained and continue to operate satisfactorily due to the proposed expansion, particularly given that there will be no change to the size of service vehicles.

#### Car parking

Council's current car parking requirement for the proposed extension is 73 spaces based on a ratio of one space per 25m<sup>2</sup> of GFA. The existing parking supply of 82 spaces inclusive of 2 PWD spaces and 6 informal staff car parking spaces complies/exceeds with Council's requirements. Therefore, no additional car parking spaces are required or proposed as part of this expansion.

#### Traffic

As determined by TTM, for clubs located at regional locations, a traffic generation rate of 5vph per 100m<sup>2</sup> GFA should be adopted. The proposed expansion results in an increase in GFA of 986m<sup>2</sup>. Based on the adoption of a traffic generation rate of 5vph per 100m<sup>2</sup> GFA, the proposed expansion will generate in order of 50vph in the weekday PM peak-hour. Once this increase in traffic generation is split in terms of arrivals/departures and route assignment (especially given the form of the adjacent road network), it is expected that the impact on the operational performance of nearby intersections will be negligible. On this basis, it is not considered necessary to prepare a detailed Traffic Impact Assessment (TIA).

All above aspect have been addressed in detail in the TTM report, refer to **Appendix D**. A detailed assessment against this code is not warranted.

#### 6.2.4 Works, services and infrastructure code

The proposal is nominated for assessment against the works, services and infrastructure code.

*The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.*

#### Response

The subject site is connected to Council's reticulated water, sewer and stormwater infrastructure. It is also serviced by an existing overhead electricity supply. No significant earthworks are proposed as part of this application.

The proposed development is consistent with the purpose and overall outcomes of the works, services and infrastructure code.

### 6.3 OVERLAY CODES

#### 6.3.1 Airport Environs Code

*The purpose of the Airport environs overlay code is to protect the current and ongoing operations of established airports, aerodromes and aviation infrastructure in Mareeba Shire.*

#### Response

The subject site is identified on the Bird and Bat Strike Zones and Light Intensity – Mareeba overlay (13km).

The development is considered consistent with the overall outcomes, performance outcomes and acceptable outcomes of the code. The redevelopment does not generate gaseous plumes, smoke, dust or ash. A detailed assessment against the code is not warranted.



## 7.0 CONCLUSION

This proposal details a development application being made to Mareeba Shire Council seeking a Development Permit for Material Change of Use to redevelop the existing Mareeba Leagues Club at Doyle Street, Mareeba.

The Planning Scheme identifies a Club as being consistent with the intent of the zone and proposed extensions are not expected to have any adverse impacts on the surrounding amenity.

In particular, the proposed development can be supported at this location, in this circumstance, given:

- The proposal is merely the redevelopment of the existing clubhouse;
- The redevelopment remains consistent with that established on site;
- The proposal is small in scale and intensity and is not anticipated to cause significant environmental impact (ie noise, lighting, odour, dust);
- The development benefits the local community providing an improved service and generating economic activity;
- The development ensures cost-effective provision of existing infrastructure;
- The projected traffic volumes are not anticipated to impact on the existing road network;
- Car parking is adequate to service the proposed redevelopment and extension;
- Access, car parking and manoeuvring areas can reasonably be accommodated;
- The development does not adversely impact on the environmental values of waterways, groundwater resources, natural drainage paths and landscape features; and
- The proposal does not increase the exposure of risk to people and property to natural hazards.

Given the above facts and circumstances the proposal can be favourably considered and we recommend that Council **approve** the development subject to reasonable and relevant conditions.

# APPENDIX A

Development Application Form 1  
Land Owners Consent

brazier motti



## DA Form 1 – Development application details

**Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.**

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

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Mareeba Leagues Club C/- Brazier Motti
Contact name <i>(only applicable for companies)</i>	Anne Zareh
Postal address <i>(P.O. Box or street address)</i>	595 Flinders Street
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	
Contact number	07 4772 1144
Email address <i>(non-mandatory)</i>	anne.zareh@braziermotti.com.au
Mobile number <i>(non-mandatory)</i>	0416 486 309
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	43184-001-01

### 2) Owner's consent

#### 2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application  
 No – proceed to 3)

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
			Doyle Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		13	CP861033	TCC
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

**Note:** Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

#### 3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application  
 Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable):

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

Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**  
*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

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

No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

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

Material change of use     Reconfiguring a lot     Operational work     Building work

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

Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment     Impact assessment *(requires public notification)*

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

Club Extensions

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

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

**6.2) Provide details about the second development aspect**

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

Material change of use     Reconfiguring a lot     Operational work     Building work

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

Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment     Impact assessment *(requires public notification)*

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

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

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

**6.3) Additional aspects of development**

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

Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
Club	Club		1828m <sup>2</sup>

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input checked="" type="checkbox"/> No	

### Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

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

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

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

Number of parts created			

**12) Boundary realignment**

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

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?**

--

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

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

**Division 3 – Operational work**

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

**14.1) What is the nature of the operational work?**

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: _____		

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

<input type="checkbox"/> Yes – specify number of new lots: _____
<input type="checkbox"/> No

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

\$ _____
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**PART 4 – ASSESSMENT MANAGER DETAILS**

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

Mareeba Shire Council

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

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

## PART 5 – REFERRAL DETAILS

### 17) Does this development application include any aspects that have any referral requirements?

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

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

#### Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

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

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)



<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the Transport Infrastructure Act 1994:</b> <input type="checkbox"/> Ports – Brisbane core port land ( <i>where inconsistent with the Brisbane port LUP for transport reasons</i> ) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application ( <i>if applicable</i> ).		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i></li> <li>• <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i></li> </ul>
<i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements	
<b>Environmentally relevant activities</b>	
23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> under section 115 of the <i>Environmental Protection Act 1994</i> ?	
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>	
Proposed ERA number:	Proposed ERA threshold:
Proposed ERA name:	
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.	
<b>Hazardous chemical facilities</b>	
23.2) Is this development application for a <b>hazardous chemical facility</b> ?	
<input type="checkbox"/> Yes – <i>Form 69: Notification of a facility exceeding 10% of schedule 15 threshold</i> is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>	

### **Clearing native vegetation**

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

**Note:** 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.  
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

### **Environmental offsets**

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

### **Koala habitat in SEQ Region**

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

**Note:** If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Water resources**

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

### **Waterway barrier works**

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### **Marine activities**

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### **Quarry materials from land under tidal waters**

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
 No

**Note:** Contact the Department of Environment and Science at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Referable dams**

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

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application  
 No

**Note:** See guidance materials at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) for further information.

### **Tidal work or development within a coastal management district**

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

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - A certificate of title
- No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for further information.

### **Queensland and local heritage places**

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

- Yes – details of the heritage place are provided in the table below  
 No

**Note:** See guidance materials at [www.des.qld.gov.au](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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### **Brothels**

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

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
 No

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

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

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

### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

**Note:** See guidance materials at [www.planning.dsdmip.qld.gov.au](http://www.planning.dsdmip.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

### 25) Applicant declaration

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

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

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

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

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

**PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

---

Date received:  Reference number(s):

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

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

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

I, Jennifer McCarthy, Acting Chief Executive Officer, Mareeba Shire Council

as owner of the premises identified as follows:

Lot 13 on CP861033, Situated on Corner of Doyle & Riordan Streets, Mareeba

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

Paynters Pty Ltd C/- Brazier Motti

on the premises described above for:

A Development Permit for Material Change of Use – Club (Expansion to Existing Leagues Club)



10 October 2023

# APPENDIX B

Certificate of Title and Smart Map

brazier motti





Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51326796	<b>Search Date:</b> 30/10/2023 11:55
<b>Date Title Created:</b> 12/09/2023	<b>Request No:</b> 46121343
<b>Previous Title:</b> 40080753	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 13 CROWN PLAN 861033  
Local Government: MAREEBA

#### REGISTERED OWNER

Dealing No: 722740453 12/09/2023  
MAREEBA SHIRE COUNCIL

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 40080753 (Lot 13 on CP 861033)
2. SUB LEASE No 700110016 18/07/1994 at 09:07  
MAREEBA LEAGUES CLUB INC  
OVER THE WHOLE OF THE WITHIN DESCRIBED HOLDING  
TERM: 22/11/1993 TO 20/11/2023

#### ADMINISTRATIVE ADVICES

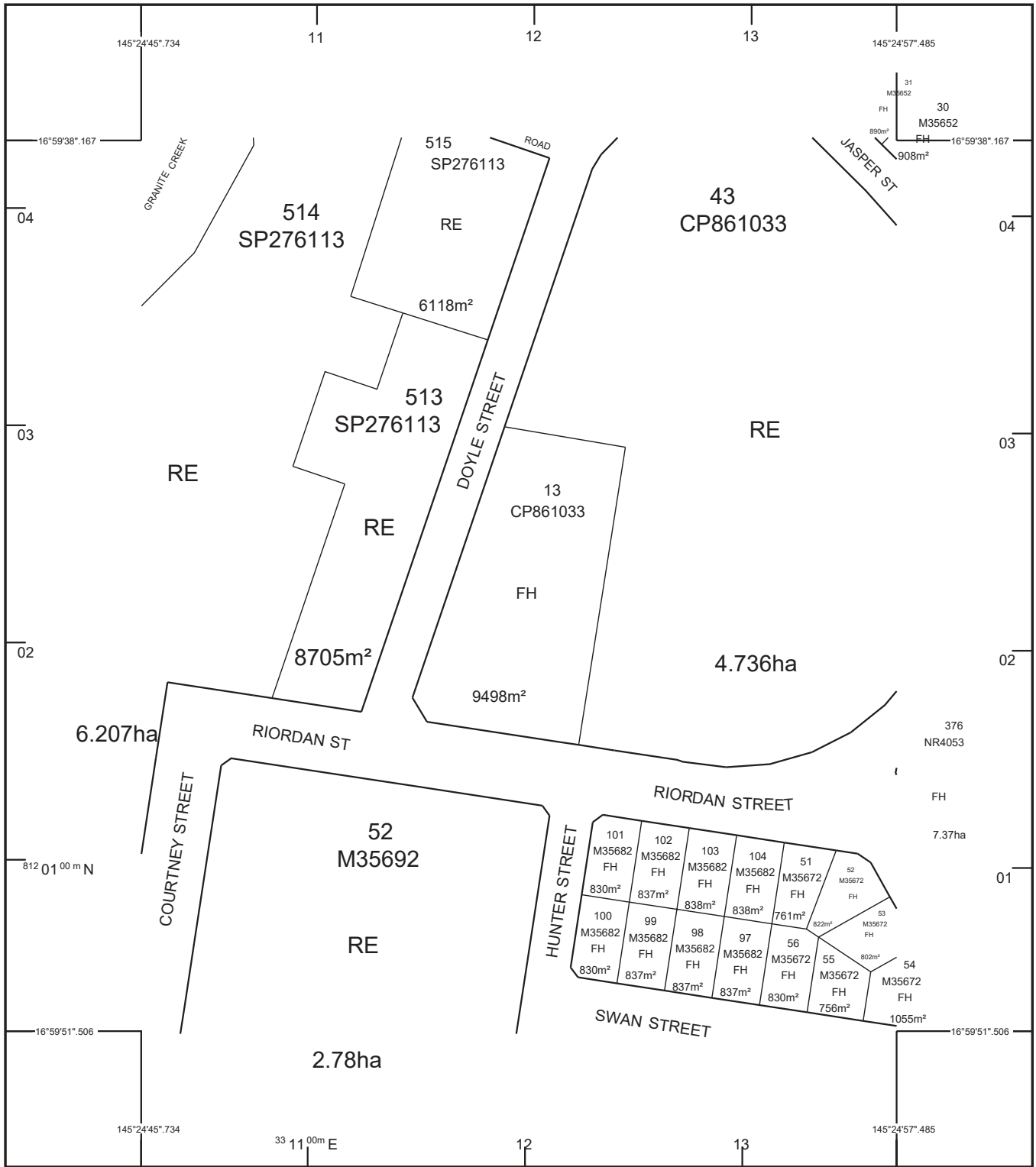
NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

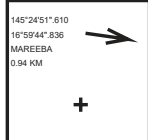
\*\* End of Current Title Search \*\*



STANDARD MAP NUMBER  
7964-22323



MAP WINDOW POSITION & NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	13/CP861033
Lot/Plan	9498m <sup>2</sup>
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	9049/5
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED 30/10/2023

DCDB 28/10/2023

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

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For further information on SmartMap products visit <https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

**SmartMap**

An External Product of SmartMap Information Services  
Based upon an extraction from the Digital Cadastral Data Base



**Queensland Government**  
(c) The State of Queensland, (Department of Resources) 2023.



# APPENDIX C

Concept Design Plans prepared by EJE Architecture

brazier motti





# 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**

## 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 A-A & B-B
A17	SHADOW DIAGRAMS
A18	3D PERSPECTIVES
A19	SCHEDULE OF MATERIALS
A20	NOTIFICATION PLAN
A21	GROUND FLOOR GFA
A22	LEVEL 1 GFA

AMT	DESCRIPTION	BY	DATE
A	PRELIMINARY DA ISSUE	FV	23/12/2022
B	DA ISSUE	CF	29/03/2023
C	PRELIMINARY DA ISSUE	CF	3/05/2023
D	PRELIMINARY DA ISSUE	CF	3/05/2023
E	PRELIMINARY DA ISSUE	CF	17/07/2023
F	PRELIMINARY DA ISSUE	CF	17/10/2023

### REVISION DETAILS

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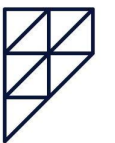
**PRELIMINARY  
DA ISSUE**

CONSULTANTS:

**EJE** architecture



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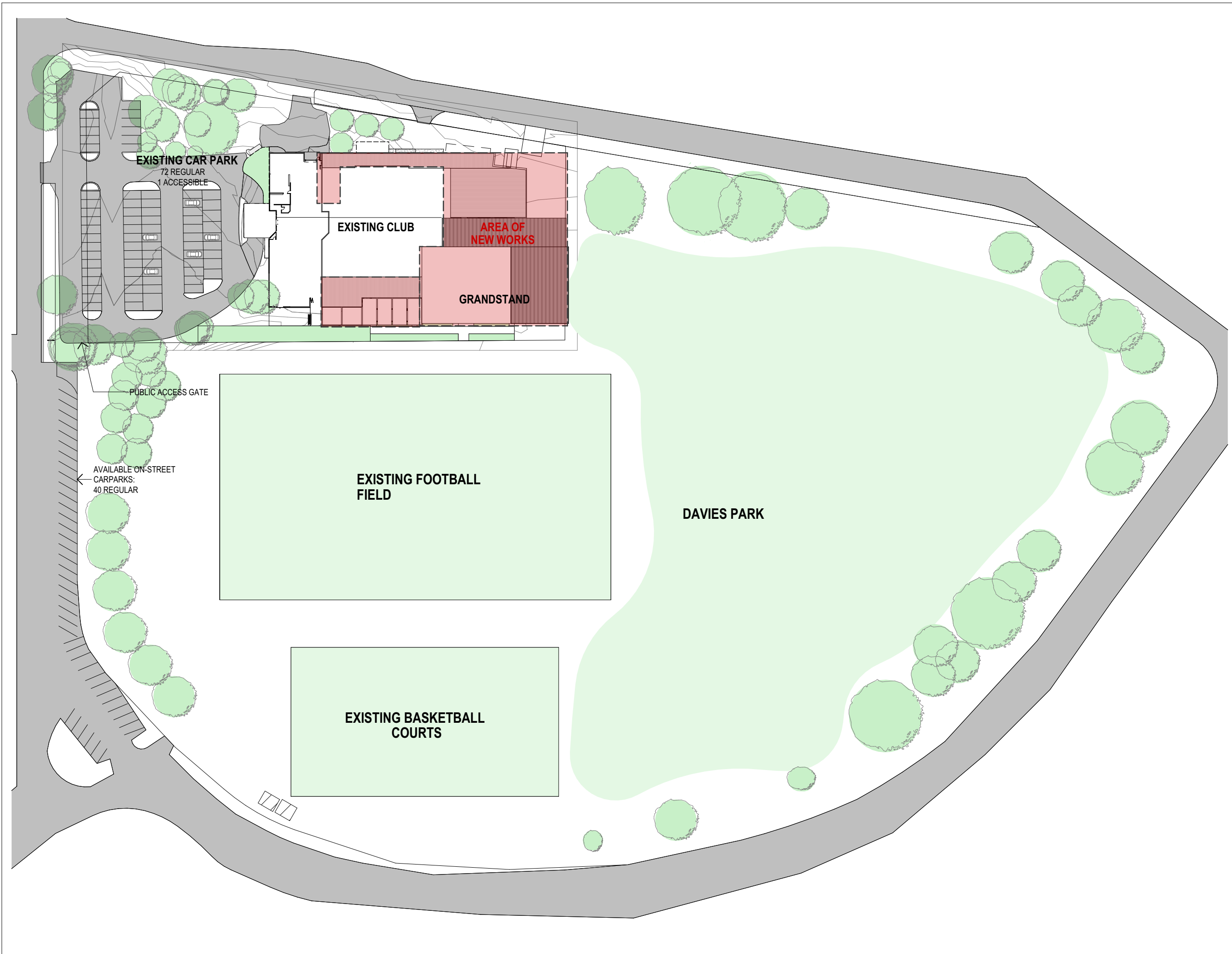
PROJECT:  
PROPOSED ALTS & ADDS TO  
MAREEBA LEAGUES CLUB  
DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
COVER SHEET

Date	17/10/2023	Drawn	CF
Scale		Checked	MR
Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No.	A00
		Revision	F

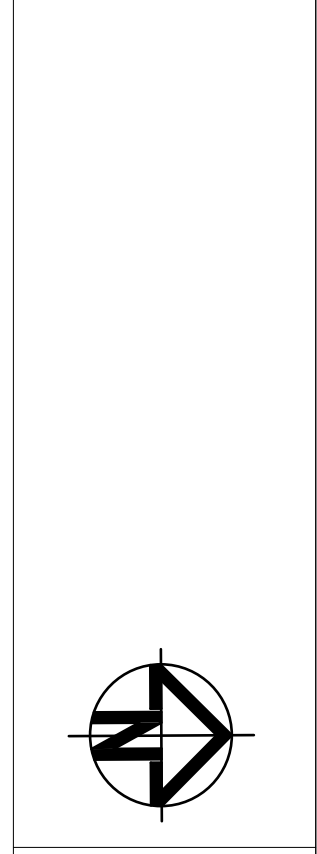
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AMT	DESCRIPTION	BY	DATE
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C	PRELIMINARY DA ISSUE	CF	11/04/2023
D	PRELIMINARY DA ISSUE	CF	13/05/2023
E	PRELIMINARY DA ISSUE	CF	17/07/2023
F	PRELIMINARY DA ISSUE	CF	17/10/2023

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ORIGINAL SHEET SIZE: A3 - 297mm x 420mm

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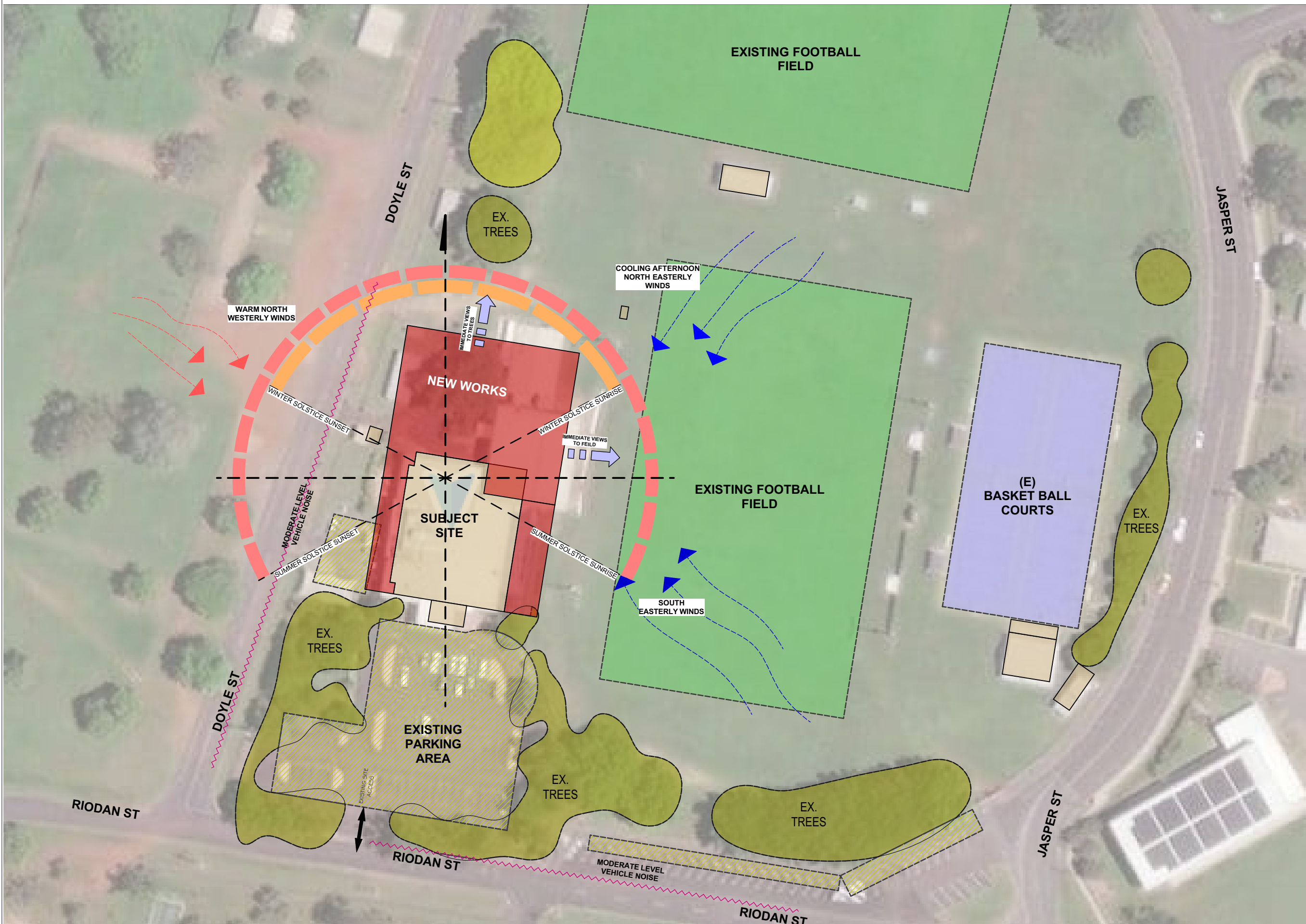


PROJECT:  
 PROPOSED ALTS & ADDS TO MAREEBA LEAGUES CLUB  
 DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
**SITE PLAN**

Date	17/10/2023	Drawn	CF
Scale	1:1000	Checked	MR
Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No	A01
		Revision	F

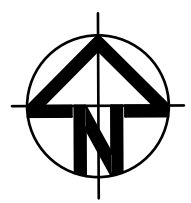
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F	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS

No.	Description



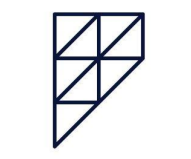
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PROJECT:  
PROPOSED ALTS & ADDS TO  
MAREEBA LEAGUES CLUB  
DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
SITE ANALYSIS PLAN

Date	17/10/2023	Drawn	CF
Scale	1:1000	Checked	MR
Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No.	A02
		Revision	F

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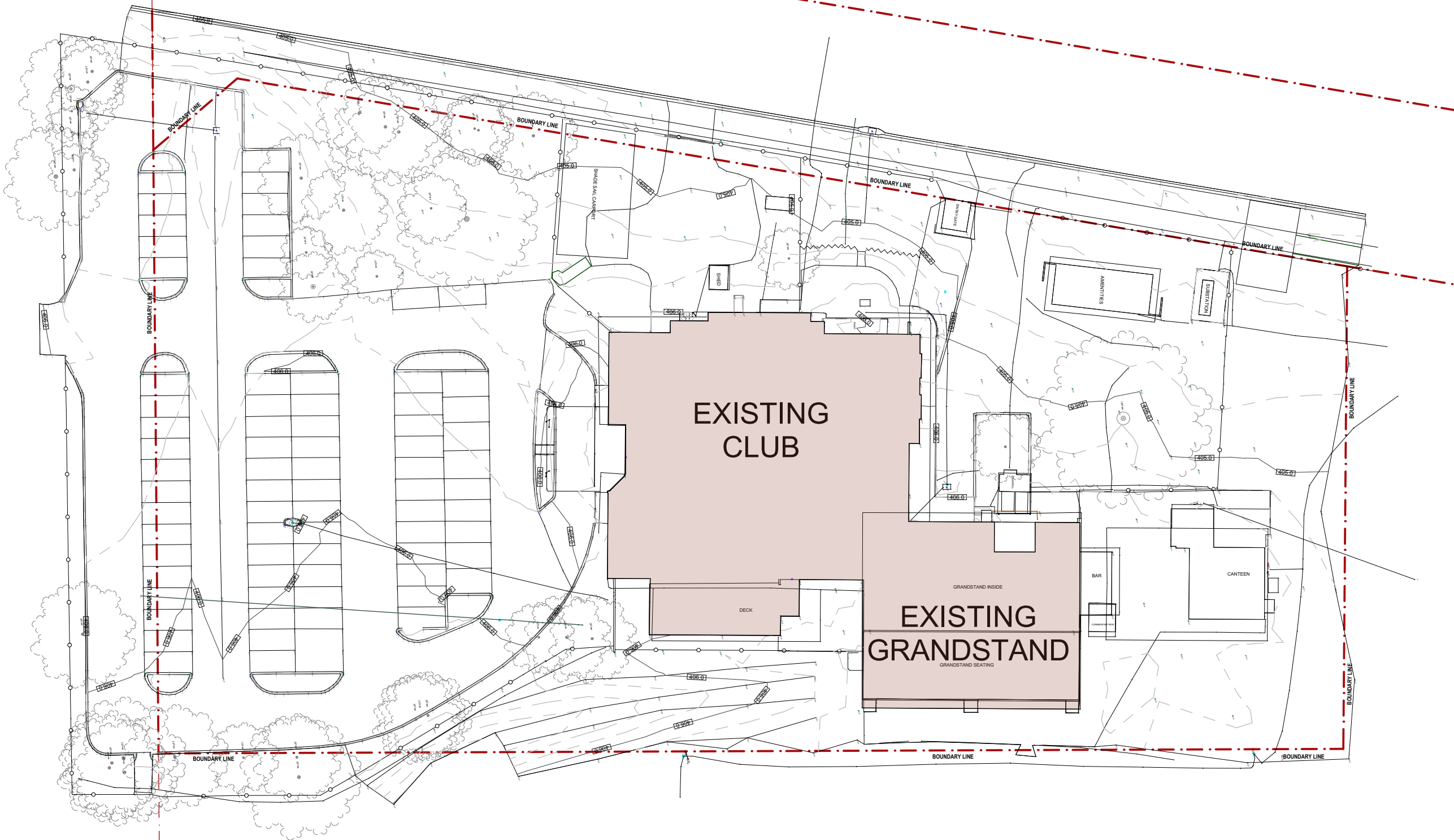
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 DOYLE ST, MAREEBA, QLD, 4880

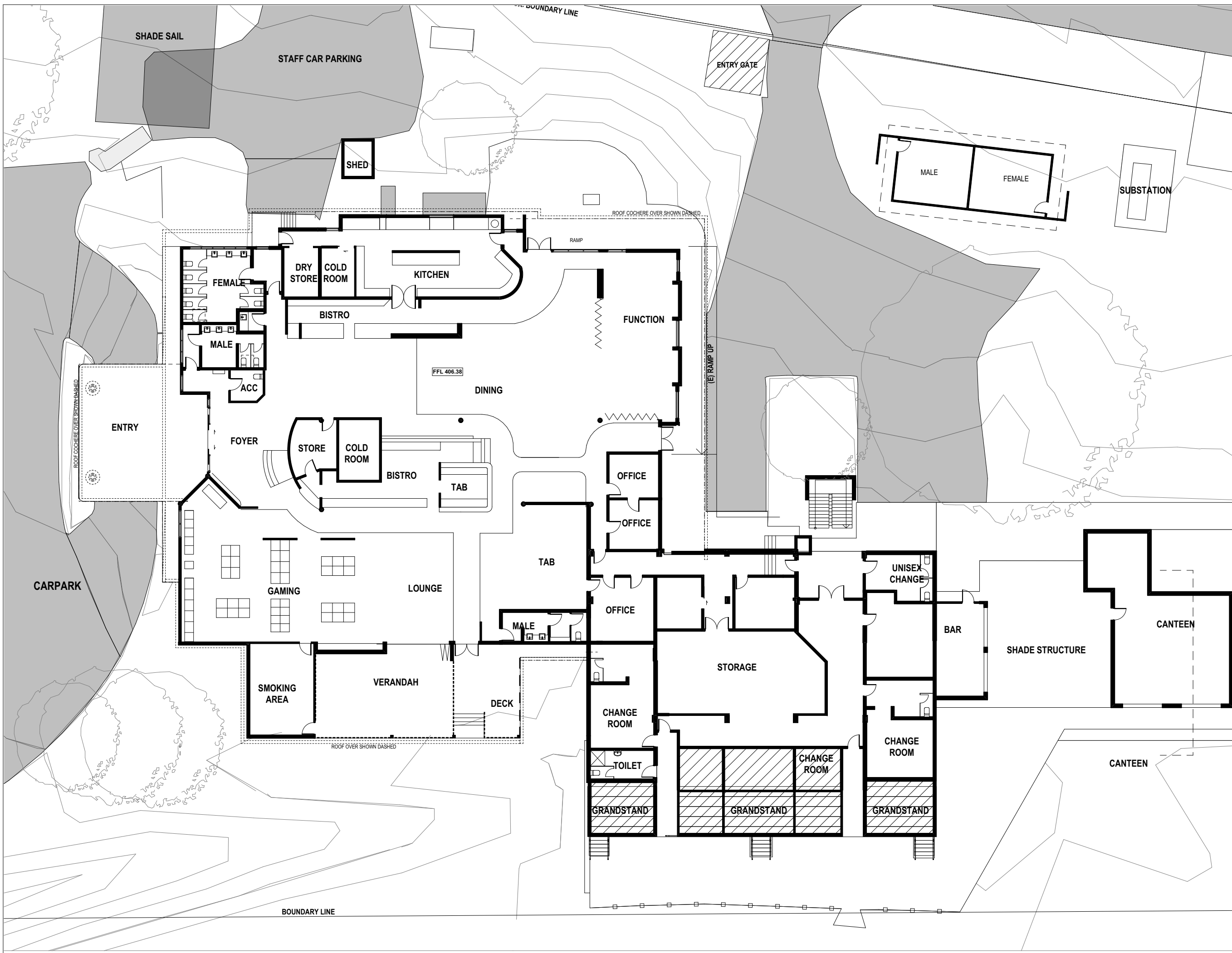
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Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No.	A03
		Revision	E



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C	PRELIMINARY DA ISSUE	CF	1/04/2023
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F	PRELIMINARY DA ISSUE	CF	17/10/2023

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**Mareeba Leagues Club**

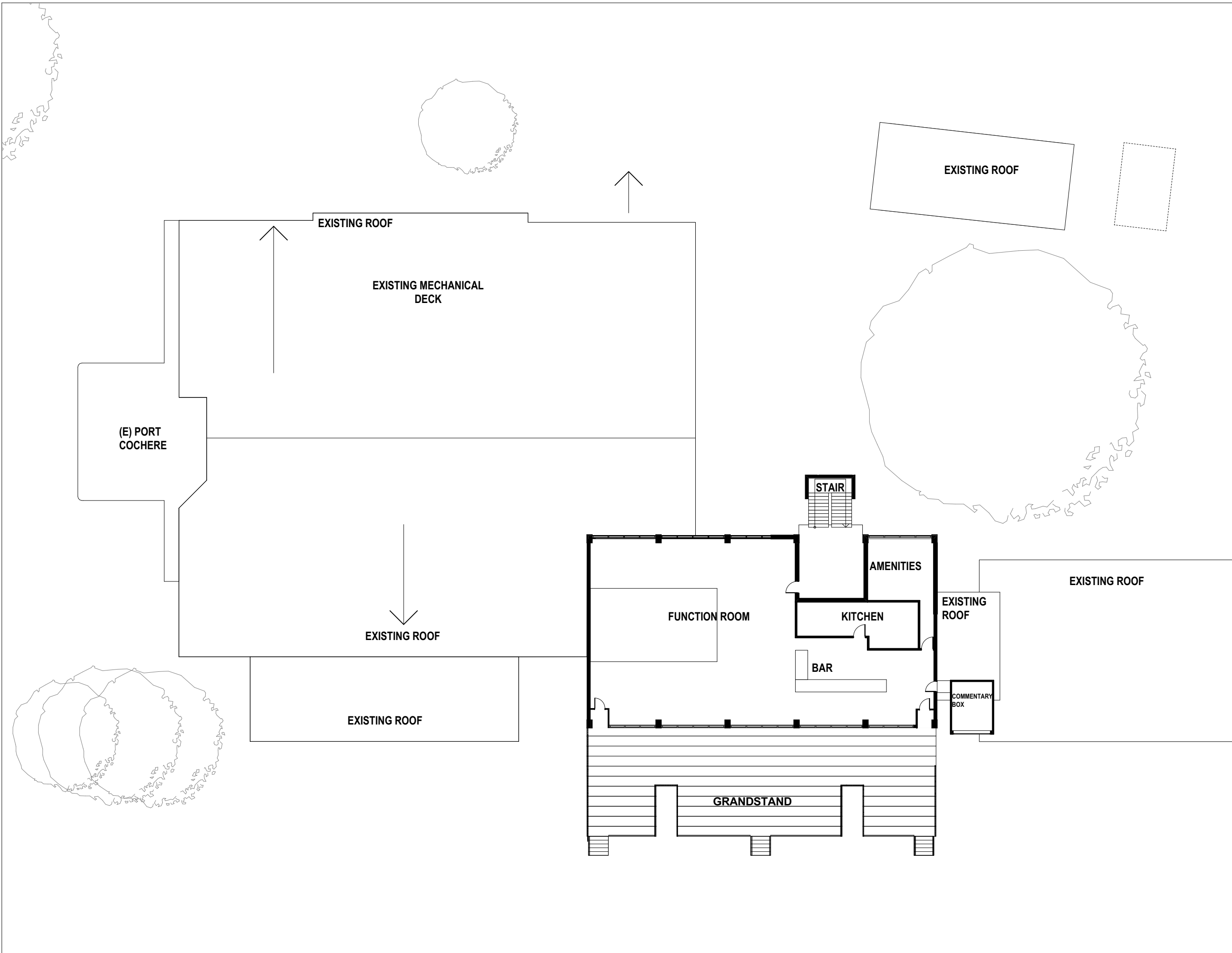
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D	PRELIMINARY DA ISSUE	MR	17/07/2023
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PROJECT:  
 PROPOSED ALTS & ADDS TO  
 MAREEBA LEAGUES CLUB  
 DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
 EXISTING FIRST FLOOR PLAN

Date	17/10/2023	Drawn	CF
Scale	1:250	Checked	MR
Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No.	A05
		Revision	E

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C	PRELIMINARY DA ISSUE	MR	17/07/2023
D	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS

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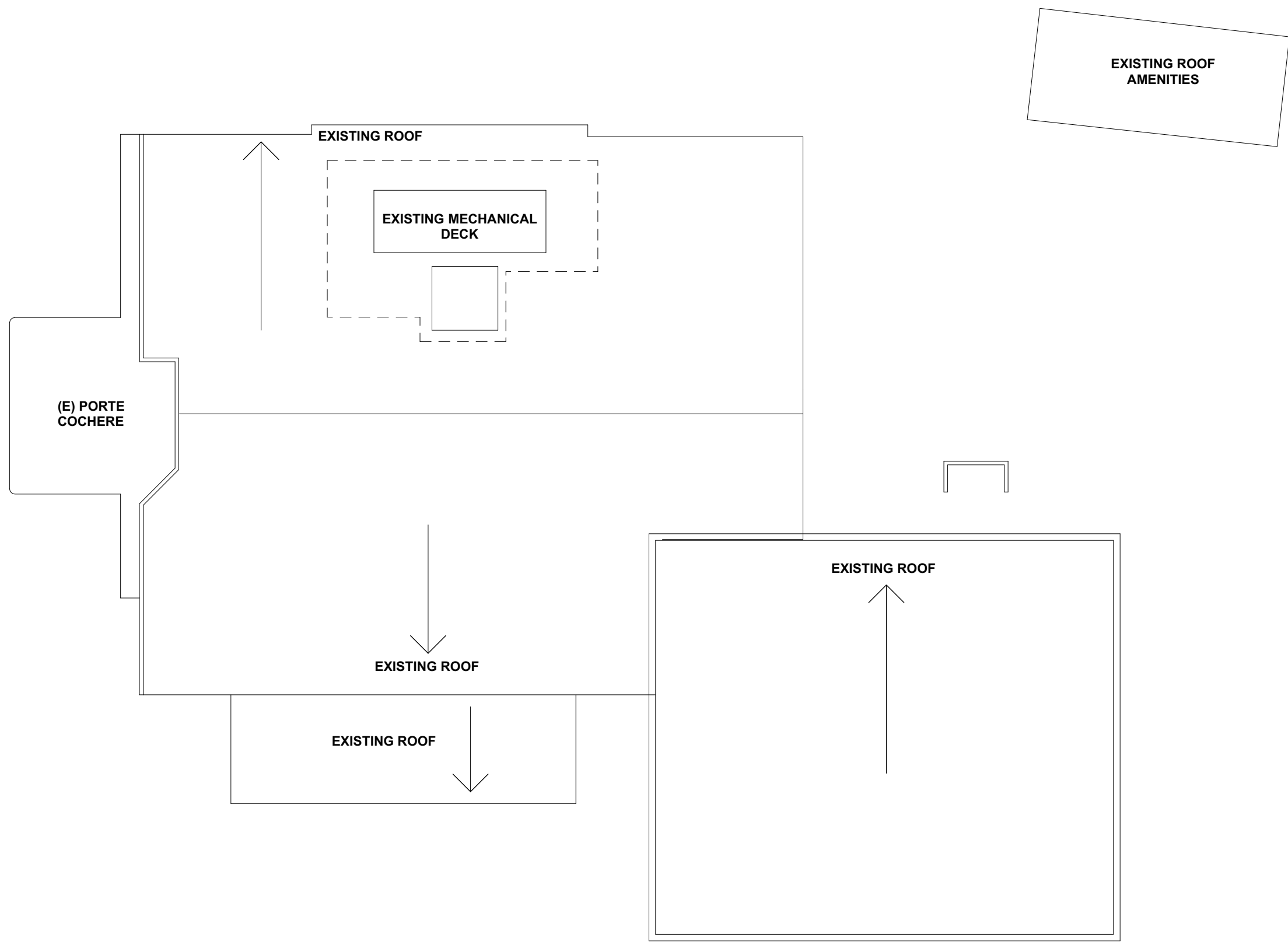
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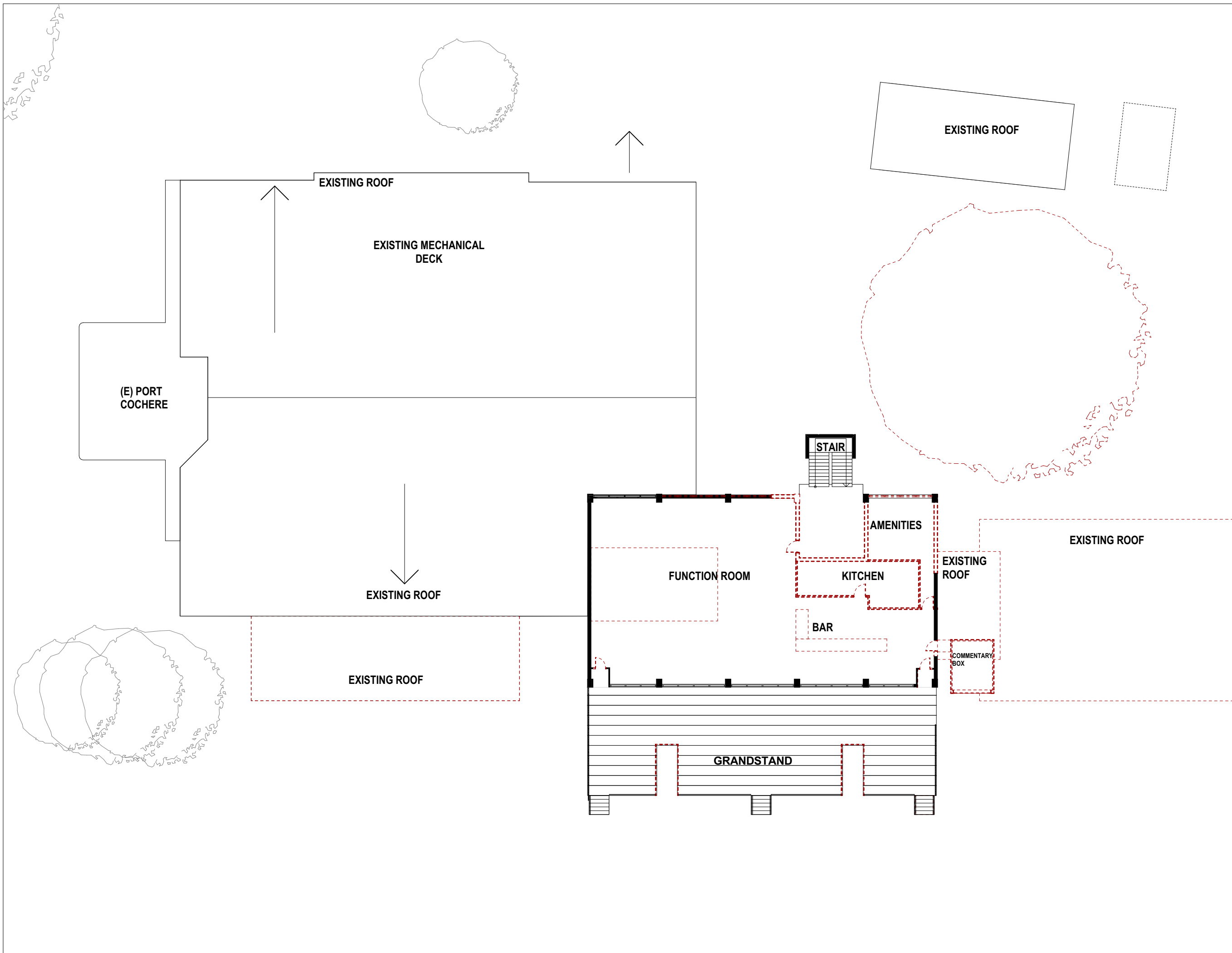
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C	PRELIMINARY DA ISSUE	CF	30/05/2023
D	PRELIMINARY DA ISSUE	CF	17/07/2023
E	PRELIMINARY DA ISSUE	CF	17/10/2023

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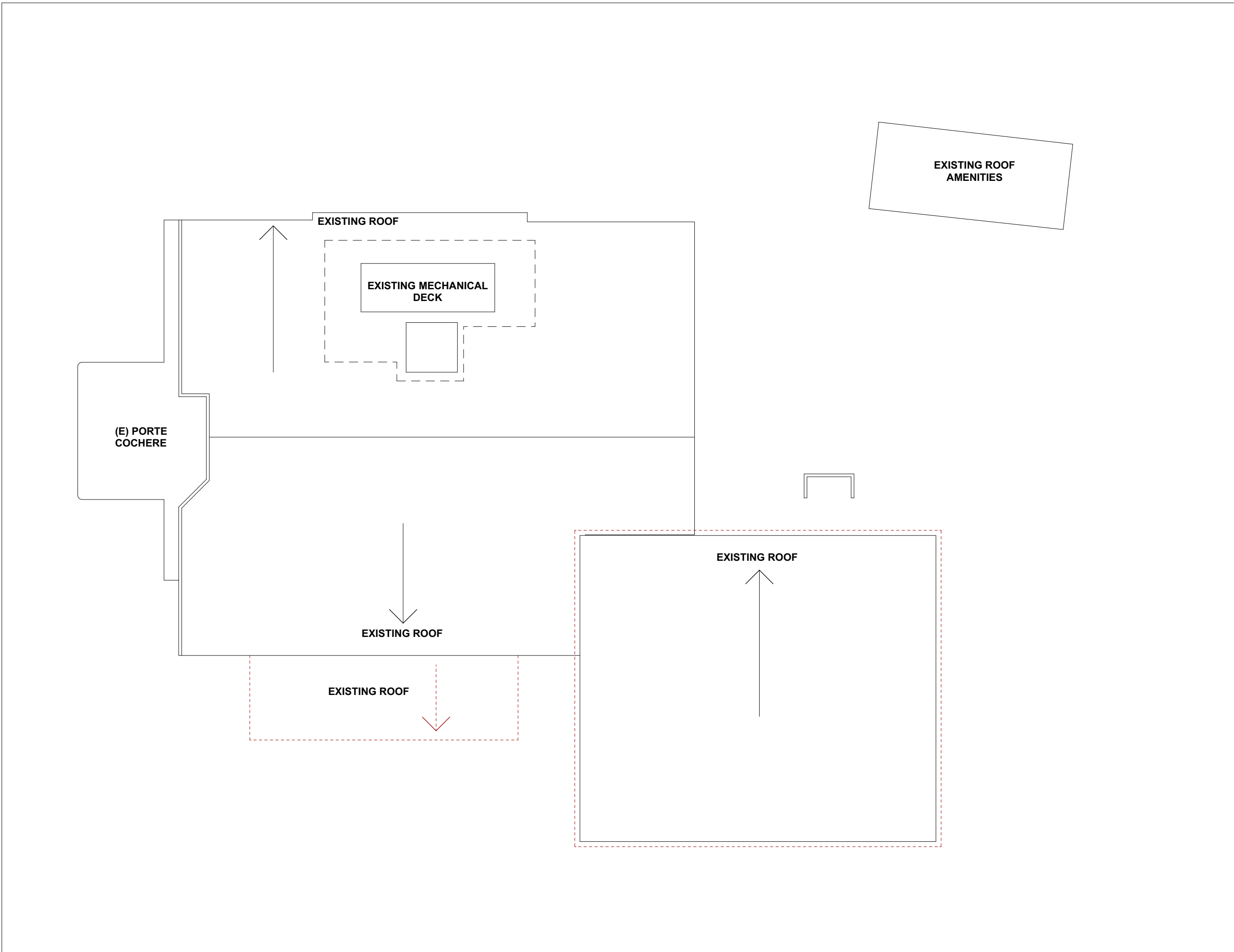


PROJECT:  
 PROPOSED ALTS & ADDS TO  
 MAREEBA LEAGUES CLUB  
 DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
 DEMOLITION FIRST FLOOR PLAN

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Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No	A08
		Revision	E

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C	PRELIMINARY DA ISSUE	CF	17/07/2023
D	PRELIMINARY DA ISSUE	CF	17/10/2023

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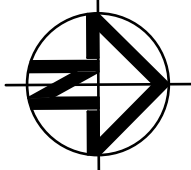
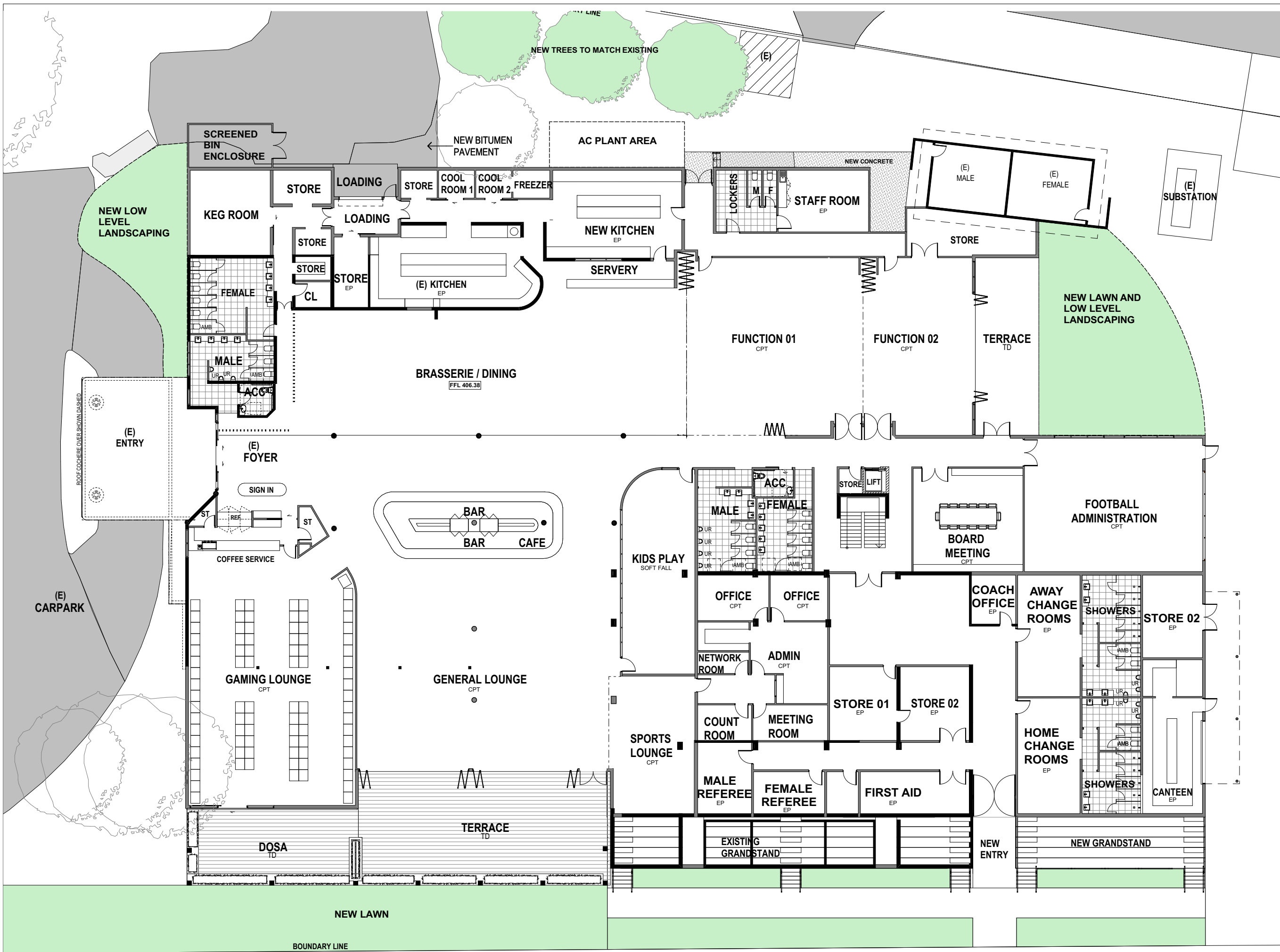
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D	PRELIMINARY DA ISSUE	MR	13/05/2023
E	PRELIMINARY DA ISSUE	CF	17/07/2023
F	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS



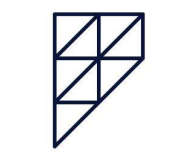
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CONSULTANTS:  
**EJE architecture**



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PROJECT:  
PROPOSED ALTS & ADDS TO  
MAREEBA LEAGUES CLUB  
DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
PROPOSED GROUND FLOOR PLAN

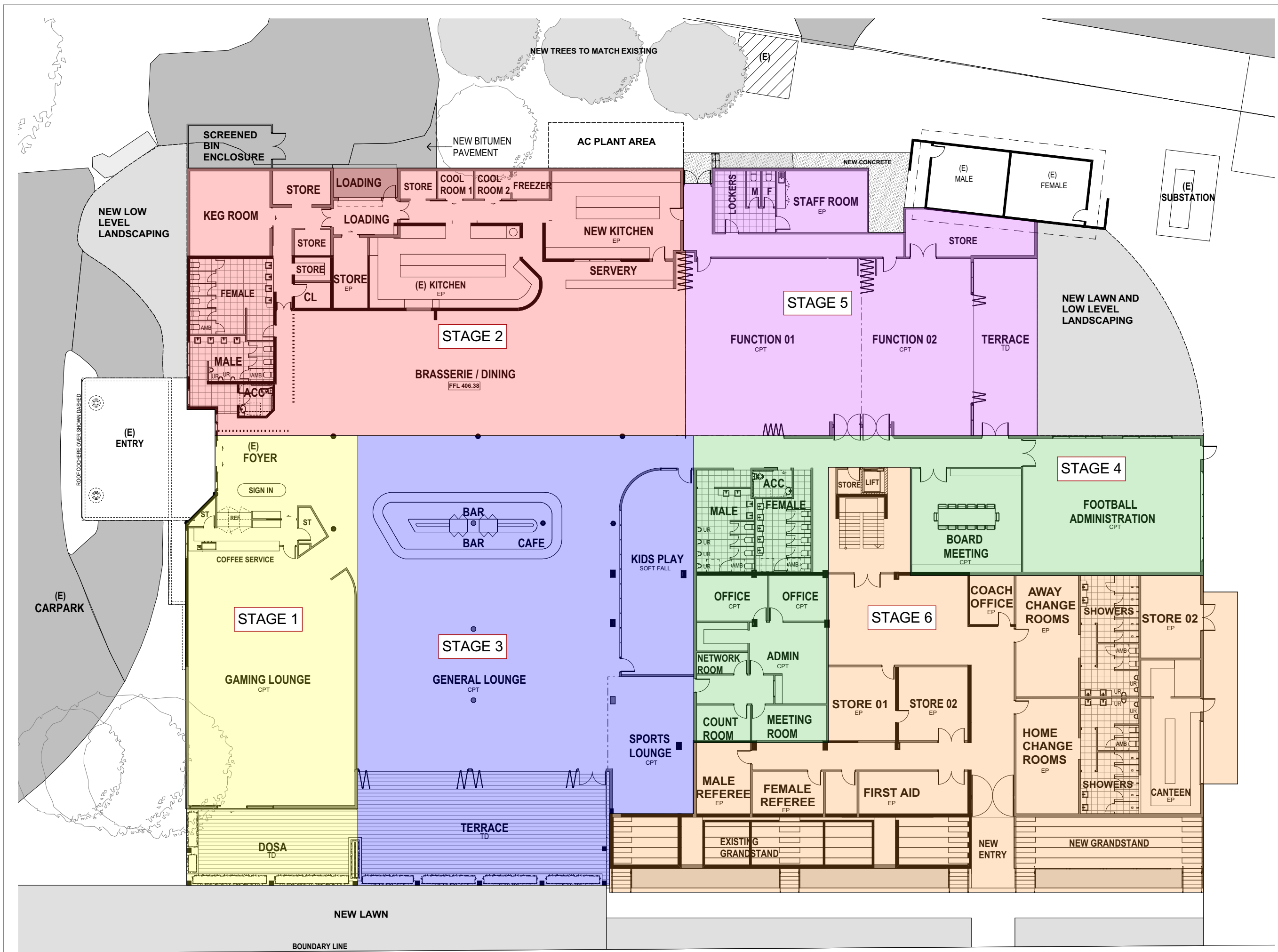
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B	PRELIMINARY DA ISSUE	CF	17/07/2023
C	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS	

ORIGINAL SHEET SIZE: A3 - 297mm x 420mm

DRAWING STATUS:  
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CONSULTANTS:  
**EJE architecture**



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 QBCC 63889 ABN 32 060 951 162  
 paynters.com.au

PROJECT:  
 PROPOSED ALTS & ADDS TO  
 MAREEBA LEAGUES CLUB  
 DOYLE ST, MAREEBA, QLD, 4880



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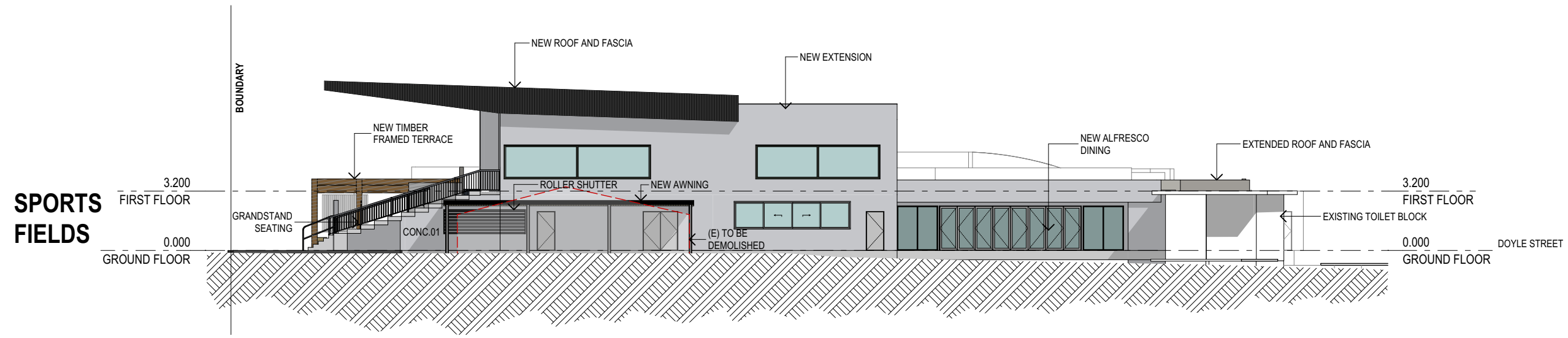
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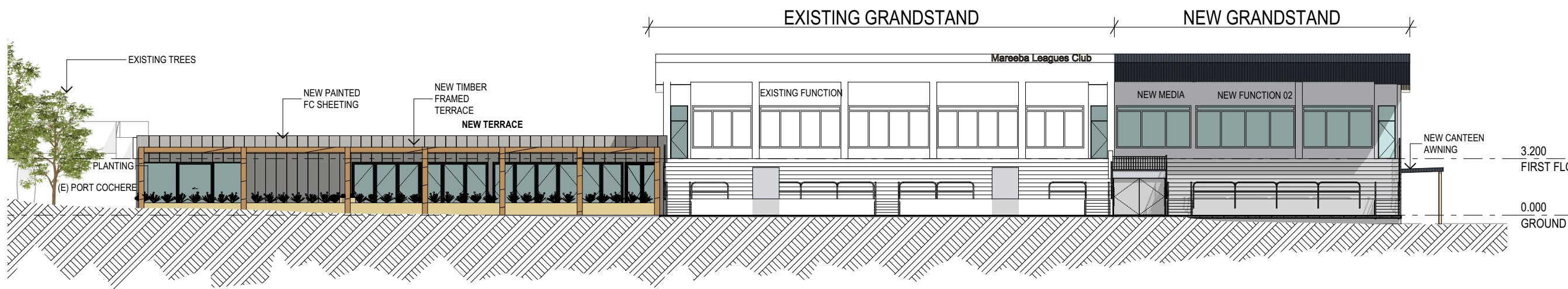
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D	PRELIMINARY DA ISSUE	CF	13/05/2023
E	PRELIMINARY DA ISSUE	CF	17/07/2023
F	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS

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	- COLOURED NEW WORKS



NORTH ELEVATION  
1:250



EAST ELEVATION  
1:250

ORIGINAL SHEET SIZE: A3 - 297mm x 420mm

DRAWING STATUS:  
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DA ISSUE**

CONSULTANTS:  
**EJE** architecture



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

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PROPOSED ALTS & ADDS TO  
MAREEBA LEAGUES CLUB  
DOYLE ST, MAREEBA, QLD, 4880  
TITLE:  
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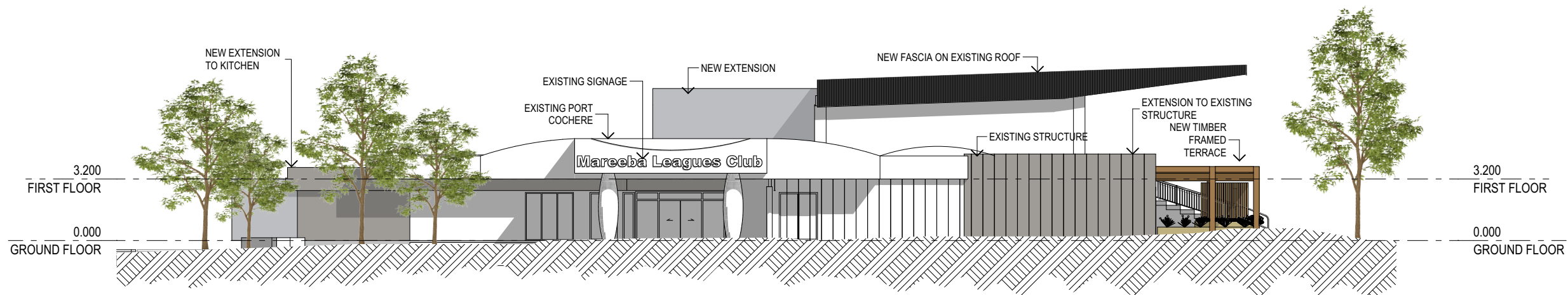
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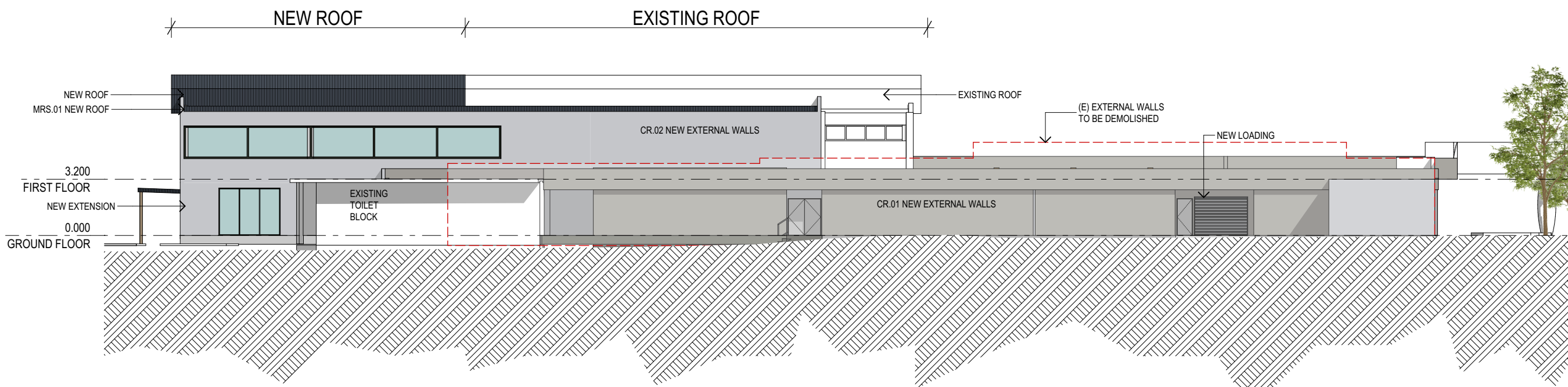
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D	PRELIMINARY DA ISSUE	CF	10/05/2023
E	PRELIMINARY DA ISSUE	CF	17/07/2023
F	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS

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	- COLOURED NEW WORKS



**SOUTH ELEVATION**  
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**WEST ELEVATION**  
1:250

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PROJECT:  
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TITLE:  
SOUTH & WEST ELEVATIONS

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D	PRELIMINARY DA ISSUE	CF	13/05/2023
E	PRELIMINARY DA ISSUE	CF	17/07/2023
F	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS



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DA ISSUE**

CONSULTANTS:  
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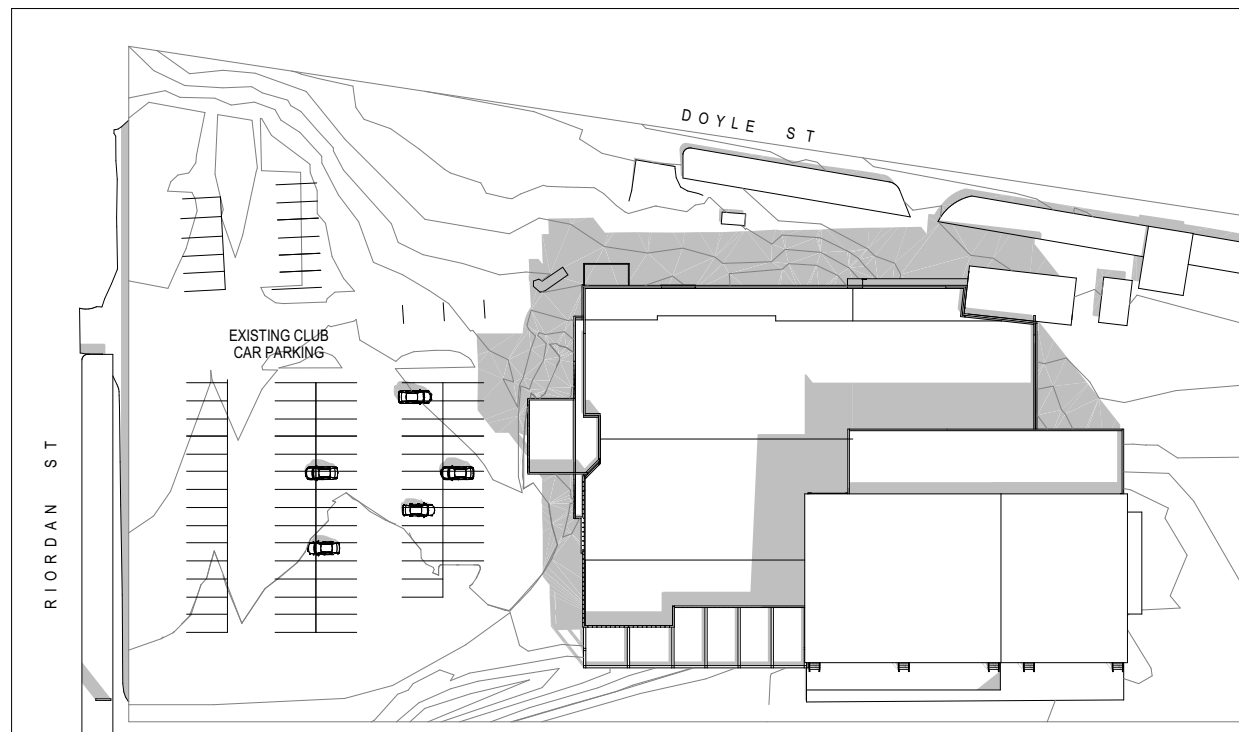
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DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
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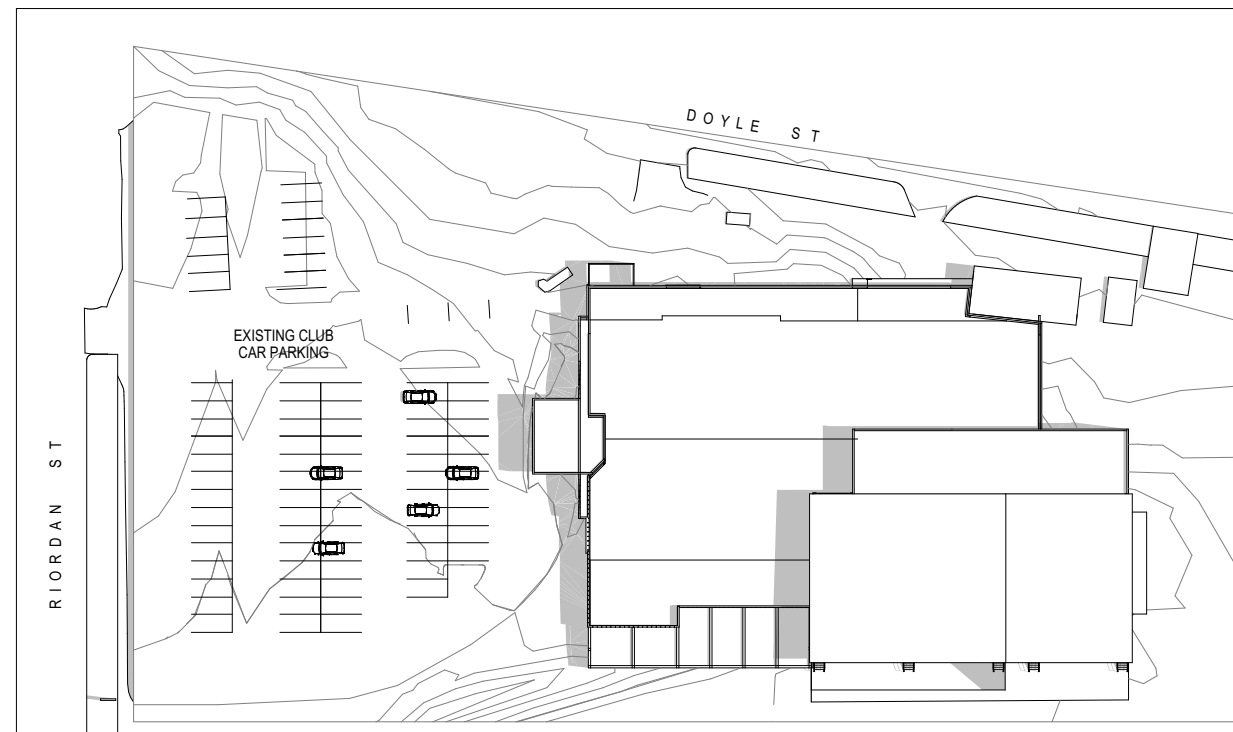
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		Revision	F



01

Jun-21-9am

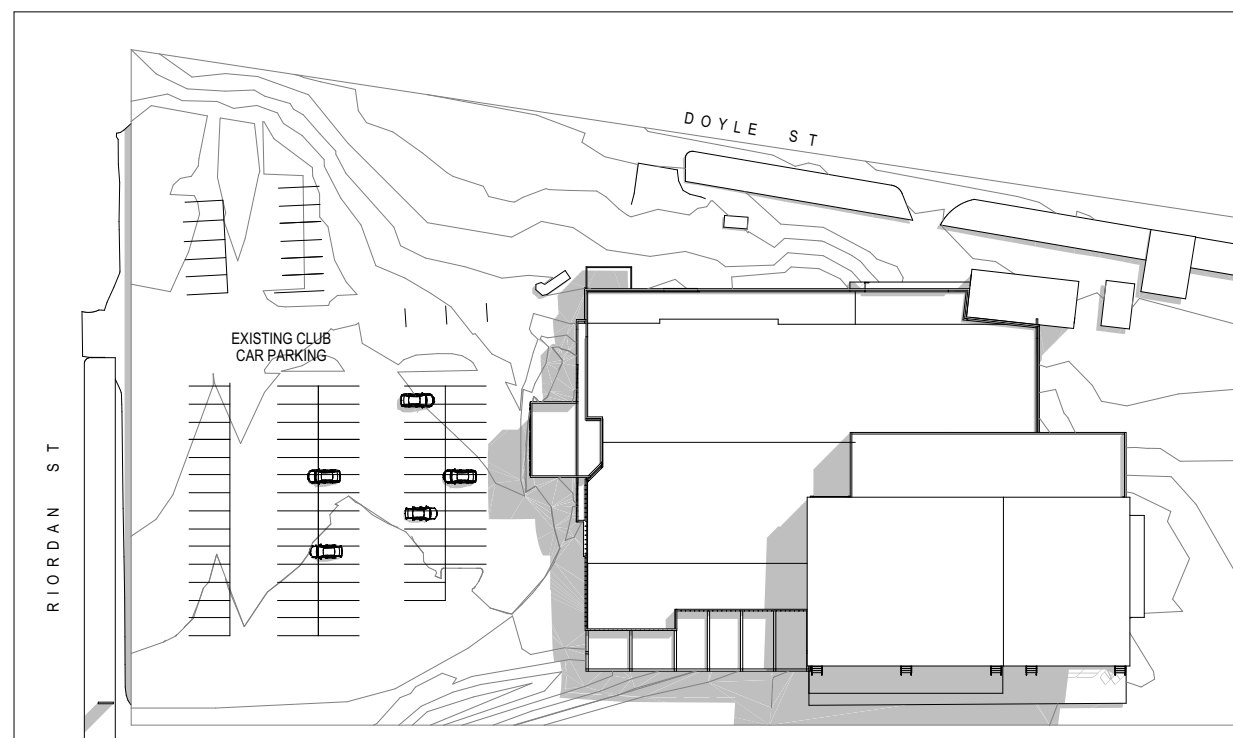
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Jun-21-12pm

1:1000



03

Jun-21-3pm

1:1000



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F	PRELIMINARY DA ISSUE	CF	17/10/2023

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**Paynters**

QBCC 63889 ABN 52 060 951 162  
paynters.com.au

PROJECT:  
PROPOSED ALTS & ADDS TO  
MAREEBA LEAGUES CLUB  
DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
3D PERSPECTIVES

Date	17/10/2023	Drawn	CF
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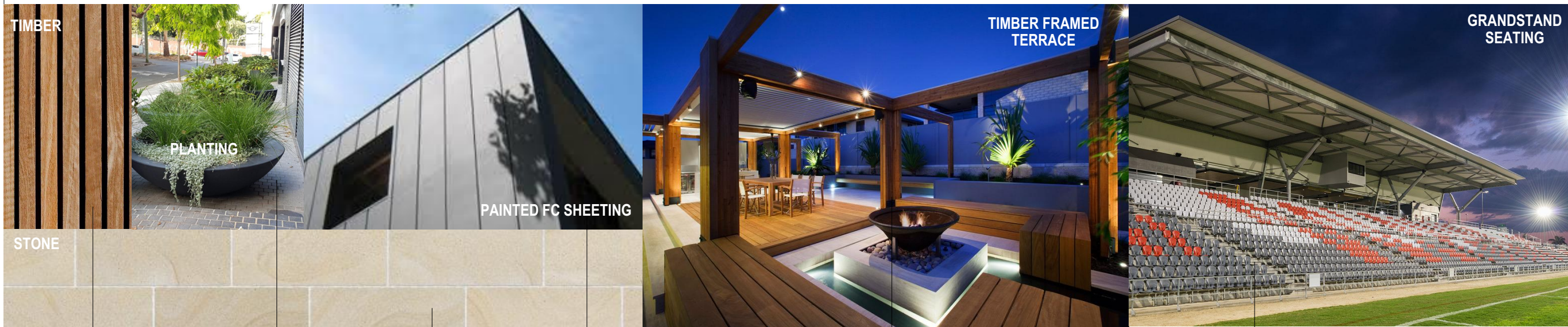


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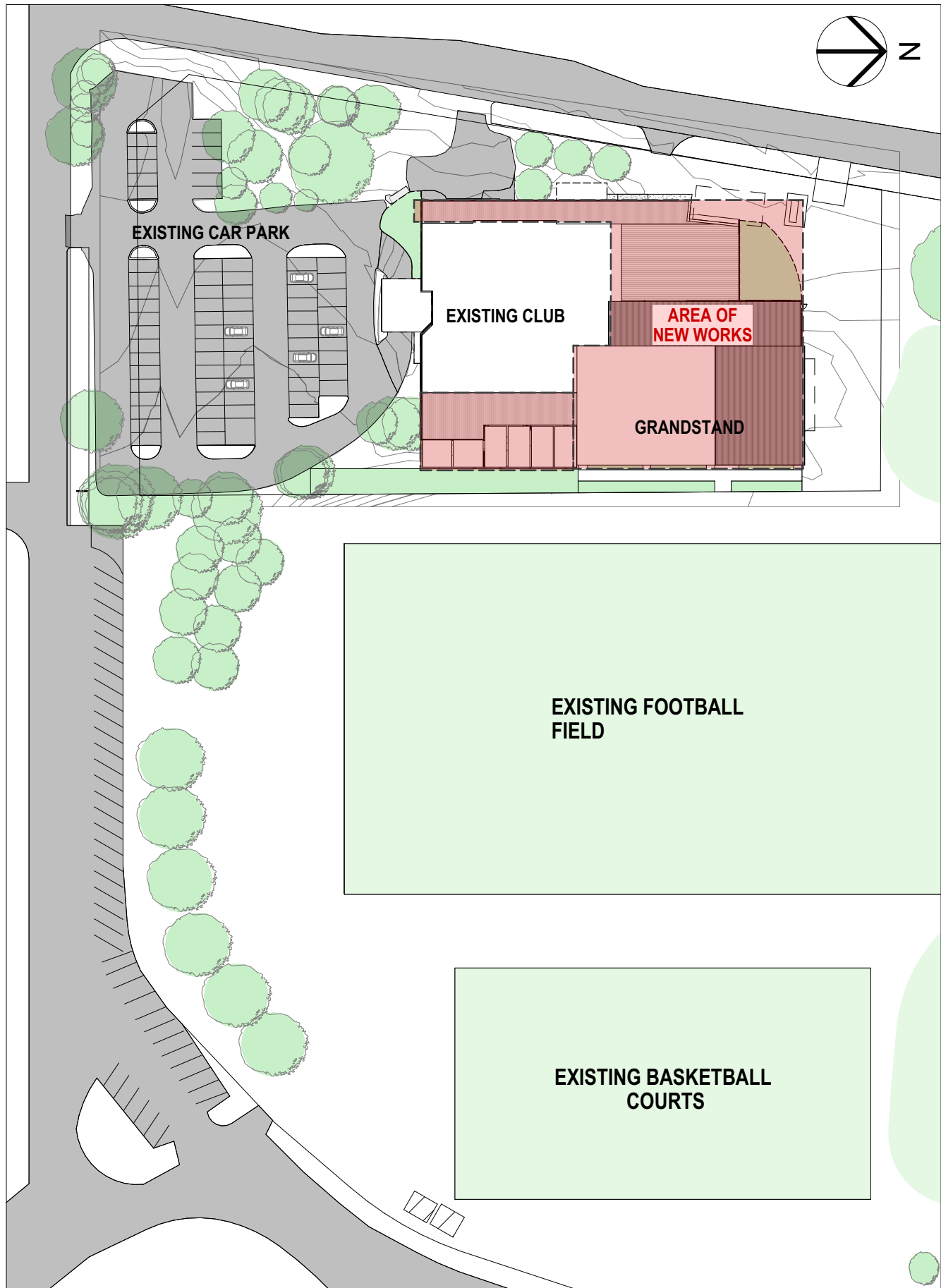
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DOYLE ST, MAREEBA, QLD, 4880

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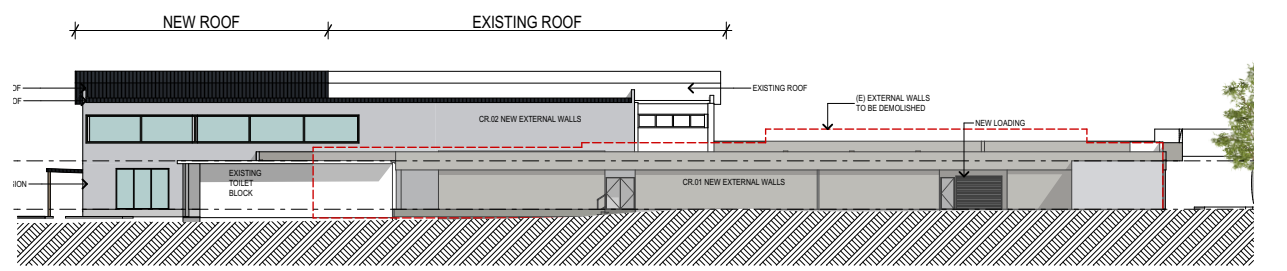
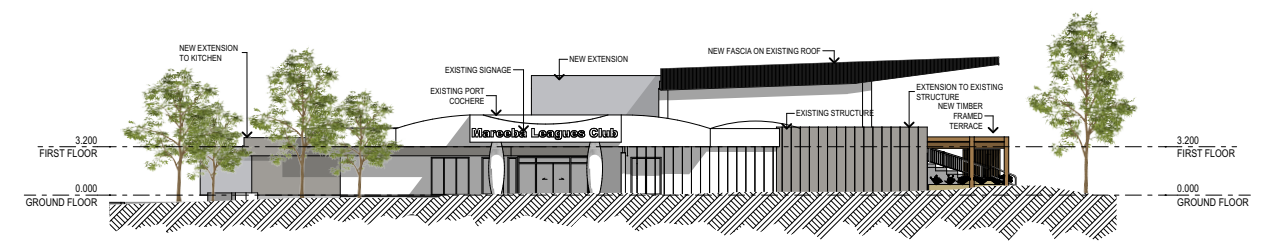
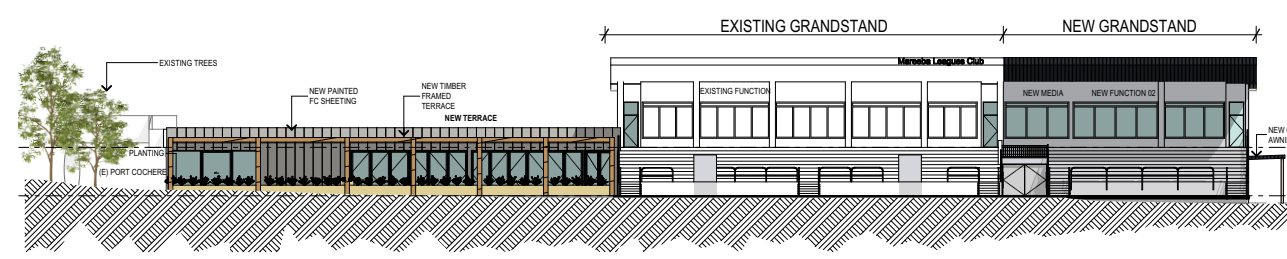
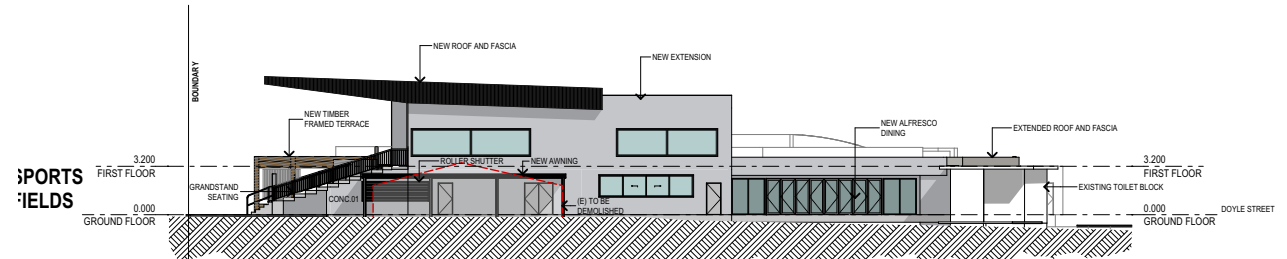
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**SITE PLAN**  
1:1000



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B	DA ISSUE	CF	29/03/2023
C	PRELIMINARY DA ISSUE	CF	10/04/2023
D	PRELIMINARY DA ISSUE	CF	10/05/2023
E	PRELIMINARY DA ISSUE	CF	17/07/2023
F	PRELIMINARY DA ISSUE	CF	17/10/2023

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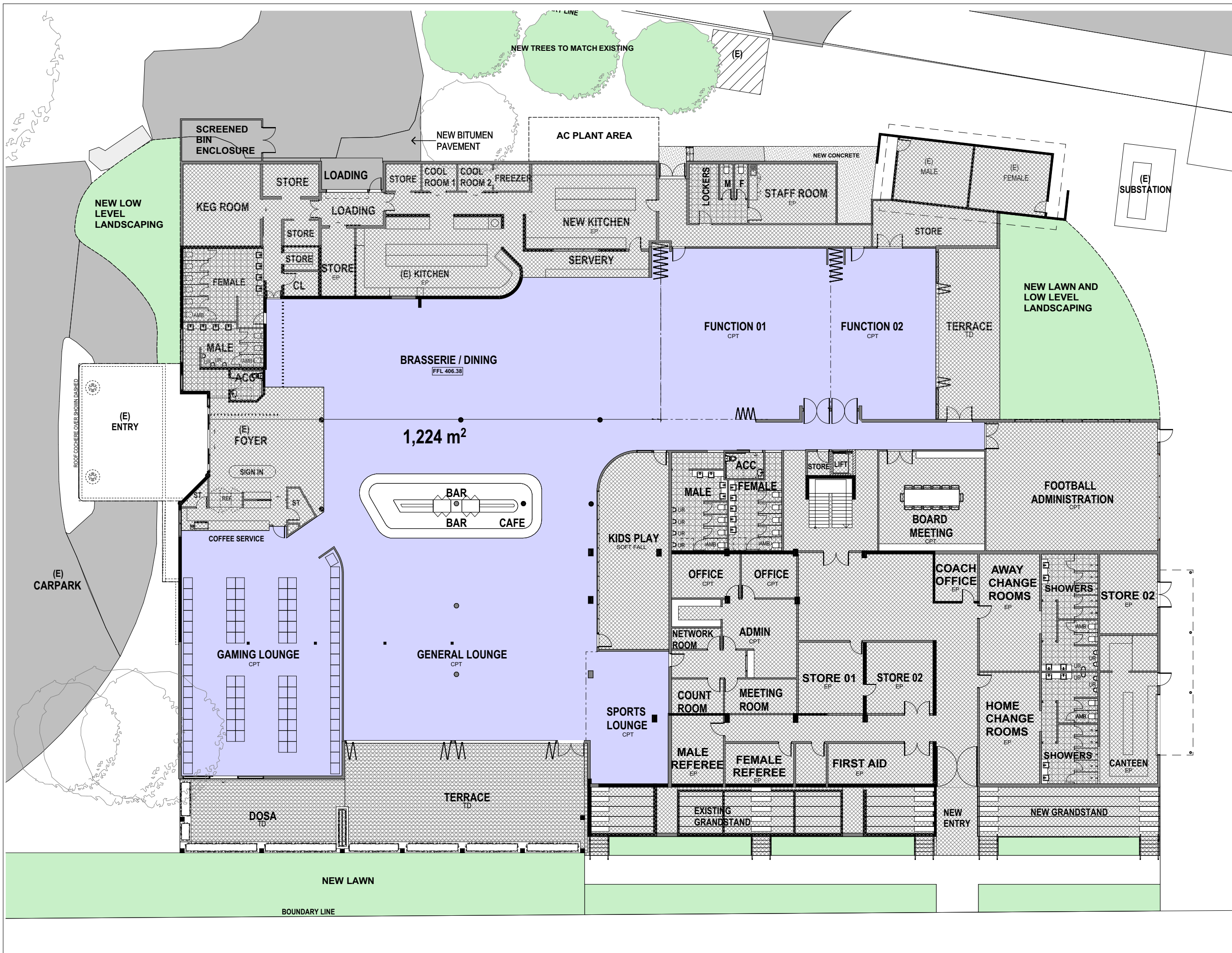
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DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
NOTIFICATION PLAN

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AMT	DESCRIPTION	BY	DATE
A	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS

**GROUND FLOOR**  
GFA: 1,224 m<sup>2</sup>

ORIGINAL SHEET SIZE: A3 - 297mm x 420mm

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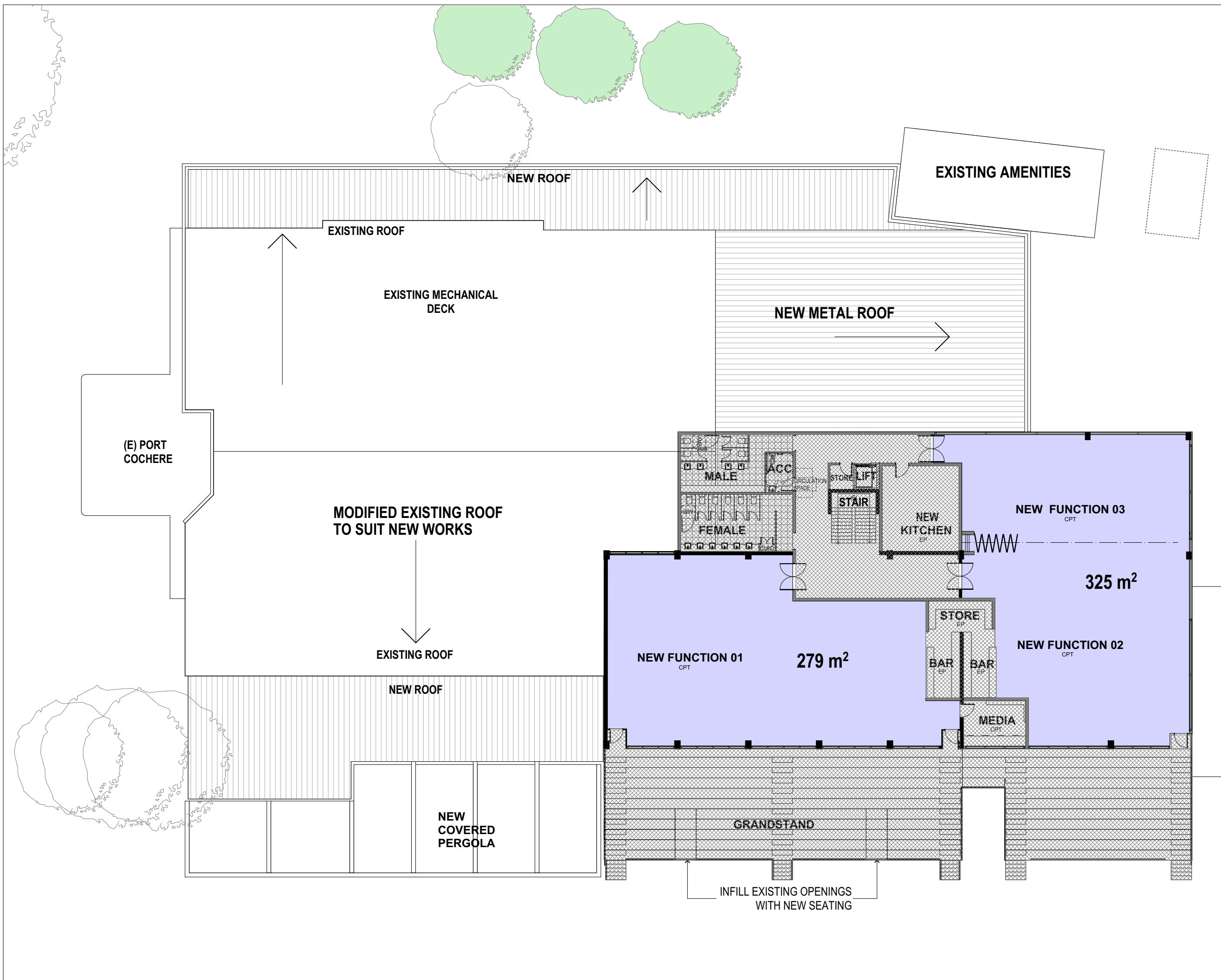
PROJECT:  
PROPOSED ALTS & ADDS TO  
MAREEBA LEAGUES CLUB  
DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
GROUND FLOOR GFA

Date	17/10/2023	Drawn	CF
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PD Ref No	ZMRLC0102	Drawing No.	A21
		Revision	A

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AMT	DESCRIPTION	BY	DATE
A	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS

**LEVEL 1 GFA:**  
**604m<sup>2</sup>**

ORIGINAL SHEET SIZE: A3 - 297mm x 420mm

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**PRELIMINARY DA ISSUE**

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PROJECT:  
PROPOSED ALTS & ADDS TO  
MAREEBA LEAGUES CLUB  
DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
LEVEL 1 GFA

Date	17/10/2023	Drawn	CF
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Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No.	A22
		Revision	A

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# APPENDIX D

Traffic Engineering Review prepared by TTM

brazier motti





10 November 2023

Our Ref: 22BRT0322 LT01\_1

Your Ref:

Attention: Greg Wheeldon

Paynters  
7 Baroona Road  
Milton QLD 4064

Dear Greg,

**RE: Mareeba Rugby Leagues Club Expansion**

## 1 Introduction

TTM Consulting has been engaged by Paynters to undertake a traffic engineering review for the proposed expansion of the Mareeba Rugby Leagues Club ('Club') located at the corner of Doyle Street and Riordan Street, Mareeba. The development application (DA) will be submitted to the Mareeba Shire Council ('Council').

## 2 Site Information

The subject site is located at the corner of Doyle Street and Riordan Street, Mareeba, as shown in Figure 1 and Figure 2 and is zoned as Recreation and Open Space.

The key characteristics of the club are as follows:

- An existing gross floor area (GFA) of 842m<sup>2</sup>.
- A total of 76 car parking spaces inclusive of two (2) persons with disability (PWD) spaces are available within the car parking area situated off Riordan Street. Informal staff parking are also available off Doyle Street to accommodate up to 6 vehicles.
- Access to the club is available via Doyle Street and Riordan Street, which permits all movement access.
- All servicing occurs on-site via a separate access off Doyle Street.

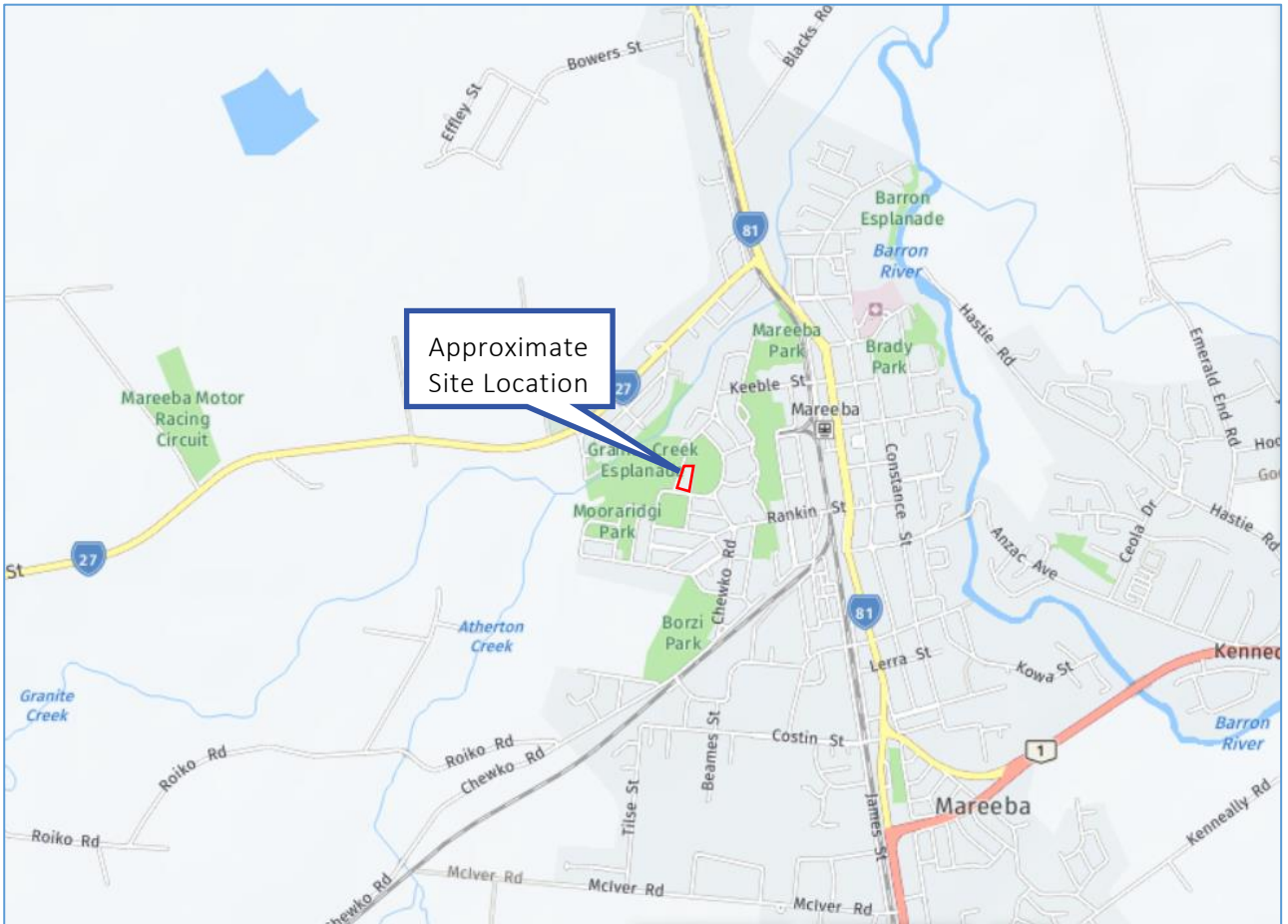


Figure 1: Site Location - Surrounding Context (Source: Nearmap)





Figure 2: Site Location - Immediate Context (Source: Nearmap)

### 3 Site Travel Environment

#### 3.1 Road Network

The majority of roads within the vicinity of the site are administered by the Council, and are classified as access streets and operate under a default speed limit of 50kph.

Angled and parallel parking is provided along Riordan Street to the southeast of the subject.

#### 3.2 Road Planning

A review of the Council's Plans for Trunk Infrastructure Mareeba - Central Roads indicates no road upgrades are proposed within the vicinity of the subject site.

## 4 Development Proposal

The development proposal involves the expansion of the existing club. The GFA of the existing and proposed club are summarised in Table 1.

**Table 1: Existing and Proposed Characteristics**

Land-Use	Existing	Proposed	Net Change
Club	Ground Level – 608m <sup>2</sup> GFA Level 1 – 234m <sup>2</sup> GFA <b>Total - 842m<sup>2</sup> GFA</b>	Ground Level – 1,224m <sup>2</sup> GFA Level 1 – 604m <sup>2</sup> GFA <b>Total – 1,828m<sup>2</sup> GFA</b>	+986m <sup>2</sup> GFA
Car Parking	76 (incl. of 2 PWD)	76 (incl. 2 PWD)	0
Access	via Doyle Street and Riordan Street	via Doyle Street and Riordan Street	No change
Servicing	via Doyle Street	via Doyle Street	No change

A copy of the plans, prepared by EJE Architecture, is included in **Attachment A**.

## 5 Car Parking

Table 9.4.3.3B within Section 9.4.3 of the Council’s Planning Scheme identifies the car parking requirements for the club, as shown in Table 2 below.

**Table 2: Council’s Car Parking Requirement**

Land-Use	Extent	Council’s Parking Rate	Requirement	Available
Club	1,828m <sup>2</sup> GFA (total GFA)	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> GFA or part thereof of GFA, whichever is greater.	73 spaces	82 spaces*
<b>Total</b>			<b>73 spaces</b>	<b>82 spaces*</b>

\*Includes the informal staff parking area, which can accommodate up to 6 vehicles, at Doyle Street.

The existing parking supply of 82 spaces inclusive of 2 PWD spaces and 6 informal staff car parking spaces complies/exceeds with Council’s requirements. Therefore, no additional car parking spaces are required or proposed as part of this expansion.

## 6 Car Parking Layout

Given the fact that the parking areas have been in operation for many years, it is not proposed to reassess their suitability; given that their function will remain relatively unchanged.

As part of the detailed design stage, it is recommended that the existing signage and line marking within the parking areas is reviewed with regard to the MUTCD to ensure that directional flow and priorities are adequately enforced.

## 7 Access Arrangements

Figure 3 shows the existing access arrangements at Doyle Street and Riordan Street. The characteristics of these intersections are as follows:

- Riordan Access (A1) – 5.9m wide Type A driveway crossover provides access to the existing car parking area.
- Doyle Street (A2) – 5.3m wide modified Type A driveway crossover provides access to the informal car parking spaces.
- Doyle Street (A3) – 3.3m wide Type A driveway crossover provides access to the informal loading area.
- Doyle Street (A4) – 5.8m wide driveway crossover without splays provides access to the refuse area/loading area.



Figure 3: Existing Access Arrangements (Source: Nearmap)



Given the fact that the access arrangements have been in operation for many years and the proposed development will not result in any increase in the overall parking supply, it is not considered necessary to reassess the suitability of the existing driveway crossovers.

## 8 Servicing Arrangements

With regards to servicing, the current service vehicle arrangements will remain as per the existing situation with access achieved via the central driveway crossover on Doyle Street. The service vehicle area can accommodate vehicles up to the size of an 8.8m long medium rigid vehicle (MRV), allowing vehicles to enter and exit in a forward gear. Whilst the expansion of the club might result in a slight increase in the frequency of deliveries, it is expected that this can be adequately managed to ensure the safe and efficient operation of the service vehicle area.

The refuse collection arrangements will remain as per the existing situation, that being the bins are serviced from Doyle Street.

Overall, the existing servicing and refuse collection arrangements will be retained and continue to operate satisfactorily due to the proposed expansion, particularly given that there will be no change to the size of service vehicles.

## 9 Traffic Generation

### 9.1 Estimated Generation – Club Expansion

The RTA's Guide to Traffic Generating Developments (GTGD) 2002 specifies that clubs typically generate 10 vehicles per hour (vph) per 100m<sup>2</sup> GFA in the weekday PM peak-hour. Previous observations undertaken by TTM have indicated that this traffic generation rate is more typical of a club located at a metropolitan location. For clubs located at regional locations, it is TTM's assertion that a traffic generation rate of 5vph per 100m<sup>2</sup> GFA, whilst still highly conservative, is more appropriate to adopt.

As noted above in Section 4, the proposed expansion results in an increase in GFA of 986m<sup>2</sup>. Based on the adoption of a traffic generation rate of 5vph per 100m<sup>2</sup> GFA, the proposed expansion will generate in order of 50vph in the weekday PM peak-hour. Once this increase in traffic generation is split in terms of arrivals/departures and route assignment (especially given the form of the adjacent road network), it is expected that the impact on the operational performance of nearby intersections will be negligible, noting the adopted traffic generation rate is conservative. On this basis, it is not considered necessary to prepare a detailed Traffic Impact Assessment (TIA).

## 10 Bicycle Parking

Table 9.4.3.3D within the Council's Planning Scheme or Section C2.3 of Austroads' Guide to Traffic Management Part 11: Parking Management Techniques does not identify the bicycle parking requirement for club land-uses. Accordingly, no bicycle parking or end-of-trip facilities are proposed.

## 11 Conclusion

TTM have reviewed the parking, access and servicing arrangements for the expansion of Mareeba Rugby Leagues Club.

The parking supply complies/exceeds the Council's requirements. Furthermore, the functionality and operations of the car parking areas and the access and servicing arrangements will remain unchanged.

Based on the information contained in this letter, the traffic aspects of the proposed expansion of the existing club are considered acceptable. As such, TTM sees no reason why the proposed expansion of club cannot be granted the relevant approvals.

If you have any queries in relation to the information provided in this letter, contact Nidhi Rajput on 3327 9500.

Yours sincerely,

Prepared by:



Nidhi Rajput

Project Consultant, Traffic

Reviewed by:



Andrew Riddles

Senior Associate Director

TTM Consulting Pty Ltd

TTM Consulting Pty Ltd



## Attachment A Architectural Plan



AMT	DESCRIPTION	BY	DATE
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C	PRELIMINARY DA ISSUE	MR	30/09/2023
D	PRELIMINARY DA ISSUE	MR	17/07/2023
E	PRELIMINARY DA ISSUE	MR	17/10/2023

REVISION DETAILS

ORIGINAL SHEET SIZE: A3 - 297mm x 420mm

DRAWING STATUS:  
**PRELIMINARY DA ISSUE**

CONSULTANTS:  
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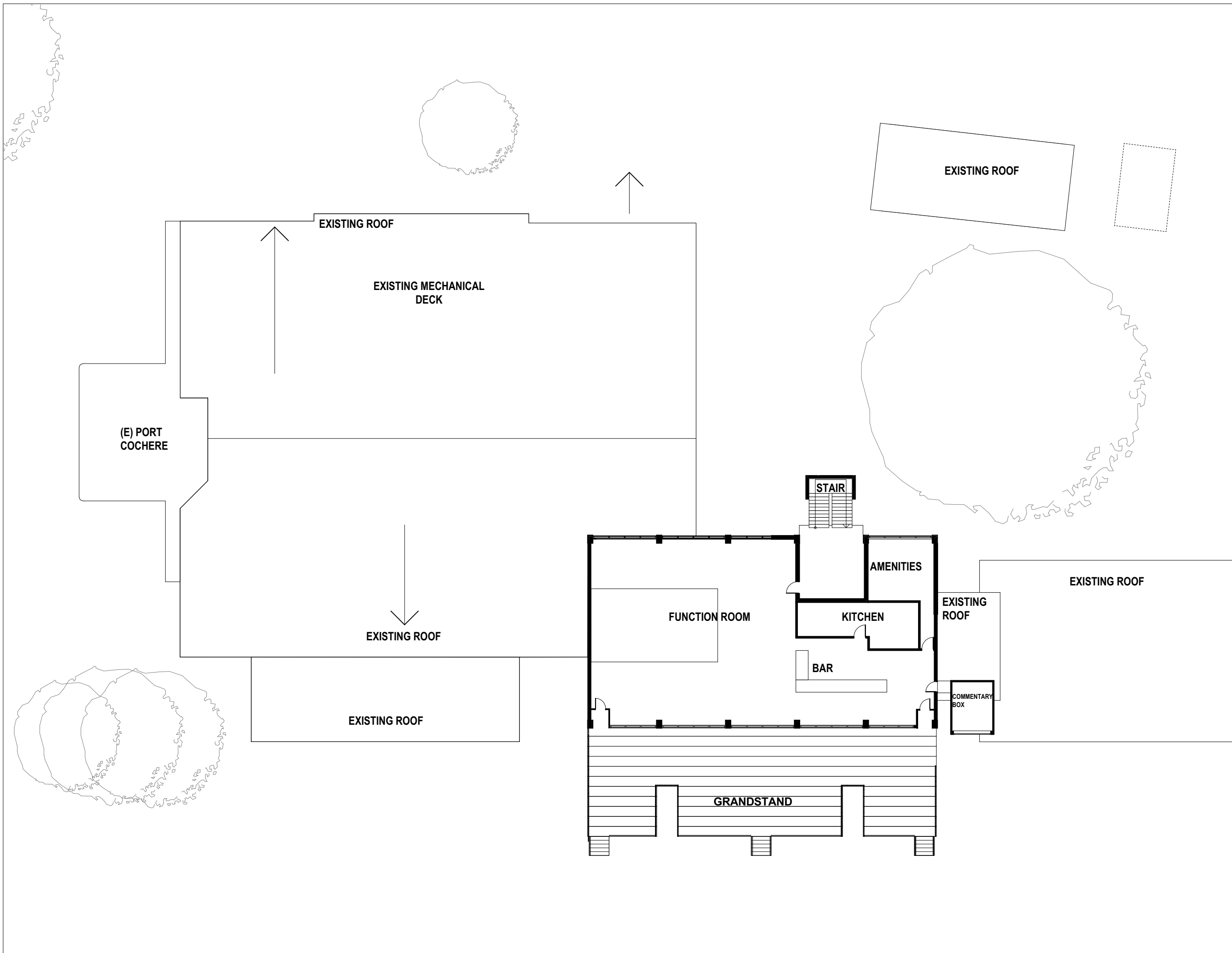


PROJECT:  
 PROPOSED ALTS & ADDS TO  
 MAREEBA LEAGUES CLUB  
 DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
 SITE SURVEY PLAN

Date	17/10/2023	Drawn	CF
Scale	1:500	Checked	MR
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PD Ref No	ZMRLC0102	Drawing No.	A03
		Revision	E

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E	PRELIMINARY DA ISSUE	CF	17/10/2023

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NO.	DESCRIPTION	DATE

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PROJECT:  
 PROPOSED ALTS & ADDS TO MAREEBA LEAGUES CLUB  
 DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
 EXISTING FIRST FLOOR PLAN

Date	17/10/2023	Drawn	CF
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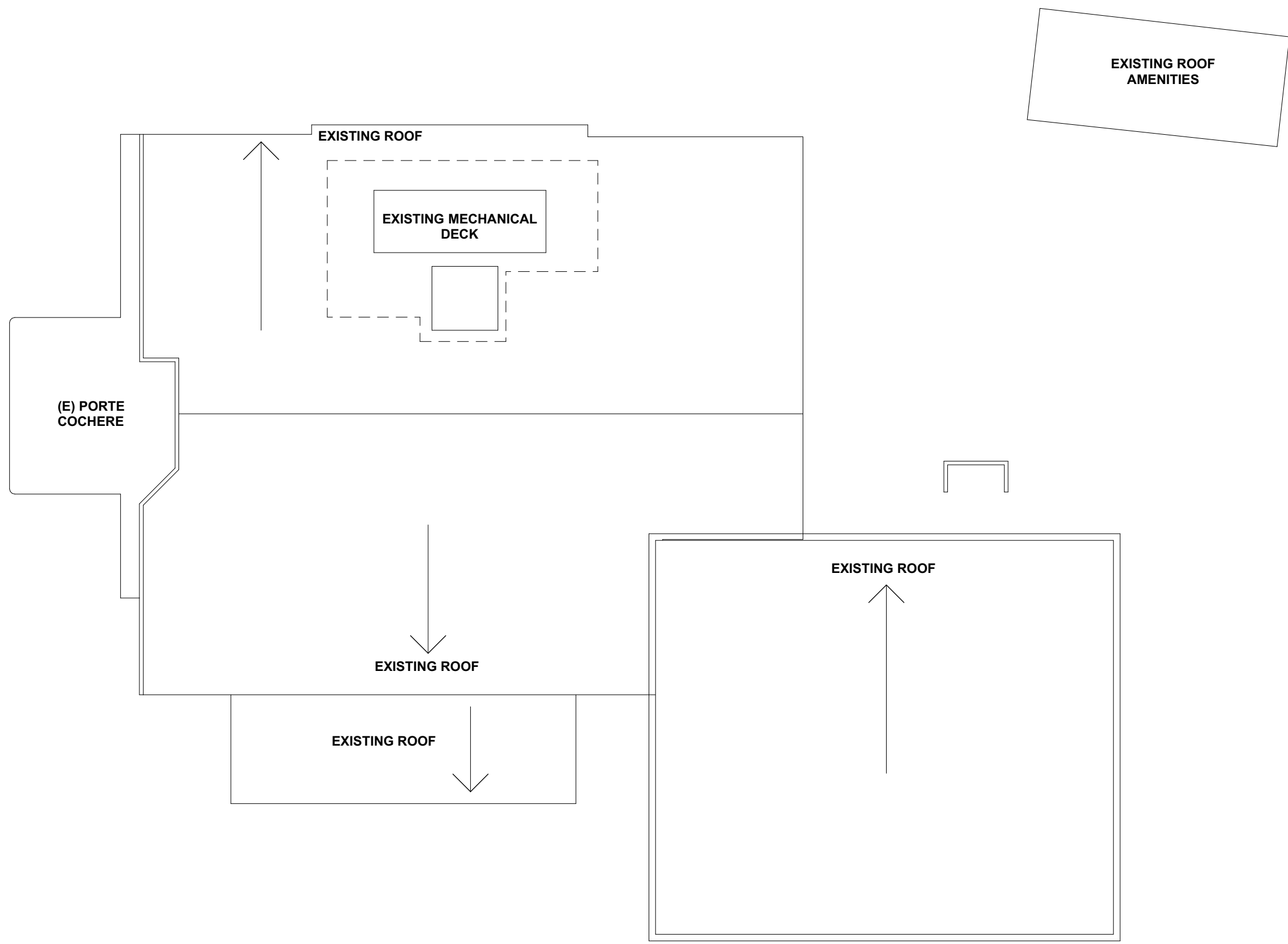
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PROJECT:  
PROPOSED ALTS & ADDS TO  
MAREEBA LEAGUES CLUB  
DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
EXISTING ROOF PLAN

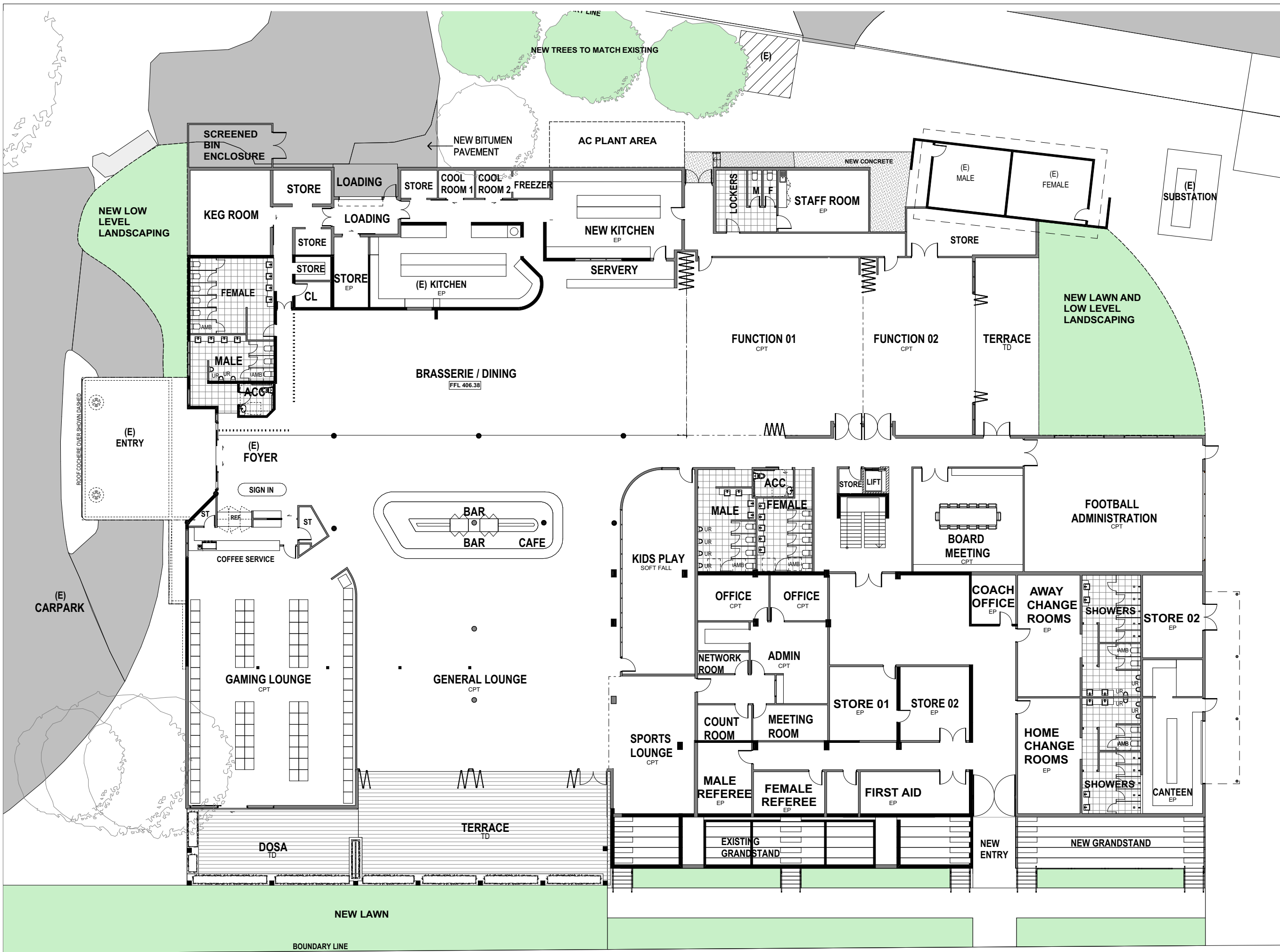
Date	17/10/2023	Drawn	CF
Scale	1:250	Checked	MR
Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No	A06
		Revision	D



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

AMT	DESCRIPTION	BY	DATE
A	PRELIMINARY DA ISSUE	EV	23/12/2022
B	DA ISSUE	CF	29/03/2023
C	PRELIMINARY DA ISSUE	CF	1/04/2023
D	PRELIMINARY DA ISSUE	MR	13/05/2023
E	PRELIMINARY DA ISSUE	CF	17/07/2023
F	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS



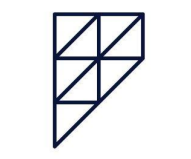
ORIGINAL SHEET SIZE: A3 - 297mm x 420mm

DRAWING STATUS:  
**PRELIMINARY DA ISSUE**

CONSULTANTS:  
**EJE architecture**



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PROJECT:  
PROPOSED ALTS & ADDS TO  
MAREEBA LEAGUES CLUB  
DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
PROPOSED GROUND FLOOR PLAN

Date	17/10/2023	Drawn	CF
Scale	1:250	Checked	MR
Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No	A10
		Revision	F





AMT	DESCRIPTION	BY	DATE
B	PRELIMINARY DA ISSUE	CF	13/05/2023
C	PRELIMINARY DA ISSUE	CF	17/07/2023
D	PRELIMINARY DA ISSUE	CF	17/10/2023

REVISION DETAILS

ORIGINAL SHEET SIZE: A3 - 297mm x 420mm

DRAWING STATUS:  
**PRELIMINARY DA ISSUE**

CONSULTANTS:  


  
**Mareeba Leagues Club**

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PROJECT:  
 PROPOSED ALTS & ADDS TO  
 MAREEBA LEAGUES CLUB  
 DOYLE ST, MAREEBA, QLD, 4880

TITLE:  
 PROPOSED ROOF PLAN

Date	17/10/2023	Drawn	CF
Scale	1:250	Checked	MR
Job No	14329	Approved	
PD Ref No	ZMRLC0102	Drawing No.	A12
		Revision	D

