

DELEGATED REPORT

SUBJECT: BTM&S STANKOVICH PTY LTD – MATERIAL CHANGE OF USE – BUSINESS AND SHOPS – LOT 2 ON SP298298 - 2-8 KAROBEAN DRIVE, MAREEBA - MCU/24/0015

DATE: 28 August 2024

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	BTM&S Stankovich Pty Ltd	ADDRESS	2-8 Karobean Drive, Mareeba
DATE LODGED	12 August 2024	RPD	Lot 2 on SP298298
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Business and Shops		

FILE NO	MCU/24/0015	AREA	8,299m2
LODGED BY	Freshwater Planning Pty Ltd	OWNER	BTM&S Holdings Pty Ltd
PLANNING SCHEME	Mareeba Shire Planning Council Scheme 2016 & Preliminary Approval REC/08/0012		
ZONE	Low Density Residential zone Hastie Road Business Zone code		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is code assessable and was not required to undergo public notification.

It has been assessed against the relevant statutory planning instruments, including Preliminary Approval REC/08/0012 and does not conflict with any relevant planning instrument.

Draft conditions were provided to the Applicant/ care of their consultant and have been agreed.

It is recommended that the application be approved in full with conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	BTM&S Stankovich Pty Ltd	ADDRESS	2-8 Karobean Drive, Mareeba
DATE LODGED	12 August 2024	RPD	Lot 2 on SP298298
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Business and Shops		

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

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use – Business and Shops

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Amaroo Village Masterplan	BTM&S Stankovich Pty Ltd	July 2024
0774 DA01 C	Proposed Works Locating Site Plan	Gregory G Terzi	November 2023
0774 DA 02 C	Floor Plan	Gregory G Terzi	November 2023
0774 DA 03 C	Elevations -External	Gregory G Terzi	November 2023
0774 DA 04 C	Elevations -External	Gregory G Terzi	November 2023

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and

- to ensure compliance with the following conditions of approval.

2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit, as applicable to the relevant stage, have been complied with, except where specified otherwise in these conditions of approval.

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the conditions of approval or the Adopted Infrastructure Charges Notice.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Noise Nuisance

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

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

3.6 Waste Management

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

Where bulk bins are used and are to be serviced on site, certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council prior to the issue of a building permit which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear.

3.7 Signage

Signage is to be generally in accordance with:

- (1) The approved plans.
- (2) The signage must be kept clean, in good order and safe repair for the life of the approval.
- (3) The signage must be removed when no longer required.
- (4) The erection and use of the signage must comply with the Building Act and all other relevant Acts and Regulations, and these approval conditions.
- (5) The lighting in all illuminated signage must be turned off each evening within 30 minutes of the last business closing.

3.9 Rubbish Bins

Waste bins must be provided at each pedestrian entrance to the proposed development.

4. Infrastructure Services and Standards

4.1 Access

All vehicle access shall be via the existing Amaroo Village access crossover onto Karobean Drive.

4.2 Stormwater Drainage/Water Quality

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening affect on surrounding land as a consequence of the development.
- (b) All stormwater drainage must be discharged to an approved legal point of discharge.

4.3 Car Parking/Internal Driveways

The developer must ensure that the development is provided with 16 additional on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.

All car parking spaces must be sealed, line-marked and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

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

- Compliance with Australian Standard AS2890:1 Off-Street Parking – Car Parking Facilities;
- Compliance with Australian Standard AS2890.3 Bicycle Parking Facilities;
- Compliance with Australian Standard AS1428:2001 – Design for Access and Mobility.

4.4 Landscaping

Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

The landscape plan must generally include the gardens/turf areas shown on the approved Masterplan and use plant species selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

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

4.5 Lighting

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

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

All lighting except for security lighting, internal lighting and street lighting must be turned off no later than an hour after the close of trading.

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

4.6 Water Supply

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

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

4.7 Sewerage Connection

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

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

(D) ASSESSMENT MANAGER'S ADVICE

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

- (c) Food Premises

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

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

- (e) Compliance with applicable codes/policies

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

- (f) Compliance with Acts and Regulations

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

(g) Environmental Protection and Biodiversity Conservation Act 1999

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

(h) Cultural Heritage

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

(i) Electric Ants

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

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

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

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

(F) RELEVANT PERIOD

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

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

(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

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

Development Type	Rate	Measure	Charge	Credit	Credit Detail	Balance
	<i>\$ per EDC/m2</i>	<i>EDC/m2</i>				
Stage 2 (MCU/24/0015)						
Water	\$5,452.00	1.5 EDC	\$8,178.00	Nil	N/A	\$8,178.00
Sewerage	\$5,452.00	1.5 EDC	\$8,178.00	Nil	N/A	\$8,178.00
Roads	\$34.193	412.5m2	\$14,104.61	Nil	N/A	\$14,104.61
Total for Stage 2 (MCU/24/0015)						\$30,457.61

THE SITE

The subject site is described as Lot 2 on SP298298, having an area of 8,299m2 and frontages of approximately 75 metres to Karoeban Drive and 90 metres to Hastie Road.

The section of Karoeban Drive fronting the subject land is two (2) lane median divided, asphalt sealed with layback kerbing. Hastie Road fronting the subject land is bitumen sealed with kerbing.

A concrete footpath is constructed along the entire Karoeban Drive frontage.

Access to the land is obtained from Karoeban Drive via two (2) concrete commercial crossovers.

No access is obtained from Hastie Road.

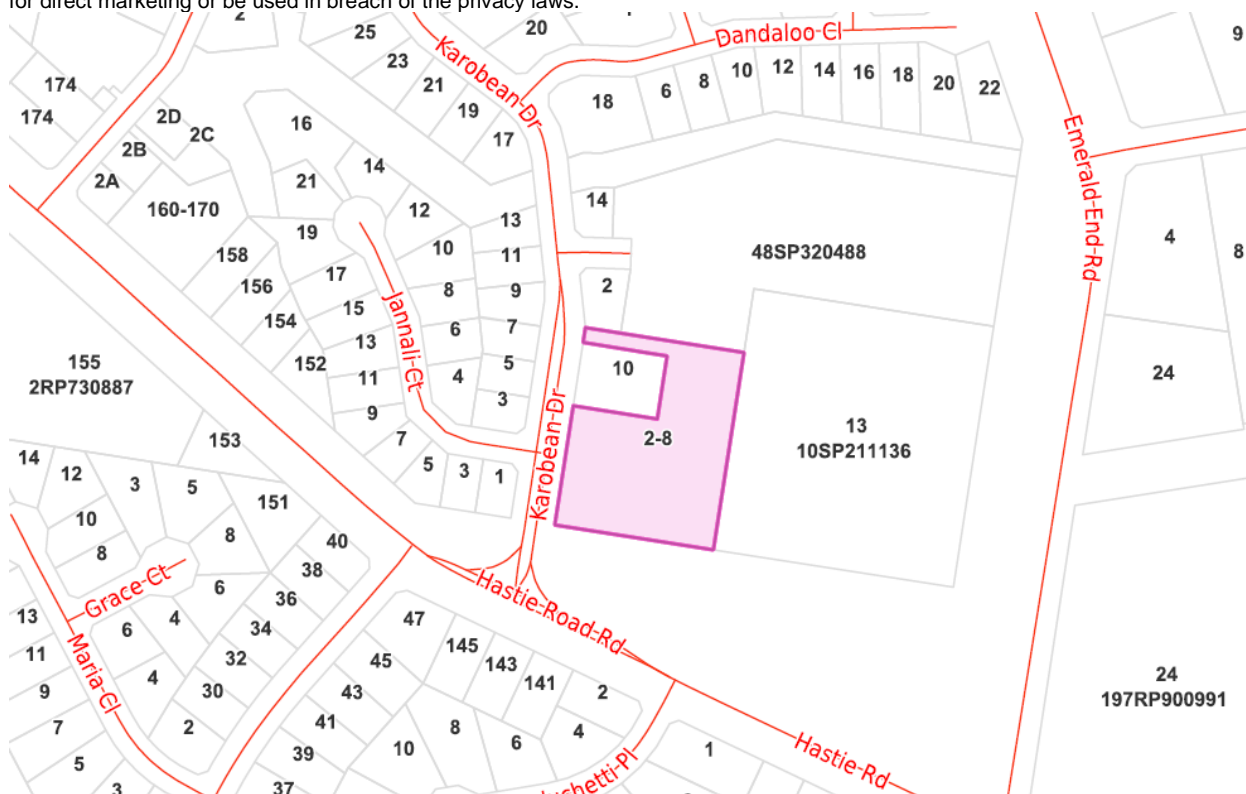
The subject land is flat and has been cleared of any notable vegetation. A medical centre, shops and associated car parking infrastructure are established over Lot 1 on SP298298 and part of Lot 2. All urban services are provided to each allotment.

Surrounding land is zoned Low Density Residential and being developed as a continuation of Amaroo Park estate. The Mareeba Eastern Catchment park is located immediately to the south of the subject land.



Map Disclaimer:

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



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

On 11 February 2009, Council approved application REC/08/0012 made by Tableland Earthmoving and Raw Materials Pty Ltd (TERM) for preliminary approval for material change of use to vary the effect of the planning scheme and development permit for reconfiguring a lot – one (1) lot into one (1) business lot and 135 residential lots of land described as Lot 11 on SP211136, situated on Hastie Road and Emerald End Road, Mareeba, subject to conditions.

The preliminary approval component of REC/08/0012 establishes the Hastie Road Business Zone Code which guides the future development of Lot 1 & 2 on SP298298, including the assessment of this current application.

On 19 February 2014, Council approved the application (DA/13/0164) made by Twine Surveys Pty Ltd on behalf of BTM & S Stankovich Pty Ltd for a development permit for Material Change of Use - Business (medical centre), shops (two (2) specialty shops and one (1) supermarket) and restaurant (café/restaurant) over land described as Lot 1 & 2 on SP298298.

Stage one (1), comprising the medical centre and associated car parking infrastructure has been completed and is known as the Amaroo Village Shopping Centre. Part of Stage two (2) comprising the pharmacy, sales office and a beauty salon has also been completed.

Under the Hastie Road Business Zone Code, cumulative business/shop floor area up to 3,000m² GFA remains code assessable development.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use – Business and Shops in accordance with the plans shown in **Attachment 1**.

The application describes the proposed development as follows:

“A Development Permit for a Material Change of Use is sought to facilitate the construction of a 412.5 m² Commercial Building in addition to the existing Amaroo Village Business Precinct. The site contains the existing Commercial Uses and Vacant Land. The proposal is to add an additional Commercial Building to house Business and Shops within seven (7) tenancies and is considered to complement the existing Commercial Buildings.

The proposal provides for sixteen (16) parking spaces inclusive of a Disabled parking space, already Approved with the existing Commercial Development Approval over the site (Stage 2). The existing and Approved sealed driveway also provides for vehicle manoeuvring areas for delivery vehicles. The site is accessed from the existing crossovers to the existing Road Network, being Karobean Drive and utilises the existing access driveway.

The proposal will retain, maintain and enhance the existing Landscaping provided along the frontage of the site to match in with the Amaroo Village Business Precinct.

The site is located in the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme. A Material Change of Use for the proposed Business and Shops is an Impact Assessable Use within this Zone.

However, the site contains the Hastie Road Business Zone Code (REC/08/0012) which provides for Business and Shops to be Code Assessable within the Hastie Road Business Zone. It is accepted that the site's Site Specific Business Zone Code, Overrides the Mareeba Shire Planning Scheme's Assessment Tables. The application is Code Assessable.

This Submission provides a comprehensive assessment of the relevant planning instruments and site context for the proposed Uses. This is supported by the attached Proposal Plans and the assessment against the relevant aspects of the Mareeba Shire Council's Planning Scheme and the Hastie Road Business Zone Code. It is considered that the proposed development is an appropriate and conforms to the existing Amaroo Village Business Precinct of the site, immediate vicinity and surrounding environs providing supporting Services/Uses to the surrounding local residents of Mareeba and the Tablelands."

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' does not identify the site as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories • Residential Area
Zone:	Low Density Residential zone Hastie Road Business zone
Mareeba Local Plan:	Retail
Overlays:	Airport Environs Overlay Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

Business means the use of premises for commercial purposes, including the following types:

- (a) medical or dental practice;
- (b) office;
- (c) service industries (such as printing workshops or saddle making);
- (d) bakeries.

Shop means the use of premises selling items, whether by retail or auction, or for hiring or displaying items for the purpose of selling or hiring, but does not include a building or place specifically defined elsewhere in this plan.

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan 2009-2031

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

(b) State Planning Policy

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

(c) Mareeba Shire Council Planning Scheme 2016 & Preliminary Approval REC/08/0012 (Hastie Road Business Zone code)

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- Hastie Road Business Zone Code
- Part 6 Division 5 - Carparking code
- Part 6 Division 15 - Landscaping code
- 6.2.6 Low density residential zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 9.3.2 Commercial activities code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Hastie Road Business Zone Code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Part 6 Division 5 - Carparking code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Part 6 Division 15 - Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Low density residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

Mareeba local plan code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Airport environs overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Commercial activities code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

(e) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(f) Adopted Infrastructure Charges Notice

An infrastructure agreement is in place for the existing stages of Amaroo Village. An Adopted Infrastructure Charges Notice has also been issued for existing Stages 1 to 3.

The proposed development is an addition to stage 2 of Amaroo Village and the methodology contained in the infrastructure agreement/AICN has been carried forward for this addition.

The calculated infrastructure charges for the addition to stage 2 are as follow:

Development Type	Rate	Measure	Charge	Credit	Credit Detail	Balance
	<i>\$ per EDC/m2</i>	<i>EDC/m2</i>				
Stage 2 (MCU/24/0015)						
Water	\$5,452.00	1.5 EDC	\$8,178.00	Nil	N/A	\$8,178.00
Sewerage	\$5,452.00	1.5 EDC	\$8,178.00	Nil	N/A	\$8,178.00
Roads	\$34.193	412.5m2	\$14,104.61	Nil	N/A	\$14,104.61
Total for Stage 2 (MCU/24/0015)						\$30,457.61

REFERRALS

This application did not trigger referral to a Referral Agency.

Internal Consultation

Not applicable.

PLANNING DISCUSSION

Nil

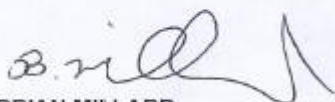
Date Prepared: *28 August 2024*

DECISION BY DELEGATE

DECISION

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

Dated the 28th day of AUGUST 2024

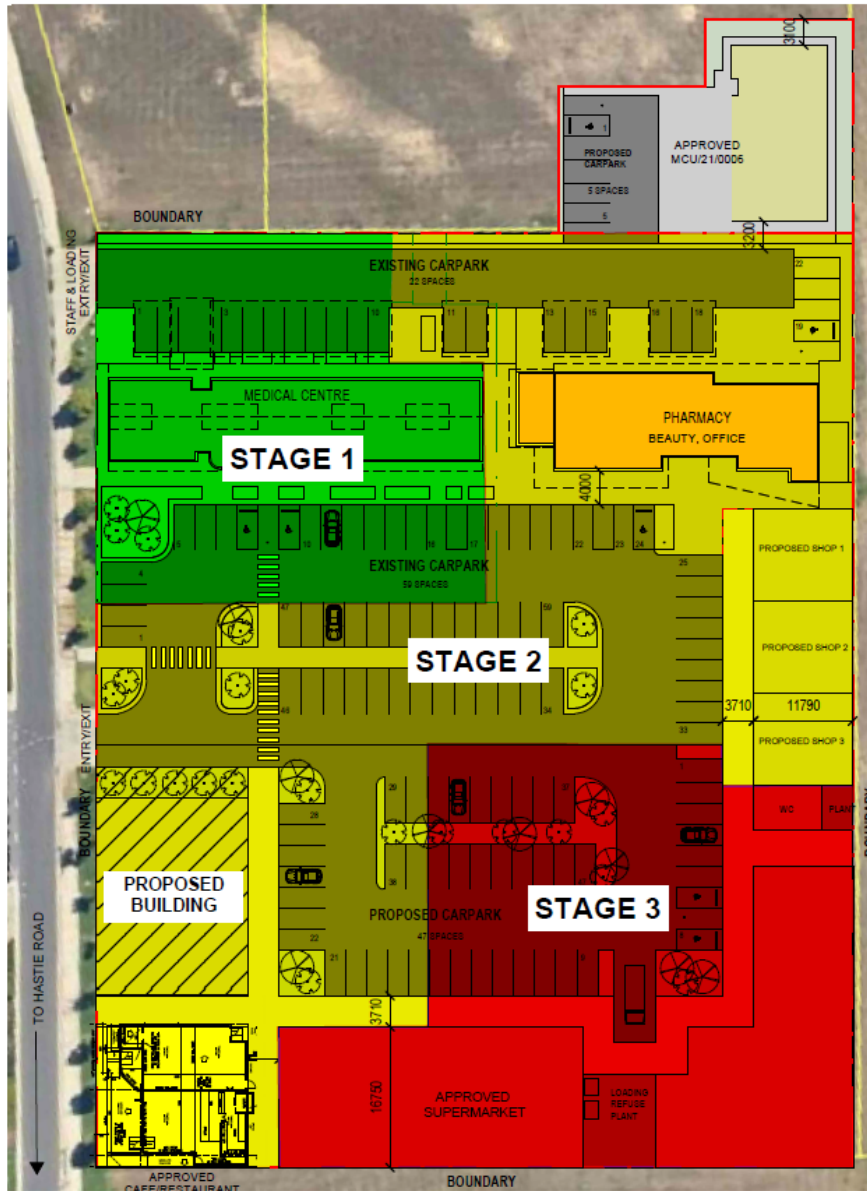


BRIAN MILLARD
COORDINATOR PLANNING SERVICES

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

ATTACHMENT 1

PROPOSAL PLANS



BTM&S STANKOVICH PTY LTD

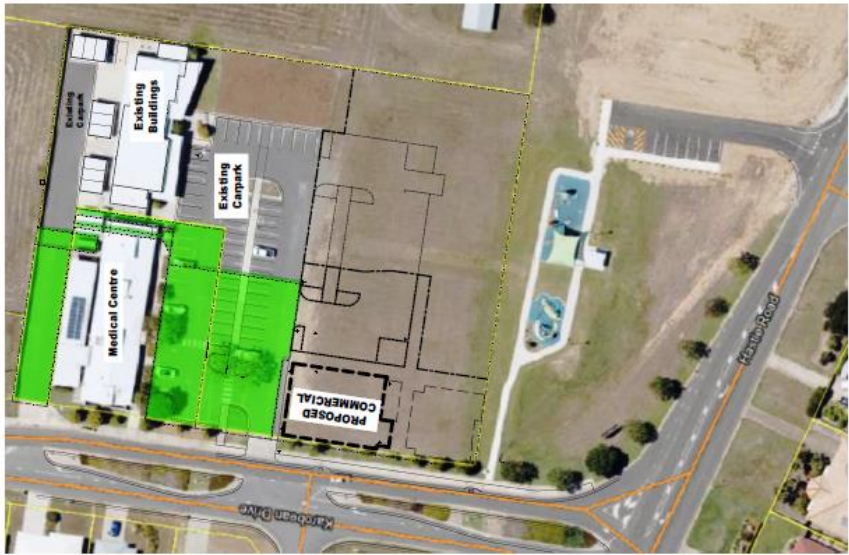
MASTERPLAN

NORTH

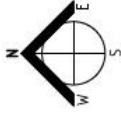
JULY 2024
 Document Set ID: 4389685
 Version: 1, Version Date: 08/08/2024

AMAROO VILLAGE COMMERCIAL CENTRE, HASTIE ROAD MAREEBA

SCALE: NOT TO SCALE



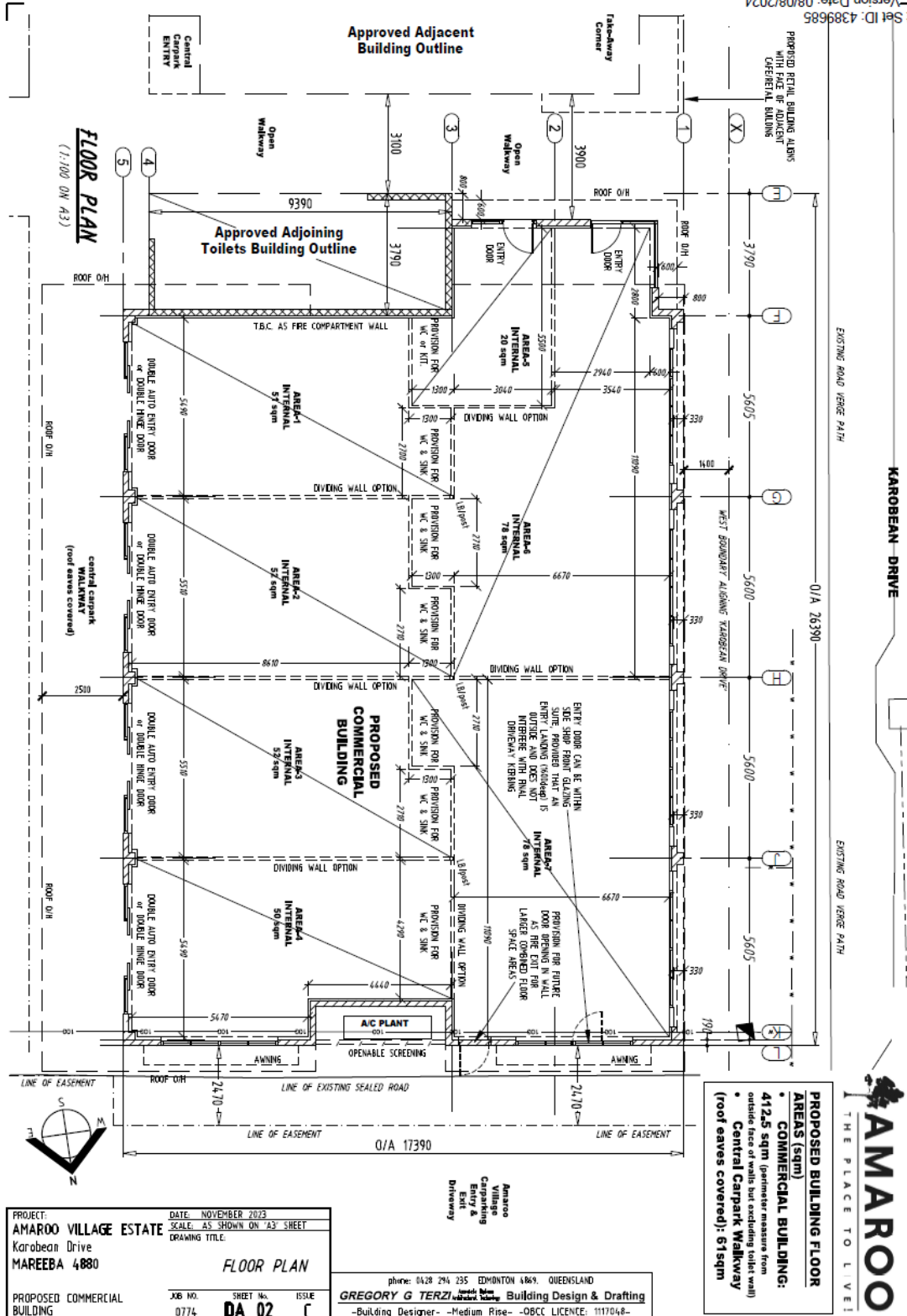
AERIAL VIEW
-EXTRACT FROM CURRENT 'OLD Globe'-
(approx. 1:1000 ON A3)

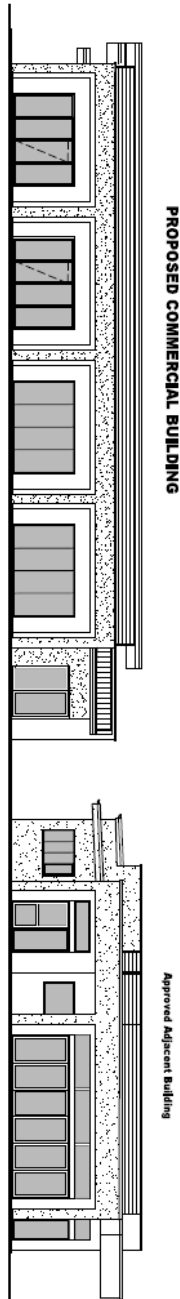


phone: 0828 294 355 EDWINTON 6869 QUEENSLAND	
GREGORY G TERZI <small>Architect</small> Building Design & Drafting	
-Building Designer- -Medium Rise- -OBCC LICENCE: 1177248-	
PROJECT	DATE: NOVEMBER 2023
AMAROO VILLAGE ESTATE	SCALE: AS SHOWN ON 'A3' SHEET
Karobean Drive	DRAWING TITLE
MAREEBA 4880	PROPOSED WORKS
	LOCATING SITE PLAN
PROPOSED COMMERCIAL BUILDING	JOB NO. SHEET NO. ISSUE
	0774 DA 01 C

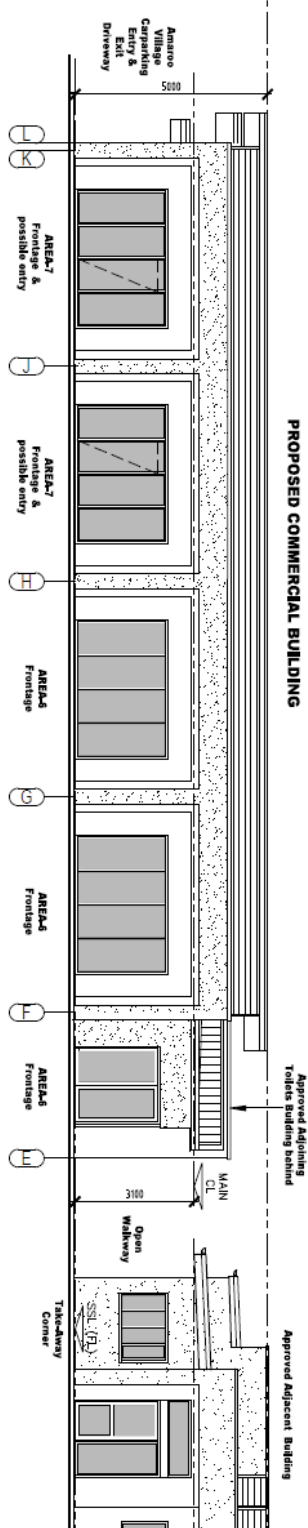


PROPOSED WORKS LOCATING SITE PLAN
(1:500 ON A3)

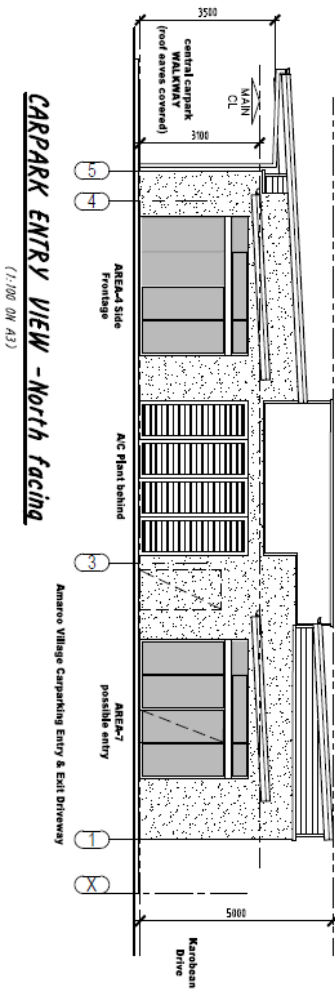




'Karobean Drive' FRONTAGE VIEW of PROPOSED & APPROVED BUILDINGS
(1:150 ON A3)



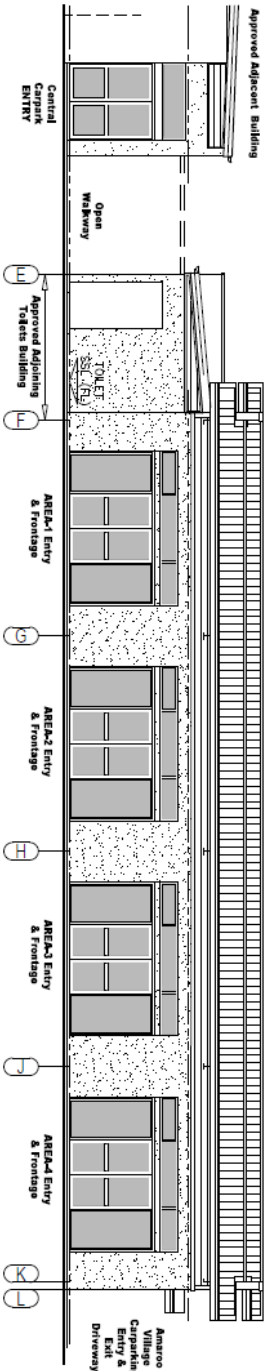
'Karobean Drive' FRONT VIEW - West facade
(1:100 ON A3)



CARPARK ENTRY VIEW - North facade
(1:100 ON A3)

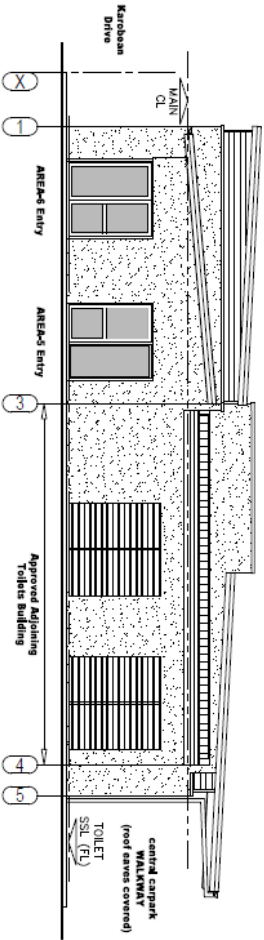


phone: 0478 294 235 EDIMONTON 4869, QUEENSLAND	
GREGORY G TERZI <i>Architectural Design & Drafting</i>	
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-	
PROJECT:	DATE: NOVEMBER 2023
AMAROO VILLAGE ESTATE	SCALE: AS SHOWN ON 'A3' SHEET
Karobean Drive	DRAWING TITLE:
MAREEBA 4880	ELEVATIONS
	-External
PROPOSED COMMERCIAL BUILDING	XB NO. 0774
	SHEET No. DA 03
	ISSUE C



CENTRAL CARPARK VIEW - East facade

(1:100 ON A3)



ADJACENT BUILDING VIEW - South facade

(1:100 ON A3)

phone: 0428 294 235 EDMONTON 4869, QUEENSLAND		
GREGORY G TERZIO <small>Trade Designer</small> Building Design & Drafting		
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-		
PROJECT:	DATE: NOVEMBER 2023	
AMAROO VILLAGE ESTATE	SCALE: AS SHOWN ON 'A3' SHEET	
Karabeen Drive	DRAWING TITLE:	
MAREEBA 40880	ELEVATIONS	
	-External	
PROPOSED COMMERCIAL BUILDING	X/B NO. 0774	SHEET No. DA 04 ISSUE C