

# DEVELOPMENT APPLICATION

## DEVELOPMENT PERMIT:

### **Material Change of Use**

### Warehouse + Caretakers Accommodation

94 Constance Street, Mareeba Qld. 4880  
Lot 2 on RP715873

Prepared by: Scope Town Planning

September 2024



## CONTENTS

	<b>APPLICATION SUMMARY</b>	<b>3</b>
<b>1</b>	<b>PROPOSAL</b>	<b>4</b>
1.1	Introduction	4
1.2	Proposed Development	4
	Figure 1: Proposed Development Plan	5
1.3	Site and Locality	6
	Figure 2: Development Site street view (Constance St.)	6
	Figure 3: Development Site street view	6
	Figure 4: Reticulated Council infrastructure provisions	7
	Figure 5: Development Site aerial image	8
	Figure 6: Development Site Location Map	9
	Figure 7: Development Site Zoning Map	10
<b>2</b>	<b>PLANNING CONSIDERATIONS</b>	<b>11</b>
2.1	Compliance with Planning Scheme	11
2.2	Planning Overlays	11
2.3	State Agency Referral Items	11
2.4	Medium Impact Industry matters	11
2.5	Strategic Framework	12
<b>3</b>	<b>PLANNING SUMMARY</b>	<b>13</b>
<b>4</b>	<b>RECOMMENDATION</b>	<b>13</b>
	<b>Appendix 1: Assessment Against the Planning Codes</b>	<b>(attached)</b>
	<b>Appendix 2: Site Plan</b>	<b>(attached)</b>

<b>APPLICATION SUMMARY</b>	
<b>DEVELOPMENT APPLICATION</b>	<b>Material Change of Use</b>
<b>PROPOSAL</b>	<b>Warehouse + Caretakers Accommodation</b>
<b>ASSESSMENT LEVEL</b>	<b>Impact</b>
<b>STREET ADDRESS</b>	<b>94 Constance Street, Mareeba Qld. 4880</b>
<b>REAL PROPERTY ADDRESS</b>	<b>Lot 2 on RP715873</b>
<b>LAND AREA</b>	<b>718m<sup>2</sup></b>
<b>SECONDARY PROPERTY ADDRESS</b>	<b>20 Herberton Street, Mareeba Qld. 4880</b>
<b>SECONDARY REAL PROPERTY ADDRESS</b>	<b>Lot 1 on RP715873</b>
<b>SECONDARY PROPERTY LAND AREA</b>	<b>1303m<sup>2</sup></b>
<b>APPLICANT</b>	<b>Scope Town Planning c/- Land Owner</b>
<b>LAND OWNER</b>	<b>C &amp; N Discretionary Trust</b>
<b>LOCAL GOVERNMENT AREA</b>	<b>Mareeba Shire Council</b>
<b>PLANNING SCHEME</b>	<b>Mareeba Shire Planning Scheme 2016</b>
<b>ZONE</b>	<b>Medium Density Residential Zone</b>
<b>LOCAL PLAN</b>	<b>N/A</b>
<b>PRECINCT</b>	<b>N/A</b>
<b>EASEMENTS</b>	<b>Nil</b>
<b>IMPROVEMENTS</b>	<b>Dwelling House</b>
<b>APPLICABLE PLANNING CODES</b>	<b>Medium Density Residential Zone Code</b>
	<b>Industrial Activities Code</b>
	<b>Accommodation Activities Code</b>
	<b>Landscaping Code</b>
	<b>Parking and Access Code</b>
	<b>Works, Services and Infrastructure Code</b>
<b>APPLICABLE REFERRALS</b>	<b>N/A</b>

# **1 Proposal**

## **1.1 Introduction**

This application seeks a Development Permit for a Material Change of Use for a Warehouse and Caretakers Accommodation over land at 94 Constance Street, Mareeba Qld. formally known as Lot 2 on RP715873, located within the Medium Density Residential Zone of the Mareeba Shire Council Local Government Area.

The site shares its northern side boundary with adjacent lot 1 on RP715873, addressed as 20 Herberton Street. The adjacent site has the same Land Owners as the development site and will gain access to Lot 2 via the shared boundary for the purpose of outdoor storage for the business located on Lot 1.

As specified in the Mareeba Shire Planning Scheme 2016, Table 5.5.7, Medium Density Residential Zone, a Material Change of Use for a Warehouse and Caretakers Accommodation within the Medium Density Residential Zone is classified as Impact Assessable Development subject to compliance with the requirements of the relevant codes of the Planning Scheme.

## **1.2 Proposed Development**

The proposed development is the establishment of a new Warehouse in the form of an Outdoor Storage area in conjunction with the use of the existing Dwelling House as Caretakers Accommodation on Medium Density Residential Zoned land addressed as 94 Constance Street, Mareeba. The proposed use is associated with the long-established business, Tableland Bikes and Power Equipment located on the adjacent property to the north, 20 Herberton St. (Centre Zone), with which it shares a common Boundary.

The proposed development is required due to the new round about being constructed at the Herberton Street / Constance Street intersection. The intersection upgrade will result in the loss of 3 on-street vehicle parking spaces and 2 on-street motorbike parking spaces associated with the business on the Herberton Street frontage as well as the loss of the truck delivery loading space for the business on the Constance Street frontage.

The proposed use will utilize the cleared area at the rear of the property for the storage of motorbikes and all terrain vehicles with access provided via a secure gate between the 2 sites. The existing Dwelling House will be utilized for the Caretakers Accommodation to provide on-site security for the business. The proposed Warehouse and Caretakers Accommodation will not generate additional traffic, not be accessible to the public and will not require any new buildings or construction.

In association with the established business, a Loading Zone is also proposed on the frontage of 94 Constance Street. Loading will be achieved via the road reserve with a portion between the Lot1 and Lot crossovers to be sealed to accommodate loading/unloading traffic generated by a fork lift.

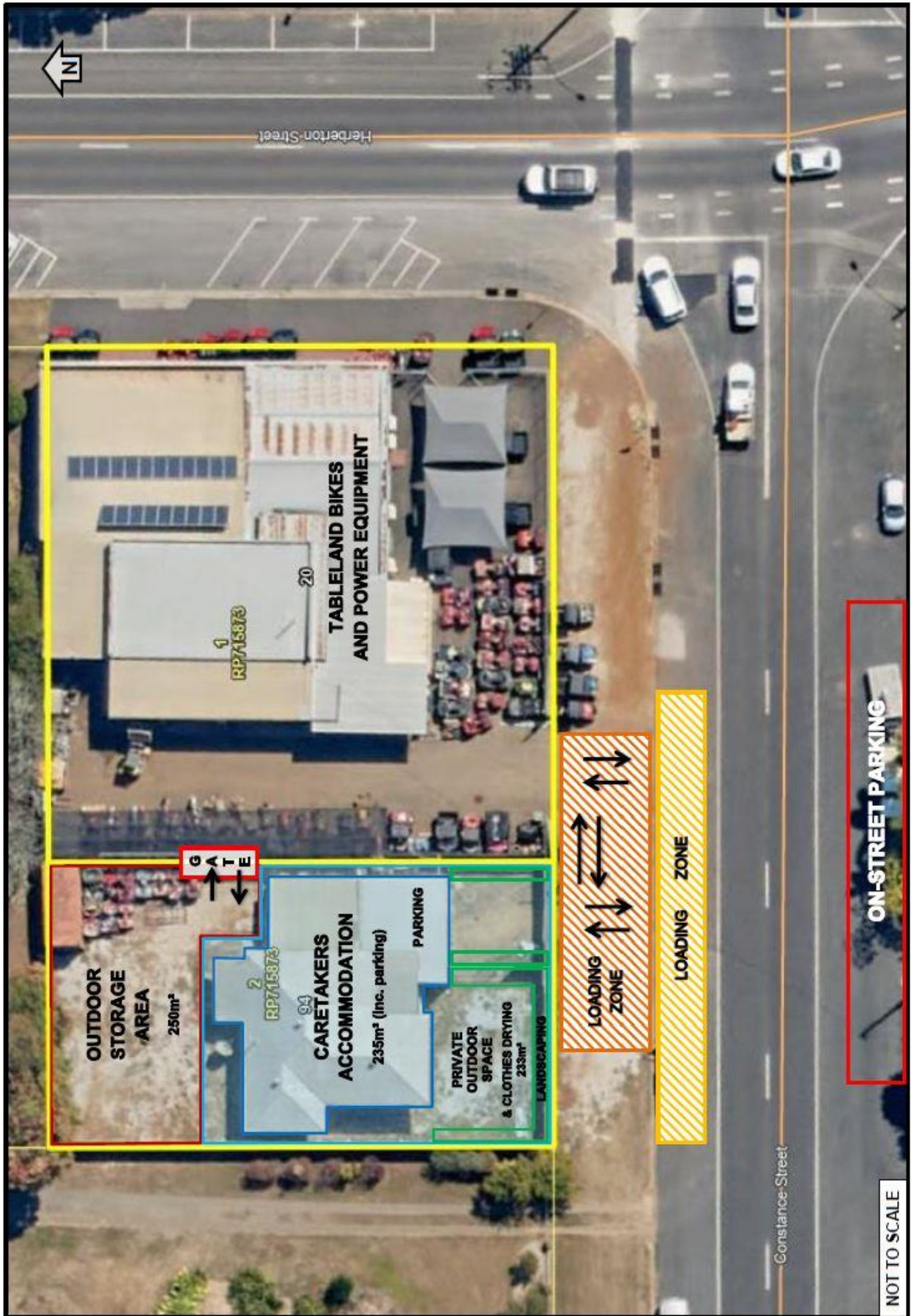


Figure 1: Proposed designated areas for Caretakers Residence, Warehouse/ Storage area and Loading Zone (STP).



### 1.3 Site and Locality

The 7185m<sup>2</sup>, Medium Density Residential Zoned development site is located at 94 Constance Street, Mareeba, formally 2RP715873, with a 20m frontage to Constance Street (a Local Government road). The site is flat and clear of vegetation, fully fenced and improved with a dwelling house and outbuildings consisting of an attached laundry and carport. The site is connected to the reticulated water, sewer, telecommunications, NBN and electricity networks.



**Figure 2:** Street view of the development site, Constance St. Frontage. (Google maps)



**Figure 3:** Street view of the development site, viewed from the corner of Herberton St. and Constance St. (Google maps)



Figure 4: Council infrastructure provisions (MSC).





Figure 5: Aerial view of the development site, 2RP715873 (MSC).



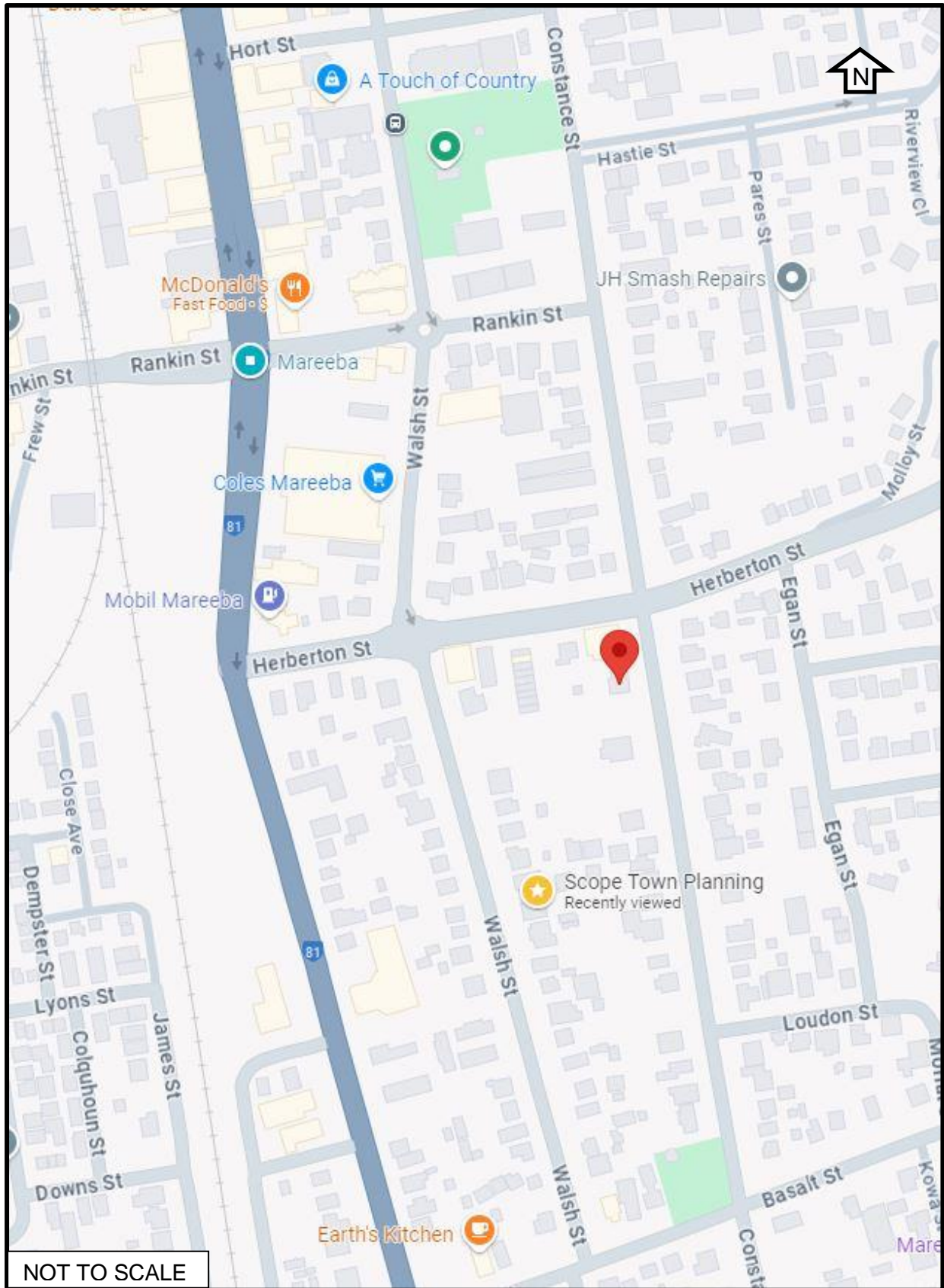


Figure 6: Development Site location map (Google Maps).

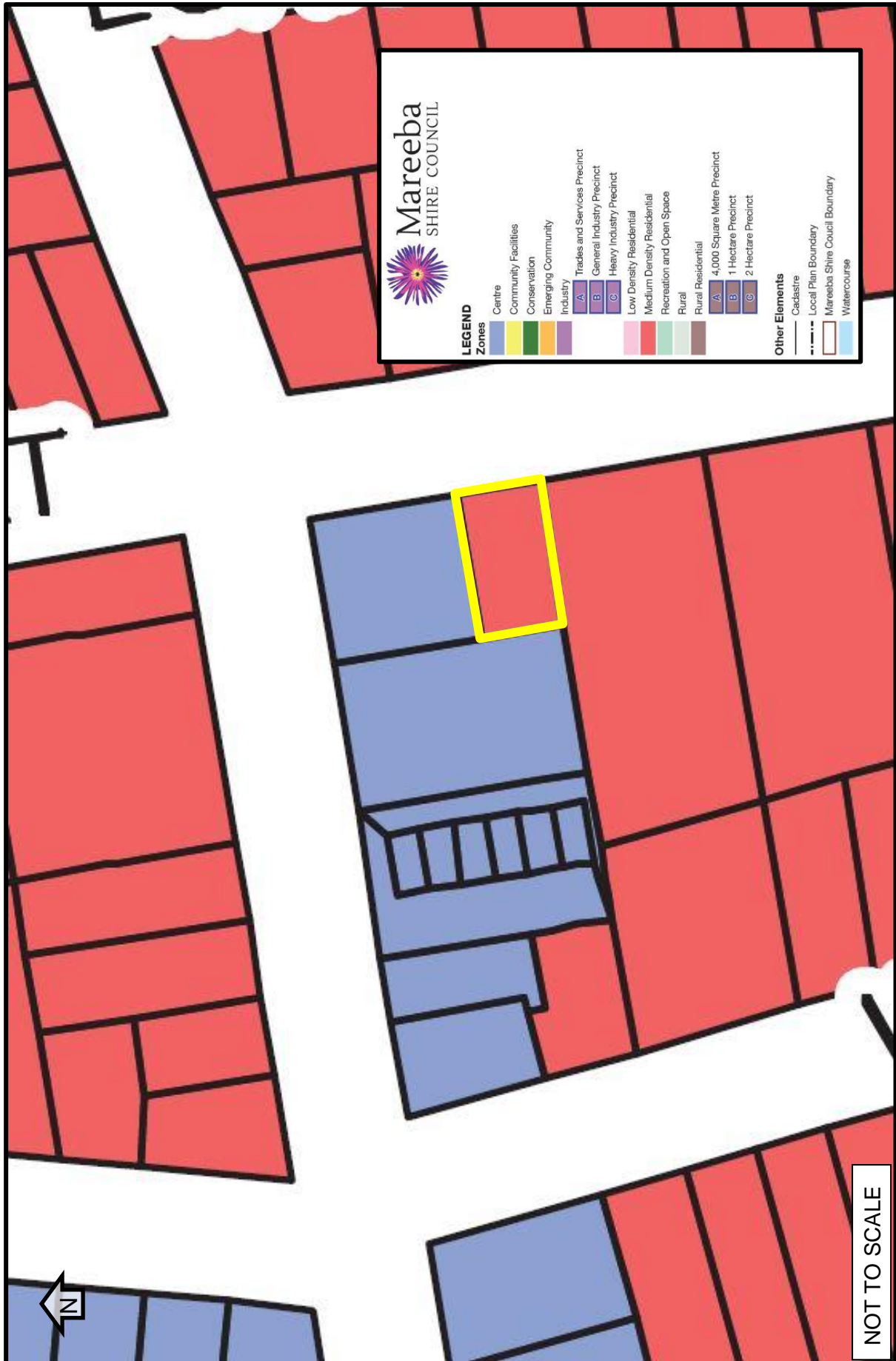


Figure 7: Development Site located in the Medium Density Residential Zone. (MSC)

## **2 Planning Considerations**

### **2.1 Compliance with Planning Scheme**

The development site, Lot 2 on RP715873, is located within the Medium Density Residential Zone while associated adjoining Lot 1 on RP715873 is located within the Centre Zone. The proposed development for a Material Change of Use for a Warehouse and Caretakers Accommodation over Lot 2RP715873 is Impact Assessable Development being subject to the provisions of the following Planning Codes of the Mareeba Shire Planning Scheme 2016;

6.2.7 Medium Density Residential Zone Code

9.3.1 Accommodation Activities Code

9.3.5 Industrial Activities Code

9.4.2 Landscaping Code

9.4.3 Parking and Access Code

9.4.5 Works, Services and Infrastructure Code

An assessment of the development proposal against the applicable Codes is provided in Appendix 1 – Code Assessment.

### **2.2 Overlays**

The Development Site is not subject to any Overlays identified in the Mareeba Shire Planning Scheme 2016.

### **2.3 State agency referral items**

The Development Site is not affected by any State Interests. As such, the proposed development does NOT trigger referral to SARA for assessment.

### **2.4 Medium Impact Industry matters**

The Proposed Development involving a new Storage Yard (Warehouse) is classified as a medium impact industry activity under Table SC1.1.2.1 – Industry Thresholds (23) of the Mareeba Shire Planning Scheme 2016.

The Storage Yard shares a Boundary with an adjoining Medium Density Residential Zoned property containing a Dwelling House (a sensitive use) within 30m of the southern Side Boundary of the development site. The proposed Storage Yard is fully screened from view by solid Colourbond fencing.

The storage use does not involve the running of vehicles apart from running vehicles for the purpose of moving them within or between sites and will not result in noticeable noise, dust, odour or light emissions.



## **2.5 Strategic Framework**

The Proposed Development is assessable against the interests outlined in the Strategic Framework of the Mareeba Shire Planning Scheme 2016.

### **3.2.2 Activity Centres network**

The proposed Outdoor Storage area and Caretakers Accommodation uses for the site are directly associated with the long established business situated on adjoining property, 20 Herberton St.

While 20 Herberton St. is located in the Centre Zone, the subject site, 94 Constance St. is zoned Medium Density Residential. The zone mapping shows that an amendment to the zoning in a future Planning Scheme amendment would logically result in 94 Constance Street being included in the Centre Zone.

The proposed development directly supports the continued growth of the business which has been established in Mareeba for several decades and serves a wide customer base, supporting local businesses Shire wide.

### **3.4.9 Contaminated Land**

The development site contains low levels of contaminated land (classification 'D'). The proposed Outdoor Storage area will not be accessed by the Caretakers Accommodation use. No soil disturbance is involved in the establishment of the proposed uses.

### **3.6.1 Road Network**

The proposed development is a direct result of the installation of a new round-about traffic control device installed at the Herberton Street / Constance Street intersection. This round-about potentially results in the loss of 3 car parking spaces and 2 motorcycle parking spaces on the Herberton Street frontage as well as the Constance Street frontage of 20 Herberton Street which has been used for the loading and unloading of delivery trucks for many years.

The proposed development includes a new Loading Zone to be established on the Constance Street frontage of 20 Herberton Street and 94 Constance Street, in effect relocating the existing loading zone south by several metres as necessitated by the round-about installation.

In addition, there is sufficient space for substitute on-street parking on the Constance Street frontage to service the existing established business, replacing any lost parking spaces on the Herberton Street frontage resultant of the round-about installation should such spaces be required.

The proposed use of the Constance Street frontage to provide car parking spaces and a Loading Zone allows for the safe and efficient use of the transport network.

### **3 Planning Summary**

This application seeks a Development Permit for a Material Change of Use for a Warehouse and Caretakers Accommodation over land at 94 Constance Street, Mareeba Qld. 4880 formally known as Lot 2RP715873, located within the Medium Density Residential Zone of the Mareeba Shire Council Local Government Area.

The proposed development for a Material Change of Use for a Warehouse and Caretakers Accommodation is Impact Assessable Development being subject to the provisions of the relevant Codes of the Mareeba Shire Planning Scheme 2016.

The proposed development is required due to the new round about being constructed at the Herberton Street / Constance Street intersection.

The proposed use will utilize an existing cleared area at the rear of the property for the Outdoor Storage (Warehouse) of small vehicles while the existing Dwelling House will be utilized for Caretakers Accommodation.

The proposed use is associated with the long-established business, Tableland Bikes and Power Equipment located on the adjacent property to the north, 20 Herberton St. (Centre Zone), with which it shares a common Boundary.

The proposed development does NOT trigger referral to SARA for assessment.

An assessment of the development proposal against the applicable Planning Codes is provided in Appendix 1 – Code Assessment and the relevant Plans are provided as Appendix 2 – Development Plans.

### **4 Recommendation**

It is the professional opinion of Scope Town Planning that the proposed Material Change of Use for a Warehouse and Caretakers Accommodation over land at 94 Constance Street, Mareeba, satisfies the desired outcomes and requirements of the Mareeba Shire Planning Scheme 2016 and that this application should be fairly assessed and approved by the Mareeba Shire Council with fair and reasonable conditions.



Johnathan Burns

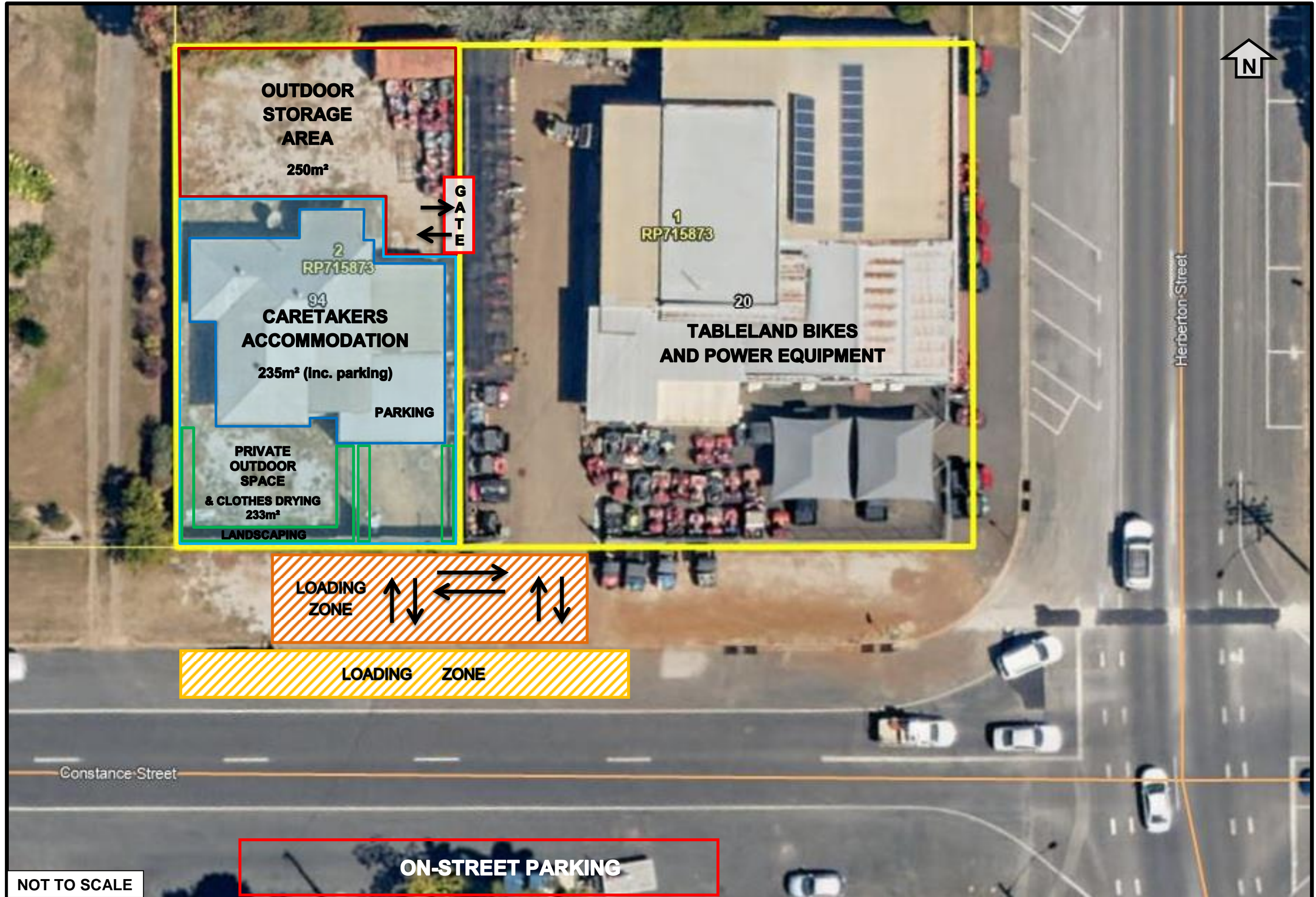
---

Senior Town Planner | **Scope** Town Planning



**Appendix 2 – Site Plan**

24017 MCU – Warehouse + Caretakers Accommodation – 94 Constance Street, Mareeba Qld. 4880



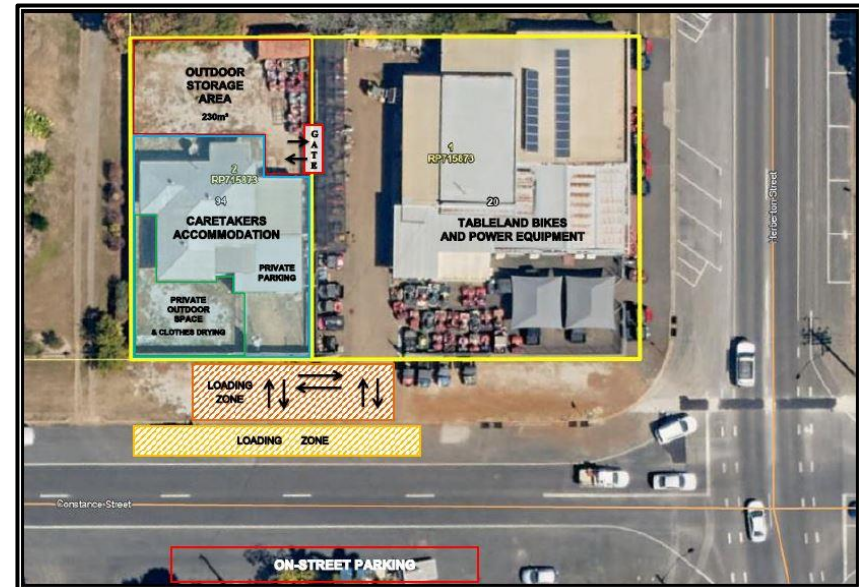


## Appendix 1: Assessment against the Mareeba Shire Planning Codes

APPLICATION		PREMISES	
FILE NO:	24017	ADDRESS:	94 Constance Street, Mareeba Qld. 4880
APPLICANT:	C & N Tilse	RPD:	2RP RP715873
LODGED BY:	Scope Town Planning	AREA:	718m <sup>2</sup>
DATE LODGED:	September 2024	OWNER :	C & N Discretionary Trust
TYPE OF APPROVAL:	Material Change of Use		
PROPOSED DEVELOPMENT:	Warehouse + Caretakers Accommodation		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme (2016)		
ZONE:	Medium Density Residential		
LEVEL OF ASSESSMENT:	Impact		
SUBMISSIONS:	N/A		

As identified in Part 5 of the Planning Scheme, this development is required to satisfy the Performance Outcomes of the following Codes:

- 6.2.7 Medium Density Residential Zone Code
- 9.3.1 Accommodation Activities Code
- 9.3.5 Industrial Activities Code
- 9.4.2 Landscaping Code
- 9.4.3 Parking and Access Code
- 9.4.5 Works, Services and Infrastructure Code



### 6.2.7 Medium Density Residential Zone Code

The development site is located within the Medium Density Residential Zone Code of the Mareeba Shire Planning Scheme (2016).



**6.2.7.3 Criteria for Assessment**

**Table 6.2.7.3A—Medium density residential zone code - For accepted development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<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>	n/a	<p><b>Not Applicable</b> The proposed development does not involve any new buildings. The existing Building is compliant.</p>
<b>Outbuildings and residential scale</b>			
<p><b>PO2</b> Domestic outbuildings:</p> <ul style="list-style-type: none"> <li>(a) do not dominate the lot on which they are located; and</li> <li>(b) are consistent with the scale and character of development in the Medium-density residential zone.</li> </ul>	<p><b>AO2</b> Domestic outbuildings do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 100m<sup>2</sup> in gross floor area; and</li> <li>(b) 5.5 metres in height above natural ground level.</li> </ul>	n/a	<p><b>Not Applicable</b> The proposed development does not involve any new buildings. The existing Building is compliant.</p>



<b>Siting</b>			
<b>PO3</b> Development is sited in a manner that considers and respects: <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; and</li> <li>(f) appearance of building bulk; and</li> <li>(g) relationship with road corridors.</li> </ul>	<b>AO3.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 6 metres from the primary road frontage; and</li> <li>(b) 3 metres from any secondary road frontage.</li> </ul>	n/a	<b>Not Applicable</b> The proposed development does not involve any new buildings. The existing Building is compliant.
	<b>AO3.2</b> Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	n/a	<b>Not Applicable</b> The proposed development does not involve any new buildings. The existing Building is compliant.
<b>Accommodation density</b>			
<b>PO4</b> The density of Accommodation activities: <ul style="list-style-type: none"> <li>(a) contributes to housing choice and affordability;</li> <li>(b) respects the nature and density of surrounding land use;</li> <li>(c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and</li> <li>(d) is commensurate to the scale and frontage of the site.</li> </ul>	<b>AO4</b> Development provides a maximum density for Accommodation activities in compliance with <b>Table 6.2.7.3B</b> .	✓	<b>Complies</b> The proposed development involved a single Dwelling House and does not increase the current accommodation density.
<b>Gross floor area</b>			
<b>PO5</b> Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of surrounding buildings; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<b>AO5</b> Gross floor area does not exceed 600m <sup>2</sup> .	n/a	<b>Not Applicable</b> The proposed development does not involve any new buildings. The existing Building is compliant.

<b>For assessable development</b>			
<b>Building design</b>			
<p><b>PO6</b> Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> <li>(a) include visual interest and architectural variation;</li> <li>(b) maintain and enhance the character of the surrounds;</li> <li>(c) provide opportunities for casual surveillance;</li> <li>(d) include a human scale; and</li> <li>(e) encourage occupation of outdoor space.</li> </ul>	<p><b>AO6</b> Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	<p>✓</p>	<p><b>Complies</b> The existing Building is compliant.</p>
<p><b>PO7</b> Development complements and integrates with the established built character of the Medium density residential zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b> The existing Building is compliant.</p>
<b>Non-residential development</b>			
<p><b>PO8</b> Non-residential development is only located in new residential areas and:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the scale of existing development;</li> <li>(b) does not detract from the amenity of nearby residential uses;</li> <li>(c) directly supports the day to day needs of the immediate residential community; and</li> <li>(d) does not impact on the orderly provision of non-residential development in other locations in the shire.</li> </ul>	<p><b>AO8</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b> The proposed development involves an Outdoor Storage area in association with the existing business activity located on the adjacent property (Lot 1). This storage area is located at the rear of the Dwelling House, is only accessible from the adjoining property, is fully fenced with solid Colourbond fencing and is not visible from neighbouring properties or the street.</p>

<b>Amenity</b>			
<p><b>PO9</b> Development must not detract from the amenity of the local area, 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>AO9</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b> The proposed Outdoor Storage area in association with the existing business activity located on the adjacent property (Lot 1) is located at the rear of the Dwelling House, is only accessible from the adjoining property, is fully fenced with solid Colourbond fencing and is not visible from neighbouring properties or the street. The storage area will only be used during business hours and is for static motorbike and ATV storage only. No new advertising devices are proposed.</p>
<p><b>PO10</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>AO10</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b> The proposed Outdoor Storage area will only be used during business hours, is for static motorbike and ATV storage only and is not visible from neighbouring properties or the street.</p>



### 9.3.1 Accommodation Activities Code

The proposed development is assessable against the provisions of the Accommodation Activities Code of the Mareeba Shire Planning Scheme (2016).

#### 9.3.1.3 Criteria for Assessment

Table 9.3.1.3A—Accommodation activities code – For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>All Accommodation activities, apart from Dwelling house</b>			
<b>PO1</b> Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	<b>AO1</b> Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in <b>Table 9.3.1.3B</b> .	n/a	<b>Not Applicable</b> The proposed development utilises an existing Dwelling House.
<b>All Accommodation activities, apart from Tourist park and Dwelling house</b>			
<b>PO2</b> Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	<b>AO2.1</b> A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.	n/a	<b>Not Applicable</b> The proposed development utilises an existing Dwelling House serviced by Council's waste collection provisions.

<b>All Accommodation activities, except for Dwelling house</b>			
<p><b>PO3</b> Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p><b>A03</b> The windows of habitable rooms:</p> <p>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</p> <p>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than:</p> <p>(i) 2 metres at ground level; and</p> <p>(ii) 8 metres above ground level; or</p> <p>(c) are treated with:</p> <p>(i) a minimum sill height of 1.5 metres above floor level; or</p> <p>(ii) fixed opaque glassed installed below 1.5 metres; or</p> <p>(iii) fixed external screens; or</p> <p>(iv) a 1.5 metre high screen fence along the common boundary.</p>	<p>n/a</p>	<p><b>Not Applicable</b> The proposed development utilises an existing Dwelling House.</p>
<p><b>PO4</b> Accommodation activities are provided with sufficient private and communal open space areas which:</p> <p>(a) accommodate a range of landscape treatments, including soft and hard landscaping;</p> <p>(b) provide a range of opportunities for passive and active recreation;</p> <p>(c) provide a positive outlook and high quality of amenity to residents;</p> <p>(d) is conveniently located and easily accessible to all residents; and</p> <p>(e) contribute to an active and attractive streetscape.</p>	<p><b>A04.1</b> Development, except for Caretaker’s accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3C</b>.</p>	<p>n/a</p>	<p><b>Not Applicable</b> The proposed development is for Caretakers Accommodation.</p>
	<p><b>A04.2</b> Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3D</b>.</p>	<p>✓</p>	<p><b>Complies</b> The proposed Caretakers Accommodation includes Private Open Space and a clothes drying area compliant with the requirements of Table 9.3.1.3D.</p>
	<p><b>A04.3</b> Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.</p>	<p>✓</p>	<p><b>Complies</b> The proposed Caretakers Accommodation includes a clothes drying area screened from the street by solid fencing.</p>

	<p><b>AO4.4</b> If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which:</p> <ul style="list-style-type: none"> <li>(a) is located to facilitate loading and unloading from a motor vehicle;</li> <li>(b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas;</li> <li>(c) has a minimum space of 2.4m<sup>2</sup> per dwelling or accommodation unit;</li> <li>(d) has a minimum height of 2.1 metres;</li> <li>(e) has minimum dimensions to enable secure bicycle storage;</li> <li>(f) is weather proof; and</li> <li>(g) is lockable.</li> </ul>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility.</p>
<b>If for Caretaker's Accommodation</b>			
<p><b>PO5</b> Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.</p> <p>Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".</p>	<p><b>AO5.1</b> Only one caretaker's accommodation is established on the title of the non-residential use.</p>	✓	<p><b>Complies</b> Only one (1) Caretakers Accommodation is proposed on the title of the non-residential use.</p>
	<p><b>AO5.2</b> In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m<sup>2</sup>.</p>	n/a	<p><b>Not Applicable</b> The site is not in the Rural Zone.</p>
<p><b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to:</p> <ul style="list-style-type: none"> <li>(a) not dominate the site;</li> <li>(b) remain subservient to the primary dwelling; and</li> <li>(c) be consistent with the character of the surrounding area;</li> </ul>	<p><b>AO6.1</b> The secondary dwelling is located within:</p> <ul style="list-style-type: none"> <li>(a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or</li> <li>(b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.</li> </ul>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Secondary Dwelling.</p>
	<p><b>AO6.2</b> A secondary dwelling has a maximum gross floor area of 100m<sup>2</sup>.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Secondary Dwelling.</p>



<b>If for Dual occupancy</b>			
<p><b>PO7</b> Where establishing a Dual occupancy on a corner lot, the building is designed to:</p> <ul style="list-style-type: none"> <li>(a) maximise opportunities for causal surveillance;</li> <li>(b) provide for separation between the two dwellings; and</li> <li>(c) provide activity and visual interest on both frontages.</li> </ul>	<p><b>A07.1</b> Where located on a corner allotment, each dwelling is accessed from a different road frontage.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Dual Occupancy Dwelling.</p>
	<p><b>A07.2</b> The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Dual Occupancy Dwelling.</p>
<b>If for Multiple dwelling, Residential care facility or Retirement facility</b>			
<p><b>PO8</b> Development is appropriately located within the Shire to:</p> <ul style="list-style-type: none"> <li>(a) maximise the efficient utilisation of existing infrastructure, services and facilities; and</li> <li>(b) minimise amenity impacts through the collocation of compatible uses.</li> </ul> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>A08</b> Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve Multiple dwellings, Residential care facilities or Retirement facilities.</p>
<p><b>PO9</b> Buildings are designed to:</p> <ul style="list-style-type: none"> <li>(a) reduce the appearance of building bulk;</li> <li>(b) provide visual interest through articulation and variation;</li> <li>(c) be compatible with the embedded, historical character for the locality; and</li> <li>(d) be compatible with the scale of surrounding buildings</li> </ul> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>A09.1</b> External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements:</p> <ul style="list-style-type: none"> <li>(a) a change in roof profile; or</li> <li>(b) a change in parapet coping; or</li> <li>(c) a change in awning design; or</li> <li>(d) a horizontal or vertical change in the wall plane; or</li> <li>(e) a change in the exterior finishes and exterior colours of the development.</li> </ul>	n/a	<p><b>Not Applicable</b> The proposed development does not involve Multiple dwellings, Residential care facilities or Retirement facilities.</p>

	<p><b>AO9.2</b> For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.</p>	n/a	<b>Not Applicable</b> The proposed development does not involve Multiple dwellings, Residential care facilities or Retirement facilities.
	<p><b>AO9.3</b> For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p>	n/a	<b>Not Applicable</b> The proposed development does not involve Multiple dwellings, Residential care facilities or Retirement facilities.
	<p><b>AO9.4</b> For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.</p>	n/a	<b>Not Applicable</b> The proposed development does not involve Multiple dwellings, Residential care facilities or Retirement facilities.
<b>If for Residential care facility or Retirement facility</b>			
<p><b>PO10</b> The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>AO10.1</b> The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p>	n/a	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.
	<p><b>AO10.2</b> Pedestrian paths include navigational signage at intersections.</p>	n/a	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.
	<p><b>AO10.3</b> Buildings, dwellings and accommodation units include identification signage at entrances.</p>	n/a	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.
	<p><b>AO10.4</b> An illuminated sign and site map is provided at the main site entry.</p>	n/a	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.
	<p><b>AO10.5</b> Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.</p>	n/a	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.

<b>If for Home based business</b>			
<p><b>PO11</b> Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to:</p> <p>(a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.</p>	<p><b>AO11.1</b> The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Home based business.</p>
	<p><b>AO11.2</b> The Home based business does not occupy a gross floor area of more than 50m<sup>2</sup>.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Home based business.</p>
	<p><b>AO11.3</b> No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Home based business.</p>
	<p><b>AO11.4</b> The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Home based business.</p>
	<p><b>AO11.5</b> The Home based business does not involve the public display of goods external to the building.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Home based business.</p>
	<p><b>AO11.6</b> The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Home based business.</p>
	<p><b>AO11.7</b> Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Home based business.</p>
	<p><b>AO11.8</b> The business does not involve the use of power tools or similar noise generating devices.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Home based business.</p>
<p><b>PO12</b> Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental</p>	<p><b>AO12.1</b> Home based businesses involving accommodation activities are limited to the scale specified in <b>Table 9.3.1.3E</b>.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Home based business.</p>



impacts on the amenity and privacy of surrounding residences.	<b>AO12.2</b> A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	n/a	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO12.3</b> A farm stay is setback 100 metres from any property boundary.	n/a	<b>Not Applicable</b> The proposed development does not involve a Home based business.
	<b>AO12.4</b> Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	n/a	<b>Not Applicable</b> The proposed development does not involve a Home based business.
<b>If for Rural workers' accommodation</b>			
<b>PO13</b> The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	<b>AO13.1</b> A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	n/a	<b>Not Applicable</b> The proposed development does not involve Rural workers' accommodation.
	<b>AO13.2</b> The agricultural based rural activity is a minimum of 50 hectares in area.	n/a	<b>Not Applicable</b> The proposed development does not involve Rural workers' accommodation.
<b>PO14</b> Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the	<b>AO14.1</b> The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	n/a	<b>Not Applicable</b> The proposed development does not involve Rural workers' accommodation.

employment.	<b>AO14.2</b> The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	n/a	<b>Not Applicable</b> The proposed development does not involve Rural workers' accommodation.
<b>For assessable development</b>			
<b>If for Caretaker's Accommodation</b>			
<b>PO15</b> The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	<b>AO15</b> No acceptable outcome is provided.	✓	<b>Complies</b> The proposed Caretaker's accommodation is associated with the existing business located on the adjoining property and is required to provide on-site security for the business which is a frequent victim of crime. The site has direct access to the business via a secure gate on the shared boundary.
<b>If for Residential care facility or Retirement facility</b>			
<b>PO16</b> Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	<b>AO16</b> No acceptable outcome is provided.	n/a	<b>Not Applicable</b> The proposed development does not involve Residential care facilities or Retirement facilities.
<b>If for Tourist park</b>			
<b>PO17</b> The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	<b>AO17</b> No acceptable outcome is provided.	n/a	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.

<p><b>PO18</b> The density of accommodation provided within the Tourist park:</p> <ul style="list-style-type: none"> <li>(a) is commensurate with the size and utility of the site;</li> <li>(b) is consistent with the scale and character of development in the surrounding area;</li> <li>(c) ensures sufficient infrastructure and services can be provided;</li> <li>(d) does not adversely impact on the existing amenity of nearby uses;</li> <li>(e) ensures a high level of amenity is enjoyed by residents of the site; and</li> <li>(f) does not place undue pressure on environmental processes in the surrounding area.</li> </ul>	<p><b>AO18.1</b> Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed:</p> <ul style="list-style-type: none"> <li>(a) 40 caravan or motor home sites per hectare of the nominated area(s); or</li> <li>(b) 60 tent sites per hectare of the nominated area(s); or</li> <li>(c) 10 cabins (maximum 30m<sup>2</sup> gross floor area per cabin) per hectare of the nominated area(s).</li> </ul>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Tourist Park.</p>
	<p><b>AO18.2</b> Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Tourist Park.</p>
<p><b>PO19</b> Accommodation sites are designed and located:</p> <ul style="list-style-type: none"> <li>(a) to provide sufficient land for necessary services and infrastructure;</li> <li>(b) to achieve sufficient separation between land uses;</li> <li>(c) is consistent with the scale and character of development in the surrounding area; and</li> <li>(d) to prevent amenity and privacy impacts on nearby land uses.</li> </ul>	<p><b>AO19.1</b> A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Tourist Park.</p>
	<p><b>AO19.2</b> Caravan, motor home, tent and cabin accommodation sites are set back a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 2 metres from an internal road; and</li> <li>(b) 1.5 metres from the side and rear boundaries of the site.</li> </ul>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Tourist Park.</p>
<p><b>PO20</b> A Tourist park is provided with sufficient and appropriately located refuse collection areas.</p>	<p><b>AO20.1</b> A central refuse collection area is provided to service all accommodation sites.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve a Tourist Park.</p>

	<b>AO20.2</b> The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.	n/a	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
	<b>AO20.3</b> The refuse collection area is constructed on an impervious surface such as a concrete slab.	n/a	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
	<b>AO20.4</b> A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	n/a	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.
	<b>AO20.5</b> Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	n/a	<b>Not Applicable</b> The proposed development does not involve a Tourist Park.

**Table 9.3.1.3D – Private open space**

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Caretaker's accommodation	As specified below.		
• Ground level	50m <sup>2</sup>	5 metres	<ul style="list-style-type: none"> <li>• Provided as unobstructed area; and</li> <li>• Directly accessible from the main living area.</li> </ul>
• Above ground level	15m <sup>2</sup>	2.5 metres	<ul style="list-style-type: none"> <li>• Provided as a balcony.</li> </ul>
• Outdoor service court	5m <sup>2</sup>	-	<ul style="list-style-type: none"> <li>• Provided for clothes drying</li> </ul>



### 9.3.5 Industrial Activities Code

The proposed development is assessable against the provisions of the Industrial Activities Code of the Mareeba Shire Planning Scheme (2016).

#### 9.3.5.3 Criteria for Assessment

**Table 9.3.5.3—Industrial activities code— For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Separation</b>			
<p><b>PO1</b> Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) odour;</li> <li>(c) light; and</li> <li>(d) emissions.</li> </ul> <p>Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.</p>	<p><b>AO1</b> Development is separated from sensitive uses as follows:</p> <ul style="list-style-type: none"> <li>(a) medium impact industry—250 metres; or</li> <li>(b) high impact industry—500 metres; or</li> <li>(c) special industry— 1.5 kilometres.</li> </ul>	✓	<p><b>Complies with PO1</b> The proposed development is classified as a medium impact industry.</p> <p>The proposed Storage Yard shares a Boundary with an adjoining Medium Density Residential Zoned property containing a Dwelling House within 30m of the Boundary.</p> <p>The proposed Storage Yard is fully screened from view by solid fencing. The storage use does not involve the running of vehicles apart from running vehicles for the purpose of moving them within or between sites and will not result in noticeable noise, odour or light emissions.</p>
<b>For assessable development</b>			
<b>Amenity</b>			
<p><b>PO2</b> Industrial 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>(a) air conditioning;</li> <li>(b) refrigeration plant;</li> <li>(c) mechanical plant; and</li> <li>(d) refuse bin storage areas.</li> </ul>	<p><b>AO2</b> No acceptable outcome is provided.</p>	✓	<p><b>Complies</b> The proposed development includes an Outdoor Storage Yard located behind the existing Dwelling House. The Storage Yard will be screened from view of neighbouring properties and will not be visible from the Constance Street frontage.</p>

<p><b>PO3</b> Development avoids and, where unavoidable, mitigates impacts on ground water, particularly where ground water is heavily drawn upon for irrigation or domestic purposes.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Complies</b> The proposed development is not located in an area where ground water is commonly drawn upon.</p>
<p><b>If for Extractive industry</b></p>			
<p><b>PO4</b> The site has sufficient area and dimensions to safely accommodate: (a) the extractive use; (b) vehicular access and on site vehicular movements; (c) buildings including staff facilities; (d) parking areas for visitors and employees; (e) storage areas and stockpiles; (f) any environmentally significant land; and (g) landscaping and buffer areas.  Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>	<p><b>AO4</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p><b>Not Applicable</b> The proposed development is not for an extractive industry.</p>
<p><b>PO5</b> Extractive industry is established and operated in a way that does not impact on public safety.</p>	<p><b>AO5</b> Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.</p>	<p>n/a</p>	<p><b>Not Applicable</b> The proposed development is not for an extractive industry.</p>
<p><b>PO6</b> Extractive industry is appropriately located to adequately mitigate visual, noise, vibration and dust impacts on sensitive uses.</p>	<p><b>AO6</b> All aspects of the Extractive industry are setback from all boundaries: (a) 200 metres where not involving blasting or crushing; and (b) 1,000 metres for where involving blasting or crushing.  Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>	<p>n/a</p>	<p><b>Not Applicable</b> The proposed development is not for an extractive industry.</p>

<p><b>PO7</b> The Extractive industry is designed and managed to appropriately address its interface with the natural environment and landscape, having regard to:</p> <ul style="list-style-type: none"> <li>(a) water quality;</li> <li>(b) existing vegetation; and</li> <li>(c) declared plants.</li> </ul>	<p><b>A07.1</b> The Extractive industry does not cause a reduction in the quality of ground water or receiving surface waters.</p>	n/a	<p><b>Not Applicable</b> The proposed development is not for an extractive industry.</p>
	<p><b>A07.2</b> Vegetation is retained on site that contributes towards alleviating the impact of the development on the visual amenity of surrounding sensitive land uses.</p>	n/a	<p><b>Not Applicable</b> The proposed development is not for an extractive industry.</p>
	<p><b>A07.3</b> No declared plants are transported from the site.</p>	n/a	<p><b>Not Applicable</b> The proposed development is not for an extractive industry.</p>
<p><b>PO8</b> Extractive industry actively integrates rehabilitation into the ongoing operations on the site to progressively restore the site to its original (or an improved) condition, having regard to matters of:</p> <ul style="list-style-type: none"> <li>(a) locally prevalent plant species;</li> <li>(b) plant spacing;</li> <li>(c) local climatic conditions;</li> <li>(d) locations of waterways and wetlands;</li> <li>(e) ongoing maintenance;</li> <li>(f) potential habitat opportunities;</li> <li>(g) erosion and sediment control; and</li> <li>(h) fencing.</li> </ul> <p>Note—A revegetation plan must be prepared by a suitably experienced person in the field of natural area revegetation and rehabilitation, at a standard acceptable to Council, which addresses the items identified in Performance Outcome PO8.</p>	<p><b>A08</b> No acceptable outcome is provided.</p>	n/a	<p><b>Not Applicable</b> The proposed development is not for an extractive industry.</p>

## 9.4.2 Landscaping Code

The proposed development is assessable against the provisions of the Landscaping Code of the Mareeba Shire Planning Scheme (2016).

### 9.4.2.3 Criteria for assessment

**Table 9.4.2.3A—Landscaping code - For accepted development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	<p>✓</p>	<p><b>Complies</b> Landscaping will be provided at a rate of 10% (48m<sup>2</sup>) of the Caretakers Accommodation site area (468m<sup>2</sup>). Planting will be undertaken in accordance with PSP 6.</p>



<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p>n/a</p>	<p><b>n/a</b> As per Table 9.4.2.3B, the proposed Caretakers Accommodation does not require a landscaping strip.</p> <p>The proposed development will incorporate on-site landscaping within the Caretakers Accommodation Private Open Space as required however; the Constance Street frontage and common boundary with the adjoining MDR zoned property is fenced with solid Colourbond fencing rendering the landscaping invisible from the street and neighbouring property.</p>
<p><b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p>	<p>n/a</p>	<p><b>n/a</b> The proposed Caretakers Accommodation does not require a landscaping strip. The Industrial Activity area is fenced with solid fencing and no landscaping is proposed for this use.</p>
	<p><b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	<p>n/a</p>	<p><b>n/a</b> The proposed Caretakers Accommodation does not require a landscaping strip. The Industrial Activity area is fenced with solid fencing and no landscaping is proposed for this use.</p>
	<p><b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>n/a</p>	<p><b>n/a</b> The proposed Caretakers Accommodation does not require a landscaping strip. The Industrial Activity area is fenced with solid fencing and no landscaping is proposed for this use.</p>

<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> <li>(a) provides visual interest;</li> <li>(b) provides a source of shade for pedestrians;</li> <li>(c) assists to break up and soften elements; and</li> <li>(d) improves legibility.</li> </ul>	<p><b>AO4.1</b> Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</li> <li>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>(c) where involving a car parking area in excess of 500m<sup>2</sup>:                             <ul style="list-style-type: none"> <li>(i) shade structures are provided for 50% of parking spaces; and</li> <li>(ii) a minimum of 10% of the parking area as landscaping.</li> </ul> </li> </ul> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	n/a	n/a No new car parking facilities are proposed.
	<p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	n/a No new car parking facilities are proposed.
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> <li>(a) is suitable for the intended purpose and local conditions;</li> <li>(b) contributes to the natural character of the Shire;</li> <li>(c) includes native species;</li> <li>(d) includes locally endemic species, where practical; and</li> <li>(e) does not include invasive plants or weeds.</li> </ul>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	✓	<b>Complies</b> Landscaping will be provided at a rate of 10% (48m <sup>2</sup> ) of the Caretakers Accommodation site area (468m <sup>2</sup> ). Planting will be undertaken in accordance with PSP 6.
	<p><b>AO5.2</b> <u>A minimum of 25%</u> of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	✓	<b>Complies</b> Landscaping will be provided at a rate of 10% (48m <sup>2</sup> ) of the Caretakers Accommodation site area (468m <sup>2</sup> ). Planting will be undertaken in accordance with PSP 6.

<p><b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p><b>AO6.1</b> Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.</p>	✓	<p><b>Complies</b> The proposed development does not include landscaping which might adversely impact the provision of infrastructure or services.</p>
	<p><b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	✓	<p><b>Complies</b> The proposed development does not include landscaping which might adversely impact the provision of infrastructure or services.</p>
	<p><b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</p>	✓	<p><b>Complies</b> The proposed development does not include landscaping which might adversely impact the provision of infrastructure or services.</p>
<p><b>For assessable development</b></p>			
<p><b>PO7</b> Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</p>	<p><b>AO7</b> No acceptable outcome is provided.</p>	✓	<p><b>Complies</b> All proposed landscaped areas are located in an accessible area and will be maintained by the Caretaker.</p>

### 9.4.3 Parking and Access Code

The proposed development is assessable against the provisions of the Parking and Access Code of the Mareeba Shire Planning Scheme (2016).

#### 9.4.3.3 Criteria for assessment

**Table 9.4.3.3A—Parking and access code – For accepted development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Car parking spaces</b>			
<p><b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	✓	<p><b>Complies with PO1</b> The proposed development for Outdoor Storage (Warehouse) is to provide storage for the associated established business located on the adjoining lot and will be accessed directly via that site. The use does not require nor generate the need for any parking spaces. Therefore the proposed development does not include any new on-site or off-site parking spaces.</p> <p>The existing on-site parking space attached to the existing dwelling house will be retained for use for the Caretakers Accommodation.</p>
<b>Vehicle crossovers</b>			
<p><b>PO2</b> Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<p><b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	✓	<p><b>Complies</b> A new crossover is proposed for access to the proposed Caretakers Accommodation which will be designed and constructed in accordance with applicable FNQROC standards.</p>



	<p><b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.</p>	n/a	n/a The development site has 1 road frontage.
	<p><b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b>.</p>	n/a	n/a Table 9.4.3.3C is not applicable to the proposed development.
<p><b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.</p>	<p><b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b>.</p>	✓	<b>Complies</b> All pavement requirements will comply with the applicable construction standards.
<b>For assessable development</b>			
<b>Parking area location and design</b>			
<p><b>PO4</b> Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.</p>	<p><b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	✓	<b>Complies</b> The existing Dwelling parking space will comply with the applicable standards.
	<p><b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p>	n/a	n/a The proposed development does not require any disabled parking spaces.

	<p><b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p>n/a</p>	<p>n/a The proposed development does not generate pedestrian activity.</p>
	<p><b>AO4.4</b> Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.</p>	<p>✓</p>	<p><b>Complies</b> The existing Dwelling parking space will comply with the applicable standards.</p>
<p><b>Site access and manoeuvring</b></p>			
<p><b>PO5</b> Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.</p>	<p><b>AO5.1</b> Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.  Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	<p>✓</p>	<p><b>Complies</b> Safe vehicular access will be provided as reasonably applicable.</p>
	<p><b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	<p>✓</p>	<p><b>Complies</b> Safe vehicular access will be provided as reasonably allowed by site constraints.</p>
	<p><b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p>n/a</p>	<p>n/a The proposed development does not involve on-site maneuvering or access by road vehicles.</p>

	<p><b>AO5.4</b> Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	n/a	n/a No new pedestrian or cyclist access is required or proposed.
<p><b>PO6</b> Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.</p>	<p><b>AO6.1</b> Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.</p>	n/a	n/a No new roads are proposed or required.
	<p><b>AO6.2</b> For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.</p>	n/a	n/a The proposed development is not a Tourist Park.
	<p><b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	n/a	n/a No new roads are proposed or required.
	<p><b>AO6.4</b> Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	n/a	n/a No new roads are proposed or required.

	<p><b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	n/a	n/a No new roads are proposed or required.
	<p><b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	n/a	n/a No new roads are proposed or required.
	<p><b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	n/a	n/a The proposal development does not involve Energy and Infrastructure or Rural Activities.
<b>Servicing</b>			
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	n/a	n/a The proposed development does not require site access or maneuvering areas for service vehicles.  An on-street Loading Zone is proposed on the Constance Street frontage to service the associated business located on the adjoining lot.
	<p><b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	n/a	n/a The proposed development does not require site access or maneuvering areas for service vehicles.
	<p><b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b>.</p>	n/a	n/a The proposed development does not require site access or maneuvering areas for service vehicles.

<b>Maintenance</b>			
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	n/a	n/a No new formal parking or maneuvering areas are proposed or required.
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	n/a	n/a No new parking areas are proposed or required.
<b>End of trip facilities</b>			
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> <li>(a) meet the anticipated demand generated from the use;</li> <li>(b) comprise secure and convenient bicycle parking and storage; and</li> <li>(c) provide end of trip facilities for all active transport users.</li> </ul>	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .	n/a	n/a The proposed development does not generate a need for bicycle parking.
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	n/a	n/a The proposed development does not generate a need for end of trip facilities.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(a) the expected traffic movements to be generated by the facility;</li> <li>(b) any associated impacts on the road network; and</li> <li>(c) any works that will be required to address the identified impacts.</li> </ul>	n/a	n/a The proposal is not for an Educational establishment or Child care centre.



<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<p><b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p><b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.</p>	<p><b>n/a</b></p>	<p><b>n/a</b> The proposal is not for an Educational establishment or Child care centre.</p>

### 9.4.5 Works, Services and Infrastructure Code

The proposed development is assessable against the provisions of the Works, Services and Infrastructure Code of the Mareeba Shire Planning Scheme (2016).

#### 9.4.5.3 Criteria for Assessment

**Table 9.4.5.3 - Works, services and infrastructure code – For accepted development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Water supply</b>			
<p><b>PO1</b> Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated water supply service area.</li> </ul>	<p>✓</p>	<p><b>Complies</b> The development site is connected to the reticulated water network.</p>

	<p><b>AO1.2</b> Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> <li>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(b) on-site water storage tank/s:             <ul style="list-style-type: none"> <li>(i) with a minimum capacity of 90,000L;</li> <li>(ii) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	<p>n/a</p>	<p><b>Not Applicable</b> The development site is connected to the reticulated water network.</p>
<p><b>Wastewater disposal</b></p>			
<p><b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	<p>✓</p>	<p><b>Complies</b> The development site is connected to the reticulated sewer network.</p>
	<p><b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	<p>n/a</p>	<p><b>Not Applicable</b> The development site is connected to the reticulated sewer network.</p>

<b>Stormwater infrastructure</b>			
<p><b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p><b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p><b>Complies</b> The development site is connected to reticulated storm water infrastructure.</p>
	<p><b>AO3.2</b> On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p><b>Complies</b> The development site is connected to reticulated storm water infrastructure.</p>

<b>Electricity supply</b>			
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>A04</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.</p>	<p>✓</p>	<p><b>Complies</b> The development site is connected to the reticulated electricity supply network.</p>
<b>Telecommunications infrastructure</b>			
<p><b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p><b>A05</b> Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>✓</p>	<p><b>Complies</b> The development site is connected to the reticulated telecommunications network.</p>
<b>Existing public utility services</b>			
<p><b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>A06</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p><b>Complies</b> The proposed development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>



<b>Excavation or filling</b>			
<p><b>PO7</b> Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) scenic amenity;</li> <li>(c) environmental values;</li> <li>(d) slope stability;</li> <li>(e) accessibility; or</li> <li>(f) privacy of adjoining premises.</li> </ul>	<p><b>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	n/a	<p><b>Not Applicable</b> No earthworks are proposed.</p>
	<p><b>A07.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	n/a	<p><b>Not Applicable</b> No earthworks are proposed.</p>
	<p><b>A07.3</b> Earthworks batters:</p> <ul style="list-style-type: none"> <li>(a) are no greater than 1.5 metres in height;</li> <li>(b) are stepped with a minimum width 2 metre berm;</li> <li>(c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot;</li> <li>(d) have a slope no greater than 1 in 4; and</li> <li>(e) are retained.</li> </ul>	n/a	<p><b>Not Applicable</b> The proposed development does not involve any batters.</p>
	<p><b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul>	n/a	<p><b>Not Applicable</b> No earthworks are proposed.</p>
	<p><b>A07.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	<p><b>Not Applicable</b> The proposed development does not involve any batters or berms.</p>

	<p><b>A07.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	<p><b>Not Applicable</b> No retaining walls are proposed or required.</p>
	<p><b>A07.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	<p><b>Not Applicable</b> No cut or fill batters are proposed.</p>
<b>For assessable development</b>			
<b>Transport network</b>			
<p><b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p><b>A08.1</b> Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	<p><b>Will Comply</b> Vehicle access, pavements and crossovers to the frontage of the site will be designed and constructed in accordance with all applicable standards.</p>
	<p><b>A08.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	n/a	<p><b>Not Applicable</b> No new footpaths are proposed or required.</p>

<b>Public infrastructure</b>			
<p><b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p><b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>n/a</p>	<p><b>Not Applicable</b> The proposed development does not involve any infrastructure that is to be dedicated to Council.</p>
<b>Stormwater quality</b>			
<p><b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<p><b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including:                             <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	<p>✓</p>	<p><b>Will Comply</b> The proposed development is considered to have a non-worsening effect on the site and surrounding land as the site is flat, not affected by flood hazards, has adequate storm water infrastructure and does not involve earthworks.</p>

	<p><b>AO10.2</b>                  For development on land greater than 2,500m<sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> <li>(a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</li> </ul>	<p>n/a</p>	<p><b>Not Applicable</b>                  The proposal does not meet the parameters of AO10.2.</p>
<p><b>PO11</b>                  Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> <li>(d) maximise community benefit; and</li> <li>(e) minimise risk to public safety.</li> </ul>	<p><b>AO11</b>                  No acceptable outcome is provided.</p>	<p>n/a</p>	<p><b>Not Applicable</b>                  The proposed development does not require or involve any stormwater detention or retention systems.</p>

<b>Excavation or filling</b>			
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	n/a	<b>Not Applicable</b> No earthworks are proposed.
	<b>AO12.2</b> Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	n/a	<b>Not Applicable</b> No earthworks are proposed.
<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	n/a	<b>Not Applicable</b> No earthworks are proposed.
	<b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.	n/a	<b>Not Applicable</b> No earthworks are proposed.
	<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	n/a	<b>Not Applicable</b> No earthworks are proposed.
<b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	<b>AO14</b> Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	n/a	<b>Not Applicable</b> No earthworks are proposed.



<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	✓	<b>Complies</b> The proposed development does not increase the risk or spreading weeds or pests.
<b>Contaminated land</b>			
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.	<b>AO16</b> Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	✓	<b>Complies</b> The development site contains low levels of contaminated land. The proposed Outdoor Storage area will not be accessed by the Caretakers Accommodation use. No soil disturbance is involved in the establishment of the proposed uses.
<b>Fire services in developments accessed by common private title</b>			
<b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	<b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	n/a	<b>Not Applicable</b> The proposed development does not involve any property accessed by common private title.
	<b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.	n/a	<b>Not Applicable</b> The proposed development does not involve any property accessed by common private title.

# 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) (individual or company full name)	C & N Discretionary Trust c/- Scope Town Planning
Contact name (only applicable for companies)	Johnathan Burns, Scope Town Planning
Postal address (P.O. Box or street address)	225 Walsh St.
Suburb	Mareeba
State	Qld.
Postcode	4880
Country	Australia
Contact number	0450 781 841
Email address (non-mandatory)	jburns@scopetownplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	24017

### 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
		94	Constance Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	RP715873	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		20	Herberton Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	1	RP715873	Mareeba Shire Council

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

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

- 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:

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

EMR site identification:

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

CLR site identification:

5) Are there any existing easements over the premises?

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

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

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

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

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

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

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

c) What is the level of assessment?

- Code assessment     Impact assessment (requires public notification)

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

Warehouse (Outdoor Storage)

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):

Caretakers Accommodation

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     Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot     Yes – complete division 2

Operational work     Yes – complete division 3

Building work     Yes – complete DA Form 2 – Building work details

## Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Outdoor Storage Yard	Warehouse		250
Caretakers Accommodation	Caretakers Accommodation	1	235

8.2) Does the proposed use involve the use of existing buildings on the premises?

Yes

No

## Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

Yes – provide additional details below

No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

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)

\$
----

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.

<input checked="" type="checkbox"/> 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:**

<input type="checkbox"/> Clearing native vegetation
<input type="checkbox"/> Contaminated land (unexploded ordnance)
<input type="checkbox"/> Environmentally relevant activities (ERA) (only if the ERA has not been devolved to a local government)
<input type="checkbox"/> Fisheries – aquaculture
<input type="checkbox"/> Fisheries – declared fish habitat area
<input type="checkbox"/> Fisheries – marine plants
<input type="checkbox"/> Fisheries – waterway barrier works
<input type="checkbox"/> Hazardous chemical facilities
<input type="checkbox"/> Heritage places – Queensland heritage place (on or near a Queensland heritage place)
<input type="checkbox"/> Infrastructure-related referrals – designated premises
<input type="checkbox"/> 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*)
- Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**

- Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**

- Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)

Matters requiring referral to the **Chief Executive of the relevant port authority:**

- Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the **Gold Coast Waterways Authority:**

- Tidal works or work in a coastal management district (*in Gold Coast waters*)

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

- Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

**18) Has any referral agency provided a referral response for this development application?**

- Yes – referral response(s) received and listed below are attached to this development application  
 No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (if applicable).

**PART 6 – INFORMATION REQUEST**

**19) Information request under Part 3 of the DA Rules**

- I agree to receive an information request if determined necessary for this development application  
 I do not agree to accept an information request for this development application

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

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

Further advice about information requests is contained in the [DA Forms Guide](#).

**PART 7 – FURTHER DETAILS**

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

- Yes – provide details below or include details in a schedule to this development application  
 No

List of approval/development application references	Reference number	Date	Assessment manager
<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)**

- Yes – a copy of the receipted QLeave form is attached to this development application  
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
 Not applicable (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?**

- Yes – show cause or enforcement notice is attached  
 No

## 23) Further legislative requirements

### **Environmentally relevant activities**

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

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

**Note:** Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

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

### **Hazardous chemical facilities**

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

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

No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### 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:

### **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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
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 <i>Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <a href="#">DA Forms Guide: Planning Report Template</a>.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: 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>.</i>	<input checked="" type="checkbox"/> Yes
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	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input checked="" type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p><b>Privacy</b> – 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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, <i>Planning Regulation 2017</i> and the DA Rules except where:</p> <ul style="list-style-type: none"> <li>• such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i>, and the access rules made under the <i>Planning Act 2016</i> and <i>Planning Regulation 2017</i>; or</li> <li>• required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>• otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

**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, Clint Robert Tilse & Nicole Jane Tilse

[Insert full name.]

as owner of the premises identified as follows:

20 Herberton Street, Mareeba Qld. 4880

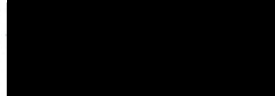
Lot 1 on RP715873

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

Scope Town Planning

on the premises described above for:

Access to adjoining property, Lot 2RP715873 (94 Constance Street, Mareeba Qld. 4880) for business activities in association with the proposed Material Change of Use for a Warehouse (Outdoor Storage Yard) and Caretakers Accommodation on Lot2RP715873.



[signature of owner and date signed]



**Company owner's consent to the making of a development application under the *Planning Act 2016***

I, Nicole Jane Tilse

*[Insert name in full.]*

Sole Director/Secretary of the company mentioned below.

*[Delete the above where company owner's consent must come from both director and director/secretary]*

I, Clint Robert Tilse

*[Insert name in full.]*

Director of the company mentioned below.

and I,

*[Insert name in full.]*

*[Insert position in full—i.e. another director, or a company secretary.]*

*Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent.*

Of Mareeba Mower & Camping Pty Ltd TTE

C & N Tilse Discretionary Trust

ACN: 132636483

*[Insert name of company and ACN.]*

the company being the owner of the premises identified as follows:

94 Constance Street, Mareeba Qld. 4880

Lot 2 on RP715873

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

Scope Town Planning

on the premises described above for:

Material Change of Use for a Warehouse (Outdoor Storage Yard) and Caretakers Accommodation

Company seal *[if used]*

Company Name and ACN: ...  
 Mareeba Mower & Camping Pty Ltd  
 ACN 132636483.....

.....  
 Signature of Sole Director/Secretary

.....  
 Date

*[Delete the above where company owner's consent must come from both director and director/secretary.]*

Company Name and ACN: ... Mareeba Mower & Camping Pty Ltd ACN 132636483.....	
..... Signature of Director	..... Signature of Director/Secretary
..... 25/9/24 Date	..... 25/9/24 Date

*[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]*