

KAROBEAN DRIVE, MAREEBA

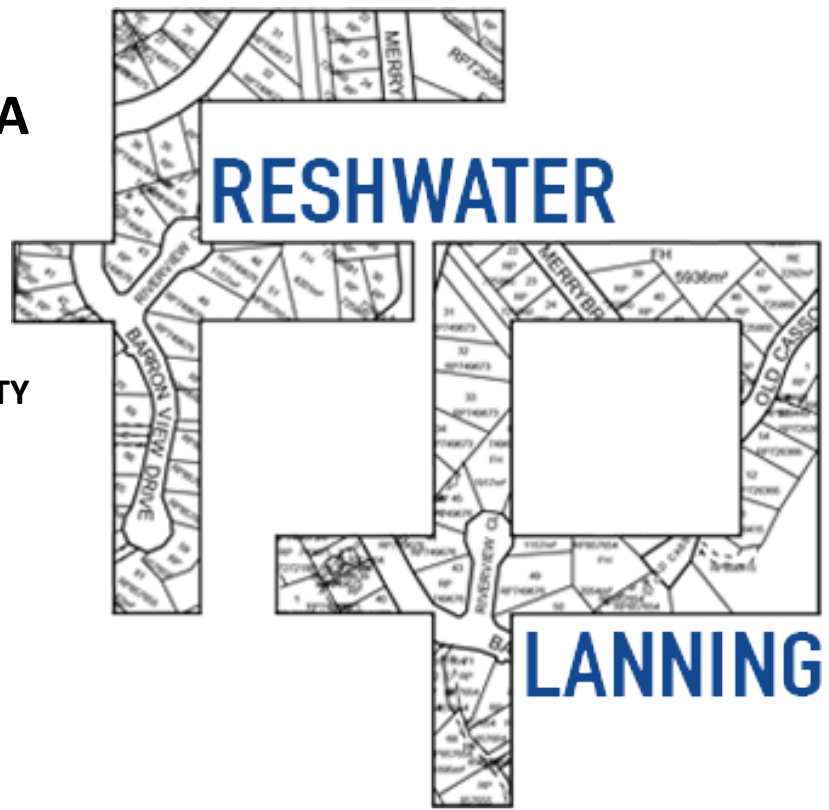
LOT 2 ON SP298298

TOWN PLANNING REPORT

MATERIAL CHANGE OF USE

BUSINESS AND INDOOR RECREATION FACILITY

F24/28



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THE SITE AND LOCALITY

The subject land is described as Lot 2 on SP298298, Locality of Mareeba and situated on Karobean Drive, Mareeba. The site is owned by BTM & S Holdings Pty Ltd who are also the applicants for the proposed development. The subject site comprises of a single allotment, has an area of 8,299 m² and contains frontage to Karobean Drive and Hastie Road. The site contains existing Commercial Buildings (Amaroo Village Business Precinct) and Approved Commercial Buildings. The site is accessed from the existing Road Network, being Karobean Drive. No access is provided from Hastie Road.

The subject site is located on the corner of Hastie Road and Karobean Drive within the Amaroo Village Business Precinct and is surrounded to the North and West by the Amaroo Village Residential Estate. The site fronts the Hastie Road wide Road Reserve that encompasses the newly created Parkland (Amaroo Park). The site and locality are the Residential Expansion of the Mareeba Township to the East with the Business Zone Allotment providing and Approved to provide essential services to support the immediate and surrounding Residential Area. This area is considered to be an important growth corridor for the Mareeba Township.

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of a Railway Corridor. It is considered that the proposal does not require Referral to any State Agencies.

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AMAROO VILLAGE BUSINESS PRECINCT

Amaroo Village Business Precinct

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The subject site is a part of the Amaroo Village Business Precinct that adjoins the Amaroo Residential Estate. The Amaroo Village Business Precinct comprises of a number of Approvals, being REC/08/0012 (Original Approval obtaining the then Hastie Road Business Zone), DA/13/0164 (Commercial Approval for Stages 1, 2 and 3), MCU/12/0006 (Commercial Building Approval Business and Warehouse), MCU/21/0009 (ROL Approval) and MCU/24/0015 (Commercial Approval Shop 7). This proposal is for a Material Change of Use for a Commercial Building to house Business and Indoor Recreation Facility (Commercial Building 5). No change to the existing Approvals is envisaged with the proposal as the proposed Commercial Building is provided in addition to the existing Approvals over the site.

Hastie Road Business Zone Code Definitions

The site contains the Hastie Road Business Zone Code as Approved with the Development Application REC/08/0012 with the proposed Material Change of Use for Business and Indoor Recreation Facility within this existing Commercial Area (Amaroo Village Business Precinct). The current equivalent Planning Scheme Definition under the Mareeba Shire Planning Scheme is considered to be Health Care Services and Indoor Sport and Recreation.

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THE PROPOSED DEVELOPMENT

The proposed development is for a Material Change of Use – Business and Indoor Recreation Facility in the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme. The site is located on Karobean Drive, Mareeba and is more particularly described as Lot 2 on SP298298. The site is irregular in shape, has an area of 8,299 m² and encompasses existing and Approved Commercial Buildings and vacant land. No change to the existing functioning of the entire site will occur and no change to the existing Amaroo Village Business Precinct is envisaged.

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A Development Permit for a Material Change of Use is sought to facilitate the construction of a 690 m² Commercial Building in addition to the existing Amaroo Village Business Precinct. The site contains the existing and Approved Commercial Uses and Vacant Land. The proposal is to add an additional Commercial Building to house Business (Health Care Services) and Indoor Recreation Facility (Indoor Sport and Recreation) within the proposed Commercial Building and is considered to complement the existing Commercial Buildings and Uses.

The proposal provides for a Commercial Building to encompass a Gym and Functional Activity Room (Indoor Recreation Facility Uses) and Health Care Services (Business) within the Amaroo Village Business Precinct. The Indoor Recreation Facility Use of the Gym proposes an eventual operating of 24 hrs however, this is not envisaged within the short-term as a sufficient and stable customer base will be firstly required. The proposed Commercial Building is located greater than 50 metres to any residence within the Amaroo Residential Estate and is buffered by the existing and Approved Commercial Buildings within the Amaroo Village Business Precinct. As per demonstrated on the Proposal Plans, the proposal has been meticulously designed to ensure the most appropriate siting and location of the proposed Commercial Building to the surrounding Residential Areas of the Amaroo Residential Estate. The proposed Commercial Building has been positioned to be buffered by the recently Approved Commercial Building and the Café/Restaurant (that is currently in the process of obtain the appropriate Building Approvals) in addition to the existing landscaping onsite, and the Road Network (Karobean Drive). The Building has been intentionally designed to be orientated towards the centre of the Business Precinct and is fully enclosed with the two proposed entry points internally facing to ensure that no adverse effects to the surrounding Amaroo Residential Estate. The proposed Uses are considered to compliment the existing Amaroo Village Business Precinct creating additional health and recreation activities. These proposed Uses are located setback significantly from any Residential Uses within the Amaroo Residential Estate and directly adjoining the newly constructed Hastie Road Park. The proposal offers important services to support the ever growing population of the Amaroo Residential Estate, adjoining Residential Area and the Township of Mareeba.

The proposal provides for thirty-nine (39) parking spaces inclusive of Disabled parking spaces, already Approved with the existing Commercial Development Approval over the site (Stage 2 and Stage 3). These parking spaces, in addition to the immediately adjoining fifty-nine (59) parking spaces provided within the Amaroo Village Business Precinct ensures that an acceptable level of parking is provided onsite. It is considered that the site contains an existing, proposed and Approved oversupply of vehicle parking spaces and encompasses ample manoeuvring areas and the provision of an SRV parking space, if required. In addition to this, the proposal provides for a Use, being the Indoor Recreation Facility, that generally utilises the majority of the Uses required parking spaces outside of general business

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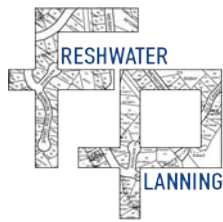
hours, ensuring that an appropriate amount of parking spaces is available with the proposed development. The existing and Approved sealed driveway also provides for vehicle manoeuvring areas for delivery vehicles. The site is accessed from the existing crossovers to the existing Road Network, being Karobean Drive and utilises the existing access driveway. It is considered that the site is provided with safe appropriate access to the proposed Uses.

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

The site is located in the Low Density Residential Zone of the Mareeba Shire Council's Planning Scheme. A Material Change of Use for the proposed Business and Indoor Recreation Facility or subsequent Uses of Health Care Services and Indoor Sport and Recreation, are Impact Assessable Uses within this Zone. As aforementioned, the site contains a Site Specific Code being the Hastie Road Business Zone Code (REC/08/0012). Business and Indoor Recreation Facility are Impact Assessable within the Hastie Road Business Zone. The application is Impact Assessable.

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

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**F A R N O R T H
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Lot 2 on SP298298 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal is considered to be an infill development of an existing site. The Material Change of Use is within the Urban Footprint and results in the creation of greater densities/Supporting Uses without affecting the existing natural environment. The proposal is for a Material Change of Use to provide necessary services to Mareeba which will continue to support the driving industries of the Mareeba Township and Region.

It is considered that the proposed Material Change of Use is not in conflict with the Intent for Urban Footprint designation of the FNQ Regional Plan 2009-2031.

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LOW DENSITY RESIDENTIAL ZONE CODE

The proposed development is sought to facilitate the construction of a 690 m² Commercial Building in addition to the existing Amaroo Village Business Precinct over the site. The proposed Commercial Building is located greater than 50 metres to any residence within the Amaroo Residential Estate and is buffered by the existing and Approved Commercial Buildings within the Amaroo Village Business Precinct. The proposal is not considered to adversely affect the existing amenity, character and nature of the site and the surrounding vicinity instead, is considered to enhance the existing Amaroo Village Business Precinct. The proposal offers important services to support the ever growing population of the Amaroo Residential Estate, adjoining Residential Area and the Township of Mareeba.

Performance outcomes	Acceptable outcomes	Comments
For accepted development subject to requirements and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	Complies, The proposed development has a building height of 5.8 metres and is of single storey.
Outbuildings and residential scale		
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low-density residential zone. 	AO2 Domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level. 	Not Applicable. No Outbuilding proposed.
Siting		
PO3 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; 	AO3.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and 	Complies, Appropriate and significant Setbacks have been provided from the Karoban Drive Street Frontage, the proposal contains a 0 meter setback to the large road reserve that is Hastie Road. This large Hastie Road Road

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Performance outcomes	Acceptable outcomes	Comments
(b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors.	(b) 3 metres from any secondary road frontage. A03.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	Reserve contains the newly constructed Parkland. The proposal will provide for an awning matching in with the Approved Building within the Amaroo Village Business Precinct. Given the nature of the Building and Amaroo Business Village Estate, this is considered acceptable and appropriate. Complies, The proposed building is setback significantly to any side and rear boundary of the site.
Accommodation density		
PO4 The density of Accommodation activities: (h) contributes to housing choice and affordability; (i) respects the nature and density of surrounding land use; (j) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (k) is commensurate to the scale and frontage of the site.	A04 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B .	Not Applicable. No Accommodation Activity proposed.
Gross floor area		
PO5 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	A05 Gross floor area does not exceed 600m ² .	The proposed building has a Gross Floor Area of 690 m ² . The site contains an area of 8,299 m ² and is provided within a 1.0 hectare Business Zone Area. It is considered that the proposed GFA of the Commercial Building makes for an efficient use of the land, takes into constraints the built and natural features of the site while ensuring consistency with the bulk and scale of the surrounding existing and Approved Commercial Buildings.
For assessable development		
Building design		
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds;	A06 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	Complies, The proposed building has been meticulously designed to incorporate appropriate visual interests while maintaining the existing character of the Amaroo Village Business Precinct.

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Performance outcomes	Acceptable outcomes	Comments
(c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.		
PO7 Development complements and integrates with the established built character of the Low density residential zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO7 No acceptable outcome is provided.	Complies, The proposal is considered to complement the existing and established character of the Low Density Residential Zone, in particular the Amaroo Village Business Precinct. The proposed designs will ensure to continue the existing visual amenity of the Amaroo Village Business Precinct.
Non-residential development		
PO8 Non-residential development is only located in new residential areas and: (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire.	AO8 No acceptable outcome is provided.	The proposed development is considered to be an extended part of the Amaroo Village Business Precinct with the proposal adding to the amenity of the existing Precinct whilst not detracting from the amenity of any nearby Residential Uses. The proposal is not considered to impact on the orderly provision of non-residential development in other locations of the Shire with the proposed 690 m ² building to support the existing Amaroo Village Business Precinct.
Amenity		
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO9 No acceptable outcome is provided.	The proposal is not considered to detract from the existing amenity of the local area. The Commercial Building has been meticulously designed similar to that within the Amaroo Village Business Precinct. The proposed development will not create any additional adverse effects to the local area and will not detract from the existing amenity, instead the proposal is considered to enhance the existing amenity of the Amaroo Village Business Precinct.
PO10	AO10	Considered to comply.

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Performance outcomes	Acceptable outcomes	Comments
<p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	No acceptable outcome is provided.	The proposal is considered to aid in ameliorating any negative environmental impacts over the site.

It is considered that the proposed Material Change of Use for Business and Indoor Recreation Facility within the existing Commercial Area (Amaroo Village Business Precinct) of the Low Density Residential Zone is not in conflict with the Purposes or Intent of the Zone Code and is appropriate and acceptable.

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HASTIE ROAD BUSINESS ZONE CODE

The site contains the Hastie Road Business Zone Code as Approved with the Development Application REC/08/0012 with the proposed Material Change of Use for Business and Indoor Recreation Facility within this existing Commercial Area (Amaroo Village Business Precinct). The proposal is not considered to be in conflict with the Purposes or Intent of the Zone Code and is appropriate and acceptable.

The proposal ensures to provides for a scale of retail and other development in a way that the development will not have an adverse impact on the functioning and role of the Mareeba CBD as a higher order and specialist retail destination, the focus for entertainment and recreation facilities, and the ability of the CBD to provide a range of business uses and educational facilities. The proposal will provide an accessible, convenient, and safe and attractive Commercial Development maintaining and enhancing the existing Landscaping and is consistent in height and character with the existing character of the locality making effective Use of the land and functioning of the Business Zone. The relevant aspects of the Code are provided below.

1.1 Amenity, Townscape and Building Character

Specific Outcomes	Acceptable Solutions (self assessable) or Probable Solutions (code assessable)	Comments
For Self Assessable and Code Assessable Development		
S1 The attractiveness and amenity of the Hastie Road Business Zone is protected and enhanced through sensitive siting of uses and buildings.	<p>PS1.1 Building height and the height of other structures does not exceed 8 metres and two (2) storeys; and</p> <p>PS1.2 Air-conditioning, refrigeration plant, and other mechanical plant, are enclosed to screen the equipment from public view.</p>	<p>Complies, The proposed development has a building height of 5.8 metres and is of single storey.</p> <p>Complies, Appropriate screening will be provided.</p>
S2 Development protects the amenity of the streetscape and allocates safe and unobtrusive off street parking areas	<p>PS2.1 Vehicle unloading areas, goods storage areas, waste storage areas and outdoor equipment areas are designed and located so that they are not visible from the main street frontage; and</p> <p>PS2.2 Vehicle parking shall incorporate areas of landscaping, particularly for vehicle parking located between buildings and the main street frontage.</p>	<p>Complies, Any loading, storage and equipment areas and refuse will be screened from the main street frontages.</p> <p>Complies, Appropriate Landscaping will be provided.</p>

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<p>S3 Development involving buildings that are set back from the main street frontage provide adequate landscaping to maintain an attractive appearance from the street.</p>	<p>PS3.1 Landscaping strips (refer to Part 6 Division 15 - Landscaping Code) a minimum of three (3) metres in width are provided on the site adjacent to all road frontages and for the full width of the frontages (excepting building footprints and driveway and pedestrian access points);⁸ and</p> <p>PS3.2 Landscaping strips (refer to Part 6 Division 15 - Landscaping Code) a minimum of two (2) metres in width are provided adjacent to side boundaries from the main street frontage to the line of the building alignment (excepting building footprint areas); and</p> <p>PS3.3 Any areas used for storage of materials, equipment, rubbish and waste bins are screened from open view of any public road by a one (1) metre wide landscaping buffer (refer to Part 6 Division 15 - Landscaping Code) or a 1.8 metre high solid fence.</p>	<p>Not Applicable.</p> <p>The building is setback significantly to the Road Frontage of Karoban Drive. The proposal provides for a zero setback to Hastie Road in keeping with the existing and Approved Buildings on the site. While the proposal provides for a zero setback to Hastie Road, the formed Road Reserve is approximately 40 metres at the generalised close point. The provision of the newly constructed Hastie Road Park provides additional buffering between the proposed Commercial Building and Hastie Road.</p> <p>Appropriate Landscaping is provided with the proposed Commercial Development and throughout the Amaroo Village Business Precinct.</p> <p>Can comply.</p>
<p>S4 Development has a minimal impact upon the residential amenity of adjoining residential properties.</p>	<p>PS4 If adjacent to land within the Residential or Rural Residential zone, a 1.8 metre high solid fence established on the common boundary with the Residential and Rural Residential zone.</p>	<p>Appropriate separation and Fencing to the northern adjoining Residential Zone are already provided.</p>

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1.2 Movement and Access

Specific Outcomes		Acceptable Solutions (self assessable) or Probable Solutions (code assessable)	Comments
For Self Assessable and Code Assessable Development			
S1	Functional, safe, convenient and equitable vehicular, bicycles and pedestrian access and facilities for the particular activity.	PS1.1 Pedestrian footpath/s and pedestrian access to the development are provided in accordance with the Planning Scheme Policy 4 - Development Manual (sections D1.11 & D1.17);and	Complies, The site contains appropriate and acceptable pedestrian footpaths and access.
		PS1.2 A cantilever awning is provided over the entire width of the footpath or 3 metres wide, whichever is less, if the building is not setback from the road alignment, and	Complies, The proposed Commercial Building is setback zero (0) metres from Hastie Road in keeping with the Approved Commercial Buildings onsite. A cantilever awning is provided two (2) metres in width in keeping with the Approved Commercial Building within Stage 2.
		PS1.3 A concrete kerb and channelling for the full length of the main street frontage, and any other road frontage in accordance with the Planning Scheme Policy 4 Development Manual (section D1.21); and	Complies where appropriate.
		PS1.4 The access between the existing sealed road and the kerb and channelling should be sealed in accordance with Planning Scheme Policy 4 – Development Manual D2 to the minimum width of the access at the boundary of the allotment; and	Complies.
		For Code Assessable Development only	
		PS1.5 Bicycle parking facilities are provided for in accordance with Part 14-Austroroads guide to Traffic Engineering; and	Appropriate Bicycle parking facilities exist over the site and are considered acceptable and appropriate for the Business Zone Allotment.
		PS1.6 Access is in accordance with AS 1428-Design for Access and Mobility.	

8 Refer Part 6 Landscaping Code, Div 15-Landscaping Code

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1.3 Impact on existing centres

Specific Outcomes		Acceptable Solutions (self assessable) or Probable Solutions (code assessable)	
For Code Assessable Development			
S1	Retail and other development shall not detract from the role of the Mareeba CBD as the primary business zone servicing Mareeba and its associated catchment area.	<p>PS1.1 The total gross floor⁹ area of any retail (shop) unit does not exceed 3,000 square metres; and</p> <p>PS1.2 Retail (shop) development exceeding an overall gross floor area of 3,000 square metres shall be accompanied by a Economic Needs Assessment that demonstrates that additional retail floorspace will not have an adverse impact on the vitality and viability of the Mareeba CBD and its role as the primary business zone servicing Mareeba and that there is a demonstrable need for additional floorspace.</p>	<p>Complies,</p> <p>The proposal is for a Commercial Building of 690 m² which is significantly less than 3,000 m².</p>

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COMMERCIAL ACTIVITIES CODE

The proposed development incorporates Business and Indoor Recreation Facility within the Business Zone Allotment. Assessment against the Commercial Activities Code is provided below. It is considered that the proposal complies with the Intent of the Commercial Activities Code and is acceptable.

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Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
PO1 Buildings are finished with high quality materials, selected for their durability and contribution to the character of the area.	AO1 Building design does not incorporate: (a) highly reflective materials such as high performance glass or untreated galvanised metals; or (b) unrelieved, unpainted or un-rendered finishes; or (c) unarticulated concrete finishes; or (d) unarticulated cladding systems; or (e) fluorescent or iridescent paints; or (f) use of single colour or surface treatment.	Complies, The proposal development, as demonstrated on the attached and Plans, ensures that a high level of finish is provided to all structures. The proposal is considered to be durable and of high quality contributing to the character of the area, in particular the Amaroo Village Business Precinct. The proposed building has been specifically designed for the proposed Uses ensuring the durability of each building while maintaining the character of the area.
If for Sales office		
PO2 A Sales office is compatible with the built form, character and amenity of the surrounding area, having regard to: (a) duration of use; (b) size and scale; (c) intensity and nature of use; (d) number of employees; and (e) hours of operation.	AO2.1 The Sales office is limited in its duration to a period not greater than: (a) 2 years, where involving selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); or (b) 6 months, where involving land or buildings that can be won as a prize. AO2.2 The Sales office does not exceed 100m ² gross floor area. Note—The Sales office may be located within part of a Dwelling house, Dual occupancy or Multiple dwelling for sale or that can be won as a prize. AO2.3 No more than 3 employees work within the sales office at any one time. AO2.4	Not Applicable. No Sales Office proposed.

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Performance outcomes	Acceptable outcomes	Comments
	The Sales office does not operate outside the hours of 8.00am to 6.00pm.	
PO3 A Sales office is located to be accessible to visitors.	PO3 The Sales office is established at the entrance to: (a) the estate or stage of the estate where involving multiple properties or dwellings; or (b) the building or land where involving a single property or dwelling.	Not Applicable. No Sales Office proposed.
For assessable development		
Visual amenity and character		
PO4 Commercial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	AO4 No acceptable outcome is provided.	Complies, Appropriate screening and refuse storage areas are provided with the proposed development of the site.
Location and size		
PO5 Commercial activities are located and designed: (a) to be commensurate to the scale and nature of land uses located and intended to be located in the immediate vicinity; and (b) consistent with the intent of the activity centre hierarchy for Mareeba Shire.	AO5 No acceptable outcome is provided.	Complies, The proposed Commercial Activities is located within the Amaroo Village Business Precinct. The proposal has been meticulously designed to be incorporated into the Amaroo Village Business Precinct and is considered to be of appropriate scale in relation to the proposed development and surrounding Uses. The proposal is similar of an appropriate scale and is considered to compliment the hierarchy of Commercial Activities within Mareeba.
If for Service station or Car wash		
PO6 The site is of a suitable size, shape and configuration to accommodate all aspects of the use, such as: (a) the building/s and associated storage areas; (b) any ancillary activities; (c) fuel delivery and service vehicles; (d) vehicle access and on site manoeuvrability; and (e) landscaping.	AO6.1 The site has a: (a) minimum area of 1500m ² ; and (b) minimum frontage of: (i) 30 metres to each road where the site is a corner site; or (ii) 40 metres otherwise. AO6.2 Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage. AO6.3	Not Applicable. No Car Wash or Service Station proposed.

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Performance outcomes	Acceptable outcomes	Comments
	<p>Bulk fuel storage tanks are situated on the site:</p> <ul style="list-style-type: none"> (a) so that fuel delivery vehicles are standing wholly within the site when discharging fuel into the tanks; and (b) ensuring that the movement of other vehicles on the site is not restricted when fuel delivery occurs. <p>AO6.4</p> <p>Fuel pumps, car wash bays and facilities including air and water points are:</p> <ul style="list-style-type: none"> (a) orientated to minimise vehicle conflicts associated with manoeuvring on site; and (b) located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site. 	
<p>P07</p> <p>The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that:</p> <ul style="list-style-type: none"> (a) the off-site release of contaminants does not occur; and (b) there are no significant adverse impacts on the quality of surface water or ground water resources. 	<p>AO7</p> <p>No acceptable outcome is provided.</p>	<p>Not Applicable.</p> <p>No Car Wash or Service Station proposed.</p>

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SPORT AND RECREATION CODE

The proposed development incorporates Business and Indoor Recreation Facility within the Business Zone Allotment. Assessment against the relevant aspects of the Sport and Recreation Code is provided below. It is considered that the proposal complies with the Intent of the Sport and Recreation Code and is acceptable.

Table 9.3.7.3—Sport and recreation code – For self-assessable and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
Outdoor lighting			
PO1 Outdoor lighting associated with Sport and recreation activities does not impact on the amenity of adjoining land uses	AO1 Outdoor lighting is designed in accordance with AS 4282-1997 Control of Obtrusive effects of outdoor lighting.		Not Applicable. No outdoor lighting is proposed as the proposed Indoor Recreation Facility is provided indoors.
Location and design			
PO2 The siting and design of Sport and recreation activities: (a) is compatible with the scale, intensity and character of development in the immediate vicinity; and (b) provides for convenient access to the use by the community, having regard to the nature of the use.	AO2 No acceptable outcome is provided.		The proposal is for an Indoor Recreation Facility to house a Gym and Functional Activity Room within the proposed Commercial Building. The proposal has been meticulously designed to incorporate into the Amaroo Village Business Precinct and is considered to be of appropriate scale, intensity and character in relation to the proposed development and surrounding Uses. The proposal is similar of an appropriate scale and is considered to compliment the hierarchy of Commercial Activities within Mareeba. The location of the proposed Use ensures to provide convenient access for the Residential Community of the immediate and surrounding area and the Mareeba Township.
Outdoor sport and recreation			
PO3 Any buildings or structures associated with Outdoor sport and recreation are: (a) limited to the provision of facilities and services associated with the use; and	AO3 Ancillary buildings are limited to: (a) spectator seating to a maximum of 50 persons per stand; (b) toilets; (c) covered recreation areas; (d) changing rooms; (e) food and drink outlets;		The proposal is for an Indoor Recreation Facility to house a Gym and Functional Activity Room within the proposed Commercial Building. The proposal has been meticulously designed to incorporate into the Amaroo Village Business Precinct and is considered to be

KAROBEAN DRIVE, MAREEBA



Performance outcomes		Acceptable outcomes	Complies	Comments
(b)	of a scale consistent with the character of the immediate surrounds.	(f) (g)	storage facilities; and stables.	of appropriate scale, intensity with the proposed Use. The proposal is similar of an appropriate scale and character of the immediate Amaroo Business Zone Precinct. No Outdoor Sport is proposed.

KAROBEAN DRIVE, MAREEBA

OVERLAYS AND OTHER DEVELOPMENT CODES

Flood Hazard Overlay Code

The site is located within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. However, the site is not Mapped as containing an Extreme, High, Significant, and Low Flood Hazard Area or nominated within the Potential Flood Hazard Area. It is considered that the proposed Material Change of Use is Not Applicable to the Flood Hazard Overlay Code.

Landscaping Code

The proposal is for a Business and Indoor Recreation Facility within the Amaroo Village Business Precinct. Any Landscaping and Fencing will be provided to maintain and enhance the existing amenity of the Amaroo Village Business Precinct. The proposal will ensure to provide an attractive Street Frontage improving the amenity of the Commercial Area.

Parking and Access Code

The proposal is for a Business and Indoor Recreation Facility of 690 m² within the Amaroo Village Business Precinct. The proposal requires a parking rate of 1 per 20 m² or part thereof of Net Lettable Area (NLA) for the Business (Health Care Services) and a rate as determined by Council for the Indoor Recreation Facility (Indoor Sport and Recreation). The proposal provides for thirty-nine (39) parking spaces inclusive of Disabled parking spaces, already Approved with the existing Commercial Development Approval over the site (Stage 2 and Stage 3). These parking spaces, in addition to the immediately adjoining fifty-nine (59) parking spaces provided within the Amaroo Village Business Precinct ensures that an acceptable level of parking is provided onsite. In addition to this, the proposal provides for a Use, being the Indoor Recreation Facility, that generally utilises the majority of the required Uses parking spaces outside of general business hours, ensuring that an appropriate amount of parking spaces is available with the proposed development. The existing and Approved sealed driveway also provides for vehicle manoeuvring areas for delivery vehicles. Access to the site is already provided from Karobean Drive and no change to the existing access crossovers is envisaged with the proposed development. It is considered that the site is provided with safe appropriate access to the proposed Uses. It is considered that the site contains an existing, proposed and Approved oversupply of vehicle parking spaces and contains ample manoeuvring areas along with the provision of an SRV parking space if required.

KAROBEAN DRIVE, MAREEBA

WORKS, SERVICES, AND INFRASTRUCTURE CODE

The proposal is for a Commercial Building within the Amaroo Village Business Precinct, no change to the existing services is proposed and the proposed new building will be provided with all available Urban Services. Any Excavation and Filling will be limited to site preparation only.

The site contains frontage to the existing Road Network and proposes access from this existing, being Karobean Drive, with no change to the existing crossovers envisaged.

The proposal will ensure that any additional Stormwater collected from the proposed Commercial Building will be directed to the lawful point of discharge.

It is considered that the proposed Material Change of Use complies with the Intent of the Works, Services, and Infrastructure Code.

CONCLUSION

It is considered that the proposed development being a Material Change of Use to facilitate the construction of an additional Commercial Building within the Amaroo Village Business Precinct over land described as Lot 2 on SP298298 is appropriate. The proposed design of this development represents a small-scale development that has mitigated all possible negative effects of the surrounding environment maintaining and enhancing an attractive streetscape. In particular, the proposed development:

- Is not in conflict with the Intent and Purposes for land designated in the Low Density Residential Zone;
- Is not in conflict with the Intent and Purposes for land designated in the Hastie Road Business Zone Allotment;
- Can meet the Performance Outcomes and the Purpose of the Hastie Road Business Zone Code;
- Can meet the Performance Outcomes and the Purpose of the Commercial Activities Code;
- Can meet the Performance Outcomes and the Purpose of the Sport and Recreation Code;
- Is not in conflict with the nominated Overlays;
- Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and Mareeba; and
- Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides attractive local services supporting the Residential population of Mareeba and the surrounding Townships;

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice over the site or tabulating and Item on the Agenda. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'M. Andrejic'.

MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

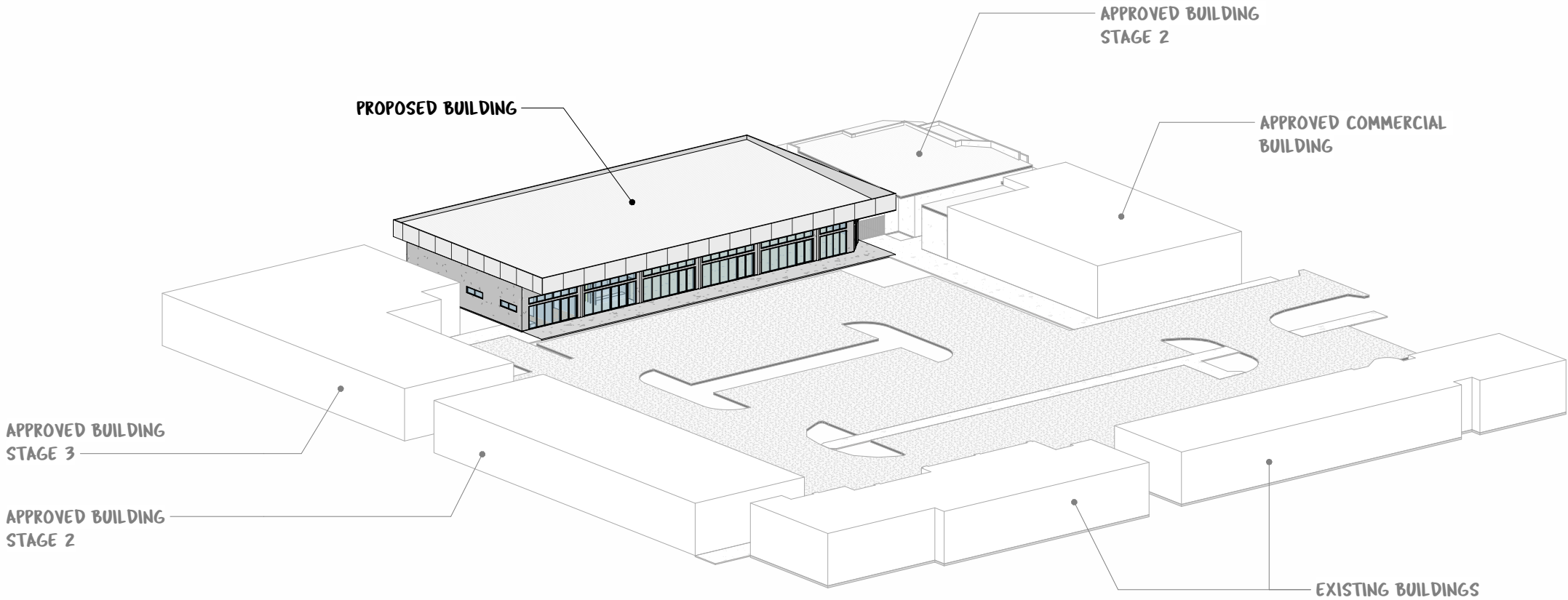
P: 0402729004

E: FreshwaterPlanning@outlook.com

17 Barron View Drive, FRESHWATER QLD 4870

PROPOSED COMMERCIAL BUILDING

KAROBAN DRIVE, AMAROO PARK, MAREEBA

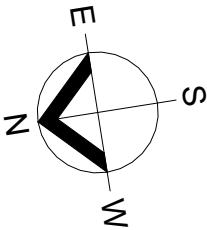
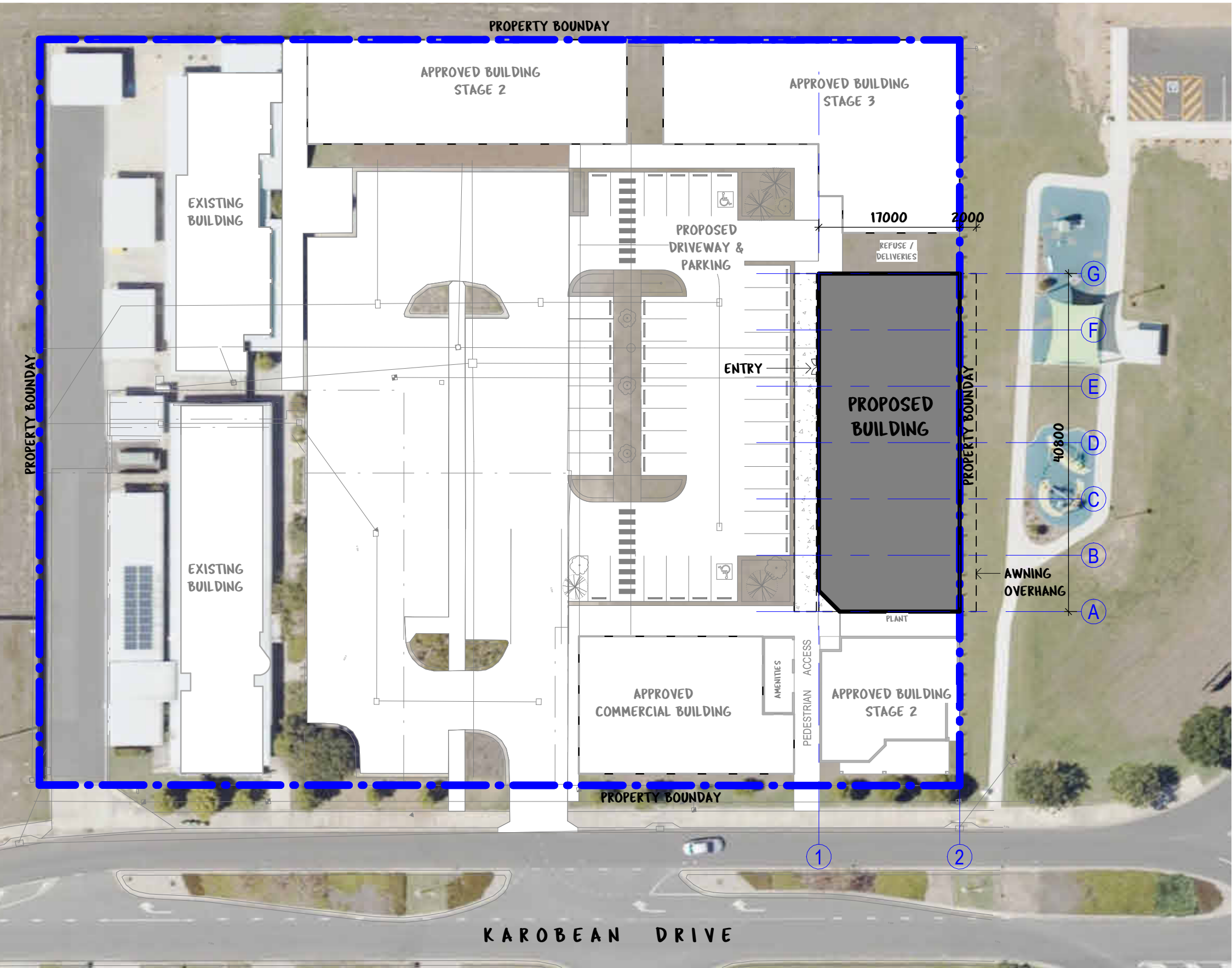


SHEET LIST	
1 - ARCHITECTURAL	
1659-PD-A00	COVER SHEET
1659-PD-A01	SITE PLAN
1659-PD-A02	FLOOR PLAN
1659-PD-A03	ELEVATIONS



VIEW FROM CARPARK

AMENDMENTS		DATE	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.			3 Scott Street CAIRNS QLD 4870 p. 07 4051 4088 f. 07 4051 1080 e. cp@clarkeandprince.com.au w. www.clarkeandprince.com.au	SCALE		SIZE	A3	PROJECT	PROPOSED COMMERCIAL BUILDING KAROBAN DRIVE, AMAROO ESTATE, MAREEBA BTM&S HOLDINGS PTY LTD							
P1	PRELIMINARY	19/06/24					DRAWN		JB	FOR									
P2	FOR APPROVAL	17/07/24					APPROVED		SC										
P3	PRELIMINARY	14/08/24					DWG		COVER SHEET						DWG No.	1659-PD-A00	STAMP DEVELOPMENT APPROVAL	ISSUE	A
-	DEVELOPMENT APPROVAL	15/08/24																	
A	DEVELOPMENT APPROVAL	16/09/24																	



PROPERTY INFORMATION

LOT NUMBER	2
PLAN NUMBER	SP298298
LOCAL GOVERNMENT	MAREEBA SHIRE COUNCIL
SITE AREA	8299m ²

AMENDMENTS	DATE	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.
P1 PRELIMINARY	19/06/24	
P2 FOR APPROVAL	17/07/24	
P3 PRELIMINARY	14/08/24	
- DEVELOPMENT APPROVAL	15/08/24	
A DEVELOPMENT APPROVAL	16/09/24	



3 Scott Street |CAIRNS| QLD 4870
p. 07 4051 4088 |f. 07 4051 1080
e. cp@clarkeandprince.com.au
w. www.clarkeandprince.com.au

SCALE	1 : 500	SIZE	A3
DRAWN	JB		
APPROVED	SC		

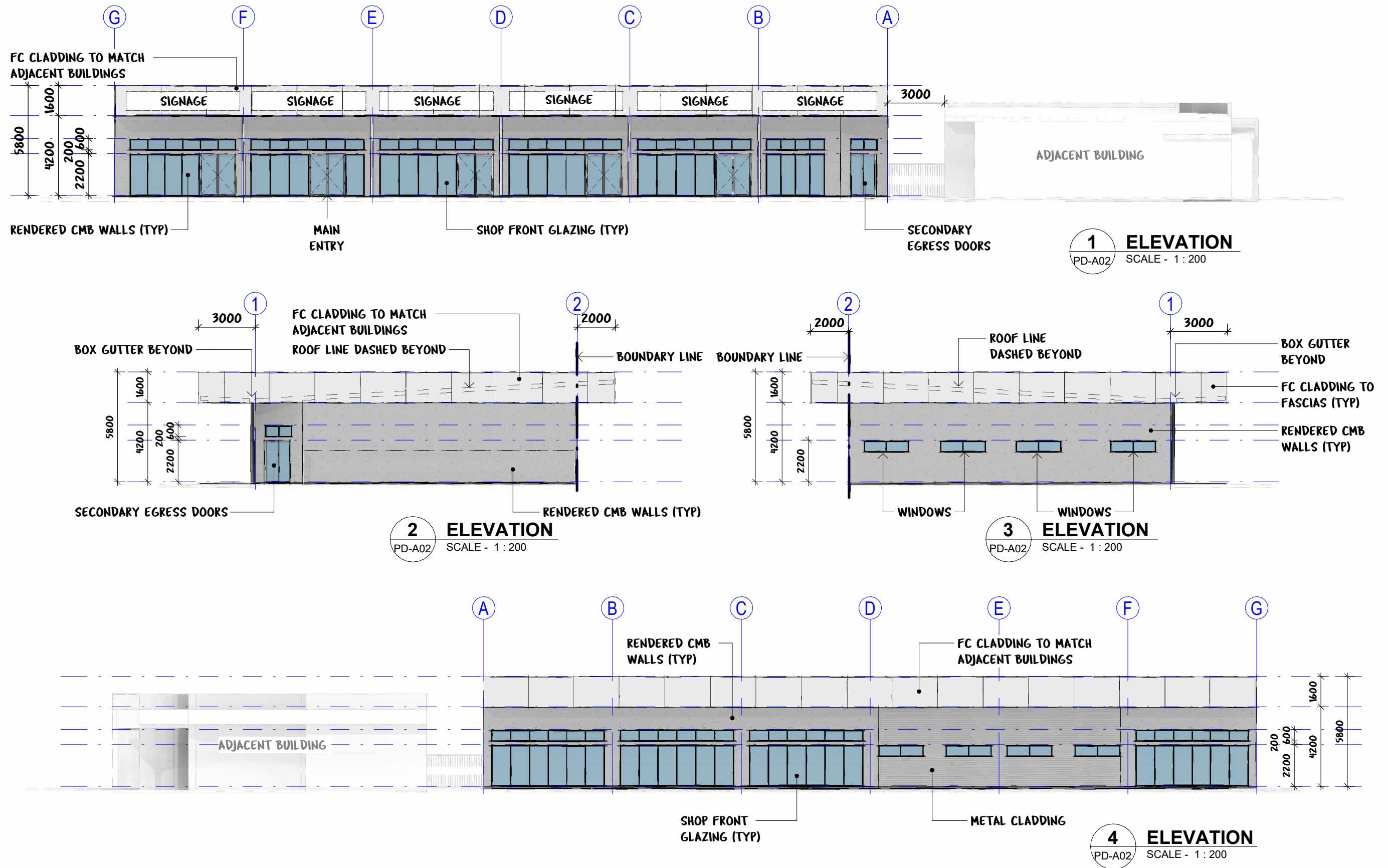
PROJECT	PROPOSED COMMERCIAL BUILDING KAROBEAN DRIVE, AMAROO ESTATE, MAREEBA BTM&S HOLDINGS PTY LTD		
FOR	SITE PLAN		
DWG No.	1659-PD-A01	STAMP	DEVELOPMENT APPROVAL
ISSUE	A		



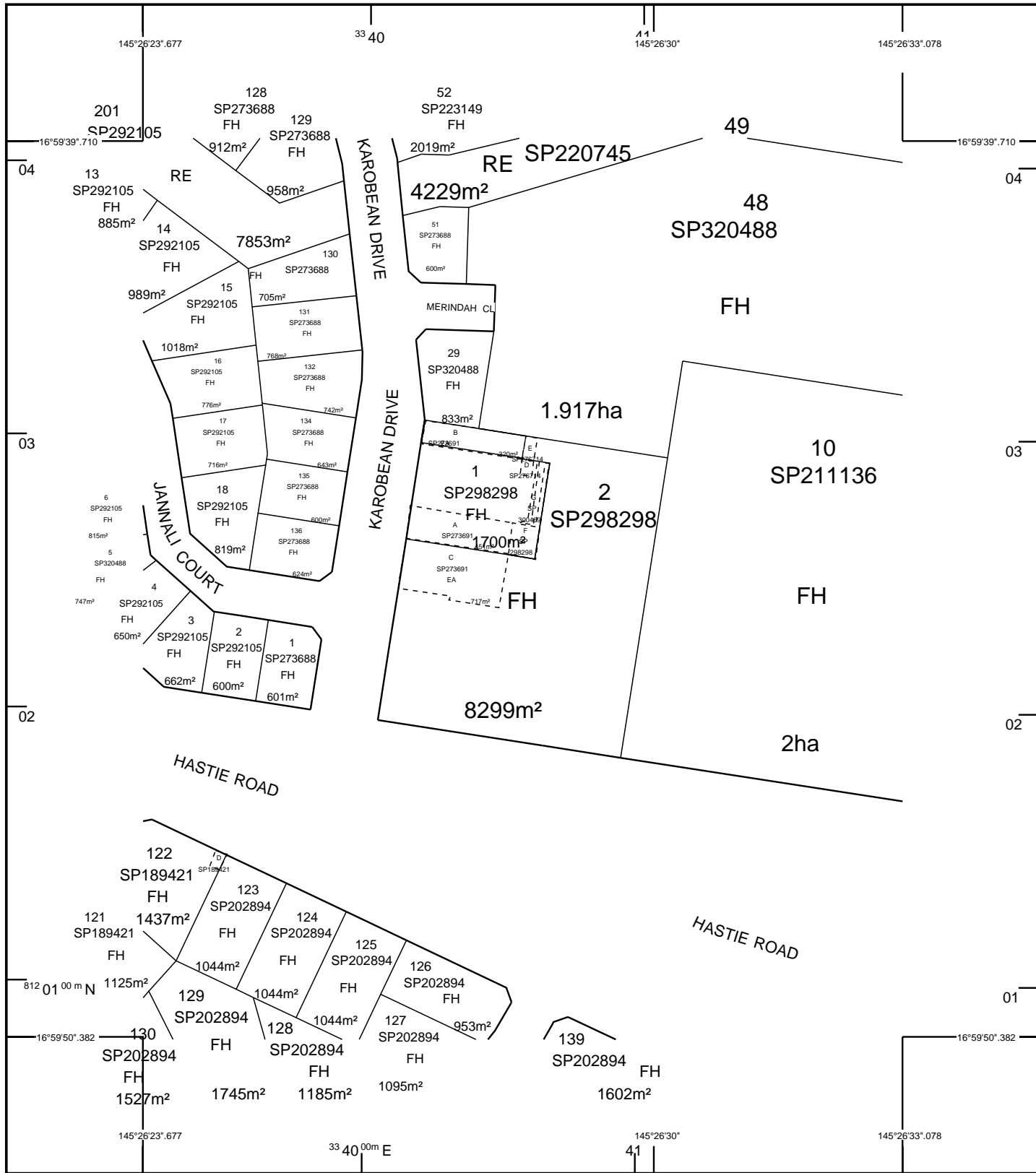
GFA	
GFA (EXCLUDING AMENITIES)	661 m²
AMENITIES	30 m²
Grand total: 2	690 m²

1 FLOOR PLAN
SCALE - 1 : 200

AMENDMENTS		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.			3 Scott Street CAIRNS QLD 4870 p. 07 4051 4088 f. 07 4051 1080 e. cp@clarkeandprince.com.au w. www.clarkeandprince.com.au	SCALE 1 : 200 SIZE A3		PROJECT PROPOSED COMMERCIAL BUILDING	
P1	PRELIMINARY	19/06/24				DRAWN	JB	KAROBEAN DRIVE, AMAROO ESTATE, MAREEBA	
P2	FOR APPROVAL	17/07/24				APPROVED	SC	BTM&S HOLDINGS PTY LTD	
P3	PRELIMINARY	14/08/24				DWG		FLOOR PLAN	
-	DEVELOPMENT APPROVAL	15/08/24				DWG No.		1659-PD-A02	STAMP DEVELOPMENT APPROVAL
A	DEVELOPMENT APPROVAL	16/09/24							ISSUE A



AMENDMENTS		DATE	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.			3 Scott Street CAIRNS QLD 4870 p. 07 4051 4088 f. 07 4051 1080 e. cp@clarkeandprince.com.au w. www.clarkeandprince.com.au	SCALE	SIZE	A3	PROJECT	PROPOSED COMMERCIAL BUILDING KAROBAN DRIVE, AMAROO ESTATE, MAREEBA BTM&S HOLDINGS PTY LTD				
P1	PRELIMINARY	19/06/24					DRAWN	JB <th>FOR</th> <td colspan="3">ELEVATIONS</td>	FOR	ELEVATIONS					
P2	FOR APPROVAL	17/07/24					APPROVED	SC <th>DWG</th> <td colspan="3">DWG No. 1659-PD-A03</td> <th>STAMP</th> <td>DEVELOPMENT APPROVAL</td> <td>ISSUE</td>	DWG	DWG No. 1659-PD-A03			STAMP	DEVELOPMENT APPROVAL	ISSUE
P3	PRELIMINARY	14/08/24													
-	DEVELOPMENT APPROVAL	15/08/24													



STANDARD MAP NUMBER
7964-22233

MAP WINDOW POSITION &
NEAREST LOCATION

145°26'28".377
16°59'45".046
MAREEBA
1.94 KM

+

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/SP298298
Area/Volume	8299m ²
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/223

CLIENT SERVICE STANDARDS

PRINTED 04/06/2024

DCDB 03/06/2024

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SmartMap

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SmartMap Information Services

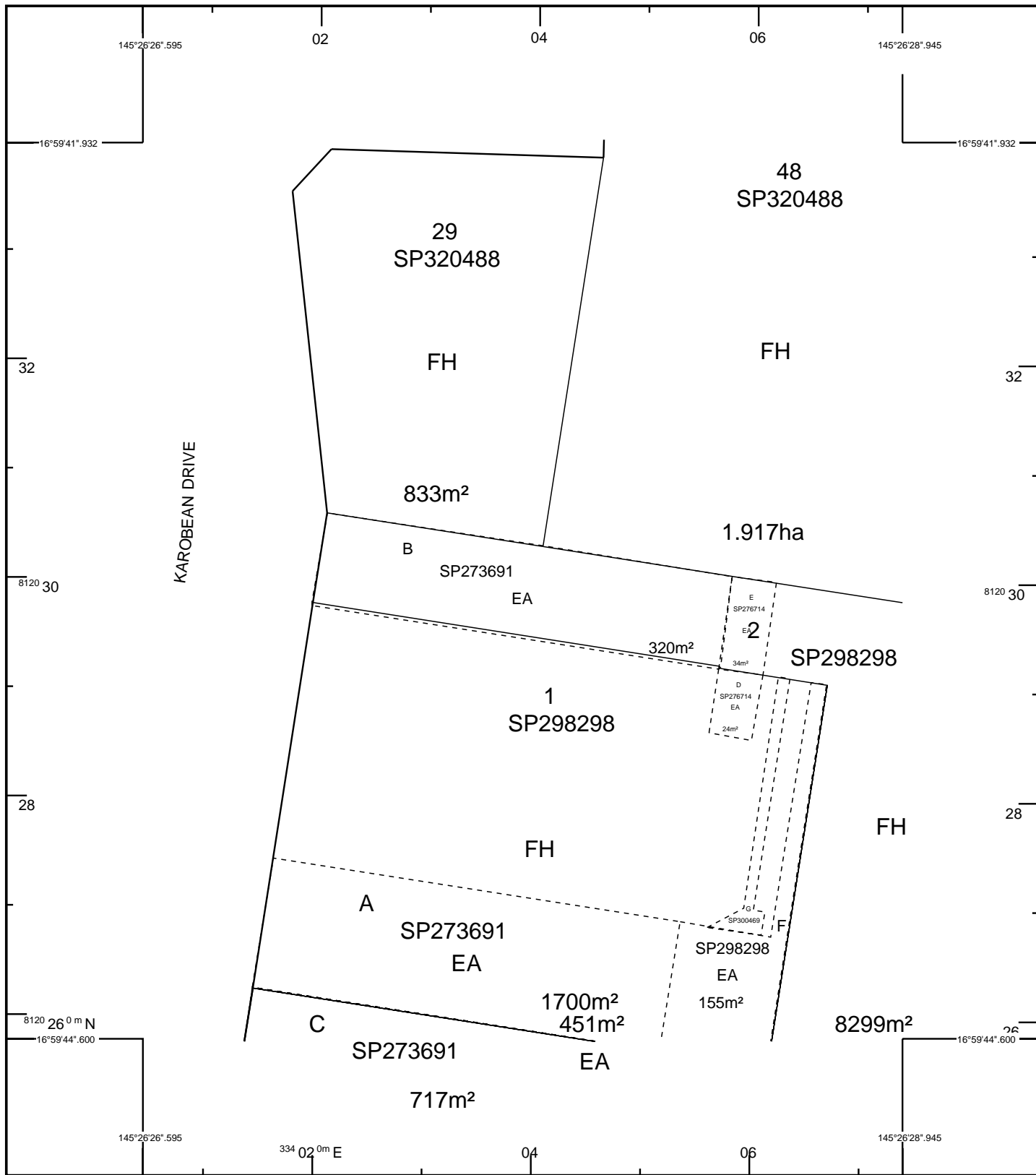
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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(Department of Resources) 2024.





STANDARD MAP NUMBER
7964-22233



MAP WINDOW POSITION &
NEAREST LOCATION

145°26'27\"/>

+

SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	B/SP273691
Area/Volume	320m²
Tenure	EASEMENT
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/315

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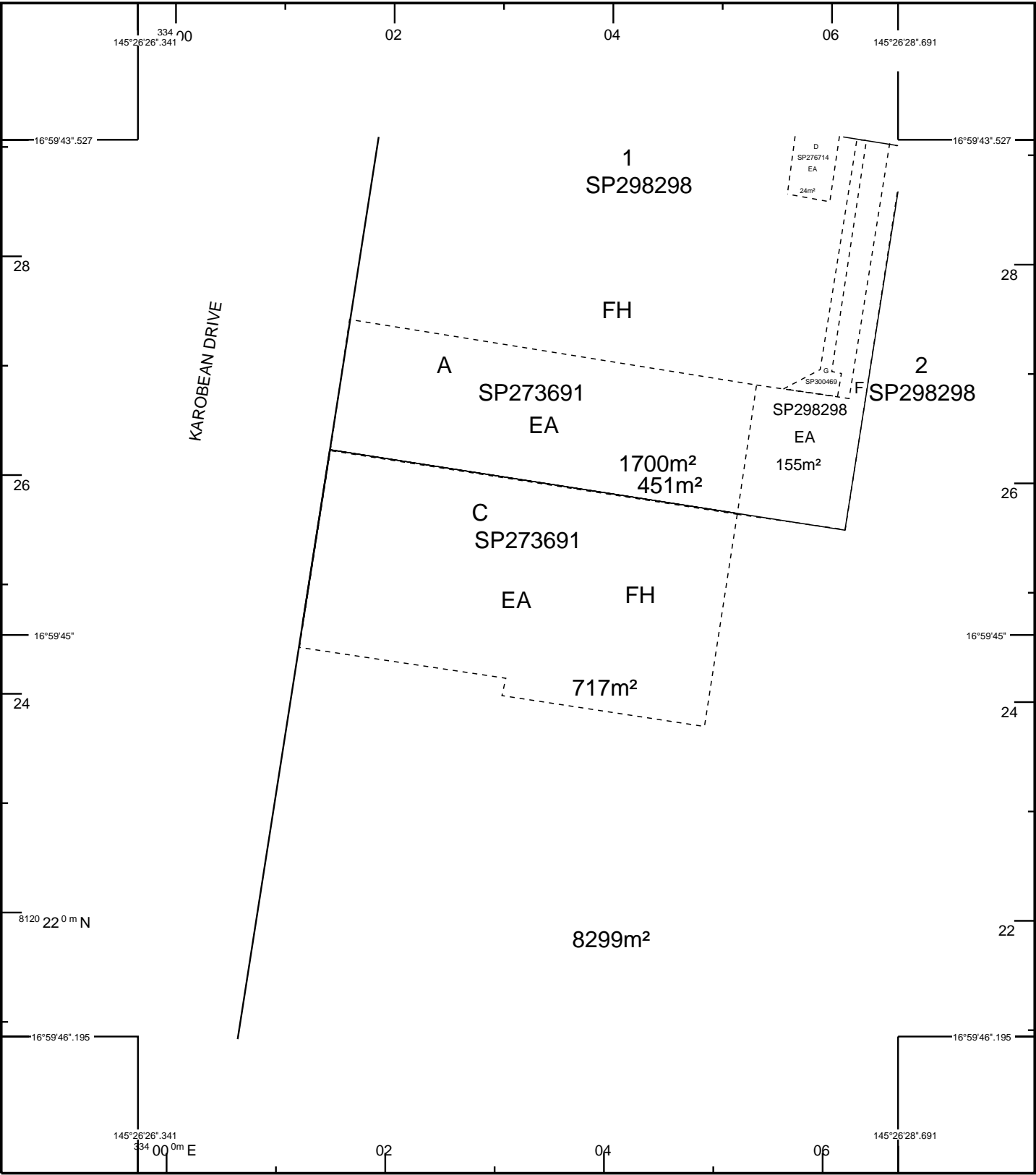
Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

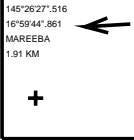
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STANDARD MAP NUMBER
7964-22233

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	C/SP273691
Area/Volume	717m²
Tenure	EASEMENT
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/228

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

SmartMap

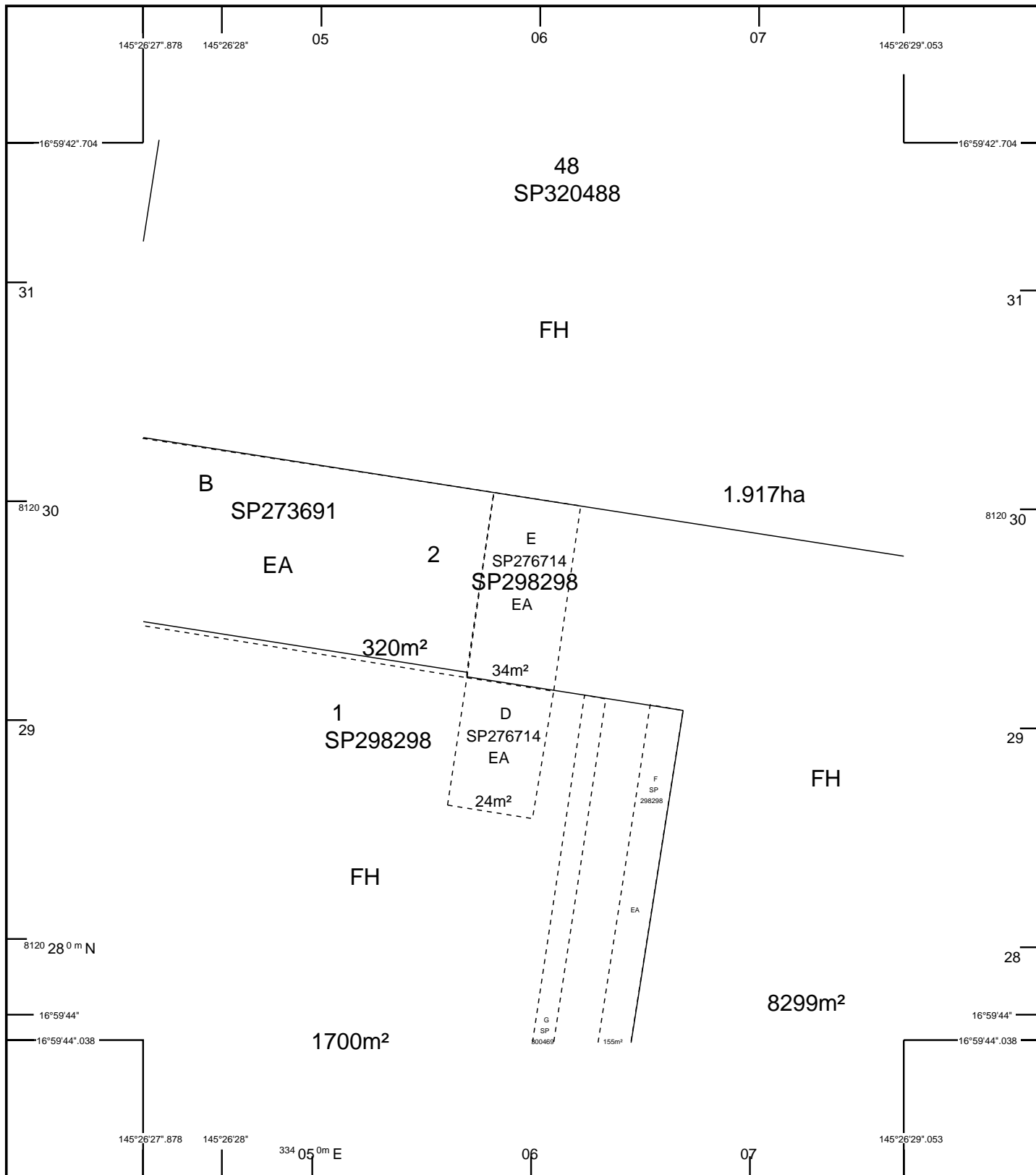
An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

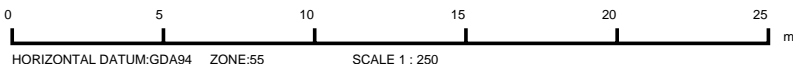


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STANDARD MAP NUMBER
7964-22233



MAP WINDOW POSITION &
NEAREST LOCATION

145°26'28".466
16°59'43".371
MAREEBA
1.94 KM



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	E/SP276714
Area/Volume	34m ²
Tenure	EASEMENT
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/269

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SmartMap

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SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



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DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) 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)	BTM & S Holdings Pty Ltd
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F24/28
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> 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
			Karobean Drive	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	SP298298	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ 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:	

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):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

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

Business and Indoor Recreation Facility Building

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Business	Business (Health Care Services)		
Indoor Recreation Facility	Indoor Recreation Facility (Indoor Sport and Recreation)		

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

- ☐ Yes
- ☒ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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 ²)	Lot on plan description	Area (m ²)

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)☐ Yes – specify number of new lots: _____☐ 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?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – 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 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	REC/08/0012		Mareeba Shire Council
<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. An ERA requires an environmental authority to operate. See 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 536: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- ☒ No

Note: See 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 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.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 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 Resources at www.resources.qld.gov.au and 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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

23.15) 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.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	<input checked="" type="checkbox"/> Yes
Note: See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
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 DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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	