

DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT:

MATERIAL CHANGE OF USE Office

57 Masterson Street, Mutchilba Qld. 4872
Lot 2 on M9162

PREPARED BY: SCOPE TOWN PLANNING

February 2025



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APPLICATION SUMMARY	
DEVELOPMENT APPLICATION	Material Change of Use
PROPOSED USE	Office
ASSESSMENT LEVEL	Impact
STREET ADDRESS	57 Masterson Street, Mutchilba Qld. 4872
REAL PROPERTY ADDRESS	Lot 2 on M9162
LAND AREA	607m ²
APPLICANT	Land Owner c/- Scope Town Planning
LAND OWNER	Drewitt Family Superfund Pty Ltd
LOCAL GOVERNMENT AREA	Mareeba Shire Council
PLANNING SCHEME	Mareeba Shire Planning Scheme
ZONE	Low Density Residential Zone
PRECINCT	Nil
EASEMENTS	Nil
IMPROVEMENTS	Church Building (vacant)
APPLICABLE PLANNING CODES	Low Density Residential Zone Code
	Bushfire Hazard Overlay Code
	Flood Hazard Overlay Code
	Heritage Overlay Code
	Residential Dwelling House and Outbuilding Overlay Code
	Commercial Activities Code
	Advertising Devices Code
	Landscaping Code
	Parking and Access Code
	Works, Services and Infrastructure Code
APPLICABLE REFERRALS	Nil

1 Proposal

1.1 Introduction

This development application seeks a Development Permit for a Material Change of Use for an Office on Low Density Residential Zoned land located at 57 Masterson Street, Mutchilba Qld. 4872, formally known as Lot 2 on M9162. The proposed use will utilize and preserve the existing Church building listed as a Local Heritage place.

This application is classified as **Impact Assessable Development** subject to the requirements of the relevant codes of the Mareeba Shire Planning Scheme for a Commercial Activity as prescribed by Table 5.5.6 – Material Change of Use in a Low Density Residential Zone.

1.2 Proposed Development Summary

The proposed development is the establishment of a small Office within the existing, disused Church building located on the 607m² property addressed as 57 Masterson Street, Mutchilba.



Figure 1: Development site – Lot 2 on M9162 (Qld. Globe).

It is noted that the current Queensland Globe imagery does not appear to be correctly aligned with the physical property or road reserve boundaries.

The proposed small business Office includes the utilization of the existing, disused, Catholic Church building established on the property. The Office will include an accessible entry and waiting room accessed from the building road frontage with 2 private office spaces, a meeting room and a sitting room to the rear. The existing bathroom, toilet and kitchenette will be retained.

As the building is registered on the Local Heritage Register, no significant alterations to the building façade will be undertaken and all works will be compliant with the Heritage Overlay Code of the Mareeba Shire Council Planning Scheme.



Figure 2: Proposed Office external and internal concept (Own Home Design).

1.3 Site and Locality

The proposal site (57 Masterson Street, Mutchilba) has an area of 607m² with a 20.7m frontage to Masterson Street (a Local Road) which has direct access to Mareeba – Dimbulah Road, a State Controlled road. The Low Density Residential Zoned property contains an existing, disused Catholic Church building, (a Local Heritage listed building) and is otherwise cleared of vegetation.

While the site is zoned Low Density Residential, it is identified in the Strategic Framework as land supporting a Centre Area land use such as is proposed.

The development site is located amongst several other Residential lots containing Dwelling Houses with a Centre Zoned site adjoining and Recreation and Open Space and Community Facilities nearby. The site is mapped with several overlays which are addressed in the Planning Code Assessment attached as **Appendix 1**.

The proposed Office will utilize the existing building and amenities while new provisions will be made to include accessible access, pedestrian access, vehicle parking and landscaping. No additional infrastructure is required to service the proposed use with all on-site services and existing network connections to be retained for use.



Figure 3: Development site frontage from Masterson Street (Google Maps).

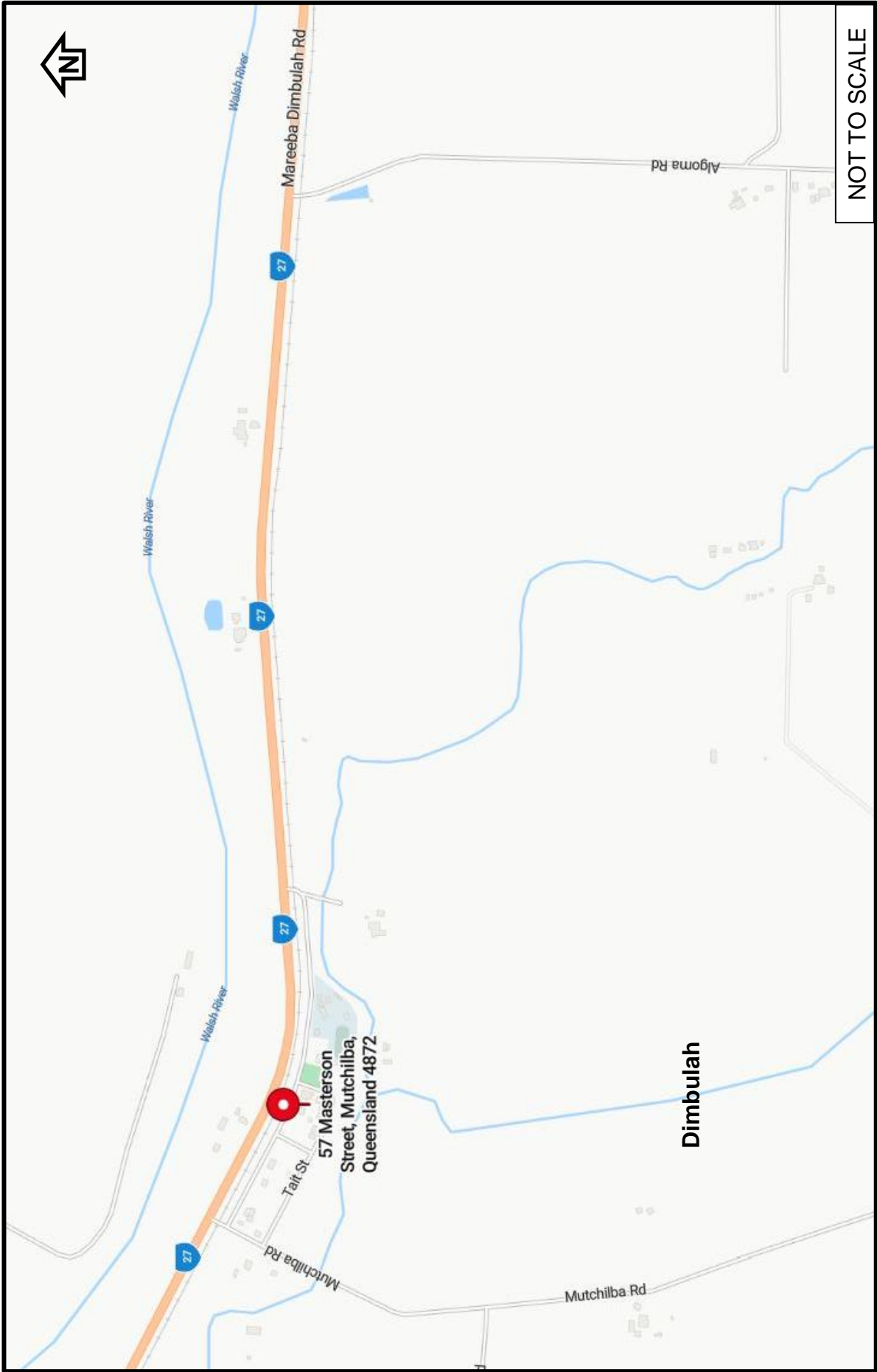


Figure 4: Location of proposal site. (Bing Maps)

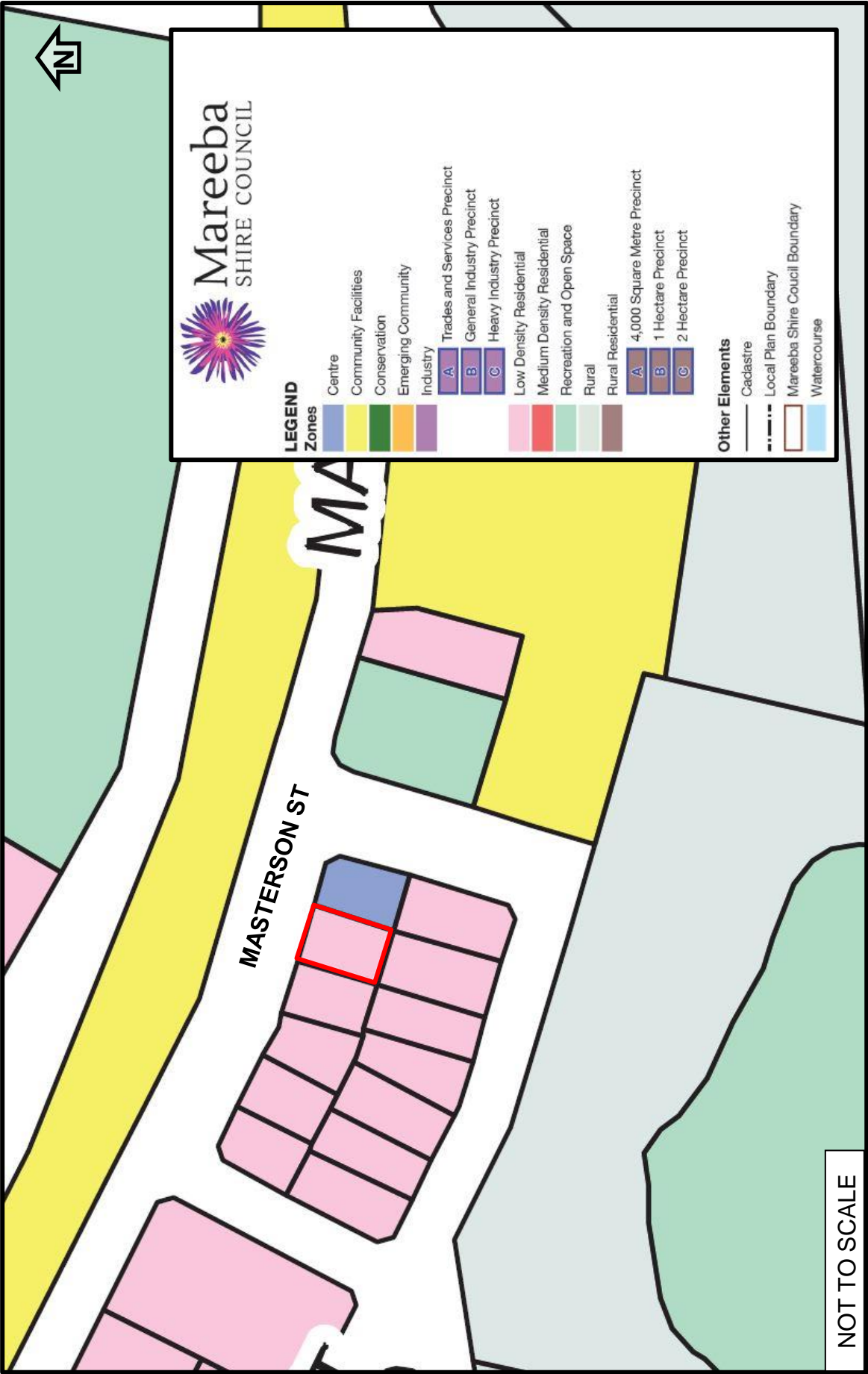


Figure 5: Development Site located in the Low Density Residential Zone (MSC).

2 Proposed Development Detail

The proposed Office use will provide commercial space for a local business to operate from, supporting the local economy and preserving the façade of the Local Heritage listed building.

Parking for the use is proposed to consist of up to 3 on-street parking spaces, located directly in front of the building on the Masterson Street frontage. Due to the low demand use and the narrow access available along the property side boundaries, access and vehicle parking to the rear of the building is not practical.

The proposed Office includes 2 private Offices with a waiting area, meeting room and amenities including a bathroom and kitchenette, the entire GFA totaling only 45m².

2.1 Benefits to the Community

The local economy will benefit from the provision of a new commercial building for Mutchilba, supporting local business and the local community.

Given the lack of commercial property in the local area, the proposed Office will add a commercial use to the centre of Mutchilba for the proposed and future uses.

2.2 Site Suitability

The development site is only 13km from Mareeba and well positioned for the proposed Office use, being located in the centre of Mutchilba and easily visible and accessible from Mareeba-Mutchilba Road.

The site is serviced by the water, electricity and telecommunications networks, and an on-site effluent disposal system. The site is also serviced by the Council waste collection service.

The proposed development utilizes an existing building which is situated alongside the Mutchilba local Store and Post Office, Mutchilba Roadhouse and is within walking distance of the Mutchilba Primary School. Offering a practical and central location for visitors, the site is easily accessible, private and will be well serviced with amenities for employees and clients.

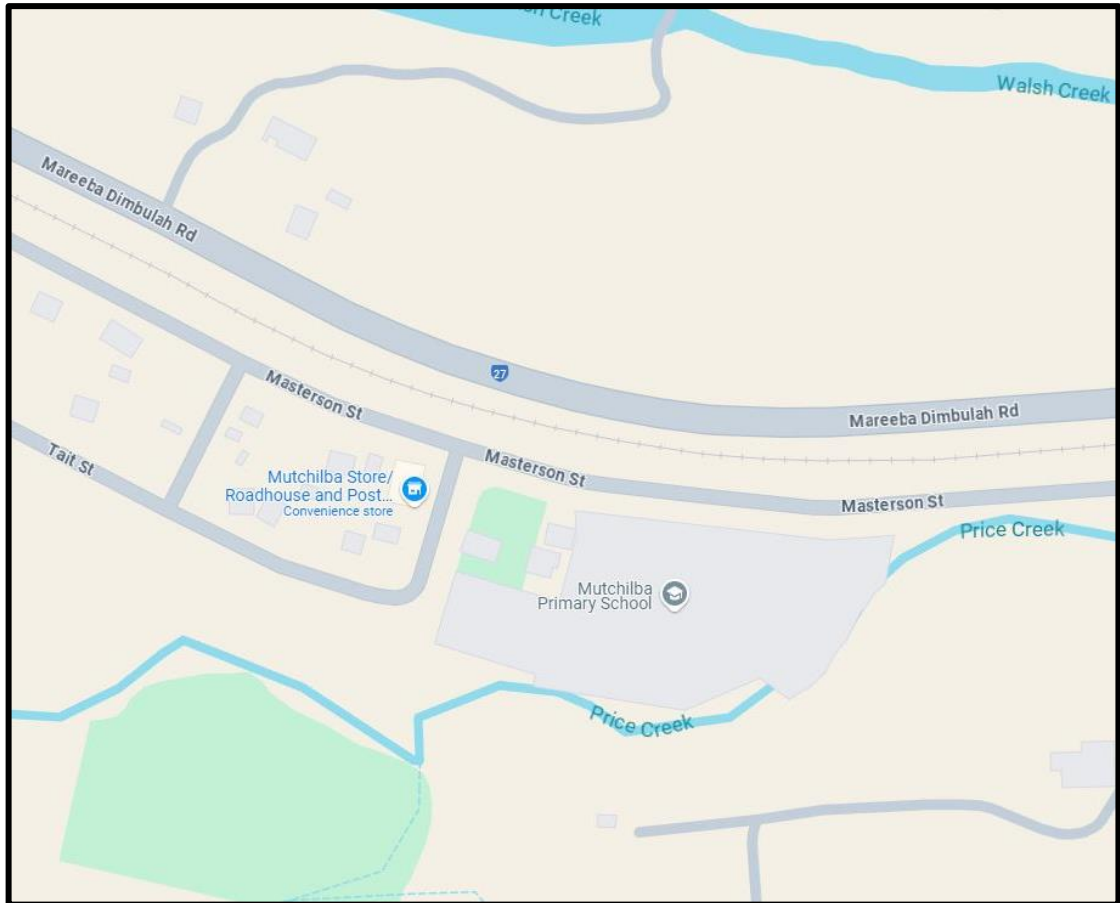


Figure 6: Local services in Mutchilba Centre (Google Maps).

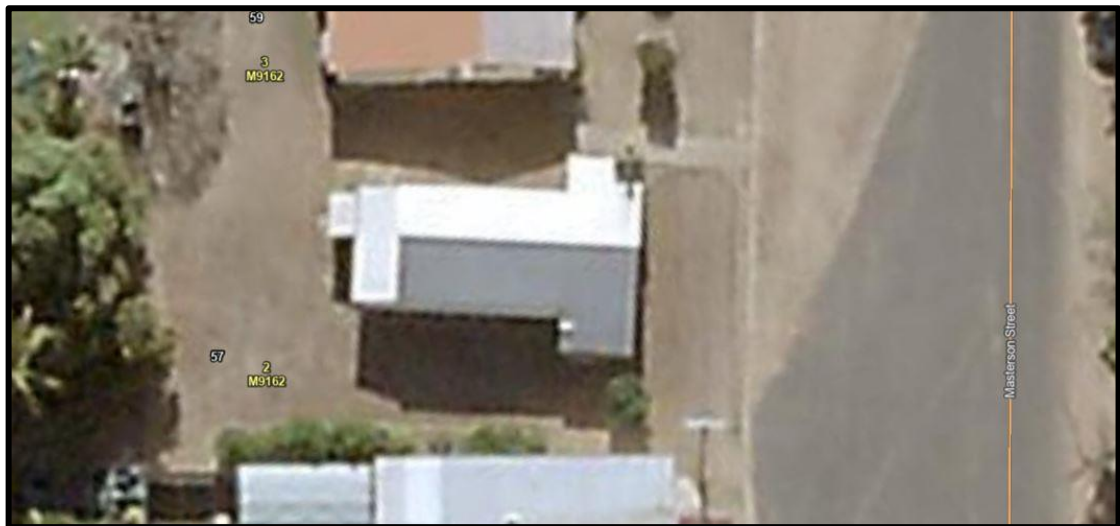


Figure 7: Proposal Site, 57 Masterson Street, Mutchilba (Qld. Globe).

3 Planning Considerations

3.1 Compliance with Planning Scheme

This site is located within the Low Density Residential Zone and subject to several Overlays. The proposed Office is Impact Assessable under the Mareeba Shire Council Planning Scheme 2016. Compliance with the relevant Codes is demonstrated in **Table 1** below and addressed in **Appendix 1**.

Table 1: Compliance of this development with relevant codes.

Mareeba Shire Council Planning Scheme		CODE APPLICABILITY	COMPLIANCE
Zone Code	Low Density Residential	✓	Complies
Local Plan Code	nil	n/a	n/a
Overlay Codes	Agricultural Land	n/a	Complies
	Airport Environs	n/a	n/a
	Bushfire Hazard	✓	Complies
	Environmental Significance	n/a	n/a
	Extractive Resources	n/a	n/a
	Flood Hazard	✓	Complies
	Heritage	✓	Complies
	Hill and Slope	n/a	n/a
	Regional Infrastructure Corridors and Substations	n/a	n/a
	Residential Dwelling House and Outbuilding	✓	Complies
	Scenic Amenity	n/a	n/a
	Transport Infrastructure	n/a	n/a
Use Code	Commercial Activities Code	✓	Complies
Other Development Codes	Advertising Devices	✓	Complies
	Landscaping	✓	Complies
	Parking and Access	✓	Complies
	Reconfiguring a Lot	n/a	n/a
	Works, Services and Infrastructure	✓	Complies

3.2 Strategic Framework

While the development site is located in the Low Density Residential Zone, it contains a Local Heritage listed, disused Church building and is also identified as being within the Centre Area on the Strategic Framework mapping.



Figure 8: Centre Area identified on Strategic Framework Map SFM008 (MSC).

The proposed development is considered to satisfy the MSC Planning Scheme Strategic Framework, the most pertinent elements of which are addressed below.

3.2.1 Settlement Pattern and Built Environment

The proposed Office is consistent with the specific outcomes of **Element 3.3.2 – Activity centres network** which are addressed below.

3.3.2.1 Specific outcomes

‘(1) The scale of development in activity centres is consistent with their role and function within the defined hierarchy of activity centres, which consists of a major regional activity centre, a village activity centre, rural activity centres and rural villages.’

The proposed Office use is located in the mapped Centre Area and is a low scale development servicing the local area.

‘(2) Centre activities are focused in major regional activity centres, particularly development which draws on a wide catchment. Other activity centres promote local self-containment by facilitating a diverse range of services in support of local catchments and communities.’

The proposed Office use will provide commercial office spaces for 2 local businesses owned and operated by a local resident servicing the local catchment and broader community.

‘(3) Other than small scale industry areas, commercial activities will not occur outside centre areas unless there is an overriding need in the public interest, there are no alternative sites in centre areas, there is no adverse impact on centre areas or the area surrounding the development and the site is readily accessible by a range of transport modes.’

The proposed commercial activity is located within an identified Centre Area.

‘(4) Ribbon or strip commercial activities along state controlled roads and local collector roads is generally avoided outside of the centre areas where possible.’

The proposed commercial activity is located within an identified Centre Area on Masterson Street in Mutchilba.

‘(5) Centre areas provide vibrant settings for community activity, social interaction and trade. Each centre retains its individual character.’

The proposed use will retain the character of the Local Heritage listed building and promote trade in the Centre Area of Mutchilba.

‘(6) Centre areas provide high quality and attractive streetscapes, active shopfronts, comfortable pedestrian environments and spaces for social interaction.’

The proposed Office use will preserve the disused Church Building, preventing further dilapidation of the property, encouraging business activities in the Centre Area. The use of the building as an Office will improve the streetscape of Masterson Street and provide a comfortable pedestrian environment for clientele.

3.2.2 Community Identity and Diversity

The proposed Office is consistent with the specific outcomes of **Element 3.5.3 – Cultural Heritage** which are addressed below.

3.5.3.1 Specific outcomes

‘(1) Heritage places of local and State significance are identified and protected from development that detracts from their heritage values, including character, prevalent views, fabric and features.’

The proposed development repurposes a Local Heritage building of significance, utilizing the disused building, a former Catholic Church, to provide an Office space in the Centre Area of Mutchilba. The proposed building design retains the façade of the building and does not significantly change the building’s identifiable features.

‘(2) Buildings and sites of cultural heritage significance are retained, sensitively developed and re-used in a way that enhances and retains their heritage values and historical significance.’

The development site does not contain a building of Cultural Heritage significance.

‘(3) Indigenous cultural heritage is protected, preserved and respected in accordance with traditional custom and practice and within the statutory framework of the Aboriginal Cultural Heritage Act 2003. ‘Areas of Cultural Significance’ have been broadly considered in the Strategic Framework.’

The development site does not contain a building of Indigenous Cultural Heritage significance.

‘(4) Development of sites which include Indigenous cultural heritage significance acknowledges the key role of traditional owners in cultural heritage matters and is carried out in accordance with a Cultural Heritage Management Plan and in observance of established duty of care practices and cultural sensitivity.’

The development site does not contain a building of Indigenous Cultural Heritage significance.

‘(5) Evidence of past land use and the history of Mareeba Shire is preserved and sensitively integrated into new development. This includes the remnant infrastructure of mining, timber getting, tobacco and Second World War activities.’

The proposed building design retains the façade of the building and does not significantly change the building’s identifiable features.

3.2.3 Transport and Infrastructure

The proposed Office is consistent with the specific outcomes of **Element 3.6.1 (1) – Transport and Infrastructure**. The proposed use does not involve nor require any additions or modifications to transport infrastructure and supports the efficient and convenient movement of (goods), services and people. The site is accessed directly via Masterson Street which has safe access to Mareeba – Dimbulah Road, a State Controlled Road.

3.2.4 Economic Development

The proposed Office is consistent with the specific outcomes of **Element 3.7.1 – Economic Development**. The proposal will add to the variety of Centre Activity uses available in the locality of Mutchilba, establishing valuable commercial office space while making use of, and protecting, the currently disused, local heritage building previously used as a Catholic Church.

3.3 State Agency Referral

This development does not trigger referral to the State Assessment Referral Agency (SARA) or any other third party as no such interests have been identified.

4 Planning Summary

This application is for a Development Permit for a Material Change of Use for a Office on Low Density Residential Zoned land located at 57 Masterson Street, Mutchilba Qld. 4872, formally known as Lot 2 on M9162.

This application is classified as **Impact Assessable Development** subject to the requirements of the relevant codes of the Mareeba Shire Planning Scheme (2016) and is considered to be consistent with the desired outcomes of the Strategic Framework and Planning Codes of the Planning Scheme. The applicable Codes are addressed in **Appendix 1**.

The proposed Office will establish a new Office within an existing building, supporting local business and the township of Mutchilba.

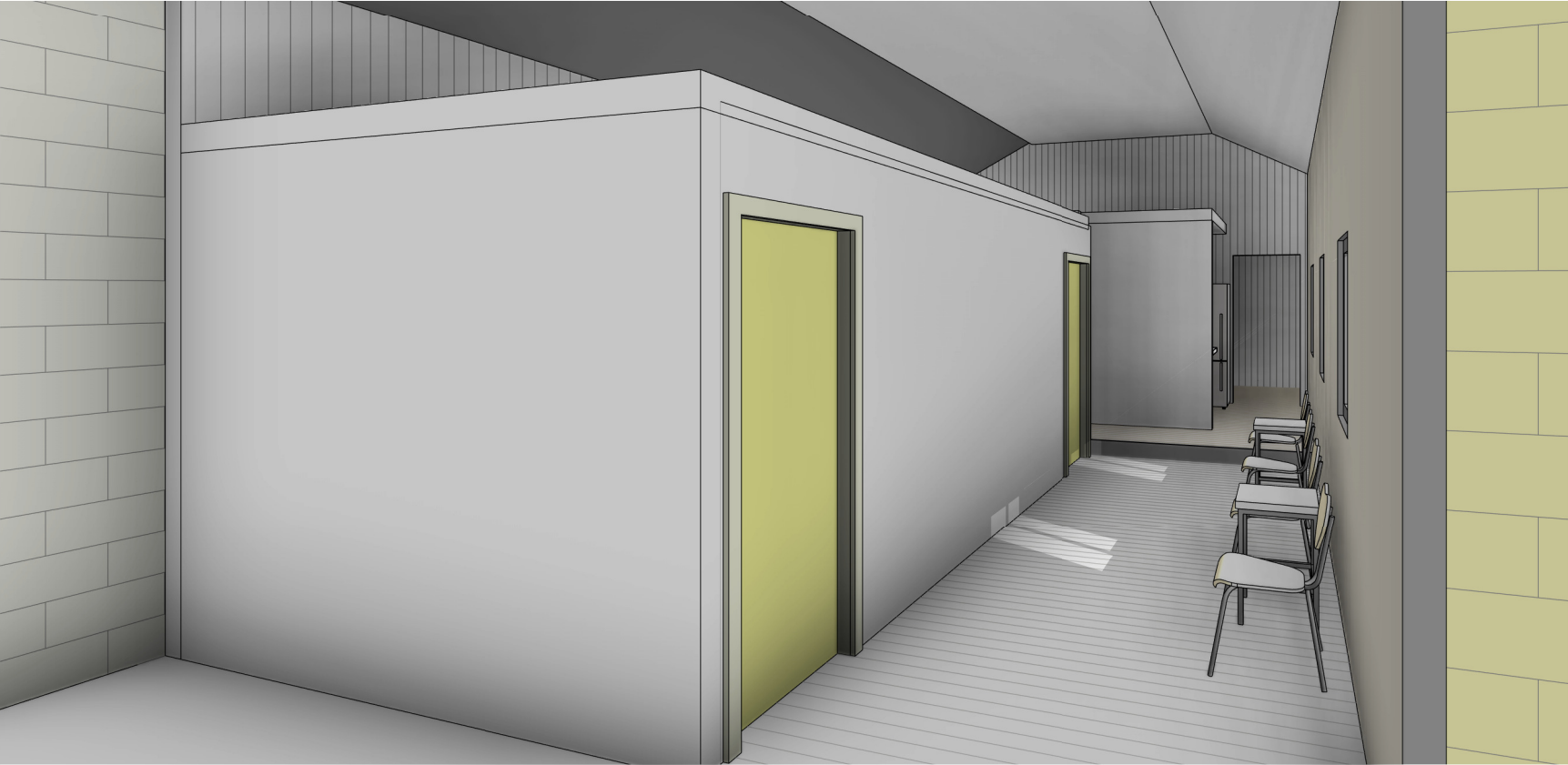
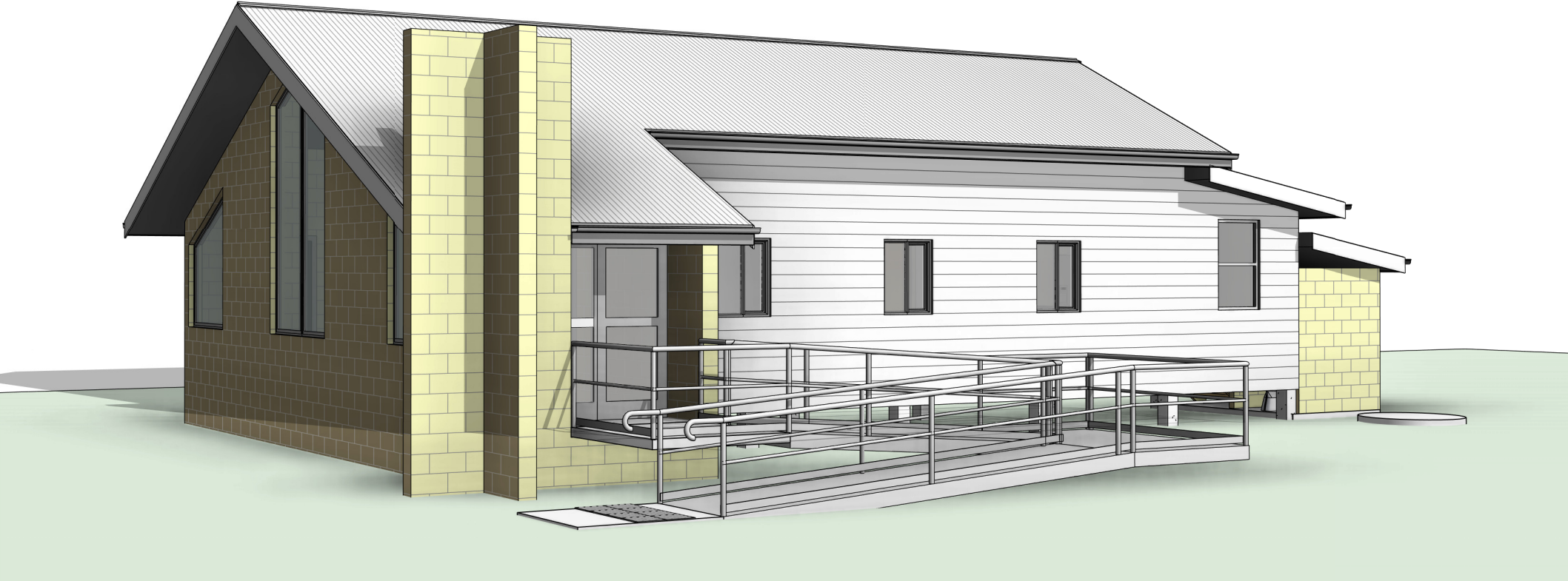
5 Recommendation

It is the professional opinion of Scope Town Planning that this proposal for an Office at 57 Masterson St, Mutchilba, satisfies the desired outcomes and requirements of the Mareeba Shire Planning Scheme (2016) and that this application should be fairly assessed and approved by Mareeba Shire Council with reasonable conditions.



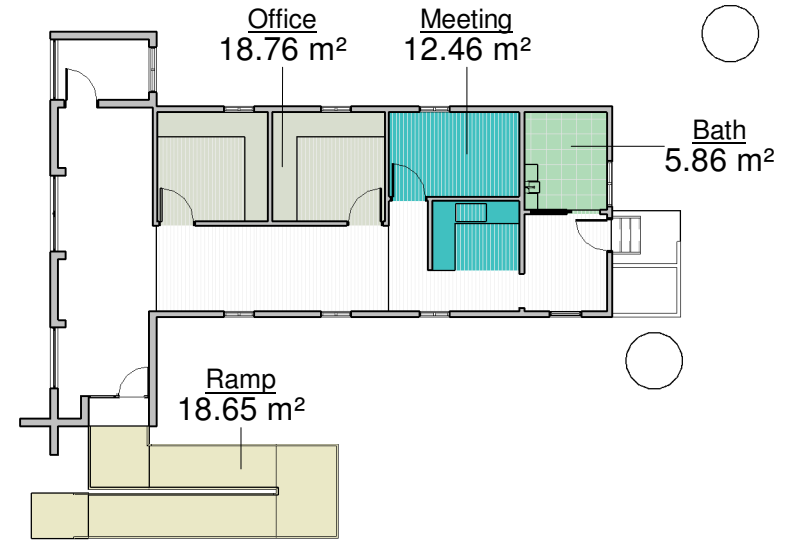
Johnathan Burns

Senior Town Planner | **Scope** Town Planning



Sheet List		
Sheet	Sheet Name	Revision
WD1	COVER SHEET	A
WD2	SITE PLAN	B
WD3	GROUND FLOOR PLAN	A
WD4	FRAMING PLAN	
WD5	ELEVATIONS	A
WD6	SECTIONS	A
WD7	WINDOW & DOOR SCHEDULE	A
WD8	PLUMBING PLAN	B
WD9	ELECTRICAL PLAN	A
WD10	SITE SAFETY PLAN	B
WD11	RAMP	

Area Schedule (Gross Building)	
Name	Area
Office	18.76 m ²
Meeting	12.46 m ²
Bath	5.86 m ²
Ramp	18.65 m ²
Grand total	55.73 m ²



1 Gross Floor Area Plan
1 : 200



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No.	Description	Date
A	Preliminary Sketch Design	28.10.2024

Office Fitout
57 Masterson Street,
Mutchilba, QLD, 4872
K. Drewitt & The Drewitt Family Superfund

COVER SHEET

Project number	240	WD1 A
Date	25th September, 2024	
Drawn by	BT	
Checked by	AG	Scale
		1 : 200 @ A3

ESC NOTES :

SCRAPE BUILDING SITE FREE FROM VEGETATION PRIOR TO THE COMMENCEMENT OF WORK.

ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER.

ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE PRESERVED DURING THE BUILDING PHASE.

ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF MAJOR EARTHWORKS.

REAL PROPERTY DESCRIPTION.

LOT 2
ON M.9162
PARISH OF BARRON
COUNTY OF NARES.
SITE COVER <50%
WIND CLASSIFICATION - C2

DOCUMENTS USED IN THIS DESIGN :

BLOCKWORK MASONRY DESIGNED IN ACCORDANCE WITH SINGLE LEAF MASONRY - C.M.A.A.
(COMPLIES WITH A.S. 3700-2012. MASONRY STRUCTURES.)

PLYWOOD BRACING IN ACCORDANCE WITH STRUCTURAL PLYWOOD WALL BRACING - P.A.A.
(COMPLIES WITH A.S. 1684 . 3)

A.S.1684.3
NOTE THIS MANUAL IS TO FORM PART OF THE DOCUMENTATION FOR THE CONSTRUCTION OF THIS PROJECT AS A DEEMED TO COMPLY DOCUMENT TO THE NCC.

STEEL SECTIONS DESIGNED IN ACCORDANCE WITH STRUCTURAL STEEL IN HOUSING " THIRD EDITION ." (COMPLIES WITH A.S. 4100 - 1998 STEEL STRUCTURES.)

WIND LOADING CALCULATIONS IN ACCORDANCE WITH A.S. 4055 - 2012. WIND LOADS FOR HOUSING.

THIS APPLICATION IS MADE IN ACCORDANCE WITH BCA AND THE STANDARD BUILDING LAWS 1990. THIS APPLICATION IS FOR BUILDING APPROVAL AS DESCRIBED IN THE PROJECT DESCRIPTION.

LEGISLATION :

INTEGRATED PLANNING ACT.
QUEENSLAND BUILDING ACT / AMENDMENT ACT
NATIONAL CONSTRUCTION CODE SERIES 2017
BUILDING CODE OF AUSTRALIA
VOLUME 2 - CLASS 1 & 10.
A.S. 1684 . 3 - 2010 RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

TERMITE PROTECTION:

A TERMITE MANAGEMENT SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH BCA part 3.1.3 & AS3660 - TERMITE MANAGEMENT FOR A SLAB CONFORMING WITH AS2870 - RESIDENTIAL SLABS & FOOTINGS - CONSTRUCTION.
TERMITE BARRIERS MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR BY AN ACCREDITED TECHNICIAN.
WHERE A CONCRETE SLAB-ON-GROUND IS USED AS THE BARRIER, NOT LESS THAN 75mm OF THE SLAB EDGE MUST REMAIN EXPOSED ABOVE FINISHED GROUND LEVEL, MUST BE A CLEAN, SMOOTH FINISH AND MUST NOT BE CONCEALED BY RENDER, TILES, CLADDINGS OR FLASHINGS.

KORDON OR SIMILAR TO PENETRATIONS.
KORDON OR SIMILAR PERIMETER TREATMENT .
CONCRETE SLAB CONSTRUCTED TO AS. 2870.
POSTS -
VISUAL INSPECTION TO STEEL POSTS TO UNDERSIDE OF HOUSE EVERY SIX MONTHS . TREAT EXPOSED TRACKS .

DURABLE NOTICES :

NOTICE OF TERMITE PROTECTION METHOD TO BE FIXED TO THE BUILDING IN A PROMINENT LOCATION INDICATING THE FOLLOWING :
- THE METHOD OF PROTECTION.
- THE DATE OF INSTALLATION OF THE SYSTEM.
- WHERE A CHEMICAL BARRIER IS USED, THE LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION LABEL.

INSPECTION:
TERMITE SYSTEM TO BE INSPECTED AND MAINTAINED BY COMPETENT PERSONS, AS ADVISED BY INSTALLERS OR EVERY TWELVE MONTHS , WHICH EVER IS LESSER.
BUILDER TO DISCUSS METHOD OF TERMITE CONTROL WITH OWNER / CLIENT AND PROVIDE ADVICE TO ENSURE THAT THE OWNER UNDERSTANDS THEIR OBLIGATIONS IN MAINTAINING THE BARRIER.

SUSTAINABLE HOUSING REQUIREMENTS :

REFER TO ENERGY EFFICIENCY RATING REPORT FOR EXTENT OF INSULATION , CEILING FANS, DRAFT SEALS AND GLAZING TYPE, WALL AND ROOF COLOURS. REPORT TO TAKE PRECEDENCE OVER ALL DOCUMENTATION IN THIS SET OF WORKING DRAWINGS.

BUILDING TO COMPLY WITH CURRENT MANDATORY SUSTAINABLE HOUSING MEASURES UNDER THE QUEENSLAND DEVELOPMENT CODE MP - 4.1.

HOT WATER SYSTEM TO BE GAS HOT WATER SYSTEM WITH A FIVE STAR RATING. OR EITHER A ELECTRICAL OR HEAT PUMP OR A SOLAR HOT WATER SYSTEM.

THE WATER SUPPLIED TO THE DWELLING DOES NOT EXCEED THE PRESSURE LEVELS SET OUT IN AS/NZS 3500.1-2003 AND IF MAINS PRESSURE EXCEEDS 500kPa A WATER PRESSURE LIMITING DEVICE WILL BE INSTALLED TO ENSURE THAT THE MAX. OPERATING PRESSURE AT ANY OUTLET WITHIN THE BOUNDARIES OF THE PROPERTY DOES NOT EXCEED 500kPa.

TOILET CISTERNS TO HAVE DUAL FLUSH FUNCTION & HAVE A MINIMUM 4-STAR WATER EFFICIENCY LABELLING & STANDARDS RATING.

SHOWER ROSE TO HAVE A MINIMUM 4-STAR WATER EFFICIENCY LABELLING & STANDARDS RATING.

80% OF ALL LIGHTING FIXTURES ARE TO BE ENERGY EFFICIENT FIXTURES.

PROVIDE 900 DIA. MIN. CEILING FANS TO ALL HABITABLE ROOMS IN HOUSE THROUGHOUT.

REFER SURVEY PLAN FOR EXACT BEARINGS AND DIMENSIONS.

APPROX. 600 FALL OVER BUILDING SITE. PROVIDE A LEVEL BUILDING PAD OF DECOMPOSED GRANITE COMPACTED IN 200 LAYERS TO 95 % S.R.D.D. RUN PAD 2 METRES PAST PERIMETER OF SLAB. ANY FILL OVER 600 DEEP WILL REQUIRE A COMPACTION TEST.

EXACT HOUSE LOCATION TO BE DETERMINED ON SITE WITH OWNER AND BUILDER

THESE PLANS ARE COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF OWN HOME DESIGN.

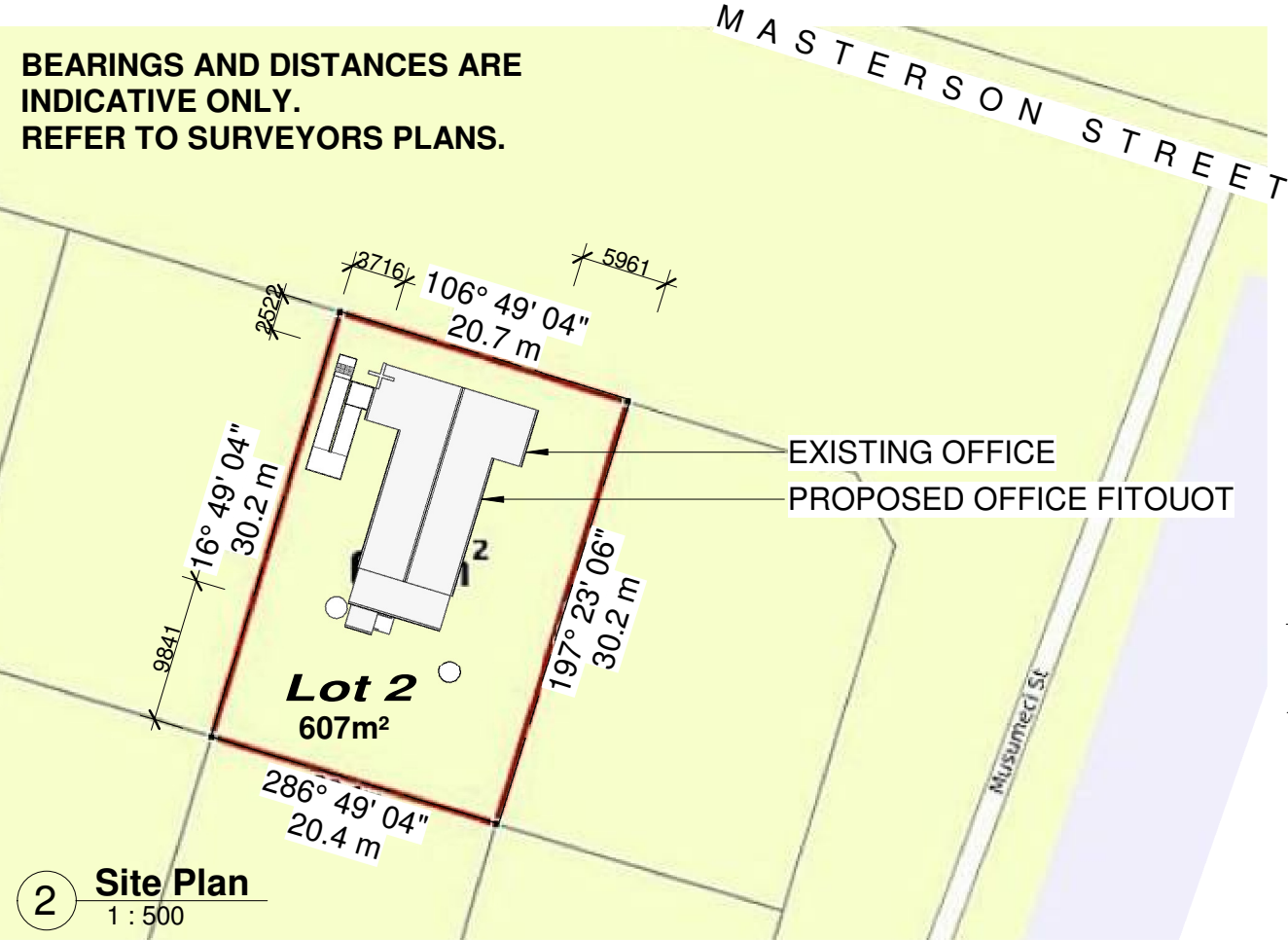
ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND STANDARD BUILDING BY-LAWS. ALL DETAILS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. THE BUILDER SHOULD NOTIFY THE DESIGNER IF THERE ARE ANY DISCREPANCIES PRIOR TO CONSTRUCTION. THE DESIGNER IS NOT LIABLE FOR ANY DAMAGES DUE TO STRUCTURAL NEGLIGENCE.

PROVIDE LIFT OFF HINGES TO W.C. DOOR TO COMPLY WITH SECTION " F " 3.8.3.3. OF NCC.

ALL WET AREAS TO COMPLY WITH SECTION " F " 3.8.1. OF NCC.

VENTILATION TO SECTION " F " 3.4.1. OF NCC.

BEARINGS AND DISTANCES ARE INDICATIVE ONLY.
REFER TO SURVEYORS PLANS.



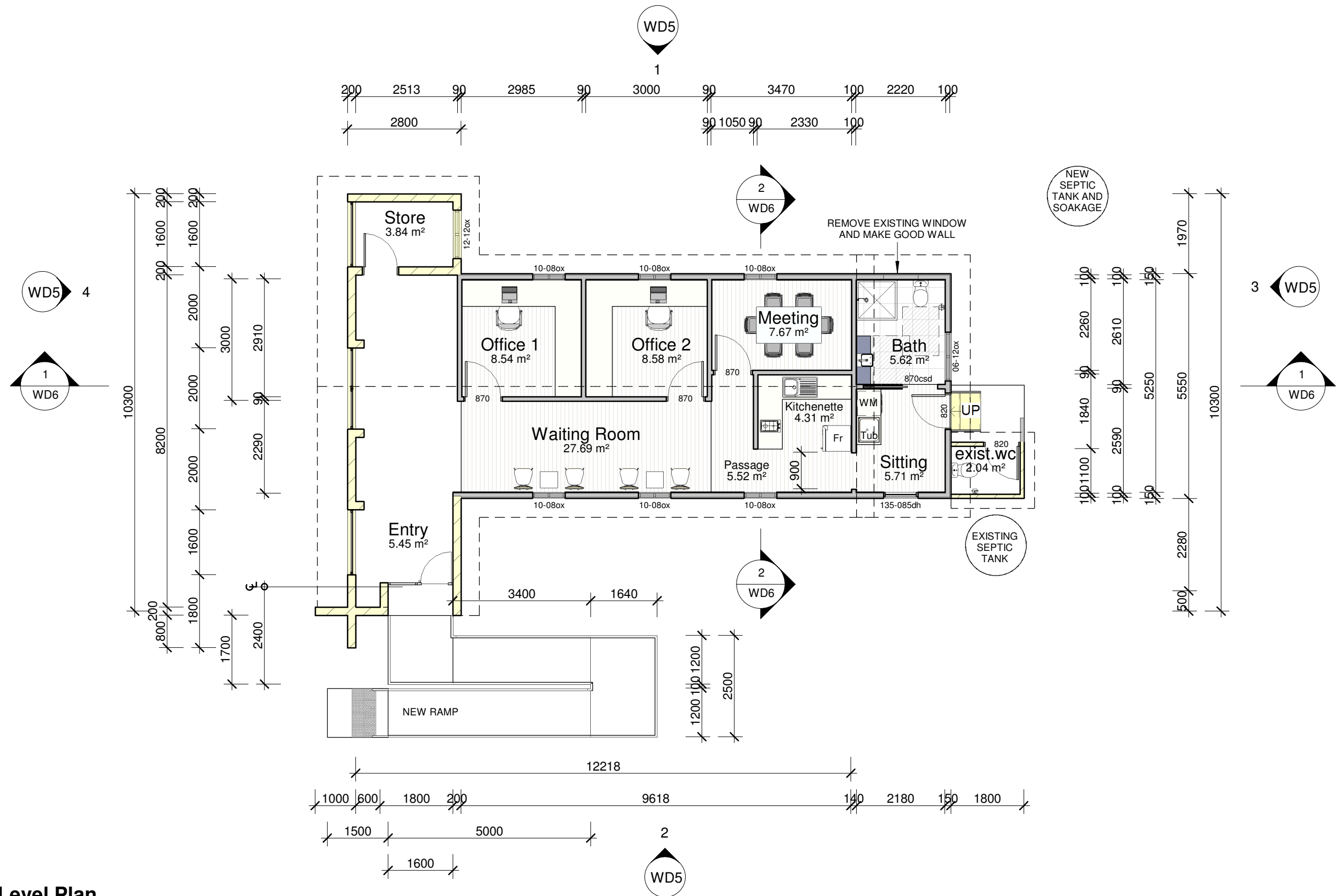
OWN
HOME
DESIGN

Adrian Gallo Lic. No. 065385
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No.	Description	Date
B	Working Drawings for Building Approval	07.03.2025

Office Fitout
57 Masterson Street,
Mutchilba, QLD, 4872
K. Drewitt & The Drewitt Family Superfund

SITE PLAN		
Project number	240	WD2 B
Date	25th September, 2024	
Drawn by	BT	
Checked by	AG	Scale As indicated @ A3



3 Floor Level Plan
1 : 100



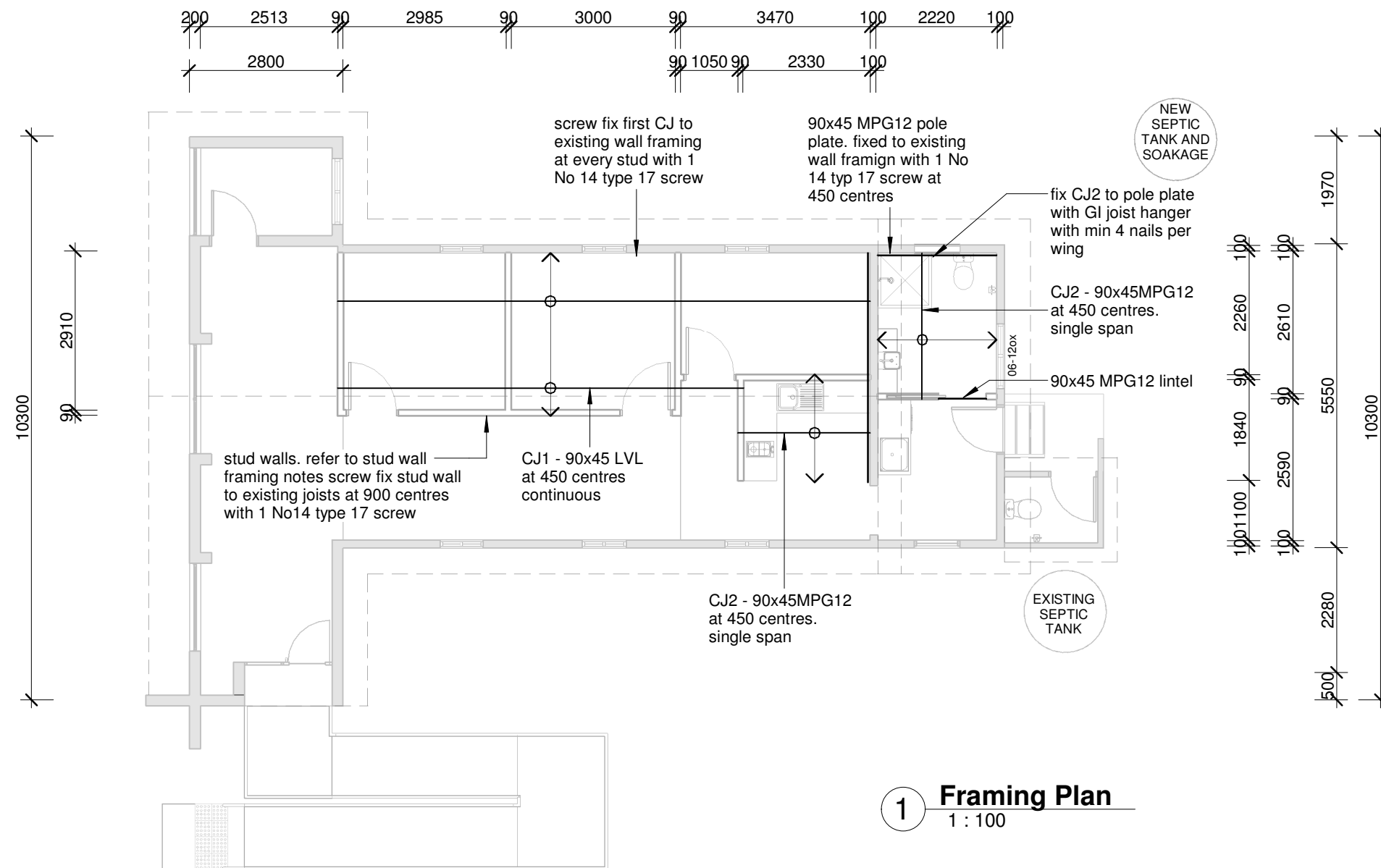
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No.	Description	Date
A	Preliminary Sketch Design	28.10.2024

Office Fitout
57 Masterson Street,
Mutchilba, QLD, 4872
K. Drewitt & The Drewitt Family Superfund

GROUND FLOOR PLAN

Project number	240	WD3 A
Date	25th September, 2024	
Drawn by	BT	
Checked by	AG	Scale 1 : 100 @ A3

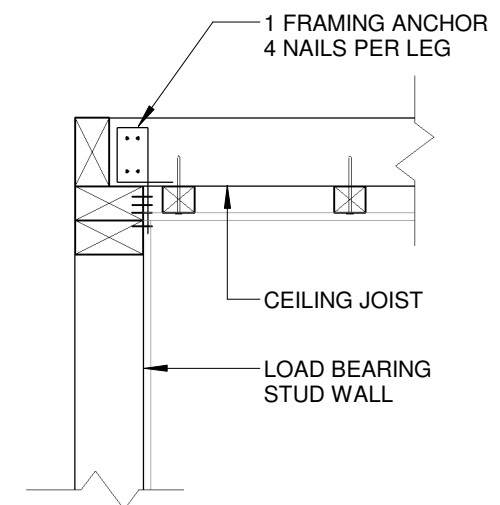


1 **Framing Plan**
1 : 100

INTERNAL WALLS - MGP10 UNO

MEMBER	SIZE	FIXING & TIE-DOWN
TOP PLATE	35 x 70	SCREW FIX BOTTOM PLATE TO EXISTING JOISTS AT 900 CENTRES WITH 1 No 14 TYPE 17 SCREW
STUDS		
< 2700	35 x 70 AT 450 CTS	
2700 UP TO 3600	2/35 x 70 AT 450 CTS or 1/35 x 90 AT 450 CTS	
3600 UP TO 4200	2/35 x 90 AT 450 CTS	
BTM PLATE	35 x 70	
NOGGINGS	35 x 70 AT 1350 MAX CTS	

WALL STUDS, TOP AND BTM PLATES SHALL NOT BE NOTCHED OR TRENCHED.
WALL FRAMING TO BE SEASONED AND L.O.S.P. TREATED.
RIBBON TOP PLATE SPLICES TO BE STAGGERED.



2 **CEILING JOIST TO STUD WALL**
1 : 10



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No.	Description	Date

Office Fitout
57 Masterson Street,
Mutchilba, QLD, 4872
K. Drewitt & The Drewitt Family Superfund

FRAMING PLAN

Project number	240	WD4
Date	25th September, 2024	
Drawn by	Author	
Checked by	Checker	Scale As indicated @ A3



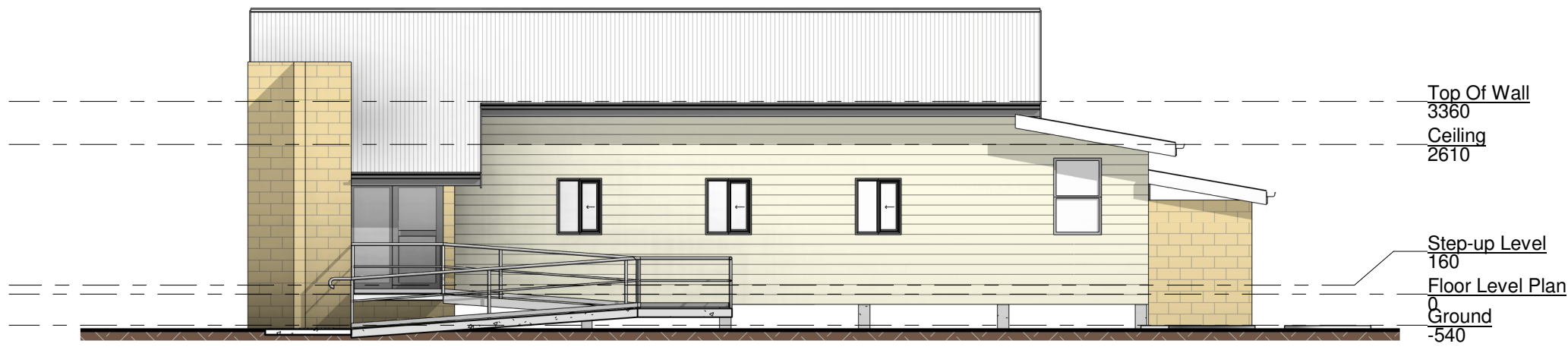
1 Eastern Elevation
1 : 100



3 Southern Elevation
1 : 100



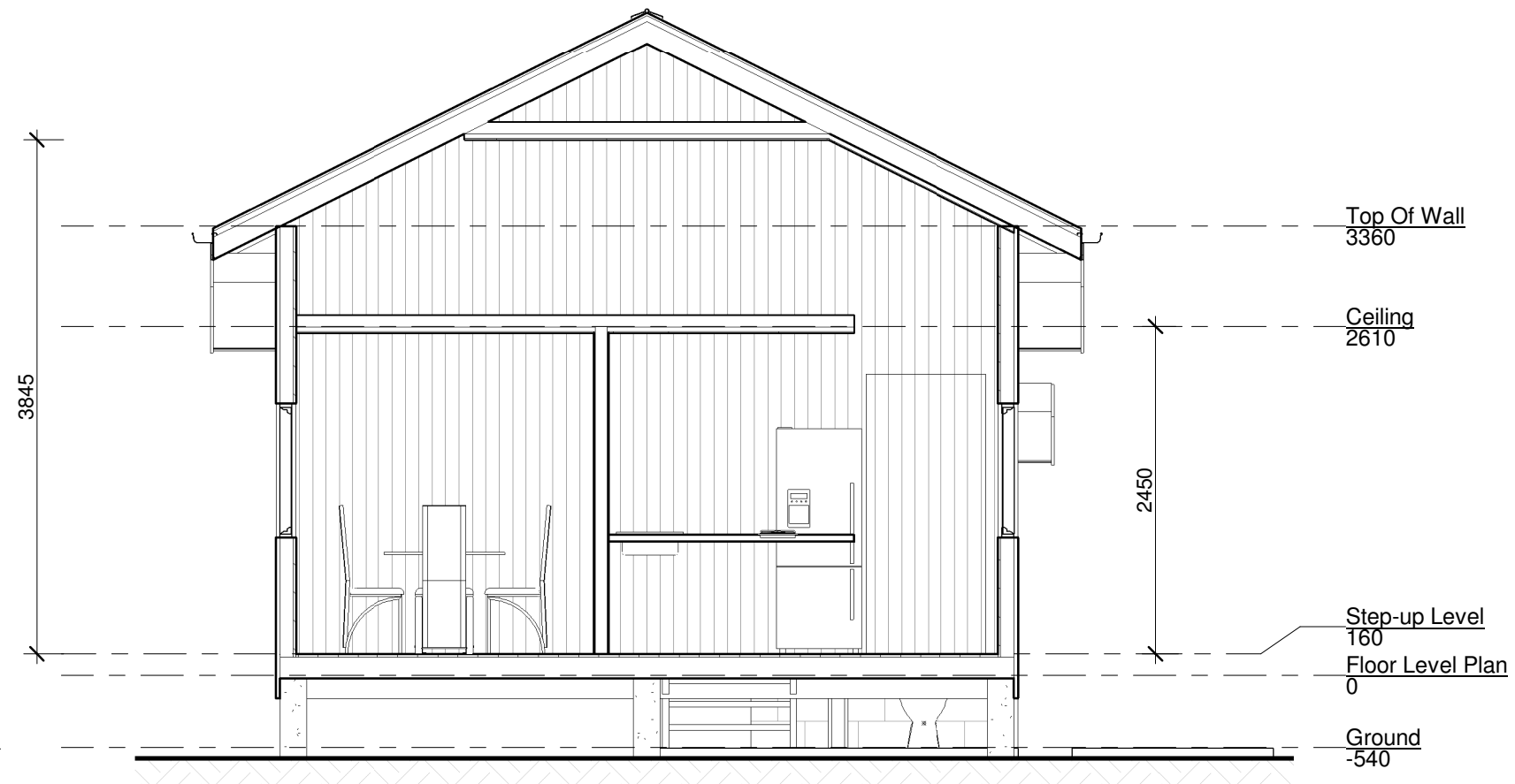
4 Northern Elevation
1 : 100



2 Western Elevation
1 : 100



1 Section A
1 : 50



2 Section B
1 : 50



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No.	Description	Date
A	Preliminary Sketch Design	28.10.2024

Office Fitout
57 Masterson Street,
Mutchilba, QLD, 4872
K. Drewitt & The Drewitt Family Superfund

SECTIONS

Project number	240	WD6 A
Date	25th September, 2024	
Drawn by	BT	
Checked by	AG	Scale 1 : 50 @ A3

Appendix 1: Planning Code Assessment

Material Change of Use Office

57 Masterson Street, Mutchilba Qld. 4872
Lot 2 on M9162

Appendix 1: Assessment against the Mareeba Shire Planning Codes

APPLICATION		PREMISES	
FILE NO:	25002	ADDRESS:	57 Masterson Street, Mutchilba Qld. 4872
APPLICANT:	Drewitt Family Superfund Pty Ltd c/- STP	RPD:	Lot 2 on M9162
LODGED BY:	Scope Town Planning	AREA:	607m ²
DATE LODGED:	February 2025	OWNER :	Drewitt Family Superfund Pty Ltd
TYPE OF APPROVAL:	Material Change of Use		
PROPOSED DEVELOPMENT:	Office		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme (2016)		
ZONE:	Low Density Residential		
LEVEL OF ASSESSMENT:	Impact		
SUBMISSIONS:	N/A		

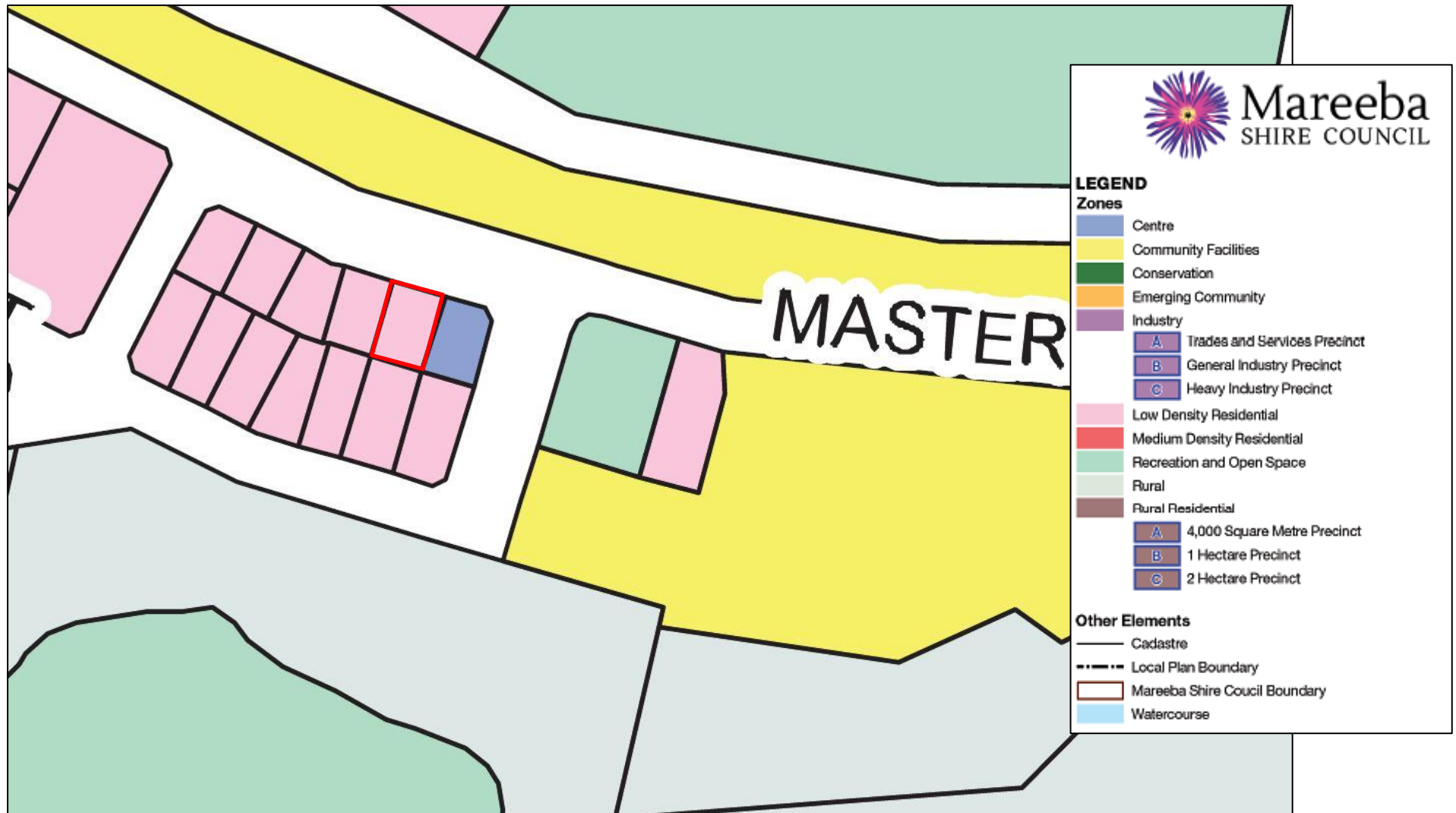
As identified in Part 5 of the Planning Scheme, this development is required to satisfy the Performance Outcomes of the following Codes:

- 6.2.6 Low Density Residential Zone Code
- 8.2.3 Bushfire Hazard Overlay Code
- 8.2.6 Flood Hazard Overlay Code
- 8.2.7 Heritage Overlay Code
- 8.2.10 Residential Dwelling House and Outbuilding Overlay Code
- 9.3.2 Commercial Activities Code
- 9.4.1 Advertising Devices Code
- 9.4.2 Landscaping Code
- 9.4.3 Parking and Access Code
- 9.4.5 Works, services and infrastructure Code



6.2.6 Low Density Residential Zone Code

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



6.2.6.3 Criteria for assessment

Table 6.2.6.3A—Low density residential zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (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: (a) 8.5 metres; and (b) 2 storeys above ground level.	n/a	Not Applicable The proposed development is for an existing building less than 8.5m in height. No new buildings are proposed.
Outbuildings and residential scale			
PO2 Domestic outbuildings: (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: (a) 100m ² in gross floor area; and (b) 5.5 metres in height above natural ground level.	n/a	Not Applicable No outbuildings are proposed.

Siting			
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (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.	AO3.1 Buildings and structures include a minimum setback of: (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage.	✓	Complies The development site contains an existing building which is to be retained. No changes to the existing setbacks are proposed.
	AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	✓	Complies The development site contains an existing building which is to be retained. No changes to the existing setbacks are proposed.
Accommodation density			
PO4 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B .	n/a	Not Applicable The proposed development does not involve any accommodation.
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.	AO5 Gross floor area does not exceed 600m ² .	✓	Complies The proposed development involves an existing building with a gross floor area less than 600m ² .

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; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	✓	Complies The proposed development utilises an existing building and will incorporate a pedestrian entrance facing the road frontage.
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.	n/a	Not Applicable The proposed development utilises an existing building.
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.	✓	Complies with PO8 The proposed development (Office) utilises an existing building formerly used for non-residential purposes (Church) that is listed as a Local Heritage place. The development is otherwise consistent with the scale of local development, does not detract from nearby residential uses, supports local business and does not adversely impact on the orderly provision of non-residential development in other locations

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.	✓	Complies The proposed development is a low impact commercial Office use and will not detract from the amenity of the local area.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, 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.	AO10 No acceptable outcome is provided.	✓	Complies The proposed development is a low impact commercial Office use. There are no known existing negative environmental impacts.

8.2.3 Bushfire Hazard Overlay Code

The development site is located within the Bushfire Hazard Overlay, Potential Impact Buffer (100m) of the Mareeba Shire Planning Scheme (2016).



8.2.3.3 Criteria for assessment

Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply for fire-fighting purposes			
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR	✓	Complies The development site is serviced by a reticulated water supply.
	AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.	n/a	Not Applicable Access to the reticulated water network is available.

For assessable development			
Land use			
<p>PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o):</p> <ul style="list-style-type: none"> (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction. 	n/a	<p>Not Applicable The proposed development is not a use listed in AO2.</p>
Lot design			
<p>PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1 No new lots are created. OR</p> <p>AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	n/a	<p>Not Applicable The proposed development is not for the Reconfiguration of a Lot.</p>

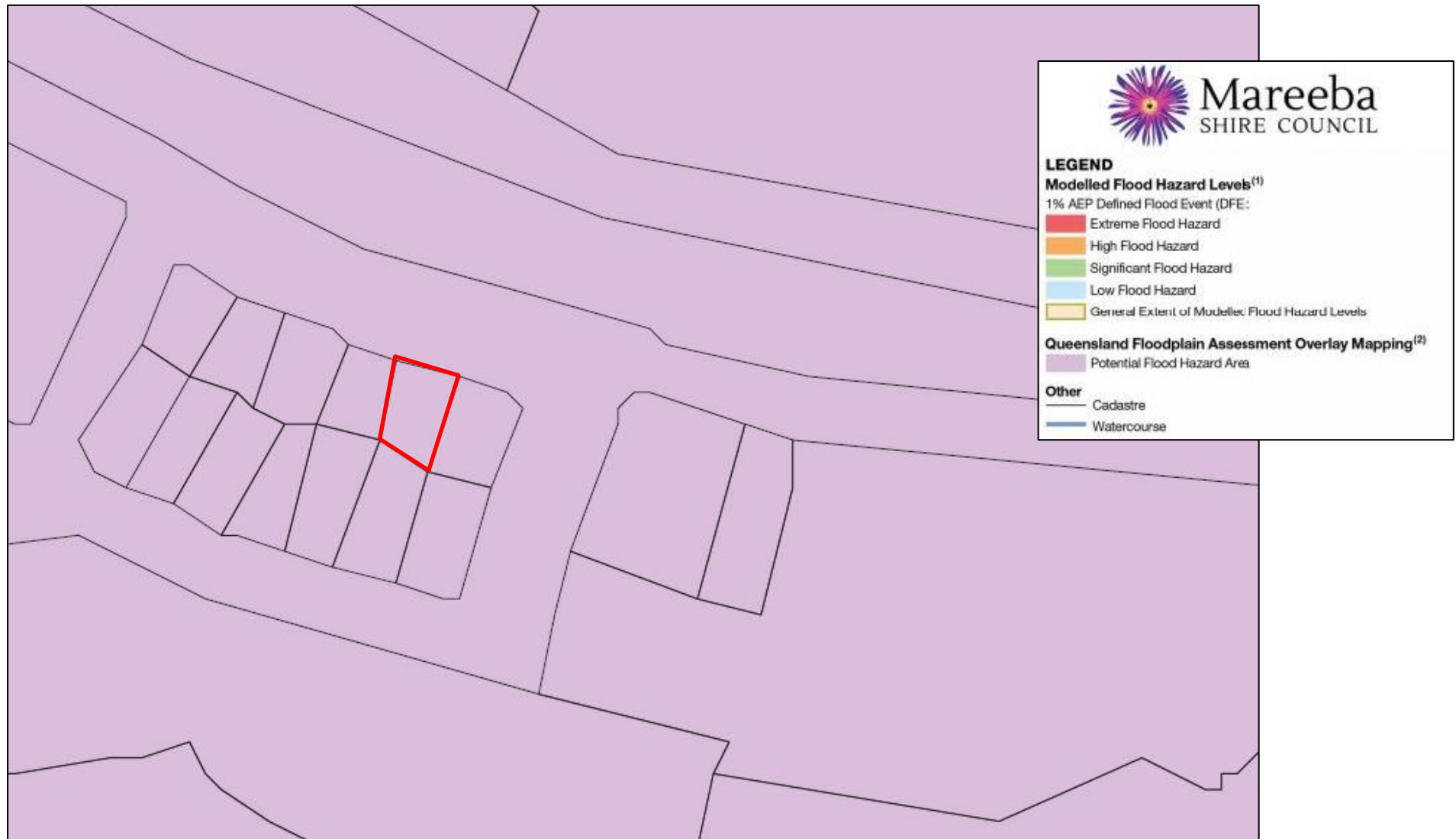
Firebreaks and access			
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed:</p> <ul style="list-style-type: none"> (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	n/a	<p>Not Applicable The proposed development does not involve the construction of any new roads within the 'Potential impact buffer' mapped over the site.</p>
	<p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	n/a	<p>Not Applicable There is ample open space in the designated area to allow access and manoeuvring of fire fighting vehicles. No new firebreaks are required of proposed.</p>
Hazardous materials			
<p>PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>A05 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	✓	<p>Complies The proposed development does not involve any hazardous materials stored in bulk.</p>

Landscaping			
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not Applicable No new landscaping located within the 'Potential impact buffer' is proposed.</p>
Infrastructure			
<p>PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO7 The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	<p>n/a</p>	<p>Not Applicable The proposed development utilises established infrastructure. No new infrastructure services are required or proposed.</p>

Private driveways			
<p>PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO8 Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	n/a	<p>Not Applicable No new private driveways are proposed.</p>

8.2.6 Flood Hazard Overlay Code

The development site is located within the Flood Hazard Overlay, Potential Flood Hazard Area of the Mareeba Shire Planning Scheme (2016).



8.2.6.3 Criteria for Assessment

Table 8.2.6.3A - Flood hazard overlay code - For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
All flood hazard areas			
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) ; or (b) is located above the defined flood level plus 0.3 metre freeboard.	✓	Complies The proposed development does not involve hazardous goods.
PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.	AO2 Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	n/a	Not Applicable The proposed development does not involve any new buildings.
Extreme flood hazard area			
PO3 Development, where involving a Material change of use within an 'Extreme flood hazard area' on the Flood hazard overlay maps (OM006a-o) , is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and	AO3.1 Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the Flood hazard overlay maps (OM006a-o) : (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 100m ² ; (d) Industrial activities; (e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.	n/a	Not Applicable The proposed development is not situated within an 'Extreme flood hazard area'.

<p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO3.2 Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	<p>n/a</p>	<p>Not Applicable The proposed development is not situated within an 'Extreme flood hazard area'.</p>
<p>PO4 Development is located and designed to: (a) maintain and enhance the flood conveyance capacity of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) not increase the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level; (e) reduce property damage; and (f) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in: i. gross floor area; or ii. the number of dwellings or bedrooms on the premises.</p>	<p>AO4.1 Buildings, including extensions to existing buildings, are: (a) not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p>	<p>n/a</p>	<p>Not Applicable The proposed development is not situated within an 'Extreme flood hazard area'.</p>
	<p>AO4.2 All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p>n/a</p>	<p>Not Applicable The proposed development is not situated within an 'Extreme flood hazard area'.</p>
	<p>AO4.3 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	<p>n/a</p>	<p>Not Applicable The proposed development is not situated within an 'Extreme flood hazard area'.</p>

	AO4.4 Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.	n/a	Not Applicable The proposed development is not situated within an 'Extreme flood hazard area'.
PO5 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	AO5 Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) .	n/a	Not Applicable The proposed development is not situated within an 'Extreme flood hazard area'.
High flood hazard area			
PO6 Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o) , is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	AO6.1 Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) : (a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone; (b) Community activities except where for a Club with a maximum gross floor area of 100m ² ; (c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.	n/a	Not Applicable The proposed development is not situated within a 'High flood hazard area'.

	<p>AO6.2 Sport and recreation activities are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <ul style="list-style-type: none"> (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building). 	n/a	<p>Not Applicable The proposed development is not situated within a 'High flood hazard area'.</p>
<p>PO7 Development is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p>AO7.1 Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) not located within the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. <p>OR</p>	n/a	<p>Not Applicable The proposed development is not situated within a 'High flood hazard area'.</p>
	<p>AO7.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <ul style="list-style-type: none"> (a) administrative areas; or (b) services, plant and equipment associated with the building. <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	n/a	<p>Not Applicable The proposed development is not situated within a 'High flood hazard area'.</p>

	A07.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.	n/a	Not Applicable The proposed development is not situated within a 'High flood hazard area'.
	A07.4 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road. Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o) .	n/a	Not Applicable The proposed development is not situated within a 'High flood hazard area'.
	A07.5 New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater. Note—Building work must be certified by a qualified structural engineer.	n/a	Not Applicable The proposed development is not situated within a 'High flood hazard area'.
	A07.6 Dwellings do not exceed four bedrooms.	n/a	Not Applicable The proposed development is not situated within a 'High flood hazard area'.
	A07.7 Building work on an existing dwelling does not comprise additional bedrooms.	n/a	Not Applicable The proposed development is not situated within a 'High flood hazard area'..
	A07.8 Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.	n/a	Not Applicable The proposed development is not situated within a 'High flood hazard area'.
	A07.9 Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.	n/a	Not Applicable The proposed development is not situated within a 'High flood hazard area'.

<p>PO8 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>A08 Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	<p>n/a</p>	<p>Not Applicable The proposed development is not situated within a 'High flood hazard area'.</p>
<p>Significant flood hazard area</p>			
<p>PO9 Development, involving a Material change of use, within a 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities. 	<p>A09 The following uses are not located within a 'Significant flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (a) Residential care facility; (b) Retirement facility; (c) Child care centre; (d) Hospital; or (e) Community use. 	<p>n/a</p>	<p>Not Applicable The proposed development is not situated within a 'Significant flood hazard area'.</p>

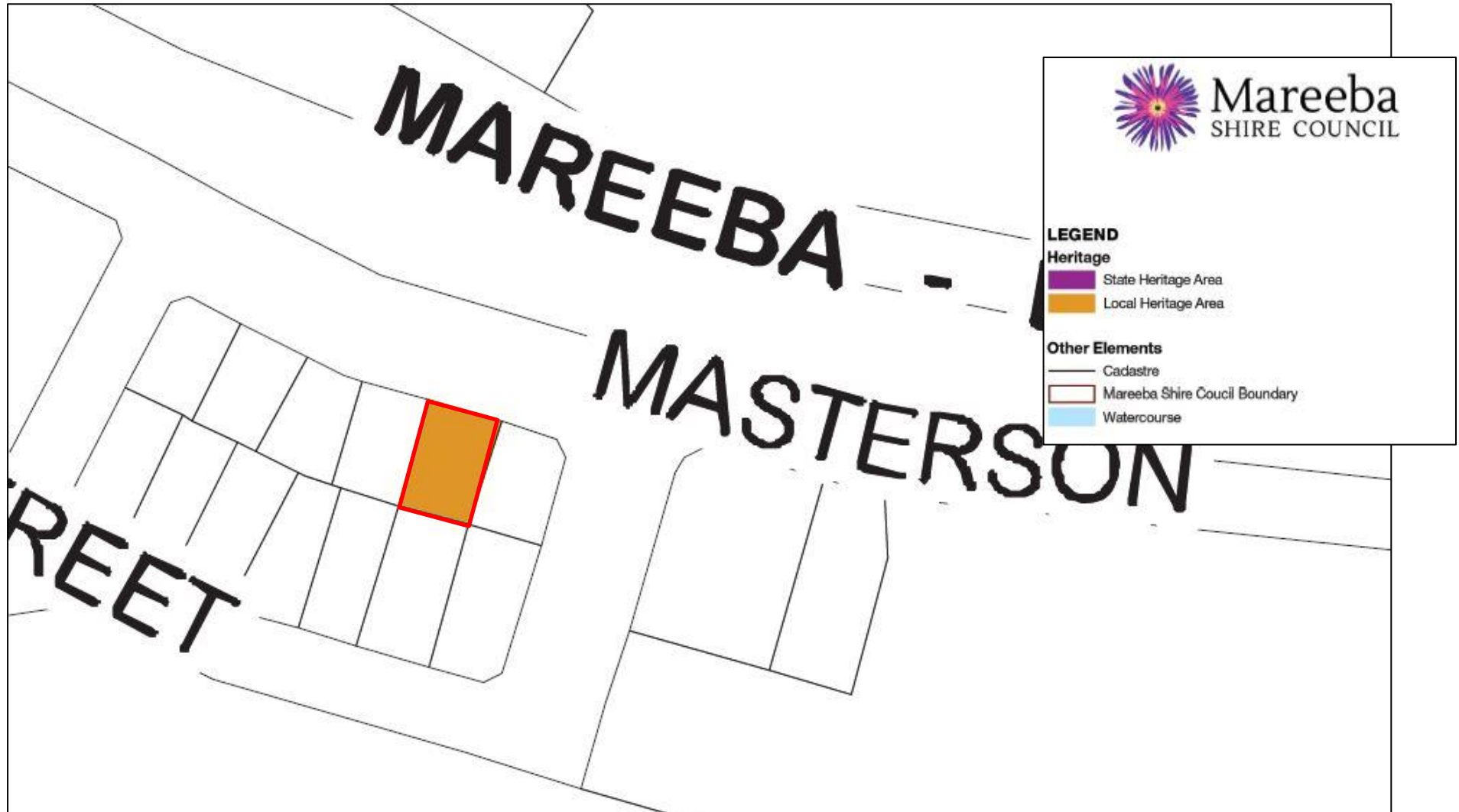
Significant flood hazard area, Low flood hazard area or Potential flood hazard area			
<p>PO10 Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>AO10.1 Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling. <p>OR</p>	n/a	<p>Not Applicable The proposed development does not involve any new buildings or extensions to existing buildings.</p>
	<p>AO10.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <ul style="list-style-type: none"> (a) administrative areas; or (b) services, plant and equipment associated with the building. <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	✓	<p>Complies The proposed development is located within the Potential Flood Hazard area and involves the use of an existing building which has a floor level 540mm above ground level.</p>
	<p>AO10.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	n/a	<p>Not Applicable The proposed development does not involve any building work below the defined flood level.</p>

<p>PO11 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO11 Development does not involve in excess of 50m³ of fill above ground level per 1,000m² of site area.</p>	<p>n/a</p>	<p>Not Applicable The proposed development does not involve any earthworks.</p>
<p>For assessable development</p>			
<p>Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.</p>			
<p>PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the Flood hazard overlay map (OM006a-o) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>AO12 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not Applicable The proposed development does not involve any new gross floor area or increase the number of persons living, working or residing in the identified flood hazard areas.</p>

Significant flood hazard area, Low flood hazard area or Potential flood hazard area			
<p>PO13 Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>AO13 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not Applicable The proposed development is not for the Reconfiguration of a Lot.</p>

8.2.7 Heritage Overlay Code

The development site is identified as a Local Heritage place on the Heritage Overlay map of the Mareeba Shire Planning Scheme.



8.2.7.3 Criteria for assessment

Table 8.2.7.3 - Heritage overlay code - For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Where for Building work or Operational work involving a heritage place			
PO1 Development conserves and is subservient to the features and values of the heritage place identified on the Heritage overlay maps (OM-007a-f) that contribute to its heritage significance.	AO1 Development: (a) does not alter, remove or conceal significant features of the heritage place identified on the Heritage overlay maps (OM-007a-f) ; or (b) is minor and necessary to maintain a significant use for the heritage place identified on the Heritage overlay maps (OM-007a-f) .	n/a	Not Applicable The proposed development is not for Building Work or Operational Work.
For assessable development			
Where for Material change of use on a heritage place			
PO2 The Material change of use is compatible with the conservation and management of the significance of the heritage place identified on the Heritage overlay maps (OM-007a-f) .	AO2 No acceptable outcome is provided.	✓	Complies The proposed development involves a Local Heritage listed building. All alterations to the building conserve the Heritage value of the building.
Where for Reconfiguring a lot on a heritage place			
PO3 Reconfiguring a lot does not: (a) reduce public access to the heritage place identified on the Heritage overlay maps (OM-007a-f) ; or (b) obscure or destroy any of the following elements relating to the heritage place identified on the Heritage overlay maps (OM-007a-f) : (i) pattern of historic subdivision; or (ii) the landscape setting; or (iii) views to the heritage place identified on the Heritage overlay maps (OM-007a-f) ; or (iv) the scale and consistency of the urban fabric.	AO3 No acceptable outcome is provided.	n/a	Not Applicable The proposed development is not for the Reconfiguration of a Lot.

Where for Building work or Operational work involving a heritage place			
PO4 Changes to a heritage place identified on the Heritage overlay maps (OM-007a-f) are appropriately managed and documented.	AO4.1 Development is compatible with a conservation management plan prepared in accordance with the <i>Australian ICOMOS Charter</i> ¹ for Places of Cultural Significance (Burra Charter).	n/a	Not Applicable The proposed development is not for Building Work or Operational Work.
	AO4.2 An archival quality photographic record is made of the features of the place that are destroyed as a result of the development that meets the standards outlined in the Department of Environment and Heritage Protection Guideline: Archival Recording of Heritage Places (2013).	n/a	Not Applicable The proposed development is not for Building Work or Operational Work.
PO5 The scale, location and design of the development are compatible with the character, setting and appearance of the heritage place identified on the Heritage overlay maps (OM-007a-f). Note—A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the development does not detract from, or diminish the cultural heritage significance of the heritage place.	AO5 No acceptable outcome is provided.	n/a	Not Applicable The proposed development is not for Building Work or Operational Work.
PO6 Development does not adversely affect the character, setting or appearance of the heritage place identified on the Heritage overlay maps (OM-007a-f) through removal of vegetation that contributes to the heritage significance of the place. Note—A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the vegetation removal does not detract from, or diminish the cultural heritage significance of the heritage place.	AO6 Existing vegetation is retained.	n/a	Not Applicable The proposed development is not for Building Work or Operational Work.

<p>PO7 Excavation or other earthworks do not have a detrimental impact on heritage places identified on the Heritage overlay maps (OM-007a-f) that are of archaeological significance.</p> <p>Note—An archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.</p>	<p>A07 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not Applicable The proposed development is not for Building Work or Operational Work.</p>
<p>PO8 For development involving structural demolition of a heritage place identified on the Heritage overlay maps (OM-007a-f), works occur in accordance with a Heritage Place Construction Management Plan that demonstrates that:</p> <ul style="list-style-type: none"> (a) a procedure for recording the existing condition of the heritage place identified on the Heritage overlay maps (OM-007a-f) (including any building encroachments) and monitoring the condition of the heritage place identified on the Heritage overlay maps (OM-007a-f) during the construction phase will be implemented; (b) measures will be employed to avoid damage to the heritage place identified on the Heritage overlay maps (OM-007a-f) during construction; (c) a protocol has been established for the approval of repair work and repairs to any damage to the heritage place identified on the Heritage overlay maps (OM-007a-f) resulting from construction works; and (d) where applicable, a report by a Landscape Architect or Arborist detailing how any identified significant vegetation on the site of the heritage place identified on the Heritage overlay maps (OM-007a-f) will not be adversely affected by works during and post construction. 	<p>A08 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not Applicable The proposed development is not for Building Work or Operational Work.</p>

<p>PO9 Advertising devices located on a heritage place identified on the Heritage overlay maps (OM-007a-f) are sited and designed in a manner that:</p> <ul style="list-style-type: none"> (a) is compatible with the heritage significance of the place identified on the Heritage overlay maps (OM-007a-f); and (b) does not obscure the appearance or prominence of the heritage place identified on the Heritage overlay maps (OM-007a-f) when viewed from the street or other public places. 	<p>AO9 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not Applicable The proposed development is not for Building Work or Operational Work.</p>
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8.2.10 Residential Dwelling House and Outbuilding Overlay Code

The development site is located within the Residential Dwelling House and Outbuilding Overlay area of the Mareeba Shire Planning Scheme.



8.2.10.3 Criteria for assessment

Table 8.2.10.3A – Residential dwelling house and outbuilding overlay code - For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Building height takes into consideration and respects the following: (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: (a) 8.5 metres; and (b) 2 storeys above ground level.	✓	Complies The existing building is a single storey building with a height of less than 8.5m.
Outbuildings and residential scale			
PO2 Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the zone in which the land is located.	AO2.1 Where located in the Low density residential zone or the Medium density residential zone, domestic outbuildings do not exceed: (a) 100m ² in gross floor area; and (b) 5.5 metres in height above natural ground level.	n/a	Not Applicable The proposed development does not involve any domestic outbuildings.
	AO2.2 Where located in the Rural residential zone and on lots equal to or less than 2 hectares, domestic outbuildings do not exceed: (a) 150m ² in gross floor area; and (b) 5.5 metres above natural ground level.	n/a	Not Applicable The proposed development does not involve any domestic outbuildings and is not located in the Rural Residential Zone.
	AO2.3 Where located in the Rural residential zone and located on lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m ² in gross floor area; and (b) 8.5 metres above natural ground level.	n/a	Not Applicable The proposed development does not involve any domestic outbuildings and is not located in the Rural Residential Zone.

Gross floor area			
PO3 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.	AO3 Gross floor area does not exceed 600m ² .	✓	Complies The gross floor area of the proposed use does not exceed 600m ² .
Secondary dwellings			
PO4 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;	AO4.1 The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.	n/a	Not Applicable No secondary dwellings are proposed.
	AO4.2 A secondary dwelling has a maximum gross floor area of 100m ² .	n/a	Not Applicable No secondary dwellings are proposed.
Car parking			
PO5 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.	AO5 Car parking spaces are provided in accordance with the following minimum rates: (a) one covered space per dwelling house; and (b) one space per secondary dwelling	✓	Complies The proposed Office use is a low demand use and will not attract high volumes of vehicle visitation. The existing building, formerly a Church, had a much higher parking demand than the proposed use yet had no dedicated parking. The proposed use is serviceable using 3 on-street vehicle parking spaces on the Masterson Street frontage.

Vehicle crossovers			
PO6 Vehicle crossovers are provided to: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	AO6.1 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.	n/a	Not Applicable The proposed use does not generate a need for a new crossover.
	AO6.2 Development on a site with two or more road frontages provides vehicular access from the lowest order road.	n/a	Not Applicable The development site has only 1 road frontage.
	AO6.3 A secondary dwelling shares a vehicle crossover with the primary dwelling.	n/a	Not Applicable No secondary dwellings are proposed.
PO7 Access, maneuvering 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.	AO7 Access, maneuvering and car parking areas include pavements that are constructed in accordance with Table 8.2.10.3B .	n/a	Not Applicable No new on-site access, maneuvering or car parking areas are required or proposed.

Water supply			
PO8 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	AO8.1 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 in the Rural residential zone and outside a reticulated water supply service area.	✓	Complies The development site is serviced by the reticulated water supply network.
	AO8.2 Development, where located outside a reticulated water supply service area and in the Rural residential zone is provided with: (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 (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.	n/a	Not Applicable The development site is serviced by the reticulated water supply network.
Wastewater disposal			
PO9 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	AO9.1 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 in the Rural residential zone and outside a reticulated sewerage service area.	n/a	Not Applicable The site is not serviced by the reticulated sewerage network system.
	AO9.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located in the Rural residential zone and outside a reticulated sewerage service area.	✓	Complies The proposed use will be serviced by the existing, on-site, appropriately designed effluent disposal system which was designed for a much higher capacity than is required by the proposed use.

Stormwater infrastructure			
PO10 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.	AO10.1 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.	✓	Complies The existing stormwater drainage system is sufficient for the proposed use. No additional infrastructure is required.
	AO10.2 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.	n/a	Not Applicable No additional site stormwater drainage channels or other such infrastructure is required.
Electricity supply			
PO11 Each lot is provided with an adequate supply of electricity	AO11 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.	✓	Complies The site is serviced by the reticulated electricity supply network. The existing metered connection will be utilised to service the proposed use.

Telecommunications infrastructure			
PO12 Each lot is provided with an adequate supply of telecommunication infrastructure.	AO12 Development is provided with a connection to the national broadband network or telecommunication services.	✓	Complies The site is serviced by the reticulated telecommunication and NBN networks. The existing connections will be utilised to service the proposed use.
Existing public utility services			
PO13 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO13 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.	✓	Complies The development and associated works will not affect the efficient functioning of public utility mains, services or installations.
Excavation and filling			
PO14 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	AO14.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	n/a	Not Applicable No earthworks are proposed as part of this development.
	AO14.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	n/a	Not Applicable No earthworks are proposed as part of this development.
	AO14.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (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; (d) have a slope no greater than 1 in 4; and (e) are retained.	n/a	Not Applicable No earthworks are proposed as part of this development.

	<p>AO14.4 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"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	n/a	<p>Not Applicable No earthworks are proposed as part of this development.</p>
	<p>AO14.5 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>Not Applicable No earthworks are proposed as part of this development.</p>
	<p>AO14.6 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>Not Applicable No earthworks are proposed as part of this development.</p>
	<p>AO14.7 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>Not Applicable No earthworks are proposed as part of this development.</p>

9.3.2 Commercial Activities Code

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

9.3.2.3 Criteria for assessment

Table 9.3.2.3—Commercial activities code – For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements 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 proposed development utilises an existing building and does not modify its existing, compliant finishes.
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.	n/a	Not Applicable The proposed development is not for a Sales Office.
	AO2.2 The Sales office does not exceed 100m2 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.	n/a	Not Applicable The proposed development is not for a Sales Office.

	AO2.3 No more than 3 employees work within the sales office at any one time.	n/a	Not Applicable The proposed development is not for a Sales Office.
	AO2.4 The Sales office does not operate outside the hours of 8.00am to 6.00pm.	n/a	Not Applicable The proposed development is not for a Sales Office.
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.	n/a	Not Applicable The proposed development is not for a Sales Office.
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 The proposed development utilises an existing building. No new service units or refuse bin storage areas are proposed. Any new service units or refuse bin storage areas will be appropriately located and screened.
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 development utilises an existing building located within the Centre Area as identified in the MSC Strategic Framework. The proposed use is of low impact, appropriately designed and located.

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.	n/a	Not Applicable The proposed development is not for a Service Station or Car Wash.
	AO6.2 Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage.	n/a	Not Applicable The proposed development is not for a Service Station or Car Wash.
	AO6.3 Bulk fuel storage tanks are situated on the site: (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.	n/a	Not Applicable The proposed development is not for a Service Station or Car Wash.
	AO6.4 Fuel pumps, car wash bays and facilities including air and water points are: (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.	n/a	Not Applicable The proposed development is not for a Service Station or Car Wash.
PO7 The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that: (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.	AO7 No acceptable outcome is provided.	n/a	Not Applicable The proposed development is not for a Service Station or Car Wash.

9.4.1 Advertising Devices Code

The proposed development is assessable against the requirements of the Advertising Devices Code of the Mareeba Shire Planning Scheme (2016).

9.4.1.3 Criteria for Assessment

Table 9.4.1.3A—Advertising devices code - For accepted development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Public safety			
PO1 Advertising devices are designed, sited and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.	AO1.1 Advertising devices do not: <ul style="list-style-type: none"> (a) resemble traffic control devices; or (b) give instructions to traffic; or (c) resemble a hazard or warning light through colour or method of operation, if visible from a road; or (d) cause interference with the visibility and effectiveness of hazard or warning lights; or (e) encroach onto any part of a road, road reserve, pedestrian or cycle path; or (f) incorporate highly reflective materials and finishes; or (g) cause significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic. 	✓	Complies Any installed advertising device will be designed, sited and constructed not to impede the functionality or safety of vehicle or pedestrian movements.

Character and amenity			
PO2 Advertising devices are designed and located to: (a) avoid visual clutter; (b) avoid overshadowing of adjoining premises or public places; (c) prevent loss of daylight or sunlight access for nearby uses; (d) be consistent with the built and natural character of the immediate surrounds; and (e) allow for the identification of premises, uses and business.	AO2.1 Advertising devices: (a) do not move, revolve, strobe or flash; (b) are not painted or erected on a roof (excluding awnings) or structure (such as a silo or tank); (c) do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public; (d) primarily advertise a business and/or commercial premises rather than products; (e) are located on the property to which the advertising relates; (f) do not protrude above the roofline or parapet; and (g) are limited to those devices identified in Table 9.4.1.3B .	✓	Complies Any installed advertising device will be for the identification of the business/s and will face the road. The sign will not be illuminated, will not have moving elements, will not contain explicit or offensive content and will advertise the business/s only.
	AO2.2 The number, type and design of advertising devices complies with Table 9.4.1.3D .	✓	Complies Any proposed signage will be compliant with the parameters set for advertising devices in Table 9.4.1.3D.

For assessable development			
Character and amenity			
PO3 Advertising devices are: <ul style="list-style-type: none"> (a) designed and engineered to a standard that satisfies the wind classification for the particular area; (b) appropriately secured and supported so as to cause no injury or damage to persons or property; (c) not displayed on or attached to a tree, roadside pole or official traffic or safety sign; and (d) appropriately separated from any electricity infrastructure. 	AO3 No acceptable outcome is provided.	✓	Complies The proposed signage will be designed and constructed to the applicable standards.
PO4 Freestanding advertising devices, where located on land fronting a state-controlled road, are appropriately located and designed to: <ul style="list-style-type: none"> (a) not impact on the safety and efficiency of the state controlled road network; and (b) preserve rural character and landscape values. 	AO4 Freestanding advertising devices: <ul style="list-style-type: none"> (a) have a maximum sign face area of 18m² and a maximum sign face width of 6 metres; (b) are sited a minimum of 1 kilometre from all existing freestanding advertising devices whether or not they are on the same side of the road; (c) are of a design and colour that is compatible with existing adjacent development; and (d) are only located on properties with frontage to either side of the sections of State-controlled road identified in Table 9.4.1.3C. 	✓	Complies Any advertising device will comply with the requirements of AO4.

Table 9.4.1.3D—Number, Type and Design of Advertising Devices.

Zone/Use	Maximum number of signs per site	Sign types	Maximum face	Design requirements	Complies
Low Density Residential Zone	1	Fence or Freestanding	0.5m ²	(a) Relate to a use conducted on the premises (b) Not illuminated (c) Located wholly within the premises facing the road frontage(s) of the site	✓

9.4.2 Landscaping Code

The proposed development is assessable against the requirements 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
For accepted development subject to requirements and assessable development			
PO1 Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	AO1 Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (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. <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>	✓	Will Comply All new landscaping will be appropriately designed with regard to the desired amenity of the area.

<p>PO2 Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	<p>AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. <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>✓</p>	<p>Will Comply The proposed development will be provided with a minimum 1.5m wide landscaping strip along the site frontage.</p>
<p>PO3 Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting. 	<p>AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>n/a</p>	<p>Not Applicable The existing vegetation will be retained. No additional landscaping along the site boundaries is proposed.</p>
	<p>AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch. 	<p>n/a</p>	<p>Not Applicable The existing vegetation will be retained. No additional landscaping along the site boundaries is proposed.</p>
	<p>AO3.3 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>Not Applicable The existing vegetation will be retained. No additional landscaping along the site boundaries is proposed.</p>

PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	AO4.1 Landscaping is provided in car parking areas which provides: (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; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m ² : (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. 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.	n/a	Not Applicable No new car parking facilities are proposed.
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	n/a	Not Applicable No new car parking facilities are proposed.
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Will Comply All new landscaping will be appropriately designed.
	AO5.2 A minimum of 25% 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.	✓	Will Comply All new landscaping will be appropriately designed.
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 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.	✓	Will Comply Landscaping will not impact on the on-going provision of infrastructure.

	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	✓	Will Comply No new landscaping will be located under overhead electricity infrastructure.
	AO6.3 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.	n/a	Not Applicable The site does not adjoin an electricity substation boundary.
For assessable development			
PO7 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.	AO7 No acceptable outcome is provided.	✓	Will Comply All landscaped/vegetated areas will be located in an appropriate and accessible area and will be maintained by the occupant of the site use. Pedestrian access will be provided from the existing footpath located between the site boundary and roadside with a new accessibility access ramp to be constructed between the path and the Office entrance.

9.4.3 Parking and Access Code

The proposed development is assessable against the requirements 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
For accepted development subject to requirements and assessable development			
Car parking spaces			
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (f) nature of the use; (g) location of the site; (h) proximity of the use to public transport services; (i) availability of active transport infrastructure; and (j) accessibility of the use to all members of the community.	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	✓	Complies The proposed development site ample space on the Masterson Street frontage to accommodate 3 on-street parking spaces. Table 9.4.3.3B requires the Office use (being located outside of the Centre Zone) to provide 1 space per 25m ² of GFA. The existing building has a GFA of 45m ² and the proposed use requires a total of 2 parking spaces.
Vehicle crossovers			
PO2 Vehicle crossovers are provided to: (d) ensure safe and efficient access between the road and premises; (e) minimize interference with the function and operation of roads; and (f) minimise pedestrian to vehicle conflict.	AO2.1 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.	n/a	Not Applicable A vehicular crossover is not required to service the use as the existing building does not have sufficient space on the side boundaries to accommodate rear parking and no on-site parking exists. As such, no new vehicle crossover is proposed.

	AO2.2 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.	n/a	Not Applicable The site has only one road frontage.
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .	n/a	Not Applicable No access requirements are specified in Table 9.4.3.3C for the proposed use.
PO3 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.	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	n/a	Not Applicable No new vehicle access, manoeuvring or car parking areas are required or proposed.
For assessable development			
Parking area location and design			
PO4 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.	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✓	Will Comply On-street parking spaces will be designed and marked in accordance with the relevant standards.
	AO4.2 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.	✓	Will Comply On-street parking spaces will be designed and marked in accordance with the relevant standards.
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	✓	Complies Pedestrian access will be provided from the existing footpath located between the site boundary and roadside with a new accessibility access ramp to be constructed between the path and the Office entrance.

	AO4.4 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.	n/a	Not Applicable No on-site vehicle parking is proposed.
Site access and manoeuvring			
PO5 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.	AO5.1 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.	n/a	Not Applicable No on-site vehicle access or parking is proposed.
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	n/a	Not Applicable No on-site vehicle access or parking is proposed.
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	n/a	Not Applicable No on-site vehicle access or parking is proposed.
	AO5.4 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).	n/a	Not Applicable No on-site vehicle access or parking is proposed.

PO6 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.	AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	n/a	Not Applicable The proposed use is not for a Tourist Park.
	AO6.2 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.	n/a	Not Applicable The proposed use is not for a Tourist Park.
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	n/a	Not Applicable No on-site vehicle access or parking is proposed.
	AO6.4 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.	n/a	Not Applicable No on-site vehicle access or parking is proposed.
	AO6.5 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.	n/a	Not Applicable No on-site vehicle access or parking is proposed.
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	n/a	Not Applicable The proposed development does not involve any accommodation activities.
	AO6.7 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.	n/a	Not Applicable The proposed development does not involve Energy and Infrastructure or Rural Activities.

Servicing			
PO7 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.	AO7.1 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.	✓	Will Comply Rubbish and waste disposal will be serviced by the Council refuse collection service (kerbside collection). The refuse bins ('wheelie bins') will be stored to the side or rear of the building as required.
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	n/a	Not Applicable Rubbish and waste disposal will be serviced by the Council refuse collection service (kerbside collection).
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	n/a	Not Applicable No on-site service vehicle access is required or proposed.
Maintenance			
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	✓	Will Comply Parking areas will be maintained and used exclusively for vehicle parking.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	✓	Will Comply The proposed parking area is on-street parking. Parking spaces will be lined marked as required.
End of trip facilities			
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	n/a	Not Applicable The site is not located in the Centre zone, Industry zone or Emerging community zone.

	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	n/a	Not Applicable The site is not located in the Centre zone, Industry zone or Emerging community zone.
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			
PO10 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.	AO10 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.	n/a	Not Applicable The proposal is not for an Educational establishment or Child care centre.
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			
PO11 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.	AO11 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.	n/a	Not Applicable The proposal is not for an Educational establishment or Child care centre.

9.4.5 Works, Services and Infrastructure Code

The proposed development is assessable against the requirements 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
For accepted development subject to requirements and assessable development			
Water supply			
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	AO1.1 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: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	✓	Complies The development site is serviced by the reticulated water supply network.

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

Stormwater infrastructure			
P03 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.	A03.1 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.	✓	Complies The existing stormwater drainage system is sufficient for the proposed use. No additional infrastructure is required.
	A03.2 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.	n/a	Not Applicable No additional site stormwater drainage channels or other such infrastructure is required.

Electricity supply			
PO4 Each lot is provided with an adequate supply of electricity	AO4 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.	✓	Complies The site is serviced by the reticulated electricity supply network. The existing metered connection will be utilised to service the proposed use.
Telecommunications infrastructure			
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	✓	Complies The site is serviced by the reticulated telecommunication and NBN networks. The existing connections will be utilised to service the proposed use.
Existing public utility services			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 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.	✓	Complies The development and associated works will not affect the efficient functioning of public utility mains, services or installations.

Excavation or filling			
P07 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	A07.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	n/a	Not Applicable No earthworks are proposed as part of this development.
	A07.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	n/a	Not Applicable No earthworks are proposed as part of this development.
	A07.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (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; (d) have a slope no greater than 1 in 4; and (e) are retained.	n/a	Not Applicable No earthworks are proposed as part of this development.
	A07.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	n/a	Not Applicable No earthworks are proposed as part of this development.
	A07.5 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.	n/a	Not Applicable No earthworks are proposed as part of this development.

	A07.6 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.	n/a	Not Applicable No retaining walls are proposed or required.
	A07.7 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.	n/a	Not Applicable No earthworks are proposed as part of this development.
For assessable development			
Transport network			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	A08.1 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.	✓	Complies The development has access to a transport network (via Masterson Street) of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.
	A08.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	n/a	Not Applicable No footpaths are proposed or required.
Public infrastructure			
PO9 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.	A09 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	Not Applicable No infrastructure that is to be dedicated to Council is proposed or required.

Stormwater quality			
<p>PO10 Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. 	<p>AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (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 (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"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	<p>✓</p>	<p>Complies No changes to the physical elements of the site are proposed which might significantly affect stormwater quality.</p> <p>The proposal is considered to have a non-worsening effect on the site and surrounding land.</p>

	<p>AO10.2 For development on land greater than 2,500m² 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"> (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; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (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. 	n/a	<p>Not Applicable The proposed development is not the Reconfiguration of a Lot does and not involve land greater than 2,500m².</p>
<p>PO11 Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. 	<p>AO11 No acceptable outcome is provided.</p>	n/a	<p>Not Applicable No stormwater detention or retention infrastructure is required or proposed.</p>

Excavation or filling			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	n/a	Not Applicable No earthworks are proposed as part of this development.
	AO12.2 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	Not Applicable No earthworks are proposed as part of this development.
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	n/a	Not Applicable No earthworks are proposed as part of this development.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	n/a	Not Applicable No earthworks are proposed as part of this development.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	n/a	Not Applicable No earthworks are proposed as part of this development.
PO14 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.	AO14 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	Not Applicable No earthworks are proposed as part of this development.

Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	✓	Complies The proposed development does not increase the risk or spreading weeds or pests.
Contaminated land			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 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.	✓	Complies There is no contaminated land on the site.
Fire services in developments accessed by common private title			
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 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	Not Applicable The proposed development does not involve access ways or private roads held in common private title.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	n/a	Not Applicable The proposed development does not involve access ways or private roads held in common private title.

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)	Robert and Kylie Drewitt of the Drewitt Family Superfund Pty Ltd c/- Scope Town Planning
Contact name (only applicable for companies)	Johnathan Burns
Postal address (P.O. Box or street address)	183 Summerfields Drive
Suburb	Caboolture
State	Qld.
Postcode	4510
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)	25002
1.1) Home-based business	
<input checked="" 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 checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input 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
		57	Masterson St	Mutchilba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4872	2	M9162	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):

Office (utilising an existing Local Heritage 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)
Office	Office		

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
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity

<input type="checkbox"/> SEQ northern inter-urban break – combined use <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Reconfiguring a lot in a coastal management district or for a canal <input type="checkbox"/> Erosion prone area in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – levees <i>(category 3 levees only)</i> <input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity: <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> • 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 <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994: <input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator, if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority: <input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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 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. 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:	Church	Place ID:	n/a
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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

☒ 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

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ 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	

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

I, , Robert Stephen Drewitt director

[Insert name in full.]

Director/Secretary of the company mentioned below.

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

I, , Kylie Ann Drewitt director and partner

[Insert name in full.]

Director of the company mentioned below.

[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 Kylie Ann Drewitt @ Drewitt Family Superfund Pty Ltd (ACN 601840493)

[Insert name of company and ACN.]

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

57 Masterson St Mutchilba QLD 4872 being Lot 2 on M9162.]

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

Kylie Ann Drewitt @ Drewitt Family Superfund Pty Ltd [Insert name of applicant.]

on the premises described above for:

Existing church , insert partitioning for two offices and a meeting room lunchroom and add kitchenette and bathroom.
See attached plan

Company seal [if used]

Company Name and ACN: ...Drewitt Family Superfund Pty LTD CAN
601840493.....

Signature of Sole Director/Secretary

10/2/25

Date

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

Company Name and ACN: ...Drewitt Family Superfund Pty Ltd ACN 601840493.....	
<p>Robert Stephen Drewitt</p> <p>Signature of Director</p> <p>10/2/25</p> <p>Date</p>	<p>Kylie Ann Drewitt</p> <p>Signature of Director/Secretary</p> <p>10/2/25</p> <p>Date</p>

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