

# DEVELOPMENT APPLICATION

## DEVELOPMENT PERMIT:

### **Material Change of Use** Warehouse

54 Byrnes Street, Mareeba Qld. 4880  
Lot 2 on RP700540

Prepared by: Scope Town Planning

September 2024

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	<b>Appendix 2: Site Plan</b>	<b>(attached)</b>

<b>APPLICATION SUMMARY</b>	
<b>DEVELOPMENT APPLICATION</b>	<b>Material Change of Use</b>
<b>PROPOSAL</b>	<b>Warehouse</b>
<b>ASSESSMENT LEVEL</b>	<b>Code</b>
<b>STREET ADDRESS</b>	<b>54 Byrnes Street, Mareeba Qld. 4880</b>
<b>REAL PROPERTY ADDRESS</b>	<b>Lot 2 on RP700540</b>
<b>LAND AREA</b>	<b>865m<sup>2</sup></b>
<b>APPLICANT</b>	<b>Scope Town Planning c/- Land Owner</b>
<b>LAND OWNER</b>	<b>G and M Eade</b>
<b>LOCAL GOVERNMENT AREA</b>	<b>Mareeba Shire Council</b>
<b>PLANNING SCHEME</b>	<b>Mareeba Shire Planning Scheme 2016</b>
<b>ZONE</b>	<b>Centre Zone</b>
<b>LOCAL PLAN</b>	<b>Mareeba Local Plan</b>
<b>PRECINCT</b>	<b>(B) Town Centre Fringe</b>
<b>EASEMENTS</b>	<b>nil</b>
<b>IMPROVEMENTS</b>	<b>Dwelling House, Outbuildings</b>
<b>APPLICABLE PLANNING CODES</b>	<b>Centre Zone Code</b>
	<b>Industrial Activities Code</b>
	<b>Mareeba Local Plan Code</b>
	<b>Landscaping Code</b>
	<b>Parking and Access Code</b>
	<b>Works, Services and Infrastructure Code</b>
<b>APPLICABLE REFERRALS</b>	<b>State-controlled road (SARA)</b>
	<b>Within 25m of a state transport corridor (SARA)</b>

# **1 Proposal**

## **1.1 Introduction**

This application seeks a Development Permit for a Material Change of Use for a Warehouse over land at 54 Byrnes Street, Mareeba Qld. 4880 formally known as Lot 2 on RP700540, being located within the Centre Zone of the Mareeba Shire Council Local Government Area. The site is also located within the Mareeba Local Plan.

As specified in the Mareeba Shire Planning Scheme 2016, Table 5.5.1, Centre Zone, a Material Change of Use for a Warehouse within the Centre Zone is classified as Code Assessable Development subject to compliance with the requirements of the Industrial Activities Code and prescribed relevant codes of the Planning Scheme.

## **1.2 Proposed Development**

The proposed development is the establishment of a new Warehouse on Centre Zoned land in the town of Mareeba. The proposed use will utilize an existing cleared area of the property which contains a Dwelling on the Byrnes Street frontage and has secondary frontage to Railway Avenue. The development site is cleared of vegetation and unaffected by Planning Overlays but is located within the Mareeba Local Plan area.

The proposed Warehouse will provide storage space for the long established business, Think Water, which is located on the adjacent allotment, Lot 9 on M35611. As the warehouse will be used primarily for storage, access will be provided between the development site and adjoining property along the northern boundary.

The proposed warehouse will not generate additional traffic, not require parking for staff, not be accessible to the public and will not require loading access via the Railway Avenue frontage.

As the site is currently accessed via the Railway Avenue frontage and the new warehouse will block this access, a new crossover and single, on-site vehicle parking space is proposed with access via the Byrnes Street frontage.

Safety concerns about accessing the site via the Byrnes Street frontage are mitigated since the Byrnes Street frontage is not accessed directly from the road, having a Service Lane arrangement providing separated access to both the subject site (#54) and adjacent Think Water tenanted site (#50).



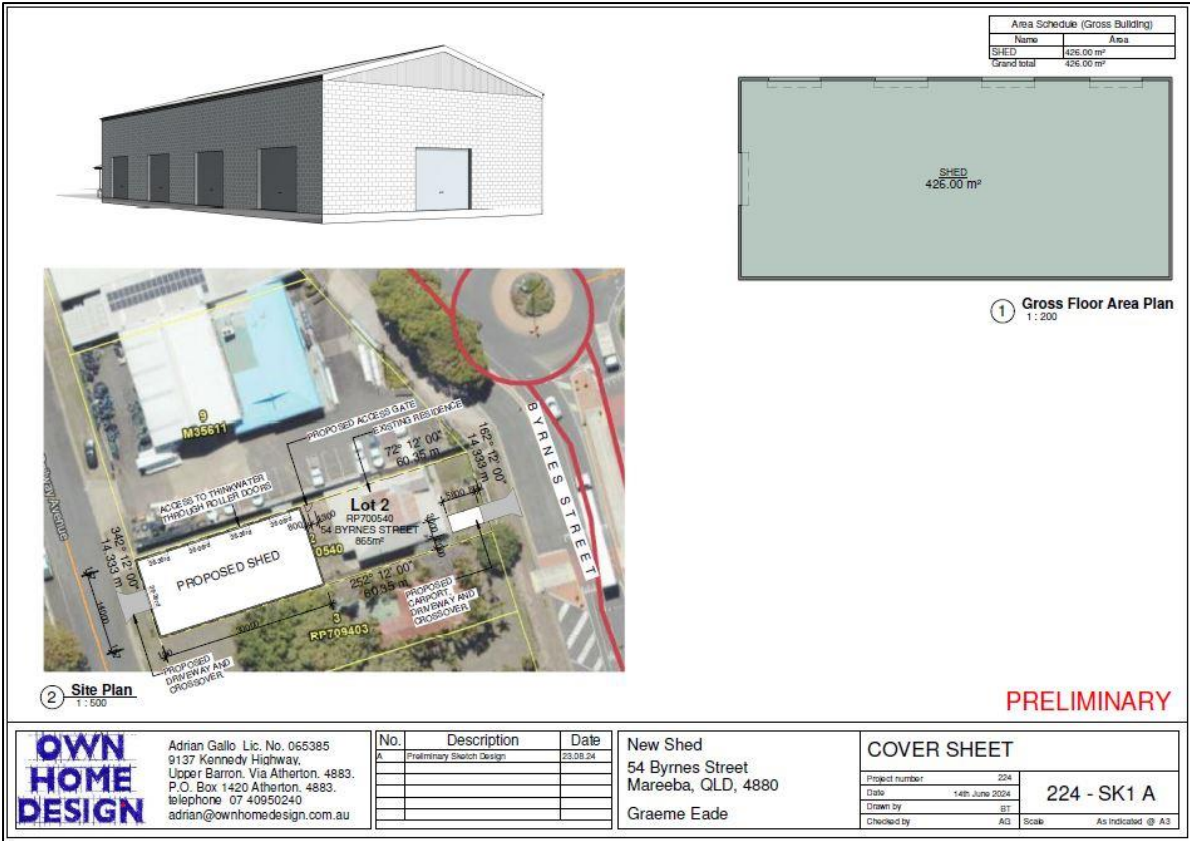


Figure 1: Proposed Warehouse development plans. (Own Home Design)

1.3 Site and Locality

The 865m², Centre zoned development site is located at 54 Byrnes Street, Mareeba, formally 2RP700540, with frontage to Byrnes Street (a State controlled road) via a Service Lane and Railway Avenue (Figures 2 and 3). The site is flat and clear of vegetation, being unaffected by any Planning Overlays. The site is improved with a dwelling house and outbuildings and has access to the reticulated water, sewer, telecommunications, NBN and electricity networks.

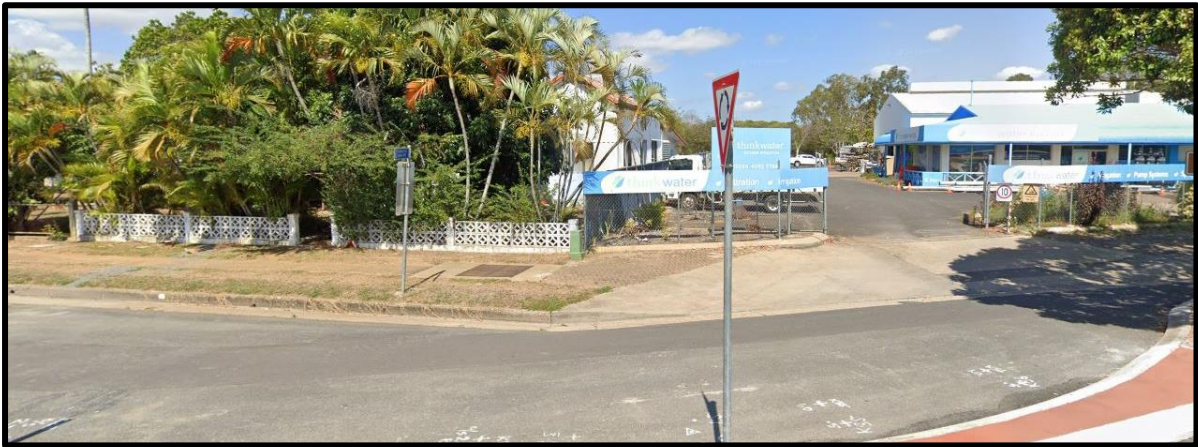
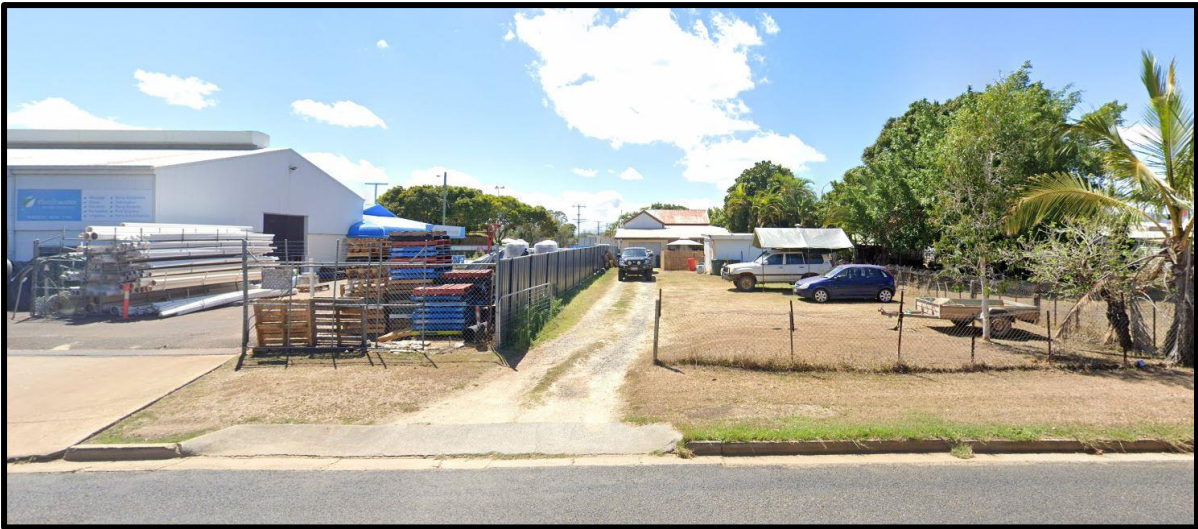
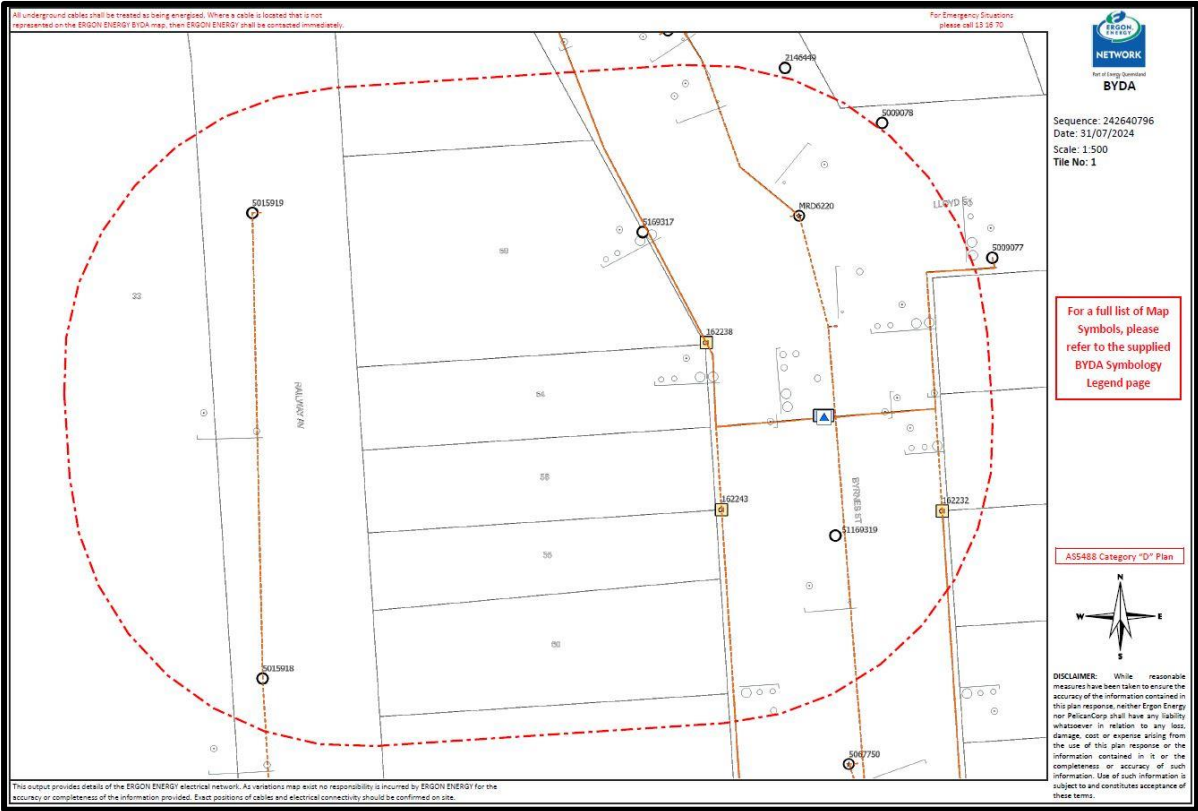


Figure 2: Street view of the development site, Byrnes St. Frontage. (Google maps)



**Figure 3:** Street view of the development site, Railway Ave. Frontage. (Google maps)



**Figure 4:** Reticulated Electricity provisions (Ergon Energy Network).



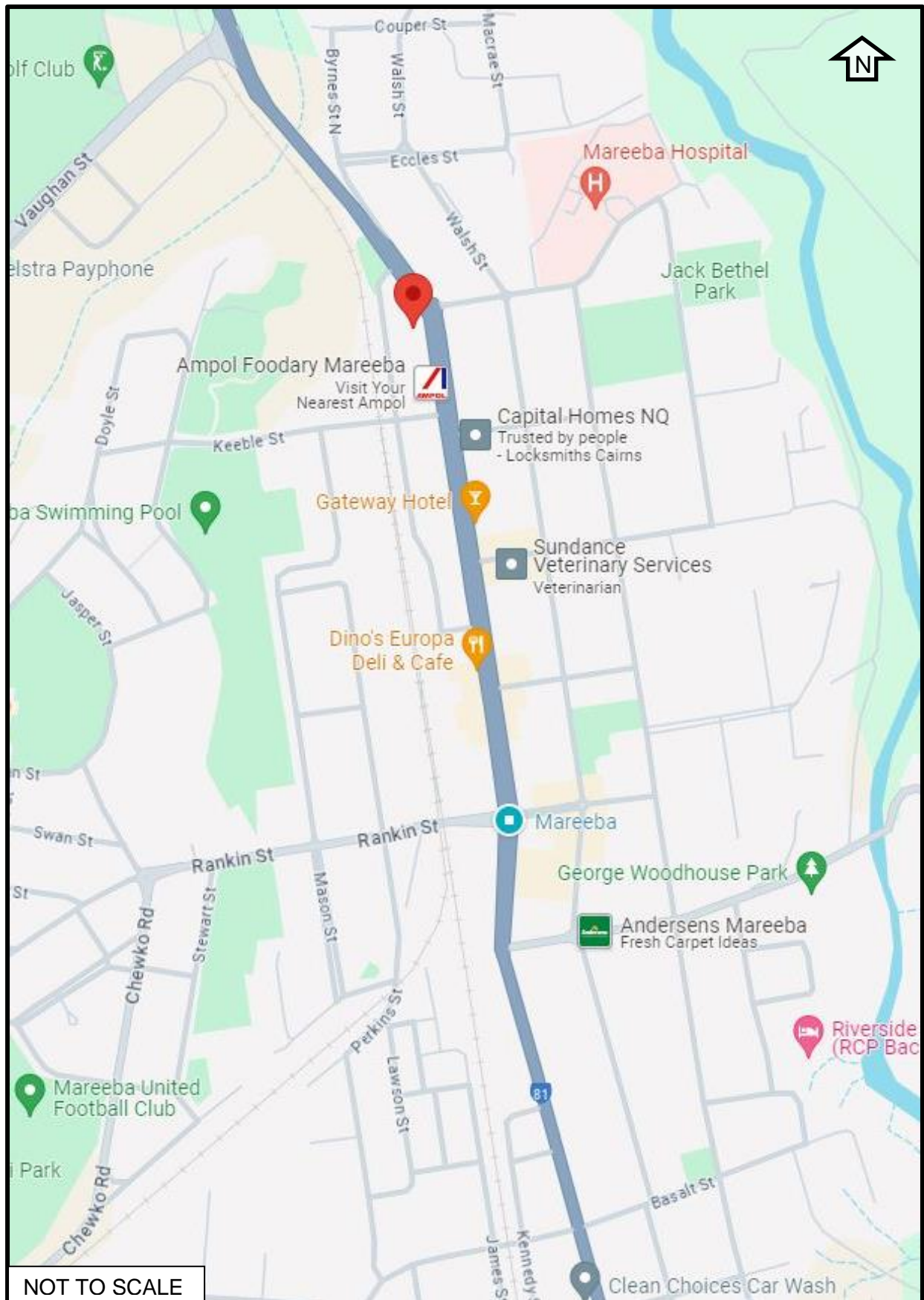


Figure 5: Council infrastructure provisions (MSC).



**Figure 6:** Aerial view of the development site, 2RP700540 (Qld. Globe).





**Figure 7:** Development Site location map (Google Maps).



Figure 8: Development Site located in the Centre Zone. (MSC)

## **2 Planning Considerations**

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

The development site, Lot 2 on RP700540, is located within the Centre Zone and the Mareeba Local Plan, (B) Town Centre Fringe Precinct. The proposed development for a Material Change of Use for a Warehouse is Code Assessable Development being subject to the provisions of the following Planning Codes of the Mareeba Shire Planning Scheme 2016;

6.2.1 Centre Zone Code

7.2.2 Mareeba Local Plan Code

9.3.5 Industrial 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

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

### **2.2 Overlays**

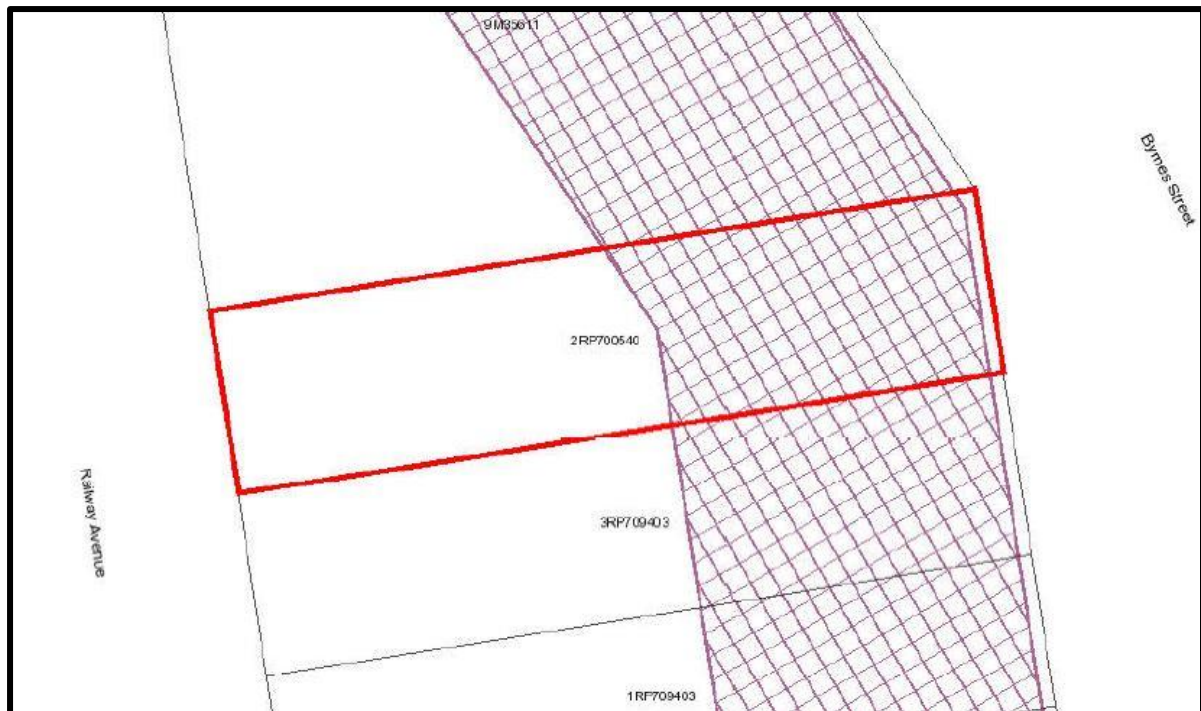
The Development Site is located in the Centre Zone and is not subject to any Overlays identified in the Mareeba Shire Planning Scheme 2016.

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

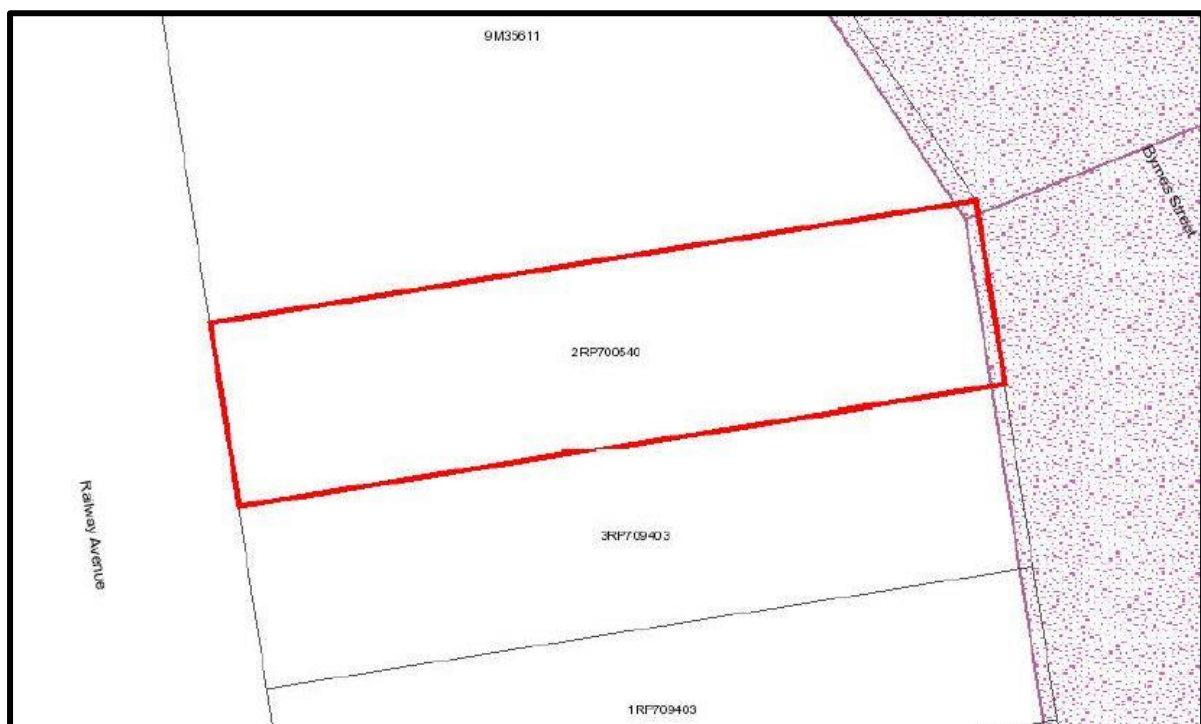
The Development Site is located at 54 Byrnes Street, Mareeba and has frontage to both Byrnes Street and Railway Avenue. As shown in Figures 6 and 7 below, the Site is identified as having frontage to and being within 25m of a State Controlled Road (Byrnes Street).

As such, the proposed development triggers referral to SARA for assessment.





**Figure 9:** Development Site within 25m of a State Controlled Road. (SARA DAMS)



**Figure 10:** Development Site frontage to a State Controlled Road. (SARA DAMS)



### 3 Planning Summary

This application seeks a Development Permit for a Material Change of Use for a Warehouse over land at 54 Byrnes Street, Mareeba Qld. 4880 formally known as Lot 2 on RP700540, being located within the Centre Zone and the Mareeba Local Plan of the Mareeba Shire Council Local Government Area.

The proposed development for a Material Change of Use for a Warehouse is Code Assessable Development, subject to the provisions of the relevant Planning Codes of the Mareeba Shire Planning Scheme 2016.

The proposed Warehouse will provide storage space for the long established business, Think Water, which is located on the adjacent allotment, Lot 9 on M35611 and will utilize an existing cleared area of the property which contains a Dwelling on the Byrnes Street frontage.

The Development Site has frontage to and is located within 25m of a State Controlled Road (Byrnes Street). This Development Application is therefore referral able to SARA for assessment.

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

### 4 Recommendation

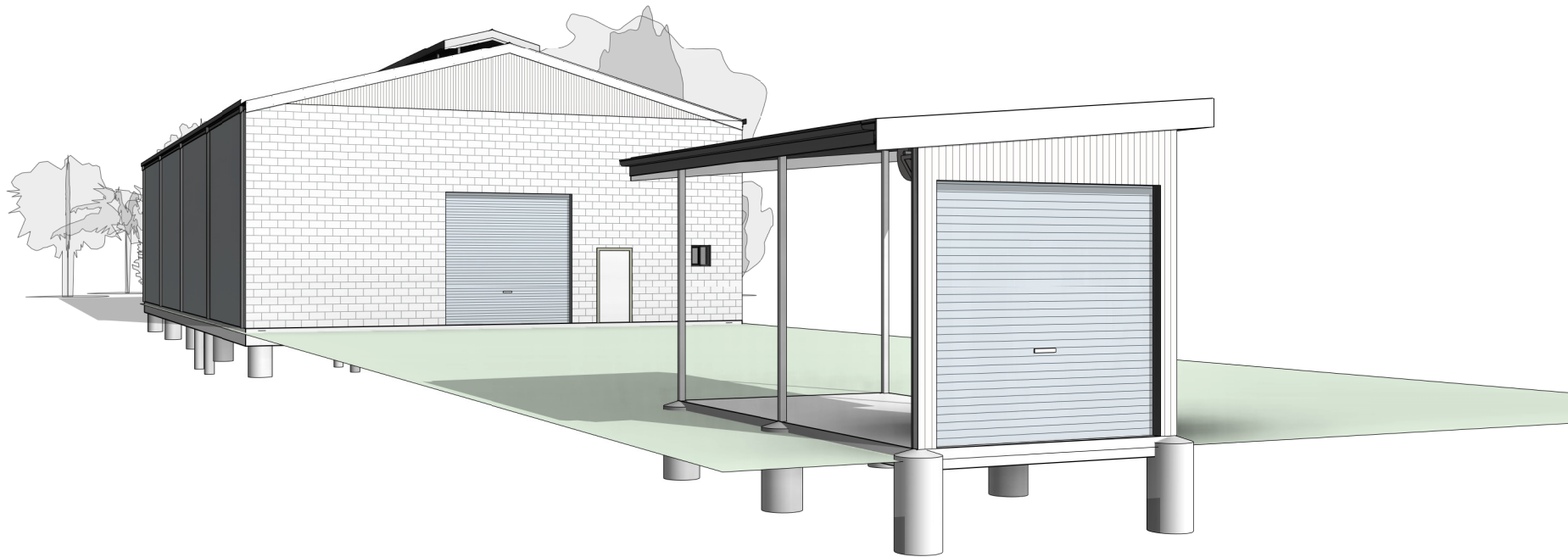
It is the professional opinion of Scope Town Planning that the proposed Material Change of Use for a Warehouse over land at 54 Byrnes Street, Mareeba, satisfies the desired outcomes and requirements of the Mareeba Shire Planning Scheme 2016 and that this application should be fairly assessed and approved by the Mareeba Shire Council with fair and reasonable conditions.



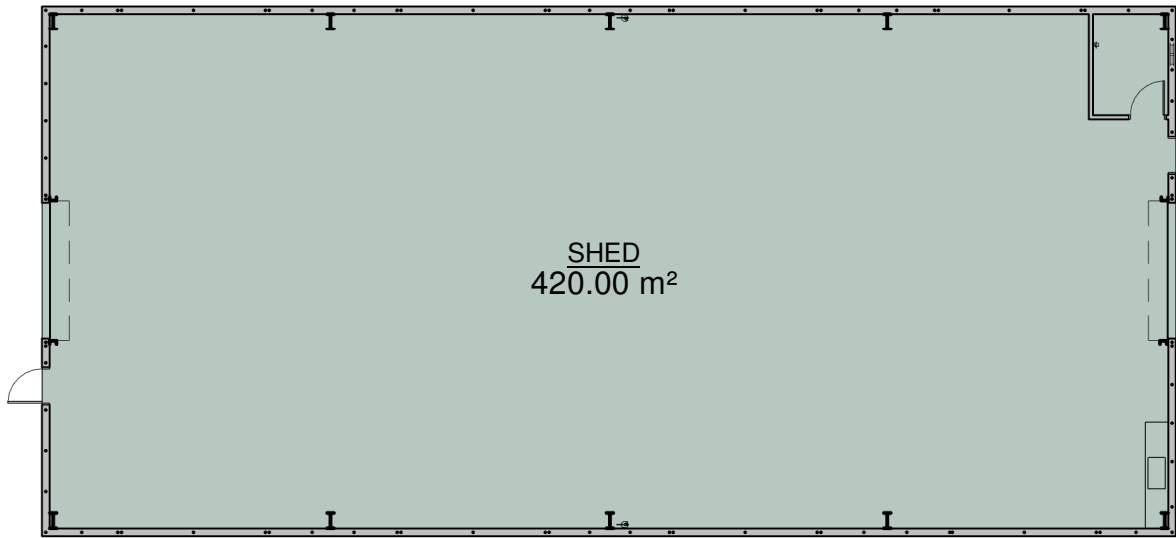
Johnathan Burns

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Senior Town Planner | **Scope** Town Planning

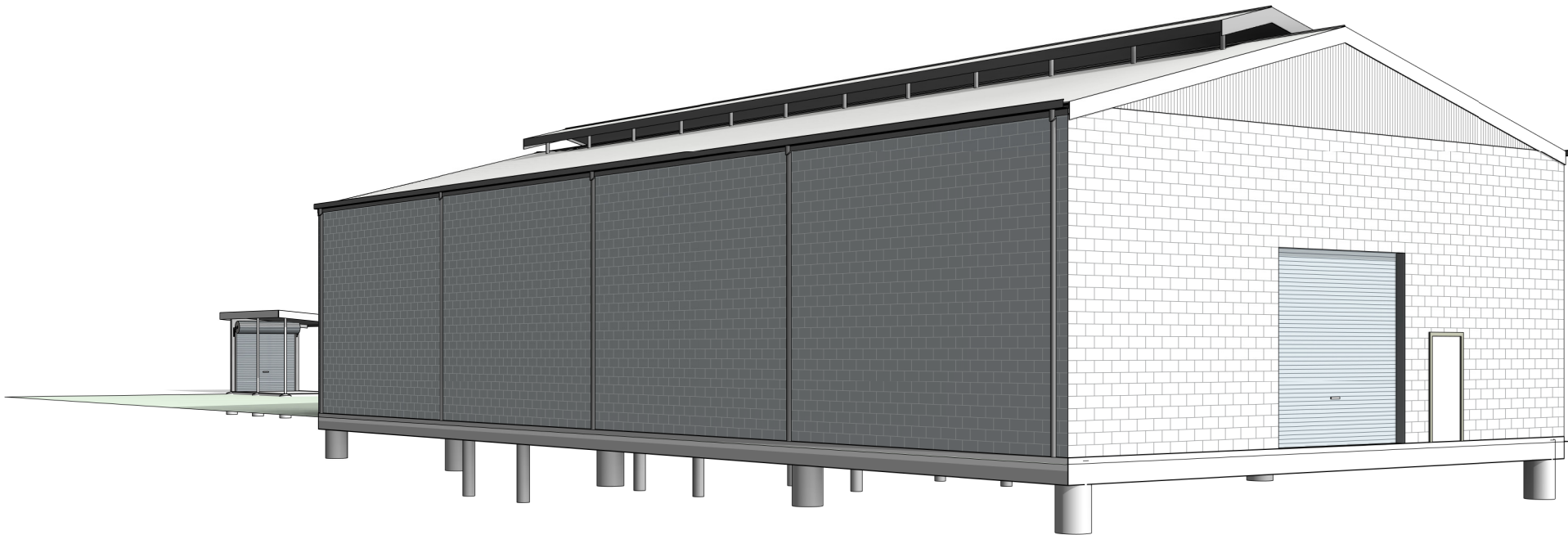


Area Schedule (Gross Building)	
Name	Area
SHED	420.00 m²
Grand total	420.00 m²



1 Gross Floor Area Plan  
1 : 200

Sheet List		
Sheet	Sheet Name	Revision
WD1	COVER SHEET	B
WD2	SITE PLAN	B
WD3	FLOOR PLAN	B
WD4	ELEVATIONS	B
WD5	ELEVATIONS AND CARPORT PLAN	B
WD7	FOOTING PLAN	B
WD9	FOOTING DETAILS	B
WD10	ROOF FRAMING PLAN	B
WD11	SECTION A-A	B
WD12	STRUCTURE	B
WD13	TIE DOWN DETAILS	B
WD14	DETAILS	B
WD15	LESS ABLED FACILITIES	B
WD16	WINDOW & DOOR SCHEDULE	B
WD17	PLUMBING PLAN	B
WD18	ELECTRICAL PLAN	B
WD19	COMMERCIAL CROSSING	B
WD20	SITE SAFETY PLAN	B



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WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN  
ON THESE DRAWINGS FOR CONSTRUCTION IN CAT. **C2**

14.04.2025

**C.M.G.** CONSULTING  
ENGINEERS PTY.LTD.

208 BUCHAN ST.  
CAIRNS QLD. 4870  
PH. (07) 4031 2775

No.	Description	Date
A	Preliminary Sketch Design	14.11.2024
B	Town Planning Submission	14.04.2025

New Shed & Carport  
54 Byrnes Street  
Mareeba, QLD, 4880  
Graeme Eade

## COVER SHEET

Project number	224
Date	14th June 2024
Drawn by	BT
Checked by	AG

WD1 B

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 R.P.700540  
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

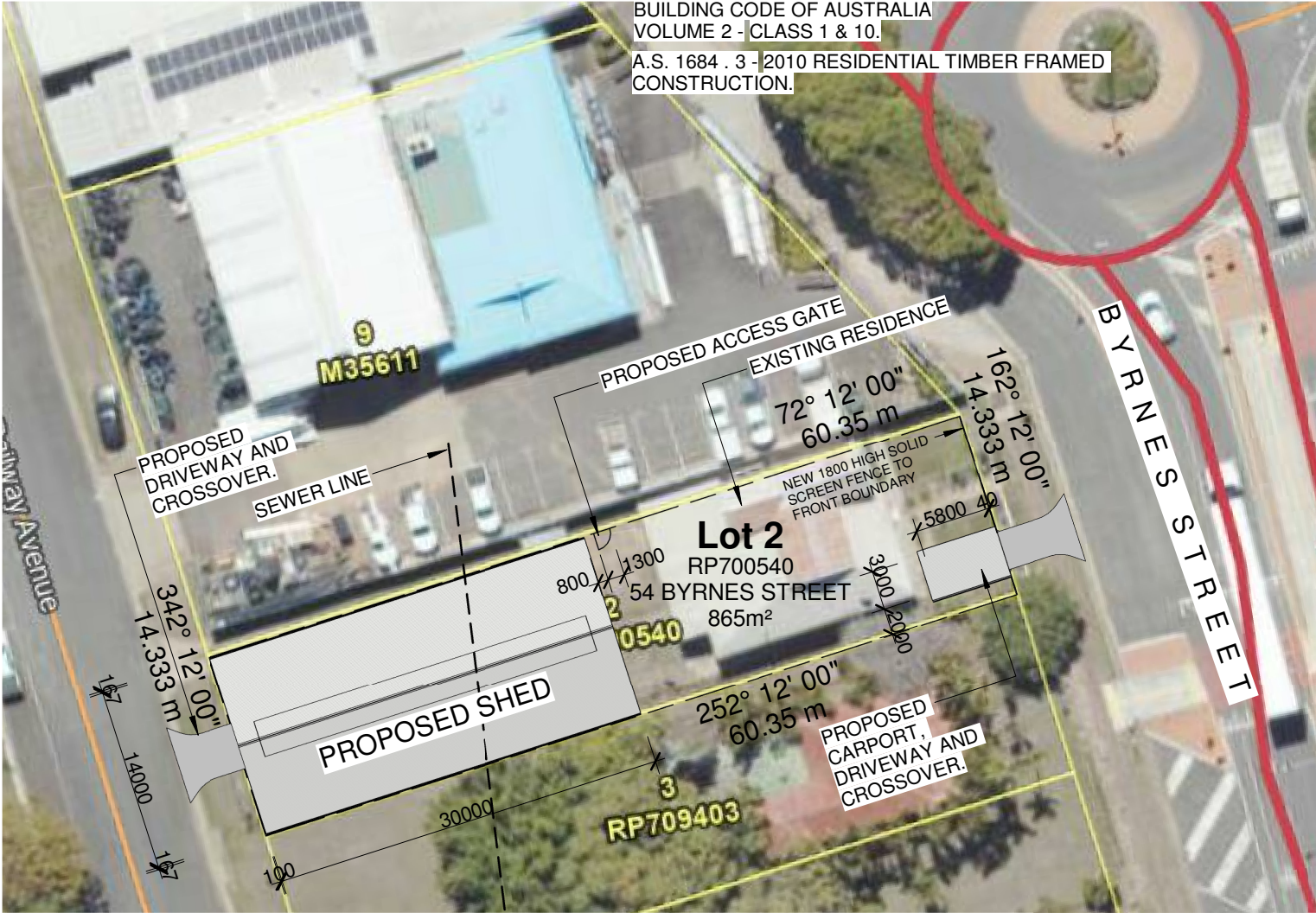
THESE PLANS ARE COPYRIGHT AND MUST NOT BE COPIED OR USED WITHOUT THE AUTHORITY OF OWN HOME DESIGN.

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.



2 Site Plan  
1 : 500



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14.04.2025

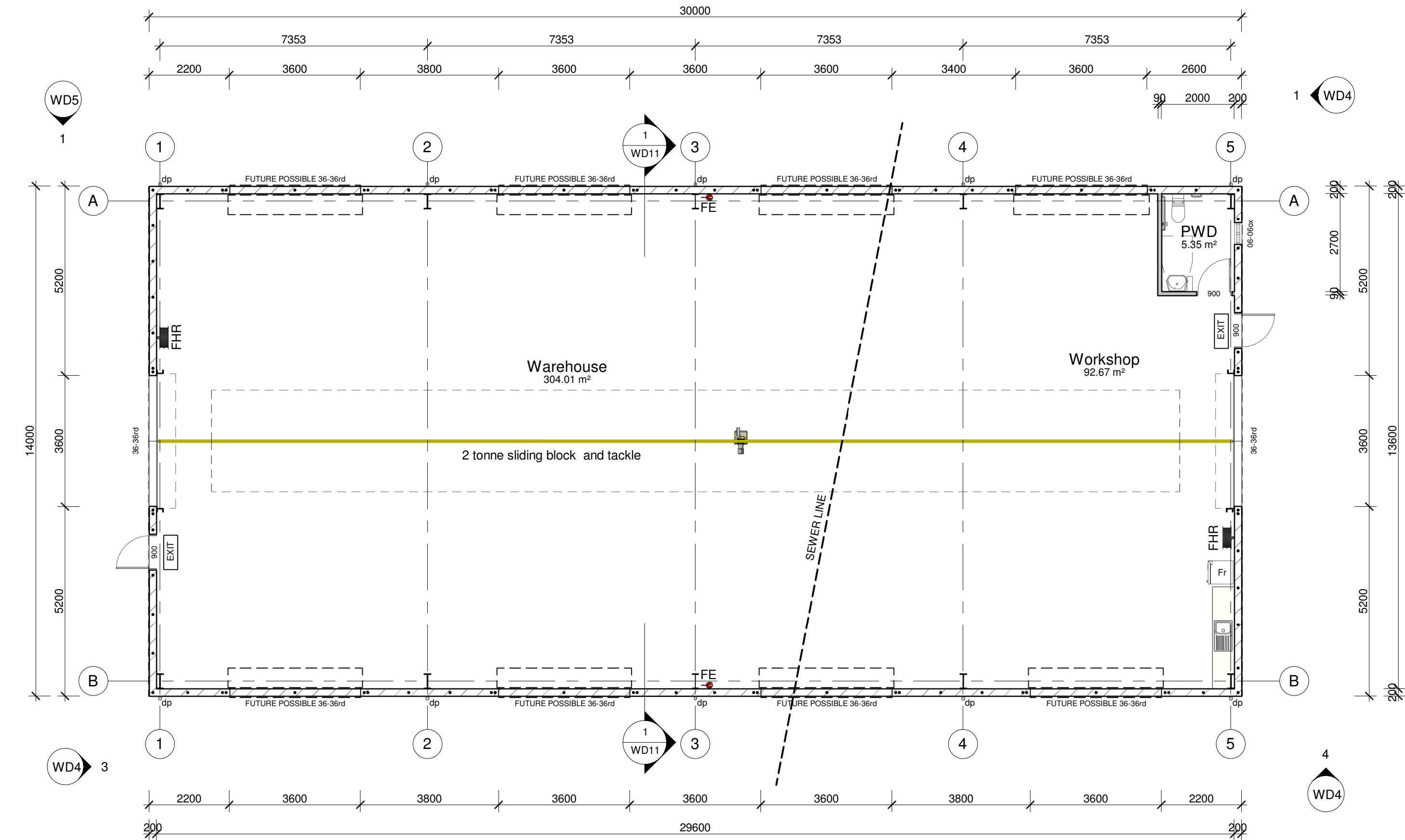
C.M.G. CONSULTING ENGINEERS PTY.LTD.  
A.C.N. 011 065 375  
208 BUCHAN ST.  
CAIRNS QLD. 4870  
PH. (07) 4031 2775

No.	Description	Date
B	Town Planning Submission	14.04.2025

New Shed & Carport  
54 Byrnes Street  
Mareeba, QLD, 4880  
Graeme Eade

SITE PLAN

Project number	224	WD2 B
Date	14th June 2024	
Drawn by	BT	
Checked by	AG	Scale As indicated @ A3



1 Floor Level Plan Shed  
1 : 100



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B	Town Planning Submission	14.04.2025

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Graeme Eade

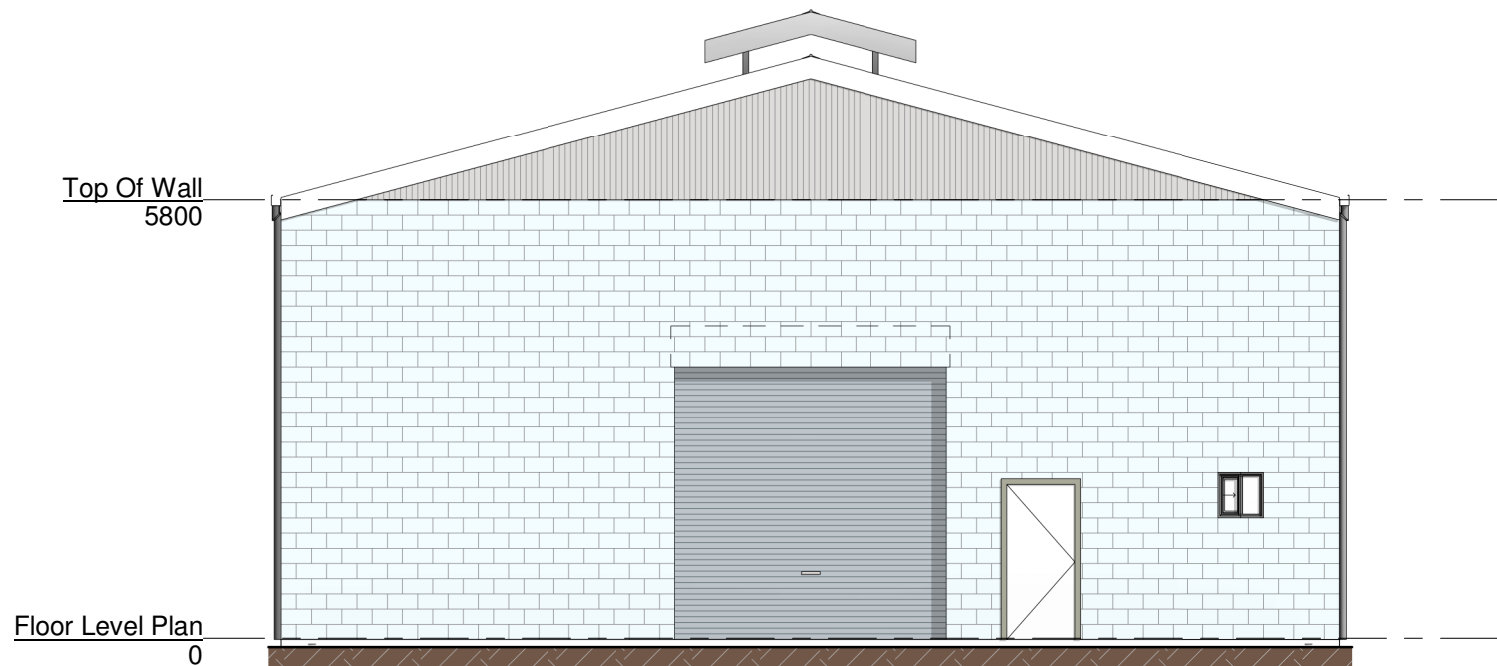
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Date	14th June 2024
Drawn by	BT
Checked by	AG

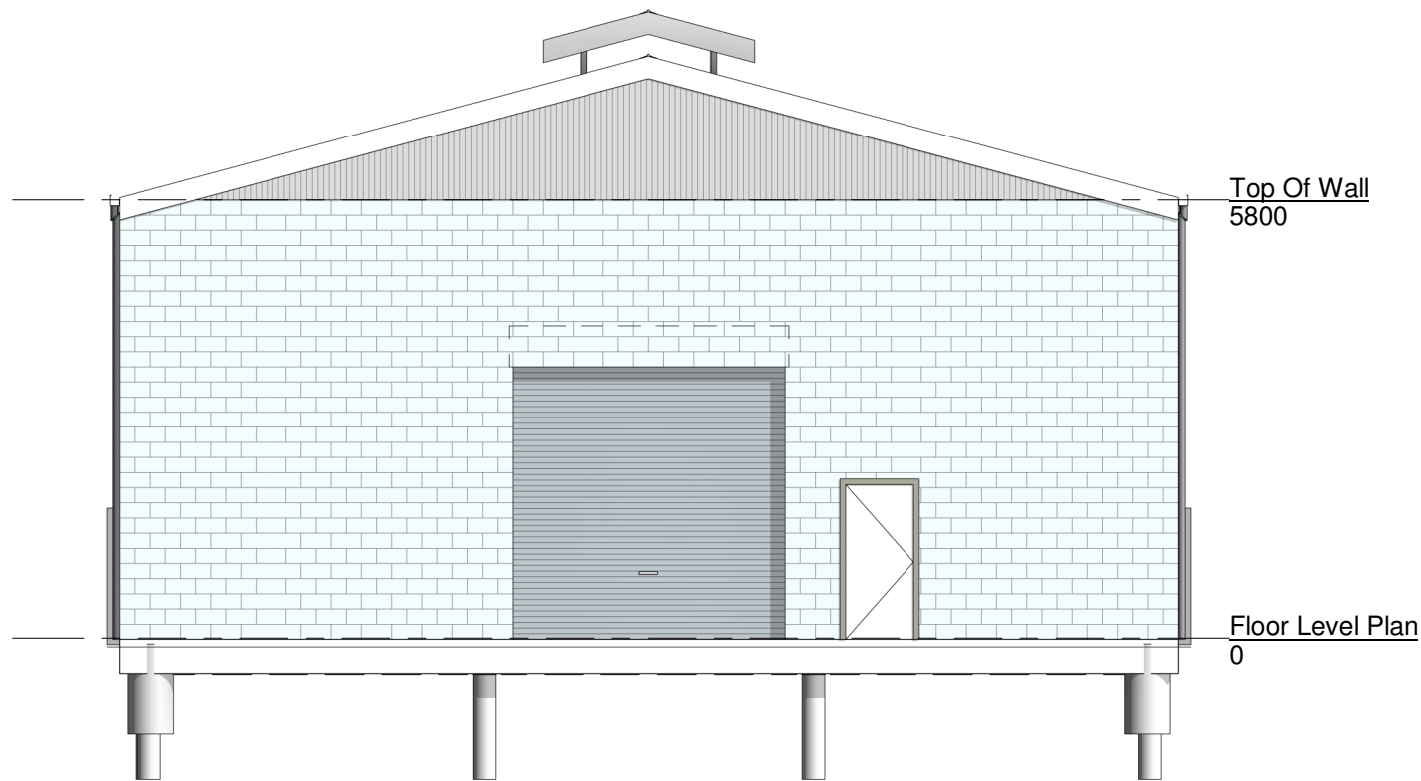
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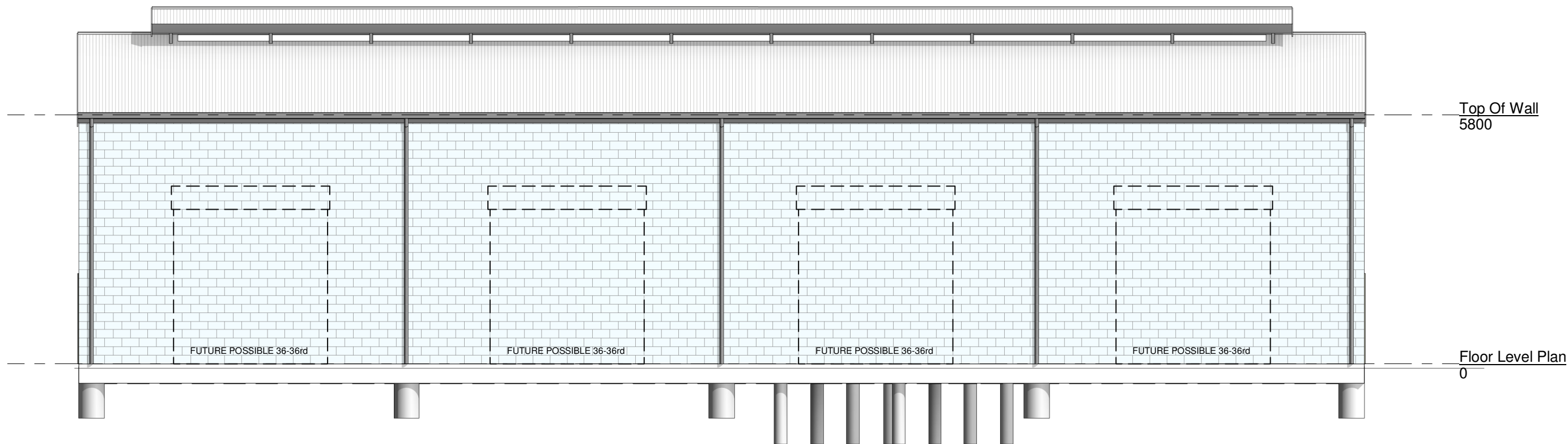




1 Eastern Elevation  
1 : 100



3 Western Elevation  
1 : 100



4 Southern Elevation  
1 : 100



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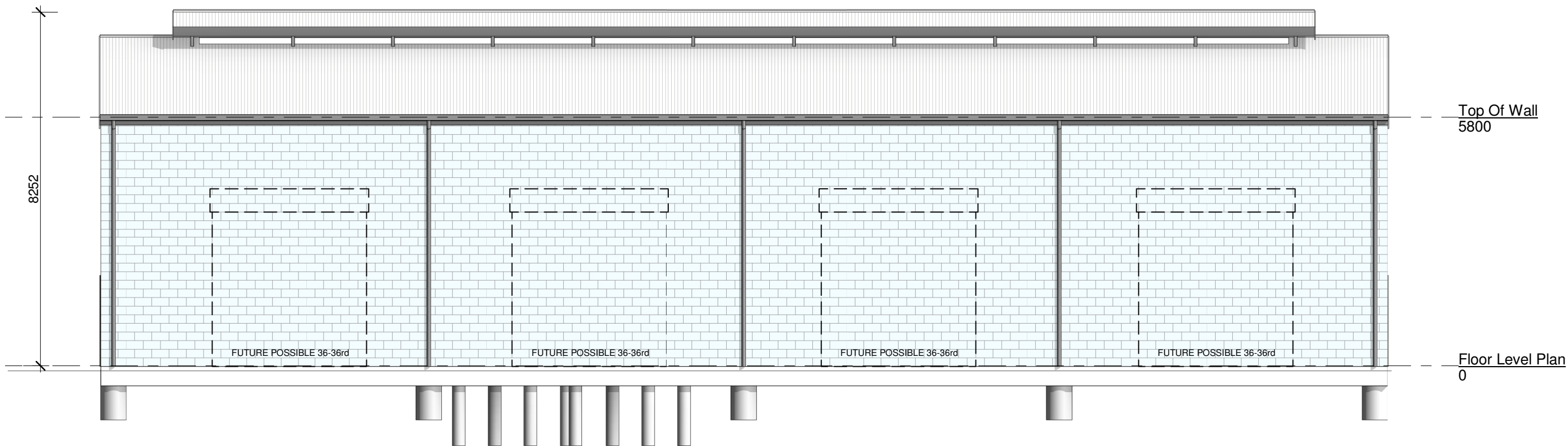
208 BUCHAN ST.  
CAIRNS QLD. 4870  
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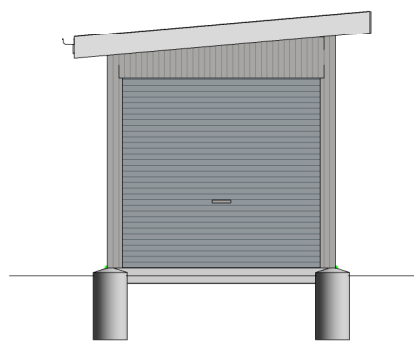
New Shed & Carport  
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Graeme Eade

## ELEVATIONS

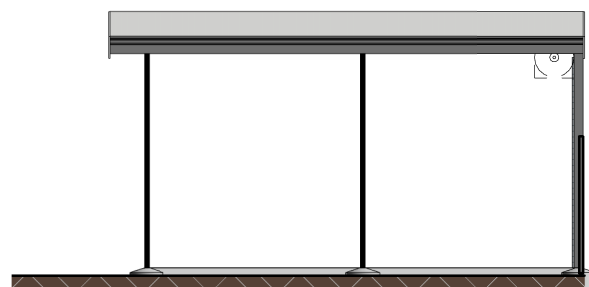
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Date	14th June 2024	
Drawn by	BT	
Checked by	AG	Scale
		1 : 100 @ A3



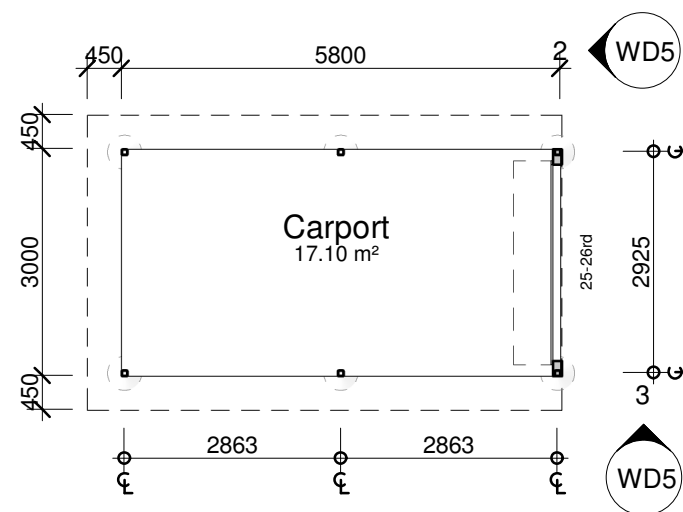
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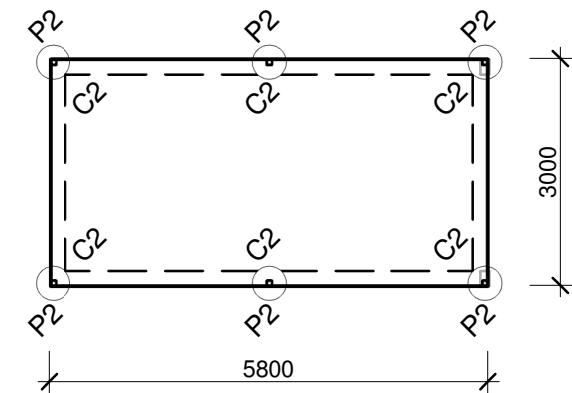
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3 Southern Elevation Carport  
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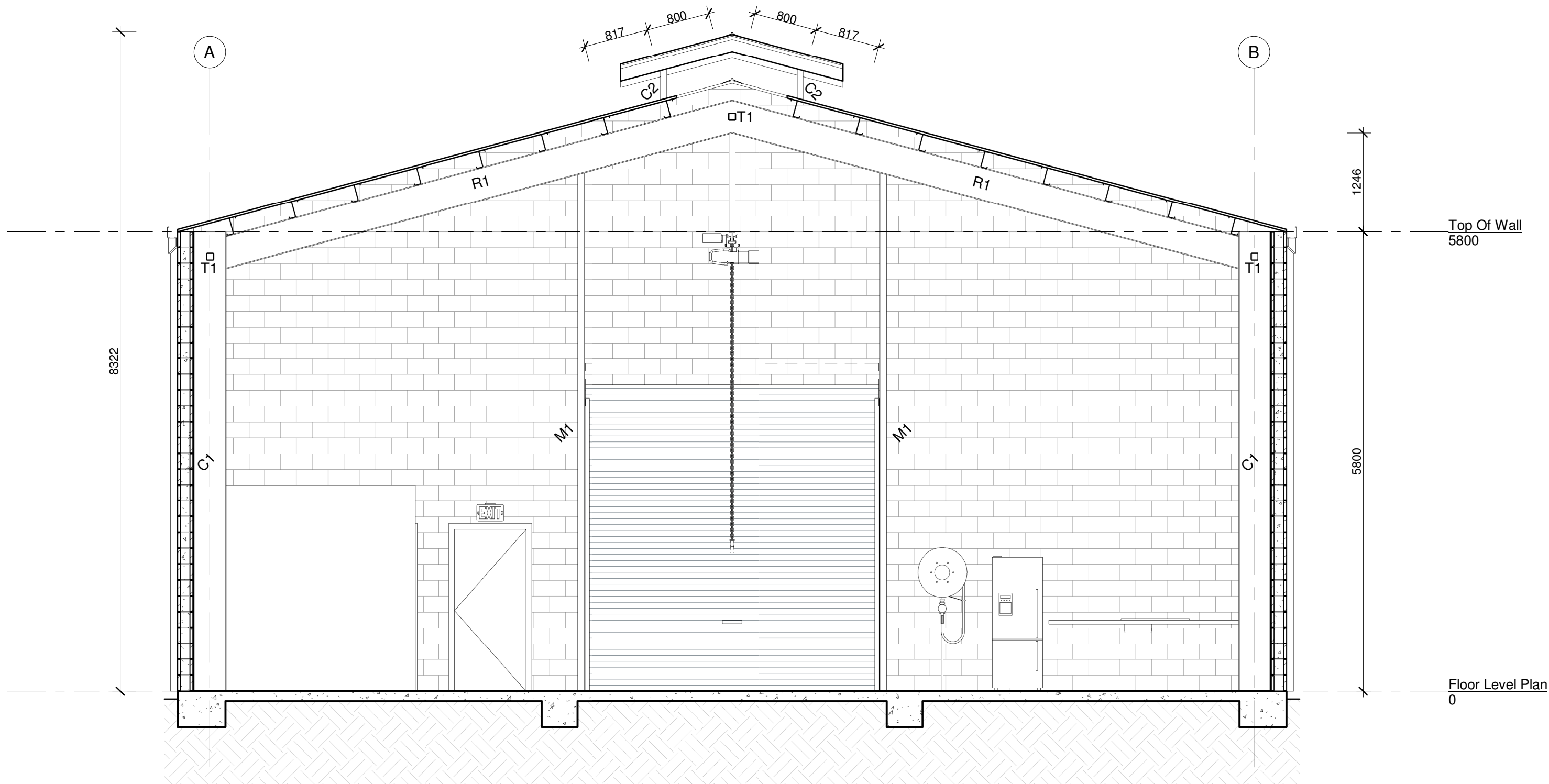
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1 : 100



5 Footing Plan Carport  
1 : 100

Document Set ID: 4491051  
Version: 1, Version Date: 17/04/2025





1 Section A-A  
1 : 50



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Graeme Eade

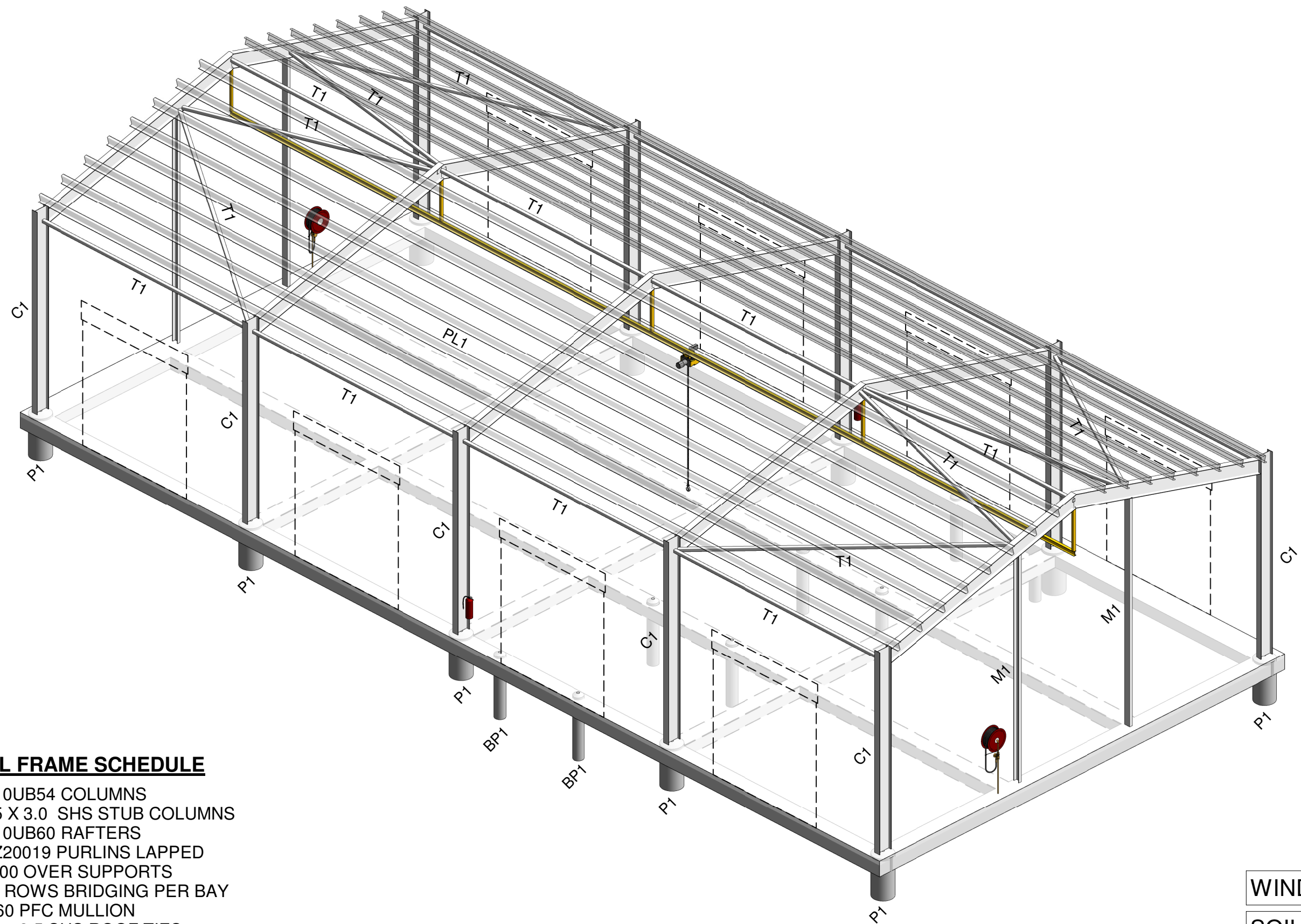
## SECTION A-A

Project number	224
Date	14th June 2024
Drawn by	BT
Checked by	AG

**WD11 B**

Scale 1 : 50 @ A3





### STEEL FRAME SCHEDULE

C1 - 410UB54 COLUMNS  
C2 - 75 X 3.0 SHS STUB COLUMNS  
R1 - 410UB60 RAFTERS  
PL1 - Z20019 PURLINS LAPPED  
900 OVER SUPPORTS  
2 ROWS BRIDGING PER BAY  
M1 - 260 PFC MULLION  
T1 - 89 x 3.5 SHS ROOF TIES

WIND CLASSIFICATION **C2**

SOIL CLASSIFICATION **P**



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Upper Barron. Via Atherton. 4883.  
P.O. Box 1420 Atherton. 4883.  
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adrian@ownhomedesign.com.au

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN  
ON THESE DRAWINGS FOR CONSTRUCTION IN CAT. **C2**

14.04.2025

**C.M.G.** CONSULTING  
ENGINEERS PTY.LTD.  
A.C.N. 011 065 375  
208 BUCHAN ST.  
CAIRNS QLD. 4870  
PH. (07) 4031 2775

No.	Description	Date
B	Town Planning Submission	14.04.2025

New Shed & Carport  
54 Byrnes Street  
Mareeba, QLD, 4880  
Graeme Eade

### STRUCTURE

Project number	224	WD12 B
Date	14th June 2024	
Drawn by	BT	
Checked by	AG	Scale
		1 : 1 @ A3

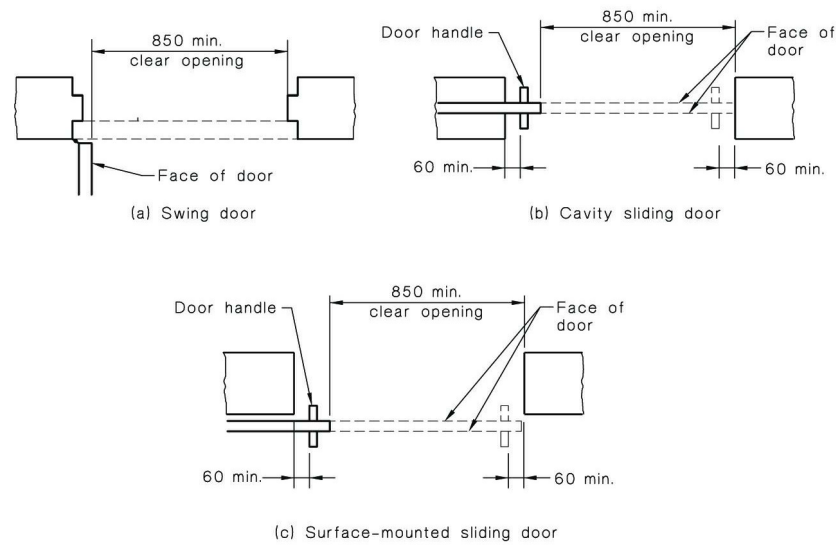


FIGURE 30 CLEAR OPENING OF DOORWAYS

PROVIDE BRAILLE AND TEXTILE SIGNAGE WITH WAYFINDING ARROW TO UNISEX ACCESSIBLE BATHROOM TO A.S.1428.1-2009 REQUIREMENTS.

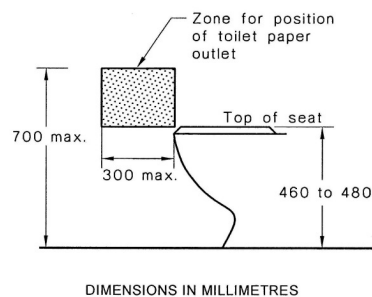


FIGURE 20 ZONE FOR POSITION OF TOILET PAPER OUTL

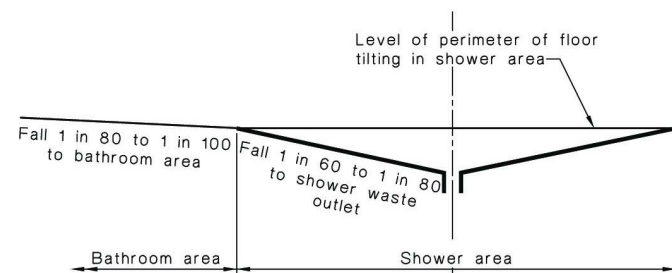
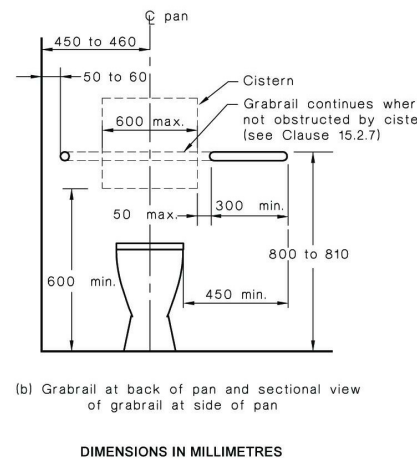


FIGURE 49 GRADES FOR BATHROOM AND SHOWER FLOORS



E 42 POSITIONS OF GRABRAILS IN WATER CLOSET

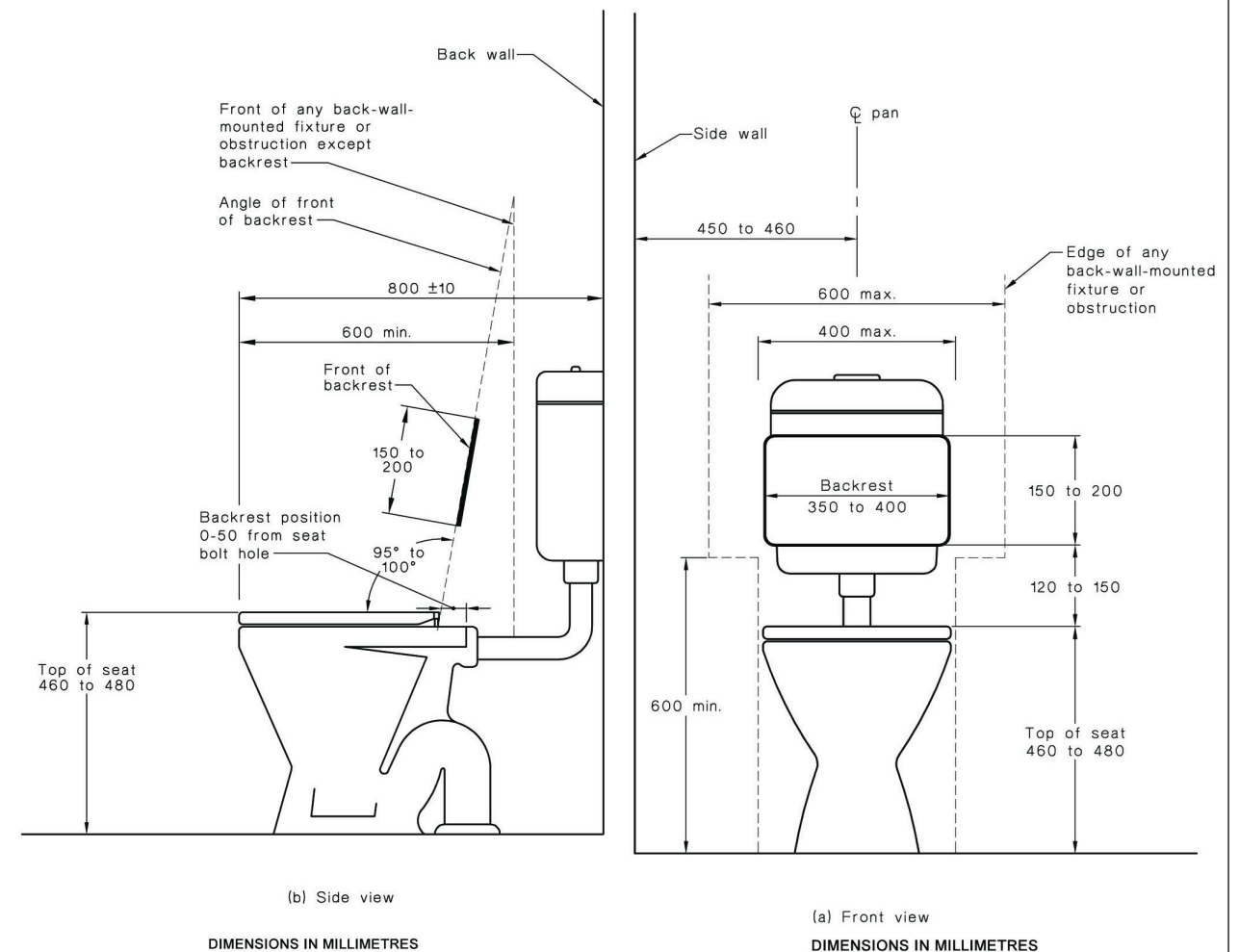
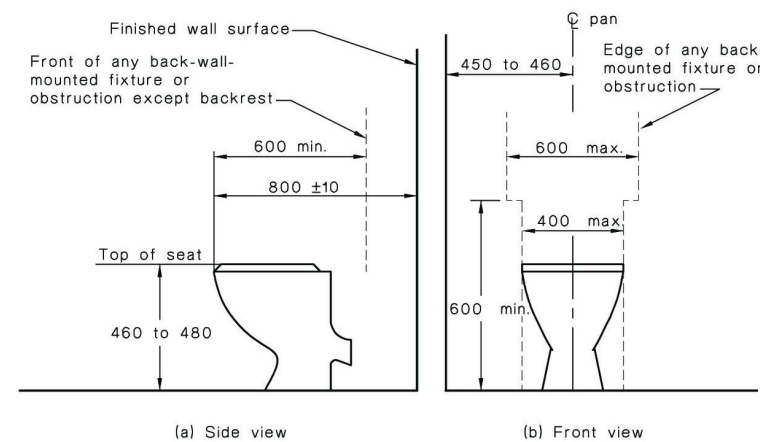


FIGURE 39 (in part) WATER CLOSET INSTALLATION

FIGURE 39 (in part) WATER CLOSET INSTALLATION



NOTES:  
1 For the purpose of dimensioning, the front of the WC pan has been taken as the datum plane.  
2 The dimension of 800 ±10 mm from the front of the WC pan to the wall is a critical dimension.

FIGURE 38 WATER CLOSET PAN CLEARANCES, SEAT HEIGHT AND SEAT WIDTH

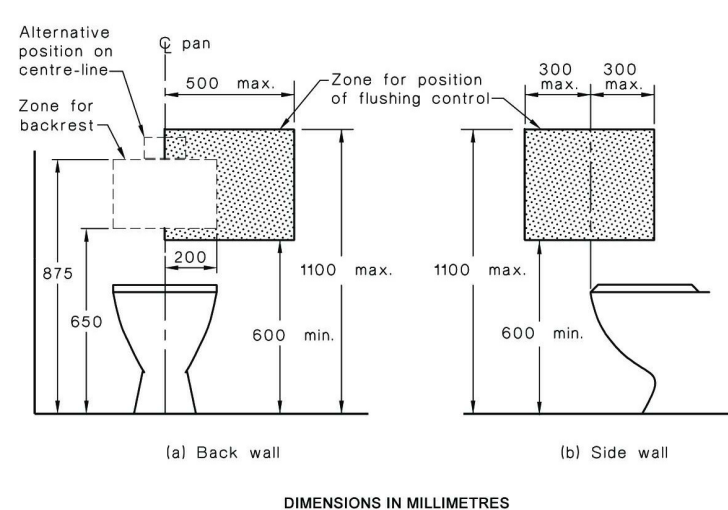


FIGURE 40 ZONE FOR POSITION OF FLUSHING CONTROL

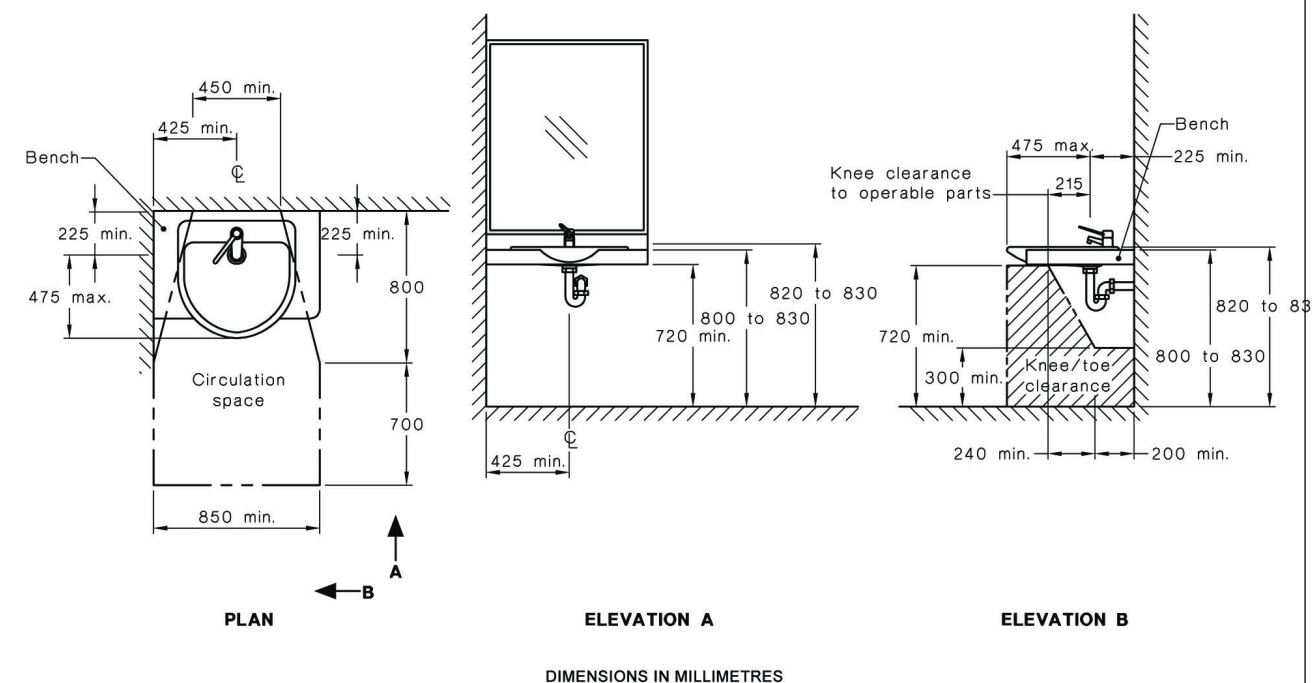


FIGURE 45 WASHBASIN FOR ACCESSIBLE SOLE-OCCUPANCY UNIT

No.	Description	Date
B	Town Planning Submission	14.04.2025

New Shed & Carport  
54 Byrnes Street  
Mareeba, QLD, 4880  
Graeme Eade

## LESS ABLED FACILITIES

Project number	224	<b>WD15 B</b>	@ A3
Date	14th June 2024		
Drawn by	AG		
Checked by	AG	Scale	

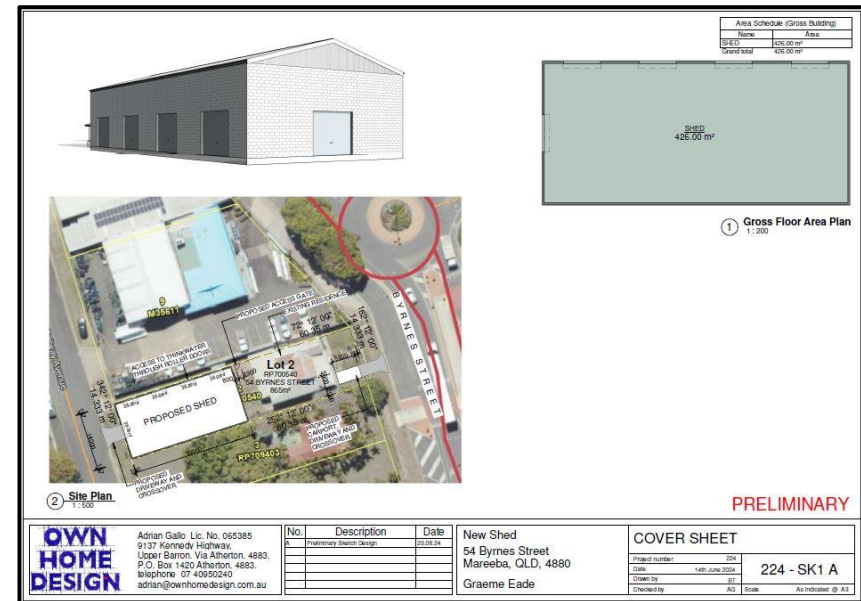


## Appendix 1: Assessment against the Mareeba Shire Planning Codes

APPLICATION		PREMISES	
FILE NO:	24013	ADDRESS:	54 Byrnes Street, Mareeba Qld. 4880
APPLICANT:	G and M Eade c/- STP	RPD:	2RP700540
LODGED BY:	Scope Town Planning	AREA:	865m <sup>2</sup>
DATE LODGED:	August 2024	OWNER :	Graeme and Miranda Eade
TYPE OF APPROVAL:	Material Change of Use		
PROPOSED DEVELOPMENT:	Warehouse		
PLANNING SCHEME:	Mareeba Shire Council Planning Scheme (2016)		
ZONE:	Centre		
LEVEL OF ASSESSMENT:	Code		
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:

- 6.2.1 Centre Zone Code
- 7.2.2 Mareeba Local Plan Code
- 9.3.5 Industrial 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



### 6.2.1 Centre Zone Code

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



### 6.2.1.3 Criteria for Assessment

**Table 6.2.1.3A—Centre zone code - For accepted development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<b>PO1</b> Building height takes into consideration and respects the following: <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> <li>(e) privacy and overlooking; and</li> <li>(f) site area and street frontage length.</li> </ul>	<b>AO1</b> Development has a maximum building height of: <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	✓	<b>Complies</b> The proposed warehouse has a maximum height at the roof peak of 7.9m.
<b>Siting</b>			
<b>PO2</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) opportunities for casual surveillance of adjoining public spaces;</li> <li>(e) air circulation and access to natural breezes;</li> <li>(f) appearance of building bulk; and</li> <li>(g) relationship with pedestrian spaces.</li> </ul>	<b>AO2.1</b> Buildings are built to the road frontage/s of the site.  Note—Awning structures may extend into the road reserve where provided in accordance with <b>PO5</b> .	✓	<b>Complies</b> The proposed warehouse building is built to the Railway Avenue frontage and located alongside mature vegetation and empty backyard space on the adjoining property (3RP709403).

	<b>AO2.2</b> Buildings are setback and boundary treatment(s) are undertaken in accordance with <b>Table 6.2.1.3B</b> .	✓	<b>Complies</b> The proposed warehouse has a 0m boundary setback as allowed by Table 6.2.1.3B.
<b>Accommodation density</b>			
<b>PO3</b> 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 the planned accommodation density for the centre; and (d) is commensurate to the scale and frontage of the site.	<b>AO3</b> Development provides a maximum density for Accommodation activities of: (a) 1 dwelling or accommodation unit per 120m <sup>2</sup> site area; and (b) 1 bedroom per 60m <sup>2</sup> site area.	✓	<b>Complies</b> The proposed development does not include any accommodation activities.
<b>Site cover</b>			
<b>PO4</b> 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.	<b>AO4</b> Site cover does not exceed 90%.	✓	<b>Complies</b> The proposed development site cover does not exceed 90%.

For assessable development			
Building design			
<b>PO5</b> Building facades are appropriately designed to: <ul style="list-style-type: none"> <li>(a) provide an active and vibrant streetscape;</li> <li>(b) include visual interest and architectural variation;</li> <li>(c) maintain and enhance the character of the surrounds;</li> <li>(d) provide opportunities for casual surveillance;</li> <li>(e) include a human scale; and</li> <li>(f) encourage occupation of outdoor space.</li> </ul>	<b>AO5.1</b> Buildings address and provide pedestrian entrances to: <ul style="list-style-type: none"> <li>(a) the primary pedestrian frontage where a single frontage lot or multiple frontage lot that is not a corner lot;</li> <li>(b) the primary and secondary frontages where a corner lot, with a pedestrian entrance provided on each frontage and/or as part of a corner truncation; and</li> <li>(c) any adjoining public place, with the main entrance provided on this boundary.</li> </ul>	✓	<b>Complies</b> The proposed warehouse addresses and has access to the building on the Railway Avenue frontage.  Note: The proposed building is a Warehouse and no retail activities will taken place within it. As such, the development will no generate pedestrian access.
	<b>AO5.2</b> Building frontages: <ul style="list-style-type: none"> <li>(a) are broken into smaller, 10 metre wide components by doors, display windows, pillars and structural elements;</li> <li>(b) are articulated with projections and recesses;</li> <li>(c) include windows where the bottom of the window is located between 0.6 metres and 0.9 metres above the footpath level; and</li> <li>(d) have a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency.</li> </ul>	✓	<b>Complies</b> The proposed warehouse façade to Railway Avenue is accented by a large, centrally located roller door.

	<b>AO5.3</b> Buildings incorporate cantilevered awnings that are: <ul style="list-style-type: none"> <li>(a) provided along the full length of the building's frontage to the street;</li> <li>(b) set back 0.6 metres from the face of the kerb or to match the alignment of the awning/s of the adjoining building/s;</li> <li>(c) a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath from the underside of the awning; and</li> <li>(d) truncated at the corner with a 2 metre single cord truncation where located on a corner site.</li> </ul>	n/a	<b>Not Applicable</b> The proposed warehouse design does not require nor include cantilevered awnings.
<b>PO6</b> Development complements and integrates with the established built character of the Centre zone, having regard to: <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<b>AO6</b> No acceptable outcome is provided.	✓	<b>Complies</b> The proposed development will be similar in character to and associated with the existing buildings established on the adjoining lot (9M35611).
<b>Accommodation activities</b>			
<b>PO7</b> Accommodation activities are appropriately located in buildings in the Centre zone, having regard to: <ul style="list-style-type: none"> <li>(a) the use of adjoining premises; and</li> <li>(b) the provision of an active and vibrant streetscape.</li> </ul>	<b>AO7</b> Accommodation activities are located above the ground floor.	n/a	<b>Not Applicable</b> The proposed development does not involve any new accommodation activities.



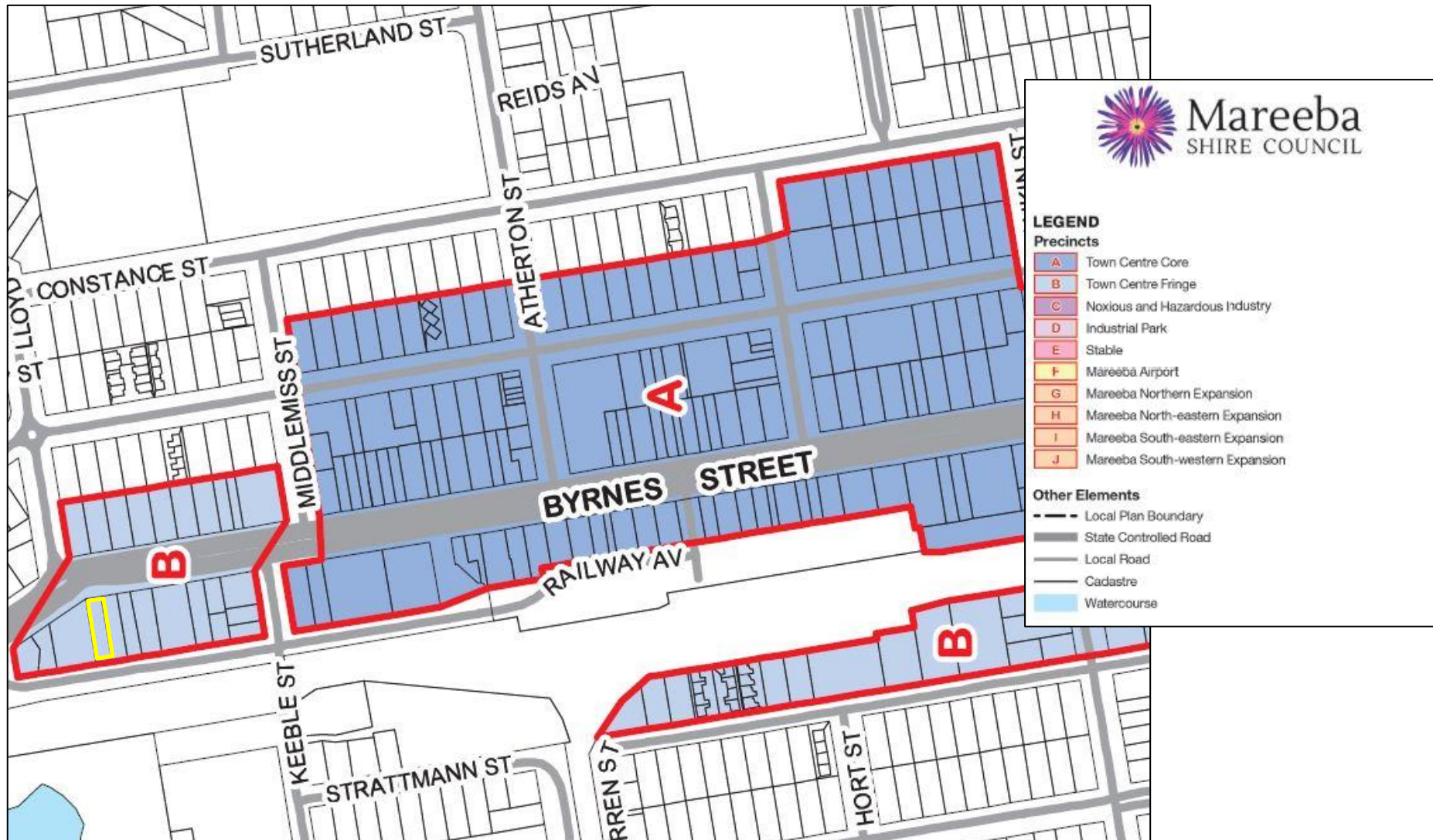
Amenity			
<b>PO8</b> Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>AO8</b> No acceptable outcome is provided.	n/a	<b>Not Applicable</b> The proposed development does not involve any new accommodation activities.
<b>PO9</b> 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.	<b>AO9</b> No acceptable outcome is provided.	n/a	<b>Not Applicable</b> The proposed development does not involve any new accommodation activities.

**Table 6.2.1.3B—Setbacks and treatments to side and rear boundaries**

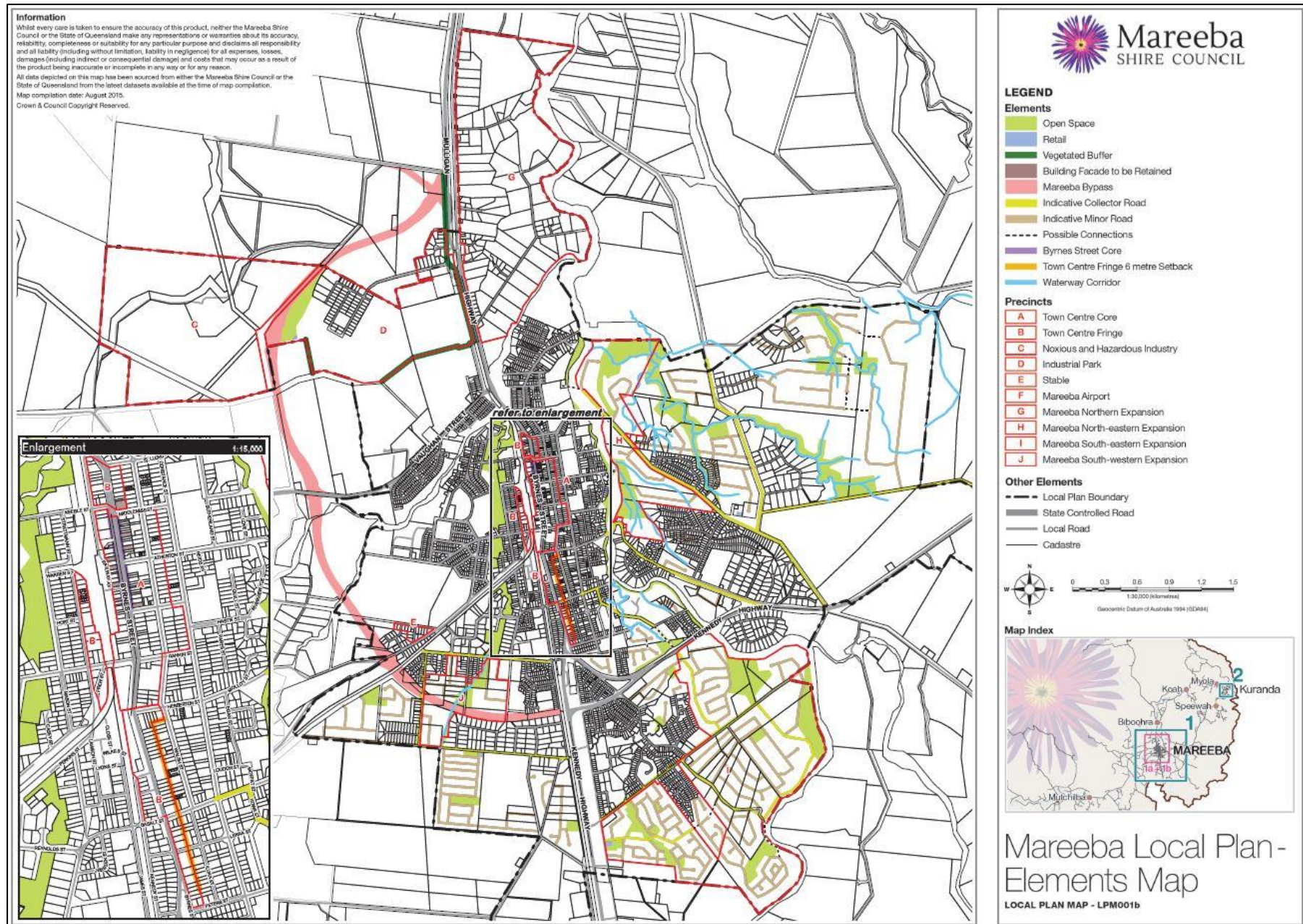
Design	Where adjoining land in the Low density residential zone, the Medium density residential zone or the Rural residential zone	Where including windows facing the side boundary	All other instances
Building and structure setback	2 metres	1 metre	0 metres
Boundary treatment	<ul style="list-style-type: none"> <li>Landscape strip with a minimum width of 1.5 metres; and</li> <li>1.8 metre high solid screen fence</li> </ul>	Screening to windows where required to prevent overlooking or privacy impacts	Blank wall including low maintenance finishes and materials

### 7.2.2 Mareeba Local Plan Code

The development site is located within the Mareeba Local Plan area of the Mareeba Shire Planning Scheme. The site is identified as being in Precinct B: Town Centre Fringe.







### 7.2.2.3 Criteria for Assessment

**Table 7.2.2.3—Mareeba local plan - For accepted development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development subject to requirements and assessable development</b>		
<b>If affected by the vegetated buffer area element</b>		
<b>PO1</b> Industrial development is appropriately screened from view to minimise impacts on the: (a) visual amenity and character of the local plan area; and (b) amenity of nearby land uses.	<b>AO1</b> A minimum 5 metre wide vegetated buffer area is provided in all areas of the site affected by the vegetated buffer element.	<b>n/a</b> The development site is not affected by this Local Plan element.
<b>If in the Stable precinct</b>		
<b>PO2</b> Development facilitates the co-location of houses and stables while maintaining an appropriate level of amenity, having regard to emissions of: (a) noise; (b) odour; and (c) light	<b>AO2</b> Stables house no more than 10 animals and are: (a) separated by a minimum distance of 3 metres from any residential building on the same site; (b) separated by a minimum distance of 5 metres from any residential building on an adjoining site; and (c) setback a minimum of 6 metres from any road frontage.	<b>n/a</b> The development site is not located in this precinct.

If on a site with a frontage to the Byrnes Street core element		
<b>PO3</b> Development with a frontage to the Byrnes Street core element is designed to minimise the dominance of vehicular access within the streetscape by: <ul style="list-style-type: none"> <li>(a) providing vehicular access from an alternative frontage;</li> <li>(b) minimising the size of necessary vehicle access; and</li> <li>(c) maximising the area of the frontage used for pedestrian focussed activities.</li> </ul>	<b>AO3.1</b> Where development has a frontage to the Byrnes Street core element, buildings are built to side boundaries, except for pedestrian access-ways and where alternative vehicular access is not available. In such instances, vehicular and pedestrian access-ways are not wider than 7 metres.  Note—Refer to Figure A for further detail.	<b>n/a</b> The development site is not affected by this Local Plan element.
	<b>AO3.2</b> Vehicular access is not provided from Byrnes Street where a site has more than one frontage.	<b>n/a</b> The development site is not affected by this Local Plan element.
If on a site affected by the Town centre fringe 6 metre setback element		
<b>PO4</b> Larger destination-specific premises that require increased provision for car and service vehicle access are supported where it can be demonstrated that sufficient separation is provided between the use and adjoining residential uses to adequately mitigate any potential impacts on the amenity of adjoining premises, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) odour;</li> <li>(c) light; and</li> <li>(d) overlooking and privacy.</li> </ul>	<b>AO4</b> Buildings and structures are setback a minimum of 6 metres from the boundary affected by the Town centre fringe 6 metre setback element.	<b>n/a</b> The development site is not affected by this Local Plan element.
If in the Town centre fringe precinct		
<b>PO5</b> Development's address to the primary street frontage ensures: <ul style="list-style-type: none"> <li>(a) car parking areas are not a dominant feature; and</li> <li>(b) sources of visual interest and casual surveillance of the street frontage are provided.</li> </ul>	<b>AO5.1</b> No more than 50% of car parking is to be located between the building and the primary street frontage.	<b>Complies</b> The proposed development does not include car parking on the street frontage.



	<b>AO5.2</b> Buildings include uses that orientated toward the primary street frontage with entrances and windows addressing the street.	<b>Complies</b> The proposed warehouse includes a large roller door addressing the Railway Avenue frontage.
<b>For assessable development</b>		
<b>PO6</b> Development in the Mareeba local plan area: (a) promotes and does not prejudice the ongoing operation of Mareeba as the major regional activity centre of the Shire; (b) provides growth or redevelopment in areas within close proximity to the Town centre core precinct; (c) locates Community facilities in accessible locations within walking distance of the Town centre core precinct; and (d) contributes to the vibrancy and local identity of the Mareeba community.	<b>AO6</b> No acceptable outcome is provided.	<b>Complies</b> The proposed development is compatible with the intended use of the zone in that it supports the growth of an established business in the precinct.
<b>PO7</b> Development does prejudice the future construction of the Mareeba Bypass.	<b>AO7</b> Development involving permanent buildings or structures does not occur on land affected by the Mareeba bypass element.	<b>n/a</b> The development site is not located near the future Mareeba Bypass.
<b>PO8</b> Development integrates the following elements identified on the Mareeba local plan maps: (a) open space elements; (b) indicative collector roads as higher order road linkages; (c) indicative minor roads in a similar design as shown as mapped; and (d) possible connections as important road linkages between developments.	<b>AO8</b> No acceptable outcome is provided.	<b>Complies</b> The proposed development integrates with the road network and does not adversely affect any Local Plan elements.
<b>PO9</b> Development integrates small-scale local retail centres that: (a) service the local neighbourhood; and (b) do not prejudice the ongoing operation of the Mareeba town centre.	<b>AO9</b> No acceptable outcome is provided.	<b>Complies</b> The proposed development integrates with the adjoining retail outlet which services the local area and does not adversely affect the ongoing operation of the Mareeba Town Centre.

If in the Stable precinct		
<b>PO10</b> Development does not involve a density of residential development that is likely to prejudice the ongoing use of land within the precinct for stables, having regard to the existing level of amenity.	<b>AO10.1</b> Development does not result in a higher accommodation density than currently exists.	<b>n/a</b> The development site is not located in this precinct.
	<b>AO10.2</b> Development does not result in the creation of any new lots.	<b>n/a</b> The development site is not located in this precinct.
If in the Mareeba Airport precinct		
<b>PO11</b> Development does not prejudice the ongoing operations or future development intentions of the Mareeba Airport.	<b>AO11</b> Development is limited to activities which have a direct associated with aviation.	<b>n/a</b> The development site is not located in this precinct.
If in the Town centre core precinct		
<b>PO12</b> Development is to be of a scale and form which complements the character of the precinct, having regard to: (a) building location; (b) building height; (c) interface with the street; and (d) scale of windows, doors and structural elements	<b>AO12</b> No acceptable outcome is provided.	<b>n/a</b> The development site is not located in this precinct.
<b>PO13</b> The character and style of buildings in the main street, including those representing the booming tobacco period of the 1950's and 1960's is maintained and protected.	<b>AO13.1</b> Buildings are re-used for new uses without alteration to their : (a) height; (b) width (at street frontage); (c) vertical or horizontal patterning; and (d) materials.  Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	<b>n/a</b> The development site is not located in this precinct.
	<b>AO13.2</b> Development on sites identified as building façade to be retained that retains the external (street facing) facade(s) of the building will qualify for a 10% reduction on car parking.	<b>n/a</b> The development site is not located in this precinct.

If in the Town centre fringe precinct		
<b>PO14</b> Development does not undermine the role of the Town centre core precinct as Mareeba's primary retail and commercial precinct.	<b>AO14</b> No acceptable outcome is provided.	<b>Complies</b> The proposed development does not undermine the role of the Town centre core precinct as Mareeba's primary retail and commercial precinct.
If in the Noxious and hazardous industry precinct		
<b>PO15</b> Appropriate provision is made for siting, managing and buffering uses in the Noxious and hazardous industry precinct to limit impacts on adjoining properties, 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.  Note—A facility management plan can be prepared to demonstrate that the ongoing operation of the use will maintain compliance with this outcome.	<b>AO15</b> No acceptable outcome is provided.	<b>n/a</b> The development site is not located in this precinct.
If in the Industrial park precinct		
<b>PO16</b> Development that attracts the public into the Industrial park precinct does not develop within the Industrial park precinct.	<b>AO16</b> No acceptable outcome is provided.	<b>n/a</b> The development site is not located in this precinct.
If in the Northern investigation precinct		
<b>PO17</b> Development does not compromise the long term future urban intent of this precinct.	<b>AO17</b> No acceptable outcome is provided.	<b>n/a</b> The development site is not located in this precinct.
If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct		
<b>PO18</b> Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare.	<b>AO18</b> No acceptable outcome is provided.	<b>n/a</b> The development site is not located in this precinct.



Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.		
<b>PO19</b> Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.	<b>AO19</b> No acceptable outcome is provided.	<b>n/a</b> The development site is not located in this precinct.
<b>PO20</b> The road network is to be developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.	<b>AO20</b> No acceptable outcome is provided.	<b>n/a</b> The development site is not located in this precinct.
<b>PO21</b> The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by: <ul style="list-style-type: none"> <li>(a) being based on a street grid network;</li> <li>(b) having walkable block sizes;</li> <li>(c) providing safe, efficient and provides for the needs of all users;</li> <li>(d) having a high level of connectivity for all users; and</li> <li>(e) being linked to destinations such as shops, open space and schools.</li> </ul>	<b>AO21</b> No acceptable outcome is provided.	<b>n/a</b> The development site is not located in this precinct.

### 9.3.5 Industrial Activities Code

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

#### 9.3.5.3 Criteria for Assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Separation</b>			
<b>PO1</b> Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to: (a) noise; (b) odour; (c) light; and (d) emissions.  Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.	<b>AO1</b> Development is separated from sensitive uses as follows: (a) medium impact industry—250 metres; or (b) high impact industry—500 metres; or (c) special industry— 1.5 kilometres.	n/a	<b>n/a</b> The proposed development is not a medium impact, high impact or special industry.
<b>For assessable development</b>			
<b>Amenity</b>			
<b>PO2</b> Industrial 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.	<b>AO2</b> No acceptable outcome is provided.	✓	<b>Complies</b> The proposed development is a storage and light duty workshop only. The use will utilise existing refuse bins on the adjoining site associated with the warehouse.

<b>PO3</b> Development avoids and, where unavoidable, mitigates impacts on ground water, particularly where ground water is heavily drawn upon for irrigation or domestic purposes.	<b>A03</b> No acceptable outcome is provided.	✓	<b>Complies</b> The proposed development does not produce industrial waste water.
<b>If for Extractive industry</b>			
<b>PO4</b> The site has sufficient area and dimensions to safely accommodate: (a) the extractive use; (b) vehicular access and on site vehicular movements; (c) buildings including staff facilities; (d) parking areas for visitors and employees; (e) storage areas and stockpiles; (f) any environmentally significant land; and (g) landscaping and buffer areas.  Note—Refer to Planning Scheme Policy 3 - Extractive Industry.	<b>A04</b> No acceptable outcome is provided.	n/a	<b>n/a</b> The proposed development is not for an extractive industry.
<b>PO5</b> Extractive industry is established and operated in a way that does not impact on public safety.	<b>A05</b> Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.	n/a	<b>n/a</b> The proposed development is not for an extractive industry.
<b>PO6</b> Extractive industry is appropriately located to adequately mitigate visual, noise, vibration and dust impacts on sensitive uses.	<b>A06</b> All aspects of the Extractive industry are setback from all boundaries: (a) 200 metres where not involving blasting or crushing; and (b) 1,000 metres for where involving blasting or crushing.  Note—Refer to Planning Scheme Policy 3 - Extractive Industry.	n/a	<b>n/a</b> The proposed development is not for an extractive industry.

<b>PO7</b> The Extractive industry is designed and managed to appropriately address its interface with the natural environment and landscape, having regard to: (a) water quality; (b) existing vegetation; and (c) declared plants.	<b>A07.1</b> The Extractive industry does not cause a reduction in the quality of ground water or receiving surface waters.	n/a	n/a The proposed development is not for an extractive industry.
	<b>A07.2</b> Vegetation is retained on site that contributes towards alleviating the impact of the development on the visual amenity of surrounding sensitive land uses.	n/a	n/a The proposed development is not for an extractive industry.
	<b>A07.3</b> No declared plants are transported from the site.	n/a	n/a The proposed development is not for an extractive industry.
<b>PO8</b> Extractive industry actively integrates rehabilitation into the ongoing operations on the site to progressively restore the site to its original (or an improved) condition, having regard to matters of: (a) locally prevalent plant species; (b) plant spacing; (c) local climatic conditions; (d) locations of waterways and wetlands; (e) ongoing maintenance; (f) potential habitat opportunities; (g) erosion and sediment control; and (h) fencing.  Note—A revegetation plan must be prepared by a suitably experienced person in the field of natural area revegetation and rehabilitation, at a standard acceptable to Council, which addresses the items identified in Performance Outcome PO8.	<b>A08</b> No acceptable outcome is provided.	n/a	n/a The proposed development is not for an extractive industry.



### 9.4.1 Advertising Devices Code

The proposed development is assessable against the provisions 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
<b>For accepted development subject to requirements and assessable development</b>			
<b>Public safety</b>			
<b>PO1</b> Advertising devices are designed, sited and constructed to maintain the efficient function of road infrastructure and not impede safe vehicular and pedestrian movements.	<b>AO1.1</b> Advertising devices do not: (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.	✓	<b>Complies</b> Any advertising device will be situated inside the property boundary and be designed, sited and constructed not to impede the functionality or safety of vehicle or pedestrian movements.

Character and amenity			
<b>PO2</b> Advertising devices are designed and located to: <ul style="list-style-type: none"> <li>(a) avoid visual clutter;</li> <li>(b) avoid overshadowing of adjoining premises or public places;</li> <li>(c) prevent loss of daylight or sunlight access for nearby uses;</li> <li>(d) be consistent with the built and natural character of the immediate surrounds; and</li> <li>(e) allow for the identification of premises, uses and business.</li> </ul>	<b>AO2.1</b> Advertising devices: <ul style="list-style-type: none"> <li>(a) do not move, revolve, strobe or flash;</li> <li>(b) are not painted or erected on a roof (excluding awnings) or structure (such as a silo or tank);</li> <li>(c) do not incorporate overt or explicit language or visual content that is likely to be offensive to the general public;</li> <li>(d) primarily advertise a business and/or commercial premises rather than products;</li> <li>(e) are located on the property to which the advertising relates;</li> <li>(f) do not protrude above the roofline or parapet; and</li> <li>(g) are limited to those devices identified in <b>Table 9.4.1.3B</b>.</li> </ul>	✓	<b>Complies</b> Any advertising device will be intended for the identification of the business and will face Railway Avenue and be located within the property boundary.  The sign will not be illuminated, will not have moving elements and will not contain explicit or offensive content.
	<b>AO2.2</b> The number, type and design of advertising devices complies with <b>Table 9.4.1.3D</b> .	✓	<b>Complies</b> Any signage will be compliant with the parameters set for advertising devices in Table 9.4.1.3D. Any sign will not exceed 3m in height.

For assessable development			
Character and amenity			
<b>PO3</b> Advertising devices are: (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.	<b>AO3</b> No acceptable outcome is provided.	✓	<b>Complies</b> Any signage will be designed and constructed to the applicable standards.
<b>PO4</b> Freestanding advertising devices, where located on land fronting a state-controlled road, are appropriately located and designed to: (a) not impact on the safety and efficiency of the state controlled road network; and (b) preserve rural character and landscape values.	<b>AO4</b> Freestanding advertising devices: (a) have a maximum sign face area of 18m <sup>2</sup> 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 <b>Table 9.4.1.3C</b> .	✓	<b>Complies</b> Any advertising device is not located on a state-controlled road frontage.

## 9.4.2 Landscaping Code

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

### 9.4.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>PO1</b> Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<b>AO1</b> Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	✓	<b>Complies</b> The proposed development will retain all on-site vegetation. No landscaping is proposed as sufficient landscaping exists and will be retained on the Byrnes Street frontage.



<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p>n/a</p>	<p>n/a The proposed development will retain all on-site vegetation. No landscaping is proposed as sufficient landscaping exists and will be retained on the Byrnes Street frontage.</p>
<p><b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p>	<p>n/a</p>	<p>n/a The proposed development will retain all on-site vegetation. No landscaping is proposed as sufficient landscaping exists and will be retained on the Byrnes Street frontage.</p>
	<p><b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	<p>n/a</p>	<p>n/a The proposed development will retain all on-site vegetation. No landscaping is proposed as sufficient landscaping exists and will be retained on the Byrnes Street frontage.</p>
	<p><b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>n/a</p>	<p>n/a The proposed development will retain all on-site vegetation. No landscaping is proposed as sufficient landscaping exists and will be retained on the Byrnes Street frontage.</p>

<b>PO4</b> 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.	<b>A04.1</b> 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 <sup>2</sup> : (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	n/a No car parking facilities are proposed.
	<b>A04.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	n/a	n/a No car parking facilities are proposed.
<b>PO5</b> 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.	<b>A05.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	n/a	n/a The proposed development will retain all on-site vegetation. No landscaping is proposed as sufficient landscaping exists and will be retained on the Byrnes Street frontage.
	<b>A05.2</b> <u>A minimum of 25%</u> of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	n/a	n/a The proposed development will retain all on-site vegetation. No landscaping is proposed as sufficient landscaping exists and will be retained on the Byrnes Street frontage.

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

### 9.4.3 Parking and Access Code

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

#### 9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Car parking spaces</b>			
<b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ul style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b> .  Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	✓	<b>Complies with PO1</b> The proposed development (warehouse) is to provide storage for the associated established business located on the adjoining lot (9M35611) and will be accessed directly via that site. The use does not require nor generate the need for any parking spaces. Therefore the proposed development does not include any new on-site parking spaces.  A new parking space will be provided for the existing dwelling house located on the Byrnes Street frontage.
<b>Vehicle crossovers</b>			
<b>PO2</b> Vehicle crossovers are provided to: <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<b>AO2.1</b> Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	✓	<b>Complies</b> A new crossover is proposed for access to a new parking space to be provided for the existing dwelling house located on the Byrnes Street frontage.  A new crossover will be provided for access to the proposed warehouse on the Railway Avenue frontage.



	<b>A02.2</b> Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	✓	<b>Complies</b> The development site has 2 road frontages. Access to the existing dwelling house will be provided via the Service slip lane on the Byrnes Street frontage while the proposed warehouse will be provided with access via the Railway Avenue frontage.
	<b>A02.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	✓	<b>Complies</b> The proposed development complies with Table 9.4.3.3C.
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	<b>A03</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	✓	<b>Complies</b> All pavement requirements will comply with the applicable construction standards.
<b>For assessable development</b>			
<b>Parking area location and design</b>			
<b>PO4</b> Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	<b>A04.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✓	<b>Complies</b> The proposed dwelling parking space will comply with the applicable standards.
	<b>A04.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	n/a	<b>n/a</b> The proposed development does not require any disabled parking spaces.

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

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

	<b>AO6.5</b> Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	n/a	n/a No new roads are proposed or required.
	<b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	n/a	n/a The proposal does not involve accommodation activities. No new roads are proposed or required.
	<b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	n/a	n/a The proposal does not involve Energy and Infrastructure or Rural Activities.
<b>Servicing</b>			
<b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	<b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	✓	<b>Complies</b> All loading, service and waste disposal activities will be contained on-site and be conducted between the site and adjoining site (9M35611).
	<b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	✓	<b>Complies</b> All loading, service and waste disposal activities will be contained on-site and be conducted between the site and adjoining site (9M35611).
	<b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b> .	✓	<b>Complies</b> All loading, service and waste disposal activities will be contained on-site and be conducted between the site and adjoining site (9M35611).



<b>Maintenance</b>			
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	n/a	<b>n/a</b> No new formal parking or maneuvering areas are proposed or required.
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	n/a	<b>n/a</b> No new parking areas are proposed or required.
<b>End of trip facilities</b>			
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> <li>(a) meet the anticipated demand generated from the use;</li> <li>(b) comprise secure and convenient bicycle parking and storage; and</li> <li>(c) provide end of trip facilities for all active transport users.</li> </ul>	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .	n/a	<b>n/a</b> The proposed development does not generate a need for bicycle parking.
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	n/a	<b>n/a</b> The proposed development does not generate a need for end of trip facilities.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</b>			
<b>PO10</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>(a) the expected traffic movements to be generated by the facility;</li> <li>(b) any associated impacts on the road network; and</li> <li>(c) any works that will be required to address the identified impacts.</li> </ul>	n/a	<b>n/a</b> 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			
<b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	n/a	<b>n/a</b> 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 provisions of the Works, Services and Infrastructure Code of the Mareeba Shire Planning Scheme (2016).

#### 9.4.5.3 Criteria for Assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Water supply</b>			
<b>PO1</b> 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.	<b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	✓	<b>Complies</b> The development site is connected to the reticulated water network.

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



Stormwater infrastructure			
<b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	<b>A03.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	<b>Complies</b> The development site is connected to reticulated storm water infrastructure.
	<b>A03.2</b> On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	<b>Complies</b> The development site is connected to reticulated storm water infrastructure.  All new storm water drainage systems will convey storm water to a legal point of discharge and will be constructed in accordance with all applicable standards.

<b>Electricity supply</b>			
<b>PO4</b> Each lot is provided with an adequate supply of electricity	<b>AO4</b> The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	✓	<b>Complies</b> The development site is connected to the reticulated electricity supply network.
<b>Telecommunications infrastructure</b>			
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure	<b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.	✓	<b>Complies</b> The development site is connected to the reticulated telecommunications network.
<b>Existing public utility services</b>			
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	<b>Complies</b> The proposed development and associated works do not affect the efficient functioning of public utility mains, services or installations.

Excavation or filling			
<b>PO7</b> 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.	<b>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	n/a	<b>Not Applicable</b> No earthworks are proposed.
	<b>A07.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	n/a	<b>Not Applicable</b> No earthworks are proposed.
	<b>A07.3</b> 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	<b>Not Applicable</b> The proposed development does not involve any batters.
	<b>A07.4</b> 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	<b>Not Applicable</b> No earthworks are proposed.
	<b>A07.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	<b>Not Applicable</b> The proposed development does not involve any batters or berms.

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



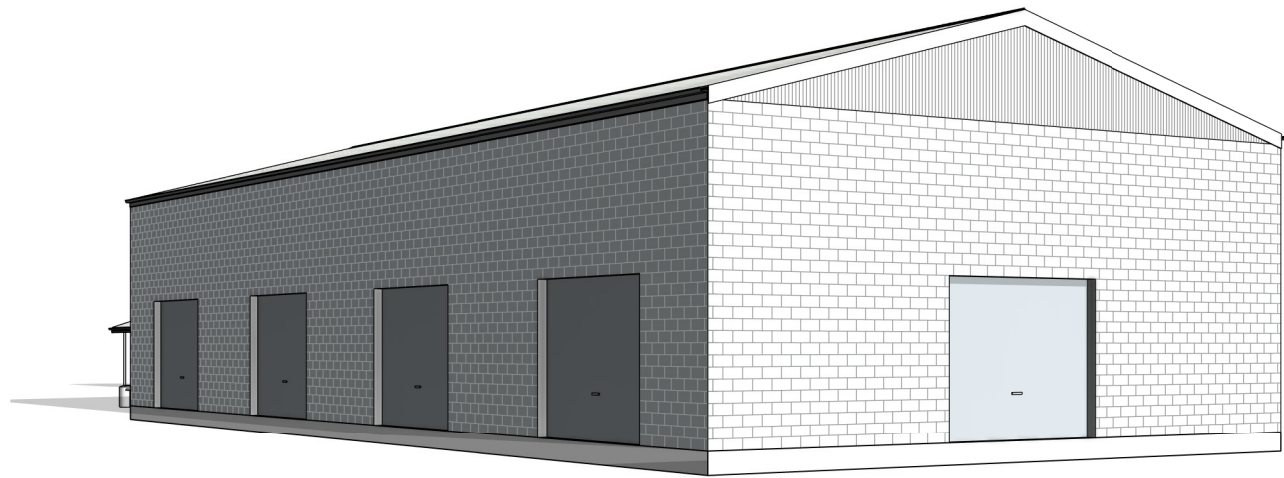
Public infrastructure			
<b>PO9</b> The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	<b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	n/a	<b>Not Applicable</b> The proposed development does not involve any infrastructure that is to be dedicated to Council.
Stormwater quality			
<b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> <li>(a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including:                             <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	✓	<b>Will Comply</b> The proposed development is considered to have a non-worsening effect on the site and surrounding land as the site is flat, not affected by flood hazards, has adequate storm water infrastructure on 2 frontages and does not involve earthworks.  Any management plans required by the conditions of approval will be prepared by the builder at time of construction.

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

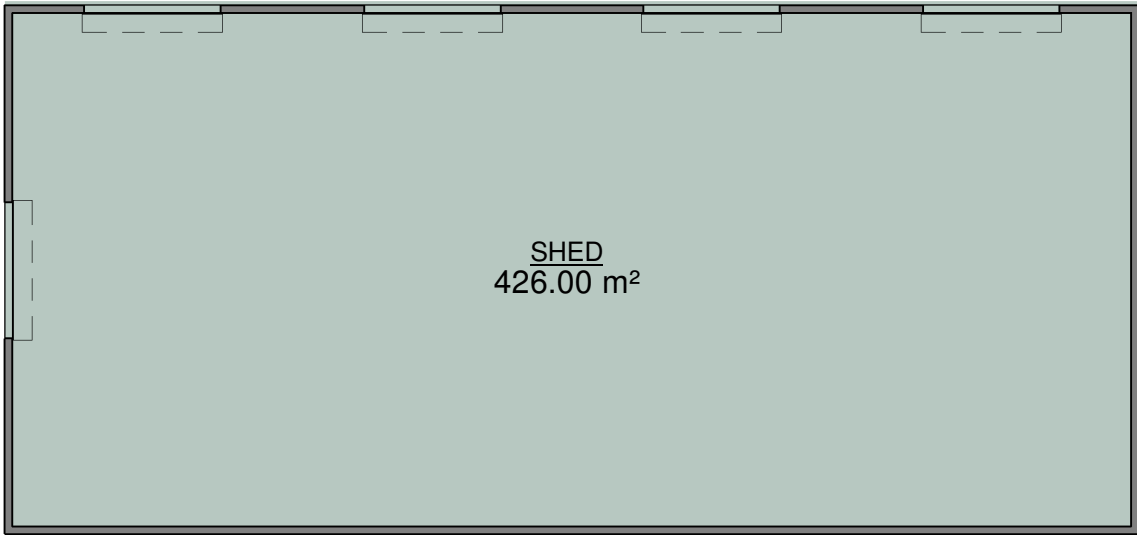
<b>Excavation or filling</b>			
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	n/a	<b>Not Applicable</b> No earthworks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

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

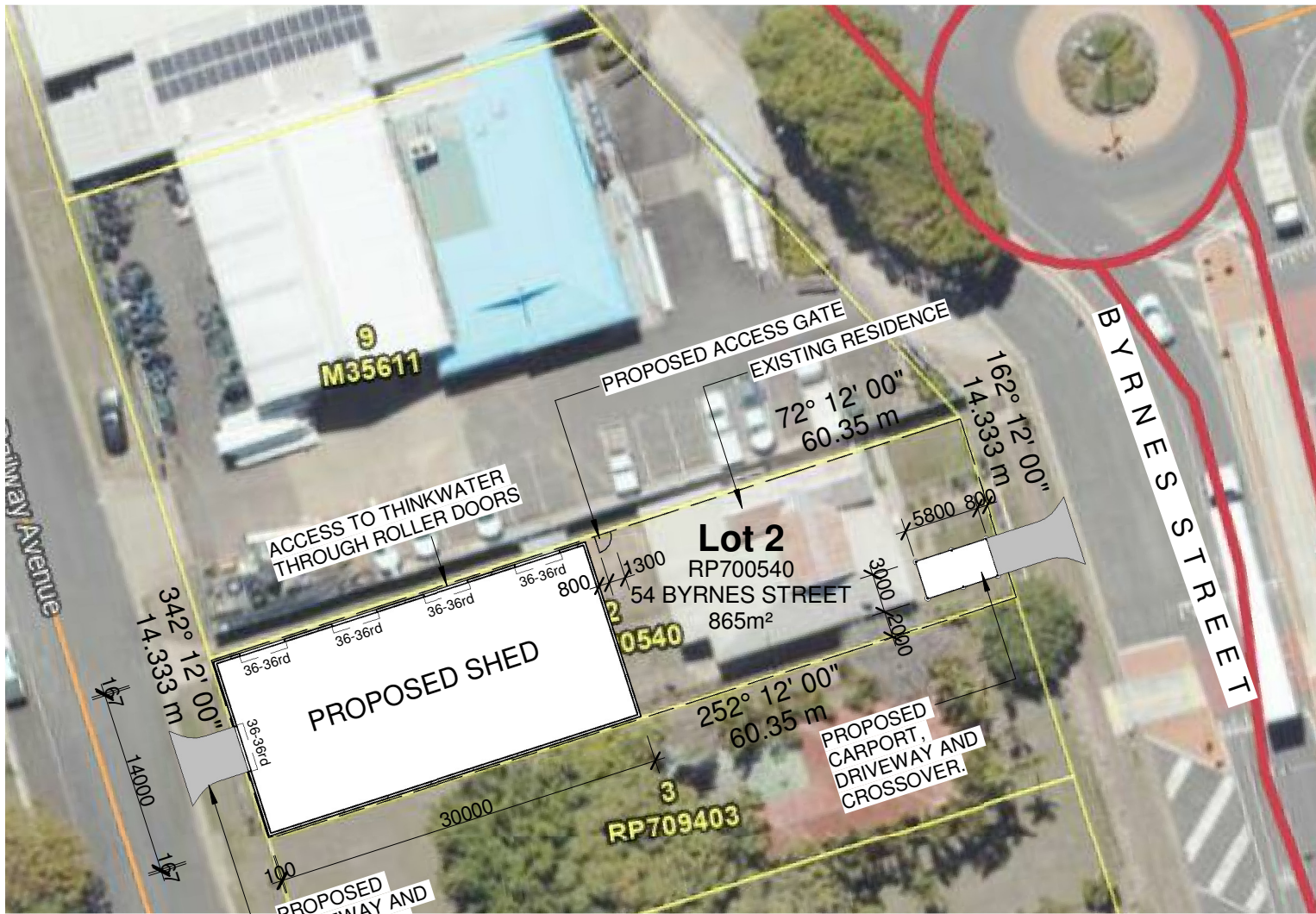




Area Schedule (Gross Building)	
Name	Area
SHED	426.00 m <sup>2</sup>
Grand total	426.00 m <sup>2</sup>



1 Gross Floor Area Plan  
1 : 200



2 Site Plan  
1 : 500

PRELIMINARY



Adrian Gallo Lic. No. 065385  
9137 Kennedy Highway,  
Upper Barron. Via Atherton. 4883.  
P.O. Box 1420 Atherton. 4883.  
telephone 07 40950240  
adrian@ownhomedesign.com.au

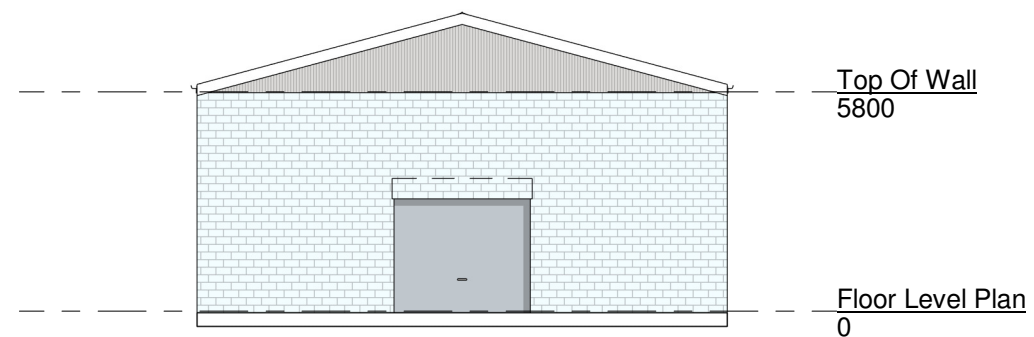
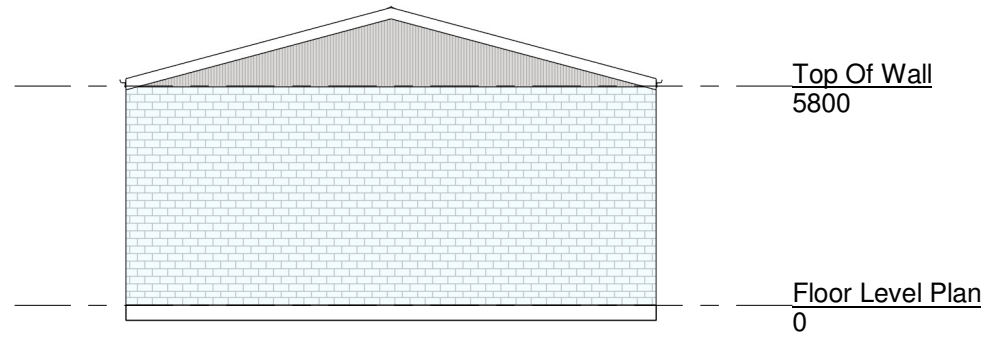
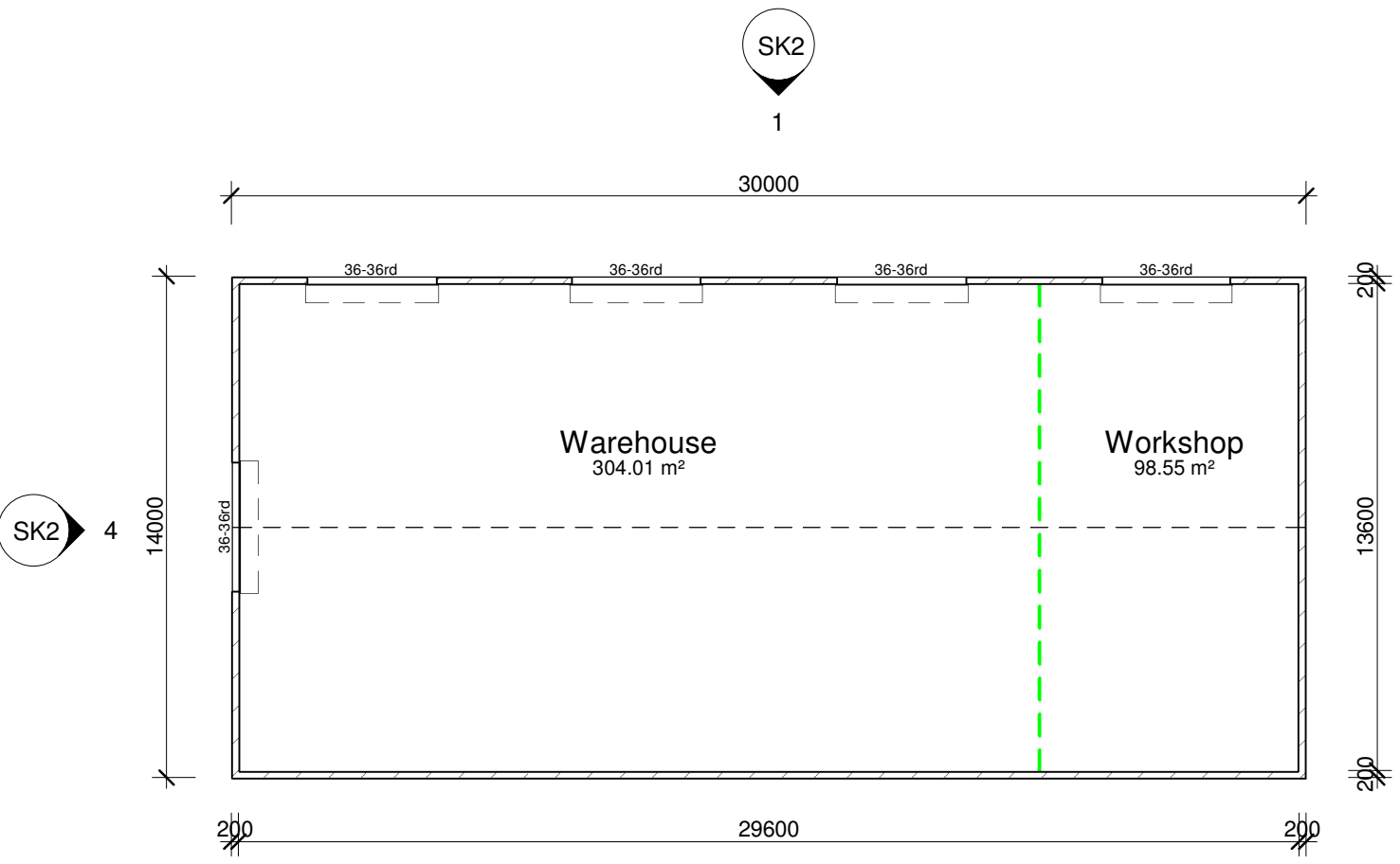
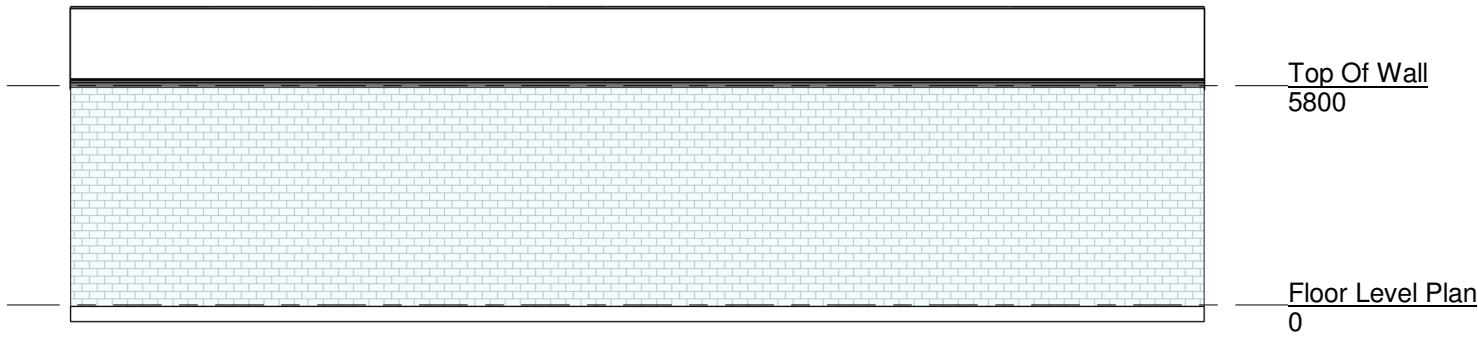
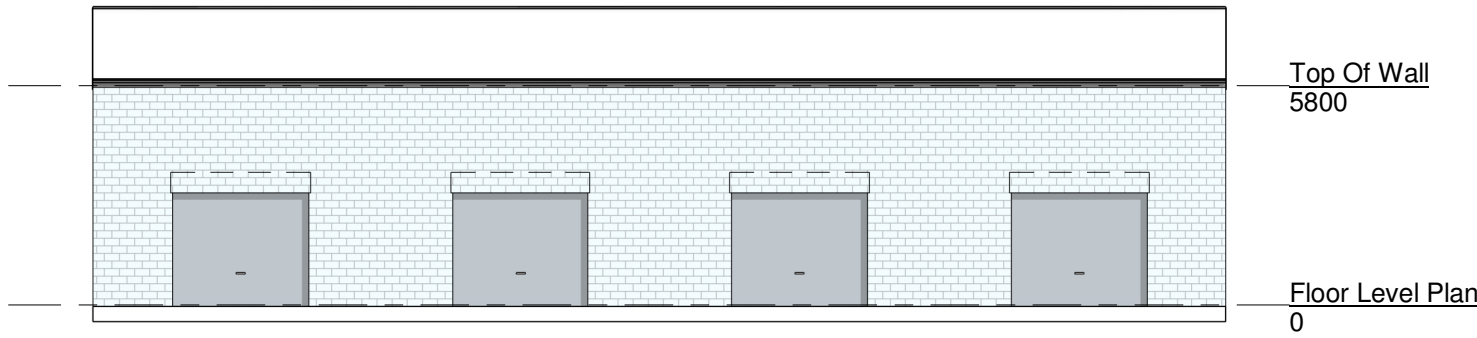
No.	Description	Date
A	Preliminary Sketch Design	23.08.24

New Shed  
54 Byrnes Street  
Mareeba, QLD, 4880  
Graeme Eade

COVER SHEET

Project number	224	224 - SK1 A
Date	14th June 2024	
Drawn by	BT	
Checked by	AG	Scale As indicated @ A3





PRELIMINARY

OWN  
HOME  
DESIGN

Adrian Gallo Lic. No. 065385  
9137 Kennedy Highway,  
Upper Barron. Via Atherton. 4883.  
P.O. Box 1420 Atherton. 4883.  
telephone 07 40950240  
adrian@ownhomedesign.com.au

No.	Description	Date
A	Preliminary Sketch Design	23.08.24

New Shed  
54 Byrnes Street  
Mareeba, QLD, 4880  
Graeme Eade

FLOOR PLAN & ELEVATIONS			
Project number	224	224 - SK2 A	
Date	14th June 2024		
Drawn by	BT		
Checked by	AG	Scale	1 : 200 @ A3

# 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)	Mr Graeme Eade 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)	24013
1.1) Home-based business	
<input checked="" type="checkbox"/> Personal details to remain private in accordance with section 264(6) of Planning Act 2016	
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
		54	Byrnes Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	RP700540	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		50	Byrnes Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	9	M35611	Mareeba Shire Council

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ 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):

Warehouse

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 DA Form 2 – Building work details

### Division 1 – Material change of use

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

#### 8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Warehouse	Warehouse		420

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

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

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

### Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

- ☐ 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
- ☐ SEQ northern inter-urban break – combined use

- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development –levees *(category 3 levees only)*
- ☐ Wetland protection area

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

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response

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

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

## PART 7 – FURTHER DETAILS

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

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

### 21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

### 22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

### 23) Further legislative requirements

#### Environmentally relevant activities

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

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

☒ No

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

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

### **Hazardous chemical facilities**

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

- ☐ Yes – *Form 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](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

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

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

### **Environmental offsets**

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

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

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

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

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

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

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

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://www.daf.qld.gov.au) for further information.

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

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

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

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

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

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

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

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://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](http://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](http://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](http://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](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.*

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

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

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being

satisfied) <input checked="" type="checkbox"/> No
<b>Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation</b>
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?
<input type="checkbox"/> Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
<input checked="" type="checkbox"/> No
<b>Note:</b> See guidance materials at <a href="http://www.planning.stateldevelopment.qld.gov.au">www.planning.stateldevelopment.qld.gov.au</a> for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

<b>24) Development application checklist</b>	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	<input checked="" type="checkbox"/> Yes
<b>Note:</b> See the Planning Regulation 2017 for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of <a href="#">DA Form 2 – Building work details</a> have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
<b>Note:</b> This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see <a href="#">DA Forms Guide: Planning Report Template</a> .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
<b>Note:</b> Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a> .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
<b>25) Applicant declaration</b>	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct	
<input checked="" type="checkbox"/> Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i>	
<b>Note:</b> It is unlawful to intentionally provide false or misleading information.	
<p><b>Privacy</b> – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> <li>such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or</li> <li>required by other legislation (including the <i>Right to Information Act 2009</i>); or</li> <li>otherwise required by law.</li> </ul> <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

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

Date received:
Reference number(s):

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

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

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

I, Betty Lorraine De Marchi

[Insert name in full.]

Sole Director/Secretary of the company mentioned below.

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

I,

[Insert name in full.]

Director of the company mentioned below.

and I,

[Insert name in full.]

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

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

Of SALALI PTY LTD (acn 010 773 707)

[Insert name of company and ACN.]

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

[Insert street address, lot on plan description or coordinates of the premises the subject of the  
Lot 9 on Crown Plan M35611 application.]

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

Scope Town Planning

[Insert name of applicant.]

**The *Planning Act 2016* is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.**

on the premises described above for:

*[Insert details of the proposed development, e.g. material change of use for four-storey apartment building.]*

Material Change of Use -Warehouse on Lot 2 on Registered Plan 700540 – The consent of the owner of Lot 9 on Crown Plan M35611 for access from Lot 9 to Lot 2 on Registered Plan 700540.

Company seal *[if used]*

Company Name and ACN: ...SALALI PTY LTD ACN 010 773 707

*B L Kle Marchi*

Signature of Sole Director/Secretary

*03.09.2024*

Date

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

Company Name and ACN: .....

Signature of Director

Date

Signature of Director/Secretary

Date

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



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

We, Graeme Justin Eade & Miranda Louise Eade

as owner of the premises identified as follows:


Lot 2RP700540

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

Scope Town Planning

on the premises described above for:

Material Change of Use - Warehouse

 05/09/24

[signature of owner and date signed]

muEade 05/09/24