

5 June 2025

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attn: Town Planning

Submitted via: info@msc.qld.gov.au

**RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (TOURIST PARK)
OVER LAND AT 8392 MULIGAN HIGHWAY, DESAILLY, MORE FORMALLY DESCRIBED AS LOT
22 ON SP302231**

Council Ref: MCU/25/0009

Aspire Town Planning and Project Services act on behalf of Malcolm Hugh McDougall (the 'Applicant' and 'Land Owner') in relation to the above described Development Application.

Pursuant to Section 52 of the *Planning Act 2016*, we hereby formally request a change to the development application currently under assessment. The proposed change seeks to reduce the scale and complexity of the development to enable a more efficient implementation.

Importantly, the physical footprint of the development has not changed. All proposed modifications are contained within the previously proposed layout. Rather than expanding or relocating infrastructure, the changes involve the removal of a number of sites within the existing footprint, resulting in a simplified and more manageable development form.

Specifically, the scope of the proposed change includes:

- A reduction in the total number of accommodation sites to 100;
- Removal of all previously proposed cabins; and
- Removal of the staging arrangement originally proposed.

As a result of the proposed changes, the projected wastewater demand falls below the 100 Equivalent Persons (EP) threshold. This reduction enables the project to progress under a compliant and fit-for-purpose wastewater solution that does not trigger additional State referral or complex servicing requirements. To this end, Taylor Environmental

(Australia) Pty Ltd has been engaged to design an onsite wastewater treatment system tailored to the revised scale of the development. Details of the wastewater solution will be provided to Council under separate cover.

In support of this request, please find attached:

- Amended proposal plans clearly identifying the revised development layout and removal of cabins and staging; and
- A supporting statement addressing the nature and intent of the changes and assessing compliance with the relevant provisions of the planning framework.

We respectfully request Council's timely consideration of this request and confirmation that the development application will continue to be assessed incorporating the proposed amendments. Should you require any further information to progress the request, please do not hesitate to contact us.

Regards,

A handwritten signature in black ink, appearing to read 'Daniel Favier', with a large loop at the start and a long horizontal stroke extending to the right.

Daniel Favier

Senior Town Planner

ASPIRE Town Planning and Project Services

Cc: State Assessment and Referral Agency (2505-45864 SRA)

Via email: Sue.Lockwood@dsdipg.qld.gov.au



ASPIRE

Town Planning and Project Services

Attachment I

Amended Plans

Property Description

Lot 22 On SP 302231
Locality - Desailly
Mareeba Shire Council

Area of Land - 149 800 000 sq m
Area of Development footprint - 88 300 sq m
Building Classification Classes - 1 & 10

Flood overlay:- Refer overlay plan

Bushfire Overlay:- Medium Potential Bushfire intensity
Refer overlay plan



Proposed
Caravan
Park

Approx co ordinates
shown in red:-
interpolated from
Qld globe

16.49397
144.99841

16.49135
145.00006

16.49253
145.00221

16.49530
145.00082

16.49628
144.99704

Aerial Site & Locality Plan

1 : 3000



5/06/2025 7:02:18 AM

SUSTAINABLE BUILDING REQUIREMENTS
FOR CLASS 1 BUILDINGS

Acceptable Solutions:

Shower Roses:

Shower Roses to be AAA rating when assessed against AS/NZ 6400:2004 or as star rating under the Water Efficiency Labelling Scheme (WELS).

Water Supply:

In a service area for retail water service under the Water Act 2000, the water supplied to a new Class 1 building does not exceed pressure levels set out in AS/NZ 3550.1:2003 and if the main water pressure exceeds or could exceed 500 Kpa, a water pressure limiting device is installed to ensure that the maximum operating pressure at the outlet within boundaries of the property does not exceed 500 Kpa.

Volume of Water used in Toilet:

In a new Class 1 building, toilet cisterns have dual flush capability that does not exceed 4.5 litres on full flush and 3 litres on half flush.

Energy Efficiency Lighting:

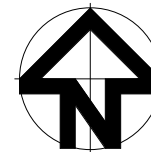
In a new Class 1 building, fluorescent lights or compact fluorescent lights (CFLs) are used in 80% of the total area of all rooms. The total area is to include the floor area of the garage, where the garage is associated with the Class 1 building. Air conditioning systems must have an Energy Efficiency Rating of at least 2.9

Hot Water System:

In a new Class 1 building, a hot water supply is provided by:
(a) Solar hot water system, or
(b) A gas hot water system with a five star energy rating.
(c) A heat pump system.

GENERAL NOTES

- 1.1 Refer any discrepancy to designer for written instructions
2. All work to be in accordance with the B.C.A. Class 1 & 10.
3. Plumbing & Drainage to comply with AS/NZS 3500.
4. Footings to comply with AS 2870.
5. Glazing to comply with AS 1288.
6. Cold formed steel to comply with AS/NZS 4600.
7. Timber framing to comply with AS 1684.3-2006.
8. Termite treatment: Timber to be preservative treated (L.O.S.P.) in accordance with AS 3660-2000.
9. Stormwater to be discharged to council regulations.
10. All structural fixed bolts, nuts and washers to be hot dipped galvanised.
11. Confirm all joinery fit-out details with proprietor prior to construction.



Number Date Description

A - approx co ordinates
added to plan 22 12 24

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED

IF IN DOUBT ASK !!

Client

M. Mcdougall

Project

Caravan Park

Location

8392 Mulligan
Highway
Desailly

Design Wind Classification - C2

Date May 2024

Drawn Max Slade

Scale 1 : 3000

Job No.

M24 - 4970 B

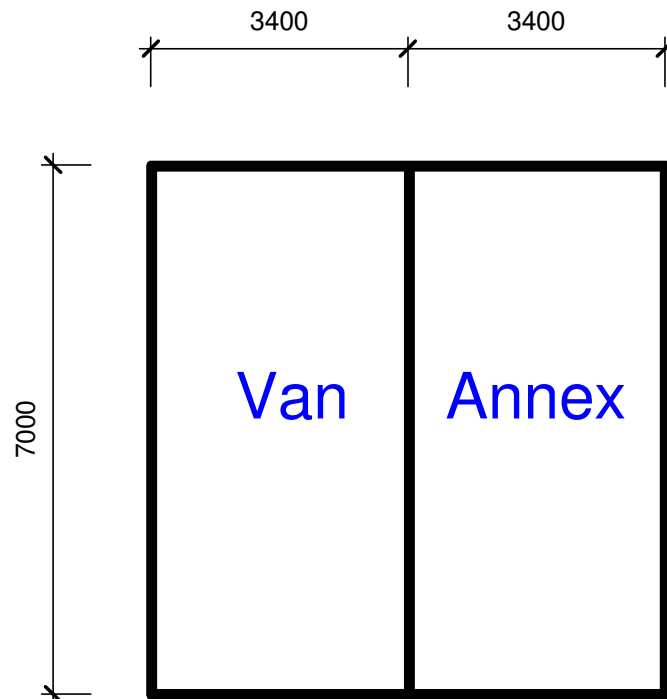
A.B.N. No. 16 010 608 321
Max Slade Designs Pty. Ltd.
QBSA Lic. No. 659479
Builder - Low Rise
Building Designer - Medium Rise

Phone 07 40 91 2099
maxslade@bigpond.net.au

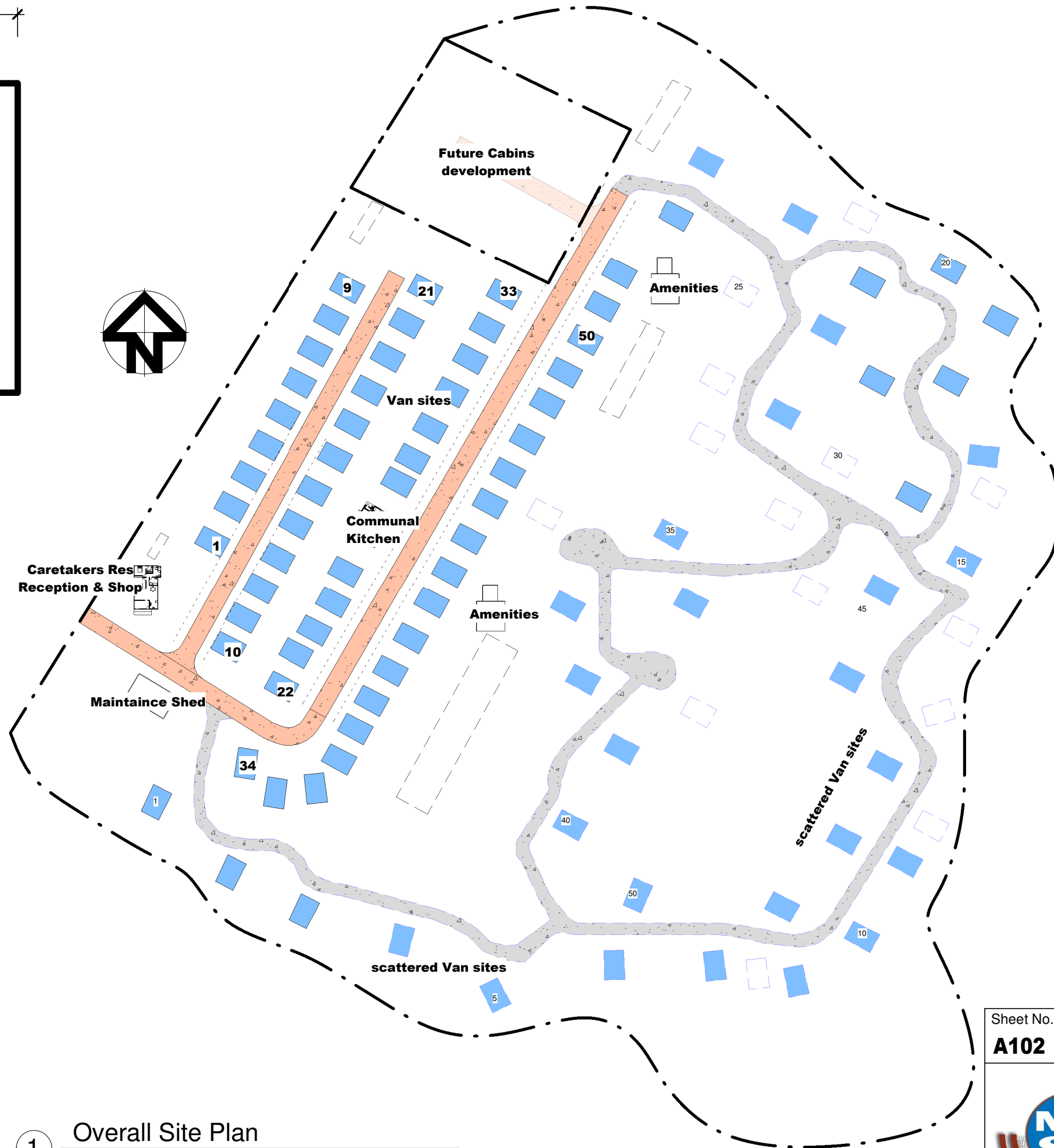
Sheet No. Sheet Name.

A101 SITE PLAN





2 Van Site Dimensions
1 : 100



1 Overall Site Plan
1 : 1500

Description
Date
Number

Notes
All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED
IF IN DOUBT ASK !!

Client
M. Mcdougall

Project
Caravan Park

Location
8392 Mulligan Highway Desailly

Design Wind Classification - C2

Date May 2024

Drawn Max Slade

Scale As indicated

Job No.
M24 - 4970 B

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D/A Issue #3 05 06 25

Sheet No. Sheet Name.
A102 OVERALL SITE PLAN

