



11 June 2025

Planning Officer: Carl Ewin
Direct Phone: 07 4086 4656
Our Reference: MCU/25/0011

Osz Pty Ltd TTE
C/- S & T Myrteza Family Trust
PO Box 1093
MAREEBA QLD 4880

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 9 June 2025, under delegated authority, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/25/0011
Street Address:	19 Reynolds Street, Mareeba
Real Property Description:	Lot 3 on RP740309
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use Warehouse (Self Storage Sheds)
Date of Decision:	9 June 2025

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is **six (6) years** starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

INFRASTRUCTURE

Where conditions relate to the provision of infrastructure, these are non-trunk infrastructure conditions unless specifically nominated as a "***necessary infrastructure condition***" for the provision of trunk infrastructure as defined under Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS**ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)****(a) Development assessable against the Planning Scheme**

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
 - 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.

- 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

4. Infrastructure Services and Standards

4.1 Access

A new access crossover must be constructed from Reynolds Street in the south-west corner of the site (from the edge of the road pavement to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The applicant/developer is to make an application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening affect on surrounding land as a consequence of the development.
- (b) All stormwater drainage must be discharged to an approved legal point of discharge.

4.3 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with 10 car parking spaces which are available solely for the parking of vehicles associated with the use of the premises.

All car parking spaces, and internal driveways must be concrete sealed and appropriately drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

4.4 Lighting

Where outdoor lighting is required, the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

4.5 Water Supply

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service

the development in accordance with FNQROC Development Manual standards (as amended).

If a new or upgraded water service connection is required to service the development, it must be provided in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.6 Sewerage Connection

The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
0804 WD 01 Issue A	Site Plan	Gregory G Terzi	April 2025
0804 WD 03 Issue A	Siting & Floor Layout	Gregory G Terzi	April 2025
0804 WD 04 Issue A	Existing Detail Floor Plan	Gregory G Terzi	April 2025
0804 WD 05 Issue A	External Elevations	Gregory G Terzi	April 2025
A3.020 Rev. 00F	Ground Floor Unit Plan	Storco.	17/04/2025
A3.020 Rev. 00F	First Floor Unit Plan	Storco.	17/04/2025
A3.020 Rev. 00F	Unit Table Schedule	Storco.	17/04/2025

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (c) Compliance with applicable codes/policies
The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.
- (d) Compliance with Acts and Regulations
The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.
- (e) Environmental Protection and Biodiversity Conservation Act 1999
The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.dcceew.gov.au.
- (f) Cultural Heritage
In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.dsdsatsip.qld.gov.au.
- (g) Electric Ants
Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.
Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a *general biosecurity obligation*) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at [Electric ants in Queensland | Business Queensland](#) or contact Biosecurity Queensland 13 25 23.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Building Work
- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

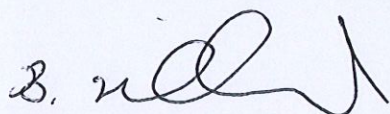
You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

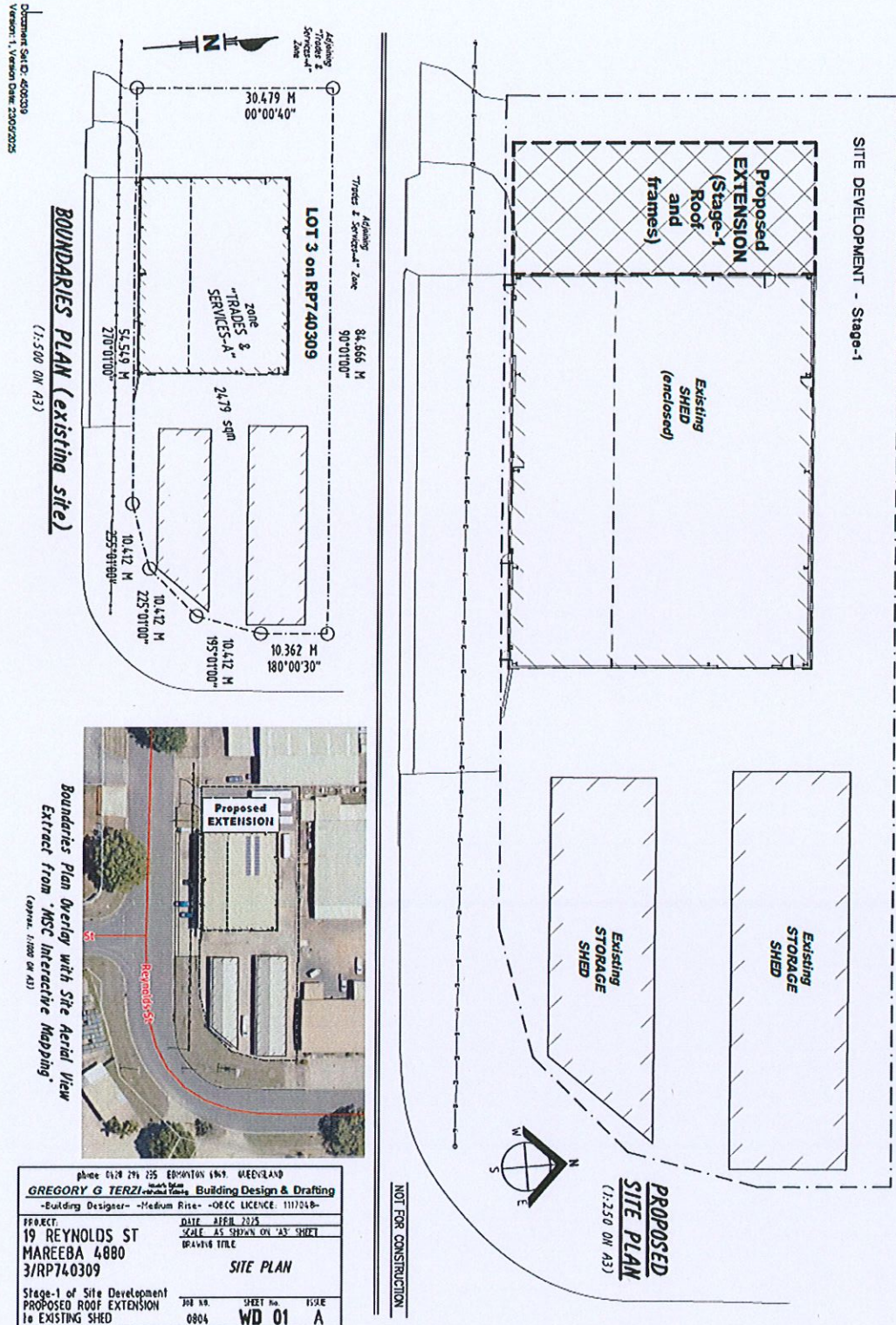
Yours faithfully



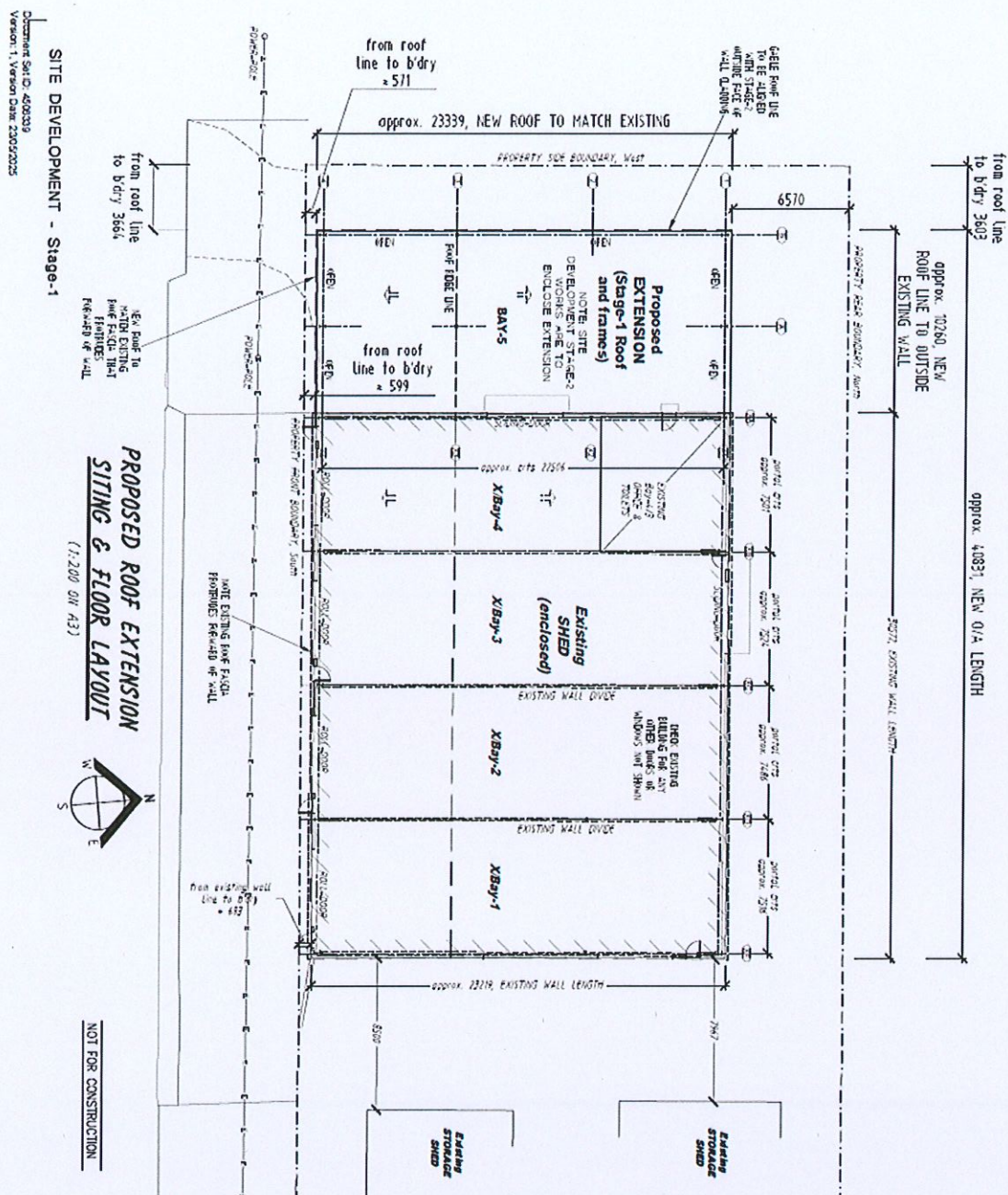
BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

Enc: Approved Plans/Documents
Appeal Rights

Approved Plans/Documents



11/6/2025
B. W. O.



C.M.G. CONSULTING ENGINEERS Pty Ltd
A/CN 017 025 275

128 EDWARDS ST
GARYS PDA 307
128 EDWARDS ST
PRAIRIE 307 962

phone 018 725 225 EDWARDS RD WREXLEAD

GREGORY G TERZ *Architect* **Building Design & Drafting**
-Building Designer- Medium Firm- **0600 LICENCE 1112040-**

PROJECT **DATE** **APPR 2015**
19 REYNOLDS ST **SCALE** **AS SHOWN ON 25 SHEET**
MAREEBA 4880 **DRAWING TITLE**
3/RP740309

SITING & FLOOR LAYOUT

Stage 1 of Site Development
PROPOSED ROOF EXTENSION
TO EXISTING SHED

JOB NO. **SHEET NO.** **DATE**
0804 **WD 03** **A**

- BUILDING CLASSIFICATION
- EXISTING ENCLOSED SHED - Class
- NEW ROOF EXTENSION - as existing
- NUMBER OF PERSONS ACCOMMODATED
- Referencing NCC/AS/NZS 0201:81
- NEW ROOF EXTENSION
- Start - N/A
- Customer - N/A

BUILDING FLOOR AREA, SIZE

- NEW ROOF EXTENSION = 237 sqm
- EXISTING SHED - as existing
- Total floor area including depth for 101 lifting truck = 267 sqm
- EXISTING SHED = 709.5 sqm
- Measure depths existing shed wall cladding profile depth.

- TOTAL (new & existing) = 946.5 sqm

VOLUME (cubic/M)

- NEW ROOF EXTENSION = approx. 1652 cubic/M
- EXISTING SHED = approx. 4288 cubic/M
- unless certification specifies otherwise
- A. Includes air space above office
- B. Includes air space above 1st & 2nd
- C. Includes air space above 3rd & 4th
- D. Includes air space above 5th & 6th
- E. Includes air space above 7th & 8th
- F. Includes air space above 9th & 10th
- G. Includes air space above 11th & 12th
- H. Includes air space above 13th & 14th
- I. Includes air space above 15th & 16th
- J. Includes air space above 17th & 18th
- K. Includes air space above 19th & 20th
- L. Includes air space above 21st & 22nd
- M. Includes air space above 23rd & 24th
- N. Includes air space above 25th & 26th
- O. Includes air space above 27th & 28th
- P. Includes air space above 29th & 30th
- Q. Includes air space above 31st & 32nd
- R. Includes air space above 33rd & 34th
- S. Includes air space above 35th & 36th
- T. Includes air space above 37th & 38th
- U. Includes air space above 39th & 40th
- V. Includes air space above 41st & 42nd
- W. Includes air space above 43rd & 44th
- X. Includes air space above 45th & 46th
- Y. Includes air space above 47th & 48th
- Z. Includes air space above 49th & 50th
- AA. Includes air space above 51st & 52nd
- AB. Includes air space above 53rd & 54th
- AC. Includes air space above 55th & 56th
- AD. Includes air space above 57th & 58th
- AE. Includes air space above 59th & 60th
- AF. Includes air space above 61st & 62nd
- AG. Includes air space above 63rd & 64th
- AH. Includes air space above 65th & 66th
- AI. Includes air space above 67th & 68th
- AJ. Includes air space above 69th & 70th
- AK. Includes air space above 71st & 72nd
- AL. Includes air space above 73rd & 74th
- AM. Includes air space above 75th & 76th
- AN. Includes air space above 77th & 78th
- AO. Includes air space above 79th & 80th
- AP. Includes air space above 81st & 82nd
- AQ. Includes air space above 83rd & 84th
- AR. Includes air space above 85th & 86th
- AS. Includes air space above 87th & 88th
- AT. Includes air space above 89th & 90th
- AU. Includes air space above 91st & 92nd
- AV. Includes air space above 93rd & 94th
- AW. Includes air space above 95th & 96th
- AX. Includes air space above 97th & 98th
- AY. Includes air space above 99th & 100th
- AZ. Includes air space above 101st & 102nd
- BA. Includes air space above 103rd & 104th
- BB. Includes air space above 105th & 106th
- BC. Includes air space above 107th & 108th
- BD. Includes air space above 109th & 110th
- BE. Includes air space above 111th & 112th
- BF. Includes air space above 113th & 114th
- BG. Includes air space above 115th & 116th
- BH. Includes air space above 117th & 118th
- BI. Includes air space above 119th & 120th
- BJ. Includes air space above 121st & 122nd
- BK. Includes air space above 123rd & 124th
- BL. Includes air space above 125th & 126th
- BM. Includes air space above 127th & 128th
- BN. Includes air space above 129th & 130th
- BO. Includes air space above 131st & 132nd
- BP. Includes air space above 133rd & 134th
- BQ. Includes air space above 135th & 136th
- BR. Includes air space above 137th & 138th
- BS. Includes air space above 139th & 140th
- BT. Includes air space above 141st & 142nd
- BU. Includes air space above 143rd & 144th
- BV. Includes air space above 145th & 146th
- BW. Includes air space above 147th & 148th
- BX. Includes air space above 149th & 150th
- BY. Includes air space above 151st & 152nd
- BZ. Includes air space above 153rd & 154th
- CA. Includes air space above 155th & 156th
- CB. Includes air space above 157th & 158th
- CC. Includes air space above 159th & 160th
- CD. Includes air space above 161st & 162nd
- CE. Includes air space above 163rd & 164th
- CF. Includes air space above 165th & 166th
- CG. Includes air space above 167th & 168th
- CH. Includes air space above 169th & 170th
- CI. Includes air space above 171st & 172nd
- CJ. Includes air space above 173rd & 174th
- CK. Includes air space above 175th & 176th
- CL. Includes air space above 177th & 178th
- CM. Includes air space above 179th & 180th
- CN. Includes air space above 181st & 182nd
- CO. Includes air space above 183rd & 184th
- CP. Includes air space above 185th & 186th
- CQ. Includes air space above 187th & 188th
- CR. Includes air space above 189th & 190th
- CS. Includes air space above 191st & 192nd
- CT. Includes air space above 193rd & 194th
- CU. Includes air space above 195th & 196th
- CV. Includes air space above 197th & 198th
- CW. Includes air space above 199th & 200th
- CX. Includes air space above 201st & 202nd
- CY. Includes air space above 203rd & 204th
- CZ. Includes air space above 205th & 206th
- DA. Includes air space above 207th & 208th
- DB. Includes air space above 209th & 210th
- DC. Includes air space above 211th & 212th
- DD. Includes air space above 213th & 214th
- DE. Includes air space above 215th & 216th
- DF. Includes air space above 217th & 218th
- DG. Includes air space above 219th & 220th
- DH. Includes air space above 221st & 222nd
- DI. Includes air space above 223rd & 224th
- DJ. Includes air space above 225th & 226th
- DK. Includes air space above 227th & 228th
- DL. Includes air space above 229th & 230th
- DM. Includes air space above 231st & 232nd
- DN. Includes air space above 233rd & 234th
- DO. Includes air space above 235th & 236th
- DP. Includes air space above 237th & 238th
- DQ. Includes air space above 239th & 240th
- DR. Includes air space above 241st & 242nd
- DS. Includes air space above 243rd & 244th
- DT. Includes air space above 245th & 246th
- DU. Includes air space above 247th & 248th
- DV. Includes air space above 249th & 250th
- DW. Includes air space above 251st & 252nd
- DX. Includes air space above 253rd & 254th
- DY. Includes air space above 255th & 256th
- DZ. Includes air space above 257th & 258th
- EA. Includes air space above 259th & 260th
- EB. Includes air space above 261st & 262nd
- EC. Includes air space above 263rd & 264th
- ED. Includes air space above 265th & 266th
- EE. Includes air space above 267th & 268th
- EF. Includes air space above 269th & 270th
- EG. Includes air space above 271st & 272nd
- EH. Includes air space above 273rd & 274th
- EI. Includes air space above 275th & 276th
- EJ. Includes air space above 277th & 278th
- EK. Includes air space above 279th & 280th
- EL. Includes air space above 281st & 282nd
- EM. Includes air space above 283rd & 284th
- EN. Includes air space above 285th & 286th
- EO. Includes air space above 287th & 288th
- EP. Includes air space above 289th & 290th
- EQ. Includes air space above 291st & 292nd
- ER. Includes air space above 293rd & 294th
- ES. Includes air space above 295th & 296th
- ET. Includes air space above 297th & 298th
- EU. Includes air space above 299th & 300th
- EV. Includes air space above 301st & 302nd
- EW. Includes air space above 303rd & 304th
- EX. Includes air space above 305th & 306th
- EY. Includes air space above 307

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B. n. Q. 1

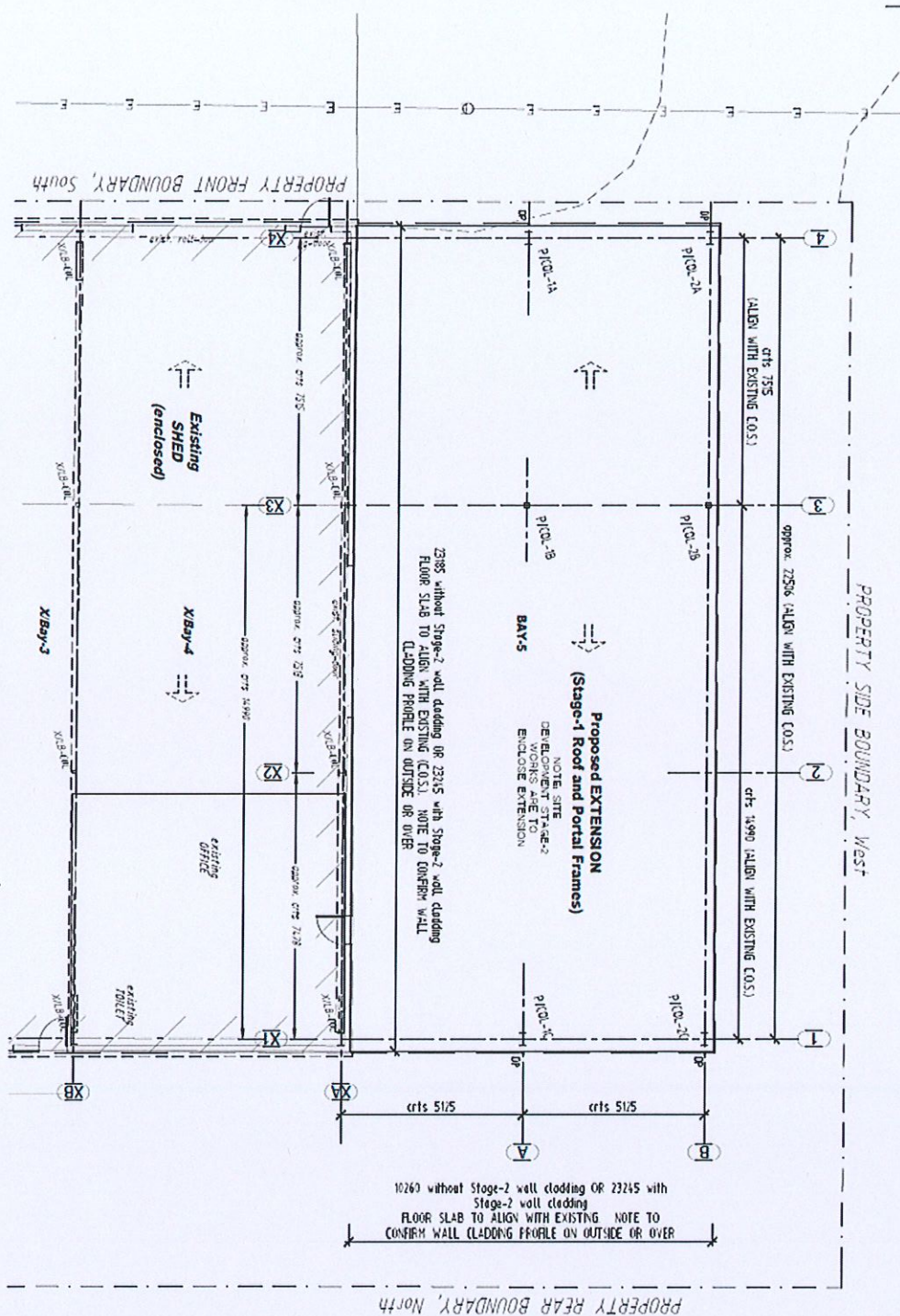
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Version: 1, Version Date: 23/02/2025

SITE DEVELOPMENT - Stage-1

PROPOSED ROOF EXTENSION DETAIL FLOOR PLAN (1:100 ON A3)



NOT FOR CONSTRUCTION



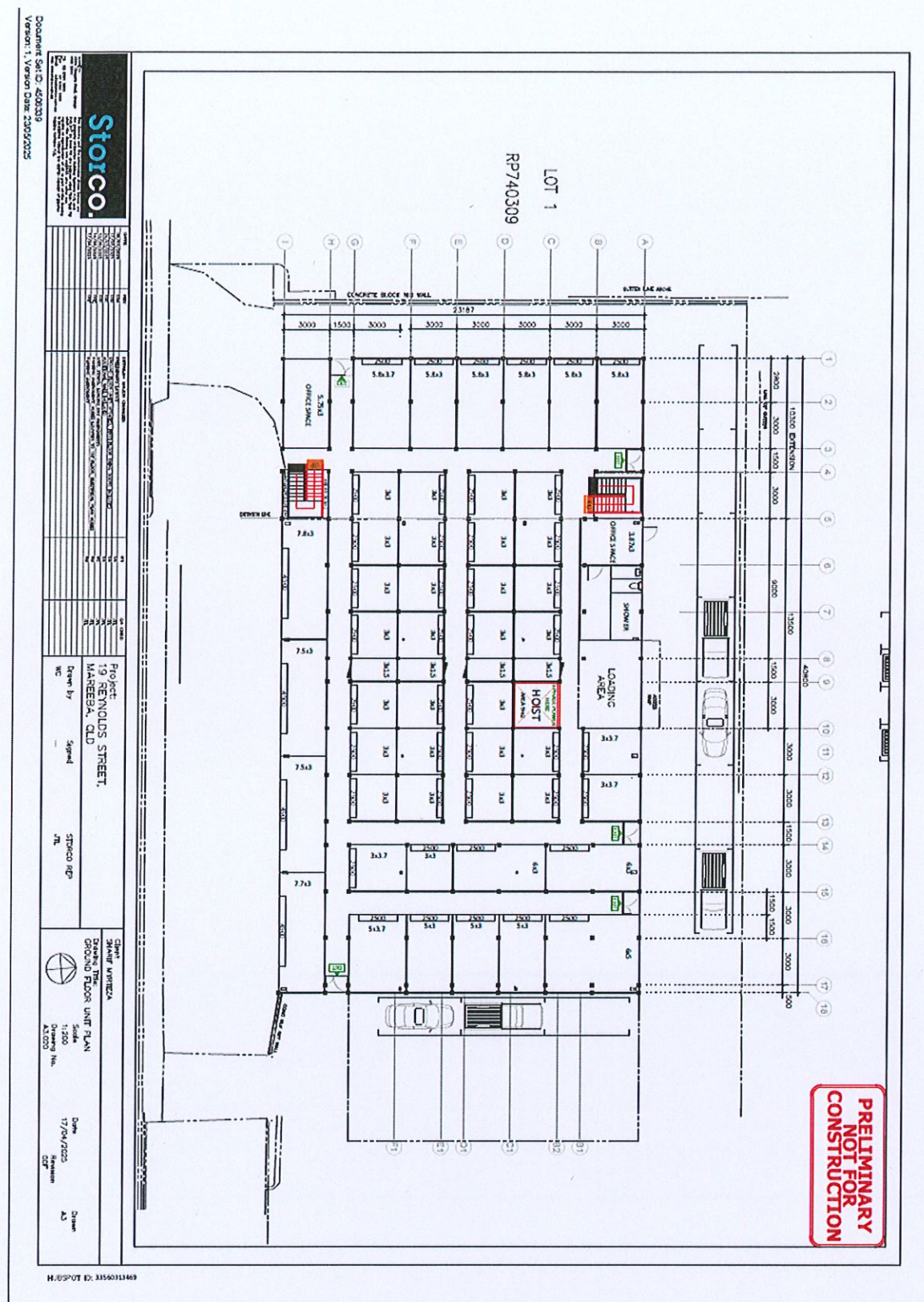
PROJECT	DATE	19/02/2025
19 REYNOLDS ST	SCALE	1:100 ON A3
MAREEBA 4880	DATE	19/02/2025
3/RP740309	DESCRIPTION	EXTENSION DETAIL FLOOR PLAN
Stage-1 of Site Development	SHEET No.	WD 04
PROPOSED ROOF EXTENSION	DATE	19/02/2025
to EXISTING SHED	BY	A

19/02/2025 14:25:00
GREGORY G TERZI
Building Design & Drafting
-Building Designer- -Medium Firm- -DECC LICENSE: 1117048-

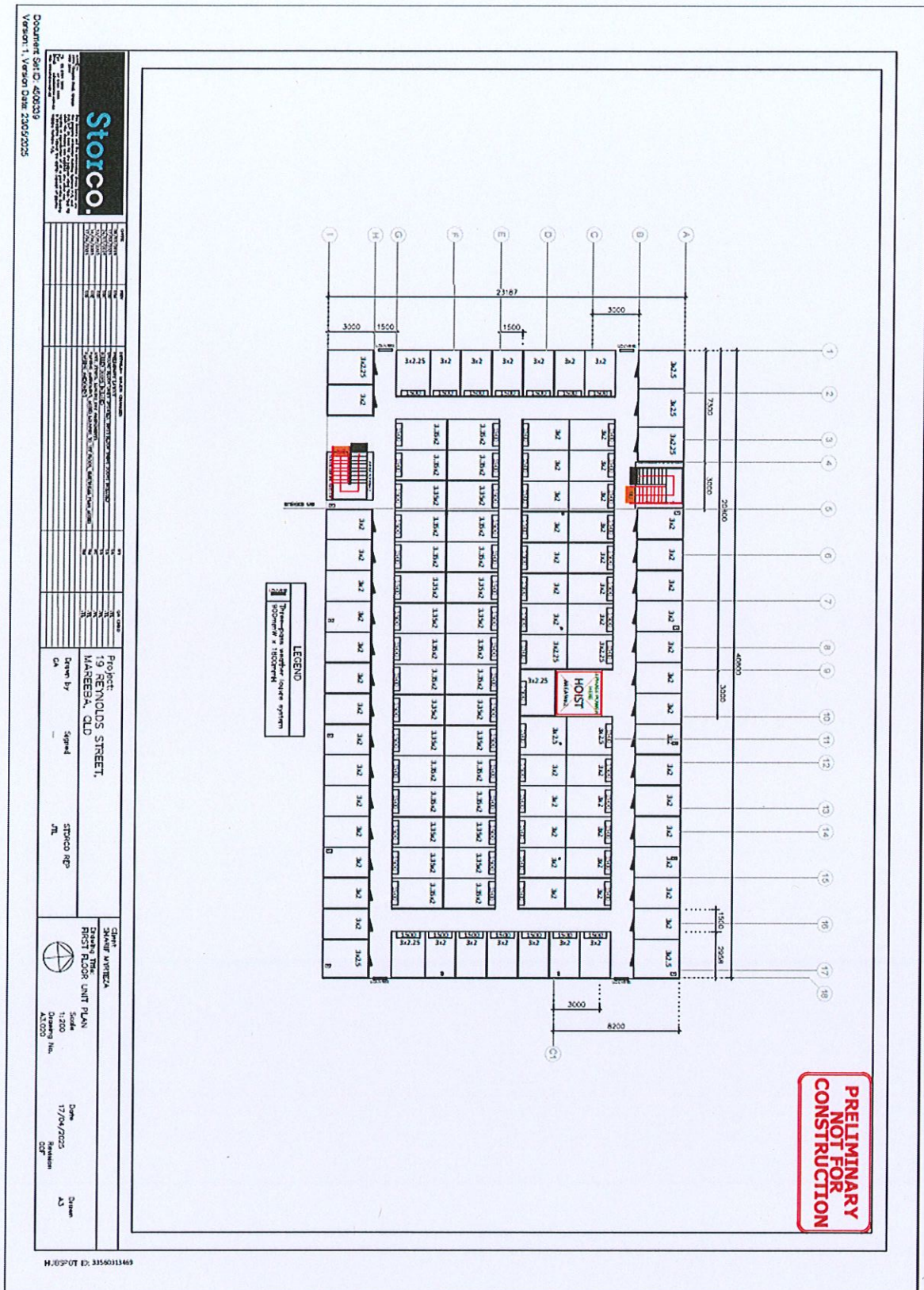
C.M.G. CONSULTING
ENGINEERS m.m.
128 BROWN ST.
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11/6/2025
B. n. Q.

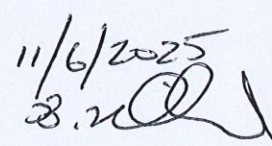
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Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 of the *Planning Act 2016* states –

- (a) Matters that may be appealed to –
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
- (b) The person-
 - (i) who may appeal a matter (**the appellant**); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

(2) An appellant may start an appeal within the appeal period.

(3) The **appeal period** is –

- (a) for an appeal by a building advisory agency – 10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal – at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises – 20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice – 20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given – 30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for any other appeal – 20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note –

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

- (6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund-
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that-
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to –
 - (a) the respondent for the appeal ; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1 – each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2 – each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
 - (f) for an appeal to the P&E Court – the chief executive; and
 - (g) for an appeal to a tribunal under another Act – any other person who the registrar considers appropriate.
- (4) The *service period* is –
 - (a) if a submitter or advice agency started the appeal in the P&E Court – 2 business days after the appeal has started; or
 - (b) otherwise – 10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section –

decision includes-

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or failure to make a decision; and
- (d) a purported decision ; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter-

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with the rules of the P&E Court.