
DELEGATED REPORT

SUBJECT: OSZ PTY LTD – MATERIAL CHANGE OF USE – WAREHOUSE (SELF STORAGE SHEDS) – LOT 3 ON RP740309 – 19 REYNOLDS STREET, MAREEBA - MCU/25/0011

DATE: 9 June 2025

REPORT OFFICER'S

TITLE: Supervisor Planning & Building

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	OSZ Pty Ltd	ADDRESS	19 Reynolds Street, Mareeba
DATE LODGED	23 May 2025	RPD	Lot 3 on RP740309
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use – Warehouse (Self Storage Sheds)		

FILE NO	MCU/25/0011	AREA	2,479m ²
LODGED BY	OSZ Pty Ltd S & T Myrteza Family Trust	OWNER	OSZ Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Industry Zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS: 1. Proposal Plan/s

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is code assessable and was not required to undergo public notification.

It has been assessed against the relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.

It is recommended that the application be approved in full with conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	OSZ Pty Ltd	ADDRESS	19 Reynolds Street, Mareeba
DATE LODGED	23 May 2025	RPD	Lot 3 on RP740309
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PROPOSED DEVELOPMENT	Material Change of Use – Warehouse (Self Storage Sheds)		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

- (A) **APPROVED DEVELOPMENT:** Development Permit for Material Change of Use – Warehouse (Self Storage Sheds)

- (B) **APPROVED PLANS:**

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

- (C) **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).

(D) 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.

(F) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect).

(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- 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)

THE SITE

The subject site is situated at 19 Reynolds Street, Mareeba and is more particularly described as Lot 3 on RP740309. The site is generally regular in shape with an area of 2,479m² and is zoned Industry under the Mareeba Shire Council Planning Scheme 2016.

The site has approximately 106 metres of frontage to Reynolds Street which is constructed to a asphalt/bitumen sealed standard including kerb and channel.

The site contains existing self-store sheds on the eastern half of the property and a large shed divided into 4 separate industrial tenancies situated on the western half of the property.

All surrounding lots are zoned Industry.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use – Warehouse (Self Storage Sheds) in accordance with the plans shown in **Attachment 1**.

The level of assessment for the proposed development has increased from *Accepted development, subject to requirements*, to Code Assessable, due to noncompliance with Acceptable Outcome AO2 of the Industry zone code (road boundary setback) and AO1 and AO2 of the Landscaping code (landscaping).

All other requirements for accepted development can be met by the proposed development.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site is:

- *Strategic Rehabilitation Area*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Category <ul style="list-style-type: none"> • Industry Area Infrastructure Elements <ul style="list-style-type: none"> • Local Collector Road
Zone:	Industry zone
Overlays:	Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Warehouse	<p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to storage.</p> <p>The use does not include retail sales from the premises or industrial uses.</p>	Self storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop

RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

(a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016**Relevant Development Codes**

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.5 Industry zone code
- 7.2.2 Mareeba local plan code
- 9.3.5 Industrial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

Pursuant to sub-section 5.3.3(4)(b) of the Mareeba Shire Council Planning Scheme 2016, this application is assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2).

Specifically, Acceptable Outcome AO2 of the Industry zone code (road boundary setback) and AO1 and AO2 of the Landscaping code (landscaping).

An officer assessment has found that the application satisfies the relevant performance outcome.

Relevant Codes	Comments
Industry Zone Code PO2 <i>Development is sited in a manner that considers and respects:</i> <i>(a) the siting and use of adjoining premises;</i> <i>(b) appearance of building bulk; and</i> <i>(c) relationship with road corridors.</i>	<p>The proposed development does not achieve the desired 3 metre road boundary setback required by Acceptable Outcome AO2.</p> <p>Assessment is therefore required against performance outcome PO3.</p> <p>The existing building (proposed to be converted into storage units) achieves a 0 metre setback to Reynolds Street already. The proposed shed extension to the west will achieve this same setback.</p> <p>The proposed lesser setback will not impact on Reynolds Street users or any neighbouring property and is therefore considered to comply with PO3</p>
Mareeba local plan code	The application will satisfy the requirements for accepted development.

Industrial activities code	The application will satisfy the requirements for accepted development.
Landscaping code PO1 Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	<p>The proposed development includes no landscaping and is therefore non-compliant with AO1, AO2 and AO3.1 of the Landscaping code.</p> <p>Assessment is therefore required against PO1 and PO2.</p> <p>No landscaping is proposed on-site which is generally consistent with other industrial land uses in the Reynolds Street area. The locality is a true industrial area with limited residential traffic. Existing mature street trees help to provide visual interest.</p> <p>Landscaping is not considered necessary in this instance given the site location and the nature and location of existing built form on the property.</p>
Parking and access code	The application will satisfy the requirements for accepted development – car parking numbers to be conditioned.
Works, services and infrastructure code	The application will satisfy the requirements for accepted development.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

Where relevant, a condition would be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

(f) Adopted Infrastructure Charges Notice

The subject land is within the Industry zone and a warehouse is accepted development subject to requirements within this zone. Council does not charge infrastructure charges for accepted development.

The level of assessment has moved from accepted development to code assessment due to minor noncompliance with acceptable outcomes (discussed above).

Infrastructure charges are not considered reasonable or necessary in this instance.

REFERRALS

This application did not trigger referral to a referral agency.

Internal Consultation

Nil

PLANNING DISCUSSION

Nil

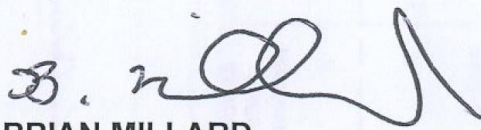
Date Prepared: 6 June 2024

DECISION BY DELEGATE

DECISION

Having considered the Officers report detailed above, I approve, as delegate of Council, the application subject to the conditions listed in the report.

Dated the 9TH day of JUNE 2025

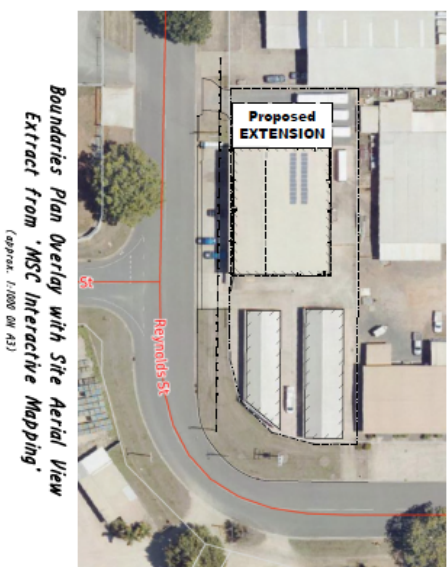
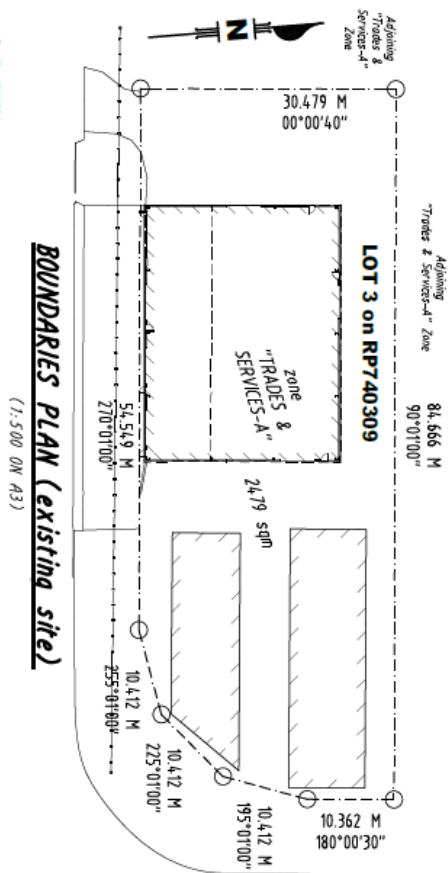


BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

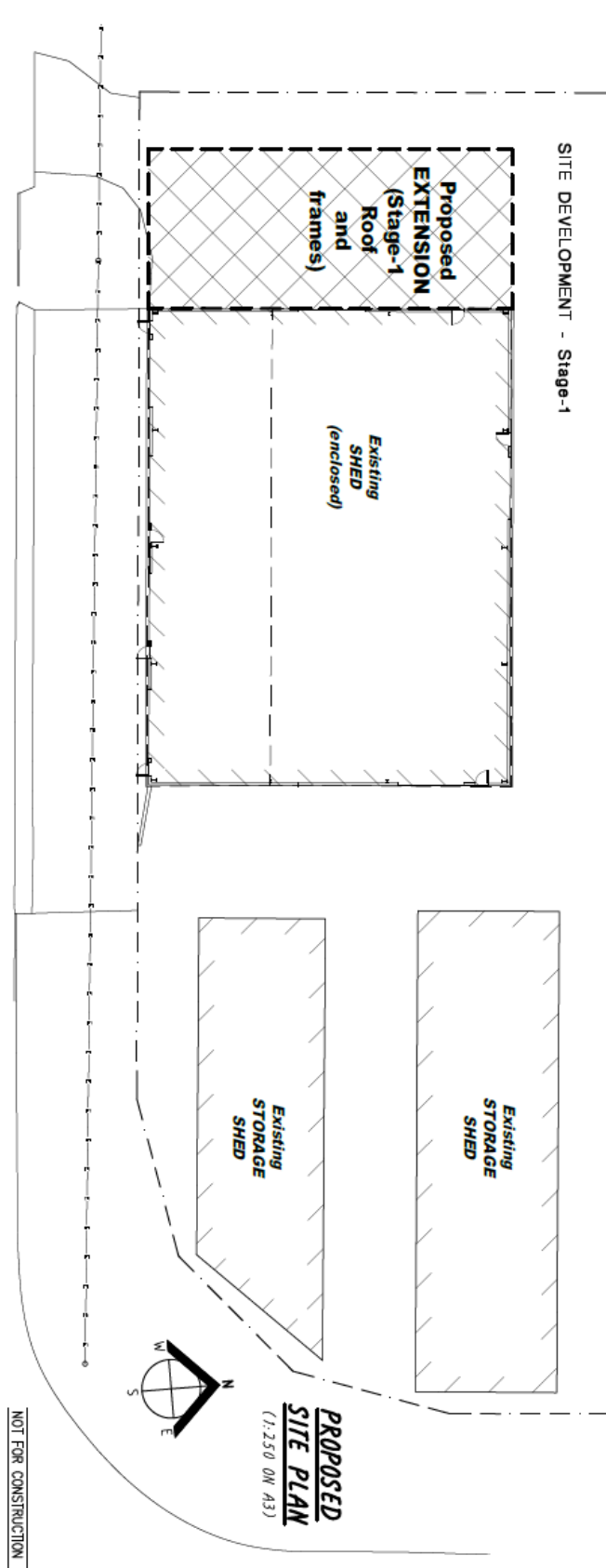
MAREEBA SHIRE
AS DELEGATE OF THE COUNCIL

PROPOSAL PLANS

Document Set ID: 460839
Version: 1, Version Date: 23/09/2025



phone: 0428 294 235 EDMONTON 4849 QUEENSLAND		
GREGORY G TERZI Building Design & Drafting		
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-		
PROJECT:	DATE:	DATE:
19 REYNOLDS ST	APRIL 2025	
MAREEBA 4880	SCALE:	AS SHOWN ON "A3" SHEET
3/RP740309	DRAWING TITLE:	
		SITE PLAN
Stage-1 of Site Development		
PROPOSED ROOF EXTENSION		
to EXISTING SHED		
JOB NO.	SHEET No.	ISSUE
0804	WD 01	A

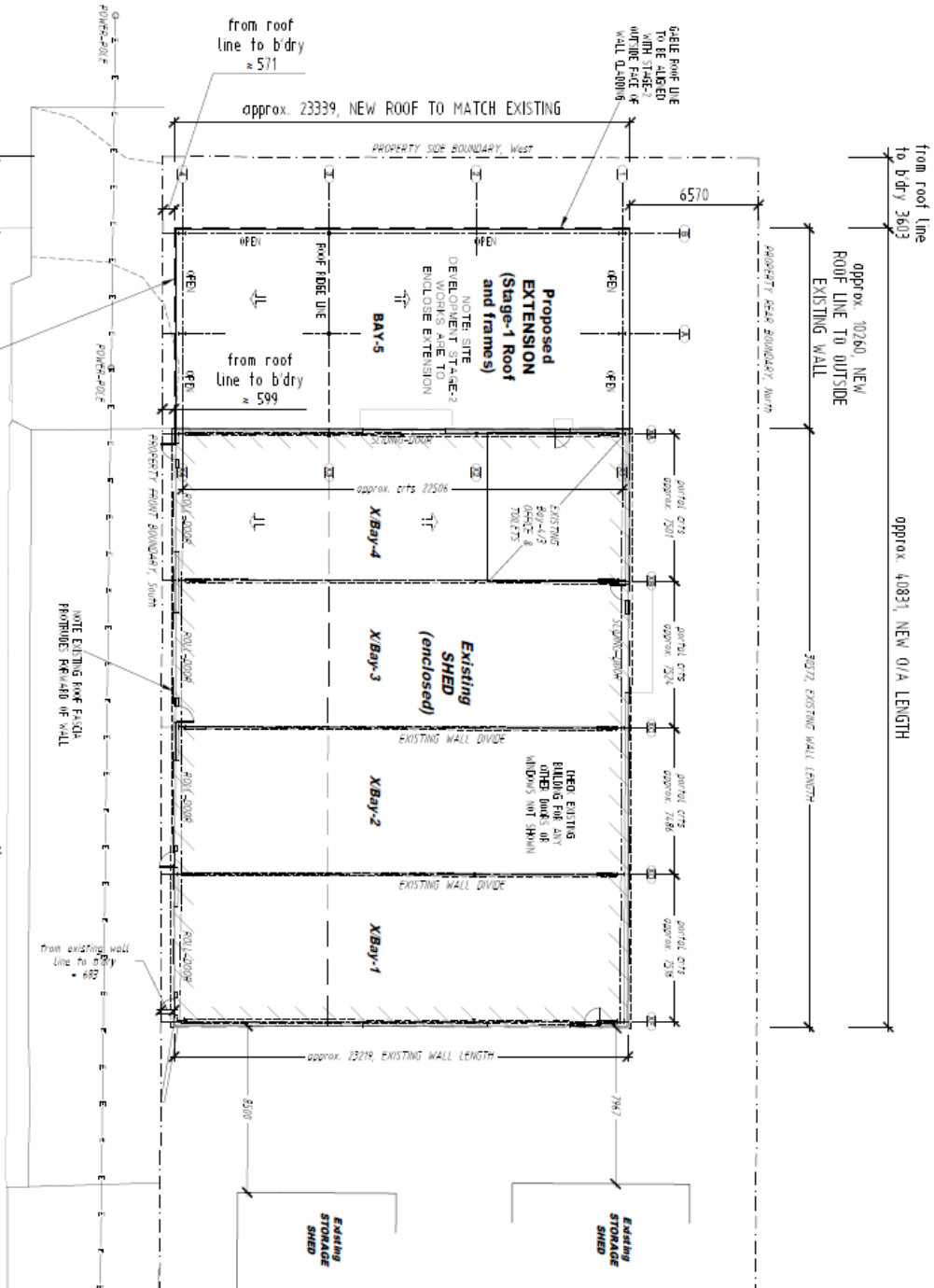


SITE DEVELOPMENT - Stage-1

PROPOSED ROOF EXTENSION SITING & FLOOR LAYOUT (1:200 ON A3)



NOT FOR CONSTRUCTION



BUILDING CLASSIFICATION

- EXISTING ENCLOSED SHED - Class 7
 - NEW ROOF EXTENSION - as existing
- NUMBER OF PERSONS ACCOMMODATED**
- REASONING ACCORDING TO AS/NZS 4589:2006
- NEW ROOF EXTENSION
- Staff - N/A
- Customers - N/A

BUILDING FLOOR AREA SIZE

- NEW ROOF EXTENSION = 437 sqm
- Measure includes area of wall cladding depth
- Measure excludes area of extension
- EXISTING SHED = 1009 sqm
- Measure includes existing shed wall cladding profile depth.

- TOTAL (new & existing) = 1446.5 sqm

VOLUME (cubic/M)

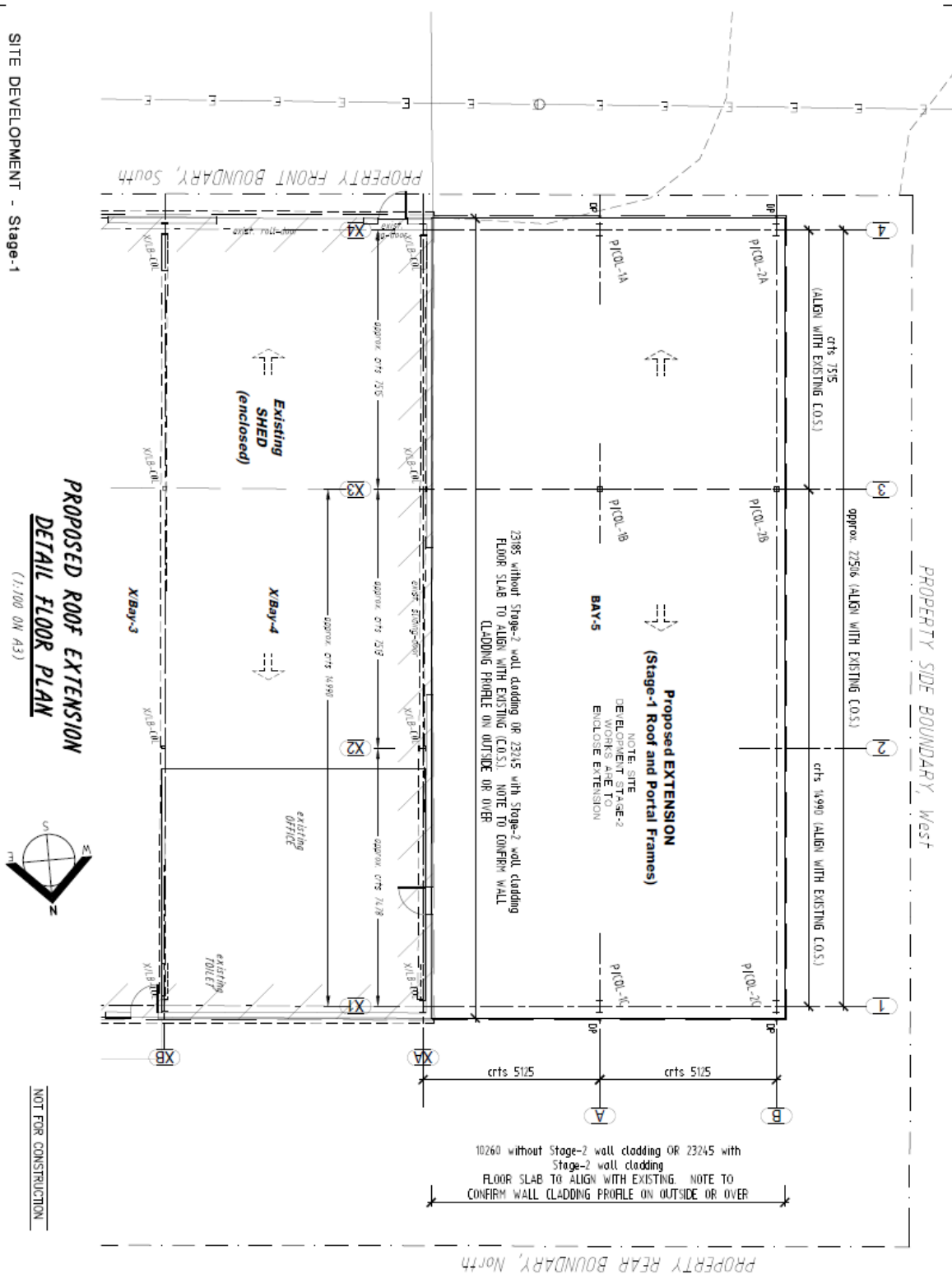
- NEW ROOF EXTENSION = approx. 1452 cubic/M
- EXISTING SHED = approx. 4289 cubic/M
- unless certification specifies otherwise
- A. Calculated area above grade of roof
- B. Calculated area below grade of roof
- structure (partial) or ceilings and external walls

- TOTAL (new & existing) = 5741 cubic/M

DESIGN for EARTHQUAKE ACTIONS AUSTRALIAN STANDARD ENGINEER

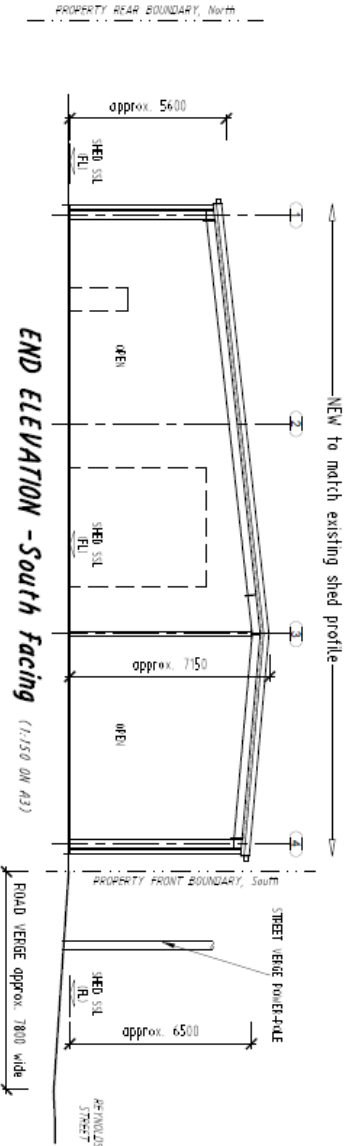
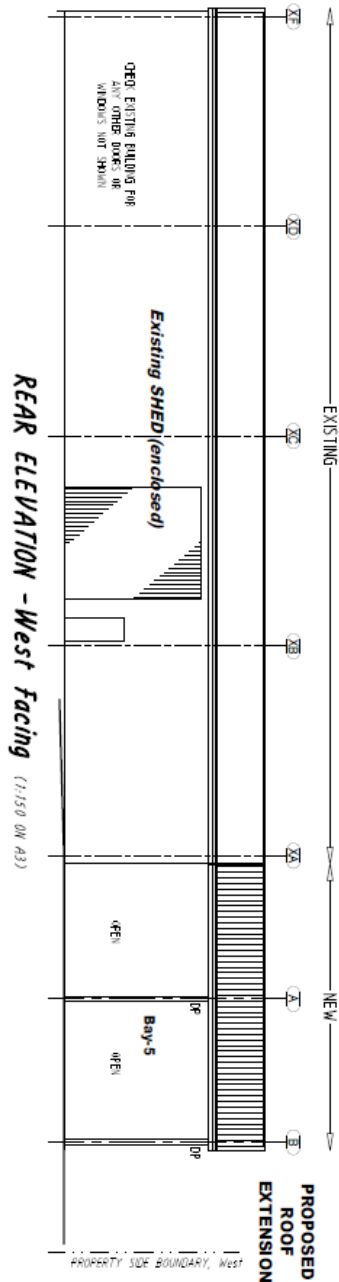
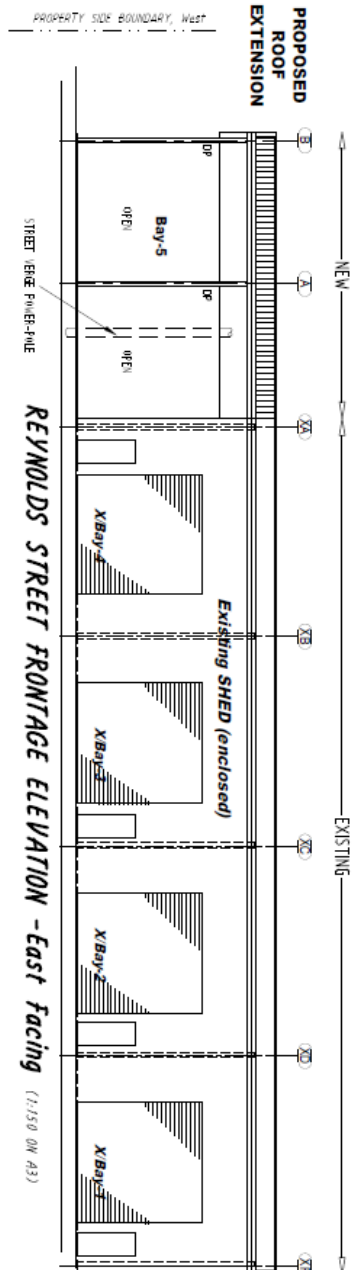
- CONFIRMING THE FOLLOWING
- Building Importance = 2
- Site Sub-Soil Class = C
- Hazard Factor (Z) = 0.08
- EDC = 1
- Annual probability of exceedance = 1/500years

CMG CONSULTING ENGINEERS PTY LTD phone 0418 294 235 EDINBURGH 189 QUEENSLAND GREGORY G TERZI Building Design & Drafting -Building Designer- -Medium Rise- -DECC LICENCE 11177048-		19 REYNOLDS ST MAREEBA 4880 3/RP740309
PROJECT 19 REYNOLDS ST MAREEBA 4880 3/RP740309	DATE: APRIL 2015 SCALE: AS SHOWN ON THIS SHEET DRAWING TITLE: SITING & FLOOR LAYOUT	SHEET NO. 03 ISSUE A
Stage-1 of Site Development PROPOSED ROOF EXTENSION to EXISTING SHED	JOB NO. 0804	SHEET NO. 03 ISSUE A



PROJECT 19 REYNOLDS ST MAREEBA 4880 3/RP740309	DATE: 28/01/2009 SCALE: AS SHOWN ON 2D SHEET DRAWING TITLE EXTENSION DETAIL FLOOR PLAN	phone: 0428 294 235 EDWIN@cmg91 GREENSLAND GREGORY G TERZI <small>Principal</small> Building Design & Drafting -Building Designer- Medium Rise -O&E C Licence: 1117048-	CMG CONSULTING ENGINEERS PTY LTD 10/11 BURNETT ST SUITE 102, MELB VIC 3000 TEL: (03) 9337 1777 FAX: (03) 9337 1778 WWW.CMG91.COM.AU
Stage-1 of Site Development PROPOSED ROOF EXTENSION to EXISTING SHEED	JOB NO. 0804 ISSUE NO. WD 04 ISSUE A		

- Proposed Extension Stage-1**
- METAL ROOF GUTTERS & DOWNS
 - FRAMES TO MATCH EXISTING
 - GUTTERS - CROSS SECTIONAL SHING FOR WINTER WP (P-8) AND POWER SURFACE AREA. GUTTER WILL NEED TO BE ADJUSTED FOR STAGE-2 SITE
 - DOWNPipes - 110mm AND 150mm TO BE ADJUSTED TO MATCH EXISTING TO GUTTER HEIGHTS
- Proposed Extension Stage-1**
- TO BE ADJUSTED WITH STAGE-2 SITE DEVELOPMENT OVER SCENE

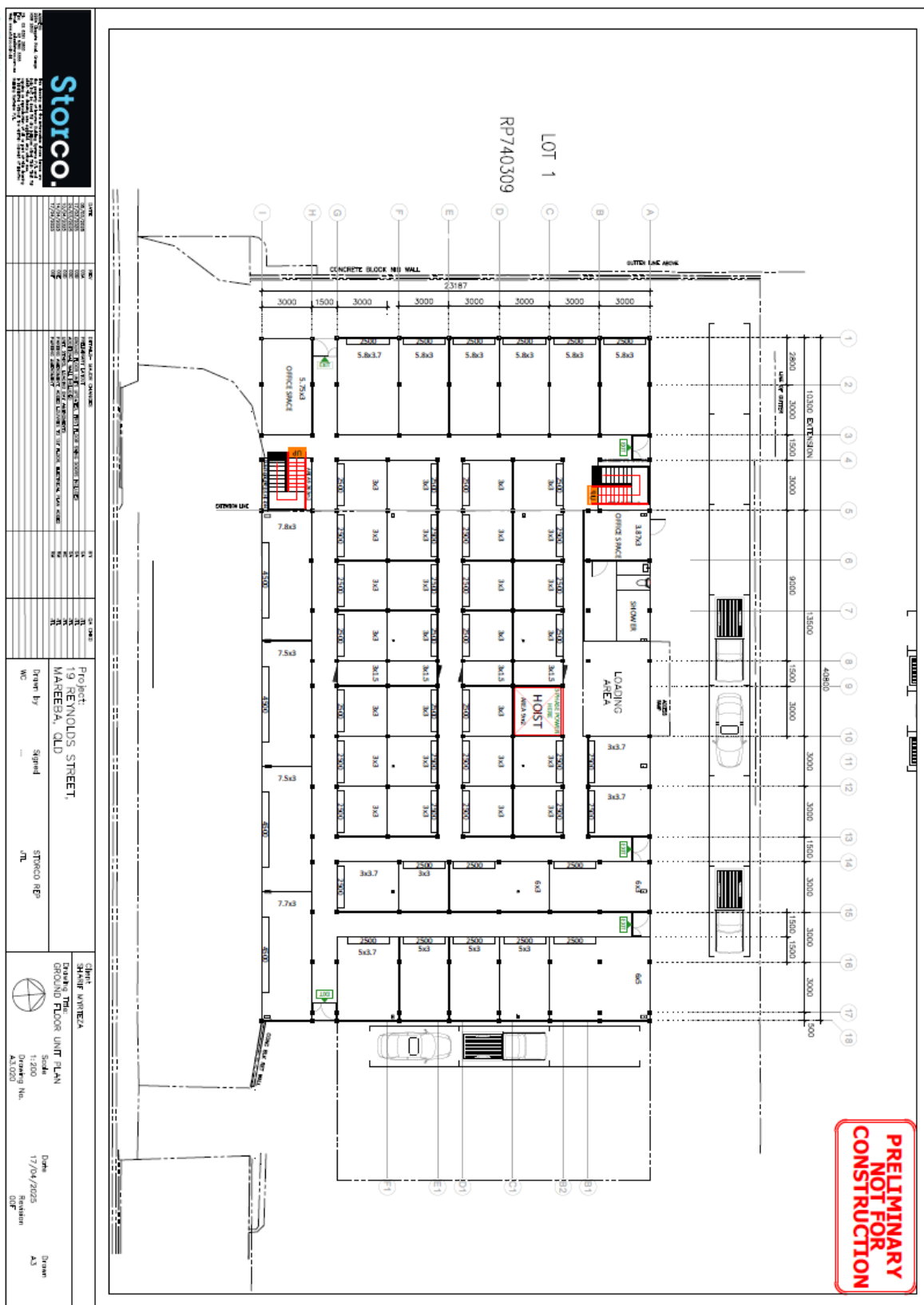


SITE DEVELOPMENT - Stage-1

Document Set ID: 4508339
Version: 1, Version Date: 23/09/2025

NOT FOR CONSTRUCTION

phone: 0618 294 235 EDINBURGH, 18/9, AUSTRALIA		
GREGORY G TERZI Building Design & Drafting		
-Building Designer- -Medium Rise- -QBCC LICENCE: 11177048-		
PROJECT	DATE	APRIL 2025
19 REYNOLDS ST	SCALE	AS SHOWN ON A3 SHEET
MAREEBA 4880	DRAWING TITLE	EXTERNAL ELEVATIONS
3/RP740309		
Stage-1 of Site Development	JOB NO.	0804
PROPOSED ROOF EXTENSION	SHEET No.	WD 05
to EXISTING SHED	ISSUE	A





Three-pass weather louvre system
900mm W x 1800mm H

[illegible]

[illegible]