



24 June 2026

Planning Officer: Carl Ewin
Our Reference: OPW/25/0008
Your Reference: 048-2501

BTM & S Stankovich Pty Ltd
C/- Neon Consulting
11 Rosemount Court
MOOROOBOOL QLD 4870

Dear Applicants,

Decision Notice

Planning Act 2016

I refer to your application and advise that on 23 June 2026, 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:	OPW/25/0008
Street Address:	Emerald End Road, Karobean Drive and Pontos Place, Mareeba
Real Property Description:	Lot 500 on SP352770
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Operational Works - Roadworks, Earthworks, Stormwater Drainage and Water and Sewer Reticulation for Development Permit RAL/25/0010 (Amaroo Stage 14b)
Date of Decision:	23 June 2026

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is **Two (2) 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’S CONDITIONS (COUNCIL)

For Stage 14b Only**1 General**

- 1.1 This development permit authorises works for **Stages 14b only** and does **not** authorise works for **Stage 15**.
- 1.2 “For Construction” issue engineered drawings must be approved and certified by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) and submitted to Council for review prior to the pre-start. The plans must be amended to include any changes required by these conditions of approval.
- 1.3 All operational works must be designed and constructed in accordance with the procedures as set out in the FNQROC Development Manual.
- 1.4 Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, and subject to any alterations:
 - found necessary by the Council’s Delegated Officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements;
 - to ensure the works comply in all respects with the requirements and procedures of the FNQROC Development Manual, Queensland Urban Drainage Manual and good engineering practice; and
 - to ensure compliance with the following conditions of approval.
- 1.5 Council’s examination of the documents should not be taken to mean that the documents have been checked in detail and Council takes no responsibility for their accuracy. If during construction, inadequacies of the design are discovered, it is the responsibility of the Principal Consulting Engineer to resubmit amended plans to Council for approval and rectify works accordingly.
- 1.6 All earthworks must be undertaken in accordance with Australian Standard 3798-2007, guidelines on Earthworks for Commercial and Residential Developments; additionally, further certification is to occur when works are completed and test results are compiled. This information must be provided to Council prior to Works Acceptance.

- 1.7 The following design changes are required to be made and included on the “for construction” plans prior to pre-start:

- Wandara Avenue must be correctly renamed Karobean Drive.
- Update the civil engineering drawings to show a pavement design commensurate with the site conditions.

Advice Note: Council notes adjacent stages have subgrade CBR values significantly below the FNQROC minimum standard of 10 as noted on the drawings.

- Include bollards to Allambee Close as per condition 4.4(a) of RAL/25/0010.
- Nominate stormwater pipes in line 1, as being reinforced concrete pipes.

Advice Note: Exception is provided for the extension of existing 375 ‘BlackMAX’ from KIP 1/2 to 3/1.

- Provide details on the scour protection at the end of the Secondary Flow Path within Lot 276 and how that interacts with the headwall 1/1.
- Provide a 3.9m wide easement on Lot 278 over the Secondary Flow Path. 3m width to the invert of the barrier kerb and channel will provide accessible width for maintenance.
- Update drawings 201 to show the High Bank for the adjacent Cobra Creek.

- 1.8 A street tree plan is to be provided to Council for review and approval prior to pre-start. The street tree plan must include 1 street tree located in the centre of each allotment frontage, on each side of the road. Corner lots must have a street tree on each frontage. The street tree species used must be approved by Council’s delegated officer.

The “for construction” plans, in particular road cross section plans must be amended to include street trees to ensure their position and alignment does not interfere with any other service infrastructure.

- 1.9 The “for construction” plans, particularly road cross sections, must be amended so that pedestrian footpath locations and alignments comply with *Condition 4.4 – Roadworks/footpaths – Internal* of Development Permit RAL/25/0010, to the satisfaction of Council’s delegated officer.

All pedestrian footpaths including the location of any kerb ramps must be constructed in accordance with Australian Standard AS1428.1, to the satisfaction of Council’s delegated officer.

- 1.10 where co-located water/electrical services are proposed separate approval must be sought from Council. Such a request must be accompanied by an

engineered design endorsed by a suitably qualified RPEQ. If approved, the consulting engineer must also provide final certification that the constructed works comply with the endorsed design prior to works acceptance.

2 Pre-start Meeting

- 2.1 In addition to the requirements of Clause CP1.07 and CP1.08 of the FNQROC Development Manual; after documentation has been approved by Council, a pre-start meeting is to be held on site prior to the commencement of work. Construction Monitoring Fees are to be paid prior to pre-start.

3 Inspections

- 3.1 Inspections are to be carried out as detailed in the FNQROC Manual unless advised otherwise at the pre-start meeting.

4 Construction Security Bond and Defects Liability Bond

- 4.1 In addition to Clauses CP1.06 and CP1.20 of the FNQROC Development Manual; the Construction Security Bond and Defects Liability Bond shall each be a minimum of \$1000 and Bank Guarantees shall have no termination date.
- 4.2 During the Defects Liability period, it is the responsibility of the developer to rectify any works found to be defective due to design faults and or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with design and specifications. The bond will be returned on satisfactory correction of any defective work and after expiration of the maintenance period. Failure to comply with a Council issued instruction to correct defective work may result in the call up of the bond to have the work completed.

5 Hours of Work

- 5.1 Work involving the operation of construction plant and equipment of any description, shall only be carried out on site during the following times:
- 7.00am to 6.00pm, Monday to Friday;
 - 7.00am to 1.00pm Saturdays;
 - No work is permitted on Sundays or Public Holidays.
- 5.2 No variation to the above working hours is allowed unless otherwise agreed in writing by Council.

6 Transportation of Soil

- 6.1 All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavement from works on the subject land, it must be removed no later than at the end of each working day. Sediment must not enter Council's stormwater drainage network.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
048-2501-14-DRG-0101	Locality Plan	Neon Consulting	21/08/25
048-2501-14-DRG-0102	Project Notes	Neon Consulting	21/08/25
048-2501-14-DRG-0103	General Arrangement	Neon Consulting	21/08/25
048-2501-14-DRG-0201	Earthworks Plan	Neon Consulting	21/08/25
048-2501-14-DRG-0301	Typical Sections and Details – Sheet 1 of 2	Neon Consulting	21/08/25
048-2501-14-DRG-0302	Typical Sections and Details – Sheet 2 of 2	Neon Consulting	21/08/25
048-2501-14-DRG-0303	Intersection Details	Neon Consulting	21/08/25
048-2501-14-DRG-0401	Stormwater Management Plan	Neon Consulting	21/08/25
048-2501-14-DRG-0402	Stormwater Drainage Longitudinal Sections	Neon Consulting	21/08/25
048-2501-14-DRG-0501	Sewerage Plan	Neon Consulting	21/08/25
048-2501-14-DRG-0503	Sewerage Longitudinal Sections	Neon Consulting	21/08/25
048-2501-14-DRG-0601	Water Reticulation	Neon Consulting	21/08/25
048-2501-14-DRG-0801	Master Services Plan	Neon Consulting	21/08/25
048-2501-14-DRG-0701	Site Based Stormwater Management Plan, Phase 1: Topsoil Stripping	Neon Consulting	21/08/25
048-2501-14-DRG-0702	Site Based Stormwater Management Plan, Phase 2: Earthworks	Neon Consulting	21/08/25
048-2501-14-DRG-0703	Site Based Stormwater Management Plan, Phase 3: Roadworks	Neon Consulting	21/08/25
048-2501-14-DRG-0901	Road E Longitudinal Sections	Neon Consulting	21/08/25
048-2501-14-DRG-0902	Road E Cross Sections	Neon Consulting	21/08/25

RIGHTS OF APPEAL

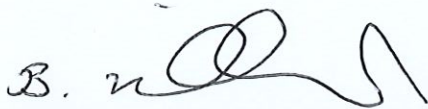
You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

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

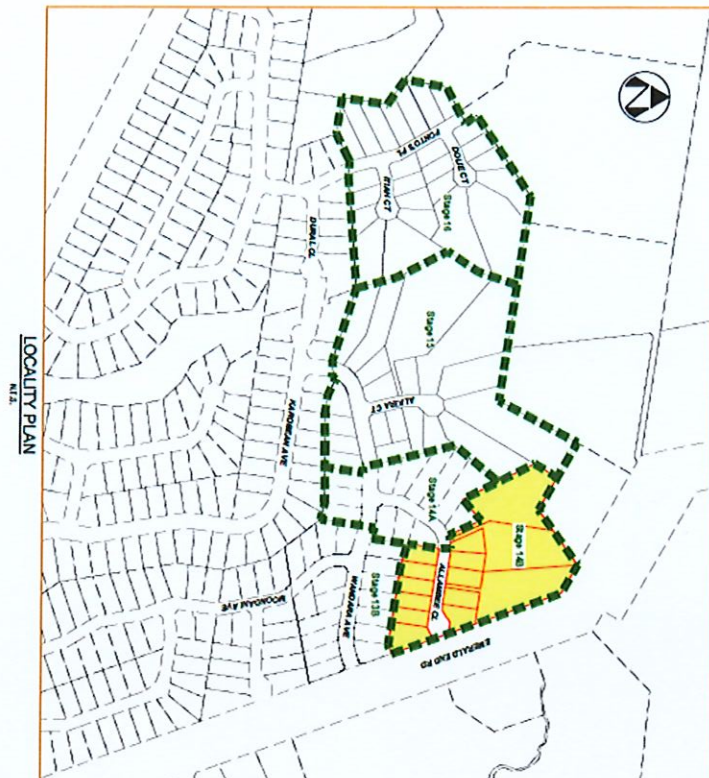


BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

Enc: Approved Plans/Documents
 Appeal Rights

APPROVED PLANS / DOCUMENTS

AMAROO ESTATE SUBDIVISION, MAREEBA
STAGE 14B



DRAWING INDEX

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FNOROC STANDARD DRAWINGS

DRAWING NO.	DRAWING TITLE
5-000 - 51110	PODDERS AND DRAINAGE
5-000 - 5205	WATER
5-000 - 5305	CONCRETE

MAREEBA SHIRE COUNCIL STANDARD DRAWINGS

DRAWING NO.	DRAWING TITLE
2200	WAVE BOX INSTALLATION
2205	INTEGRAL BOX INSTALLATION
2215	THREAT BLOCK DETAILS
2220	MAN-CONNECT/CHORDALS
2200	DOMESTIC INTERFERENCE CONNECTION DETAILS

INSTITUTE OF PUBLIC WORKS ENGINEERING
AUSTRALIA STANDARD DRAWINGS

DRAWING NO.	DRAWING TITLE
DATE	SEDIMENT CONTROL DEVICES - SEDIMENT FENCE, ENTR/EXIT SEDIMENT TRAP
DATE	SEDIMENT CONTROL DEVICES - REPLY AND FIELD INLETS, CHECK DAM & STRAIN BALE DAMS

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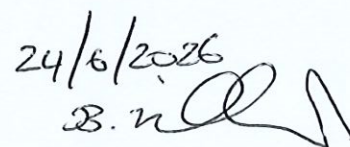
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CONSULTING

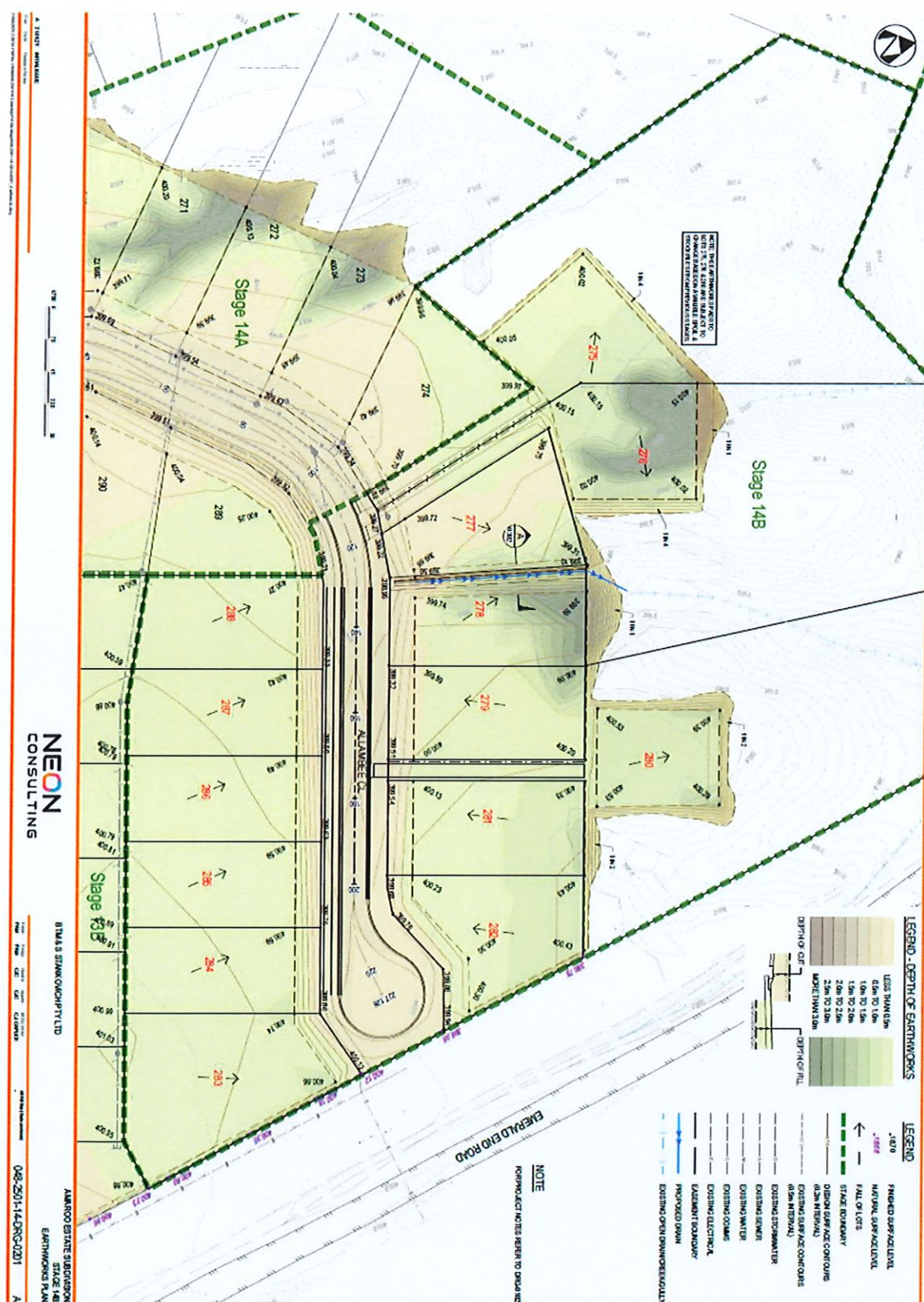
BTM & S STACK ON COMPANY LTD

NAME	AGE	SEX	DATE	TIME
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ALAMROO ESTATE SUBDIVISION
STAGE 1A
LOCALITY PLAN

24/6/2026
23.2

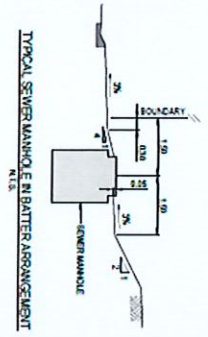
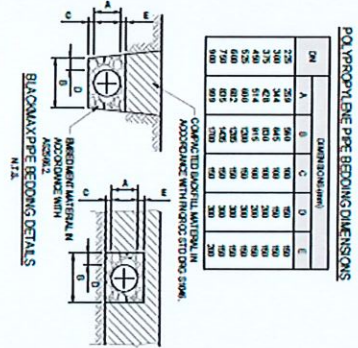
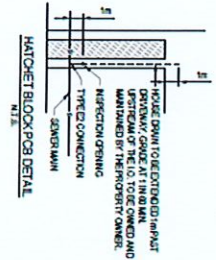
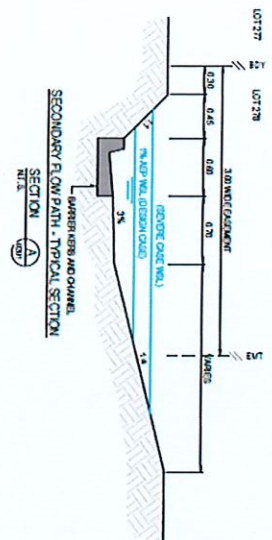




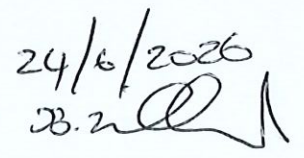
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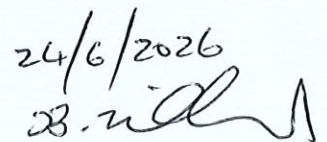
048-2501-14 DRG-0301 A

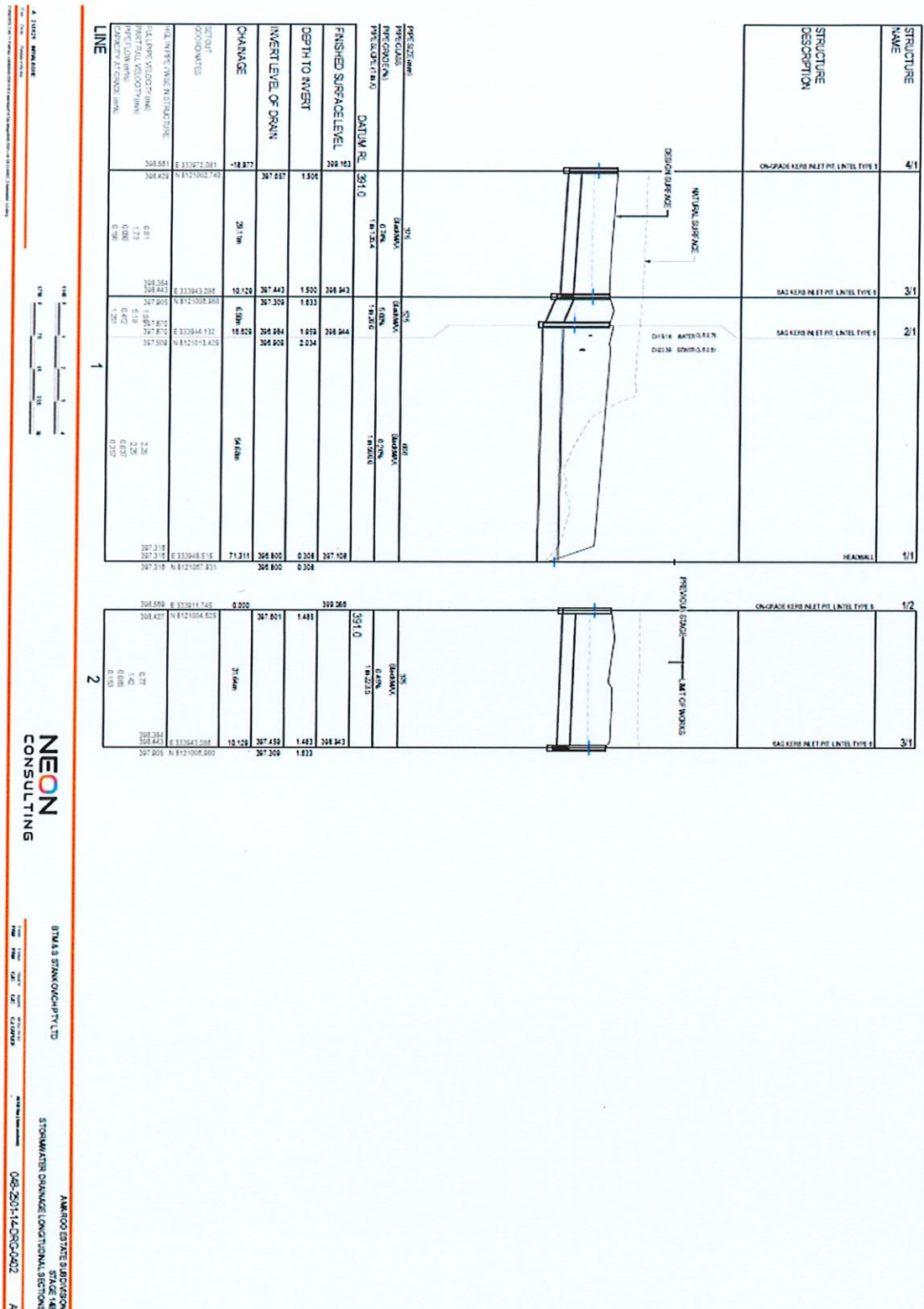
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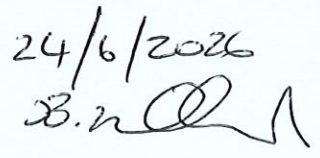


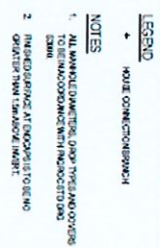
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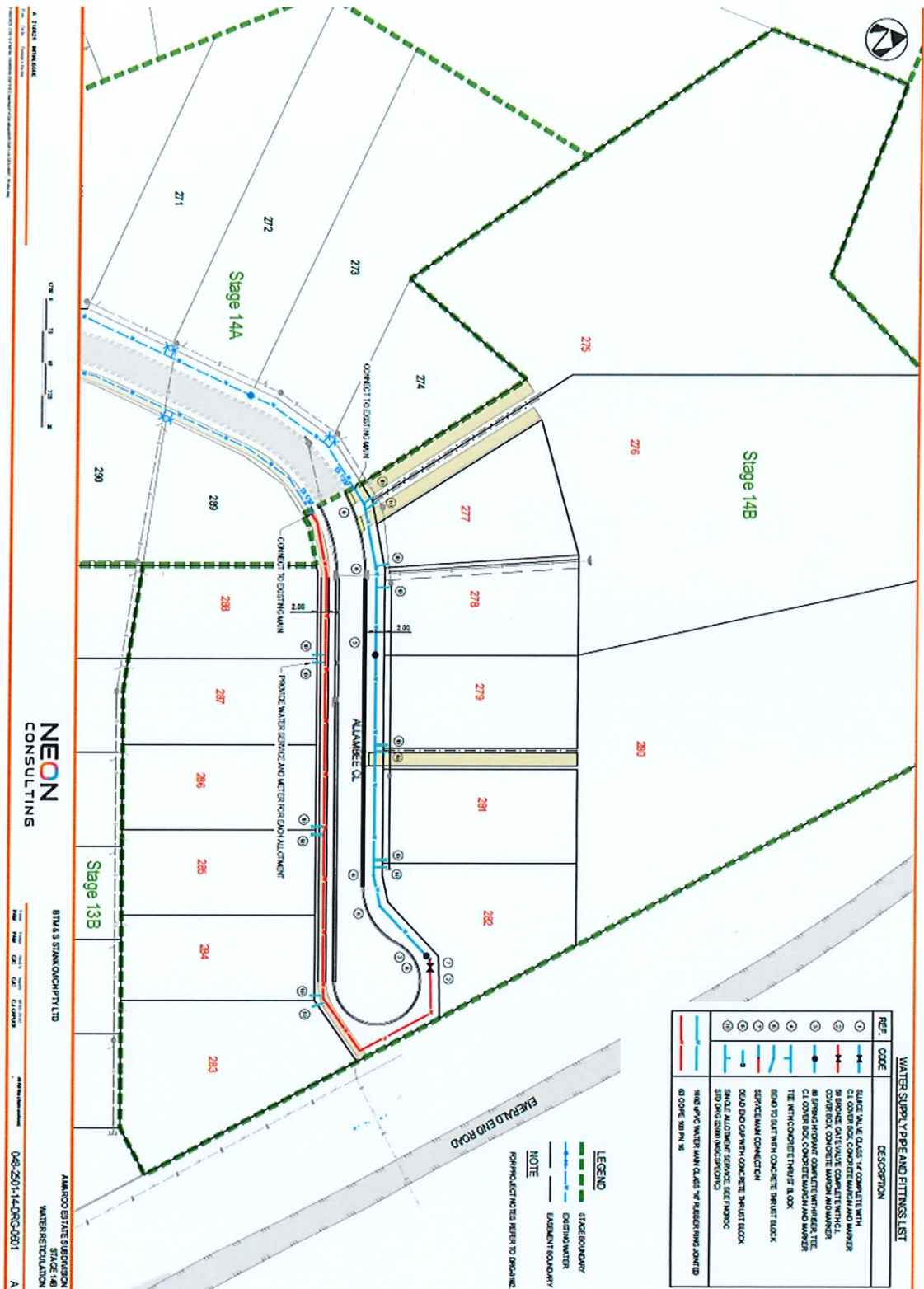




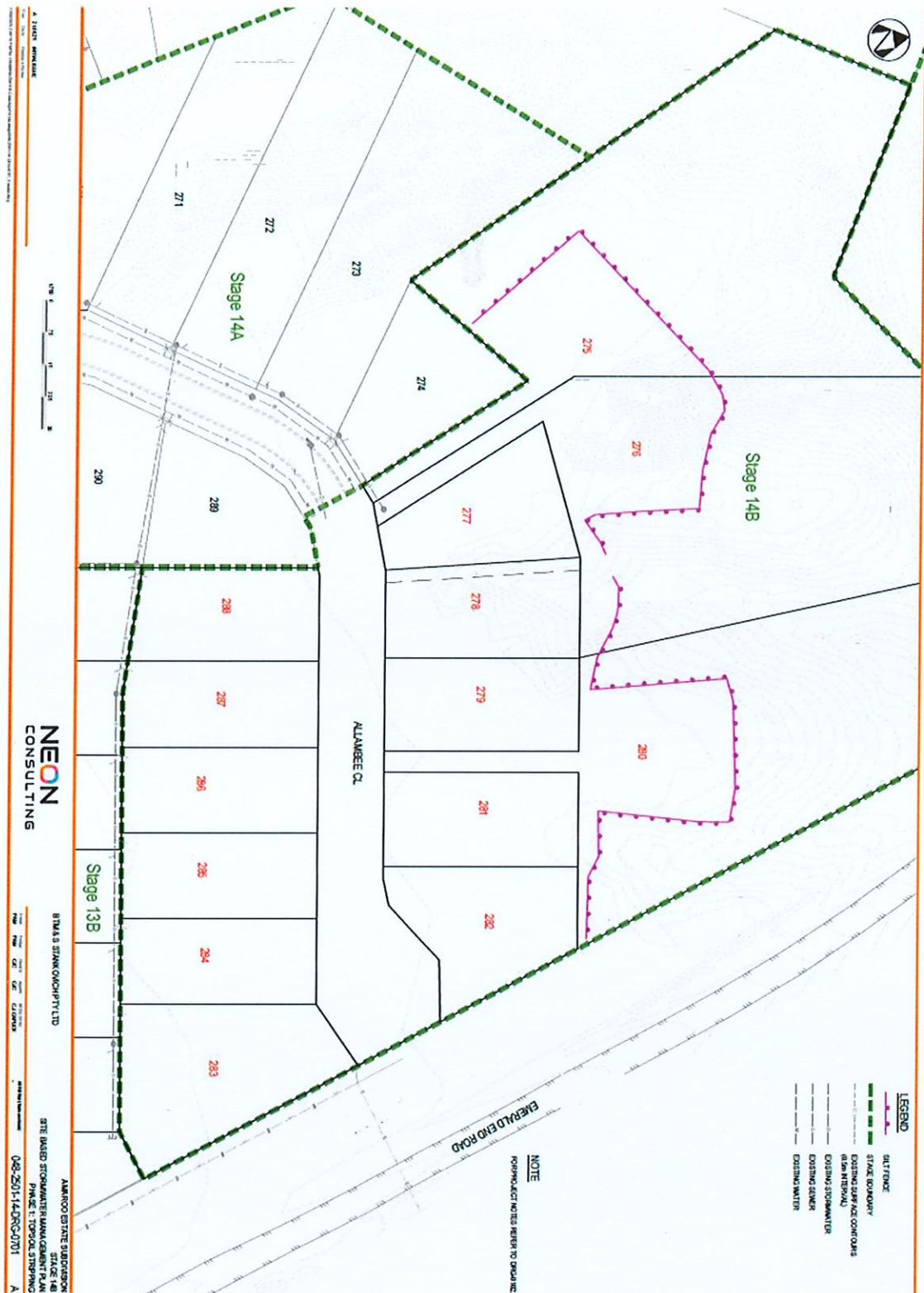




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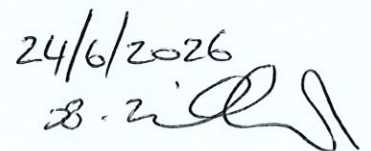


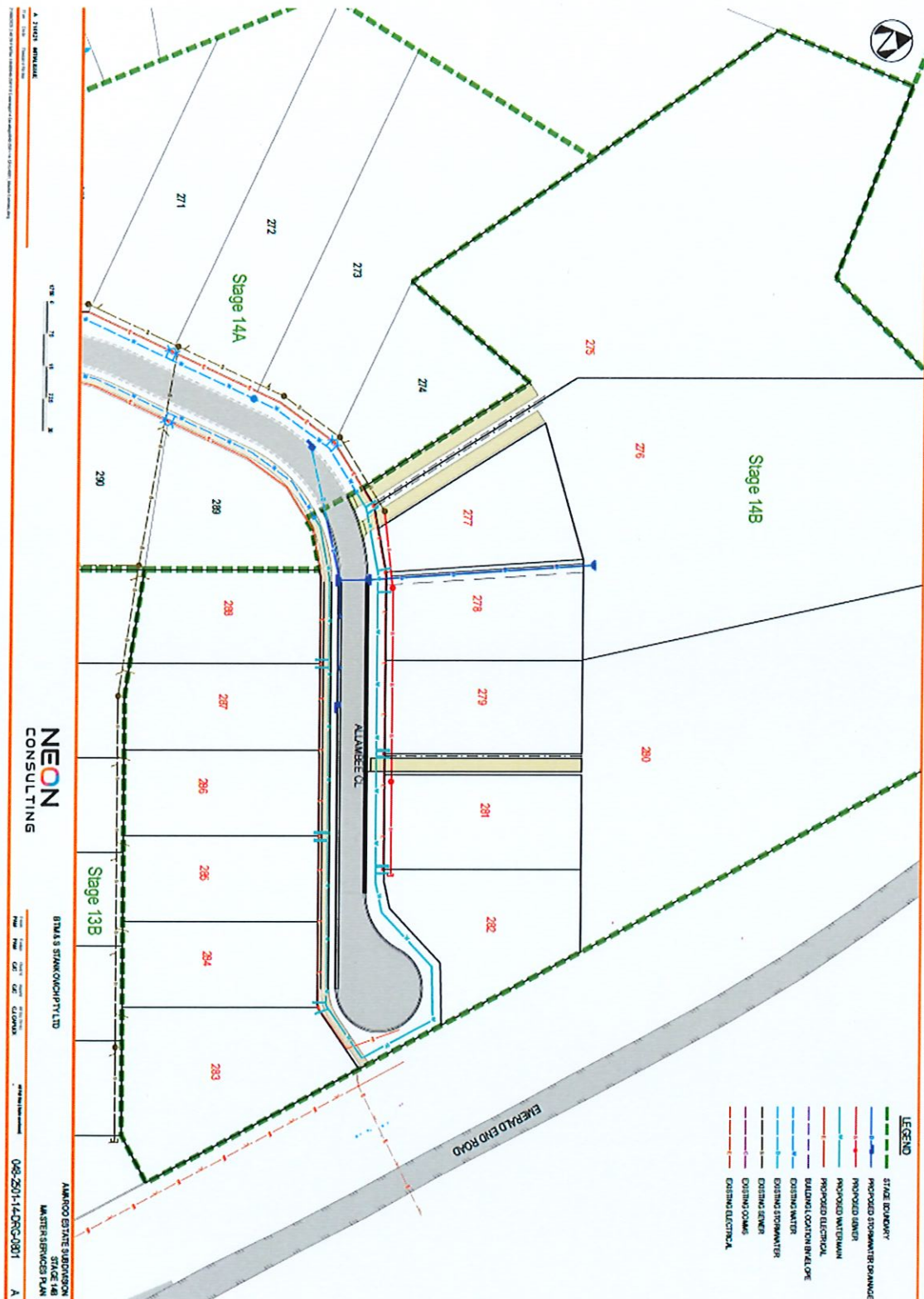
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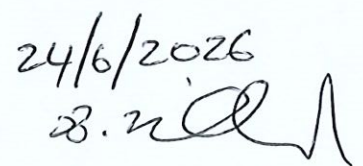
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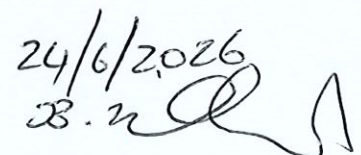






24/6/2026
B.2





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.

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- (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.