

Our Ref: M9-25

14 January 2026

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
Mareeba, QLD, 4880

Attention: Planning Department

Dear Sir/Madam,

**DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE – HIGH IMPACT INDUSTRY (CONCRETE BATCHING PLANT)
SITUATED AT 31 MARTIN TENNI DRIVE, MAREEBA
FORMALLY DESCRIBED AS LOT 215 ON SP276129**

We act on behalf of our client, Mareeba Concrete Plant Pty Ltd in preparing and submitting the following development application which seeks a Development Permit for a Material Change of Use under the *Planning Act 2016*, located at 31 Martin Tenni Drive, Mareeba to facilitate the establishment of a Concrete Batching Plant facility at the property.

The subject land is described as Lot 215 on SP276129, located at 31 Martin Tenni Drive, Mareeba. The subject site covers a total of 2,288m², with approximately 76m of road frontage to Keegan Street and 39m to Martin Tenni Drive. The property is suitably located within the Industry Zone – Heavy Industry Precinct where uses such as a Concrete Batching Plant are anticipated within this zone. The proposed development is considered to be suitably designed to complement the Heavy Industry Precinct within which it is located and provides service to the region in a perfect location. The proposed development application is code assessable within the Industry Zone - Heavy Industry Precinct.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed within the attached planning report and approval of the plans. The report will include a complete assessment of the proposed development against the relevant assessment benchmarks within the Mareeba Shire Planning Scheme 2016. The relevant fees are listed as **\$1,877.00**. Please give our office a call to process payment.

Should there be any questions or queries please give our office a call.

Yours faithfully,



Ramon Samanes
Director, U&I Town Plan
Bachelor of Applied Science, Majoring in Environmental and Urban Planning

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – PET CREMATORIUM

PROJECT LOCATION:

**SITUATED AT 31 MARTIN TENNI DRIVE, MAREEBA
FORMALLY DESCRIBED AS LOT 215 ON SP276129**

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ASSESSMENT MANAGER:	MAREEBA SHIRE COUNCIL, PLANNING DEPARTMENT
DEVELOPMENT TYPE:	DEVELOPMENT PERMIT – MATERIAL CHANGE OF USE
PROPOSED WORKS:	HIGH IMPACT INDUSTRY (CONCRETE BATCHING PLANT)
REAL PROPERTY DESCRIPTION:	LOT 215 ON SP276129
LOCATION:	31 MARTIN TENNI DRIVE, MAREEBA
ZONE:	INDUSTRY ZONE – HEAVY INDUSTRY PRECINCT
APPLICANT:	MAREEBA CONCRETE BATCHING PLANT C/- U&I TOWN PLAN
ASSESSMENT CRITERIA:	MATERIAL CHANGE OF USE (CODE ASSESSABLE)
REFERRAL AGENCIES:	NO REFERRALS
STATE PLANNING:	NO SDAP CODES APPLICABLE

IMPORTANT NOTE

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This Report has been prepared for Mareeba Concrete Batching Plant for the sole purpose of making a Development Application seeking a Development Permit for Material Change of Use for a High Impact Industry (Concrete Batching Plant) over Lot 215 on SP276129. This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilised for any other purpose, use, matter or application.

U&i Town Plan has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;*
- b) That information obtained as a result of a search of a government register or database is complete and accurate.*

U&i Town Plan is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, U&i Town Plan does not accept any responsibility in relation to any financial or business decisions made by parties' other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and/or content of this Report without consent of U&i Town Plan, U&i Town Plan disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified U&i Town Plan from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

1.0 EXECUTIVE SUMMARY

This development application is seeking a development permit for a Material Change of Use under the *Planning Act 2016* at 31 Martin Tenni Drive, Mareeba to facilitate establishment of a High Impact Industry. By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

The conclusion of this report is that all the requirements set by the assessment criteria can be met and that the strategic level policy outcomes sought by the planning scheme and any applicable State planning instruments can be achieved. It is the opinion of the applicant that once all the policy requirements have been considered by assessing authorities and equitably balanced with the site constraints and benefits of the proposal; the assessment process established under the Planning Act will result in the approval of this development application and the issuing of a development permit subject to conditions. This opinion is based on the level of strategic and analytical justification provided in support of the proposal and the decision-making requirements imposed on regulatory authorities under the Planning Act.

2.0 SITE DESCRIPTION

The subject land, identified as Lot 215 on SP276129, is strategically situated at 31 Martin Tenni Drive in Mareeba. This parcel encompasses a total area of 2,288 square meters, boasting an approximate 76m of road frontage to Keegan Street and 39m to Martin Tenni Drive.

Importantly, the site is positioned within the designated Industry Zone – Heavy Industry Precinct. This zoning classification facilitates a range of industrial activities, including uses such as a Concrete Batching plant, which are anticipated to be appropriately accommodated in this area. The location is particularly advantageous due to its separation from any residential zones, thereby minimizing potential impacts on sensitive receptors. This planning context supports the development of heavy industry operations while ensuring that surrounding land uses remain undisturbed.

Given the site's attributes and zoning, it presents a viable opportunity for development that aligns with regional planning objectives and industry requirements, reinforcing the role of Mareeba as a hub for heavy industry while safeguarding community interests.



Figure 1: Aerial View of the Subject Land (© The State of Queensland, all rights reserved, 2025)

A site summary is provided below:

Table 2.0: Site summary

Street address:	31 Martin Tenni Drive, Mareeba
Real property description:	Lot 215 on SP276129
Local government area	Mareeba Shire Council
Tenure:	Freehold
Site area:	2,288m ²
Zone:	Industry Zone – Heavy Industry Precinct
Current use:	Fenced storage yard
Road frontage:	Keegan Street & Martin Tenni Drive
Adjacent uses:	The subject site is located within the new industrial Heavy Industry Precinct surrounded by the dump and golf course to the south, Steggle's processing factory to the East, the town sewerage treatment plant to the north and various other large holdings zoned rural or industrial.
Easements:	No easements relevant.



Figure 2: Site Locality (© The State of Queensland, all rights reserved, 2023.)

3.0 DEVELOPMENT PROPOSAL

This development application is seeking a development permit for a Material Change of Use under the *Planning Act 2016* at 31 Martin Tenni Drive, Mareeba to facilitate the establishment of a High Impact Industry (Concrete Batching Plant) on the subject site.

The proposed development involves the establishment of a high-impact industry use - a concrete batching plant - on a currently vacant industrial block within an established industrial precinct. The site has been strategically selected to ensure compatibility with surrounding land uses, which predominantly comprise other industrial and service-related operations. The development has been designed to complement the existing character and function of the area by maintaining a high standard of industrial design, efficient site layout, and appropriate buffering from adjoining uses.

Key design elements include a functional layout that separates heavy vehicle movements from staff and visitor areas, ensuring safety and operational efficiency. The site design incorporates landscaping along street frontages to soften the visual impact and enhance the industrial streetscape.

Overall, the proposed concrete batching plant will contribute positively to the local industrial economy, activate a currently underutilised parcel of land, and reinforce the role of the precinct as a key

employment and production area, while remaining consistent with the intended use and amenity expectations of the surrounding industrial environment.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.



Figure 3: Extract from Development Plans

See Appendix 3: Development Plans for further detail.

3.1 Development Definition

The proposal is described as a “Material Change of Use” under the Planning Act and planning scheme. The proposal is defined under the Planning Act as follows:

material change of use, of premises, means any of the following that a regulation made under [section 284\(2\)\(a\)](#) does not prescribe to be minor change of use—

- (a) the start of a new use of the premises;
- (b) the re-establishment on the premises of a use that has been abandoned;
- (c) a material increase in the intensity or scale of the use of the premises.

The proposed use that we are seeking to establish was defined as a code assessable land use within the Industry Zone – Heavy Industry Precinct.

High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities • onsite controls are required for emissions and dangerous goods risks. 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry</p>
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The application includes therefore an assessment against the relevant aspects of the Planning Scheme's Strategic Framework and Development Codes. The proposed use does not conflict with any relevant aspect of the Planning Scheme.

4.0 DEVELOPMENT APPLICATION DETAILS

This impact assessable development application seeks a development permit for a Material Change of Use under the *Planning Act 2016* to facilitate the new High Impact Industry (Concrete Batching Plant). By way of this development application, the applicant is seeking specific approval of the following development permit to authorise the subdivision of the allotments as detailed in this planning report.

5.0 PLANNING JUSTIFICATION

This development application is made in accordance with the requirements of the *Planning Act 2016* and is for a Material Change of Use located at 31 Martin Tenni Drive, Mareeba to facilitate the new High Impact Industry (Concrete Batching Plant). The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Strategic Framework, Industry Zone Code, and Industry Activities Code.

5.1 Mareeba Shire Planning Scheme 2016

Given that the application is code assessable, the application is required to be assessed against only the relevant codes within the planning scheme where applicable to the development. In particular, the following sections of the planning scheme are considered relevant to this development:

- Industry Zone Code
- Industry Activities Code
- Landscape Code
- Parking and Access Code
- Works, Services and Infrastructure Code

Accordingly, an assessment of the proposed development against the above listed codes has been completed. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the overall “Purpose” of the code was inherently satisfied, as was the Strategic Framework for the planning scheme. In terms of the assessment documented in this report, should any part of the development not comply with any sections of the codes, the relevant sections will be adequately referenced and addressed in further detail to ensure compliance has been achieved.

5.1.1 Industry Zone Code

6.2.5.2 Purpose

- (1) The purpose of the Industry zone code is to provide for a range of service, low, medium, or high impact industrial uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

- (2) Mareeba Shire Council's purpose of the Industry zone code is to facilitate industrial activity in order to:
 - (a) contribute to and strengthen the economic development of the region;
 - (b) service the needs of the communities in the shire; and
 - (c) provide for a variety of employment opportunities.
- (3) The shire's industrial areas will vary in their role and level of service provision and cater for different scales and types of industrial development. Three precincts are identified within the zone in order to establish a hierarchy of industrial areas catering for lower impact to higher impact industries:
 - (a) The Trades and services precinct is intended to accommodate service industry and low impact industries. This precinct encompasses the majority of the existing smaller industrial areas which are often located in commercial areas or adjoining residential areas. The precinct is strategically located in serviced areas to provide light industry, service and trades industries to meet local needs and located. Higher impact industries may be appropriate in some locations within this precinct where it can be demonstrated that they will not have any adverse impacts on surrounding development and land uses;
 - (b) The General industry precinct is intended to accommodate medium impact industries and existing high impact industries. This precinct encompasses the central industrial area of Mareeba. Further expansion of high impact industries is not encouraged due to the proximity of the precinct to residential areas, meaning a transition to lower impact industries is supported; and
 - (c) The Heavy industry precinct is intended to accommodate a range of industrial uses including high impact industries and encompasses the Chillagoe industrial area, the Mareeba major industrial area and the Mareeba Airport industrial area.
- (4) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on surrounding non-industrial land;
 - (b) Development is sited having regard to its servicing capabilities in terms of transport, water, sewage, electricity, telecommunications infrastructure, proximity to other associated industries and work force;
 - (c) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure and facilities;
 - (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
 - (e) Development is reflective of and responsive to the environmental constraints of the land;

- (f) The scale, character and built form of development contributes to an appropriate standard of amenity;
- (g) Non-industrial uses, such as offices, retail uses and caretaker's accommodation that directly support the industrial area are facilitated;
- (h) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses;
- (i) Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development;
- (j) Industrial uses are adequately separated and buffered from sensitive land uses to minimise the likelihood of environmental harm including environmental nuisance occurring;
- (k) Land included in the Industry zone is to be protected from incompatible uses to ensure that industrial activities may continue and expand; and
- (l) Development is appropriately coordinated and sequenced to ensure the most effective use of land within the zone.

The proposed **Concrete Batching Plant** development is fully aligned with the objectives and outcomes outlined in the **Industry Zone Code**, effectively addressing the requirements set forth for industrial uses within the **Mareeba Shire**. The following points demonstrate how the concrete batching plant achieves compliance with the various aspects of the code:

1. Range of Industrial Uses:

The concrete batching plant qualifies as a *High Impact Industry* within the Heavy Industry Precinct, which is intended to accommodate operations of this nature. By locating the batching plant within this designated industrial area, the proposal supports the purpose of the zone by providing for a range of industrial uses while reinforcing the long-term viability and functionality of industrial land.

2. Economic Development Contribution:

The establishment of the concrete batching plant will contribute to the local and regional economy through the creation of employment opportunities and the provision of essential materials for construction and infrastructure projects. This aligns with the council's objectives to support economic growth, promote industrial investment, and enhance the Shire's employment base.

3. Appropriate Location:

The Heavy Industry Precinct is specifically designed to accommodate higher-impact industries, making it an appropriate and suitable location for the proposed batching plant. The site's positioning ensures that the operation will not adversely affect any sensitive land uses, as none exist in proximity, thereby preserving the industrial character and intent of the precinct.

4. **Environmental Considerations:**

The development will incorporate modern design and operational measures to mitigate any potential environmental impacts, including dust suppression systems, and controlled stormwater management. These measures ensure the proposal meets the code's intent to maintain safety, reduce environmental harm, and promote sustainable industrial practices.

5. **Infrastructure and Service Capacity:**

The site benefits from proximity to existing transport networks and essential service infrastructure, including water, electricity, and telecommunications. The development will make efficient use of existing industrial services while minimising the need for additional infrastructure investment, consistent with the zone's intended outcomes.

6. **Transport Infrastructure Access:**

The concrete batching plant has been designed with appropriate access to transport infrastructure, allowing for the safe and efficient movement of raw materials, products, and personnel. The proposed layout ensures heavy vehicle movements are contained within the site and directed to established transport routes, minimising off-site impacts.

7. **Buffering from Sensitive Uses:**

The proposed development is suitably separated from sensitive land uses, consistent with the requirements of the Heavy Industry Precinct. The surrounding industrial context provides a natural buffer, while on-site design features such as boundary landscaping and material storage screening further mitigate any potential amenity impacts.

8. **Siting of buildings:**

The site design provides for efficient vehicle circulation and separation of functional areas, with a **dedicated hardstand, office building, and defined access via Martin Tenni Drive**. The design minimises potential conflicts between heavy vehicle movements and staff or visitor access. The proposed **landscaping strip** along **Keegan Street** softens the visual appearance of the site and improves the industrial streetscape presentation.

9. **Safety and Operation**

The site layout ensures a safe and functional working environment. The separation between the office, vehicle movement areas, and material storage zones promotes operational safety. Emergency access and clear circulation routes are provided within the site.

In conclusion, the proposed High Impact Industry (Concrete Batching Plant) development comprehensively meets the objectives of the Industry Zone Code, reinforcing Mareeba's industrial capacity while supporting economic development and community needs. Its thoughtful integration into the Heavy Industry Precinct exemplifies responsible planning practices that prioritize both industrial growth and environmental stewardship.

5.1.2 Industrial Activities Code

9.3.5.2 Purpose

- (1) The purpose of the Industrial activities code is to ensure Industrial activities are:
 - (a) appropriately located within designated industrial areas;
 - (b) established and operated in an efficient manner with minimal impact on the character, scale, amenity and environmental values of the surrounding area; and
 - (c) managed to allow for progressive rehabilitation where involving Extractive industry.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Industrial activities are appropriately located having regard to topography, surrounding land uses, natural environment, accessibility, local character and potential social and community impacts;
 - (b) Industrial activities meet the needs of the local community and the local economy through well located, safe and convenient points of service;
 - (c) Industrial activities are designed to have minimal impact on the character, amenity and environment of the surrounding area;
 - (d) Industrial activities provide a safe working environment;
 - (e) Industrial activities are designed to promote sustainability and energy efficiency;
 - (f) Industrial activities are co-located with complimentary and compatible uses;
 - (g) External impacts associated with Extractive industry operations do not impact on the character and amenity of the surrounding area and the safety and wellbeing of the community;
 - (h) Extractive industry operations are adequately separated from potentially incompatible land uses; and
 - (i) Extractive industry sites are progressively rehabilitated.

Compliance statement:

The proposed High Impact Industry development is fully aligned with the objectives and outcomes outlined in the Industrial Activities Code, effectively addressing the requirements set forth for industrial uses within Mareeba Shire. The following points demonstrate how the High Impact Industry (Concrete Batching Plant) achieves compliance with the various aspects of the code:

1. Range of Industrial Uses:

The proposed concrete batching plant qualifies as an industrial use within the *Heavy Industry Precinct*, consistent with the intent of the Industrial Activities Code. The development provides for the production, storage, and distribution of concrete—activities typically associated with medium to high-impact industry. By locating within an appropriately zoned industrial area, the proposal supports the planning intent to accommodate a diverse range of industrial operations that contribute to Mareeba's economic growth and industrial capability.

2. **Economic Development Contribution:**

The batching plant will generate employment opportunities during both construction and ongoing operations. It contributes to the local economy through the supply of essential construction materials for residential, commercial, and infrastructure projects. This directly aligns with the code's objectives of supporting sustainable economic development and servicing the needs of the broader community.

3. **Appropriate Location:**

The site, located at Lot 215 on SP276129, is within an established industrial estate adjacent to other compatible land uses. Its location along Martin Tenni Drive and Keegan Street provides convenient access to major transport routes while remaining distant from sensitive uses such as residential or community facilities. This ensures compliance with the code's intent to protect sensitive environments and populations from potential industrial impacts.

4. **Environmental Considerations:**

The proposed design incorporates measures to control dust, noise, and runoff, including sealed hardstand areas, stormwater management systems, and appropriate material storage bays. Water recycling and sedimentation controls will be implemented to minimise discharge into natural drainage systems. These initiatives satisfy the code's requirements for environmental protection and responsible industrial operations.

5. **Infrastructure and Service Capacity:**

The development will utilise existing infrastructure networks including water, sewer, electricity, and telecommunications, all of which are available to the site. Adequate on-site drainage and water management measures ensure that the proposal does not burden council services. This approach aligns with the code's intent to ensure that industrial uses are supported by suitable infrastructure without adverse impacts on public systems.

6. **Transport Infrastructure Access:**

The site benefits from an existing crossover to Martin Tenni Drive, facilitating safe and efficient entry and exit for heavy vehicles. Internal vehicle circulation areas are designed for truck manoeuvrability and loading efficiency. This meets the Industrial Activities Code requirements for safe access and integration with the existing transport network.

7. **Buffering from Sensitive Uses:**

The batching plant is appropriately separated from residential, and community uses. Existing fencing and landscaped buffers along Keegan Street further reduce potential visual and noise impacts. The development complies with the code's buffering requirements by ensuring compatibility within the industrial context.

8. Protection from Incompatible Uses:

By situating the concrete batching plant within a heavy industry area, the proposal supports the long-term viability of surrounding industrial operations. It avoids encroachment on non-industrial or incompatible uses and reinforces the intended use of the industrial precinct.

9. Minimising Adverse Impacts:

Operational management plans will control emissions, waste handling, and water quality. All raw materials will be stored within designated bays, screened from public view, consistent with the code's requirements for amenity and safety. These measures demonstrate commitment to best practice industrial management and compliance with environmental performance standards.

The proposed **Concrete Batching Plant** at Lot 215 SP276129 satisfies the **Industrial Activities Code** of the Mareeba Shire Council Planning Scheme. The development aligns with the intent of the Heavy Industry Precinct by promoting industrial diversity, supporting economic development, ensuring environmental protection, and maintaining compatibility with surrounding land uses. It represents a well-planned, sustainable industrial use that contributes positively to the Shire's industrial and economic landscape.

Given that the proposed industrial building is established with associated elements existing, an assessment against the Industrial Activities Code table is not relevant to this assessment.

5.1.3 Landscaping Code

9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - (a) complements the scale and appearance of the development;
 - (b) protects and enhances the amenity and environmental values of the site;
 - (c) complements and enhances the streetscape and local landscape character; and
 - (d) ensures effective buffering of incompatible land uses to protect local amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Landscaping is a functional part of development design and is commensurate with the intended use;
 - (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
 - (c) Landscaping treatments complement the scale, appearance and function of the development;
 - (d) Landscaping contributes to an attractive streetscape;
 - (e) Landscaping enhances the amenity and character of the local area;
 - (f) Landscaping enhances natural environmental values of the site and the locality;
 - (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
 - (h) Landscaping provides shade in appropriate circumstances;
 - (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
 - (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

Compliance Statement:

The proposed concrete batching plant complies with the intent and provisions of the **Landscape Code** under the Mareeba Shire Council Planning Scheme. Landscaping has been incorporated to enhance site appearance, provide visual softening along street frontages, and contribute to local amenity while maintaining the functional efficiency of the industrial use. A 1.5-metre wide landscaping strip is proposed along the Keegan Street frontage, consistent with the code's requirements for industrial development. This area will be planted with hardy, low-maintenance native species suitable for local climatic conditions, providing an effective visual buffer without impeding access or visibility for vehicles.

The proposed landscaping complements the industrial character of the precinct while assisting in dust and noise attenuation. The design ensures that plantings do not obstruct sight lines at vehicle access points, maintaining traffic safety. Overall, the proposal achieves the outcomes of the Landscape Code by delivering a functional and visually cohesive interface between the development and surrounding road network, ensuring the site contributes positively to the amenity of the industrial estate.

5.1.4 Parking and Access Code

The proposed pet crematorium development demonstrates compliance with the Parking and Access Code outlined in the Mareeba Shire Planning Scheme. According to the code, the requirement is established at one car park per 90m² of GFA. Given that the concrete batching plan encompasses a total floor area of 36m² of office space, the calculated requirement is approximately 1 car park of which there is ample space on site to accommodate the parking required.

However, it is essential to consider the unique operational characteristics of this particular operator of the concrete batching plant. The facility's operational model primarily involves the production of goods on-site delivered out to the customer on site. As a result, the need for public visitation is minimal to none, significantly reducing the anticipated traffic generation associated with the facility's activities.

In conclusion, the proposed concrete batching plant not only meets but complies with the requirements outlined in the Parking and Access Code, reflecting a thoughtful consideration of its operational needs and community context. This approach ensures efficient land use while maintaining safety and accessibility for all users of the facility.

5.1.5 Works, Service and Infrastructure Code

The proposed concrete batching plant complies with the **Works, Services and Infrastructure Code** of the Mareeba Shire Council Planning Scheme. The development is located within an established industrial area that is well serviced by existing infrastructure, including water, electricity, telecommunications, and road access. The site is connected to Martin Tenni Drive via an existing crossover, providing safe and efficient vehicle access for both heavy and light vehicles.

All stormwater from hardstand areas will be managed on-site through appropriate drainage and treatment measures to prevent sediment or pollutant discharge. The proposed water retention and recycling systems further support sustainable water management practices. The development will not impose additional demand on public sewerage or drainage systems and can be serviced adequately without requiring major infrastructure upgrades.

Overall, the proposal satisfies the intent of the Works, Services and Infrastructure Code by ensuring that necessary infrastructure and services are available, appropriately designed, and capable of supporting the industrial use without adverse impacts on council or community assets.

5.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The SDAP identifies the matters of interest – where relevant they have been addressed by heading in this section. Where the State is a referral agency for a development application under the provisions, the state code applies. No referrals apply to this proposed development.

5.3 Far North Regional Plan 2009-2031

The Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the FNQRP 2009- 2031. Hence, compliance with the FNQRP is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

6.0 CONCLUSION

The proposed development of a Material Change of Use for a High Impact Industry (Concrete Batching Plant) at 31 Martin Tenni Drive, Mareeba, is deemed to be appropriate for several compelling reasons:

1. **Compliance with the Industrial Zone Code:**

The development aligns with both the Performance Outcomes and Purpose Outcomes outlined for the Industrial Zone. By situating the pet crematorium within the Heavy Industry Precinct, the proposal supports a range of industrial activities while ensuring compatibility with the surrounding land uses. The operational model of the Concrete Batching Plant —focused on minimal public visitation and delivery from the site to the customer — enhances its suitability within this industrial context.

2. **Alignment with the Industrial Activities Code:**

The proposed High Impact Industry (Concrete Batching Plant) also meets the Performance Outcomes, Purposes, and overall intent of the Industrial Activities Code. It reflects a commitment to responsible land use, effectively utilizing the existing infrastructure while mitigating potential impacts on the environment and surrounding properties. The incorporation of operational measures to address air and noise quality further demonstrates adherence to the expectations set forth by the code.

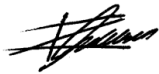
3. **Consistency with Regional Planning Frameworks:**

Importantly, the proposed development does not conflict with the Far North Queensland Regional Plan 2009–2031, particularly regarding the Rural Production Area Regional Land Use Category. By being located within an established industrial precinct, the High Impact Industry (Concrete Batching Plant) supports the region’s economic development objectives while ensuring that rural production areas are preserved for their intended purposes. The development contributes positively to the regional framework by providing essential services without impinging on agricultural land or sensitive environmental areas.

In conclusion, the proposed pet crematorium at 31 Martin Tenni Drive is well-positioned to fulfill the requirements and objectives of the relevant planning instruments. Its thoughtful integration into the industrial landscape, coupled with a focus on operational sustainability, underscores its appropriateness for the site and contributes to the broader goals of the Mareeba Shire’s planning framework.

The applicant strongly believes that an assessment of the common material forming part of this development application in accordance with the decision-making rules established under the Planning Act will result in the approval of the development application and the issuing of a development permit subject to conditions. The proposal is consistent with the “Purpose” of the Industry Zone & Industrial Activities Code and the applicable State level policy. The proposal constitutes works and a use of the site in a manner that meets the strategic outcomes sought by the planning instruments and the expectations of the community. The conclusion of this report is that all the requirements set by the assessment benchmarks can be met and that the strategic level policy outcomes sought by the planning scheme for the site and locality can be achieved. The common material provided as part of this development application contains sufficient justification to establish compliance with the assessment benchmarks. It is the applicant’s opinion that the development application contains sufficient justification to warrant approval subject to reasonable and relevant conditions.

We request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice for the development. If you have any queries, please do not hesitate to contact our office on 0411 344 110.



Ramon Samanes

Director, U&i Town Plan

Bachelor of Applied Science, Majoring in Environmental and Urban Planning

APPENDIX 1: DA FORM 1 – DEVELOPMENT APPLICATION DETAILS

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)	Mareeba Concrete Plant Pty Ltd c/- U&I Town Plan
Contact name (only applicable for companies)	Ramon Samanes
Postal address (P.O. Box or street address)	35 Sutherland Street
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0411344110
Email address (non-mandatory)	Ramon.samanes@gmail.com
Mobile number (non-mandatory)	0411344110
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M9-25
1.1) Home-based business	
<input 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
		31	Martin Tenni Drive	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	215	SP276129	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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: <input type="text"/>	

- ☐ 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: <input type="text"/>	

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):

Concrete Batching Plant

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 <i>DA Form 2 – Building work details</i>

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 ²) (if applicable)
Concrete Batching Plant	High Impact Industry		36sqm office

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?

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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 ²)	Lot on plan description	Area (m ²)
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. An ERA requires an environmental authority to operate. See 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 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 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 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 for further information.

DA templates are available from 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. 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 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 and 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 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 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 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 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 for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

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)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

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?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: 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 [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ Not applicable



**Queensland
Government**

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ 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 *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – 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.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

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

Note: For completion by assessment manager if applicable

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			

APPENDIX 2: OWNER'S CONSENT

CLIENT ACCEPTANCE FORM / OWNER'S CONSENT


(TO BE COMPLETED AND RETURNED)

PROJECT:	Material Change of Use – High Impact Industry
PROJECT ADDRESS:	31 Martin Tenni Drive, Mareeba (Lot 215 on SP276129)

Client Details

Client:	Mareeba Concrete Plant Pty Ltd	(enter client name) (primary contact)
Invoice Address:	PO Box 2826 Mareeba Qld 4880	(enter invoice address)
Phone:	0417 647 367	(enter client phone)
Email:	johnhendle1306@gmail.com	(enter client email)
Accounts Contact:	John Charles Hendle 0417 647 367 johnhendle1306@gmail.com	(enter accounts email & phone)

Landowner Details *(proof of ownership to be supplied by owner's, i.e. rates notices OR current title search supplied)*

Landowner Name/s:	John Charles Hendle	(enter landowner name/s) As shown on rates notice
Address:	25-29 Martin Tenni Drive, Mareeba QLD 4880	(enter address)
All Owners Signatures:	John Charles Hendle 	(signatures from all landowners & Dated)

I / we, the party named below (the Client), confirm the commission of R&A Samanes Pty Ltd t/a U&i Town Plan (the Consultant), in relation to the project referenced above and accept all terms and conditions of the Quote and in particular confirm responsibility for payment of fees generated by this commission and payable to the Consultant strictly prior to lodgement of the Application and in other cases within 7 days of the date of invoice.

Signed:



Name: John Charles Hendle

Date: 13/11/2025

Please complete, sign and return to: ramon@uitownplan.com.au. Along with a copy of the receipt of payment of selected fees.

APPENDIX 3: DEVELOPMENT PLAN



DESIGN WIND SPEED -		C-	SOIL CLASSIFICATION -		TBA
A					
No.	DATE		DESCRIPTION		
VARIATIONS INCLUDED IN THIS DRAWING					
DRAWING TITLE					
SITE PLAN					
SHEET NO.		02	PRINT TIME:		23/10/2025 2:30:00 PM
PRELIMINARY:		11/09/25	CONSTRUCTION:		-
A3	SCALE:		ISSUE:		A
	1:300 AT A3		DRAWN BY:		WE
PRELIMINARY ISSUE					
SSHNG JOB No.			DRAWING No.		
PROJECT					
PROPOSED CONCRETE BATCHING PLANT					
Lot 215 on SP276129					
31 MARTIN TENNI DRIVE					
MAREEBA					
CLIENT					
JOHN HENDLE					
<div><div><div></div><div>superiorsteel</div><div><div><div></div><div></div><div></div><div></div></div>homesNSW</div></div></div>					
PO BOX 876			QBCC. 1097802		
ATHERTON QLD 4883					
33-35 ALBRECHT ST					
TOLGA INDUSTRIAL ESTATE, QLD, 4882					
PH: 07 4095 4008					
EMAIL: info@sshng.com.au					
WEB: www.superiorsteelhomesnq.com.au					
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NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING