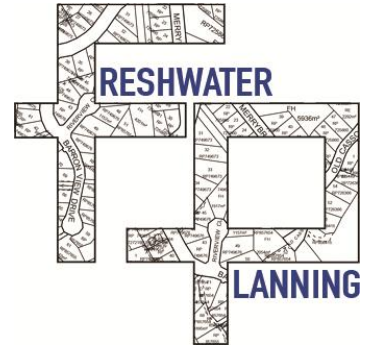


Your Ref:
Our Ref: F26/10



20 March, 2026

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

Attention: Regional Planning Group

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE – FOOD AND DRINK OUTLET
LOT 2 ON SP298298, KAROBEAN DRIVE, MAREEBA.**

This application is for a Material Change of Use – Food and Drink Outlet over land described as Lot 2 on SP298298, situated on Karobean Drive, Mareeba is submitted on behalf of the BTM & S Stankovich Pty Ltd.

The application comprises of Application Form, Proposal Plan, SmartMaps and this Town Planning Submission. It is understood that the proponent will provide payment of the Application Fee to Council.

The Site

The subject land is described as Lot 2 on SP298298, Locality of Mareeba and situated on Karobean Drive, Mareeba. The site is owned by BTM & S Holdings Pty Ltd who are also the applicants for the proposed development. The subject site comprises of a single allotment, has an area of 8,299 m² and contains frontage to Karobean Drive and Hastie Road. The site contains existing Commercial Buildings (Amaroo Village Business Precinct) and Approved Commercial Buildings. The site is accessed from the existing Road Network, being Karobean Drive. No access is proposed from Hastie Road.

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is not located within 25 metres of a State Controlled Road nor within 25 metres of a Railway Corridor. It is considered that the proposal does not require Referral to any State Agencies.

The Proposed Development

The proposed development is for a Material Change of Use – Food and Drink Outlet in the Low Density Residential Zone of the Mareeba Shire Council’s Planning Scheme. The site is located on Karoeban Drive, Mareeba and is more particularly described as Lot 2 on SP298298. The site is irregular in shape, has an area of 8,299 m² and existing and Approved Commercial Buildings and vacant land. No change to the existing functioning of the entire site will occur and no change to the existing Amaroo Village Business Precinct is envisaged.

A Development Permit for a Material Change of Use is sought to facilitate the ability for a Food and Drink Outlet (previously defined as Restaurant) within the existing Amaroo Village Business Precinct. The proposal is sought to provide the ability for the provision of a Food Van to occupy the site. The site contains the existing Commercial Uses and Vacant Land. The proposal is to add additional Commercial Activities and is considered to complement the existing Commercial Buildings.

As per the attached Plan, the proposal provides for the provision of a Food Truck/Van within the existing Amaroo Business Park. The Food and Drink Outlet will be provided over the existing Approved Car Parking Area not to interfere with the existing Activities and Approvals over the site. Freshwater Planning Pty Ltd has been informed of the following:

Food Van Area

Opening Hours – 5:00pm to 9:00pm (Monday to Sunday)

Lighting provided by food truck operator.

Other services i.e wastewater, grease traps etc will be all self-contained with the food truck and safely disposed of offsite. Power will be provided by a small generator also self-contained within the food truck.

Rubbish bin and seating will be provided by the operator and will be erected and taken down at the start and end of each operating day.

The proposal is located over the Approved Car Parking Area of the Amaroo Business Park and be provided outside of normal operating hours for the Business Park ensuring not to conflict with the existing activities. The proposal does not provide for any additional buildings or structures nor will it require any additional alteration to the existing Business Park. The proposal will retain, maintain and enhance the existing Landscaping provided along the frontage of the site to match in with the Amaroo Village Business Precinct.

The site is located in the Low Density Residential Zone of the Mareeba Shire Council’s Planning Scheme. A Material Change of Use for the proposed Food and Drink Outlet is Accepted Development if a Temporary Use an Impact Assessable Use, if not Temporary within this Zone. However, the site contains the Hastie Road Business Zone Code (REC/08/0012) which provides for Restaurant (Food and Drink Outlet) to be Code Assessable within the Hastie Road Business Zone. It is accepted that the site’s Site Specific Business Zone Code, Overrides the Mareeba Shire Planning Scheme’s Assessment Tables. The application is Code Assessable.

This Submission provides a comprehensive assessment of the relevant planning instruments and site context for the proposed Uses. This is supported by the attached Proposal Plan and the assessment against the relevant aspects of the Mareeba Shire Council’s Planning Scheme and the Hastie Road Business Zone Code. It is considered that the proposed development is an appropriate and conforms to the existing Amaroo Village Business Precinct of the site, immediate vicinity and surrounding environs providing supporting Services/Uses to the surrounding local residents of Mareeba and the Tablelands.

Far North Queensland Regional Plan 2009-2031

Lot 2 on SP298298 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal is considered to be an infill development of an existing site. The Material Change of Use is within the Urban Footprint and results in the creation of greater densities/Supporting Uses without affecting the existing natural environment. The proposal is for a Material Change of Use to provide necessary services to Mareeba which will continue to support the driving industries of the Mareeba Township and Region.

It is considered that the proposed Material Change of Use is not in conflict with the Intent for Urban Footprint designation of the FNQ Regional Plan 2009-2031.

Low Density Residential Zone Code

The proposed development is sought to facilitate the provision of a Food and Drink Outlet in the form of Food Van/Truck in addition to the existing Amaroo Village Business Precinct over the site. The proposal is not considered to adversely affect the existing amenity, character and nature of the site and the surrounding vicinity instead, is considered to enhance the existing Amaroo Village Business Precinct.

The proposal is located over the Approved Car Parking Area of the Amaroo Business Park and be provided outside of normal operating hours for the Business Park ensuring not to conflict with the existing activities. The proposal does not provide for any additional buildings or structures nor will it require any additional alteration to the existing Business Park. The proposal will retain, maintain and enhance the existing Landscaping provided along the frontage of the site to match in with the Amaroo Village Business Precinct.

The proposed development is considered to provide additional activities within the Amaroo Village Business Precinct with the proposal adding to the amenity of the existing Precinct whilst not detracting from the amenity of any nearby Residential Uses. The proposal is not considered to impact on the orderly provision of non-residential development in other locations of the Shire.

The proposal is not considered to detract from the existing amenity of the local area. The proposed Food and Drink Outlet has been meticulously designed to be incorporated within the Amaroo Village Business Precinct without affecting the existing or Approved Uses. The proposed development will not create any adverse additional affects to the local area and will not detract from the existing amenity, instead the proposal is considered to enhance the existing amenity of the Amaroo Village Business Precinct.

It is considered that the proposed Material Change of Use for a Food and Drink Outlet within the existing Commercial Area (Amaroo Village Business Precinct) of the Low Density Residential Zone is not in conflict with the Purposes or Intent of the Zone Code and is appropriate and acceptable.

Hastie Road Business Zone Code

The site contains the Hastie Road Business Zone Code as Approved with the Development Application REC/08/0012 with the proposed Material Change of Use for Business and Shops within this existing Commercial Area (Amaroo Village Business Precinct). The proposal is not considered to be in conflict with the Purposes or Intent of the Zone Code and is appropriate and acceptable.

The proposal provides for an additional activity without having an adverse impact on the functioning and role of the Mareeba CBD as a higher order and specialist retail destination, the focus for entertainment and recreation facilities, and the ability of the CBD to provide a range of business uses and educational facilities. The proposal

will provide an accessible, convenient and safe Commercial Activity maintaining and enhancing the existing Landscaping and is consistent and in character with the existing locality making effective Use of the land and functioning of the Business Zone. The proposal is located over the Approved Car Parking Area of the Amaroo Business Park and be provided outside of normal operating hours for the Business Park ensuring not to conflict with the existing activities. The proposal does not provide for any additional buildings or structures, nor will it require any additional alteration to the existing Business Park. The proposal will retain, maintain and enhance the existing Landscaping provided along the frontage of the site to match in with the Amaroo Village Business Precinct.

Commercial Activities Code

The proposed development incorporates a Food and Drink Outlet (previously defined as Restaurant) within the Business Zone Allotment. No new buildings or structures are proposed with the development. The proposal provides for a Use that will support the surrounding residents of the Amaroo Residential Estate and surrounds by providing the provision of a Food Van/Truck. No change to the existing Commercial Activities of the Amaroo Business Park is envisaged with the proposal.

Airports Environs Overlay Code

The site is located outside of the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the Light Intensity – Mareeba Overlay Mapping. The proposed Food and Drink Outlet is not considered to adversely affect the site, immediate vicinity or surrounds. The proposal is not for a waste disposal site. It is considered that the Airports Environs Overlay Code is Not Applicable to the proposed Commercial Building given the site being located outside the Light Intensity Zone and greater than 8km for Bird and Bat Strike Zones.

Flood Hazard Overlay Code

The site is located within the General Extent of Modelled Flood Levels as demonstrated on the Flood Hazard Overlay Mapping. However, the site is not Mapped as containing an Extreme, High, Significant, and Low Flood Hazard Area or nominated within the Potential Flood Hazard Area. It is considered that the proposed Material Change of Use is Not Applicable to the Flood Hazard Overlay Code.

Landscaping Code

The proposal is for a Food Van/Truck within the Amaroo Village Business Precinct. Any Landscaping and Fencing will be provided to maintain and enhance the existing amenity of the Amaroo Village Business Precinct. The proposal will ensure not to affect the existing Commercial Area. It is considered that the proposed Material Change of Use is Not Applicable to the Landscaping Code.

Parking and Access Code

No change to the existing Parking and Access is envisaged with the proposed Food and Drink Outlet. The proposal is located over the Approved Car Parking Area of the Amaroo Business Park and be provided outside of normal operating hours for the Business Park ensuring not to conflict with the existing activities. The proposal does not provide for any additional buildings or structures nor will it require any additional alteration to the existing Business Park.

Conclusion

It is considered that the proposed development being a Material Change of Use to facilitate the provision of a Food and Drink Outlet in the form of a Food Van/Truck within the Amaroo Village Business Precinct over land described as Lot 2 on SP298298 is appropriate. The proposal represents a small-scale development that has mitigated all possible negative effects of the surrounding environment maintaining and enhancing an attractive streetscape. In particular, the proposed development:

- ✚ Is not in conflict with the Intent and Purposes for land designated in the Low Density Residential Zone;
- ✚ Is not in conflict with the Intent and Purposes for land designated in the Hastie Road Business Zone Allotment;
- ✚ Can meet the Performance Outcomes and the Purpose of the Commercial Activities Code;
- ✚ Can meet the Performance Outcomes and the Purpose of the Hastie Road Business Zone Code;
- ✚ Is not in conflict with the nominated Overlays;
- ✚ Provides for appropriate and acceptable level of servicing without compromising the environmental values of the Shire and Mareeba; and
- ✚ Will encompass no significant negative impacts to the existing nature and amenity of the area, instead enhancing the amenity and character as the Material Change of Use provides an attractive local service supporting the Residential population of Mareeba and the surrounding Townships;

Freshwater Planning Pty Ltd request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice over the site or tabulating and Item on the Agenda. If you have any queries, please do not hesitate to contact Freshwater Planning Pty Ltd.

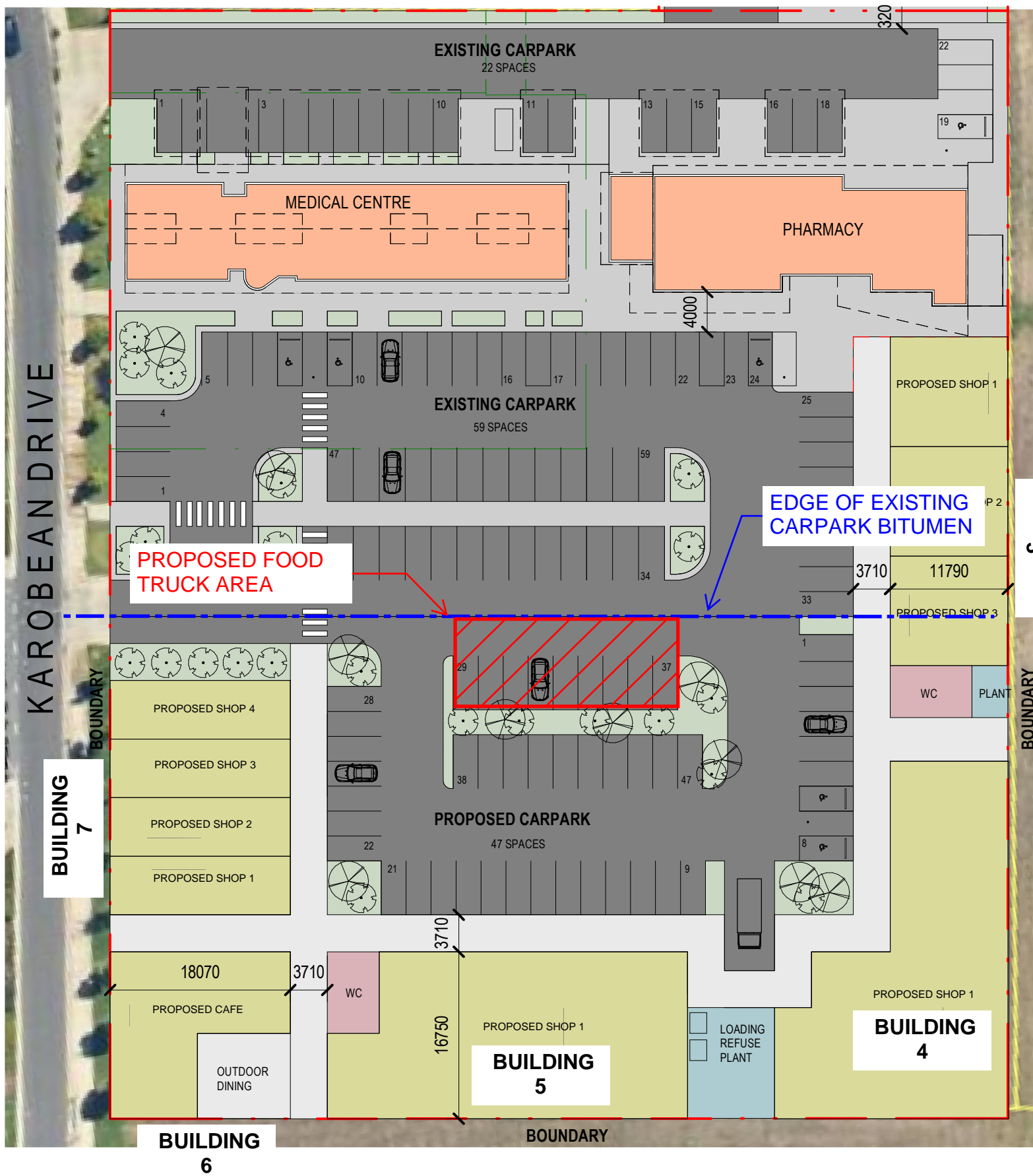
Yours faithfully,



MATTHEW ANDREJIC

FRESHWATER PLANNING PTY LTD

AMAROO MASTERPLAN & CAFE



APPROX. EXISTING AREAS	
MEDICAL CENTRE	436m ²
PHARMACY	384m ²
SUB TOTAL	820m²

PROPOSED AREAS	
BUILDING 8 SHOP 1	237m ²
BUILDING 8 SHOP 2	110m ²
BUILDING 3 SHOP 1	130m ²
BUILDING 3 SHOP 2	130m ²
BUILDING 3 SHOP 3	130m ²
BUILDING 4 SHOP 1	600m ²
BUILDING 5 SHOP 1	560m ²
BUILDING 6 CAFE	225m ²
OUTDOOR DINING	80m ²
BUILDING 7 SHOP 1	105m ²
BUILDING 7 SHOP 2	105m ²
BUILDING 7 SHOP 3	105m ²
BUILDING 7 SHOP 4	105m ²
SUB TOTAL	2622m²

TOTAL GFA 3442m²

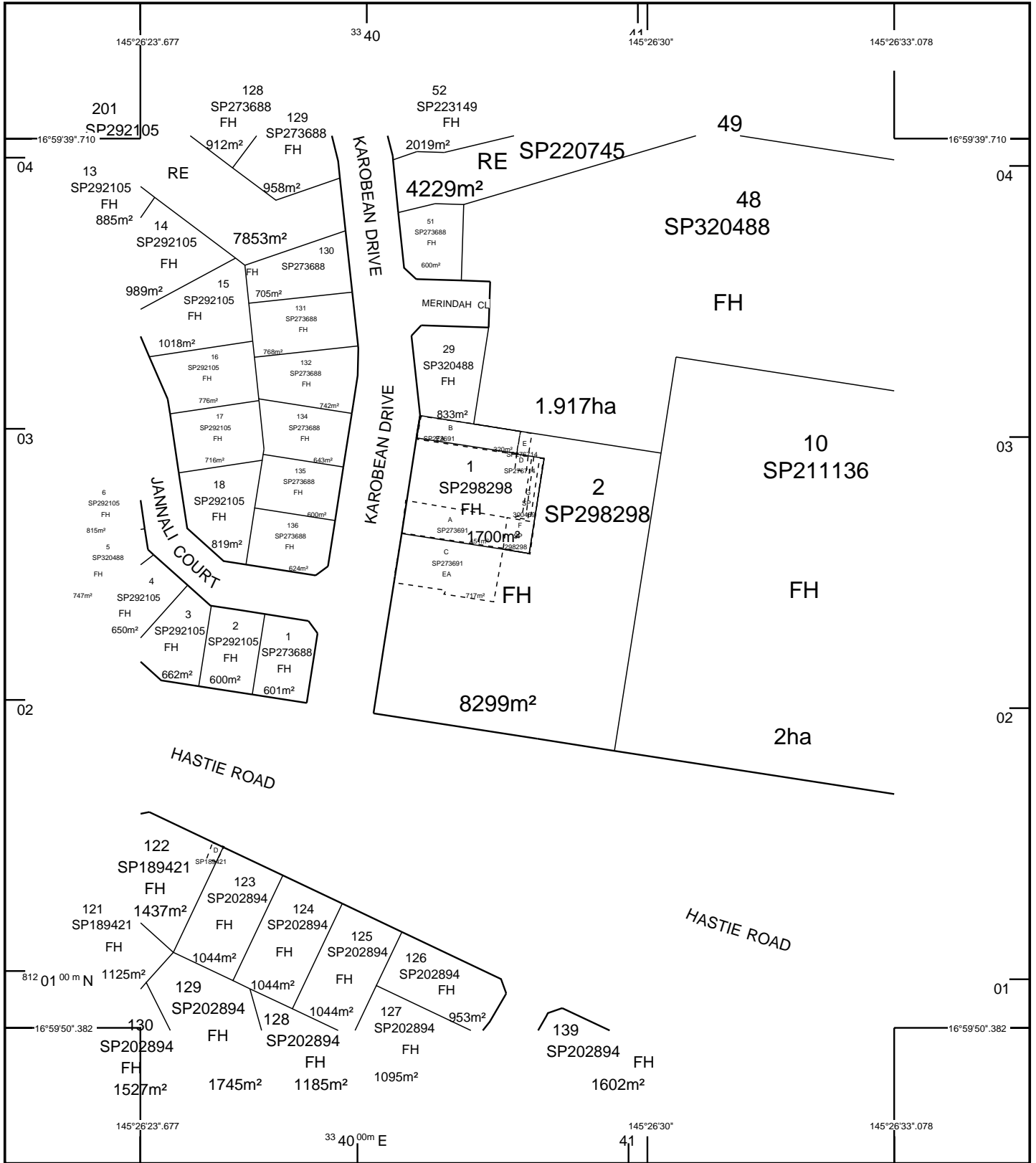
AMENITIES 85m²

LOADING/REFUSE /PLANT 115m²

CARPARKING

EXISTING 81 SPACES
PROPOSED 52 SPACES

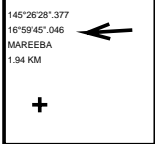
TOTAL 133 SPACES



STANDARD MAP NUMBER
7964-22233



MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	2/SP298298
Lot/Plan	8299m ²
Area/Volume	FREEHOLD
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	MAREEBA
Segment/Parcel	63088/223

CLIENT SERVICE STANDARDS

PRINTED 22/03/2026

DCDB 19/03/2026

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SmartMap

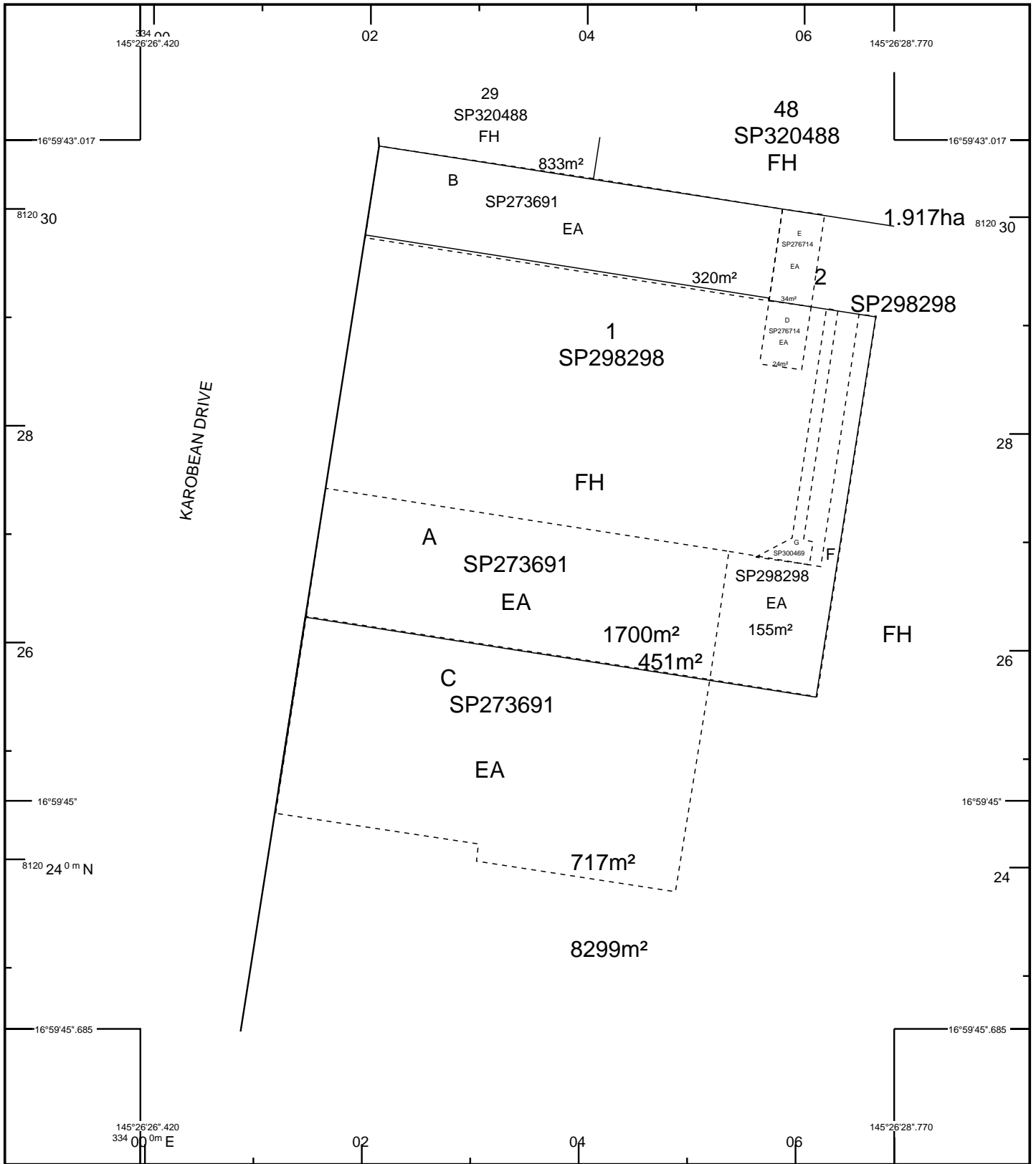
An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base



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STANDARD MAP NUMBER
7964-22233

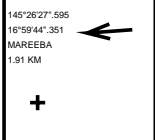


SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	A/SP273691
Lot/Plan	451m²
Area/Volume	EASEMENT
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	63088/227
Segment/Parcel	

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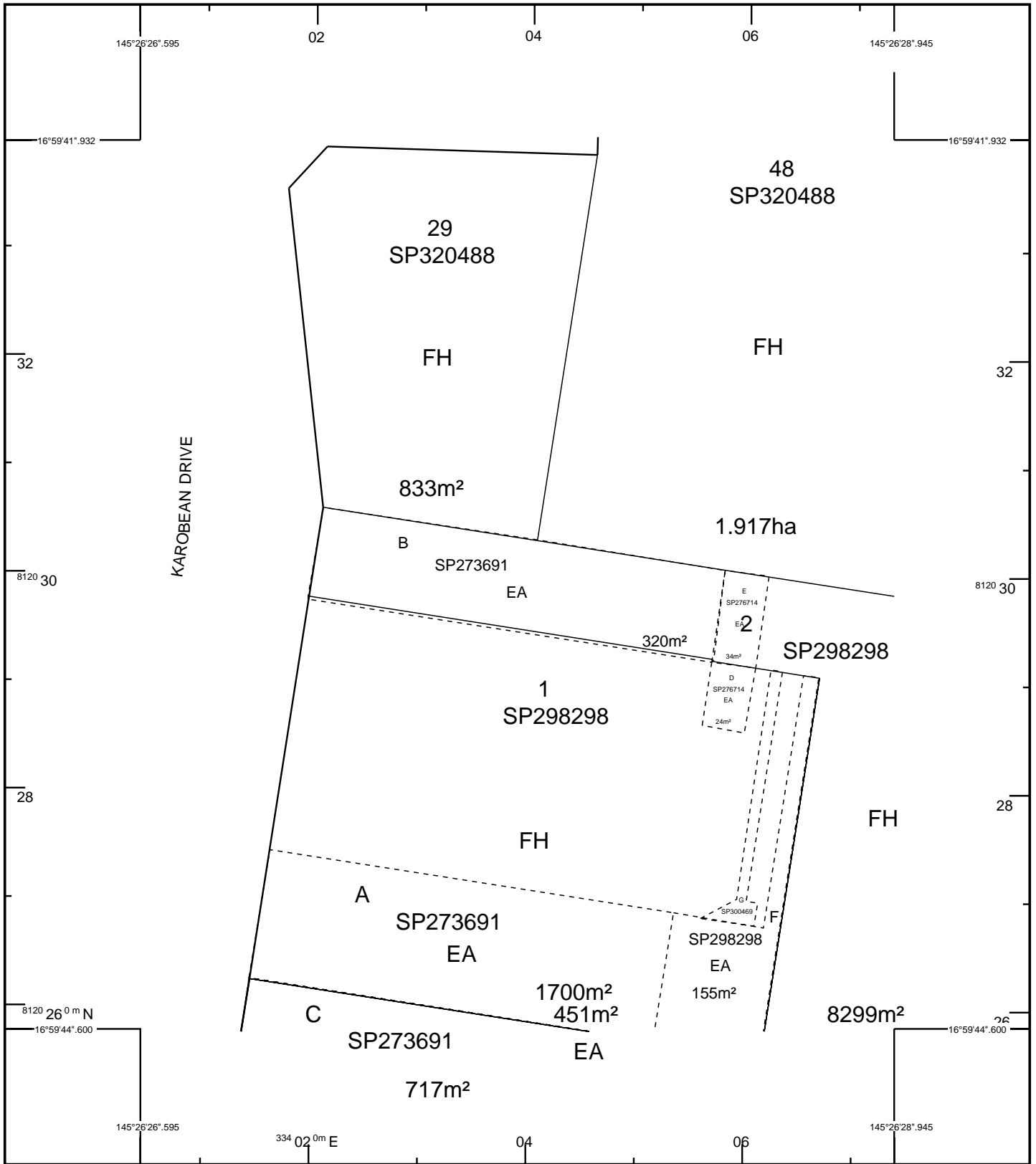
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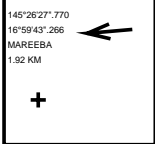
STANDARD MAP NUMBER
7964-22233



SmartMap

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MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	B/SP273691
Area/Volume	320m ²
Tenure	EASEMENT
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	63088/315

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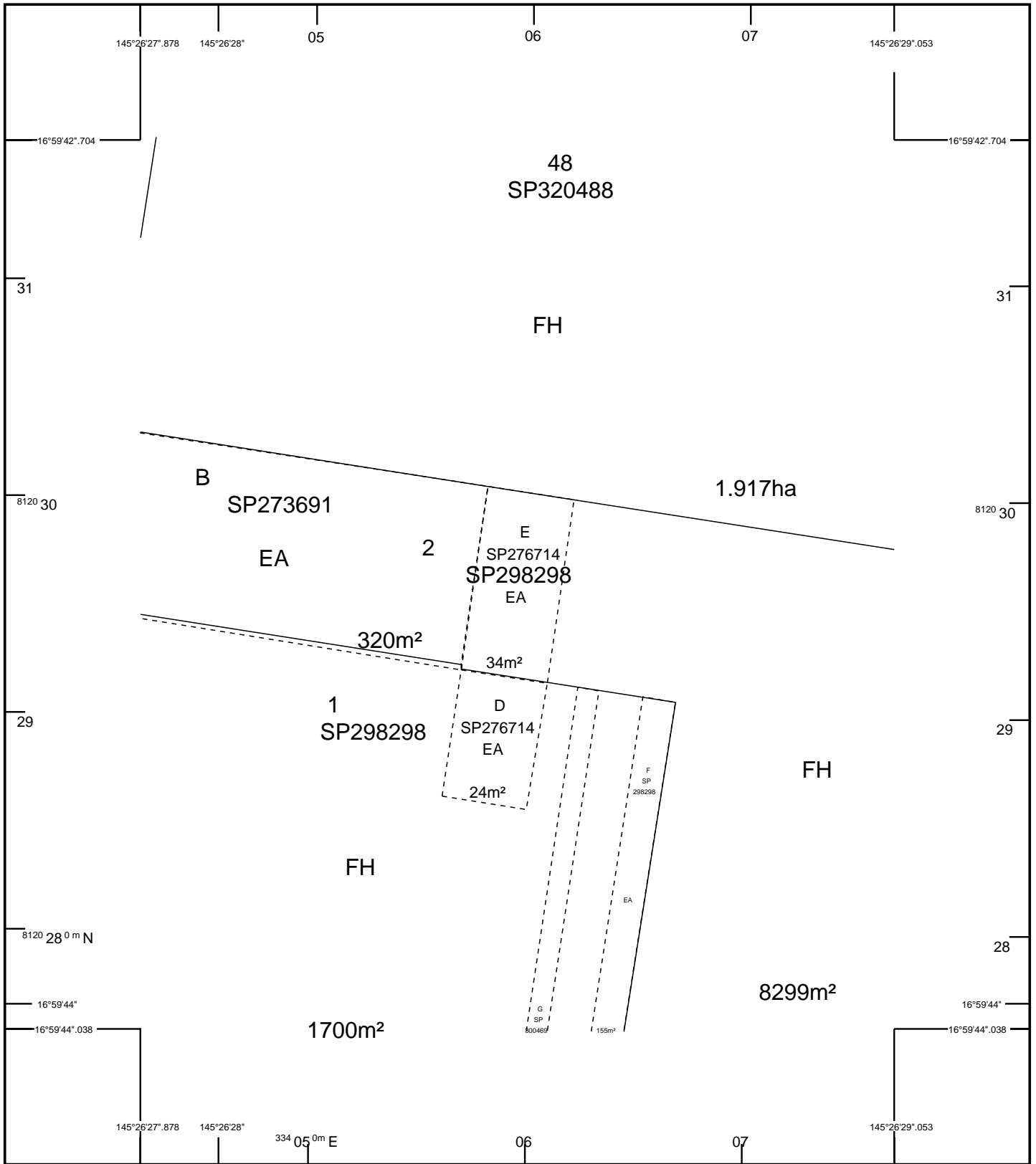
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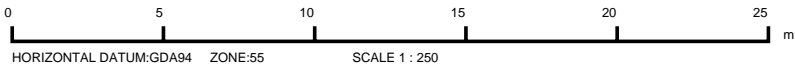


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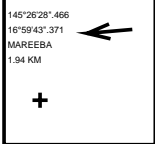
STANDARD MAP NUMBER
7964-22233



SmartMap

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MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	E/SP276714
Lot/Plan	34m ²
Area/Volume	EASEMENT
Tenure	MAREEBA SHIRE
Local Government	MAREEBA
Locality	63088/269
Segment/Parcel	

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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) <i>(individual or company full name)</i>	BTM & S Stankovich Pty Ltd
Contact name <i>(only applicable for companies)</i>	
Postal address <i>(P.O. Box or street address)</i>	C/ Freshwater Planning Pty Ltd 17 Barronview Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402729004
Email address <i>(non-mandatory)</i>	FreshwaterPlanning@outlook.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	F26/10
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" 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
		2 – 8	Karobean Drive	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	SP298298	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:	

- 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:	

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):*

Food and Drink Outlet (Restaurant)

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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Restaurant (Food Van/Truck)	Food and Drink Outlet		

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?

--

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*

<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

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



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- 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



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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	