Mareeba
SHIRE COUNCIL

65 Rankin Street
PO Box 154 MAREEBA QLD 4880

P: 1300 308 461
W: www.msc.qld.gov.au
E: info@msc.qld.gov.au

30 October 2026

Planning Officer: Carl Ewin
Our Reference: MCU/26/0015

P Blundell Family Trust
C/- U&i Town Plan
PO Box 1066
MAREEBA QLD 4880

Dear Applicants,

Decision Notice
Planning Act 2016

I refer to your application and advise that on 28 October 2026, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:	MCU/26/0015
Street Address:	109 Cobra Road, Mareeba
Real Property Description:	Lot 23 on SP184955
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:	Approval
Type of Approval:	Development Permit for Material Change of Use – Tourist Attraction (Expansion to Vintage Vehicle and Machinery Museum)
Date of Decision:	28 October 2026

CURRENCY PERIOD OF APPROVAL

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

INFRASTRUCTURE

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

ASSESSMENT MANAGER CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:

   - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and

   - to ensure compliance with the following conditions of approval.

2. Timing of Effect

   2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.

   2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

   3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.

   3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.

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

3.4 Hours of Operation

The operating hours shall be between 8:00am and 5:00pm Monday to Sunday.

3.5 Waste Management

On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by one (1) metre wide landscaped screening buffer, 1.8m high solid fence or building.

3.6 Noise Nuisance

Refrigeration equipment, pumps/ compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of8dB(A) above background levels as measured from commercial location.

4. Infrastructure Services and Standards

4.1 Stormwater Management

4.1.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

4.1.2 All stormwater drainage collected from the site must be discharged to an approved legal point of discharge.

4.2 Water Supply

The quality of water provided on site for human contact or consumption must be of a standard for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

4.3 On-site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

4.4 Car Parking/Internal Driveways

The developer must ensure that the development is provided with sufficient on-site car parking spaces which are available for use solely for the parking of vehicles associated with the approved use.

All car parking spaces and internal driveways must be constructed to at least compacted gravel standard, clearly identifiable and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.5 Lighting

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

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1680-21 WD01	Site Plan	Tony Hales Building Designer	19/11/2021
RCL-771288 S07	Frame Set Out For a Shed 12M x 30M x 3.6M	Rapid Sheds & Construction	21-Jul-2026
RCL-771288 S08	Elevation Framing For a Shed 12M x 30M x 3.6M	Rapid Sheds & Construction	21-Jul-2026
RCL-771288 S09	Frame Weight For a Shed 12M x 30M x 3.6M	Rapid Sheds & Construction	21-Jul-2026
RCL-771288 S10	Side Elevation Framing For a Shed 12M x 30M x 3.6M	Rapid Sheds & Construction	21-Jul-2026
RCL-771288 S11	Roof Framing Plan For a Shed 12M x 30M x 3.6M	Rapid Sheds & Construction	21-Jul-2026
RCL-771288 S12	Elevation Sheeting Layout For a Shed 12M x 30M x 3.6M	Rapid Sheds & Construction	21-Jul-2026

ASSESSMENT MANAGERS ADVISORY NOTES

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

(a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.

(b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(c) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(d) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

(e) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.dcceew.gov.au.

(f) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.dwatsipm.qld.gov.au.

(g) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act 2014*.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

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

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

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Building Work

SUBMISSIONS

There were no properly made submissions about the application

RIGHTS OF APPEAL

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

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

OTHER DETAILS

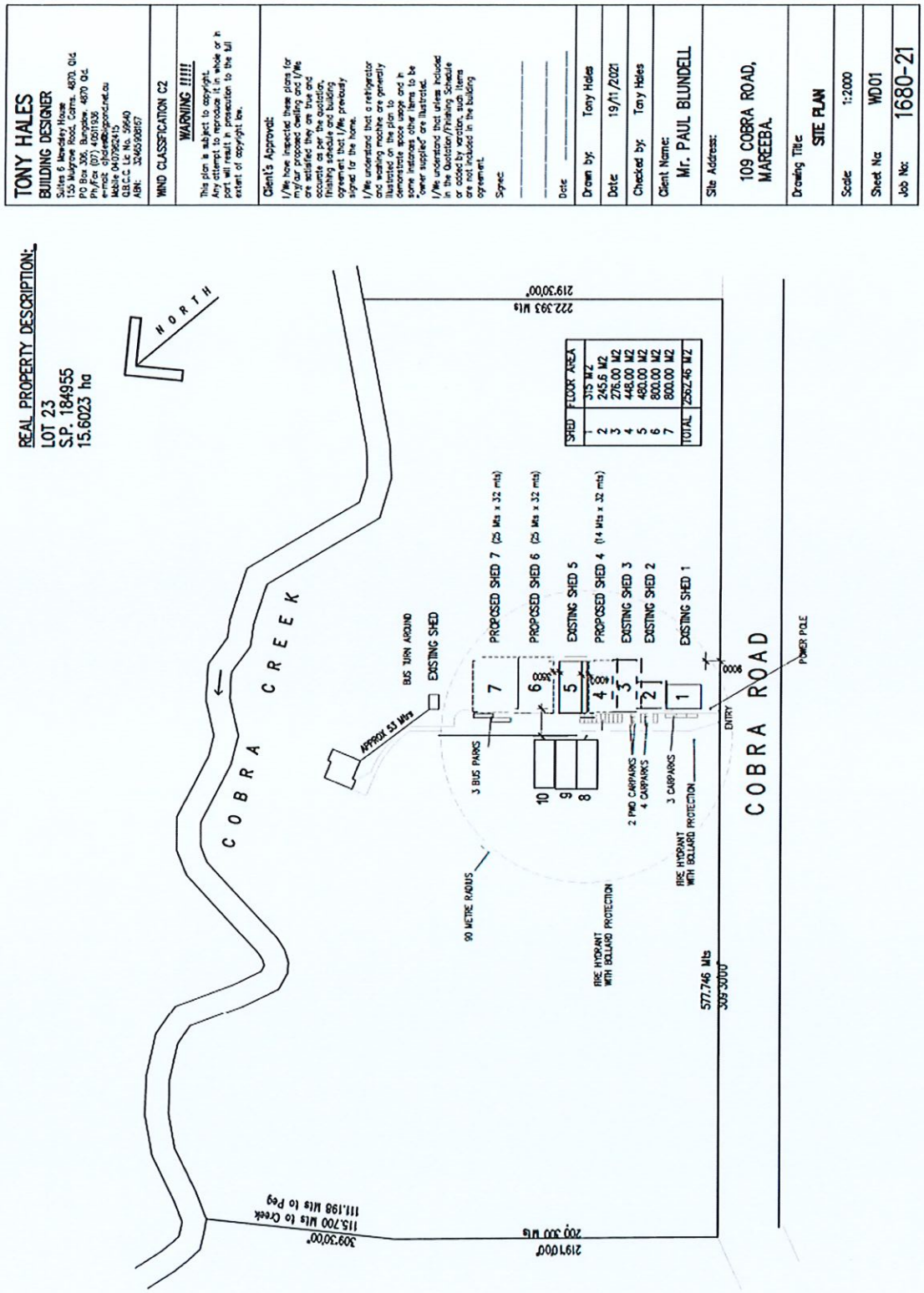
If you wish to obtain more information about Council's decision, electronic copies are available on line at www.msc.qld.gov.au, or at Council Offices.

Yours faithfully

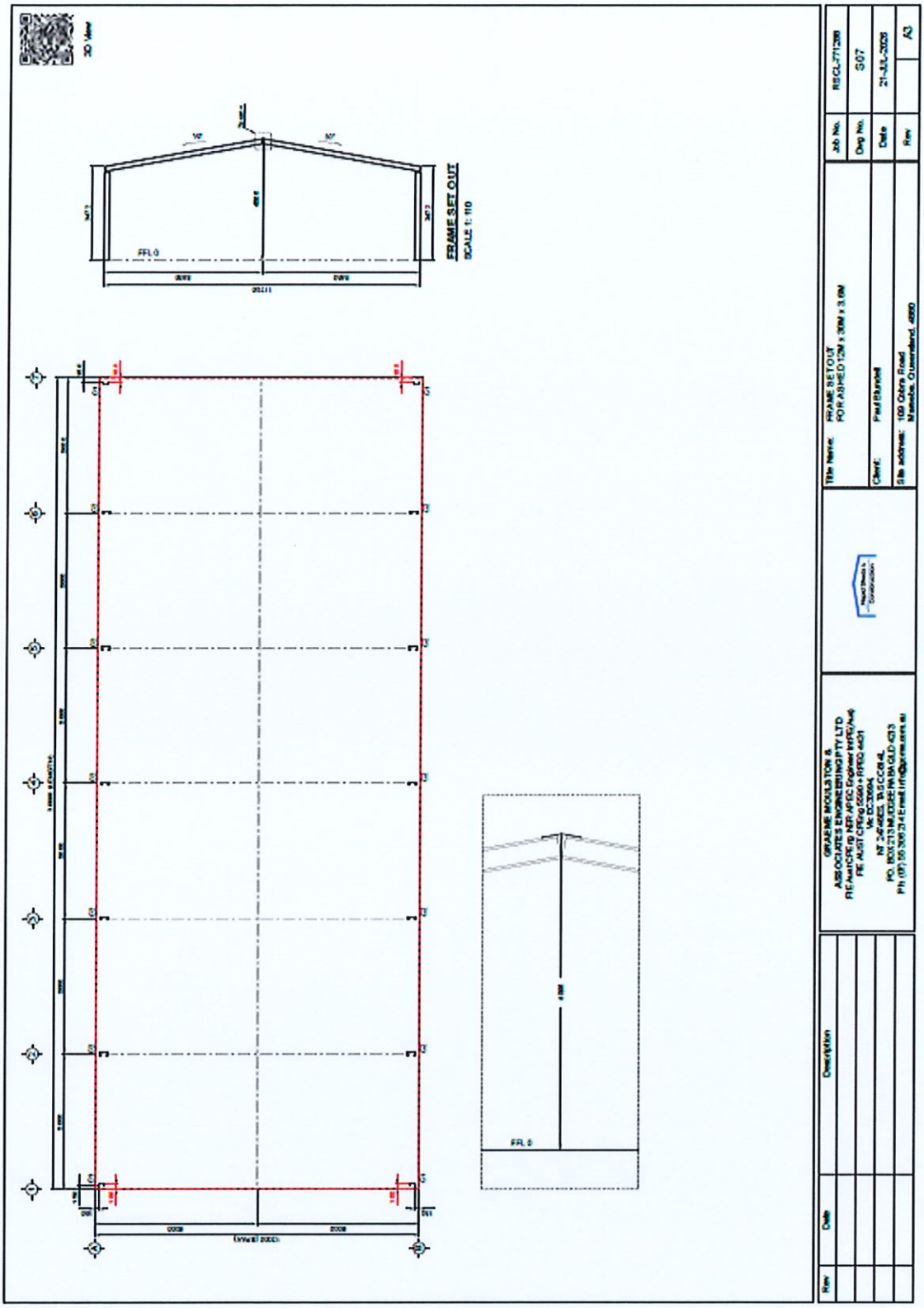
BRIAN MILLARD
COORDINATOR PLANNING & BUILDING

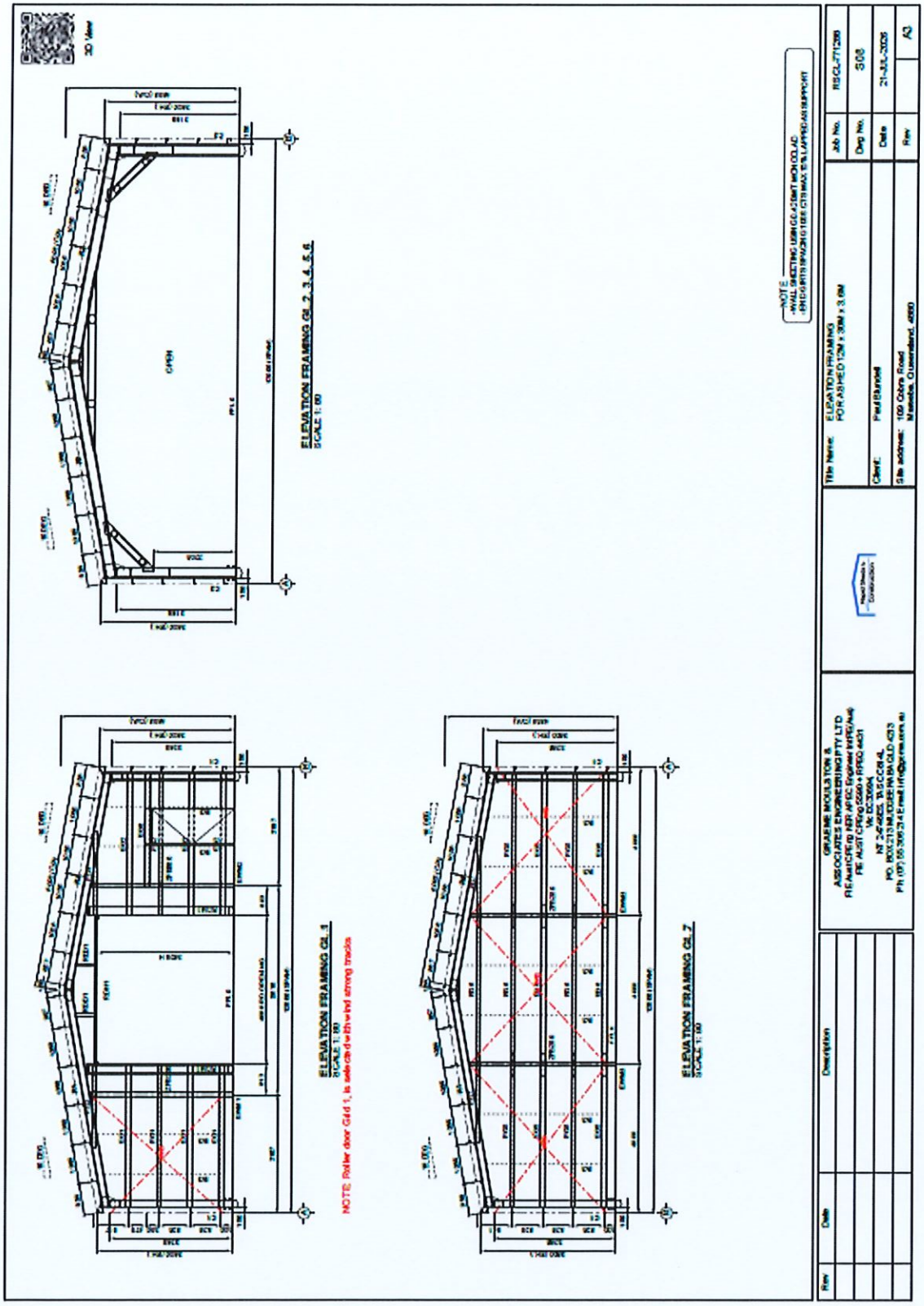
Enc: Approved Plans/Documents
Appeal Rights
Adopted Infrastructure Charge Notice

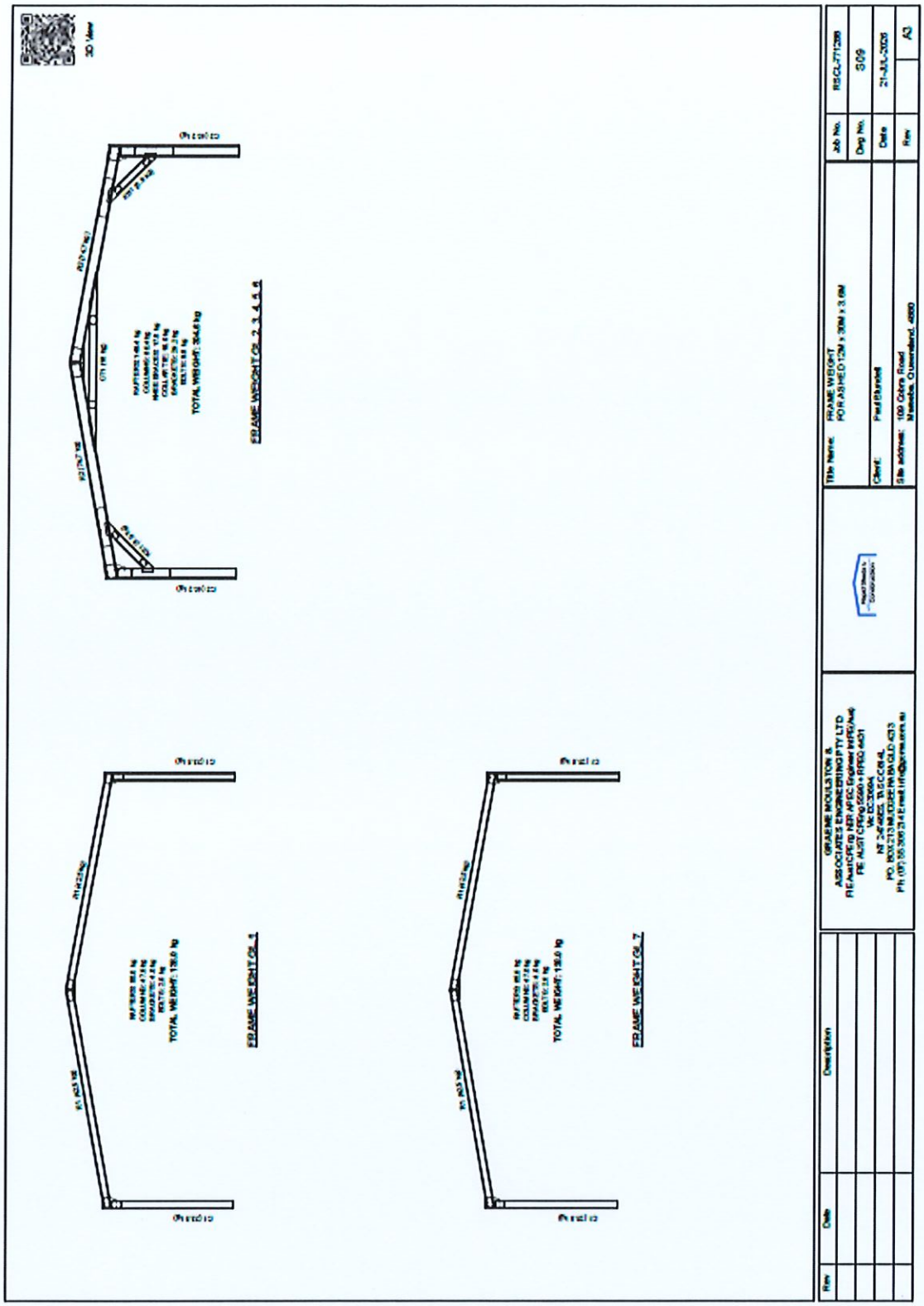
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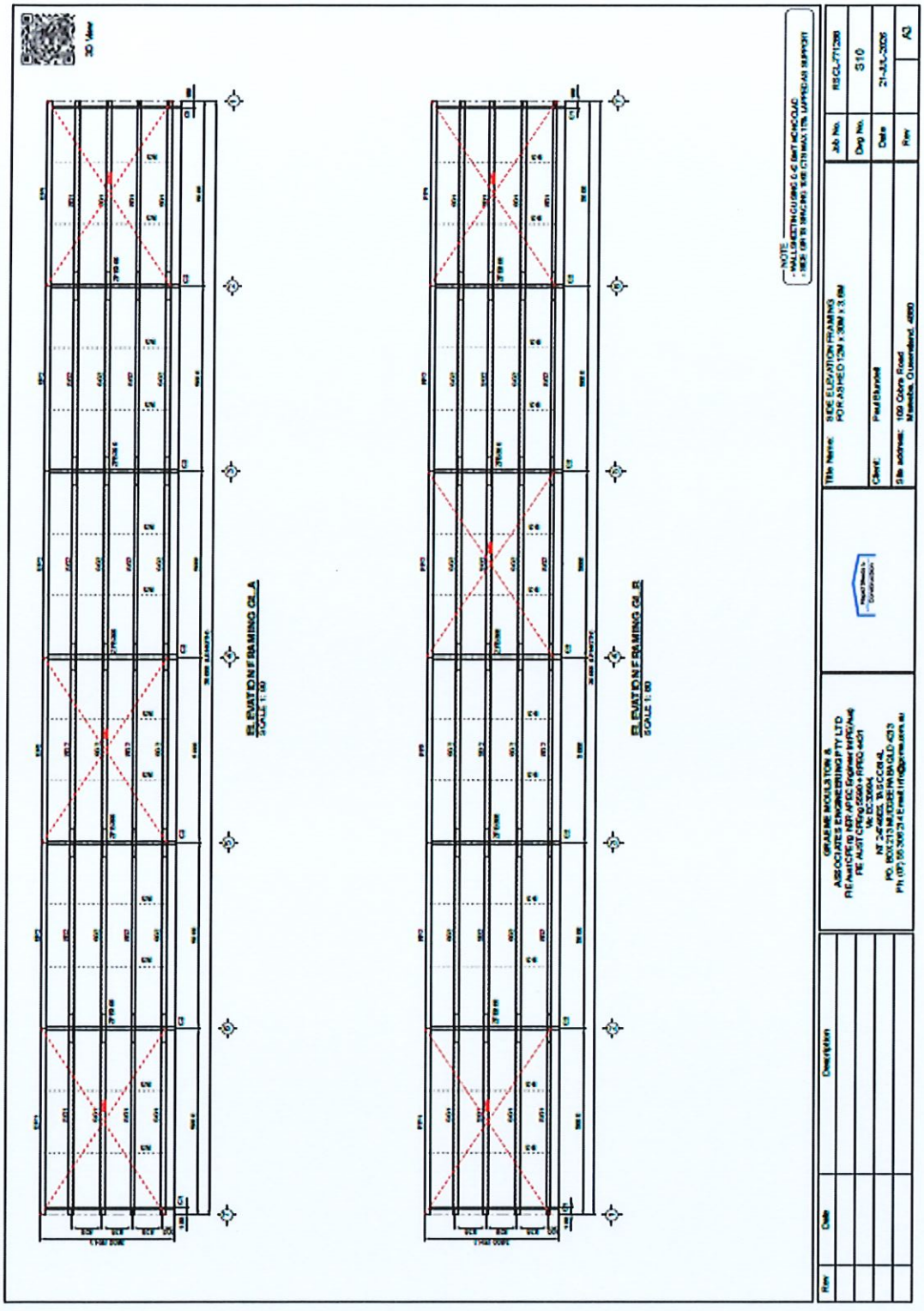


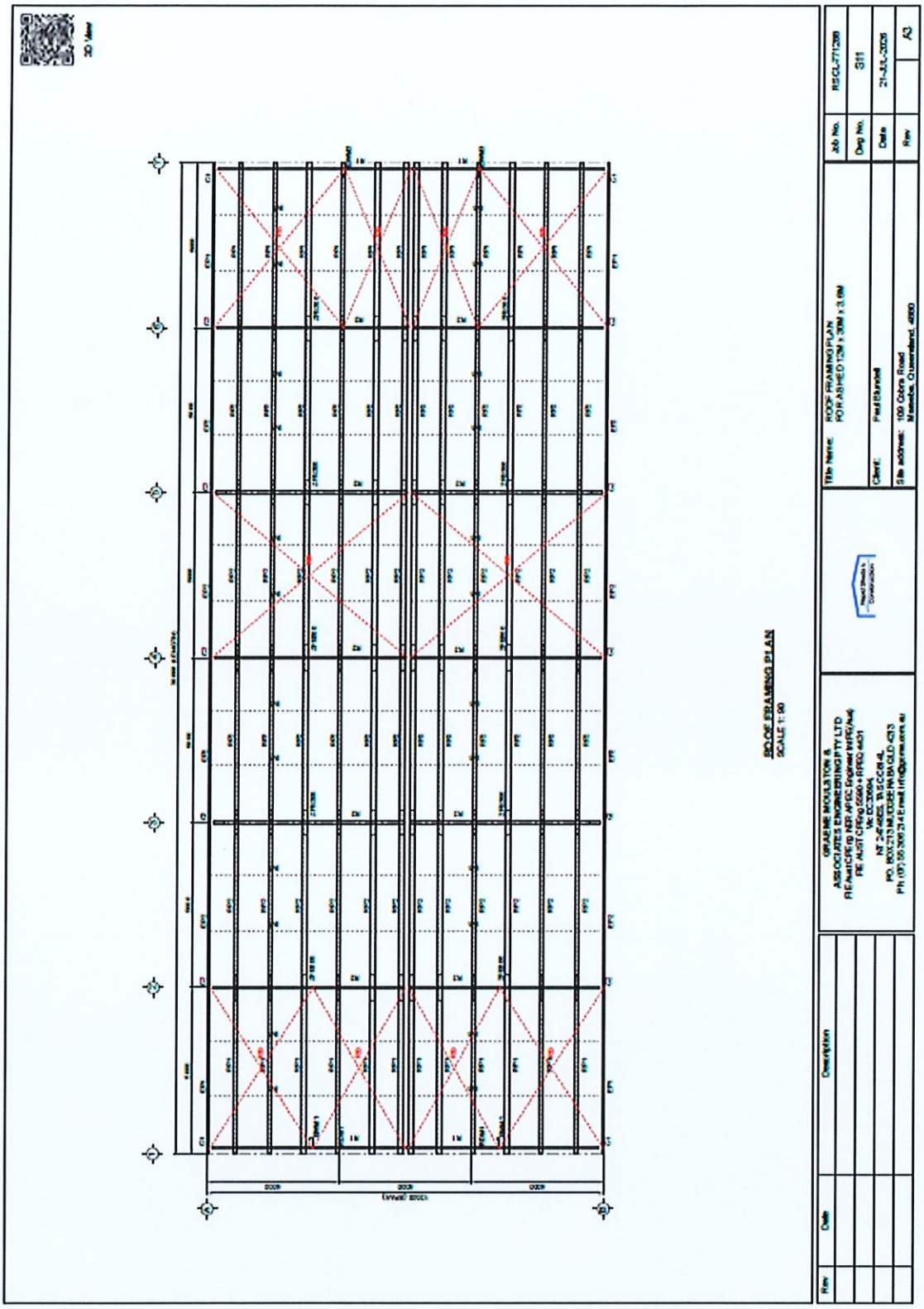
30/10/2026

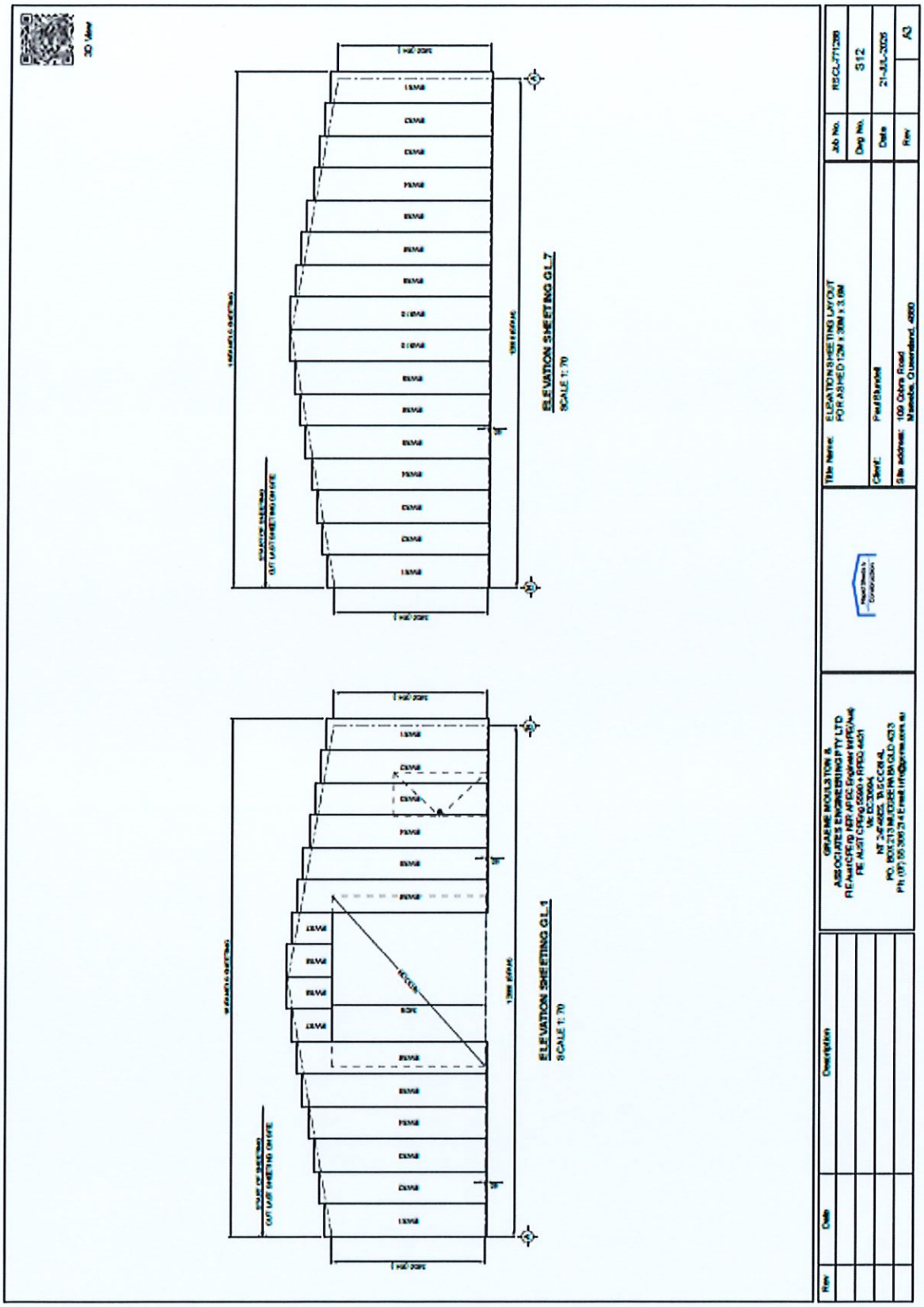

3D View
FRAME SET OUT
SCALE 1: 110
FFL 0
Title Name: FRAME SETOUT FOR A SHED 12M x 30M x 3.6M
Client: Paul Blundell
Site address: 109 Cobra Road Mareeba, Queensland, 4880
Job No. R5CL-771288
Dwg No. S07
Date 21-JUL-2026
Rev
A3
GRAEME MOULSTON & ASSOCIATES ENGINEERING PTY LTD
Description
Date
Rev


3D View
ELEVATION FRAMING GL 2, 3, 4, 5, 6
SCALE 1:100
ELEVATION FRAMING GL 1
SCALE 1:100
NOTE: Roller door Grid 1, is side rail with vinyl strong tracks
ELEVATION FRAMING GL 7
SCALE 1:100
NOTE
- WALL BRACING USING G.I. STRAP MON SQ.HC
- ENSURE WIND BRACING IS TIED OFF MAX 1.8m FROM LAP AND SUPPORT
Title Name: ELEVATION FRAMING
FOR A SHED 12M x 30M x 3.6M
Client: Paul Bunnell
Site address: 100 Cobra Road
Mareeba, Queensland, 4880
Job No. RSCL-771269
Dwg No. S08
Date 21-01-2026
Rev A3
GRAEME MOULSTON & ASSOCIATES ENGINEERING PTY LTD
RPEQ 4431
PO BOX 213 MUDGEERABA QLD 4213
Rev
Date
Description


3D View
FRAME WEIGHT
FOR ASHFIELD 12M x 30M x 3.6M
Client: Paul Burnett
Site address: 169 Odins Road
Mareeba, Queensland, 4880
Job No. RSCL-271209
Dwg No. 309
Date 21-JUL-2026
Rev
A3
GRAEME MOULTON &
ASSOCIATES ENGINEERING PTY LTD
RPEQ 4401
Rev
Date
Description


3D View
ELEVATION FRAMING GL-A
SCALE 1:100
ELEVATION FRAMING GL-B
SCALE 1:100
NOTE
- WALLS BRACED USING G-C BMT MONOCLAD
- REFER DRG TO BRACING SCHEDULE FOR MAXIMUM SPACINGS
Title Name: SIDE ELEVATION FRAMING
FOR ASHED 12M x 30M x 3.6M
Job No. RSCL-771299
Dwg No. S10
Client: Paul Randall
Date 21-JUL-2025
Site address: 100 Cobra Road
Mareeba, Queensland, 4880
Rev A3
GRAEME MOULSTON &
ASSOCIATES ENGINEERING PTY LTD
PO BOX 2713 MILTON BRISBANE QLD 4064
Ph (07) 55 309 214 Email info@gmaeng.com.au
Rev
Date
Description


3D View
ROOF FRAMING PLAN
SCALE 1:100
ROOF FRAMING PLAN
FOR ASHED 12M x 30M x 3.6M
Client: Paul Bunyoid
Site address: 199 Obbs Road
Mareeba, Queensland, 4880
Job No. RSCL-771209
Dwg No. S11
Date 21-11-2025
Rev
A3
Rev
Date
Description


3D View
ELEVATION SHEETING G1.7
SCALE 1: 70
ELEVATION SHEETING G1.1
SCALE 1: 70
Title Name: ELEVATION SHEETING LAYOUT FOR A SHED 12M x 30M x 3.6M
Job No. RSCJ-771239
Dwg No. 312
Date 21-JUL-2025
Rev A3
Client: Paul Randall
Site address: 109 Cobra Road Mareeba, Queensland, 4880
GRAEME MOULSTON & ASSOCIATES ENGINEERING PTY LTD
RPEQ 4451
Rev
Date
Description

Appeal Rights

PLANNING ACT 2016 & THE PLANNING REGULATION 2017

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 of the *Planning Act 2016* states –
  (a) Matters that may be appealed to –
    (i) either a tribunal or the P&E Court; or
    (ii) only a tribunal; or
    (iii) only the P&E Court; and
  (b) The person-
    (i) who may appeal a matter (**the *appellant***); and
    (ii) who is a respondent in an appeal of the matter; and
    (iii) who is a co-respondent in an appeal of the matter; and
    (iv) who may elect to be a co-respondent in an appeal of the matter.

(Refer to Schedule 1 of the Planning Act 2016)

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

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

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.
(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
(6) To remove any doubt. It is declared that an appeal against an infrastructure charges notice must not be about-
  (a) the adopted charge itself; or
  (b) for a decision about an offset or refund-

(i) the establishment cost of trunk infrastructure identified in a LGIP; or
(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

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

231 Other appeals

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

(d) a purported decision ; and
(e) a deemed refusal.

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

232 Rules of the P&E Court

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