Our Ref: 44143-001-02

08 September 2026

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

Attention: Development Assessment Team

Dear Planners,

Development Application for Material Change of Use for Extension to Existing Residential Care Facility – 5 & 7 Macrae Street, Mareeba – Lot 853 on NR6836 and Lot 877 on NR4849

We act on behalf of the Applicant, Respect Group Limited, in relation to the abovementioned application.

Please find attached a code assessable application for a Material Change of Use at the abovementioned address. The proposal seeks to increase the capacity of the existing Mareeba Gardens aged care facility to accommodate for Mareeba's growing ageing population and provide upgraded contemporary services for the community. This project achieves Stage 1 of the Mareeba Gardens Masterplan.

The fee for this application is **$5,173.00** based on the current Mareeba Shire Council Schedule of Fees and Charges 2026/2027.

The fee has been determined based on account that the existing 60 beds are not relevant to the application fee as the existing rooms are not being altered in any way, and we view that assessment is relevant only to the 'proposed' beds, being the 67 beds contained in the new aged care wing.

- Residential Care Facility – Code – 21 to 100 rooms/beds → **$5,173.00**

We would appreciate if Council can provide an application reference and tax invoice to allow payment of the fee by the applicant. Thank you in advance and please do not hesitate in contacting the undersigned should you require further information.

Yours faithfully

_____

Anne Zareh
Senior Planner
Brazier Motti Pty Ltd

Encl. Development Application

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SURVEYING
TOWN PLANNING
PROJECT MANAGEMENT
MAPPING & GIS

brazier motti

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR:

MATERIAL CHANGE OF USE FOR EXTENSION TO EXISTING RESIDENTIAL CARE FACILITY

on behalf of
Respect Group Limited

at
5 & 7 Macrae Street, Mareeba QLD

on
Lot 853 on NR6836 and Lot 877 on NR4849

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1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, Respect Group Limited, in support of a Development Application seeking a Development Permit for Material Change of Use for Extension to Existing Residential Care Facility on land at 5 and 7 Macrae Street, Mareeba, formally described as Lot 853 on NR6836 and Lot 877 on NR4849.

To assist in Council's determination of this development application, this planning report covers the following matters:

Section 2:- Subject site description.

Section 3:- A detailed description of the development proposal.

Section 4:- A review of the relevant legislation provisions.

Section 5:- An assessment of the proposal against the relevant code provisions of the *Mareeba Shire Council Planning Scheme 2016.*

Section 6:- Conclusion.

The development application is made in accordance with section 51 of the *Planning Act 2016* and contains the mandatory supporting information specified in the applicable DA Form, included in ***Appendix A***.

In accordance with section 51(2) of the *Planning Act 2016*, landowner's written consent is not required as the Applicant is the registered trustee and owner of the premises.

Under the *Mareeba Shire Council Planning Scheme 2016*, the application is subject to code assessment and therefore public notification is not required to be undertaken.

This application triggers referral to the State Assessment Referral Agency (SARA).

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2.0 THE SUBJECT SITE

The site is located at 5 and 7 MacRae Street, Mareeba, formally described as Lot 853 on NR6836 and Lot 877 on NR4849, comprising a combined area of 5.6693ha with road frontage to Macrae Street. *Figure 1* below demonstrates the extent of the site and surrounding development, with the proposed area of development generally indicated in yellow.



Figure 1: Aerial image of subject site (Source: Queensland Globe 2026)

The site contains the existing Mareeba Gardens aged care facility, now owned by Respect Group, and vacant land. It adjoins the Mareeba Hospital to the south, the Barron River to the east, a Native Title reserve to the north and Macrae Street to the west.

The existing residential care facility offers residential living including 60 aged care beds. It offers high care residential living combined with common areas for leisure and lifestyle. The existing facility is accessible via Macrae Street and the adjoining Mareeba Hospital to the south (Mareeba Garden Settlement Access). There are two dwellings located within the north-west portion of the site with one operating as Uniting Care health and community service facility.

Access driveways servicing the facility with a drop off/pick up area are situated at the front entry to the site. Vegetation is present throughout the grounds comprising some large shade trees as well as some vacant pockets along the site frontage and to the north. A non-perennial minor watercourse from the Barron River traverses the site in the north-west.

The site is within the Medium Density Residential Zone for the purpose of the *Mareeba Shire Council Planning Scheme 2016*. An extract of the zoning map is shown in *Figure 2* below.

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Figure 2: Extract from Zoning Mapping (Source: Mareeba Shire Council)

The subject site is serviced by Council's reticulated water and sewer infrastructure and connected to the existing electrical and telecommunications network.

The certificates of Title confirming that Respect Group Limited A.C.N 121 263 545 is the trustee of Lot 853 on NR6836 and owner of Lot 877 NR4849 are included in ***Appendix B***. The certificate of Title also identifies Lot 853 on NR6836 is contained within a Reserve (RES 14496) for the purposes of Health (Aged Persons Homes) and the proposal is consistent with the purpose of the reserve.

A copy of the SmartMap detailing the existing lot configuration is included in ***Appendix B***.

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3.0 THE PROPOSAL

Approval of the Development Application will authorise a Development Permit for Material Change of Use for Extension to Existing Residential Care Facility on land at 5 and 7 Macrae Street, Mareeba, formally described as Lot 853 on NR6836 and Lot 877 on NR4849.

The proposal seeks to increase the capacity of the existing facility in order to accommodate for Mareeba's growing ageing population and provide upgraded contemporary services for the community. This project achieves Stage 1 of the Mareeba Gardens Masterplan.

The proposal is detailed within the Design Plans prepared by Hunt Architects included with ***Appendix F***, with an extract of the design render provided within *Figure 3* below.



Figure 3: Extract of Design Plans (Source: Hunt Architects 2026)

The application seeks to approve the addition of 67 new single bed and private ensuite rooms within a new contemporary 2 storey building resulting in a total capacity of 127 beds on site. The new building will also enable future stages of the masterplan by providing decant capacity, allowing residents to relocate while upgrades are undertaken within the existing accommodation wings on site. *Figure 4* overleaf demonstrates the proposed extension area and indicative Masterplan.

The proposal includes the following elements:

- New 67 single bed aged care rooms;
- New lounge, dining, and communal spaces;
- New landscaped courtyard recreation area;
- New outdoor resident hub;
- New laundry, plant, and store rooms;
- Conversion of existing Chapel to new Fernery;
- Relocation of existing A Block lounge;
- Removal of 9 standard carparking spaces; and
- Removal of existing 1 bed staff accommodation.

The proposed extension will result in a net increase (including demolition) of 3,446m^2 gross floor area (GFA) over three levels.

For additional detail, refer to the supporting Design Report prepared by Hunt Architects included in ***Appendix E***.

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Figures 4 - 7 provide extracts of the Design Report and Design Plans, demonstrating the proposed site layout in relation to the Masterplan vision and the abovementioned aspects on each level of development.

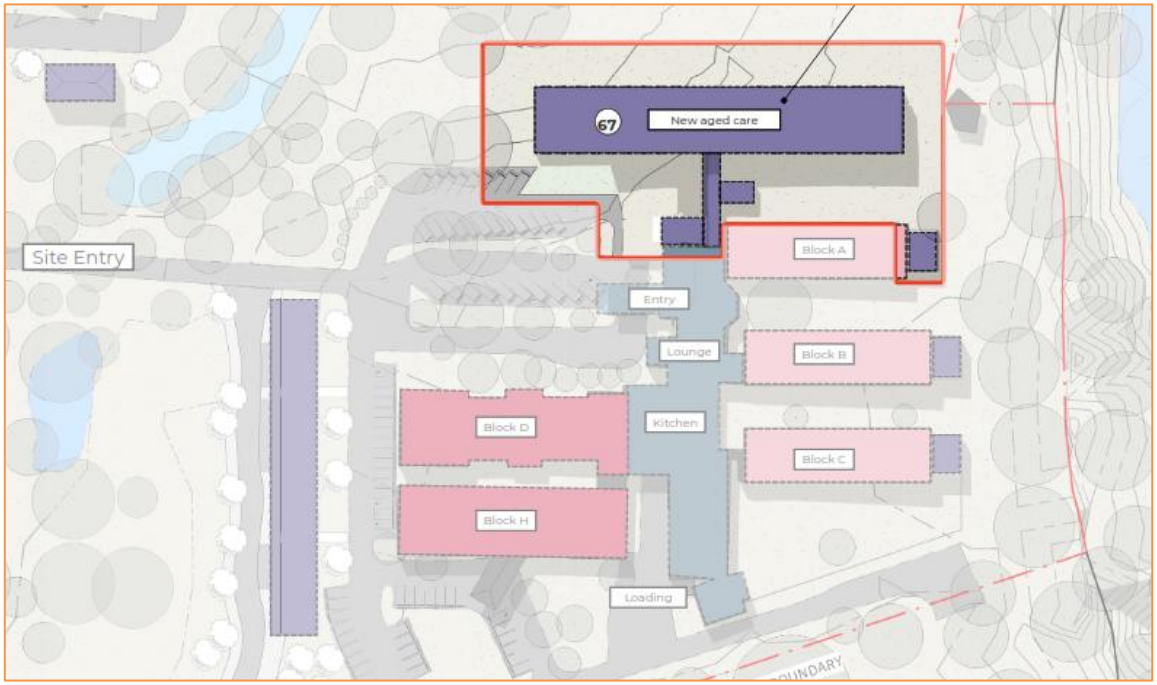


Figure 4: Extract of indicative Masterplan with proposed Stage 1 highlighted. (Source: Hunt Architects 2026)

The ground floor of the proposed building comprises 33 single bed and ensuite rooms, dining, lounge, nurse, and storage rooms. The new building is connected to the existing facility via an open covered walkway and provides convenient access from the parking and drop off/pick up areas. Refer *Figure 5* below.

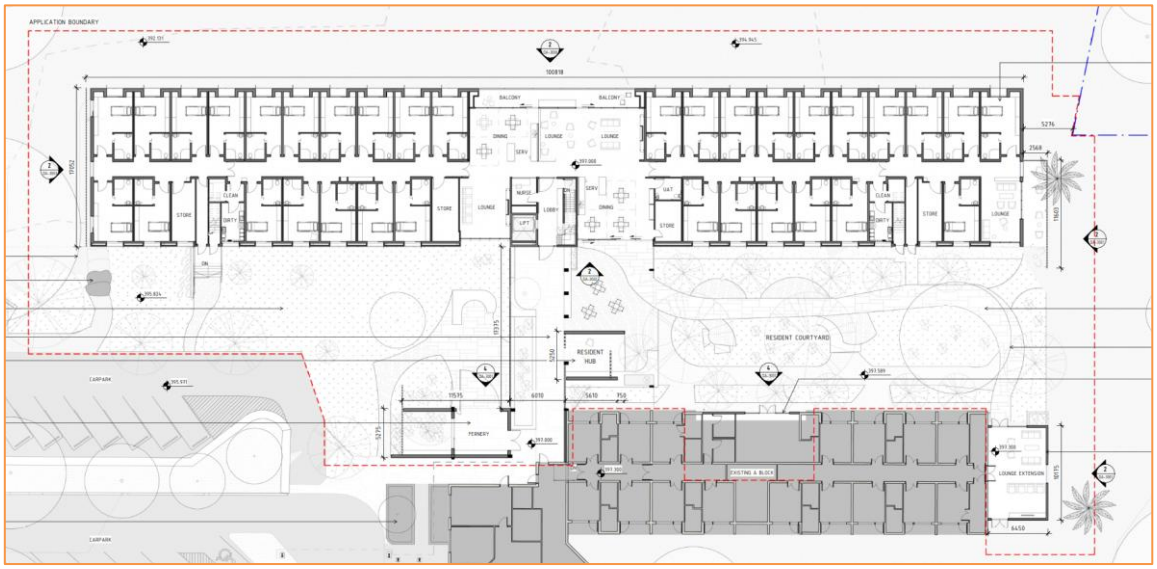


Figure 5: Extract of ground floor plan. (Source: Hunt Architects 2026)

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The first floor comprises 34 single bed and ensuite rooms, dining, lounge, nurse, and storage rooms. Refer *Figure 6* below.

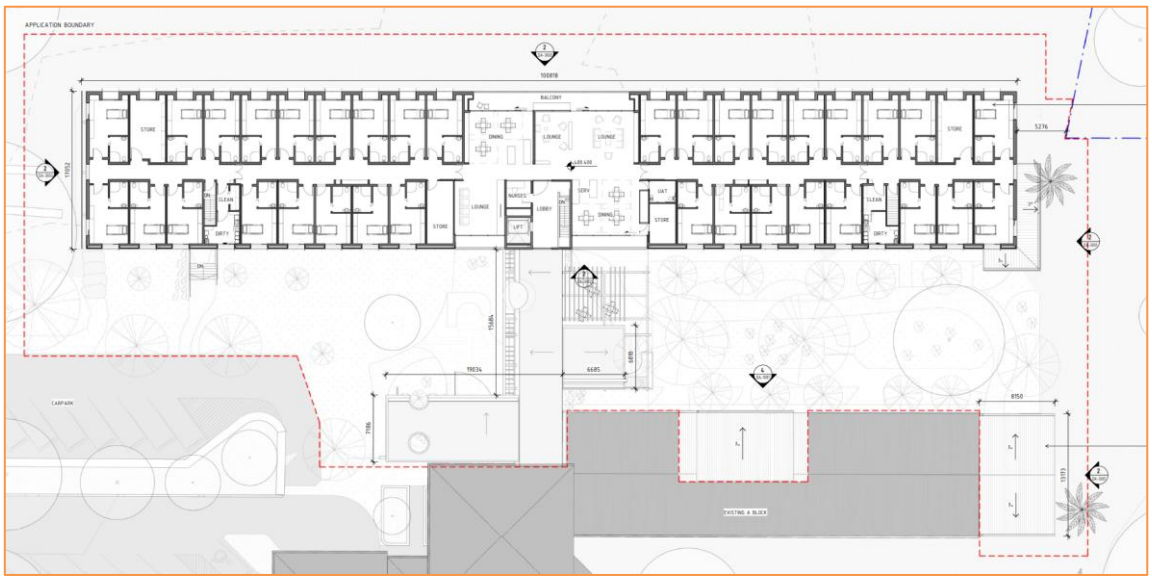


Figure 6: Extract of first floor plan. (Source: Hunt Architects 2026)

The basement contains new plant room, laundry, and storage accessible by lift and outdoors. Refer *Figure 7* below.

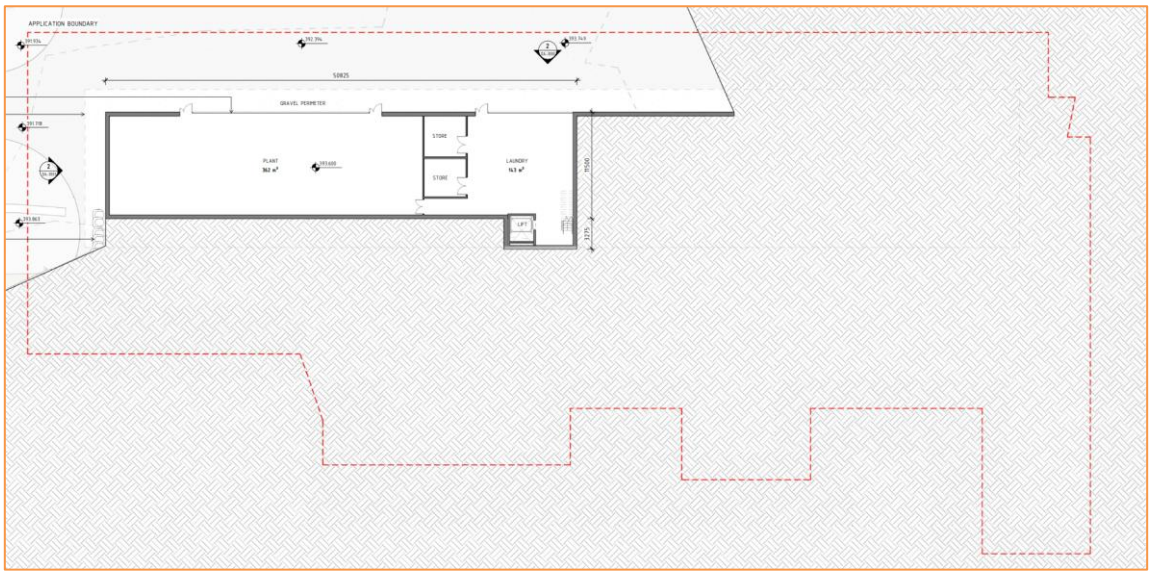


Figure 7: Extract of basement plan. (Source: Hunt Architects 2026)

Demolition and earthworks are required to establish the benched land of the new building footprint and basement level. These works can be assessed as part of subsequent applications for building work.

Inclusion of Lot 877 on NR4849

The proposed extension encroaches across the common boundary of Lot 853 on NR6836 into Lot 877 on NR4849, though it is understood that both lots are utilised as part of the facility and that Lot 877 on

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NR4849 is also under ownership by Respect Group Limited, therefore there is no conflict of interest as a result.

Services and Drainage

The proposal can be effectively connected to existing essential utility services on site and manage stormwater without impact to surrounding land. The site will continue to drain primarily to the existing watercourse on site towards the northern reserve land and discharging to the Barron River. Given the expansive undeveloped areas of the site and permeable landscape, it is expected that any changes to stormwater will be mitigated on site as overland flow before continuing to be discharged as stated.

Access and Parking

There are no changes to site access, and the new building is within proximity to carparking and drop off/pick up areas on site. A total of 94 parking spaces are currently provided on site, however the proposal will require the removal of 9 carparking spaces, with a total of 85 spaces remaining. The 85 spaces consist of:

- Standard carparking: 74
- Accessible parking: 6
- Service vehicle parking: 3
- Bus parking: 2

Based on a parking requirement of one space per 4 beds and 30% visitor parking rate identified in the Planning Scheme, the development requires 32 regular spaces, in addition to 10 visitor parking spaces. The proposed carparking provisions are more than sufficient to accommodate for the existing use and proposed extension, particularly noting that the extension is to provide accommodation for patients of the dementia ward, and therefore any increase would be associated with visitor parking spaces only.

Landscaping

The new extension includes extensive landscaping to soften the built form, seamlessly transition from the existing facility to the new building and provide high quality, safe, and shaded open space for residents. *Figure 8* below demonstrates the proposed landscaping, a copy of the plans included in ***Appendix G***.

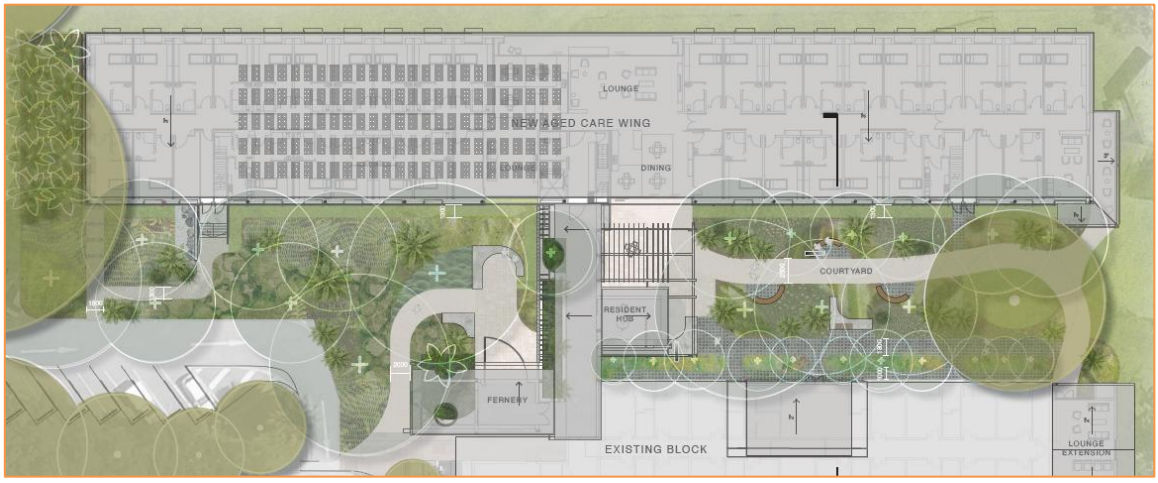


Figure 8: Extract of Landscaping Plan (Source: Pollen Studio 2026)

Overall, the proposal is considered to be compatible with the subject site and surrounding locality and demonstrates consistency with the land allocation identified for the Reserve and the Medium Density Residential Zone of the *Mareeba Shire Council Planning Scheme 2016.*

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4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC),* as it is not anticipated that the development will significantly impact upon a matter of national environmental significance.

4.2 THE PLANNING ACT 2016

The *Planning Act 2016* provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

4.3 STATE ASSESSMENT AND REFERRALS

The proposal is for an additional 67 beds. Review of the proposed development against Schedule 10 of the *Planning Regulation 2017* confirms that the application requires referral to SARA for the following triggers:

- 10.9.4.1.1.1 | Aspect of development stated in schedule 20 that exceeds the threshold for development in a local government area 2.

A copy of the response to State Code 6 is included in ***Appendix C***.

4.4 STATE PLANNING POLICY

In accordance with section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all aspects of the SPP have been integrated into the planning scheme. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

4.5 ASSESSMENT MANAGER AND PLANNING SCHEME

Mareeba Shire Council is nominated as the assessment manager for the application. The applicable planning scheme is the *Mareeba Shire Council Planning Scheme 2016* (Planning Scheme).

4.6 PUBLIC NOTIFICATION

The proposed development on the subject land does not require public notification.

4.7 OWNERS CONSENT

In accordance with section 51 of the *Planning Act 2016*, written consent is not required for this application.

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5.0 THE PLANNING FRAMEWORK

5.1 MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016

The Planning Scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable solutions. Land identified within the planning scheme is divided into a number of zones. Zones are further identified within individual precincts and local plans. The Planning Scheme further identifies numerous overlay codes.

5.2 PLANNING SCHEME DESIGNATIONS

In accordance with the *Mareeba Shire Council Planning Scheme 2016* (Planning Scheme), the site is subject to the designations listed in *Table 1* below. These designations will assist in determining which tables of assessment are applicable to the proposed development on the subject site and therefore assist in the determination of the category of assessment and the codes applicable to the proposed development.

Table 1: Planning Scheme Designation

Type of Designation	Designation Applicability
Zone	Medium Density Residential Zone
Airport Environs Overlay	Bird and bat strike zones 13km distance from airport
Bushfire Hazard Overlay	Potential Impact Buffer Medium potential bushfire intensity
Environmental Significance Overlay	Matters of State Environmental Significance Regulated Vegetation Category R
Flood Hazard Overlay	Low, significant, high and extreme flood hazard area
Hill and Slope Overlay	Hill and slope overlay

5.3 LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS AND APPLICABLE CODES

The use is identified as 'Residential Care Facility' under the Planning Scheme.

Residential Care Facility *- A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care. Examples include convalescent home and nursing home.*

The subject site is designated within the Medium Density Residential Zone and five (5) overlays. The relevant table of assessment within the Planning Scheme (Table 5.5.7) identifies the Material Change of Use as assessable development and is code assessable.

Furthermore, the proposed development will be assessed against the following codes:

- Medium Density Residential Zone Code;
- Airport Environs Overlay Code;
- Bushfire Hazard Overlay Code;
- Environmental Significance Overlay Code;
- Flood Hazard Overlay Code;
- Hill and Slope Overlay Code;
- Accommodation Activities Code;
- Landscaping Code;
- Parking and Access Code; and
- Works, Services and Infrastructure Code.

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The following sections provide an assessment of the proposal against the relevant provisions of applicable codes:

5.4 ZONE CODE PROVISIONS

5.4.1 Medium Density Residential Zone Code

In accordance with the *Mareeba Shire Council Planning Scheme 2016,* the site is contained within the Medium Density Residential Zone, where Material Change of Use for a Residential Care Facility is assessable development and is subject to code assessment.

The purpose of the Medium Density Residential Zone is to provide for medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.

Mareeba Shire Council's purpose of the Medium Density Residential Zone Code is to facilitate medium residential densities and a diversity of housing which caters for a range of households in locations which are proximate to town centres, community facilities and open space.

Small lot housing is facilitated, and medium density development may include Dual occupancy and Multiple dwelling development in the form of town houses, apartments and units.

Response

The proposal is for the extension of a critical aged care residency facility and is a long-standing and well-known use within the community. The proposal aligns with the purpose and outcomes of the Medium Density Residential Zone Code in that it provides increased residential options for those requiring care at a high level of residential amenity and the design responds to land constraints. The site is ideally located and supported by existing services, community facilities, open space, and the proposed extension is capable of being efficiently integrated into the existing facility without impact.

Detailed assessment of the proposal is not considered necessary.

5.5 OVERLAY CODES

5.5.1 Airport Environs Overlay Code

The purpose of the Airport Environs Overlay Code is to protect the current and ongoing operations of established airports, aerodromes and aviation infrastructure in Mareeba Shire.

Response

The proposal is for an extension to the existing residential care facility and does not involve structures or any aspect that would interfere with the Mareeba airport or aircraft operations or encourage wildlife.

Detailed assessment against the code is not necessary for this proposal.

5.5.2 Bushfire Hazard Overlay Code

The purpose of the Bushfire Hazard Overlay Code is to minimise the threat of bushfire to people and property.

Response

It is noted that the proposed extension will be within the potential impact buffer area. Despite this occurrence and regarding AO2 of this code, the proposed development is designed to maintain the safety of people and property with respect to bushfire hazard. The extension is located to provide

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efficient access to parking and evacuation routes. Bushfire hazard risk is reasonably managed on site for the existing facility, and these methods will continue with the new extension. The new building maintains access to reticulated water connections and access for emergency vehicles. Detailed assessment against the code is not considered necessary.

5.5.3 Environmental Significance Overlay Code

The purpose of the Environmental Significance Overlay Code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

Response

The proposed extension avoids mapped areas of regulated vegetation however is within a waterway buffer area. In response to AO2, the area of encroachment is largely cleared of vegetation, and the proposed extension will not result in fragmentation of habitat or interrupt natural ecosystem processes; hence, protecting areas of environmental significance to the extent practicable. No clearing of mapped regulated vegetation is required, only the removal of landscaping trees.

In response to AO4.1, the stream intersecting the site is a minor non-perennial watercourse (as identified in Queensland Globe mapping) and the proposed extension is designed to maintain land stability; hence, it is not expected to be impacted by encroachment into the top of the high bank area.

Detailed assessment against the code is not considered necessary.

5.5.4 Flood Hazard Overlay Code

The purpose of the Flood Hazard Overlay Code is to manage development outcomes in flood hazard areas identified on the Flood hazard overlay maps (OM-006a-o) so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.

Response

The proposed extension encroaches partially into mapped areas of low flood hazard risk. The basement level contains only plant, storage, and laundry and all habitable rooms from the ground level upwards are provided immunity, plus 300mm freeboard, to the identified 0.2% AEP flood level, overall protecting people and property from flood risk. The proposal is consistent with the outcomes for development identified in the low flood hazard area and can comply with Table 8.2.6.3.B and Table 8.2.6.3.C. Earthworks are required to establish the benched land and basement level, however it is not anticipated that this will change the overall flood storage and conveyance function of the land as all stormwater will continue to flow to the existing non-perennial watercourse on site. Preliminary discussions with Council dated 01 June 2026 indicate that development within this low hazard area will not create adverse impacts on site.

Detailed assessment is not considered necessary.

5.5.5 Hill and Slope Overlay Code

The purpose of the Hill and Slope Overlay Code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.

Response

The proposed extension encroaches slightly into a mapped hill and slope area. The works required involve the partial removal of existing retaining walls and landscaping trees, with earthworks required

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to establish building footings and the basement level. However, the extension is sited largely outside of hill and slope areas, and the encroaching area has been designed to maintain slope stability. Geotechnical reporting can be conditioned to be provided as part of subsequent building works applications.

Detailed assessment is not considered necessary at this stage.

5.6 DEVELOPMENT CODES

5.6.1 Accommodation Activities Code

In accordance with the *Mareeba Shire Council Planning Scheme 2016* table of assessment, the development requires assessment against the Accommodation Activities Code. The purpose of the Accommodation Activities Code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.

Response

The proposal seeks to provide improved contemporary residential aged care accommodations for the local community and achieves Stage 1 of the Mareeba Gardens Masterplan. The proposed extension can be seamlessly incorporated into the existing facility, and the site remains fit for use. Overall, the proposal complies with the relevant outcomes of this code.

A detailed assessment against the code is included in ***Appendix D***.

5.6.2 Landscaping Code

In accordance with the *Mareeba Shire Council Planning Scheme 2016* table of assessment, the development requires assessment against the Landscaping Code. 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.

Response

Extensive landscaping of the new courtyard and introduction of the fernery is provided to protect and enhance the amenity of the facility and soften the built form. Landscaping species are selected for hardiness and ease of maintenance and are responsive to the local context. Refer to the Landscaping Plans prepared by Pollen Studio included in ***Appendix G***.

Detailed assessment against this code is not considered necessary.

5.6.3 Parking and Access Code

In accordance with the *Mareeba Shire Council Planning Scheme 2016* table of assessment, the development requires assessment against the Parking and Access Code. The purpose of the Parking and access code is to ensure:

(a) parking areas are appropriately designed, constructed and maintained;
(b) the efficient functioning of the development and the local road network; and
(c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

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Response

The existing facility has lawful access from Macrae Street and via the adjoining Hospital. All access remains as existing. As described in section 3 of this report, the proposal will result in the removal of 9 standard carparking spaces, however the site will maintain carparking provisions far exceeding that required for the use and complies with Table 9.4.4.4B of this code.

Detailed assessment against this code is not considered necessary.

5.6.4 Works, Services, and Infrastructure Code

In accordance with the *Mareeba Shire Council Planning Scheme 2016* table of assessment, the development requires assessment against the Works, Services, and Infrastructure Code. The purpose of the Works, Services and Infrastructure Code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.

Response

The existing facility is connected to all essential utility services, and these connections are readily available to the proposed extension. Development is not anticipated to adversely impact upon existing drainage paths. Engineering reporting can be conditioned to comply.

Detailed assessment against this code is included in ***Appendix D***.

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6.0 CONCLUSION

This proposal has detailed a development application to Mareeba Shire Council seeking a Development Permit for Material Change of Use for Extension to Existing Residential Care Facility on land at 5 and 7 Macrae Street, Mareeba, formally described as Lot 853 on NR6836 and Lot 877 on NR4849.

The abovementioned has demonstrated that the proposal aligns with the relevant provisions of the *Mareeba Shire Council Planning Scheme 2016*. Approval of the development will achieve Stage 1 of the Mareeba Gardens Masterplan and directly assist in accommodating the growing ageing population within Mareeba.

The following conclusions can be drawn from the above referenced planning aspects of the proposal: -

- Development is conveniently located and provides for increased residential aged care opportunities and is consistent with the Medium Density Residential Zone, unlocking critical residential services for Mareeba;
- The proposal aligns with the future land use intent for the Reserve, Zone, and Masterplan without impact to the existing character and amenity of the area;
- The proposed building design provides a high level of amenity and is appropriate for the site and local context;
- The proposal provides extensive high quality landscaping and open space;
- The proposal provides efficient connections to the appropriate utility services and infrastructure networks without impact to surrounding development; and
- The proposal maintains the safety of existing and future residents with regard to access and liveability.

Overall, it is considered that the proposed development is an appropriate response to community need, the subject land, surrounding uses and established character of Mareeba Shire. Subject to the imposition of relevant and reasonable conditions, we recommend Council approve the proposed development at Macrae Street, Mareeba.

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APPENDIX A

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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) (*individual or company full name*)	RESPECT GROUP LIMITED
Contact name *(only applicable for companies)*	
Postal address *(P.O. Box or street address)*	c/- Brazier Motti Pty Ltd, 595 Flinders Street
Suburb	Townsville
State	QLD
Postcode	4810
Country	AUSTRALIA
Contact number	0416 486 309
Email address *(non-mandatory)*	anne.zareh@braziermotti.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	44143-001-02
1.1) Home-based business	
☐ 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?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ 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
		5	Macrae Street	Mareeba
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	877	NR4849	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		7	Macrae Street	Mareeba
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
	4880	853	NR6836	Mareeba Shire Council

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)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ 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:	Unnamed watercourse, Barron River

☐ 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)*	

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☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
CLR site identification:	

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)*:

Extension to existing residential care facility

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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

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)*
Residential care facility	Residential care facility	Additional 67 units	-

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)*	
☐ Subdivision *(complete 10)*	☐ Dividing land into parts by agreement *(complete 11)*
☐ Boundary realignment *(complete 12)*	☐ 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?	
☐ Yes – provide additional details below ☐ 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?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*	
☐ Yes – specify number of new lots:	
☐ No	

Queensland Government

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)*.

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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 2under 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
☐ Approval ☐ Development application			
☐ Approval ☐ 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

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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 Form1 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.qldgov.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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
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			

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APPENDIX B

brazier motti

Document Set ID: 4698885
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Current Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**20876070**	**Search Date:**	19/08/2026 11:54
Date Title Created:	01/11/1972	**Request No:**	57298631
Creating Dealing:			

ESTATE AND LAND

Estate in Fee Simple

LOT 877 CROWN PLAN NR4849
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 724377770 29/09/2025

RESPECT GROUP LIMITED A.C.N. 121 263 545

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20876070 (POR 877)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

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Requested by: D-ENQ DYE & DURHAM (S)

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Current Reserve Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	**49010971**
Date Reserve Gazetted:	05/05/1973
Page:	48

Search Date:	06/01/2026 15:50
Request No:	54625979

DETAILS

Opening Ref:	RES 14496
Purpose:	HEALTH
Sub-Purpose:	AGED PERSONS HOMES
Local Name:	
Address:	MACRAE ST,MAREEBA
County (R) No:	R1478
File Ref:	RES 14984

LAND DESCRIPTION

LOT 853 CROWN PLAN NR6836 GAZETTED ON 27/03/1982 PAGE 1237
Local Government: MAREEBA

Area: 5.273000 Ha. (SURVEYED)

TRUSTEES

RESPECT GROUP LIMITED AMENDED on 24/07/2025

EASEMENTS AND ENCUMBRANCES

1. TRUSTEE LEASE No 714165763 16/11/2011 at 15:09
   THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (Q.)
   OF THE WHOLE OF THE LAND
   TERM: 01/01/2012 TO 31/12/2041 OPTION NIL
2. TRANSFER No 724403404 09/10/2025 at 14:54
   TRUSTEE LEASE: 714165763
   RESPECT GROUP LIMITED A.C.N. 121 263 545

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Reserve Search **

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STANDARD MAP NUMBER
7964-22322

0 45 90 135 180 225 Meters

Datum: GDA2020 ZONE: 55 Scale: 1:2,500

SmartMap
Based upon an extraction from the Queensland Spatial Cadastral Framework

SUBJECT PARCEL DESCRIPTION

QSCF

Lot/Plan	853NR6836
Area/Volume	52730.0
Tenure	Reserve
Local Government	Mareeba Shire
Locality	Mareeba
Unique ID	9019061

CLIENT SERVICE STANDARDS

PRINTED 04/09/2026

QSCF: 04/09/2026 (Lots with an area less than 10.000 ha are not shown)

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GDA 2020

Queensland Government

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APPENDIX C

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State code 6: Protection of state transport networks

Table 6.2 Development in general

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO1 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies PO1** The proposal is for the extension of an existing, long-standing residential care facility in Mareeba and is an expected use within the area. The development includes the introduction of an additional 67 beds for aged care residents. The nature of the use is generally not associated with generating significant parking demand. Any changes to traffic would be via visitor trips to and from site. Anticipated traffic impacts are considered negligible in this instance and therefore development does not compromise the safety of users of the state-controlled road network. Furthermore, traffic is not directed immediately onto a state-controlled road and access to Macrae Street can be achieved from a variety of routes.
PO2 Development does not adversely impact the structural integrity or physical condition of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO2** Development is not within proximity to a SCR and would not create adverse traffic impacts, hence would not impact upon the structural integrity of the SCR infrastructure.
PO3 Development ensures **no net worsening** of the operating performance the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies PO3** There are no anticipated adverse network impacts as a result of the extension. Refer comment PO1.

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Performance outcomes	Acceptable outcomes	Response
PO4 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	**Complies PO4** Traffic is not directed immediately onto a SCR and access to Macrae Street can be achieved from a variety of routes.
PO5 Development involving haulage exceeding 10,000 tonnes per year does not damage the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable**
PO6 Development does not require a new **railway** level crossing.	No acceptable outcome is prescribed.	**Complies PO6** Not required.
PO7 Development does not adversely impact the operating performance of an existing **railway crossing**.	No acceptable outcome is prescribed.	**Complies PO7** No proximate railway corridor or crossings.
PO8 Development does not adversely impact on the safety of an existing **railway crossing**.	No acceptable outcome is prescribed.	**Complies PO8** Refer comment PO7.
PO9 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a **railway crossing**.	No acceptable outcome is prescribed.	**Complies PO9** Refer comment PO7.
PO10 Development does not create a safety hazard within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies PO10** Refer comment PO7.
PO11 Development does not adversely impact the operating performance of the **railway corridor**.	No acceptable outcome is prescribed.	**Complies PO11** Refer comment PO7.
PO12 Development does not interfere with or obstruct the **railway transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies PO12** Refer comment PO7.
PO13 Development does not adversely impact the structural integrity or physical condition of a **railway corridor** or **rail transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO13** Refer comment PO7.
Stormwater and overland flow		
PO14 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO14** The site is not proximate to a SCR corridor or infrastructure, and run-off and overland flow is directed away from the SCR network to Barron River via a non-perennial watercourse on site; hence not creating or exacerbating safety hazards for the SCR network.

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Performance outcomes	Acceptable outcomes	Response
PO15 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO15** Refer comment PO14.
PO16 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO16** Refer comment PO14.
PO17 Development associated with a **state-controlled road** or **road transport infrastructure** ensures that stormwater is lawfully discharged.	**AO17.1** Development does not create any new points of discharge to a **state transport corridor** or **state transport infrastructure**. AND **AO17.2** Development does not concentrate flows to a **state transport corridor**. AND **AO17.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO17.4** Development does not worsen the condition of an existing **lawful point of discharge** to a **state transport corridor** or **state transport infrastructure**.	**Complies AO17.1, 17.2, 17.3, 17.4** Development does create new points of discharge to the SCR and will continue to the lawful point of discharge on site as existing. Refer comment PO14.
Flooding		
PO18 Development does not result in a material worsening of flooding impacts within a **state transport corridor** or **state transport infrastructure**	*For a **state-controlled road** or **road transport infrastructure**, all of the following apply:* **AO18.1** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (within +/- 10mm) to	**Complies PO18** The subject site contains expansive areas of permeable surface area and natural landscape. Runoff is directed away from a SCR. The proposed extension is within an area of low flood risk and any changes to runoff are expected to be mitigated within the boundaries of the site.

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Performance outcomes	Acceptable outcomes	Response
	existing flood levels within a **state transport corridor**. AND **AO18.2** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (up to a 10% increase) to existing peak velocities within a **state transport corridor**. AND **AO18.3** For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing time of submergence of a **state transport corridor**. *No acceptable outcome is prescribed for a **railway corridor** or **rail transport infrastructure**.*	
Drainage infrastructure		
PO19 Drainage infrastructure does not create a safety hazard in a **state transport corridor**.	*For a **state-controlled road** environment, both of the following apply:* **AO19.1** Drainage infrastructure associated with, or in a **state-controlled road** is wholly contained within the development site, except at the **lawful point of discharge**. AND **AO19.2** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**.	**Not applicable** No drainage infrastructure proposed.

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Performance outcomes	Acceptable outcomes	Response
	*For a **railway** environment both of the following apply:* **AO19.3** Drainage infrastructure associated with a **railway corridor** or **rail transport infrastructure** is wholly contained within the development site. AND **AO19.4** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**.	
PO20 Drainage infrastructure associated with, or in a **state-controlled road** or **road transport infrastructure** is constructed and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network is maintained.	No acceptable outcome is prescribed.	**Not applicable**
Planned upgrades		
PO21 Development does not impede delivery of **planned upgrades** of **state transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO21** The proposal does not generate notable levels of increased traffic and does not have the ability to impede planned upgrades.

Table 6.3 Public passenger transport infrastructure and active transport

Performance outcomes	Acceptable outcomes	Response
PO22 Development does not damage or interfere with **public passenger transport infrastructure**, **active transport infrastructure** or **public passenger services**.	No acceptable outcome is prescribed.	**Complies PO22** The proposed extension is contained entirely within the subject site, does not generate adverse traffic impacts, and does not involve elements that would interfere with public or active transport. Refer comment PO1.

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Performance outcomes	Acceptable outcomes	Response
PO23 Development does not compromise the safety of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO23** Refer comment PO22.
PO24 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO24** Refer comment PO22.
PO25 Development does not adversely impact the structural integrity or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO25** Refer comment PO22.
PO26 Upgraded or new **public passenger transport infrastructure** and **active transport infrastructure** is provided to accommodate the demand for **public passenger transport** and **active transport** generated by the development.	No acceptable outcome is prescribed.	**Complies PO26** The facility provides private transport services (bus etc.), and no further infrastructure is required. Refer comment PO22.
PO27 Development is designed to ensure the location of **public passenger transport infrastructure** prioritises and enables efficient **public passenger services**.	No acceptable outcome is prescribed.	**Complies PO27** The facility is ideally located, and the nature of the use and extension will not impact upon public passenger transport.
PO28 Development enables the provision or extension of **public passenger services**, **public passenger transport infrastructure** and **active transport infrastructure** to the development and avoids creating indirect or inefficient routes for **public passenger services**.	No acceptable outcome is prescribed.	**Complies PO28** The facility is ideally located, and the nature of the use and extension will not impact upon public passenger transport.
PO29 New or modified road networks are designed to enable development to be serviced by **public passenger services**.	**AO29.1** Roads catering for buses are arterial or **sub-arterial roads**, collector or their equivalent. AND **AO29.2** Roads intended to accommodate buses are designed and constructed in accordance with:	**Not applicable** No new roads or networks required.

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Performance outcomes	Acceptable outcomes	Response
	1. Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; Department of Transport and Main Roads; 2. Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6), Department of Transport and Main Roads; 3. Austroads Guide to Road Design (Parts 3, 4-4C and 6); 4. Austroads Design Vehicles and Turning Path Templates; 5. Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; AND **AO29.3** Traffic calming devices are not installed on roads used for buses in accordance with section 2.3.2 Bus Route Infrastructure, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	
PO30 Development provides safe, direct and convenient access to existing and future **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies PO30** All access and networks connecting to the site remain as existing. No further requirements.
PO31 On-site vehicular circulation ensures the safety of both **public passenger transport services** and pedestrians.	No acceptable outcome is prescribed.	**Complies PO31** All access and networks connecting to the site remain as existing. No further requirements.
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	**Complies PO32** Drop off/pick up areas on site are existing and can accommodate the expected demand.
PO33 Facilities are provided to accommodate the demand generated by the development for community transport services, courtesy transport services, and **booked hire services** other than taxis.	No acceptable outcome is prescribed.	**Complies PO33** Drop off/pick up areas on site are existing and can accommodate the expected demand.

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Performance outcomes	Acceptable outcomes	Response
PO34 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	**AO34.1** A **taxi facility** is provided parallel to the kerb and adjacent to the main entrance. AND **AO34.2 Taxi facilities** are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities –off street parking for people with disabilities; 4. Disability standards for accessible public 5. transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 6. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements; 7. Chapter 7 Taxi Facilities, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	**Complies PO34** Drop off/pick up areas on site are existing and can accommodate the expected demand.
PO35 Educational establishments are designed to ensure the safe and efficient operation of **public passenger services**, pedestrian and cyclist access and **active transport infrastructure**.	**AO35.1** Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	**Not applicable**

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APPENDIX D

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Assessment of application against relevant Development Codes

Accommodation activities code

9.3.1.1 Application

(1) This code applies to assessing development where:
  (a) involving Accommodation activities; and
  (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.3.1.2 Purpose

(1) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
  (b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;
  (c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
  (d) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
  (e) Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:
    (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
    (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
    (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
    (iv) Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and
  (f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

9.3.1.3 Criteria for assessment

Table 9.3.1.3A—Accommodation activities code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
All Accommodation activities, apart from Dwelling house			
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	**AO1** Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in **Table 9.3.1.3B**.		**Complies AO1** The subject site complies with dimensions outlined in **Table 9.3.1.3B**.
All Accommodation activities, apart from Tourist park and Dwelling house			
PO2 Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	**AO2.1** A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.		**Complies AO2.1** Refuse collection will continue as arranged with the existing facility.
All Accommodation activities, except for Dwelling house			
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use,	**AO3** The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or		**Complies AO3** The new building achieves sufficient separation distances in accordance with this outcome.

Performance outcomes	Acceptable outcomes	Complies	Comments
both on an adjoining site and on the same site.	(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary.		
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	**AO4.1** Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3C**.		**Complies AO4.1** Development provides ample communal open space in accordance with Table 9.3.1.3C.
	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3D**.		**Complies PO4** Development provides private rooms and ensuite with a high level of residential amenity and ample open space is provided for a range of opportunities for passive and active recreation which can be enjoyed individually or socially. The nature of the use does not necessitate private open space in this instance.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.		**Complies AO4.3** Clothes drying areas are not visible from the street. A new laundry is provided at the basement level of the new extension building.
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m^2 per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.		**Complies AO4.4** Each new room includes separate secure storage for each resident. Additional storage rooms are also provided on each level of the new building. Loading and unloading of vehicles can be achieved at the existing drop off/pick up area.
If for Caretaker's Accommodation			
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	**AO5.1** Only one caretaker's accommodation is established on the title of the non-residential use.		**Not applicable**
	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m^2.		**Not applicable**

Performance outcomes	Acceptable outcomes	Complies	Comments
If for Dwelling house			
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;	**AO6.1** The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.		**Not applicable**
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m^2.		**Not applicable**
If for Dual occupancy			
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages.	**AO7.1** Where located on a corner allotment, each dwelling is accessed from a different road frontage.		**Not applicable**
	AO7.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.		**Not applicable**
If for Multiple dwelling, Residential care facility or Retirement facility			
PO8 Development is appropriately located within the Shire to: (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	**AO8** Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.		**Complies AO8** The existing facility is within 800m of the Centre Zone.
PO9 Buildings are designed to:	**AO9.1** External walls do not exceed 10 metres in continuous length		**Complies PO9** Eternal walls of the new building extension include

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under "for assessable development".	unless including a minimum of three of the following building design features and architectural elements: (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development.		a multitude of architectural elements including articulation of wall plane, inset windows and other openings, exterior finishes and colour, and each level is visually separated to create a human scale. Design is compatible with the existing facility and provides a high level of amenity.
	AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.		**Not applicable** No garages or carports are proposed.
	AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.		**Complies AO9.3** The building is designed to provide a minimum 600mm overhang to windows and openings of the building.
	AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.		**Complies PO9** The proposed extension has been designed to provide a high level of residential amenity and includes human scale elements with well articulated facades. The roof profile has been designed consistent with the existing facility.
If for Residential care facility or Retirement facility			
PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and	**AO10.1** The development incorporates covered walkways and ramps on site for weather protection between all buildings.		**Complies AO10.1** The proposed extension is connected to the existing facility via covered walkways.
	AO10.2 Pedestrian paths include navigational signage at intersections.		**Complies AO10.2** Development is expected to be provided with navigational signage.

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) assists in navigation and way finding. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under "for assessable development".	**AO10.3** Buildings, dwellings and accommodation units include identification signage at entrances.		**Complies AO10.3** Development is expected to be provided with navigational signage.
	AO10.4 An illuminated sign and site map is provided at the main site entry.		**Not applicable** Site entry signage is existing.
	AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.		**Complies AO10.5** All land associated with the proposed extension is to be levelled and will not include land with greater than 8% gradient.
If for Home based business			
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	**AO11.1** The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.		**Not applicable**
	AO11.2 The Home based business does not occupy a gross floor area of more than 50m^2.		**Not applicable**
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.		**Not applicable**
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.		**Not applicable**
	AO11.5 The Home based business does not involve the public display of goods external to the building.		**Not applicable**
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.		**Not applicable**
	AO11.7 Any equipment or materials associated with the Home based business are screened		**Not applicable**

Performance outcomes	Acceptable outcomes	Complies	Comments
	from public view and adjacent properties by fencing or landscaping.		
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.		**Not applicable**
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	**AO12.1** Home based businesses involving accommodation activities are limited to the scale specified in **Table 9.3.1.3E**.		**Not applicable**
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.		**Not applicable**
	AO12.3 A farm stay is setback 100 metres from any property boundary.		**Not applicable**
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.		**Not applicable**
If for Rural workers' accommodation			
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	**AO13.1** A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.		**Not applicable**
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.		**Not applicable**

Performance outcomes	Acceptable outcomes	Complies	Comments
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	**AO14.1** The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR		**Not applicable**
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.		**Not applicable**
For assessable development			
If for Caretaker's Accommodation			
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	**AO15** No acceptable outcome is provided.		**Not applicable**
If for Residential care facility or Retirement facility			
PO16 Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	**AO16** No acceptable outcome is provided.		**Complies PO16** The existing facility provides for a range of accommodation options to meet the needs of residents; this extension also accommodates for differing mobility needs.
If for Tourist park			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	**AO17** No acceptable outcome is provided.		**Not applicable**
PO18 The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	**AO18.1** Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m^2 gross floor area per cabin) per hectare of the nominated area(s).		**Not applicable**
	AO18.2 Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).		**Not applicable**
PO19 Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	**AO19.1** A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.		**Not applicable**
	AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.		**Not applicable**
PO20	**AO20.1**		**Not applicable**

Performance outcomes	Acceptable outcomes	Complies	Comments
A Tourist park is provided with sufficient and appropriately located refuse collection areas.	A central refuse collection area is provided to service all accommodation sites.		
	AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.		**Not applicable**
	AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.		**Not applicable**
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.		**Not applicable**
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.		**Not applicable**

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

(1) This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.5.2 Purpose

(1) The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development provides an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
- (b) Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
- (c) Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
- (d) Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
- (e) Development provides electricity and telecommunications services that meet its desired requirements;
- (f) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
- (g) Development does not affect the efficient functioning of public utility mains, services or installations;
- (h) Infrastructure dedicated to Council is cost effective over its life cycle;
- (i) Work associated with development does not cause adverse impacts on the surrounding area; and
- (j) Development prevents the spread of weeds, seeds or other pests.

9.4.5.3 Criteria for assessment

Table 9.4.5.3 - Works, services and infrastructure code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply			
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO1.1** Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.		**Complies AO1.1** The existing facility is connected to the reticulated water supply system, and connection to the proposed extension is readily available. Engineering reporting can be conditioned to comply as part of subsequent building works applications.
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.		**Not applicable**

Performance outcomes	Acceptable outcomes	Complies	Comments
Wastewater disposal			
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO2.1** Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.		**Complies AO2.1** The existing facility is connected to the reticulated sewerage supply system, and connection to the proposed extension is readily available. Engineering reporting can be conditioned to comply.
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.		**Not applicable**
Stormwater infrastructure			
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	**AO3.1** Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		**Complies AO3.1** Stormwater is managed onsite in accordance with the existing facility and the proposed extension is not anticipated to impact upon conveyance.
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 –		**Complies AO3.2** Onsite drainage will continue as existing to the non-perennial watercourse. Engineering reporting can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
	FNQROC Regional Development Manual.		
Electricity supply			
PO4 Each lot is provided with an adequate supply of electricity	**AO4** The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.		**Complies AO4** The subject site contains existing connections. Development can be effectively connected to the electricity supply network.
Telecommunications infrastructure			
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	**AO5** Development is provided with a connection to the national broadband network or telecommunication services.		**Complies AO5** The subject site contains existing connections. Development can be effectively connected to the telecommunications network.
Existing public utility services			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	**AO6** Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design		**Complies AO6** Development will not impact upon existing public utility mains.

Performance outcomes	Acceptable outcomes	Complies	Comments
	Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	**AO7.1** Excavation or filling does not occur within 1.5 metres of any site boundary.		**Complies PO7** Earthworks are required to establish the new building pad and footings, which will result in works across the common boundary of Lot 853 on NR4849 and Lot 877 on NR6836. Earthworks can be assessed as part of subsequent building works applications.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.		
	AO7.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.		
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.		**Can comply** Soil will not be stockpiled as described for this outcome.
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		**Can comply** Earthworks can be assessed as part of subsequent building works applications.
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design		**Can comply** Earthworks can be assessed as part of subsequent building works applications.

Performance outcomes	Acceptable outcomes	Complies	Comments
	Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.		
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.		**Can comply** Earthworks can be assessed as part of subsequent building works applications.
For assessable development			
Transport network			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	**AO8.1** Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.		**Complies AO8.1** The subject site is adequately connected to the transport network. The proposed extension does not require new access arrangements.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.		**Can comply** Footpaths can be conditioned to comply.
Public infrastructure			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	**AO9** Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.		**Not applicable**
Stormwater quality			
PO10	**AO10.1**		**Can comply**

Performance outcomes	Acceptable outcomes	Complies	Comments
Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety.	The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.		Development is not expected to have any worsening effect on the site or surrounding uses. Stormwater management reporting and an erosion and sedimentation control plan can be conditioned to comply.
	AO10.2 For development on land greater than 2,500m^2 or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and		**Can comply** Stormwater Quality Management Plan and Report can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
	(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.		
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	**AO11** No acceptable outcome is provided.		**Not applicable** No detention and retention areas proposed at this stage.
Excavation or filling			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	**AO12.1** Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.		**Complies AO12.1** Noted. Transportation will occur in accordance with this outcome.
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.		**Complies AO12.2** Noted. Transportation will occur in accordance with this outcome.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	**AO13.1** Dust emissions do not extend beyond the boundary of the site.		**Complies AO13.1** Noted. Dust emissions will be managed accordingly.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.		**Complies AO13.2** Noted. Pollutants will be managed accordingly.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.		**Can comply** Can be conditioned to comply.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	**AO14** Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.		**Not applicable** No new access proposed.
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	**AO15** No acceptable outcome is provided.		**Can comply** Noted. Pest plants will be managed accordingly.
Contaminated land			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	**AO16** Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.		**Complies AO16** There are no known contaminated soils within the subject site.
Fire services in developments accessed by common private title			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO17.1** Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.		**Not applicable** No common private title.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.		**Not applicable**

APPENDIX E

brazier motti

Document Set ID: 4698885
Version: 1, Version Date: 11/09/2026

REV	DESCRIPTION	DATE	AUTHOR	APPROVED
A	Issued for Development Application	12/08/2026	TK/TM	WL

Prepared for Respect

MAREEBA GARDENS AGED CARE BUILDING 01 DEVELOPMENT APPLICATION

HUNT ARCHITECTS

respect



DATE: 12.08.2026
REVISION: A

Document Set ID: 4698885
Version: 1, Version Date: 11/09/2026



Hunt Architects acknowledges the Traditional Custodians of the land on which we live, work, and design - the Aboriginal and Torres Strait Islander peoples.

We pay our respects to Elders past and present and recognise the emerging leaders who carry forward a legacy of culture, creativity, and resilience. We value their continuing culture and contribution to the life of our nation, regions and cities.

THE MEANING BEHIND THIS IMAGE
EACH MEMBER OF THE HUNT ARCHITECTS TEAM WAS ENCOURAGED TO REFLECT ON THEIR CONNECTION TO COUNTRY AND DELVE INTO WHAT COUNTRY MEANS TO THEM THROUGH THE FORM OF A PHOTOGRAPH. THESE IMAGES ARE PART OF OUR RECONCILIATION ACTION PLAN INITIATIVE.

IMAGE CAPTURED ON THE COUNTRY OF THE NGARRINDJERI PEOPLE, WAITPINGA BEACH, SA,
BY MEMBER OF THE HUNT TEAM, THOMAS MEEHAN, 2022.

Document Set ID: 4999078
Version: 1, Version Date: 11/09/2025

HUNT

Our Timeline

Hunt Architects are a multi-disciplinary studio committed to delivering responsive and bespoke architectural, master planning and interior solutions.

Established in 1970, over 50 years of practice has positioned us as industry leaders as we continue to uphold our nationwide reputation for service-focused, innovative design.

1970

Peter Hunt Architects first studio established in Perth, Western Australia.

1986

Peter Hunt Architects new studio established in Sydney, New South Wales.

1987

HBF Challenge Stadium
Whadjuk Nation
Perth, WA

1998 RAIA Design Award
1998 MBA Construction Award



2001

Acacia Prison
Whadjuk Nation
Wooroloo, WA

2001 MBA Construction Award



2002

WA Police Academy
Whadjuk Nation
Joondalup, WA

2002 RAIA George Temple Poole Award
2002 MBA Excellence in Construction Award
2002 RAIA Design Award

2007

Next Generation Club
Whadjuk Nation
Kings Park, WA

2008 MBA Construction Award



2008

Midland Operations Support Facility
Whadjuk Nation

2009 RAIA Design Award
2010 WA Heritage Award



2009

Aqua Resort
Worimi People
Sydney, NSW



2010

Bendat Basketball Centre
Whadjuk Nation
Perth, WA

2010 Australian Institute of Architects - Colorbond Award for Steel Architecture
2010 Australian Institute of Architects - Public Architecture Award
2010 MBA Construction Award
2010 Sustainable Energy Industry Excellence & Innovation Project Award

2012

South Australian Police Academy
Kaurna People
Taperoo, SA



2013

Karratha Leisureplex
Yindjibarndi Country
Karratha, WA

2013 MBA Construction Award (Kimberley)



2014

National Anzac Centre
Menage Country
Albany, WA

2016 AIA Commendation
2016 MBA Construction Awards - Best Regional Project



2016

Cockburn Police Station
Whadjuk Nation
Cockburn, WA

2017 MBA Construction Award - Best Public Building



2017

Supreme Court of WA
Whadjuk Nation
Perth, WA

2017 National Professional Excellence in Building – Interior Construction Award
2017 Construction Award – Australian Institute of Building
2017 Australian Interior Design Award for Best of State, WA
2017 Australian Interior Design Awards Commendation for Public Design

2018

Red Earth Arts Precinct
Yindjibarndi Country
Karratha, WA

2018 MBA Best Regional Project
2018 MBA Pilbara - Best Regional Project
2018 MBA Pilbara - Commercial Building
2018 MBA Pilbara - Judges Innovation Award
2018 MBA Pilbara - Innovative Use of Materials
2018 MBA Pilbara - Excellence in Energy Efficiency
2018 MBA Pilbara - Excellence in Innovative Cladding

2018

Ravenhall Corrections
Wurundjeri People
Ravenhall, VIC

2018 Project of the Year
2018 MBA Award Victoria



2020

Aegis Shorehaven
Whadjuk Nation
North Coogee, WA

2021 MBA Construction Award - Best Aged Care Building



2021

Hunt Architects was born.

2021

Bajinhurrba Story Telling Space
Ngarluma People
Cossack, WA

2022, April - ArchitectureAU "WA Ghost Town To Be Resurrected With Indigenous Knowledge Centre"
2022, March - The West Australian "Bold New Vision for Isolated Ghost Town of Cossack Set To Come To Life"
2022, May - ArchifyNow Singapore "Bajinhurrba Knowledge Centre"

2022

O'Neill House
Kulin Nation
Prahan, VIC

2022 Future Of Aging Award



2022

Royal Perth ICU
Whadjuk Nation
Perth, WA

2023 MBA Awards - Finalist - Best Healthcare Building



2023

Armadale Courthouse & Police Complex
Whadjuk Nation

2023 MBA Award, Best Government Building



2023

Australian Hockey Centre
Whadjuk Nation
Perth, WA



2024

Exchange Hotel
Binidjareb People
Pinjarra, WA

2024 Western Australian Heritage Awards - Joint Winner Of The Conservation or Adaptive Reuse of a Local Heritage Place Category
2025 National Architecture Awards: WA Chapter - Commercial Architecture Category - Commendation
2025 National Architecture Awards: WA Chapter - Heritage Category - Commendation
2025 National Awards for Local Government – Winner, Regional Growth Category

2024

Hunt Architects new Perth studio opens.

Hunt Architects new studio established in Melbourne, Victoria.

2025

Piara Waters Library
Whadjuk Nation

2025 Parks and Leisure Australia - WA Winner - Community Facility of the Year in the 2025 Awards of Excellence



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Our Sectors

In today's evolving project landscape, true value lies in versatility and adaptability. We believe that the best outcomes emerge not from specialising in a single sector but from bringing cross-industry insight.

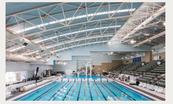
With over five decades of experience, our project portfolio contributes to each phase of life – learning, growing, working, healing, and celebrating.

ALLIED HEALTH



Albany Radiation Oncology Service

AQUATIC



HBF Challenge Stadium

CIVIC & COMMUNITY



Boya Sport & Community Hub

COMMERCIAL



Stan & Jean Peron Advocacy Centre

CONVENTION



Gold Coast Convention Centre

CORRECTIONAL



Hopkins Correctional Centre

DEFENCE



HMAS Stirling

EDUCATION



South Metro TAFE

ENERGY TRANSITION



EcoGraf Battery Anode Material Facility

HEALTH



Fremantle Mental Health

HERITAGE



Fremantle Town Hall

HOSPITALITY



Exchange Hotel

HOTEL



Quest Apartments

INDUSTRIAL



Melbourne Chef

JUSTICE



Supreme Court of WA

LIBRARIES



Piara Waters Library

LIVING - AGED CARE



VMCH O'Neill House

LIVING - APARTMENTS



Boolimba Crescent Housing

MINING CAMP VILLAGES



Mardie Salt & Potash NPI Village

MINING OPERATION



Roy Hill Operations & Headquarters

MUSEUMS



National Anzac Centre

POLICE



Forrestfield Police Station

SPORTS & RECREATION



Australian Hockey Centre

TRANSPORT

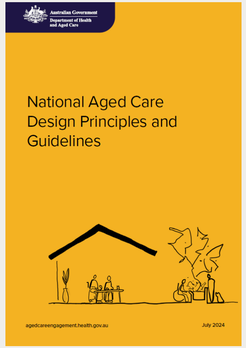


Fiona Stanley Car Park

WORKPLACE

Hunt Architects Perth Studio

Guiding Documents



NATIONAL AGED CARE DESIGN PRINCIPLES AND GUIDELINES

The Design Principles and Guidelines Provide a comprehensive, evidence-based Resource to promote the design of aged care accommodation and support the delivery of high quality, safe, respectful and dignified care.

KEY TAKEAWAYS

- Resident dignity and person-centred care must drive planning
- Clear way-finding and legibility are critical, especially for dementia care
- Access to outdoor spaces is a core design requirement
- Design must balance resident experience with operational efficiency



EBD - DESIGN OF AGED CARE

Evidence Based Design research journal. Focussed on design guidelines relating to over 1,190 research publications related to community focussed residential aged care design.

KEY TAKEAWAYS

- Design decisions should be grounded in research, not precedent alone
- Natural light, views, and acoustics materially affect health outcomes
- Smaller, domestic-scale environments perform better than large institutions
- Environmental design directly impacts staff performance and retention



AGED CARE QUALITY STANDARD

Aged Care Quality Standards (August 2025) (strengthened Standards), including the expectation statements for older people, intent of each standard, and a number of outcomes, each supported by an outcome statement (which is what providers would be assessed against) and a number of actions.

KEY TAKEAWAYS

- Person-Centred Rights: Older Australians drive their own care, choices, and dignity.
- Dedicated Clinical Focus: Strict new rules ensure safe medical and infection management.
- Nutrition and Dining: High-quality, enjoyable meals are now a standalone standard.
- Provider Accountability: Stronger governance makes standards legally auditable and enforceable.

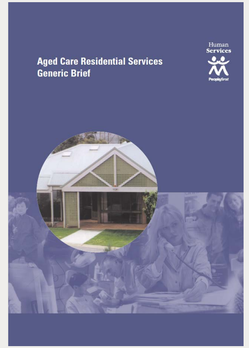


LIVEABLE HOUSING DESIGN

This Standard provides a set of technical provisions that if complied with enable dwellings to better meet the needs of the community, including older people and people with mobility limitations.

KEY TAKEAWAYS

- Homes should be usable by people of all abilities without adaptation
- Adaptability is key to ageing in place
- Good design reduces long-term retrofit and care costs
- Liveable design improves safety, not just accessibility



VIC GOVERNMENT HUMAN SERVICES

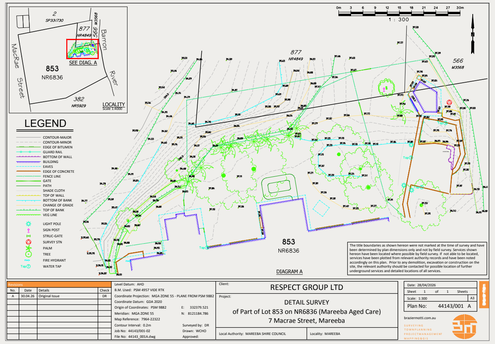
Victorian Government guidelines on Residential Aged Care - Human services. The brief breaks down every facet of design. The document dates back to 2000 nevertheless remains a valuable design reference bible.

KEY TAKEAWAYS

- Functions and Operations.
- Design and Site Planning
- Functional Zones and Relationships.
- Building Services.
- External Areas.
- Dementia Care
- Clinical / Admin environments..

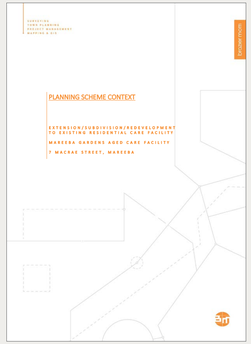
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Site Related Documents



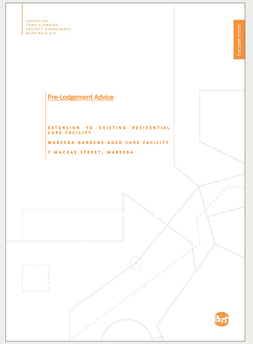
FEATURE SURVEY

A feature survey was undertaken of the northern portion of the existing facility to facilitate the construction of the first stage of the Master plans



PLANNING REPORT

Planning report compiled by Brazier Mottie for the site and its context



PRE-LODGEMENT PLANNING ADVICE

Report compiled by Brazier Mottie for the new resident block to the north of the site.

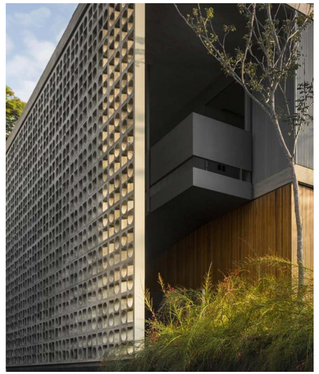
Aged Care Vision

















Thriving, *Homely* Communities

Document Set ID: 4698885
Version: 1, Version Date: 11/09/2026

Design Statement

This proposal relates to the expansion of the existing aged care home, Respect – Mareeba Gardens, located at 7 Macrae Street, Mareeba, Queensland. The facility has operated in Mareeba since the 1970s, providing aged care services to residents across northern Queensland. As a not for profit organisation operating throughout Australia, Respect provides affordable, high quality care for older Australians.

The proposal delivers a new contemporary two storey building containing 67 aged care beds. This is the first stage of a broader masterplan prepared to enhance and expand the existing Mareeba Gardens facility. The new accommodation block will also enable future stages of the masterplan by providing decant capacity, allowing residents to relocate while refurbishment and upgrade works are undertaken within the existing accommodation wings running East to West.
The location and form of the proposed building have been carefully considered to maintain the functionality of the existing service spine, running North to South on the site.
The new building is positioned to the north of the existing facility, and is centrally aligned with the existing main service corridor, allowing the existing corridor to be extended directly into the new building, providing efficient connection between the existing and proposed accommodation.
Arriving centrally in the new building provides balanced travel distances from the service corridor to each end of the new building wings.
Located within Climate Zone 1, reducing solar heat gain is critical to resident comfort and building performance. The building has therefore been oriented so that the shorter elevation faces west, where a brise soleil provides effective shading from the lower and intense afternoon sun. The longer north facing elevation allows resident room glazing to be shaded more efficiently due to the higher sun angles, reducing direct solar penetration. This will directly improve resident comfort and lower operational cooling demands.

The new connection between the existing facility and the proposed building requires the removal of two existing structures: a single bedroom staff dwelling and the existing chapel. The chapel is replaced within the proposal as the 'Fernery', allowing it to be more inclusive for quiet reflection rather than solely religious activities. The new location is also more accessible, adjacent to both the main corridor and existing entrance. The existing northern 'A' Block currently projects into the proposed courtyard with an external terrace and lounge extension. To improve the relationship between the new building, courtyard and existing home, these elements will be removed and replaced with a new lounge extension located at the end of the wing.

Arrival into the proposed building has been designed to feel welcoming and residential in scale, with comfortable resident lounges, dining areas, and domestic feeling kitchenettes and serveries. Beyond these shared spaces, each floor comprises two mirrored accommodation wings arranged around an efficient central corridor, with resident rooms, staff areas and back of house spaces positioned along the length of each wing. The overall floor layouts remain consistent between levels, with only minor variations resulting from the arrangement of the fire stairs and escape corridors.

Each wing has been planned as a household in accordance with the National Aged Care Design Principles, encouraging familiarity and belonging through smaller resident communities. Each household includes its own dining space and kitchenette to support a more domestic living environment. Interior finishes have been selected to create a warm, comfortable atmosphere rather than a clinical setting.

A key feature of the proposal is the landscaped courtyard formed between the new building and the existing home. This continues the established language of courtyards between the existing accommodation wings, providing shaded outdoor spaces for residents while improving outlook from surrounding resident rooms. A new resident hub is integrated along the proposed corridor connection overlooking the landscaped courtyard. Consistent with the National Aged Care Design Principles, this space provides a destination within the home where staff, residents, and visitors can gather and socialise. It is intended to benefit the entire home, not only the new accommodation, and will support a neighbourhood feel.

While the building has been planned around an efficient central corridor, its form also responds to the architectural language of the existing home. Although moving away from traditional masonry construction, the proposed building incorporates a parapet to maintain the appearance of a flat roof, reflecting the character of the existing accommodation wings. This also helps reduce the perceived scale of the two storey building when viewed from within the site, particularly from the landscaped courtyard.

The available building site falls away towards the west. This change in topography has been utilised to create a basement level, allowing the ground floor to remain step free while accommodating building services, plant equipment, and a new laundry facility to support the expanded accommodation.

Materiality and façade composition have been developed to reduce uniformity and provide visual interest. The primary materials include corrugated metal cladding, powder coated aluminium windows, and fibre cement sheet. Glazing is recessed behind the external cladding to provide depth, improve solar shading, and create visual articulation using simple, durable materials. These materials are robust and well suited to the tropical climate.

A light grey colour palette softens the overall appearance of the building, while carefully selected accent colours to the aluminium joinery provide visual interest. The breeze block style brise soleil to the western elevation forms a distinctive architectural bookend while referencing the 1970s design language evident throughout the existing home.

This architectural language is continued at the new fernery and corridor space to create a cohesive relationship between the western facing elevations.

Although the proposed building is two storeys in height, it is positioned well within the site and will generally only be visible from within the existing facility. Sustainability has been a key consideration throughout the design, reflected in the careful response to solar orientation, the location of plant within the basement, the provision of rooftop solar panels, optimized building insulation, ventilation, heating and cooling systems, double glazed windows with opening vents and ceiling fans to support the tropical climate.

In conclusion, the proposal provides a contemporary aged care expansion that responds to the existing facility, the tropical climate and the National Aged Care Design Principles. It enhances amenity for all residents through improved landscaped open space and, household scale living while enabling the staged redevelopment of the remainder of the Mareeba Gardens site.



Project Location











Mareeba Township

First Nations: Yirrganydji People

Local Government: Mareeba Shire

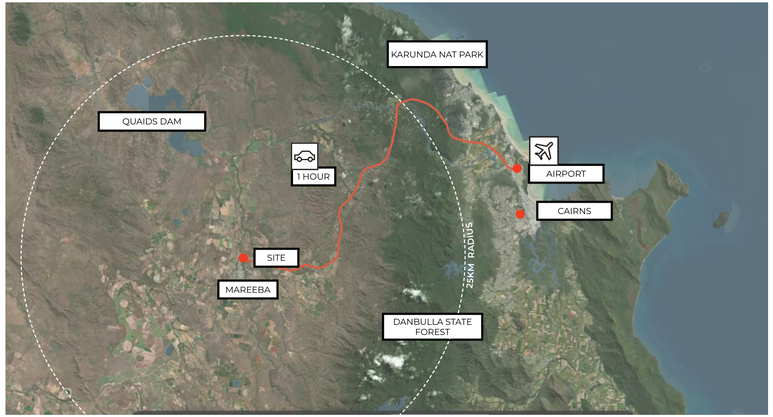
Population: 11,000–12,000

Mareeba is a regional town in Far North Queensland, approximately 65 km west of Cairns within the Mareeba Shire. Located on the Atherton Tablelands near the Barron River, the town functions as a key rural service centre supporting agriculture, health, and tourism industries. The site is positioned adjacent to Mareeba Hospital within an established health precinct and surrounded by low density residential neighbourhoods and open space.

Today, Mareeba is predominantly low density residential with a commercial core along Byrnes Street and surrounding industrial areas supporting agricultural processing and logistics. The town services a wider regional catchment across the Tablelands.

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Regional Area - Mareeba Local Council



REGIONAL PLAN
Not to Scale

N

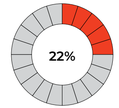


CAIRNS



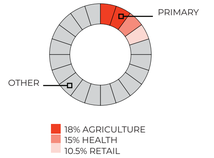
MAREEBA

AGE GROUPS

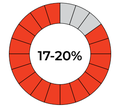


Above the age of 65%
Higher proportion than QLD Average

EMPLOYMENT

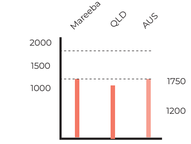


INDIGENOUS POPULATION



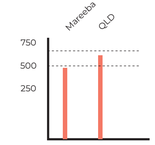
Aboriginal or Torres Strait Islander QLD average is 4.5%

MEDIAN WEEKLY INCOME

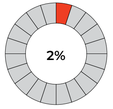


Lower Medium Income

RENTAL MARKET



Median Rent is $430 - $480



Very Low Rental Vacancy

Regional Rental Stress

Regional History



SITE

FIRST NATIONS

Lying of the border of a number of language groups. Mareeba has a deep history and culture made up of the Djabugay, Yirrganydji, and Muluridji peoples

Pre Colonial



EUROPEAN EXPLORATION

European exploration expanded into Far North Queensland following mining discoveries inland and increased pressure for pastoral and agricultural land. Tracks and river crossings through Mareeba began forming part of regional movement corridors.

1870



SETTLEMENT

Permanent colonial settlement began around Mareeba following the establishment of pastoral stations and the development of routes connecting Cairns to inland mining areas such as Herberton.

1880s



RAILWAY

Arrival of the Cairns to Mareeba railway transformed the town into a regional transport and trade hub, enabling export of minerals, timber and agricultural goods across the Tablelands.

1887



TIMBER

Timber harvesting and saw-milling industries expanded rapidly due to dense rainforest resources across the Tablelands. Timber became a key economic driver supporting construction and rail infrastructure.

1890



TOWNSHIP

Civic and commercial development intensified with establishment of schools, hotels, churches and government services. The town centre consolidated around Byrnes Street and railway infrastructure.

1910

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Regional History

PAST

FUTURE



WARTIME

During World War II, Mareeba became strategically important due to its airfield and military presence supporting northern defence operations and logistics.

1940



TOBACCO

Tobacco production became one of the region's defining industries, shaping employment, migrant communities and economic identity throughout Mareeba and the wider Tablelands.

1960



REGIONAL AGRICULTURE

Decline of tobacco farming led to restructuring of regional agriculture toward mangoes, avocados, coffee, lychees and diversified tropical horticulture.

1960



HEALTH

Investment in healthcare and aged care infrastructure increased in response to ageing regional demographics and broader Far North Queensland service demand.

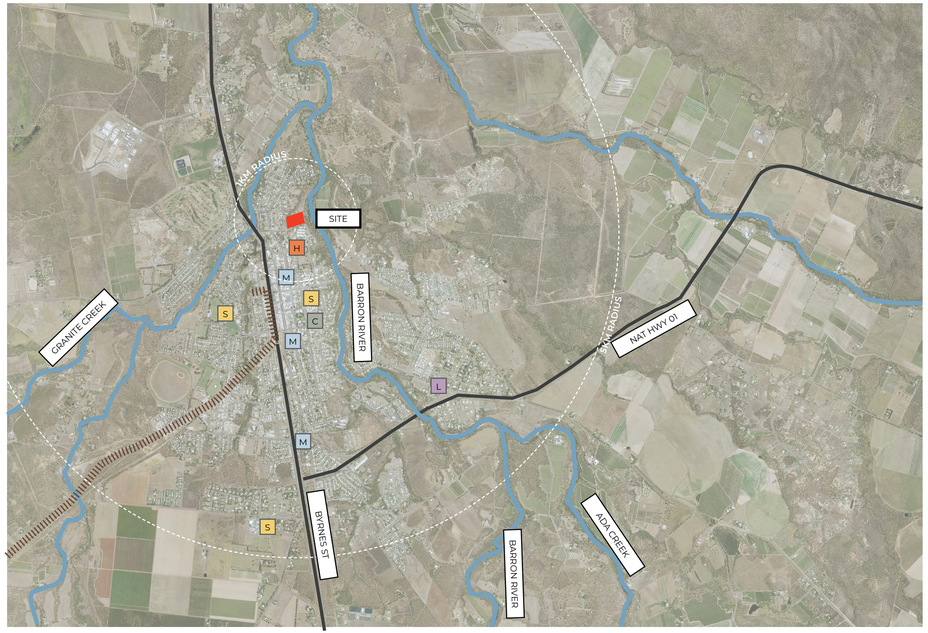
2010



FUTURE

Recent planning directions in Mareeba have focused on climate resilience, flood mitigation, infrastructure renewal, regional health growth and strengthening the town centre as a walkable regional hub. Council planning policy increasingly responds to tropical weather events, environmental overlays and long term regional population needs.

Mareeba Township



LOCAL CHARACTER







LEGEND

- SITE LOCATION
- RAILWAY LINE
- MAIN ROAD
- SECONDARY ROAD
- COUNCIL
- TRAIN STATION
- SCHOOL
- LIBRARY
- HOSPITAL/MEDICAL
- SUPERMARKET

N

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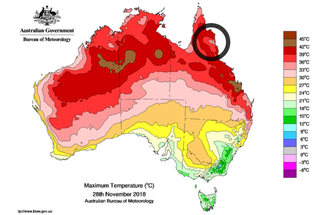
Climate



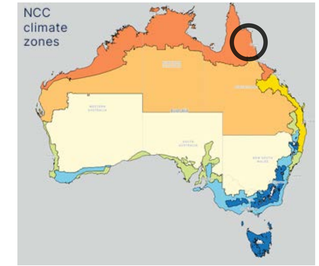
The Site lies within climate zone 01. Extremely hot and humid. Cyclone and flooding can be an issue and needs to be fed into design. Heat stress and high rainfall and bush fire risk will all need to be considered

N

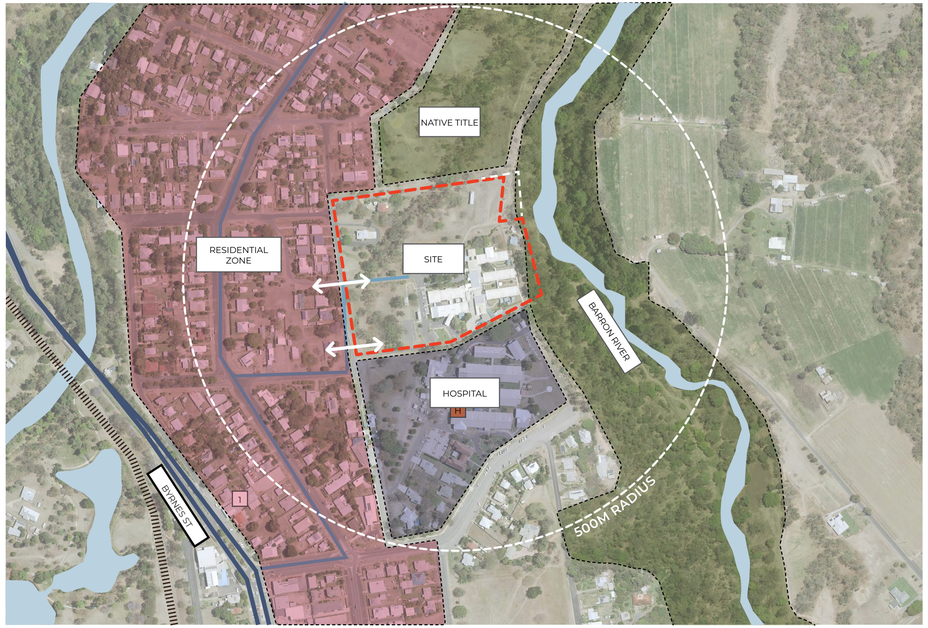
BOM Temperature Map



NCC Climate Map
(Climate Zone 01



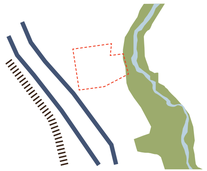
Site Surrounds



CONTEXT SITE PLAN
Not to Scale

N

On the banks of the Barron



SUMMARY

The site is bounded by the Baron River to the east, native title land to the north, Mareeba District Hospital to the south, and established low-rise residential development to the west.

LEGEND

- SITE LOCATION
- GREEN ZONES
- HOSPITAL
- RESIDENTIAL ZONE
- RAILWAY
- WATER
- MAIN ROAD

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Site Surrounds - Photos



SITE ENTRANCE



MAREEBA DISTRICT HOSPITAL



RESIDENTIAL ZONE



SURROUNDING GREEN ZONES

SUMMARY

A typically low rise suburban area with vast areas of open space. Roads surrounding the site are wide and have sparse houses located on large sized blocks.
To the East of the site is the Barron river which is heavily vegetated

Current Facility



OPERATIONAL PLAN
Not to Scale

- ~50% of Building is BOH / FOH
- Large areas of surface car park.
- Single storey construction.
- Large courtyards
- Flood plane
- Protected vegetation

LEGEND

- ACCOMMODATION
- LOUNGE/ ACTIVITY
- ENTRY/ ADMIN
- BOH
- STAFF ACCOMMODATION

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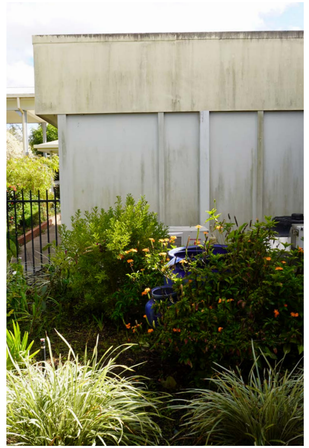
Current Facility





Current Facility - External






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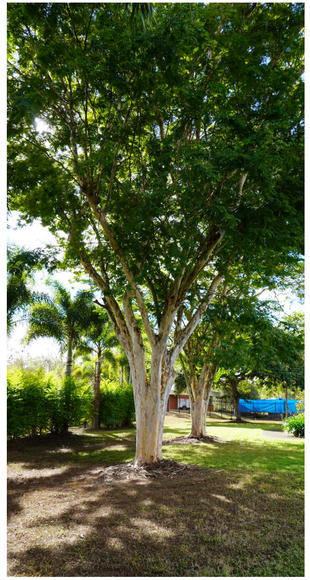
Site Analysis

Current Facility - External

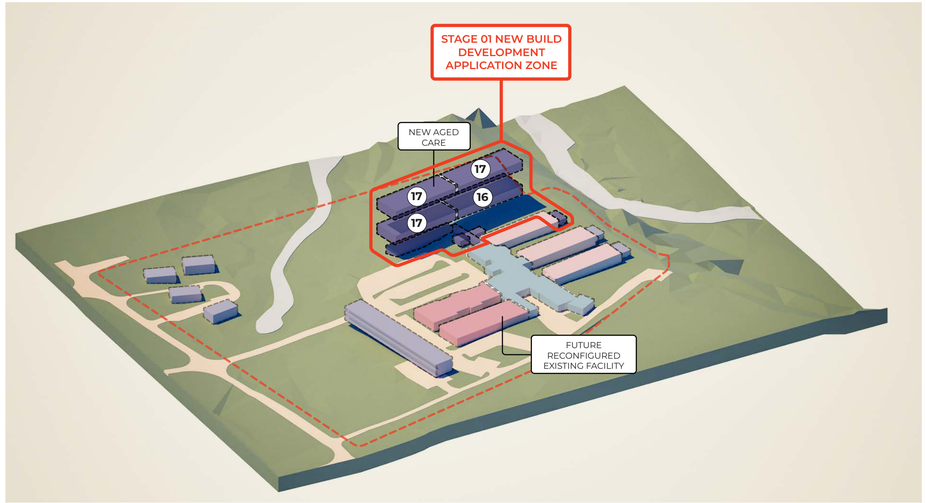








Mareeba Gardens Master Plan Summary



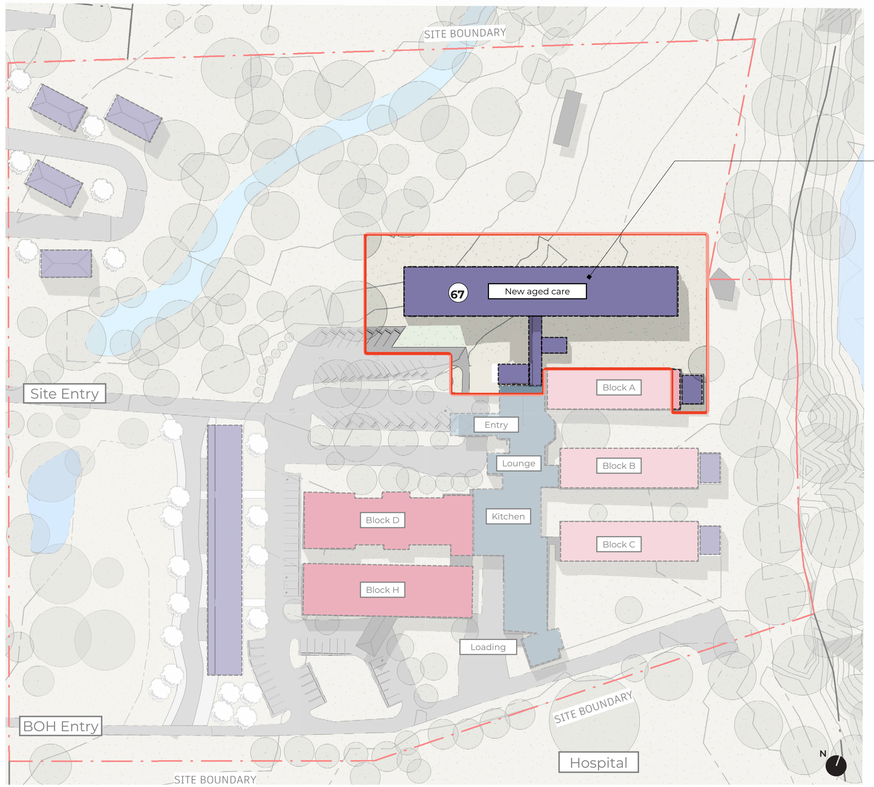
Proposed Stage 01: 67 New Aged Care Rooms

+ 67 Aged Care Rooms
- 67 Private ensuites

LEGEND

- NEW CONSTRUCTION
- MAJOR RECONFIGURATION (FUTURE STAGE MP)
- MODERATE RECONFIGURATION (FUTURE STAGE MP)
- INTERNAL REFURBISHMENT (FUTURE STAGE MP)

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STAGE 01 (DEVELOPMENT APPLICATION)
NEW AGED CARE BUILDING

+67 Rooms

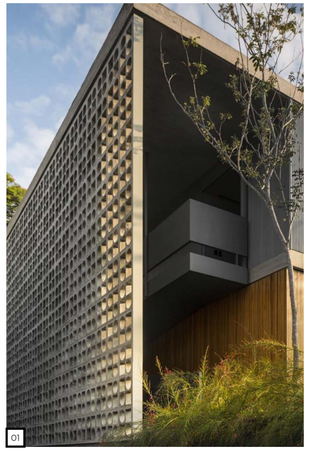
A new double storey aged care facility with 4x wings connected to the original facility.

- Includes new basement laundry facility
- Lounge extension works to block A
- New connection corridor to existing facility
- New reflective space / fernery
- New resident hub
- New landscaping and resident courtyard

New Aged Care Building - Project Vision


01

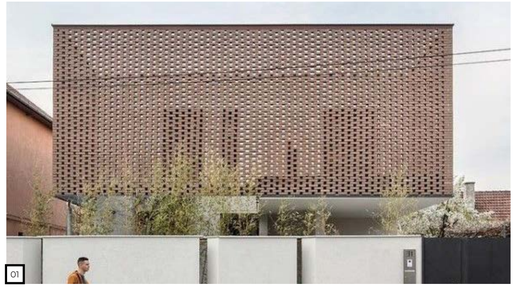

02


01


02


02


03


01

Natural, Textured, Tropical, Enduring

01. SCREENING TO REDUCE SOLAR GAIN TO WEST FACING FACADE
02. WINDOW SHROUDS AND FACADE DEPTH TO REDUCE SUNLIGHT THROUGH GLAZING
03. SHADED AND PASSIVELY VENTILATED CIRCULATION AND OUTDOOR SPACES

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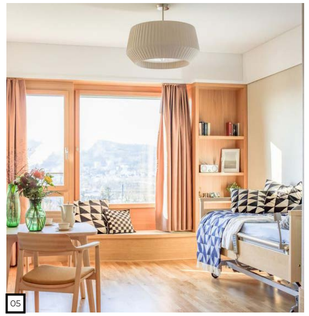
Vision

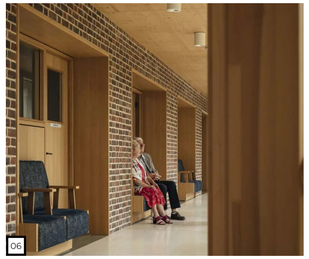
New Aged Care Building - Project Vision


03


03


04


05


06

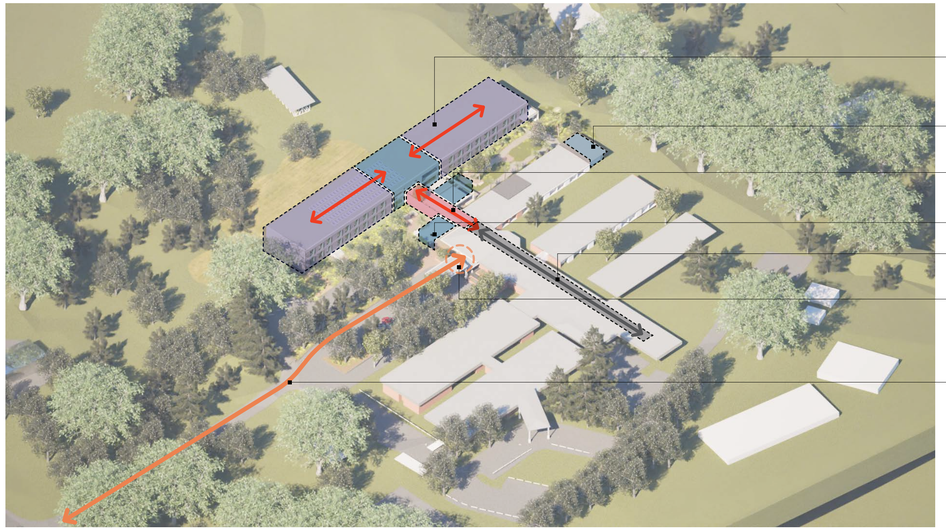

06


04

Serene, Wellness, Comfort, Happiness

04. DOMESTIC FEELING INTERNAL SPACES
05. WARM AND COMFORTABLE INTERIORS THROUGH USE OF NATURAL MATERIALS
06. CREATE MOMENTS FOR SMALL INTERACTIONS OR QUIET REFLECTION

Proposed Development Axonometric



Proposed 67 bed aged care accommodation block

Proposed lounge extension to existing 'A' block

Proposed corridor extends off of existing service spine to efficiently connect new aged care accommodation

Proposed multi-faith space

Existing service spine

The proposed new accommodation and link are located within close proximity to the existing facility entrance and administration area

Primary arrival sequence

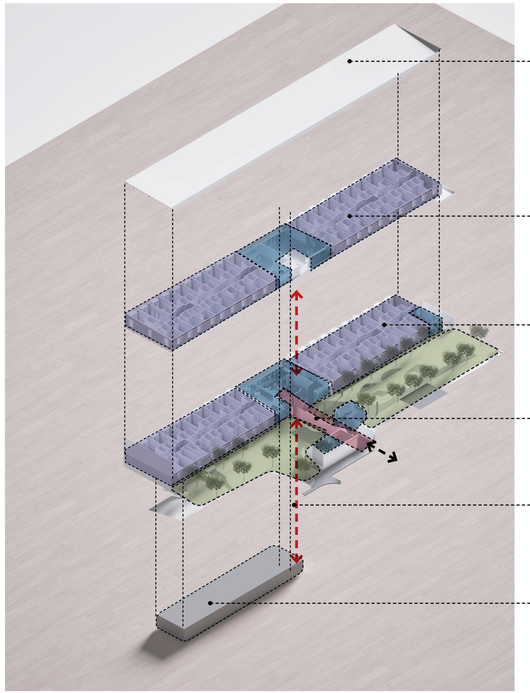
LEGEND

- ACCOMMODATION
- LOUNGE / ACTIVITY
- PROPOSED CIRCULATION LINK
- EXISTING SERVICE SPINE

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Proposal

Proposed Development Axonometric



ROOF
Roof top Solar

LVL 01
2 Wings
Central Common Area

LVL GROUND
2 Wings
Central Common Area
Landscaped Zones
Resident Lounges

CONNECTION CORRIDOR
Connection to existing facility
Walkway with resident lounges

LIFT

LVL BASEMENT
Laundry
Plant

LEGEND

- ACCOMMODATION
- LOUNGE / ACTIVITY
- PROPOSED CIRCULATION LINK
- PROPOSED LANDSCAPING

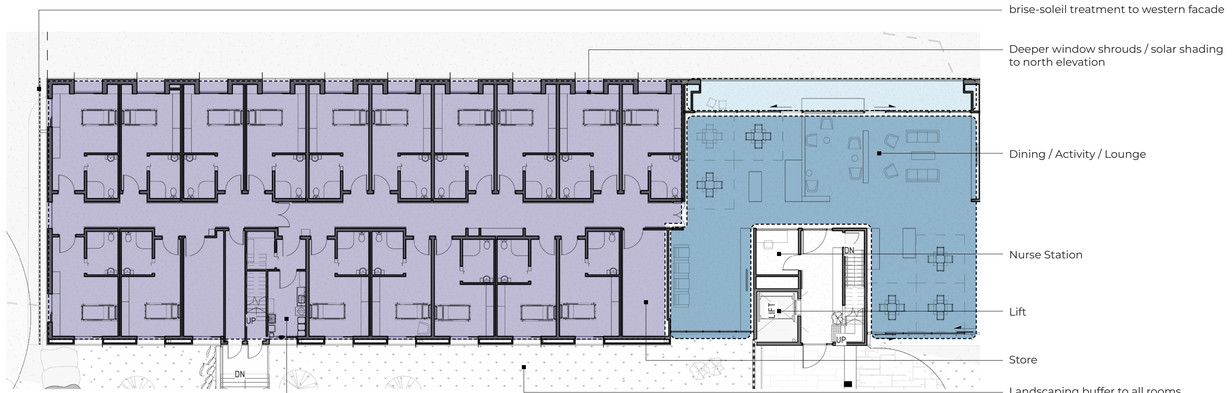
Proposed Plans



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Aged Care Wing



GROUND FLOOR

LEGEND

- ACCOMMODATION
- LOUNGE / ACTIVITY
- PROPOSED CIRCULATION LINK
- EXISTING SERVICE SPINE



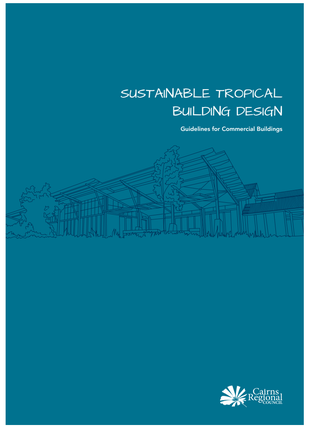
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Proposal

Aged Care Wing

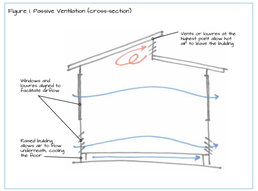


Cairns Design Guide - Sustainable Tropical Building Design

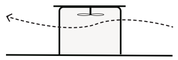


Located in Climate Zone 1, the Cairns Design Guide and Tropical Building Design Guide are particularly relevant to this development. Whilst aged care facilities have specific requirements for accessibility, resident comfort and climate control, the principles of tropical, sustainable design are highly complementary. Material selection, construction methods and passive design strategies all contribute to improved building performance. For this project, the use of external shading to glazing reduces solar heat gain while maintaining high levels of natural daylight. Higher floor-to-floor heights and ceilings promote natural ventilation, while robust construction and materials help moderate internal temperatures.

Figure 1: Passive Ventilation (cross-section)







High Ceilings and Ventilation

2. ENERGY AND EMISSIONS

2.1.4 Thermal mass

Thermal mass refers to the ability of building materials to absorb, store and release heat.

In tropical climates, the use of lightweight construction materials with low thermal mass is preferable, particularly on walls that are exposed to the sun. This is because lightweight construction materials such as timber, respond quickly to cooling breezes allowing the building to cool faster. Thermal insulation is also recommended to prevent direct heat transfer and to improve the efficiency of mechanical cooling if used.

High thermal mass materials work best in temperate climates where there is a significant change in temperature between night and day. During summer, the heat stored in thermal mass during the day is flushed out by the cooler night temperatures, and the heat released in the heat over night is released into the building during the day.

Warm nights in the tropics mean that heat is not flushed from the thermal mass and instead radiates back into the building.

Use of high thermal mass construction materials is therefore generally not recommended in the tropics. If high thermal mass materials are used, the building should be well shaded to avoid heat gain and insulated internally to reduce heat transfer. Recent research has found that lightweight, well insulated and shaded thermal mass designs have been able to lower night time temperatures by 3 to 4°C in tropical areas with a low level of temperature fluctuation between day and night.[1]

Figure 2: Diurnal temperature range and lag of light, air, low and high thermal mass materials

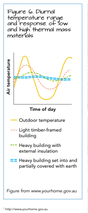


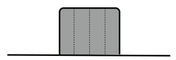
Figure from www.yourhome.gov.au

[1] http://www.yourhome.gov.au









Robust Materiality

2.1.7 Natural lighting

Buildings should be designed to maximise the amount of natural light that enters the building, particularly workplaces. This can lead to significant energy savings by reducing the need for artificial lighting and has been shown to improve productivity.[1]

In a naturally well lit space, artificial lighting should not be required for general activities during daylight hours. In larger buildings, task lighting may be required at work areas not directly near a window, as windows are only effective for letting natural light into a building up to a distance of 6.5 times the height of the window head, so that light switching be designed to allow perimeter lights to be adjusted separately from other lighting so that the benefits of natural light can be realised.

The effectiveness of natural light can be improved by using light colours on walls, floors and ceilings to reflect and by aligning internal walls and ceilings to maximise light reflection from light sources. The benefits of natural light must be balanced with strategies to manage glare and heat gain. For this reason, all glass should be shaded from direct sun or incorporate glazing technologies that reduce heat transfer.

In addition to windows, natural light can be admitted through roof skylights, light reflectors and similar installations. Common solutions are described below.



Skylights

Skylights can provide good quality light to work spaces that are away from windows. As mentioned above, they need to be shaded and glazed to prevent heat transfer. Some skylights are also vented to allow hot air to escape.

Atria

An atrium is a large open space, often several stories high and having a glazed roof and/or large windows. Atria are popular in commercial spaces because they give a sense of spaciousness and allow natural light to be let into the centre of a building. An atrium is that hot air can be vented at the top rather than accumulating near the building users.

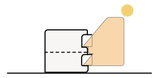
Light shelves

A light shelf is an architectural element that allows daylight to penetrate deeper into a building. A light shelf is a horizontal light-reflecting overhang which is placed above eye-level and has a high-reflectance upper surface. Light shelves work by reflecting the daylight onto the ceiling and deeper into a space. In the tropics, light shelves may be most effective on the north side of the building to exclude summer sun, and awning width should be designed to exclude unwanted sun.





[1] Hay, J.R. (2002) Health and productivity gains from better indoor environments and their relationship with building energy efficiency. Annual Review of Energy and the Environment, Vol. 27, 537-566

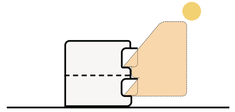


Climate Responsive Shading

Document Set ID: 4698885
Version: 1, Version Date: 11/09/2026

Design Considerations

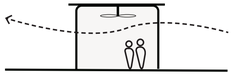




EFFECTIVE SHADING

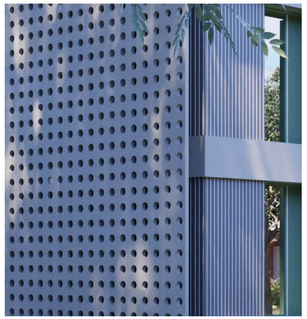
Tropical climates require mitigation from solar heat gain throughouyt the year. Our propsal seat sto model these condiitons and refelct that in effect solar shading on windows through all facades.





HIGH CEILINGS AND CEILING FANS

Ceiling fans Encourage airflow through spaces. With the additon of high ceiling this allows hotter air to not get trapped in spaces and is a cost effective way to increase occupant comfort.





ROBUST MATERIALS

Harsh humid climates are detrimental on building elements and finishes. We have prioritised hardwaring material through out

Shading Design - Climate Responsive Windows

SUMMARY

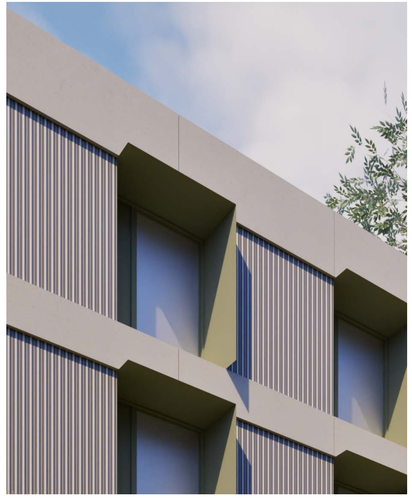
Our Design strategy is to mitigate shading through targeted reveals and deep set windows. Mareeba is located n climate zone 01 s, some of the harsh conditions in the Australian climates . Shading requires on all windows all year round. With our proposed shading strategy we seek to minimize energy consumption in this new wing by reducing the solar heat gain from windows and therefore improving occupant comfort



"In a tropical climate, windows should ideally be shaded from direct sunlight all year round and should open to allow air flow"

– Cairns Regional Council Tropical Building Design

NORTHERN WINDOW STRATEGY



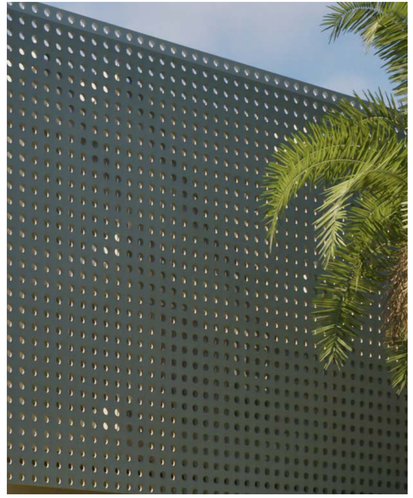
Due to Mareeba's latitude, the northern facade receives significant solar exposure throughout the year. Extended horizontal and vertical window shrouds have been incorporated to respond to varying solar angles, providing increased shading to mitigate direct solar heat gain while maintaining natural daylight and outlook to resident rooms.

SOUTHERN WINDOW STRATEGY



Due to the latitude of Mareeba The Summer sun comes in from the south of the building. This means that additional solar treatment is required along this facade. Shading has been modelled to mitigate early morning solar heat gain into bedrooms, with a protruding shroud to the east side of the windows

WESTERN WINDOW STRATEGY

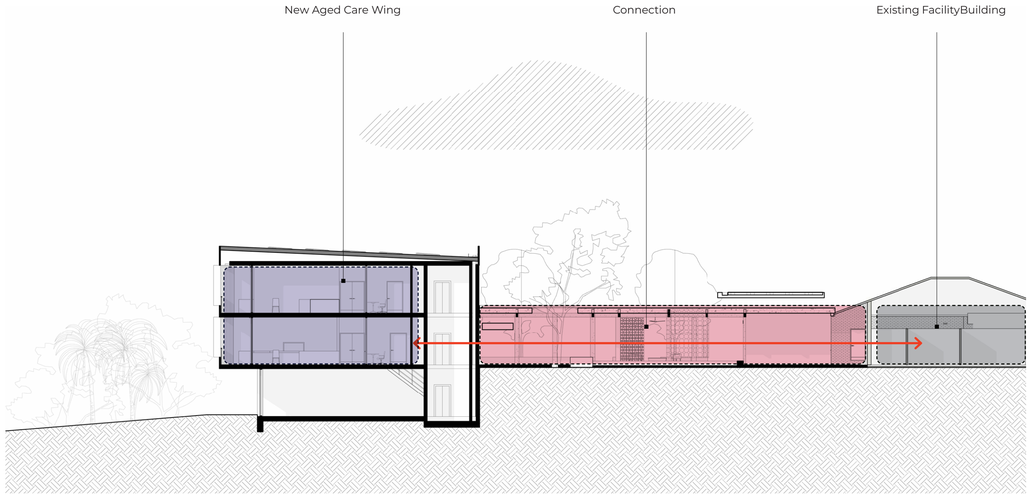


The western facade is subject to low-angle afternoon sun, which can result in significant solar heat gain to internal spaces. A brise soleil has been incorporated to provide effective solar shading, reducing direct solar exposure while maintaining outlook from the internal space

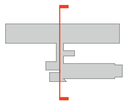
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Corridor and Resident Hub

A key operational strategy informing the design is the annexing of the existing service core. The new building is reached via a continuation of the existing main corridor, allowing the existing kitchen and support services to efficiently serve the new resident accommodation and household dining areas.



Cross Section

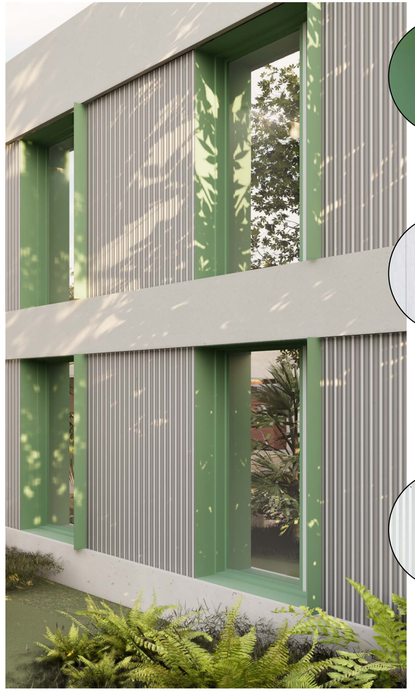


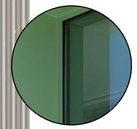
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Corridor and Resident Hub

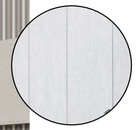


Materiality





POWDER COATED METAL WINDOW SUITES

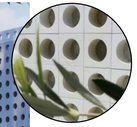


COMPRESSED FIBRE CEMENT



CORRUGATED SHEET METAL





CONCRETE BREEZE BLOCKS

MATERIAL SELECTION

Light coloured materials have been selected to minimise solar heat gain on building façades. Silvers and greens are to blending in to the background and lush existing site planting

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Exterior Perspective



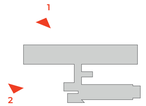
Exterior Perspective



1



2



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Exterior Perspective



ARCHITECTURE
INTERIORS
MASTER PLANNING

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APPENDIX F

brazier motti

Document Set ID: 4698885
Version: 1, Version Date: 11/09/2026



MAREEBA GARDENS - BUILDING 01 EXPANSION
DEVELOPMENT APPLICATION

RESPECT AGED CARE
7 MACRAE ST, MAREEBA, QLD, 4880

DEVELOPMENT APPLICATION DRAWINGS LIST		
SHEET NUMBER	DRAWING SERIES	SHEET NAME
DA-0000	0000 COVER	COVER PAGE
DA-1101	SITE PLANS	EXISTING SITE PLAN
DA-1102	SITE PLANS	PROPOSED SITE PLAN
DA-2000	OVERALL FLOOR PLANS	EXISTING GROUND FLOOR PLAN
DA-2001	OVERALL FLOOR PLANS	EXISTING ROOF PLAN
DA-2010	OVERALL FLOOR PLANS	DEMOLITION GROUND FLOOR PLAN
DA-2020	OVERALL FLOOR PLANS	PROPOSED GROUND FLOOR PLAN
DA-2021	OVERALL FLOOR PLANS	PROPOSED FIRST FLOOR PLAN
DA-2022	OVERALL FLOOR PLANS	PROPOSED ROOF PLAN
DA-2023	OVERALL FLOOR PLANS	PROPOSED BASEMENT PLAN
DA-3000	OVERALL ELEVATIONS	OVERALL ELEVATIONS 01
DA-3001	OVERALL ELEVATIONS	OVERALL ELEVATIONS 02
DA-3002	OVERALL ELEVATIONS	OVERALL ELEVATIONS 03
DA-3003	OVERALL ELEVATIONS	OVERALL ELEVATIONS 04
DA-8000	EXTERNAL FINISHES	FINISHES SCHEDULE
DA-9000	PERSPECTIVES	PERSPECTIVE 01
DA-9001	PERSPECTIVES	PERSPECTIVE 02
DA-9002	PERSPECTIVES	PERSPECTIVE 03
DA-9003	PERSPECTIVES	PERSPECTIVE 04



EXTERIOR PERSPECTIVE. FORM AND MATERIAL MAY NOT REPRESENT FINAL BUILT FORM

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DRAWING REVISION:

REV	DATE	DESCRIPTION	BY
A	12.08.2026	ISSUED FOR DEVELOPMENT APPLICATION	TK

CLIENT NAME:
RESPECT AGED CARE

PROJECT NUMBER:
2615

PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

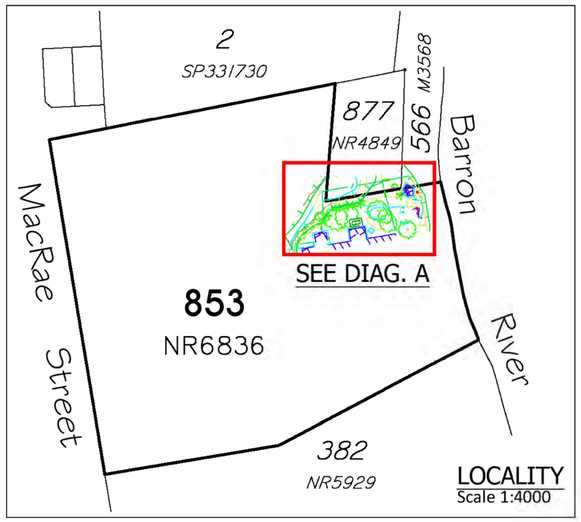
DRAWN: TK
CHECKED: TM
APPROVED: WL

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0000 COVER
COVER PAGE

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-0000
REVISION: A

HUNT ARCHITECTS PTY LTD ABN 41008895823



HA: NOTE THAT THE TITLE BOUNDARY WAS NOT ACCURATLY SURVEYED
TITLE BOUNDARY SURVEY TO BE UNDERTAKEN TO DETERMINE EXACT LOCATION OF BOUNDARY.
TO CONFIRM EXISTING BUILDINGS AND FENCE THAT APPEAR TO BE OUTSIDE OF BOUNDARY

0m 3 6 9 12 15 18 21 24 27 30m

1 : 300

LEGEND

- CONTOUR-MAJOR
- CONTOUR-MINOR
- EDGE OF BITUMEN
- GUARD RAIL
- BOTTOM OF WALL
- BUILDING
- EAVES
- EDGE OF CONCRETE
- FENCE LINE
- GATE
- PATH
- SHADE CLOTH
- TOP OF WALL
- BOTTOM OF BANK
- CHANGE OF GRADE
- TOP OF BANK
- VEG LINE
- LIGHT POLE
- SIGN POST
- STRUC-GATE
- SURVEY STN
- PALM
- TREE
- FIRE HYDRANT
- WATER TAP

877 NR4849

566 M3568

853
NR6836

DIAGRAM A

The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. Services shown hereon have been located where possible by field survey. If not able to be located, services have been plotted from relevant authority records and have been noted accordingly on this plan. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Revisions			
No.	Date	Details	Check
A	30.04.26	Original Issue	DR

Level Datum: AHD
B.M. Used: PSM 4957 VIDE RTK
Coordinate Projection: MGA ZONE 55 - PLANE FROM PSM 9882
Coordinate Datum: GDA 2020
Origin of Coordinates: PSM 9882 E: 332379.521
Meridian: MGA ZONE 55 N: 8121184.786
Map Reference: 7964-22322
Contour Interval: 0.2m Surveyed by: DR
Job No: 44143/001-02 Drawn: WCHO
File No: 44143_001A.dwg Approved:

Client: RESPECT GROUP LTD

Project:
DETAIL SURVEY
of Part of Lot 853 on NR6836 (Mareeba Aged Care)
7 Macrae Street, Mareeba

Local Authority: MAREEBA SHIRE COUNCIL

Locality: MAREEBA

Date: 28/04/2026
Sheet 1 of 1 Sheets
Scale: 1:300 A3
Plan No: 44143/001 A

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SURVEYING
TOWNPLANNING
PROJECTMANAGEMENT
MAPPING&GIS

Document Set ID: 4698885
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CARPARKING - EXISTING

MAREEBA SHIRE PLANNING SCHEME (2016) TABLE 9.4.4.4B MINIMUM CAR PARKING REQUIREMENTS FOR A RESIDENTIAL AGED CARE FACILITY:

- ONE SPACE PER 4 HOSTEL UNIT BEDS.
- VISITOR PARKING AT 30% OF RESIDENT PARKING REQS.
- ONE SRV SPACE
- ONE SPACE FOR AN EMERGENCY VEHICLE

EXISTING REQUIREMENT:

Total Beds: 60*
*Existing bed requirement estimated from preliminary site visit - TBC by Mareeba GM

- ONE SPACE PER 4 BEDS: **15 SPACES**
- VISITOR PARKS (15X0.3): **5 SPACES**
- SRV SPACE: **1 SPACE**
- EMERGENCY VEHICLE: **1 SPACE**
- ACCESSIBLE SPACES (1 PER 100 SPACES): **1 SPACE**

EXISTING PROVISION:

STANDARD SPACES: 83
ACCESSIBLE SPACES: 6 SPACES
SRV SPACES: 3
BUS SPACES: 2

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DRAWING SCALE:
0m 5m 10m 15m 20m 25m
VISUAL SCALE 1500 @ A1

NORTH ARROW: N

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REV	DATE	DESCRIPTION	BY
A	12.08.2026	ISSUED FOR DEVELOPMENT APPLICATION	TK

CLIENT NAME:
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PROJECT NUMBER:
2615

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MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
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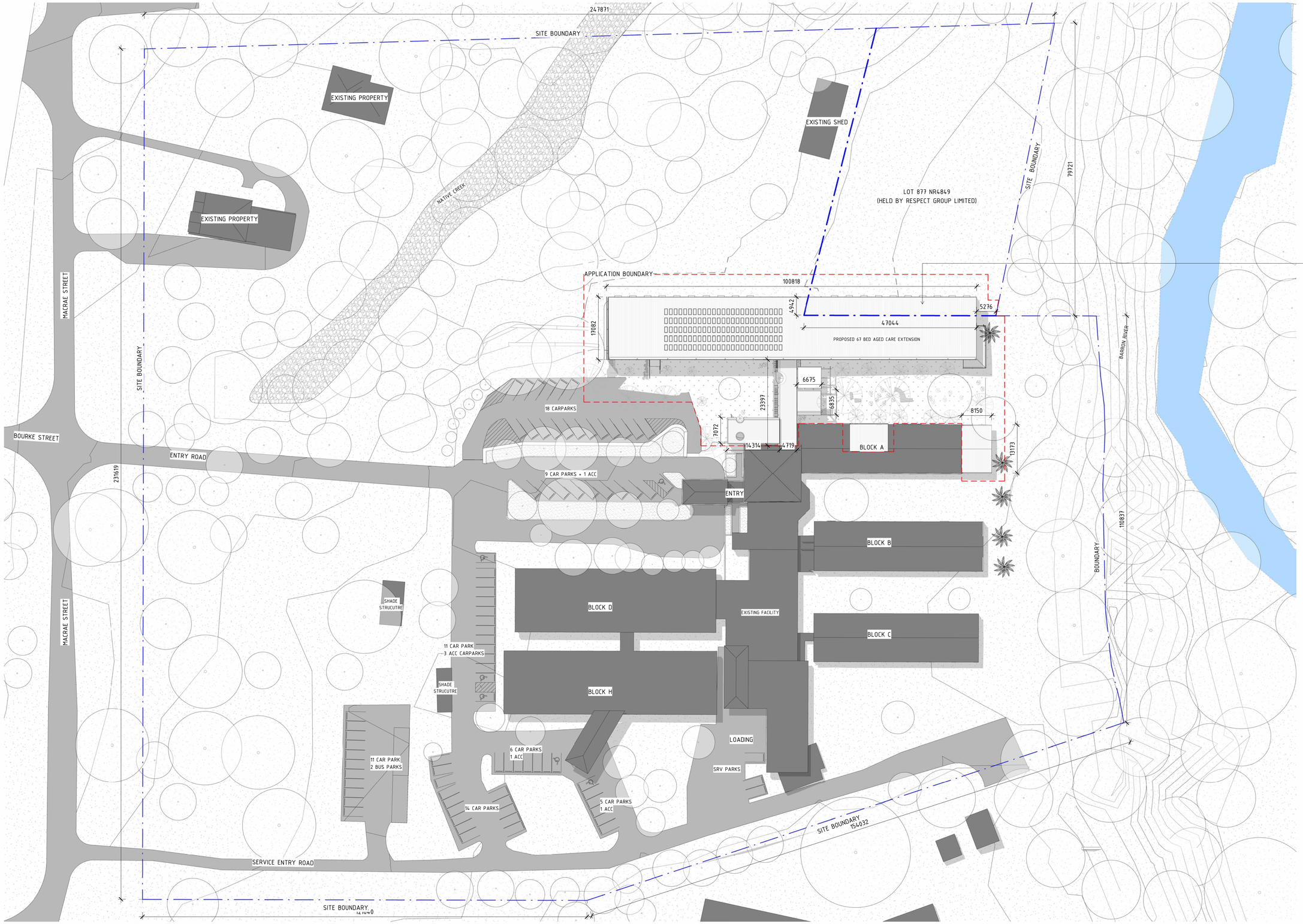
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CHECKED: WL
APPROVED: WL

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SITE PLANS
EXISTING SITE PLAN

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-1101
REVISION: A

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CARPARKING - PROPOSED

MAREEBA SHIRE PLANNING SCHEME (2016) TABLE 9.4.4.4B MINIMUM CAR PARKING REQUIREMENTS FOR A RESIDENTIAL AGED CARE FACILITY:

- ONE SPACE PER 4 HOSTEL UNIT BEDS.
- VISITOR PARKING AT 30% OF RESIDENT PARKING REQS.
- ONE SRV SPACE
- ONE SPACE FOR AN EMERGENCY VEHICLE

PROPOSED REQUIREMENT:

Total Beds: 127 (EXISTING 60)* + (PROPOSED 67)
*Existing bed requirement estimated from preliminary site visit - TBC by Mareeba GM

- ONE SPACE PER 4 BEDS: **32 SPACES**
- VISITOR PARKS (31X0.3): **10 SPACES**
- SRV SPACE: **1 SPACE**
- EMERGENCY VEHICLE: **1 SPACE**
- ACCESSIBLE SPACES (1 PER 100 SPACES): **1 SPACE**

PROPOSED PROVISION:

STANDARD SPACES: 74
ACCESSIBLE SPACES: 6 SPACES
SRV SPACES: 3
BUS SPACES: 2

NOTE: THE PROPOSED AGED CARE EXTENSION EXTENDS 230 M² INTO THE ADJOINING LOT 877. LOT 877 IS ALSO HELD BY RESPECT GROUP LIMITED AS TRUSTEE.

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0m 5m 10m 15m 20m 25m
VISUAL SCALE 1:500 @ A1

NORTH ARROW: N

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CLIENT NAME:
RESPECT AGED CARE

PROJECT NUMBER:
2615

PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK
CHECKED: WL
APPROVED: WL

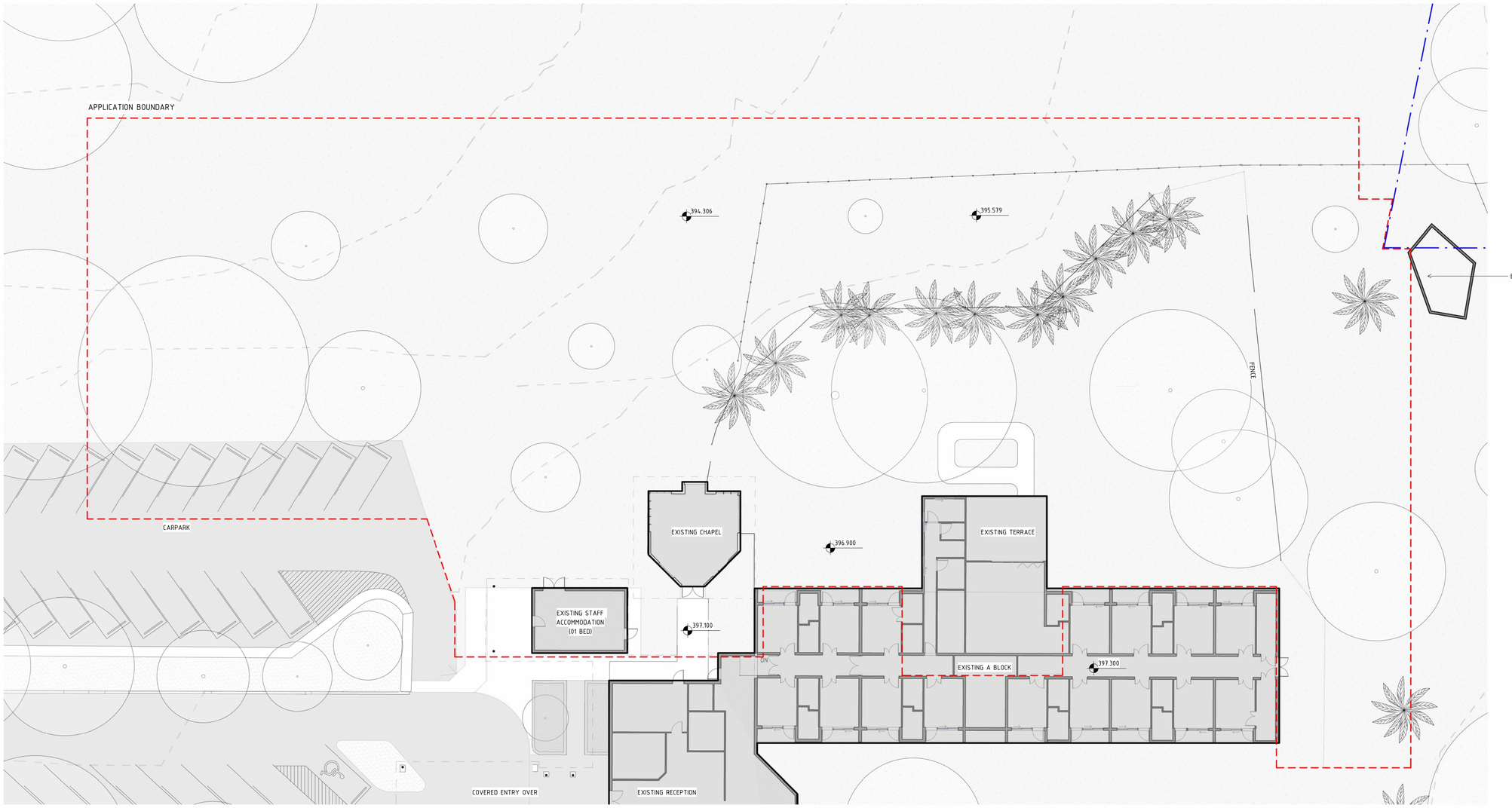
DRAWING TITLE:
SITE PLANS
PROPOSED SITE PLAN

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-1102
REVISION: A

HUNT ARCHITECTS PTY LTD ABN 41008895823

Version: 1, Version Date: 11/09/2026



1 DA-3000

EXISTING GROUND FLOOR PLAN

SCALE 1 : 200

HUNT ARCHITECTS

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0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:200 @ A1

NORTH ARROW: N

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DRAWING REVISION:

REV	DATE	DESCRIPTION	BY
A	12.08.2026	ISSUED FOR DEVELOPMENT APPLICATION	TK

CLIENT NAME:
RESPECT AGED CARE

PROJECT NUMBER:
2615

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MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK
CHECKED: WL
APPROVED: WL

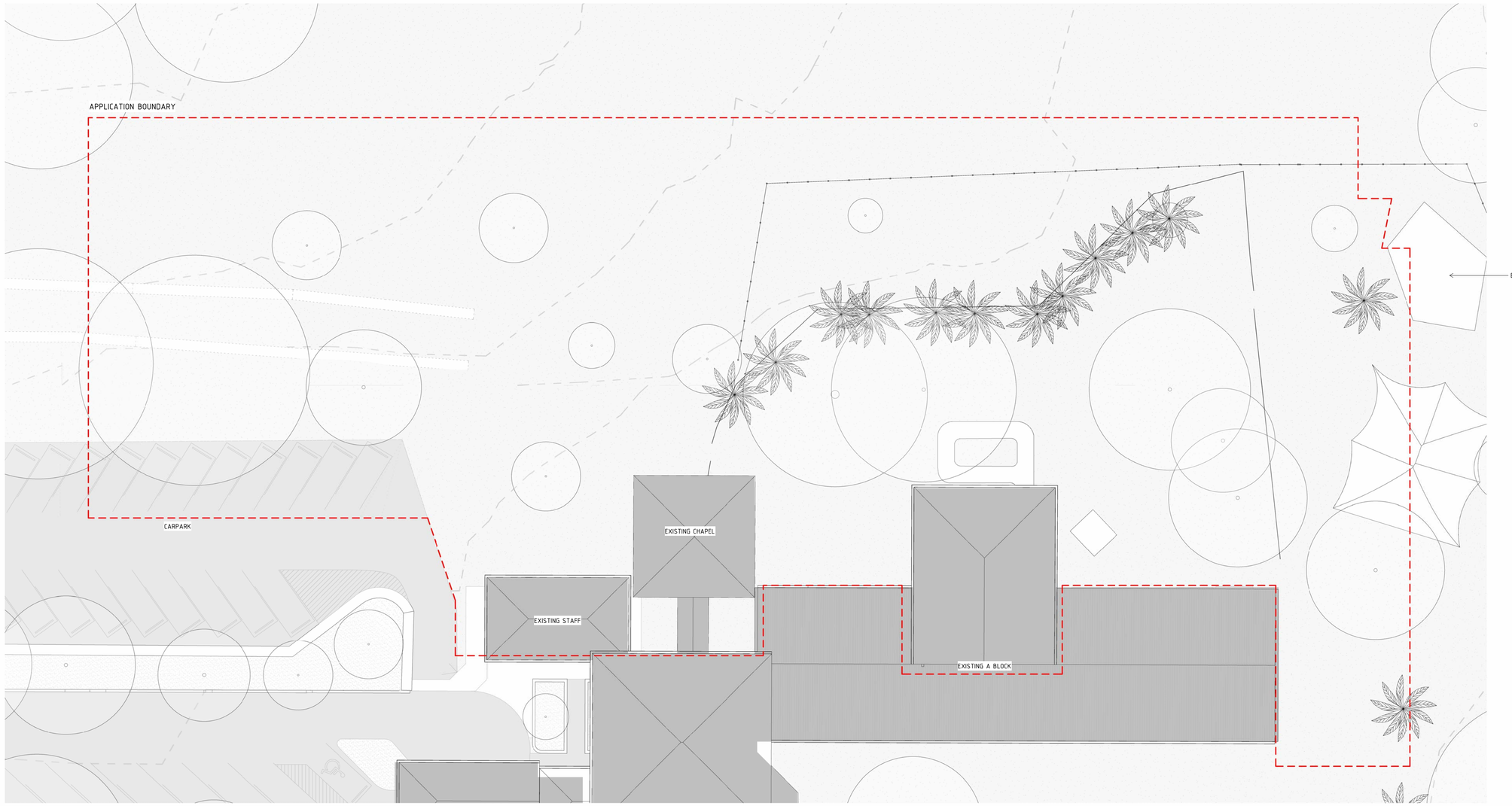
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OVERALL FLOOR PLANS
EXISTING GROUND FLOOR PLAN

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-2000
REVISION: A

HUNT ARCHITECTS PTY LTD ABN 47008895823

Version: 1, Version Date: 11/09/2026



1 DA-3000

EXISTING ROOF PLAN

SCALE 1 : 200

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VISUAL SCALE 1:200 @ A1

NORTH ARROW: N

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A	12.08.2026	ISSUED FOR DEVELOPMENT APPLICATION	TK

CLIENT NAME:
RESPECT AGED CARE

PROJECT NUMBER:
2615

PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
OVERALL FLOOR PLANS
EXISTING ROOF PLAN

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-2001
REVISION: A

HUNT ARCHITECTS PTY LTD ABN 41008895823

Version: 1, Version Date: 11/09/2026

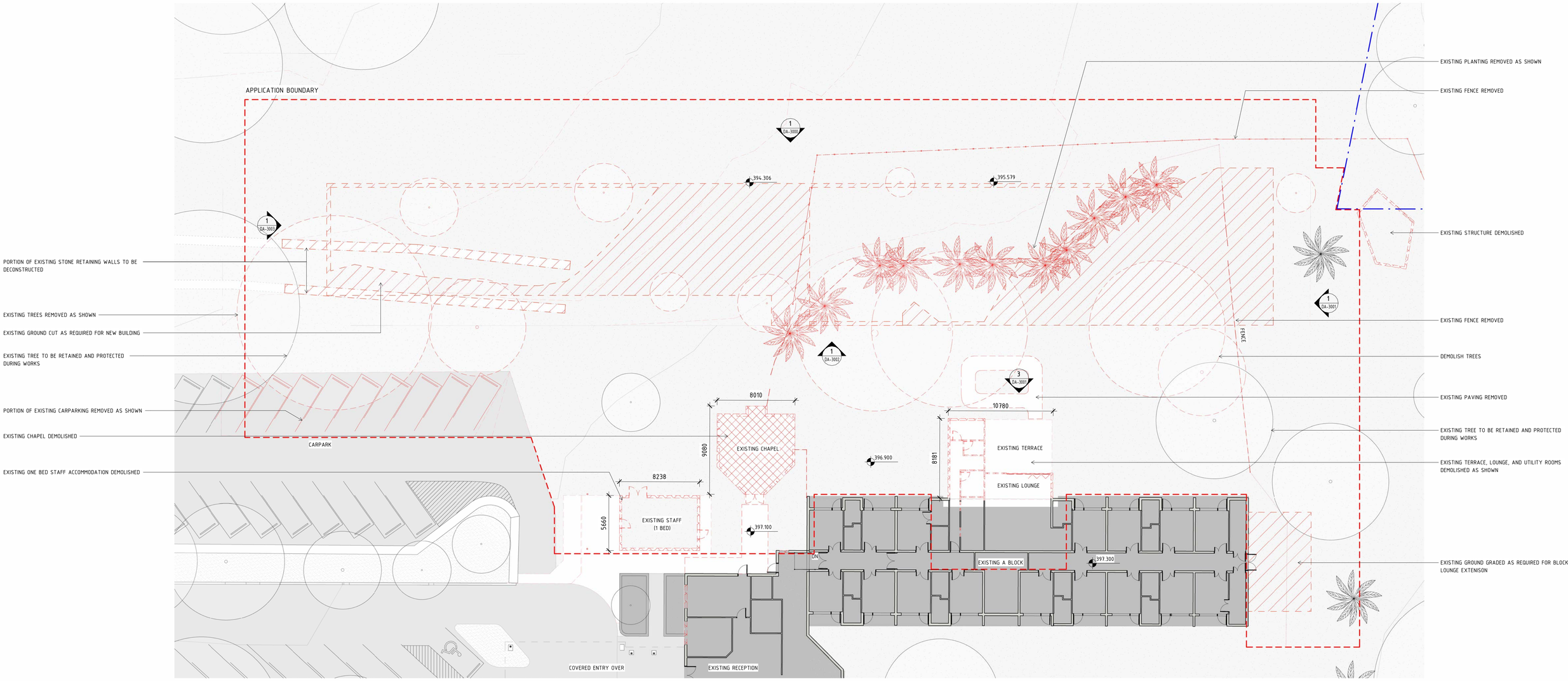
DEMOLITION PLAN LEGEND

	EXISTING TREE TO REMAIN (INDICATIVE CANOPY)
	EXISTING TREE TO BE REMOVED. REFER LANDSCAPE ARCHITECTS DOCUMENTS.
	EXISTING BUILDING
	EXISTING ELEMENT TO BE DEMOLISHED
	EXISTING SITE WALLS / FENCES / OTHER TO BE DEMOLISHED

LEVEL GROUND GFA (DEMOLITION)

EXISTING DEMOLISHED BUILDINGS
-195M2

TOTAL SITE AREA 56,674M²



1 DA-3000 **DEMOLITION GROUND FLOOR PLAN**

SCALE 1 : 200

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RESPECT AGED CARE

PROJECT NUMBER:
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PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
OVERALL FLOOR PLANS
DEMOLITION GROUND FLOOR PLAN

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-2010
REVISION: A

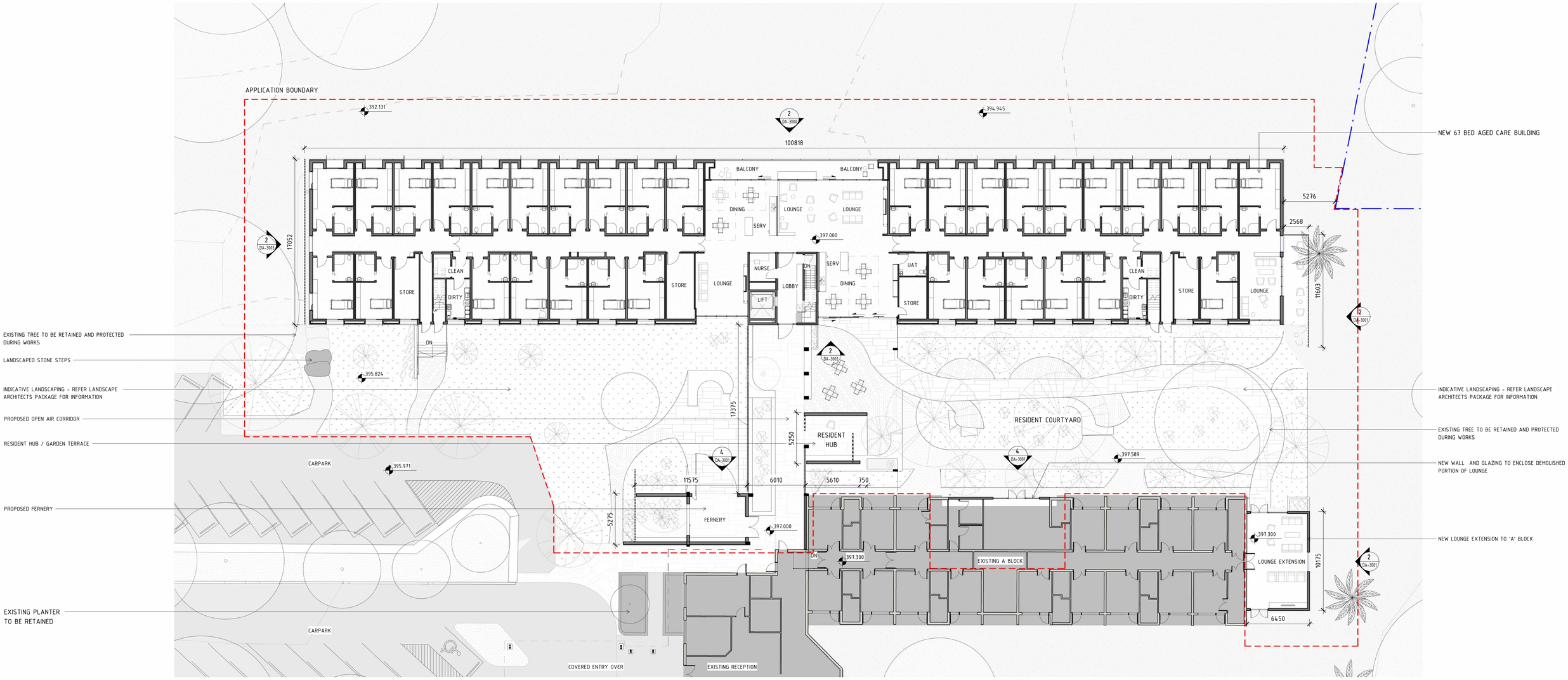
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Version: 1, Version Date: 11/09/2026

LEVEL GROUND GFA PROPOSED

	ACCOMMODATION	COMMON AREAS	STAFF / BOH	EXISTING DEMOLISHED	OPEN AIR CORRIDOR / TERRACE *
	975M²	644M²	161M²	195M²	163.5M²
TOTAL	1780M²			195M²	*EXCLUDED FROM GFA
NET	1585M²				

TOTAL SITE AREA **56,674M²**



1 DA-3000 PROPOSED GROUND FLOOR PLAN

SCALE 1 : 200

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PROJECT NUMBER:
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PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
OVERALL FLOOR PLANS
PROPOSED GROUND FLOOR PLAN

DRAWING STATUS:
DEVELOPMENT APPLICATION

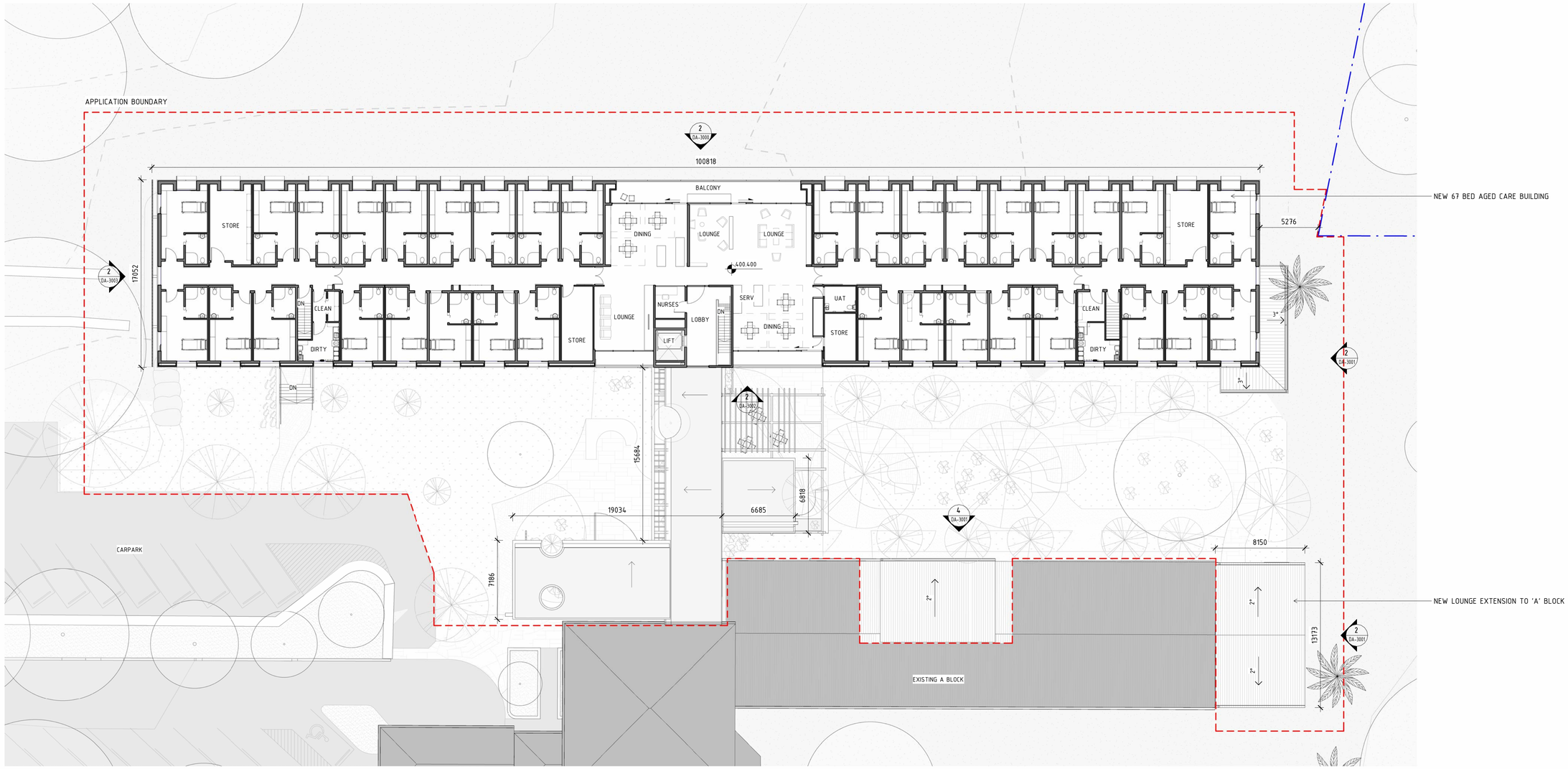
DRAWING NUMBER: DA-2020
REVISION: A

HUNT ARCHITECTS PTY LTD ABN 47608895823

LEVEL 01 GFA PROPOSED

	ACCOMMODATION	COMMON AREAS	STAFF / BOH
	1004M²	477M²	164M²
TOTAL	1645M²		

TOTAL SITE AREA 56,674M²



1 DA-3000 PROPOSED FIRST FLOOR PLAN

SCALE 1 : 200

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A	12.08.2026	ISSUED FOR DEVELOPMENT APPLICATION	TK

CLIENT NAME: RESPECT AGED CARE

PROJECT NUMBER: 2615

PROJECT NAME: MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS: 7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK

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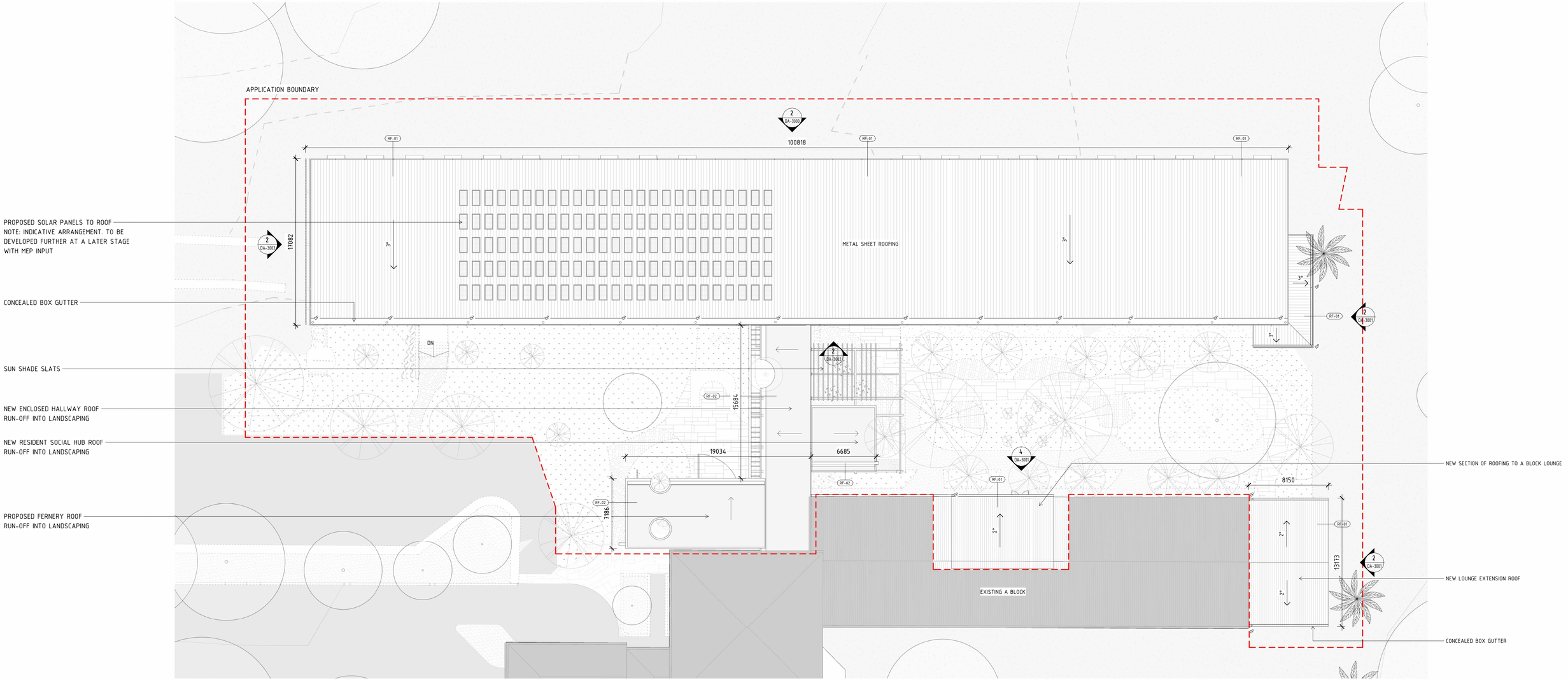
DRAWING TITLE: OVERALL FLOOR PLANS
PROPOSED FIRST FLOOR PLAN

DRAWING STATUS: DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-2021

REVISION: A

HUNT ARCHITECTS PTY LTD ABN 41008895823



1 AR-3100 **PROPOSED ROOF PLAN**

SCALE 1 : 200

FINISHES SCHEDULE

RF-01 PROFILED METAL ROOF. POWDERCOATED FINISH, OFF WHITE

RF-02 CONCRETE SUBSTRATE ROOF WITH PEBBLE TOP TREATMENT - LIGHT COLOUR PEBBLES

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DRAWN: TK
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
OVERALL FLOOR PLANS
PROPOSED ROOF PLAN

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-2022
REVISION: A

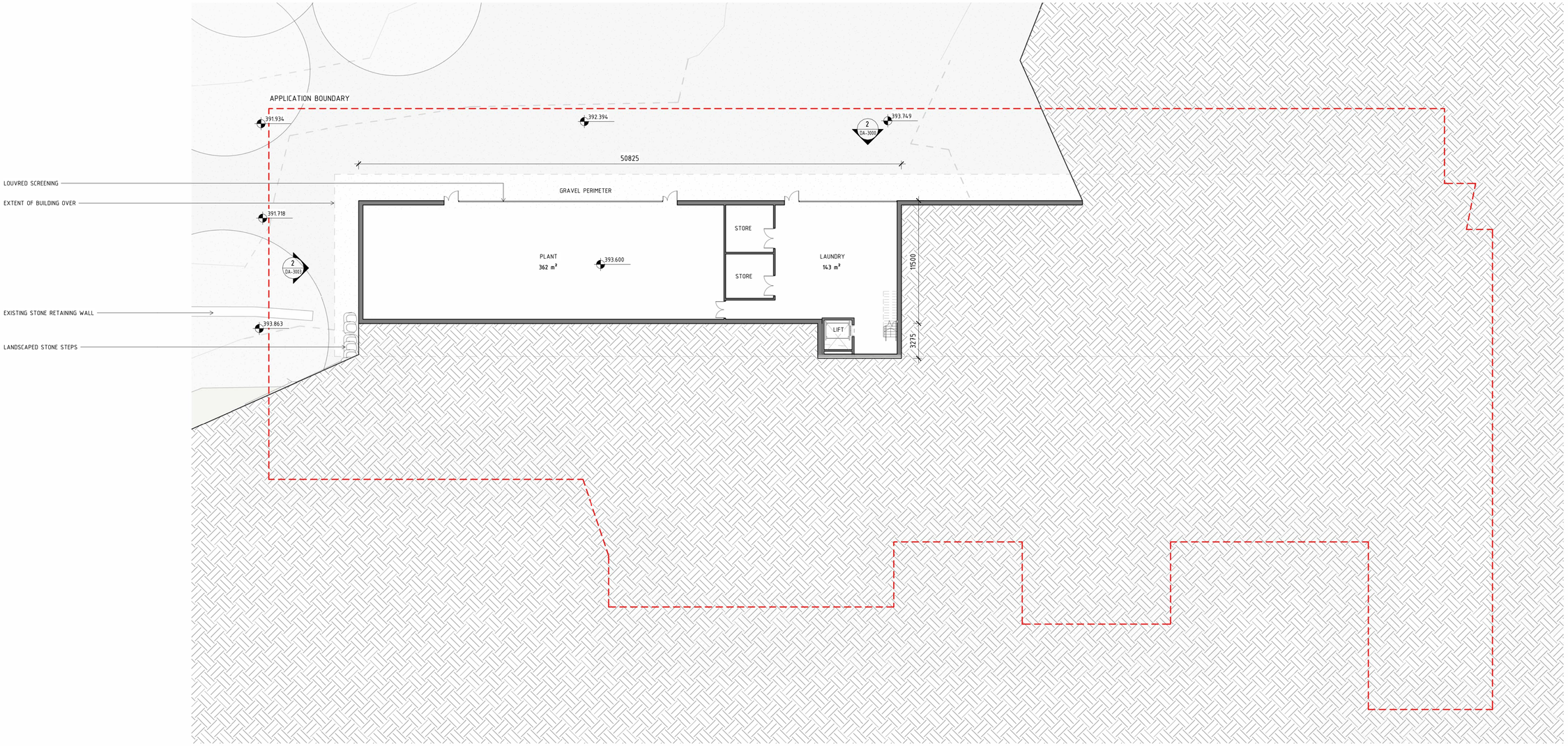
HUNT ARCHITECTS PTY LTD ABN 41008895823

Version: 1, Version Date: 11/09/2026

LEVEL BASEMENT GFA PROPOSED

	ACCOMMODATION	COMMON AREAS	STAFF / BOH	PLANT AREA*
	0M²	0M²	216M²	394M²
TOTAL	216M²			*EXCLUDED FROM GFA

TOTAL SITE AREA 56,674M²



1 DA-3000 PROPOSED BASEMENT LEVEL PLAN

SCALE 1 : 200

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PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
OVERALL FLOOR PLANS
PROPOSED BASEMENT PLAN

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-2023
REVISION: A

HUNT ARCHITECTS PTY LTD ABN 47008895823

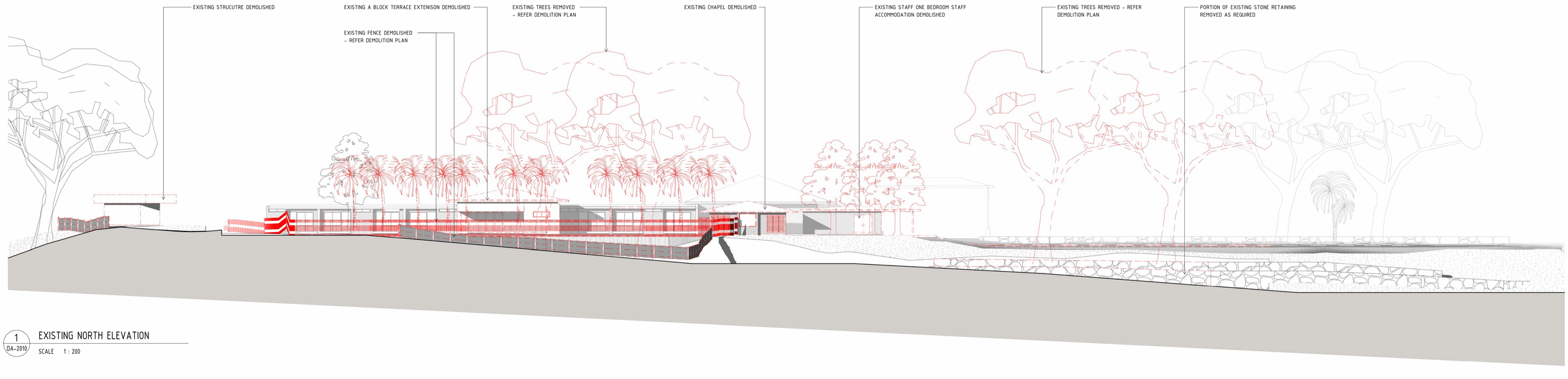
Version: 1, Version Date: 11/09/2026

FINISHES SCHEDULE

- WF-01 PREFINISHED COMPRESSED FIBRE CEMENT CLADDING - COLOUR GREY
- WF-02 PROFILED METAL CLADDING - COLOUR OFF-WHITE/GREY
- WF-03 BREEZE BLOCK TREATMENT (BLOCK PATTERN VARIES)
- WF-04 HEMPCRETE WALL, SMOOTH NATURAL FINISH
- WF-05 EXPOSED CONCRETE FINISH
- WF-06 COMPRESSED FIBRE CEMENT - COLOUR RED
- EG-01 DOUBLE GLAZED POWDERCOATED ALUMINIUM WINDOW WITH INTEGRATED VENTILATION PANEL - COLOUR GREEN
- EG-02 DOUBLE GLAZED POWDERCOATED ALUMINIUM WINDOW - COLOUR GREEN
- EG-03 DOUBLE GLAZED POWDERCOATED ALUMINIUM GLAZING WITH INTEGRATED DOORSET - COLOUR GREY
- ED-01 DOUBLE GLAZED POWDERCOATED ALUMINIUM DOORSET - COLOUR GREY
- ED-02 SOLID DOORSET, FINISHED TO MATCH WF-02 - COLOUR OFF-WHITE/GREY
- ED-03 SOLID POWDERCOATED FINISH DOORSET INTEGRATED WITH BASEMENT PLANT ROOM VENTILATION LOUVRES - COLOUR GREY
- RF-01 PROFILED METAL ROOF. POWDERCOATED FINISH, OFF WHITE
- RF-02 CONCRETE SUBSTRATE ROOF WITH PEBBLE TOP TREATMENT - LIGHT COLOUR PEBBLES
- WS-01 WINDOW SHROUD. POWDERCOATED FINISH, COLOUR TO MATCH EXTERNAL EG-01/02 WINDOWS
- LV-01 PLANT VENTILATION LOUVRES. POWDERCOATED FINISH - COLOUR GREY

ELEVATION DEMOLITION LEGEND

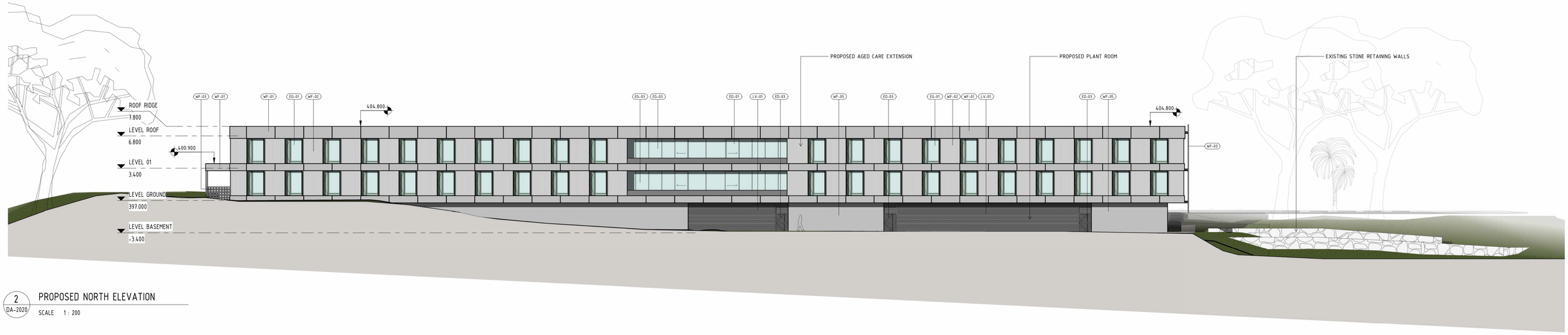
- EXISTING TREE TO REMAIN (INDICATIVE CANOPY)
- EXISTING TREE TO BE REMOVED. REFER LANDSCAPE ARCHITECTS DOCUMENTS.
- EXISTING ELEMENT TO BE DEMOLISHED
- EXISTING SITE WALLS / FENCES / OTHER TO BE DEMOLISHED



1 DA-2010

EXISTING NORTH ELEVATION

SCALE 1 : 200



2 DA-2020

PROPOSED NORTH ELEVATION

SCALE 1 : 200

HUNT ARCHITECTS

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+61 03 9970 5289 melbourne@huntarchitects.com.au

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DRAWING SCALE:

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1200 @ A1

NORTH ARROW:

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DRAWING REVISION:

REV	DATE	DESCRIPTION	BY
A	12.08.2026	ISSUED FOR DEVELOPMENT APPLICATION	TK

CLIENT NAME:
RESPECT AGED CARE

PROJECT NUMBER:
2615

PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
OVERALL ELEVATIONS
OVERALL ELEVATIONS 01

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-3000
REVISION: A

HUNT ARCHITECTS PTY LTD ABN 41008895823

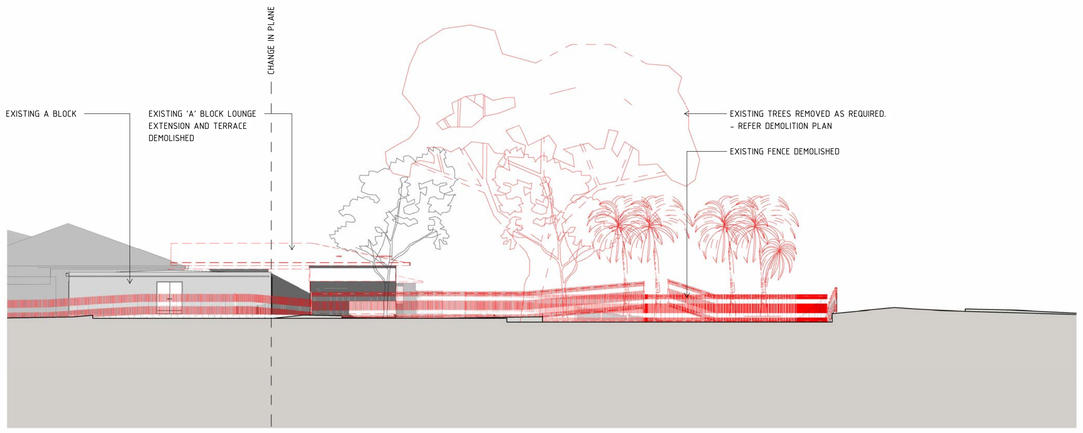
Version: 1, Version Date: 11/09/2026

FINISHES SCHEDULE

- WF-01 PREFINISHED COMPRESSED FIBRE CEMENT CLADDING - COLOUR GREY
- WF-02 PROFILED METAL CLADDING - COLOUR OFF-WHITE/GREY
- WF-03 BREEZE BLOCK TREATMENT (BLOCK PATTERN VARIES)
- WF-04 HEMPCRETE WALL, SMOOTH NATURAL FINISH
- WF-05 EXPOSED CONCRETE FINISH
- WF-06 COMPRESSED FIBRE CEMENT - COLOUR RED
- EG-01 DOUBLE GLAZED POWDERCOATED ALUMINIUM WINDOW WITH INTEGRATED VENTILATION PANEL - COLOUR GREEN
- EG-02 DOUBLE GLAZED POWDERCOATED ALUMINIUM WINDOW - COLOUR GREEN
- EG-03 DOUBLE GLAZED POWDERCOATED ALUMINIUM GLAZING WITH INTEGRATED DOORSET - COLOUR GREY
- ED-01 DOUBLE GLAZED POWDERCOATED ALUMINIUM DOORSET - COLOUR GREY
- ED-02 SOLID DOORSET, FINISHED TO MATCH WF-02 - COLOUR OFF-WHITE/GREY
- ED-03 SOLID POWDERCOATED FINISH DOORSET INTEGRATED WITH BASEMENT PLANT ROOM VENTILATION LOUVRES - COLOUR GREY
- RF-01 PROFILED METAL ROOF. POWDERCOATED FINISH, OFF WHITE
- RF-02 CONCRETE SUBSTRATE ROOF WITH PEBBLE TOP TREATMENT - LIGHT COLOUR PEBBLES
- WS-01 WINDOW SHROUD. POWDERCOATED FINISH, COLOUR TO MATCH EXTERNAL EG-01/02 WINDOWS
- LV-01 PLANT VENTILATION LOUVRES. POWDERCOATED FINISH - COLOUR GREY

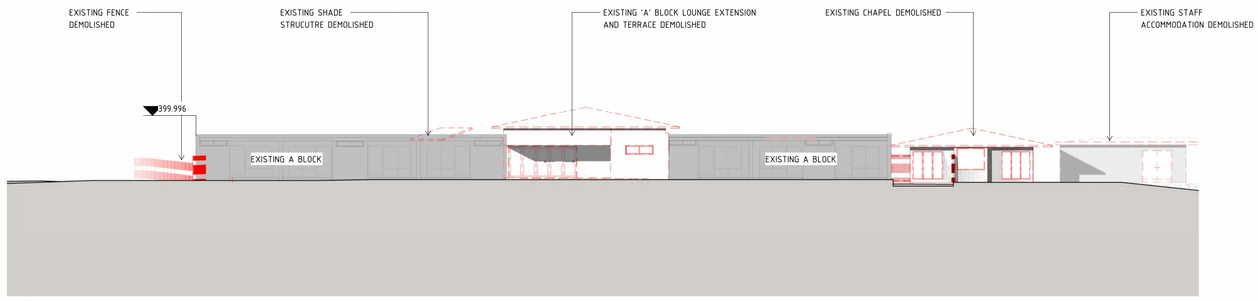
ELEVATION DEMOLITION LEGEND

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- EXISTING TREE TO BE REMOVED. REFER LANDSCAPE ARCHITECTS DOCUMENTS.
- EXISTING ELEMENT TO BE DEMOLISHED
- EXISTING SITE WALLS / FENCES / OTHER TO BE DEMOLISHED



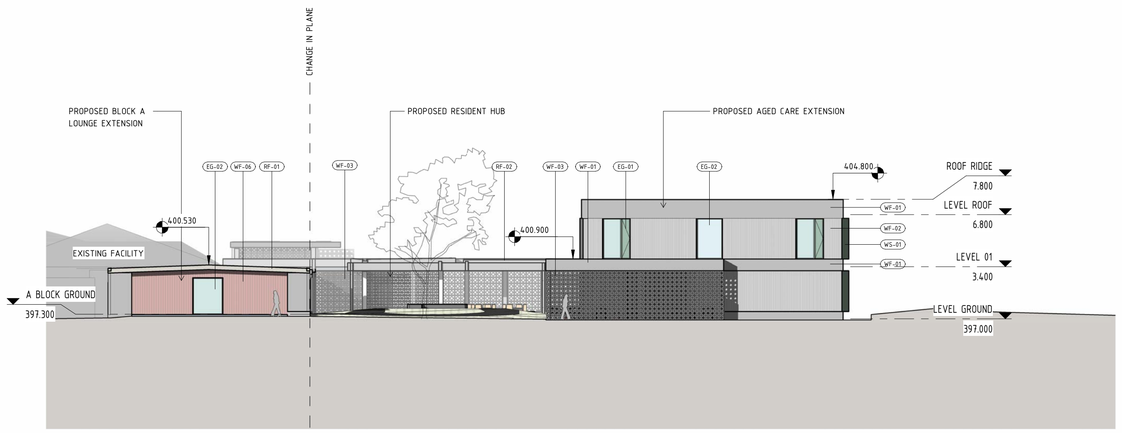
1 DA-2010 EXISTING EAST ELEVATION

SCALE 1 : 200



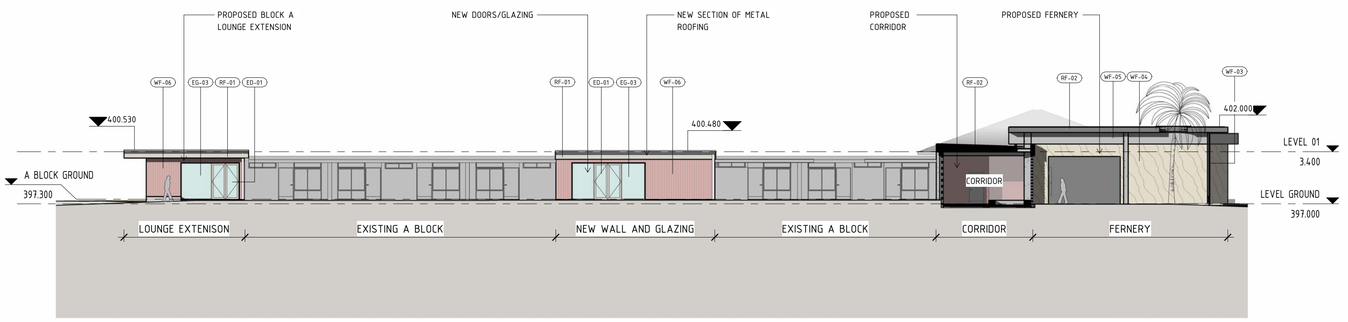
3 DA-2010 EXISTING NORTH ELEVATION - A BLOCK LOUNGE

SCALE 1 : 200



2 DA-2020 PROPOSED EAST ELEVATION

SCALE 1 : 200



4 DA-2020 PROPOSED NORTH ELEVATION - A BLOCK LOUNGE

SCALE 1 : 200



HUNT ARCHITECTS

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0m 2m 4m 6m 8m 10m

VISUAL SCALE 1200 @ A1

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DRAWING REVISION:

REV	DATE	DESCRIPTION	BY
A	12.08.2026	ISSUED FOR DEVELOPMENT APPLICATION	TK

CLIENT NAME:
RESPECT AGED CARE

PROJECT NUMBER:
2615

PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
OVERALL ELEVATIONS
OVERALL ELEVATIONS 02

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-3001
REVISION: A

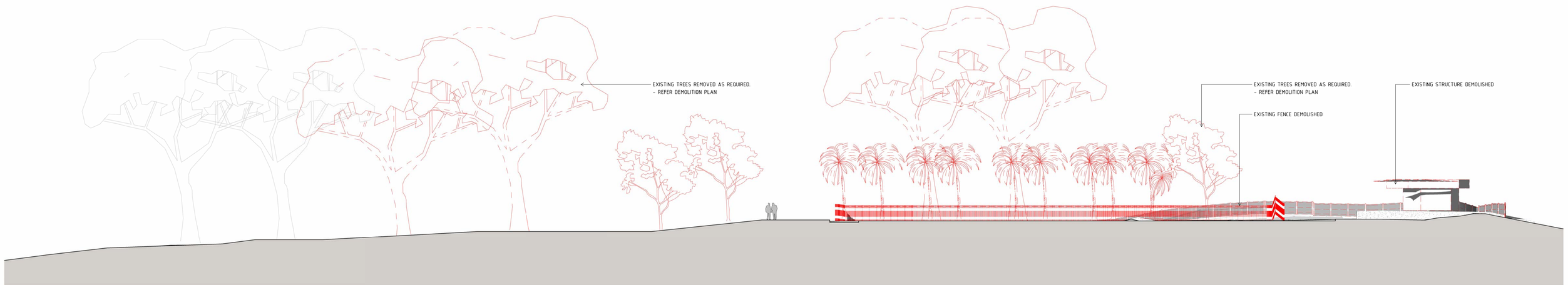
HUNT ARCHITECTS PTY LTD ABN 41008895823

FINISHES SCHEDULE

- WF-01 PREFINISHED COMPRESSED FIBRE CEMENT CLADDING - COLOUR GREY
- WF-02 PROFILED METAL CLADDING - COLOUR OFF-WHITE/GREY
- WF-03 BREEZE BLOCK TREATMENT (BLOCK PATTERN VARIES)
- WF-04 HEMPCRETE WALL, SMOOTH NATURAL FINISH
- WF-05 EXPOSED CONCRETE FINISH
- WF-06 COMPRESSED FIBRE CEMENT - COLOUR RED
- EG-01 DOUBLE GLAZED POWDERCOATED ALUMINIUM WINDOW WITH INTEGRATED VENTILATION PANEL - COLOUR GREEN
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- EG-03 DOUBLE GLAZED POWDERCOATED ALUMINIUM GLAZING WITH INTEGRATED DOORSET - COLOUR GREY
- ED-01 DOUBLE GLAZED POWDERCOATED ALUMINIUM DOORSET - COLOUR GREY
- ED-02 SOLID DOORSET, FINISHED TO MATCH WF-02 - COLOUR OFF-WHITE/GREY
- ED-03 SOLID POWDERCOATED FINISH DOORSET INTEGRATED WITH BASEMENT PLANT ROOM VENTILATION LOUVRES - COLOUR GREY
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- RF-02 CONCRETE SUBSTRATE ROOF WITH PEBBLE TOP TREATMENT - LIGHT COLOUR PEBBLES
- WS-01 WINDOW SHROUD. POWDERCOATED FINISH, COLOUR TO MATCH EXTERNAL EG-01/02 WINDOWS
- LV-01 PLANT VENTILATION LOUVRES. POWDERCOATED FINISH - COLOUR GREY

ELEVATION DEMOLITION LEGEND

- EXISTING TREE TO REMAIN (INDICATIVE CANOPY)
- EXISTING TREE TO BE REMOVED. REFER LANDSCAPE ARCHITECTS DOCUMENTS.
- EXISTING ELEMENT TO BE DEMOLISHED
- EXISTING SITE WALLS / FENCES / OTHER TO BE DEMOLISHED



1 DA-2010

EXISTING SOUTH ELEVATION

SCALE 1 : 200



2 DA-2020

PROPOSED SOUTH ELEVATION

SCALE 1 : 200



HUNT ARCHITECTS

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A	12.08.2026	ISSUED FOR DEVELOPMENT APPLICATION	TK

CLIENT NAME:
RESPECT AGED CARE

PROJECT NUMBER:
2615

PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TM
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
OVERALL ELEVATIONS
OVERALL ELEVATIONS 03

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-3002
REVISION: A

HUNT ARCHITECTS PTY LTD ABN 41008895823

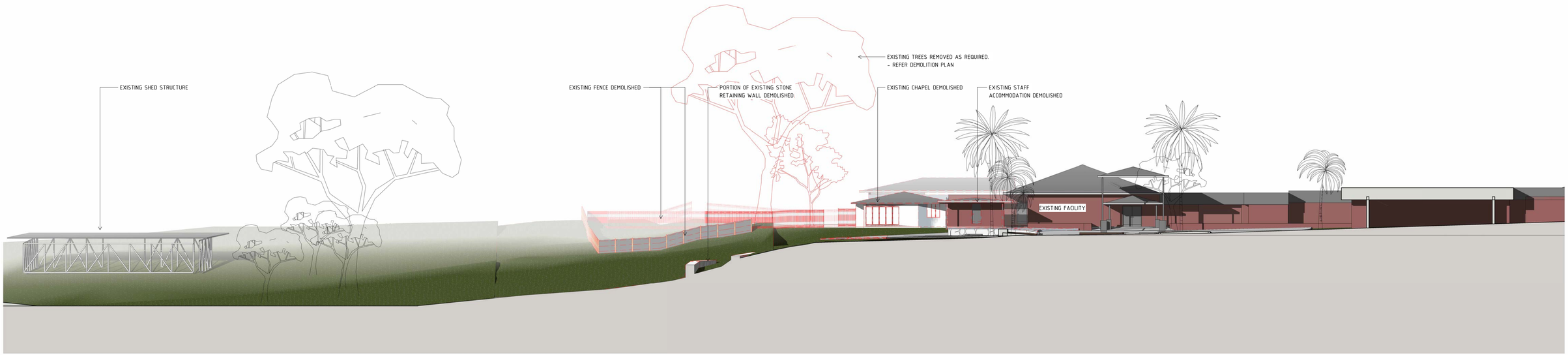
Version: 1, Version Date: 11/09/2026

FINISHES SCHEDULE

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- WF-02 PROFILED METAL CLADDING - COLOUR OFF-WHITE/GREY
- WF-03 BREEZE BLOCK TREATMENT (BLOCK PATTERN VARIES)
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- WF-05 EXPOSED CONCRETE FINISH
- WF-06 COMPRESSED FIBRE CEMENT - COLOUR RED
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ELEVATION DEMOLITION LEGEND

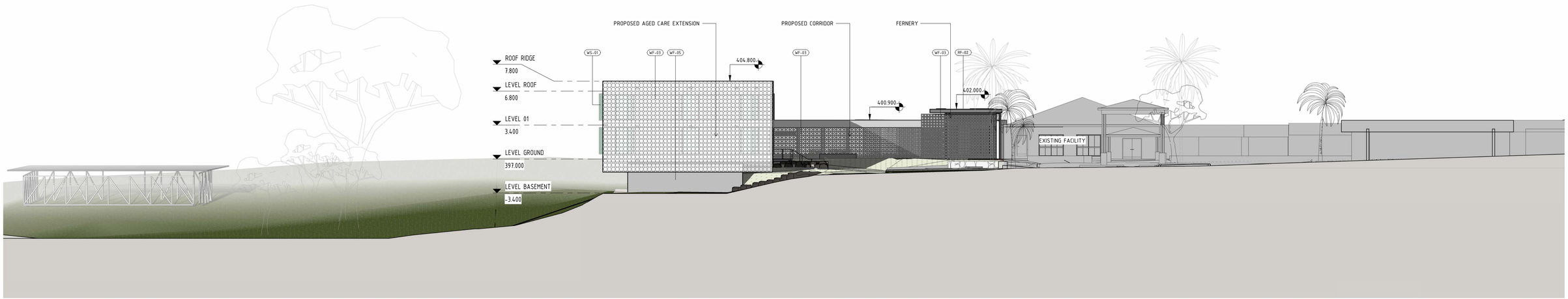
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1 DA-2010

EXISTING WEST ELEVATION

SCALE 1 : 200



2 DA-2020

PROPOSED WEST ELEVATION

SCALE 1 : 200

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0m 2m 4m 6m 8m 10m

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PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TM
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
OVERALL ELEVATIONS
OVERALL ELEVATIONS 04

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-3003
REVISION: A

HUNT ARCHITECTS PTY LTD ABN 47008895823

Version: 1, Version Date: 11/09/2026



CODE: **WF-01**
DESCRIPTION: PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
COLOUR: GREY / CONCRETE EFFECT



CODE: **WF-02**
DESCRIPTION: PROFILED METAL CLADDING, POWDERCOAT FINISH
COLOUR: OFF WHITE / GREY



CODE: **WF-03**
DESCRIPTION: BREEZE BLOCK TREATMENT (BLOCK PATTERN VARIES)
COLOUR: CONCRETE / PAINT FINISH



CODE: **WF-04**
DESCRIPTION: HEMPCRETE WALL FINISH
COLOUR: SMOOTH NATURAL HEMPCRETE FINISH



CODE: **WF-05**
DESCRIPTION: EXPOSED CONCRETE FINISH
COLOUR: NATURAL CONCRETE



CODE: **WF-06**
DESCRIPTION: PREFINISHED COMPRESSED FIBRE CEMENT CLADDING
COLOUR: BROWN RED



CODE: **EG-01 / EG-02**
DESCRIPTION: DOUBLE GLAZED POWDERCOATED ALUMINIUM WINODWS
COLOUR: GREEN



CODE: **EG-03**
DESCRIPTION: DOUBLE GLAZED POWDERCOATED ALUMINIUM GLAZING WITH INTEGRATED DOORSET
COLOUR: GREY



CODE: **ED-01**
DESCRIPTION: DOUBLE GLAZED POWDERCOATED ALUMINIUM DOORSET
COLOUR: GREY / CONTRAST AS REQUIRED



CODE: **ED-02**
DESCRIPTION: SOLID DOORSET, EXTERNAL FINISH TO MATCH WF-02 METAL CLADDING
COLOUR: TO MATCH WF-02



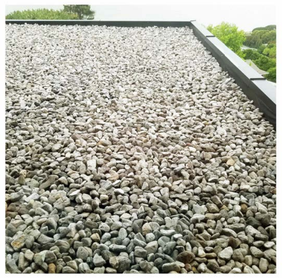
CODE: **ED-03**
DESCRIPTION: SOLID DOORSET, POWDERCOATED FINISH TO MATCH PLANT VENTILATION LOUVRES
COLOUR: GREY



CODE: **WS-01**
DESCRIPTION: POWDERCOATED ALUMINIUM WINDOW SHROUD
COLOUR: TO MATCH EG-01/02 WINDOWS



CODE: **RF-01**
DESCRIPTION: PROFILED METAL POWDERCOATED ROOFING SHEET
COLOUR: OFF WHITE



CODE: **RF-02**
DESCRIPTION: CONCRETE SUBSTRATE ROOF WITH PEBBLE TOP TREATMENT
COLOUR: LIGHT PEBBLES



CODE: **LV-01**
DESCRIPTION: PLANT VENTILATION LOUVRES, POWDERCOATED FINISH
COLOUR: GREY

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REV	DATE	DESCRIPTION	BY
A	12.08.2026	ISSUED FOR DEVELOPMENT APPLICATION	TK

CLIENT NAME:
RESPECT AGED CARE

PROJECT NUMBER:
2615

PROJECT NAME:
MAREEBA GARDENS BUILDING 01 EXPANSION

PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TK
CHECKED: WL
APPROVED: WL

DRAWING TITLE:
EXTERNAL FINISHES
FINISHES SCHEDULE

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-8000
REVISION: A

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Version: 1, Version Date: 11/09/2026



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PROJECT NAME:
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PROJECT ADDRESS:
7 MACRAE ST, MAREEBA, QLD, 4880

DRAWN: TM
CHECKED: TM
APPROVED: WL

DRAWING TITLE:
PERSPECTIVES
PERSPECTIVE 01

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-9000
REVISION: A

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DRAWN: TM
CHECKED: TM
APPROVED: WL

DRAWING TITLE:
PERSPECTIVES
PERSPECTIVE 02

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-9001
REVISION: A

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PROJECT ADDRESS:
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DRAWN: TM
CHECKED: TM
APPROVED: WL

DRAWING TITLE:
PERSPECTIVES
PERSPECTIVE 03

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-9002
REVISION: A

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DRAWING TITLE:
PERSPECTIVES
PERSPECTIVE 04

DRAWING STATUS:
DEVELOPMENT APPLICATION

DRAWING NUMBER: DA-9003
REVISION: A

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Version: 1, Version Date: 11/09/2026

APPENDIX G

brazier motti

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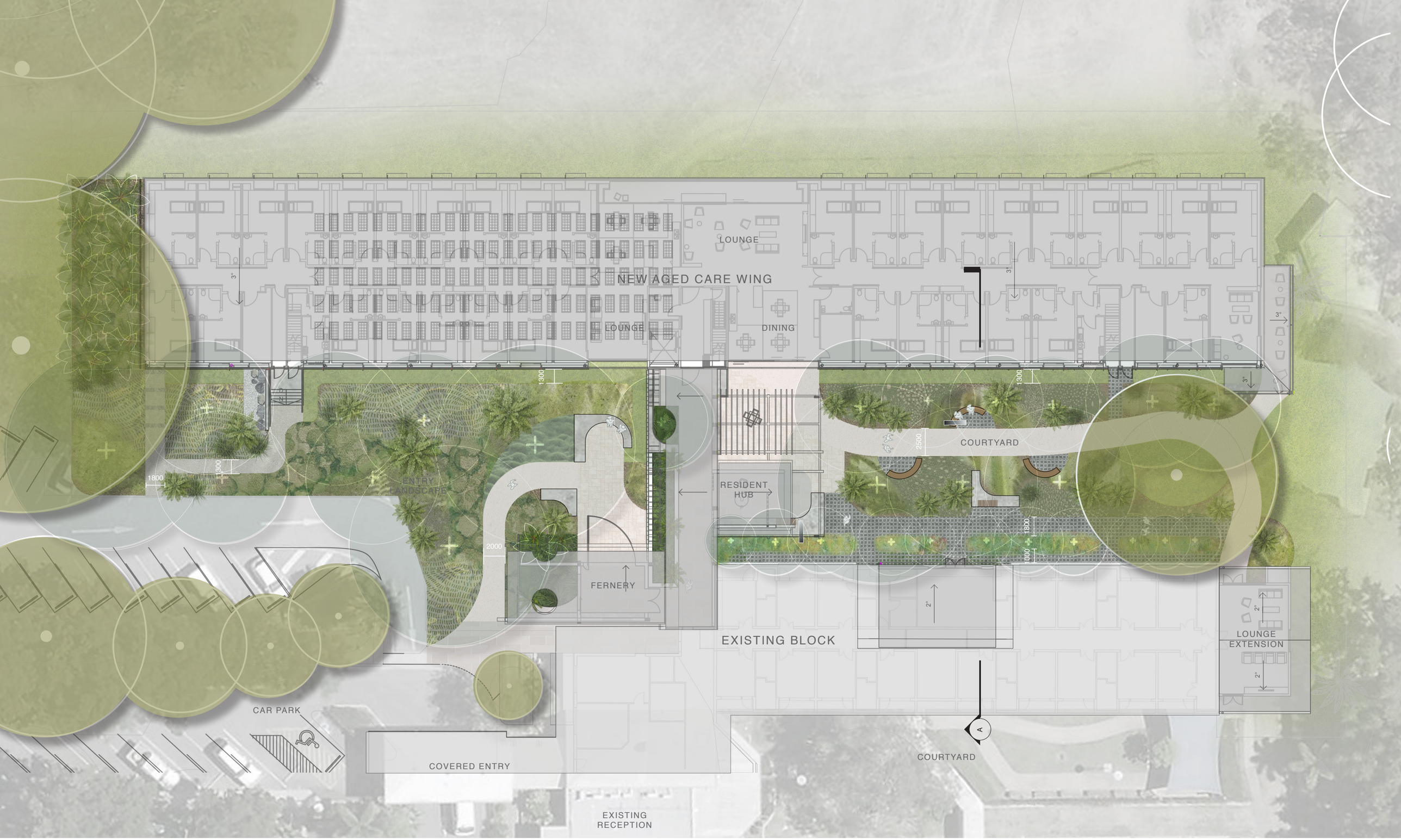
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RESPECT MAREEBA

REVISION A (21.08.26)

POLLEN HUNT

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LANDSCAPE PLAN

SCALE 1:300 @ A3

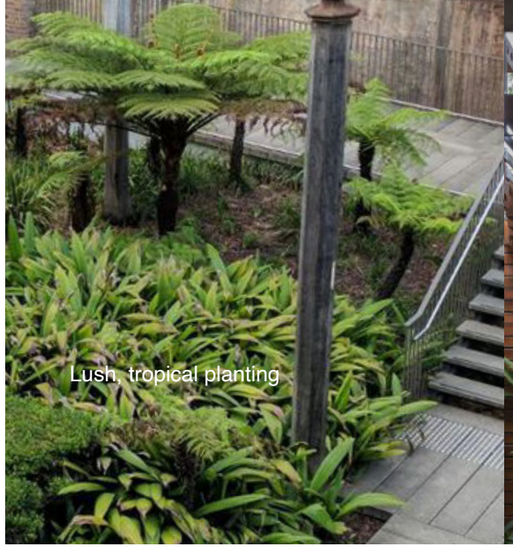
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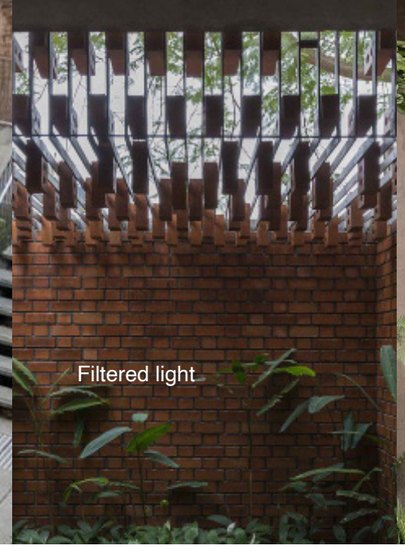
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LEGEND

- CONCRETE SEATING WALL
- SEAT WITH BACK AND ARMREST
- PAVING TYPE 1
- PAVING TYPE 2
- PAVING TYPE 3
- PERMEABLE PAVING
- ZOYSIA NO MOW GRASS
- LAWN
- FERNERY
- TROPICAL PLANT MIX A
- TROPICAL PLANT MIX B
- TROPICAL PLANT MIX C
- TROPICAL PLANT MIX D
- TROPICAL PLANT MIX E
- MISTER


Lush, tropical planting


Filtered light


Ferns and framed views


Dappled light

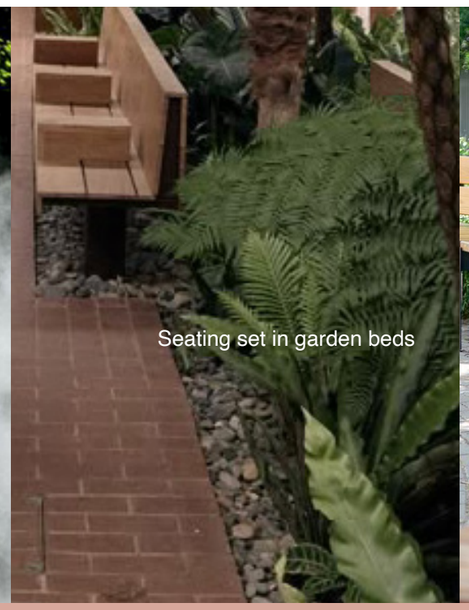


















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SECTION A: COURTYARD EXPERIENCE

0 1 2 5 SCALE 1:75

SECTION

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The outdoor environment - the garden and courtyard - area high-value spaces that support residents' quality of life and offer a welcoming environment for visitors.

Wellbeing

- Access to outdoors and visual amenity contribute positively to mental health outcomes.
- The Courtyard, Resident Hub and Fernery form a connected network of communal, welcoming spaces, in line with the National Aged Care Design Principles and Guidelines.

Social connection

- Social and individual spaces for meeting, pausing, and retreating give residents ways to connect with the community and with visiting family and friends.
- Communal spaces are flexible and can accommodate ceremonial activities.

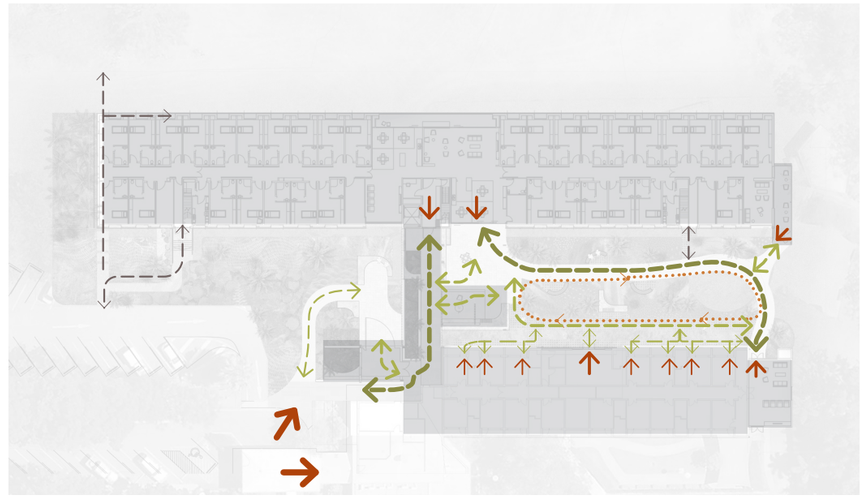
Access

- Outdoor space is accessible through views, direct access, and dedicated areas within close walking distance.
- A loop path offers a daily circuit of movement for those who are able, with seating nodes along the way for rest.



SOCIAL SPACES

- Corridor
- Communal (public)
- Communal (sheltered)
- Quiet seating
- Ponder + pause
- Picnic lawn



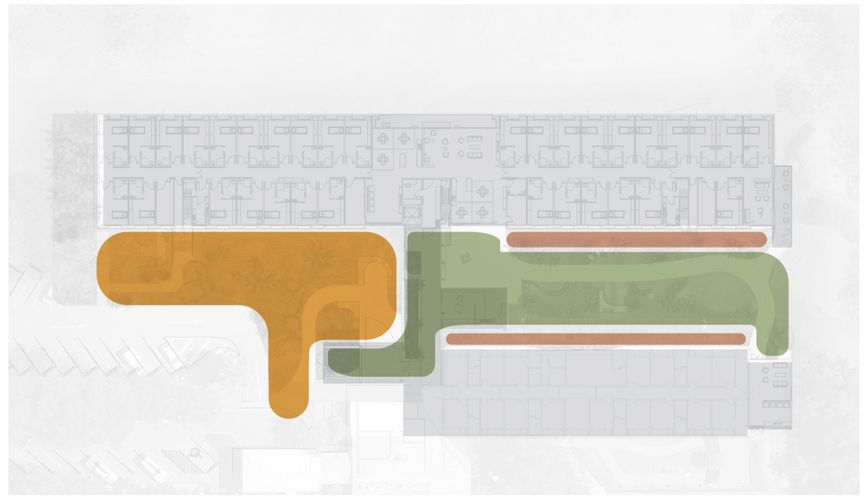
ACCESS / CIRCULATION

- Public access
- Private access
- Resident access
- Loop
- Primary path
- Secondary path
- Tertiary path
- Staff only



STAFF / EMERGENCY EGRESS

- Staff informal access
- Emergency egress pathways



PUBLIC / RESIDENT OPEN SPACE

- Public
- Resident
- Semi-private

DESIGN INTENT + DIAGRAMS

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Version: 1, Version Date: 11/09/2026

Comfort

- Different areas offer varied microclimates (some cooler, sunnier, or shaded) with misters providing additional cooling.
- Comfort outdoors depends on shade and cooling relief; the future tree canopy will expand usable outdoor space for residents.

Privacy

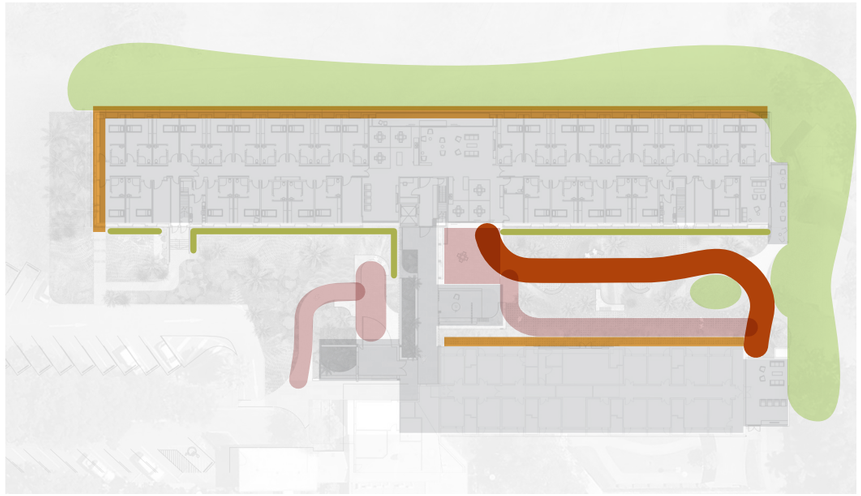
- Plants offer visual amenity, separation between outdoor spaces, and buffer/screening for residents facing the courtyard.

Accessibility and seating

- Seating is supportive and suitable for older people and those with reduced mobility, with companion spaces at seating nodes for wheelchair users.

Safety and maintenance

- Paved spaces, wide paths, and maintained lawn strips along the building perimeter support the broader snake management strategy.



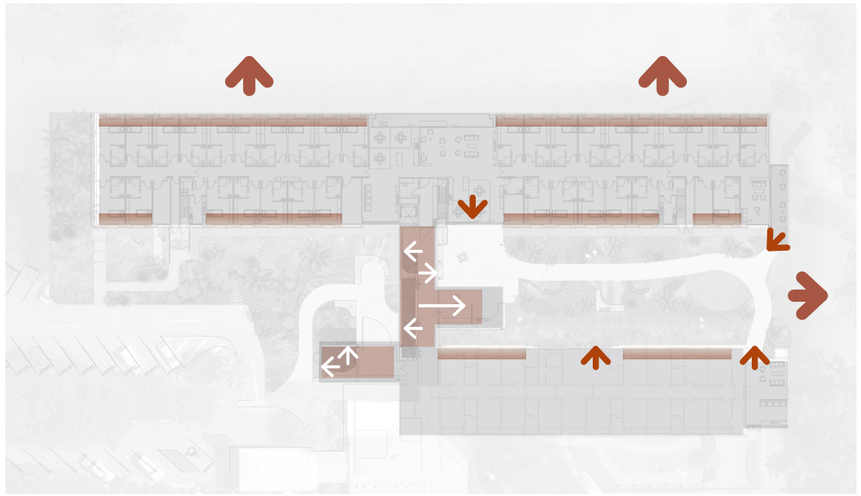
LANDSCAPE MAINTENANCE BUFFER

- Maintenance strip lawn
- Maintenance strip paved
- Wide paved central path
- Paving
- Grass buffer



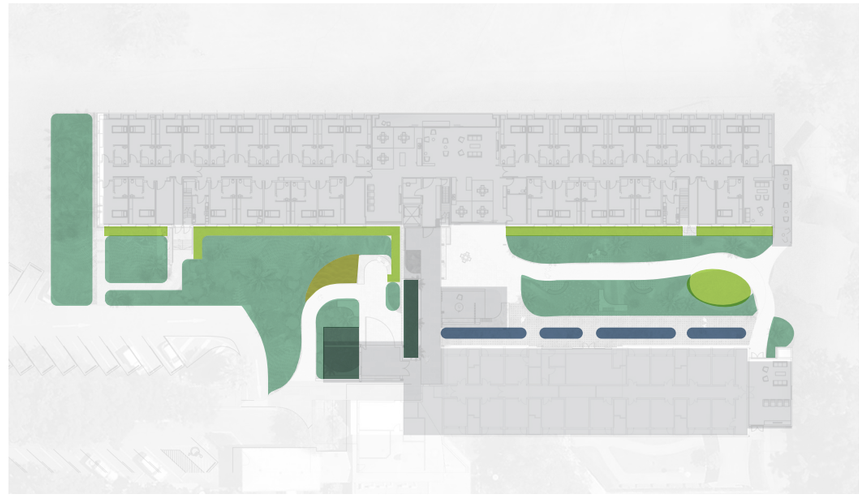
SHADE + COOLING

- Roof structure
- Filtered shade
- Misting Arch
- Existing tree canopy
- Future tree canopy



VIEWS

- Key vistas
- Outdoor view for residents
- Courtyard view
- Filtered views to outdoors



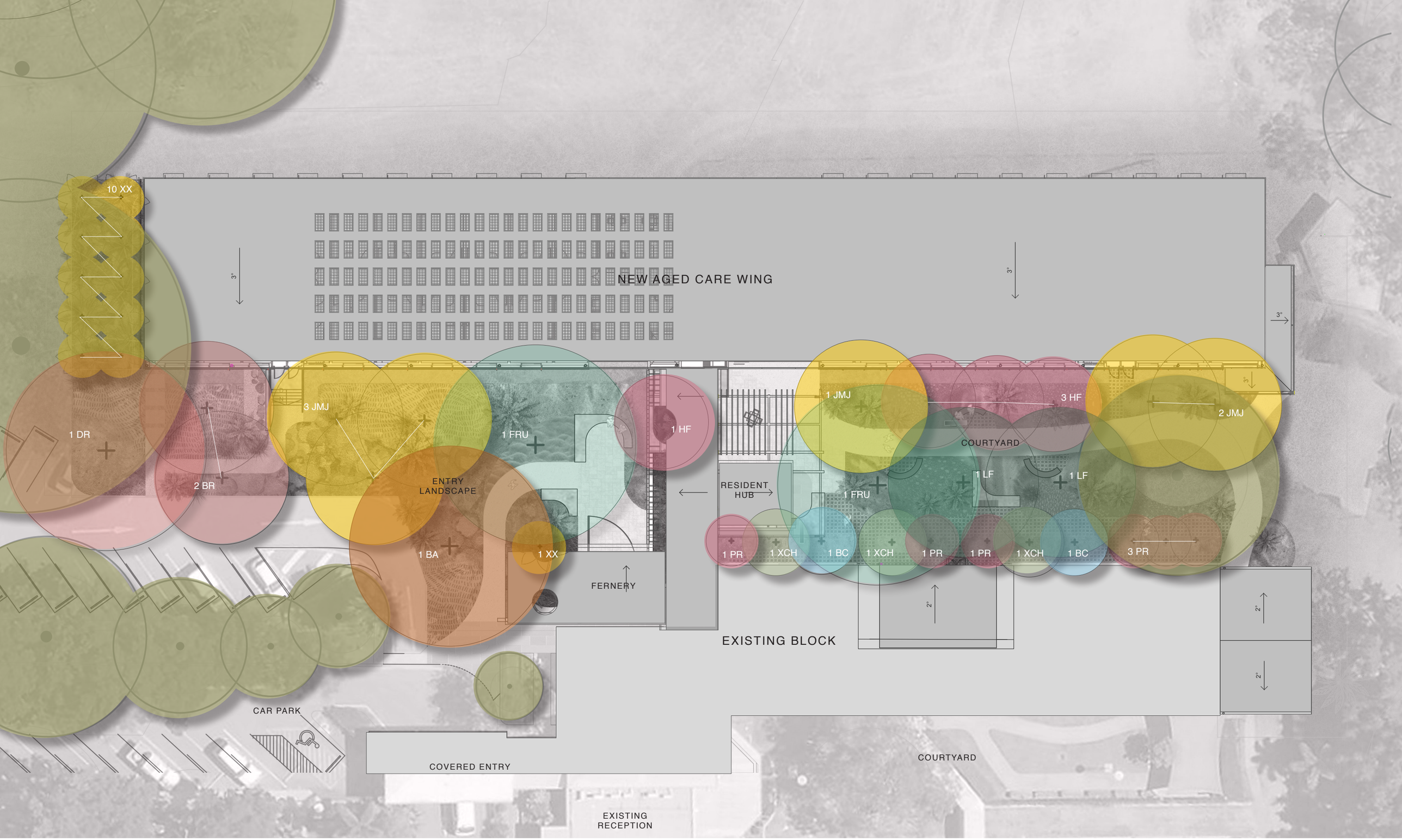
PLANT TYPOLOGY

- Low-mid storey
- Screening
- Lawn
- No-mow grass
- Ferns

DESIGN INTENT + DIAGRAMS

NORTH

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TREE PLANTING PLAN

SCALE 1:300 @ A3

0 2 4 10M

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Document Set ID: 4698885
Version: 1, Version Date: 11/09/2026

	CODE	BOTANICAL NAME	COMMON NAME	MATURE H(m) x W(m) [1]	POT SIZE
TREES / PALMS					
	BC	*Backhousia citriodora*	Lemon Myrtle	8 x 5	45L
	BA	*Brachychiton acerifolius*	Illawarra Flame Tree	15 x 12	45L
	BR	*Brachychiton rupestris*	Queensland Bottle Tree	9 x 8	45L
	DR	*Delonix regia*	Royal Poinciana	10 x 12	45L / Adv
	FPL	*Ficus platypoda*	Desert Fig	8 x 5	45L / Adv
	FRU	*Ficus rubiginosa*	Port Jackson Fig	12 x 12	45L / Adv
	GP	*Grevillea pteridifolia*	Golden Toothbrush	9 x 8	45L
	HF	*Hymenosporum flavum*	Native Frangipani	6 x 6	45L / Adv
	JM	*Jacaranda mimosifolia 'Alba'*	White Jacaranda	8 x 12	45L
	JMJ	*Jacaranda mimosifolia 'Jacaranda'*	Jacaranda	8 x 12	45L
	LF	*Libidibia ferrea*	Leopard Tree	10 x 12	45L / Adv
	PR	*Plumeria rubra*	White Frangipani	4 x 3	45L
	XX	*Wodyetia bifurcata*	Foxtail Palm	10 x 5	Existing Transplanted
	XC	*Xanthostemon chrysanthus*	Golden Penda	12 x 8	45L
	XCH	*Xanthostemon chrysanthus 'Little Goldie'*	Dwarf Golden Penda	5 x 4	45L
FERNERY					
	Am	*Alocasia macrorrhizos*	Giant Taro	3 x 2.5	140mm
	Amo	*Alpinia modesta*	Small Ginger	1.5 x 1.5	140mm
	Aa	*Asplenium australasicum*	Bird's Nest Fern	1.2 x 1.2	140mm
	Ac	Adiantum caudatum	*Walking Maiden Hair Fern"*	0.3 x 0.6	140mm
	Da	*Doodia aspera*	Prickly Rasp Fern	0.3 x 0.4	140mm
	Cl	*Calathea lutea*	Cigar Plant	2 x 1	140mm
^	Ep	*Epipremnum pinnatum*	Dragon-tail Plant	2 x 4	140mm
	Fp	*Ficus pumila*	Creeping Fig	5 x 3	140mm
^	Md	*Monstera deliciosa*	Fruit Salad Plant	3 x 3	140mm
	Sc	*Sphaeropteris cooperi*	Australian Tree Fern	10 x 4	140mm
	Vh	*Viola hederacea*	Native violet	0.3 x 0.5	140mm
FEATURE TROPICAL					
	As	*Alcantarea 'Silver Plum'*	Giant Bromeliad	1 x 1	140mm
	Am	*Alpinia modesta*	Small Ginger	1.5 x 1.5	140mm
	An	*Alpinia nutans*	Cardamom Ginger	1.5 x 1.5	140mm
	Az	*Alpinia zerumbet 'Variegata'*	Variegated Shell Ginger	2.5 x 2	140mm
	Cl	*Calathea lutea*	Cigar Plant	2 x 1	140mm
	Cms	*Cordyline manners-suttoniae*	Palm Lily	2 x 1.5	140mm
^	Df	*Dracaena fragrans 'Massangeana'*	Happy Plant	1.5 x 1	140mm
	Fl	*Ficus lyrata*	Fiddle-leaf Fig	3 x 2	140mm
	Lg	*Ligularia gigantea*	Tractor Seat Plant	1 x 1	140mm
^	Md	*Monstera deliciosa*	Fruit Salad Plant	3 x 3	140mm
^	Px	*Philodendron 'Xanadu'*	Xanadu Philodendron	1.5 x 2	140mm
^	Zf	*Zamia furfuracea*	Cardboard Plant	1.2 x 1.2	140mm
SHRUBS (<1m)					
	Ccc	*Callistemon viminalis 'Captain Cook'*	Captain Cook Bottlebrush	2 x 2	140mm
	Dv	*Dodonaea viscosa*	Sticky Hop Bush	2 x 2	140mm
	Re	*Russelia equisetiformis*	Firecracker Plant	1.5 x 1.5	140mm
	Ww	*Westringia 'Wynyabbie Gem'*	Wynyabbie Gem	1.5 x 1.5	140mm
	Wa	*Wrightia antidysenterica*	Arctic Snow	1 x 1	140mm
GRASSES / STRAPPY					
^	Cm	*Crinum menehune*	Red Bog Lily	0.8 x 1	140mm
	Dcy	*Dianella "Cape York Dwarf"*	Cape York Dwarf Dianella	0.5 x 0.6	140mm
	Dc	*Dianella caerulea*	Blue Flax Lily	0.6 x 0.8	140mm
	Lmr	*Lomandra hystrix "Mat-Rush"*	Mat-Rush	1.2 x 1.2	140mm
	Lt	*Lomandra longifolia 'Tanika'*	Tanika Mat-Rush	0.6 x 0.8	140mm
	Zt	*Zoysia tenuifolia*	No Mow Grass	0.1 x 0.3	140mm
GROUNDCOVERS / CLIMBING					
	Cci	*Casuarina glauca "Cousin It"*	Cousin It	0.3 x 2	140mm
	Dr	*Dichondra repens*	Kidney Weed	0.1 x 1	140mm
	Fp	*Ficus pumila*	Creeping Fig	5 x 3	140mm
	Gpr	*Grevillea banksii "Prostrate Red"*	Prostrate Red Grevillea	0.3 x 2	140mm
	Gpw	*Grevillea banksii 'Prostrate White'*	Prostrate White Grevillea (Gem	0.3 x 2	140mm
	Js	*Jasminum simplicifolium var. australiense*	Native Jasmine	3 x 3	140mm
^	Pww	*Pandorea pandorana "Wonga Wonga Vine"*	Wonga Wonga Vine	3 x 3	140mm
	Sa	*Scaevola aemula 'Aussie Crawl'*	Aussie Crawl Fan Flower	0.3 x 1.5	140mm
^	Ts	*Tradescantia spathacea*	Moses-in-the-Cradle	0.5 x 0.6	140mm
	Vh	*Viola hederacea*	Native violet	0.3 x 0.5	140mm

^ Potential toxicity risk. Design to minimise risk through considered placement.

PLANT SCHEDULE


PORT JACKSON FIG


GOLDEN TOOTHBRUSH


LEMON MYRTLE


JACARANDA


QUEENSLAND BOTTLE TREE


CARDAMOM GINGER


RED BACK GINGER


NO MOW GRASS


CREEPING FIG


PRICKLY RASP FERN


CIGAR PLANT


CARDBOARD PLANT

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DRAFT

POLLEN

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