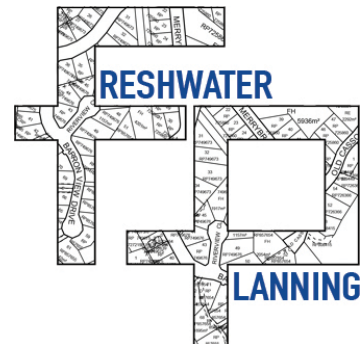


Your Ref:  
Our Ref: F17/17

28 July, 2017

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



**Attention: Regional Planning Group**

Dear Sir,

**RE: APPLICATION FOR A MATERIAL CHANGE OF USE – OFFICES  
LOT 2 ON M356154, 126 BYRNES STREET, MAREEBA.**

This application is for a Material Change of Use – Offices over land described as Lot 2 on M356154, situated at 126 Byrnes Street, Mareeba is submitted on behalf of Mareeba Shire Job Training Association Inc. the owners of the site.

The application comprises of Application Forms, Max Slade Design Plans, Fisher Buttrose Architects Plans, SmartMap and this Town Planning Submission. It is understood that a representative of Mareeba Shire Job Training Association Inc. will provide payment of the Application Fee.

### The Site

The subject land is described as Lot 2 on M356154, Locality of Mareeba and situated at 126 Byrnes Street, Mareeba. The site is owned by Mareeba Shire Job Training Association Inc. who are also the applicants for the proposed development. The site is generally regular in shape, has an area of 893 m<sup>2</sup> and contains frontage to the Byrnes Street and fronts Railway Avenue which is located within Lot 101 on SP273695. The site contains the existing building that was previously the Mareeba Fire Station. The site is accessed from the existing Road Network and is provided with all Urban services.

In relation to the current State Governmental Mapping the site is Not Mapped as containing Remnant Vegetation, Regrowth Vegetation and Essential Habitat nor is the site designated as including a Referable Wetland or Wetland Protection Area. The site is located within 25 metres of a State Controlled Road, being Byrnes Street and is not located within 25 metres of a Railway Corridor.

### Referral Agencies

The site is located within 25 metres of a State Controlled Road, being Byrnes Street. It is understood that the Development Application requires Referral to the Department of Infrastructure, Local Government and Planning in relation to Main Road Concerns.

## The Proposed Development

The proposed development is for a Material Change of Use – Offices in the Community Facilities Zone within the Mareeba Local Plan of the Mareeba Shire Council's Planning Scheme. The site is located at 126 Byrnes Street, Mareeba and is more particularly described as Lot 2 on M356154. The site is generally regular in shape, has an area of 893 m<sup>2</sup> and contains an existing building and structures that were previously the Mareeba Fire Station.

A Development Permit for a Material Change of Use is sought to facilitate the conversion of the previous Mareeba Fire Station Building into Professional Offices for Q.I.T.E over the site. The proposal is for the internal fit-out of the existing building with a Gross Floor Area (GFA) of 403 m<sup>2</sup> (excluding external stairs and terrace) to facilitate Professional Offices. No change to the existing GFA is proposed and the proposed Use will be located within the existing Building. The proposed development will provide access from the existing Road Network with no change to the existing arrangement.

The site is located in the Community Zone within the Mareeba Local Plan of the Mareeba Shire Council's Planning Scheme. A Material Change of Use for an Offices is a Code Assessable Use within this Zone and Local Plan as the proposal is greater than 100 m<sup>2</sup> of GFA. The application is Code Assessable.

## Far North Queensland Regional Plan 2009-2031

Lot 2 on M356154 is identified as being in the Urban Footprint designation of the FNQ Regional Plan Mapping.

The proposal is for the further development of the Urban Areas of Mareeba, providing necessary services to cater for and support the ever-growing population.

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

## Community Facilities Zone Code

The site is designed in the Community Facilities Zone within the Mareeba Local Plan of the Mareeba Shire Planning Scheme. The proposed development is considered to generally comply with the Code achieving the Acceptable Outcomes and where not able to be met, or are available, meet the Performance Outcomes of the Code. The proposed development is considered appropriate and not in conflict with the Community Facilities Zone Code.

### 6.2.2.3 Criteria for assessment

**Table 6.2.2.3—Community facilities zone code - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For self-assessable and assessable development</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site;	<b>AO1</b> Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies, The proposal is located within the existing building, no change to the existing Building Height is proposed.

Performance outcomes	Acceptable outcomes	Comments
(d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.		
<b>Siting</b>		
<b>PO2</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) opportunities for casual surveillance of adjoining public spaces;</li> <li>(e) air circulation and access to natural breezes;</li> <li>(f) appearance of building bulk; and</li> <li>(g) relationship with road corridors.</li> </ul>	<b>AO2.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 10 metres from a frontage to a State-controlled road;</li> <li>(b) 6 metres from a frontage to any other road; and</li> <li>(c) 3 metres from a boundary to an adjoining lot.</li> </ul>	Not Applicable. No new buildings proposed and the proposal is for the internal fit-out of the existing building.
	<b>AO2.2</b> Car parking and set down areas are set back: <ul style="list-style-type: none"> <li>(a) 3 metres from the road frontage; and</li> <li>(b) 2 metres from side and rear boundaries.</li> </ul>	Not Applicable. The site is existing and is provided with existing Parking Areas. No Change to the existing is proposed as the proposal is for an internal fit-out of the existing building.
<b>Site cover</b>		
<b>PO3</b> Buildings and structures occupy the site in a manner that: <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of surrounding buildings; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<b>AO3</b> Site cover does not exceed: <ul style="list-style-type: none"> <li>(a) 90% where adjoining the side boundary of land in the Centre zone; or</li> <li>(b) 50% otherwise.</li> </ul>	Not Applicable. The site is existing and contains existing site cover. No Change to the existing is proposed as the proposal is for an internal fit-out of the existing building.
<b>For assessable development</b>		
<b>Building design</b>		
<b>PO4</b> Building facades are appropriately designed to: <ul style="list-style-type: none"> <li>(a) include visual interest and architectural variation;</li> <li>(b) maintain and enhance the character of the surrounds;</li> <li>(c) provide opportunities for casual surveillance;</li> <li>(d) include a human scale; and</li> <li>(e) encourage occupation of outdoor space.</li> </ul>	<b>AO4.1</b> Buildings address the principal road frontage of the site through the location of windows and pedestrian access.	Complies, The existing Building addresses the principle road frontage, being Byrnes Street.
	<b>AO4.2</b> Buildings do not include blank walls to road frontages exceeding 3 metres in length.	Complies, The Building already exists with only minor changes to the existing façade of the Building.

Performance outcomes	Acceptable outcomes	Comments
<b>PO5</b> Development complements and integrates with the established built character of the immediate surrounds, having regard to: <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<b>AO5</b> No acceptable outcome is provided.	Not Applicable. The Building and structures already exists and the proposal is for the internal fit-out of the existing Building.
<b>Amenity</b>		
<b>PO6</b> Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<b>AO6</b> No acceptable outcome is provided.	Complies, The Building and structures already exists and the proposal is for the internal fit-out of the existing Building. No significant change to the existing is proposed and the proposal will ensure to maintain the existing amenity.
<b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<b>AO7</b> No acceptable outcome is provided.	Complies, The Building and structures already exists and the proposal is for the internal fit-out of the existing Building. No significant change to the existing is proposed and the proposal is considered to take into consideration the existing negative environmental impacts and seeks to ameliorate these impacts through design.

It is not considered that the proposed development is in conflict with the Intent and Purpose of the Community Facilities Zone Code and the proposal is considered acceptable.

### Mareeba Local Plan Code

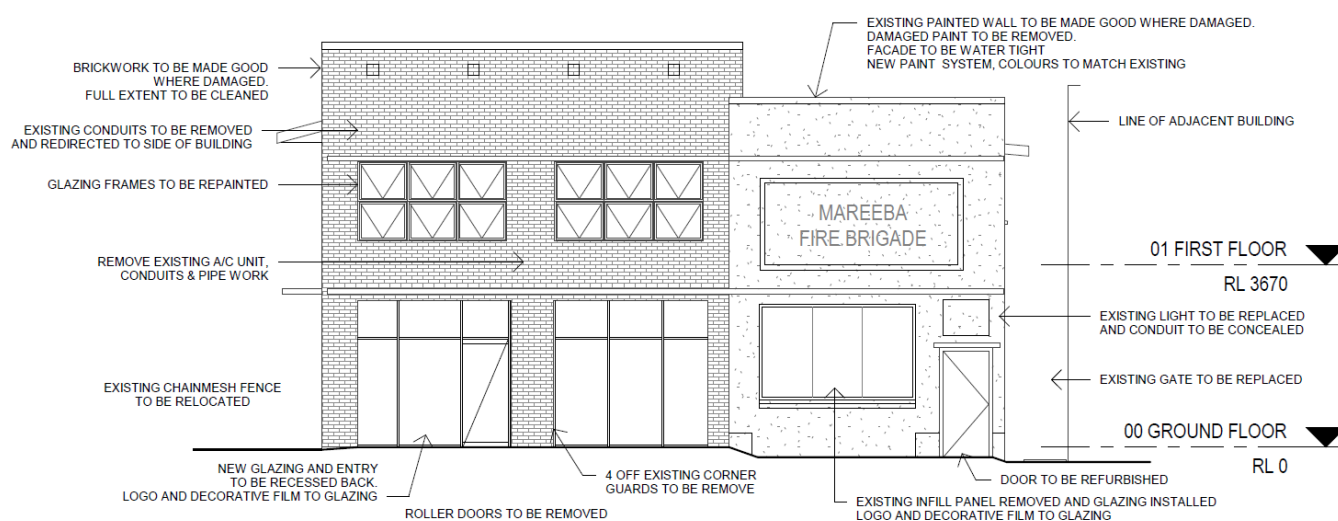
The proposal is for the conversion of the existing building into Professional Offices in the Byrnes Street Core and Town Centre Core within the Mareeba Local Plan of the Mareeba Shire Planning Scheme. The proposal is for the internal fit-out of the existing building to facilitate Professional Offices. The proposed development is considered appropriate and not in conflict with the Byrnes Street Core and Town Centre Core of the Mareeba Local Plan Code.

### 7.2.2.3 Criteria for assessment

**Table 7.2.2.3—Mareeba local plan - For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For self-assessable and assessable development</b>		
<b>If on a site with a frontage to the Byrnes Street core element</b>		
<b>PO3</b> Development with a frontage to the Byrnes Street core element is designed to minimise the dominance of vehicular access within the streetscape by: <ul style="list-style-type: none"> <li>(a) providing vehicular access from an alternative frontage;</li> <li>(b) minimising the size of necessary vehicle access; and</li> <li>(c) maximising the area of the frontage used for pedestrian focussed activities.</li> </ul>	<b>AO3.1</b> Where development has a frontage to the Byrnes Street core element, buildings are built to side boundaries, except for pedestrian access-ways and where alternative vehicular access is not available. In such instances, vehicular and pedestrian access-ways are not wider than 7 metres.  Note—Refer to Figure A for further detail.  <b>AO3.2</b> Vehicular access is not provided from Byrnes Street where a site has more than one frontage.	Not Applicable. The Building already existing and the site is provided with existing vehicular access via the existing arrangement.
<b>If in the Town centre core precinct</b>		
<b>PO12</b> Development is to be of a scale and form which complements the character of the precinct, having regard to: <ul style="list-style-type: none"> <li>(a) building location;</li> <li>(b) building height;</li> <li>(c) interface with the street; and</li> <li>(d) scale of windows, doors and structural elements</li> </ul>	<b>AO12</b> No acceptable outcome is provided.	Complies, The proposal is for the internal fit-out of the existing Building with no change to the scale or form of the development which already compliments the character of the precinct.
<b>PO13</b> The character and style of buildings in the main street, including those representing the booming tobacco period of the 1950's and 1960's is maintained and protected.	<b>AO13.1</b> Buildings are re-used for new uses without alteration to their : <ul style="list-style-type: none"> <li>(a) height;</li> <li>(b) width (at street frontage);</li> <li>(c) vertical or horizontal patterning; and</li> <li>(d) materials.</li> </ul> Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	Complies, The proposal is for the re-use of the existing building without significantly altering the building. The only minor alteration is the conversion of the existing rollerdoors that are no longer required with the conversion of the building to Professional Offices. This is demonstrated below.
	<b>AO13.2</b> Development on sites identified as building façade to be retained that retains the external (street facing) facade(s) of the building will qualify for a 10% reduction on car parking.	Complies, No significant change to the existing building façade is proposed and the proposal will retain the significant façade of the existing Building as demonstrated below.

## Proposed Building Façade, Byrnes Street



### EAST ELEVATION

## Commercial Activities Code

### 9.3.2.3 Criteria for assessment

**Table 9.3.2.3—Commercial activities code – For self-assessable and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For self-assessable and assessable development</b>		
<b>PO1</b> Buildings are finished with high quality materials, selected for their durability and contribution to the character of the area.	<b>AO1</b> Building design does not incorporate: <ul style="list-style-type: none"> <li>(a) highly reflective materials such as high performance glass or untreated galvanised metals; or</li> <li>(b) unrelieved, unpainted or un-rendered finishes; or</li> <li>(c) unarticulated concrete finishes; or</li> <li>(d) unarticulated cladding systems; or</li> <li>(e) fluorescent or iridescent paints; or</li> <li>(f) use of single colour or surface treatment.</li> </ul>	Complies, No significant change to the existing's building's façade as per aforementioned. It is considered that the existing Building is appropriate for the character of the area.
<b>If for Sales office</b>		

Performance outcomes	Acceptable outcomes	Comments
<b>PO2</b> A Sales office is compatible with the built form, character and amenity of the surrounding area, having regard to: <ul style="list-style-type: none"> <li>(a) duration of use;</li> <li>(b) size and scale;</li> <li>(c) intensity and nature of use;</li> <li>(d) number of employees; and</li> <li>(e) hours of operation.</li> </ul>	<b>A02.1</b> The Sales office is limited in its duration to a period not greater than: <ul style="list-style-type: none"> <li>(a) 2 years, where involving selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); or</li> <li>(b) 6 months, where involving land or buildings that can be won as a prize.</li> </ul> <b>A02.2</b> The Sales office does not exceed 100m <sup>2</sup> gross floor area.  Note—The Sales office may be located within part of a Dwelling house, Dual occupancy or Multiple dwelling for sale or that can be won as a prize. <b>A02.3</b> No more than 3 employees work within the sales office at any one time. <b>A02.4</b> The Sales office does not operate outside the hours of 8.00am to 6.00pm.	Not Applicable. No Sales Office proposed.
<b>PO3</b> A Sales office is located to be accessible to visitors.	<b>PO3</b> The Sales office is established at the entrance to: <ul style="list-style-type: none"> <li>(a) the estate or stage of the estate where involving multiple properties or dwellings; or</li> <li>(b) the building or land where involving a single property or dwelling.</li> </ul>	Not Applicable. No Sales Office proposed.
<b>For assessable development</b>		
<b>Visual amenity and character</b>		
<b>PO4</b> Commercial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: <ul style="list-style-type: none"> <li>(a) air conditioning;</li> <li>(b) refrigeration plant;</li> <li>(c) mechanical plant; and</li> <li>(d) refuse bin storage areas.</li> </ul>	<b>A04</b> No acceptable outcome is provided.	Can Comply, Appropriate screening and refuse storage areas can be provided with the redevelopment of the site.
<b>Location and size</b>		
<b>PO5</b> Commercial activities are located and designed: <ul style="list-style-type: none"> <li>(a) to be commensurate to the scale and nature of land uses located and intended to be located in the immediate vicinity; and</li> </ul>	<b>A05</b> No acceptable outcome is provided.	Complies, The proposed Commercial Activities will be located within the existing Building ensuring that an appropriate scale and nature is provided consistent with the intent of the activity centre and the Mareeba Central Business District.

Performance outcomes	Acceptable outcomes	Comments
(b) consistent with the intent of the activity centre hierarchy for Mareeba Shire.		
<b>If for Service station or Car wash</b>		
<b>PO6</b> The site is of a suitable size, shape and configuration to accommodate all aspects of the use, such as: <ul style="list-style-type: none"> <li>(a) the building/s and associated storage areas;</li> <li>(b) any ancillary activities;</li> <li>(c) fuel delivery and service vehicles;</li> <li>(d) vehicle access and on site manoeuvrability; and</li> <li>(e) landscaping.</li> </ul>	<b>AO6.1</b> The site has a: <ul style="list-style-type: none"> <li>(a) minimum area of 1500m<sup>2</sup>; and</li> <li>(b) minimum frontage of: <ul style="list-style-type: none"> <li>(i) 30 metres to each road where the site is a corner site; or</li> <li>(ii) 40 metres otherwise.</li> </ul> </li> </ul> <b>AO6.2</b> Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage. <b>AO6.3</b> Bulk fuel storage tanks are situated on the site: <ul style="list-style-type: none"> <li>(a) so that fuel delivery vehicles are standing wholly within the site when discharging fuel into the tanks; and</li> <li>(b) ensuring that the movement of other vehicles on the site is not restricted when fuel delivery occurs.</li> </ul> <b>AO6.4</b> Fuel pumps, car wash bays and facilities including air and water points are: <ul style="list-style-type: none"> <li>(a) orientated to minimise vehicle conflicts associated with manoeuvring on site; and</li> <li>(b) located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site.</li> </ul>	Not Applicable. No Service Station or Car Wash proposed.
<b>PO7</b> The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that: <ul style="list-style-type: none"> <li>(a) the off-site release of contaminants does not occur; and</li> <li>(b) there are no significant adverse impacts on the quality of surface water or ground water resources.</li> </ul>	<b>AO7</b> No acceptable outcome is provided.	Not Considered Applicable. The proposal is located within an existing Building with the proposal altering the existing Use over the site. No change to the existing collection, treatment and disposal of all solid and liquid waste is proposed.



## **Airports Environs Overlay Code**

The site is located outside of the 8km Bird and Bat Zone of the Bird and Bat Strike Zones and outside the 6 km Light Intensity – Mareeba Overlay Mapping. No new buildings or structures are proposed nor is a waste disposal site proposed with the Material Change of Use that converts the existing Use located within the existing buildings and structures on-site into Professional Offices. It is considered that the Airports Environs Overlay Code is Not Application to the proposed Material Change of Use for Offices located outside the 8km Bird and Bat Strike Zone and 6 km Light Intensity.

## **Landscaping Code**

The proposed development already exists with the Material Change of Use converting the existing Fire Station Use into Professional Offices with no significant change to the existing structures, building or site layout. The site contains existing Landscaped Areas along the southern boundary of the site and between the existing structures located towards the rear of the site along the northern boundary. It is considered that in this instance the retention of the existing Landscaped Areas are considered to be acceptable and appropriate as the balance of the site is hardstand or occupied by existing buildings and structures. As the proposal is for the re-use of an already existing site the existing landscaping is considered acceptable. This existing Landscaping is considered to be safe, convenient and attractive incorporating recognised CPTED best practices. It is noted that the adjoining site to the south contains a memorial and landscaped area generally in the form of public open space contributing to a vibrant streetscape in addition to that provided onsite. It is considered that the proposed development complies with the Purpose and Intent of the Landscaping Code.

## **Parking and Access Code**

The proposal is for the internal fit-out of the existing Building within the Community Facilities Zone of the Mareeba Shire Planning Scheme. It is noted that the site is surrounded by allotments to the north, east and south within in the Centre Zone and a Community Facilities Zone Allotment to the west. The proposed development is for the conversion of the existing Building into Professional Offices to be occupied by Q.I.T.E. As the site is designated in the Community Facilities Zone, due to the sites previous Use, the required Parking Rate is 1 space per 25 m<sup>2</sup> for the first 400 m<sup>2</sup> GFA and 1 space per 15 m<sup>2</sup> above 400 m<sup>2</sup> GFA. The site has a GFA of 403 m<sup>2</sup> which requires the provision of 16.2 parking spaces, including 1 SRV space as per Table 9.4.3.3B. However, the proposal is for the conversion of the previous Mareeba Fire Station Use into Professional Offices within the existing Building and no change to the existing site layout is proposed which includes rear hardstand areas and a shed/carport containing three parking spaces. It is noted that the parking requirement for Offices within the existing Building of Allotments located within the Centre Zone, which adjoins the site to the north and south and is adjacent to the east, are exempt from parking and it is considered in this instance that the exemption should also apply to the proposal. In addition to the existing parking spaces provided onsite and the extensive hardstand areas, there are a number of newly provided on-street parking fronting the Building with the current non-lease of the adjoining northern Building ensuring that there is currently a number of vacant parking spaces located within the site's immediate vicinity, fronting Byrnes Street. Further to this, there are additional existing line-marked parking provided within Railway Lane directly behind the site. It is considered that given the proposed development located within the existing Building and surrounded by other Centre Zone Allotments, in addition to the parking spaces provided on-site and extensive hardstand areas, that there is sufficient and a considered oversupply of parking provided both fronting and to the rear of the site to ensure that an appropriate level of parking is provided within the immediate vicinity for the proposed fit-out of the existing Building to facilitate Professional Offices.

The dimensions of existing car parking spaces within the rear structure can satisfy the requirements of Australian Standard AS2890.1. and parking spaces are appropriately sealed. Access is provided via the existing arrangement.

It is considered that the proposed development is not in conflict with the Purpose or Intent of the Parking and Access Code and is acceptable.

## Works, Services and Infrastructure Code

The proposal is for a Material Change of Use for the conversion of the existing Building into Professional Offices in the Community Facilities Zone within the Mareeba Local Plan of the Mareeba Shire Council's Planning Scheme.

No change to the existing services are proposed with the internal fit-out of the existing Building and the existing arrangements are considered appropriate and acceptable.

It is considered that the proposed Professional Offices are not in conflict with the Purposes of the Works, Services and Infrastructure Code. The proposal is considered acceptable and appropriate.

## Conclusion

It is considered that the proposed development being a Material Change of Use to facilitate the conversion of the existing Building into Offices over land described as Lot 2 on M356154 is appropriate. In particular, the proposed development:

- Is not in conflict with the Intent or Purposes for land designated in the Community Facilities Zone within the Mareeba Local Plan;
- Will encompass no change to the existing nature and amenity of the area and the Material Change of Use provides additional local services to the Residential population within the vicinity, surrounding environs of Mareeba and on the Tablelands;
- Can meet the Performance Outcomes and the Purpose of the Commercial Activities Code for land included in the Community Facilities Zone;
- The Material Change of Use is for the conversion of the existing Use to Offices that supports the surrounding Mareeba Township and surrounding environs ensuring that Mareeba is identified as a Major Urban Area and Regional Centre of the Tablelands;
- Provides for appropriate and acceptable level of servicing within the existing infrastructure from the existing Mareeba Fire Station Use; and
- Meets the Objective of the Land Use Policies relating to of Urban Development for Urban Uses within the Urban Footprint Designation of the FNQ Regional Plan 2009-2031, providing necessary services to cater for and support the ever-growing population.

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

Yours faithfully,



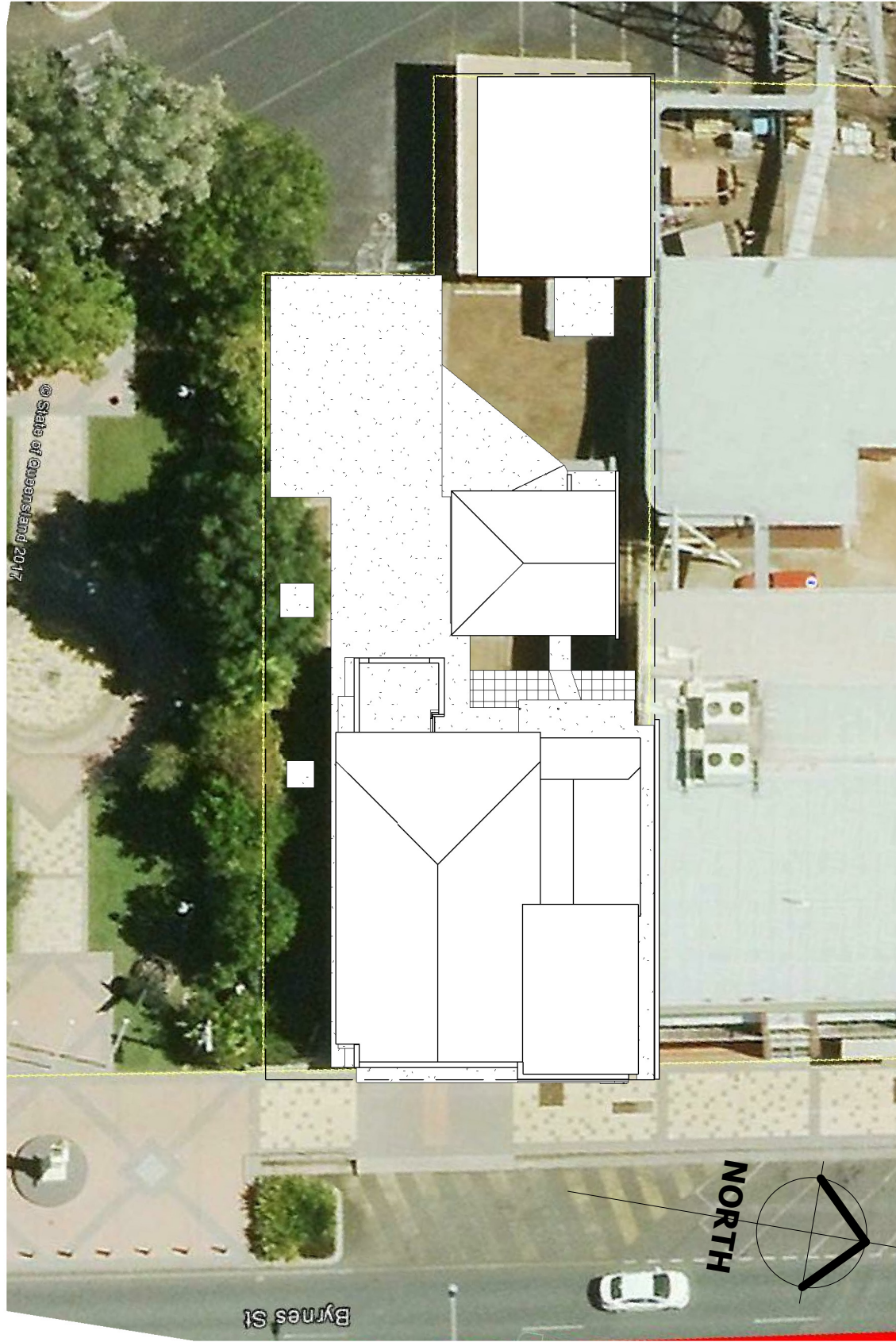
**MATTHEW ANDREJIC**

**FRESHWATER PLANNING PTY LTD**

P: 0402729004

E: [FreshwaterPlanning@outlook.com](mailto:FreshwaterPlanning@outlook.com)

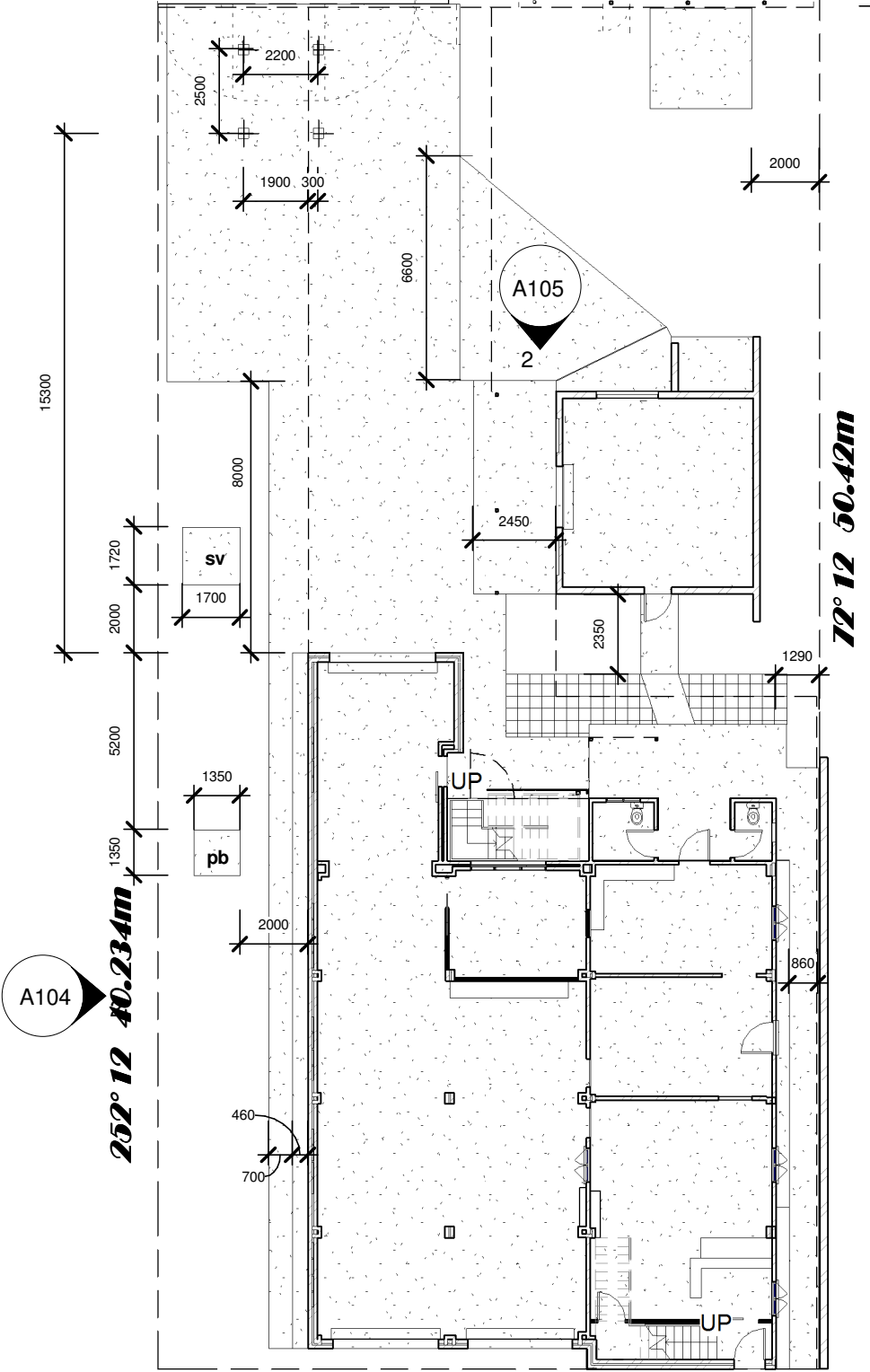
17 Barron View Drive, FRESHWATER QLD 4870



Property Description

Lot 2 on MH 356154  
Locality - Mareeba  
Mareeba Shire Council

Area of Land - 893 sq m  
**162° 12 8.53m**  
**252° 12 10.09m**



GENERAL NOTES

- 1.Refer any discrepancy to designer for written instructions
2. All work to be in accordance with the B.C.A. Class 1 & 10.
3. Plumbing & Drainage to comply with AS/NZS 3500.
4. Footings to comply with AS 2870.
5. Glazing to comply with AS 1288.
6. Cold formed steel to comply with AS/NZS 4600.
7. Timber framing to comply with AS 1684.3-2006.
8. Termite treatment: Timber to be preservative treated (L.O.S.P.) in accordance with AS 3660-2000.
9. Stormwater to be discharged to council regulations.
10. All structural fixed bolts, nuts and washers to be hot dipped galvanised.
11. Confirm all joinery fit-out details with proprietor prior to construction.

Description	Date	Number	Notes
			All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED. IF IN DOUBT ASK !!
Client			<b>Q. I. T. E.</b>
Project			<b>Existing Building</b>
Location			<b>Byrnes Street Mareeba</b>
<b>Design Wind Classification - C 2</b>			
Date	May 2017		
Drawn	Max Slade		
Scale	As indicated		
Job No. <b>M 17 - 4562</b>			
A.B.N. No. 16 010 608 321 Max Slade Designs Pty. Ltd. QBSA Lic. No. 659479 Builder - Low Rise Building Designer - Medium Rise Phone 07 40 91 2099 maxslade@bigpond.net.au			

Sheet No.  
**A101**

Beatrice Street  
Atherton 4883  
maxslade@bigpond.net.au

**Aerial Site & Locality Plan**

1 : 300

**Site Plan**

1 : 200



Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia"

The Builder should verify all dimensions on site before commencing any work.

TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED

IF IN DOUBT ASK !!

Client

**Q. I. T. E.**

Project

**Existing Building**

Location

**Byrnes Street  
Mareeba**

**Design Wind Classification - C 2**

Date May 2017

Drawn Max Slade

Scale 1 : 100

Job No.

**M 17 - 4562**

**A.B.N. No. 16 010 608 321**

**Max Slade Designs Pty. Ltd.**

**QBSA Lic. No. 659479**

**Builder - Low Rise**

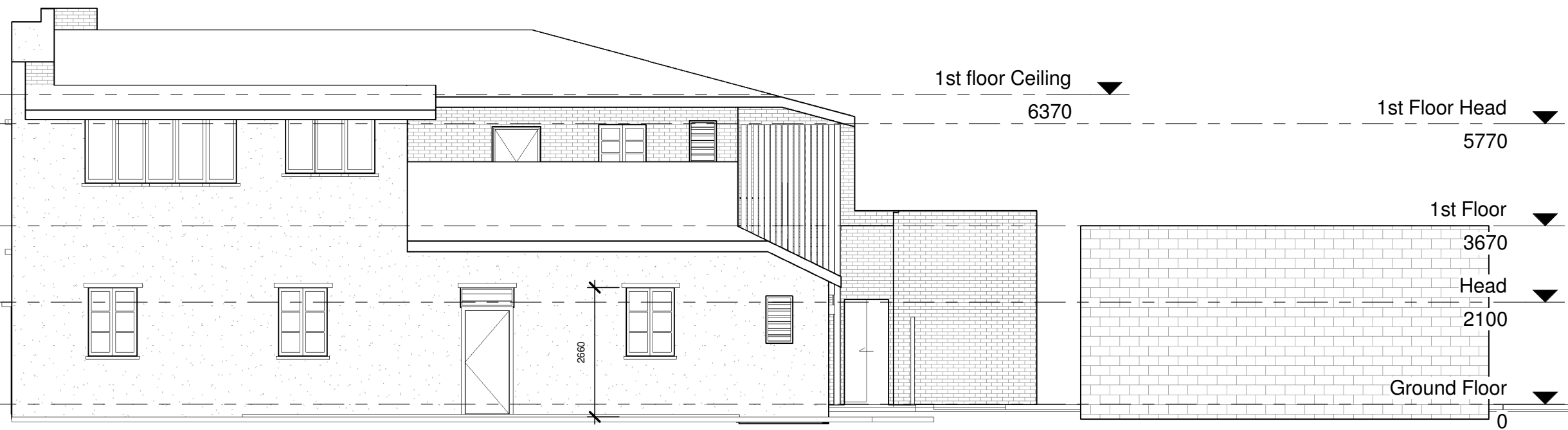
**Building Designer - Medium Rise**

**Phone 07 40 91 2099**

**maxslade@bigpond.net.au**

**Existing Building #1**

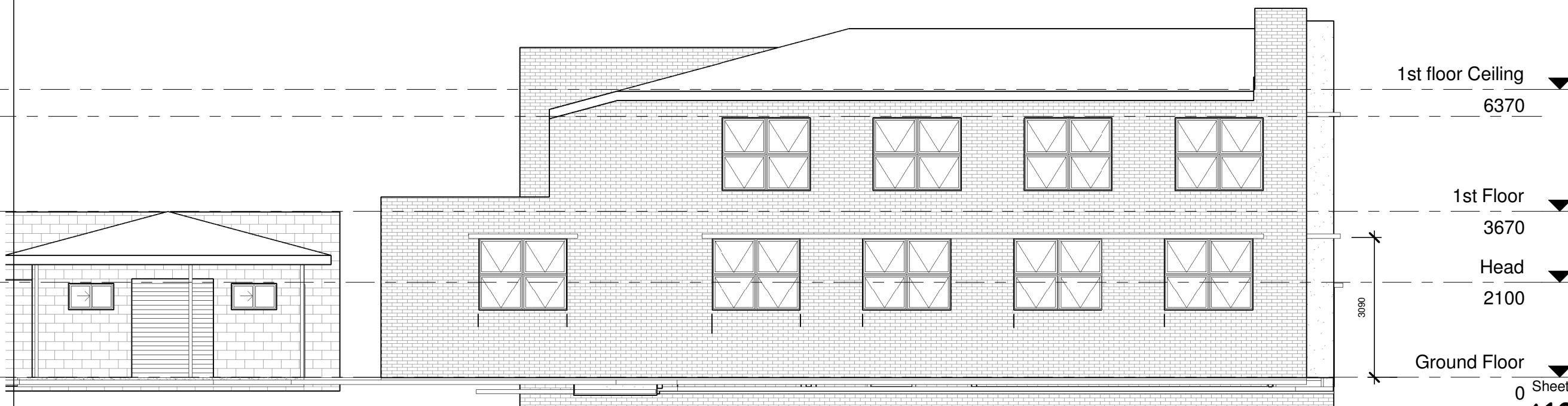
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**A104**



**North Elevation**

**1**

1 : 100



**South Elevation**

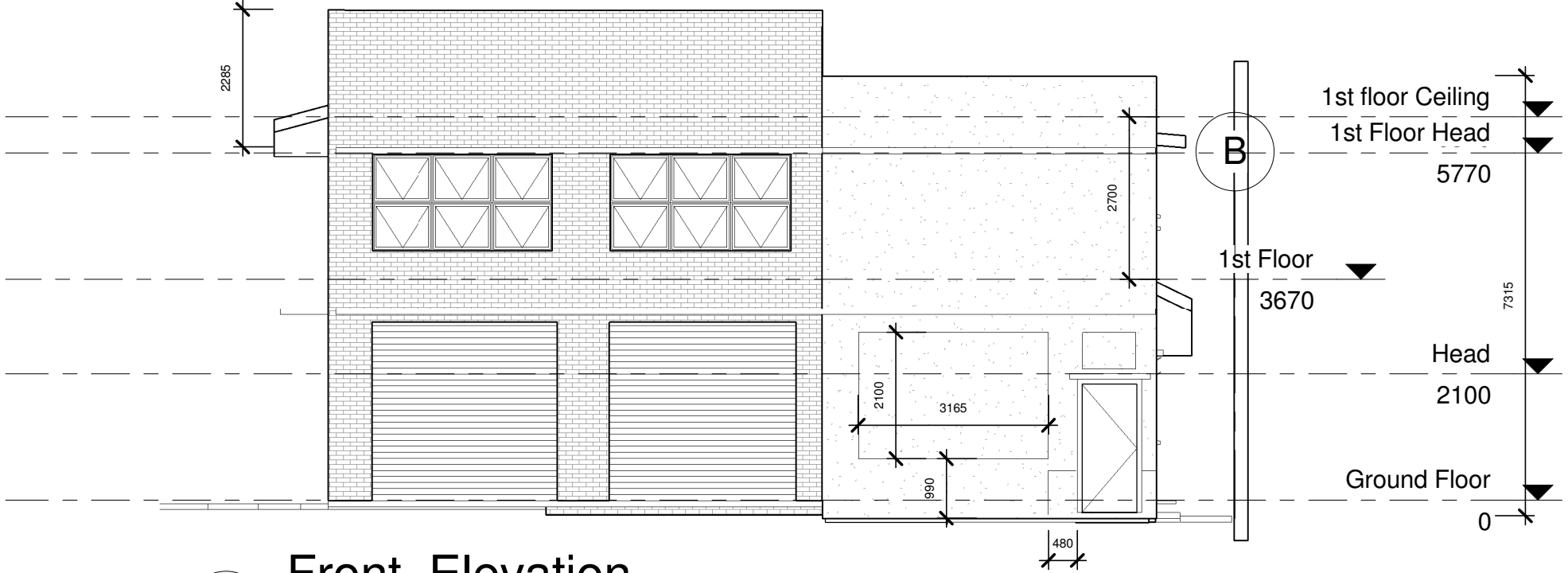
**2**

1 : 100

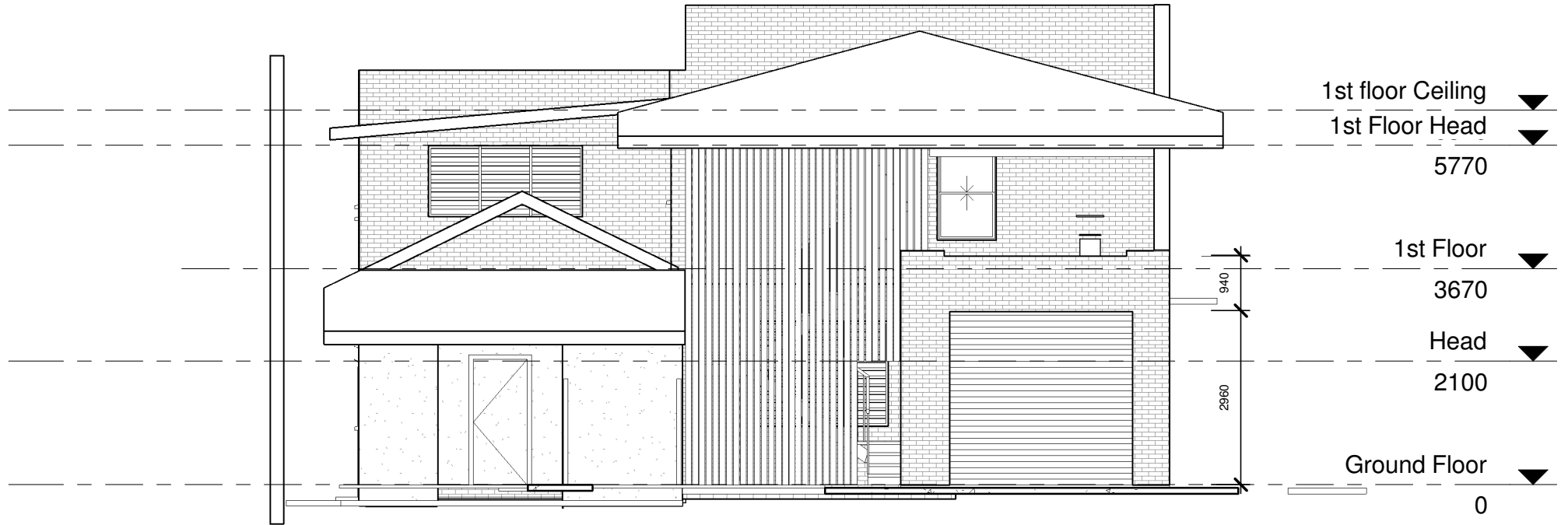
**C**

copyright





1 Front Elevation  
1 : 100



2 Rear Elevation  
1 : 100

Description

Date

Number

Notes  
All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia"  
The Builder should verify all dimensions on site before commencing any work.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED  
IF IN DOUBT ASK !!

Client  
Q. I. T. E.

Project  
Existing Building

Location  
Byrnes Street  
Mareeba

Design Wind Classification - C 2

Date May 2017

Drawn Max Slade

Scale 1 : 100

Job No.  
M 17 - 4562

A.B.N. No. 16 010 608 321  
Max Slade Designs Pty. Ltd.  
QBSA Lic. No. 659479  
Builder - Low Rise  
Building Designer - Medium Rise  
Phone 07 40 91 2099  
maxslade@bigpond.net.au

Sheet No.  
A105

Existing Building #1



3D View 3

2



3D View 2

1

Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia"  
The Builder should verify all dimensions on site before commencing any work.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED  
IF IN DOUBT ASK !!

Client

Q. I. T. E.

Project

Existing Building

Location

Byrnes Street  
Mareeba

Design Wind Classification - C 2

Date May 2017

Drawn Max Slade

Scale

Job No.

M 17 - 4562

A.B.N. No. 16 010 608 321

Max Slade Designs Pty. Ltd.

QBSA Lic. No. 659479

Builder - Low Rise

Building Designer - Medium Rise

Phone 07 40 91 2099

maxslade@bigpond.net.au

Sheet No.

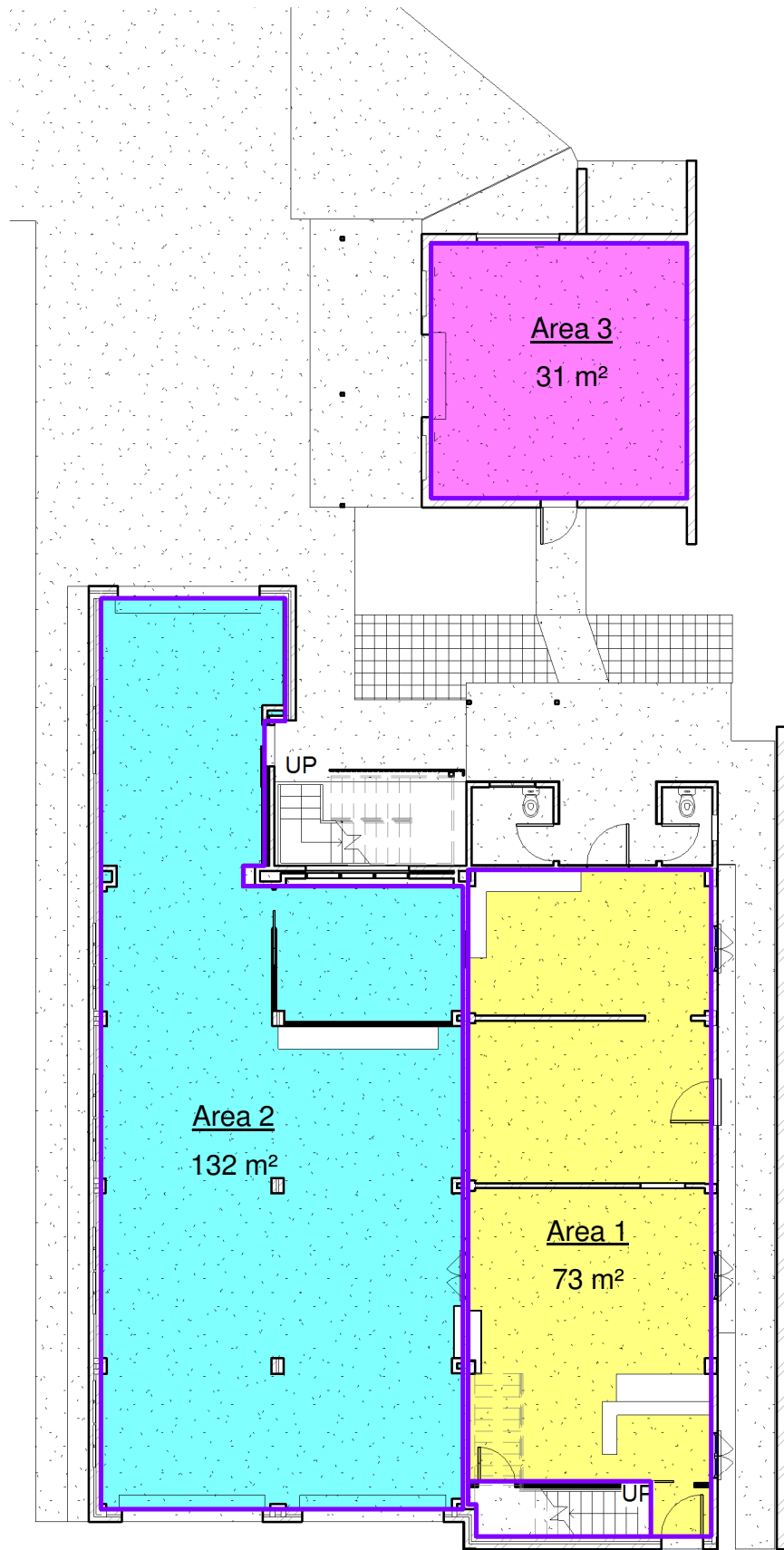
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Existing Building #1

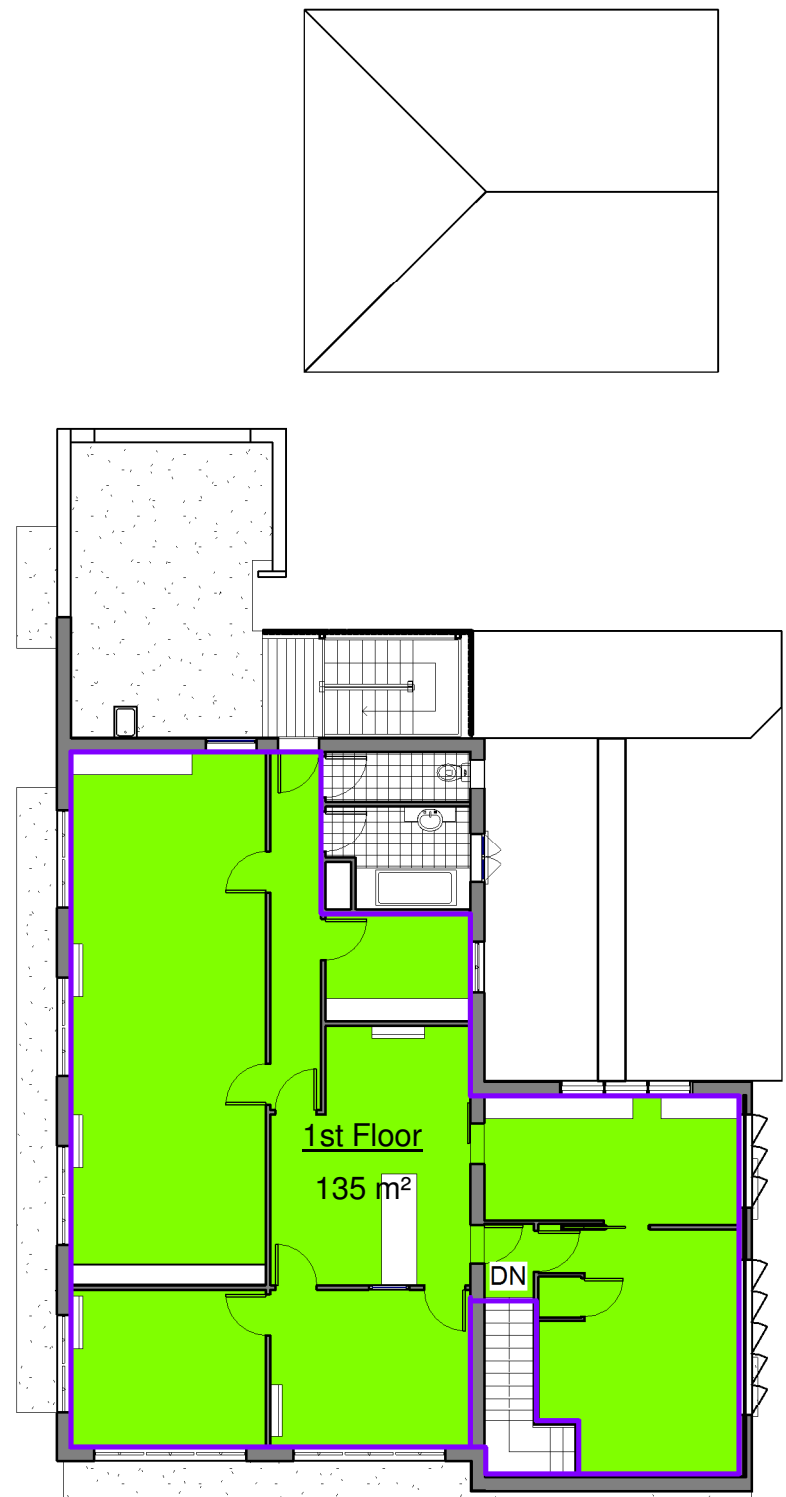
C

copyright





2 Ground Floor  
1 : 150



1 1st Floor  
1 : 150

Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia".  
The Builder should verify all dimensions on site before commencing any work.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED  
IF IN DOUBT ASK !!

Client

Q. I. T. E.

Project

Existing Building

Location

Byrnes Street  
Mareeba

Design Wind Classification - C 2

Date May 2017

Drawn Author

Scale 1 : 150

Job No.

M 17 - 4562

A.B.N. No. 16 010 608 321

Max Slade Designs Pty. Ltd.

QBSA Lic. No. 659479

Builder - Low Rise

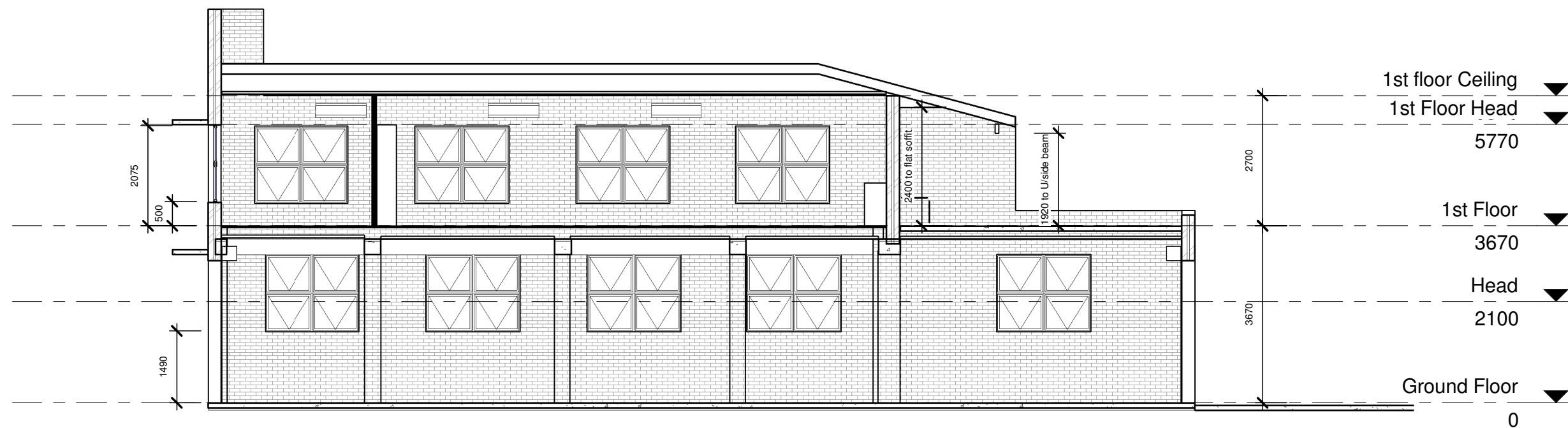
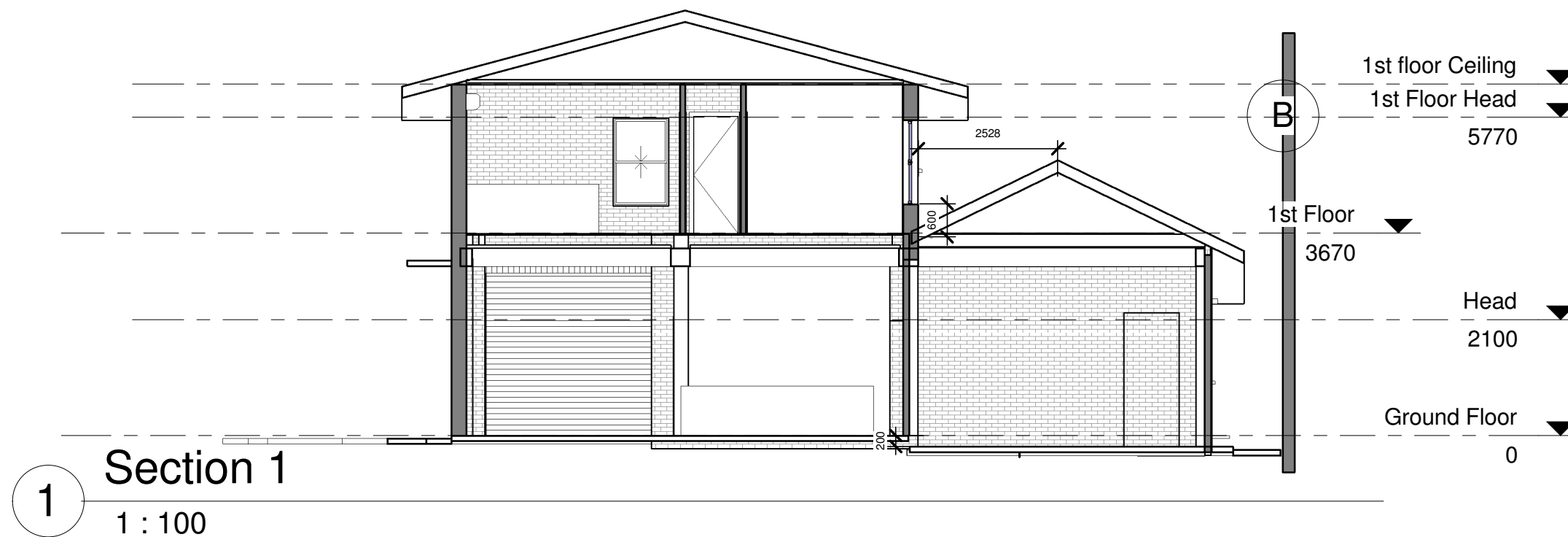
Building Designer - Medium Rise

Phone 07 40 91 2099

maxslade@bigpond.net.au

Sheet No.  
A107





Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia".  
The Builder should verify all dimensions on site before commencing any work.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED  
IF IN DOUBT ASK !!

Client

**Q. I. T. E.**

Project

**Existing Building**

Location

**Byrnes Street  
Mareeba**

Design Wind Classification - C 2

Date May 2017

Drawn Max Slade

Scale 1 : 100

Job No.

**M 17 - 4562**

A.B.N. No. 16 010 608 321

Max Slade Designs Pty. Ltd.

QBSA Lic. No. 659479

Builder - Low Rise

Building Designer - Medium Rise

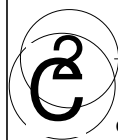
Phone 07 40 91 2099

maxslade@bigpond.net.au

Sheet No.

**A108**

**Existing Building #1**



**Section 4**

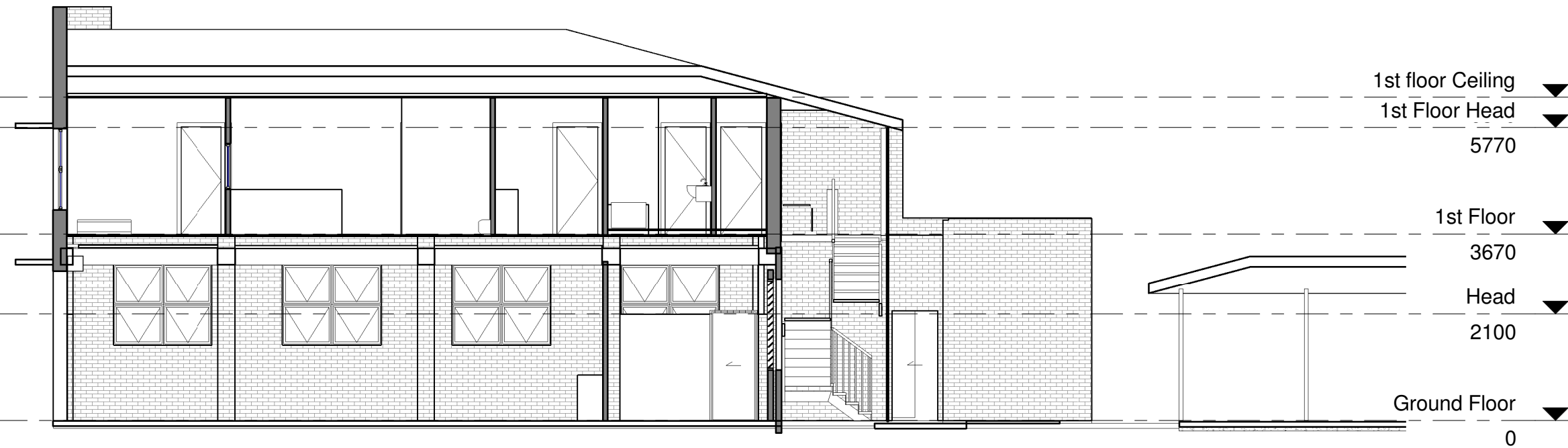
1 : 100

copyright



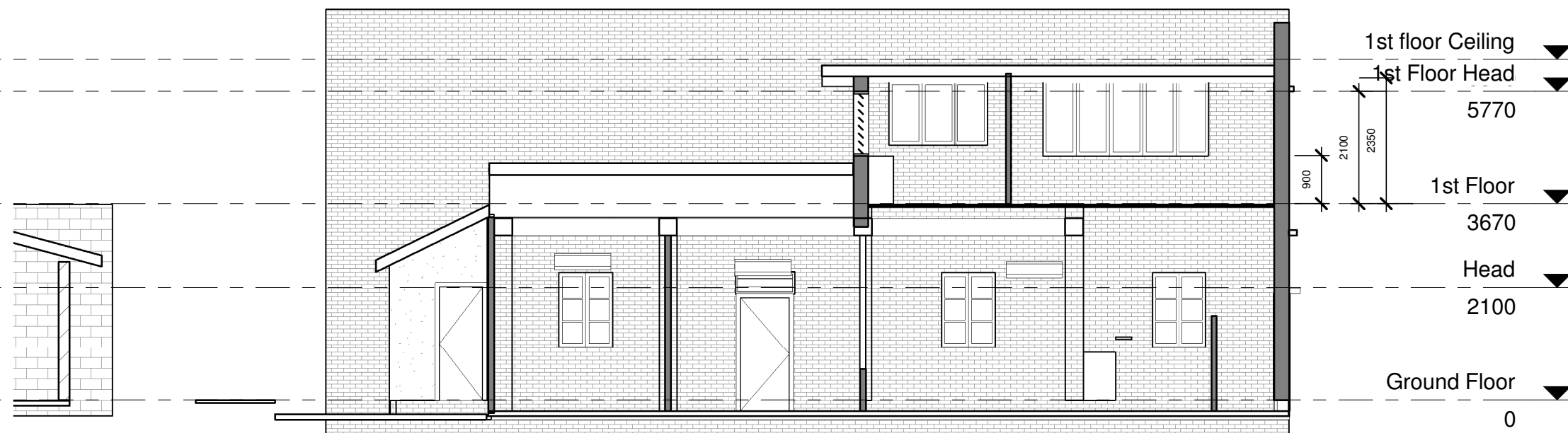
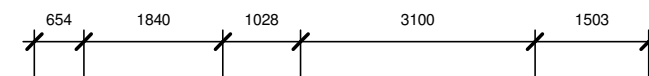
Beatrice Street  
Atherton 4883  
maxslade@bigpond.net.au





**Section 5**

1 : 100



**Section 6**

1 : 100

Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia".  
The Builder should verify all dimensions on site before commencing any work.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED  
IF IN DOUBT ASK !!

Client

**Q. I. T. E.**

Project

**Existing Building**

Location

**Byrnes Street  
Mareeba**

**Design Wind Classification - C 2**

Date May 2017

Drawn Max Slade

Scale 1 : 100

Job No.

**M 17 - 4562**

**A.B.N. No. 16 010 608 321**

**Max Slade Designs Pty. Ltd.**

**QBSA Lic. No. 659479**

**Builder - Low Rise**

**Building Designer - Medium Rise**

**Phone 07 40 91 2099**

**maxslade@bigpond.net.au**

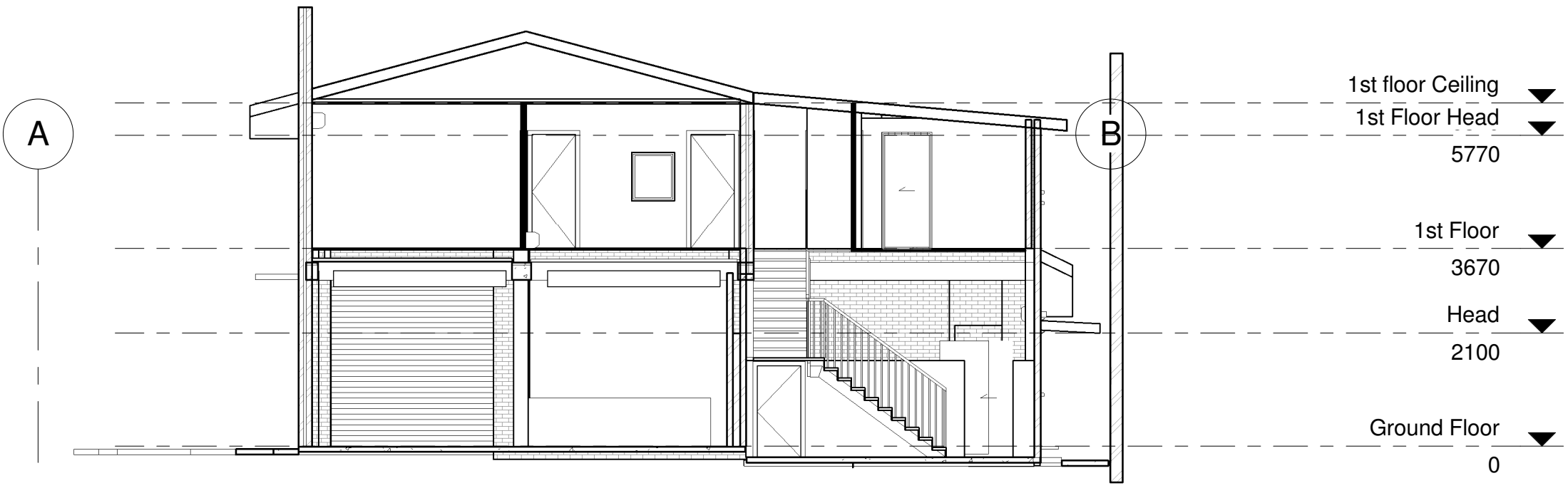
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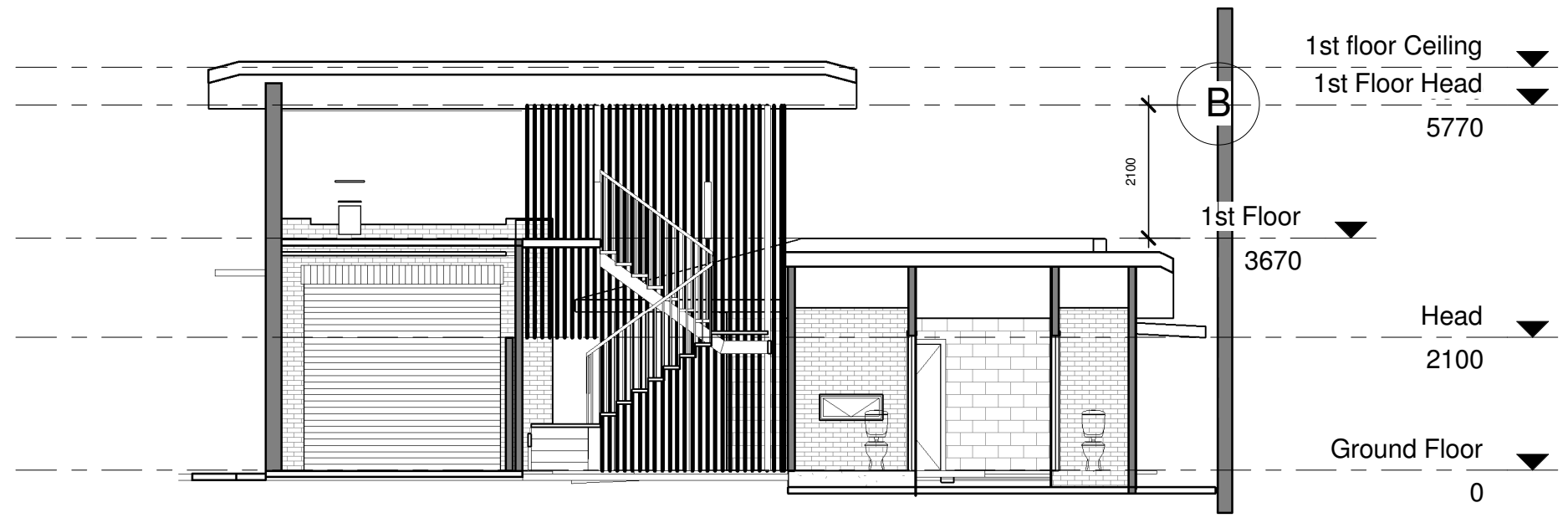


**C**

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1 Section 8  
1 : 100



2 Section 7  
1 : 100

Description

Date

Number

Notes  
All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia"  
The Builder should verify all dimensions on site before commencing any work.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED  
IF IN DOUBT ASK !!

Client  
**Q. I. T. E.**

Project  
**Existing Building**

Location  
**Byrnes Street Mareeba**

Design Wind Classification - C 2

Date May 2017

Drawn Max Slade

Scale 1 : 100

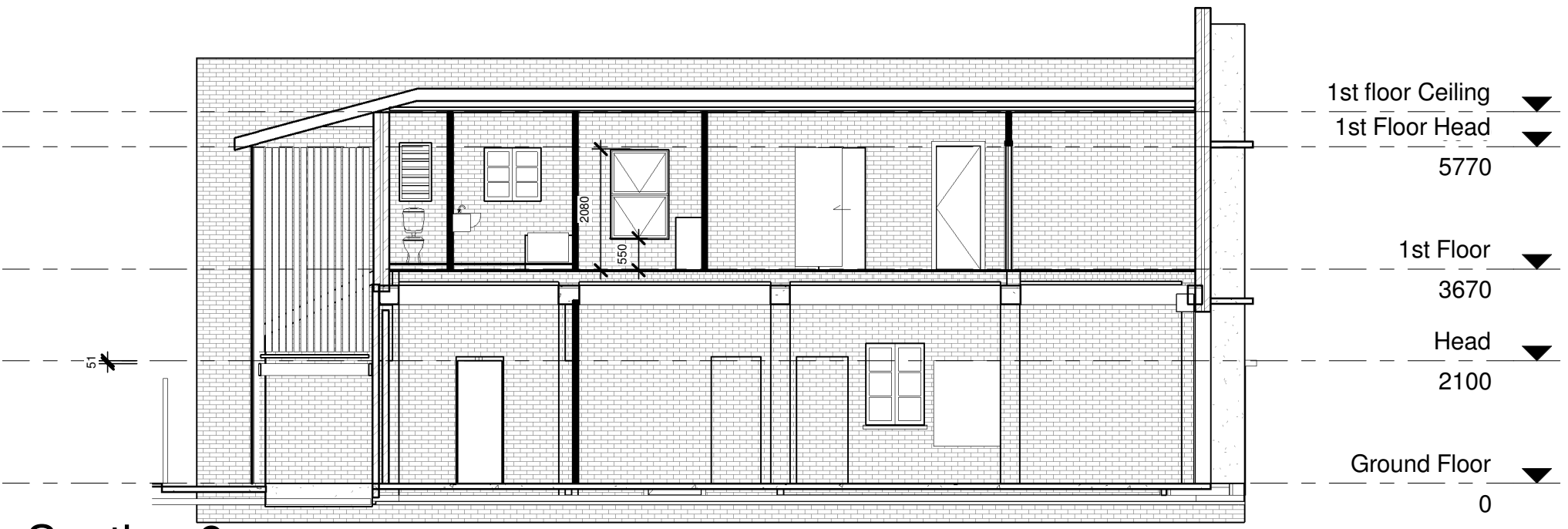
Job No.  
**M 17 - 4562**

A.B.N. No. 16 010 608 321  
Max Slade Designs Pty. Ltd.  
QBSA Lic. No. 659479  
Builder - Low Rise  
Building Designer - Medium Rise  
Phone 07 40 91 2099  
maxslade@bigpond.net.au

Sheet No.  
**A110**

Existing Building #1





1 Section 9  
1 : 100



Sheet No.  
A111

Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia".  
The Builder should verify all dimensions on site before commencing any work.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED  
IF IN DOUBT ASK !!

Client

Q. I. T. E.

Project

Existing Building

Location

Byrnes Street  
Mareeba

Design Wind Classification - C 2

Date May 2017

Drawn Max Slade

Scale 1 : 100

Job No.

M 17 - 4562

A.B.N. No. 16 010 608 321

Max Slade Designs Pty. Ltd.

QBSA Lic. No. 659479

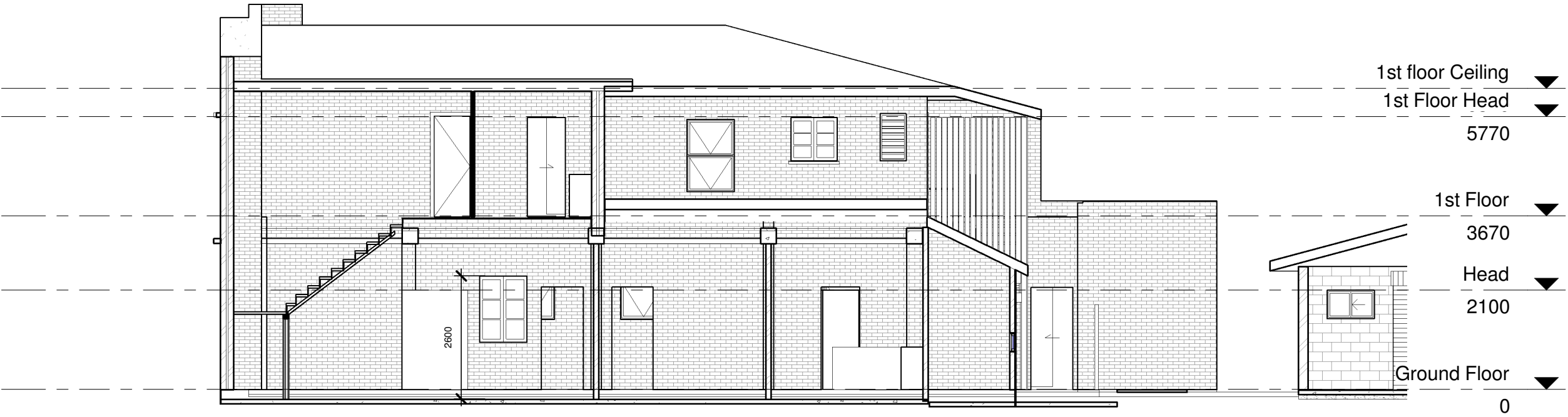
Builder - Low Rise

Building Designer - Medium Rise

Phone 07 40 91 2099

maxslade@bigpond.net.au

Existing Building #1



Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia".  
The Builder should verify all dimensions on site before commencing any work.  
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED  
IF IN DOUBT ASK !!

Client

**Q. I. T. E.**

Project

**Existing Building**

Location

**Byrnes Street  
Mareeba**

**Design Wind Classification - C 2**

Date May 2017

Drawn Max Slade

Scale 1 : 100

Job No.

**M 17 - 4562**

**A.B.N. No. 16 010 608 321**

**Max Slade Designs Pty. Ltd.**

**QBSA Lic. No. 659479**

**Builder - Low Rise**

**Building Designer - Medium Rise**

**Phone 07 40 91 2099**

**maxslade@bigpond.net.au**

Sheet No.

**A112**

**Existing Building #1**

**Section 11**

1 : 100

1



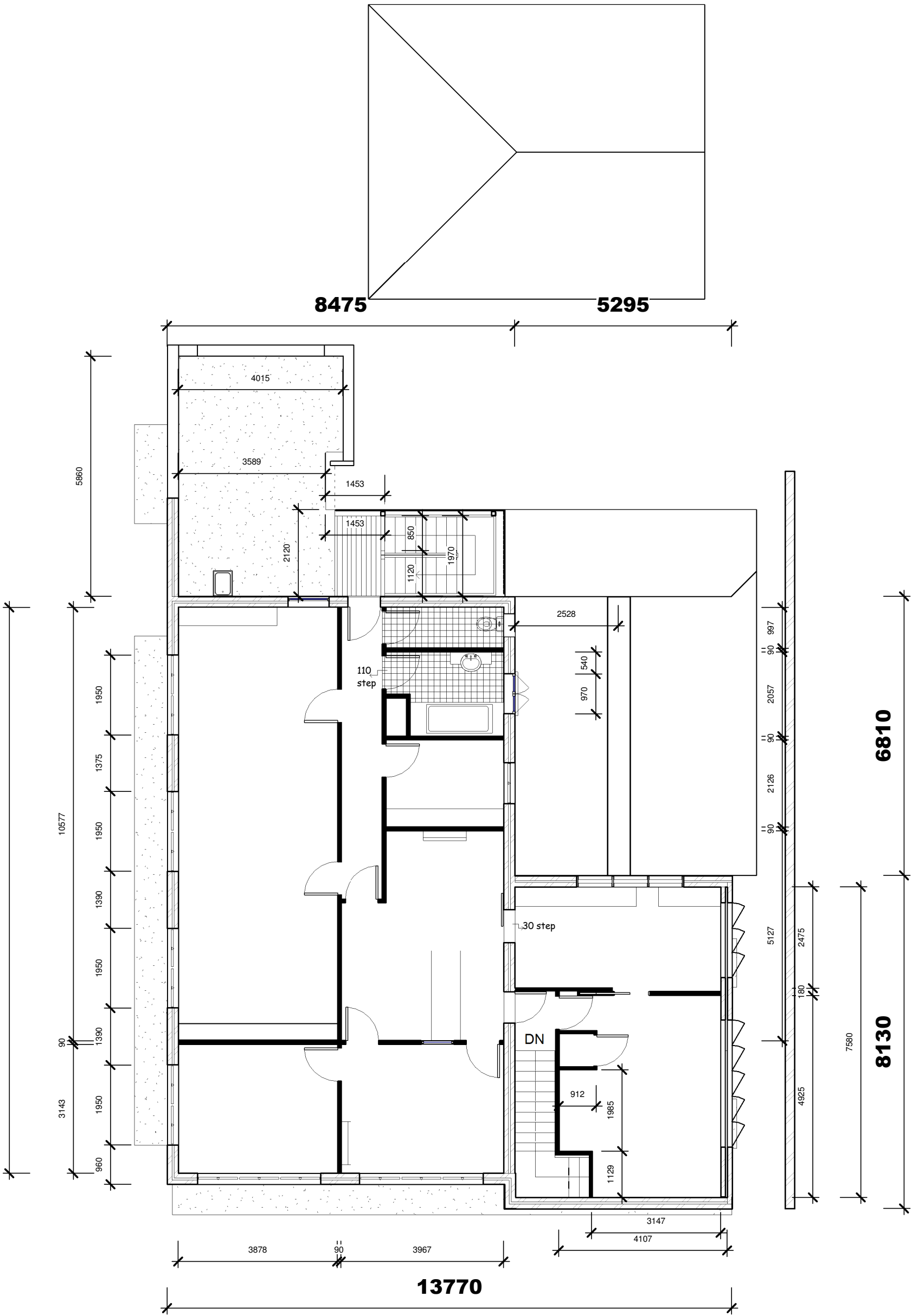
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## Existing Building #1

Description		Date	Number
Notes			
All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia."			
The Builder should verify all dimensions on site before commencing any work.			
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED			
IF IN DOUBT ASK !!			
Client			
Q. I. T. E.			
Project			
Existing Building			
Location			
Byrnes Street			
Mareeba			
Design Wind Classification - C 2			
Date	May 2017		
Drawn	Author		
Scale	1 : 100		
Job No.			
M 17 - 4562			
A.B.N. No. 16 010 608 321			
Max Slade Designs Pty. Ltd.			
ORSA Lic. No. 659479			
Builder - Low Rise			
Building Designer - Medium Rise			
Phone 07 40 91 2099			
maxslade@bigpond.net.au			



7/10/2017 9:57:05 AM



1st Floor Layout Plan  
1 : 100

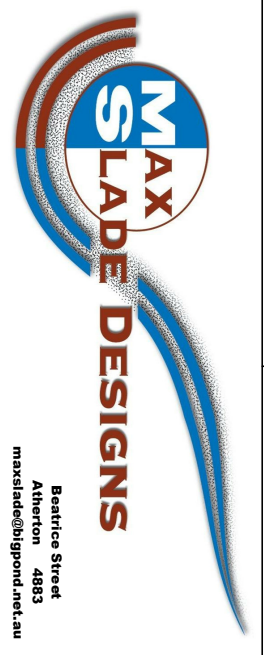
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Sheet No.  
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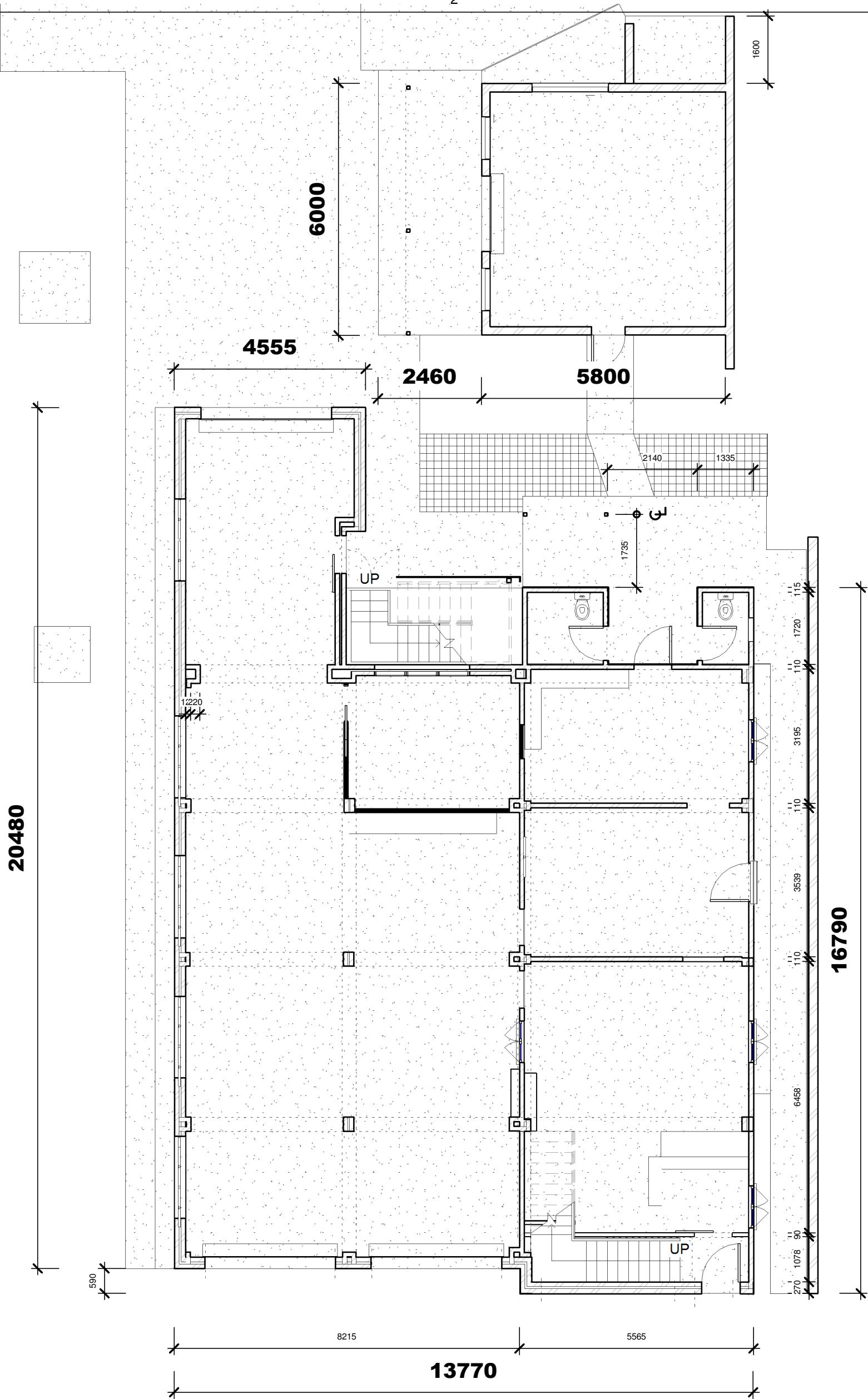
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All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!			
Client <b>Q. I. T. E.</b>			
Project <b>Existing Building</b>			
Location <b>Byrnes Street Mareeba</b>			
Design Wind Classification - C 2			
Date May 2017			
Drawn Author			
Scale 1 : 100			
Job No. <b>M 17 - 4562</b>			
A.B.N. No. 16 010 608 321 Max Slade Designs Pty. Ltd. CRSA Lic. No. 659479 Builder - Low Rise Building Designer - Medium Rise Phone 07 40 91 2099 maxslade@bigpond.net.au			



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Atherton 4883  
maxslade@bigpond.net.au



Existing Ground Floor Plan

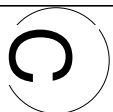
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Existing Building #1

Sheet No.  
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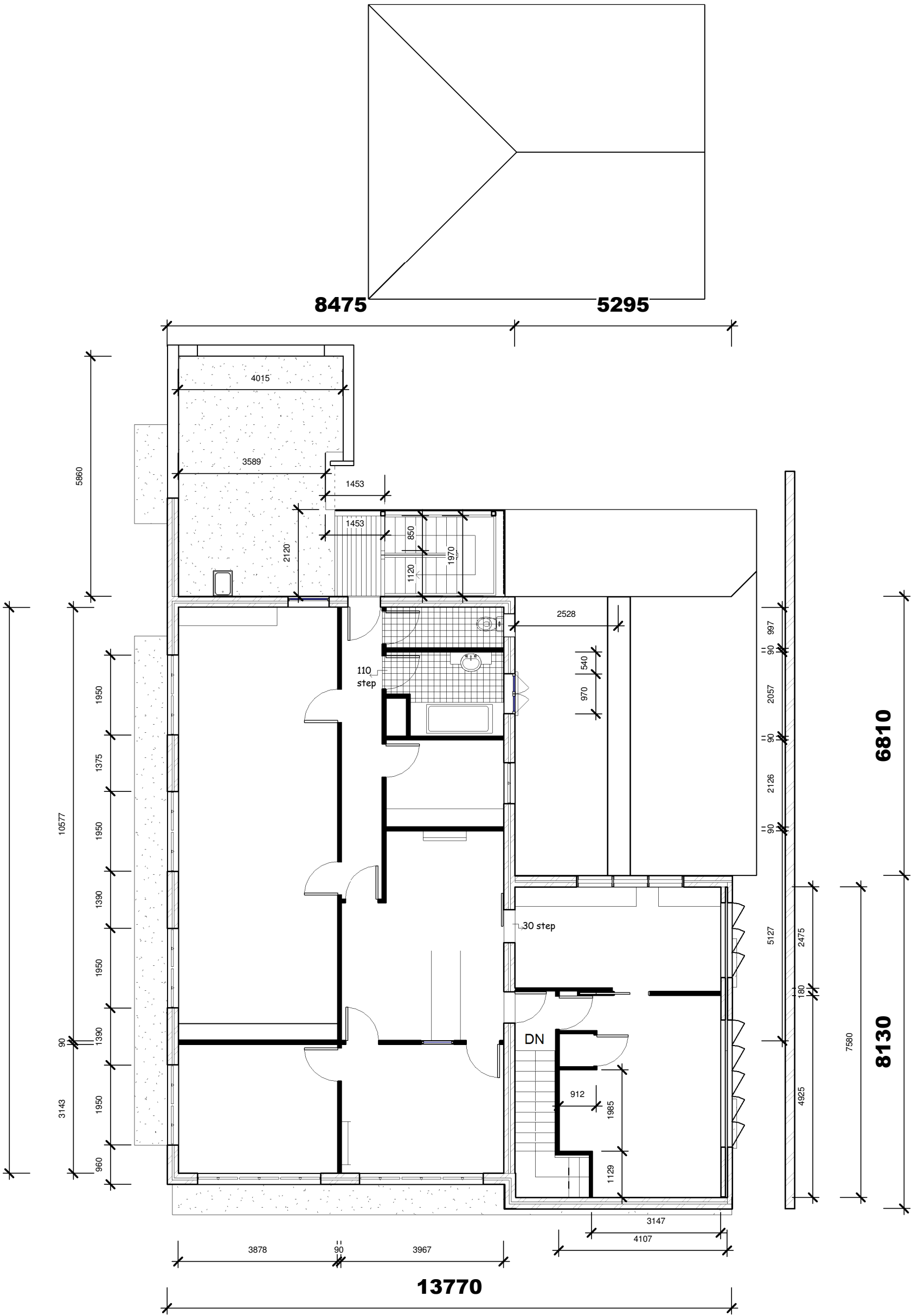
Description		Date	Number
Notes			
All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!			
Client			
Q. I. T. E.			
Project			
Existing Building			
Location			
Byrnes Street Mareeba			
Design Wind Classification - C 2			
Date	May 2017		
Drawn	Author		
Scale	1 : 100		
Job No.			
M 17 - 4562			
A.B.N. No. 16 010 608 321			
Max Slade Designs Pty. Ltd.			
ORSA Lic. No. 659479			
Builder - Low Rise			
Building Designer - Medium Rise			
Phone 07 40 91 2099			
maxslade@bigpond.net.au			



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Beatrice Street  
Atherton 4883  
maxslade@bigpond.net.au



1st Floor Layout Plan

1 : 100

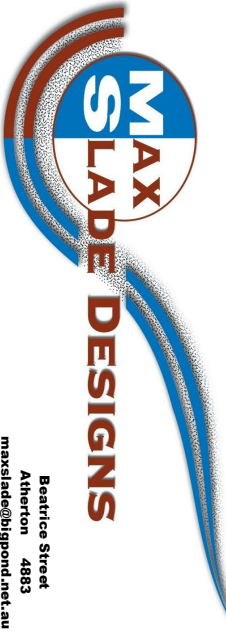
Existing Building #1

Sheet No.  
A103

Notes	Number	Date	Description
All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!			
Client	Q. I. T. E.		
Project	Existing Building		
Location	Byrnes Street Mareeba		
Design Wind Classification	C 2		
Date	May 2017		
Drawn	Author		
Scale	1 : 100		
Job No.	M 17 - 4562		
A.B.N. No.	16 010 608 321		
Max Slade Designs Pty. Ltd.	ORSA Lic. No. 659479		
Builder - Low Rise	Building Designer - Medium Rise		
Phone 07 40 91 2099	maxslade@bigpond.net.au		

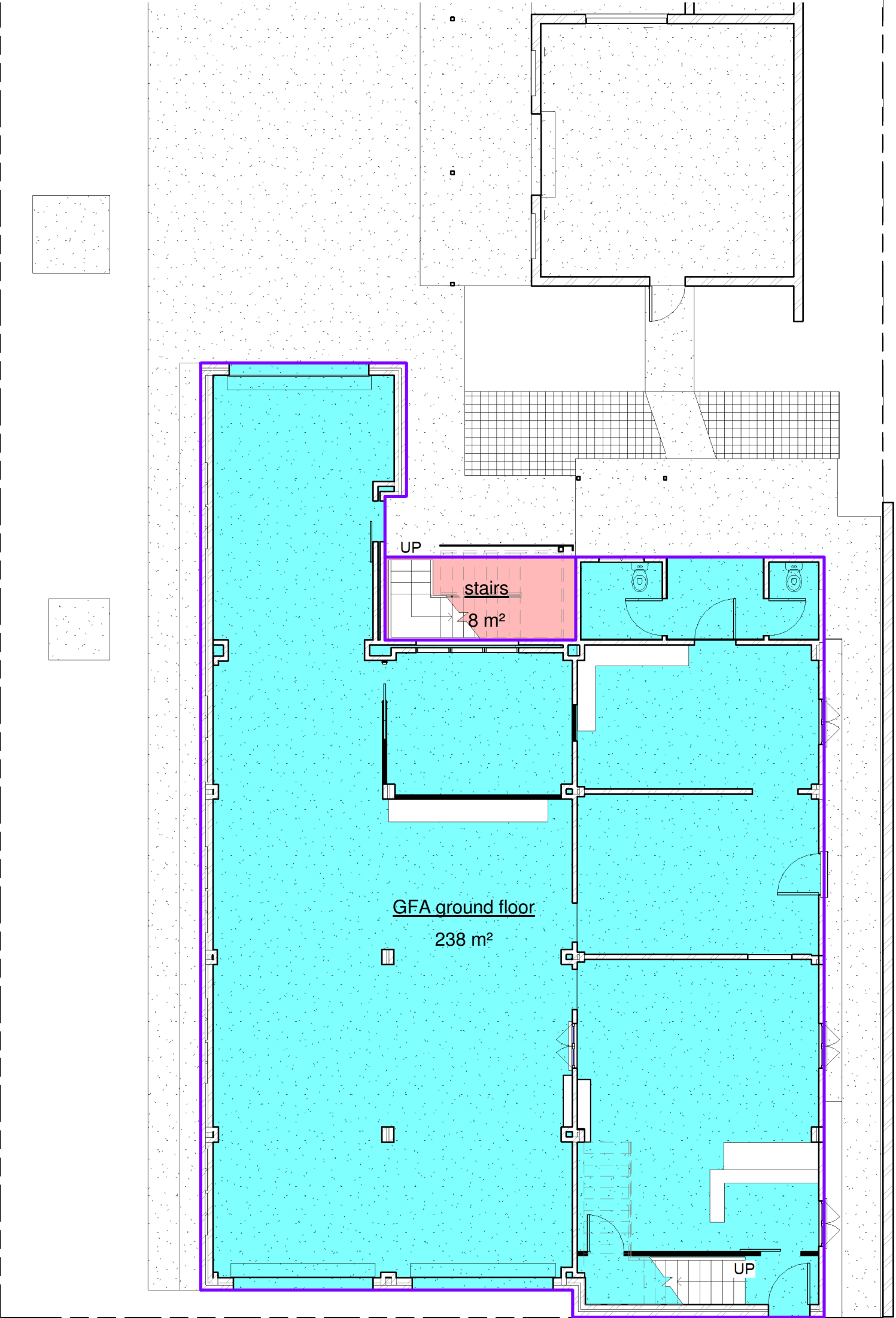


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Atherton 4883  
maxslade@bigpond.net.au





GFA ground floor

1 : 100

Existing Building #1

Description		Date	Number
Notes		All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia "	
The Builder should verify all dimensions on site before commencing any work.		TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED	
IF IN DOUBT ASK !!			
Client		Q. I. T. E.	
Project		Existing Building	
Location		Byrnes Street Mareeba	
Design Wind Classification - C 2			
Date	May 2017		
Drawn	Author		
Scale	1 : 100		
Job No.		M 17 - 4562	
A.B.N. No. 16 010 608 321			
Max Slade Designs Pty. Ltd.			
ORSA Lic. No. 659479			
Builder - Low Rise			
Building Designer - Medium Rise			
Phone 07 40 91 2099			
maxslade@bigpond.net.au			

1  
Sheet No.  
A113

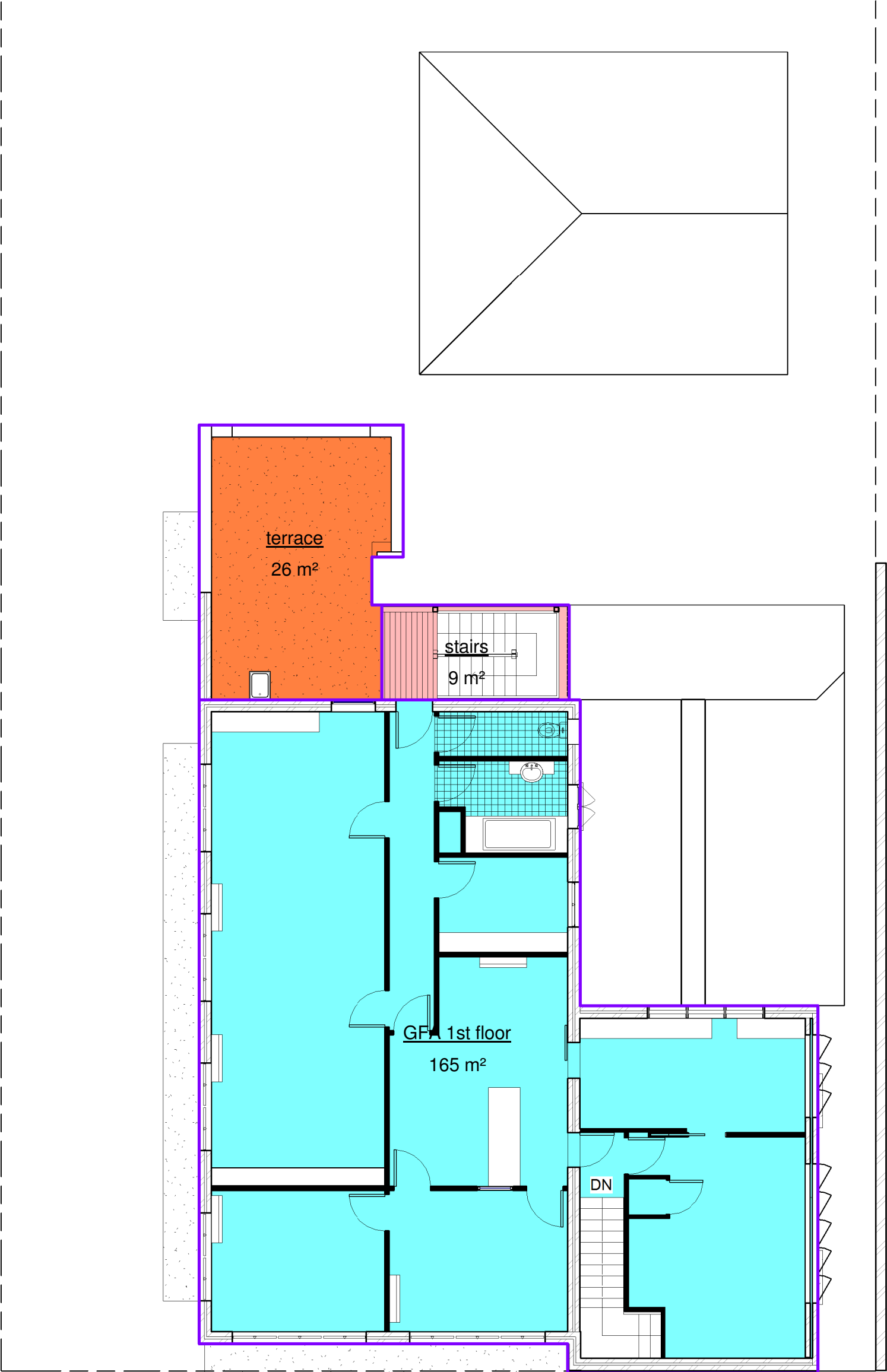


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**MAX SLADE DESIGNS**

Beatrice Street  
Atherton 4883  
maxslade@bigpond.net.au



GFA 1st Floor

1 : 100

Existing Building #1

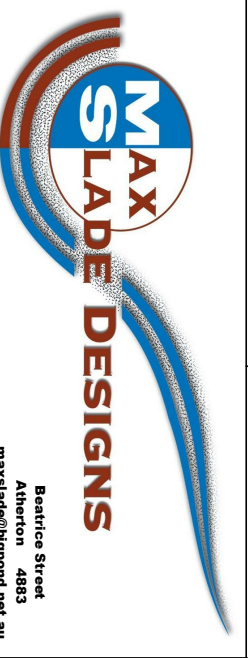
Description		Number	Date
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		The Builder should verify all dimensions on site before commencing any work.	
		TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED	
		IF IN DOUBT ASK !!	
Client		Q. I. T. E.	
Project		Existing Building	
Location		Byrnes Street Mareeba	
Design Wind Classification - C 2			
Date	May 2017		
Drawn	Author		
Scale	1 : 100		
Job No.		M 17 - 4562	
A.B.N. No. 16 010 608 321		Max Slade Designs Pty. Ltd.	
GBSA Lic. No. 659479		Builder - Low Rise	
Building Designer - Medium Rise		Phone 07 40 91 2099	
maxslade@bigpond.net.au			

Sheet No.

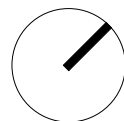
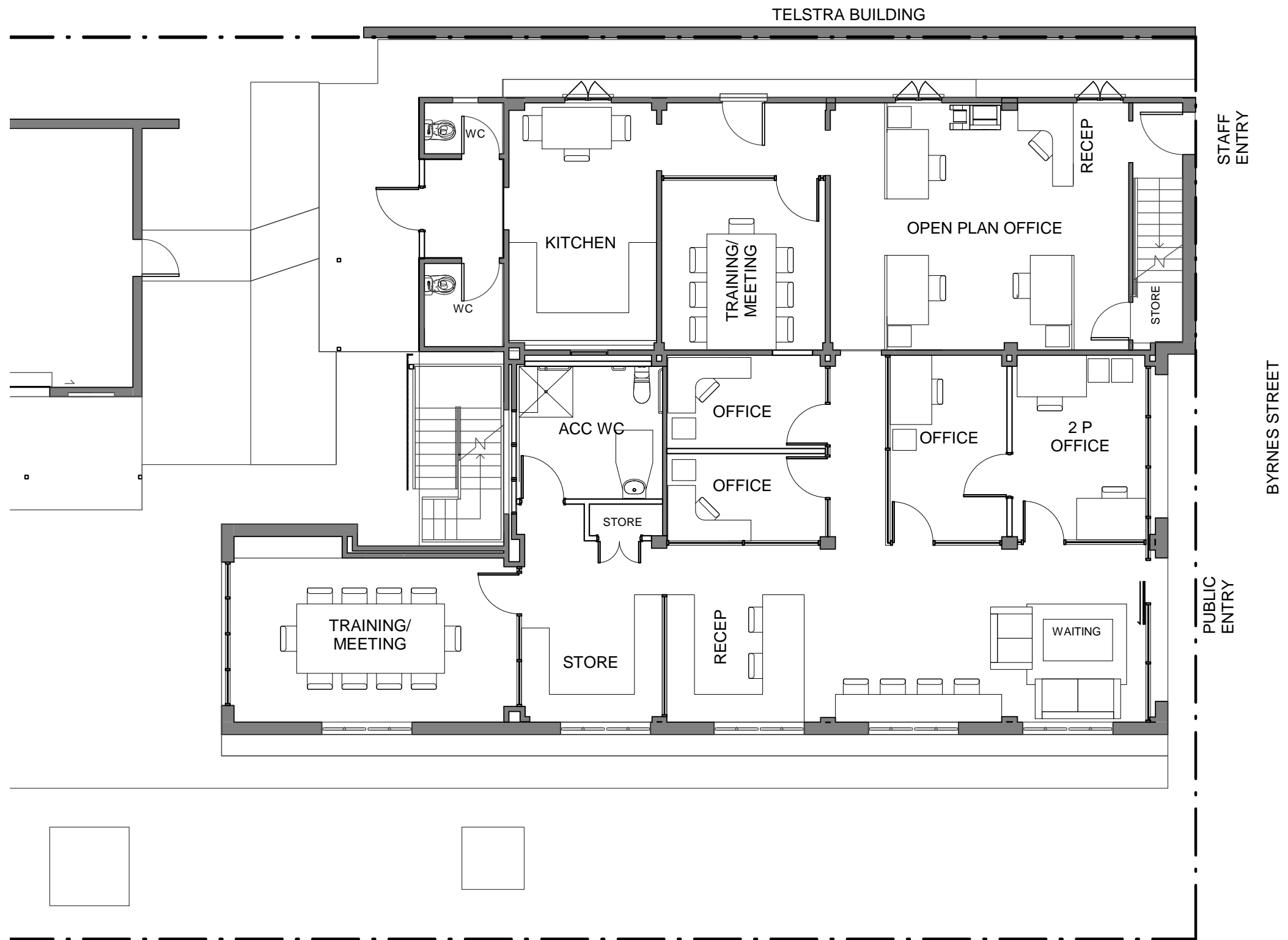
A114

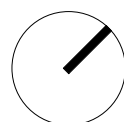
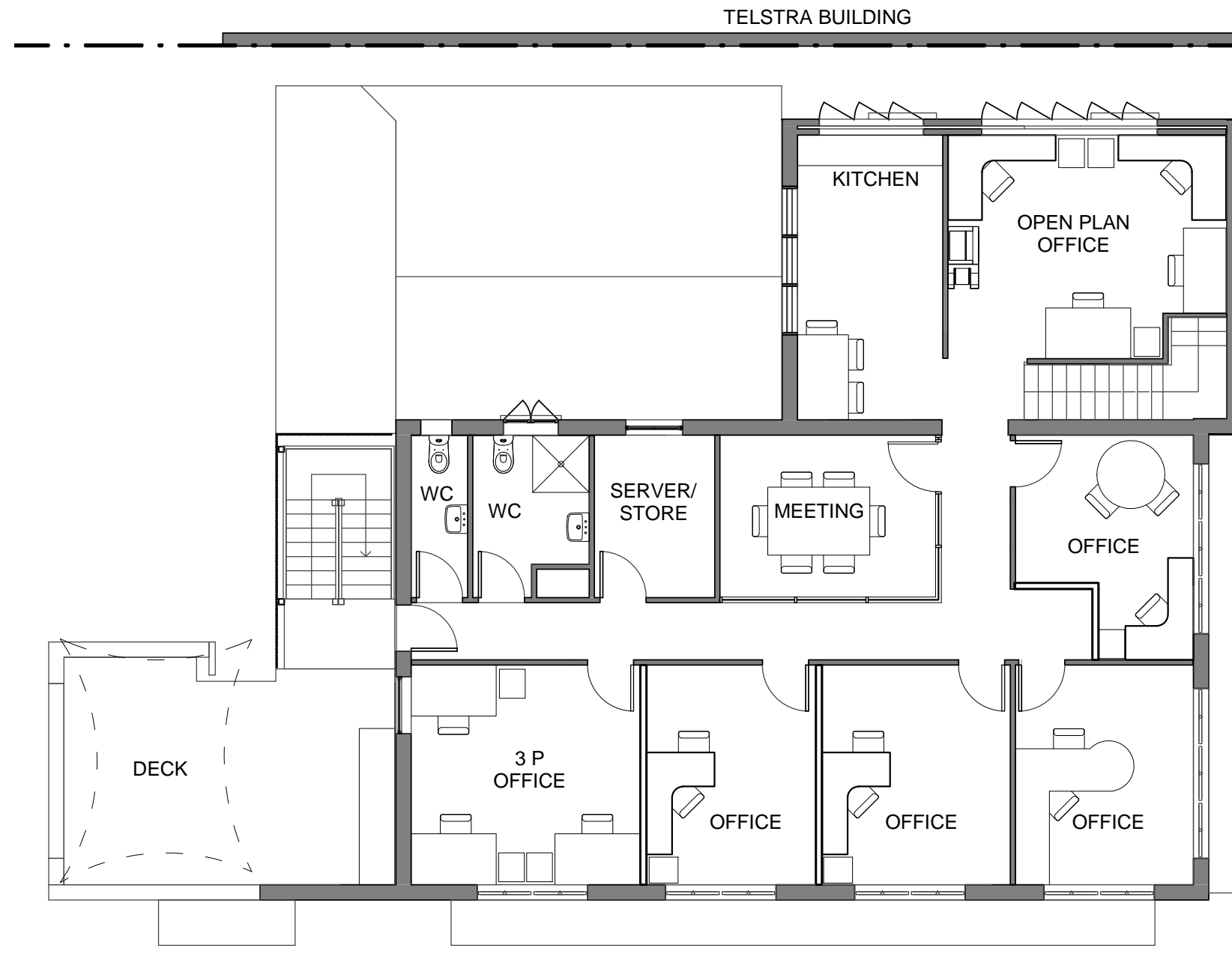


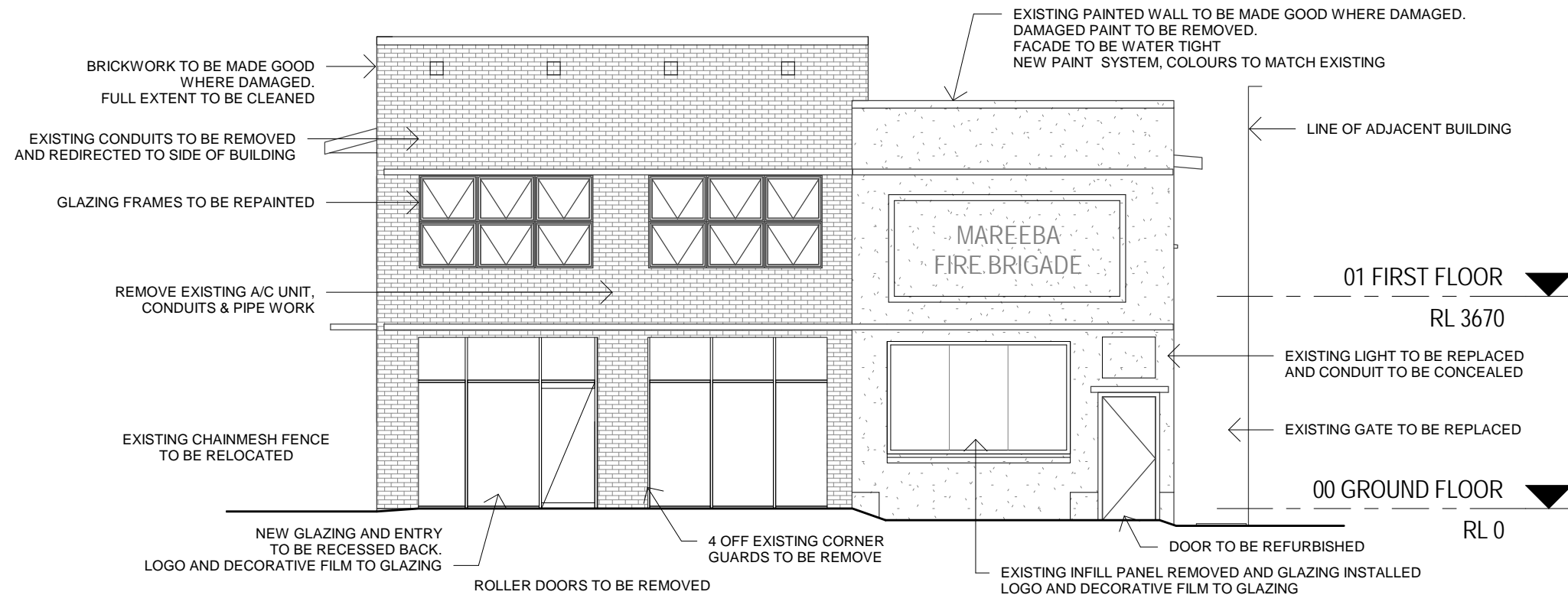
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Beatrice Street  
Atherton 4883  
maxslade@bigpond.net.au

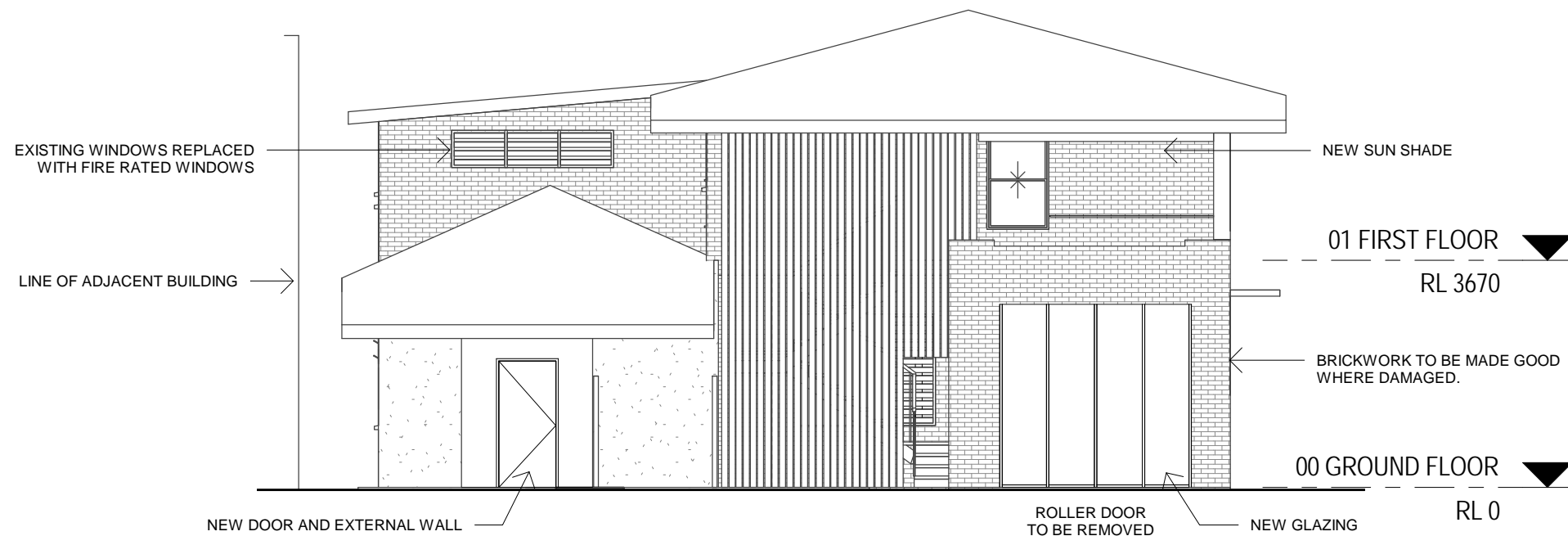






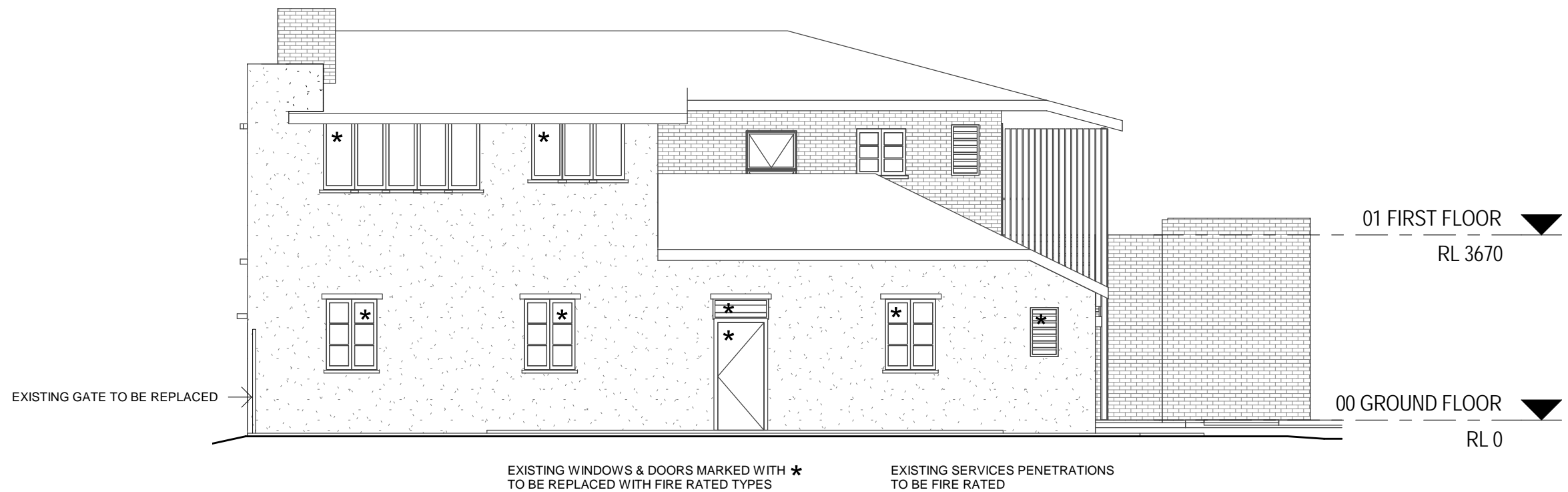
## EAST ELEVATION

1 : 100



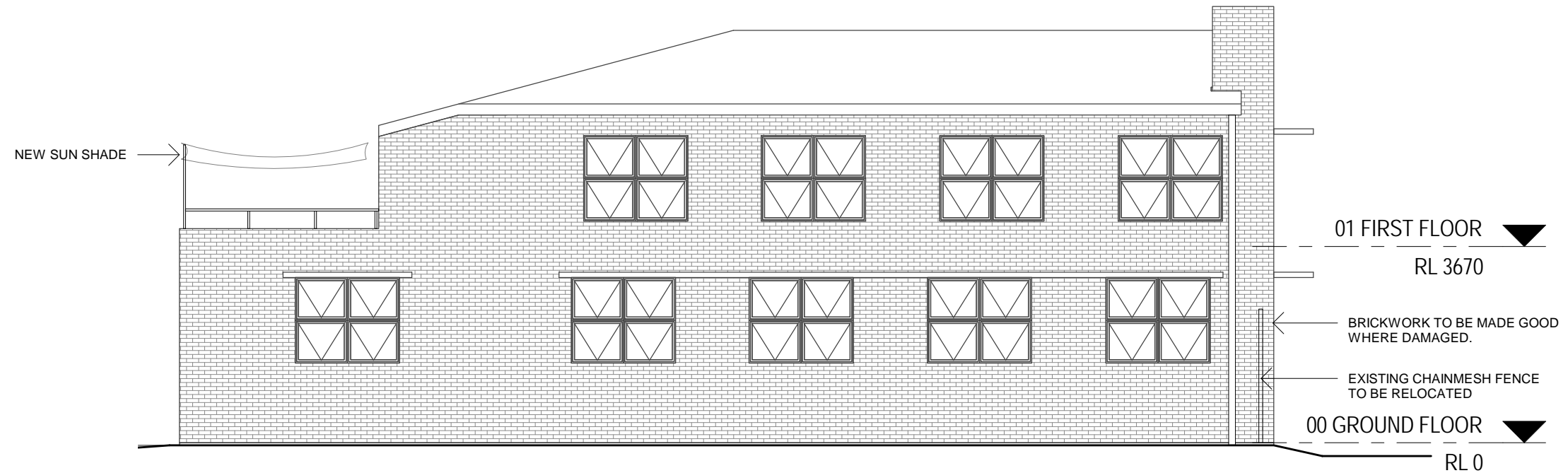
## WEST ELEVATION

1 : 100



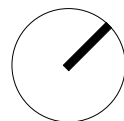
## NORTH ELEVATION

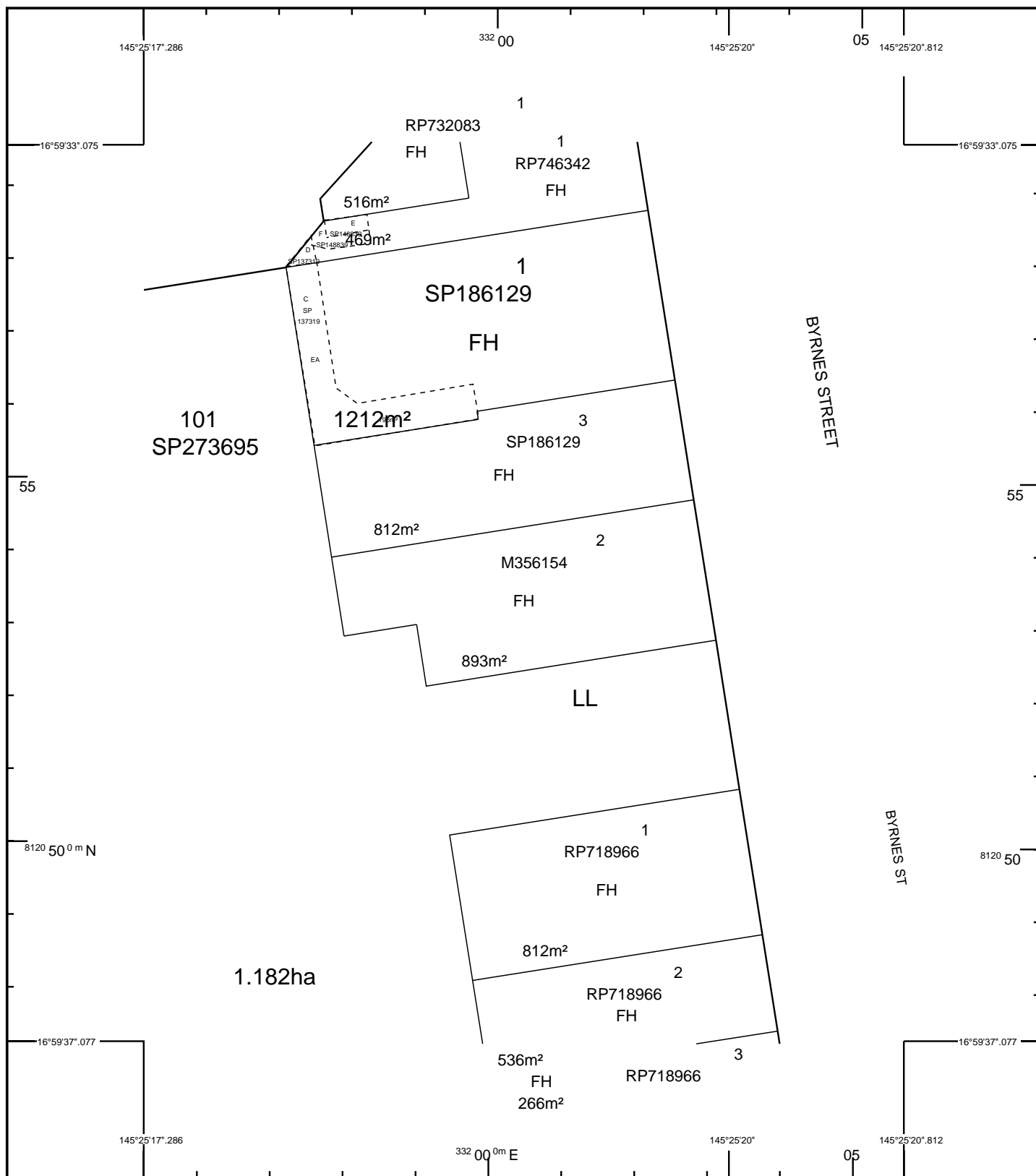
1 : 100



## SOUTH ELEVATION

1 : 100





STANDARD MAP NUMBER  
7964-22322

MAP WINDOW POSITION &  
NEAREST LOCATION

145°25'19\"/>



#### SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/M356154
Area/Volume	893m²
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	MAREEBA
Segment/Parcel	9032/31

#### CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 21/04/2017

DCDB 20/04/2017

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Based upon an extraction from the  
Digital Cadastral Data Base



(c) The State of Queensland,  
(Department of Natural  
Resources and Mines) 2017.

# DA Form 1 – Development application details

**Approved form (version 1.0 effective 3 July 2017) 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 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**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Mareeba Shire Job Training Association Inc.
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/- Freshwater Planning Pty Ltd 17 Barron View Drive
Suburb	Freshwater
State	QLD
Postcode	4870
Country	Australia
Contact number	0402 729 004
Email address (non-mandatory)	FreshwaterPlanning@outlook.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	F17/17

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application <input type="checkbox"/> No – proceed to 3)	



## PART 2 – LOCATION DETAILS

## 3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

## 3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**  
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		126	Byrnes Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	2	M356154	Mareeba Shire
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

## 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

## 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this application  
☒ Not required

## 4) Identify any of the following that apply to the premises and provide any relevant details

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>	
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):*

Conversion of existing Building into Professional Offices

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

## Section 2 – Further development details

## 7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

## Division 1 – Material change of use

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

## 8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Professional Offices	Offices	N/A	403 m <sup>2</sup>

## 8.2) Does the proposed use involve the use of existing buildings on the premises?

<input checked="" type="checkbox"/> Yes		
<input type="checkbox"/> No		

## Division 2 – Reconfiguring a lot

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

## 9.1) What is the total number of existing lots making up the premises?

--

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

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

## 10) Subdivision

## 10.1) For this development, how many lots are being created and what is the intended use of those lots:

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

## 10.2) Will the subdivision be staged?

<input type="checkbox"/> Yes – provide additional details below
<input type="checkbox"/> No
How many stages will the works include?
What stage(s) will this development application apply to?

## 11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

**12) Boundary realignment****12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?**

--

**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)**

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

**Division 3 – Operational work**

**Note:** This division is only required to be completed if any part of the development application involves operational work.

**14.1) What is the nature of the operational work?**

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <table border="1" style="width: 600px; height: 20px;"></table>		

**14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)**

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

**14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)**

\$
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**PART 4 – ASSESSMENT MANAGER DETAILS****15) Identify the assessment manager(s) who will be assessing this development application**

Mareeba Shire Council
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**16) Has the local government agreed to apply a superseded planning scheme for this development application?**

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

**PART 5 – REFERRAL DETAILS****17) Do any aspects of the proposed development require referral for any referral requirements?**

**Note:** A development application will require referral if prescribed by the Planning Regulation 2017.

<input type="checkbox"/> 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 Regulation 2017:**

<input type="checkbox"/> Clearing native vegetation
<input type="checkbox"/> Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input checked="" type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
<b>Matters requiring referral to the local government:</b>
<input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
<b>Matters requiring referral to the chief executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>The <b>chief executive of the holder of the licence</b>, if not an individual</li> <li>The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b>
<input type="checkbox"/> Brisbane core port land
<b>Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:</b>
<input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
<b>Matters requiring referral to the relevant port operator:</b>
<input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
<b>Matters requiring referral to the chief executive of the relevant port authority:</b>
<input type="checkbox"/> Land within limits of another port
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b>
<input type="checkbox"/> Tidal works, or development in a coastal management district

**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 the development application the subject of this form, or include details in a schedule to this development application (if applicable).

**PART 6 – INFORMATION REQUEST****19) Information request under Part 3 of 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 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the DA Forms Guide.

**PART 7 – FURTHER DETAILS****20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)**

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

**21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)**

☐ Yes – the yellow local government/private certifier's 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

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

**22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?**

☐ Yes – show cause or enforcement notice is attached

☒ No

## 23) Further legislative requirements

**Environmentally relevant activities**

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

☐ Yes – the required attachment (form EM941) 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 “EM941” at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
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Proposed ERA name:	
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☐ 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 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

☒ No

**Note:** See [www.justice.qld.gov.au](http://www.justice.qld.gov.au) for further information.

**Clearing native vegetation**

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

**Note:** See [www.qld.gov.au](http://www.qld.gov.au) for further information.

**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](http://www.qld.gov.au) for further information on environmental offsets.

**Koala conservation**

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes

☒ No

**Note:** See guidance materials at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for further information.

**Water resources**

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

**Note:** DA templates are available from [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au).

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to

commencing development

☒ No

**Note:** Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) for further information.

### **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](http://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 Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.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 and Heritage Protection at [www.ehp.qld.gov.au](http://www.ehp.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.dews.qld.gov.au](http://www.dews.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.ehp.qld.gov.au](http://www.ehp.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.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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### **Brothels**

23.14) Does this development application involve a **material change of use for a brothel?**

☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

☒ No



**Decision under section 62 of the *Transport Infrastructure Act 1994***

23.15) 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

**PART 8 – CHECKLIST AND APPLICANT DECLARATION****24) Development application checklist**

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

☒ Yes**Note:** See the *Planning Regulation 2017* for referral requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *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 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**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 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	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

26 July, 2017

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

Dear Sir,

**RE: APPLICATION FOR MATERIAL CHANGE OF USE – OFFICES  
LOT 2 ON M356154, 126 BYRNES STREET, MAREEBA**

Under Section 51 of the *Planning Act 2016* it is mandatory for the owner of the land to which a Development Application relates to consent to the making of the Application.

We, Mareeba Shire Job Training Association Inc. as the registered owners of 126 Byrnes Street, Mareeba and more particularly described as Lot 2 on M356154, authorise Freshwater Planning Pty Ltd to lodge a Town Planning Application on our behalf.

A handwritten signature in black ink, appearing to read 'Dustin R...', is written over a faint, circular official stamp.

MAREEBA SHIRE JOB TRAINING ASSOCIATION INC.