

DELEGATED REPORT

SUBJECT: W & J TAYLOR - MATERIAL CHANGE OF USE - SHOP AND LOW IMPACT INDUSTRY - LOT 308 ON M3563 - 57-59 BYRNES STREET, MAREEBA - MCU/18/0024

DATE: 30 August 2018

REPORT OFFICER'S TITLE: Senior Planner

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	W & J Taylor	ADDRESS	57-59 Byrnes Street, Mareeba
DATE LODGED	7 August 2018	RPD	Lot 308 on M3563
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Shop and Low Impact Industry		

FILE NO	MCU/18/0024	AREA	1,012m2
LODGED BY	Max Slade Designs	OWNER	White Enterprises Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Centre zone		
LEVEL OF ASSESSMENT	Code Assessment		
SUBMISSIONS	n/a		

ATTACHMENTS:

1. Proposal Plan/s
2. Department of State Development, Manufacturing, Infrastructure and Planning Referral Agency Response - 30 August 2018

EXECUTIVE SUMMARY

Council is in receipt of a development application described in the above application details.

The application is code assessable and was not required to undergo public notification.

It has been assessed against the relevant statutory planning instruments, including the Regional Plan and the Planning Scheme and does not conflict with any relevant planning instrument.

Draft conditions were provided to the Applicant/ care of their consultant and have been agreed.

It is recommended that the application be approved in full with conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	W & J Taylor	ADDRESS	57-59 Byrnes Street, Mareeba
DATE LODGED	7 August 2018	RPD	Lot 308 on M3563
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Shop and Low Impact Industry		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), referral agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Shop and Low Impact Industry

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
M18-4638 A101	Aerial Site & Locality Plan	Max Slade Designs	24.07.18
M18-4638 A102	Layout Plan	Max Slade Designs	24.07.18
M18-4638 A102a	Layout Plan 1-200	Max Slade Designs	24.07.18
M18-4638 A102b	GFA Area Plan & Individual Area Plan	Max Slade Designs	24.07.18
M18-4638 A103	Front Elevation Rear Elevation	Max Slade Designs	24.07.18
M18-4638 A104	North Elevation South Elevation	Max Slade Designs	24.07.18
M18-4638 A104a	3D Views	Max Slade Designs	24.07.18

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.

2. Timing of Effect

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

3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.

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

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

- 3.4 Noise Nuisance

- 3.4.1 Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.

- 3.4.2 The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

3.5 Waste Management

On site refuge storage area/s must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer or 1.8m high solid fence or building.

Where bulk bins are used and are to be serviced on site, certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council prior to the issue of a building permit which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicles to enter and exit the site in a forward gear.

4. Infrastructure Services and Standards

4.1 Access

A **commercial** access crossover must be constructed (from the edge of Byrnes Street to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

The applicant/developer must ensure that any redundant vehicle crossovers are removed and reinstated with kerb and channel.

4.2 Frontage Works

The applicant/developer is required to construct the following works, designed in accordance with the FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer:

- A concrete footpath (extending from the edge of the building to the kerb), along the full frontage of the site to Byrnes Street.
- Adjustments and relocations necessary to public utility services resulting from these works.

Where the existing footpath abuts the new footpath works, the old footpath must be modified to steadily transition into the new section of footpath.

Prior to works commencing, plans for the works described above must be approved as part of an Operational Works Application.

4.3 Stormwater Drainage/Water Quality

4.3.1 Prior to building works commencing, the applicant must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer.

4.3.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development, and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

4.3.3 The applicant/developer must construct the stormwater drainage infrastructure for the development in accordance with the approved Stormwater Management Plan and Report.

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

4.4 Car Parking/Internal Driveways

4.4.1 The applicant/developer must ensure that the development is provided with 8 on-site parking spaces including a minimum of 1 disabled parking space, which are available solely for the parking of vehicles associated with the use of the premises.

4.4.2 All car parking spaces and internal driveways/vehicle manoeuvring areas (as shown on the approved plans) must be concrete sealed, line marked where necessary, and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.

4.4.3 All car parking spaces and internal driveways must be constructed in compliance with the following standards and to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Australian Standard AS1428:2001 – Design for Access and Mobility.

4.5 Landscaping and Fencing

4.5.1 The development must be landscaped in accordance with an approved landscape plan.

4.5.2 Prior to the issue of the development permit for operational works, a detailed landscape plan, must be prepared for the site and submitted to Council's delegated officer for consideration and approval.

4.5.3 The landscape plan must demonstrate compliance with the Landscaping Code. Plant species are to be generally selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

4.5.4 The landscaping plan must incorporate the following:

- (i) A 1.8 metre high colorbond (neutral colour) screen fence must be constructed along the site boundaries to the extent shown on Drawing No. M18-4638 A102a.
- (ii) The fencing is to be erected prior to the commencement of the use and maintained in good order for the life of the development, to the satisfaction of Council's delegated officer.

4.5.5 A minimum of 25% of new plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.

4.5.6 The landscaping of the site must be carried out in accordance with the endorsed landscape plan/s, and prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

4.6 Lighting

Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

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

NOTE: The design is to integrate the principles of Crime Prevention through Environmental Design (CPTED) theory. Lighting design is to illuminate potential areas of concealment and is to project illumination so that a human face is easily discernible from 15 metres and there is to be sufficient night lighting, which renders people, colours, vegetation and objects correctly. i.e. 'white' light. Particular attention should be given to pathways, driveways and common external spaces.

4.7 Water Supply

4.7.1 Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

4.7.2 A water service connection must be provided to the proposed development in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.8 Sewerage Connection

4.8.1 The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

4.8.2 Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

(D) ASSESSMENT MANAGER'S ADVICE

(a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(b) A Trade Waste Permit will be required prior to the commencement of use.

(c) Compliance with applicable codes/policies

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

(d) Compliance with Acts and Regulations

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

(e) Environmental Protection and Biodiversity Conservation Act 1999

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

(f) Cultural Heritage

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

(E) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning Referral Agency Response dated 30 August 2018.

(F) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(G) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work
- Development Permit for Operational Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

THE SITE

The subject site is situated at 57-59 Byrnes Street, Mareeba, and is more particularly described as Lot 308 on M3563.

The site is rectangular in shape with an area of 1,012m² and is zoned Centre under the Mareeba Shire Council Planning Scheme 2016. The site contains approximately 20 metres of frontage to Byrnes Street which is constructed to a bitumen/asphalt sealed standard including kerb and channel.

An access crossover exists at the centre of the site's Byrnes Street frontage; however there is little evidence of usage.

The site is improved by a dwelling house, several sheds and scattered mature trees. Existing shops adjoin the northern and southern boundaries. Connections to all urban services have been provided to the allotment.



Map Disclaimer:

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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All surrounding lots are zoned Centre, with those adjoining the eastern boundary being developed for residential units.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Shop and Low Impact Industry in accordance with the plans shown in **Attachment 1**.

The proposed development is a new commercial premises comprising of 114m² of shop/display area abutting the Byrnes Street frontage and 308m² of materials room/office towards the rear. An area of building services is located in the centre of the development.

It is intended that the new premises will accommodate the applicant's Taylor's Upholstery business.

The designs provides for one accessible carpark and one additional carpark adjacent to the front shop. Six further carparks are situated at the rear of the workshop. A dual way driveway is located along the southern boundary allowing all vehicles enter and exit in forward gear, including a medium ridged vehicle if necessary.

Landscaping is provided throughout the site to soften the impact of the development.

The development will be connected to all urban services.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Major Regional Activity Centre in the Regional Plan. The Regional Plan Map 3 - 'Areas of Ecological Significance' does not identify the site as being of any significance.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories
Zone:	<ul style="list-style-type: none">Centre Area
Local Plan (Mareeba):	Centre zone
Overlays:	Town Centre Fringe
	Airport environs overlay
	Transport infrastructure overlay

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
<i>Low impact industry</i>	<p><i>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</i></p> <ul style="list-style-type: none"> • <i>negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise</i> • <i>minimal traffic generation and heavy-vehicle usage</i> • <i>demands imposed upon the local infrastructure network consistent with surrounding uses</i> • <i>the use generally operates during the day (e.g. 7am to 6pm)</i> • <i>offsite impacts from storage of dangerous goods are negligible the use is primarily undertaken indoors.</i> 	<p><i>Repairing motor vehicles, fitting and turning workshop</i></p> <p><i>Note—additional examples may be shown in SC1.1.2 industry thresholds.</i></p>	<p><i>Panel beating, spray painting or surface coating, tyre recycling, drum re conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry</i></p>
<i>Shop</i>	<p><i>Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.</i></p>	<p><i>Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store</i></p>	<p><i>Adult store, food and drink outlet, showroom, market</i></p>

RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

(a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(c) Mareeba Shire Council Planning Scheme 2016**Relevant Development Codes**

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.1 Centre zone code
- 7.2.2 Mareeba local plan code
- 8.2.2 Airport environs overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.3.2 Commercial activities code
- 9.3.5 Industrial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable outcomes (or performance outcomes where no acceptable outcomes) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Centre zone code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Mareeba local plan code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Airport environs overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Transport infrastructure overlay code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Commercial activities code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Industrial activities code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes contained within the code.

(e) Planning Scheme Policies

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

Where relevant, conditions will be attached to any approval requiring all development works be designed and constructed in accordance with the FNQROC Development Manual.

REFERRALS

The application triggered a referral to the State Referral Agency for state transport infrastructure.

That Department advised in a response dated 30 August 2018 that they require the conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Technical Services

PLANNING DISCUSSION

Nil

Date Prepared: 30 August 2018

DECISION BY DELEGATE

DECISION

Having considered the Senior Planner's report detailed above, I approve, as a delegate of Council, the application subject to the conditions listed in the report.

Dated the 31ST day of AUGUST 2018



BRIAN MILLARD
SENIOR PLANNER



ANTHONY ARCHIE
MANAGER DEVELOPMENT & GOVERNANCE

MAREEBA SHIRE
AS A DELEGATE OF THE COUNCIL

PROPOSAL PLANS

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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.

Property Description

Lot 308 on M3563
 Locality - Mareeba
 Mareeba Shire council

Area of Land - 1012 sq m

Building Classification - Class 8

Car Parking reqd - -
 Car Parking provided - -

Landscaping provided - -

BYRNES STREET

Aerial Site & Locality Plan

1 : 200

Planning App. 24 07 18

Max Slade Designs Pty. Ltd.
 GBA Lic. No. 659479
 Building Practitioner - Medium Rise

A.B.N. No. 58 010 910 521

Phone 07 4699 1619
 Fax 07 4699 1619
 Email max@sladedesigns.com.au

Sheet No. **A101**

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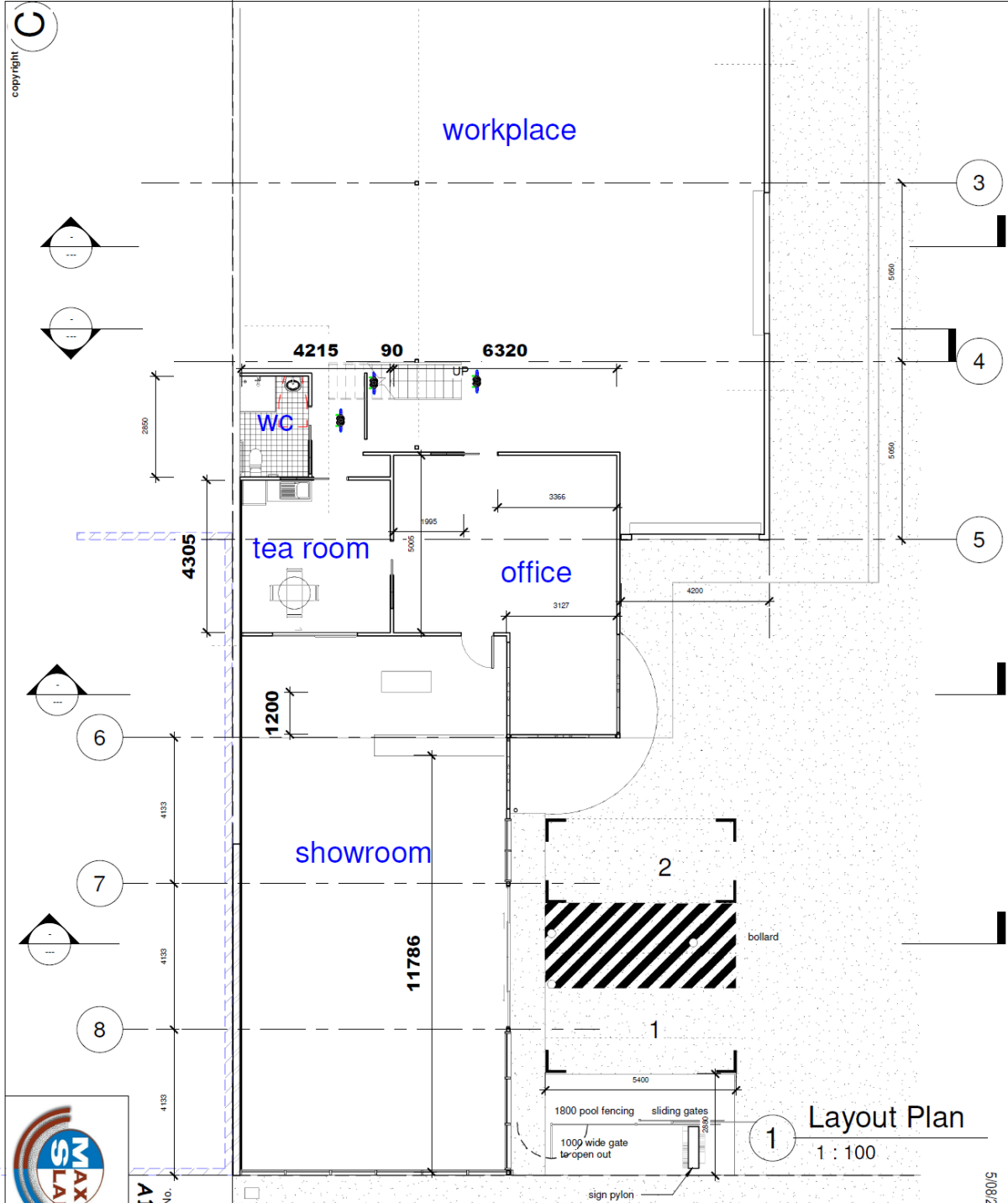
Station	Number	Date	Description
Client			Taylor's Upholstery
Project			Shop & Workshop
Location			Byrnes Street Mareeba
Design Wind Classification			C 2
Wind Dir.			July 2018
Wind Spd.			Max Slade
Wind Dir.			1:200
Wind Spd.			1:200
Notes			ON 90°
Scale			M 18 - 4638

TAKE REQUIRED DIMENSIONS IN PREFERENCE TO SCALED

IF IN DOUBT ASK !!

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

All work must be in accordance with the Australian Building Code of Australia.



1 Layout Plan
1 : 100

Planning App. 24 07 18



Sheet No. A102

maxslade@bigpond.net.au
Phone 07 40 91 2099
Max Slade Designs Pty. Ltd.
QBSA Lic. No. 059479
Builder - Low Rise
Building Practitioner - Medium Rise
A.S.N. No. 18 010 038 321

Design Wind Classification - G 2
Date 24 July 2018
Drawn Max Slade
Scale 1:100
M 18 - 4638
No. 9097

Project Shop & Workshop
Location Bynes Street Mareeba

Client Taylors Upholstery

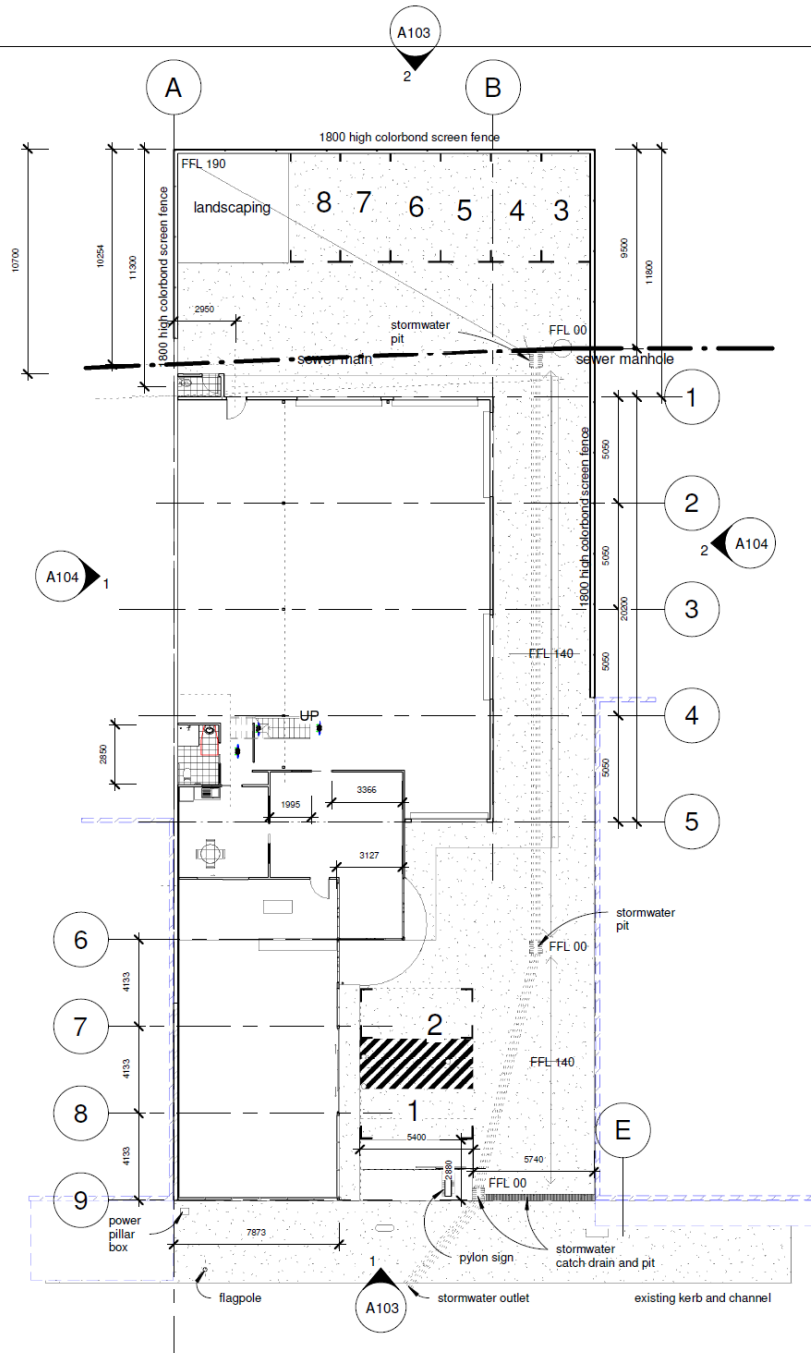
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IF IN DOUBT ASK !!
The Builder should verify all dimensions on site before commencing work.
All work must be in accordance with the Building Code of Australia and the Building Code of Australia of Australia.

Station	Number	Date	Description
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1 Layout Plan 1 - 200
1 : 200

Planning App. 24 07 18



maxslade@prepa.com.au
A102a
Sheet No.

Max Slade Designs Pty. Ltd.
6069 16 09 70
18 07 2018
Date
Max Slade
Author
1:200
Scale
M 18 - 4638
No. of
8538

Design Wind Classification: G 2
Location
Byrnes Street
Marreeba

Project
Shop &
Workshop

Client
Taylors
Upholstery

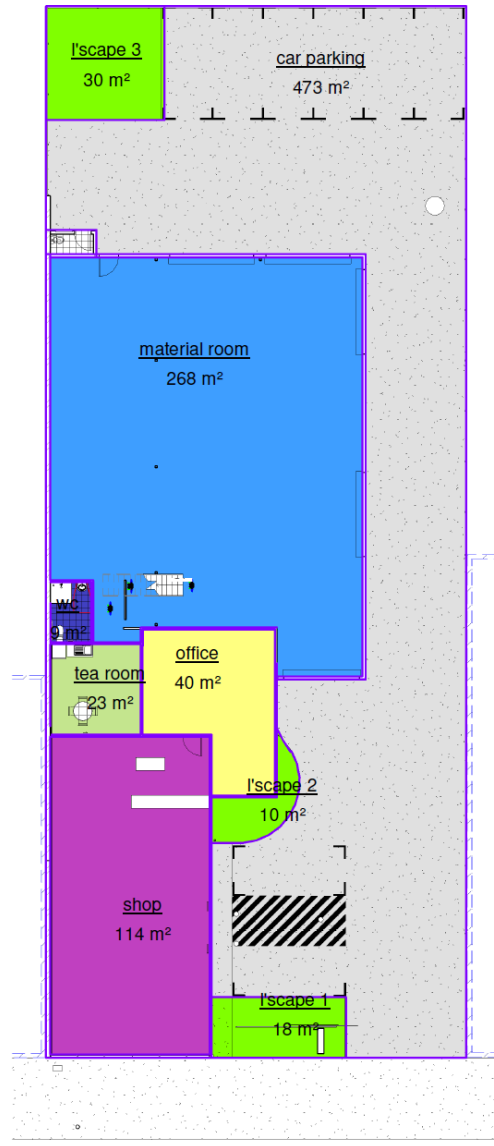
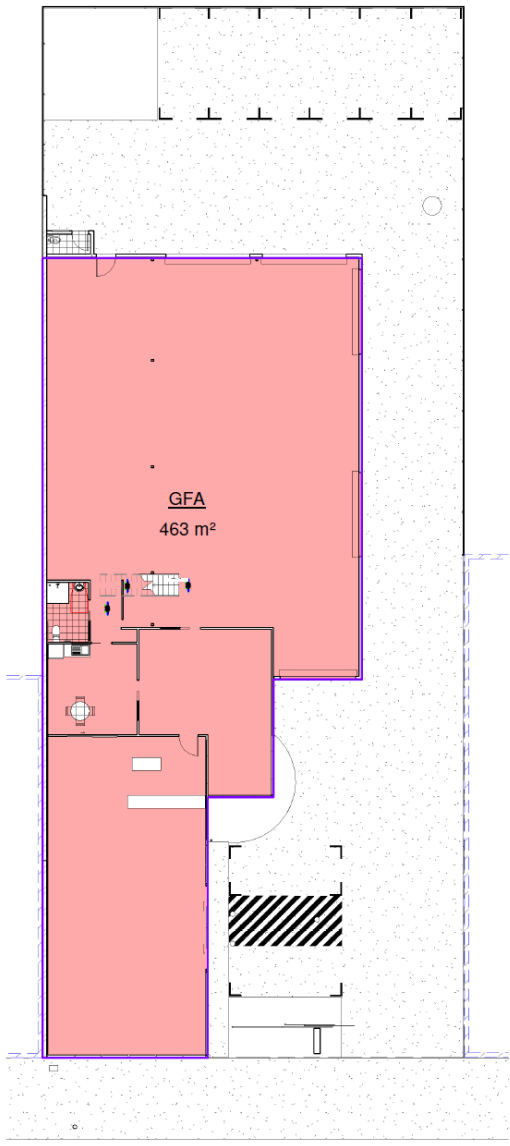
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The Builder should verify all
dimensions on site before
commencing work.
All work must be in accordance
with the Building Code of Australia
and the Building Regulations of
Australia.

Number	Date	Description

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2 GFA Area Plan
1 : 200

1 Individual Area Plan
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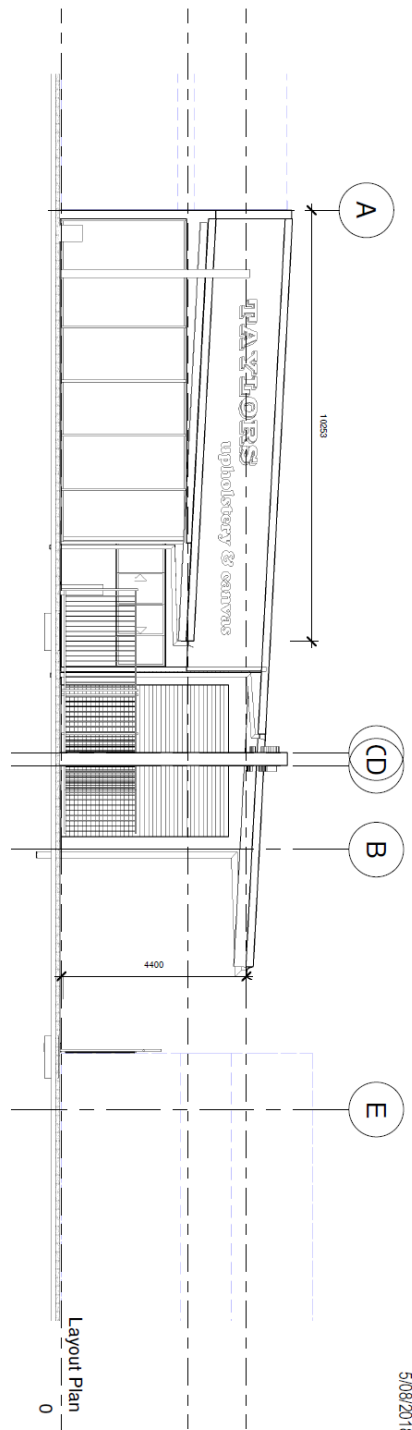
<p>Sheet No. A102b</p> <p>Max Slade Designs Pty Ltd GBSA Lic. No. 059479 6662 16 09 70 max@sladedesigns.com.au maxslade@sladedesigns.com.au</p> <p>Building Division Medium Rise A.S.N. No. 18 010 6108 321</p> <p>No. 907 M 18 - 4638</p> <p>Scale 1 : 200</p> <p>Date 24 July 2018 Drawn Max Slade Check Max Slade</p> <p>Design Wind Classification: G 2</p> <p>Location Byrnes Street Marreeba</p> <p>Project Shop & Workshop</p> <p>Client Taylors Upholstery</p> <p>TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK!! The Builder should verify all dimensions on site before commencing work. All work must be in accordance with the Building Code of Australia and the Building Code of Australia of Australia.</p>	<table border="1"> <thead> <tr> <th>Station</th> <th>Number</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Station	Number	Date	Description				
Station	Number	Date	Description						

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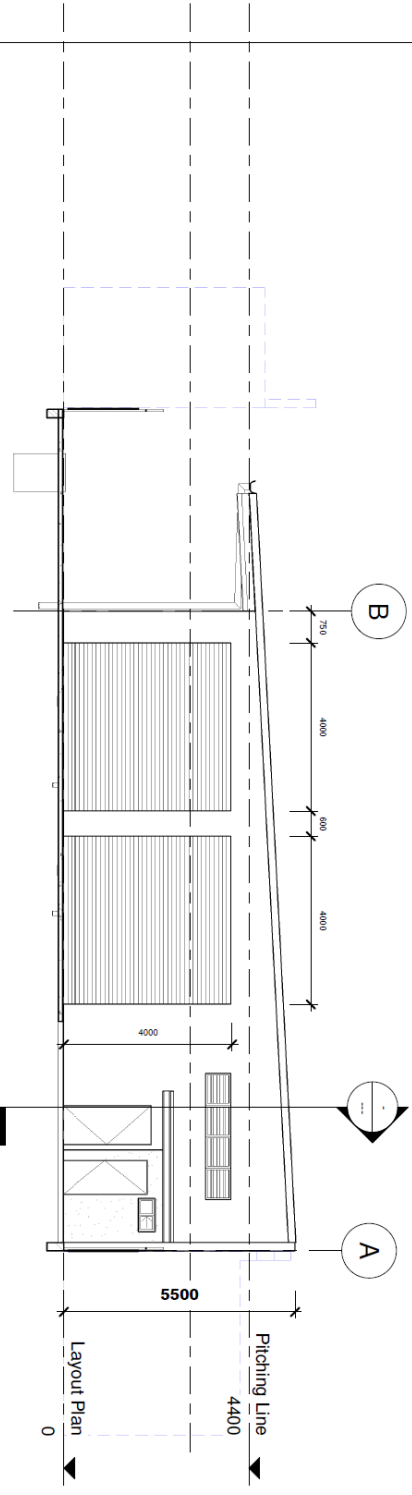
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1 Front Elevation
1 : 100



2 Rear Elevation
1 : 100

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Number	Date	Description

NOTES
All work must be in accordance with Local Authority By-Laws and of Australia - Construction Code. The Builder should verify all dimensions and confirm any work. TAKE REQUIRED DIMENSIONS IN PREFERENCE TO SCALES. IF IN DOUBT ASK !!

Client
Taylors Upholstery

Project
Shop & Workshop

Location
Byrnes Street Mareeba

Designer Firm Classification - C-2
Date July 2018
Drawn Max Slade
Scale 1:100

Job No.
M 18 - 4638

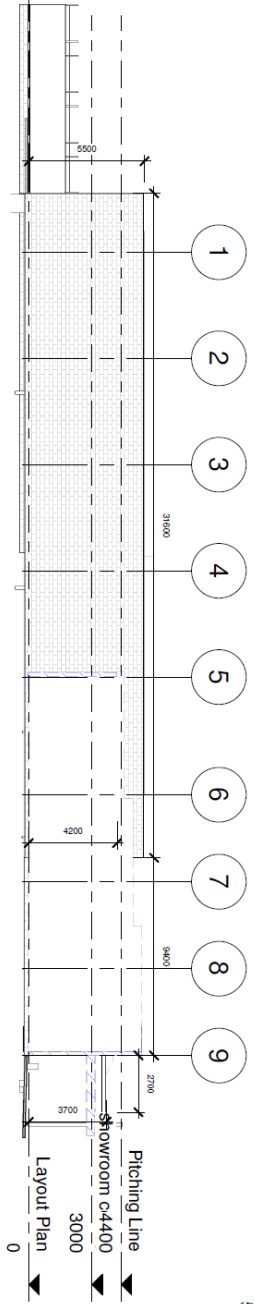
AS/NZS No. 19 9710 008 2571
Max Slade Designs Pty. Ltd.
Builder - Low Rise
Building Designer - Medium Rise
Phone 07 410 91 2099
maxslade@bhjpond.net.au

Sheet No.
A103

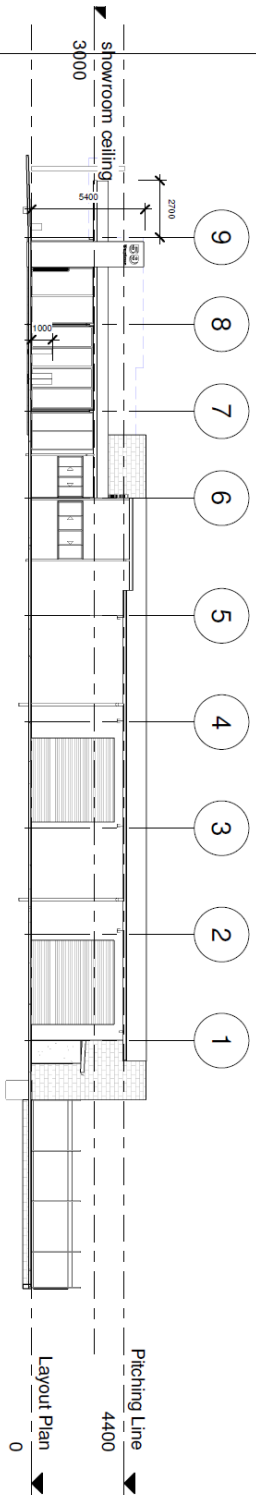
Planning App. 24 07 18

be aware - SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

5/08/2018 8:22:44 AM



1 North Elevation
1 : 200



2 South Elevation
1 : 200

Number	Date	Description
0		

NOTES
 All work must be in accordance with Local Authority By-Laws and of Australia - Construction Code. The Builder should verify all dimensions and levels before commencing any work. TAKE REQUIRED DIMENSIONS IN REFERENCE TO SCALED P.L. IN DOWBATASK II.

Client
 Taylors Upholstery

Project
 Shop & Workshop

Location
 Byrnes Street
 Mareeba

Design final classification - C-2
 Date 24/07/2018
 Drawn Max Slade
 Scale 1:200

Job No.
 M 18 - 4638

AS/NZS No. 1910:2005
 Max Slade Designs Pty. Ltd.
 Builders - Low Rise
 Building Designer - Medium Rise
 Phone 07 410 91 2099
 maxslade@bhgpond.net.au

Sheet No.
 A104

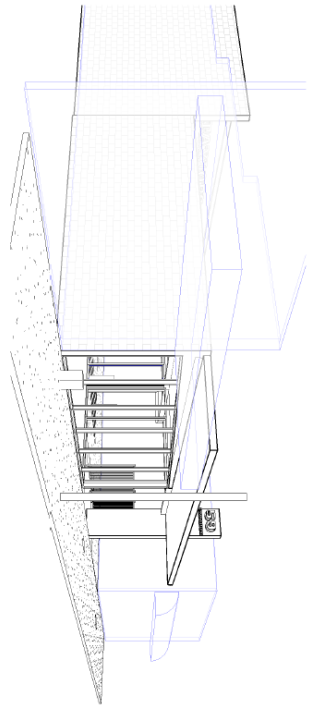
Planning App. 24 07 18



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be aware - SUBSTITUTION OF ANY STRUCTURAL MEMBERS & OR ANY VARIATIONS TO THE DESIGN WILL VOID ANY RESPONSIBILITY OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING

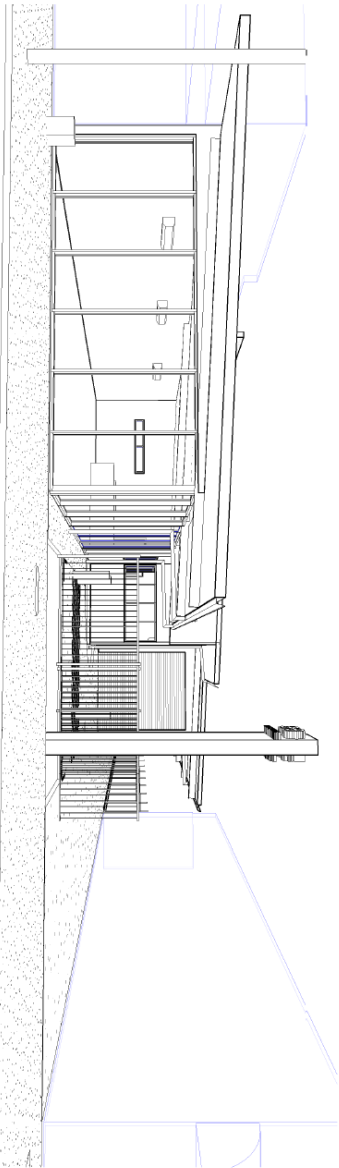
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2 3D View 6



1 3D View 7



3 3D View 8

Number	Date	Description

NOTES

All work must be in accordance with Local Authority By-Laws and of Australia's "Construction Code".
 The Builder should verify all dimensions and details of work commencing any work.
 TAKE REQUIRED DIMENSIONS IN PREFERENCE TO SCALES
 IF IN DOUBT ASK !!

Client
 Taylors Upholstery

Project
 Shop & Workshop

Location
 Byrnes Street
 Mareeba

Designer Firm Classification - C 2
 Date 21/07/2018
 Drawn Max Slade
 Scale

Job No.
 M 18 - 4638

A.S.N. No. 19 9710 008 1251
Max Slade Designs Pty. Ltd.
 10/11-13/15 The Esplanade
 Building Designer - Max Slade
 Phone 07 410 91 2099
 maxslade@bigpond.net.au

Sheet No.
A104d

Planning App. 24 07 18



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ATTACHMENT 2

RA6-N



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Our reference: 1808-6757 SRA
 Your reference: MCU/18/0024

30 August 2018

Chief Executive Officer
 Mareeba Shire Council
 PO Box 154
 Mareeba Qld 4880
 planning@msc.qld.gov.au

Attention: Mr Carl Ewin

Dear Sir/Madam

Referral agency response—with conditions(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 10 August 2018.

Applicant details

Applicant name:	M and J Taylor C/- Max Slade Designs Pty Ltd
Applicant contact details:	PO Box 834 Tolga QLD 4882 maxslade@bigpond.net.au

Location details

Street address:	57-59 Byrnes Street, Mareeba
Real property description:	Lot 308 on M3563
Local government area:	Mareeba Shire Council

Application details

Development permit	Material change of use for shop and low impact industry
--------------------	---

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the applicant

The department offers advice about the application to the applicant—see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: material change of use				
TMR Layout Plan (664-2.70km)	Queensland Government Transport and Main Roads	22/02/2018	TMR 18-25248 (500-1300)	Issue A

A copy of this response has been sent to the applicant for their information.

For further information please contact Belinda Jones, Senior Planning Officer, on 40373239 or via email CairnsSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc M and J Taylor C/- Max Slade Designs Pty Ltd, maxslade@bigpond.net.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
10.9.4.2.4.1 State-controlled road —The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1	(a) The road access location, is to be located generally in accordance with: <ul style="list-style-type: none"> • TMR Layout Plan (664 – 2.70km) prepared by Queensland Government Transport and Main Roads, dated 22/08/2018, File Reference TMR18-25248 (500-1300), Issue A (b) Road access works comprising of a commercial / industrial vehicle crossover must be provided at the road access location. (c) The road access works must be designed and constructed in accordance with Far North Queensland Regional Organisation of Councils (FNQROC) Standard Drawing S1015 - Access Crossovers, dated 23/10/17, Revision D.	(a) At all times (b) and (c) Prior to the commencement of use and to be maintained at all times.
2	The existing vehicular property access located between Lot 308 on M3563 and Mareeba-Dimbulah (Byrnes Street) must be permanently closed and removed. The kerb and channelling between the pavement edge and the property boundary must be reinstated in accordance with Far North Queensland Regional Organisation of Councils (FNQROC) Standard Drawing S1000 – Concrete Kerb & Channel Profiles and Dimensions dated 23/10/17, Revision F.	Prior to the commencement of use
3	Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.	At all times

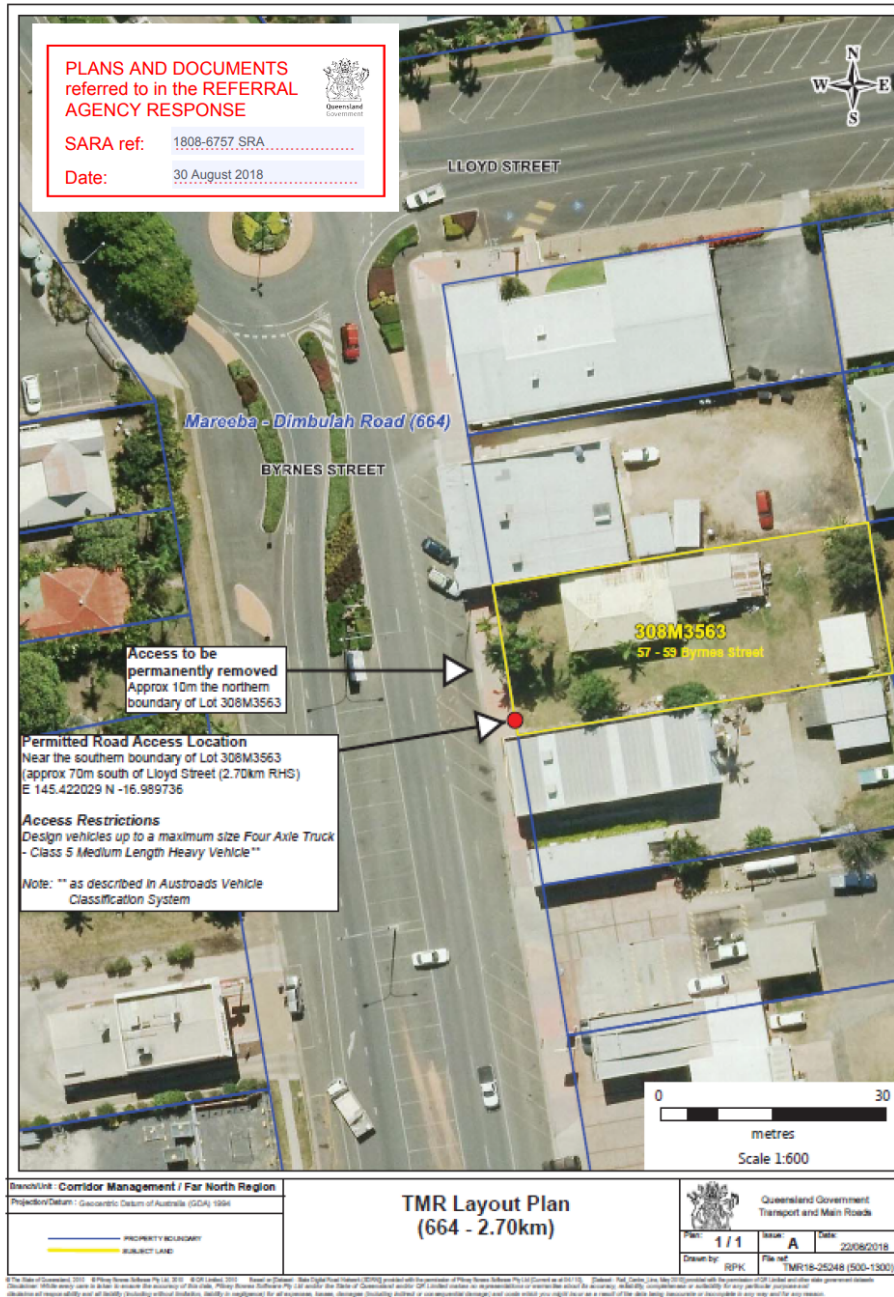
Attachment 2—Reasons for decision to impose conditions

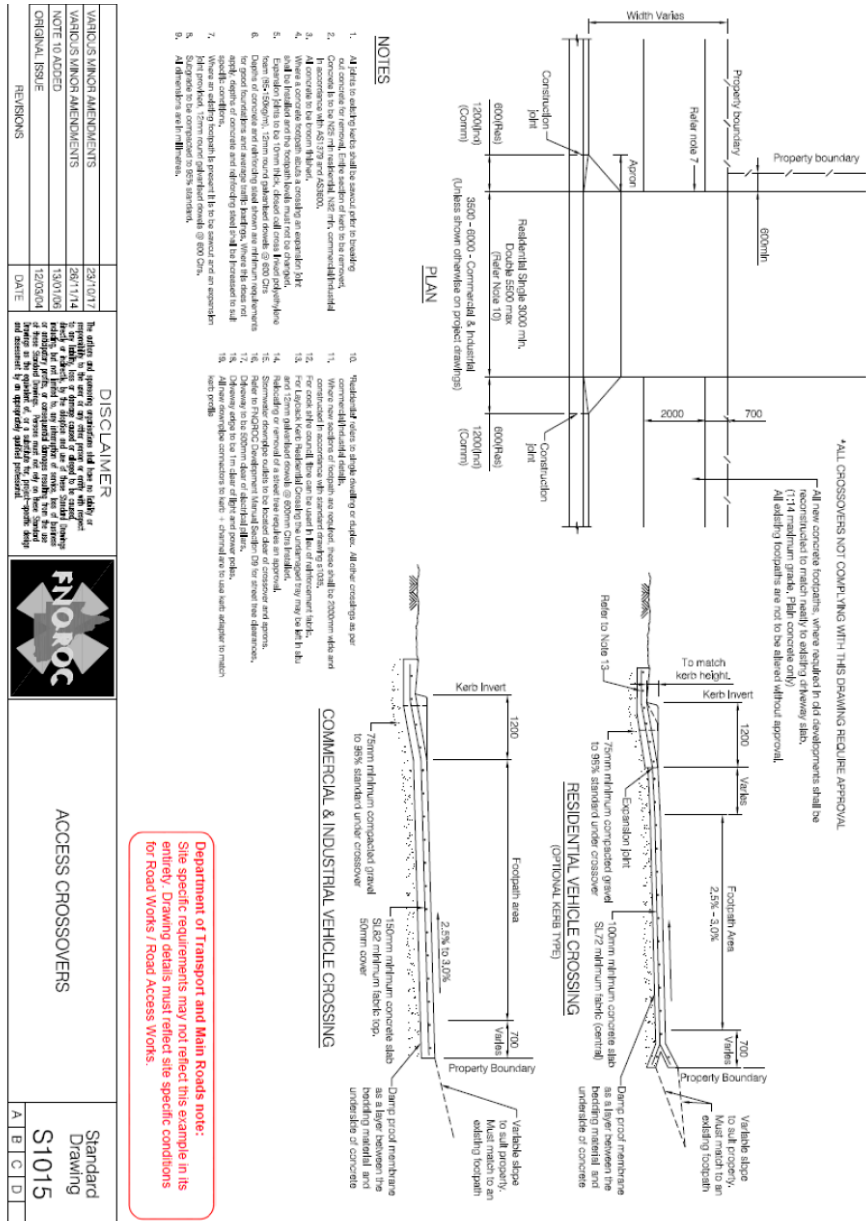
The reasons for this decision to impose conditions are:

- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- To maintain the safety and efficiency of the state-controlled road by reducing the number of road access points to the state-controlled road.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.

Attachment 3—Advice to applicant

Further development permits required	
Ref	Road Works Approval
1.	<p>In accordance with section 33 of the Transport Infrastructure Act 1994 (TIA), an applicant must obtain written approval from Department of Transport and Main Roads (DTMR) to carry out road works, including road access works on a state-controlled road. Please contact DTMR on 4045 7144 to make an application under section 33 of the TIA to carry out road works. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road works approval process takes time – please contact Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>
Ancillary works and encroachments	
2.	<p>In accordance with section 50(2) and Schedule 6 of the <i>Transport Infrastructure Act 1994</i> (TIA) and Part 5 and Schedule 1 of the <i>Transport Infrastructure (State-Controlled Roads) Regulation 2006</i>, the applicant / development must obtain Department of Transport and Main Roads (DTMR) approval to carry out ancillary works and encroachments on a state-controlled road. Please contact the Cairns district office of the Department of Transport and Main Roads on 4045 7144 to make an application for a Road Corridor Permit under section 50(2) of the TIA to carry out ancillary works and encroachments.</p> <p>The approval process may require the approval of design drawings of the proposed works by a certified by a Registered Professional Engineer of Queensland (RPEQ).</p> <p>Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters/structures, vegetation clearing, landscaping and planting. The proposed development involves an awning and this will require approval to carry out ancillary works and encroachments on a state-controlled road.</p>





***ALL CROSSOVERS NOT COMPLIING WITH THIS DRAWING REQUIRE APPROVAL**

All new concrete footpaths, where installed in adjacent developments, shall be constructed to match closely to existing adjacent footpaths.

All existing footpaths are not to be altered without approval.

VARIATIONS/AMENDMENTS	DATE	DESCRIPTION
VARIOUS VEHICLE AMENDMENTS	29/10/17	The width of existing footpaths and kerbs is to be increased to 1200mm.
VARIOUS VEHICLE AMENDMENTS	29/11/14	1200mm wide footpaths and kerbs are to be installed on both sides of the road.
NOTE TO ADDED	13/01/06	Site specific requirements may not reflect this example in its entirety. Drawing details must reflect site specific conditions for Road Works / Road Access Works.
ORIGINAL ISSUE	12/03/04	1200mm wide footpaths and kerbs are to be installed on both sides of the road.
REVISIONS		

DISCLAIMER

The design of any system shall be the responsibility of the client. The design of any system shall be the responsibility of the client. The design of any system shall be the responsibility of the client.

ACCESS CROSSOVERS

Standard Drawing S1015
A B C D

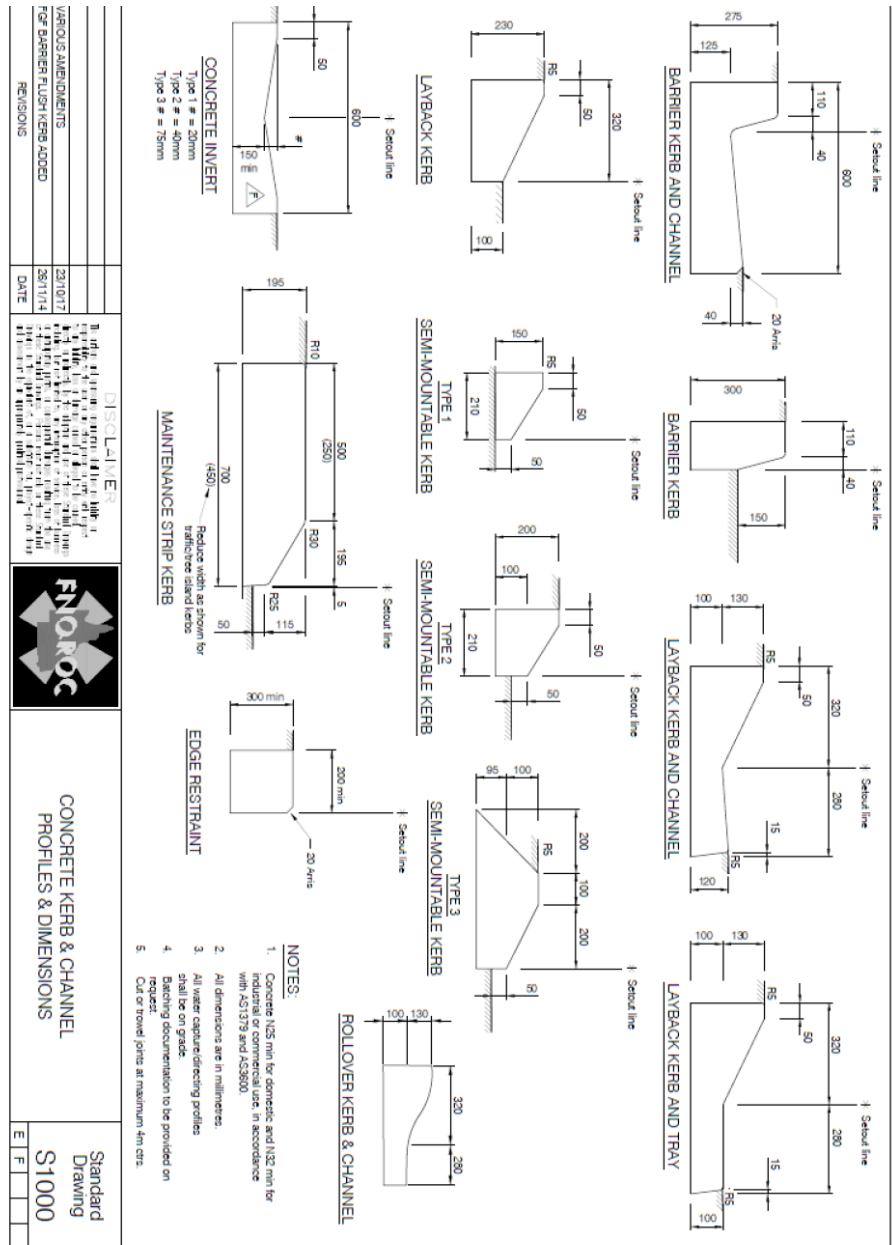
Department of Transport and Main Roads note:

Site specific requirements may not reflect this example in its entirety. Drawing details must reflect site specific conditions for Road Works / Road Access Works.

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1808-6757 SRA

Date: 30 August 2018



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1808-6757 SRA

Date: 30 August 2018