8.1 NGOONBI COMMUNITY SERVICES INDIGENOUS CORPORATION - MATERIAL CHANGE OF USE - WAREHOUSE - LOT 707 ON NR7409 - 39 BARANG STREET, KURANDA - MCU/20/0008

Date Prepared: **22 May 2020**

Author: **Senior Planner**

Attachments: **1. Proposal Plans**

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Ngoonbi Community Services Indigenous Corporation	**ADDRESS**	39 Barang Street, Kuranda
DATE LODGED	7 May 2020	**RPD**	Lot 707 on NR7409
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Warehouse		
FILE NO	MCU/20/0008	**AREA**	1012m^2
LODGED BY	Gilvear Planning Pty Ltd	**OWNER**	Ngoonbi Community Services Indigenous Corporation
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Medium Density Residential		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No Submissions Received		

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. During the mandatory public notification period, no submissions were received.

The applicants propose the construction of a 305m^2 storage shed at the rear of the site behind the existing dwelling. The proposed use is considered a "warehouse" under the Planning Scheme instead of a normal domestic storage shed as its used to store equipment associated with a commercial operation, namely the Ngoonbi Community Services Indigenous Corporation.

The application and supporting material have been assessed against the Mareeba Shire Council Planning Scheme 2016 and is not considered to conflict with any relevant aspect of the Planning Scheme. Although the proposed use is somewhat inconsistent with the intent of the Medium density residential zone, the lack of more suitably zoned and unconstrained land in the Kuranda CBD means that non-residential development may at times need to encroach into residential areas. This is not uncommon along Barang Street which currently includes a mix of residential and non-residential development (medical/respite centres, church, CWA Hall).

Where non-residential development is proposed, it should be of a nature and scale that will have minimal impact on adjoining residential uses. The proposed warehouse is considered such a use as

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it will only be accessed by the corporation periodically and will not include the use of noise generating mechanical plant such as forklifts, refrigeration/air-conditioning units or power tools. Additional conditions have been recommended to help further minimise any impact on adjoining residential uses. These draft conditions were provided to the Applicant care of their consultant and have been agreed to.

It is recommended that the application be approved, subject to conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		**PREMISES**	
APPLICANT	Ngoonbi Community Services Indigenous Corporation	**ADDRESS**	39 Barang Street, Kuranda
DATE LODGED	7 May 2020	**RPD**	Lot 707 on NR7409
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Warehouse		

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), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

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 - Warehouse

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Site Plan - Proposed Warehouse	Applicant	1 June 2020
19195WJ S01	Slab and Footing Plan and Footing Details	Steve McKenzie Consulting Engineers	6/04/2020
19195WJ S03	Elevation (Sheet 1 of 2)	Steve McKenzie Consulting Engineers	6/04/2020
19195WJ S04	Elevation (Sheet 2 of 2)	Steve McKenzie Consulting Engineers	6/04/2020

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(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

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

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

3. General

   3.1 The 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 Waste Management

   Any on-site refuse storage associated with the warehouse use must be limited to a residential scale and not exceed two standard sized wheelie bins. Commercial scale refuse storage (skip bins and the like) are not permitted to service the warehouse use.

   3.5 Mechanical plant such as forklifts are not permitted to be used in association with the warehouse use. Any mechanical plant and equipment stored in the warehouse must not be run/operated or serviced on-site.

   Refrigeration equipment, filter systems, compressors, mechanical ventilation systems, power tools or any other noise emitting devices must not be used in association with the warehouse use.

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3.6 Hours of operation

The approved warehouse use is only permitted to be accessed between the hours of 7am to 6pm, Monday to Friday and 8am to 12pm Saturdays, no access is permitted outside these hours or on Sundays or public holidays.

3.7 The warehouse sheds external colour must be a neutral green colour in order to minimise visual impact.

4. Infrastructure Services and Standards

4.1 Access

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

4.2 Stormwater Management

4.2.1 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.

4.2.2 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.

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

4.2.4 All stormwater drainage associated with the development must be collected from site and discharged to an approved legal point of discharge on Barang Street.

4.3 Car Parking/Internal Driveways

The internal driveway shown on the approved site plan and any vehicle manoeuvring areas servicing the warehouse (up to the shed roller door openings) must be concrete or asphalt sealed (no bitumen) and provided with one-way crossfall so that stormwater runoff is contained within the site.

Grass pavers may be used as an alternative to a concrete or asphalt seal and must be maintained in good order with a well-maintained grass infill for the life of the development, to the satisfaction of Council's delegated officer.

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4.4 Landscaping & Fencing

4.4.1 A 1 metre wide landscape strip must be provided along the full length of the Barang Street frontage (excluding access driveways and paths).

The landscape strip must include plantings no greater than 1 metre apart and must be mulched, irrigated and maintained for the life of the development, to the satisfaction of Council's delegated officer.

4.4.2 A 1.8 metre high solid screen (no gaps) timber or Colorbond fence of neutral colour is to be erected along the entire length of the common boundaries between the site and Lot 706 on NR7409 and Lot 708 on NR7409. The 1.8m high fence height must be measured from the top of the bank between the site and Lot 706 on NR7409.

All fencing must be kept clean, in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.5 Lighting

Where lighting is installed, lighting used must be motion activated only and must be designed and located in order to prevent 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.

(D) ASSESSMENT MANAGER'S ADVICE

(a) 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.

(b) 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.

(c) 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

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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

(d) 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) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(E) 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);

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

- Development Permit for Building Work

(G) 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 39 Barang Street, Kuranda, and is described as Lot 707 on NR7409. The site is regular in shape with an area of 1012m^2 and is zoned *Medium Density Residential* under the Mareeba Shire Council Planning Scheme 2016. The site contains 20 metres of frontage to Barang Street which is constructed to a bitumen/asphalt standard including kerb and channel on both sides. This section of Barang Street also includes on-street parking on both sides.

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Map Disclaimer:
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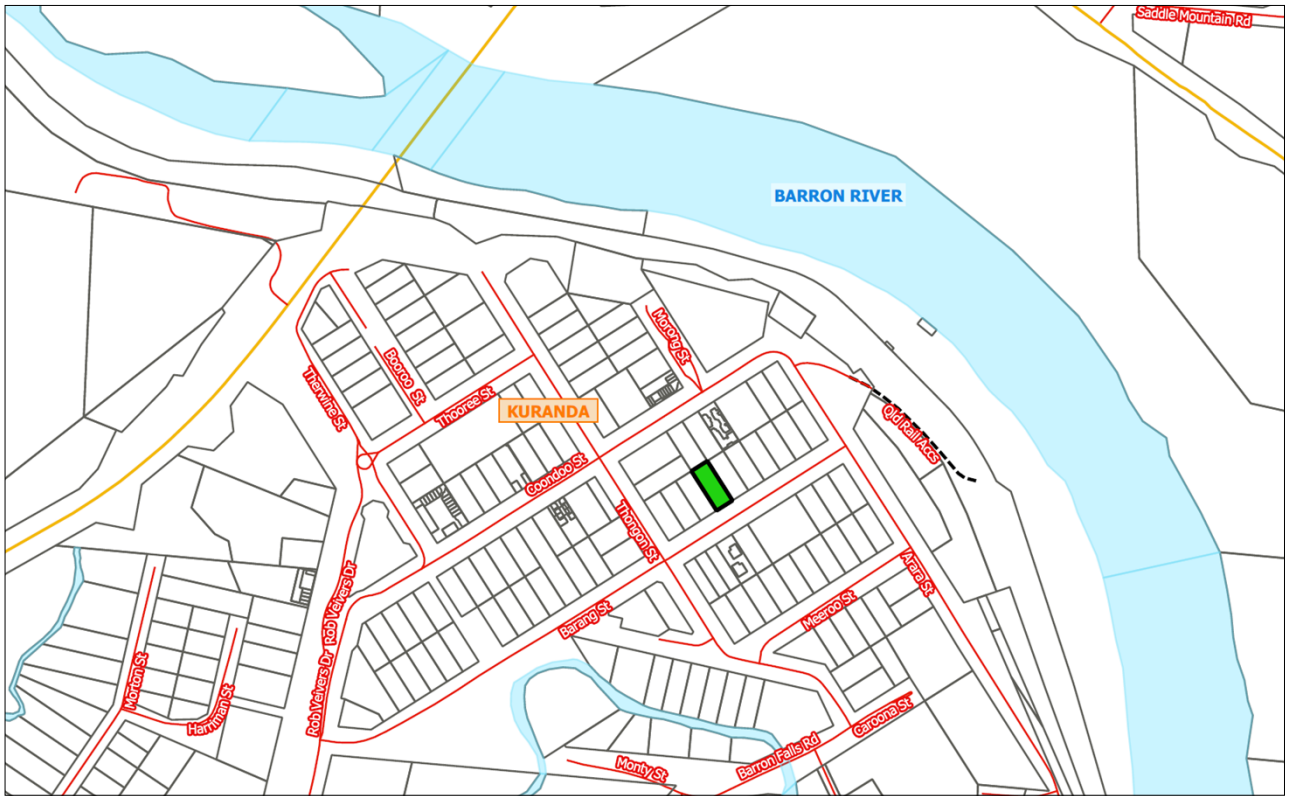

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The site is improved by a single dwelling house only, situated at the front of the property with the rear half of the site being vacant. The site is relatively flat and level and is connected to all urban services. Immediate adjoining lots to the north-east and south-west are also zoned Medium Density Residential with the lot to the north-east being vacant and the lot to the south-west containing a dual occupancy (duplex) use. Lots adjoining to the north are zoned Centre, and contain various commercial uses including the Ngoonbi Community Services Indigenous Corporation office.

BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Warehouse in accordance with the plans shown in **Attachment 1**.

Ngoonbi Community Services Indigenous Corporation (the applicants) propose the construction of a 23.5m x 13m x 4.2m (high) 305m^2 storage shed for the purposes of securely storing plant and equipment used by the corporation. Stored plant and equipment will include trailers, diggers, hand-tools, power-tools, and various construction consumable (timber, screws nails, etc.).

The proposed storage shed will be located at the rear of the site behind the existing dwelling and will be accessed from Barang Street via a new driveway along the south-west boundary of the site.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Kuranda is identified as a village activity centre in the Regional Plan.

The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as being situated within the *Strategic Rehabilitation Area*.

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	**Land Use Categories** • Residential Area **Transport Elements** • Principal Cycle Route
Zone:	Medium Density Residential Zone
Overlays:	• Scenic amenity overlay code

Planning Scheme Definitions

The proposed use is defined as:-

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Column 1 ***Use***	***Column 2*** ***Definition***	***Column 3*** ***Examples include***	***Column 4*** ***Does not include the following examples***
Warehouse	*Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.* *The use may include sale of goods by wholesale where ancillary to storage.* *The use does not include retail sales from the premises or industrial uses.*	*Self storage sheds*	*Hardware and trade supplies, outdoor sales, showroom, shop*

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

Strategic Framework

3.3 Settlement Pattern and Built Environment

3.3.4 Element - Village activity centre

3.3.4.1 Specific Outcomes

(1) Kuranda, as the village activity centre for Mareeba Shire, accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities.

(2) The rural activity centres of Mareeba Shire maintain their relaxed, low density, small town character and lifestyle. Infill development will maintain larger lot sizes than other activity

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centres in the shire in order to retain the rural character and expected levels of amenity. Lower residential densities are also enforced due to a lack of sewerage infrastructure.

(3) Kuranda's centre area retains and enhances its village character and rainforested entrance and surrounds which make it an attractive place to live and visit.

Comment

The proposed warehouse storage shed will be used by the Ngoonbi Community Services Indigenous Corporation to provide secure storage for plant and equipment owned by the corporation. The development will aid in the continued operation of the corporation which directly benefits indigenous peoples in the Kuranda locality.

The proposed warehouse use is of a nature and scale that is not likely to impact on adjoining residential uses, both visually and operationally. Notwithstanding this, additional conditions of approval have been recommended to help further minimise any impacts that may be felt by neighbouring uses. The scale of development proposed will not be inconsistent with existing built form in the area.

The development complies with Specific Outcomes 1, 2 and 3.

3.4 Natural resources and environment

3.4.8 Element - Air and noise quality

3.4.8.1 Specific Outcomes

(1) The health, well-being, amenity and safety of the community and the environment is protected from the impacts of air emissions, noise and odour through appropriate management and adequate separation distances.

Comment

The subject site and adjoining lots to the south-west and north-east are zoned Medium density residential. The adjoining lot the south-west contains and established dual occupancy (duplex) development. The proposed warehouse use, which is essentially a light industrial use is somewhat inconsistent with the intent of the Medium density residential zone. However, the lack of more suitably zoned and unconstrained land in the Kuranda CBD means that non-residential development may at times need to encroach into residential areas. This is not uncommon along Barang Street in particular which includes a mix of established residential and non-residential development (medical/respite centres, church, CWA Hall).

Where non-residential development is proposed, it should be of a nature and scale that will have minimal impact on adjoining residential uses. The proposed warehouse is considered such a use as it will only be accessed by the corporation periodically and will not include the use of noise generating mechanical plant such as forklifts, refrigeration/air-conditioning units or power tools. Additional conditions have been recommended to place controls on elements such as landscaping, boundary screen fencing, hours of operation, driveway construction/sealing, security lighting in order to help further minimise any impacts.

The development will be conditioned to comply with Specific Outcome 1.

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Relevant Developments Codes

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

6.2.7 Medium density residential zone code
8.2.11 Scenic amenity overlay 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 solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Medium density residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code. Refer to planning discussion section of report for commentary on PO8 and PO9 which relate to non-residential development and the protection of residential amenity.
Scenic amenity overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Industrial activities overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code. Refer to planning discussion section of report for commentary on PO2 which relates to amenity.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code apart from the following: • Acceptable Outcome AO1 - Car parking numbers Refer to planning discussion section of report for further commentary.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

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Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

(E) Adopted Infrastructure Charges Notice

The Mareeba Shire Council Adopted Infrastructure Charges Resolution (No. 2) 2019 - Table 1 sets a charge rate of $33.50 per square metre for a "Warehouse" use. Given the proposed warehouse has a gross floor area (GFA) of 305m^2, the applicable charge in this instance would be $10,217.50.

Given the Medium density residential zoning of the site, multiple dwellings (units) could be built on-site as accepted development subject to requirements, meaning no planning approvals from Council would be required, and therefore no infrastructure charges would be payable. As outlined in the application, the proposed warehouse use will not be an intensive industrial activity and will only being accessed by the Corporation periodically. The development is therefore not likely to result in a noticeable increase in demand on Council's roads network, no demand on Councils sewer network (not connected to sewer), no demand on Council's parks and open space network, and will generate very little demand on Council's water supply network, utilising the sites existing domestic water connection.

The alternate use of the site for unit development, consistent with the zone intent, would generate a far greater demand on all four infrastructure networks mentioned above. This unit development would not be charged at this time. For this reason, no infrastructure charge is considered to be payable for the proposed low intensity warehouse use.

REFERRAL AGENCY

This application did not trigger referral to any Referral Agency.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 19 May 2020 to 10 June 2020. The applicant submitted the notice of compliance on 11 June 2020 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

The development's compliance with the relevant Performance Outcomes contained within the Medium density residential zone code, Industrial activities code and Parking and access code are summarised as follows:

6.2.7 Medium density residential zone code

Non-residential development

PO8

Non-residential development:

(a) is consistent with the scale of existing development;

(b) does not detract from the amenity of nearby residential uses;

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(c) directly supports the day to day needs of the immediate residential community; and
(d) does not impact on the orderly provision of non-residential development in other locations in the shire.

AO8
No acceptable outcome is provided.

Comment

The application proposes a non-residential development (warehouse storage) within the Medium density residential zone. The proposed 305m^2 shed will be sited to the rear of the property behind the sites existing dwelling and will have a maximum height of 4.2 metres. At present, Barang Street contains a mix of residential and non-residential land uses and the scale of development proposed will not be inconsistent with existing developments in the area, particularly when considering the large commercial developments on the lots behind the site that front Coondoo Street.

Given the nature and scale of the use proposed, as well as conditions recommended for inclusion in any approval, the development is not likely to have a detrimentally impact on the amenity of adjacent residential uses (see comments below on amenity).

The development will directly support the ongoing operation of the Ngoonbi Community Services Indigenous Corporation providing various services to the Indigenous people living in the Kuranda area.

The proposed development will be conditioned to comply with PO8.

Amenity

PO9
Development must not detract from the amenity of the local area, having regard to:
(a) noise;
(b) hours of operation;
(c) traffic;
(d) advertising devices;
(e) visual amenity;
(f) privacy;
(g) lighting;
(h) odour; and
(i) emissions.

AO9
No acceptable outcome is provided.

Comment

The subject site and adjoining lots to the south-west and north-east are zoned Medium density residential. The adjoining lot the south-west contains and established dual occupancy (duplex) development. The proposed warehouse use, which is essentially a light industrial use is somewhat inconsistent with the intent of the Medium density residential zone. However, the lack of more suitably zoned and unconstrained land in the Kuranda CBD means that non-residential development

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may at times need to encroach into residential areas. This is not uncommon along Barang Street in particular which includes a mix of established residential and non-residential development (medical/respite centres, church, CWA Hall).

Where non-residential development is proposed, it should be of a nature and scale that will have minimal impact on adjoining residential uses. The proposed warehouse is considered such a use as it will only be accessed by the corporation periodically and will not include the use of noise generating mechanical plant such as forklifts, refrigeration/air-conditioning units or power tools. Additional conditions have been recommended to place controls on elements such as landscaping, boundary screen fencing, hours of operation, driveway construction/sealing, security lighting in order to help further minimise any impacts.

The development will be conditioned to comply with PO9.

9.3.5 Industrial activities code

Amenity

PO2
Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:
(a) air conditioning;
(b) refrigeration plant;
(c) mechanical plant; and
(d) refuse bin storage areas.

AO2
No acceptable outcome is provided.

Comment

Conditions of approval have been recommended that prohibit the installation of nuisance noise generating mechanical plant and equipment such as air conditioning and refrigeration units, as well as the operation and use of mechanical plant such as motors and forklifts as well as power tools. Commercial refuse storage (skip bins and the like) are not required for the type and scale of development proposed which has also been secured through condition of approval.

The proposed development will be conditioned to comply with PO2.

9.4.3 Parking and access code

Car parking spaces

PO1
Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:
(a) nature of the use;
(b) location of the site;
(c) proximity of the use to public transport services;

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(d) availability of active transport infrastructure; and
(e) accessibility of the use to all members of the community.

AO1
The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.

Comment

No formal parking spaces are proposed to service the storage shed. The development is therefore non-compliant with AO1 which requires that the development be provided with 4 parking spaces and 1 heavy rigid vehicle space.

The proposed warehouse will be used to store plant and equipment associated with the Ngoonbi Community Services Indigenous Corporation. The warehouse will only be accessed periodically by Ngoonbi staff and will not be accessed by the general public. Vehicle parking will be available in a tandem arrangement on the driveway adjacent the storage shed which is considered adequate for the development proposed.

The development complies with PO1.

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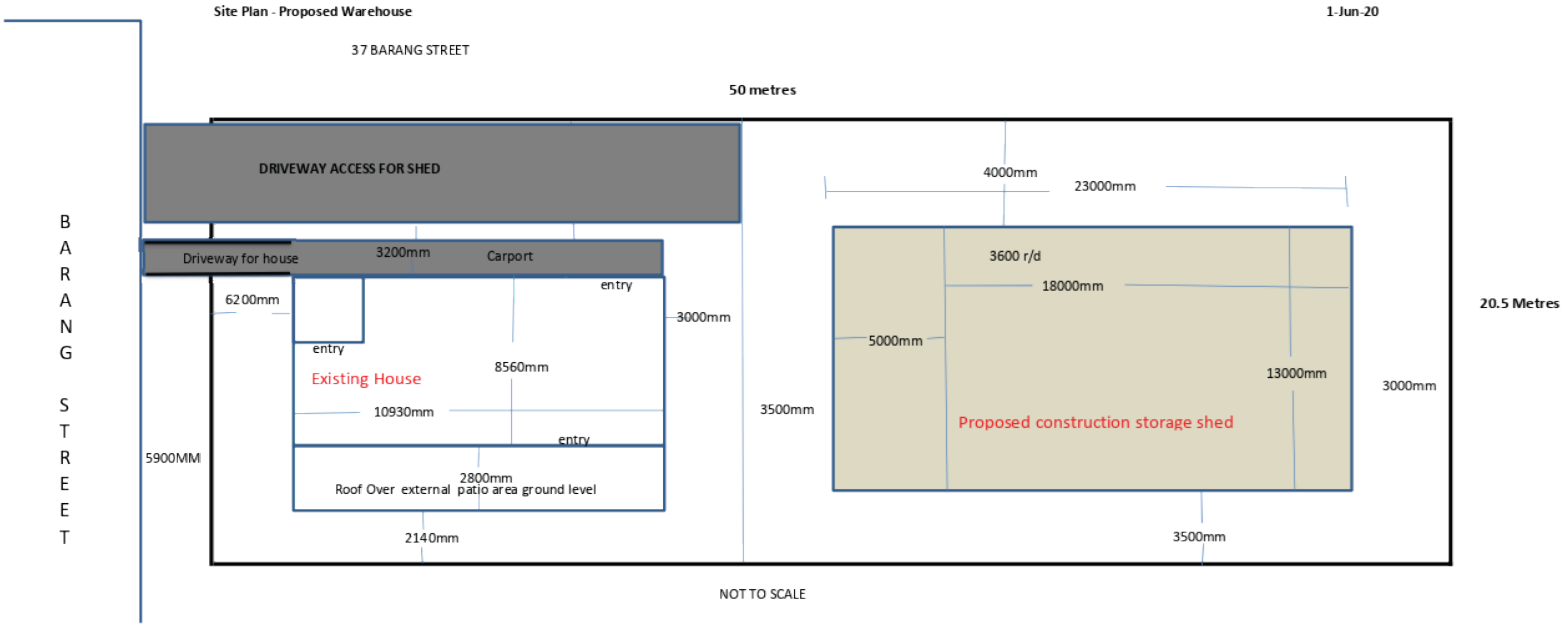

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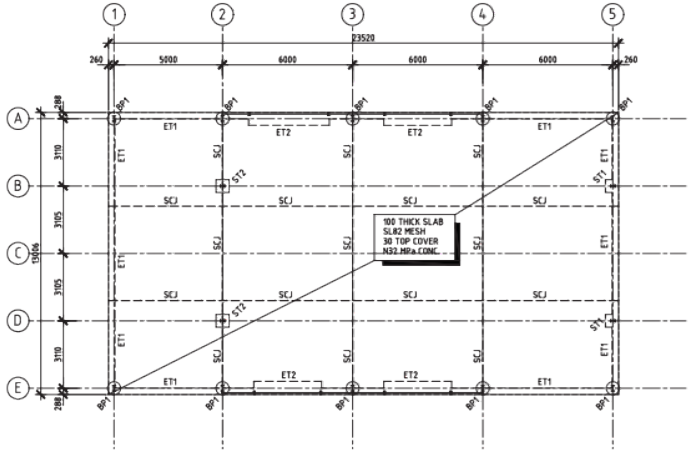
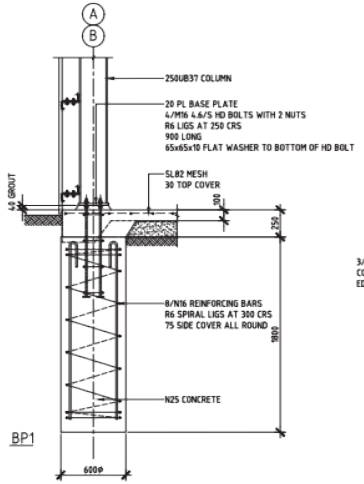
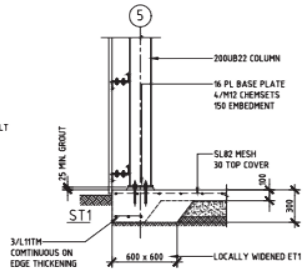


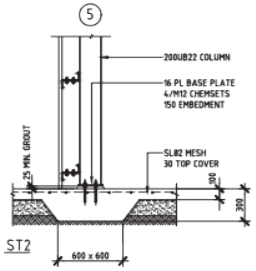
SLAB AND FOOTING PLAN
SCALE 1 : 100 AT A1



BP1 - BORED PIER FOOTING DETAIL
N.T.S



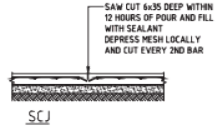
ST1 - BORED PIER FOOTING DETAIL
N.T.S



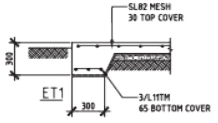
ST2 - BORED PIER FOOTING DETAIL
N.T.S

FOOTING SCHEDULE:

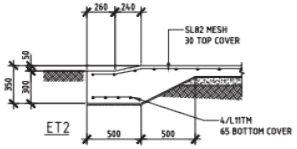
FOOTING	DESCRIPTION	LENGTH	WIDTH	DIAMETER	DEPTH	REINFORCEMENT	CONCRETE
BP1	BORED PIER			600	1800	8/N16 REINF. BAR WITH R6 LIGS @ 300 CRS.	N25
ST1	SLAB THICKENING	600	600		300		N32
ST2	SLAB THICKENING	600	600		300		N32



SCJ- SAW CUT JOINT DETAIL
N.T.S



ET1- EDGE THICKENING DETAIL
N.T.S



ET2- EDGE THICKENING DETAIL
N.T.S

STATUS	PRELIMINARY			SCALE	CONTRACTOR
				NOTED	
A	PRELIMINARY	MJM	06.04.20	ORIGINAL SHEET SIZE	
REV	DESCRIPTION	DRAWN	DATE	A1	

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STEVE MCKENZIE CONSULTANT ENGINEER

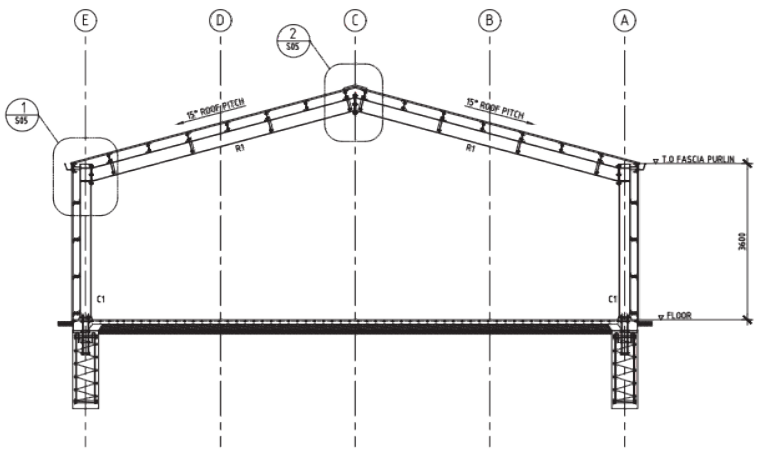
CLIENT: WAYNE JENSEN

PROJECT: PROPOSED SHED
39 BARANG STREET
KURANDA

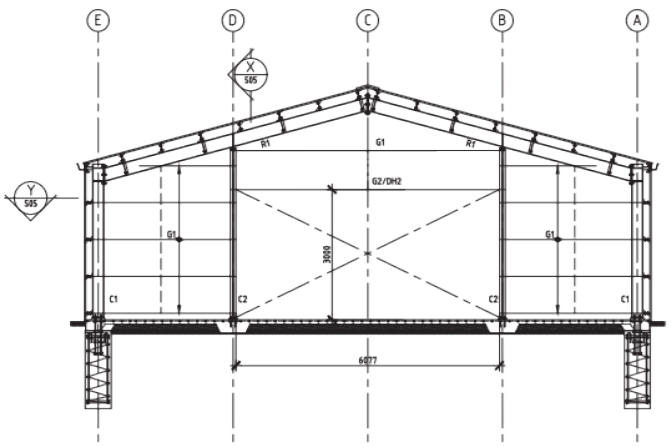
DRAWING NAME: SLAB AND FOOTING PLAN AND FOOTING DETAILS

SIGNED:				RPEQ No. 4956	DATE:	
TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMcK	SM	06.04.20	19195WJ	S01	A
DESIGN	SMcK	SM	06.04.20			
DRAWN	MJM	MJM	06.04.20			

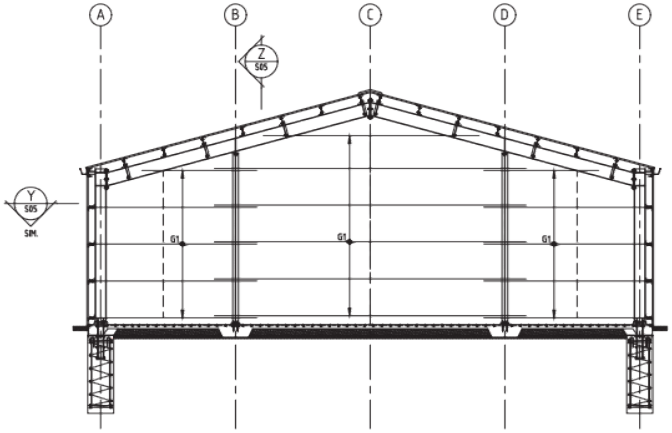
Document Set ID: 3835183
Version: 2, Version Date: 21/07/2020



ELEVATION ON GRIDS 1,3 & 4
SCALE: 1 : 100 AT A1



ELEVATION ON GRIDS 2 (LOOKING FROM GRID 5)
SCALE: 1 : 100 AT A1



ELEVATION ON GRIDS 5 (LOOKING FROM INSIDE)
SCALE: 1 : 100 AT A1

GIRT SCHEDULE:

G1 - Z15019 @ 1000 MAX. CRS., ONE ROW BRIDGING
G2 - C15019, ONE ROW BRIDGING
DH2 - C20019

STATUS: PRELIMINARY	SCALE: NOTED; ORIGINAL SHEET SIZE: A1	CONTRACTOR	

REV	DESCRIPTION	DRAWN	DATE
A	PRELIMINARY	MJM	06.04.20

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PROJECT	PROPOSED SHED 39 BARANG STREET KURANDA
DRAWING NAME	ELEVATIONS (SHEET 1 OF 2)

SIGNED:				RPEQ No. 4956	DATE:	
TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMcK	SM	06.04.20	19195WJ	S03	A
DESIGN	SMcK	SM	06.04.20			
DRAWN	MJM	MJM	06.04.20			

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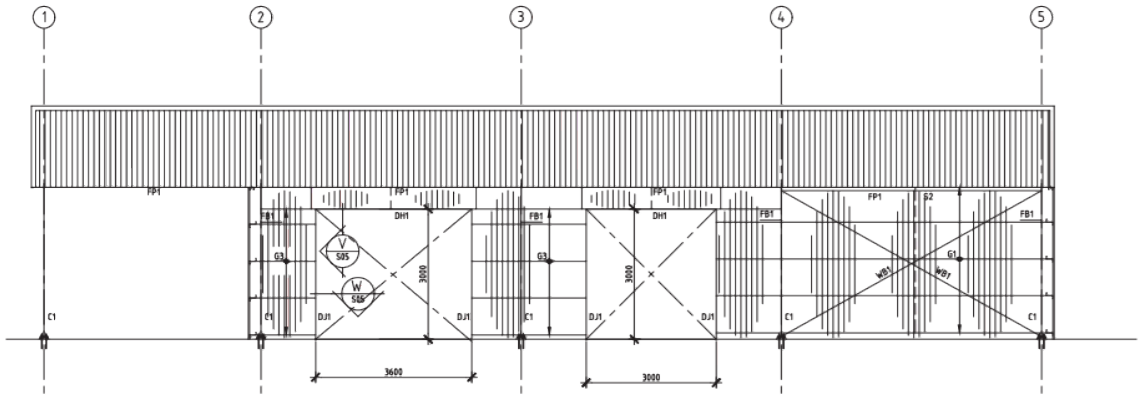
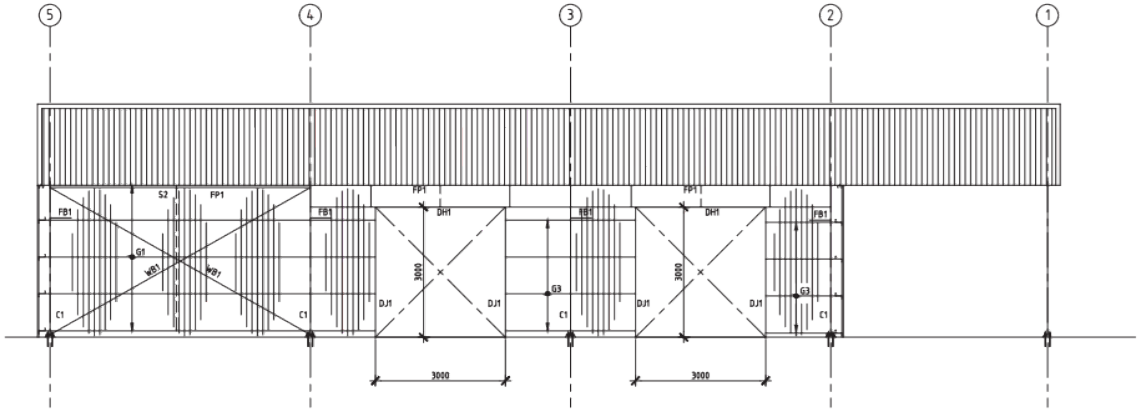
Version: 2, Version Date: 21/07/2020



ELEVATION ON GRID A (VIEWED FROM INSIDE)
SCALE: 1 : 100 AT A1



ELEVATION ON GRID E (VIEWED FROM INSIDE)
SCALE: 1 : 100 AT A1

GIRT SCHEDULE:
G1 - Z15019 @ 1000 MAX. CRS., ONE ROW BRIDGING
G3 - Z15019, NO BRIDGING
DH1 - C15019

STATUS: PRELIMINARY	SCALE: NOTED	CONTRACTOR	
A PRELIMINARY MJM 06.04.20	ORIGINAL SHEET SIZE: A1		
REV DESCRIPTION DRAWN DATE			

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CLIENT: WAYNE JENSEN
PROJECT: PROPOSED SHED
39 BARANG STREET
KURANDA

DRAWING NAME: ELEVATION (SHEET 2 OF 2)

SIGNED:				RPEQ No. 4956	DATE:	
TASK	BY	INITIAL	DATE	PROJECT NUMBER	DRAWING NUMBER	REVISION
REVIEW	SMcK	SM	06.04.20	19195WJ	S04	A
DESIGN	SMcK	SM	06.04.20			
DRAWN	MJM	MJM	06.04.20			

Document Set ID: 3835183
Version: 2, Version Date: 21/07/2020