

25 June 2020

Chief Executive Officer
Mareeba Shire Council
65 Rankine Street
Mareeba QLD 4880

Attention:

Description:	Code Assessable Planning for
Applicant:	Howe Farm Enterprises Pty Ltd
Property:	261 – 265 Byrnes Street
Address:	Byrnes Street, Mareeba
Planning Scheme:	Mareeba Shire Council Planning Scheme
Level of Assessment:	Code
Submitted by:	Max Slade Designs Pty Ltd
Date Lodged:	

Introduction

This code assessable development application is prepared by Max Slade Designs Pty Ltd on behalf of Howe Farming enterprises Pty Ltd for the proposed Hostel at Byrnes Street Mareeba

The Site

The site is located at 261 – 265 Byrnes Street, Mareeba.

The site is known as Lot 3 & 4 on RP 711995 and Lot 1 on RP 712171

The area of the site is 3036 sqm,

The frontage along Byrne Street is 60.51 metres and it is located within the Medium Density Residential Zone.

Land Use

The rectangular allotment of 3036 sqm is at present occupied by a 15 unit motel, shed and Office managers residence. The existing access is by way of ingress and egress driveways and crossover from Byrnes Street.

All the existing structures are proposed to be renovated .

The site is serviced by a sewer main in the south west corner of Lot 1 on RP 712171

Surrounding Land Use

Lot 21, 1 & 2 adjacent on the northern boundary along with lots 4, 1,2 & 26 on the eastern boundary and Lot 2 on the southern boundary are all residential lots are in the Centre Zone Planning Area.

Proposed Development

The existing buildings with the use of motel with 15 units and 1 managers unit is a single storey building of Class 3 construction. A proposed single storey communal area building is planned for the south east corner of Lot 1 on RP 712171

The existing layout allows for one covered carpark for each unit.

The existing driveway is located with ingress and egress allowing all vehicles enter and exit in forward gear, including a medium ridged vehicle if necessary. As the residents are all short term rural workers, the main vehicle traffic will be small commuter buses, so numerous car parks will not be necessary

Existing landscaping is excellent, especially to the frontage.

Additional landscaping is to be provided to the south east corner to soften the impact of the communal facilities building planned.

Relevant Assessable Codes

- 6.2.1 Centre Zone Code
- 7.2.2 Mareeba Local Plan Code
- 9.3.1 Accommodation Activities Code
- 9.4.2 Landscaping Code
- 9.4.3 Parking and Access Code
- 9.4.5 Works, Services and Infrastructure Code

6.2.1 Centre Zone Code

6.2.1.1 Application

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

6.2.1.2 Purpose

- (1) The purpose of the Centre zone code is to provide for a mix of uses and activities. These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities. Centres are found at a variety of scales based on their location and surrounding activities.
- (2) Mareeba Shire Council's purpose of the Centre zone code is to facilitate the orderly development of the network of centres to meet the needs of the communities throughout the shire.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Promotion of a mix of commercial, business, professional, accommodation and retail activities;
 - (b) Industries such as service and low impact industries may be appropriate where they are for the provision of trade, service or light industries that are of a compatible scale with commercial activities and preferably do not adjoin residential areas;
 - (c) Residential development is facilitated where it can integrate and enhance the fabric of the centre and is located behind or above commercial development;
 - (d) Development provides a high level of amenity and is reflective of the surrounding character of the area;
 - (e) Development is generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
 - (f) Development does not compromise the viability of the hierarchy and network of activity centres, namely:
 - (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;

6.2.1.3 Criteria for assessment

Table 6.2.1.3A—Centre zone code - For accepted development subject to requirements and assessable development

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
Height		
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	COMPLIANT
Siting		
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with pedestrian spaces. 	AO2.1 Buildings are built to the road frontage/s of the site. Note—Awning structures may extend into the road reserve where provided in accordance with PO5 .	EXISTING
	AO2.2 Buildings are setback and boundary treatment(s) are undertaken in accordance with Table 6.2.1.3B .	COMPLIANT, Existing and proposed 2.4m from south and eastern boundaries
Accommodation density		
PO3 The density of Accommodation activities: <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of the planned accommodation density for the centre; and (d) is commensurate to the scale and frontage of the site. 	AO3 Development provides a maximum density for Accommodation activities of: <ul style="list-style-type: none"> (a) 1 dwelling or accommodation unit per 120m² site area; and (b) 1 bedroom per 60m² site area. 	Compliant $3036 / 120 = 25,36 \text{ units}$ $15 \text{ units} \times 120 \text{sq m} = 1800 \text{ sq m}$

Performance outcomes		Acceptable outcomes
Site cover		
PO4 Buildings and structures occupy the sit in a manner that: <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	AO4 Site cover does not exceed 90%.	COMPLIANT Area of Land – 3036 sqm GFA of buildings – 1284sqm Site coverage – 42%
For assessable development		
Building design		
PO5 Building facades are appropriately designed to: <ul style="list-style-type: none"> (a) provide an active and vibrant streetscape; (b) include visual interest and architectural variation; (c) maintain and enhance the character of the surrounds; (d) provide opportunities for casual surveillance; (e) include a human scale; and (f) encourage occupation of outdoor space. 	AO5.1 Buildings address and provide pedestrian entrances to: <ul style="list-style-type: none"> (a) the primary pedestrian frontage where a single frontage lot or multiple frontage lot that is not a corner lot; (b) the primary and secondary frontages where a corner lot, with a pedestrian entrance provided on each frontage and/or as part of a corner truncation; and (c) any adjoining public place, with the main entrance provided on this boundary. 	Existing COMPLIANT
	AO5.2 Building frontages: <ul style="list-style-type: none"> (a) are broken into smaller, 10 metre wide components by doors, display windows, pillars and structural elements; (b) are articulated with projections and recesses; (c) include windows where the bottom of the window is located between 0.6 metres and 0.9 metres above the footpath level; and (d) have a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency. 	Existing COMPLIANT

Performance outcomes		Acceptable outcomes
	AO5.3 Buildings incorporate cantilevered awnings that are: <ul style="list-style-type: none"> (a) provided along the full length of the building's frontage to the street; (b) set back 0.6 metres from the face of the kerb or to match the alignment of the awning/s of the adjoining building/s; (c) a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath from the underside of the awning; and (d) truncated at the corner with a 2 metre single cord truncation where located on a corner site. 	No existing awnings No awnings planned
PO6 Development complements and integrates with the established built character of the Centre zone, having regard to: <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	AO6 No acceptable outcome is provided.	Existing and proposed COMPLIANT
Accommodation activities		
PO7 Accommodation activities are appropriately located in buildings in the Centre zone, having regard to: <ul style="list-style-type: none"> (a) the use of adjoining premises; and (b) the provision of an active and vibrant streetscape. 	AO7 Accommodation activities are located above the ground floor.	Existing motel COMPLIANT
Amenity		
PO8 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO8 No acceptable outcome is provided.	Existing motel use is compatible with the rooming accommodation proposed. COMPLIANT

Performance outcomes		Acceptable outcomes	
PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:		AO9 No acceptable outcome is provided.	
(a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.			Existing motel use is compatible with the rooming accommodation proposed. COMPLIANT

Table 6.2.1.3B—Setbacks and treatments to side and rear boundaries

Design	Where adjoining land in the Low density residential zone, the Medium density residential zone or the Rural residential zone			
	Where including windows facing the side boundary	All other instances		
Building and structure setback	2 metres	1 metre	0 metres	
Boundary treatment	<ul style="list-style-type: none"> Landscape strip with a minimum width of 1.5 metres; and 1.8 metre high solid screen fence 	Screening to windows where required to prevent overlooking or privacy impacts	Blank wall including low maintenance finishes and materials	Existing buildings as is New building to have 2.4m set back to south and eastern boundary New 1800 high screen fence to be installed COMPLIANT

7.2.2 Mareeba Local Plan Code

7.2.2.1 Application

- (1) This code applies to assessing development where:
 - (a) located in the Mareeba local plan area; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

7.2.2.2 Purpose

- (1) The purpose of the Mareeba local plan code is to:
 - (a) facilitate the continued use of the historic stables area adjacent to the Mareeba Racecourse for residential horse keeping;
 - (b) facilitate the continued development of the Mareeba Airport;
 - (c) facilitate efficient development that accords with local lifestyle and amenity expectations;
 - (d) identify and direct urban growth opportunities;
 - (e) facilitate a more vibrant and integrated town center;
 - (f) enhance accessibility to, and activation of, the Barron River and Centenary Lakes as important physical assets for Mareeba;
 - (g) enhance Mareeba's heritage and cultural elements; and
 - (h) facilitate the development of an appropriate site for special industry.
- (2) Ten precincts have been identified in the Mareeba local plan to achieve this purpose:
 - (a) The Town center core precinct will be maintained as the retail and cultural heart of Mareeba. Development will be managed to increase the walkability of the precinct and better integrate the street and built environments. Character elements of the precinct will be maintained and new buildings or works to existing buildings will be respectful of character values.
 - (b) The Town center fringe precinct consists of commercial and residential uses. The precinct will facilitate destination specific commercial development where it can be demonstrated that design measures can be incorporated to adequately mitigate any impacts upon residential amenity. The precinct will not detract from the role of the Town center core precinct as the town's primary retail and commercial precinct.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development recognizes and protects the town center as Mareeba's most important commercial and social asset that is supported by substantial public and private investment in buildings, infrastructure and culture;
 - (b) Development within the Town center core precinct promotes greater walkability and integration between street and built environments through the consolidation and effective design of retail and commercial facilities.
 - (c) Development within the Town center fringe precinct, accommodates destination-specific premises that requires car and service vehicle access;
 - (d) Development provides opportunities for greater utilization of, an improved public access to, the Barron River and open spaces
 - (e) Development protects Mareeba's heritage places and tourist and cultural assets and enhances opportunities for their public appreciation;
 - (f) Development facilitates the continuing growth of the Mareeba Airport for passenger and freight movements and industry associated with the airport's primary function. Activities in the Mareeba Airport precinct will be limited to ensure they do not compromise efficient aircraft operation;

7.2.2.3 Criteria for assessment

Table 7.2.2.3—Mareeba local plan - For accepted development subject to requirements and assessable development

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
If affected by the vegetated buffer area element		
PO1 Industrial development is appropriately screened from view to minimize impacts on the: (a) visual amenity and character of the local plan area; and (b) amenity of nearby land uses.	AO1 A minimum 5 metre wide vegetated buffer area is provided in all areas of the site affected by the vegetated buffer element.	NOT APPLICABLE

Performance outcomes		Acceptable outcomes
If in the Stable precinct		
PO2 Development facilitates the co-location of houses and stables while maintaining an appropriate level of amenity, having regard to emissions of: <ul style="list-style-type: none"> (a) noise; (b) odour; and (c) light 	AO2 Stables house no more than 10 animals and are: <ul style="list-style-type: none"> (a) separated by a minimum distance of 3 metres from any residential building on the same site; (b) separated by a minimum distance of 5 metres from any residential building on an adjoining site; and (c) setback a minimum of 6 metres from any road frontage. 	NOT APPLICABLE
If a site with a frontage to the Byrnes Street core element		
P 3 O Development with a frontage to the Byrnes Street core element is designed to minimize the dominance of vehicular access within the streetscape by providing vehicular access from an alternative frontage; <ul style="list-style-type: none"> (a) minimising the size of necessary vehicle access; and a (b) maximising the area of the frontage used for pedestrian focussed activities. 	AO3.1 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. AO3.2 Vehicular access is not provided from Byrnes Street where a site has more than one frontage.	NOT APPLICABLE
If in a site affected by the Town centre fringe 6 metre setback element		
PO4 Larger destination-specific premises that require increased provision for car and service vehicle access are supported where it can be demonstrated that sufficient separation is provided between the use and adjoining residential uses to adequately mitigate any potential impacts on the amenity of adjoining premises, having regard to: <ul style="list-style-type: none"> (a) noise; (b) odour; (c) light; and (d) overlooking and privacy. 	AO4 Buildings and structures are setback a minimum of 6 metres from the boundary affected by the Town centre fringe 6 metre setback element.	NOT APPLICABLE
If in the Town centre fringe precinct		
PO5 Development's address to the primary street frontage ensures: <ul style="list-style-type: none"> (a) car parking areas are not a dominant feature; and (b) sources of visual interest and casual surveillance of the street frontage are provided. 	AO5.1 No more than 50% of car parking is to be located between the building and the primary street frontage.	NOT APPLICABLE
	AO5.2 Buildings include uses that orientated toward the primary street frontage with entrances and windows addressing the street.	NOT APPLICABLE

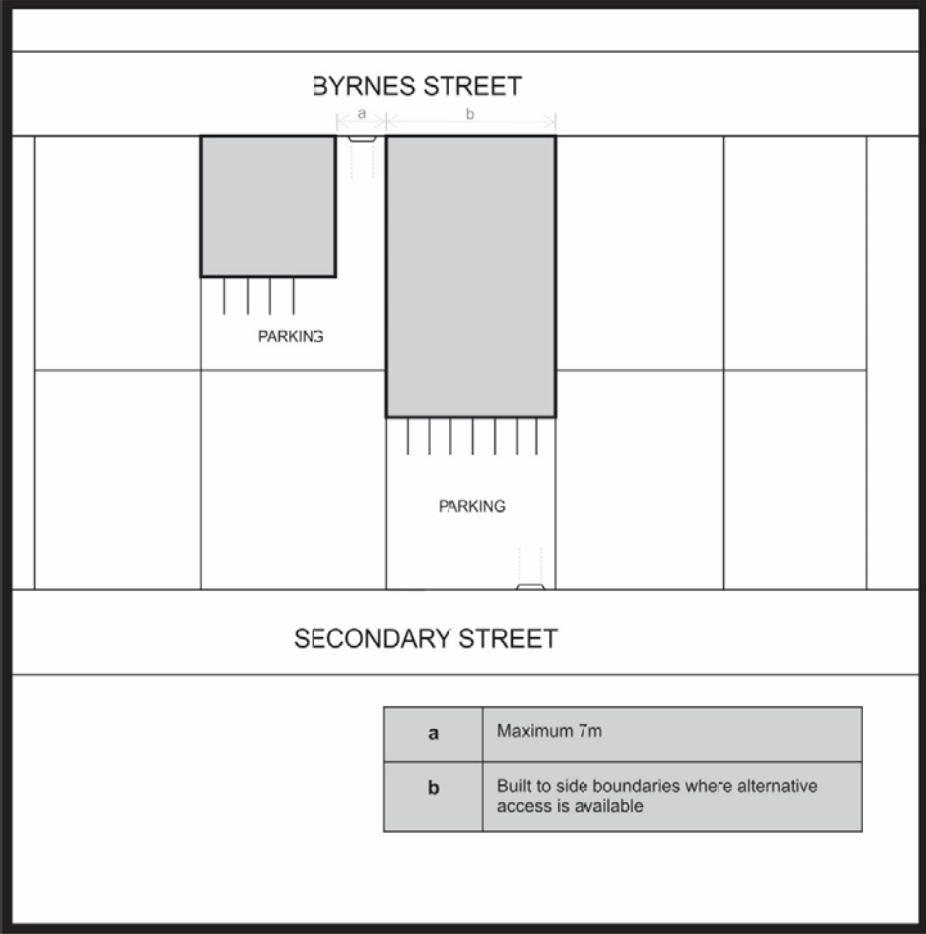
Performance outcomes		Acceptable outcomes
For assessable development		
PO6 Development in the Mareeba local plan area: <ul style="list-style-type: none"> (a) promotes and does not prejudice the ongoing operation of Mareeba as the major regional activity centre of the Shire; (b) provides growth or redevelopment in areas within close proximity to the Town centre core precinct; (c) locates Community facilities in accessible locations within walking distance of the Town centre core precinct; and (d) contributes to the vibrancy and local identity of the Mareeba community. 	AO6 No acceptable outcome is provided.	COMPLIANT
PO7 Development does prejudice the future construction of the Mareeba Bypass.	AO7 Development involving permanent buildings or structures does not occur on land affected by the Mareeba bypass element.	COMPLIANT
PO8 Development integrates the following elements identified on the Mareeba local plan maps: <ul style="list-style-type: none"> (a) open space elements; (b) indicative collector roads as higher order road linkages; (c) indicative minor roads in a similar design as shown as mapped; and (d) possible connections as important road linkages between developments. 	AO8 No acceptable outcome is provided.	NOT APPLICABLE
PO9 Development integrates small-scale local retail centres that: <ul style="list-style-type: none"> (a) service the local neighbourhood; and (b) do not prejudice the ongoing operation of the Mareeba town centre. 	AO9 No acceptable outcome is provided.	NOT APPLICABLE
If in the Stable precinct		
PO10 Development does not involve a density of residential development that is likely to prejudice the ongoing use of land within the precinct for stables, having regard to the existing level of amenity.	AO10.1 Development does not result in a higher accommodation density than currently exists.	NOT APPLICABLE
	AO10.2 Development does not result in the creation of any new lots.	COMPLIANT

Performance outcomes		Acceptable outcomes	
If in the Mareeba Airport precinct			
PO11 Development does not prejudice the ongoing operations or future development intentions of the Mareeba Airport.	AO11 Development is limited to activities which have a direct associated with aviation.		
If in the Town centre core precinct			
P 12 C Development is to be of a scale and form which compliments the character of the precinct, having regard to: (a) building location; (b) building height; (c) interface with the street; and (d) scale of windows, doors and structural elements PO13 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.	AO12 No acceptable outcome is provided.		
	AO13.1 Buildings are re-used for new uses without alteration to their : (a) height; (b) width (at street frontage); (c) vertical or horizontal patterning; and (d) materials. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.		
	AO13.2 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.		
If in the Town centre fringe precinct			
PO14 Development does not undermine the role of the Town centre core precinct as Mareeba's primary retail and commercial precinct.	AO14 No acceptable outcome is provided.		

Performance outcomes		Acceptable outcomes
If in the Noxious and hazardous industry precinct		
PO15 Appropriate provision is made for siting, managing and buffering uses in the Noxious and hazardous industry precinct to limit impacts on adjoining properties, 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. Note—A facility management plan can be prepared to demonstrate that the ongoing operation of the use will maintain compliance with this outcome.	AO15 No acceptable outcome is provided.	
If in the Industrial park precinct		
PO16 Development that attracts the public into the Industrial park precinct does not develop within the Industrial park precinct.	AO16 No acceptable outcome is provided.	
If in the Northern investigation precinct		
PO17 Development does not compromise the long term future urban intent of this precinct.	AO17 No acceptable outcome is provided.	
If in the North-eastern expansion precinct, South-eastern expansion precinct or South-western expansion precinct		
PO18 Development provides an average net accommodation density of at least 12 dwellings or accommodation units per hectare. Note—Calculation of accommodation density excludes areas not developed as a result of provisions of an overlay.	AO18 No acceptable outcome is provided.	
PO19 Development provides a wide range of housing options, including different dwelling sizes and types that meet the needs of a range of household compositions.	AO19 No acceptable outcome is provided.	
PO20 The road network is to be developed in a logical and sequential manner to provide for the co-ordinated development of the precinct.	AO20 No acceptable outcome is provided.	

Performance outcomes	Acceptable outcomes	
<p>PO21 The road network provides encourages walking and cycling to daily activities to reduce local vehicle trips by:</p> <ul style="list-style-type: none"> (a) being based on a street grid network; (b) having walkable block sizes; (c) providing safe, efficient and provides for the needs of all users; (d) having a high level of connectivity for all users; and (e) being linked to destinations such as shops, open space and schools. 	<p>AO21 No acceptable outcome is provided.</p>	

Figure A - Byrnes Street Core vehicle access-ways



9.3.1 Accommodation activities code

9.3.1.1 Application

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

9.3.1.2 Purpose

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

9.3.1.3 Criteria for assessment

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

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
All Accommodation activities, apart from Dwelling house		
PO1 Accommodation activities are located on a site that includes sufficient area: <ul style="list-style-type: none"> (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses. 	AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B .	
All Accommodation activities, apart from Tourist park and Dwelling house		
PO2 Accommodation activities are provided with on-site refuse storage areas that are: <ul style="list-style-type: none"> (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the sit and adjoining sites. 	AO2.1 A refuse area is provided that: <ul style="list-style-type: none"> (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility. 	
All Accommodation activities, except for Dwelling house		
PO3 Accommodation activities are designed to avoid overlooking or loss o privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	AO3 The windows of habitable rooms: <ul style="list-style-type: none"> (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: <ul style="list-style-type: none"> (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: <ul style="list-style-type: none"> (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screenfence along the common boundary. 	

Performance outcomes		Acceptable outcomes	
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C .		
	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D .		
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.		
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m ² per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.		
If for Caretaker's Accommodation			
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.		
	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m ² .		

Performance outcomes		Acceptable outcomes
If for Dwelling house		
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: <ul style="list-style-type: none"> (d) not dominate the site; (e) remain subservient to the primary dwelling; and (f) be consistent with the character of the surrounding area; 	AO6.1 The secondary dwelling is located within: <ul style="list-style-type: none"> (c) 10 metres of the primary dwelling where on a lot that ha an area of 2 hectares or less; or (d) 20 metres of the primary dwelling where on a lot that ha an area of greater than 2 hectares. 	
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m ² .	
If for Dual occupancy		
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: <ul style="list-style-type: none"> (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages. 	AO7.1 Where located on a corner allotment, each dwelling is accessed from a different road frontage.	
	AO7.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	
If for Multiple dwelling, Residential care facility or Retirement facility		
PO8 Development is appropriately located within the Shire to: <ul style="list-style-type: none"> (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	AO8 Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	
PO9 Buildings are designed to: <ul style="list-style-type: none"> (a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	AO9.1 External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: <ul style="list-style-type: none"> (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	
	AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.	

Performance outcomes		Acceptable outcomes
	AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 6 0mm.	
	AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.	
If for Residential care facility or Retirement facility		
PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and wayfinding. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	AO10.1 The development incorporates covered walkways and ramps on site for weather protection between all buildings.	
	AO10.2 Pedestrian paths include navigational signage at intersections.	
	AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances.	
	AO10.4 An illuminated sign and site map is provided at the main site entry.	
	AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	
If for Home based business		
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	AO11.1 The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	
	AO11.2 The Home based business does not occupy a gross floor area of more than 50m ² .	
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	
	AO11.5 The Home based business does not involve the public display of goods external to the building.	

Performance outcomes		Acceptable outcomes
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	
	AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.	
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	AO12.1 Home based businesses involving accommodation activities are limited to the scale specified in Table 9.3.1.3E .	
	AO12.2 A fa m stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	
	AO12.3 A fa m stay is setback 100 metres from any property boundary.	
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	
If for Rural workers' accommodation		
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	AO13.1 A rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	

Performance outcomes		Acceptable outcomes
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	AO14.1 The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	
For assessable development		
If for Caretaker's Accommodation		
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	AO15 No acceptable outcome is provided.	
If for Residential care facility or Retirement facility		
PO16 Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	AO16 No acceptable outcome is provided.	
If for Tourist ark		
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	AO17 No acceptable outcome is provided.	

Performance outcomes	Acceptable outcomes	
PO18 The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	AO18.1 Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m ² gross floor area per cabin) per hectare of the nominated area(s).	
	AO18.2 Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).	
PO19 Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	AO19.1 A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.	
	AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.	
PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.	AO20.1 A central refuse collection area is provided to service all accommodation sites.	
	AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.	
	AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.	
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	

Table 9.3.1.3B – Minimum site area and minimum site frontage

Use	Minimum site area	Minimum frontage	
Dual occupancy	(a) 600m ² in the Medium density residential zone; or (b) 1,000m ² in the Low density residential zone; or (c) 600m ² in the Centre zone.	20 metres	
Home based business	600m ²	-	
Multiple dwelling	800m ²	20 metres	
Residential care facility	2,000m ²	30 metres	
Retirement facility	2,000m ²	30 metres	
Rooming accommodation	800m ²	20 metres	
Short-term accommodation	800m ²	20 metres	
Tourist park	1 hectare	50 metres	
• Caravan and motor home sites	100m ² including sufficient area for the parking of a motor vehicle.	10 metres to an internal road	
• Tent sites	40m ² including sufficient area for the parking of a motor vehicle.	6 metres to an internal road	
• Cabin sites	130m ² including sufficient area for the parking of a motor vehicle.	10 metres to an internal road	

Table 9.3.1.3C – Communal open space

Use	Minimum area	Minimum dimension	Design elements	
Multiple dwelling	50m ²	5 metres	<ul style="list-style-type: none"> Provides for clothes drying and recreational facilities; One continuous area; and Separated from any habitable room by a minimum of 3 metres. 	•
Retirement facility or Residential care facility	Indoor communal space and communal open space as specified below.			
Rooming accommodation	Rate of 5m ² per resident	5 metres	<ul style="list-style-type: none"> One continuous area; 20% shaded; and 10% of the provided area is screened for use for clothes drying. 	•
• Indoor communal space	Rate of 1m ² per resident and 40m ²	-	<ul style="list-style-type: none"> Located centrally; and Provides a range of facilities. 	•
• Communal open space	30% site area and 50m ²	5 metres	<ul style="list-style-type: none"> Provided at ground level. 	•

Use	Minimum area	Minimum dimension	Design elements	
Short-term accommodation	50m ² and 20% site area	5 metres	<ul style="list-style-type: none"> Located at ground level; One continuous area; and 10% of the provided area is screened for use for clothes drying. 	•
Tourist park	Includes at least each of the below communal facilities.		<ul style="list-style-type: none"> Located within 100 metres of the sites they serve (unless private recreation facilities are provided); and Separated from any site by a minimum of 10 metres. 	•
• Covered cooking area	50m ²	-	• Including barbeque and dish washing facilities	•
• Laundry	-	-	• Including clothes drying facilities.	•
• Recreational open space	Rate of 5m ² per site	-	• Including a children's playground.	•

Note—Provision of communal open space for a Multiple dwelling is not required by **Table 9.3.1.3C** where more than 75% have access to ground floor private open space.

Note—For a Tourist park, the calculation of recreational open space is inclusive of pool areas, sporting facilities, such as football fields and tennis courts, and any unobstructed grassed areas having a minimum dimension of 3 metres that are provided in addition to accommodation sites for recreational purposes. Planted landscape areas and vegetated areas are excluded from the calculation.

Note—Indoor communal space may include lounge areas, a library / reading room, a TV/games/recreation room, meeting space/s, hairdresser or a convenience store.

Table 9.3.1.3D – Private open space

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements	
Caretaker's accommodation	As specified below.			
• Ground level	50m ²	5 metres	<ul style="list-style-type: none"> Provided as unobstructed area; and Directly accessible from the main living area. 	•
• Above ground level	15m ²	2.5 metres	• Provided as a balcony.	•
• Outdoor service court	5m ²	-	• Provided for clothes drying	•
Dual occupancy	40m ²	3 metres	<ul style="list-style-type: none"> Located at ground level. 20% shaded; and Accessed from the main living area of the dwelling. 	•
Dwelling house	40m ²	3 metres	<ul style="list-style-type: none"> Located at ground level; 20% shaded; and Accessed from the main living area of the dwelling. 	•

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements	
Home based business	40m ²	3 metres	<ul style="list-style-type: none"> Located at ground level; 20% shaded; and Accessed from the main living area of the dwelling. 	•
• Ground level	15m ²	3 metres	<ul style="list-style-type: none"> 20% shaded; and Directly accessible from the main living area. 	•
• Above ground level	10m ²	3 metres	<ul style="list-style-type: none"> Directly accessible from the main living area. 	•
Multiple dwelling	As specified below.			
• Ground level	35m ²	3 metres	<ul style="list-style-type: none"> 20% shaded; and Directly accessible from the main living area. 	•
• Above ground level	15m ²	3 metres	<ul style="list-style-type: none"> Directly accessible from the main living area. 	•
Residential care facility	6m ²	2 metres	<ul style="list-style-type: none"> Provided as a shaded courtyard or balcony; and Directly accessible from the main living area. 	•
Retirement facility	As specified below.			
• Ground level	20m ²	3 metres	<ul style="list-style-type: none"> Provided as a courtyard or similar space; Grade does not exceed 5%; and Directly accessible from the main living area at ground level. 	•
• Above ground level	6m ²	2 metres	<ul style="list-style-type: none"> Provided as a balcony or similar space; and Directly accessible from the main living area. 	•
Rooming accommodation	As specified below.			
Short-term accommodation	As specified below.			
• Ground level	15m ²	3 metres	<ul style="list-style-type: none"> 20% shaded; and Directly accessible from the main living area. 	•
• Above ground level	10m ²	3 metres	<ul style="list-style-type: none"> Directly accessible from the main living area. 	•

Note—For Caretaker's accommodation, the outdoor service court may form part of the provided private open space.

9.4.2 Landscaping code

9.4.2.1 Application

This code applies where it is identified in the assessment benchmark for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - (a) complements the scale and appearance of the development;
 - (b) protects and enhances the amenity and environmental values of the site;
 - (c) complements and enhances the streetscape and local landscape character; and
 - (d) ensures effective buffering of incompatible land uses to protect local amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Landscaping is a functional part of development design and is commensurate with the intended use;
 - (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
 - (c) Landscaping treatments complement the scale, appearance and function of the development;
 - (d) Landscaping contributes to an attractive streetscape;
 - (e) Landscaping enhances the amenity and character of the local area;
 - (f) Landscaping enhances natural environmental values of the site and the locality;
 - (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
 - (h) Landscaping provides shade in appropriate circumstances;
 - (i) Landscape design enhances personal safety and reduces the potential for vandalism and crime; and
 - (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

9.4.2.3 Criteria for assessment

Table 9.4.2.3A – Landscaping code – For accepted development subject to requirements and assessable development

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
PO1 Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	AO1 Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.	
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage: <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	
PO3 Development includes landscaping and fencing along side and rear boundaries that: <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting. 	AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B .	
	AO3.2 Shrubs and tree provided in landscape strips along side and rear boundaries: <ul style="list-style-type: none"> (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch. 	

Performance outcomes	Acceptable outcomes	
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	
PO4 Car parking areas are improved with a variety of landscaping that: <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	AO4.1 Landscaping is provided in car parking areas which provides: <ul style="list-style-type: none"> (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.	
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	
PO5 Landscaping areas include a range and variety of planting that: <ul style="list-style-type: none"> (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds. 	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	
	AO5.2 A minimum of 25% of (new and existing) 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.	
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of <ul style="list-style-type: none"> (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber. 	
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	

Performance outcomes		Acceptable outcomes
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: <ul style="list-style-type: none"> (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. 	
For assessable development		
P07 Landscaping areas are designed to: <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	A07 No acceptable outcome is provided.	

Table 9.4.2.3B—Side and rear boundary landscape treatments

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment	
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1 metre	Not applicable	To the extent these areas adjoin the boundary	
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.5 metres	1.8 metres	Along the common boundary.	
Development for an industrial activity which has a common boundary with land not within the Industry zone	2 metres	1.8 metres	Along the common boundary	
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.	
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries	
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility	

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

9.4.3 Parking and access Code

9.4.2.4 Application

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

9.4.2.5 Purpose

- (1) The purpose of the Parking and access code is to ensure:
 - (a) parking areas are appropriately designed, constructed and maintained;
 - (b) the efficient functioning of the development and the local road network; and
 - (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
 - (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
 - (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
 - (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
 - (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

9.4.2.6 Criteria for assessment

Table 9.4.3.3A—Parking and access code – For accepted development subject to requirements and assessable development

Performance outcomes		Acceptable outcomes
For accepted development subject to requirements and assessable development		
Car parking spaces		
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ol style="list-style-type: none">(f) nature of the use;(g) location of the site;(h) proximity of the use to public transport services;(i) availability of active transport infrastructure; and(j) 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 . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	

Performance outcomes		Acceptable outcomes
	AO4.4 Parking and any set down areas are: <ul style="list-style-type: none"> (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances. 	
Site access and manoeuvring		
PO5 Access to, and manoeuvring within, the site is designed and located to: <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site. 	AO5.1 Access and manoeuvrability is in accordance with : <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/ 5 (Austroads 1995) Design Vehicles and Turning Path Templates.	
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	
	AO5.4 Pedestrian and cyclist access to the site: <ul style="list-style-type: none"> (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided). 	

Performance outcomes	Acceptable outcomes	
PO6 Development that involves an internal road network ensures that it's design: <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: <ul style="list-style-type: none"> (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation. 	AO6.1 Internal roads for a Tourist park have a minimum width of: <ul style="list-style-type: none"> (a) 4 metres if one way; or (b) 6 metres if two way. 	
	AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: <ul style="list-style-type: none"> (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres. 	
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	
	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: <ul style="list-style-type: none"> (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed. 	

Performance outcomes		Acceptable outcomes
Servicing		
PO7 Development provides access, maneuvering and servicing areas on site that: <ul style="list-style-type: none"> (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality. 	A07.1 All unloading, loading, service and waste disposal areas are located: <ul style="list-style-type: none"> (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use. 	
	A07.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	
	A07.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	
Maintenance		
PO8 Parking areas are used and maintained for their intended purpose.	A08.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	
	A08.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	
End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users. 	A09.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	
	A09.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	A010 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts. 	

Performance outcomes		Acceptable outcomes
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO11 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts. 	

Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas

Zone	Compacted Gravel Base (minimum thickness)	Surfacing options	
All development other than dwelling house			
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways. 	
	150mm	Asphalt with a minimum thickness of 25mm	
	150mm	Two coat sprayed bitumen seal	
	150mm	Concrete pavers	
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free	
Dwelling house			
All zones	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways. 	
	150mm	Asphalt with a minimum thickness of 25mm	
	150mm	Two coat sprayed bitumen seal	
	150mm	Concrete pavers	
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free	

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

Table 9.4.3.3D—Bicycle Parking and End of Trip Facility Requirements

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities	
Commercial activities	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> For employee - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and visitor facilities: <ul style="list-style-type: none"> one bicycle rack space per 750m² NLA or part thereof; and bicycle parking, signposted; and adjacent to a major public entrance to the building. 	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users. 	
Community use	Four spaces per 1,500m ² GFA.	As determined by Council.	
Educational establishment	<p>New or redeveloped education facilities, provide:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 8% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and For students: <ul style="list-style-type: none"> minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area. 	<p>New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users. 	
Food & drink outlet	One space per 100m ² GFA.	As determined by Council.	
Function facility	One space per 300m ² GFA.	As determined by Council.	

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities	
Health care services	<p>New or redeveloped healthcare facilities, provide the following facilities:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 5% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and For visitors: <ul style="list-style-type: none"> facilities with in-patient accommodation provide one space per each 30 beds; facilities without in-patient accommodation provide one space per each 4 practitioners; aged care facilities provide one space per each 60 beds; In every instance above, provide a minimum of 5 bicycle parking spaces; and bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building. 	<p>New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users. 	
Hospital	As determined by Council.	As determined by Council.	
Indoor sport and recreation	One space per employee plus 1 space per 200m ² GFA	As determined by Council.	
Park	As determined by Council.	As determined by Council.	
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.	
Short term accommodation	One space per 4 letting rooms.	As determined by Council.	

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities	
Shop or Shopping centre	<p>New or redeveloped shopping centres, provide:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and visitor facilities: <ul style="list-style-type: none"> one space per 500m² GLA or part thereof for centres under 30,000m²; or one space per 750m² GLA or part thereof for centres between 30,000m² and 50,000m²; and bicycle parking is signposted and within 10m of a major public entrance to the building. 	<p>New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users. 	
Theatre	One space per 100m ² GFA.	As determined by Council.	

Table 9.4.3.3E—Vehicular Access for Specific Uses

Use	Design	
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.	
Car wash	Site access involves:	
Service station	<ul style="list-style-type: none"> (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres. 	
Industrial activities	Each lot is provided with no more than one access point every 15 metres.	
Roadside stall	A single vehicular access point is provided to the site.	
Tourist park	<ul style="list-style-type: none"> (a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access. 	(c)

9.4.5 Works, services and infrastructure Code

9.4.5.1 Application

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

9.4.5.2 Purpose

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

9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Water supply	

<p>PO1</p> <p>Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO1.1</p> <p>Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	
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Performance outcomes		Acceptable outcomes
		<p>AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (c) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (d) on-site water storage tank/s: <ul style="list-style-type: none"> (iv) with a minimum capacity of 90,000L; (v) fitted with a 50mm ball valve with a camlock fitting; and (vi) which are installed and connected prior to the occupation or use of the development.
Wastewater disposal		
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	
	<p>AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	
Stormwater infrastructure		
<p>PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	

Performance outcomes		Acceptable outcomes
		AO3.2 On-site drainage systems are constructed: <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.
Electricity supply		
PO4 Each lot is provided with an adequate supply of electricity	<p style="text-align: center;">P</p>	AO4 The premises: <ul style="list-style-type: none"> (d) is connected to the electricity supply network; or (e) has arranged a connection to the transmission grid; or (f) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (iv) it is approved by the relevant regulatory authority; and (v) it can be demonstrated that no air or noise emissions; and (vi) it can be demonstrated that no adverse impact on visual amenity will occur.
Telecommunications infrastructure		
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure		AO5 Development is provided with a connection to the national broadband network or telecommunication services.
Existing public utility services		

<p>PO6</p> <p>Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>A06</p> <p>Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	
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Performance outcomes		Acceptable outcomes
Excavation or filling		
PO7 Excavation or filling must not have an adverse impact on the: <ul style="list-style-type: none"> (g) streetscape; (h) scenic amenity; (i) environmental values; (j) slope stability; (k) accessibility; or (l) privacy of adjoining premises. 	A07.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	
	A07.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	
	A07.3 Earthworks batters: <ul style="list-style-type: none"> (f) are no greater than 1.5 metres in height; (g) are stepped with a minimum width 2 metre berm; (h) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (i) have a slope no greater than 1 in 4; and (j) are retained. 	
	A07.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: <ul style="list-style-type: none"> (c) adjoining premises; or (d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	
	A07.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	
	A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	
	A07.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	

For assessable development		
Transport network		
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	
Public infrastructure		
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	
Stormwater quality		
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified waterquality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. 	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	

Performance outcomes	Acceptable outcomes
	<p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.
<p>PO11 Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. 	<p>AO11 No acceptable outcome is provided.</p>
Excavation or filling	
<p>PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>
	<p>AO12.2 Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.

Performance outcomes		Acceptable outcomes
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	
Weed and pest management		
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	
Contaminated land		
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	
Fire services in developments accessed by common private title		
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	

DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Max Slade Designs Pty Ltd
Contact name (only applicable for companies)	Max Slade
Postal address (P.O. Box or street address)	PO Box 834
Suburb	Tolga
State	QLD
Postcode	4882
Country	Australia
Contact number	07 40 91 2099
Email address (non-mandatory)	maxslade@bigpond.net.au
Mobile number (non-mandatory)	0418725702
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- ☒ Yes – the written consent of the owner(s) is attached to this development application
☐ No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		261 - 265	Byrnes Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	Lot 3 & 4 & Lot 1	RP 711995 RP 712174	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.

- ☐ 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: <input type="text"/>	

- ☐ 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: <input type="text"/>	

3.3) Additional premises

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

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

<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="text"/>
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>
Lot on plan description of strategic port land: <input type="text"/>
Name of port authority for the lot: <input type="text"/>
<input type="checkbox"/> In a tidal area
Name of local government for the tidal area (if applicable): <input type="text"/>
Name of port authority for tidal area (if applicable): <input type="text"/>
<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:	
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
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):

CHANGE EXISTING MOTEL USE TO ROOMING ACCOMMODATION

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 DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Rooming Accomodation	Rooming Accomodation	15	

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

☒ Yes

☐ 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)

☐ Subdivision (complete 10))

☐ Dividing land into parts by agreement (complete 11))

☐ Boundary realignment (complete 12))

☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision

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

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

10.2) Will the subdivision be staged?

☐ Yes – provide additional details below

☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

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

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

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

- | | | |
|--|-------------------------------------|--|
| <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: _____ | | |

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

☐ Yes – specify number of new lots: _____

☐ No

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

\$ _____

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

MAREEBA SHIRE COUNCIL

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

☐ Yes – a copy of the decision notice is attached to this development application

☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

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

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☒ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**

☐ Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)

☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)

Matters requiring referral to the **Chief Executive of the relevant port authority:**

☐ Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the **Gold Coast Waterways Authority:**

☐ Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application

☐ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

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 – a copy of the receipted QLeave form is attached to this development application
☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- ☐ Yes – show cause or enforcement notice is attached
☒ No

23) Further legislative requirements

Environmentally relevant activities

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

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
☒ No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

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

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

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 requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☒ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes
☒ Not applicable

25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☐ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

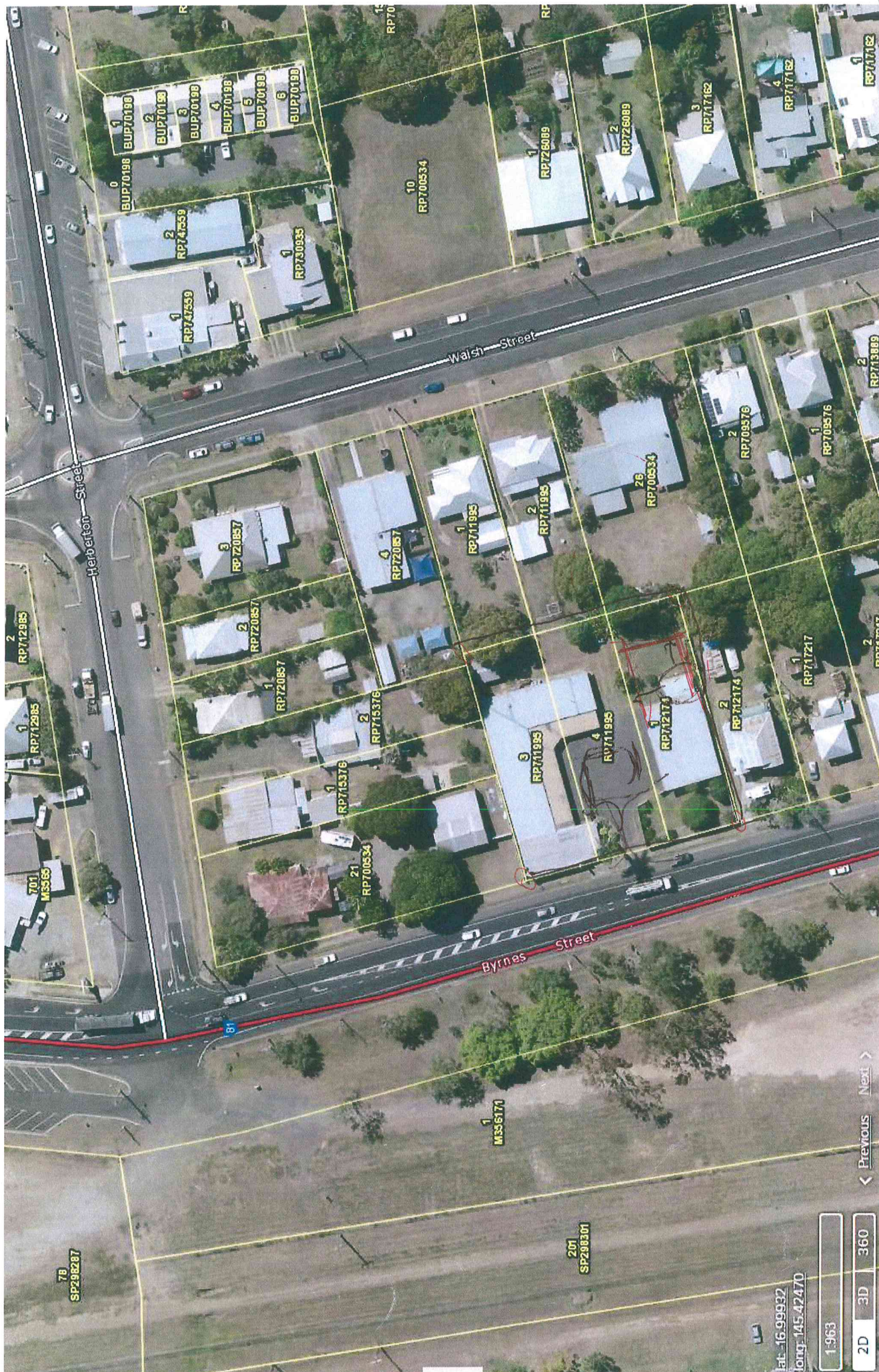
Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			



78
SP298287

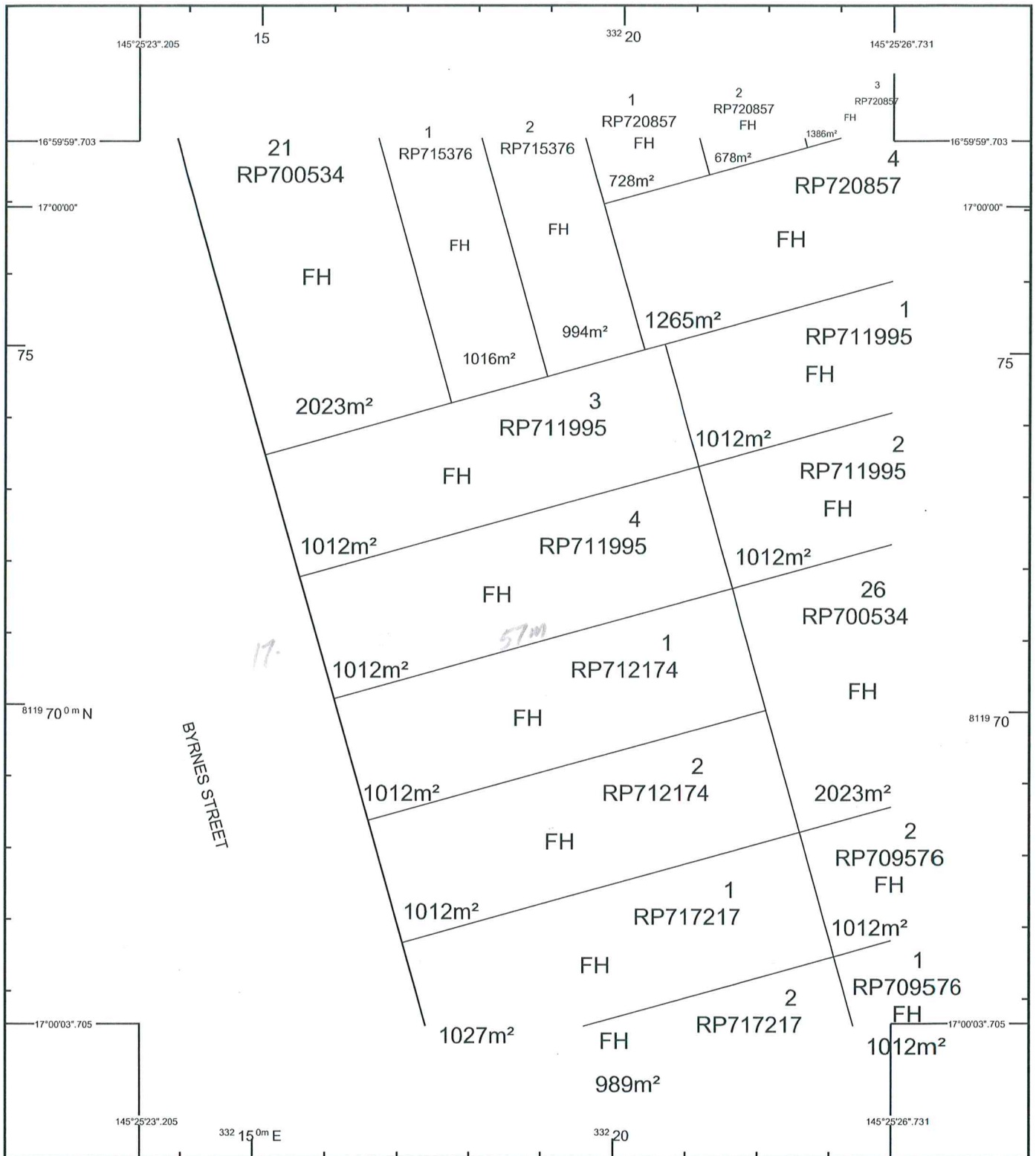
201
SP298301

Lat: -16.99932
Long: 145.42470

1:963

2D 3D 360

< Previous Next >



STANDARD MAP NUMBER
7963-11411

0 15 30 45 60 75 m
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 750

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

OCDB
Lot/Plan 4/RP711995
Area/Volume 1012m²
Tenure FREEHOLD
Local Government MAREEBA SHIRE
Locality MAREEBA
Segment/Parcel 9088/11

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 18/03/2020

OCDB 17/03/2020

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

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For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



Queensland
Government

(c) The State of Queensland,
(Department of
Natural Resources,
Mines and Energy) 2020.



Company owner's consent to the making of a development application under the *Planning Act 2016*

I, Dennis Howe

[Insert name in full.]

Sole Director/Secretary of the company mentioned below.

[Delete the above where company owner's consent must come from both director and director/secretary]

I,

[Insert name in full.]

Director of the company mentioned below.

and I,

[Insert name in full]

[Insert position in full—i.e. another director, or a company secretary.]

Delete the above two boxes where there is a sole director/secretary for the company giving the owner's consent

Of Howe Farming Enterprises P/L

[Insert name of company and ACN.]

the company being the owner of the premises identified as follows:

[Insert street address, lot on plan description or coordinates of the premises the subject of the application.]

consent to the making of a development application under the *Planning Act 2016* by:

Max Slade DESIGNS Pty LTD

[Insert name of applicant.]

on the premises described above for:

MATERIAL CHANG OF USE FROM MOTEL TO ROOMING ACCOMMODATION
EXISTING SINGLE STOREY BUILDINGS.

Company seal [if used]

Company Name and ACN:	
.....	
Signature of Sole Director/Secretary	
.....	
Date	

[Delete the above where company owner's consent must come from both director and director/secretary.]

Company Name and ACN: Howe Farming Enterprises Pty Ltd 099 827 791	
.....
Signature of Director	Signature of Director/Secretary
.....
19/3/20	19.3.20.
Date	Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]

Howe Farming

THIS PLAN should be ROLLED not folded.
— FOR OFFICE USE ONLY —

CT N21501 - 207 - 220

534 a.

Dudley Fyfe Ryland of INNISFAIR
Authorized Surveyor, do hereby solemnly and sincerely declare that I have faithfully
and truly surveyed, measured, and marked on the ground the parcel of land herein referred
to, and that the measurements and boundaries given in this plan are correct, and do not
to the best of my belief in any way interfere with the rights or property of any person,
owner, or occupier of land adjoining the above land, and described in the said plan;
and I make this solemn declaration conscientiously believing the same to be true, and by
virtue of the provisions of the "Oaths Act of 1947".

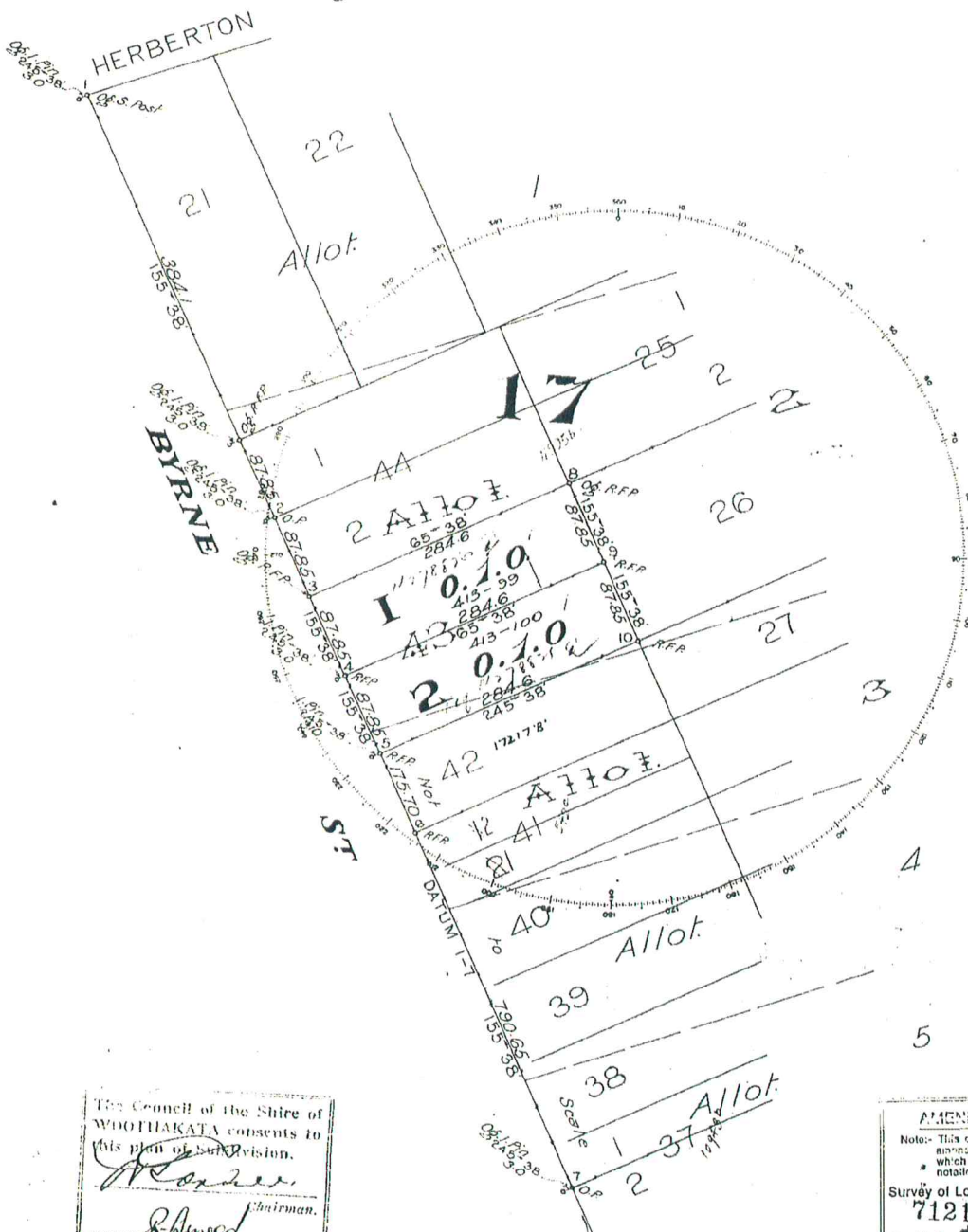
S. Ryland
Authorized Surveyor.

Made and Signed by James J. J. J. the Twenty first day of October
1947 before me

Signature of Registrar of Titles
or of a Magistrate

James J. J. J.
James J. J. J.

ST



The Council of the Shire of
WOOTHAKATA consents to
this plan of subdivision.
W. J. J. J. Chairman.
R. J. J. J. Clerk.
24 OCT 1947

AMENDED DESCRIPTION
Note: This description takes effect from
the date of the current Title Deed
which will be evidenced by a further
notation.
Survey of Lot (s) 1 - 2
712174 TITLES CONVERTED
on R.P. 12174

SURVEY
OF SUBDIVISIONS 1 & 2 of Sub 43
of Allots 2 & 3 of
Sub 17
OF AMOUNTMENT OR FORMER NO. Sec. 17
OF SECTION TOWN OF MAREEBA
COUNTY OF Nares
PARISH OF Tinaroo
Cat. No. 12174

Received 12 1947
at 1.30 p.m.
Examined 13 1947
Passed & Registered 13 1947
James J. J. J.
Dep. Registrar of Titles
(Northern Division)

SCALE 1 chain to an inch.
As Proprietor of this land, I agree to this Plan of subdivision,
and dedicate the new roads shown hereon to public use.
Signature of Proprietor James J. J. J.

12174

Hot Water System:
In a new Class 1 building, a hot water supply is provided by:

- (a) Solar hot water system, or
- (b) A gas hot water system with a five star energy rating.
- (c) A heat pump system.

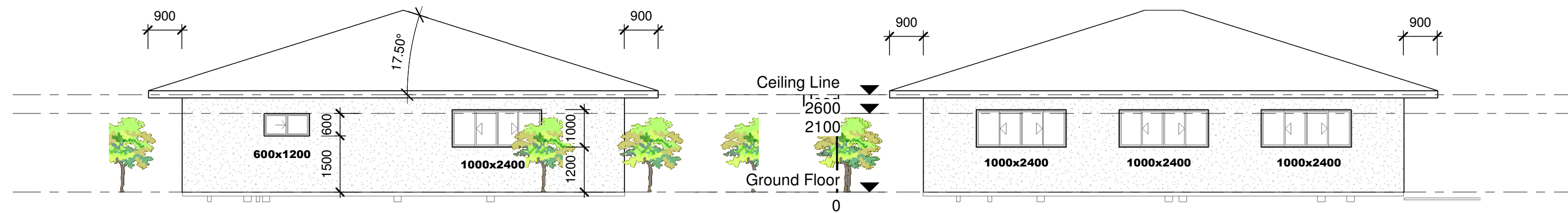
1. Refer any discrepancy to designer for written instructions
2. All work to be in accordance with the B.C.A. Class 1 & 10.
3. Plumbing & Drainage to comply with AS/NZS 3500.
4. Footings to comply with AS 2870.
5. Glazing to comply with AS 1288.
6. Cold formed steel to comply with AS/NZS 4600.
7. Timber 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.



Area of Land - 3036 sq m
Building Classification Class 3

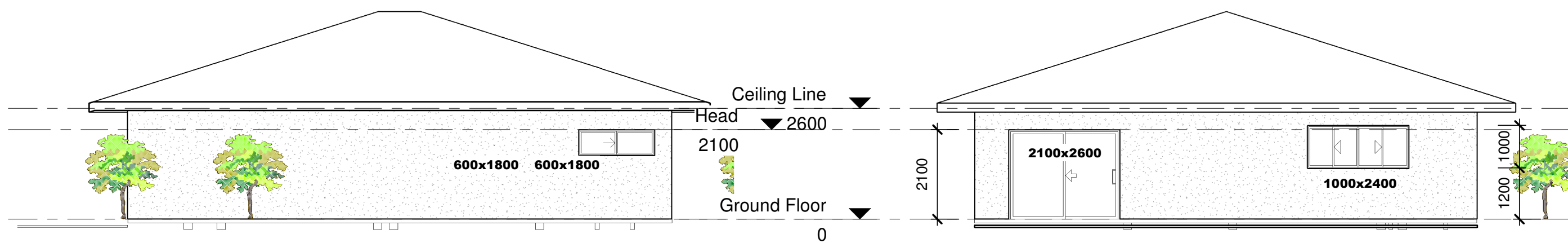


A



3 Elevation 3 - a
1 : 100

1 Elevation 2 - a
1 : 100



2 Elevation 4 - a
1 : 100

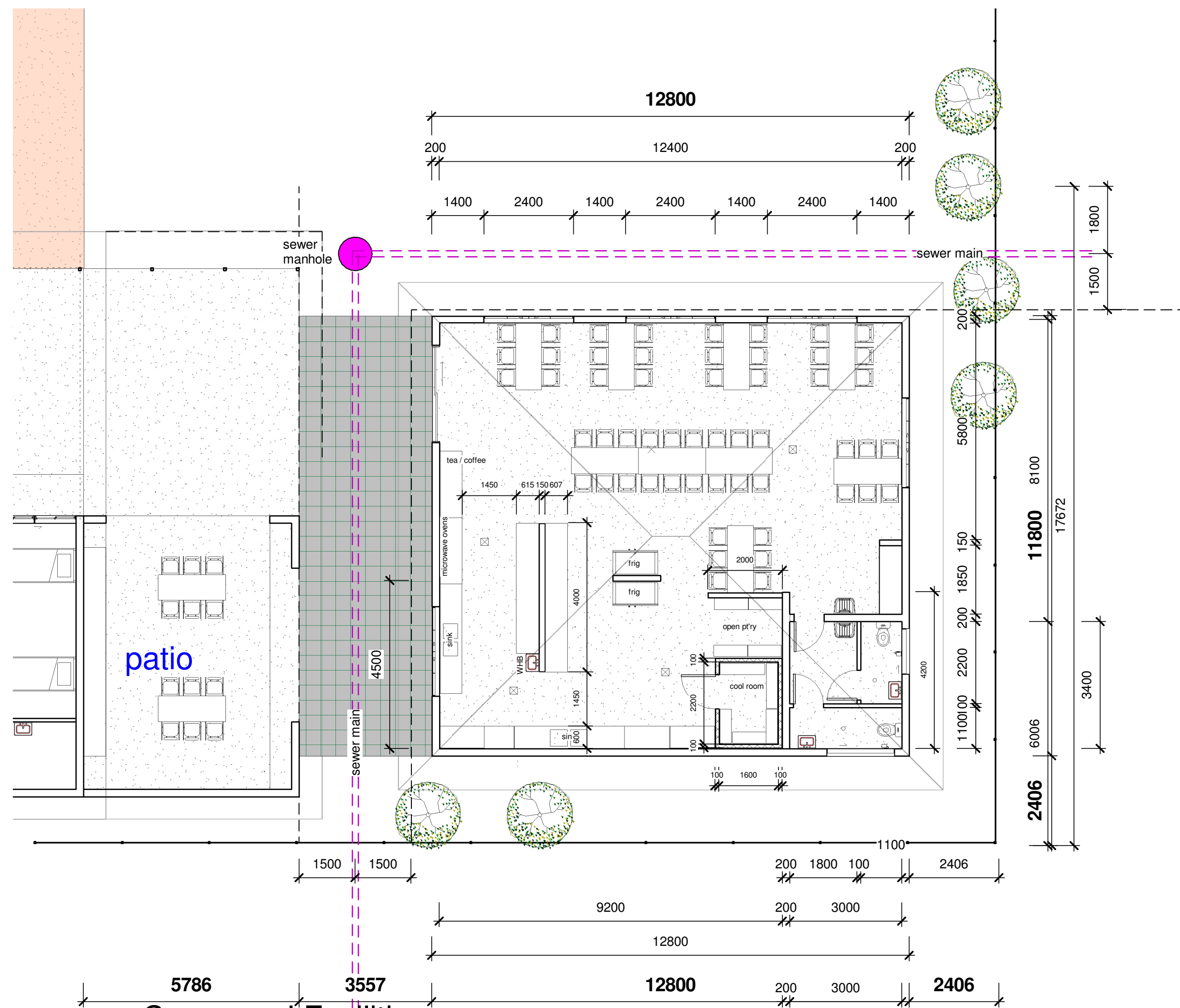
4 Elevation 5 - a
1 : 100



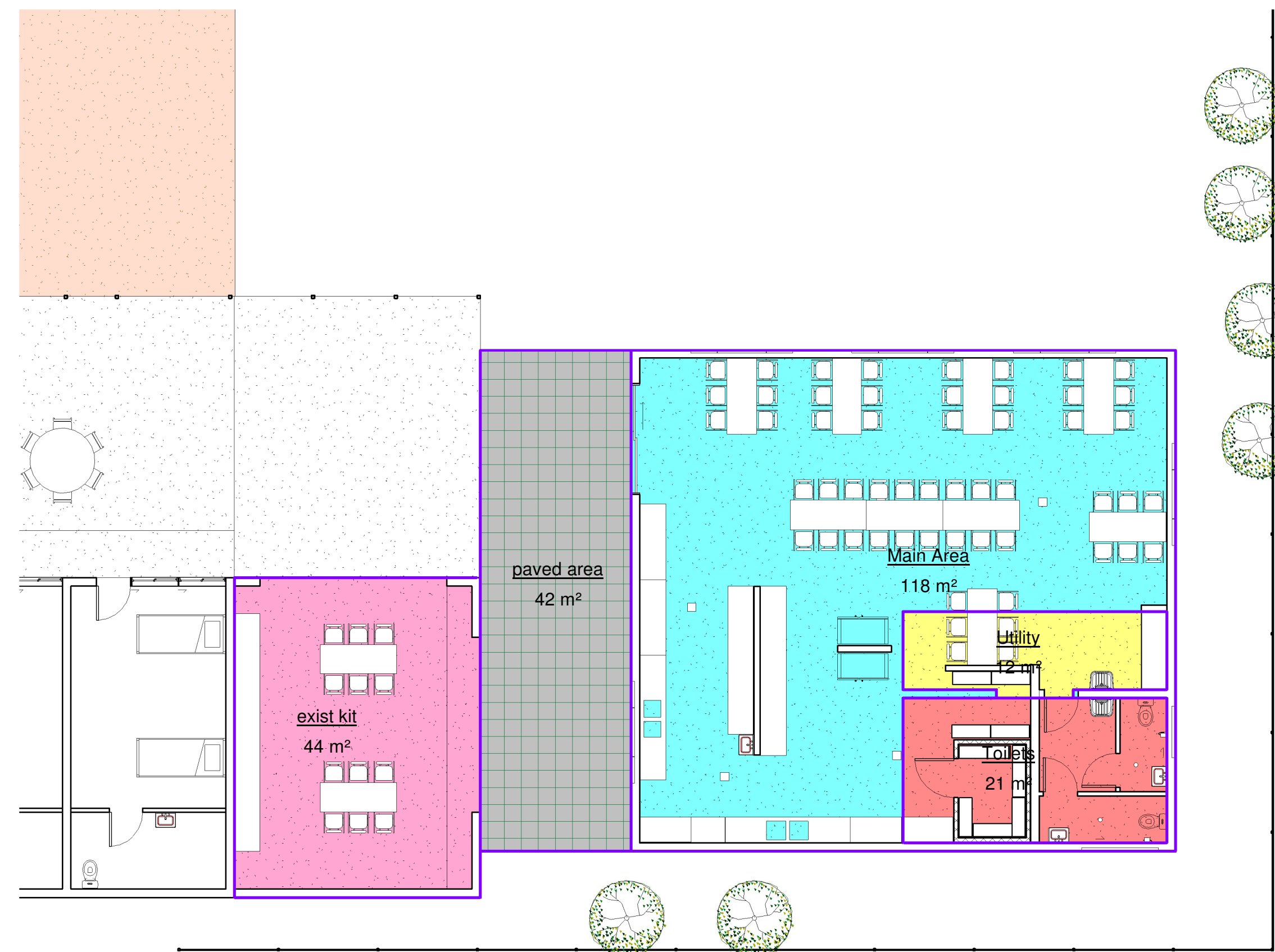
8 3D View 6



5 3D View 2



6 Communal Facilities
1 : 100



7 Communal Area
1 : 100

TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED
IF IN DOUBT ASK !!
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.

A.B.N. No. 16 010 608 321
MAX SLADE DESIGNS
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
Beatrice Street
Atherton 4883
maxslade@bigpond.net.au

Client

Howe Farming Enterprises

Project

Rooming accommodation

Address

Byrnes Street
Mareeba

No.	Description	Date
A -	Concept Issue # 1	10 03 2020

Project number **M 20 - 4716**

Date **March 2020**

Drawn by **Max Slade**

2/07/2020 9:01:54 AM

Scale **1 : 100**

Communal Facilities

Sheet No. **A103** Rev **A**