

8.1 ADERMINA PTY LTD - MATERIAL CHANGE OF USE - RESIDENTIAL CARE FACILITY AND RETIREMENT FACILITY (EXPANSION OF MOUNT KOOYONG NURSERY HOME) - LOTS 1 & 2 ON RP748307 - 62 MOUNT KOOYONG ROAD, JULATTEN - MCU/22/0014

Date Prepared: 9 August 2022
Author: Senior Planner
Attachments: 1. Proposal Plans

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Adermina Pty Ltd	ADDRESS	62 Mount Kooyong Road, Julatten
DATE LODGED	16 June 2022	RPD	Lots 1 & 2 on RP748307
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Residential Care Facility and Retirement Facility (Expansion of Mount Kooyong Nursing Home)		
FILE NO	MCU/22/0014	AREA	Lot 1- 2804m2 Lot 2 - 5.159 hectares
LODGED BY	Gilvear Planning Pty Ltd	OWNER	M Ferguson
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	Nil		

EXECUTIVE SUMMARY

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

The application is impact assessable and no properly made submissions were received in response to public notification of the application.

The application and supporting material have been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant planning instrument.

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

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

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Adermina Pty Ltd	ADDRESS	62 Mount Kooyong Road, Julatten
DATE LODGED	16 June 2022	RPD	Lots 1 & 2 on RP748307
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PROPOSED DEVELOPMENT	Material Change of Use - Residential Care Facility and Retirement Facility (Expansion of Mount Kooyong Nursing Home)		

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

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

And

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

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Residential Care Facility and Retirement Facility (Expansion of Mount Kooyong Nursing Home)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
1575-PD-A-00 P1	Cover Sheet	Clarke and Prince Architects	19/05/22
1575-PD-A-01 P2	Locality Plan	Clarke and Prince Architects	19/05/22
1575-PD-A-02 P3	Site Plan - Existing/Demo	Clarke and Prince Architects	19/05/22
1575-PD-A-03 P4	Site Plan - Proposed	Clarke and Prince Architects	19/05/22
1575-PD-A-04 P3	Proposed Floor Plans	Clarke and Prince Architects	19/05/22
1575-PD-A-05 P2	Proposed Elevations - Building 1	Clarke and Prince Architects	19/05/22
1575-PD-A-06 P2	Proposed Elevations - Building 2	Clarke and Prince Architects	19/05/22

(C) ASSESSMENT MANAGER’S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:

- found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
- 3.1 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.2 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.3 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.4 Noise Nuisance
- Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations and a maximum noise level of 8dB(A) above background levels as measured from commercial locations.
- 3.5 Waste Management
- On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.
- 3.6 Amalgamation
- Prior to the issuance of the Final Certification and Commencement of Use, the lots must be amalgamated.
4. Infrastructure Services and Standards
- 4.1 Access
- The access crossover servicing the development must be maintained (from the edge of Mount Kooyong Road to the property boundary) in accordance with FNQROC Development Manual standards, to the satisfaction of Council's delegated officer, for the life of the development.

4.2 Stormwater Drainage

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) All stormwater drainage concentrated by the development must be collected from site and discharged to an approved legal point of discharge.

4.3 Car Parking/Internal Driveways

- (a) The applicant/developer must ensure that all car parking for the approved use occurs on site and not on adjoining road reserves.
- (b) All car parking spaces and trafficable areas must be at minimum gravel surfaced and appropriately drained prior to the commencement of the use, to the satisfaction of Council's delegated officer.
- (c) All car parking spaces and internal driveways must be constructed in compliance with the following standards, to the satisfaction of Council's delegated officer:
 - Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
 - Australian Standard AS1428:2001 – Design for Access and Mobility.
- (d) All parking spaces and trafficable areas must be maintained in good order and safe repair for the life of the development, to the satisfaction of Council's delegated officer.

4.4 Non-Reticulated Water Supply

The development must be provided with a potable water supply that can satisfy the standards for drinking water set by the Australian Drinking Water Guidelines 2004 (National Health and Medical Research Council and the National Resource Management Ministerial Council).

All non-potable sources of water must be sign posted "non-potable water supply" or similar in order to deter consumption.

4.5 On-Site Wastewater Management

All on site effluent disposal associated with the approved use must be in compliance with the latest version of On-Site Domestic Wastewater Management Standard (ASNZ1547) to the satisfaction of the Council's delegated officer.

(D) ASSESSMENT MANAGER'S ADVICE

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

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

(c) Compliance with Acts and Regulations

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

(d) Environmental Protection and Biodiversity Conservation Act 1999

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

(e) Cultural Heritage

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

(E) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work

THE SITE

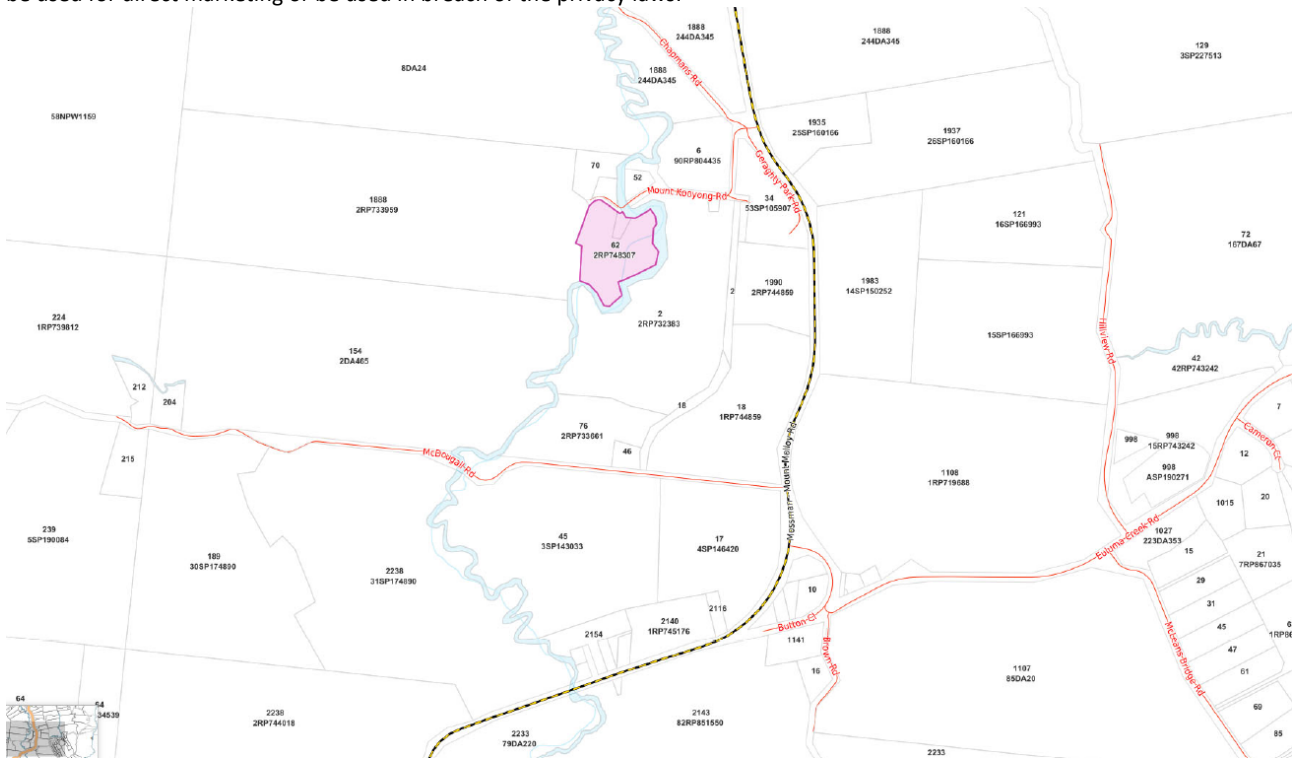
The subject site is situated at 62 Mount Kooyong Road, Julatten and comprises Lots 1 and 2 on RP748307. The site is irregular in shape with a total area of 5.4394 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016.

The site contains approximately 127 metres of frontage to Mount Kooyong Road, the majority of which is constructed to rural gravel standard. The bitumen sealed section of Mount Kooyong Road ends approximately 30 metres into the site's frontage and access to the site is gained off this section.



Map Disclaimer:

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



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The site is improved by the Mount Kooyong Nursing Home which covers approximately 2 hectares in the north-eastern corner. The nursing homes consists of numerous buildings, access driveways and car parking areas.

Bushy Creek forms the eastern boundary of the subject site. A buffer of native vegetation ranging in width between 60 and 100 metres is present along the entire length of Bushy Creek.

The subject site is located approximately 1.3 kilometres north-west of the Julatten Township and is surrounded by a variety of land uses including agriculture, rural living and cattle-grazing. The closest sensitive receptor is a dwelling house located approximately 100 to the north. Geraghty Park is located approximately 400 metres to the east of the subject site.

BACKGROUND AND CONTEXT

NIL

PREVIOUS APPLICATIONS & APPROVALS

In 1988, Council approved rezoning application RZ19/88 over then Lot 2 on RP719950 (now Lots 1 & 2 on RP748307) changing the zoning from Rural A to Special Use (Nursing Home). The Special Use zoning applied to the subject site until the commencement of the Mareeba Shire Planning Scheme 2004 in January 2005.

Under the Mareeba Shire Planning Scheme 2004, the subject site was zoned Rural, with a Special Facilities Designation (F7 - Nursing Home, Aged Person's Hostel & Caretaker's Residence) applying to the site.

The Mount Kooyong Nursing Home was lawfully established under these previous planning schemes.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Residential Care Facility and Retirement Facility (Expansion of Mount Kooyong Nursing Home) in accordance with the plans shown in **Attachment 1**.

The development is described as follows:

"The proposed development is for a partial knockdown and rebuild of a portion of the existing Mount Kooyong Nursing Home. Specifically, the development as proposed is for twelve additional residential units / rooms, a Nurse's Station and subordinate areas including two (2) communal lounges and storage areas.

(Note: Twelve residential units will be constructed, with six existing residential units demolished. The nett increase in residential units is six).

For this Application, a land use Approval for both Residential Care Facility and Retirement Facility is sought.

Whilst the uses as defined within the Planning Scheme are essentially identical, both are sought to provide maximum flexibility to the existing Operation and the ongoing provision of services.

The proposed development will not provide formalised landscaping on the subject site and is reliant on the existing native vegetation within the bounds of the subject site which exceeds the minimum area requirements pertaining to the Development Code.

The proposed development will utilise the existing infrastructure connections benefitting the subject site with upgrades to be undertaken on an as needed basis. The existing sewerage system has been assessed as having suitable capacity to accommodate the proposed development and therefore, does not require an upgrade with the applicable Environmental Authority continuing to be suitable.

The proposed development will continue to utilise the existing access crossover from Mount Kooyong Road."

Note: The actual

REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site is:

- *Wetland Area of General Ecological Significance*
- *Terrestrial Area of High Ecological Significance*
- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> • Rural Area <ul style="list-style-type: none"> • Rural Agricultural Area • Rural other Natural Environmental Elements <ul style="list-style-type: none"> • Biodiversity Areas
Zone:	Rural zone
Overlays:	Agricultural Land Overlay Environmental Significance Overlay Scenic Amenity Overlay Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility

<p>Retirement facility</p>	<p>A residential use of premises for an integrated community and specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and accommodation for staff.</p>	<p>Retirement village</p>	<p>Residential care facility</p>
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RELEVANT PLANNING INSTRUMENTS

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

(A) Far North Queensland Regional Plan 2009-2031

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

(B) State Planning Policy

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

(C) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

- (5) Primary industries in *Rural areas* are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the *rural area* are preserved and enhanced. The *rural area* is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. *Rural areas* protect the

shire's *agricultural area* and ensure food security. *Other rural areas* predominantly remain agricultural grazing properties.

Comment

The Mount Kooyong Nursing Home was lawfully established under the Mareeba Shire Planning Scheme 1982 when the subject land was rezoned from Rural A to Special Use to provide for its development.

The proposed development is within the footprint of the established Mount Kooyong Nursing Home and will not lead to the further fragmentation of agricultural land or loss of rural productivity.

3.3.9 Element—Aged care and retirement areas

3.3.9.1 Specific outcomes

- (1) Appropriately designed and serviced aged accommodation, including residential care and retirement facilities, which take into account the support services required as people become less independent, are developed throughout Mareeba Shire's *residential areas* and *urban expansion areas*.

Comment

The Mount Kooyong Nursing Home was lawfully established under the Mareeba Shire Planning Scheme 1982 when the subject land was rezoned from Rural A to Special Use to provide for its development.

The current development involves the partial knockdown and rebuilding of the Mount Kooyong Nursing Home to provide residents with modern accommodation and services.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

- (1) *Rural areas* include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.

Comment

The Mount Kooyong Nursing Home was lawfully established under the Mareeba Shire Planning Scheme 1982 when the subject land was rezoned from Rural A to Special Use to provide for its development.

The proposed development is within the footprint of the established Mount Kooyong Nursing Home and will not lead to the further fragmentation of agricultural land or loss of rural productivity.

3.3.13 Element—Sustainable design

3.3.13.1 Specific outcomes

- (3) Development reflects the tropical character of the shire to promote outdoor living.

Comment

Complies.

The proposed development features architectural designed buildings and large deck/verandas. Each room of the nursing home will have a private patio.

3.4 Natural resources and environment

3.4.1 Strategic outcomes

- (1) Mareeba Shire's outstanding natural environment, ecological processes and biodiversity values, including those within *conservation areas* and *biodiversity areas*, are conserved, enhanced and restored. Minimal loss of native vegetation is achieved in the shire through limited clearing of *biodiversity areas*, strategically located rehabilitation areas and the replanting of native vegetation. The impacts of pests and weeds on the natural environment is minimised and managed.

Comment

All proposed development will occur within the footprint of the established Mount Kooyong Nursing Home.

There is no clearing of vegetation proposed and the development's existing setback to Bushy Creek will be maintained.

3.4.4 Element—Biodiversity areas

3.4.4.1 Specific outcomes

- (1) Development avoids adverse impacts on the ecological values of *biodiversity areas* and where avoidance is not possible the adverse impacts are minimised and, for an area of high ecological significance, no net loss in biodiversity values is achieved.

Comment

All proposed development will occur within the footprint of the established Mount Kooyong Nursing Home.

There is no clearing of vegetation proposed and the development's existing setback to Bushy Creek will be maintained.

3.4.6 Element—Watercourses and wetlands

3.4.6.1 Specific outcomes

- (1) Hydrological flows, riparian ecology and ecosystem services of watercourses and wetlands are maintained, protected and enhanced.

Comment

All proposed development will occur within the footprint of the established Mount Kooyong Nursing Home.

There is no clearing of vegetation proposed and the development's existing setback to Bushy Creek will be maintained.

- (2) Wetlands of ecological significance are protected from sediment and run off, vegetation clearing, weed invasion and pollution through designated setbacks and buffers. These include the following:
- (a) Wetlands in the Great Barrier Reef Catchment; and
 - (b) Wetlands of High Ecological Significance as identified through the *Aquatic Biodiversity Assessment and Mapping Method (AquaBAMM)*.

Comment

All proposed development will occur within the footprint of the established Mount Kooyong Nursing Home.

There is no clearing of vegetation proposed and the development's existing setback to Bushy Creek will be maintained.

- (3) The water quality of rivers and creeks, which ultimately flow to the Great Barrier Reef and the Gulf of Carpentaria, is not compromised or polluted through sediment, gross pollutants or chemical run off from new or existing development.

Comment

All proposed development will occur within the footprint of the established Mount Kooyong Nursing Home.

There is no clearing of vegetation proposed and the development's existing setback to Bushy Creek will be maintained.

- (5) Where development occurs on land including and adjoining watercourses and wetlands it provides appropriate setbacks and buffers and enhances these areas through revegetation.

Comment

All proposed development will occur within the footprint of the established Mount Kooyong Nursing Home.

There is no clearing of vegetation proposed and the development's existing setback to Bushy Creek will be maintained.

3.5.4 Element—Scenic amenity

3.5.4.1 Specific outcomes

- (1) Areas of high scenic amenity (such as *scenic routes*) are protected from development which is visually inappropriate, obtrusive, unattractive or insensitive. *Scenic routes* include:
- (a) Great Tropical Drive;
 - (b) Savannah Way;
 - (c) Wheelbarrow Way;
 - (d) Black Mountain Road;
 - (e) Barron Falls Road;
 - (f) The Great Inland Way;
 - (g) Kuranda Range; and

(h) Rex Range

Comment

Under the Scenic Amenity Overlay, the vegetated easternmost portion of the subject site falls within 500 metre scenic route buffer for Mossman-Mount Molloy Road (Rex Range).

The proposed development is sited outside of the 500 metre scenic route buffer and no vegetation within the buffer will be removed.

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

- (1) The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.

Comment

There is no change proposed to the site's existing access via Mount Kooyong Road.

- (4) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.

Comment

The development can be conditioned to comply.

3.6.7 Element—Water supply and wastewater services

3.6.7.1 Specific outcomes

- (3) Development in rural areas will demonstrate that it has access to adequate potable water and fire-fighting water supply on-site.

Comment

The proposed development will connect to the existing Mount Kooyong Nursing Home onsite water supply.

- (4) In areas not serviced by reticulated sewerage, on-site effluent disposal systems ensure the environment or amenity is not adversely impacted.

Comment

H2O Consultants have confirmed that no upgrading of the existing onsite wastewater system (AES system) is required.

3.6.8 Element—Stormwater management

3.6.8.1 Specific outcomes

- (2) Stormwater is managed and measures are implemented to ensure erosion is prevented or minimised and contaminants are not released into surrounding environs.

Comment

The development can be conditioned to comply.

3.6.9 Element—Waste management

3.6.9.1 Specific outcomes

- (4) On-site waste disposal and recycling areas are provided by development to meet operational requirements of storage, screening and collection.

Comment

The development can be conditioned to comply.

3.7.2 Element—Rural and Agricultural land

3.7.2.1 Specific outcomes

- (1) *Agricultural areas* are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.

Comment

The Mount Kooyong Nursing Home was lawfully established under the Mareeba Shire Planning Scheme 1982 when the subject land was rezoned from Rural A to Special Use to provide for its development.

The proposed development is within the footprint of the established Mount Kooyong Nursing Home and will not lead to the further fragmentation of agricultural land or loss of rural productivity.

- (4) Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment on productive land.

Comment

The Mount Kooyong Nursing Home was lawfully established under the Mareeba Shire Planning Scheme 1982 when the subject land was rezoned from Rural A to Special Use to provide for its development.

The proposed development is within the footprint of the established Mount Kooyong Nursing Home and will not lead to the further fragmentation of agricultural land or loss of rural productivity.

Relevant Developments Codes

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

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.11 Scenic amenity overlay 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

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

Relevant Codes	Comments
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Agricultural land overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Environmental significance overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Scenic amenity overlay code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(E) Adopted Infrastructure Charges Notice

The only infrastructure network servicing the subject site is transport.

The applicant submits that no charges are warranted as the previous development on the subject site was aptly serviced by Council infrastructure with the proposed development providing no increase in demand on transport infrastructure.

The applicant has formally requested that Council consider the applicable Charges in this instance in consideration of the unlikely increase in demand requirements and agree that Charges are not warranted in this instance.

Council officers agree that the proposed development will not increase the existing demand on transport infrastructure.

REFERRAL AGENCY

This application did not trigger referral to a Referral Agency.

Internal Consultation

Not applicable.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 5 July 2022 to 29 July 2022. The applicant submitted the notice of compliance on 1 August 2022 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

PLANNING DISCUSSION

NIL

PROPOSED EXTENSIONS

MT. KOOYONG NURSING HOME

62 MT. KOOYONG ROAD, JULATEN, QLD

DRAWING LIST



- 1575-PD-A-00 COVER SHEET
- 1575-PD-A-01 LOCALITY PLAN
- 1575-PD-A-02 SITE PLAN - EXISTING / DEMO
- 1575-PD-A-03 SITE PLAN - PROPOSED
- 1575-PD-A-04 PROPOSED FLOOR PLANS
- 1575-PD-A-05 PROPOSED ELEVATIONS - BUILDING 1
- 1575-PD-A-06 PROPOSED ELEVATIONS - BUILDING 2

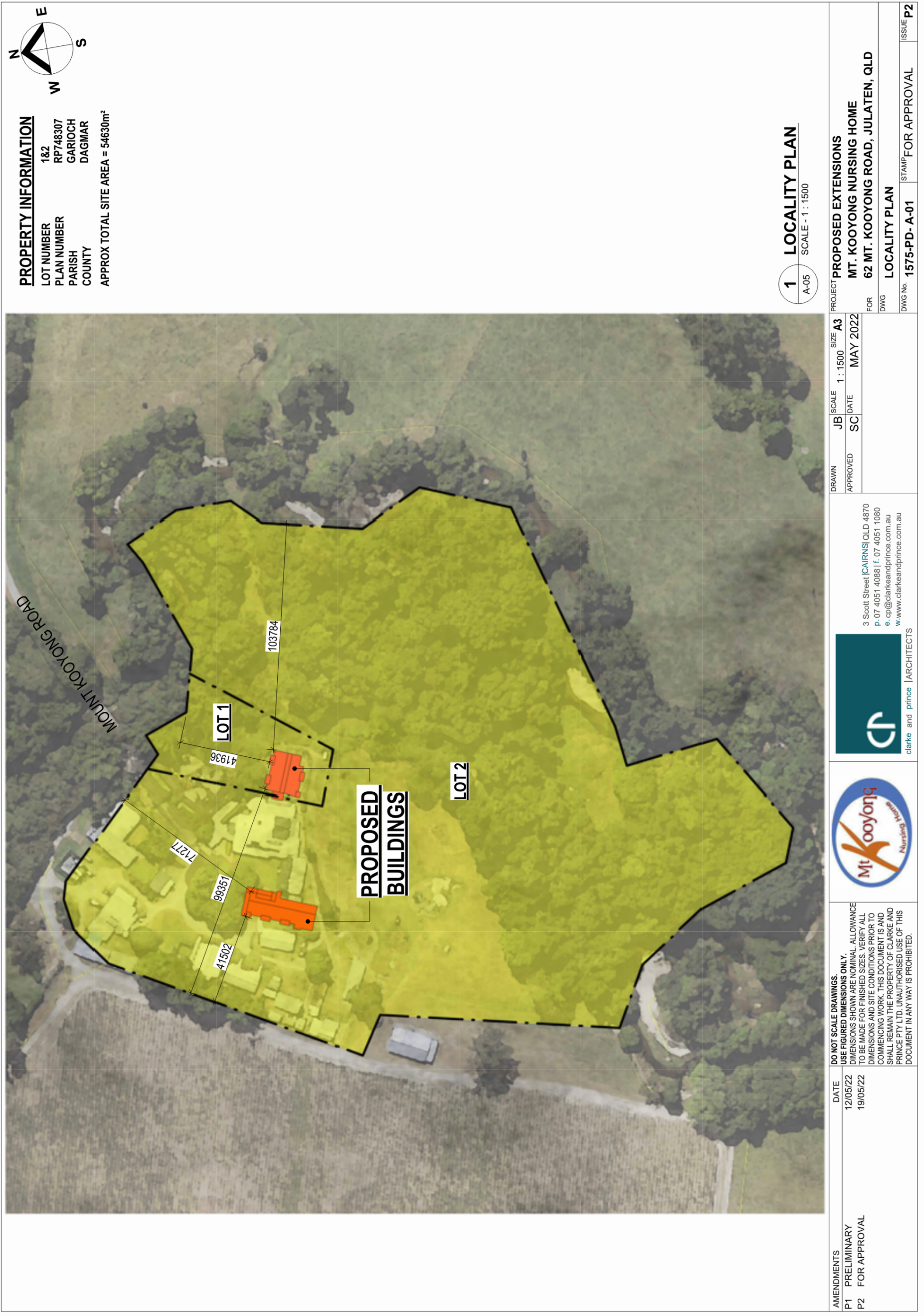


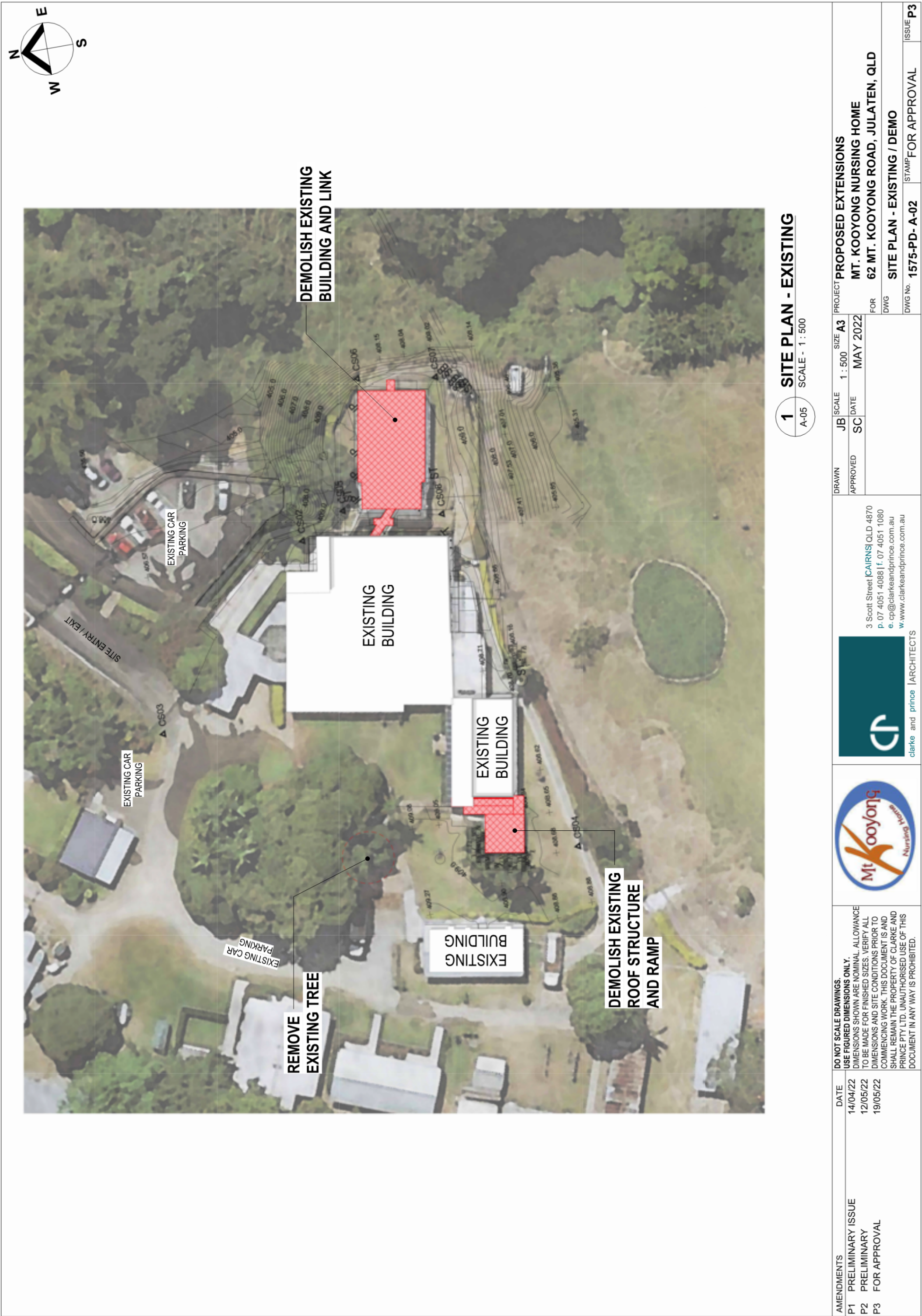
BUILDING 1





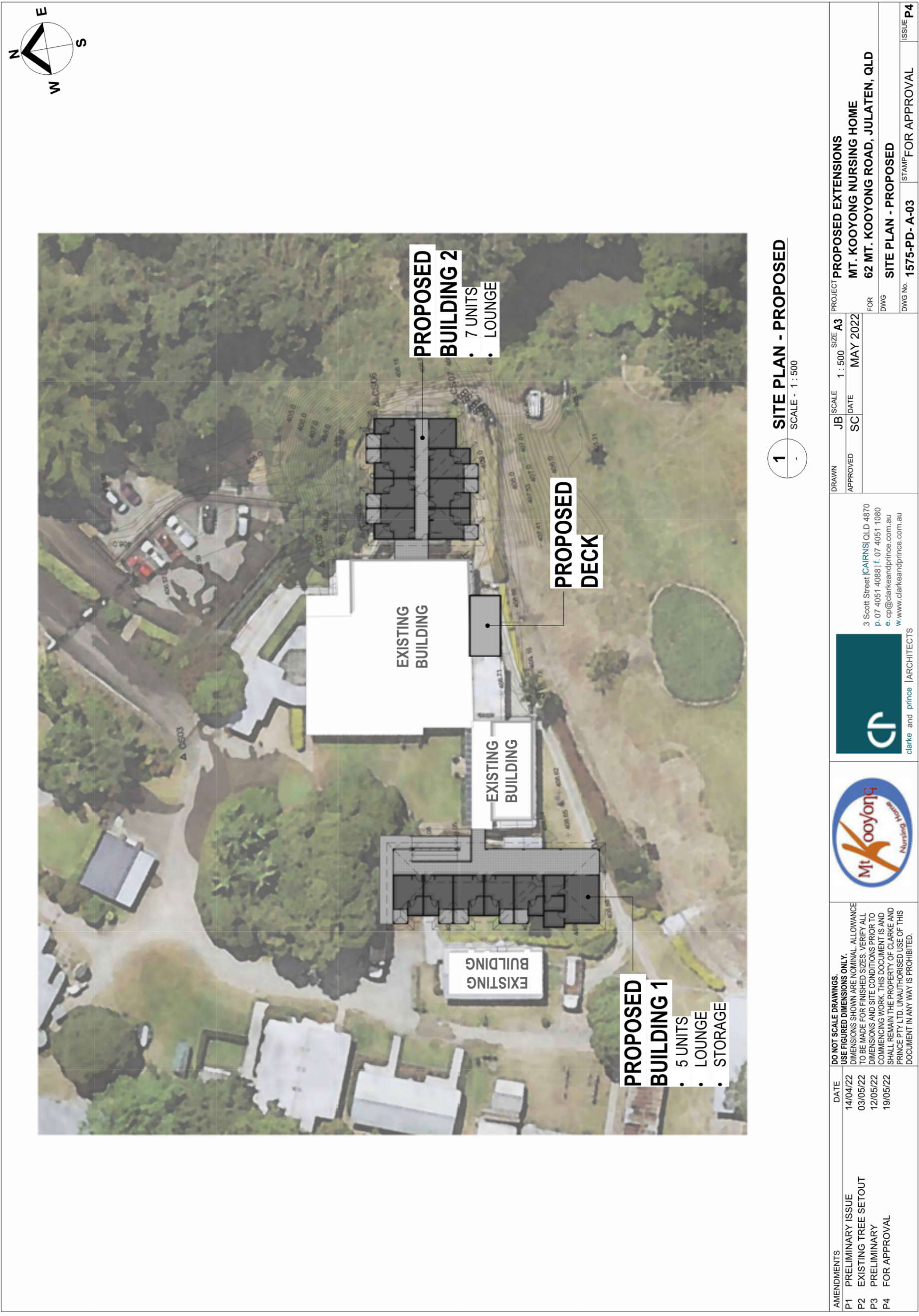
BUILDING 2

AMENDMENTS P1 FOR APPROVAL	DATE 19/05/22	<p>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.</p>		 <p>clarke and prince ARCHITECTS</p>	<p>3 Scott Street CAIRNS QLD 4870 p. 07 4051 4088 f. 07 4051 1080 e. cp@clarkeandprince.com.au w. www.clarkeandprince.com.au</p>	DRAWN APPROVED	JB SC	SCALE DATE	SIZE DATE	PROJECT FOR DWG	ISSUE
									PROPOSED EXTENSIONS MT. KOOYONG NURSING HOME 62 MT. KOOYONG ROAD, JULATEN, QLD COVER SHEET	1575-PD- A-00 FOR APPROVAL P1	





AMENDMENTS	DATE	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.	  3 Scott Street CAIRNS QLD 4870 p. 07 4051 4088 f. 07 4051 1080 e. cp@clarkeandprince.com.au w. www.clarkeandprince.com.au	DRAWN APPROVED JB SC SCALE DATE 1 : 500 MAY 2022	PROJECT PROPOSED EXTENSIONS MT. KOOYONG NURSING HOME 62 MT. KOOYONG ROAD, JULATEN, QLD FOR DWG SITE PLAN - EXISTING / DEMO DWG No. 1575-PD- A-02 STAMP FOR APPROVAL ISSUE P3
P1 PRELIMINARY ISSUE	14/04/22				
P2 PRELIMINARY FOR APPROVAL	12/05/22 19/05/22				





AMENDMENTS	P1	PRELIMINARY ISSUE	DATE	14/04/22	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NOMINAL. ALLOWANCE TO BE MADE FOR FINISHED SIZES. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING WORK. THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLARKE AND PRINCE PTY LTD. UNAUTHORISED USE OF THIS DOCUMENT IN ANY WAY IS PROHIBITED.	
	P2	PRELIMINARY	DATE	12/05/22		
	P3	FOR APPROVAL	DATE	19/05/22		
DRAWN		APPROVED	JB	SCALE	SIZE	PROJECT
				1 : 200	A3	PROPOSED EXTENSIONS
				SC	DATE	MT. KOOYONG NURSING HOME
					MAY 2022	62 MT. KOOYONG ROAD, JULATEN, QLD
						FOR
						DWG
						PROPOSED FLOOR PLANS
						DWG No. 1575-PD- A-04
						ISSUE P3
						FOR APPROVAL
						STAMP

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1 BUILDING 1 - NORTH ELEVATION
SCALE - 1 : 200

2 BUILDING 1 - SOUTH ELEVATION
SCALE - 1 : 200

3 BUILDING 1 - EAST ELEVATION
SCALE - 1 : 200

4 BUILDING 1 - WEST ELEVATION
SCALE - 1 : 200

AMENDMENTS

AMENDMENTS	DATE
P1 PRELIMINARY FOR APPROVAL	12/05/22
P2 FOR APPROVAL	19/05/22

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Mt Kooyong Nursing Home

PROJECT PROPOSED EXTENSIONS
MT. KOOYONG NURSING HOME
62 MT. KOOYONG ROAD, JULATEN, QLD

FOR
DWG
PROPOSED ELEVATIONS - BUILDING 1

DWG No. 1575-PD- A-05 **ISSUE P2**
STAMP FOR APPROVAL

1 BUILDING 2 - NORTH ELEVATION
SCALE - 1 : 200

2 BUILDING 2 - EAST ELEVATION
SCALE - 1 : 200

3 BUILDING 2 - SOUTH ELEVATION
SCALE - 1 : 200

4 BUILDING 2 - WEST ELEVATION
SCALE - 1 : 200

AMENDMENTS

AMENDMENTS	DATE
P1 PRELIMINARY FOR APPROVAL	12/05/22
P2 FOR APPROVAL	19/05/22

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MT KOOYONG NURSING HOME

PROPOSED EXTENSIONS
MT. KOOYONG NURSING HOME
62 MT. KOOYONG ROAD, JULATEN, QLD

PROPOSED ELEVATIONS - BUILDING 2

DWG No. 1575-PD- A-06
ISSUE P2
FOR APPROVAL

DRAWN JB SCALE 1 : 200 SIZE A3
APPROVED SC DATE MAY 2022
PROJECT PROPOSED EXTENSIONS
FOR MT. KOOYONG NURSING HOME
DWG 62 MT. KOOYONG ROAD, JULATEN, QLD
STAMP FOR APPROVAL