

# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 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)	Adermina Pty Ltd
Contact name (only applicable for companies)	C/ Gilvear Planning Pty Ltd
Postal address (P.O. Box or street address)	PO Box 228
Suburb	Babinda
State	QLD
Postcode	4861
Country	Australia
Contact number	Kristy: 0448 897 991
Email address (non-mandatory)	<a href="mailto:kristy@gilvearplanning.com.au">kristy@gilvearplanning.com.au</a>
Mobile number (non-mandatory)	As above
Fax number (non-mandatory)	N/A
Applicant's reference number(s) (if applicable)	J001395: MKY: KLG

### 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
		62	MT KOOYONG ROAD	Julatten
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	1 and 2	RP748307	Mareeba
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

In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

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="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**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):*

Stage 2 Expansion of the Mt Kooyong Nursing Home

e) Relevant plans

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

- Relevant plans of the proposed development are attached to the development application

**6.2) Provide details about the second development aspect**

a) What is the type of development? *(tick only one box)*

- Material change of use     Reconfiguring a lot     Operational work     Building work

b) What is the approval type? *(tick only one box)*

- Development permit     Preliminary approval     Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment     Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

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

- Relevant plans of the proposed development are attached to the development application

**6.3) Additional aspects of development**

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- Not required

## Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

### Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
Partial knock-down and rebuild of existing Facility	Residential Care Facility	N/A	N/A
	Retirement Facility	N/A	N/A

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

Yes (Partially connected)

No

### Division 2 – Reconfiguring a lot

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

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

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

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

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

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

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**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)**

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

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

\$ _____
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**PART 4 – ASSESSMENT MANAGER DETAILS**

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

Mareeba Shire Council

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

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

## PART 5 – REFERRAL DETAILS

### 17) 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*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the <b>Chief Executive of the distribution entity or transmission entity:</b> <input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to: <ul style="list-style-type: none"> <li>• The <b>Chief Executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the <b>Brisbane City Council:</b> <input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the <b>Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:</b> <input type="checkbox"/> Ports – Brisbane core port land ( <i>where inconsistent with the Brisbane port LUP for transport reasons</i> ) <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the <b>relevant port operator</b> , if applicant is not port operator: <input type="checkbox"/> Ports – Land within Port of Brisbane’s port limits ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Chief Executive of the relevant port authority:</b> <input type="checkbox"/> Ports – Land within limits of another port ( <i>below high-water mark</i> )
Matters requiring referral to the <b>Gold Coast Waterways Authority:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>in Gold Coast waters</i> )
Matters requiring referral to the <b>Queensland Fire and Emergency Service:</b> <input type="checkbox"/> Tidal works or work in a coastal management district ( <i>involving a marina (more than six vessel berths)</i> )

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> 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 ( <i>if applicable</i> ).		

## PART 6 – INFORMATION REQUEST

<b>19) Information request under Part 3 of the DA Rules</b>
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> <li>• <i>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</i></li> <li>• <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i></li> </ul>
<i>Further advice about information requests is contained in the <a href="#">DA Forms Guide</a>.</i>

## 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
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](http://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](http://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](http://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](http://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](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

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

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

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

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

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
 No

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

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)  
 No

### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

## 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**

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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			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
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# Planning Report

Material Change of Use for Residential Care Facility and Retirement Facility (expansion of Mt Kooyong Nursing Home) at 62 Mount Kooyong Road, Julatten

Prepared for:  
Mareeba Shire Council

Prepared on behalf of:  
Adermina Pty Ltd

Our Reference	J001395: MKY: KLG
Site	62 Mt Kooyong Road, Julatten Lots 1 and 2 on RP748307
Date	17 May 2022
Author	Josh Maunder (Senior Planner)
Approver	Kristy Gilvear (Managing Director)

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This Report has been prepared for the Mt Kooyong Nursing home for the sole purpose of making a Development Application seeking a Development Permit for a Material Change of Use. This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilized for any other purpose, use, matter or application.

Gilvear Planning has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;
- b) That information obtained as a result of a search of a government register or database is complete and accurate.

Gilvear Planning is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, Gilvear Planning does not accept any responsibility in relation to any financial or business decisions made by parties other than those for whom the original report was prepared for and/or provided to.

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Signed on behalf of  
Gilvear Planning Pty Ltd



**Kristy Gilvear**

**MANAGING DIRECTOR**  
**May 2022**

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# 1.0 Introduction

The following Planning Report has been prepared by Gilvear Planning Pty Ltd (Gilvear Planning) on behalf of Adermina Pty Ltd (the Applicant) in support of a Development Application submitted to the Mareeba Shire Council (Council) seeking Approval via a Development Permit for a Material Change of Use for Residential Care Facility and Retirement Facility (expansion of the Mt Kooyong Nursing Home) on land at Mt Kooyong Road, Julaten described as Lots 1 and 2 on RP748307 (the subject site).

The proposed development is for a partial knockdown and rebuild of a portion of the existing Mt 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.

The subject site is represented by Lots 1 and 2 on RP748307 which have a combined area of 5.44Ha and a small frontage to Mt Kooyong Road. The subject site has an irregular geospatial form with large areas of remnant vegetation, particularly to the south and east with a varying topography.

The subject site is vastly improved by way of an existing Residential Care Facility (the Mt Kooyong Nursing Home) which encompasses an area to the north-west of the site. The existing development includes several buildings which include accommodation, communal areas, and support services.

The subject site is located north of the Julatten Township and is surrounded by a variety of land uses including agriculture, residential and cattle-grazing. The closest sensitive receptor is a Dwelling House located approximately 330m to the east.

As per the Planning Scheme, the subject site is mapped as being within the Rural Zone, is not within a mapped Local Plan area and is subjected to Overlays. The proposed development will utilise existing infrastructure connections benefitting the subject site including the existing Sewerage system which does not require further upgrade or amendments to the existing Environmental Authority.

The proposed development is Impact Assessable and requires Public Notification to be undertaken. A referral to the State Assessment Referral Agency (SARA) is not required.

Following a detailed analysis of the relevant assessment benchmarks within the Planning Scheme, Gilvear Planning submits that the proposed development will adequately comply with the applicable Performance and Accepted Outcomes specified within the relevant Planning Codes.

This Development Application is therefore submitted to the Council for consideration and Approval without cunctation, subject to the imposition of reasonable and relevant Conditions.

## 2.0 Summary

### PROPOSAL SUMMARY

Address:	62 Mt Kooyong Road, Julatten QLD
Real Property Description:	Lots 1 and 2 on RP748307
Site Area:	5.44Ha (Combined).
Owner / Applicant:	Owner: Maxwell Anthony Fergusson Applicant: Adermina Pty Ltd  As per <a href="#">Attachment 1 – Title Searches</a>
Easements & Encumbrances:	Nil
Proposal:	Material Change of Use for: <ul style="list-style-type: none"> <li>Residential Care Facility; and</li> <li>Retirement Facility.</li> </ul>
Approvals Sought:	Development Permit – Material Change of Use
Level of Assessment:	Impact Assessable
Zone:	Rural Zone
Overlays (Precincts):	<ul style="list-style-type: none"> <li>Agricultural Land Overlay; and</li> <li>Environmental Significance Overlay.</li> </ul>
Local Area Plan (Precincts):	Nil
Regional Plan Designation:	Far North Queensland Regional Plan – Regional Landscape and Rural Production Area
State Interests – State Planning Policy:	Agriculture <ul style="list-style-type: none"> <li>Agricultural Land Class A / B</li> </ul> Biodiversity <ul style="list-style-type: none"> <li>MSES – Wildlife Habitat;</li> <li>MSES – Regulated Vegetation; and</li> <li>MSES – High Ecological Significance Wetland.</li> </ul>
State Interests – SARA Mapping:	Water Resources <ul style="list-style-type: none"> <li>Water Resources Planning Area.</li> </ul> Fish Habitat Area <ul style="list-style-type: none"> <li>Queensland Waterways for Waterway Barrier Works.</li> </ul>

## PROPOSAL SUMMARY

### Native Vegetation

- Regulated Vegetation (Category A or B).

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State Planning Regulatory Provisions:	Nil
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Referral Agencies:	Nil
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State Development Assessment Provisions:	Nil
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## 3.0 Site Description

The subject site is represented by Lots 1 and 2 on RP748307 which have a combined area of 5.44Ha and a small frontage to Mt Kooyong Road. The subject site has an irregular geospatial form with large areas of remnant vegetation, particularly to the south and east with a varying topography.

The subject site is located north of the Julatten Township and is surrounded by a variety of land uses including agriculture, residential and cattle-grazing. The closest sensitive receptor is a Dwelling House located approximately 330m to the east.

The subject site is vastly improved by way of an existing Residential Care Facility (the Mt Kooyong Nursing Home) which encompasses an area to the north-west of the site. The existing development includes several buildings which include accommodation, communal areas, and support services.



**Image 1:** Subject Site and surrounding locality (Source: Queensland Globe).

# 4.0 Proposal

The proposed development is for a partial knockdown and rebuild of a portion of the existing Mt 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.

Proposal Plans are contained in [Attachment 2 – Proposal Plans](#).

## 4.1 Intended Land Uses

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.

## 4.2 Landscaping

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.

## 4.3 Infrastructure Connections

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.

## 4.4 Access and Parking

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

# 5.0 Statutory Planning Considerations

This Section provides an overview of the Legislative provisions relevant to the Application.

## 5.1 Planning Act 2016

### 5.1.1 CONFIRMATION OF DEVELOPMENT

The proposed development is not prohibited. This has been established by considering all relevant instruments which can provide prohibitions under *Planning Act 2016* (The Act) including:

- Schedule 10 of the *Planning Regulation 2017*;
- Relevant categorising instruments.

### 5.1.2 ASSESSABLE DEVELOPMENT

The development proposed by this Application includes development that is made assessable under the Mareeba Shire Council Planning Scheme, in accordance with Section 43(1) of the Act.

### 5.1.3 ASSESSMENT MANAGER

The Assessment Manager for this development application is the Mareeba Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

### 5.1.4 LEVEL OF ASSESSMENT

The table below summarises the assessable development subject to this application and the relevant level of assessment for each aspect of development.

ASPECT OF DEVELOPMENT	REFERENCE	LEVEL OF ASSESSMENT
<b>Material Change of Use for Specified Land Uses in Part 2</b>	Table 5.5.9	Impact Assessment Use not listed in the Table.

### 5.1.5 STATUTORY CONSIDERATIONS FOR ASSESSABLE DEVELOPMENT

The relevant considerations of the Assessment Manager in making the Decision pursuant to Section 60 of the Act, are outlined in:

- Section 45(3) of the Act;
- Section 25, 26 and 27 of the *Planning Regulation 2017*.

### 5.1.6 REFERRAL TRIGGERS

The proposed development does not require referral to the State Assessment Referral Agency.

In making this determination, it is noted that:

- The proposed development does not include a new waterway crossing which would be considered as waterway barrier works; and
- The proposed development does not include the clearing of any mapped regulated vegetation with all works located on an existing cleared portion of the subject site.

### 5.1.7 STATE RESOURCE

The proposed development does not involve any State Resources.

### 5.1.8 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The proposed development does not require assessment against a SDAP Code.

### 5.1.9 REGIONAL PLAN

The proposed development does not require detailed assessment against the provisions contained within the Far North Queensland Regional Plan given the Regional Plan has been appropriately advanced within the Mareeba Shire Council Planning Scheme.

Pursuant to Section 2.2 of the Planning Scheme, the following is noted:

*“The minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area”.*

### 5.1.10 STATE PLANNING POLICY

Pursuant to Section 2.1, it is noted that Planning Scheme adequately integrates the applicable State Interests within the State Planning Policy.

# 6.0 Council Planning Considerations

Within the Planning Scheme, the subject site is mapped as being within the Rural Zone, is not within a Local Plan area and is influenced by several Overlays.

## 6.1 Strategic Framework

The proposed development is impact Assessable and therefore, requires consideration of the Strategic Framework presented within Section 3 of the Planning Scheme. However, in this instance, noting that the proposed development forms an expansion of the existing activity at the subject site (expansion of the Mt Kooyong Nursing Home), it is considered that the proposed development complies with the applicable elements of the Strategic Framework.

The proposed development will continue to utilise the existing infrastructure connections benefitting the subject site and will not therefore create any additional demand on the Council Network. The proposed expansion represents infill development or densification which is consistent with the Strategic Framework.

## 6.1 Local Planning Scheme

The following table outlines the relevant Codes and provides a summary of the compliance with requirements of the applicable assessment benchmarks within the Codes.

APPLICABLE CODES	COMPLIANCE SUMMARY
<b>Rural Zone Code</b>	<p>The proposed development is fully compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Zone Code.</p> <p>In relation to PO3 it is noted that the proposed development is an expansion of the existing My Kooyong Nursing Home which is complimentary to the subject site and does not detract from the local area or the applicable values.</p>
<b>Agricultural Land Overlay Code</b>	<p>The proposed development is fully compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Overlay Code.</p>
<b>Environmental Significance Overlay Code</b>	<p>The proposed development is fully compliant with the relevant Acceptable Outcomes and Performance Outcomes specified within the Overlay Code.</p> <p>In relation to the mapped Waterway Buffer Area it is noted that the proposed development does not include any vegetation</p>



	clearing with the existing Nursing Home already located within the mapped Buffer.
<b>Landscaping Code</b>	<p>The proposed development achieves compliance with the Acceptable Outcomes and Performance Outcomes specified within the Development Code.</p> <p>In this instance, it is noted that the proposed development does not provide any formalised landscaping and is reliant on the existing landscaping and mature vegetation benefitting the subject site.</p>
<b>Parking and Access Code</b>	The proposed development achieves compliance with the Acceptable Outcomes and Performance Outcomes specified within the Development Code.
<b>Works Services and Infrastructure Code</b>	The proposed development achieves compliance with the Acceptable Outcomes and Performance Outcomes specified within the Development Code.

A detailed assessment of the proposal against the applicable Codes is contained in [Attachment 3 – Code Compliance Responses](#) and demonstrates that the proposed development complies or can comply with the relevant assessment criteria.

### 6.1.1 INFRASTRUCTURE CONTRIBUTIONS

In this instance, despite the applicable Charges Resolution documentation, Gilvear Planning 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.

Gilvear Planning formally requests 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.

# 7.0 Summary and Conclusions

This Planning Report has been prepared in support of a Planning Application submitted to Council seeking a Development Permit for a Material Change of Use in support of a proposed expansion of the Mt Kooyong Nursing Home.

The proposed development presents as a partial knock-down and rebuild with the purpose of providing enhanced services to the existing Nursing Home located on the subject site. Notwithstanding the existing and established land use, the proposed development is Impact Assessable and requires Public Notification to be undertaken.

The proposed development has a built form and finish which is consistent with development in the local area and therefore, despite the requested Performance Outcomes, continues to maintain and enhance the amenity of the local area.

# Attachment 1

Title Search's

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 21431064	<b>Search Date:</b> 17/05/2022 14:47
<b>Date Title Created:</b> 15/02/1990	<b>Request No:</b> 41079361
<b>Previous Title:</b> 20698069	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 748307  
Local Government: MAREEBA

#### REGISTERED OWNER

Dealing No: 709364094 14/02/2006

MAXWELL ANTHONY FERGUSSON

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20393052 (POR 7)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Corrections have occurred - Refer to Historical Search

\*\* End of Current Title Search \*\*

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 21431065	<b>Search Date:</b> 17/05/2022 14:47
<b>Date Title Created:</b> 15/02/1990	<b>Request No:</b> 41079363
<b>Previous Title:</b> 20698069	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 748307

Local Government: MAREEBA

#### REGISTERED OWNER

Dealing No: 709990958 04/10/2006

MAXWELL ANTHONY FERGUSSON

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 20393052 (POR 7)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

\*\* End of Current Title Search \*\*

# Attachment 2

## Proposal Plans

# 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**



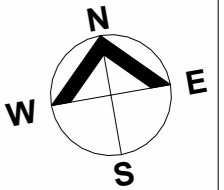
**BUILDING 2**

AMENDMENTS	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.
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DRAWN	JB	SCALE	SIZE	A3	PROJECT	<b>PROPOSED EXTENSIONS</b>			
APPROVED	SC	DATE	MAY 2022		<b>MT. KOOYONG NURSING HOME</b>				
					FOR	<b>62 MT. KOOYONG ROAD, JULATEN, QLD</b>			
					DWG	<b>COVER SHEET</b>			
					DWG No.	<b>1575-PD- A-00</b>	STAMP	FOR APPROVAL	ISSUE <b>P1</b>



**PROPERTY INFORMATION**

LOT NUMBER 1&2  
 PLAN NUMBER RP748307  
 PARISH GARIOCH  
 COUNTY DAGMAR  
 APPROX TOTAL SITE AREA = 54630m<sup>2</sup>



**1 LOCALITY PLAN**  
 A-05 SCALE - 1 : 1500

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

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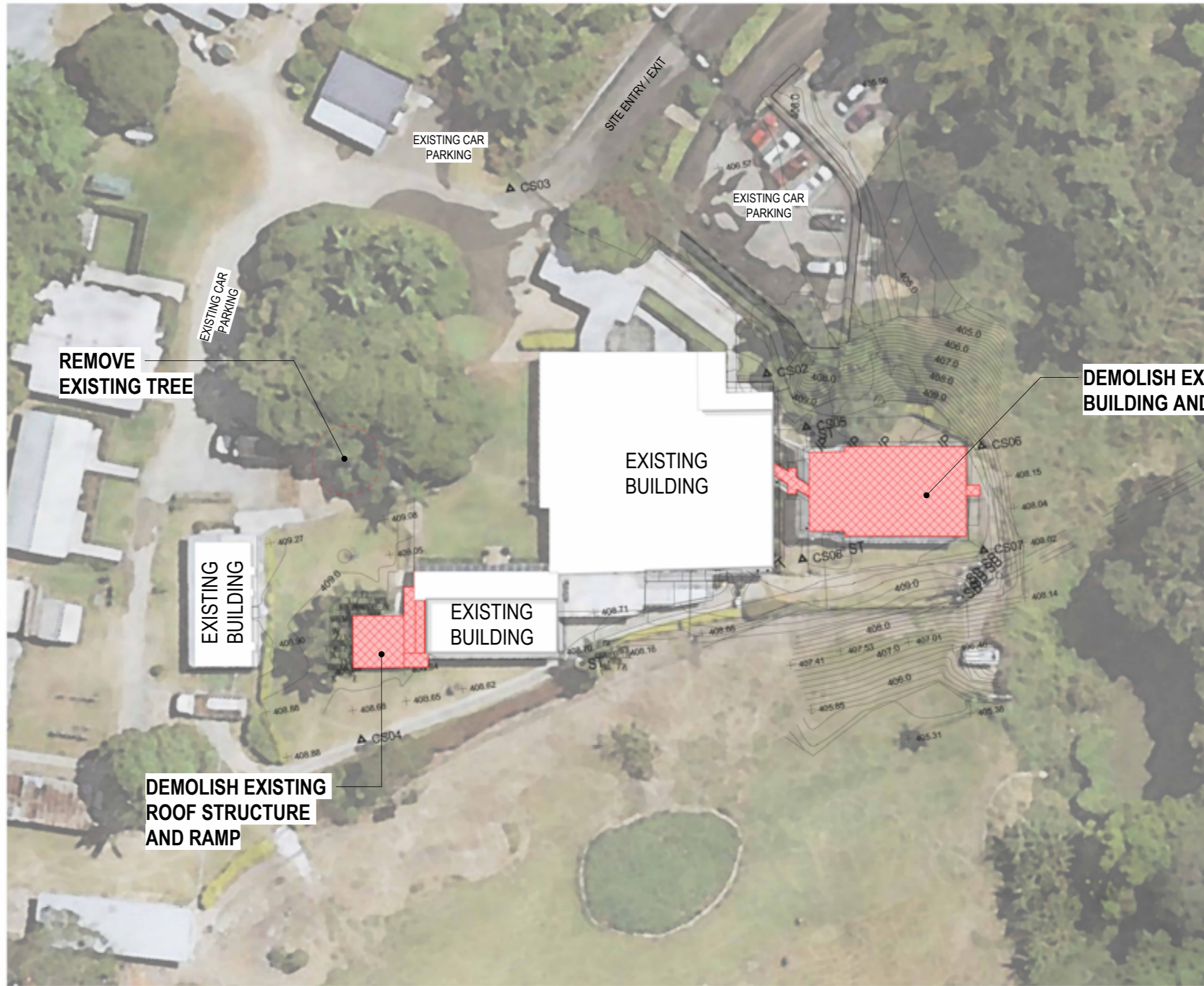
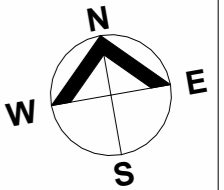
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APPROVED	SC	DATE	MAY 2022		

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

DWG **LOCALITY PLAN**

DWG No.	<b>1575-PD- A-01</b>	STAMP	FOR APPROVAL	ISSUE	<b>P2</b>
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**1 SITE PLAN - EXISTING**  
A-05 SCALE - 1 : 500

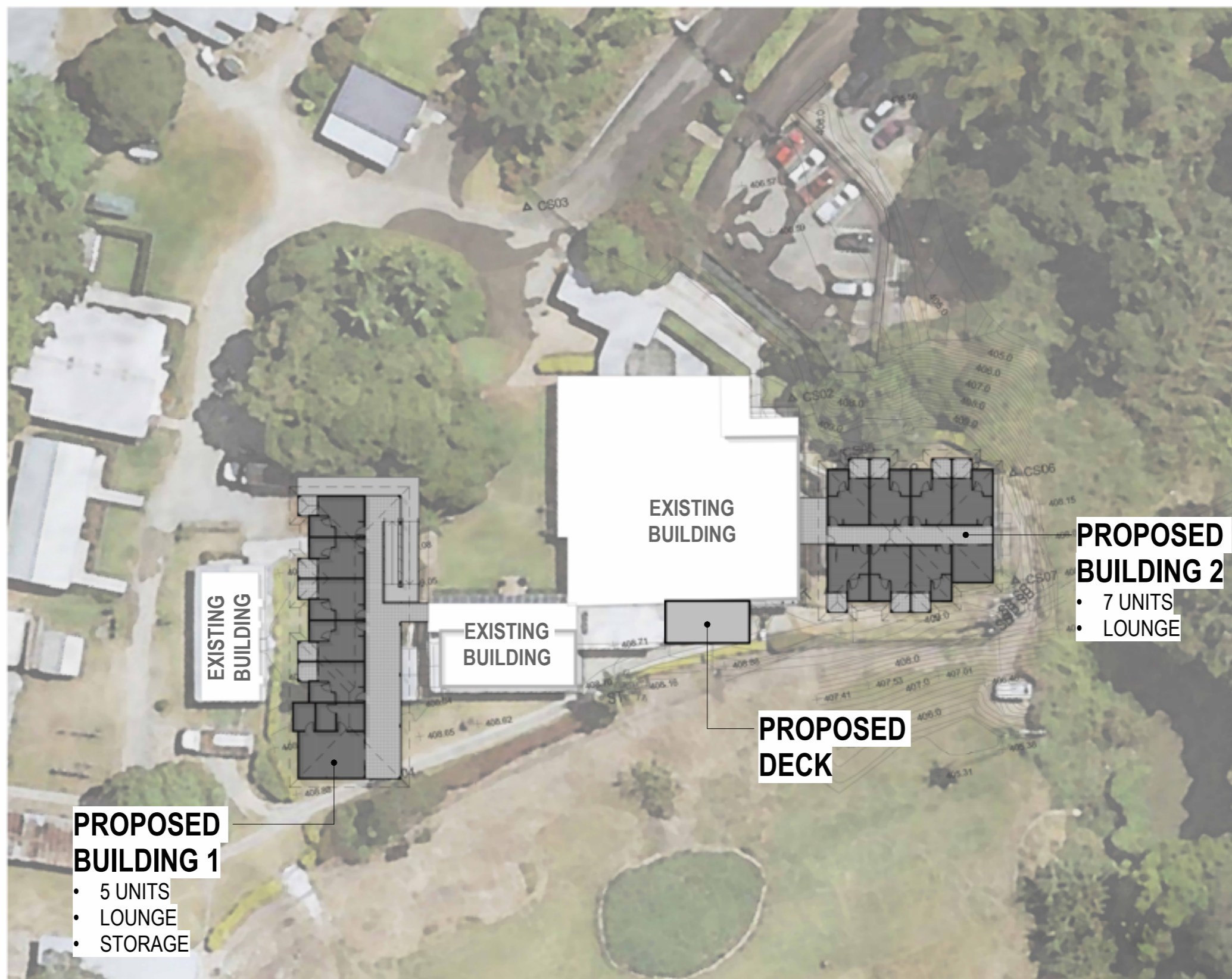
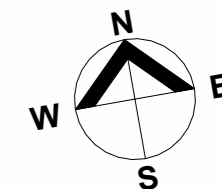
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APPROVED	SC	DATE	MAY 2022		

PROJECT	<b>PROPOSED EXTENSIONS</b>		
FOR	<b>MT. KOOYONG NURSING HOME</b>		
DWG	<b>62 MT. KOOYONG ROAD, JULATEN, QLD</b>		
DWG No.	<b>1575-PD- A-02</b>	STAMP	FOR APPROVAL
ISSUE	<b>P3</b>		



**1 SITE PLAN - PROPOSED**  
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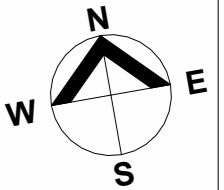
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P2 EXISTING TREE SETOUT	03/05/22	
P3 PRELIMINARY	12/05/22	
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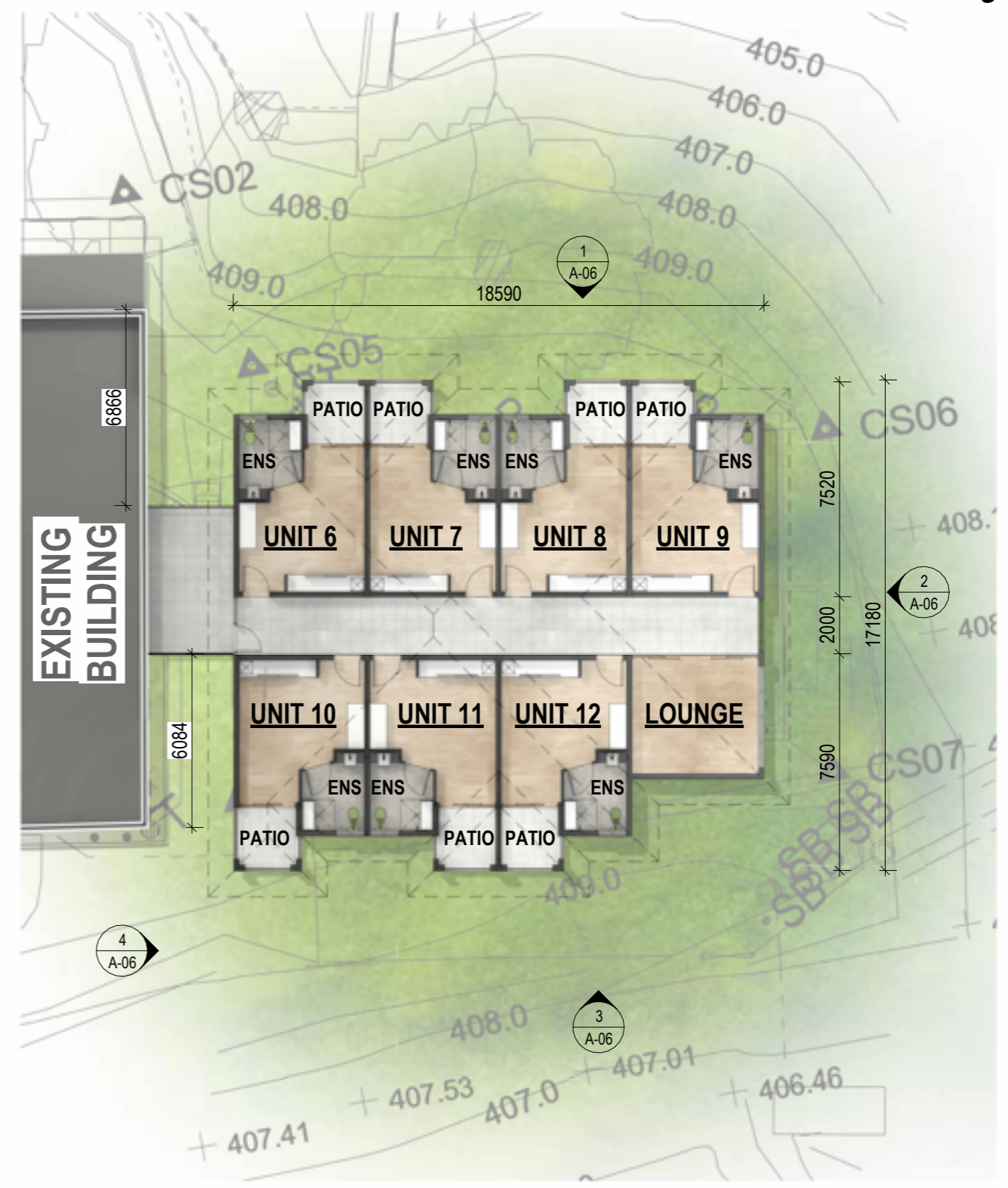
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DRAWN	JB	SCALE	1 : 500	SIZE	A3
APPROVED	SC	DATE	MAY 2022		

PROJECT	<b>PROPOSED EXTENSIONS</b>		
FOR	<b>MT. KOOYONG NURSING HOME</b>		
DWG	<b>62 MT. KOOYONG ROAD, JULATEN, QLD</b>		
DWG No.	<b>1575-PD- A-03</b>	STAMP	FOR APPROVAL
ISSUE			<b>P4</b>



**1 FLOOR PLAN - BUILDING 1**  
SCALE - 1 : 200



**2 FLOOR PLAN - BUILDING 2**  
SCALE - 1 : 200

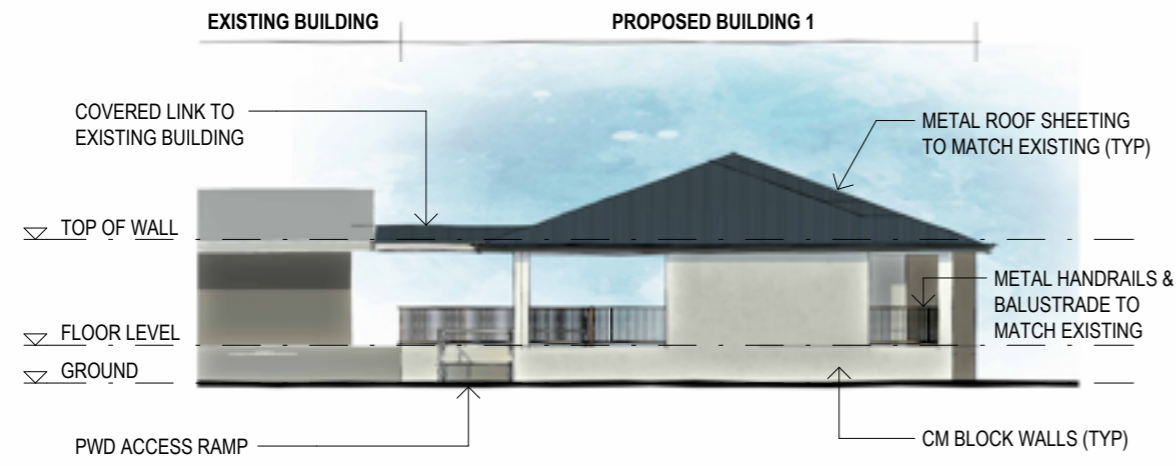
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P3 FOR APPROVAL	19/05/22	



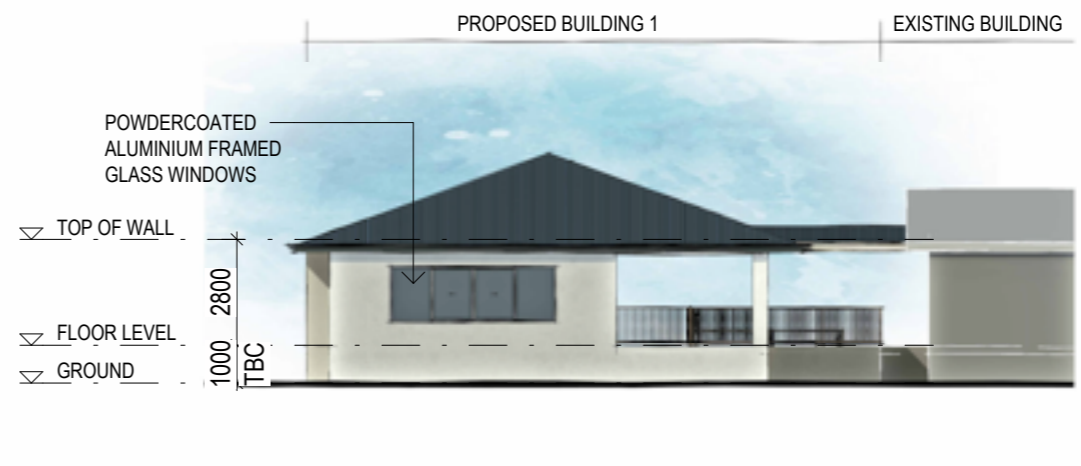
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APPROVED	SC	DATE	MAY 2022	PROJECT	

PROJECT			<b>PROPOSED EXTENSIONS</b>		
FOR			<b>MT. KOOYONG NURSING HOME</b>		
DWG			<b>62 MT. KOOYONG ROAD, JULATEN, QLD</b>		
DWG No.			<b>1575-PD-A-04</b>		
STAMP			FOR APPROVAL		
ISSUE			<b>P3</b>		



**1 BUILDING 1 - NORTH ELEVATION**  
A-04 SCALE - 1 : 200





**2 BUILDING 1 - SOUTH ELEVATION**  
A-04 SCALE - 1 : 200

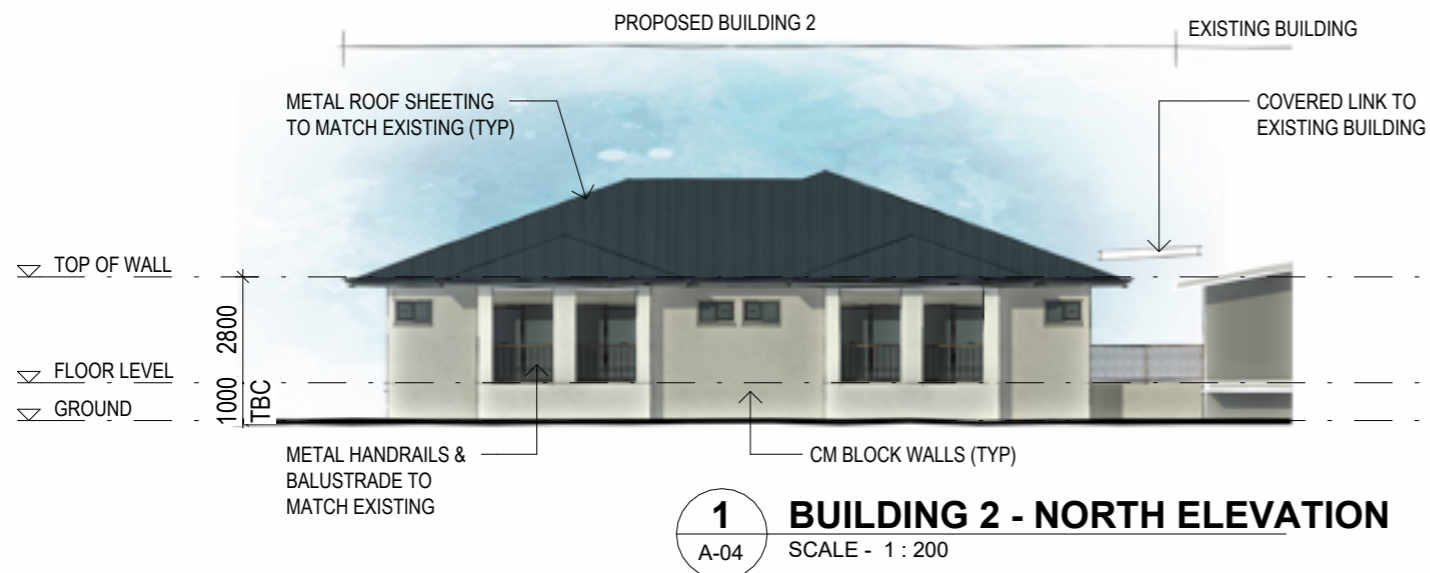


**3 BUILDING 1 - EAST ELEVATION**  
A-04 SCALE - 1 : 200



**4 BUILDING 1 - WEST ELEVATION**  
A-04 SCALE - 1 : 200

<b>AMENDMENTS</b> P1 PRELIMINARY 12/05/22 P2 FOR APPROVAL 19/05/22		<b>DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.</b> 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 JB SCALE 1 : 200 SIZE A3 APPROVED SC DATE MAY 2022	PROJECT <b>PROPOSED EXTENSIONS</b> <b>MT. KOOYONG NURSING HOME</b> <b>62 MT. KOOYONG ROAD, JULATEN, QLD</b>
						DWG <b>PROPOSED ELEVATIONS - BUILDING 1</b> DWG No. <b>1575-PD- A-05</b>	STAMP FOR APPROVAL ISSUE <b>P2</b>



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.
P1 PRELIMINARY	12/05/22	
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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	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		
DWG No.	1575-PD- A-06	STAMP	FOR APPROVAL
ISSUE	P2		

# Attachment 3

## Code Compliance Responses

## **6.2.9 Rural zone code**

### **6.2.9.1 Application**

- (1) This code applies to assessing development where:
- (a) located in the Rural 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.

### **6.2.9.2 Purpose**

- (1) The purpose of the Rural zone code is to:
- (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
  - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
  - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- (2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
  - (b) protect the rural character of the region;
  - (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
  - (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
  - (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
  - (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
  - (g) prevent adverse impacts of development on ecological values;
  - (h) preserve land in large holdings; and
  - (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
- (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
  - (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
  - (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
  - (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
  - (e) Development is reflective of and responsive to the environmental constraints of the land;
  - (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
  - (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
  - (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
  - (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
  - (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
  - (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

### 6.2.9.3 Criteria for assessment

Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>Height</b>		
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	<b>Complies with AO1.1.</b> The proposed development is for a single storey building with a maximum height which does not exceed 8.5m.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	<b>Not applicable.</b> The proposed development is not associated with a Rural Activity.
<b>Siting, where not involving a Dwelling house</b> <b>Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.</b>		
PO2 Development is sited in a manner that considers and respects: (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) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.1 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	<b>Complies with AO2.1.</b> The proposed development is setback at least 10m from each applicable boundary.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	<b>Not applicable.</b> The proposed development is not for a Roadside Stall.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	<b>Not applicable.</b> The proposed development is not for a Roadside Stall.
<b>Accommodation density</b>		
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	<b>Complies with PO3.</b> The proposed development is for an extension to an established Retirement Home / Nursing Home (Mt Kooyong Nursing Home).
	AO3.2 Residential density does not exceed two dwellings per lot and development is for:	



Performance outcomes	Acceptable outcomes	Compliance
	(a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m <sup>2</sup> ; or (c) Rural worker's accommodation.	<p>The proposed extension seeks to knock down existing parts of the subject site and provide for new and improved Units to enhance site activities.</p> <p>Noting that the subject site is improved by way of the established land use which the proposed development seeks to retain, it is submitted that the proposed development achieves compliance with PO3 of the Zone Code.</p>
<b>For assessable development</b>		
<b>Site cover</b>		
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	<p><b>Complies with PO4.</b>            The proposed development is for an extension to an established Retirement Home / Nursing Home (Mt Kooyong Nursing Home).</p> <p>The proposed extension seeks to knock down existing parts of the subject site and provide for new and improved Units to enhance site activities.</p>
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO5 No acceptable outcome is provided.	<p><b>Complies with PO5.</b>            The proposed development is for an extension to an established Retirement Home / Nursing Home (Mt Kooyong Nursing Home).</p> <p>The proposed extension seeks to knock down existing parts of the subject site and provide for new and improved Units to enhance site activities. The proposed units have a built form which is consistent with development on the subject site, and the local area.</p>
<b>Amenity</b>		
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy;	AO6 No acceptable outcome is provided.	<p><b>Complies with PO6.</b>            The proposed development is for an extension to an established Retirement Home / Nursing Home (Mt Kooyong Nursing Home).</p> <p>The proposed extension seeks to knock down existing parts of the subject site and provide for new and improved Units to enhance site activities.</p>

Performance outcomes	Acceptable outcomes	Compliance
(g) lighting; (h) odour; and (i) emissions.		Noting that the proposed development is a continuation of the existing land use at the subject site, it is considered that there is no material decrease in the level of amenity relevant to the local area.
<b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, 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.	<b>AO7</b> No acceptable outcome is provided.	<b>Not applicable.</b> Neither the existing or proposed development results in a negative environmental impact.

## 8.2.1 AGRICULTURAL LAND OVERLAY CODE

### 8.2.1.1 Application

1. This code applies to assessing development where:
  - a. land the subject of development is located within the agricultural land areas identified on the **Agricultural land overlay maps (OM-001a-n)**; 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.

Note—Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

### 8.2.1.1 Purpose

1. The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:
    - i. an overriding need exists for the development in terms of public benefit,
    - ii. a suitable alternative site exists; and
    - iii. the fragmentation or reduced production potential of agricultural land is minimised;
  - b. 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
  - c. Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and
  - d. Land with the 'Broadhectare rural' area is maintained in its current configuration.

Table 8.2.1.3— Agricultural Overlay Code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<b>For accepted development subject to requirements and assessable development</b>		
<b>PO1</b> The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on	<b>AO1</b> Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified	<b>Not applicable.</b> Notwithstanding the applicable Class A / B land mapping, it is noted that the proposed development is for a partial knock down

<p>the Agricultural land overlay maps (OM-001a-n) is avoided unless:</p> <ul style="list-style-type: none"> <li>a. an overriding need exists for the development in terms of public benefit;</li> <li>b. no suitable alternative site exists; and</li> <li>c. loss or fragmentation is minimised to the extent possible.</li> </ul>	<p>on the Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <ul style="list-style-type: none"> <li>a. animal husbandry; or</li> <li>b. animal keeping; or</li> <li>c. cropping; or</li> <li>d. dwelling house; or</li> <li>e. home based business; or</li> <li>f. intensive animal industry (only where for feedlotting); or</li> <li>g. intensive horticulture; or</li> <li>h. landing; or</li> <li>i. roadside stalls; or</li> <li>j. winery.</li> </ul>	<p>and rebuild of units within an established development on the subject site. The proposed development will not result in the loss of additional agricultural land.</p>
<p><b>For assessable development</b></p>		
<p><b>PO2</b></p> <p>Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> <li>a. avoid land use conflict;</li> <li>b. manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</li> <li>c. avoid reducing primary production potential; and</li> <li>d. not adversely affect public health, safety and amenity.</li> </ul>	<p><b>AO2</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO2.</b></p> <p>The proposed development is for a partial knock down and rebuild of units within an established development on the subject site. The proposed development will not result in the loss of additional agricultural land.</p>
<p><b>PO3</b></p>	<p><b>AO3</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO3.</b></p> <p>The proposed development is for a partial knock down and rebuild of units within an established development on the</p>

<p>Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):</p> <ul style="list-style-type: none"> <li>a. ensures that agricultural land is not permanently alienated;</li> <li>b. ensures that agricultural land is preserved for agricultural purposes; and</li> <li>c. does not constrain the viability or use of agricultural land.</li> </ul>		<p>subject site. The proposed development will not result in the loss of additional agricultural land.</p>
<p><b>If for Reconfiguring a lot</b></p>		
<p><b>PO4</b></p> <p>The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p><b>AO4</b></p> <p>Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n).</p>	<p><b>Not applicable.</b></p> <p>The proposed development is not for a Reconfiguration of a Lot.</p>
<p><b>PO5</b></p> <p>Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p><b>AO5</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable.</b></p> <p>The proposed development is not for a Reconfiguration of a Lot.</p>
<p><b>PO6</b></p> <p>Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> <li>improves agricultural efficiency;</li> <li>facilitates agricultural activity; or</li> </ul>	<p><b>AO6</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable.</b></p> <p>The proposed development is not for a Reconfiguration of a Lot.</p>

facilitates conservation outcomes; or resolves boundary issues where a structure is built over the boundary line of two lots.		
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## 8.2.4 ENVIRONMENTAL SIGNIFICANCE OVERLAY CODE

### 8.2.4.1 Application

1. This code applies to assessing development where:
  - a. land the subject of development is affected by a constraint category identified on the **Environmental significance overlay maps (OM-004a-z)**; 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.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

### 8.2.4.2 Purpose

1. The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

- a. waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
  - b. the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
2. The purpose of the code will be achieved through the following overall outcomes:
    - a. the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;
    - b. the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
    - c. development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
    - d. areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
    - e. development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
    - f. development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity; and
    - g. riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

**Table 8.2.4.3A— Environmental Significance Code – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<b>For accepted development subject to requirements and assessable development</b>		
<b>Regulated vegetation</b>		
<p><b>PO1</b></p> <p>Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> <li>a. it is demonstrated that the area does not support regulated vegetation as mapped;</li> <li>b. the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;</li> <li>c. wildlife interconnectivity is maintained or enhanced at a local and regional scale; and</li> <li>d. the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO1.1</b></p> <p>No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p><b>Complies with AO1.1.</b></p> <p>The proposed development does not include vegetation clearing.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<p><b>PO2</b></p> <p>Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> <li>a. does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</li> <li>b. does not negatively impact the movement of wildlife at a local or regional scale; and</li> <li>c. avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO2</b></p> <p>Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p><b>Complies with AO2.</b></p> <p>The proposed development is not within 20m of an area of mapped regulated vegetation.</p>
<b>Regulated vegetation intersecting a watercourse</b>		
<p><b>PO3</b></p> <p>Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.1</b></p> <p>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p><b>Complies with PO3.</b></p> <p>A portion of the subject site is within a mapped Waterway Buffer area.</p> <p>The proposed development is considered suitably setback noting that the proposed development relates to a partial knock down and rebuild of existing development on the subject site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<p>movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.2</b></p> <p>No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	<p><b>Complies with AO3.2.</b></p> <p>The proposed development does not include vegetation clearing.</p>
<b>Waterways and wetlands</b>		
<p><b>PO4</b></p> <p>‘High ecological significance wetlands’ identified on the Environmental Significance Overlay Maps (OM-004a-o) and ‘Waterways’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <ul style="list-style-type: none"> <li>a. maintaining adequate separation distances between waterways/wetlands and development;</li> <li>b. maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</li> <li>c. maintaining waterway bank stability by minimising bank erosion and slumping;</li> </ul>	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO4.1</b></p> <p>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p> <p><b>Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.2</b></p> <p>A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p><b>Complies with PO4.</b></p> <p>A portion of the subject site is within a mapped Waterway Buffer area.</p> <p>The proposed development is considered suitably setback noting that the proposed development relates to a partial knock down and rebuild of existing development on the subject site.</p> <p><b>Complies with PO4.</b></p> <p>The proposed development is considered suitably setback noting that the proposed development relates to a partial knock down and rebuild of existing development on the subject site. No impacts to the mapped waterway or wetland will occur.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<p>d. maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>e. retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.3</b></p> <p>No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	<p><b>Not applicable.</b></p> <p>The proposed development will be connected to the existing stormwater network on the subject site with no additional discharge points proposed.</p>
	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.4</b></p> <p>No wastewater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance</p>	<p><b>Complies with AO4.4.</b></p> <p>Wastewater is not discharged into the applicable area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	with PO3 through appropriate wastewater management / treatment (where possible).	
<b>For assessable development</b>		
<b>Wildlife Habitat</b>		
<p><b>PO5</b> Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> <li>a. protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</li> <li>b. incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</li> <li>c. maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>d. mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</li> </ul> <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the</p>	<p><b>AO5</b> No acceptable outcome is provided</p>	<p><b>Not applicable.</b> The proposed development is not within a Wildlife Habitat Area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<p>development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
<b>Legally secured offset areas</b>		
<p><b>PO6</b></p> <p>Development within a ‘Legally secured offset area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO6</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable.</b></p> <p>The proposed development is not within a mapped Offset Area.</p>
<b>Protected areas</b>		
<p><b>PO7</b></p> <p>Development within a ‘Protected area’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> <li>a. supports the inherent ecological and community values of the Protected Area asset;</li> </ul>	<p><b>AO7</b></p> <p>No acceptable outcome is provided</p>	<p><b>Not applicable.</b></p> <p>The proposed development is not within a mapped Protected Area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<ul style="list-style-type: none"> <li>b. maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>c. does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area.</li> </ul> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
<b>Ecological corridors and Habitat linkages</b>		
<p><b>PO8</b></p> <p>Development located:</p> <ul style="list-style-type: none"> <li>a. in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</li> <li>b. within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the Environmental Significance Overlay Maps (OM-004a-o)</li> </ul> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <ul style="list-style-type: none"> <li>a. the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’;</li> <li>b. the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’;</li> </ul>	<p><b>AO8</b></p> <p>No acceptable outcome is provided</p>	<p><b>Complies with PO8.</b></p> <p>The proposed development does not include vegetation clearing and will not compromise habitat connectivity.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<ul style="list-style-type: none"> <li>c. the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</li> <li>d. the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</li> <li>e. the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</li> </ul> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</p>		

## 9.4.2 LANDSCAPING CODE

### 9.4.2.1 Application

This code applies 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.

### 9.4.2.2 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 crime and vandalism; and
  - j. Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

**Table 9.4.2.3A— Landscaping Code – For accepted development subject to requirements and assessable development**



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<b>For accepted development subject to requirements and assessable development</b>		
<p><b>PO1</b></p> <p>Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>a. contributes to the landscape character of the Shire;</li> <li>b. compliments the character of the immediate surrounds;</li> <li>c. provides an appropriate balance between built and natural elements; and</li> <li>d. provides a source of visual interest.</li> </ul>	<p><b>AO1</b></p> <p>Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>a. a minimum of 10% of the site as landscaping;</li> <li>b. planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>c. for the integration of retained significant vegetation into landscaping areas;</li> <li>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.</li> </ul> <p>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.</p>	<p><b>Not applicable.</b></p> <p>The subject site is within the mapped Rural Zone.</p>
<p><b>PO2</b></p> <p>Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>a. creates an attractive streetscape;</li> <li>b. compliments the character of the immediate surrounds;</li> <li>c. assists to break up and soften elements of built form;</li> <li>d. screen areas of limited visual interest or servicing;</li> <li>e. provide shade for pedestrians; and</li> <li>f. includes a range and variety of planting.</li> </ul>	<p><b>AO2</b></p> <p>Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>a. with a minimum width of 2 metres where adjoining a car parking area;</li> <li>b. with a minimum width of 1.5 metres in all other locations; and</li> <li>c. in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p><b>Not applicable.</b></p> <p>The subject site is within the mapped Rural Zone.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<p><b>PO3</b></p> <p>Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>a. screens and buffer land uses;</li> <li>b. assists to break up and soften elements of built form;</li> <li>c. screens areas of limited visual interest;</li> <li>d. preserves the amenity of sensitive land uses; and</li> <li>e. includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b></p> <p>Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p><b>Not applicable.</b></p> <p>The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p>
	<p><b>AO3.2</b></p> <p>Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>a. are planted at a maximum spacing of 1 metre;</li> <li>b. will grow to a height of at least 2 metres;</li> <li>c. will grow to form a screen of no less than 2 metres in height; and</li> <li>d. are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	<p><b>Not applicable.</b></p> <p>The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p>
	<p><b>AO3.3</b></p> <p>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p><b>Not applicable.</b></p> <p>The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p>
<p><b>PO4</b></p> <p>Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> <li>a. provides visual interest;</li> <li>b. provides a source of shade for pedestrians;</li> <li>c. assists to break up and soften elements; and</li> <li>d. improves legibility.</li> </ul>	<p><b>AO4.1</b></p> <p>Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>c. where involving a car parking area in excess of 500m<sup>2</sup>:</li> </ul>	<p><b>Not applicable.</b></p> <p>The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<ul style="list-style-type: none"> <li>d. shade structures are provided for 50% of parking spaces; and</li> <li>e. a minimum of 10% of the parking area as landscaping.</li> </ul> <p>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.</p> <p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p><b>Not applicable.</b> The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p>
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p> <ul style="list-style-type: none"> <li>a. is suitable for the intended purpose and local conditions;</li> <li>b. contributes to the natural character of the Shire;</li> <li>c. includes native species;</li> <li>d. includes locally endemic species, where practical; and</li> <li>e. does not include invasive plants or weeds.</li> </ul>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p> <p><b>AO5.2</b> <u>A minimum of 25%</u> 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.</p>	<p><b>Not applicable.</b> The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p> <p><b>Not applicable.</b> The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p>
<p><b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p><b>AO6.1</b> Tree planting is a minimum of:</p> <ul style="list-style-type: none"> <li>a. 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</li> </ul>	<p><b>Not applicable.</b> The subject site is substantially improved by native vegetation which will be retained as part of the proposed</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<ul style="list-style-type: none"> <li>b. 4 metres from any inspection chamber.</li> </ul>	development. Therefore, no additional landscaping is required.
	<p><b>AO6.2</b></p> <p>Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p><b>Not applicable.</b></p> <p>The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p>
	<p><b>AO6.3</b></p> <p>Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <ul style="list-style-type: none"> <li>a. a height of less than 4 metres; and</li> <li>b. no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</li> </ul>	<p><b>Not applicable.</b></p> <p>The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p>
<b>For assessable development</b>		
<p><b>PO7</b></p> <p>Landscaping areas are designed to:</p> <ul style="list-style-type: none"> <li>a. be easily maintained throughout the ongoing use of the site;</li> <li>b. allow sufficient area and access to sunlight and water for plant growth;</li> <li>c. not cause a nuisance to occupants of the site or members of the public; and</li> <li>d. maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</li> </ul>	<p><b>AO7</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable.</b></p> <p>The subject site is substantially improved by native vegetation which will be retained as part of the proposed development. Therefore, no additional landscaping is required.</p>

### 9.4.3 PARKING AND ACCESS CODE

#### 9.4.3.1 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.

#### 9.4.3.2 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.

**Table 9.4.3.3A—Parking and Access Code – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<b>For accepted development subject to requirements and assessable development</b>		
<b>Car parking spaces</b>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<p><b>PO1</b></p> <p>Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>a. nature of the use;</li> <li>b. location of the site;</li> <li>c. proximity of the use to public transport services;</li> <li>d. availability of active transport infrastructure; and</li> <li>e. accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b></p> <p>The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p><b>Not applicable.</b></p> <p>The proposed development is for an extension to an established Retirement Home / Nursing Home (Mt Kooyong Nursing Home).</p> <p>The proposed extension seeks to knock down existing parts of the subject site and provide for new and improved Units to enhance site activities.</p> <p>Noting that formalised parking is already established on the subject site, no additional parking is considered to be required.</p>
<b>Vehicle crossovers</b>		
<p><b>PO2</b></p> <p>Vehicle crossovers are provided to::</p> <ul style="list-style-type: none"> <li>a. ensure safe and efficient access between the road and premises;</li> <li>b. minimize interference with the function and operation of roads; and</li> <li>c. minimize pedestrian to vehicle conflict.</li> </ul>	<p><b>AO2.1</b></p> <p>Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover.</p>
	<p><b>AO2.2</b></p> <p>Development on a site with two or more road frontages provides vehicular access from:</p> <ul style="list-style-type: none"> <li>a. the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>b. from the lowest order road in all other instances.</li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<p><b>AO2.3</b></p> <p>Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover.</p>
<p><b>PO3</b></p> <p>Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <ul style="list-style-type: none"> <li>a. the intensity of anticipated vehicle movements;</li> <li>b. the nature of the use that they service; and</li> <li>c. the character of the surrounding locality.</li> </ul>	<p><b>AO3</b></p> <p>Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover.</p>
<b>For assessable development</b>		
<b>Parking area location and design</b>		
<p><b>PO4</b></p> <p>Car parking areas are located and designed to: ensure safety and efficiency in operation; and be consistent with the character of the surrounding locality.</p>	<p><b>AO4.1</b></p> <p>Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	<p><b>Not applicable.</b></p> <p>No additional works are proposed.</p>
	<p><b>AO4.2</b></p> <p>Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.</p>	<p><b>Not applicable.</b></p> <p>No additional works are proposed.</p>
	<p><b>AO4.3</b></p> <p>The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p><b>Not applicable.</b></p> <p>No additional works are proposed.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<p><b>AO4.4</b></p> <p>Parking and any set down areas are:</p> <ul style="list-style-type: none"> <li>a. wholly contained within the site;</li> <li>b. visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</li> <li>c. are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</li> <li>d. provided at the side or rear of a building in all other instances.</li> </ul>	<p><b>Not applicable.</b></p> <p>No additional works are proposed.</p>
<b>Site access and manoeuvring</b>		
<p><b>PO5</b></p> <p>Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> <li>a. ensure the safety and efficiency of the external road network;</li> <li>b. ensure the safety of pedestrians;</li> <li>c. provide a functional and convenient layout; and</li> <li>d. accommodate all vehicles intended to use the site.</li> </ul>	<p><b>AO5.1</b></p> <p>Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> <li>a. AS28901 – Car Parking Facilities (Off Street Parking); and</li> <li>b. AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</li> </ul> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>
	<p><b>AO5.2</b></p> <p>Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<p><b>AO5.3</b></p> <p>Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>
	<p><b>AO5.4</b></p> <p>Pedestrian and cyclist access to the site:</p> <ul style="list-style-type: none"> <li>a. is clearly defined;</li> <li>b. easily identifiable; and</li> <li>c. provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>
<p><b>PO6</b></p> <p>Development that involves an internal road network ensures that it's design:</p> <ul style="list-style-type: none"> <li>a. ensure safety and efficiency in operation;</li> <li>b. does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</li> <li>c. hours of operation;</li> <li>d. noise</li> <li>e. light; and</li> <li>f. odour;</li> <li>g. accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</li> <li>h. allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</li> </ul>	<p><b>AO6.1</b></p> <p>Internal roads for a Tourist park have a minimum width of:</p> <ul style="list-style-type: none"> <li>a. 4 metres if one way; or</li> <li>b. 6 metres if two way.</li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed development is not for a Tourist Park.</p>
	<p><b>AO6.2</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a. a minimum approach and departure curve radius of 12 metres; and</li> <li>b. a minimum turning circle radius of 8 metres.</li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed development is not for a Tourist Park.</p>
	<p><b>AO6.3</b></p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
i. in the Rural zone, avoids environmental degradation.	Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	
	<b>AO6.4</b> 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.	<b>Not applicable.</b> The proposed development does not include a new access crossover nor will internal movements be amended.
	<b>AO6.5</b> 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.	<b>Not applicable.</b> The proposed development does not include a new access crossover nor will internal movements be amended.
	<b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	<b>Not applicable.</b> The proposed development does not include a new access crossover nor will internal movements be amended.
	<b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: <ul style="list-style-type: none"> <li>a. are no steeper than 1:5; or</li> <li>b. are steeper than 1:5 and are sealed.</li> </ul>	<b>Not applicable.</b> The proposed development does not include a new access crossover nor will internal movements be amended.
<b>Servicing</b>		
<b>PO7</b>	<b>AO7.1</b>	<b>Not applicable.</b>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
<p>Development provides access, maneuvering and servicing areas on site that:</p> <ul style="list-style-type: none"> <li>a. accommodate a service vehicle commensurate with the likely demand generated by the use;</li> <li>b. do not impact on the safety or efficiency of internal car parking or maneuvering areas;</li> <li>c. do not adversely impact on the safety or efficiency of the road network;</li> <li>d. provide for all servicing functions associated with the use; and</li> <li>e. are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</li> </ul>	<p>All unloading, loading, service and waste disposal areas are located:</p> <ul style="list-style-type: none"> <li>a. on the site;</li> <li>b. to the side or rear of the building, behind the main building line;</li> <li>c. not adjacent to a site boundary where the adjoining property is used for a sensitive use.</li> </ul>	<p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>
	<p><b>AO7.2</b></p> <p>Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>
	<p><b>AO7.3</b></p> <p>Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>
<p><b>Maintenance</b></p>		
<p><b>PO8</b></p> <p>Parking areas are used and maintained for their intended purpose.</p>	<p><b>AO8.1</b></p> <p>Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>
	<p><b>AO8.2</b></p> <p>All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.</p>	<p><b>Not applicable.</b></p> <p>The proposed development does not include a new access crossover nor will internal movements be amended.</p>
<p><b>End of trip facilities</b></p>		
<p><b>PO9</b></p>	<p><b>AO9.1</b></p>	<p><b>Not applicable.</b></p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> <li>a. meet the anticipated demand generated from the use;</li> <li>b. comprise secure and convenient bicycle parking and storage; and</li> <li>c. provide end of trip facilities for all active transport users.</li> </ul>	The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.  <b>AO9.2</b> End of trip facilities are provided in accordance with Table 9.4.3.3D.	End of trip facilities are not proposed.  <b>Not applicable.</b> End of trip facilities are not proposed.
<b>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</b>		
<b>PO10</b> 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.	<b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>a. the expected traffic movements to be generated by the facility;</li> <li>b. any associated impacts on the road network; and</li> <li>c. any works that will be required to address the identified impacts.</li> </ul>	<b>Not applicable.</b> The proposed development is not for a use specified.
<b>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</b>		
<b>PO11</b> 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.	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> <li>a. the expected traffic movements to be generated by the facility;</li> </ul>	<b>Not applicable.</b> The proposed development is not for a use specified.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	COMPLIANCE
	<ul style="list-style-type: none"><li>b. any associated impacts on the road network; and</li><li>c. any works that will be required to address the identified impacts.</li></ul>	

## 9.4.5 WORKS SERVICES AND INFRASTRUCTURE CODE

### 9.4.5.1 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.

### 9.4.5.2 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.

**Table 9.4.5.3A—Parking and Access Code – For accepted development subject to requirements and assessable development**

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<b>For accepted development subject to requirements and assessable development</b>		
<b>Water Supply</b>		
<p><b>PO1</b></p> <p>Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>a. meets the needs of users;</li> <li>b. is adequate for fire-fighting purposes;</li> <li>c. ensures the health, safety and convenience of the community; and</li> <li>d. minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO1.1</b></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"> <li>a. in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>b. outside a reticulated water supply service area.</li> </ul> <p><b>AO1.2</b></p> <p>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"> <li>a. 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</li> <li>b. on-site water storage tank/s:</li> <li>c. with a minimum capacity of 90,000L;</li> <li>d. fitted with a 50mm ball valve with a camlock fitting; and</li> <li>e. which are installed and connected prior to the occupation or use of the development.</li> </ul>	<p><b>Complies with AO1.1.</b></p> <p>The subject site is connected to Mains Water via an existing connection. The proposed development does not require a change to the connection.</p> <p><b>Not applicable.</b></p> <p>The subject site is serviced by Mains Water.</p>
<b>Wastewater Disposal</b>		
<p><b>PO2</b></p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p>	<p><b>AO2.1</b></p> <p>Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out</p>	<p><b>Not applicable.</b></p> <p>No infrastructure is provided to the subject site.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<ul style="list-style-type: none"> <li>a. meets the needs of users;</li> <li>b. is adequate for fire-fighting purposes;</li> <li>c. ensures the health, safety and convenience of the community; and</li> <li>d. minimises adverse impacts on the receiving environment.</li> </ul>	<p>in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>a. in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>b. outside a reticulated sewerage service area.</li> </ul>	
	<p><b>AO2.2</b></p> <p>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"> <li>a. in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>b. outside a reticulated sewerage service area.</li> </ul>	<p><b>Complies with AO2.2.</b></p> <p>The existing Effluent System can accommodate the proposed development without alteration. Refer to the <b>attached</b> Report.</p>
<b>Stormwater infrastructure</b>		
<p><b>PO3</b></p> <p>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><b>AO3.1</b></p> <p>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>	<p><b>Not applicable.</b></p> <p>The proposed development will be connected to the existing on-site services.</p>
	<p><b>AO3.2</b></p> <p>On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>a. to convey stormwater from the premises to a lawful point of discharge; and</li> <li>b. in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed development will be connected to the existing on-site services.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<b>Electricity supply</b>		
<p><b>PO4</b></p> <p>Each lot is provided with an adequate supply of electricity</p>	<p><b>AO4.1</b></p> <p>The premises:</p> <ul style="list-style-type: none"> <li>a. is connected to the electricity supply network; or</li> <li>b. has arranged a connection to the transmission grid; or</li> <li>c. 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:</li> <li>d. it is approved by the relevant regulatory authority; and</li> <li>e. it can be demonstrated that no air or noise emissions; and</li> <li>f. it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed development is connected to Mains Power.</p>
<b>Telecommunications infrastructure</b>		
<p><b>PO5</b></p> <p>Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p><b>AO5</b></p> <p>Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p><b>Not applicable.</b></p> <p>The existing development is connected to Telecommunications Infrastructure.</p>
<b>Existing public utility services</b>		
<p><b>PO6</b></p> <p>Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO6</b></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>	<p><b>Complies with AO6.</b></p> <p>Compliance can be ensured through the imposition of a Condition within the Development Permit.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<b>Excavation and filling</b>		
<p>PO7</p> <p>Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>a. streetscape;</li> <li>b. scenic amenity;</li> <li>c. environmental values;</li> <li>d. slope stability;</li> <li>e. accessibility; or</li> <li>f. privacy of adjoining premises.</li> </ul>	<p><b>AO7.1</b></p> <p>Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p><b>Complies with PO7.</b></p> <p>The proposed development is likely to require an Operational Works Approval (pending detailed design plans) and therefore, this requirement can form a Condition of the Development Permit.</p>
	<p><b>AO7.2</b></p> <p>Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	
	<p><b>AO7.3</b></p> <p>Earthworks batters:</p> <ul style="list-style-type: none"> <li>a. are no greater than 1.5 metres in height;</li> <li>b. are stepped with a minimum width 2 metre berm;</li> <li>c. do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot;</li> <li>d. have a slope no greater than 1 in 4; and</li> <li>e. are retained.</li> </ul>	
	<p><b>AO7.4</b></p> <p>Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <p>adjoining premises; or</p> <p>a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	
	<p><b>AO7.5</b></p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<p>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.</p> <p><b>A07.6</b> 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.</p> <p><b>A07.7</b> 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.</p>	
<b>Transport Network</b>		
<p><b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p><b>AO8.1</b> 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.</p> <p><b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	<p><b>Not applicable.</b> The proposed development will utilise the existing access crossover from Mt Kooyong Road.</p> <p><b>Not applicable.</b> Mt Kooyong Road is not improved with footpaths.</p>
<b>Public infrastructure</b>		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
<p><b>PO9</b></p> <p>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.</p>	<p><b>AO9</b></p> <p>Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p><b>Not applicable.</b></p> <p>The proposed development is not for Public Infrastructure.</p>
<b>Stormwater Quality</b>		
<p><b>PO10</b></p> <p>Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>a. optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>b. protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>c. achieve specified water quality objectives;</li> <li>d. minimise flooding;</li> <li>e. maximise the use of natural channel design principles;</li> <li>f. maximise community benefit; and</li> <li>g. minimise risk to public safety.</li> </ul>	<p><b>AO10.1</b></p> <p>The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>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</li> <li>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"> <li>c. drainage control;</li> <li>d. erosion control;</li> <li>e. sediment control; and</li> <li>f. water quality outcomes.</li> </ul> </li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed development will be connected to the existing stormwater system benefitting the subject site and therefore, a SWMP is not required.</p>
	<p><b>AO10.2</b></p> <p>For development on land greater than 2,500m<sup>2</sup> 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>	<p><b>Not applicable.</b></p> <p>The proposed development will be connected to the existing stormwater system benefitting the subject site and therefore, a SWMP is not required.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<ul style="list-style-type: none"> <li>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;</li> <li>b. is consistent with any local area stormwater water management planning;</li> <li>c. accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>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.</li> </ul>	
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>a. protect or enhance the environmental values of receiving waters;</li> <li>b. achieve specified water quality objectives;</li> <li>c. where possible, provide for recreational use;</li> <li>d. maximise community benefit; and</li> <li>e. minimise risk to public safety.</li> </ul>	<p><b>AO11</b> No acceptable outcome is provided.</p>	<p><b>Not applicable.</b> A detention or retention area is not proposed.</p>
<b>Excavation or Filling</b>		
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p><b>Complies with AO12.1.</b> The proposed development is likely to require an Operational Works Approval (pending detailed design plans) and therefore, this requirement can form a Condition of the Development Permit.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<p><b>AO12.2</b></p> <p>Transportation of fill to or from the site does not occur:  within peak traffic times; and  before 7am or after 6pm Monday to Friday;  before 7am or after 1pm Saturdays; and on Sundays or Public  Holidays.</p>	<p><b>Complies with AO12.2.</b></p> <p>The proposed development is likely to require an Operational Works Approval (pending detailed design plans) and therefore, this requirement can form a Condition of the Development Permit.</p>
<p><b>PO13</b></p> <p>Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p><b>AO13.1</b></p> <p>Dust emissions do not extend beyond the boundary of the site.</p> <hr/> <p><b>AO13.2</b></p> <p>No other air pollutants, including odours, are detectable at the boundary of the site.</p> <hr/> <p><b>AO13.3</b></p> <p>A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p><b>Complies with AO13.1, AO13.2 and AO13.3.</b></p> <p>The proposed development is likely to require an Operational Works Approval (pending detailed design plans) and therefore, this requirement can form a Condition of the Development Permit.</p>
<p><b>PO14</b></p> <p>Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <ul style="list-style-type: none"> <li>a. safety;</li> <li>b. drainage;</li> <li>c. visual amenity; and</li> <li>d. privacy of adjoining premises.</li> </ul>	<p><b>AO14</b></p> <p>Access to the premises (including all works associated with the access):</p> <ul style="list-style-type: none"> <li>a. must follow as close as possible to the existing contours;</li> <li>b. be contained within the premises and not the road reserve, and</li> <li>c. are designed and constructed in accordance with the Design Guidelines and Specifications set out in the</li> </ul>	<p><b>Not applicable.</b></p> <p>The proposed development will utilise the existing access crossover from Mt Kooyong Road.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<p>Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	
<b>Weed and Pest Management</b>		
<p><b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas</p>	<p><b>AO15</b> No acceptable outcome is provided.</p>	<p><b>Complies with PO15.</b> The subject site is not known to contain any pest plants at the location where the development will occur.</p>
<b>Contaminated Land</b>		
<p><b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p><b>AO16</b> Development is located where:</p> <ul style="list-style-type: none"> <li>a. soils are not contaminated by pollutants which represent a health or safety risk to users; or</li> <li>b. contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</li> </ul>	<p><b>Not applicable.</b> The subject site is not known to be contaminated.</p>
<b>Fire Services in developments accessed by common private title</b>		
<p><b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of:</p> <ul style="list-style-type: none"> <li>a. 120 metres for residential development; and</li> <li>b. 90 metres for any other development</li> </ul>	<p><b>Not applicable.</b> The existing development is already provided with Fire Hydrants.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL COMPLIANCE
	<b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.	<b>Not applicable.</b> The existing development is already provided with Fire Hydrants.



# Attachment 4

## Sewerage System Report

23<sup>rd</sup> May 2022

**Kelly Developments**

252 Mulgrave Road,  
Cairns Qld 4870

**Att: Paul Kelly**

**Re: Mt. Kooyong Aged Care**

We have reviewed the Architectural Schematic Design against the existing Environmental Permit EPPR03336315 issued by the Department of Environment and Heritage Protection and state that no upgrading of this permit is required.

Based on the existing Activities and the proposed extensions our Design figures are,  
40 Residences x 150 litres per day (6000 litres)  
10 Staff x 20 litres per person per day (200 litres)  
Is below the previously accepted 7000 litres per day inflow to the existing Septic Tanks.

The 5000 litres per day allowable inflow to the existing AES system will not be utilised in the proposed design. The Laundry facility discharging onto the AES System has also been calculated at 2470 litres per day.

The overall existing License has the capacity of inflow of 12,000 litres per day.  
The overall proposed Design inflow rate is 8470 litres per day.

The above figures are for the design of inflow rates and the disposal of Effluent onto the site.  
The condition of the existing Septic tanks and sizing of absorption areas are to be reviewed and if necessary, altered to suit new requirements.

For further information or clarification on the above, please do not hesitate to contact the under signed on 40321468.

Yours Faithfully



Shane Barnes  
Principal

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

I, Maxwell Anthony Fergusson as the Owner of Lot 1 and Lot 2 on RP748307 consent to the making of a Development Application by Gilvear Planning Pty Ltd on behalf of **Adermina Pty Ltd** for the purpose of a Material Change of Use for Residential Care Facility and Retirement Facility (Stage 2 Expansion of the Mt Kooyong Convalescent Home).

*Maxwell Anthony Fergusson*

Signature

A handwritten signature in black ink, appearing to be 'MAF', written over a horizontal line.

signed on the -----First----- day of -----June----- 2022