

# 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) <i>(individual or company full name)</i>	Returned Services League of Australia (Queensland Branch)
Contact name <i>(only applicable for companies)</i>	Ben Lewis
Postal address <i>(P.O. Box or street address)</i>	c/- Bartley Burns – Unit 1 / 1027 Manly Road
Suburb	Tingalpa
State	QLD
Postcode	4173
Country	AUS
Contact number	0403 383 064
Email address <i>(non-mandatory)</i>	ben@bartleyburns.com.au
Mobile number <i>(non-mandatory)</i>	0403 383 064
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	23.5065

### 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
		37	Walsh Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	3	CP M35643	Mareeba Shire Council
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

<b>6.1) Provide details about the first development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input checked="" type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Multiple Dwelling - Extension
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.2) Provide details about the second development aspect</b>
a) What is the type of development? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Dwelling House in the TBCO
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.3) Additional aspects of development</b>
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> 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>
Multiple Dwelling	Multiple Dwelling	4	260.59

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> 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? <i>(tick all applicable boxes)</i>	
<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?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> 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)**

- Yes – specify number of new lots: \_\_\_\_\_
- No

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

\$ \_\_\_\_\_

**PART 4 – ASSESSMENT MANAGER DETAILS**

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

Brisbane City Council

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

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

<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 Transport Infrastructure Act 1994:</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)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> 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)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> 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 <input checked="" type="checkbox"/> 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?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
<b>Environmentally relevant activities</b>			
23.1) Is this development application also taken to be an application for an environmental authority for an <b>Environmentally Relevant Activity (ERA)</b> under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a>. An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<b>Hazardous chemical facilities</b>			
23.2) Is this development application for a <b>hazardous chemical facility</b> ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information about hazardous chemical notifications.</i>			



### **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.

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- 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.

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

---

Date received:  Reference number(s):

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

QLeave notification and payment			
<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			
Name of officer who sighted the form			



# PLANNING ASSESSMENT REPORT

**37 Walsh Street, Mareeba QLD 4880**

Development Application under the *Planning Act 2016* for a Development Permit for Material Change of Use for: Extension to RSL Accommodation Services on land at 37 Walsh Street, Mareeba 4880 (Lot 3 on Crown Plan M35643) for Returned Services League of Australia (Queensland Branch)



## DOCUMENT CONTROL SHEET

### BARTLEY BURNS

**E** info@bartleyburns.com.au  
**W** www.bartleyburns.com.au  
**P** 1300 051 189

**BRISBANE**

Unit 1, 1027 Manly Road  
Tingalpa QLD 4173

**JOB NAME:** 37 Walsh Street, Mareeba 4880

TP21/5188

**JOB NO:**

**ORIGINAL DATE** 30 January 2023

**OF ISSUE:**

### DOCUMENT DETAILS



**Title:** Planning Report – Development Permit for a Material Change of Use for Extension to RSL Accommodation Services (Warhaven Accommodation)

**Principal Author:** Ben Lewis

**Client:** RETURNED AND SERVICES LEAGUE OF AUSTRALIA (QUEENSLAND BRANCH)

**Client Contact:** Jarrett Bird

### REVISION / CHECKING HISTORY

Version Number	Date	Issued by	Checked by
Report v1	30 January 2023		

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## 1.0 EXECUTIVE SUMMARY

Bartley Burns has been engaged by RETURNED AND SERVICES LEAGUE OF AUSTRALIA (QUEENSLAND BRANCH) to prepare an application for Development Permit for a Material Change of Use for Extension to RSL Accommodation Services (Warhaven Accommodation) in respect of land at 37 Walsh Street, Mareeba 4880.

This Planning Assessment Report provides details of the development proposal and demonstrates the proposals compliance with Council's Planning Scheme and other relevant provisions.

The proposal is *Impact Assessable* due to the defined land use of *Multiple Dwelling* that is identified under *Table 5.5.6 – Low Density Residential Zone* as “Any other use is not listed in this table”.

The proposal seeks to expand the existing 8 units development to a 12 unit development through the addition of an additional 4 units within a single built form structure of similar size and style to that of the existing 8 units (currently contained within 2 stand-alone 4 unit structures (to be renovated)

The proposal demonstrates however the satisfaction of the intent of the specific outcomes identified within the relevant codes and is compatible, comparable and consistent in height, bulk, scale, setting, and site cover with other development in the immediate area.

The proposal is therefore considered to warrant approval and the issuing of the relevant approval documents.



**Above:** Artist Impression / Architectural Perspective by *C&B Designs Building Design and Drafting*

## 2.0 BASIC INFORMATION

### 2.1 SITE DETAILS

<b>Applicant name</b>	<b>RETURNED AND SERVICES LEAGUE OF AUSTRALIA (QUEENSLAND BRANCH) C/- Bartley Burns</b>
<b>Registered Owner/s</b>	<b>RETURNED AND SERVICES LEAGUE OF AUSTRALIA (QUEENSLAND BRANCH)</b>
<b>Site address</b>	37 Walsh Street, Mareeba 4880
<b>Real Property Description (RPD)</b>	Lot 3 on Crown Plan M35643
<b>Site area</b>	7871m <sup>2</sup>
<b>Zone and precinct</b>	Low Density Residential Zone
<b>Neighbourhood plan and precinct</b>	No Neighbourhood Plan applies to the subject site
<b>Overlays</b>	Environmental Significance Overlay Flood Hazard Overlay Hill and Slope Overlay

### 2.2 ASPECTS OF DEVELOPMENT

<b>Type of development</b>	<i>Material Change of Use</i>
<b>Approval type</b>	<i>Development permit</i>
<b>Defined use - Brisbane City Plan 2014</b>	<i>Multiple Dwelling</i>
<b>Brief description of proposal</b>	<i>Extension to Multiple Dwelling</i>
<b>Category of assessment</b>	<i>Impact Assessment</i>
<b>Public notification</b>	<i>Yes</i>
<b>Referral agencies</b>	<i>No</i>
<b>Specialist reports provided</b>	<i>Nil</i>
<b>Pre-Lodgement advice</b>	<i>No</i>

### 2.3 CONSULTANT DETAILS

<b>Consultant</b>	Ben Lewis
<b>Position</b>	Manager – Town Planning
<b>Contact details</b>	0403 383 064

## 3.0 PROPOSAL

### 3.1 SITE DETAILS

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The site is located on Walsh Street (which runs generally parallel to Byrnes Street) and is located towards the northern end of Walsh Street prior to its termination at the Barron River.

This location is considered ideal for residential development given the convenient proximity to a major road connection while being suitably separated from the traffic, noise and air quality impacts generally associated with being located fronting a major road.

Given the above it is unsurprising that the surrounding development is effectively universally residential in nature.

### 3.2 SITE HISTORY

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Mareeba Shire Council's Development Applications page <https://msc.qld.gov.au/council/building-planning/development-applications/> contains no details of previous development approvals over the subject site.

It is assumed that the current Multiple Dwelling Use does not appear on the site due to the age of the existing long term use.

### 3.3 SITE DIMENSIONS

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The site is comprised of a single rectangular allotment with a frontage width of approximately 55,878m to Walsh Street and an approximate depth of 140,640m. The site is 7871sqm in area (Council identified area) or 7859sqm in calculated area.

### 3.4 ACCESS / CARPARKING

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Vehicular access to the site will continue to be provided via the existing crossover location located to the southwestern corner of the subject site. Vehicle ingress and egress will continue to be able to be achieved in forward gear.

Refuse collection will similarly continue as per the existing scenario.

### 3.5 VEGETATION

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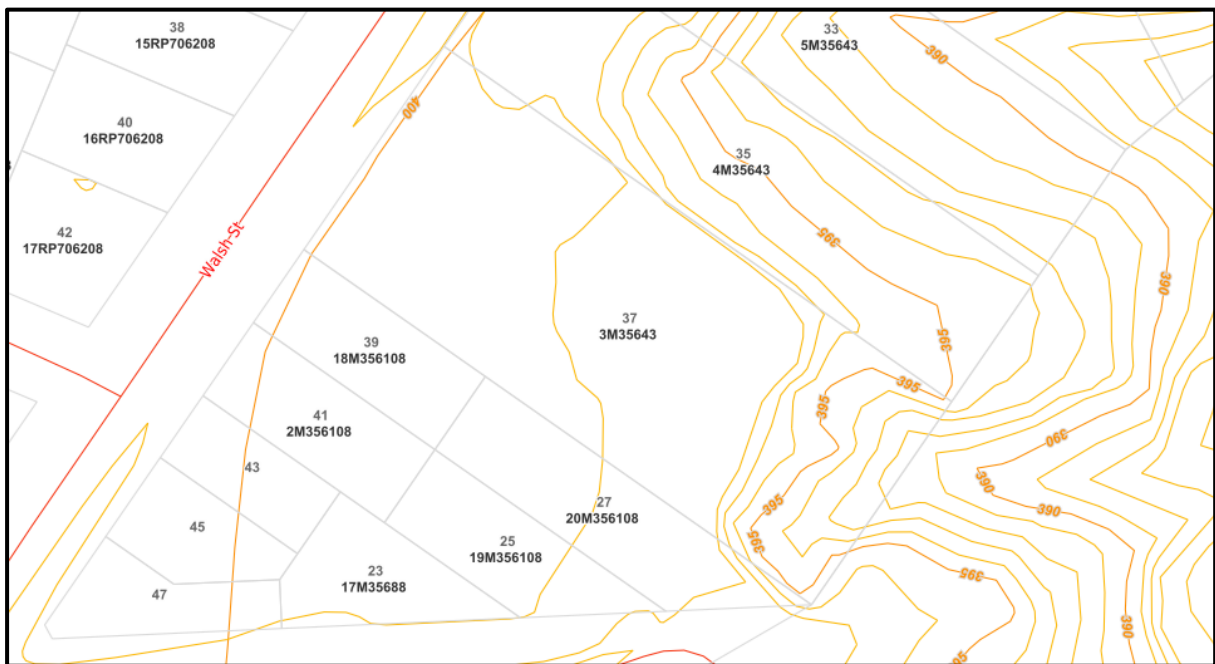
The site is not identified as containing significant or protected vegetation under and Planning legislation.

The proposal will require the removal of only ornamental onsite vegetation and this is considered largely immaterial to the assessment of the proposal.

### 3.6 TOPOGRAPHY

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The front 4/5 of the subject site is relatively flat, exhibiting only a gentle fall from front to rear, with the last 1/5 of the site becoming steeper as it falls toward the rear boundary. This portion of the site is also identified as containing *Hill and Slope Overlay* elements. Refer to *Section 5.9 – Local Planning Overlays* below for details.



### 3.7 FLOODING

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The site is identified as being impacted by flooding to the rear portion, however this area is outside of the area of impact from the proposed extension works. Refer to *Section 5.9 – Local Planning Overlays* below for details and mapping.

### 3.8 INFRASTRUCTURE

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The site has existing connections to infrastructure, all of which are intended to be retained and utilised as part of this proposal.

### 3.9 ROAD WIDENING

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No plans for road widening along this section Walsh Street have been identified.

### 3.10 EASEMENTS

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The site is not burdened by any easements.

### 3.11 SURROUNDING DEVELOPMENT IN THE LOCALITY

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The site is located within an established residential area that, which, consistent with its location is surrounded by a mix of houses and multiple dwellings within relative proximity to the site. Refer below for zoomed out aerial indicating the surrounding development pattern:



## 4.0 CHARACTERISTICS OF THE SURROUNDING ENVIRONMENT

The Shire of Mareeba Local Government Area (LGA) is located at the base of Cape York Peninsula in Far North Queensland, inland from Cairns. The shire is administered from the town of Mareeba and existed as a local government entity from 1879 until 2008, when it amalgamated with several Councils in the Atherton Tableland area to become the Tablelands Region.

A proposal to reverse the amalgamation and to re-establish Mareeba Shire was voted on and passed in March of 2013, with the new Mareeba Shire re-established on 1 January 2014.

The site is located within an established residential area that, which, consistent with its location is surrounded by a mix of houses and multiple dwellings within relative proximity to the site.

The building scale, aesthetic and height have been designed to complement and reflect the existing site development and to sit sympathetically in the context of the adjoining and surrounding development pattern. The proposal therefore is considered to represent site responsive design. Part of this site response was to look at the surrounding existing development, specifically in relation to height, to ensure appropriate building bulk and scale and the maintenance of a consistent rhythm in the street, both in terms of building heights, as well as road boundary setback.

The proposal demonstrates however the satisfaction of the intent of the specific outcomes identified within the relevant codes and is compatible, comparable, and consistent in height, bulk, scale, setting, and site cover with other development in the immediate area.

## 5.0 DEVELOPMENT ASSESSMENT

### 5.1 CATEGORY OF ASSESSMENT

The proposed development is Impact Assessable in accordance with Part 5 of the *Mareeba Shire Council Planning Scheme*, as detailed in the following category of assessment table.

Zone / Use	Category of assessment
Low Density Residential Zone	Impact Assessment: Any use (Multiple Dwelling) not listed in this Table.
Neighbourhood plan	Category of assessment
No Neighbourhood Plan	No Change (remains Impact)
Overlay	Category of assessment
Environmental Significance Overlay	Nil – No identified triggers for Assessable Development
Flood Hazard Overlay	Nil – Material Change of Use and Building Works are located outside of the mapped extent of Flood Hazard
Hill and Slope Overlay	Nil – “Development” is located outside of the mapped extent of Hill and Slope Overlay extent

### 5.2 FAR NORTH QUEENSLAND REGIONAL PLAN

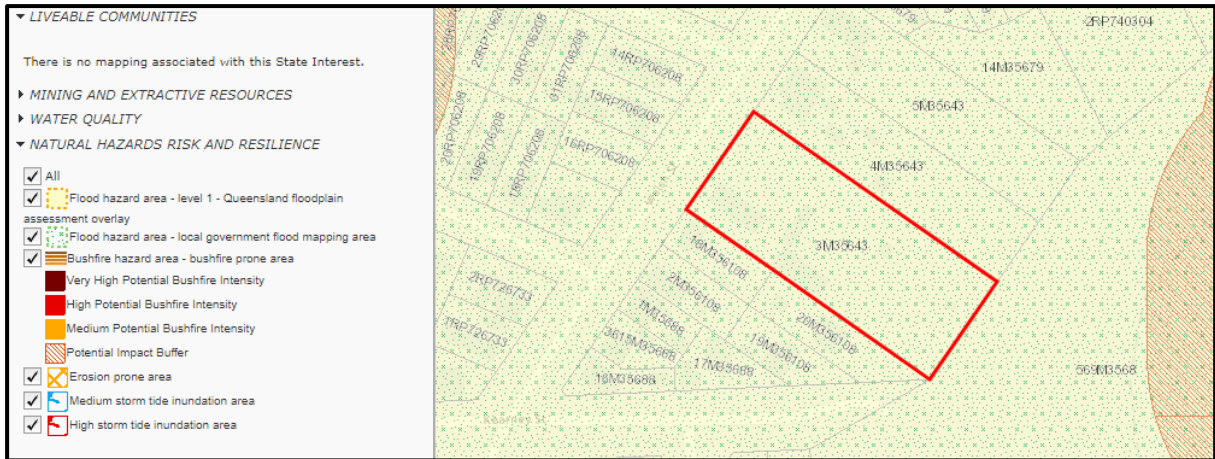
The site is included within the ‘Urban Footprint’ under the Far North Queensland Regional Plan 2009 – 2031

The proposal will not conflict with the intent of the Urban Footprint as envisaged and communicated through the Regional Plan.

### 5.3 STATE PLANNING POLICY

The proposal will not conflict with any of the policies in the State Planning Policy. Part 2 of the Planning Scheme “State Planning Provisions” confirms that the relevant State Planning Policy Provisions have been appropriately integrated into the Planning Scheme, with the Aspects of the State Planning Policy not integrated being identified as “Nil”.

The State Planning Policy Mapping only identifies Queensland Floodplain Flood Hazard Area Level 1 as applicable to the subject site. Refer mapping below:



### 5.4 TEMPORARY LOCAL PLANNING INSTRUMENTS

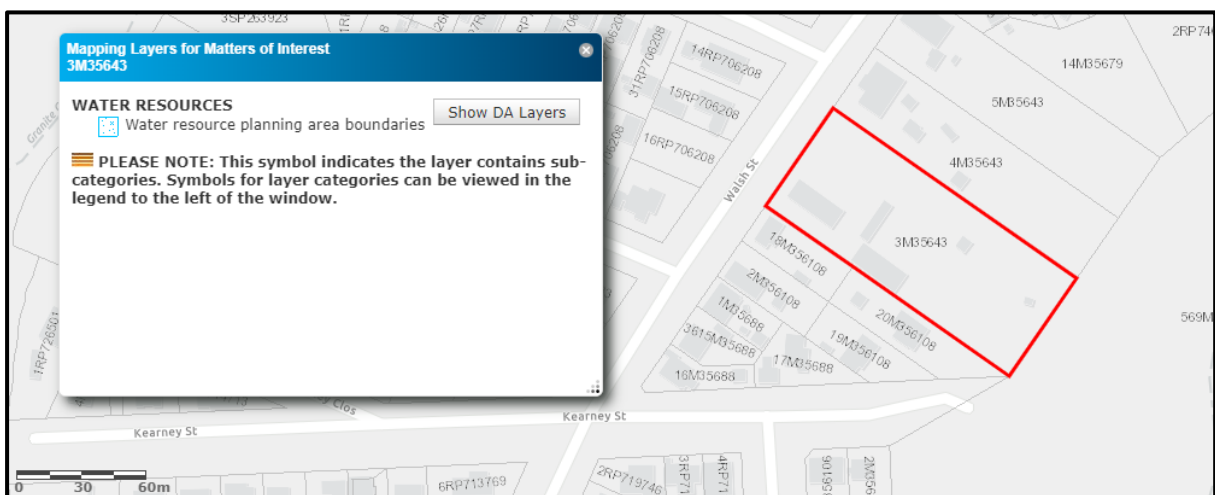
A review of current Temporary Local Planning Instruments indicates that there are none relevant to or impacting upon the development of the subject site. [Temporary Local Planning Instrument No. 01 of 2019 \(Subdivision in Rural Zone\)](#) is not identified as relevant to the proposal.

### 5.5 PUBLIC NOTIFICATION

The application is Impact Assessable, therefore public notification is required in accordance with Part 4 of the Development Assessment Rules.

### 5.6 REFERRAL AGENCIES

The proposal is not identified in the *Planning Regulation 2017* as requiring a referral to a relevant referral agency. Refer to DAMS snapshot below for details.





## 5.7 LOCAL PLANNING INSTRUMENT

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Under Section 5 of the *Mareeba Shire Planning Scheme* the proposal is identified as being 'Impact Assessable' development with the applicable assessment benchmarks for this application deemed to be within the following codes:

- *6.2.6 Low density residential zone code*
- *8.2.4 Environmental significance overlay code*
- *8.2.6 Flood hazard overlay code*
- *8.2.8 Hill and slope overlay code*
- *9.3.1 Accommodation activities code*
- *9.4.2 Landscaping code*
- *9.4.3 Parking and access code*
- *9.4.5 Works, services and infrastructure code*

These codes are addressed in Appendix A of this report.

## 5.8 LOCAL PLANNING ZONING

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The subject site is included in the "Residential Area" designation under the Strategic Framework.

Under Section 5 of the *Mareeba Shire Planning Scheme*, the proposal is identified as being 'Impact Assessable' development with the applicable assessment benchmarks for the Zone deemed to be within the following codes:

- *6.2.6 Low density residential zone code*

This code is addressed in Appendix A of this report.

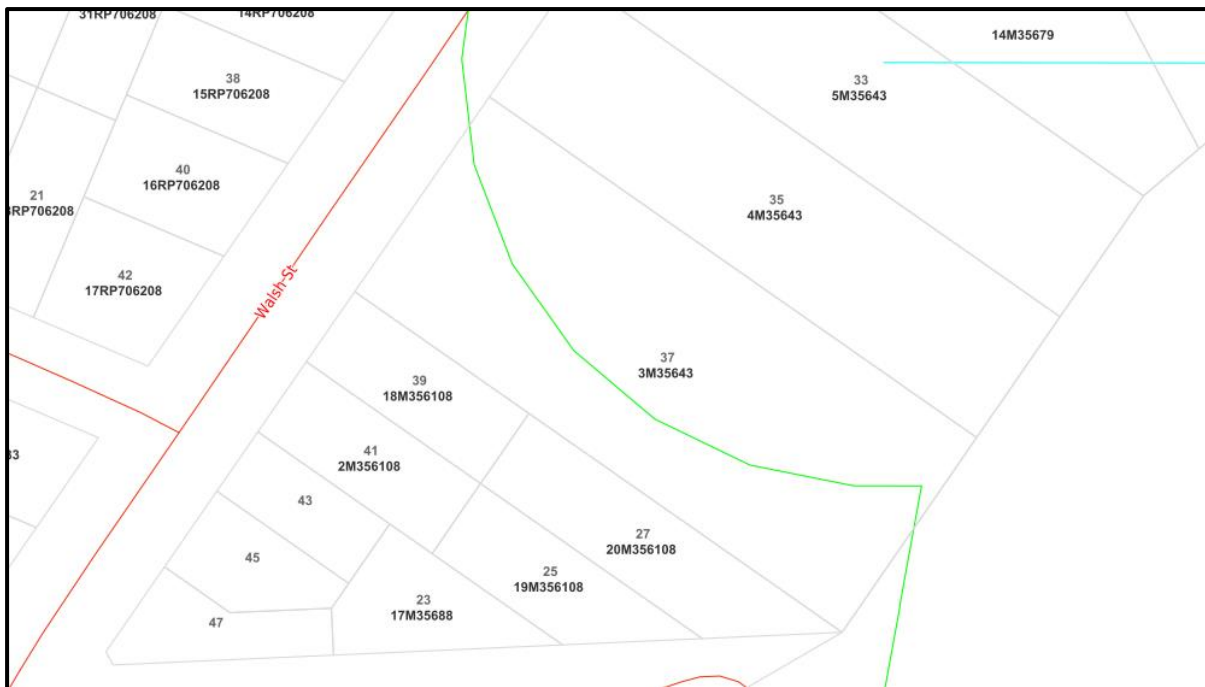
## 5.9 LOCAL PLANNING OVERLAYS

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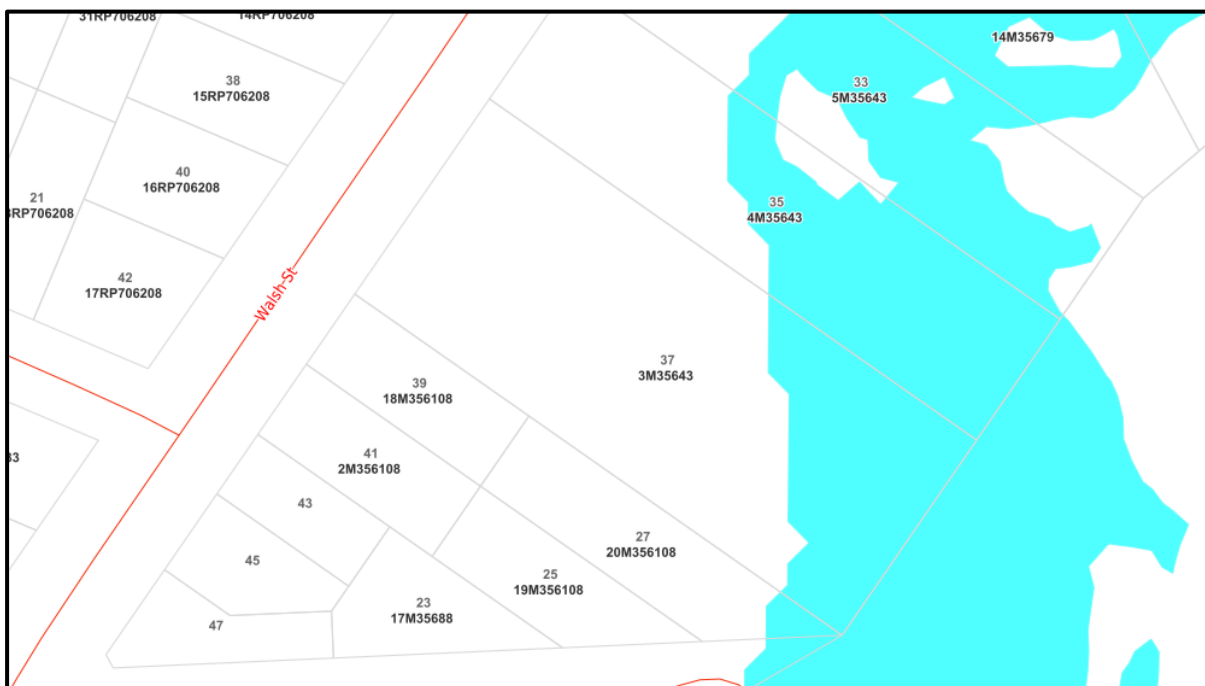
The subject site is affected in part by the following Overlays with the applicable assessment benchmarks for the identified Overlays deemed to be within the following codes:

- *8.2.4 Environmental significance overlay code*
- *8.2.6 Flood hazard overlay code*
- *8.2.8 Hill and slope overlay code*

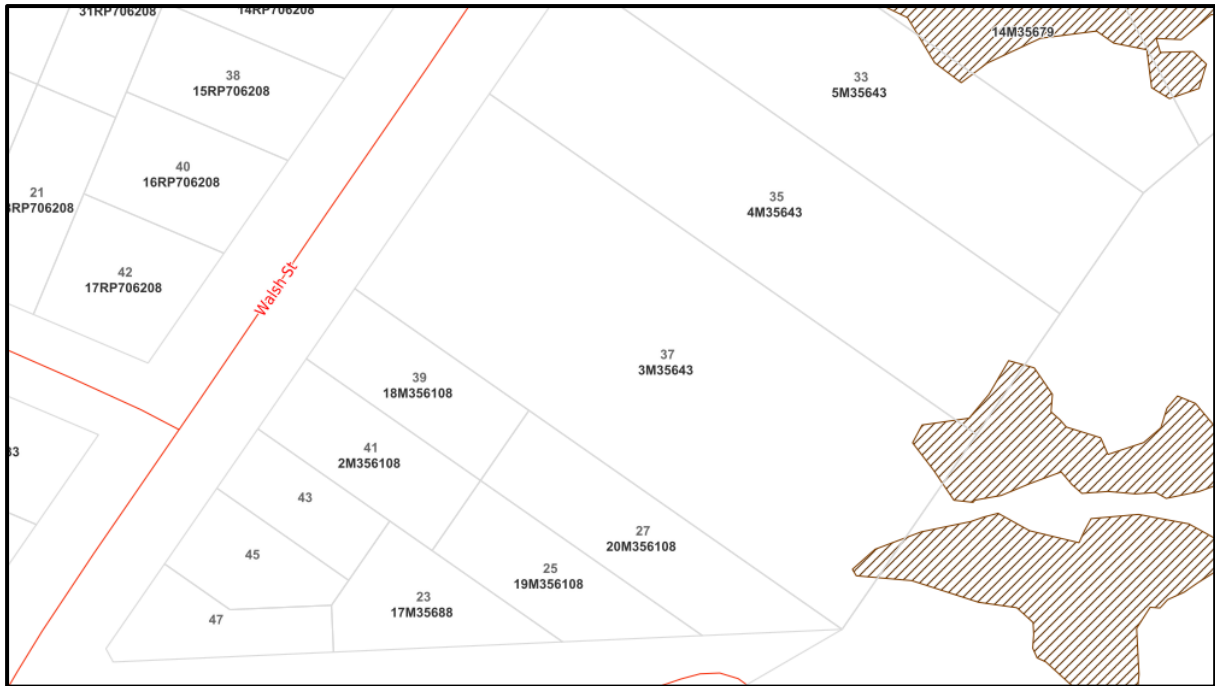
These codes are addressed in Appendix A of this report.



ABOVE: Environmental Significance Overlay – MSES Waterway and MSES Waterway Buffer



ABOVE: Flood Hazard Overlay – Modelled Flood Hazard - Low



ABOVE: Hill & Slope Overlay

## 6.0 CONCLUSION

The proposal is generally consistent with the intent of the Low Density Residential Zone within the *Mareeba Shire Planning Scheme* and represents substantial compliance with the assessment provisions of the applicable codes.

The proposal provides for a sympathetic extension to existing on-site development through the integration of consistent built form to that of the existing site development. The proposed form of the development features a third pod (four additional units) to be sited to integrate with the existing 2 pods (containing 8 units) currently located on site.

The proposal will not result in any significant impact on the surrounding area, instead providing for a positive, attractive, functional development which will satisfy future resident needs.

The proposal therefore is considered to constitute an appropriate development outcome and, therefore, warrants approval subject to reasonable and relevant conditions.

## 7.0 APPENDIX A

### 7.1 RELEVANT CODE ASSESSMENT

#### 7.1.1 Low Density Residential Zone Code

Performance Outcomes	Acceptable Outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>PO1</b> 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.	<b>AO1</b> Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies – the proposal is for a single story built form extension to an existing single storey Multiple Dwelling built form. The resultant height is well below 8.5m and well below 2 storeys at 1 storey.
<b>Outbuildings and residential scale</b>		
<b>PO2</b> Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low density residential zone.	<b>AO2</b> Domestic outbuildings do not exceed: (a) 100m <sup>2</sup> in gross floor area; and (b) 5.5 metres in height above natural ground level.	No domestic outbuildings are proposed that exceed these size parameters
<b>Siting</b>		

<p><b>PO3</b>                  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) opportunities for casual surveillance of adjoining public spaces;                  (e) air circulation and access to natural breezes; and                  (f) appearance of building bulk; and                  (g) relationship with road corridors.</p>	<p><b>AO3.1</b>                  Buildings and structures include a minimum setback of:                  (a) 6 metres from the primary road frontage; and                  (b) 3 metres from any secondary road frontage.</p> <p><b>AO3.2</b>                  Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.</p>	<p>The proposal includes setbacks from the road boundary of 7m and a side boundary setback of 4.5m compliant with these siting regulations.</p>
<p><b>Accommodation density</b></p>		
<p><b>PO4</b>                  The density of Accommodation activities:                  (a) contributes to housing choice and affordability;                  (b) respects the nature and density of surrounding land use;                  (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone;                  and                  (d) is commensurate to the scale and frontage of the site.</p>	<p><b>AO4</b>                  Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B.</p>	<p>Table 6.2.6.3B sets a prescribed residential density max rate of 1 dwelling per 400sqm of site area or 1 bedroom per 200sqm of site area.</p> <p>This equates to 19 dwellings or 39 bedrooms, both of which significantly exceed the 12 proposed dwellings, with 12 bedrooms.</p>
<p><b>Gross floor area</b></p>		
<p><b>PO5</b>                  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 surrounding buildings; and                  (c) appropriately balances built and natural features.</p>	<p><b>AO5</b>                  Gross floor area does not exceed 600m<sup>2</sup>.</p>	<p>The proposed GFA exceeds 600sqm (approximately 780sqm), however given the size of the site the GFA still allows for a balanced outcome between natural and built forms.</p>

<b>For assessable development</b>		
<b>Building design</b>		
<p><b>PO6</b>                  Building facades are appropriately designed to:                  (a) include visual interest and architectural variation;                  (b) maintain and enhance the character of the surrounds;                  (c) provide opportunities for casual surveillance;                  (d) include a human scale; and                  (e) encourage occupation of outdoor space.</p>	<p><b>A06</b>                  Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.</p>	<p>The proposed additional pod includes pedestrian access and entrances that address the primary road frontage.</p>
<p><b>PO7</b>                  Development complements and integrates with the established built character of the Low density residential 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.</p>	<p><b>A07</b>                  No acceptable outcome is provided.</p>	<p>The proposed development is considered to complement and integrate with the established built character of the surrounding Low density residential zone with pitched roof forms, eaves, variety in building materials, colours, textures and window and door size and locations.</p>
<b>Non-residential development</b>		
<p><b>PO8</b>                  Non-residential development is only located in new residential areas and:                  (a) is consistent with the scale of existing development;                  (b) does not detract from the amenity of nearby residential uses;                  (c) directly supports the day to day needs of the immediate residential community; and                  (d) does not impact on the orderly provision of non-residential development in other locations in the shire.</p>	<p><b>A08</b>                  No acceptable outcome is provided.</p>	<p>Not Applicable – The proposal is for residential style development.</p>
<b>Amenity</b>		

<p><b>PO9</b>                  Development must not detract from the amenity of the local area, having regard to:                  (a) noise;                  (b) hours of operation;                  (c) traffic;                  (d) advertising devices;                  (e) visual amenity;                  (f) privacy;                  (g) lighting;                  (h) odour; and                  (i) emissions.</p>	<p><b>AO9</b>                  No acceptable outcome is provided.</p>	<p>The proposal is for a minor extension to an existing use and as such will maintain existing levels of noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions.</p>
<p><b>PO10</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.</p>	<p><b>AO10</b>                  No acceptable outcome is provided.</p>	<p>The proposal is for a minor extension to an existing use and as such will maintain existing levels of noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions.</p>



### 7.1.2 Environmental Significance Overlay Code

#### Performance Outcomes and Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Compliance
<b>Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development</b>		
<b>For accepted development subject to requirements and assessable development</b>		
<b>Regulated vegetation</b>		
<p><b>PO1</b>                      Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> 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>                      No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p>Not Applicable – the subject site does not contain any regulated vegetation</p>
<p><b>PO2</b>                      Development on sites adjacent to areas of ‘Regulated vegetation’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> 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</li> </ul>	<p><b>AO2</b>                      Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of ‘Regulated vegetation’ areas identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p>Not Applicable – the subject site does not contain any regulated vegetation</p>

<p>such as water quality, hydrology, geomorphology and biophysical processes;                  (b) does not negatively impact the movement of wildlife at a local or regional scale; and                  (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
<p><b>Regulated vegetation intersecting a watercourse</b></p>		
<p><b>PO3</b>                  Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal 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>A03.1</b>                  A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a ‘Waterway’ identified on the <b>Environmental Significance – Waterway Overlay Maps (OM-004p-z)</b>.</p> <p><b>Where within a ‘Waterway buffer’ on Environmental Significance – Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>A03.2</b>                  No clearing of native vegetation is undertaken within the minimum setback identified at <b>A03.1</b>.</p>	<p>Not Applicable – the subject site does not contain any regulated vegetation</p>
<p><b>Waterways and wetlands</b></p>		
<p><b>PO4</b>                  ‘High ecological significance wetlands’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> and ‘Waterways’ on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> and are protected by:</p>	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance – Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>A04.1</b>                  A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a ‘Waterway’ identified on the</p>	<p>Not Applicable – the subject site does not contain any regulated vegetation</p>

<p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <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>Environmental Significance – Waterway Overlay Maps (OM-004p-z).</b></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>                  A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o).</b></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>                  No stormwater is discharged to a ‘Waterway’ on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or ‘High ecological significance wetland’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o).</b>                  Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater Part 8 — 252 Mareeba Shire Council planning scheme 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>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High</b></p>	
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	<p><b>ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p><b>AO4.4</b>                  No wastewater is discharged to a ‘Waterway’ on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or ‘High ecological significance wetland’ identified on the <b>Environmental Significance Overlay Map (OM-004a-z)</b>.</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 with PO3 through appropriate wastewater management / treatment (where possible).</p>	
<p><b>For assessable development</b></p>		
<p><b>Wildlife Habitat</b></p>		
<p><b>PO5</b>                  Development within a ‘Wildlife habitat’ area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:                  (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;                  (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;                  (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p>	<p><b>AO5</b>                  No acceptable outcome is provided</p>	<p>Not Applicable – The subject site is not identified as containing “wildlife habitat”</p>

<p>(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).</p> <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 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>		
<p><b>Legally secured offset areas</b></p>		
<p><b>PO6</b>                  Development within a ‘Legally secured offset area’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> 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>A06</b>                  No acceptable outcome is provided.</p>	<p>Not Applicable – The subject site is not identified as containing “legally secured offset areas”</p>
<p><b>Protected areas</b></p>		
<p><b>PO7</b>                  Development within a ‘Protected area’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is consistent with the values of the</p>	<p><b>A07</b>                  No acceptable outcome is provided</p>	<p>Not Applicable – The subject site is not identified as containing “protected areas”</p>

<p>Protected Area and:                  (a) supports the inherent ecological and community values of the Protected Area asset;                  (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and                  (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.                  Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
<p><b>Ecological corridors and Habitat linkages</b></p>		
<p><b>PO8</b>                  Development located:                  (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and                  (b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:                  (a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’;                  (b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’;                  (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;                  (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,</p>	<p><b>AO8</b>                  No acceptable outcome is provided</p>	<p>Not Applicable – The subject site is not identified as containing “ecological corridors or habitat linkages”</p>

<p>lighting, vehicle movement areas and infrastructure services; and (e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</p>		
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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.

### 7.1.3 Flood Hazard Overlay Code

#### *Performance Outcomes and Acceptable Outcomes*

Given the site works are located to the front of the subject site and the mapped extent of flood impact on the site is contained to the rear portion of the site, as per *Part 8 Overlays - 8.1 Preliminary - (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay*, it is submitted that there are no relevant Assessment Benchmarks contained within this Overlay Code.



#### 7.1.4 Hill and Slope Overlay Code

##### *Performance Outcomes and Acceptable Outcomes*

Given the site works are located to the front of the subject site and the mapped extent of the Hill and Slope Overlay on the site is contained to the rear portion of the site, as per *Part 8 Overlays - 8.1 Preliminary - (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay*, it is submitted that there are no relevant Assessment Benchmarks contained within this Overlay Code.

### 7.1.5 Accommodation Activities Code

#### Performance Outcomes and Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Compliance
<b>For accepted development subject to requirements and assessable development</b>		
<b>All Accommodation activities, apart from Dwelling house</b>		
<b>PO1</b> Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	<b>AO1</b> Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in <b>Table 9.3.1.3B</b> .	The subject site is well in excess of 800sqm / 20 m frontage being comprised of a single rectangular allotment with a frontage width of approximately 55,878m to Walsh Street and an approximate depth of 140,640m. The site is 7871sqm in area (Council identified area) or 7859sqm in calculated area.
<b>All Accommodation activities, apart from Tourist park and Dwelling house</b>		
<b>PO2</b> Accommodation activities are provided with on-site refuse storage areas that are: (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.	<b>AO2.1</b> A refuse area is provided that: (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility.	Refuse storage and collection is proposed to continue as per the existing scenario
<b>All Accommodation activities, except for Dwelling house</b>		
<b>PO3</b> Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use,	<b>AO3</b> The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or	The proposal is for an extension to an existing multiple dwelling with the new pod being located 4.5m from the northern (vegetation screened)

<p>both on an adjoining site and on the same site.</p>	<p>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than:                  (i) 2 metres at ground level; and                  (ii) 8 metres above ground level;                  or                  (c) are treated with:                  (i) a minimum sill height of 1.5 metres above floor level; or                  (ii) fixed opaque glassed installed below 1.5 metres;                  or                  (iii) fixed external screens; or                  (iv) a 1.5 metre high screen fence along the common boundary.</p>	<p>boundary. No screening to windows in the proposed single storey development is deemed required.</p>
<p><b>PO4</b>                  Accommodation activities are provided with sufficient private and communal open space areas which:                  (a) accommodate a range of landscape treatments, including soft and hard landscaping;                  (b) provide a range of opportunities for passive and active recreation;                  (c) provide a positive outlook and high quality of amenity to residents;                  (d) is conveniently located and easily accessible to all residents; and                  (e) contribute to an active and attractive streetscape.</p>	<p><b>AO4.1</b>                  Development, except for Caretaker’s accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3C</b>.</p> <p><b>AO4.2</b>                  Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3D</b>.</p> <p><b>AO4.3</b>                  Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.</p> <p><b>AO4.4</b>                  If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or</p>	<p>The proposal is over land of approximately 7859sqm in area and currently contains communal open space well in excess of the required minimum of 50sqm with a minimum dimension of 5m.</p> <p>Due to the nature of the use proposed (ongoing) the proposal does not include formalised private open space, however given the significant provision of communal open space this shortfall in terms of private open space is not considered to result in non-compliance with the corresponding Performance Outcomes.</p> <p>Secure (weatherproof and lockable) individual storage lockers are proposed to be provided to the rear of the carparking spaces with the proposed to be extended carport structure.</p>

	accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m <sup>2</sup> per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.	
<b>If for Caretaker's Accommodation</b>		
<b>PO5</b> Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.  Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	<b>A05.1</b> Only one caretaker's accommodation is established on the title of the non-residential use.  <b>A05.2</b> In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m <sup>2</sup> .	Not Applicable – the proposal is not for Caretakers Accommodation
<b>If for Dwelling house</b>		
<b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to: (d) not dominate the site; (e) remain subservient to the primary dwelling; and (f) be consistent with the character of the surrounding area;	<b>A06.1</b> The secondary dwelling is located within: (c) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (d) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.  <b>A06.2</b> A secondary dwelling has a maximum gross floor area of 100m <sup>2</sup> .	Not Applicable – the proposal is not for a Dwelling House
<b>If for Dual occupancy</b>		
<b>PO7</b> Where establishing a Dual occupancy on a corner lot, the building is designed to:	<b>A07.1</b> Where located on a corner allotment, each dwelling is accessed from a different road frontage.	Not Applicable – the proposal is not for a Dual Occupancy

<p>(a) maximise opportunities for causal surveillance;                  (b) provide for separation between the two dwellings;                  and                  (c) provide activity and visual interest on both frontages.</p>	<p><b>A07.2</b>                  The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.</p>	
<p><b>If for Multiple dwelling, Residential care facility or Retirement facility</b></p>		
<p><b>PO8</b>                  Development is appropriately located within the Shire to:                  (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and                  (b) minimise amenity impacts through the collocation of compatible uses.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>A08</b>                  Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.</p>	<p>The subject site is located approximately 700m from the northern end of the Centre Zoned lands that terminate at Lloyd Street (to the south of the subject site)</p>
<p><b>PO9</b>                  Buildings are designed to:                  (a) reduce the appearance of building bulk;                  (b) provide visual interest through articulation and variation;                  (c) be compatible with the embedded, historical character for the locality;                  and                  (d) be compatible with the scale of surrounding buildings</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>A09.1</b>                  External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements:                  (a) a change in roof profile; or                  (b) a change in parapet coping; or                  (c) a change in awning design; or                  (d) a horizontal or vertical change in the wall plane; or                  (e) a change in the exterior finishes and exterior colours of the development.</p> <p><b>A09.2</b>                  For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.</p> <p><b>A09.3</b></p>	<p>The proposal includes a built form with highly articulated facades that include numerous architectural elements to reduce building bulk and scale and to provide for visual interest through the interplay of light and shade on these architectural elements. Refer to proposed plans and elevations for details.</p>

	<p>For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p> <p><b>AO9.4</b>                  For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types:                  (a) pyramidal;                  (b) hip or hipped;                  (c) gable;                  (d) skillion.</p>	
<b>If for Residential care facility or Retirement facility</b>		
<p><b>PO10</b>                  The layout and design of the site:                  (a) promotes safe and easy pedestrian, cycle and mobility device movement;                  (b) defines areas of pedestrian movement; and                  (c) assists in navigation and way finding.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>AO10.1</b>                  The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p> <p><b>AO10.2</b>                  Pedestrian paths include navigational signage at intersections.</p> <p><b>AO10.3</b>                  Buildings, dwellings and accommodation units include identification signage at entrances.</p> <p><b>AO10.4</b>                  An illuminated sign and site map is provided at the main site entry.</p> <p><b>AO10.5</b>                  Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.</p>	<p>Not Applicable – The proposal is for Multiple Dwellings</p>
<b>If for Home based business</b>		

<p><b>PO11</b>                  Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to:                  (a) size and scale;                  (b) intensity and nature of use;                  (c) number of employees; and                  (d) hours of operation.</p>	<p><b>AO11.1</b>                  The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.</p> <p><b>AO11.2</b>                  The Home based business does not occupy a gross floor area of more than 50m<sup>2</sup>.</p> <p><b>AO11.3</b>                  No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.</p> <p><b>AO11.4</b>                  The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.</p> <p><b>AO11.5</b>                  The Home based business does not involve the public display of goods external to the building.</p> <p><b>AO11.6</b>                  The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.</p> <p><b>AO11.7</b>                  Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.</p> <p><b>AO11.8</b>                  The business does not involve the use of power tools or similar noise generating</p>	<p>Not Applicable – The proposal is for Multiple Dwellings</p>
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	devices.	
<p><b>PO12</b>                  Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.</p>	<p><b>AO12.1</b>                  Home based businesses involving accommodation activities are limited to the scale specified in <b>Table 9.3.1.3E</b>.</p> <p><b>AO12.2</b>                  A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.</p> <p><b>AO12.3</b>                  A farm stay is setback 100 metres from any property boundary.</p> <p><b>AO12.4</b>                  Entertainment and dining facilities associated with an accommodation activity are:                  (a) located at least 5 metres from the bedrooms of adjoining residences;                  and                  (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.</p>	<p>Not Applicable – The proposal is for Multiple Dwellings</p>
<p><b>If for Rural workers’ accommodation</b></p>		
<p><b>PO13</b>                  The Rural workers’ accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.</p>	<p><b>AO13.1</b>                  A Rural workers’ accommodation building is limited to the accommodation of:                  (a) one rural worker for every 50 hectares; and                  (b) a maximum of ten rural workers in total.</p> <p><b>AO13.2</b>                  The agricultural based rural activity is a minimum of 50 hectares in area.</p>	<p>Not Applicable – The proposal is for Multiple Dwellings</p>
<p><b>PO14</b></p>	<p><b>AO14.1</b></p>	



<p>Rural workers' accommodation is provided with amenities commensurate with the:</p> <ul style="list-style-type: none"> <li>(a) needs of the employees; and</li> <li>(b) permanent or seasonal nature of the employment.</li> </ul>	<p>The Rural workers' accommodation is:</p> <ul style="list-style-type: none"> <li>(a) for permanent occupation; and</li> <li>(b) fully self-contained.</li> </ul> <p>OR</p> <p><b>AO14.2</b>                  The Rural workers' accommodation:</p> <ul style="list-style-type: none"> <li>(a) is for seasonal occupation (up to 3 months);</li> <li>(b) shares facilities with an existing Dwelling house or Caretaker's residence; and</li> <li>(c) is located within 100 metres of the Dwelling house or Caretaker's residence.</li> </ul>	
<p><b>For assessable development</b></p>		
<p><b>If for Caretaker's Accommodation</b></p>		
<p><b>PO15</b>                  The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) hours of operation;</li> <li>(b) nature of the use;</li> <li>(c) security requirements;</li> <li>(d) site location and access; and</li> <li>(e) proximity to other land uses.</li> </ul>	<p><b>AO15</b>                  No acceptable outcome is provided.</p>	<p>Not Applicable – The proposal is for Multiple Dwellings</p>
<p><b>If for Residential care facility or Retirement facility</b></p>		
<p><b>PO16</b>                  Retirement facilities include a range of housing designs and types that:</p> <ul style="list-style-type: none"> <li>(a) meet the needs of residents;</li> <li>(b) allow for 'ageing in place';</li> <li>(c) consider differing mobility needs;</li> <li>(d) accommodate differing financial situations; and</li> <li>(e) cater for different household types.</li> </ul>	<p><b>AO16</b>                  No acceptable outcome is provided.</p>	<p>Not Applicable – The proposal is for Multiple Dwellings</p>
<p><b>If for Tourist park</b></p>		

<p><b>PO17</b> The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.</p>	<p><b>AO17</b> No acceptable outcome is provided.</p>	<p>Not Applicable – The proposal is for Multiple Dwellings</p>
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### 7.1.6 Landscaping Code

#### Performance Outcomes and Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Compliance
<b>Table 9.4.2.3A—Landscaping code - For accepted development subject to requirements and assessable development</b>		
<b>For accepted development subject to requirements and assessable development</b>		
<p><b>PO1</b>                      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;</li> </ul> <p>And</p> <ul style="list-style-type: none"> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b>                      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><small>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.</small></p>	<p>The proposal is for an extension to an existing ongoing use of Multiple Residential development.</p> <p>The subject site is currently landscaped to the road frontage and northern side interface, along with centrally located landscaping adjacent to the carparking area together with approximately one third of the site to the rear, well in excess of 10%</p>
<p><b>PO2</b>                      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>                      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>The proposal is for an extension to an existing ongoing use of Multiple Residential development.</p> <p>The subject site is currently landscaped to the road frontage and northern side interface, along with centrally located landscaping adjacent to the carparking area together with approximately one third of the site to the rear. We contend that an appropriate level of landscaping for the site exists and therefore is not proposed to be altered or augmented.</p>

	<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>PO3</b>                  Development includes landscaping and fencing along side and rear boundaries that:                  (a) screens and buffer land uses;                  (b) assists to break up and soften elements of built form;                  (c) screens areas of limited visual interest;                  (d) preserves the amenity of sensitive land uses; and                  (e) includes a range and variety of planting.</p>	<p><b>AO3.1</b>                  Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p> <p><b>AO3.2</b>                  Shrubs and trees provided in landscape strips along side and rear boundaries:                  (a) are planted at a maximum spacing of 1 metre;                  (b) will grow to a height of at least 2 metres;                  (c) will grow to form a screen of no less than 2 metres in height; and                  (d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p> <p><b>AO3.3</b>                  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>The proposal is for an extension to an existing ongoing use of Multiple Residential development.</p> <p>The subject site is currently landscaped to the road frontage and northern side interface, along with centrally located landscaping adjacent to the carparking area together with approximately one third of the site to the rear. We contend that an appropriate level of landscaping for the site exists and therefore is not proposed to be altered or augmented.</p>
<p><b>PO4</b>                  Car parking areas are improved with a variety of landscaping that:                  (a) provides visual interest;                  (b) provides a source of shade for pedestrians;                  (c) assists to break up and soften elements; and                  (d) improves legibility.</p>	<p><b>AO4.1</b>                  Landscaping is provided in car parking areas which provides:                  (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;                  (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and                  (c) where involving a car parking area in excess of 500m<sup>2</sup>:                  (i) shade structures are provided for 50% of parking spaces; and                  (ii) a minimum of 10% of the parking area as landscaping.</p>	<p>The proposal is for an extension to an existing ongoing use of Multiple Residential development.</p> <p>The subject site is currently landscaped to the road frontage and northern side interface, along with centrally located landscaping adjacent to the carparking area together with approximately one third of the site to the rear. We contend that an appropriate level of landscaping for the site exists and therefore is not proposed to be altered or augmented.</p>

	<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>PO5</b>                  Landscaping areas include a range and variety of planting that:                  (a) is suitable for the intended purpose and local conditions;                  (b) contributes to the natural character of the Shire;                  (c) includes native species;                  (d) includes locally endemic species, where practical; and                  (e) does not include invasive plants or weeds.</p>	<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>                  A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>The proposal is for an extension to an existing ongoing use of Multiple Residential development.</p> <p>The subject site is currently landscaped to the road frontage and northern side interface, along with centrally located landscaping adjacent to the carparking area together with approximately one third of the site to the rear. We contend that an appropriate level of landscaping for the site exists and therefore is not proposed to be altered or augmented.</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 (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure;                  and                  (b) 4 metres from any inspection chamber.</p> <p><b>AO6.2</b>                  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>AO6.3</b>                  Vegetation adjoining an electricity substation boundary, at maturity, will have:                  (a) a height of less than 4 metres; and</p>	<p>The proposal is for an extension to an existing ongoing use of Multiple Residential development.</p> <p>The subject site is currently landscaped to the road frontage and northern side interface, along with centrally located landscaping adjacent to the carparking area together with approximately one third of the site to the rear. We contend that an appropriate level of landscaping for the site exists and therefore is not proposed to be altered or augmented.</p>

	(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	
<b>For assessable development</b>		
<p><b>PO7</b>                  Landscaping areas are designed to:                  (a) be easily maintained throughout the ongoing use of the site;                  (b) allow sufficient area and access to sunlight and water for plant growth;                  (c) not cause a nuisance to occupants of the site or members of the public; and                  (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</p>	<p><b>A07</b>                  No acceptable outcome is provided.</p>	<p>The proposal is for an extension to an existing ongoing use of Multiple Residential development.</p> <p>The subject site is currently landscaped to the road frontage and northern side interface, along with centrally located landscaping adjacent to the carparking area together with approximately one third of the site to the rear. We contend that an appropriate level of landscaping for the site exists and therefore is not proposed to be altered or augmented.</p>

### 7.1.7 Parking and Access Code

#### Performance Outcomes and Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Compliance
<b>Table 9.4.3.3A—Parking and access code – For accepted development subject to requirements and assessable development</b>		
<b>For accepted development subject to requirements and assessable development</b>		
<b>Car parking spaces</b>		
<p><b>PO1</b>                      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>(f) nature of the use;</li> <li>(g) location of the site;</li> <li>(h) proximity of the use to public transport services;</li> <li>(i) availability of active transport infrastructure; and</li> <li>(j) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b>                      The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>The proposal will increase the number of units from 8 to 12 on site. As such a proposal to extent the existing covered carport style of car accommodation is included in this request. The finished structure will be 31.6m in length – which if divided by 12 gives a space with of 2.63m. Divided by 13 gives a space width of 2.43m,</p> <p>The Code specifies 1 space per unit plus 0.25 spaces per unit for visitor parking, which would therefore equate to 3 visitor parking spaces being required.</p> <p>Given the nature of the use and the likely occupants of the units it is not considered likely that all twelve units will require car accommodation. We contend therefore that 12 or 13 spaces will more than adequately cater to the resident needs together with visitor parking needs.</p>
<b>Vehicle crossovers</b>		
<p><b>PO2</b>                      Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> <li>(d) ensure safe and efficient access between the road and premises;</li> </ul>	<p><b>AO2.1</b>                      Vehicular access to/from Council roads is designed and constructed in accordance with the Standard</p>	<p>Not Applicable – No change to existing site access is proposed or required.</p>

<p>(e) minimize interference with the function and operation of roads; and                  (f) minimise pedestrian to vehicle conflict.</p>	<p>drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p><b>AO2.2</b>                  Development on a site with two or more road frontages provides vehicular access from:                  (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State controlled road; or                  (b) from the lowest order road in all other instances.</p> <p><b>AO2.3</b>                  Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b>.</p>	
<p><b>PO3</b>                  Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:                  (d) the intensity of anticipated vehicle movements;                  (e) the nature of the use that they service; and                  (f) the character of the surrounding locality.</p>	<p><b>AO3</b>                  Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b>.</p>	<p>Not Applicable – No change to existing internal site access driveways are proposed or required, short of a minor extension in length to the access driveway to provide access to the extended carport area.</p>
<p><b>For assessable development</b></p>		
<p><b>Parking area location and design</b></p>		
<p><b>PO4</b>                  Car parking areas are located and designed to:                  (a) ensure safety and efficiency in operation; and                  (b) be consistent with the character of the surrounding locality.</p>	<p><b>AO4.1</b>                  Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p> <p><b>AO4.2</b>                  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>AO4.3</b></p>	<p>The proposal can / will comply.</p> <p>The proposal includes internal site access paths that connect pedestrians to buildings and vice versa.</p> <p>Carparking, drop off and manoeuvring areas are located so as to be wholly contained on site, centrally located on site between existing and proposed built forms so as to create visually screened, and convenient facility where car accommodation does not adversely impact on the streetscape.</p>



	<p>The car parking area includes designated pedestrian routes that provide connections to building entrances.</p> <p><b>AO4.4</b>                  Parking and any set down areas are:                  (a) wholly contained within the site;                  (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;                  (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and                  (d) provided at the side or rear of a building in all other instances.</p>	
<b>Site access and manoeuvring</b>		
<p><b>PO5</b>                  Access to, and manoeuvring within, the site is designed and located to:                  (a) ensure the safety and efficiency of the external road network;                  (b) ensure the safety of pedestrians;                  (c) provide a functional and convenient layout; and                  (d) accommodate all vehicles intended to use the site.</p>	<p><b>AO5.1</b>                  Access and manoeuvrability is in accordance with :                  (a) AS28901 – Car Parking Facilities (Off Street Parking); and                  (b) AS2890.2 – Parking Facilities (Offstreet Parking) Commercial Vehicle Facilities.</p> <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>AO5.2</b>                  Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p> <p><b>AO5.3</b>                  Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p>The proposal can / will comply in accordance with Car Parking Facilities (Off Street Parking); minimum sight distances, ability for all vehicles enter and exit the site in a forward gear along with pedestrian and cyclist access to the site being is clearly defined and providing a connection between the site frontage and the entrance to buildings.</p>

	<p><b>A05.4</b>                  Pedestrian and cyclist access to the site:                  (a) is clearly defined;                  (b) easily identifiable; and                  (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	
<p><b>PO6</b>                  Development that involves an internal road network ensures that it's design:                  (a) ensure safety and efficiency in operation;                  (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:                  (i) hours of operation;                  (ii) noise                  (iii) light; and                  (iv) odour;                  (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;                  (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and                  (e) in the Rural zone, avoids environmental degradation.</p>	<p><b>A06.1</b>                  Internal roads for a Tourist park have a minimum width of:                  (a) 4 metres if one way; or                  (b) 6 metres if two way.</p> <p><b>A06.2</b>                  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:                  (a) a minimum approach and departure curve radius of 12 metres; and                  (b) a minimum turning circle radius of 8 metres.</p> <p><b>A06.3</b>                  Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p> <p><b>A06.4</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.</p> <p><b>A06.5</b></p>	<p>The proposal is for an Accommodation Activity (Multiple Dwelling) and as such internal roads facilitate unobstructed access to each accommodation dwelling / unit building by emergency services vehicles.</p>

	<p>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.</p> <p><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.</p> <p><b>AO6.7</b>                  For an Energy and infrastructure activity or Rural activity, internal road gradients:                  (a) are no steeper than 1:5; or                  (b) are steeper than 1:5 and are sealed.</p>	
<b>Servicing</b>		
<p><b>PO7</b>                  Development provides access, maneuvering and servicing areas on site that:                  (a) accommodate a service vehicle commensurate with the likely demand generated by the use;                  (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;                  (c) do not adversely impact on the safety or efficiency of the road network;                  (d) provide for all servicing functions associated with the use; and                  (e) are located and designed to minimise their impacts on adjoining sensitive and uses and streetscape quality.</p>	<p><b>AO7.1</b>                  All unloading, loading, service and waste disposal areas are located:                  (a) on the site;                  (b) to the side or rear of the building, behind the main building line;                  (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p> <p><b>AO7.2</b>                  Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p> <p><b>AO7.3</b>                  Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b>.</p>	<p>Existing servicing arrangements are proposed to continue unaltered.</p>

<b>Maintenance</b>		
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.  <b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	The proposal includes the addition of covered parking areas and driveway / manoeuvring areas to service the additional proposed units as required.
<b>End of trip facilities</b>		
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .  <b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	Not Applicable - The subject site is not located with the Centre zone; Industry zone or Emerging community zone
<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: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	Not Applicable – The proposal is not for an 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>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in	<b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies:	Not Applicable – The proposal is not for an Educational establishment or Child care centre where involving more than 100 vehicle movements per day

unacceptable impacts on adjacent land and local road users.	(d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.	or Renewable energy facility, Sport and recreation activities or Tourist park
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7.1.8 Works, Services and Infrastructure code

Performance Outcomes and Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Compliance
<b>Table 9.4.5.3 - Works, services and infrastructure code – For accepted development subject to requirements and assessable development</b>		
<b>For accepted development subject to requirements and assessable development</b>		
<b>Water supply</b>		
<p><b>PO1</b>                      Each lot has an adequate volume and supply of water that:                      (a) meets the needs of users;                      (b) is adequate for fire-fighting purposes;                      (c) ensures the health, safety and convenience of the community; and                      (d) minimises adverse impacts on the receiving environment.</p>	<p><b>AO1.1</b>                      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:                      (a) in the Conservation zone, Rural zone or Rural residential zone; and                      (b) outside a reticulated water supply service area.</p> <p><b>AO1.2</b>                      Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:                      (c) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or                      (d) on-site water storage tank/s:                      (iv) with a minimum capacity of 90,000L;                      (v) fitted with a 50mm ball valve with a camlock fitting; and                      (vi) which are installed and connected prior to the</p>	<p>New dwelling units will be connected to water supply infrastructure as required/ available.</p>

occupation or use of the development.		
<b>Wastewater disposal</b>		
<p><b>PO2</b>                  Each lot provides for the treatment and disposal of effluent and other waste water that:                  (a) meets the needs of users;                  (b) is adequate for fire-fighting purposes;                  (c) ensures the health, safety and convenience of the community; and                  (d) minimises adverse impacts on the receiving environment.</p>	<p><b>AO2.1</b>                  Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:                  (a) in the Conservation zone, Rural zone or Rural residential zone; and                  (b) outside a reticulated sewerage service area.</p> <p><b>AO2.2</b>                  An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:                  (a) in the Conservation zone, Rural zone or Rural residential zone; and                  (b) outside a reticulated sewerage service area.</p>	<p>The proposed extended development will connect to the sewer network in the same manner as that of the existing developed form on site.</p>
<b>Stormwater infrastructure</b>		
<p><b>PO3</b>                  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>                  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>AO3.2</b>                  On-site drainage systems are constructed:                  (a) to convey stormwater from the premises to a lawful point of discharge; and</p>	<p>No change to stormwater treatment is proposed as part of the extension of the existing residential use type for the subject site. The proposed extension works will be connected to the stormwater network consistent with that of the existing built forms on site.</p>

	(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	
<b>Electricity supply</b>		
<b>PO4</b> Each lot is provided with an adequate supply of electricity	<b>A04</b> The premises: (d) is connected to the electricity supply network; or (e) has arranged a connection to the transmission grid; or (f) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (iv) it is approved by the relevant regulatory authority; and (v) it can be demonstrated that no air or noise emissions; and (vi) it can be demonstrated that no adverse impact on visual amenity will occur.	New dwelling units will be connected to electricity infrastructure as required.
<b>Telecommunications infrastructure</b>		
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure	<b>A05</b> Development is provided with a connection to the national broadband network or telecommunication services.	New dwelling units will be connected to telecommunications and internet infrastructure as required/ available.
<b>Existing public utility services</b>		
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>A06</b> 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.	It is not anticipated that any existing relocation, alteration or repair works on public utility mains or service mains will be required as a result of the proposal.
<b>Excavation or filling</b>		



<p><b>PO7</b>                  Excavation or filling must not have an adverse impact on the:                  (g) streetscape;                  (h) scenic amenity;                  (i) environmental values;                  (j) slope stability;                  (k) accessibility; or                  (l) privacy of adjoining premises.</p>	<p><b>A07.1</b>                  Excavation or filling does not occur within 1.5 metres of any site boundary.</p> <p><b>A07.2</b>                  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>A07.3</b>                  Earthworks batters:                  (f) are no greater than 1.5 metres in height;                  (g) are stepped with a minimum width 2 metre berm;                  (h) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot;                  (i) have a slope no greater than 1 in 4;                  and                  (j) are retained.</p> <p><b>A07.4</b>                  Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:                  (c) adjoining premises; or                  (d) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p> <p><b>A07.5</b>                  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></p>	<p>The proposed extension to an existing residential use type will require only minimal building pad preparation and leveling for construction purposes, not significant reprofiling of the land.</p>
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	<p>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>AO7.7</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>For assessable development</b>		
<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>Not Applicable – No change to existing site access is proposed or required.</p>
<b>Public infrastructure</b>		
<p><b>PO9</b>                  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>                  Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Not Applicable – The proposal does not include or require the construction of any infrastructure that is to be dedicated to Council</p>

<b>Stormwater quality</b>		
<p><b>PO10</b>                      Development has a non-worsening effect on the site and surrounding land and is designed to:                      (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;                      (b) protect the environmental values of waterbodies affected by the development, including upstream, onsite and downstream waterbodies;                      (c) achieve specified water quality objectives;                      (d) minimise flooding;                      (e) maximise the use of natural channel design principles;                      (f) maximise community benefit; and                      (g) minimise risk to public safety.</p>	<p><b>AO10.1</b>                      The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:                      (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and                      (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including:                      (i) drainage control;                      (ii) erosion control;                      (iii) sediment control; and                      (iv) water quality outcomes.</p> <p><b>AO10.2</b>                      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:                      (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;                      (b) is consistent with any local area stormwater water management planning;</p>	<p>No change to stormwater treatment is proposed as part of the extension of the existing residential use type for the subject site.</p>

	<p>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</p> <p>(d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.</p>	
<p><b>PO11</b>                  Storage areas for stormwater detention and retention:                  (a) protect or enhance the environmental values of receiving waters;                  (b) achieve specified water quality objectives;                  (c) where possible, provide for recreational use;                  (d) maximise community benefit; and                  (e) minimise risk to public safety.</p>	<p><b>AO11</b>                  No acceptable outcome is provided.</p>	<p>No change to stormwater treatment is proposed as part of the extension of the existing residential use type for the subject site.</p>
<p><b>Excavation or filling</b></p>		
<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>AO12.2</b>                  Transportation of fill to or from the site does not occur:                  (a) within peak traffic times; and                  (b) before 7am or after 6pm Monday to Friday;                  (c) before 7am or after 1pm Saturdays;                  And                  (d) on Sundays or Public Holidays.</p>	<p>The proposed extension to an existing residential use type will not require significant excavation or filling as the site requires only minimal preparation and leveling for construction purposes, not significant reprofiling of the land.</p>
<p><b>PO13</b>                  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>                  Dust emissions do not extend beyond the boundary of the site.</p> <p><b>AO13.2</b></p>	<p>The proposed extension to an existing residential use type will not result in the release of air pollutants, dust and sediment particles from excavation or filling, as the site requires only minimal preparation and</p>

	<p>No other air pollutants, including odours, are detectable at the boundary of the site.</p> <p><b>AO13.3</b>                  A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p>leveling for construction purposes, not significant reprofiling of the land.</p>
<p><b>PO14</b>                  Access to the premises (including driveways and paths) does not have an adverse impact on:                  (a) safety;                  (b) drainage;                  (c) visual amenity; and                  (d) privacy of adjoining premises.</p>	<p><b>AO14</b>                  Access to the premises (including all works associated with the access):                  (a) must follow as close as possible to the existing contours;                  (b) be contained within the premises and not the road reserve, and                  (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>Not Applicable – No change to existing site access is proposed or required.</p>
<p><b>Weed and pest management</b></p>		
<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>The proposal will not exacerbate the spread of weeds or other pests into clean areas</p>
<p><b>Contaminated land</b></p>		
<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:                  (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or                  (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Not Applicable – the subject site is not identified as Contaminated Land.</p>
<p><b>Fire services in developments accessed by common private title</b></p>		
<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>	<p>Not Applicable – the subject site is a single freehold allotment.</p>

	<p>(a) 120 metres for residential development; and (b) 90 metres for any other development.</p> <p><b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	
--	--	--



**RSL**  
Queensland

To Whom It May Concern,

**DELEGATION OF AUTHORITY FOR REAL PROPERTY MATTERS – ASSETS**

Returned & Services League of Australia (Queensland Branch) ABN 79 902 601 713 ('RSL Qld') is not a company, but is a body corporate constituted by letters patent under the *Religious Educational and Charitable Institution Act 1861* (Qld). As a registered Charity, RSL Qld's particulars including details of Directors can be found on the website of the Australian Charities and Not-for-profits Commission (ACNC).

With respect to property matters by RSL Qld, we comment as follows:

1. The constitution of RSL Qld allows the Board to delegate its powers. A copy of the constitution can be found on the Australian Charities and Not-for-profits Commission website – [www.acnc.gov.au](http://www.acnc.gov.au).
2. The Board has delegated its power to sign documents related to real property matters which do not involve an expenditure to the Head of Assets.
3. We confirm that this delegation to the Heads of Assets includes the signing of Owner's consent documents under the *Planning Act 2016* (Qld).

Kind regards,

ROBERT SKODA  
Chief Executive Officer

## **Owner's consent for making an application under the *Planning Act 2016***

We, RETURNED AND SERVICES LEAGUE OF AUSTRALIA (QUEENSLAND BRANCH)

as the owner of:

37 Walsh Street, Mareeba QLD 4880 (LOT 3 CROWN PLAN M35643) consent to the making of a Development Application under the Planning Act 2016 by:

**RETURNED AND SERVICES LEAGUE OF AUSTRALIA (QUEENSLAND BRANCH) C/- Bartley Burns**

on the premises described above for a Material Change of Use for Extension to RSL Accommodation Services

**RETURNED AND SERVICES LEAGUE OF AUSTRALIA (QUEENSLAND BRANCH)**

Name - ~~Director~~: Geraldine Logan  
Head of Assets

Signature:



Date: 25/11/2022

Name - ~~Director/Secretary~~:

Signature:

Date:



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 21180010	<b>Search Date:</b> 02/11/2022 14:04
<b>Date Title Created:</b> 12/08/1982	<b>Request No:</b> 42711598
<b>Creating Dealing:</b>	

#### ESTATE AND LAND

Estate in Fee Simple

LOT 3 CROWN PLAN M35643

Local Government: MAREEBA

#### REGISTERED OWNER

Dealing No: 713808561 13/04/2011

RETURNED AND SERVICES LEAGUE OF AUSTRALIA (QUEENSLAND  
BRANCH)

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 21180010 (ALLOT 3 SEC 36)

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

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



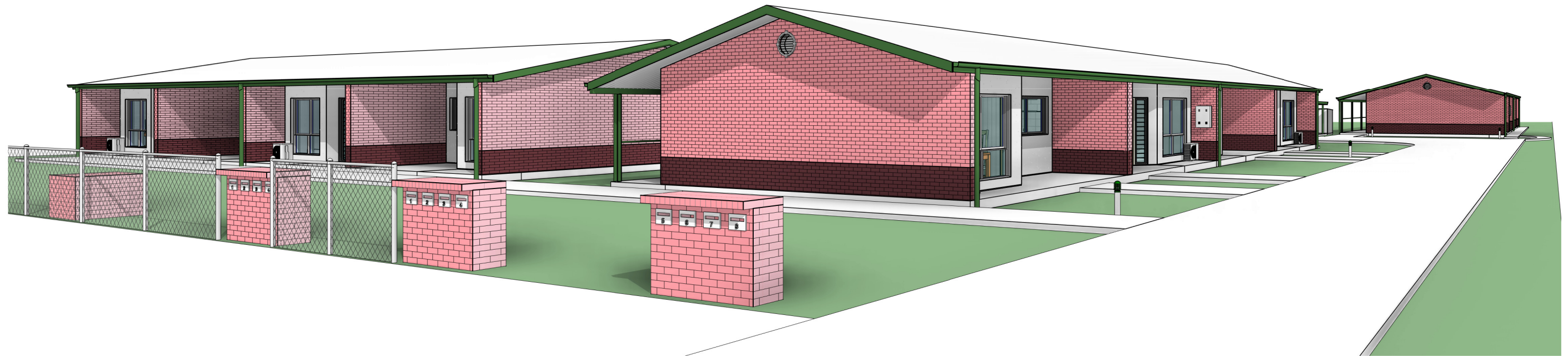
# WARHAVEN ACCOMMODATION

FOR:

**RSL CORPORATE**

AT:

**37 WALSH STREET,  
MAREEBA**



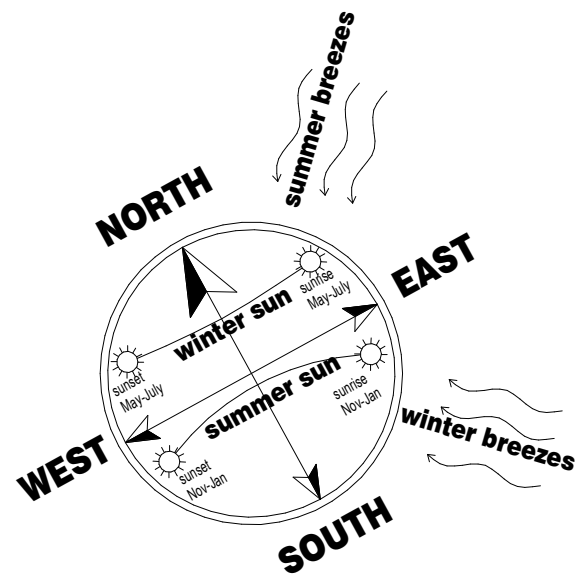
## DRAWING SCHEDULE:

0	COVERSHEET	6	PROPOSED FLOOR PLAN
1	EXISTING SITE PLAN	7	PROPOSED ELEVATIONS
2	PROPOSED SITE PLAN	8	LIVING & KITCHEN ELEVATIONS
3	EXISTING FLOOR PLAN	9	BED & BATH ELEVATIONS
4	EXISTING ELEVATIONS	11	ELECTRICAL PLAN
5	DEMOLITION PLAN		

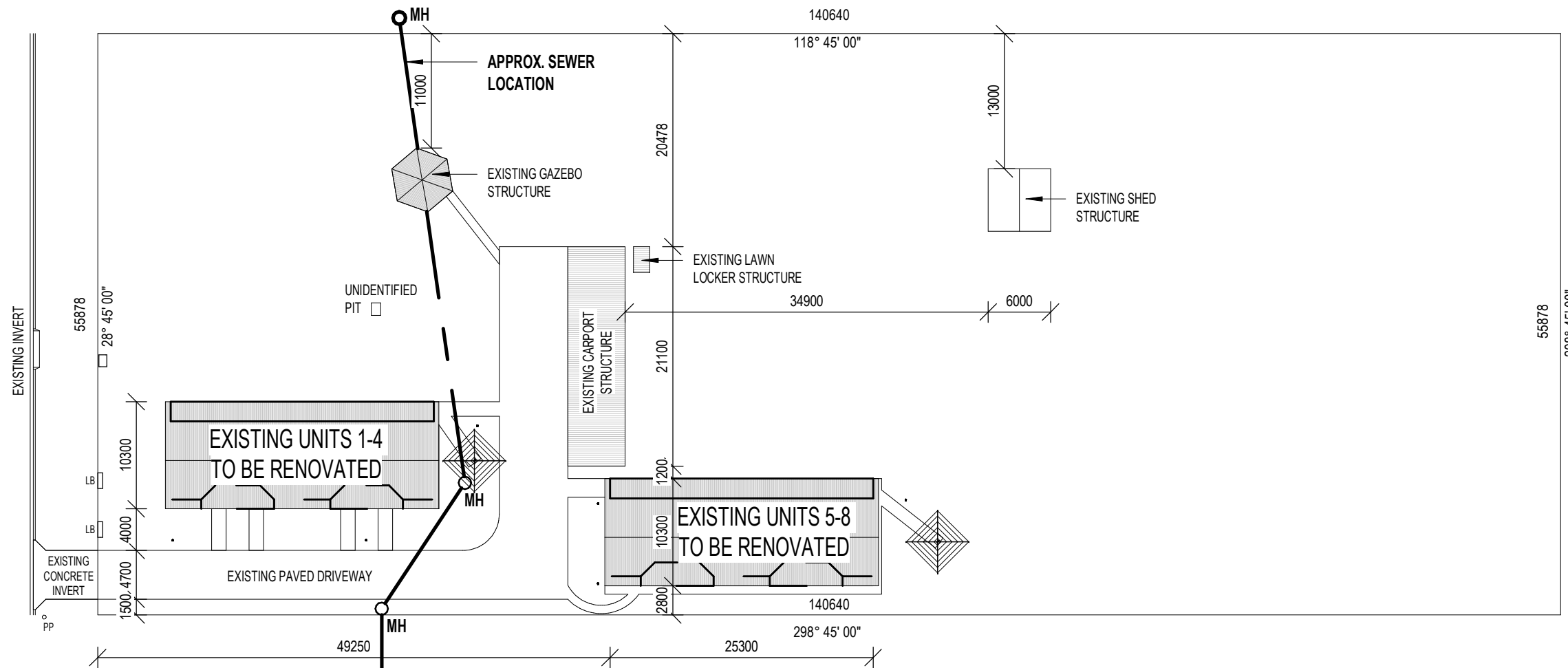
Job No.- 21-058

PRINT DATE:

30/07/2021 1:43:04 PM



WALSH STREET



1

# EXISTING SITE PLAN

1 : 500 AT A3 SHEET SIZE

## PROPERTY DESCRIPTION

LOT 3  
 PLAN M35643  
 AREA 7859 m<sup>2</sup>

PROJECT ISSUE & DISCRPTION
P1 - PRELIMINARY ISSUE 1 - 22/04/2021

**NOTES:**  
 THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.  
 COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.  
 VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

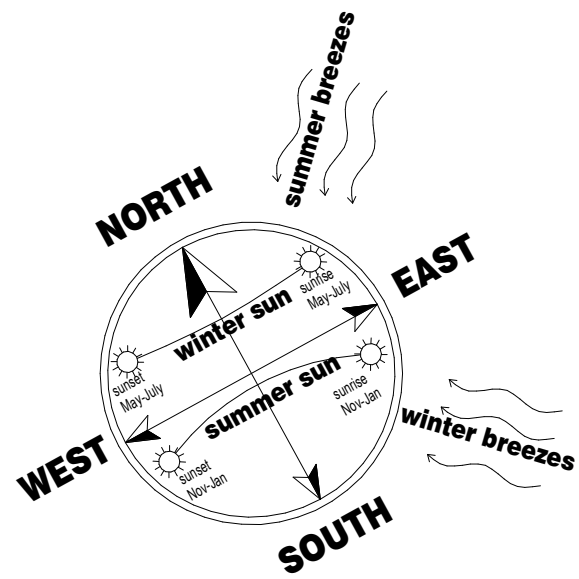
**CB & DESIGNS**  
 BUILDING DESIGN & DRAFTING

ABN: 112 837 297  
 Licence No. 1072298  
 66 Bayswater Road, Hyde Park QLD 4812  
 PO Box 4257, Vincent QLD 4814  
 Tel: (07) 4779 4199

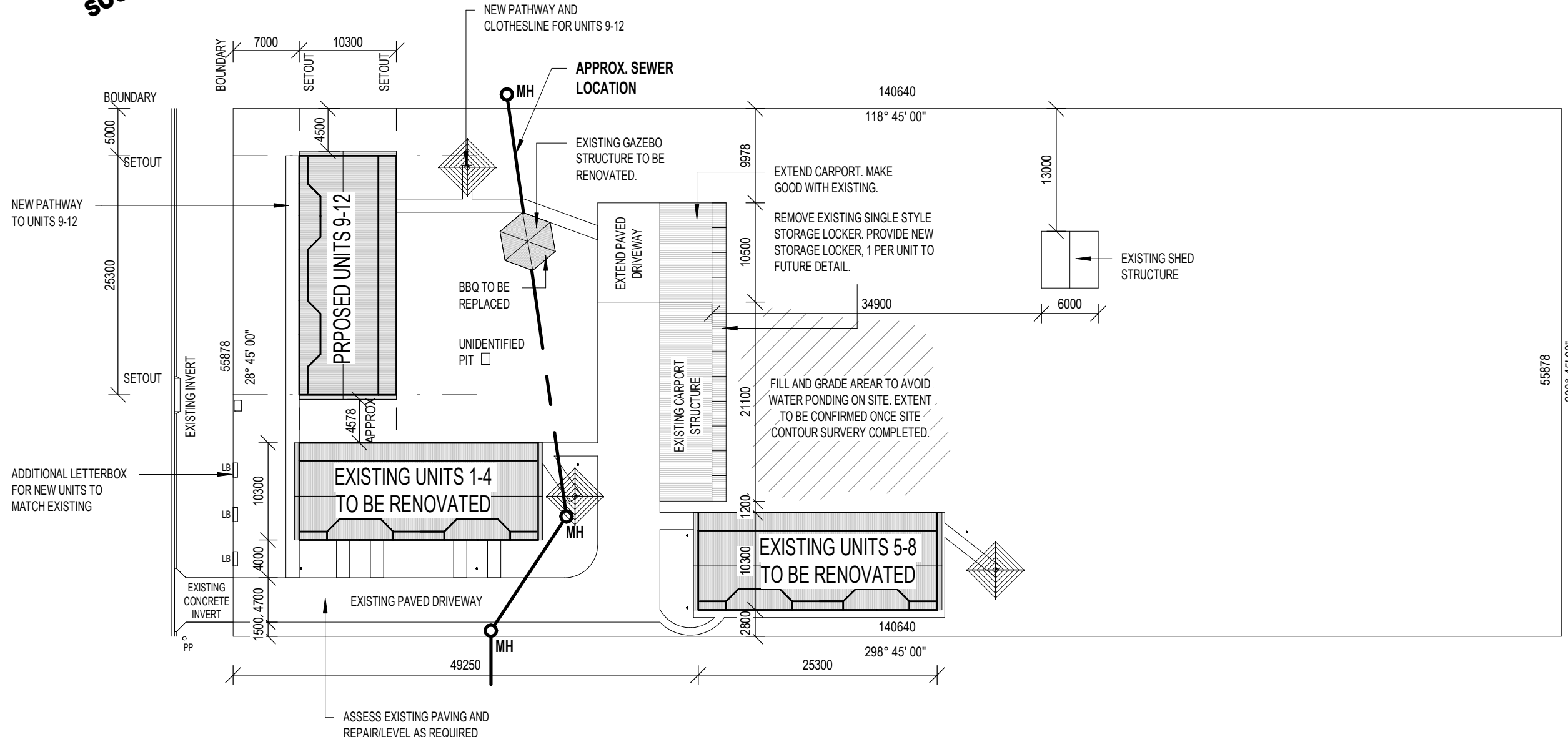
PROJECT:  
 WARHAVEN  
 ACCOMMODATION  
 CLIENT:  
 RSL CORPORATE

SITE:  
 37 WALSH STREET,  
 MAREEBA

PRELIMINARY		
DATE:	30/07/2021 1:43:05 PM	JOB NO.
DRAWN:	MM	21-058
SCALE:	1 : 500	
SHEET No.	1	CLIENT JOB NO.



WALSH STREET



1

# PROPOSED SITE PLAN

1 : 500 AT A3 SHEET SIZE

## PROPERTY DESCRIPTION

LOT 3  
 PLAN M35643  
 AREA 7859 m<sup>2</sup>

PROJECT ISSUE & DISCRPTION
P1 - PRELIMINARY ISSUE 1 - 22/04/2021

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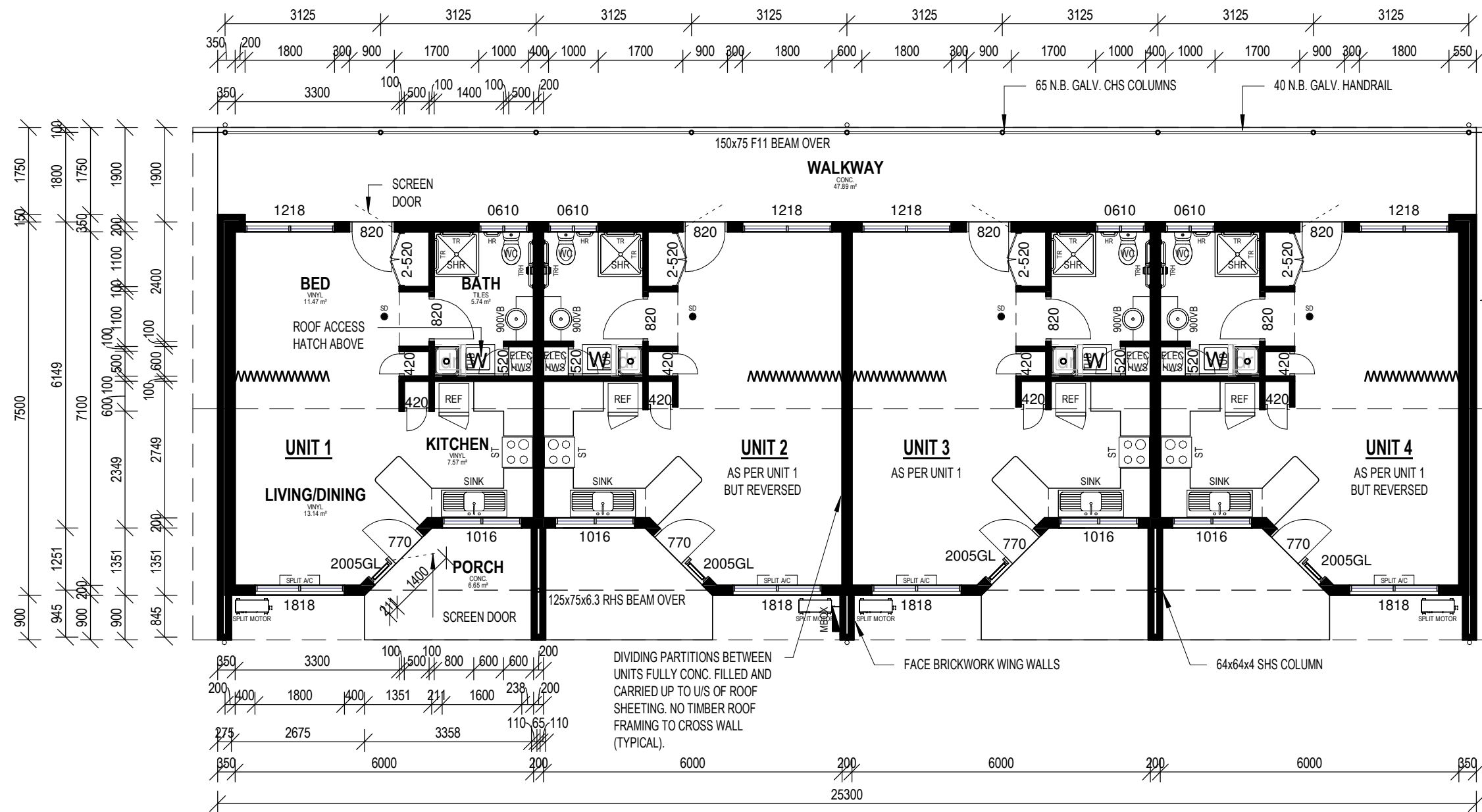
**CB DESIGNS**  
 BUILDING DESIGN & DRAFTING

ABN: 112 837 297  
 Licence No. 1072298  
 66 Bayswater Road, Hyde Park QLD 4812  
 PO Box 4257, Vincent QLD 4814  
 Tel: (07) 4779 4199

PROJECT:  
 WARHAVEN ACCOMMODATION  
 CLIENT:  
 RSL CORPORATE

SITE:  
 37 WALSH STREET,  
 MAREEBA

<b>PRELIMINARY</b>		
DATE:	30/07/2021 1:43:06 PM	JOB NO.
DRAWN:	MM	21-058
SCALE:	1 : 500	
SHEET No.	2	CLIENT JOB NO.



UNIT 5: AS PER UNIT 1  
 UNIT 6: AS PER UNIT 2  
 UNIT 7: AS PER UNIT 3  
 UNIT 8: AS PER UNIT 4

# EXISTING FLOOR PLAN

1

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DISCRIPTION	NOTES:
P1 - PRELIMINARY ISSUE 1 - 22/04/2021	THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

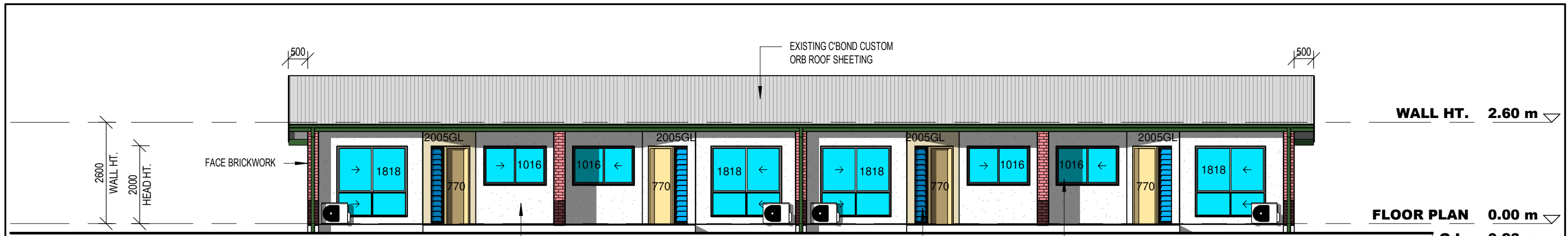
ABN: 112 837 297  
 Licence No. 1072298  
 66 Bayswater Road, Hyde Park QLD 4812  
 PO Box 4257, Vincent QLD 4814  
 Tel: (07) 4779 4199

**DESIGNS**  
 BUILDING DESIGN & DRAFTING

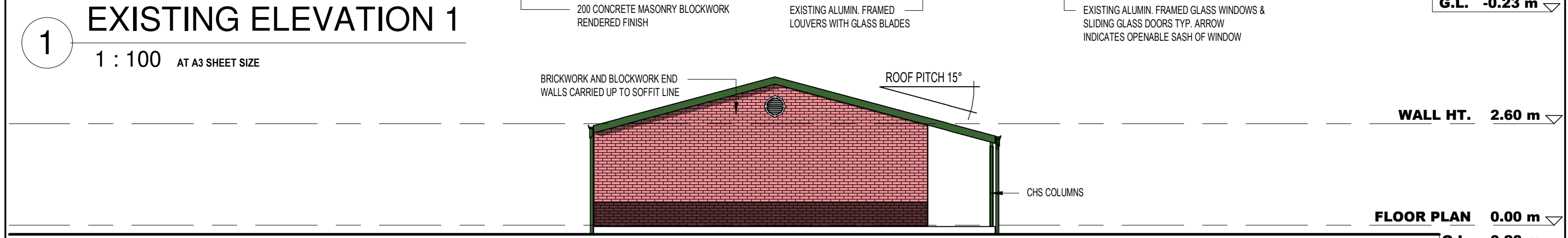
PROJECT:  
 WARHAVEN  
 ACCOMMODATION  
 CLIENT:  
 RSL CORPORATE

SITE:  
 37 WALSH STREET,  
 MAREEBA

<b>PRELIMINARY</b>		
DATE:	30/07/2021 1:44:25 PM	JOB NO.
DRAWN:	MM	21-058
SCALE:	1 : 100	
SHEET No.	3	CLIENT JOB NO.



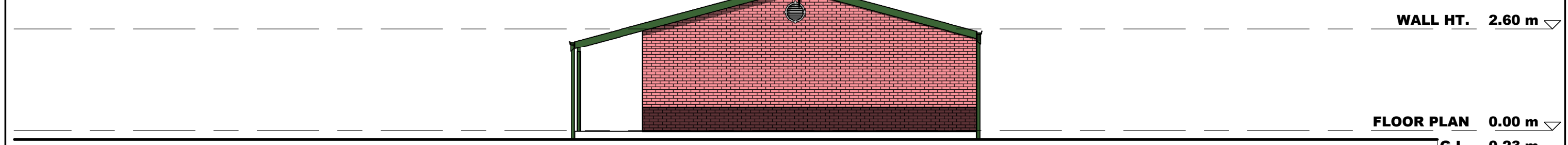
**1** EXISTING ELEVATION 1  
1 : 100 AT A3 SHEET SIZE



**2** EXISTING ELEVATION 2  
1 : 100 AT A3 SHEET SIZE

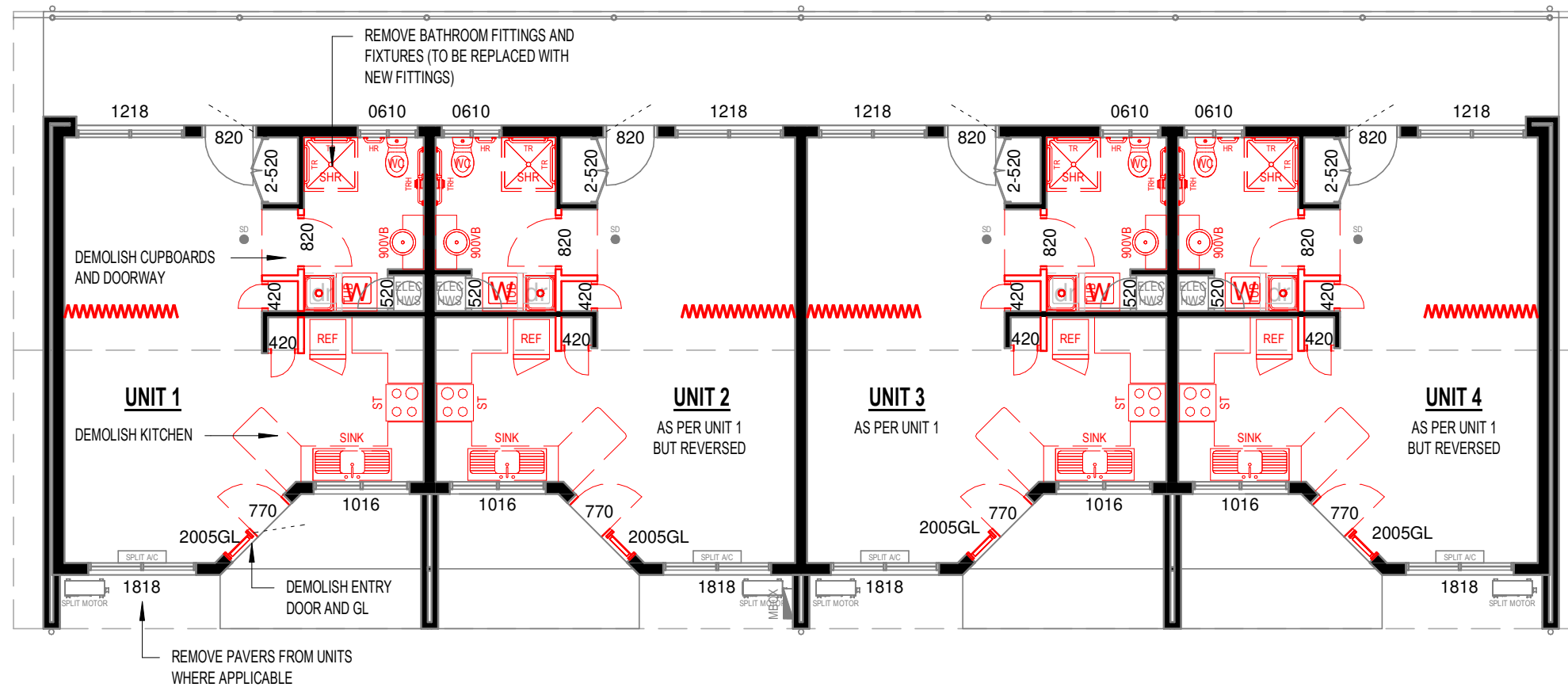


**3** EXISTING ELEVATION 3  
1 : 100 AT A3 SHEET SIZE



**4** EXISTING ELEVATION 4  
1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DISCRPTION P1 - PRELIMINARY ISSUE 1 - 22/04/2021	<b>NOTES:</b> THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.		ABN: 112 837 297 Licence No. 1072298 66 Bayswater Road, Hyde Park QLD 4814 PO Box 4257, Vincent QLD 4814 Tel: (07) 4779 4199	<b>PROJECT:</b> WARHAVEN ACCOMMODATION <b>CLIENT:</b> RSL CORPORATE	<b>SITE:</b> 37 WALSH STREET, MAREEBA	<b>PRELIMINARY</b>		
						DATE:	30/07/2021 1:44:30 PM	JOB NO. 21-058
						DRAWN:	MM	
						SCALE:	1 : 100	
SHEET No.	4	CLIENT JOB NO.						



**LEGEND**

SD	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH A.S. 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BATTERY BACK UP.
MBOX	METER BOX POWER SUPPLY
EHWS	ELECTRIC HOT WATER SYSTEM
GAS HWS	GAS HOT WATER SYSTEM
GB	GAS BOTTLES
EF	EXHAUST FAN 25Ltrs/sec for bath/wc rooms EXHAUST FAN 40Ltrs/sec for laundry/kitchen
FW	FLOOR WASTE
TAP	EXTERNAL GARDEN TAP
GAS	EXTERNAL GAS POINT
dp	90mm UPVC DOWN PIPE
TRH	TOILET ROLL HOLDER
TR	TOWEL RAIL
HT	HAND TOWEL HOLDER
S	SHELVES
SH	SHOWER HEAD
CSH	CEILING SHOWER HEAD
WINDOW & DOOR SIZING	EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE



**EXISTING AREAS:**

LIVING	- 174.49sqm
WALKWAY	- 48.07sqm
PORCH	- 27.86sqm
<b>TOTAL</b>	<b>- 250.42sqm</b>

**1 DEMOLITION PLAN**  
1 : 100 AT A3 SHEET SIZE

UNIT 5: AS PER UNIT 1  
UNIT 6: AS PER UNIT 2  
UNIT 7: AS PER UNIT 3  
UNIT 8: AS PER UNIT 4

PROJECT ISSUE & DISCRPTION  
P1 - PRELIMINARY ISSUE 1 - 22/04/2021

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VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**DESIGNS**  
BUILDING DESIGN & DRAFTING

ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

PROJECT:  
WARHAVEN  
ACCOMMODATION  
CLIENT:  
RSL CORPORATE

SITE:  
37 WALSH STREET,  
MAREEBA

**PRELIMINARY**

DATE:	30/07/2021 1:44:33 PM	JOB NO.	21-058
DRAWN:	Author		
SCALE:	1 : 100		
SHEET No.	5	CLIENT JOB No.	

PROVIDE BULK INSULATION TO CEILING SPACE - BRADFORD GOLD R3.0 165mm OR SIMILAR

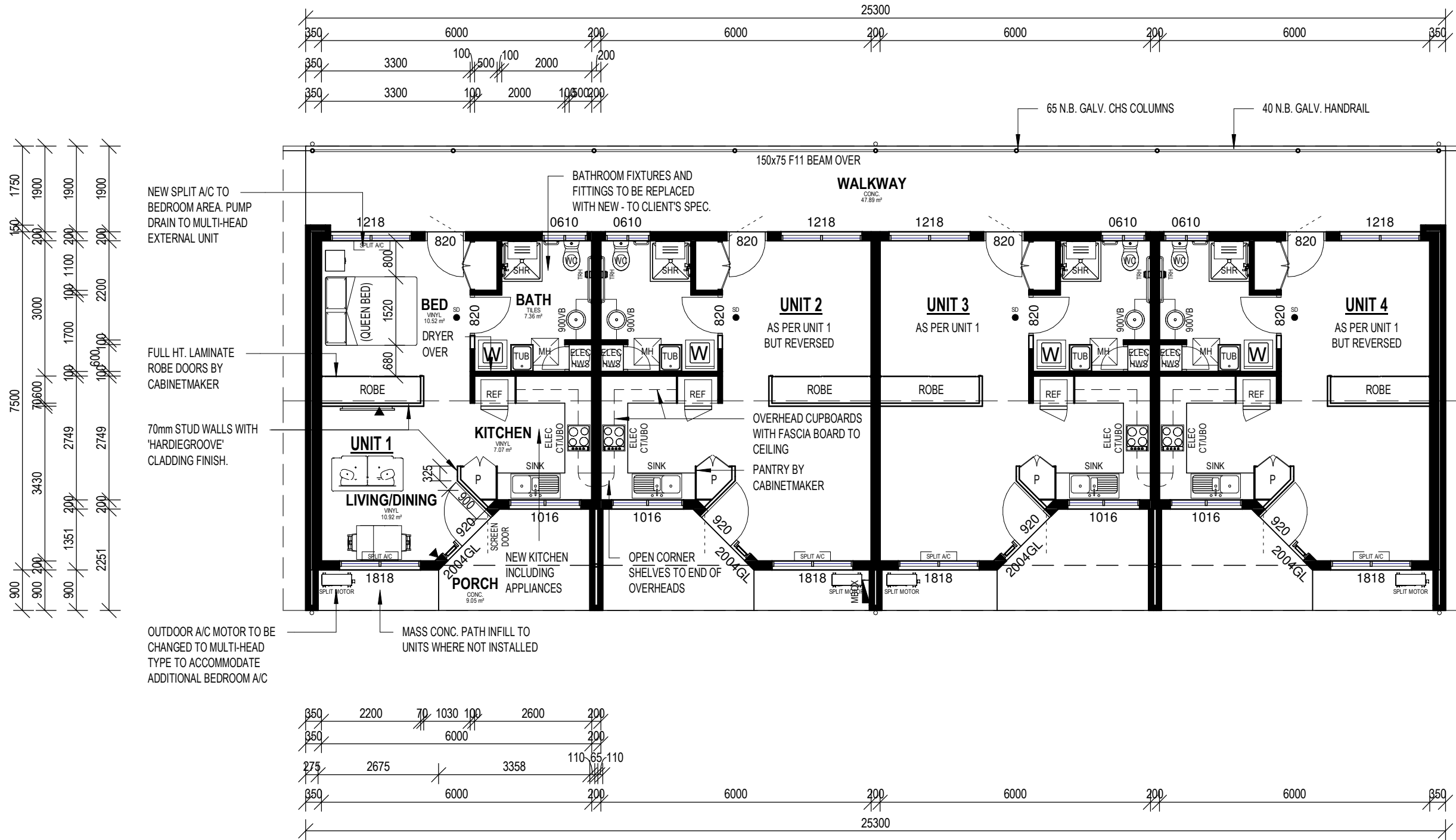
**DESIGN WIND CLASSIFICATION : C2**

**NOTE :**  
THE KITCHEN CUPBOARD LAYOUT SHOWN ON THIS PLAN IS ONLY AN INDICATIVE LAYOUT. THE FINAL DESIGN SHALL BE DETERMINED BY THE BUILDER'S P.C. ALLOWANCE SHOWN IN THE BUILDING CONTRACT.

**AIR CONDITIONERS :**  
VERIFY AIR CONDITIONER SIZES PRIOR TO COMMENCEMENT OF CONSTRUCTION. A/C UNITS SHOWN ON THE DRAWINGS ARE INDICATIVE ONLY.

**DOWNPIPES :**  
ALL DOWNPIPES TO BE DISCHARGED ONTO 300x300 CONCRETE SPLASHPADS. ALTERNATIVELY PIT AND PIPE STORMWATER TO KERB & CHANNEL AS PER BUILDER'S SPEC.

**NOTE :**  
TOILET DOORS TO BE PROVIDED WITH LIFT OFF HINGES TO ALL RELEVANT BCA REQUIREMENTS.



NEW SPLIT A/C TO BEDROOM AREA. PUMP DRAIN TO MULTI-HEAD EXTERNAL UNIT

FULL HT. LAMINATE ROBE DOORS BY CABINETMAKER

70mm STUD WALLS WITH 'HARDIEGROOVE' CLADDING FINISH.

OUTDOOR A/C MOTOR TO BE CHANGED TO MULTI-HEAD TYPE TO ACCOMMODATE ADDITIONAL BEDROOM A/C

MASS CONC. PATH INFILL TO UNITS WHERE NOT INSTALLED

UNIT 5: AS PER UNIT 1  
UNIT 6: AS PER UNIT 2  
UNIT 7: AS PER UNIT 3  
UNIT 8: AS PER UNIT 4

**LEGEND**

SD	INTERLINKED SELF CONTAINED SMOKE ALARMS TO COMPLY WITH A.S. 3786 AND BE CONNECTED TO THE CONSUMER MAINS POWER WITH BATTERY BATTERY BACK UP.
MBOX	METER BOX POWER SUPPLY
HWS	ELECTRIC HOT WATER SYSTEM
GAS HWS	GAS HOT WATER SYSTEM
GB	GAS BOTTLES
EF	EXHAUST FAN 25Ltrs/sec for bath/lc rooms EXHAUST FAN 40Ltrs/sec for laundry/kitchen
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TAP	EXTERNAL GARDEN TAP
GAS	EXTERNAL GAS POINT
odp	90mm UPVC DOWN PIPE
TRH	TOILET ROLL HOLDER
TR	TOWEL RAIL
HT	HAND TOWEL HOLDER
SH	SHELVES
SHH	SHOWER HEAD
CSH	CEILING SHOWER HEAD
WINDOW & DOOR SIZING	EXAMPLE: 1518 = 1500 HIGH x 1800 WIDE



**AREAS**

LIVING	174.49 m²
WALKWAY	48.07 m²
PORCH	27.86 m²
TOTAL	250.42 m²

# PROPOSED FLOOR PLAN

1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DISCRPTION  
P1 - PRELIMINARY ISSUE 1 - 22/04/2021

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PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

PROJECT: WARHAVEN ACCOMMODATION  
CLIENT: RSL CORPORATE

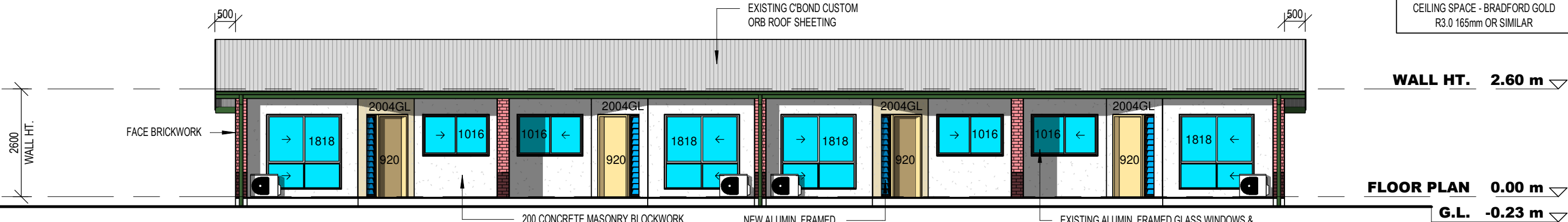
SITE: 37 WALSH STREET, MAREEBA

**PRELIMINARY**

DATE:	30/07/2021 1:44:37 PM	JOB NO.	21-058
DRAWN:	MM		
SCALE:	1 : 100		
SHEET No.	6	CLIENT JOB NO.	



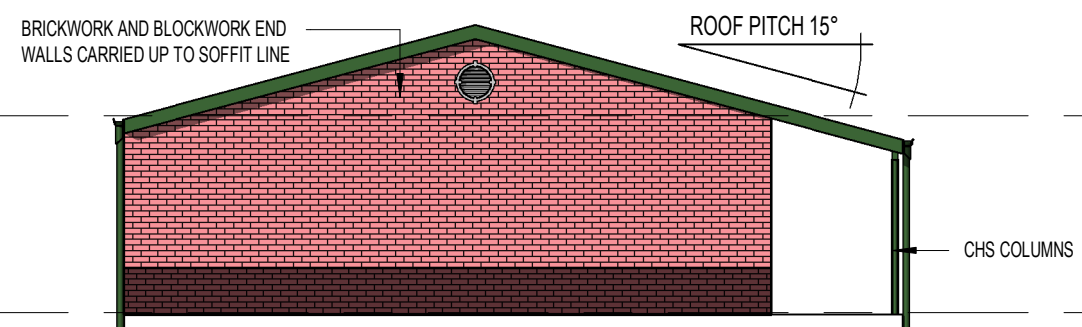
PROVIDE BULK INSULATION TO CEILING SPACE - BRADFORD GOLD R3.0 165mm OR SIMILAR



# PROPOSED ELEVATION 1

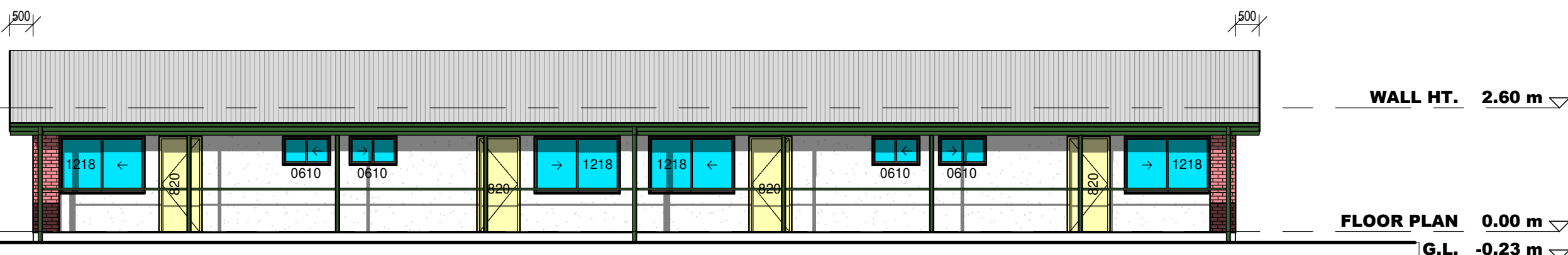
1  
1 : 100 AT A3 SHEET SIZE

200 CONCRETE MASONRY BLOCKWORK RENDERED FINISH  
NEW ALUMIN. FRAMED LOUVERS WITH GLASS BLADES  
EXISTING ALUMIN. FRAMED GLASS WINDOWS & SLIDING GLASS DOORS TYP. ARROW INDICATES OPENABLE SASH OF WINDOW



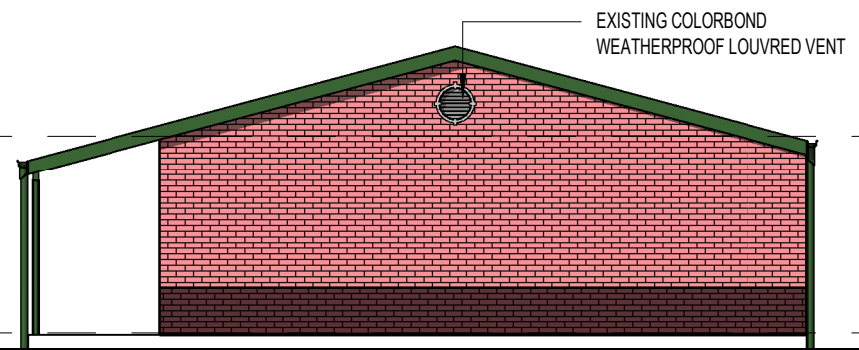
# PROPOSED ELEVATION 2

2  
1 : 100 AT A3 SHEET SIZE



# PROPOSED ELEVATION 3

3  
1 : 100 AT A3 SHEET SIZE



# PROPOSED ELEVATION 4

4  
1 : 100 AT A3 SHEET SIZE

PROJECT ISSUE & DISCRPTION  
P1 - PRELIMINARY ISSUE 1 - 22/04/2021

NOTES:  
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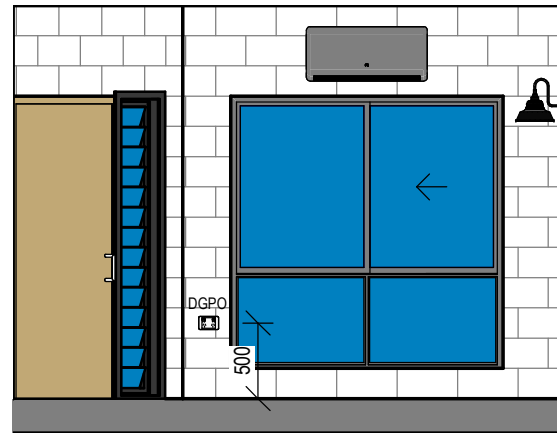
**CB & DESIGNS**  
BUILDING DESIGN & DRAFTING

ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

PROJECT:  
WARHAVEN ACCOMMODATION  
CLIENT:  
RSL CORPORATE

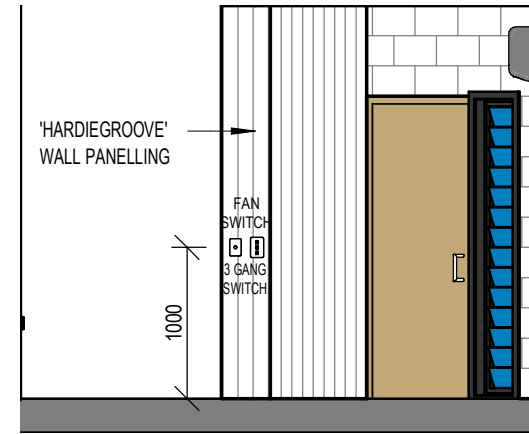
SITE:  
37 WALSH STREET,  
MAREEBA

PRELIMINARY		
DATE:	30/07/2021 1:44:43 PM	JOB NO.
DRAWN:	MM	21-058
SCALE:	1 : 100	
SHEET No.	7	CLIENT JOB NO.



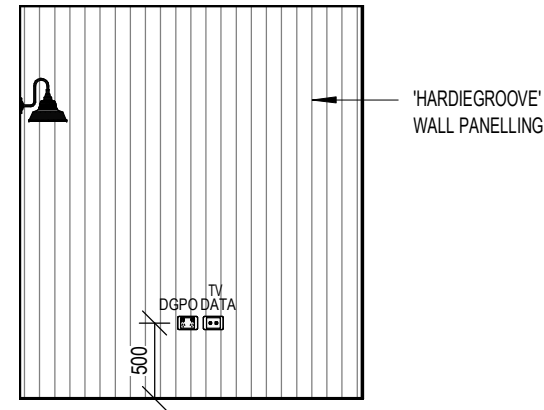
**LIVING ELEV. 1**

1 : 50



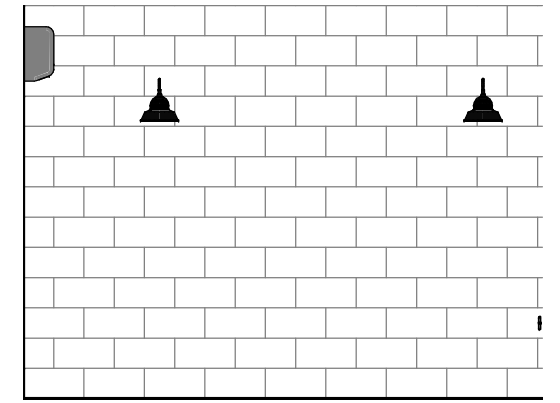
**LIVING ELEV. 2**

1 : 50



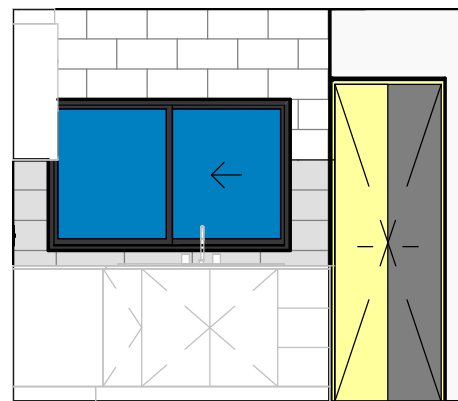
**LIVING ELEV. 3**

1 : 50



**LIVING ELEV. 4**

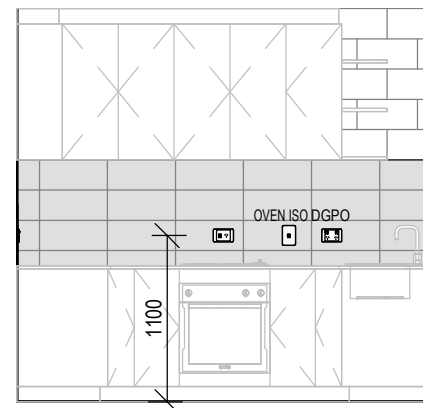
1 : 50



**KITCHEN ELEV. 1**

1 : 50

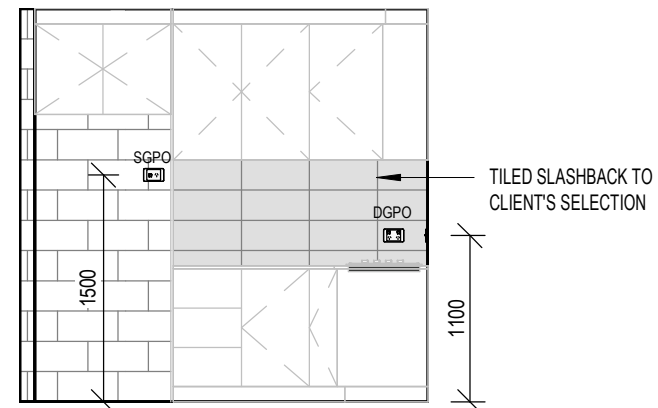
KITCHEN CABINETRY LAYOUT IS INDICATIVE ONLY  
AND TO BE CONFIRMED WITH CABINET MAKER  
PRIOR TO COMMENCING CONSTRUCTION



**KITCHEN ELEV. 2**

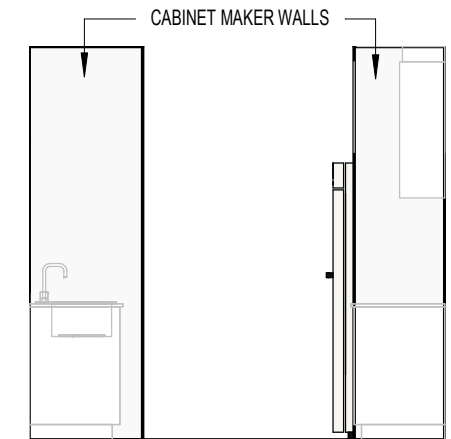
1 : 50

KITCHEN CABINETRY LAYOUT IS INDICATIVE ONLY  
AND TO BE CONFIRMED WITH CABINET MAKER  
PRIOR TO COMMENCING CONSTRUCTION



**KITCHEN ELEV. 3**

1 : 50



**KITCHEN ELEV. 4**

1 : 50

PROJECT ISSUE & DISCRPTION
P1 - PRELIMINARY ISSUE 1 - 22/04/2021

**NOTES:**  
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COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS.  
VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

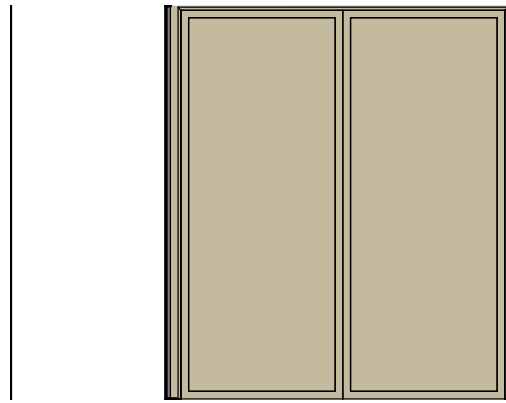
**CB**  
**DESIGNS**  
BUILDING DESIGN & DRAFTING

ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

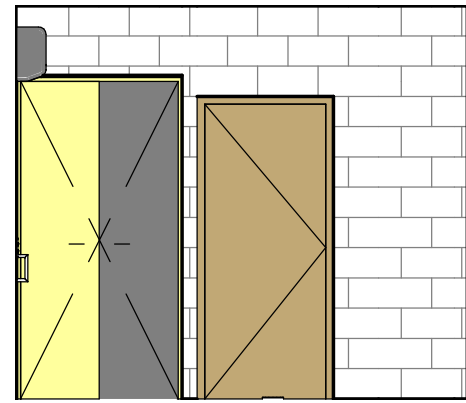
PROJECT:  
WARHAVEN  
ACCOMMODATION  
CLIENT:  
RSL CORPORATE

SITE:  
37 WALSH STREET,  
MAREEBA

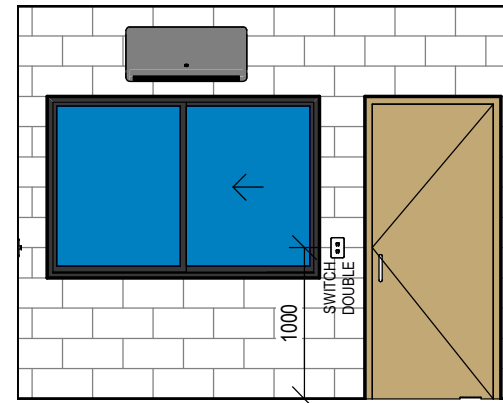
PRELIMINARY		
DATE:	30/07/2021 1:44:45 PM	JOB NO. 21-058
DRAWN:	MM	
SCALE:	1 : 50	
SHEET No.	8	CLIENT JOB NO.



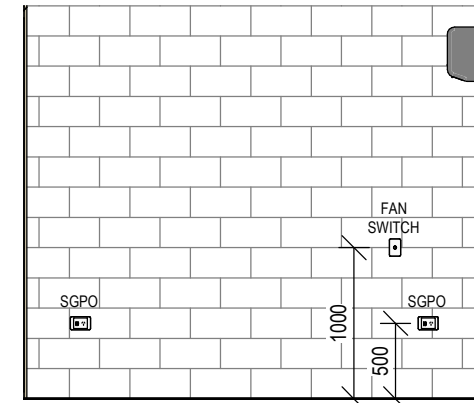
**BED ELEV. 1**  
1 : 50



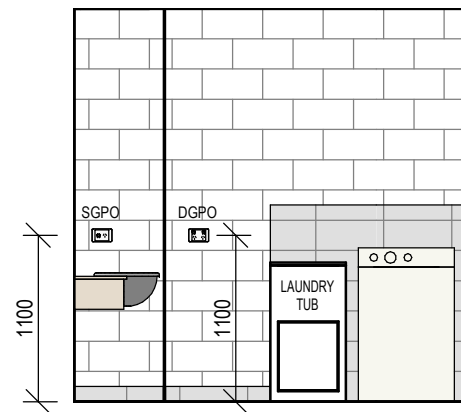
**BED ELEV. 2**  
1 : 50



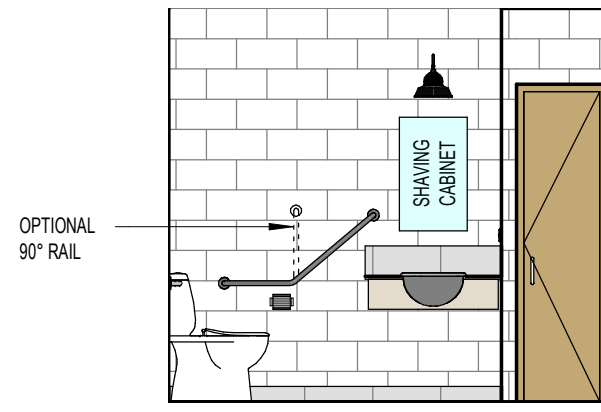
**BED ELEV. 3**  
1 : 50



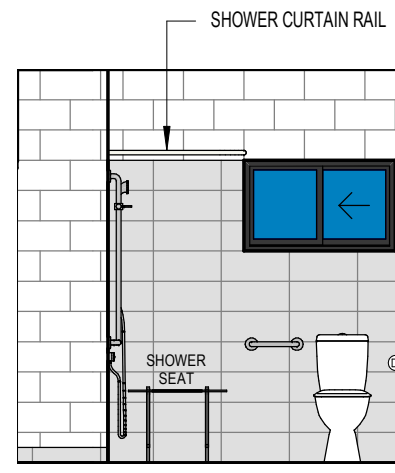
**BED ELEV. 4**  
1 : 50



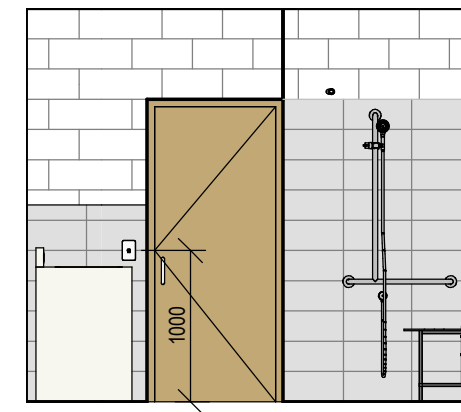
**BATH ELEV. 1**  
1 : 50



**BATH ELEV. 2**  
1 : 50



**BATH ELEV. 3**  
1 : 50



**BATH ELEV. 4**  
1 : 50

BATHROOM FITTINGS AND FIXTURES  
INDICATIVE ONLY. REFER TO DETAILS  
FOR ADDITIONAL INFORMATION

PROJECT ISSUE & DISCRPTION
P1 - PRELIMINARY ISSUE 1 - 22/04/2021

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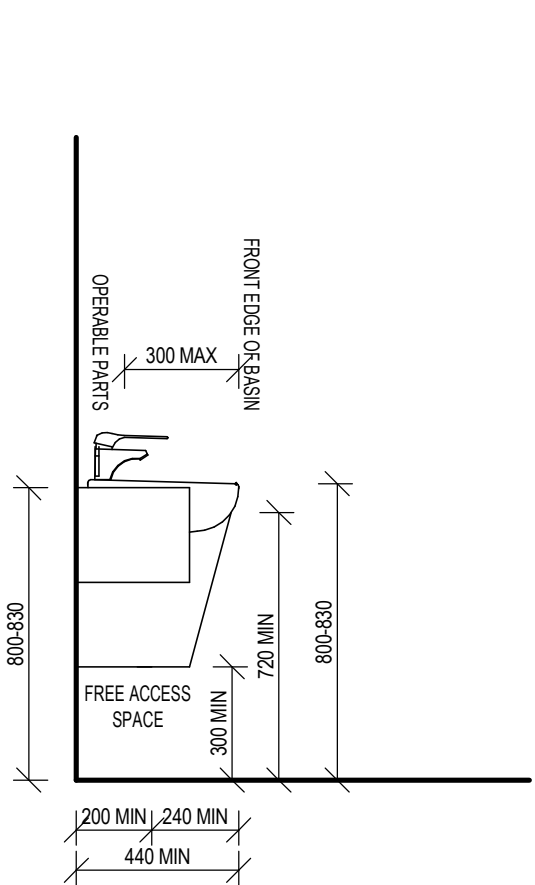
**CB**  
**DESIGNS**  
BUILDING DESIGN & DRAFTING

ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

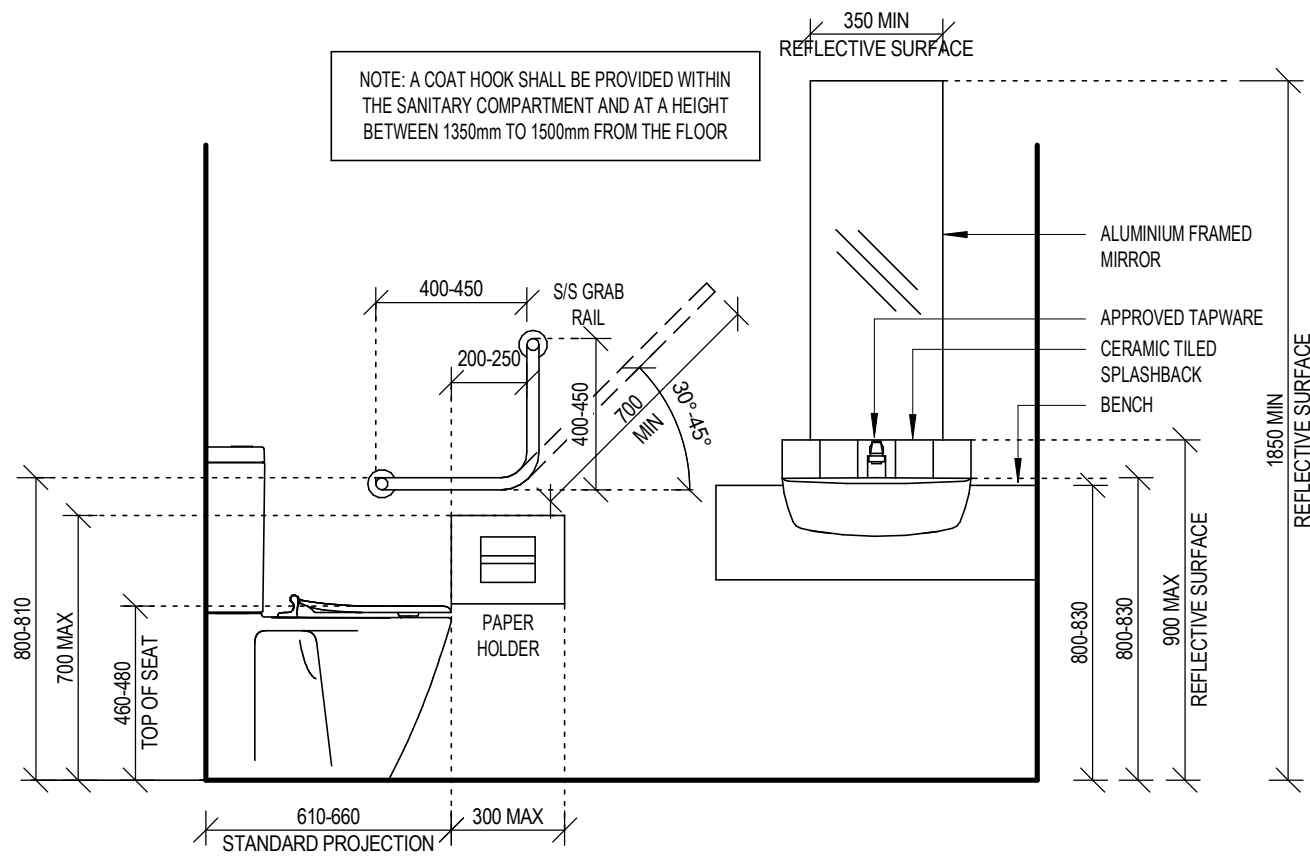
PROJECT:  
WARHAVEN  
ACCOMMODATION  
CLIENT:  
RSL CORPORATE

SITE:  
37 WALSH STREET,  
MAREEBA

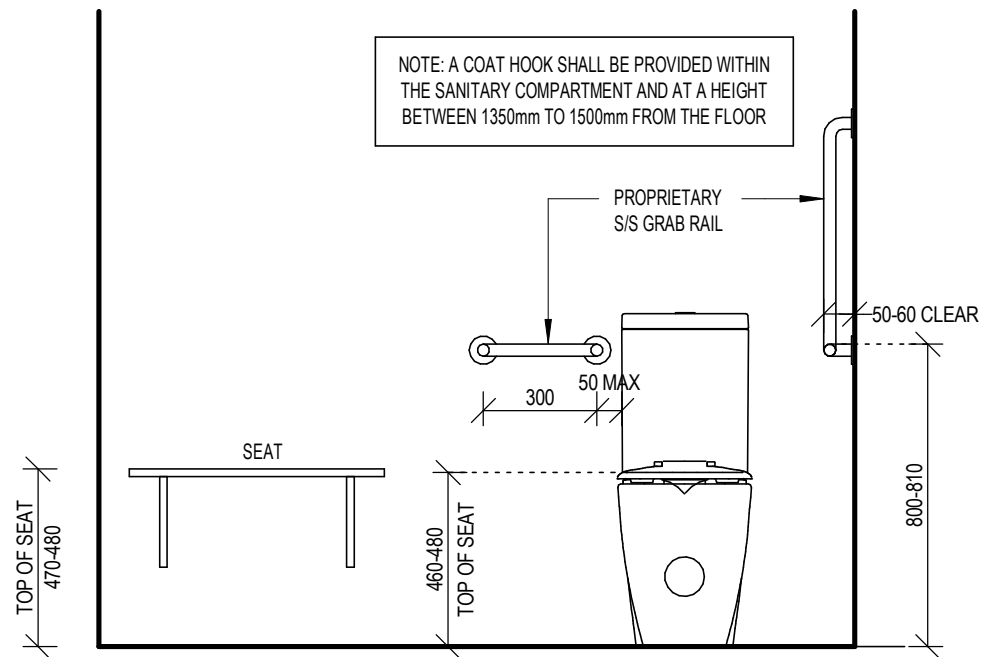
<b>PRELIMINARY</b>			
DATE:	30/07/2021 1:44:47 PM	JOB NO.	21-058
DRAWN:	Author		
SCALE:	1 : 50		
SHEET No.	9	CLIENT JOB NO.	



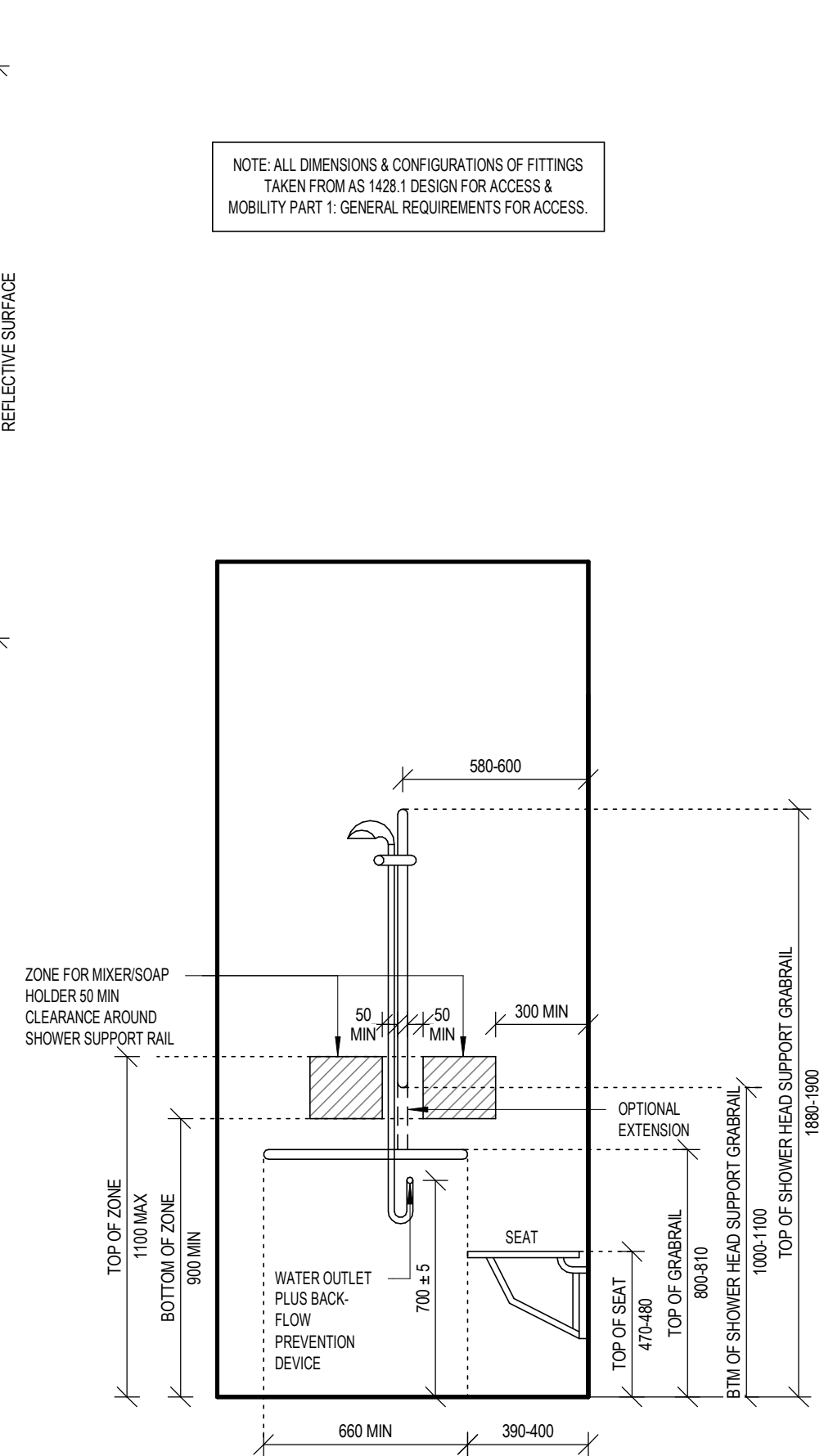
**AMBULANT BATH ELEVATION 1**  
N.T.S.



**AMBULANT BATH ELEVATION 2**  
N.T.S.



**AMBULANT BATH ELEVATION 3**  
N.T.S.



**AMBULANT BATH ELEVATION 4**  
N.T.S.

NOTE: ALL DIMENSIONS & CONFIGURATIONS OF FITTINGS TAKEN FROM AS 1428.1 DESIGN FOR ACCESS & MOBILITY PART 1: GENERAL REQUIREMENTS FOR ACCESS.

NOTE: A COAT HOOK SHALL BE PROVIDED WITHIN THE SANITARY COMPARTMENT AND AT A HEIGHT BETWEEN 1350mm TO 1500mm FROM THE FLOOR

NOTE: A COAT HOOK SHALL BE PROVIDED WITHIN THE SANITARY COMPARTMENT AND AT A HEIGHT BETWEEN 1350mm TO 1500mm FROM THE FLOOR

PROJECT ISSUE & DISCRPTION
P1 - PRELIMINARY ISSUE 1 - 22/04/2021

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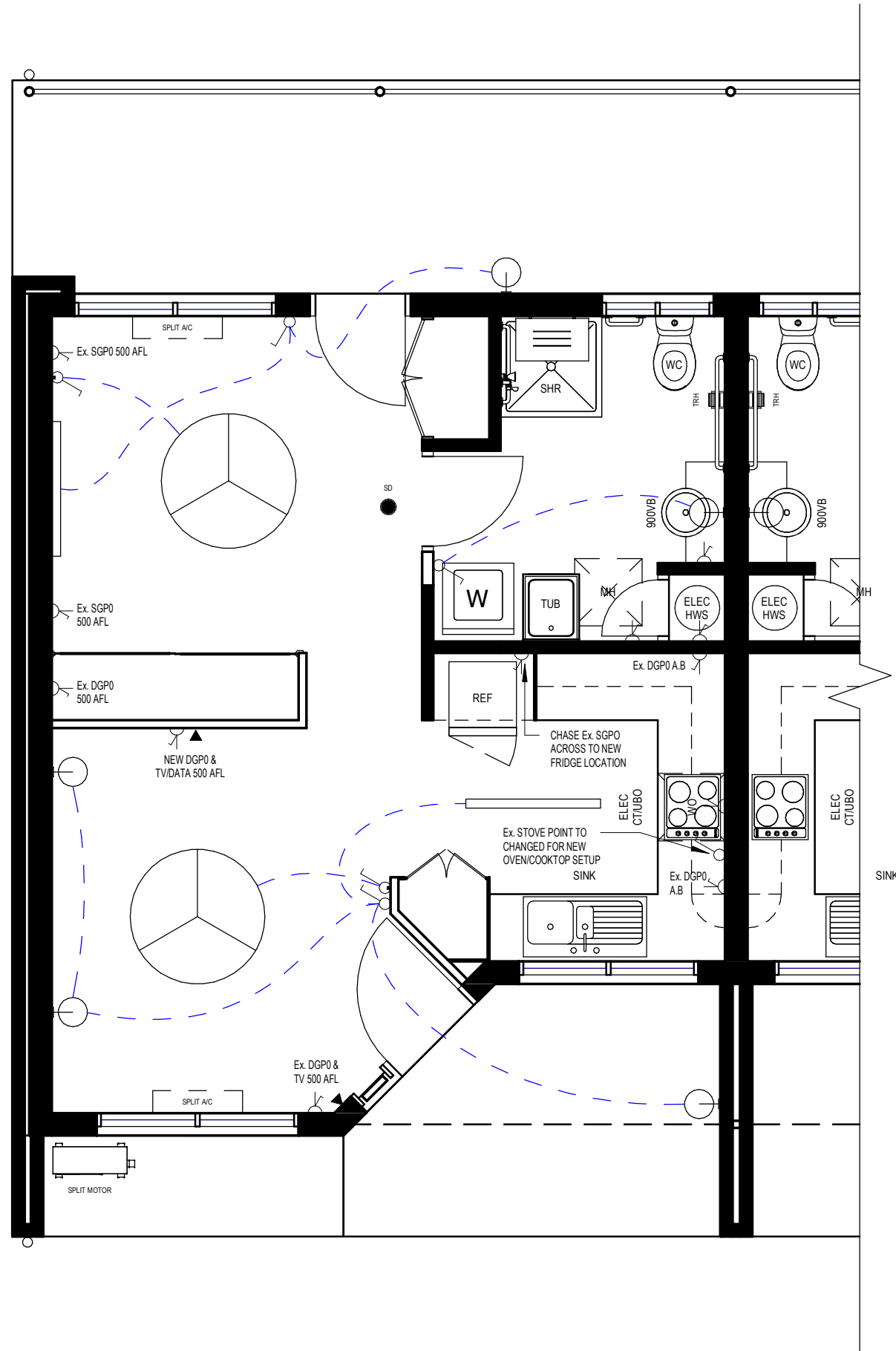
**CB DESIGNS**  
BUILDING DESIGN & DRAFTING

ABN: 112 837 297  
Licence No. 1072298  
66 Bayswater Road, Hyde Park QLD 4812  
PO Box 4257, Vincent QLD 4814  
Tel: (07) 4779 4199

PROJECT:  
WARHAVEN  
ACCOMMODATION  
CLIENT:  
RSL CORPORATE

SITE:  
37 WALSH STREET,  
MAREEBA

<b>PRELIMINARY</b>		
DATE:	30/07/2021 1:44:48 PM	JOB NO. 21-058
DRAWN:	Author	
SCALE:	1 : 20	
SHEET No.	10	CLIENT JOB NO.



PROJECT ISSUE & DISCRPTION  
 P1 - PRELIMINARY ISSUE 1 - 22/04/2021

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**CB**  
**DESIGNS**  
 BUILDING DESIGN & DRAFTING

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 Licence No. 1072298  
 66 Bayswater Road, Hyde Park QLD 4812  
 PO Box 4257, Vincent QLD 4814  
 Tel: (07) 4779 4199

PROJECT:  
 WARHAVEN  
 ACCOMMODATION  
 CLIENT:  
 RSL CORPORATE

SITE:  
 37 WALSH STREET,  
 MAREEBA

<b>PRELIMINARY</b>		
DATE:	30/07/2021 1:44:49 PM	JOB NO. 21-058
DRAWN:	Author	
SCALE:	1 : 50	
SHEET No.	11	CLIENT JOB NO.