



12 January 2024

Planning Officer: Brian Millard
Direct Phone: (07) 4086 4657
Our Ref: MCU/23/0025
Your Ref: 72321

9-11 Thongon Street Kuranda Pty Ltd
C/- Planz Town Planning Pty Ltd
PO Box 181
EDGE HILL QLD 4870

Dear Applicants,

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application, which was properly made on 2 January 2024. This Confirmation Notice has been prepared in accordance with the Development Assessment Rules and contains information relevant to the processing and assessment of the application. The following details are confirmed:

APPLICATION DETAILS

Application No:	MCU/23/0025
Proposal:	Application for a Development Permit for Material Change of Use – Multiple Dwelling (56 Residential Units)
Street Address:	9 – 11 Thongon Street, Kuranda
Real Property Description:	Lot 310 & 311 on NR7409
Planning Scheme:	Mareeba Shire Council Planning Scheme 2016

TYPE OF DEVELOPMENT

The application seeks development approval for:

- Development Permit for Material Change of Use – Multiple Dwelling (56 Residential Units)

SUPERSEDED PLANNING SCHEME

Is the application for development under the Superseded Planning Scheme? **No**

CODE ASSESSMENT

Will Code Assessment be required? **Yes**

The application will be assessed against the following development codes:

- Medium density residential zone code
- Kuranda local plan code
- Airport environs overlay code
- Scenic amenity overlay code
- Accommodation activities code
- Landscaping code
- Parking and access code
- Works, services and infrastructure code

IMPACT ASSESSMENT

Will Impact Assessment be required? **No**

PUBLIC NOTIFICATION DETAILS

Is Public Notification Required? **No**

REFERRAL AGENCIES

Based on the information accompanying the lodged application, referral is required to the following referral agencies -

- Schedule 10, Part 9, Division 4, Table 1 – Aspect of development stated in schedule 20 (Purpose 1(c) – a multiple dwelling containing 50 Dwellings or more)

In accordance with section 54(1) of the Planning Act, the applicant is required to give a copy of the application to all referral agencies within 10 days, or a further period as agreed between the applicant and the assessment manager, starting the day after the confirmation notice is issued.

INFORMATION REQUEST

Has the applicant advised on the approved form that the applicant does not agree to accept an Information Request? **No**

A further Information Request is made by the assessment manager, as detailed below:

1. Engineering Reports (water & waste)

Engineering reports prepared by suitably qualified RPEQ's are required demonstrating that Council's existing infrastructure will be able to provide the minimum acceptable standard of service for water and sewerage reticulation. The report is required to provide:

- A water supply reticulation analysis to determine the extent of upgrading required to reticulation mains, trunk mains, pumping facilities and storage capacity to facilitate connection of the proposed development to Council's reticulated water infrastructure. The water supply reticulation analysis must also demonstrate an adequate supply for fire-fighting purposes or identify how on-site fire-fighting storage will be achieved if the reticulated supply is not of a sufficient capacity and/or pressure.

- A sewerage supply reticulation analysis to determine the extent of upgrading required to existing mains, pumping facilities and treatment capacity to facilitate connection of the proposed development to Council's reticulated sewerage infrastructure.

2. Traffic Impact Assessment

Undertake a Traffic Impact Assessment (TIA), prepared by a suitably qualified RPEQ that assesses the impact of the proposed development on the local area traffic network, and which includes recommendations for required road upgrading and intersection treatments. The TIA should also address how any revised bulk refuse storage will be serviced on-site.

3. Electricity Supply

Undertake a electricity supply analysis, carried out by a suitably qualified RPEQ that assess the capacity and ability of the existing reticulated electricity supply network to service the proposed development.

The electricity supply study should identify whether there is any need for back-up generators on-site to maintain critical services (water and waste) during power outages and where these back-up generators will be located.

4. Telecommunications

Undertake a telecommunications analysis, carried out by a suitably qualified RPEQ that assess the capacity and ability of the surrounding telecommunications network to service the proposed development.

The analysis must determine whether the height of proposed development will have any impact on existing telecommunication services to adjoining properties, including television reception, wireless NBN services and any other satellite installations.

5. Stormwater Analysis

Provide an analysis of the anticipated quantity and quality of stormwater drainage associated with the development and provide a provisional/conceptual Stormwater Management Plan and Stormwater Quality Management Plan (prepared by an RPEQ) for the proposed development that demonstrates compliance with AO10.1 and AO10.2 of the Works, services and infrastructure code. Through the implementation of water sensitive urban design principles, this plan must demonstrate no net increase in the discharge rate of stormwater from the developed site.

All stormwater must be discharged lawfully from the site and where it is proposed to discharge stormwater through neighbouring downstream allotments, easements will have to established to ensure discharge occurs lawfully.

6. Parking and Access

Provide a full set of dimensioned plans, including detailed swept path diagrams, prepared by a Registered Professional Engineer of Queensland (RPEQ) demonstrating that the on-site car parking, access and circulation areas (including car park dimensions) comply with *AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street parking* (as amended). The swept path diagrams must be generated using a **B99 vehicle** and must include car park ramps and approaches to both ramps. A statement of compliance must be provided by the RPEQ.

Where bulk bins are to be used for refuse storage, the plans must also demonstrate how a standard sized commercial garbage collection vehicle is able to enter and exit the site in a forward gear to service the bulk bins.

7. Landscape Plan

Provide a to-scale Landscape Plan prepared by a suitably qualified landscape architect or landscape designer that satisfies the requirements of the Landscaping Code.

The Landscape Plan must identify plant species to be used and how planter boxes and other landscaped areas will be managed and maintained for the life of the development.

8. Slope Stability/Geotechnical Investigation

The majority of the subject land is mapped within the Hill and slope area (slope exceeding 15%). Provide a geotechnical report (prepared by a qualified geotechnical engineer) and prepared in accordance with Planning Scheme Policy 5 that addresses the requirements of the Hill and slope overlay code. The report should address the proposed building work as well as the clearing of the site in preparation of building works commencing.

9. Needs Assessment

The proposed development is approximately 4 times greater than the residential density envisaged for the subject site by the Planning Scheme at the time of public consultation and adoption. Provide a detailed assessment of need, demand and potential impacts of the proposed development, prepared by a suitably qualified economic professional.

10. Visual Impact

Provide a visual impact assessment prepared by a suitably qualified consultant that assesses the potential visual impact of the development on the surrounding Kuranda Township and nearby residential uses. This study should include recommendations about any proposed amelioration measures.

The visual impact assessment should also demonstrate that the development will not be visible from the Kennedy Highway Scenic Route, particularly by higher vehicles such as tourist buses.

11. Air Quality/Odour

Provide an air quality and odour assessment for the proposed development, prepared by a suitably qualified RPEQ that addresses the following:

- The potential impacts of vehicle emissions on Apartments 1 – 8 and 26.
- The availability of natural breezes and air circulation to all apartments, in particular bedrooms with only hallway window openings.
- Potential odour concerns for apartments and adjoining uses in proximity to the proposed refuse storage area or any revised/relocated refuse storage area.

12. Noise Impact Assessment

Provide a Noise Impact Assessment (NIA), prepared by a suitably qualified Acoustic Engineer (RPEQ) that demonstrate that the proposed development is not likely to have an unacceptable impact on the residential amenity of adjacent residential land uses. The NIA should address potential noise generated by the number of vehicles using the 2-storey parking facility, as well as upper storey outdoor residential activity (keeping in mind that the development represents a residential density approximately 4 times larger than that envisaged for the land under the Planning Scheme).

13. Privacy Assessment

Demonstrate how the proposed development will satisfy PO9 of the Medium Density Residential Zone Code and PO3 of the Accommodation Activities Code and will not have a significant impact on the privacy of neighbouring sensitive land uses to the north and east of the site.

PO9 of the Medium Density Residential Zone Code relates to overall privacy and is not limited to window heights.

The assessment should also demonstrate how privacy will be achieved internally for apartments that contain window openings to common areas and walkways.

14. External Lighting Assessment

Provide an external lighting assessment, prepared by a suitably qualified lighting engineer (RPEQ) that demonstrate that the proposed development will not have an adverse impact on the residential amenity of adjoining landowners as a result of light spillage.

15. Shadowing/Shading Assessment

Provide a shadowing/shading assessment, prepared by a suitably qualified professional, demonstrating that shadowing created as a result of the proposed developments building height and bulk will not adversely impact on the amenity of adjoining sensitive land uses by reducing their access to sunlight.

The assessment must also consider any impacts on existing solar power systems in the shadow/shade footprint.

16. Character Assessment

Provide a building character assessment, prepared by a suitably qualified professional, demonstrating how the proposed development's built form complies with the Purpose statements, overall outcomes, and Performance Outcome PO7 of the Kuranda local plan code (Village Heart Precinct) as well as Performance Outcome PO7 of the Medium density residential zone code.

Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.

17. Frontage Works

Provide conceptual plans of any upgrades proposed to Thongon Street as part of the development. The plans should demonstrate and be accompanied by statements of compliance against PO8 of the Kuranda local plan code. The plans should provide footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.

18. On-site Refuse Storage

The refuse storage area provided is not considered adequate for 56 residential units and therefore the development cannot comply with PO2 of the Accommodation activities code. It is considered reasonable that each unit be provided with 1 x 240 litre wheelie bin, or equivalent communal bulk/skip bin refuse storage.

Please amend the plans to provide adequate refuse storage. Additionally, please demonstrate how the refuse storage will be emptied/serviced.

19. Open Space

Provide a plan/s clearly identifying the areas of both private open space and communal open space. It is noted that the development lacks standard communal recreational open space inclusions such as a gymnasium, swimming pool, gaming room and usable grassed outdoor areas.

Provide details as to how the landscape buffer at the rear of the building will be accessed and maintained.

Provide details as to how the underfloor area at the rear of the development will be accessed and maintained.

20. Ownership Structure

Please outline the intended ownership structure of the proposed apartment complex.

21. Domestic Pets

Please outline any proposed policies in relation to pet ownership.

22. Mail Delivery for individual units

Amend the plans to include an internal mail delivery and storage area for the apartment complex. Each apartment should be provided with an exclusive and secure mail storage box.

23. Air Conditioning and Plant

Provide details of how air conditioning will be achieved to each individual apartment, and where the associated air conditioning plant will be located and how air conditioning plant will be screened from view.

24. Secure Storage

Amend the proposed plans to include secure storage required under AO4.4. For this scale of development with this many individual units, Council officers consider it necessary to provide secure storage at basement level.

End of Information Request

In responding to the Information Request, *Development Assessment Rule 13* states: -

"13. Applicants Response

13.1 The period for the applicant to respond to an information request is 3 months from the date the information request was made or a further period agreed between the applicant and the assessing authority that made the information request.

13.2 The applicant may respond by giving the assessing authority that made the information request, within the period stated under section 13.1 -

- (a) all of the information requested; or*
- (b) part of the information requested; or*
- (c) a notice that none of the information will be provided.*

13.3 For any response given in accordance with sections 13.2(b) or (c), the applicant may also advise the assessing authority that it must proceed with its assessment of the application.

13.4 *An applicant must provide a copy of any response to an information request made by a referral agency to the assessment manager."*

PROJECT TEAM

The contact details of the project team for your application are provided below. Your primary point of contact for any general enquires regarding this application is the project manager.

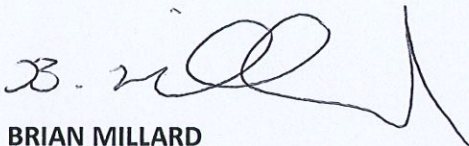
Project Manager **Brian Millard, Coordinator Planning Services** **(07) 4086 4657**

OTHER DETAILS

You can follow the progress of this application online at www.msc.qld.gov.au.

Should you have any further queries in relation to the above, please do not hesitate to contact the undersigned on the above number.

Yours faithfully



BRIAN MILLARD
COORDINATOR PLANNING SERVICES