

19 December 2023

Our ref: 72321

Mareeba Shire Council
PO Box 154
Mareeba QLD 4880

via email: info@msc.qld.gov.au

Attention: Mr Brian Millard

Dear Brian,

**Development application seeking a Development Permit for Material Change of Use (Multiple dwelling) –
9-11 Street, Kuranda – Lot 310 on NR7409 and Lot 311 on NR7409**

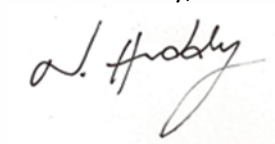
I am pleased to lodge this application for Material Change of Use (Multiple dwelling) at 9-11 Thongon Street, Kuranda, described as Lot 310 on NR7409 and Lot 311 on NR7409.

The relevant information for the application is:

Applicant:	9-11 Thongon St Kuranda Pty Ltd C/- Planz Town Planning	
Mailing address:	PO Box 181 Edge Hill Qld 4870	
Application fee*:	Multiple dwelling – Code More than 25 units	\$7,130.00

If you require any further information, please call me.

Yours sincerely,



Nikki Huddy (FPIA)
Registered Planner
Planz Town Planning

Att:

1. DA Form 1
2. Planning report

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	9-11 THONGON ST KURANDA PTY LTD
Contact name (only applicable for companies)	c-/ Planz Town Planning Pty Ltd
Postal address (P.O. Box or street address)	PO Box 181
Suburb	Edge Hill
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4041 0445
Email address (non-mandatory)	info@planztp.com
Mobile number (non-mandatory)	0447 323 384
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	72321

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input checked="" type="checkbox"/> 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
		9	Thongon Street	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	310	NR7409	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		11	Thongon Street	Kuranda
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	311	NR7409	Mareeba Shire Council

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:	

- ☐ 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:	

3.3) Additional premises

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

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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	

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

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

56 unit development defined as Multiple dwelling

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
56 units	Multiple dwelling	56	
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input type="checkbox"/> Yes			
<input checked="" 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? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<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 ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Mareeba Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

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

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

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

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

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

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

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

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

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

19) Information request under Part 3 of the DA Rules
<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
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

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

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

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

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

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

☒ No

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

Environmental offsets

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

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

☒ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

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

Marine activities

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

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

☒ No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
☒ No

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

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

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

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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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 for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☒ Yes

Note: See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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



APPLICATION FOR DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE (MULTIPLE DWELLING)

9-11 Thongon Street, Kuranda

19 DECEMBER 2023

PREPARED BY
PLANZ TOWN PLANNING PTY LTD

on behalf of
9-11 Thongon St Kuranda Pty Ltd

CREATING GREAT PLACES FOR PEOPLE

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APPLICATION SUMMARY

Application Details	
Proposal	Material Change of Use (Multiple dwelling)
Applicant	9-11 Thongon St Kuranda Pty Ltd
Property Owner	9-11 Thongon St Kuranda Pty Ltd
Address	9-11 Thongon Street, Kuranda
Real Property Description	Lot 310 on NR7409 and Lot 311 on NR7409
Tenure	Freehold
Lot Size	2,024m ²
Zone	Medium density residential zone code
Local Plan	Kuranda local plan (Village Heart)
Defined Use	Multiple dwelling
Current Use	Vacant
Category of Assessment	Code assessment
Approval sought	Development permit
Referral Triggers	None

1. PROPOSED DEVELOPMENT

1.1 Nature of the Proposal

This application seeks a Development Permit for a Material Change of Use to establish a Multiple dwelling development at land at 9-11 Thongon Street, Kuranda, described as Lot 310 on NR7409 and Lot 311 on NR7409. The site is in the Medium density residential zone which requires a Code assessable Material Change of Use as per Table 5.5.7 – Medium density residential zone.

The use is defined as:

***multiple dwelling** means a residential use of premises involving 3 or more dwellings, whether attached or detached.*

The proposed development will contain 56 dwelling units having a variety of dwelling types. The proposed development reflects the “village in a rainforest” theme through the incorporation of landscaped planter boxes at all levels of the building. The design at the Thongon Street frontage has a stepped setback to maintain a pedestrian scale and appearance, with the height consistent with the adjacent development.

The proposed development advances the purpose of the Kuranda Local Plan (Village Heart Precinct) as it seeks to contribute to the diversity and mix of uses, with a built form that seeks to maintain the character and pedestrian scale of the village.

With a rental vacancy rate of less than 1%, the development of the subject site for Multiple dwellings will provide much-needed housing within Kuranda.

An assessment against the stated assessment benchmarks has been undertaken and the key assessment considerations identified are building height, boundary setbacks, density and gross floor area.

2.0 THE SITE

2.1 Context and Location

The proposed development is located at 9-11 Thongon Street, Kuranda. The site previously contained a dwelling house on each site and has been vacant since 2017.

The existing development surrounding the site comprises a variety of uses with the adjacent sites to the north and east retaining dwelling houses (zoned Medium density residential) and the site to the south containing a range of commercial uses with the site fronting the village main-street of Coondoo Street. Located immediately opposite the site on Thongon Street are a supermarket and other retail outlets. The subject site presents the opportunity to provide a transition in built form from the Coondoo Street village activities to the surrounding land within the Medium density zone.

The site has sufficient area to accommodate the proposed development and associated infrastructure.



Figure 1: Locality plan (Source: Queensland Globe, 2023)

3.0 THE PROPOSAL

3.1 Overview

The proposed development comprises 56 Dwellings having the following bedroom configuration:

One-bedroom	Two-bedroom	Three-bedroom	TOTAL
26	22	8	56

The provision of a range of dwelling typologies contributes to the diversity of housing choices that can accommodate different household compositions, including families, couples and single-occupant households.

4.0 PLANNING CONSIDERATIONS

4.1 The Planning Act 2016

The *Planning Act 2016* (the Planning Act) provides the framework for coordinating local, regional and state planning. This development application is made in accordance with section 51 of the Planning Act.

As this development application is for Code assessable development, section 45(3) of the Planning Act states the matters that the assessment is to be carried out against.

4.2 State Planning Policy

In accordance with section 2.1 – State Planning Policy of the Mareeba Shire Council planning scheme, the Minister has identified that all aspects of the SPP have been integrated into the planning scheme.

4.3 Far North Queensland Regional Plan

The Mareeba Shire Council planning scheme advances the Far North Queensland Regional Plan. The proposed development advances the Far North Queensland Regional Plan by ensuring that local character and identity are reinforced.

4.4 Statement Assessment and Referral

The Planning Regulation and State Development Assessment Provisions (SDAP) set out the matters of interest to the State for development assessment. The subject site is not identified as having any matters of State interest and referral to the State Assessment and Referral Agency is not required.

4.5 Mareeba Shire Council Planning Scheme

The proposed development is defined as Multiple dwelling in the Mareeba Shire Council planning scheme:

***multiple dwelling** means a residential use of premises involving 3 or more dwellings, whether attached or detached.*

In accordance with Table 5.5.7 – Medium density residential zone of the Mareeba Shire Council planning scheme, the proposed development is for Code assessable development. This category of assessment is not altered by Local Plan Code or Overlay Code provisions.

The site is affected by the Kuranda Local Plan and Hill and slope overlay codes. When assessing the proposal against the relevant codes, there are Performance Outcomes and Acceptable Outcomes which are to be considered:

1. Assessable development must demonstrate that the Performance Outcomes can be achieved.
2. Acceptable Outcomes that are nominated in the Codes are just one means by which the Performance Outcomes may be achieved.

The proposal satisfies the Purpose and Overall Outcomes of the Planning Scheme Codes, as identified in Appendix 1. The relevant assessment benchmarks for this development application are:

Planning Scheme	Code
Zone Code	6.2.7 Medium density residential zone code
Local Plan Code	7.2.1 Kuranda Local Plan code
Overlay Codes	8.2.8 Hill and slope overlay code
Development Codes	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



Figure 2: Mareeba Shire Council planning scheme zoning extract.

4.6 Assessment Considerations

The proposed development seeks a performance assessment in relation to building height, boundary setbacks, density and gross floor area.

4.7 Building height

The Medium density residential zone code seeks a built form that takes into consideration and respects the height of existing and potential buildings on adjoining

premises in addition to the height of buildings in the vicinity of the site. The proposed development has a roof height less than that of the adjacent development and of that fronting Thongon Street. Sheet TP13 provided as part of the application material details the height of the proposed development in the context of the existing development adjacent the site and of that on the opposite side of Thongon Street.

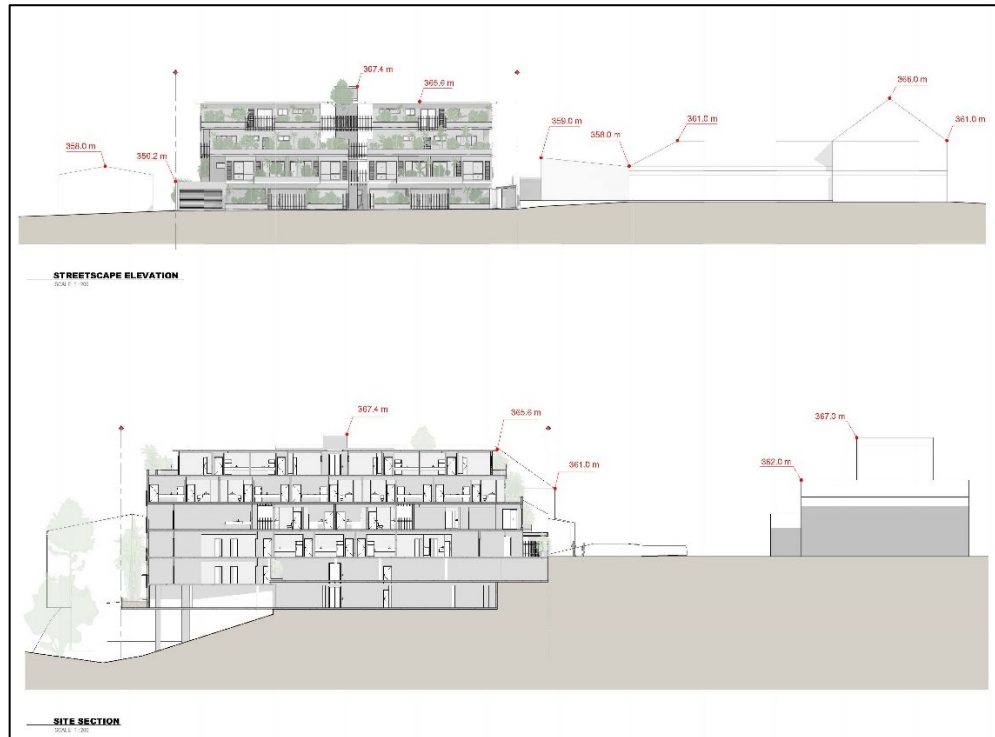


Figure 3: Streetscape Elevation (Source: TP13 from Plans of Development)

In addition to the Medium density zone code, the assessment benchmarks of the Kuranda local plan code are achieved as the development reflects the existing building form that is proximate to the site in relation to building height, scale, mass and proportion as it presents to the streetscape. The inclusion of landscape planters throughout each level provides a positive contribution to the village in the rainforest theme of Kuranda. The landscape planters also provide an opportunity for residents on each level to have access to landscaping and enhanced residential amenity.

In addition to the prominent landscaping, the built form provides for an articulated façade on all elevations with balconies, windows and building materials providing visual interest.

In response to the topography of the site, the proposed development has been designed to follow the site contours and “step down” from the street frontage. The resulting form has been designed to maintain the village in a rainforest character of the streetscape, whilst providing medium-density residential development.

4.8 Boundary setbacks

The Medium density residential zone code seeks to ensure that development considers the siting of adjoining premises in relation to access to sunlight and daylight as well as overlooking and casual surveillance. The subject site provides an opportunity to provide a transition in built form from the adjacent commercial development fronting Coondoo Street that has awning over the footpath, and the proposed street front setback “stepping back” over the levels fronting Thongon Street. The proposed front boundary setback provides for development that is sited in a manner that is appropriate for the subject site.

The proposed development incorporates a landscape planter on the basement level at the rear boundary, with the residential accommodation aspect of the development being setback 3m from the boundary.

The development has been sited adjacent to the southern side boundary as this site is in the Centre zone which in part includes existing development that is built to the property boundary. Aspects of the proposed development that are built to the boundary are limited to car parking and service areas with the residential accommodation aspect being setback not less than 3m, exceeding the minimum boundary setback stated in the assessment benchmark.

The development has been sited adjacent to the northern side boundary in part, with a 3m landscape planter provided to more than 60% of the boundary. The balance of the setback to the southern boundary is comprised of a built to boundary wall at ground level with a landscape planter provided above. The residential accommodation aspect is setback not less than 3m from the northern side boundary.

3.3 Density

Although the proposed development provides a site population density greater than that stated within the Acceptable outcome of the Medium density residential zone code, the proposed development will contribute to housing choice within Kuranda. It is not considered that the proposed development will cause amenity impacts beyond the expectation of accommodation density for the zone. The built form is commensurate with the scale and frontage of the site. Accordingly, the proposed development advances the applicable assessment benchmarks.

3.4 Gross floor area

The site has an area of 2,024m² which facilitates a scale of development that greater than 600m² as stated in the Acceptable Outcome. The proposed development has been designed to provide for the efficient use of land within the Kuranda village centre and is of a form that is consistent with existing buildings that are adjacent the site and opposite the site on Thongon Street. Accordingly, the proposed development advances the applicable assessment benchmarks.

5.0 INFRASTRUCTURE

5.1 Stormwater

The proposed development involves internal building works and stormwater will continue to be directed to a lawful point of discharge.

5.2 Water Supply

The site can be serviced by Council's reticulated water supply.

5.3 Wastewater connection

The site can be serviced by Council's reticulated wastewater network.

5.4 Electricity and Telecommunication

The subject site has access to electricity supply and telecommunication networks.

6.0 CONCLUSION

The proposed development involving 56 dwellings will provide a positive contribution to Kuranda and surrounding communities. The provision of dwellings having varied bedroom configurations will provide much-needed accommodation to cater for a variety of household sizes. The development of Multiple dwelling within the Kuranda village centre provides for the efficient utilisation of land that has access to urban services and infrastructure.

With a rental vacancy rate of less than 1%, the development of the subject site for Multiple dwellings will provide much-needed housing within Kuranda. The provision of additional residential accommodation will encourage further investment in Kuranda delivering lasting community and economic benefits.

It is requested that the application be approved subject to reasonable conditions.

ATTACHMENT 1: ASSESSMENT AGAINST APPLICABLE BENCHMARKS

6.2.7 Medium density residential zone code

6.2.7.1 Application

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

6.2.7.2 Purpose

(1)	The purpose of the medium density residential zone code is to provide for medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.	The proposed development advances the purpose statement as it is for medium density multiple dwellings.
(2)	Mareeba Shire Council's purpose of the Medium density residential zone code is to facilitate medium residential densities and a diversity of housing which caters for a range of households in locations which are proximate to town centres, community facilities and open space.	The proposed development advances the purpose statement as it is for medium density housing with a variety of dwelling configurations. The subject site is within the Kuranda village centre.
	Small lot housing is facilitated and medium density development may include Dual occupancy and Multiple dwelling development in the form of town houses, apartments and units.	The proposed development advances the purpose statement as it is for medium density housing in apartments / units.
(3)	The purpose of the code will be achieved through the following overall outcomes:	
(a)	Development provides a range of residential dwelling choices including Multiple dwellings in locations clustered around or near activity centres and transport networks;	The proposed development advances the purpose statement as it facilitates dwelling choices through the provision of a variety of dwelling configurations
(b)	Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure;	The proposed development advances the purpose statement as it facilitates urban consolidation and the efficient use of existing infrastructure.
(c)	Development is supported by employment nodes, community facilities and services, transport and commercial hubs where appropriate; Development provides and maintains a high level of amenity in the zone and is reflective of the desired character of the area;	The proposed development advances the purpose statement as the site is within the Kuranda village centre.
(d)	The scale and density of development facilitates an efficient land use pattern that supports safe and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational	The proposed development advances the purpose statement as the site is within the Kuranda village centre which provides for the ability to walk to employment, centre activities, open space and community services. .

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	opportunities;	
(e)	Other small-scale development that integrates personal employment and residential activities is encouraged, provided it complements local residential amenity;	Not applicable to the proposed development
(f)	Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;	The proposed development advances the purpose statement as the use is for a residential purpose.
(g)	Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community; and	The proposed development advances the purpose statement as the use is for a residential purpose.
(h)	Development responds to land constraints and mitigates any adverse impacts on adjacent land uses and the environment.	The proposed development advances the purpose statement as the design responds to the site characteristics.

6.2.7.3 Criteria for assessment

Table 6.2.7.3A—Medium density residential zone code - For accepted development subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.		AO1 Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	Complies with Performance Outcome. The proposed development has been designed to respond to the development on surrounding premises and the site characteristics. The proposed development presents a stepped façade to the Thongon Street frontage. Due to the topography of the site, the development has an increased height at the rear of the site. The building height ranges from 3.4m at the street frontage to approximately 20m within the site. Refer to Local Plan assessment benchmarks.
Outbuildings and residential scale			
PO2 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 Medium density residential zone.		AO2 Domestic outbuildings do not exceed: (a) 100m ² in gross floor area; and (b) 5.5 metres in height above natural ground level.	NA
Siting			
PO3 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		AO3.1 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.	Complies with Performance Outcome. The proposed development has a varied setback to the front boundary in response to the site context within the Kuranda village centre and the surrounding development. Refer to Local Plan assessment benchmarks.
		AO3.2	Complies with Performance Outcome.

Performance outcomes	Acceptable outcomes	Applicant Response
breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	The proposed development has a varied setback in response to the site characteristics and the surrounding development. Refer to Local Plan assessment benchmarks.
Accommodation density		
PO4 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.	AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.7.3B .	Complies with Performance Outcome. The proposed development will provide housing choice within Kuranda with a variety of unit configurations proposed. The design provides for fixed screening and landscaping at all levels to reduce the potential for amenity impacts beyond the site. The site has an area of 2,024m ² which facilitates the scale of the proposed development.
Gross floor area		
PO5 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.	AO5 Gross floor area does not exceed 600m ² .	Complies with Performance Outcome. The site has an area of 2,024m ² which facilitates the scale of development beyond that stated in the Acceptable Outcome. The design provides for the efficient use of land within the Kuranda Village centre and is of a form that is consistent with surrounding buildings. Refer to Local Plan assessment benchmarks.
For assessable development		
Building design		
PO6 Building facades are appropriately designed to: (a) include visual interest and architectural variation;	AO6 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	Complies with Acceptable Outcome. The design includes habitable spaces and the pedestrian entrance facing the Thongon Street frontage.

Performance outcomes	Acceptable outcomes	Applicant Response
(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.		
PO7 Development complements and integrates with the established built character of the Medium 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.	AO7 No acceptable outcome is provided.	Complies with Performance Outcome. The established character is varied with a variety of building forms present. The proposed development includes design aspects that complement and integrates with the surrounding built form.
Non-residential development		
PO8 Non-residential development: (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.	AO8 No acceptable outcome is provided.	NA
Amenity		
PO9 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;	AO9 No acceptable outcome is provided.	Complies with Performance Outcome. The proposed development will not detract from the amenity of the local area. The proposed use is consistent with the zone and does not introduce aspects that are not envisaged. The design includes

Performance outcomes	Acceptable outcomes	Applicant Response
(e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		screening and landscape planters to enhance privacy and visual amenity of the streetscape and overall building appearance.
PO10 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.	AO10 No acceptable outcome is provided.	Complies with Performance Outcome. The design reflects the existing development surrounding the site, with screening and landscape planters to enhance privacy and visual amenity

Table 6.2.7.3B—Maximum densities for Accommodation activities

Use	Maximum density
Dual occupancy	1 dwelling per 300m ² of site area
Multiple dwelling	(a) 1 dwelling per 150m ² of site area; and (b) 1 bedroom per 75m ² of site area.
Residential care facility	1 dwelling or accommodation unit per 100m ² of site area.
Retirement facility	1 dwelling or accommodation unit per 150m ² of site area

7.2 Local plan codes

7.2.1 Kuranda local plan code

7.2.1.1 Application

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

7.2.1.2 Purpose

(1)	The purpose of the Kuranda local plan code is to:	
(a)	maintain the distinctive “village in the rainforest” theme of Kuranda;	The proposed development advances the purpose of the code through the provision of landscape planters on each level.
(b)	maintain the character and pedestrian scale of Kuranda’s village heart;	The proposed development advances the purpose of the code through the a varied front boundary setback to Thongon Street. The ground floor presents as a single storey with additional levels above setback from the frontage.
(c)	maintain a vibrant and diverse village frame which accommodates a cluster of uses including tourism attractions and mixed-use facilities; and	The proposed development advances the purpose of the code by contributing to the mix of uses within the village centre.
(d)	ensure points of arrival into Kuranda are developed sensitively.	Not applicable.
(2)	Three precincts are identified within the local plan in order to achieve this purpose:	
(a)	The Village heart precinct focuses on the fig tree lined section of Upper Coondoo Street and adjoining Thongon and Therwine Streets. The purpose of this precinct is to maintain the distinctive landscaping, paving schemes, active shop fronts and pedestrian scale of development in the Village heart as the focal point of activity within Kuranda.	The proposed development advances the purpose of the precinct through the built form and landscaping proposed. The pedestrian scale is maintained at the street level with the overall height being consistent with surrounding development. The development will provide an opportunity for additional landscaping within Thongon Street that will enhance the streetscape appearance.
(b)	The Village frame precinct consists of a variety of commercial and community uses, characterised by varying scales and formats, including the markets, zoos and some mixed use commercial/residential developments and community facilities. The purpose of the precinct is to accommodate a wider variety of uses which still contribute to the rainforest character and theme of the Kuranda village.	Not applicable.
(c)	The Green belt precinct contains a mix of tenures and land uses which contribute to the distinctive rainforest belt enveloping Kuranda village. The purpose of the precinct is to	Not applicable.

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	maintain the rainforest theme of the village. The Green belt precinct also protects the visual amenity around points of arrival into Kuranda village.	
(3)	The purpose of the code will be achieved through the following overall outcomes:	
(a)	Development provides high standards of amenity and compliments the surrounding natural and built environment;	The proposed development complements the surrounding built environment. The provision of landscape planters on each level will provide a high standard of amenity for residents at the site and for pedestrians external to the site, providing a connection between the built form and natural environment.
(b)	Development is integrated sensitively into the built and natural environment;	The design has been developed with consideration to the characteristics of the site. The development complements the surrounding built environment. The provision of landscape planters on each level will provide a high standard of amenity for residents at the site and for pedestrians external to the site, providing a connection between the built form and natural environment.
(c)	Development maintains the streetscape amenity and pedestrian scale of Upper Coondoo, Thongon and Therwine St;	The development will provide an opportunity for additional landscaping within Thongon Street that will enhance the streetscape appearance and amenity.
(d)	Development maintains a mixed use commercial area framing Kuranda's village heart accommodating a range of formats and scales of development and contributing to the established character of Kuranda;	Not applicable.
(e)	Development preserves and enhances a rainforest belt around the Kuranda village;	Not applicable.
(f)	Development protects Kuranda village from visually obtrusive development; and	The design has been developed with consideration to the characteristics of the site with the built form being sensitive to the desired character of Kuranda. The provision of landscape planters on each level will provide a high standard of amenity for residents at the site and for pedestrians external to the site.
(g)	Development maintains a streetscape theme within the village through consistent landscape treatments and paving schemes	Works external to the site will be undertaken in accordance with Council's design specification.

7.2.1.3 Criteria for assessment

Table 7.2.1.3A—Kuranda local plan – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
PO1 Advertising devices are compatible with the established character of the Kuranda local plan area, having regard to the: <ul style="list-style-type: none"> (a) dominance of natural elements; (b) scale of built elements; (c) nature of existing development in identified precincts; and (d) scale, location and prominence of existing advertising devices. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	AO1.1 Advertising devices: <ul style="list-style-type: none"> (a) are not illuminated or flashing; and (b) do not use fluorescent colours or reflective surfaces. 	NA
	AO1.2 Where in the Village heart precinct or the Village frame precinct, advertising devices are limited to: <ul style="list-style-type: none"> (a) those attached to buildings; (b) a maximum of two permanent advertising devices per business; and (c) a combined surface area of no greater 2m². 	NA
	AO1.3 Where in the Green belt precinct, advertising devices are: <ul style="list-style-type: none"> (a) limited to a surface area of 0.5m²; (b) located a minimum of 300 metres from the closest freestanding advertising device; and (c) located to not obstruct the windows or architectural features of a building or structure to which they are attached. 	NA
Where in the Village frame precinct		
PO2 Buildings are sited in a manner which is consistent with the established scale and form of buildings within the precinct, having regard to: <ul style="list-style-type: none"> (a) proximity to the street; (b) the existing relationship between built and natural features; and (c) treatment of corner sites. 	AO2.1 Site cover does not exceed 60%.	NA
	AO2.2 Buildings are set back a minimum of 3 metres from the primary street frontage.	
	AO2.3 Buildings are set back a minimum of 2 metres from any secondary street frontage.	

Performance outcomes	Acceptable outcomes	Applicant Response
Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.		
PO3 Car parking and service areas do not dominate the streetscape.	AO3.1 No more than 50% of provided car parking is to be located between the building and the primary street frontage. AO3.2 Servicing areas, excluding driveways, are not visible from the primary street frontage.	
Where in Green belt precinct		
PO4 Where located on a site identified as a 'point of arrival', development reinforces a positive image of Kuranda and upholds the “village in the rainforest” theme.	AO4 Where located on a site identified as a 'point of arrival', development is: (a) of timber and tin construction; and (b) provides a minimum landscaped strip of 3 metres to the site frontage.	NA
PO5 The natural landscape character of the Green belt precinct is maintained and enhanced through on-site landscaping that: (a) promotes the dominance of natural elements; (b) screens built elements from view; (c) includes species consistent with those found in the precinct; and (d) includes an appropriate depth of planting from the frontage.	AO5.1 Development provides and maintains landscaping: (a) along the full frontage of the site (excluding any access ways); (b) with a minimum width of 3 metres; and (c) contains rainforest planting in accordance with Table 7.2.1.3B . AO5.2 Existing mature native vegetation that is visible from public open space and streets within the Green belt precinct is retained.	
For assessable development		
PO6 Development fronting Rob Veivers Drive, Barron Falls Road or the southern portion of the Kennedy Highway maintains and enhances the natural rainforest appearance of land adjoining these corridors through the retention and addition of existing native vegetation.	AO6.1 Existing vegetation is retained at a depth of a minimum of: (a) 20 metres from the lot frontage for properties fronting the southern side of Rob Veivers Drive; or (b) 3 metres from the lot frontage for properties fronting the northern side	NA

LOCAL PLANS

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>of Rob Veivers Drive; or</p> <p>(c) 10 metres from the lot frontage for properties fronting either side of Barron Falls Road; or</p> <p>(d) 10 metres from the lot frontage for properties fronting either side of the portion of the Kennedy Highway to the south of the Barron River.</p>	
	<p>AO6.2</p> <p>Where an area of a frontage described in AO6.1 does not contain any vegetation for a distance greater than 2 metres, this area is replanted:</p> <p>(a) to the depth specified in AO6.1; and</p> <p>(b) in accordance with Table 7.2.1.3B.</p>	NA
	<p>AO6.3</p> <p>Where the site has a frontage to a road described in AO6.1, other than Barron Falls Road, advertising devices:</p> <p>(a) are limited to a surface area of 0.5m²;</p> <p>(b) do not use fluorescent colours or reflective surfaces;</p> <p>(c) do not involve illumination; and</p> <p>(d) are spaced a minimum of 300 metres apart from the closest existing freestanding advertising device.</p>	NA
Where in Village frame precinct and Village heart precinct		
<p>PO7</p> <p>Development in the Village frame precinct and Village heart precinct is undertaken in a manner that respects the place's local character having regard to:</p> <p>(a) building height, scale, bulk, mass and proportion;</p> <p>(b) building materials, patterns, textures, colours, and decorative elements;</p> <p>(c) floor to ceiling height;</p> <p>(d) roof form and pitch;</p> <p>(e) facade articulation, detailing, stairways, and window and door</p>	<p>AO7</p> <p>No acceptable outcome is provided.</p>	<p>Complies with Performance Outcome.</p> <p>The proposed development reflects the existing building form that is proximate to the site in relation to building height, scale, mass and proportion as it presents to the streetscape.</p> <p>In contrast to the surrounding development, the proposed development includes landscape planters throughout each level to provide a positive contribution to the village in the rainforest theme of Kuranda.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
proportions; (f) verandahs, awnings and eaves; (g) access ways, driveway crossovers, fence style and alignment; (h) ancillary buildings; and (i) other local character elements of the streetscape. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.		The design provides for an articulated façade on all elevations with balconies, windows and building materials providing visual interest.
Where in Village heart precinct		
PO8 Frontage works contribute to and extend established streetscape themes and landscape treatments, having regard to: (a) the location of street trees; (b) the provision of mature trees near the frontage; (c) the provision of raised planters; (d) established paving schemes; (e) the permeability of surface treatments; and (f) opportunities for public art. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	AO8 No acceptable outcome is provided.	Complies with Performance Outcome. The street frontage does not contain existing vegetation. Frontage works will be undertaken in accordance with Council's design requirements.
Where in Village frame precinct		
PO9 Landscaping along the site frontage of a site in the Village frame precinct reinforces and enhances the natural character of the precinct by providing: (a) a sufficient depth of planting to ensure natural elements are prominent; and (b) species that are consistent with those found in the precinct.	AO9 A landscape strip is provided adjacent to the full length of any road frontage: (a) with a minimum width of 2 metres; and (b) landscaped in accordance with the Table 7.2.1.3B .	NA
PO10 Buildings incorporate materials and design	AO10 Buildings incorporate the following design	

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Performance outcomes	Acceptable outcomes	Applicant Response
features that are consistent with the established style and form of development within the precinct, having regard to: (a) roofing; (b) window placement; and (c) privacy screening.	characteristics: (a) roofing materials with a traditional profile corrugated iron; (b) fenestration which has a vertical emphasis; (c) avoidance of large glazed areas in otherwise blank walls; and (d) privacy screens which consist of lattice or battens and are less than 50% transparent. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	

Table 7.2.1.3B – Kuranda local plan precincts preferred plant species

Village heart precinct	Village frame precinct	Green belt precinct	Residential areas (local scenic routes)
Street trees <ul style="list-style-type: none"> F. hillii F. microcarpa var. latifolia (preferable attainable) 	Street trees <ul style="list-style-type: none"> Elaeocarpus bancrofti Flindersia pimenteliana Grevillea baileyana Syzygium kuranda 	Signature species <ul style="list-style-type: none"> Agathis robusta (Kauri Pine) 	Trees (street plantings) <ul style="list-style-type: none"> Archontophoenix myolensis (Myola Palm) Backhousea citriodora Bauhinia variegata var. candida Cassia javanica x fistula Saraca thiapingensis
Shrubs <ul style="list-style-type: none"> Acalypha lyonsii Cordyline terminalis Graptophyllum ilicifolia Licuala ramsayi (Fan Palm) 	Shrubs <ul style="list-style-type: none"> Alpinia arctiflora Alpinia caerulea Alpinia modesta Cryptocarya laevigata Diospyros cupulosa Memecylon pauciflorum 	Shrubs <ul style="list-style-type: none"> Alyxia ruscifolia Austromyrtus sp. Goldsborough (syn. Eugenia sp. Mulgrave River) Banksia spinulosa Hibbertia velutina Leptospermum polygalifolium 	Shrubs (verge plantings) <ul style="list-style-type: none"> Centradenia rosea Calliandra spp. Medinella micans Strobilanthes wallichii Rhodomyrtus tomentosa Ruellia macrantha Tibouchina spp.
Groundcover (tolerant of root competition) <ul style="list-style-type: none"> Acmena smithii Adiantum hispidulum Asplenium longicomutum Hemigraphis repanda Impatiens repens Philodendron 'Imperial Red' 	Understorey (low shrubs and groundcover) <ul style="list-style-type: none"> Acalypha lyonsii Alpinia hylandii Alocasia hylandii Mackinlaya macrosciadea, confusa Macrothelypteris torresiana 	Groundcover <ul style="list-style-type: none"> Gahnia aspera 	Groundcover <ul style="list-style-type: none"> Calliandra tweedi 'Red Flash' Rosa cv. 'Flower Carpet Red'
Groundcover (other) <ul style="list-style-type: none"> Acalypha reptans Cuphea sp. 'Tiny Mice' Torenia 'Blue Magic' Viola hederacea 	Park trees <ul style="list-style-type: none"> Ficus crassipes Ficus pleurocarpa Sundacarpus amara Syzygium Kuranda Elaeocarpus bancrofti (Kuranda Satinash) 	Small trees/ large shrubs <ul style="list-style-type: none"> Acmena smithii Archontophoenix myolensis, (Myola Palm) Baekea frutescens Callistemon recurvis Callitris macleayana Casuarina torulosa 	

Source: Kuranda Plant Palette prepared by Siteplan Cairns Pty Ltd (Landscape Architects for Mareeba Shire Council) 2000

8.2.8 Hill and slope overlay code

8.2.8.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a 'Hill and slope area' identified on the **Hill and slope overlay maps (OM-008a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Natural hazards are appropriately reflected in Overlay Maps 3, 6 and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.

8.2.8.2 Purpose

- (1) The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is located to avoid sloping land where practical; and
 - (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.

8.2.8.3 Criteria for assessment

Table 8.2.8.3 – Hill and slope overlay code - For assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
Slope stability		
PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) , a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates: <ol style="list-style-type: none">(a) the long term stability of the development site;(b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and(c) development will not adversely affect	AO1 No acceptable outcome is provided.	Complies with Performance Outcome. The design has been undertaken to reflect the site characteristics. Geotechnical investigation will be undertaken to confirm structural engineering requirements.

Performance outcomes	Acceptable outcomes	Applicant Response
other property outside the development site through landslide activity or alterations to surface or groundwater.		
PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) having regard to: <ul style="list-style-type: none"> (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for erosion. 	AO2.1 Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) .	Not applicable.
	AO2.2 Development is not located on land with a gradient of greater than 25%.	Complies with Acceptable Outcome. The site has slope of 12% on the south-east boundary and 25% on the north-west boundary.
	AO2.3 No lot less than 2,000m ² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) . Note – Where a minimum lot size of less than 2,000m ² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.	Not applicable.
Community infrastructure and essential services		
PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.	AO3 No acceptable outcome is provided.	Not applicable.

8.2.11 Scenic amenity overlay code

8.2.11.1 Application

- (2) This code applies to assessing development where:
- (c) land the subject of development is located within identified on the **Scenic amenity overlay maps (OM-011a-b)**; and
 - (d) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

8.2.11.2 Purpose

- (3) The purpose of the Scenic amenity overlay code is to protect and enhance the scenic qualities and character of the shire.
- (4) The purpose of the code will be achieved through the following overall outcomes:
- (a) Scenic routes are protected from development that could compromise their contribution to the character of the shire;
 - (b) Scenic routes are enhanced through development that is consistent with the existing landscape character of the route; and
 - (c) The visibility of iconic landscape features from public areas of the shire is protected and enhanced.

8.2.11.3 Criteria for assessment

Table 8.2.11.3 – Scenic amenity overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Where adjoining a Local scenic route		
PO1 'Local scenic routes' identified on Scenic amenity overlay map (OM-011b) are maintained and enhanced to: (a) achieve a high level of amenity when viewed from the street;	AO1.1 Development with frontage to a 'Local scenic route' identified on Scenic amenity overlay map (OM-011b) retains existing mature native vegetation within 3 metres of the site frontage	Not applicable as the site does not have frontage to a Local scenic route.

Performance outcomes	Acceptable outcomes	Applicant Response
(b) contribute to the development of natural features within the streetscape; and (c) compliment the character of the local area.	AO1.2 Development, other than for a Dwelling house, with frontage to a 'Local scenic route' identified on Scenic amenity overlay map (OM-011b) : (a) provides a landscaped strip that: (i) is a minimum of 3 metres; and (ii) contains species which comply with the relevant acceptable outcomes of the Landscaping code and any applicable local plan code; and (b) does not involve a freestanding permanent advertising device.	Not applicable as the site does not have frontage to a Local scenic route.
For assessable development		
Iconic landscape features		
PO2 The visibility of the 'Chillagoe Smelters iconic landscape feature' and the 'Mount Mulligan iconic landscape feature' identified on Scenic amenity overlay map (OM-011a) are not compromised by buildings or structures located within the: (a) 'Chillagoe Smelters iconic landscape feature'; or (b) 'Chillagoe Smelters 500 metre buffer'; or (c) 'Mount Mulligan iconic landscape feature'; or (d) 'Mount Mulligan 12 kilometre buffer'.	AO2 No acceptable outcome is provided.	Not applicable.
Where within the Shire scenic route 500 metre buffer		

Performance outcomes	Acceptable outcomes	Applicant Response
<p>'Shire scenic routes' identified on Scenic amenity overlay map (OM-011b) are maintained and enhanced:</p> <ul style="list-style-type: none"> (e) to contribute to the rural landscape character of the shire; (f) to promote the appreciation of the natural environment; (g) through the sensitive location and design of land uses, buildings and structures; and (h) through the retention and enhancement of the attributes or values which give rise to the attractiveness of the subject site. 	<p>AO3 No acceptable outcome is provided.</p>	<p>Compiles with Performance Outcome.</p> <p>Development at the subject site is not visible from the Shire scenic route.</p>
If for Extractive industry or Telecommunications facility		
<p>PO4 The Extractive industry or Telecommunications facility is not visible from a 'Local scenic route' or a 'Shire scenic route' identified on Scenic amenity overlay map (OM-011b).</p>	<p>AO4 No acceptable outcome is provided.</p>	<p>Not applicable.</p>

9.3 Use codes

9.3.1 Accommodation activities code

9.3.1.1 Application

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

9.3.1.2 Purpose

(1) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.	The proposed development advances the purpose statement as it is for multiple dwellings within the Medium density residential zone.
(2) The purpose of the code will be achieved through the following overall outcomes:	
(a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;	The development has been designed to minimise impacts on surrounding uses.
(b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;	Not applicable.
(c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;	The proposed development provides a high level of amenity and reflects the existing building form present proximate to the site in relation to building height, scale, mass and proportion.
(d) Accommodation activities are generally established in accessible, well- connected locations with access or future access to public transport, cycling and pedestrian networks;	The subject site is accessible and is well connected to pedestrian, transport and cycling networks.
(e) Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:	
(i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;	Not applicable
(ii) Kuranda as a village activity centre, which accommodates	The proposed development will support Kuranda as a village activity centre

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	services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;	and will not compromise the hierarchy of centres.
(iii)	Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and	Not applicable.
(iv)	Bibbohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and	Not applicable
(f)	Accommodation activities are responsive to site characteristics and employ best practice industry standards.	The proposed development advances the purpose statement as the design responds to the site characteristics.

9.3.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
All Accommodation activities, apart from Dwelling house		
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B .	Complies with Acceptable outcome. The subject site has an area of 2,012m ² and has a frontage of 40.2m.
All Accommodation activities, apart from Tourist park and Dwelling house		
PO2 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.	AO2.1 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	Complies with Performance Outcome. The proposed development will be serviced by bulk bins rather than 240 litre bins. This will provide the required storage to meet the anticipated demand for the development.

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Performance outcomes	Acceptable outcomes	Applicant Response
	facility.	
All Accommodation activities, except for Dwelling house		
PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses. Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.	AO3 The windows of habitable rooms: (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: (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 glass installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary.	Complies with Acceptable Outcome AO3(c)(i). Windows habitable rooms above ground floor have a sill height of 1.5m above floor level.
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for	AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C .	Complies with Acceptable Outcome. Table 9.3.1.3C requires the provision of an area having a minimum area of 50m ² and a minimum dimension of 5m. An area achieving these requirements is provided on Level 1.

Performance outcomes	Acceptable outcomes	Applicant Response
(c) passive and active recreation; provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D .	Complies with Performance Outcome. The site location and characteristics do not provide opportunity for ground floor units to have an area of private open space sought in Table 9.1.1.3D. Each unit is provided with an area of private open space that is accessible from the main living area that has a minimum dimension of 3m and an area of not less than 15m ² as sought in Table 9.1.1.3D.
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	Complies with Acceptable Outcome. Clothes drying areas are not provided where they may be visible from the street.
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m ² per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres;	Complies with Acceptable Outcome. A secure storage area is provided for each unit that is located on the same level as vehicle parking. The secure storage areas have a minimum area of not less than 2.4m ² and a height of not less than 2.1m.

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Performance outcomes	Acceptable outcomes	Applicant Response
	(e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.	
If for Caretaker's Accommodation		
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.	Not applicable.
	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m ² .	Not applicable.
If for Dwelling house		
PO6 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;	AO6.1 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.	Not applicable.
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m ² .	Not applicable.
If for Dual occupancy		
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to:	AO7.1 Where located on a corner allotment, each dwelling is accessed from a different road	Not applicable.

Performance outcomes	Acceptable outcomes	Applicant Response
(a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages.	frontage. AO7.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	Not applicable.
If for Multiple dwelling, Residential care facility or Retirement facility		
PO8 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. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	AO8 Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	Complies with Acceptable Outcome. The subject site is located adjacent to land within the Centre zone.
PO9 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	AO9.1 External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements: (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	Complies with Acceptable Outcome. The external walls include a change in horizontal plan and include variation in materials and window openings to provide visual interest.

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Performance outcomes	Acceptable outcomes	Applicant Response
<p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>exterior colours of the development.</p>	
	<p>AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.</p>	<p>Complies with Acceptable Outcome.</p> <p>The proposed development does not have a garage or carport opening facing the street frontage. The driveway width is 5.8m.</p>
	<p>AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p>	<p>Complies with Acceptable Outcome.</p> <p>An awning is provided having a minimum overhang of 600mm.</p>
	<p>AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.</p>	<p>Complies with Performance Outcome.</p> <p>The proposed roof design is compatible with the scale of surrounding buildings. As the site is located adjacent to and opposite land in the Centre zone, the proposed form is considered appropriate at this location.</p>
If for Residential care facility or Retirement facility		
<p>PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional</p>	<p>AO10.1 The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p>	<p>Not applicable.</p>
	<p>AO10.2 Pedestrian paths include navigational signage at intersections.</p>	<p>Not applicable.</p>
	<p>AO10.3 Buildings, dwellings and accommodation units include identification signage at</p>	<p>Not applicable.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
assessment benchmarks are provided under “for assessable development”.	entrances.	
	AO10.4 An illuminated sign and site map is provided at the main site entry.	Not applicable.
	AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	Not applicable.
If for Home based business		
P011 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	AO11.1 The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	Not applicable.
	AO11.2 The Home based business does not occupy a gross floor area of more than 50m ² .	Not applicable.
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	Not applicable.
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	Not applicable.
	AO11.5 The Home based business does not involve the public display of goods external to the building.	Not applicable.

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Performance outcomes	Acceptable outcomes	Applicant Response
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	Not applicable.
	AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	Not applicable.
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.	Not applicable.
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	AO12.1 Home based businesses involving accommodation activities are limited to the scale specified in Table 9.3.1.3E .	Not applicable.
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	Not applicable.
	AO12.3 A farm stay is setback 100 metres from any property boundary.	Not applicable.
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences;	Not applicable.

Performance outcomes	Acceptable outcomes	Applicant Response
	and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	
If for Rural workers' accommodation		
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	AO13.1 A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	Not applicable.
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	Not applicable.
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	AO14.1 The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	Not applicable.
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	Not applicable.

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Performance outcomes	Acceptable outcomes	Applicant Response
For assessable development		
If for Caretaker's Accommodation		
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	AO15 No acceptable outcome is provided.	Not applicable.
If for Residential care facility or Retirement facility		
PO16 Retirement facilities include a range of housing designs and types that: (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types.	AO16 No acceptable outcome is provided.	Not applicable.
If for Tourist park		
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	AO17 No acceptable outcome is provided.	Not applicable.
PO18	AO18.1	Not applicable.

Performance outcomes	Acceptable outcomes	Applicant Response
<p>The density of accommodation provided within the Tourist park:</p> <ul style="list-style-type: none"> (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area. 	<p>Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed:</p> <ul style="list-style-type: none"> (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m² gross floor area per cabin) per hectare of the nominated area(s). 	
	<p>AO18.2</p> <p>Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).</p>	Not applicable.
<p>PO19</p> <p>Accommodation sites are designed and located:</p> <ul style="list-style-type: none"> (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses. 	<p>AO19.1</p> <p>A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.</p>	Not applicable.
	<p>AO19.2</p> <p>Caravan, motor home, tent and cabin accommodation sites are set back a minimum of:</p> <ul style="list-style-type: none"> (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site. 	Not applicable.
PO20	AO20.1	Not applicable.

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Performance outcomes	Acceptable outcomes	Applicant Response
A Tourist park is provided with sufficient and appropriately located refuse collection areas.	A central refuse collection area is provided to service all accommodation sites.	
	AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.	Not applicable.
	AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.	Not applicable.
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	Not applicable.
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	Not applicable.

Table 9.3.1.3B – Minimum site area and minimum site frontage

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

Table 9.3.1.3C – Communal open space

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

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

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

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

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

Table 9.3.1.3D – Private open space

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

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

Rooming accommodation	As specified below.		
Short-term accommodation	As specified below.		
• Ground level	15m ²	3 metres	<ul style="list-style-type: none"> • 20% shaded; and • Directly accessible from the main living area.
• Above ground level	10m ²	3 metres	<ul style="list-style-type: none"> • Directly accessible from the main living area.

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

Table 9.3.1.3E – Maximum scale of accommodation activities associated with a Home based business

Design	Maximum number of rooms	Maximum number of guests
Bed and breakfast	3 rooms for guest accommodation	6 guests at any one time
Farm stay	1 farm stay dwelling or accommodation unit in addition to the primary dwelling	10 guests at any one time

9.4.2 Landscaping code

9.4.2.1 Application

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

9.4.2.2 Purpose

(1)	The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:	
(a)	complements the scale and appearance of the development;	The proposed development incorporates landscaping on all levels to enhance the appearance of the development.
(b)	protects and enhances the amenity and environmental values of the site;	The proposed development incorporates landscaping on all levels to enhance the amenity of the development.
(c)	complements and enhances the streetscape and local landscape character; and	The proposed development incorporates landscaping on all levels to enhance the appearance of the development. Streetscape works will be undertaken in accordance with Council standards.
(d)	ensures effective buffering of incompatible land uses to protect local amenity.	The proposed use is compatible with surrounding uses.
(2)	The purpose of the code will be achieved through the following overall outcomes:	
(a)	Landscaping is a functional part of development design and is commensurate with the intended use;	The proposed development incorporates landscaping on all levels to enhance the appearance of the development.
(b)	Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;	It is not appropriate or practical to incorporate the existing vegetation as on-site landscaping.
(c)	Landscaping treatments complement the scale, appearance and function of the development;	The proposed development incorporates landscaping on all levels to enhance the appearance of the development.
(d)	Landscaping contributes to an attractive streetscape;	The proposed development incorporates landscaping on all levels to

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	contribute to an attractive streetscape.
(e) Landscaping enhances the amenity and character of the local area;	The proposed development incorporates landscaping on all levels to enhance the character of the area.
(f) Landscaping enhances natural environmental values of the site and the locality;	The proposed development incorporates landscaping on all levels that will enhance environmental values.
(g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;	The proposed development incorporates landscaping on all levels with landscape screening provided on all elevations.
(h) Landscaping provides shade in appropriate circumstances;	The proposed development incorporates landscaping on all levels with landscape screening providing shade in some areas.
(i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and	The proposed development incorporates landscaping on all levels with species selection to enhance personal safety.
(j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.	The proposed use is not an intensive use.

9.4.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
PO1 Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	AO1 Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	Complies with Acceptable Outcome. The proposed development provides for more than 20% (406m ²) of the site as landscaping, with landscape planters provided on each level.
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that:	AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage:	Complies with Performance Outcome. Landscape planter boxes are provided at the street frontage reflecting the urban context of

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Performance outcomes	Acceptable outcomes	Applicant Response
(a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	(a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	the subject site.
PO3 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.	AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B .	Complies with Performance Outcome. The side boundary where adjoining land in the Medium density residential zone is provided in part with a landscape buffer and in part with a built to boundary wall. The side boundary where adjoining land in the Centre zone is provided with a landscape buffer. The rear boundary is provided with a 3m wide landscape buffer.
	AO3.2 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	Complies with Acceptable Outcome. Landscape design will be undertaken in accordance with Council specifications.

Performance outcomes	Acceptable outcomes	Applicant Response
	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.	
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	Complies with Acceptable Outcome. Landscape design will be undertaken in accordance with Council specifications.
PO4 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.	AO4.1 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 ² : (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.	Complies with Performance Outcome. The location of the parking spaces beneath the building does not enable the provision of landscaping within the car parking areas.

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Performance outcomes	Acceptable outcomes	Applicant Response
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	Complies with Performance Outcome. The location of the parking spaces beneath the building does not enable the provision of landscaping within the car parking areas.
PO5 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.	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	Complies with Acceptable Outcome. Landscape design will be undertaken in accordance with Council specifications.
	AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	Complies with Acceptable Outcome. Landscape design will be undertaken in accordance with Council specifications
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 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.	Complies with Acceptable Outcome. Landscape design will be undertaken in accordance with Council specifications
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at	Complies with Acceptable Outcome. Species will be selected to ensure compliance with the assessment benchmark.

Performance outcomes	Acceptable outcomes	Applicant Response
	maturity.	
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: <ul style="list-style-type: none"> (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. 	Complies with Acceptable Outcome. The subject site is not adjacent to an electricity substation.
For assessable development		
PO7 Landscaping areas are designed to: <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	AO7 No acceptable outcome is provided.	Complies with Performance Outcome. The landscaping areas are located to be easily maintained and to allow sufficient access to sunlight and water. The species selection will provide for enhanced amenity and to enhance the safety of pedestrians at the Thongon Street frontage.

Table 9.4.2.3B—Side and rear boundary landscape treatments

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

For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility
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Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

9.4.3 Parking and access code

9.4.3.1 Application

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

9.4.3.2 Purpose

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

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Car parking spaces		
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ol style="list-style-type: none"> (f) nature of the use; (g) location of the site; (h) proximity of the use to public transport services; (i) availability of active transport infrastructure; and (j) accessibility of the use to all members of the community. 	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	Complies with Acceptable Outcome. The proposed development incorporates the provision of 70 car parking spaces and 1 vehicle wash bay in accordance with Table 9.4.3.3B.

Performance outcomes	Acceptable outcomes	Applicant Response
Vehicle crossovers		
PO2 Vehicle crossovers are provided to:: (d) ensure safe and efficient access between the road and premises; (e) minimize interference with the function and operation of roads; and (f) minimise pedestrian to vehicle conflict.	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	Complies with Acceptable Outcome. Access to Thongon Street is in accordance with FNQROC Development Manual standards.
	AO2.2 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.	Not applicable.
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .	Not applicable.
PO3 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.	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	Complies with Acceptable Outcome. Access, manoeuvring and car parking areas will be constricted of concrete.
For assessable development		
Parking area location and design		
PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	Complies with Acceptable Outcome. Car parking spaces, access and circulation areas are in accordance with applicable standards.

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Performance outcomes	Acceptable outcomes	Applicant Response
(b) be consistent with the character of the surrounding locality.	AO4.2 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.	Complies with Acceptable Outcome. Car parking spaces are in accordance with applicable standards. Three PWD spaces are provided on Lower Ground Level.
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	Complies with Acceptable Outcome. Pedestrian routes to access points are legible and dedicated where required.
	AO4.4 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.	Not applicable.
Site access and manoeuvring		
PO5 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.	AO5.1 Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	Complies with Acceptable Outcome. Car parking spaces, access and circulation areas are in accordance with applicable standards.
	AO5.2 Vehicular access has a minimum sight	Not applicable as no new roads proposed.

Performance outcomes	Acceptable outcomes	Applicant Response
	distance in accordance with Part 5 of AUSTROADS.	
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	Complies with Acceptable Outcome. Sufficient area is provided for vehicles to enter and exit the site in a forward gear.
	AO5.4 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).	Complies with Acceptable Outcome. Pedestrian and cyclist access to the site is separate to vehicular access.
PO6 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.	AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	Not applicable.
	AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	Not applicable.
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	Not applicable.
	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	Not applicable.

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Performance outcomes	Acceptable outcomes	Applicant Response
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	Not applicable.
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	Not applicable.
	AO6.7 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.	Not applicable.
Servicing		
P07 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 land uses and streetscape quality.	AO7.1 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.	Complies with Acceptable Outcome. An area for refuse storage is provided that is on the site at the side of the boundary and is not located adjacent to a boundary where the adjoining property is used for a sensitive land use.
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	Complies with Performance Outcome. All unloading, loading and service vehicles can enter and exit the site in a forward gear. Refuse collection vehicles will service the site at the Thongon Street frontage.
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum	Complies with Acceptable Outcome. Table 9.4.3.3B does not require a service vehicle space to be provided.

Performance outcomes	Acceptable outcomes	Applicant Response
	servicing vehicle specified in Table 9.4.3.3B .	
Maintenance		
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	Complies with Acceptable Outcome. Parking areas will be kept and used exclusively for parking.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Complies with Acceptable Outcome. Parking areas will be constructed of concrete and will be line marked in accordance with relevant standards.
End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users. 	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	Complies with Acceptable Outcome. Table 9.4.3.3D does not require bicycle parking spaces to be provided.
	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	Complies with Acceptable Outcome. Table 9.4.3.3D does not require end of trip facilities to be provided
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park		
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO10 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts. 	Not applicable.
If for Educational establishment or Child care centre where involving more than 100		

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

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Adult store	<u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 20m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² .	One SRV space.
Agricultural supplies store	<u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 30m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . Queuing for 3 vehicles should be supplied where a GFA is greater than 600m ² .	One HRV space.
Air services	<u>If accepted development subject to requirements development:</u> One space per 90m ² or part thereof of net lettable area; or <u>If Assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> One space per 200m ² or part thereof of net lettable area. If assessable development: As determined by Council.
Animal husbandry	<u>If accepted development subject to requirements :</u> One space. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Animal keeping	Minimum of three spaces or one space per 200m ² of use area, whichever is greater.	One SRV space.
Aquaculture	<u>If accepted development subject to requirements:</u> <ul style="list-style-type: none"> In the rural or rural residential zones - two spaces; or Enclosed within a building - one space per 90m² of net lettable area. 	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	<u>If assessable development:</u> As determined by Council.	
Brothel	As determined by Council.	As determined by Council.
Bulk landscape supplies	Minimum of five spaces or one space per 250m ² of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m ² ; or One HRV space.
Car wash	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
Caretaker's accommodation	One space per dwelling unit.	Nil.
Cemetery	As determined by Council.	As determined by Council.
Child care centre	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.
Club	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m ² .
Community care centre	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Community residence	Three spaces.	Nil.
Community use	Minimum of 5 spaces per use or one space per 50m ² or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m ² GFA.
Crematorium	One space per 30m ² GFA or part thereof.	As determined by Council.
Cropping	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Detention facility	As determined by Council.	As determined by Council.
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.
Dwelling house	One covered space per dwelling house. One space per secondary dwelling.	Nil.
Dwelling unit	One covered space per dwelling unit.	Nil

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	
Educational establishment	<p>For all establishments: 1 space per every 10 students plus 1 space per employee, and</p> <p>Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.</p>	<p><u>For accepted development subject to requirements:</u> One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas.</p> <p><u>For assessable development:</u> As determined by Council.</p>
Emergency services	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	As determined by Council.
Environment facility	As determined by Council.	As determined by Council.
Extractive industry	As determined by Council.	As determined by Council.
Food and drink outlet	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries.</p> <p>One service vehicle space per use or one service vehicle space per 1,000m² GFA, whichever is greater.</p>	One HRV space.
Function facility	One space per 30m ² or part thereof of GFA.	One SRV space.
Funeral parlour	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to</p>	One SRV space.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	
Garden centre	A minimum of 5 spaces for customer parking or one space per 150m ² or part thereof of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m ² use area, whichever is greater.	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Hardware and trade supplies	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Health care services	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 40m ² or part thereof of net lettable area. <u>Outside the Centre zone:</u> One space per 20m ² of or part thereof of net lettable area.	One SRV space per 500m ² GFA.
High impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Home based business	<u>Bed and breakfasts:</u> One space per guest room. <u>Other home based business:</u> One space for home based business and one covered space for the dwelling.	Nil.
Hospital	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m ² of GFA and part thereof; and One space for an emergency vehicle.
Hotel	One space per 10m ² or part thereof of GFA per bar,	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	beer garden and other public area. One space per 50m ² or part thereof of GFA per bulk liquor sales area. One space per guest room.	
Indoor sport and recreation	<u>If accepted development subject to requirements:</u> One space per 25m ² of net lettable area. <u>If assessable development:</u> As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Intensive animal industries	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	One SRV space.
Intensive horticulture	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Landing	As determined by Council.	As determined by Council.
Low impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Major electricity infrastructure	As determined by Council.	As determined by Council.
Major sport, recreation and entertainment facility	As determined by Council.	As determined by Council.
Marine industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.
Market	As determined by Council.	As determined by Council.
Medium impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Motor sport facility	As determined by Council.	As determined by Council.
Multiple dwelling	One covered space per dwelling. One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.	Nil.

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
Nightclub entertainment facility	One space per 60m ² GFA or part thereof.	Nil.
Non-resident workforce accommodation	One space per dwelling unit.	Nil.
Office	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 20m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One SRV space.
Outdoor sales	A minimum of 5 spaces for customer parking or one space per 150m ² of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m ² , whichever is greater.	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Outdoor sport and recreation	Coursing, horse racing, pacing or trotting: <ul style="list-style-type: none"> One space per five seated spectators; plus One space per 5m² of other spectator areas. Football: <ul style="list-style-type: none"> 50 spaces per field. Lawn bowls: <ul style="list-style-type: none"> 30 spaces per green. Swimming pool: <ul style="list-style-type: none"> 15 spaces; plus One space per 100m² of useable site area. Tennis or other Court: <ul style="list-style-type: none"> Four spaces per court. Golf Course:	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	<ul style="list-style-type: none"> Four spaces per tee on the course; plus One space per 50m² of net lettable area. <p><u>Any other use:</u> As determined by council.</p>	
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.
Permanent plantation	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Place of worship	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Port services	As determined by Council.	As determined by Council.
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
Renewable energy facility	As determined by Council.	As determined by Council.
Research and technology industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Roadside stall	One space per stall.	Nil.
Rooming accommodation	<u>Inside the Centre zone:</u> One space per 15 beds. <u>Outside the Centre zone:</u> One space per 8 beds.	One SRV space. One space for a 20 seater bus.
Rural industry	One space per 90m ² GFA or part thereof.	One AV space.
Rural workers' accommodation	<p><u>If accepted development subject to requirements:</u> Nil</p> <p><u>If Assessable development:</u> As</p>	<p><u>If accepted development subject to requirements:</u> Nil</p> <p><u>If Assessable development:</u> As determined by Council.</p>

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	determined by Council.	
Sales office	One space per 25m ² GFA or part thereof.	Nil.
Service industry	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.
Service station	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.
Shop	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.
Shopping centre	<u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA and one space per 25m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA and one space per 15m ² or part thereof of GFA above 400m ² .	One AV space per 1,000m ² ; and One SRV space per 500m ² ; or One SRV space per every 2 specialty uses, whichever the greater.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.
Showroom	Accepted in an existing building within the Centre zone.	One AV space and One SRV space if the site is greater than 2,000m ² ; or

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	<u>Inside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One HRV space; and One SRV Space.
Special industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Substation	<u>If assessable development:</u> As determined by Council.	As determined by Council.
Telecommunications facility	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Theatre	One space per 15m ² or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
Tourist attraction	As determined by Council.	As determined by Council.
Tourist park	One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites. Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.	One HRV space.
Transport depot	One space per 125m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Utility installation	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Veterinary services	Accepted in an existing building within the Centre zone.	One HRV space if greater than 500m ² GFA; and One SRV

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Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
	<u>Inside Centre zone:</u> One space per 40m ² or part thereof of net lettable area. <u>Outside Centre zone:</u> One space per 20m ² or part thereof of net lettable area.	space per 500m ² GFA.
Warehouse	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Wholesale nursery	As determined by Council.	As determined by Council.
Winery	As determined by Council.	As determined by Council.

Note—Any use not herein defined - as determined by Council.

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

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

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

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

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Commercial activities	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and visitor facilities: <ul style="list-style-type: none"> one bicycle rack space per 750m² NLA or part thereof; and bicycle parking, signposted; and adjacent to a major public entrance to the building. 	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m ² GFA.	As determined by Council.
Educational establishment	<p>New or redeveloped education facilities, provide:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 8% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and For students: <ul style="list-style-type: none"> minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area. 	<p>New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Food & drink outlet	One space per 100m ² GFA.	As determined by Council.
Function facility	One space per 300m ² GFA.	As determined by Council.
Health care services	<p>New or redeveloped healthcare facilities, provide the following facilities:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 5% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and For visitors: <ul style="list-style-type: none"> facilities with in-patient accommodation provide 	<p>New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
	one space per each 30 beds; - facilities without in- patient accommodation provide one space per each 4 practitioners; - aged care facilities provide one space per each 60 beds; - In every instance above, provide a minimum of 5 bicycle parking spaces; and - bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building.	users.
Hospital	As determined by Council.	As determined by Council.
Indoor sport and recreation	One space per employee plus 1 space per 200m ² GFA	As determined by Council.
Park	As determined by Council.	As determined by Council.
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.
Short term accommodation	One space per 4 letting rooms.	As determined by Council.
Shop or Shopping centre	New or redeveloped shopping centres, provide: <ul style="list-style-type: none"> For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and visitor facilities: <ul style="list-style-type: none"> one space per 500m² GLA or part thereof for centres under 30,000m²; or one space per 750m² GLA or part thereof for centres between 30,000m² and 50,000m²; and bicycle parking is signposted and within 10m of a major public entrance to the building. 	New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees: <ul style="list-style-type: none"> accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Theatre	One space per 100m ² GFA.	As determined by Council.

Table 9.4.3.3E—Vehicular Access for Specific Uses

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash	Site access involves: (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres.
Service station	
Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	(a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

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

9.4.5.2 Purpose

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

9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
For accepted development subject to requirements and assessable development		
Water supply		
PO1 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.	AO1.1 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.	Complies with Acceptable Outcome. The subject site is connected to a reticulated water supply.
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (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 occupation or use of the development.	Not applicable.

Performance outcomes	Acceptable outcomes	Applicant Response
Wastewater disposal		
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	Complies with Acceptable Outcome. The subject site is connected to a reticulated water supply.
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	Not applicable.
Stormwater infrastructure		
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Complies with Acceptable Outcome. Stormwater will be discharged to a lawful point of discharge in accordance with relevant design guidelines and standards.
	AO3.2 On-site drainage systems are constructed: <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning 	Complies with Acceptable Outcome. Stormwater will be discharged to a lawful point of discharge in accordance with relevant design guidelines and standards.

DEVELOPMENT CODES

Performance outcomes	Acceptable outcomes	Applicant Response
	Scheme Policy 4 – FNQROC Regional Development Manual.	
Electricity supply		
PO4 Each lot is provided with an adequate supply of electricity	AO4 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.	Complies with Acceptable Outcome. The development will be connected to the electricity network.
Telecommunications infrastructure		
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	Complies with Acceptable Outcome. The development will be connected to the national broadband network or telecommunication services.
Existing public utility services		
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant	Complies with Acceptable Outcome. The proposed development does not propose to

Performance outcomes	Acceptable outcomes	Applicant Response
	Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	impact the efficient functioning of public utility mains or infrastructure.
Excavation or filling		
PO7 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.	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	Complies with Performance Outcome. The proposed development will involve excavation and filling. This will be undertaken in accordance with relevant guidelines and standards to maintain environmental values and slope stability. Following excavation works occurring, building works will occur with the resulting built-form contributing to an enhanced streetscape.
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	
	AO7.3 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.	
	AO7.4 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.	
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	

DEVELOPMENT CODES

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p> <p>AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	
For assessable development		
Transport network		
<p>PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p>AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p>Complies with Acceptable Outcome.</p> <p>Vehicle access to the site will be designed and constructed in accordance with relevant guidelines and standards.</p>
	<p>AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	<p>Complies with Acceptable Outcome.</p> <p>Footpath pavement treatments will be designed and constructed in accordance with relevant guidelines and standards.</p>
Public infrastructure		
<p>PO9 The design, construction and provision of</p>	<p>AO9 Development is in accordance with the Design</p>	<p>Complies with Acceptable Outcome.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	Any infrastructure that is to be a Council asset will be designed and constructed in accordance with relevant guidelines and standards.
Stormwater quality		
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified 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. 	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	Complies with Acceptable Outcome. It is proposed that a Stormwater Management Plan and Erosion and Sediment Control Plan will be prepared prior to site works commencing. This assessment benchmark can be conditioned.
	AO10.2 For development on land greater than 2,500m ² 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: <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban 	Not applicable.

DEVELOPMENT CODES

Performance outcomes	Acceptable outcomes	Applicant Response
	<p>Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline;</p> <p>(b) is consistent with any local area stormwater water management planning;</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>PO11 Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p>AO11 No acceptable outcome is provided.</p>	Not applicable.
Excavation or filling		
<p>PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p>Complies with Acceptable Outcome.</p> <p>Haul routes will avoid residential areas to the extent possible.</p>
	<p>AO12.2 Transportation of fill to or from the site does not occur:</p> <p>(a) within peak traffic times; and</p> <p>(b) before 7am or after 6pm Monday to Friday;</p>	<p>Complies with Acceptable Outcome.</p> <p>Transportation of fill will be limited as required.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	(c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	Complies with Acceptable Outcome. Dust emissions will be managed on site.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	Complies with Acceptable Outcome. The proposed development does not involve an odour-generating use.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	Complies with Acceptable Outcome. A management plan will be prepared to manage dust emissions.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	Complies with Acceptable Outcome. Access to the site has been designed to align with the desired streetscape formation.
Weed and pest management		
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	Complies with Performance Outcome. Measures will be implemented to manage the potential spread of weeds, pests and seeds.
Contaminated land		
PO16	AO16	Complies with Acceptable Outcome.

DEVELOPMENT CODES

Performance outcomes	Acceptable outcomes	Applicant Response
Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	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.	The proposed development has been designed to ensure that residents and nearby sensitive land uses are not exposed to unacceptable levels of contaminants.
Fire services in developments accessed by common private title		
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	Not applicable.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	Not applicable.

ATTACHMENT 2: PLANS OF DEVELOPMENT

GENERAL NOTES:
ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION NOTES.

ABBREVIATIONS:
A.F.L. ABOVE FLOOR LEVEL
A.F.F.L. ABOVE FINISHED FLOOR LEVEL
APPROX. APPROXIMATE
B. BENCH
BH. BULKHEAD
BTH. BROOM CUPBOARD
BT. BATHTUB
C.O.S. CONFIRM ON SITE
CPD. CURBOARD
CT. COOKTOP
CL. CLOTHESLINE
DFW. DRY FLOOR WASTE
DA. DIAMETER
DN. DOWN
DP. DOWNPIPE
DWR. DRAWERS
DW. DISHWASHER
FF. FROG FLAP
FW. FLOOR WASTE
HC. HOSE COCK
LN. LINEN
MSB. MAIN SWITCH BOARD
N.S.L. NATURAL SURFACE LEVEL
OA. OVERALL
OH. OVERHANG
OHC. OVERHEAD CUPBOARD
ORG. OVERFLOW RELIEF GULLY
OV. OVEN
PAD. BUILDING PAD
PIT. STORMWATER PIT
PT. PASTRY
RA. RODDING ACCESS
REF. REFRIGERATOR SPACE
ROBE. WARDROBE
RV. ROOF VENT
SA. SMOKE ALARM
SB. SPLASH BACK
SB. SETBACK
SH. SHELF FIXED
SHR. SHOWER
S-HWU. SOLAR HOT WATER UNIT
SJ. SAW JOINT
SK. SINK
SW. SUB SOIL VENT PIPE
TUB. LAUNDRY TUB
VB. VANITY BASIN
WC. TOILET
WCJ. WALL CONTROL JOINT
WM. WASHING MACHINE
UNO. UNLESS NOTED OTHERWISE

PLANNING OVERVIEW

LOTS 310 & 311
PLAN No: NR7409
LOCAL GOVERNMENT: MAREEBA SHIRE COUNCIL

ZONE: MEDIUM DENSITY RESIDENTIAL
LOCAL PLAN: KURANDA – PRECINCT A VILLAGE HEART
OVERLAY: SLOPE OVERLAY
DEFINED USE: MULTIPLE DWELLING

HEIGHT: ALLOWABLE/ REQUIRED: PROVIDED
8.5m 13.0m (EXCLUDES LIFT OVERRUN)

SETBACK STREET: 6.0m 3.0m AT GR & L1
5.0m AT L2
6.0m AT L3

SIDE AND REAR: 2.0m ZERO M AT BASMENT
3.0m TO L. GR, GR, L1 & L2
6.0m TO L3

SITE AREA: 800m2 2024m2
FRONTAGE: 20m 40.2m

PERCENTAGE OF SITE SLOPE
SOUTH-EAST BOUNDARY (353 - 347) / 50M = 12%
NORTH-WEST BOUNDARY (352.5 - 340) / 50M = 25%

LANDSCAPE AREA:
BASEMENT 152.88m2
LOWER GR. 14.93m2
GROUND 65.00m2
FIRST FL. 29.28m2
SECOND FL. 80.60m2
THIRD FL. 63.84m2
TOTAL 406.53m2

DENSITY BASED ON 1/75m2 (1 BED) AND 1/150m2 (2 BED+)
LOWER GR. 7 x 1 BED
GROUND 19 x 1 BED
1950m2 26 x 1 BED
FIRST FL. 12 x 2 BED
SECOND FL. 10 x 2 BED
THIRD FL. 8 x 3 BED
4500m2 30 x 2/3 BED
TOTAL AREA: 6450m2 56 UNITS

COMMUNAL OPEN SPACE AREA:
50m2 50m2

PRIVATE OPEN SPACE:
15m2 / UNIT 15m2 / UNIT

VEHICLE PARKING 1.25 / UNIT + 1 WASHDOWN BAY (WB)
70 + 1 WB 70 + 1 WB

STORAGE SPACE:
1 / UNIT @ 2.5m2 56 SPACES

MULTI - RESIDENTIAL UNIT DEVELOPMENT
9 - 11 THONGON STREET, KURANDA



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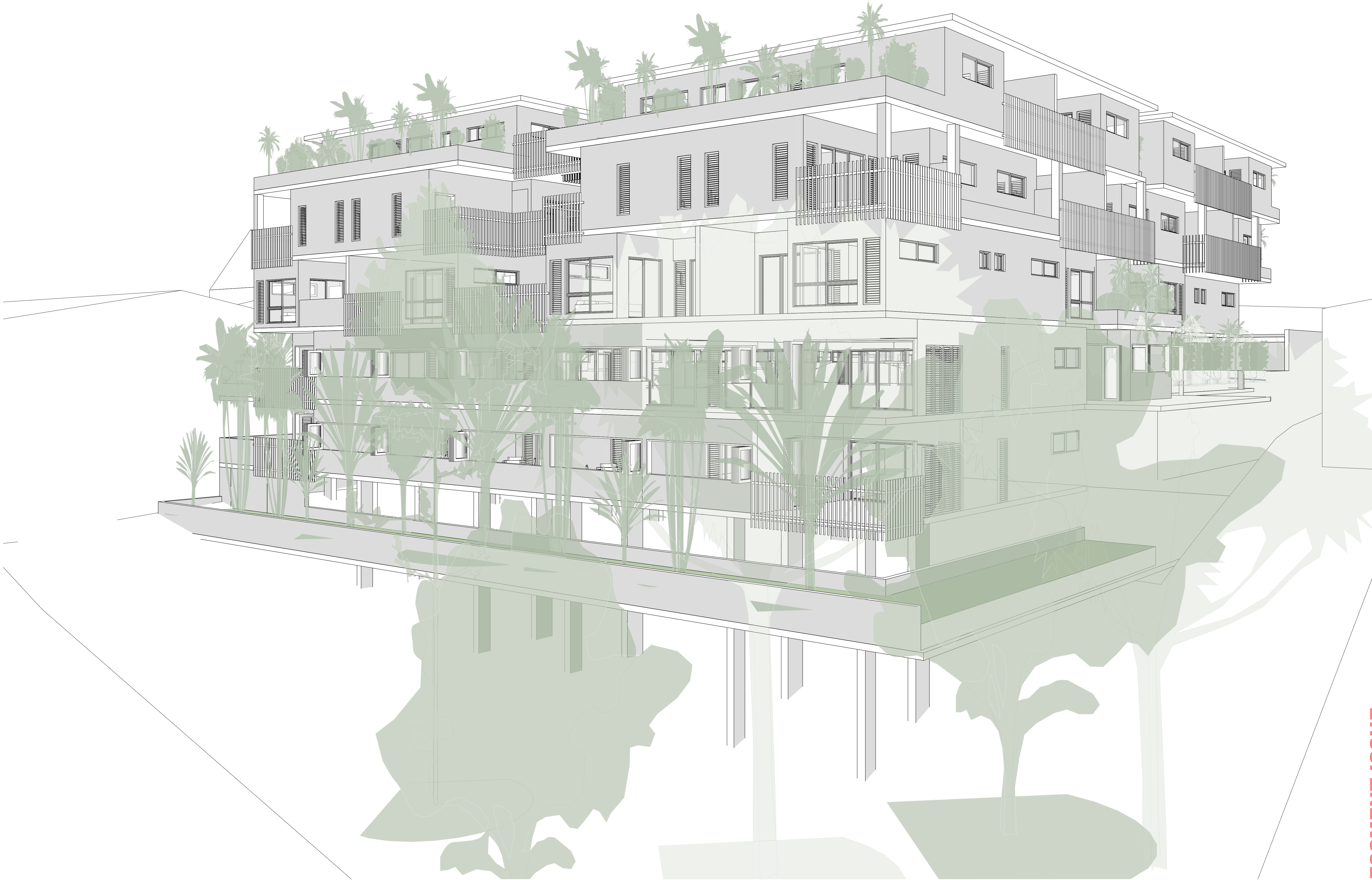
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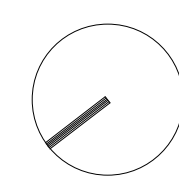
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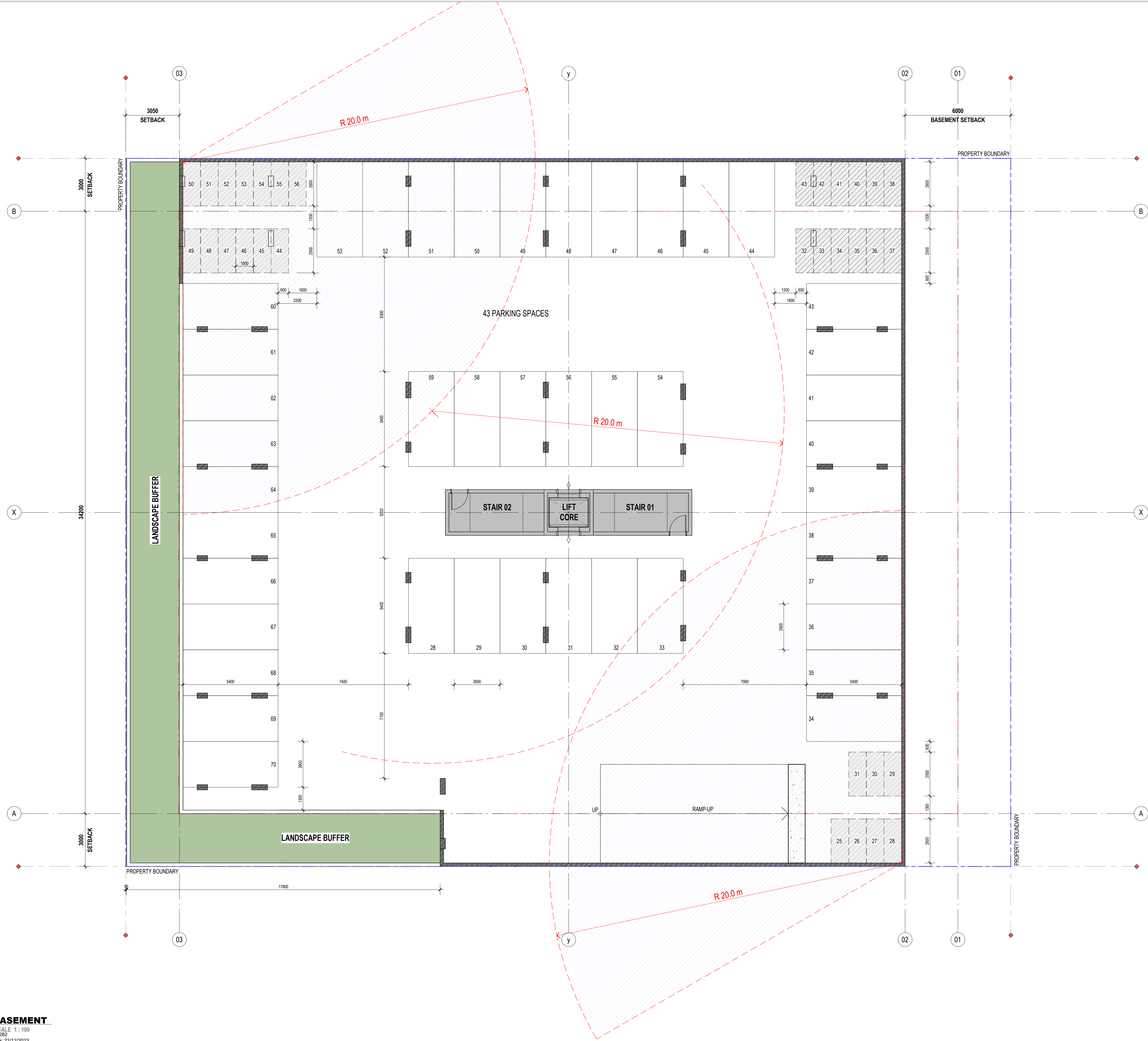
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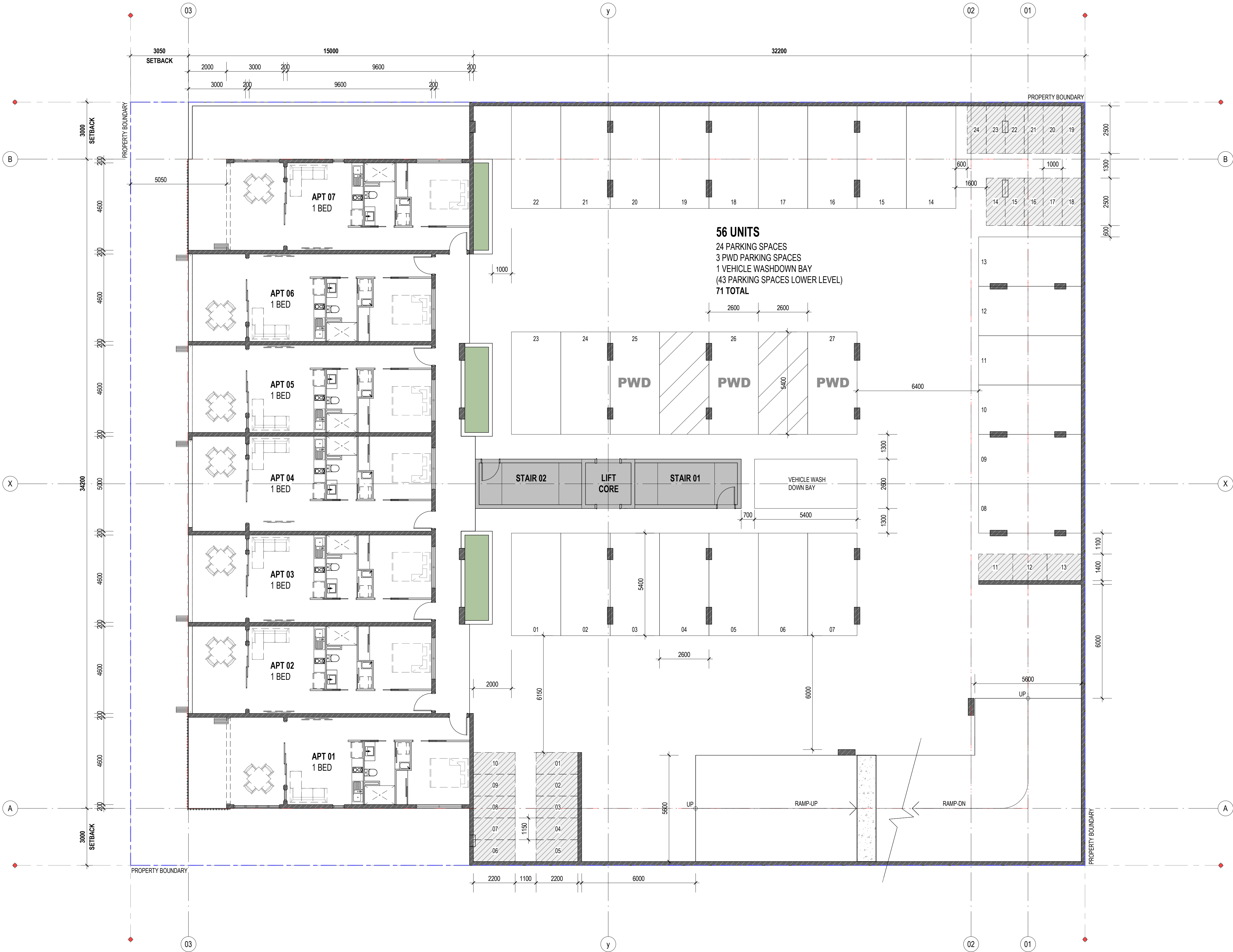
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BASEMENT

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LOWER GROUND LEVEL

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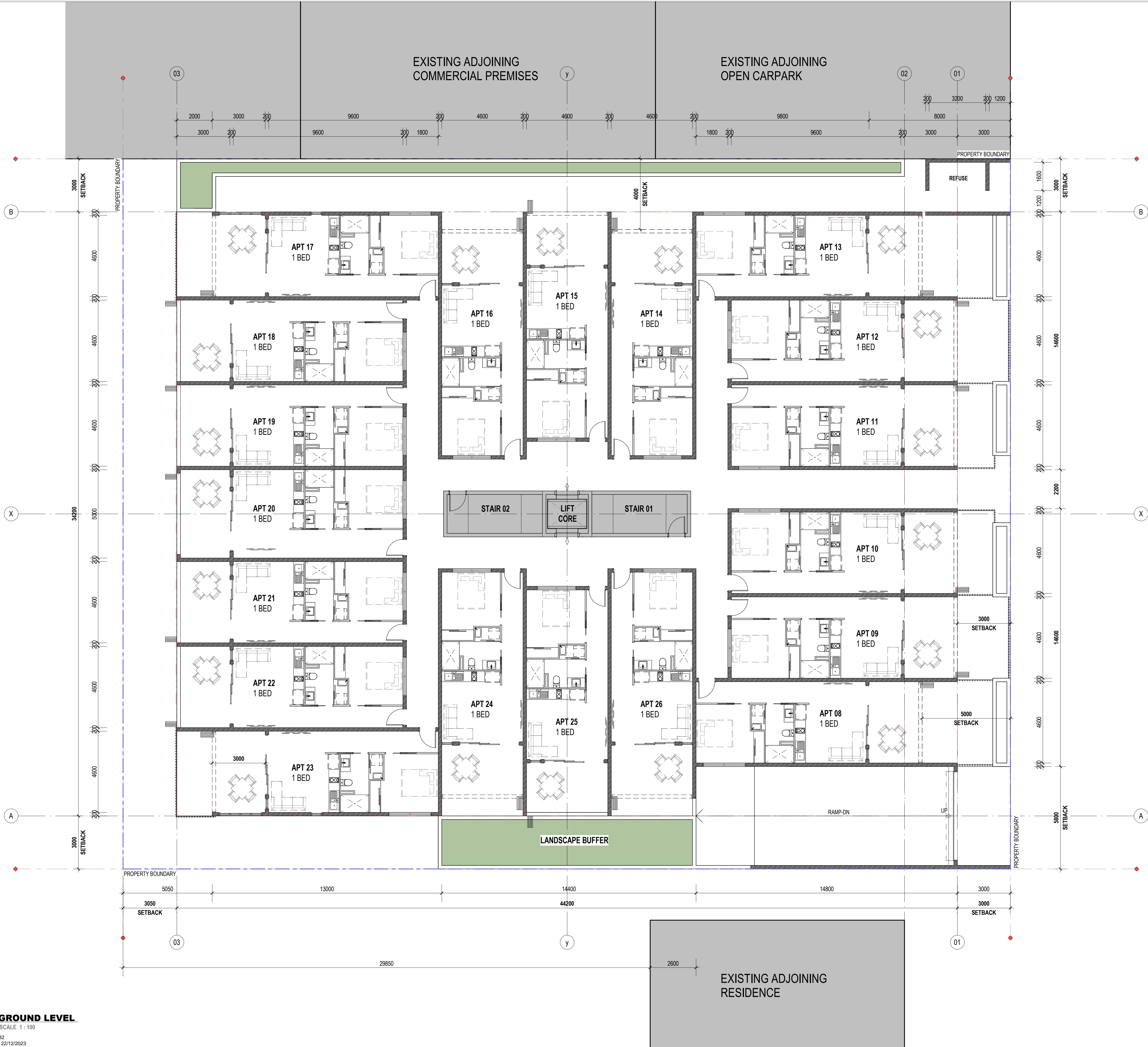
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SCALE: **1:100**

START DATE: **SEPT 2023**

REVISION DATE: **04/12/2023**

JOB No: **11-1701**

SHEET No: **TP06**

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THONGON STREET

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PROJECT REVISIONS

No	DATE	DETAILS
1	01/09/2023	PRELIMINARY ISSUE A
2	10/09/2023	PRELIMINARY ISSUE B
3	03/11/2023	PRELIMINARY ISSUE C
4	09/11/2023	PRELIMINARY ISSUE D
5	12/11/2023	PRELIMINARY ISSUE E
A	04/12/2023	ASSESSMENT ISSUE A

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**9-11 THONGON STREET
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SHEET No: **TP07**

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No	DATE	DETAILS
1	01/09/2023	PRELIMINARY ISSUE A
2	10/09/2023	PRELIMINARY ISSUE B
3	03/11/2023	PRELIMINARY ISSUE C
4	09/11/2023	PRELIMINARY ISSUE D
5	12/11/2023	PRELIMINARY ISSUE E
A	04/12/2023	ASSESSMENT ISSUE A

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PROJECT REVISIONS		
No	DATE	DETAILS
1	01/09/2023	PRELIMINARY ISSUE A
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3	03/11/2023	PRELIMINARY ISSUE C
4	09/11/2023	PRELIMINARY ISSUE D
5	12/11/2023	PRELIMINARY ISSUE E
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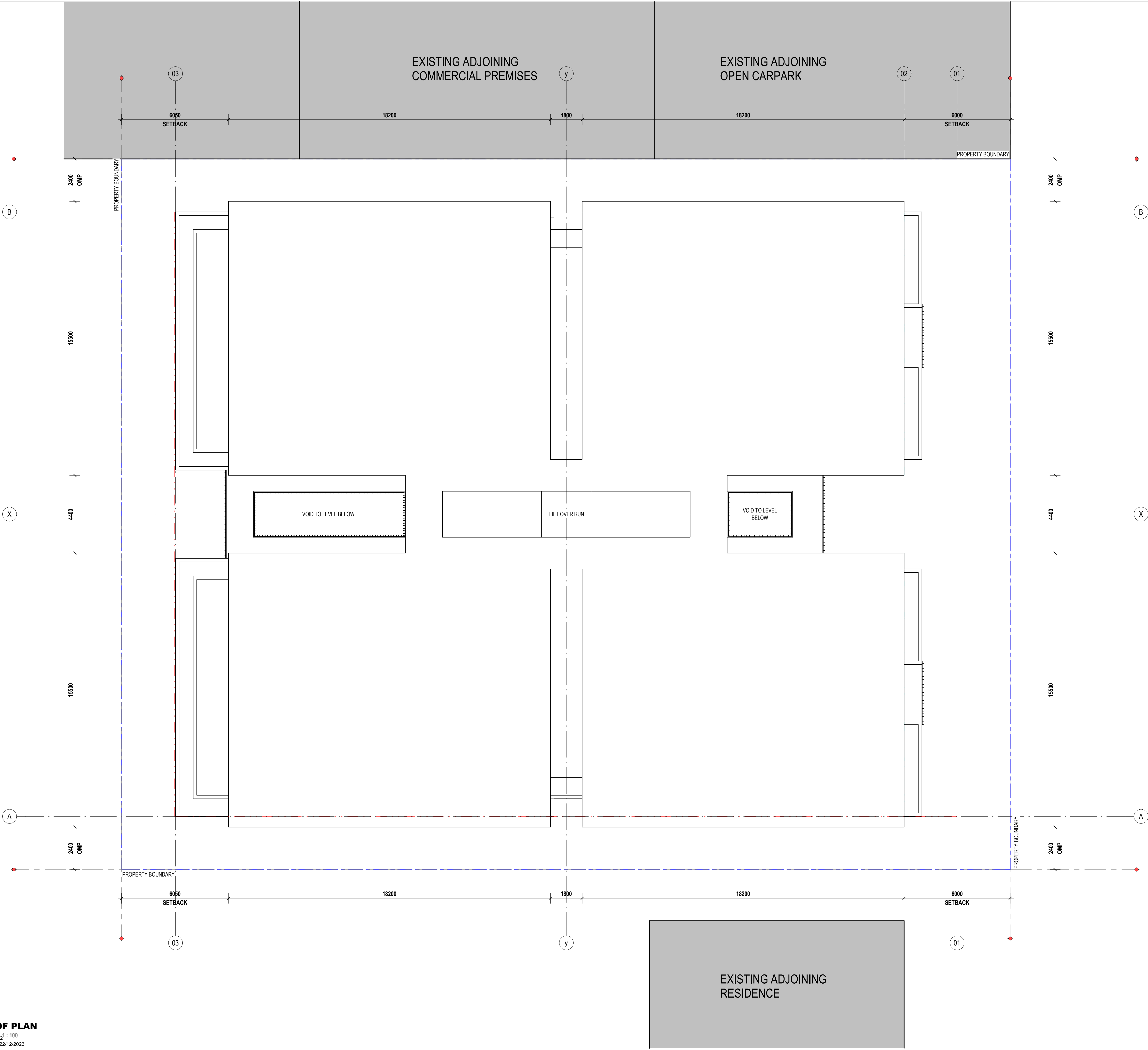
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5	10/11/2023	PRELIMINARY ISSUE E
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ELEVATION 1

SCALE 1 : 100



ELEVATION 2

SCALE 1 : 100

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START DATE: **SEPT 2023**

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ASSESSMENT ISSUE

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ELEVATION 3

SCALE 1 : 100



ELEVATION 4

SCALE 1 : 100

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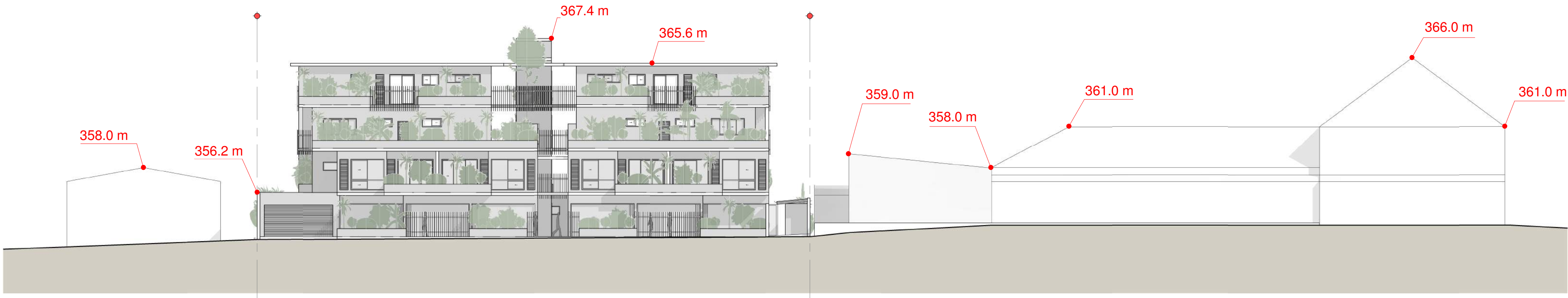
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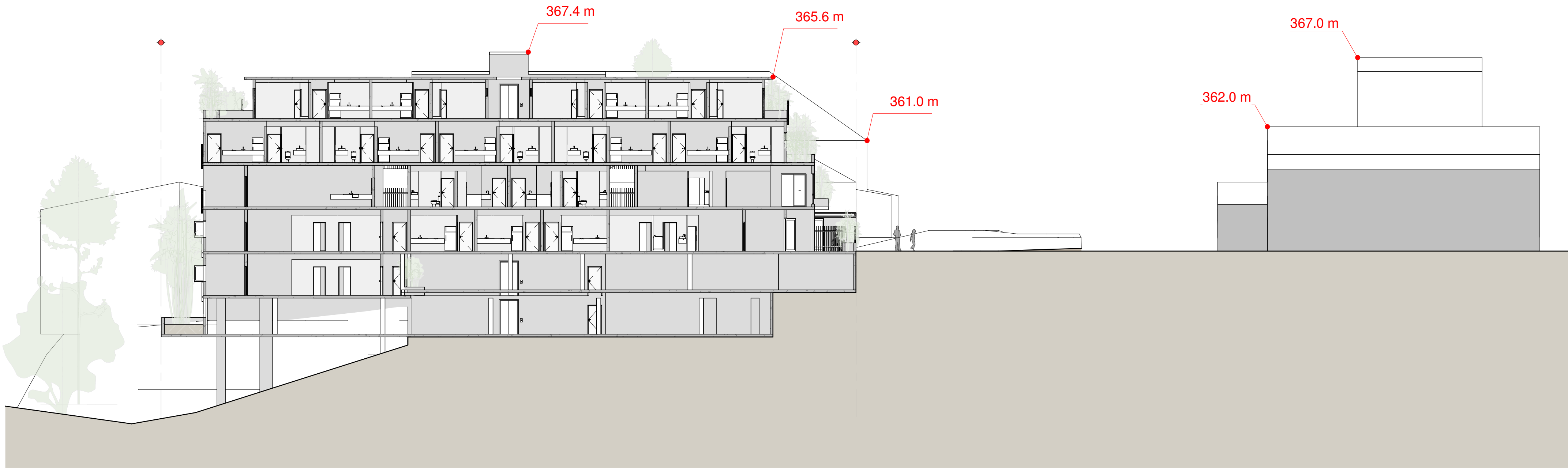
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No	DATE	DETAILS
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2	10/09/2023	PRELIMINARY ISSUE B
3	09/10/2023	PRELIMINARY ISSUE C
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STREETSCAPE ELEVATION

SCALE 1 : 200



SITE SECTION

SCALE 1 : 200

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