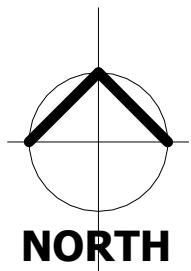


WALSH STREET



LOT AREA: 1011m²
 BUILDING AREA: 300m²
 SITE COVERAGE BUILDING: 29.67%
 HARDSTAND AREA: 365m²
 SITE COVERAGE HARDSTAND: 36.10%
 GARDEN AREA: 98m²
 SITE COVERAGE OF GARDEN: 9.69%

No.	DATE	DESCRIPTION
A	20/02/24	PRELIMAINRY ISSUE
VARIATIONS INCLUDED IN THIS DRAWING		

CLIENT
 TYRE POWER MAREEBA

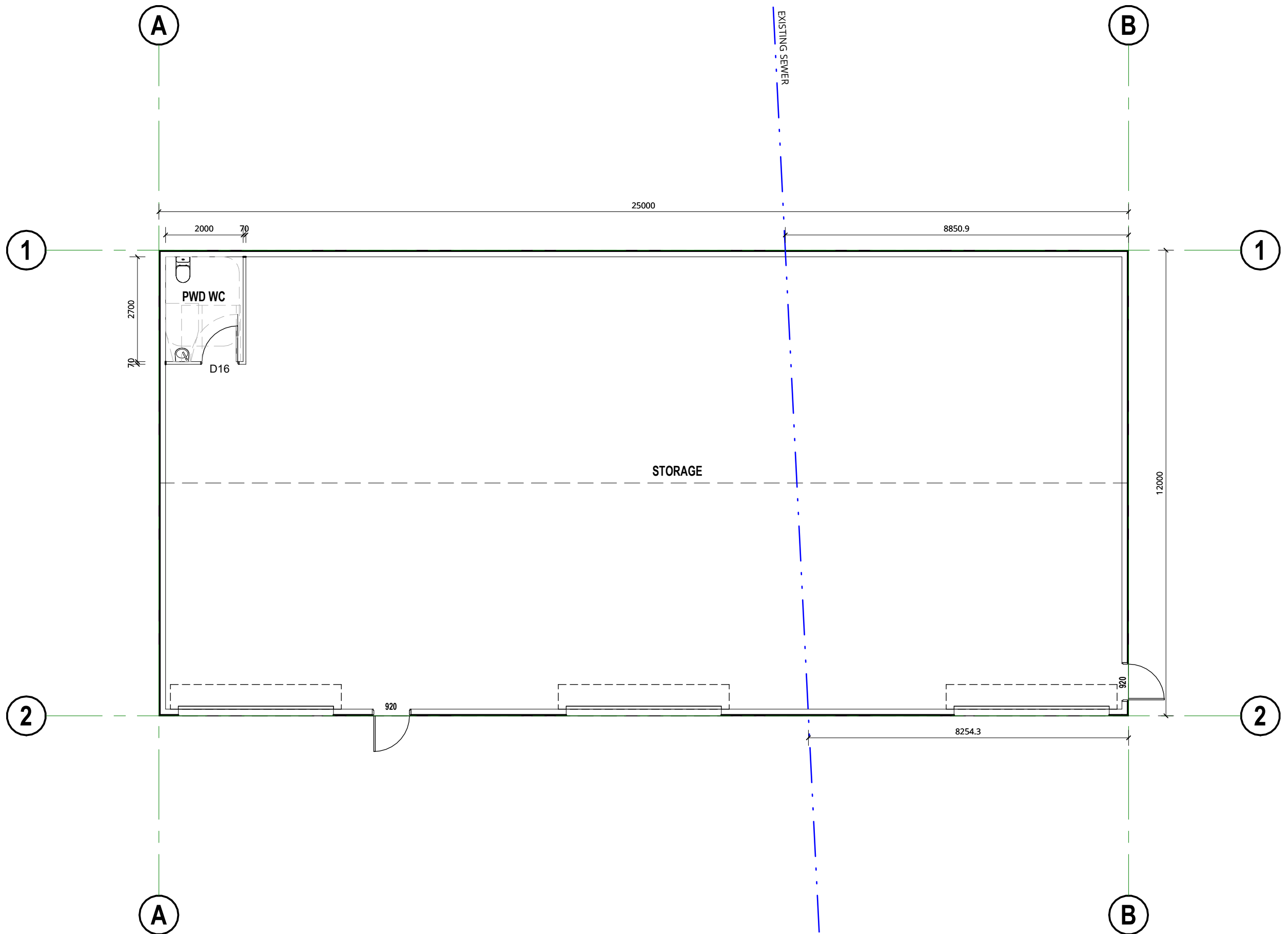
 PROJECT
 PROPOSED STORAGE SHED
 Lot 903 on M3565
 141 WALSH STREET
 MAREEBA

SITE PLAN

PRELIMINARY ISSUE

SHEET NO.	02	SCALE:	1:200 AT A3
DRAWN BY:	WE	JOB NUMBER:	24002
DESIGN WIND SPEED:	-	SOIL CLASSIFICATION:	-
PRINT TIME:	13/03/2024 5:16:03 PM		

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTRAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



ELEVATION KEY

FLOOR AREAS LEGEND	
STORAGE SHED	300.00 m ²
	300.00 m ²

No.	DATE	DESCRIPTION
A	20/02/24	PRELIMAINRY ISSUE
VARIATIONS INCLUDED IN THIS DRAWING		

CLIENT
TYRE POWER MAREEBA

PROJECT
PROPOSED STORAGE SHED
Lot 903 on M3565
141 WALSH STREET
MAREEBA

FLOOR PLAN

PRELIMINARY ISSUE

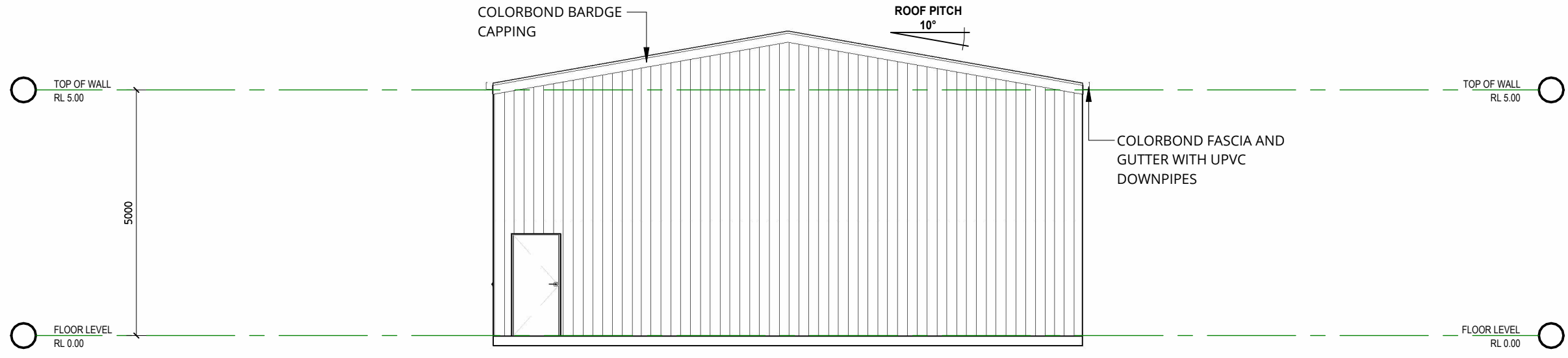
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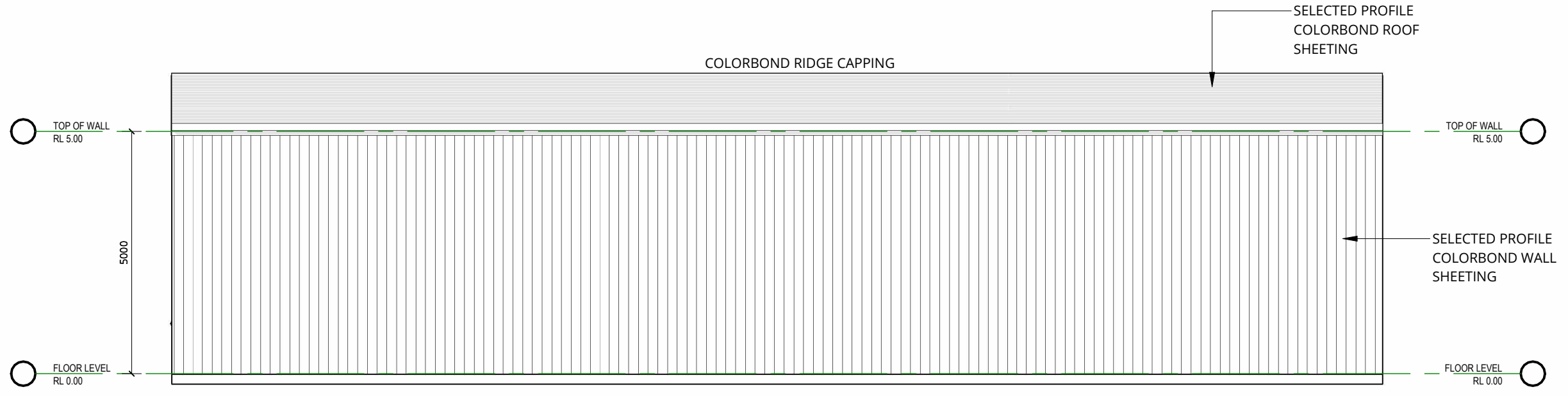
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PRINT TIME: 13/03/2024 5:16:03 PM

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



1 ELEVATION 1
SCALE - 1 : 100



2 ELEVATION 2
SCALE - 1 : 100

No.	DATE	DESCRIPTION
A	20/02/24	PRELIMAINRY ISSUE
VARIATIONS INCLUDED IN THIS DRAWING		

CLIENT
TYRE POWER MAREEBA

PROJECT
PROPOSED STORAGE SHED
Lot 903 on M3565
141 WALSH STREET
MAREEBA

ELEVATIONS

PRELIMINARY ISSUE

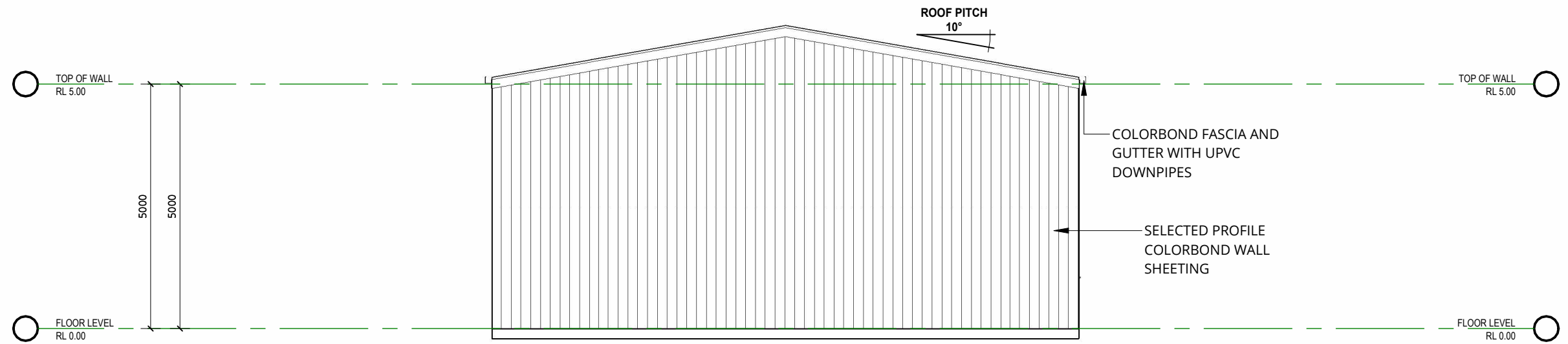
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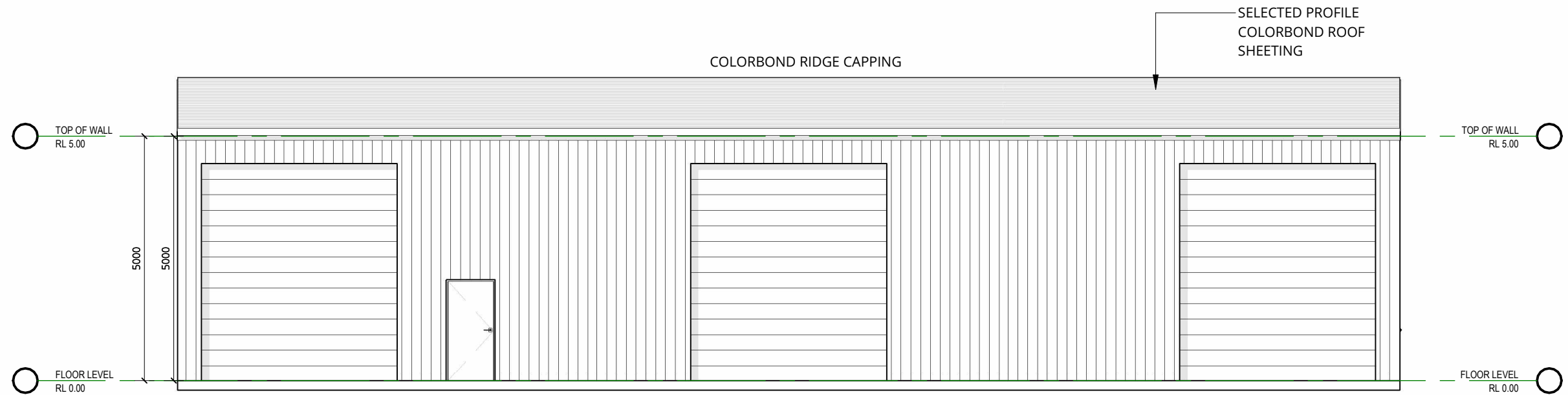
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PRINT TIME: 13/03/2024 5:16:05 PM

NOTE: (1). VERIFY ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK. (2). VERIFY ALL ON SITE DIMENSIONS BEFORE COMMENCING ANY FABRICATION. (3). FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. (4). ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS, THE STANDARD BUILDING BY-LAWS, THE BUILDING CODE OF AUSTRALIA AND RELEVANT AUSTRALIAN STANDARDS. (5). SUBSTITUTION OF ANY STRUCTRAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING



1 ELEVATION 3
SCALE - 1 : 100



2 ELEVATION 4
SCALE - 1 : 100

No.	DATE	DESCRIPTION
A	20/02/24	PRELIMAINRY ISSUE
VARIATIONS INCLUDED IN THIS DRAWING		

CLIENT
TYRE POWER MAREEBA

PROJECT
PROPOSED STORAGE SHED
Lot 903 on M3565
141 WALSH STREET
MAREEBA

ELEVATIONS

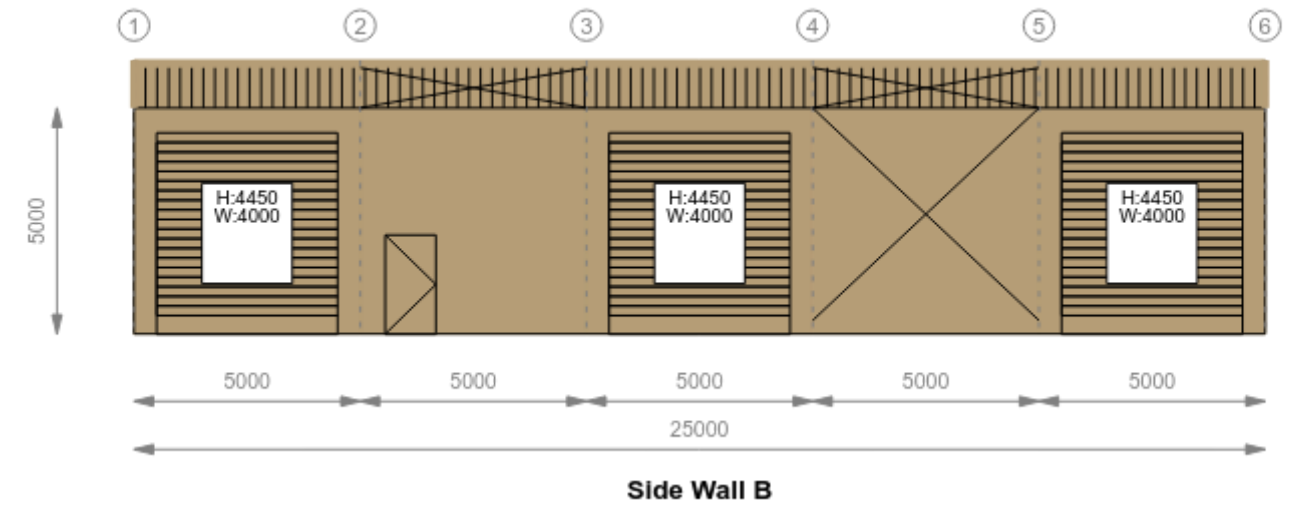
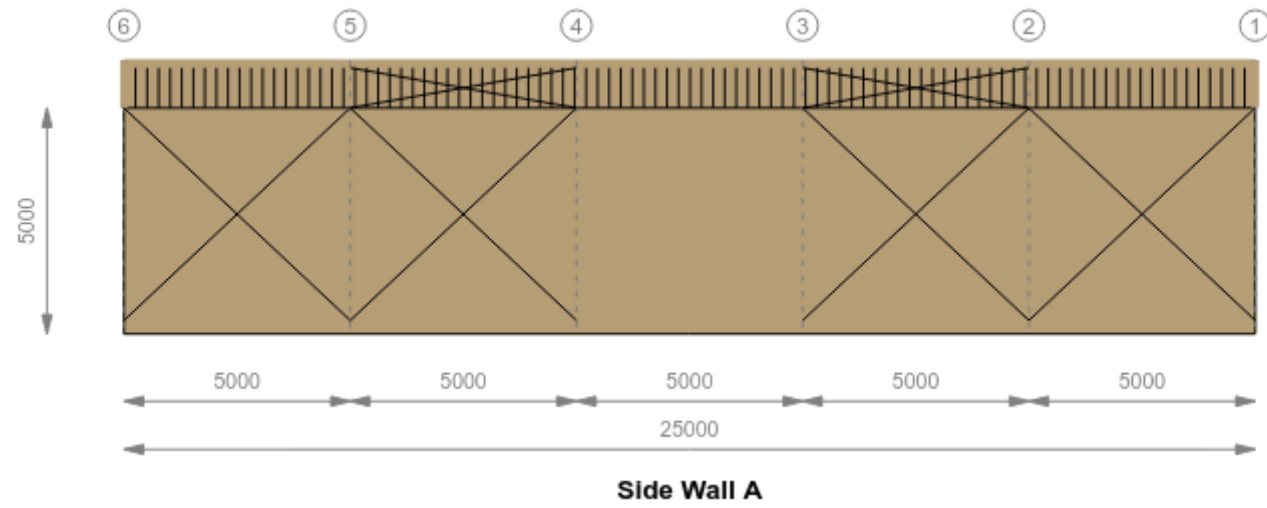
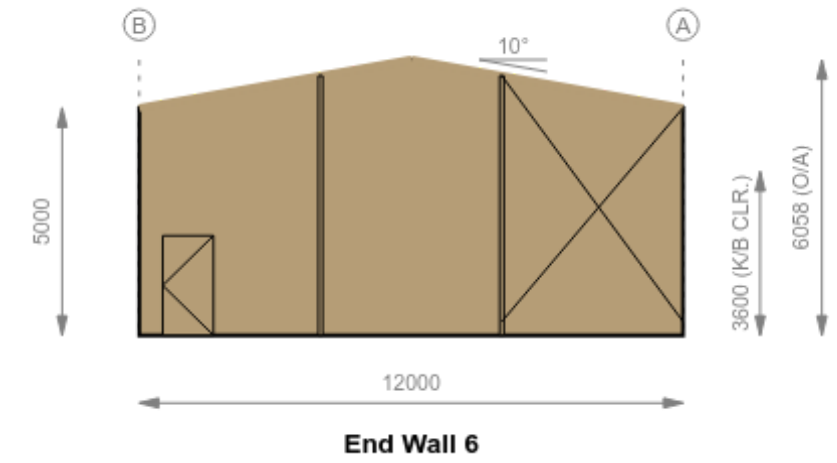
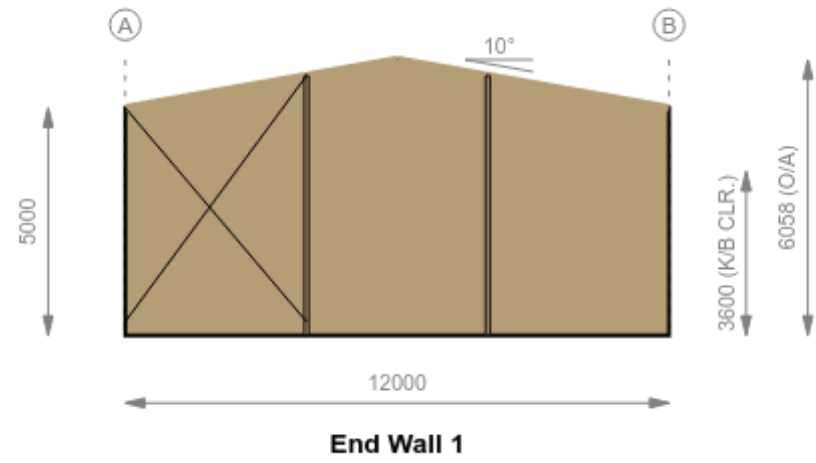
PRELIMINARY ISSUE

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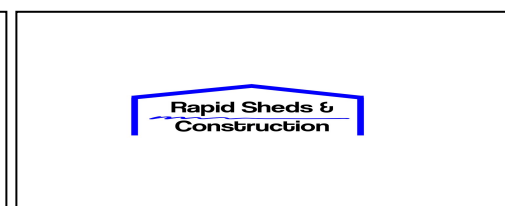


Rev	Date	Description

Client / Representative:
John Raso

Signature:

Date:

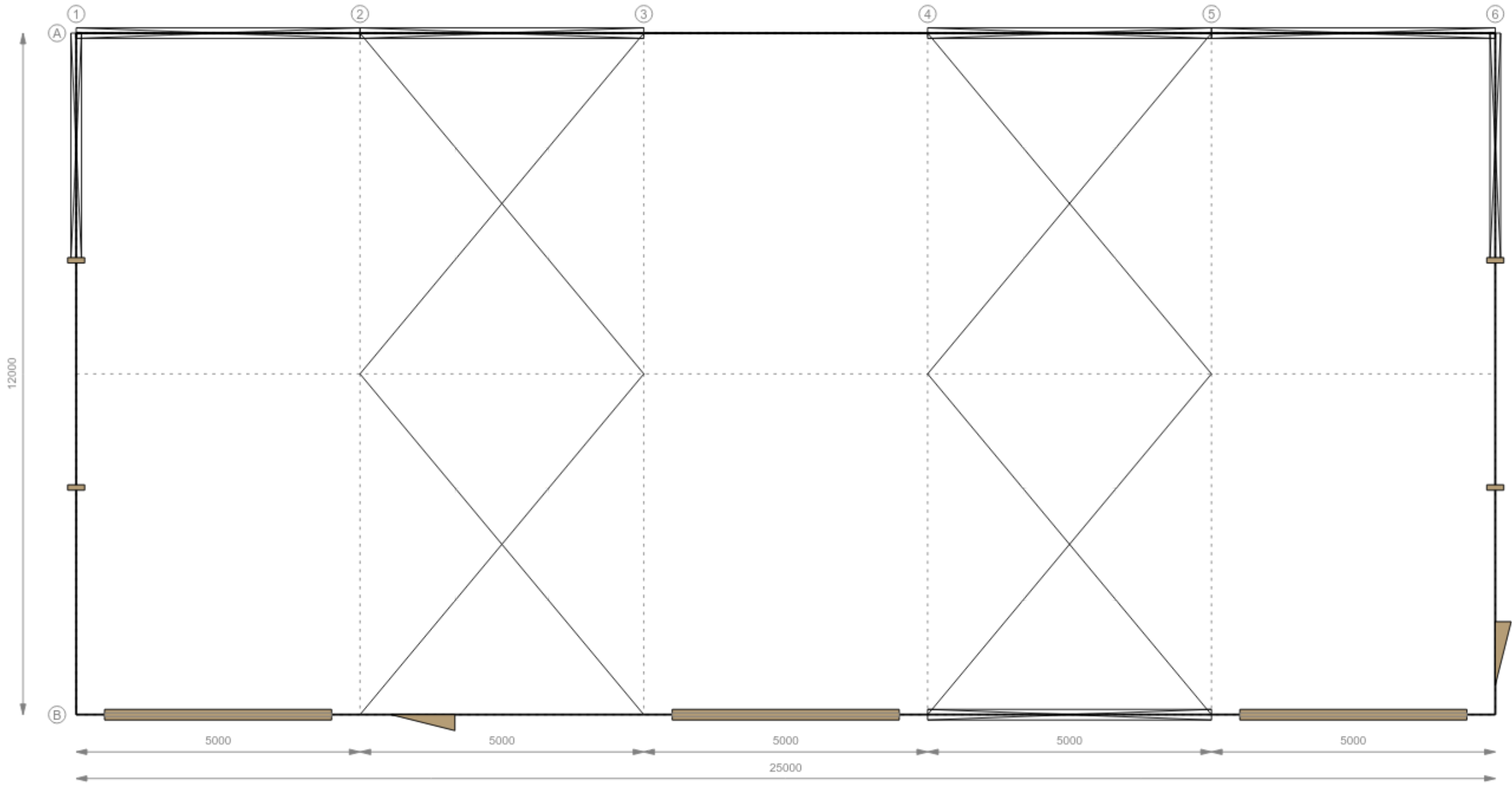


Title Name: CONTRACT PLANS
FOR A SHED 12.0M x 25.0M x 5.0M

Client: John Raso

Site address: 141 Walsh Street
Mareeba, Queensland, 4880

Job No.	RSCL-977158
Dwg No.	01
Date	01-Mar-2024
Rev	1
	A3



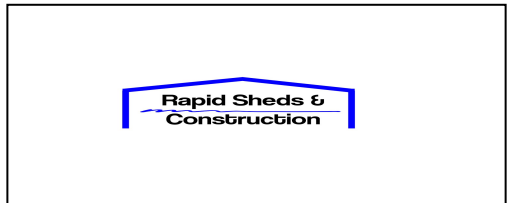
Floor plan

Rev	Date	Description

Client / Representative:
John Raso

Signature:

Date:

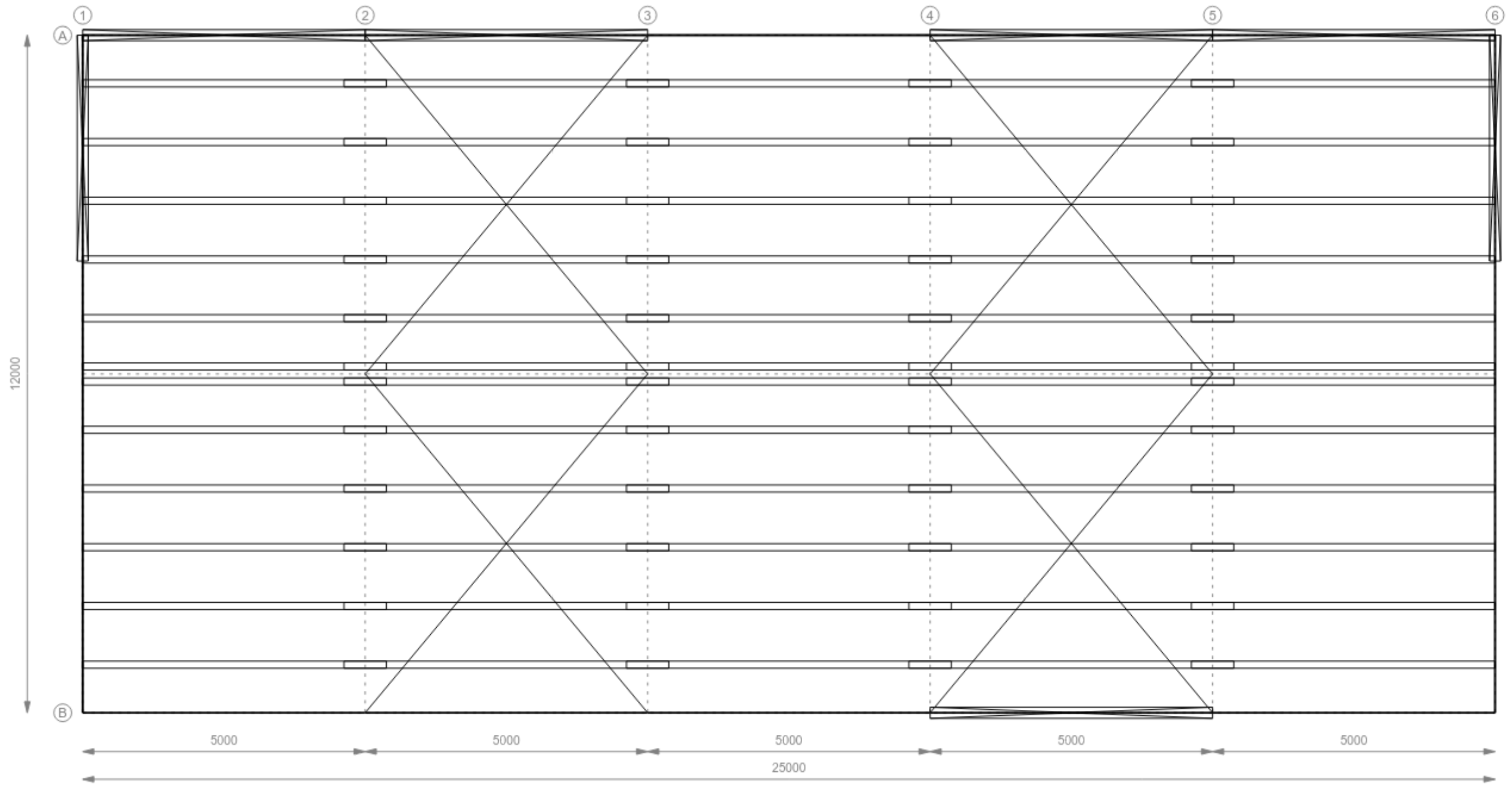


Title Name: CONTRACT PLANS
FOR A SHED 12.0M x 25.0M x 5.0M

Client: John Raso

Site address: 141 Walsh Street
Mareeba , Queensland, 4880

Job No.	RSCL-977158
Dwg No.	02
Date	01-Mar-2024
Rev	1
	A3



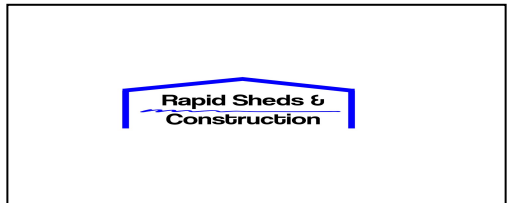
Roof plan

Rev	Date	Description

Client / Representative:
John Raso

Signature:

Date:



Title Name: CONTRACT PLANS
FOR A SHED 12.0M x 25.0M x 5.0M

Client: John Raso

Site address: 141 Walsh Street
Mareeba , Queensland, 4880

Job No.	RSCL-977158
Dwg No.	03
Date	01-Mar-2024
Rev	1
	A3

SPECIFICATON NOTES

GENERAL:

DRAWINGS PREPARED FROM INFORMATION SUPPLIED BY THE OWNER AND/OR BUILDER

ALL DIMENSIONS ARE IN MILLMETRES AND SHALL BE VERIFIED ON SITE

DO NOT SCALE FROM DRAWING

ALL DIMENSIONS AND ALL FLOOR LEVELS PROVIDED ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY DOCUMENTS AS TO THEIR ACCURACY AND SUITABILITY

THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS

ALL STRUCTURAL ELEMENTS ARE TO BE DESIGNED BY A PRACTICING STRUCTURAL ENGINEER

ALL METAL FITTINGS USED IN STRUCTURAL TIMBER JOINTS AND BRACING MUST HAVE CORROSION PROTECTION

AUTOCLAVED AERATED CONCRETE PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRODUCT SPECIFICATION

NCC REFERS TO THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA - VOLUME 2 (NCC 2022)

ABCB REFERS TO AUSTRALIAN BUILDING CODES BOARD, (ABCB)

ALL CONSTRUCTION WORK MUST BE COMPLETED STRICTLY IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC 2022) VOLUME 2, NCC VOLUME 3 'PLUMBING CODE OF AUSTRALIA' & THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS

STATUTORY REQUIREMENTS:

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NCC, CONDITIONS IMPOSED BY THE LOCAL AUTHORITY AND THE COMMITMENTS OUTLINED IN THE RELEVANT BASIX CERTIFICATE AND/OR NATHER'S ASSESSMENT.

THE BUILDER IS TO COMPLY WITH THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THE BUILDING WORKS AND THE PROVISIONS OF THE HOME BULDING ACT

PRIOR TO THE COMMENCEMENT OF BUILDING WORK, THE BUILDER SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR THE USE OF SUBCONTRACTORS. WHERE THE LOCAL AUTHORITY REQUIRES THE TEMPORARY TOILET TO BE CONNECTED TO THE SEWER MAINS, THE ADDITIONAL COST SHALL BE BORNE BY THE OWNER. ON COMPLETION, THE BULDER SHALL REMOVE THE AMENITY

NCC REQUIREMENTS:

SECTION H CLASS 1 & 10 BUILDINGS.

PART H1 STRUCTURE:

A CLASS 1 OR 10 BUILDING'S STRUCTURAL RELIABILITY & RESISTANCE SHALL COMPLY WITH **H1P1** OF NCC

A CLASS 1 OR CLASS 10 BUILDING MUST BE CONSTRUCTED IN ACCORDANCE WITH SECTION 2 (**PARTS 2.1 & 2.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS, OR THE RELEVANT PROVISIONS OF **H1D2, H1D3-H1D12** OF NCC FOR STRUCTURAL PROVISIONS OR ANY COMBINATION THEREOF

ALL SITE PREPERATION & EARTHWORKS SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND **H1D3** OF NCC AND SECTION 3 (**PARTS 3.1-3.4**) & SECTION 4 (**PART 4.2.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

ALL FOOTINGS & SLABS, EXCAVATIONS AND UNDERFLOOR FILL SHALL BE IN ACCORDANCE WITH THE ENGINEER'S DETAILS AND H1D4 AND **NSW H1D4(1)** AND **H2D3** OF NCC & SECTION 4 (**PARTS 4.1-4.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

ALL MASONRY SHALL COMPLY WITH **H1D5** AND **H2D4** OF NCC & SECTION 5 (**PARTS 5.1-5.7**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS. APPROPRIATE TIES SHALL BE PROVIDED TO ARTCULATED MASONRY JOINTS

TIMBER FRAMEWORK SHALL COMPLY WITH **H1D6** OF NCC, **AS1684** & SECTION 6 (**PARTS 6.1-6.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS

STEEL FRAMING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND **H1D6** OF NCC & SECTION 6 (**PARTS 6.1-6.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS

ALL ROOF CLADDING & WALL CLADDING SHALL COMPLY WITH **H1D7** AND **H2D6** OF NCC & SECTION 7 (**PARTS 7.1-7.5**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS. AND BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

ALL GLAZING SHALL COMPLY WITH **H1D8** AND **H2D7** OF NCC & SECTION 8 (**PARTS 8.1-8.4**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS

A CLASS 1 BUILDING CONSTRUCTED IN A FLOOD HAZARD AREA SHALL COMPLY WITH **H1P2** & **H1D10** OF NCC & CONSTRUCTED IN ACCORDANCE WITH THE AUSTRALIAN BUILDING CODES BOARD (ABCB) STANDARD FOR CONSTRUCTION OF BUILDINGS IN FLOOD HAZARD AREAS

ATTACHMENT OF FRAMED DECKS & BALCONIES TO EXTERNAL WALLS OF BUILDINGS USING A WALING PLATE SHALL BE IN

ACCORDANCE WITH **H1D11** OF NCC & SECTION 12 (**PART 12.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS

PILED FOOTINGS TO BE IN ACCORDANCE WITH **H1D12** OF NCC & IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.

PART H2 DAMP & WEATHERPROOFING:

RAINWATER MANAGEMENT, INCL. SURFACE WATER SHALL COMPLY WITH PART **H2P1** OF NCC WEATHERPROOFING OF A BUILDING SHALL COMPLY WITH PART **H2P2** OF NCC

RISING DAMP SHALL COMPLY WITH PART **H2P3** OF NCC & PART **NSW H2P3(1) & (2)**,

DRAINAGE FOR SWIMMING POOLS SHALL COMPLY WITH PART **H2P4** OF NCC

DRAINAGE SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART **H2D2** OF NCC & SECTION 3 (**PART 3.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS

SUBFLOOR VENTILATION TO BE IN ACCORDANCE WITH **H2D5** AND **H2P3** OF NCC & SECTION 5 (**PART 5.7**) & SECTION 6 (**PART 6.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES & TERRACES & OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING SHALL COMPLY WITH **H2D8** OF NCC

PART H3 FIRE SAFETY:

A CLASS 1 BUILDING MUST BE PROTECTED FROM THE SPREAD OF FIRE IN ACCORDANCE WITH **H3P1** OF NCC

ALL OCCUPANTS OF A CLASS 1 BUILDING MUST BE PROVIDED WITH AUTOMATIC WARNING ON THE DETECTION OF SMOKE IN ACCORDANCE WITH **H3P2**

CLASS 1 & 10 BUILDINGS WITHIN THE BUSHFIRE ZONE MUST BE CONSTRUCTED WITH MATERIALS CONTAINING FIRE HAZARD PROPERTIES & NON-COMBUSTIBLE ELEMENTS IN ACCORDANCE WITH **H3D2** OF NCC

FIRE SEPARATION OF EXTERNAL WALLS MUST COMPLY WITH **H3D3** OF NCC & **PART 9.2** OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

FIRE PROTECTION OF SEPARATING WALLS AND FLOORS MUST COMPLY WITH **H3D4** OF NCC & **PART 9.3** OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

FIRE SEPARATION OF GARAGE-TOP DWELLINGS MUST COMPLY WITH **H3D5** AND **NSWH3D5** OF NCC & SECTION 9 (**PARTS 9.3 & 9.4**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

SMOKE ALARMS & EVACUATION LIGHTING TO BE INSTALLED IN ACCORDANCE WITH **H3D6** OF NCC & SECTION 9 (**PART 9.5**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

PART H4 HEALTH & AMENITY:

WET AREAS TO BE CONSTRUCTED & WEATHERPROOFED IN ACCORDANCE WITH **H4D2, H2P1 & H2D8** OF NCC & SECTION 10 (**PART 10.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

MATERIALS & INSTALLATION OF WET AREA COMPONENTS AND SYSTEMS MUST COMPLY WITH **H4D3** OF NCC & SECTION 10 (**PART 10.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

ROOM HEIGHTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH **H4D4** AND **H4P2** OF NCC & SECTION 10 (**PART 10.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

HEALTH & AMENITY FACILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH **H4D5** AND **H4P3** OF NCC & SECTION 10 (**PART 10.4**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

LIGHT SHALL COMPLY WITH **H4D6** AND **H4P4** OF NCC & SECTION 10 (**PART 10.5**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

ARTIFICIAL LIGHTING IS TO BE INSTALLED IN ACCORDANCE WITH **H4D6** OF NCC & SECTION 10 **PART 10.5.2** TO ANY SANITARY COMPARTMENT, BATHROOM, SHOWER ROOM, AIRLOCK & LAUNDRIES IF NATURAL LIGHTING IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF **PART 10.5.1** IS NOT AVAILABLE

VENTILATION IS TO BE INSTALLED IN ACCORDANCE WITH **H4D7** AND **H4P5** OF NCC & SECTION 10 (**PART 10.6**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS. AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

SOUND INSULATION IS TO BE INSTALLED IN ACCORDANCE WITH **H4D8** AND **H4P6** OF NCC & SECTION 10 (**PART 10.7**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS. AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

CONDENSATION AND WATER VAPOUR MANAGEMENT SHALL COMPLY WITH **H4D9** AND **H4P7** OF NCC & SECTION 10 (**PART 10.8**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

PART H5 SAFE MOVEMENT & ACCESS:

CLASS 1 AND 10 BUILDINGS MUST BE CONSTRUCTED IN ACCORDANCE WITH **H5P1** OF NCC

STAIRWAYS AND RAMPS MUST BE CONSTRUCTED IN ACCORDANCE WITH **H5D2** OF NCC & SECTION 11 (**PART 11.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

BARRIERS AND HANDRAILS MUST BE INSTALLED IN ACCORDANCE WITH **H5D3** AND **H5P2** OF NCC & SECTION 11 (**PART 11.3**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

PART H6 ENERGY EFFICIENCY:

THERMAL PERFORMANCE OF A CLASS 1 AND 10 BUILDING SHALL COMPLY WITH **H6D2** AND **H6P1** OF NCC AND SECTION 13 (**PARTS 13.2-13.5**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

THE ENERGY VALUE AND/OR USAGE OF A BUILDING'S DOMESTIC SERVICES MUST COMPLY WITH **H6D2** AND **H6P2** OF NCC AND SECTION 13 (**PARTS 13.6-13.7**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

PART H7 ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS:

SWIMMING POOLS, INCLUDING POOL DEPTHS, SAFETY BARRIERS & WATER RETICULATION SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH **H7D2** AND **NSWH7D2(1)**, AND **H7P1** AND **H7P2** OF NCC. SWIMMING POOL DRAINAGE IS TO COMPLY WITH **H2P4** OF NCC

ALL CLASS 1 AND 10 BUILDINGS LOCATED IN ALPINE AREAS MUST COMPLY WITH **H7D3** AND **H7P4** OF NCC & SECTION 12 (**PART 12.2**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

ALL CLASS 1 AND 10 BUILDINGS LOCATED IN BUSHFIRE PRONE AREAS MUST COMPLY WITH **H7D4** AND **NSWH7D4** AND **H7P5**

A PRIVATE BUSHFIRE SHELTER IS TO BE CONSTRUCTED IN ACCORDANCE WITH **H7P6** OF NCC FOR CLASS 10C BUILDINGS LOCATED IN A BUSHFIRE PRONE AREA ONLY

HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES ARE TO BE INSTALLED IN ACCORDANCE WITH **H7D5** AND **H7P3** AND SECTION 12 (**PART 12.4**) OF THE AUSTRALIAN BUILDING CODES BOARD (ABCB) HOUSING PROVISIONS.

AUSTRALIAN STANDARD (AS) REQUIREMENTS:

ALL SITE PREPERATION & EARTH RETAINING STRUCTURES SHALL BE IN ACCORDANCE WITH **AS4678** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

CONCRETE SLAB AND FOOTINGS TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS2870** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

PILED FOOTINGS TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS2159** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

ALL MASONRY TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS3700**

THE STRUCTURAL DESIGN OF ALL BUILDING(S) TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS/NZS1170** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

STEEL STRUCTURES TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS4100** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

COLD-FORMED STEEL STRUCTURES TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS/NZS4600** & STRICTLY IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS

WINDOWS AND DOORS SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH **AS2047**

ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH AS1720 AND ERECTED, FXED AND BRACED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS

SHEET METAL ROOFING SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS1562**

TERRACOTTA, FIBRE-CEMENT AND TIMBER SLATES AND SHINGLES SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS4597**

ROOF TILES SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS2050**

METAL WALL CLADDING SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS1562**

AUTOCLAVED AERATED CONCRETE WALL CLADDING SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS5146**

ALL WINDOWS & GLAZED DOORS SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS2047** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

ALL GLAZING & GLAZED ASSEMBLIES SHALL BE DESIGNED, MANUFACTURED & INSTALLED IN ACCORDANCE WITH **AS1288** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

STRIP AND SHEET FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH **AS1684**

INSTALLATION OF PARTICLEBOARD FLOORING SHALL BE INSTALLED IN ACCORDANCE WITH **AS1860**

ALL TMBER DOORS AND DOOR SETS SHALL BE MANUFACTURED IN ACCORDANCE WITH **AS2688** AND **AS52689** UNLESS LISTED OTHERWISE IN SCHEDULE OF WORKS

TIMBER FRAMING IS TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS1720** & RESIDENTIAL TIMBER-FRAMED CONSTRUCTION **AS1684** & STRICTLY IN ACCORDANCE WITH THE RESIDENTIAL TIMBER FRAMING CODE.

ALL PLUMBING SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SUPPLY AUTHORITY AND AS3500, AND IN ACCORDANCE WITH THE AUSTRALIAN BUILDING CODES BOARD (ABCB), NCC VOLUME 3 'PLUMBING CODE OF AUSTRALIA'

ALL PLUMBING WORK MUST CARRIED OUT BY A LICENSED PLUMBER

DRAINAGE SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH **AS3500**

WATERPROOFING OF DOMESTIC WET AREAS SHALL BE IN ACCORDANCE WITH **AS3740** & CERAMIC TILES MUST BE IN ACCORDANCE WITH **AS3958** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

INTERIOR & ARTIFICIAL LIGHTING SHALL BE DESIGNED & INSTALLED IN ACCORDANCE WITH **AS/NZS1680**

SWIMMING POOLS, INCLUDING POOL DEPTHS, SAFETY BARRIERS & WATER RETICULATION SYSTEMS MUST BE INSTALLED IN ACCORDANCE WITH **AS1926** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

DOMESTIC COLID-FUEL BURNING APPLIANCES MUST BE INSTALLED IN ACCORDANCE WITH **AS/NZS2918** & STRICTLY IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS

BUILDINGS LOCATED IN BUSHFIRE PRONE AREAS MUST COMPLY WITH **AS3959** & STRICTLY IN ACCORDANCE WITH THE CONSTRUCTION REQUIREMENTS PRESCRIBED WITHIN THE RELEVANT BAL RATING, ASSESSED WITHIN **AS3959**.

ENGAGED PIERS IN SINGLE LEAF MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TABLE 9.2 PIER SPACINGS FOR ONE WAY SPANNING WALLS, OF AUSTRALIAN STANDARD **AS4773.1-2010** MASONRY IN SMALL BUILDINGS. REFER TO THE TABLE EXTRACT FOR DETAILS.

Rev	Date	Description

Client / Representative:
John Raso

Signature:
Date:



Title Name: SPECIFICATION NOTES
FOR A SHED 12.0M x 25.0M x 5.0M

Client: John Raso

Site address: 141 Walsh Street
Mareeba , Queensland, 4880

Job No. RSCL-977158

Dwg No. 03

Date 01-Mar-2024

Rev 1 | A3

Planning Report for 141 - 143 Walsh Street Mareeba Material Change of Use for Proposed Warehouse - Storage Shed Auxiliary to Existing Tyre Shop Development

Prepared for: Mareeba Tyrepower

Site Description

141 - 143 Walsh Street is located within the Central Business District of Mareeba of the township. The property is described as Lot 902 & 903 on Plan M 3565. The both subject lots are 1012m² in size. The land is currently zoned Centre under the current Mareeba Shire Planning Scheme. The exist dwelling has been demolish and is now vacant. Below is an image showing the subject land.



Development Proposal

This application is for Building Works assessable against the Mareeba Shire Planning Scheme:

- Level of Assessment — Impact Assessment
- Assessment Criteria:
 - a. Centre zone code
 - b. Industrial activities code
 - c. Landscaping code
 - d. Parking and access code
 - e. Works, services and infrastructure

Attachment 1 is the Proposed Warehouse - Storage Shed Plans.

Referrals

No referrals are required.

Planning Assessment Summary

This development is for proposed Warehouse - Storage Shed that is auxiliary to existing adjacent Tyre Shop Development at 143 Walsh Street Mareeba. The proposed development is within the Centre Zone of the Mareeba as identified on the Zone Map. The proposed development requires an impact assessment because of the defined use in the Centre Zone and due the proposed building not aliening with the road frontags of the site.

The proposed development can comply with the acceptable outcomes of the applicable assessment codes, and the design illustrates an appropriate balance with performance outcomes. Additionally, the proposed development does not cause amenity impacts beyond the reasonable expectation for Centre Zone as the proposed Storage Shed has a large road boundary setback for a future office / shop front with off street parking. Additionally, with proposed landscaping and 1.8 high solid screen fence to the side and rear boundary will limit the impact to neighboring properties.

Therefore, the development is consistent with applicable assessment codes. The fact is that the development is appropriate for this lot and generally complies with all relevant aspects of the planning scheme. Your swift action to approve this development is appreciated.

Mandatory Supporting Information

Assessment of application against relevant Development Codes

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

- 6.2.1 Centre zone code
- 9.3.5 Industrial activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

6.2.1 Centre zone code

6.2.1.1 Application

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

6.2.1.2 Purpose

- (1) The purpose of the Centre zone code is to provide for a mix of uses and activities.

These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.

Centres are found at a variety of scales based on their location and surrounding activities.

- (2) Mareeba Shire Council's purpose of the Centre zone code is to facilitate the orderly development of the network of centres to meet the needs of the communities throughout the shire.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Promotion of a mix of commercial, business, professional, accommodation and retail activities;
 - (b) Industries such as service and low impact industries may be appropriate where they are for the provision of trade, service or light industries that are of a compatible scale with commercial activities and preferably do not adjoin residential areas;
 - (c) Residential development is facilitated where it can integrate and enhance the fabric of the centre and is located behind or above commercial development;
 - (d) Development provides a high level of amenity and is reflective of the surrounding character of the area;
 - (e) Development is generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
 - (f) Development does not compromise the viability of the hierarchy and network of activity 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;
 - (ii) Kuranda as a village activity centre, which accommodates 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;
 - (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and

- (iv) Bibohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities.

6.2.1.3 Criteria for assessment

Table 6.2.1.3A—Centre zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
<p>PO1 Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> (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. 	<p>AO1 Development has a maximum building height of:</p> <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	✓	<p>The proposed Warehouse - Storage Shed development is 5.5m high which is <8.5m high and single storey.</p>
Siting			
<p>PO2 Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> (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 	<p>AO2.1 Buildings are built to the road frontage/s of the site.</p> <p>Note—Awning structures may extend into the road reserve where provided in accordance with PO5.</p>	X	<p>The proposed Warehouse - Storage Shed development is setback for the road to allow for a future Office/Shop and off street carparking. Nevertheless, this setback will have no detrimental effect on the adjoining properties.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with pedestrian spaces.	AO2.2 Buildings are setback and boundary treatment(s) are undertaken in accordance with Table 6.2.1.3B .	✓	The proposed Warehouse - Storage Shed development is setback 3m or greater from the side and rear boundary with proposed landscaping and 1.8 high solid screen fence which will limit the impact to neighboring properties
Accommodation density			
PO3 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 the planned accommodation density for the centre; and (d) is commensurate to the scale and frontage of the site.	AO3 Development provides a maximum density for Accommodation activities of: (a) 1 dwelling or accommodation unit per 120m ² site area; and (b) 1 bedroom per 60m ² site area.	N / A	No dwellings or accommodation units proposed in this application.

Performance outcomes	Acceptable outcomes	Complies	Comments
Site cover			
<p>PO4 Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features. 	<p>AO4 Site cover does not exceed 90%.</p>	✓	<p>The proposed Warehouse - Storage Shed development has a gross floor area of 300m² which does not exceed 90% site coverage.</p>
For assessable development			
Building design			
<p>PO5 Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> (a) provide an active and vibrant streetscape; (b) include visual interest and architectural variation; (c) maintain and enhance the character of the surrounds; (d) provide opportunities for casual surveillance; (e) include a human scale; and (f) encourage occupation of outdoor space. 	<p>AO5.1 Buildings address and provide pedestrian entrances to:</p> <ul style="list-style-type: none"> (a) the primary pedestrian frontage where a single frontage lot or multiple frontage lot that is not a corner lot; (b) the primary and secondary frontages where a corner lot, with a pedestrian entrance provided on each frontage and/or as part of a corner truncation; and (c) any adjoining public place, with the main entrance provided on this boundary. 	X	<p>The proposed Warehouse - Storage Shed development is setback for the road to allow for a future Office/Shop and off street carparking which will have a minimal effect of the streetscape.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO5.2 Building frontages:</p> <ul style="list-style-type: none"> (a) are broken into smaller, 10 metre wide components by doors, display windows, pillars and structural elements; (b) are articulated with projections and recesses; (c) include windows where the bottom of the window is located between 0.6 metres and 0.9 metres above the footpath level; and (d) have a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency. 	N / A	<p>The proposed Warehouse - Storage Shed development is setback for the road and has no building frontage on the boundary.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO5.3 Buildings incorporate cantilevered awnings that are:</p> <ul style="list-style-type: none"> (a) provided along the full length of the building's frontage to the street; (b) set back 0.6 metres from the face of the kerb or to match the alignment of the awning/s of the adjoining building/s; (c) a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath from the underside of the awning; and (d) truncated at the corner with a 2 metre single cord truncation where located on a corner site. 	N / A	No cantilevered awnings proposed in this application.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6 Development complements and integrates with the established built character of the Centre zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	<p>AO6 No acceptable outcome is provided.</p>	<p>✓</p>	<p>The proposed Warehouse - Storage Shed a large road boundary setback for a future office / shop front with off street parking. Therefore the development will have limited effect on the established built character of the street scape.</p>
Accommodation activities			
<p>PO7 Accommodation activities are appropriately located in buildings in the Centre zone, having regard to:</p> <ul style="list-style-type: none"> (a) the use of adjoining premises; and (b) the provision of an active and vibrant streetscape. 	<p>AO7 Accommodation activities are located above the ground floor.</p>	<p>N / A</p>	<p>No dwellings or accommodation units proposed in this application.</p>
Amenity			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO8 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO8 No acceptable outcome is provided.</p>	✓	<p>The proposed Warehouse - Storage Shed a large road boundary setback for a future office / shop front with off street parking. Therefore the development will have limited effect on the established built character of the street scape.</p>
<p>PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	<p>AO9 No acceptable outcome is provided.</p>	✓	<p>The proposed Warehouse - Storage Shed a large road boundary setback for a future office / shop front with off street parking. Therefore the development will have limited effect on the established built character of the street scape.</p>

Table 6.2.1.3B—Setbacks and treatments to side and rear boundaries

Design	Where adjoining land in the Low density residential zone, the Medium density residential zone or the Rural	Where including windows facing the side boundary	All other instances
Building and structure setback	2 metres	1 metre	0 metres
Boundary treatment	<ul style="list-style-type: none"> • Landscape strip with a minimum width of 1.5 metres; and • 1.8 metre high solid screen fence 	Screening to windows where required to prevent overlooking or privacy impacts	Blank wall including low maintenance finishes and materials

9.3.5 Industrial activities code

9.3.5.1 Application

- (1) This code applies to assessing development where:
 - (a) involving Industrial 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.

9.3.5.2 Purpose

- (1) The purpose of the Industrial activities code is to ensure Industrial activities are:
 - (a) appropriately located within designated industrial areas;
 - (b) established and operated in an efficient manner with minimal impact on the character, scale, amenity and environmental values of the surrounding area; and
 - (c) managed to allow for progressive rehabilitation where involving Extractive industry.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Industrial activities are appropriately located having regard to topography, surrounding land uses, natural environment, accessibility, local character and potential social and community impacts;
 - (b) Industrial activities meet the needs of the local community and the local economy through well located, safe and convenient points of service;
 - (c) Industrial activities are designed to have minimal impact on the character, amenity and environment of the surrounding area;
 - (d) Industrial activities provide a safe working environment;
 - (e) Industrial activities are designed to promote sustainability and energy efficiency;
 - (f) Industrial activities are co-located with complimentary and compatible uses;
 - (g) External impacts associated with Extractive industry operations do not impact on the character and amenity of the surrounding area and the safety and wellbeing of the community;
 - (h) Extractive industry operations are adequately separated from potentially incompatible land uses; and
 - (i) Extractive industry sites are progressively rehabilitated.

9.3.5.3 Criteria for assessment

Table 9.3.5.3—Industrial activities code— For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Separation			
<p>PO1 Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) odour; (c) light; and (d) emissions. <p>Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.</p>	<p>AO1 Development is separated from sensitive uses as follows:</p> <ul style="list-style-type: none"> (a) medium impact industry—250 metres; or (b) high impact industry—500 metres; or (c) special industry—1.5 kilometres. 	N / A	The development does not involve extractive industry processes.
For assessable development			
Amenity			
<p>PO2 Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:</p> <ul style="list-style-type: none"> (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas. 	<p>AO2 No acceptable outcome is provided.</p>	N / A	The development does not involve extractive industry processes.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO3 Development avoids and, where unavoidable, mitigates impacts on ground water, particularly where ground water is heavily drawn upon for irrigation or domestic purposes.</p>	<p>A03 No acceptable outcome is provided.</p>	<p>N / A</p>	<p>The development does not involve extractive industry processes.</p>
<p>If for Extractive industry</p>			
<p>PO4 The site has sufficient area and dimensions to safely accommodate:</p> <ul style="list-style-type: none"> (a) the extractive use; (b) vehicular access and on site vehicular movements; (c) buildings including staff facilities; (d) parking areas for visitors and employees; (e) storage areas and stockpiles; (f) any environmentally significant land; and (g) landscaping and buffer areas. <p>Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>	<p>A04 No acceptable outcome is provided.</p>	<p>N / A</p>	<p>The development does not involve extractive industry processes.</p>
<p>PO5 Extractive industry is established and operated in a way that does not impact on public safety.</p>	<p>A05 Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.</p>	<p>N / A</p>	<p>The development does not involve extractive industry processes.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6 Extractive industry is appropriately located to adequately mitigate visual, noise, vibration and dust impacts on sensitive uses.</p>	<p>A06 All aspects of the Extractive industry are setback from all boundaries: (a) 200 metres where not involving blasting or crushing; and (b) 1,000 metres for where involving blasting or crushing.</p> <p>Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>	N / A	The development does not involve extractive industry processes.
<p>PO7 The Extractive industry is designed and managed to appropriately address its interface with the natural environment and landscape, having regard to: (a) water quality; (b) existing vegetation; and (c) declared plants.</p>	<p>A07.1 The Extractive industry does not cause a reduction in the quality of ground water or receiving surface waters.</p>	N / A	The development does not involve extractive industry processes.
	<p>A07.2 Vegetation is retained on site that contributes towards alleviating the impact of the development on the visual amenity of surrounding sensitive land uses.</p>	N / A	The development does not involve extractive industry processes.
	<p>A07.3 No declared plants are transported from the site.</p>	N / A	The development does not involve extractive industry processes.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO8 Extractive industry actively integrates rehabilitation into the ongoing operations on the site to progressively restore the site to its original (or an improved) condition, having regard to matters of:</p> <ul style="list-style-type: none"> (a) locally prevalent plant species; (b) plant spacing; (c) local climatic conditions; (d) locations of waterways and wetlands; (e) ongoing maintenance; (f) potential habitat opportunities; (g) erosion and sediment control; and (h) fencing. <p>Note—A revegetation plan must be prepared by a suitably experienced person in the field of natural area revegetation and rehabilitation, at a standard acceptable to Council, which addresses the items identified in Performance Outcome PO8.</p>	<p>AO8 No acceptable outcome is provided.</p>	<p>N /A</p>	<p>The development does not involve extractive industry processes.</p>

9.4.2 Landscaping code

9.4.2.1 Application

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

9.4.2.2 Purpose

- (1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
 - (a) complements the scale and appearance of the development;
 - (b) protects and enhances the amenity and environmental values of the site;
 - (c) complements and enhances the streetscape and local landscape character; and
 - (d) ensures effective buffering of incompatible land uses to protect local amenity.

- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Landscaping is a functional part of development design and is commensurate with the intended use;
 - (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
 - (c) Landscaping treatments complement the scale, appearance and function of the development;
 - (d) Landscaping contributes to an attractive streetscape;
 - (e) Landscaping enhances the amenity and character of the local area;
 - (f) Landscaping enhances natural environmental values of the site and the locality;
 - (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
 - (h) Landscaping provides shade in appropriate circumstances;
 - (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
 - (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

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	Complies	Comments
For accepted development subject to requirements and assessable development			
<p>PO1 Development, other than in the Rural zone, includes landscaping that:</p> <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. 	<p>AO1 Development, other than in the Rural zone, provides:</p> <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>	<p>✓</p>	<p>The proposed development provides more than 10% of the site as landscaping. The site cover of the buildings is around 30%. Therefore, the building coverage is not high and the open space areas is great, this amount of landscaping provide is appropriate for the balance between built and natural elements is practical.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> (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. 	<p>AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> (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. <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	<p>✓</p>	<p>The proposed development will maintain the natural features of property (landscaping to the front road boundary and northern side boundary) and will 1.8m high solid screen fence to the adjoining the northern side and eastern rear boundary. Additionally, this proposed landscaping trip complies with the necessary landscaping required will creates an attractive streetscape and soften elements of built form.</p>
<p>PO3 Development includes landscaping and fencing along side and rear boundaries that:</p>	<p>AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.</p>	<p>✓</p>	<p>1.8m high screen fencing provided along the northern side and eastern rear boundary.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(a) screens and buffer land uses;</p> <p>(b) assists to break up and soften elements of built form;</p> <p>(c) screens areas of limited visual interest;</p> <p>(d) preserves the amenity of sensitive land uses; and</p> <p>(e) includes a range and variety of planting.</p>	<p>AO3.2</p> <p>Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <p>(a) are planted at a maximum spacing of 1 metre;</p> <p>(b) will grow to a height of at least 2 metres;</p> <p>(c) will grow to form a screen of no less than 2 metres in height; and</p> <p>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p>
	<p>AO3.3</p> <p>Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	<p>AO4.1 Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> (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 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	N / A	N/A
	<p>AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	N / A	N/A
<p>PO5 Landscaping areas include a range and variety of planting that:</p>	<p>AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	N / A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(a) is suitable for the intended purpose and local conditions;</p> <p>(b) contributes to the natural character of the Shire;</p> <p>(c) includes native species;</p> <p>(d) includes locally endemic species, where practical; and</p> <p>(e) does not include invasive plants or weeds.</p>	<p>AO5.2 <u>A minimum of 25%</u> of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p>
<p>PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.</p>	<p>AO6.1 Tree planting is a minimum of</p> <p>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</p> <p>(b) 4 metres from any inspection chamber.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p>
	<p>AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p>
	<p>AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have:</p> <p>(a) a height of less than 4 metres; and</p> <p>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</p>	<p>N / A</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
<p>PO7 Landscaping areas are designed to:</p> <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. 	<p>A07 No acceptable outcome is provided.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p>

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 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.

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	Complies	Comments
For accepted development subject to requirements and assessable development			
Car parking spaces			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	<p>AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>✓</p>	<p>The proposed development contains necessary carparks to the rear and within the building and will exceed the required Minimum of 4 spaces per use or one space per 90m² or part thereof of GFA.</p> <p>The proposed development permits vehicles to turn around and exit the site in a forward motion.</p>
Vehicle crossovers			
<p>PO2 Vehicle crossovers are provided to::</p> <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict. 	<p>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.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>The proposed development will have the ability to connect to road network via the front boundary with driveway/crossover in accordance with FNQROC Regional Development Manual</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO2.2 Development on a site with two or more road frontages provides vehicular access from:</p> <p>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</p> <p>(b) from the lowest order road in all other instances.</p>	N/A	N/A
	<p>AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.</p>	N / A	N/A
<p>PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>(a) the intensity of anticipated vehicle movements;</p> <p>(b) the nature of the use that they service; and</p> <p>(c) the character of the surrounding locality.</p>	<p>AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	✓	<p>Can be conditioned to comply.</p> <p>The proposed development will have the ability to include pavements that are constructed in accordance with Table 9.4.3.3C.</p>
For assessable development			
Parking area location and design			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 Car parking areas are located and designed to:</p> <p>(a) ensure safety and efficiency in operation; and</p> <p>(b) be consistent with the character of the surrounding locality.</p>	<p>AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>The proposed development will have the ability to be in accordance with AS/NZS 2890.1 Off-street car parking.</p>
	<p>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.</p>	<p>N / A</p>	<p>N/A</p>
	<p>AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.</p>	<p>N / A</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO4.4 Parking and any set down areas are:</p> <ul style="list-style-type: none"> (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances. 	<p>✓</p>	<p>Parking and any visitor areas are wholly contained within the site and are set back behind the main building line.</p>

Site access and manoeuvring

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5 Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site. 	<p>AO5.1 Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>The proposed development will have the ability to be in accordance with AS/NZS 2890.1 Off-street car parking.</p>
	<p>AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>The proposed development will have the ability to be in accordance with Part 5 of AUSTROADS.</p>
	<p>AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>The proposed development will have the ability to for all vehicles enter and exit the site in a forward gear.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO5.4 Pedestrian and cyclist access to the site:</p> <ul style="list-style-type: none"> (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided). 	✓	<p>The proposed development will have the ability to for pedestrian and cyclist to have the same access to the unit (and end of trip facilities/carports) by the paved driveway/crossover.</p>
<p>PO6 Development that involves an internal road network ensures that it's design:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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; 	<p>AO6.1 Internal roads for a Tourist park have a minimum width of:</p> <ul style="list-style-type: none"> (a) 4 metres if one way; or (b) 6 metres if two way. 	N / A	N/A
	<p>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:</p> <ul style="list-style-type: none"> (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres. 	N / A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p>AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	<p>N /A</p>	<p>N/A</p>
	<p>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.</p>	<p>N /A</p>	<p>N/A</p>
	<p>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.</p>	<p>N /A</p>	<p>N/A</p>
	<p>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.</p>	<p>N /A</p>	<p>N/A</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients:</p> <ul style="list-style-type: none"> (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed. 	N / A	N/A
Servicing			
<p>PO7 Development provides access, maneuvering and servicing areas on site that:</p> <ul style="list-style-type: none"> (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 	<p>AO7.1 All unloading, loading, service and waste disposal areas are located:</p> <ul style="list-style-type: none"> (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. 	N / A	N/A
	<p>AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	N / A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
adjoining sensitive land uses and streetscape quality.	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	N / A	N/A
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.	✓	Can be conditioned to comply. The development can be conditioned to ensure that parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	✓	Can be conditioned to comply. The development can be conditioned to ensure that parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.
End of trip facilities			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:</p> <p>(a) meet the anticipated demand generated from the use;</p> <p>(b) comprise secure and convenient bicycle parking and storage; and</p> <p>(c) provide end of trip facilities for all active transport users.</p>	<p>AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.</p>	N / A	N/A
	<p>AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.</p>	N / A	N/A
<p>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</p>			
<p>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.</p>	<p>AO10 A traffic impact report is prepared by a suitably qualified person that identifies:</p> <p>(a) the expected traffic movements to be generated by the facility;</p> <p>(b) any associated impacts on the road network; and</p> <p>(c) any works that will be required to address the identified impacts.</p>	N / A	N/A
<p>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</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>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.</p>	<p>AO11 A traffic impact report is prepared by a suitably qualified person that identifies:</p> <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. 	<p>N /A</p>	<p>N/A</p>

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
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.

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
	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.

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	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1 Each lot has an adequate volume and supply of water that:</p> <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. 	<p>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:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>The proposed development onsite will be connected to Council's reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>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:</p> <p>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</p> <p>(b) on-site water storage tank/s:</p> <p>(i) with a minimum capacity of 90,000L;</p> <p>(ii) fitted with a 50mm ball valve with a camlock fitting; and</p> <p>(iii) which are installed and connected prior to the occupation or use of the development.</p>	N/A	N/A
Wastewater disposal			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <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. 	<p>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:</p> <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. 	✓	<p>Can be conditioned to comply.</p> <p>The proposed development onsite will be connected to Council's reticulated sewerage supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>
	<p>AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	N/A	N/A
Stormwater infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>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.</p>	<p>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.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>The cross-fall of the property is about 0.3m and falls to the front road boundary. Therefore, development stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge (to the kerb and channel) in accordance with FNQROC Regional Development Manual.</p>
	<p>AO3.2 On-site drainage systems are constructed:</p> <p>(a) to convey stormwater from the premises to a lawful point of discharge; and</p> <p>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>The cross-fall of the property is about 0.3m and falls to the front road boundary. Therefore, development stormwater infrastructure is designed to collect and convey the design storm event to a lawful point of discharge (to the kerb and channel) in accordance with FNQROC Regional Development Manual.</p>
<p>Electricity supply</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 Each lot is provided with an adequate supply of electricity</p>	<p>AO4 The premises:</p> <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>Passed development onsite was connected to electricity supply network.</p>
<p>Telecommunications infrastructure</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5 Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p>AO5 Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>✓</p>	<p>Can be conditioned to comply.</p> <p>Passed development onsite was connected to telecommunication network.</p>
Existing public utility services			
<p>PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>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 Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>✓</p>	<p>This development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure within the Centre Zone.</p>
Excavation or filling			
<p>PO7 Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. 	<p>AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>✓</p>	<p>The cross-fall of the property is about 0.3m and falls to the front road boundary. Therefore, any future excavation and/or filling will be minimal.</p>
	<p>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.</p>	<p>N/A</p>	<p>The cross-fall of the property is about 0.3m and therefore, any future excavation and/or filling will be minimal and not greater than 1.5 metres above or below natural ground level.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>A07.3 Earthworks batters:</p> <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	✓	<p>The cross-fall of the property is about 0.3m and falls to the front road boundary. Therefore, any future excavation and/or filling will be minimal.</p>
	<p>A07.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	✓	<p>Can be conditioned to comply.</p>
	<p>A07.5 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.</p>	N/A	<p>The cross-fall of the property is about 0.3m and therefore, any future excavation and/or filling will be minimal and not require any batters and berms.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>A07.6 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>✓</p>	<p>The cross-fall of the property is about 0.3m and therefore, any future excavation and/or filling will be minimal and with minimal requirement for retaining walls.</p>
	<p>A07.7 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>	<p>✓</p>	<p>Can be conditioned to comply.</p>
<p>For assessable development</p>			
<p>Transport network</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO8</p> <p>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</p> <p>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>Can be conditioned to comply.</p> <p>The vehicle access, crossovers, road geometry, pavement, utilities and existing landscaping to the frontage of the site can be 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>AO8.2</p> <p>Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	N/A	N/A
Public infrastructure			
<p>PO9</p> <p>The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p>AO9</p> <p>Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	N/A	<p>No new infrastructure is required as part of the proposed development.</p>
Stormwater quality			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO10 Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <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 	<p>AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <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. 	<p>✓</p>	<p>Can be conditioned to comply.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(g) minimise risk to public safety.	<p>AO10.2</p> <p>For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (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. 	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
<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>	N/A	N/A
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>	N/A	N/A -minimal filling or excavation is required as part of the proposed development.
	<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>(c) before 7am or after 1pm Saturdays; and</p> <p>(d) on Sundays or Public Holidays.</p>	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p>AO13.1 Dust emissions do not extend beyond the boundary of the site.</p>	N/A	N/A
	<p>AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.</p>	N/A	N/A
	<p>AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.</p>	N/A	N/A
<p>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.</p>	<p>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.</p>	N/A	N/A
Weed and pest management			
<p>PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p>AO15 No acceptable outcome is provided.</p>	N/A	N/A
Contaminated land			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p>AO16 Development is located where:</p> <ul style="list-style-type: none"> (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. 	N/A	N/A
Fire services in developments accessed by common private title			
<p>PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of:</p> <ul style="list-style-type: none"> (a) 120 metres for residential development; and (b) 90 metres for any other development. 	✓	The existing town reticulated water supply with street hydrant.
	<p>AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	N/A	N/A

DA Form 1 – Development application details

Approved form (version 1.4 effective 15 December 2023) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	Mareeba Tyrepower C/- Northern Building Approvals
Contact name <i>(only applicable for companies)</i>	Kenton Byrne
Postal address <i>(P.O. Box or street address)</i>	3b Margherita Close
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0447 865 265
Email address <i>(non-mandatory)</i>	kentonstella@bigpond.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	DA/24/0017

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		141 - 143	Walsh Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	902 & 9 03	M3565	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

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

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

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

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

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

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

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Proposed Warehouse - Storage Shed Auxiliary to the Existing Tyre Shop
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> Relevant plans of the proposed development are attached to the development application
6.3) Additional aspects of development
<input type="checkbox"/> Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
<input type="checkbox"/> Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>
Storage Shed Auxiliary to the Existing Tyre Shop	Warehouse	N/A	300m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> No	

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? <i>(tick all applicable boxes)</i>	
<input type="checkbox"/> Subdivision <i>(complete 10)</i>	<input type="checkbox"/> Dividing land into parts by agreement <i>(complete 11)</i>
<input type="checkbox"/> Boundary realignment <i>(complete 12)</i>	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road <i>(complete 13)</i>

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m 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"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify:		

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

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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 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
- SEQ northern inter-urban break – tourist activity or sport and recreation activity
- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – 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: <input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <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 Transport Infrastructure Act 1994: <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: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i> <ul style="list-style-type: none"> • <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i> <i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input type="checkbox"/> 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 <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

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

Environmental offsets

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au 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.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

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

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

Note: See guidance materials at www.daf.qld.gov.au 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			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			