

**PLANNING REPORT**

**SUBJECT:** N SETFORD - MATERIAL CHANGE OF USE - ROOMING ACCOMMODATION - LOT 16 ON M356145 - 25 EARL STREET, MAREEBA - MCU/18/0001

**MEETING:** Ordinary

**MEETING DATE:** 18 April 2018

**REPORT OFFICER'S TITLE:** Planning Officer

**DEPARTMENT:** Corporate and Community Services

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**APPLICATION DETAILS**

APPLICATION		PREMISES	
APPLICANT	N Setford	ADDRESS	25 Earl Street, Mareeba
DATE LODGED	15 January 2018	RPD	Lot 16 on M356145
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Rooming Accommodation		

FILE NO	MCU/18/0001	AREA	698m <sup>2</sup>
LODGED BY	Northern Building Approvals	OWNER	N Setford
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Medium Density Residential		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No submissions received		

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**ATTACHMENTS:** 1. Proposal Plan/s  
2. Submitter letters

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**EXECUTIVE SUMMARY**

*Council is in receipt of an impact assessable development application described in the above application details. No submissions were received during public notification of the application.*

*The applicant proposes the construction of a rooming accommodation complex for up to four (4) single persons. Each of the four (4) single person rooms will contain a separate bathroom and kitchenette for exclusive use by each resident while a larger living area and kitchen will be provided as communal space.*

*The application and supporting material has been assessed against the Mareeba Shire Council Planning Scheme 2016 and does not conflict with any relevant aspect of the Planning Scheme.*

*Any potential amenity impacts on adjoining residential uses can be adequately managed through conditions of approval.*

It is recommended the application be approved in full, subject to conditions.

## OFFICER'S RECOMMENDATION

"1. That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	N Setford	ADDRESS	25 Earl Street, Mareeba
DATE LODGED	15 January 2018	RPD	Lot 16 on M356145
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Rooming Accommodation		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), relevant period in (E), further permits in (F), and further approvals from Council listed in (G);

And

The assessment manager does **not** consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Rooming Accommodation

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
973 - SK1 A	Cover Sheet	Own Home Design	24 August 2017
973 - SK2	Ground Floor Plan	Own Home Design	24 August 2017
973 - SK3 A	Elevations	Own Home Design	24 August 2017

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:

- found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
- to ensure compliance with the following conditions of approval.

## 2. Timing of Effect

- 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.
- 2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

## 3. General

- 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure.
- 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.
- 3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.
- 3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.
- 3.5 Noise Nuisance

Refrigeration equipment, pumps, compressors and mechanical ventilation systems must be located, designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

The applicant is required to install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building. There are to be no individual external unscreened air conditioning units attached to the exterior building facade.

### 3.6 Waste Management

On site refuse storage area must be provided and be screened from view from adjoining properties and road reserve by 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

### 3.7 Clothes Drying area

Sufficient area for clothes drying is to be provided for the units and is to be appropriately screened from view of adjoining properties and the street, to the satisfaction of Council's delegated officer.

#### 4. Infrastructure Services and Standards

##### 4.1 Access

An access crossover must be constructed (from the edge of the road pavement to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

If the access works are not completed at time of operational works (see condition 4.2), the applicant/developer is to make separate application for driveway access onto a Council road. The application is to be accompanied by the relevant fee and will be required to certify or be assessed for compliance by Council's delegated officer.

The applicant/developer must ensure that any redundant vehicle crossovers are removed and reinstated with kerb and channel.

##### 4.2 Frontage works - Joyce Street

The applicant/developer is required to construct the following works, designed in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

- The development side of Joyce Street only, must be widened from the edge of the existing bitumen seal to the existing kerb and channel, from the intersection of Earl and Joyce Streets to the eastern boundary of the site.
- The widening works must be bitumen or asphalt standard and must include sufficient overlapping of the existing bitumen seal to ensure an appropriate bond of surfaces is achieved, to the satisfaction of Council's delegated officer.

Prior to works commencing, plans for the works described above must be approved as part of a subsequent application for operational works.

##### 4.3 Stormwater Drainage/Water Quality

- (a) The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.
- (b) All stormwater drainage must be discharged to an approved legal point of discharge.

##### 4.4 Car Parking/Internal Driveways

The applicant/developer must ensure the development is provided with four (4) on-site car parking spaces which are available solely for the parking of vehicles associated with the use of the premises. All car parking spaces and internal driveways must be concrete, bitumen or asphalt sealed and appropriately

drained prior to the commencement of the use and to the satisfaction of Council's delegated officer.

All car parking spaces and internal driveways must be constructed in compliance with the following standards, to the satisfaction of Council's delegated officer:

- Australian Standard AS2890:1 Off Street Parking – Car Parking Facilities;
- Australian Standard AS1428:2001 – Design for Access and Mobility.

#### 4.5 Landscaping & Fencing

- 4.5.1 Prior to the commencement of the use of the site, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval.

The landscape plan must include a 1.5 metre wide landscape strip along both the Earl and Joyce Street frontages of the site (where not fenced), excluding the access driveway and must include plant species selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

The landscaping of the site must be carried out in accordance with the endorsed landscape plan prior to the commencement of the use, and mulched, irrigated and maintained to the satisfaction of Council's delegated officer.

- 4.5.2 Prior to the commencement of the use, a solid 1.8 metre high timber paling (no gaps) or 1.8 metre high colorbond fence (of neutral colour) is to be erected along both side and rear boundaries of the site (including the Earl Street frontage) to the extent depicted on the approved site plan (Drawing No. 973 - SK1 A, Cover Sheet, prepared by Own Home Design dated 24 August 2018).

The abovementioned fencing is to be erected and maintained in good order for the life of the development, to the satisfaction of Council's delegated officer.

#### 4.6 Lighting

Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

#### 4.7 Water Supply

Where the existing reticulated water supply does not currently service the site or is not at an adequate capacity, the developer is required to extend or upgrade the reticulated water supply infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

If a new or upgraded water service connection is required to service the development, it must be provided in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

#### 4.8 Sewerage Connection

The developer must connect the proposed development to Council's reticulated sewerage system in accordance with FNQROC Development Manual standards (as amended) to the satisfaction of Council's delegated officer.

Where sewerage connections are not available to the site, or where existing connections are not satisfactory for the proposed development, the developer is required to extend or upgrade the reticulated sewerage infrastructure to connect the site to Council's existing infrastructure at a point that has sufficient capacity to service the development in accordance with FNQROC Development Manual standards (as amended).

### (D) ASSESSMENT MANAGER'S ADVICE

#### (a) Water Meters/Water Service Connection

Prior to the water service connection works commencing and the installation of the meters by Council, an application for a Plumbing Compliance Permit is required to be submitted with detailed hydraulic drawings. The cost of the required water connection and meter (capping of any existing meter may be required) will be determined based upon the approved hydraulic drawings at the time of lodgement of a Water Quotation Request.

#### (b) Property Connection to existing sewer main (house connection branch installation)

Prior to the property connection to the existing sewer main commencing, a request for a Property Connection Quotation must be lodged with Council. The cost of the required property connection will be determined based upon the assessment of the Property Connection Quotation Request.

#### (c) Compliance with applicable codes/policies

The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

#### (d) Compliance with Acts and Regulations

The erection and use of the building must comply with the Building Act and all other relevant Acts, Regulations and Laws, and these approval conditions.

#### (e) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from [www.environment.gov.au](http://www.environment.gov.au)

(f) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from [www.datsip.qld.gov.au](http://www.datsip.qld.gov.au)

(g) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Building Work
- Development Permit for Operational Works (to include access crossover works)

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work"

## THE SITE

The subject site is situated at 25 Earl Street, Mareeba, on the corner of Earl and Joyce Streets, and is more particularly described as Lot 16 on M356145. The site is generally regular in shape with a total area of 698m<sup>2</sup> and is zoned Medium density residential under the Mareeba Shire Council Planning Scheme 2016.

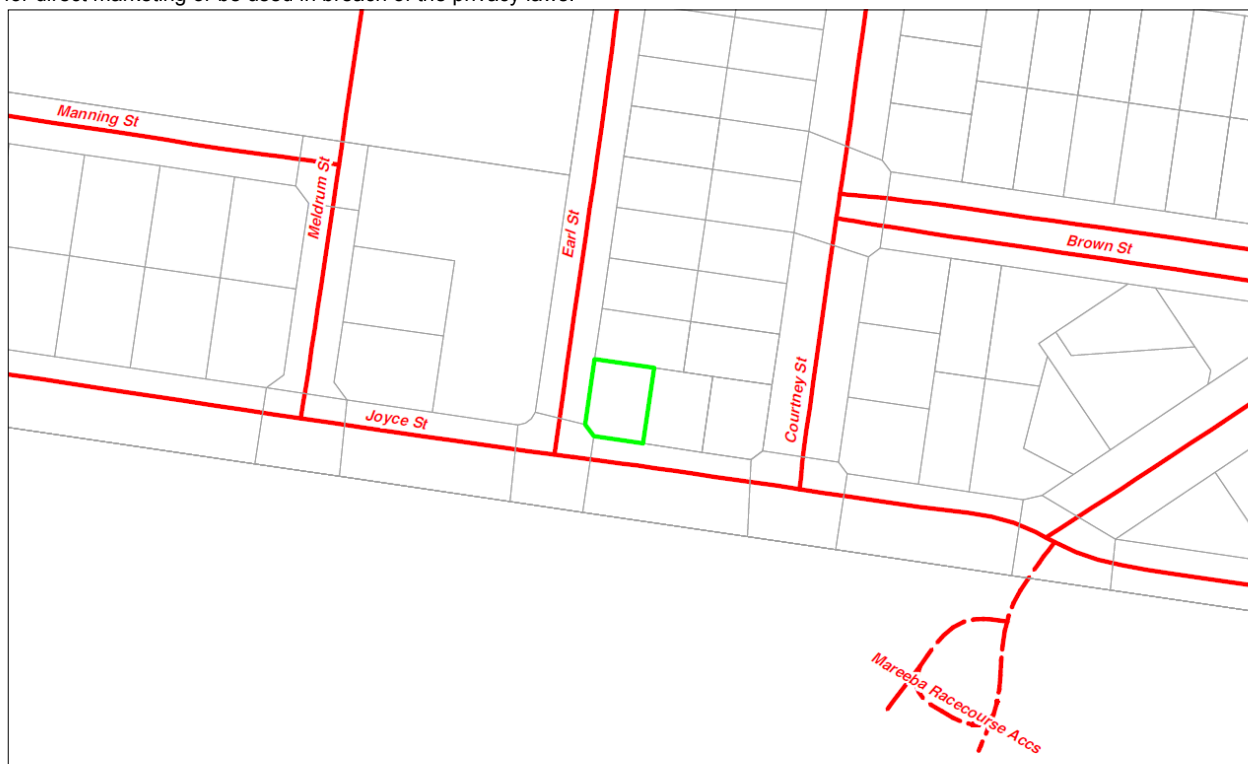
The site contains 31.6 metres of frontage to Earl Street which is constructed to a bitumen sealed standard including kerb and channel and a further 19.5 metres of frontage to Joyce Street which is also constructed to a bitumen sealed standard, however this seal does not extend all the way to the kerb and channel with the kerbing present on the development side of the road only.

The site is currently vacant, however is connected to all urban services. Lots surrounding the site are also zoned medium density residential and contain single dwellings only. The Mareeba Racecourse is situated to the south of the site on the opposite side of Joyce Street.



**Map Disclaimer:**

Based on or contains data provided by the State of Queensland (Department of Environment and Resource Management) (2009). In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.



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## BACKGROUND AND CONTEXT

Nil

## PREVIOUS APPLICATIONS & APPROVALS

Nil

## DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Rooming Accommodation in accordance with the plans shown in **Attachment 1**.

The application proposes the construction of a 226m<sup>2</sup>, four (4) bedroom rooming accommodation facility to provide long term accommodation for four (4) individuals. The proposed rooming accommodation facility will be managed by Mareeba Community Housing Company and will form part of the group's 'Building Futures Program'. The program provides assistance to people who are currently experiencing homelessness and focuses on assisting aging individuals gaining and sustaining appropriate long-term housing.

The proposed rooming accommodation facility will include four (4) single person rooms which will each include a separate bathroom and kitchenette for exclusive use by each resident. A larger living area/loungeroom, laundry and kitchen will also be provided as common space for use by all residents.

A covered outdoor entertainment area and undercover carport for four (4) vehicles will also be provided on site.

## REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Regional Activity Centre in the Regional Plan.

## PLANNING SCHEME DESIGNATIONS

Strategic Framework:	<b>Land Use Categories</b> <ul style="list-style-type: none"><li>• <i>Residential Area</i></li></ul>
Zone:	Medium density residential
Overlays:	Transport Infrastructure Overlay

## Planning Scheme Definitions

The proposed use is defined as:-

<b>Column 1 Use</b>	<b>Column 2 Definition</b>	<b>Column 3 Examples include</b>	<b>Column 4 Does not include the following examples</b>
<b>Rooming accommodation</b>	<p><i>Premises used for the accommodation of one or more households where each resident:</i></p> <ul style="list-style-type: none"> <li><i>• has a right to occupy one or more rooms</i></li> <li><i>• does not have a right to occupy the whole of the premises in which the rooms are situated</i></li> <li><i>• may be provided with separate facilities for private use</i></li> <li><i>• may share communal facilities or communal space with one or more of the other residents.</i></li> </ul> <p><i>The use may include:</i></p> <ul style="list-style-type: none"> <li><i>• rooms not in the same building on site</i></li> <li><i>• provision of a food or other service</i></li> <li><i>• on site management or staff and associated accommodation.</i></li> </ul> <p><i>Facilities includes furniture and equipment as defined in the Residential Tenancies and Rooming Accommodation Act 2008</i></p>	<i>Boarding house, hostel, monastery, off-site student accommodation</i>	<i>Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling</i>

## RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:-

### (a) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

### (b) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

**(c) Mareeba Shire Council Planning Scheme 2016****Strategic Framework****3.3 Settlement Pattern and Built Environment****3.3.9 Element - Aged care and retirement areas****3.3.9.1 Specific Outcomes**

- (1)** *Appropriately designed and serviced aged accommodation, including residential care and retirement facilities, which take into account the support services required as people become less independent, are developed throughout Mareeba Shire's residential areas and urban expansion areas.*
- (2)** *Small scale, low cost aged accommodation close to the CBD and health services catering for independent living are encouraged to cater to Mareeba's ageing population.*

**Comment**

The proposed development will provide a rooming accommodation facility in close proximity to Mareeba's CBD aimed at providing long term accommodation for up to 4 aging individuals.

The proposed development directly addresses the intent of Specific Outcomes 1 and 2.

**Relevant Development Codes**

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

6.2.7	Medium density residential zone code
9.3.1	Accommodation activities code
9.4.2	Landscaping code
9.4.3	Parking and access code
9.4.5	Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Medium density residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code apart from the following: <ul style="list-style-type: none"> <li>▪ Acceptable Outcomes AO3.1 &amp; AO3.2</li> <li>▪ Acceptable Outcome AO4</li> <li>▪ Acceptable Outcomes AO6</li> </ul> Refer to planning discussion section of report.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code apart from the following: <ul style="list-style-type: none"> <li>▪ Acceptable Outcomes AO1</li> <li>▪ Acceptable Outcome AO4.2</li> </ul> Refer to planning discussion section of report.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code

#### (e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual Standards.

#### (f) Adopted Infrastructure Charges Notice

Under the Adopted Infrastructure Charges Resolution (No. 1) 2017, the Adopted infrastructure charge category for the applicable rooming accommodation land use is 'Accommodation (long term)'.

The subject site is deemed to have a single 'residential' credit of \$18,000.00. Therefore, the infrastructure charge/s applicable have been calculated as follows:

Category	Use Charge	Unit of Measure	Charge Rate	No of Units	Amount
<b>Proposal</b>					
Rooming accommodation	Accommodation (long term)	Per 3 or more bedroom suite	\$18,000.00	1	\$18,000.00
<b>Credit</b>					
Dwelling (accepted development)	Residential	Per 3 or more bedrooms	\$18,000.00	1	\$18,000.00
<b>TOTAL</b>					<b>Nil</b>

Based on the above considerations, an infrastructure charge **is not payable** for the proposed development.

## REFERRALS

### Concurrence

This application did not trigger referral to a Concurrence Agency.

### Advice

This application did not trigger referral to an Advice Agency.

### Internal Consultation

Nil

## PUBLIC NOTIFICATION

The development proposal was placed on public notification from 2 February 2018 to 23 February 2018. The applicant submitted the notice of compliance on 26 February 2018 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No submissions were received.

## PLANNING DISCUSSION

Noncompliance with the relevant acceptable outcomes of the following development codes is discussed below. Where the development cannot comply with an acceptable outcome, it is considered compliance with the higher order performance outcome can be achieved.

### Medium density residential zone code

#### *Siting*

#### **PO3**

*Development is sited in a manner that considers and respects:*

- (a) *the siting and use of adjoining premises;*
- (b) *access to sunlight and daylight for the site and adjoining sites;*
- (c) *privacy and overlooking;*

- (d) *opportunities for casual surveillance of adjoining public spaces;*
- (e) *air circulation and access to natural breezes;*
- (f) *appearance of building bulk; and*
- (g) *relationship with road corridors.*

**AO3.1**

*Buildings and structures include a minimum setback of:*

- (a) *6 metres from the primary road frontage; and*
- (b) *3 metres from any secondary road frontage.*

Comment

While the development achieves a six (6) metre setback from Joyce Street, the proposed accommodation building is setback just 1.625 metres from the Earl Street frontage of the site.

Despite the lesser setback along Earl Street, the development is not likely to compromise the use of adjoining premises or impact on Earl Street users, particularly considering the low traffic volumes experienced along the road. The building is single storey only with the encroaching dimension of the building just 11 metres long and is therefore not likely to look unreasonable in appearance and building bulk.

The proposed development complies with PO3.

**AO3.2**

*Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.*

Comment

The proposed development achieves QDC setbacks of 1.5 metres from the northern and eastern side/rear boundaries and is therefore non-compliant with AO3.2. Despite this non-compliance, the lesser setbacks achieved are not unreasonable and are not likely to impact on adjoining premises.

The proposed development complies with PO3.

*Accommodation Density***PO4**

*The density of Accommodation activities:*

- (a) *contributes to housing choice and affordability;*
- (b) *respects the nature and density of surrounding land use;*
- (c) *does not cause amenity impacts beyond the reasonable of accommodation density of the zone; and*
- (d) *is commensurate to the scale and frontage of the site.*

**AO4**

*Development provides a maximum density for Accommodation activities in compliance with Table 6.2.7.3B.*

Comment

Table 6.2.7.3B does not provide a maximum density for Rooming accommodation. The proposed rooming accommodation will contribute to the housing choice and affordability and will be of similar size/scale to that of a conventional dwelling and to that of existing development in the surrounding area.

The development will be appropriately conditioned to minimise amenity impacts on adjoining residences.

The development complies with PO4.

### *Building Design*

#### **PO6**

*Building facades are appropriately designed to:*

- (a) include visual interest and architectural variation;*
- (b) maintain and enhance the character of the surrounds;*
- (c) provide opportunities for casual surveillance;*
- (d) include a human scale; and*
- (e) encourage occupation of outdoor space.*

#### **AO6**

*Buildings include habitable space, pedestrian entrances and recreations space facing the primary road frontage.*

#### Comment

The subject site contains frontages to both Earl Street and Joyce Street. Both are considered "access" roads; however Earl street is considered the higher order road as it is sealed from kerb to kerb. Joyce street contains kerbing on the development side of the road only with the existing sealed section of the road not extending all the way to the kerbing.

Despite the development being accessed from Joyce Street, the lower order road, the developments is still likely to enhance the character of the surrounding area and will still provide for visual interest and occupation of outdoor space on site.

The development complies with PO6.

### **Accommodation Activities Code**

#### **PO1**

*Accommodation activities are located on a site that includes sufficient area:*

- (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and*
- (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.*

#### **AO1**

*Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in **Table 9.3.1.3B**.*

#### Comment

Table 9.3.1.3B dictates a minimum 800m<sup>2</sup> site for rooming accommodation. The subject site is only 698m<sup>2</sup> and is therefore non-compliant with AO1.

Despite this non-compliance, the site is considered to have sufficient area to appropriately accommodate all aspects of the development in such a way as to avoid adverse impacts on adjoining properties and Earl and Joyce Street road users. Boundary treatments such as solid screen fencing and landscaping will be conditioned to further minimise the likelihood of amenity impacts.

The development is considered to comply with PO1.

**PO4**

*Accommodation activities are provided with sufficient private and communal open space areas which:*

- (a) accommodate a range of landscape treatments, including soft and hard landscaping;*
- (b) provide a range of opportunities for passive and active recreation;*
- (c) provide a positive outlook and high quality of amenity to residents;*
- (d) is conveniently located and easily accessible to all residents; and*
- (e) contribute to an active and attractive streetscape.*

**AO4.2**

*Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in **Table 9.3.1.3D**.*

Comment

Given the intended use of the development, private open space has not been provided for in the development design. Adequate communal open space is provided for however.

The lack of private open space provided for on site is not likely to compromise the liveability of the development, particularly considering the abundance of open space (parks) within walking distance of the site.

Considering the location of the site and a reliance on nearby public open space, it is considered the development can achieve compliance with PO4.

**Date Prepared:** 9 April 2018



APPROVED PLANS (ECM Doc Set ID 3338995)

OWN  
HOME  
DESIGN

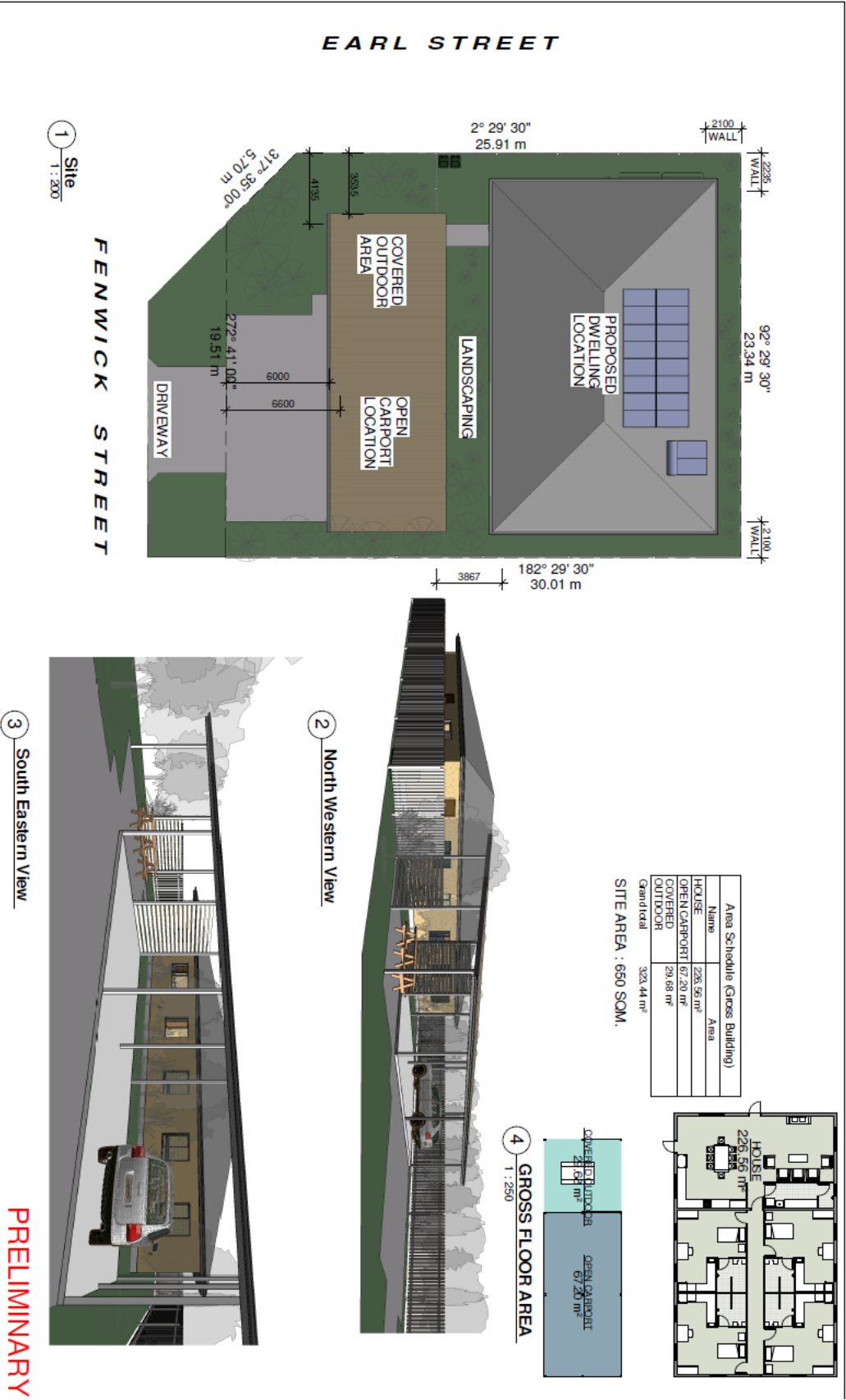
Adrian Gallo, Llc. No. 065385  
9137 Kennedy Highway,  
Upper Barron, Via Alherton, 4883,  
P.O. Box 1420 Alherton, 4883.  
telephone 07 40950240  
adrian@ownhomedesign.com.au

Document Set ID: 3338995  
Version: 1, Version Date: 15/01/2018

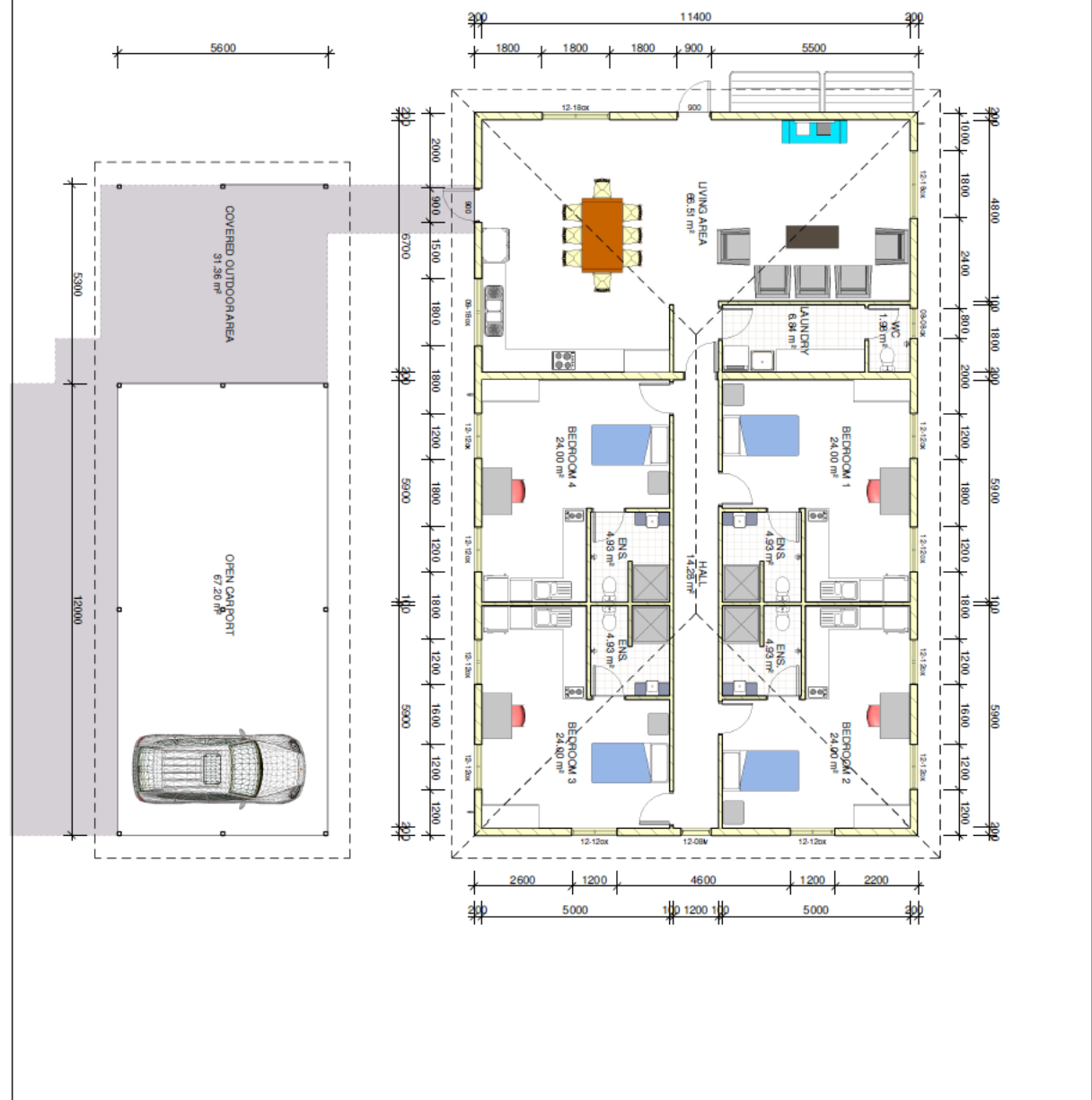
No.	Description	Date
A	Preliminary Sketch Design	06.10.2017

Proposed Permanent Elders  
Boarding House  
At : 25 Earl Street,  
Mareeba, Q. 4880.  
For : Neil Setford

COVER SHEET			
Project number	973	973 - SK1 A	Scale As indicated @ A3
Date	24th August 2017		
Drawn by	AG		
Checked by	AG		



Document Set ID: 3357839  
Version: 1, Version Date: 15/01/2018



**OWN HOME DESIGN**

Adrian Gallo L.E. No. 065385  
9137 Kennedy Highway,  
Upper Barron, Via Atherton, 4883,  
P.O. Box 1420 Atherton, 4883,  
telephone 07 40950240  
adrian@ownhomedesign.com.au

No.	Description	Date
A	Preliminary Sketch	06.10.20
	Design	17.

**For : Neil Setford**

**Proposed**  
**Permanent Elders**  
**Boarding House**  
**At : 25 Earl**  
**Street,**  
**Mareeba. Q.**  
**4880.**

**GROUND FLOOR**  
**PLAN**

Project number	973
Date	24th August 2017.
Drawn by	AG
Checked by	AG
Scale	1 : 100

**973 - SK2**

R/10/2017 11:38:35 AM

