

From: Northern Building Approvals
Sent: 11 Jan 2018 16:53:15 +1000
To: Planning (Shared)
Subject: Northern Building Approvals - MCU Application for Propose Elder Boarding House
Attachments: DA Form 1 - Development application details DA 17 0173.DOCX, Planning Report for 25 Earl Street Mareeba.docx, Setford PREL3.pdf

Hi MSC Planning Team

Please see the attached document for the MCU Application for Propose Elder Boarding House at 25 Earl Street Mareeba:

1. DA Form 1
2. Report
3. Plans and Site Plan

Please contact me for payment.

Kind Regards

Kenton Byrne
Northern Building Approvals
BBldSurvCert(Hons), MAIBS
Building Surveyor (LTD)
QBCC Certifiers Licence: A1107628
Mobile: 0447 865 265

DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) 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 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**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Neil Setford c/o Northern Building Approvals
Contact name (only applicable for companies)	Kenton Byrne
Postal address (P.O. Box or street address)	12 Ceola Drive
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0447 865 265
Email address (non-mandatory)	kentonstella@bigpond.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA/18/0004

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application
<input checked="" type="checkbox"/> No – proceed to 3)

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

☒ Street address **AND** lot on plan (all lots must be listed), **or**

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		25	Earl Street	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		16	M356145	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. Only one set of coordinates is required for this part.

☐ Coordinates of premises by longitude and latitude

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

☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

☐ Additional premises are relevant to this development application and their details have been attached in a schedule to this 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:

☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*

EMR site identification:

☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*

CLR site identification:

5) Are there any existing easements over the premises?

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

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

☒ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

☒ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

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

☒ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment

☒ Impact assessment *(requires public notification)*

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

Proposed Elders Boarding House

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

☐ Material change of use

☐ Reconfiguring a lot

☐ Operational work

☐ Building work

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

☐ Development permit

☐ Preliminary approval

☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

☐ Code assessment

☐ Impact assessment *(requires public notification)*

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

e) Relevant plans

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

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

6.3) Additional aspects of development

☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Proposed Elder Boarding House	Rooming Accommodation	one	226.56m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?

- ☐ Yes
☒ No

Division 2 – Reconfiguring a lot

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

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

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

- | | |
|--|--|
| <input type="checkbox"/> Subdivision (complete 10)) | <input type="checkbox"/> Dividing land into parts by agreement (complete 11)) |
| <input type="checkbox"/> Boundary realignment (complete 12)) | <input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13)) |

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

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

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ 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: <input type="text"/> | | |

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

- ☐ Yes – specify number of new lots:
- ☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

17) Do any aspects of the proposed development require referral for 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 Regulation 2017:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (unexploded ordnance)

<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane's port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> 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 have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
Matters requiring referral to the chief executive of the distribution entity or transmission entity: <input type="checkbox"/> 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"/> Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council: <input type="checkbox"/> Brisbane core port land
Matters requiring referral to the Minister under the Transport Infrastructure Act 1994: <input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
Matters requiring referral to the relevant port operator: <input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
Matters requiring referral to the chief executive of the relevant port authority: <input type="checkbox"/> Land within limits of another port
Matters requiring referral to the Gold Coast Waterways Authority: <input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
Matters requiring referral to the Queensland Fire and Emergency Service: <input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☐ 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 the development application the subject of this form, or include details in a schedule to this development application (if applicable).

PART 6 – INFORMATION REQUEST**19) Information request under Part 3 of the DA Rules**

- ☒ I agree to receive an information request if determined necessary for this development application
- ☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS**20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)**

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

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

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

- ☐ Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application
- ☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid
- ☒ Not applicable

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

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

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

23) Further legislative requirements**Environmentally relevant activities**

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

☐ Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

Note: Application for an environmental authority can be found by searching “EM941” at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

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

Hazardous chemical facilities

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

☐ Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application

☒ No

Note: See www.justice.qld.gov.au for further information.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation that requires written confirmation 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 is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: See www.qld.gov.au for further information.

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 conservation

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

☐ Yes

☒ No

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

Water resources

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works?**

☐ Yes – the relevant template is completed and attached to this development application

☒ No

Note: DA templates are available from www.dilgp.qld.gov.au.

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000*?**

☐ Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

☒ No

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

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 and Mines at www.dnrm.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 Heritage Protection at www.ehp.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.dews.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.ehp.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.ehp.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**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 *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 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 OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.

Planning Report for 25 Earl Street Mareeba

Material Change of Use for Proposed Elder Boarding House Development

Prepared for: Northern Building Approvals

Site Description

25 Earl Street is located on the western side of Mareeba. The property is described as 16/M356145. The subject lot is 698m² in size. The land is currently zoned Medium Density Residential under the current Mareeba Shire Planning Scheme. No existing buildings are located on the property. 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. Strategic framework
 - b. Medium density residential code
 - c. Accommodation activities code
 - d. Landscaping code
 - e. Parking and access code
 - f. Works, services and infrastructure

Attachment 1 is the Proposed Unit Development Plans.

Referrals

No referrals are required.

Planning Assessment Summary

This development is for a Four Bedroom Rooming Accommodation Dwelling. The proposed development is within the Medium Density Residential Zone of the Mareeba as identified on the Zone Map ZM016a. This rooming accommodation development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure within the township.

The proposed development 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 assists ageing individuals gaining and sustain appropriate long-term housing.

The proposed development may not be complete compliant with the acceptable outcomes of the applicable assessment codes (lot size, setbacks and open space design), however, the proposed design illustrates an appropriate balance with performance outcomes.

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.

Strategic Framework

3.3.7 Element – Residential area and development

The proposed residential development of an Elder Boarding House will provide affordable housing on a infill site within an existing residential area with social housing. Additionally, this format of housing is response to the diverse and ageing demography of the Mareeba township. The building design also reflects the climate, character and scale of surrounding development.

3.3.9.1 Element – Aged care and retirement areas

The proposed residential development is a small scale, low cost elder accommodation building close to CBD. The development caters for independent living, but, within a communal building which caters for an ageing population.

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:

- 6.2.7 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

6.2.7 Medium density residential zone code

6.2.7.1 Application

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

6.2.7.2 Purpose

- (1) The purpose of the medium density residential zone code is to provide for medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
- (2) Mareeba Shire Council's purpose of the Medium density residential zone code is to facilitate medium residential densities and a diversity of housing which caters for a range of households in locations which are proximate to town centres, community facilities and open space.

Small lot housing is facilitated and medium density development may include Dual occupancy and Multiple dwelling development in the form of town houses, apartments and units.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides a range of residential dwelling choices including Multiple dwellings in locations clustered around or near activity centres and transport networks;
 - (b) Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure;
 - (c) Development is supported by employment nodes, community facilities and services, transport and commercial hubs where appropriate; Development provides and maintains a high level of amenity in the zone and is reflective of the desired character of the area;
 - (d) The scale and density of development facilitates an efficient land use pattern that supports safe and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities;
 - (e) Other small-scale development that integrates personal employment and residential activities is encouraged, provided it complements local residential amenity;
 - (f) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;
 - (g) Non-residential development may be supported where such uses directly support the day to day needs of the immediate residential community; and
 - (h) Development responds to land constraints and mitigates any adverse impacts on adjacent land uses and the environment.

6.2.7.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: <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. 	AO1 Development has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	✓	The proposed Boarding House Development is <8.5m high and single storey.
Outbuildings and residential scale			
PO2 Domestic outbuildings: <ul style="list-style-type: none"> (a) do not dominate the lot on which they are located; and 	AO2 Domestic outbuildings do not exceed: <ul style="list-style-type: none"> (a) 100m² in gross floor area; and 	✓	The proposed domestic outbuilding in this application (Covered outdoor area and Open Carport) are less

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) are consistent with the scale and character of development in the Medium density residential zone.	(b) 5.5 metres in height above natural ground level.		than 100m ² at 97m ² .
Siting			
PO3 Development is sited in a manner that considers and respects: <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 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: <ul style="list-style-type: none"> (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. 	x	The proposed development has a front road boundary setback of 6.0m (to OMP) of Fenwick Street and 1.625m to Earl Street. However, the proposed siting is similar to adjoining premises in the neighbourhood. Additional, the nature strip in front of the property is large and will reduce the appearance and bulk of the proposed buildings.
	AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	x	The proposed development has a side and rear setback of 1.5m (to OMP). However, the smaller side and rear setback is consistent with the QDC MP1.2 requirement of adjoining properties. Additional, the property to the north has a domestic carport on the adjoining boundary.

Performance outcomes	Acceptable outcomes	Complies	Comments
			Therefore, the smaller side setback will not affect the privacy and outlook of these properties.
Accommodation density			
PO4 The density of Accommodation activities: <ul style="list-style-type: none"> (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site. 	AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.7.3B .	✓	The proposed development has density similar to a standard dwelling (of 4 persons) which will not cause amenity impacts beyond the reasonable expectation of the accommodation density for this zone (medium Density Residential)
Gross floor area			
PO5 Buildings and structures occupy the site in a manner that: <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. 	AO5 Gross floor area does not exceed 600m ² .	✓	The proposed development has gross floor area of 324m ² .
For assessable development			
Building design			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO6 Building facades are appropriately designed to: <ul style="list-style-type: none"> (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 recreation space facing the primary road frontage.	✓	The proposed development is appropriately designed to include habitable space, pedestrian entrances and recreation space facing the primary road frontage.
PO7 Development complements and integrates with the established built character of the Medium density residential zone, having regard to: <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. 	AO7 No acceptable outcome is provided.	✓	The proposed development is appropriately designed and integrates well the established built character of area.
Non-residential development			
PO8 Non-residential development: <ul style="list-style-type: none"> (a) is consistent with the scale of existing development; 	AO8 No acceptable outcome is provided.	N / A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) does not detract from the amenity of nearby residential uses; (c) directly supports the day to day needs of the immediate residential community; and (d) does not impact on the orderly provision of non-residential development in other locations in the shire.			
Amenity			
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO9 No acceptable outcome is provided.	✓	The proposed development will integrate well into the established character of this area which include sporting complexes across the road or commercial activities along Fenwick Street and close by.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO10 No acceptable outcome is provided.	✓	The proposed development will provide more accommodation within the Medium Density Residential Zone close to the Mareeba township which provides a smaller environmental impact on the town.

Table 6.2.7.3B—Maximum densities for Accommodation activities

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

9.3.1 Accommodation activities code

9.3.1.1 Application

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

9.3.1.2 Purpose

- (1) The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
 - (b) Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;
 - (c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
 - (d) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
 - (e) Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:
 - (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
 - (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) Bibbohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and
 - (f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

9.3.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
All Accommodation activities, apart from Dwelling house			
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	A01 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B .	x	The proposed development - Rooming Accommodation Dwelling, has a site area of 698m ² , which is smaller than 800m ² required for such development, but, has compliant minimum road frontage at is greater than 20m. This property is slightly under the minimum size required for this development, but, will avoid any adverse impacts on the amenity or privacy of nearby land due to the small size (the house will only accommodate four beds).
All Accommodation activities, apart from Tourist park and Dwelling house			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Accommodation activities are provided with on-site refuse storage areas that are: <ul style="list-style-type: none"> (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites. 	A02.1 A refuse area is provided that: <ul style="list-style-type: none"> (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility. 	✓	The refuse will be provided at the front of the development and will include water meters, bin refuse and mail boxes.
All Accommodation activities, except for Dwelling house			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p>A03 The windows of habitable rooms:</p> <ul style="list-style-type: none"> (a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or (b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than: <ul style="list-style-type: none"> (i) 2 metres at ground level; and (ii) 8 metres above ground level; or (c) are treated with: <ul style="list-style-type: none"> (i) a minimum sill height of 1.5 metres above floor level; or (ii) fixed opaque glassed installed below 1.5 metres; or (iii) fixed external screens; or (iv) a 1.5 metre high screen fence along the common boundary. 	<p>✓</p>	<p>The proposed development will avoid the loss of privacy of adjoining properties as the allotment to the north has a carport need the adjoining boundary and property to the eastern boundary has a large domestic shed. Therefore, the separation from of a habitable room in the adjoining dwellings is a distance greater than 2m.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: <ul style="list-style-type: none"> (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. 	A04.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C .	✓	The proposed development exceeds the necessary communal open space area and dimension. The communal open space includes a covered outdoor area of 31.36m ² and is directly accessible from the main living area. This area will still provide a range of landscapes, including soft and hard landscaping with the opportunities for passive and active recreation.
	A04.2 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 .	x	The proposed development currently does not allot private open space area for each room, but, has the ability to provide private open space area if required. The design does provide greater internal private space in each room with the addition of kitchenets, fridge, cooktop, table/desk and storage cupboard.

Performance outcomes	Acceptable outcomes	Complies	Comments
	A04.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	✓	The proposed development contains clothes drying area to the Earl Street boundary and will not be visible from the street due to the 1.8m high dividing fences. The clothes drying area is also directly accessible from the main living area.
	A04.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: <ul style="list-style-type: none"> (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m² per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable. 	N/A	The proposed development contains secure storage within each room.
If for Caretaker's Accommodation			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area. Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.	N/A	N/A
	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m ² .	N/A	N/A
If for Dwelling house			
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: <ul style="list-style-type: none"> (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area; 	AO6.1 The secondary dwelling is located within: <ul style="list-style-type: none"> (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares. 	N/A	N/A
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m ² .	N/A	N/A
If for Dual occupancy			
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: <ul style="list-style-type: none"> (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and 	AO7.1 Where located on a corner allotment, each dwelling is accessed from a different road frontage.	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) provide activity and visual interest on both frontages.	A07.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	N/A	N/A
If for Multiple dwelling, Residential care facility or Retirement facility			
PO8 Development is appropriately located within the Shire to: <ul style="list-style-type: none"> (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	A08 Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO9 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>A09.1 External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements:</p> <ul style="list-style-type: none"> (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	N/A	N/A
	<p>A09.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.</p>	N/A	N/A
	<p>A09.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.</p>	N/A	N/A
	<p>A09.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types:</p> <ul style="list-style-type: none"> (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion. 	N/A	N/A
If for Residential care facility or Retirement facility			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding. Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	AO10.1 The development incorporates covered walkways and ramps on site for weather protection between all buildings.	N/A	N/A
	AO10.2 Pedestrian paths include navigational signage at intersections.	N/A	N/A
	AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances.	N/A	N/A
	AO10.4 An illuminated sign and site map is provided at the main site entry.	N/A	N/A
	AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	N/A	N/A
If for Home based business			
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	AO11.1 The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	N/A	N/A
	AO11.2 The Home based business does not occupy a gross floor area of more than 50m ² .	N/A	N/A
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	N/A	N/A
	AO11.5 The Home based business does not involve the public display of goods external to the building.	N/A	N/A
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	N/A	N/A
	AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	N/A	N/A
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.	N/A	N/A
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	AO12.1 Home based businesses involving accommodation activities are limited to the scale specified in Table 9.3.1.3E .	N/A	N/A
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	N/A	N/A
	AO12.3 A farm stay is setback 100 metres from any property boundary.	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	N/A	N/A
If for Rural workers' accommodation			
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	AO13.1 A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	N/A	N/A
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	N/A	N/A
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	AO14.1 The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	N/A	N/A
For assessable development			
If for Caretaker's Accommodation			
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	AO15 No acceptable outcome is provided.	N/A	N/A
If for Residential care facility or Retirement facility			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO16 Retirement facilities include a range of housing designs and types that: <ul style="list-style-type: none"> (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types. 	AO16 No acceptable outcome is provided.	N/A	N/A
If for Tourist park			
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	AO17 No acceptable outcome is provided.	N/A	N/A
PO18 The density of accommodation provided within the Tourist park: <ul style="list-style-type: none"> (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is 	AO18.1 Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: <ul style="list-style-type: none"> (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m² gross floor area per cabin) per hectare of the nominated area(s). 	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>enjoyed by residents of the site; and</p> <p>(f) does not place undue pressure on environmental processes in the surrounding area.</p>	<p>AO18.2 Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).</p>	N/A	N/A
<p>PO19 Accommodation sites are designed and located:</p> <p>(a) to provide sufficient land for necessary services and infrastructure;</p> <p>(b) to achieve sufficient separation between land uses;</p> <p>(c) is consistent with the scale and character of development in the surrounding area; and</p> <p>(d) to prevent amenity and privacy impacts on nearby land uses.</p>	<p>AO19.1 A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.</p>	N/A	N/A
	<p>AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of:</p> <p>(a) 2 metres from an internal road; and</p> <p>(b) 1.5 metres from the side and rear boundaries of the site.</p>	N/A	N/A
<p>PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.</p>	<p>AO20.1 A central refuse collection area is provided to service all accommodation sites.</p>	N/A	N/A
	<p>AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.</p>	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.	N/A	N/A
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	N/A	N/A
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	N/A	N/A

Table 9.3.1.3B – Minimum site area and minimum site frontage

Use	Minimum site area	Minimum frontage
Rooming accommodation	800m ²	20 metres

Table 9.3.1.3C – Communal open space

Use	Minimum area	Minimum dimension	Design elements
Rooming accommodation	Rate of 5m ² per resident	5 metres	<ul style="list-style-type: none"> • One continuous area; • 20% shaded; and • 10% of the provided area is screened for use for clothes drying.

Table 9.3.1.3D – Private open space

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Rooming accommodation	As specified below.		
<ul style="list-style-type: none"> • Ground level 	15m ²	3 metres	<ul style="list-style-type: none"> • 20% shaded; and • Directly accessible from the main living area.

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			
PO1 Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	AO1 Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	✓	The proposed development provides >10% of the site as landscaping. The site cover of the buildings is around 48% and the open space provided is about 15%. Therefore, the building coverage is not great and the open space areas is reasonable, this amount of landscaping provide is appropriate for the balance between built and natural elements is practical.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: <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. 	AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage: <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>The proposed development provides a >2.0 metres where adjoining the carpark at the front boundary. However, this proposed landscaping trip stills complies with the necessary landscaping required to the front boundary to create an attractive streetscape and soften elements of built form.</p>
PO3 Development includes landscaping and fencing along side and rear boundaries that: <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and 	AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.	✓	<p>1.8m high screen fencing provided along all side and rear boundaries and between open space of units.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(e) includes a range and variety of planting.	AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	✓	Can be conditioned to comply.
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Car parking areas are improved with a variety of landscaping that: <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. 	AO4.1 Landscaping is provided in car parking areas which provides: <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
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	N / A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Landscaping areas include a range and variety of planting that: <ul style="list-style-type: none"> (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds. 	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	N / A	N/A
	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.	✓	Can be conditioned to comply.
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of <ul style="list-style-type: none"> (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber. 	✓	Can be conditioned to comply.
	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.	✓	Can be conditioned to comply.

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

Table 9.4.2.3B—Side and rear boundary landscape treatments

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

facilities associated with Caretaker's accommodation.			
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Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

9.4.3 Parking and access code

9.4.3.1 Application

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

9.4.3.2 Purpose

The purpose of the Parking and access code is to ensure:
parking areas are appropriately designed, constructed and maintained;
the efficient functioning of the development and the local road network; and
all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

The purpose of the code will be achieved through the following overall outcomes:
Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;

Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;

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;

Premises are adequately serviced to meet the reasonable requirements of the development; and

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
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ul style="list-style-type: none"> nature of the use; location of the site; proximity of the use to public transport services; availability of active transport infrastructure; and accessibility of the use to all members of the community. 	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B. Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	✓	The proposed development contains one covered carparking space for each accommodation room of the dwelling.
Vehicle crossovers			
PO2 Vehicle crossovers are provided to: <ul style="list-style-type: none"> ensure safe and efficient access between the road and premises; minimize interference with the function and operation of roads; and minimise pedestrian to vehicle conflict. 	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	✓	Can be conditioned to comply. The proposed development will have the ability to connect to road network via the road boundary with driveway/crossover in accordance with FNQROC Regional Development Manual

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or from the lowest order road in all other instances.	N/A	N/A
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.	N / A	N/A
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: the intensity of anticipated vehicle movements; the nature of the use that they service; and the character of the surrounding locality.	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.	✓	Can be conditioned to comply. The proposed development will have reinforced concrete with a minimum thickness of: 100mm for parking areas; and 150mm for access ways.
For assessable development			
Parking area location and design			

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

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO4.4</p> <p>Parking and any set down areas are:</p> <p>wholly contained within the site;</p> <p>visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</p> <p>are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility;</p> <p>and</p> <p>provided at the side or rear of a building in all other instances.</p>	x	<p>Parking and any visitor areas are wholly contained within the site. Moreover, as the onsite parking is a carport structure, the parking is not set back behind the main building line as the property has two road boundaries. However, this location is well screened by the landscape strip along the front boundaries.</p>
Site access and manoeuvring			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Access to, and manoeuvring within, the site is designed and located to: ensure the safety and efficiency of the external road network; ensure the safety of pedestrians; provide a functional and convenient layout; and accommodate all vehicles intended to use the site.	AO5.1 Access and manoeuvrability is in accordance with : AS28901 – Car Parking Facilities (Off Street Parking); and AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	✓	Can be conditioned to comply. The proposed development will have the ability to be in accordance with AS/NZS 2890.1 Off-street car parking.
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	✓	Can be conditioned to comply. The proposed development will have the ability to be in accordance with Part 5 of AUSTROADS.
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	✓	Can be conditioned to comply. The proposed development will have the ability to for all vehicles enter and exit the site in a forward gear.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO5.4 Pedestrian and cyclist access to the site: is clearly defined; easily identifiable; and provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	✓	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.
PO6 Development that involves an internal road network ensures that it's design: ensure safety and efficiency in operation; does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: hours of operation; noise light; and odour; accommodates the nature and volume of vehicle movements anticipated to be generated by the use; allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and in the Rural zone, avoids environmental degradation.	AO6.1 Internal roads for a Tourist park have a minimum width of: 4 metres if one way; or 6 metres if two way.	N /A	N/A
	AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: a minimum approach and departure curve radius of 12 metres; and a minimum turning circle radius of 8 metres.	N /A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	N /A	N/A
	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.	N /A	N/A
	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.	N /A	N/A
	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.	N /A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: are no steeper than 1:5; or are steeper than 1:5 and are sealed.	N /A	N/A
Servicing			
PO7 Development provides access, maneuvering and servicing areas on site that: accommodate a service vehicle commensurate with the likely demand generated by the use; do not impact on the safety or efficiency of internal car parking or maneuvering areas; do not adversely impact on the safety or efficiency of the road network; provide for all servicing functions associated with the use; and are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	AO7.1 All unloading, loading, service and waste disposal areas are located: on the site; to the side or rear of the building, behind the main building line; not adjacent to a site boundary where the adjoining property is used for a sensitive use.	N /A	N/A
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	N /A	N/A
	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			

Performance outcomes	Acceptable outcomes	Complies	Comments
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			
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: meet the anticipated demand generated from the use; comprise secure and convenient bicycle parking and storage; and provide end of trip facilities for all active transport users.	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.	N / A	N/A
	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.	N / A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO10 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> the expected traffic movements to be generated by the facility; any associated impacts on the road network; and any works that will be required to address the identified impacts. 	N /A	N/A
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			
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO11 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> the expected traffic movements to be generated by the facility; any associated impacts on the road network; and any works that will be required to address the identified impacts. 	N /A	N/A

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Rooming accommodation	Inside the Centre zone: One space per 15 beds. Outside the Centre zone: One space per 8 beds.	One SRV space. One space for a 20 seater bus.

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

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

Zone	Compacted Gravel Base (minimum thickness)	Surfacing Options
All development other than dwelling house		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: 100mm for parking areas; and 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
Dwelling house		
All zones	75mm	Reinforced concrete with a minimum thickness of: 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.

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

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.

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
PO1 Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	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: <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. 	✓	Can be conditioned to comply. The proposed development 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.

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> <ul style="list-style-type: none"> (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 (b) on-site water storage tank/s: <ul style="list-style-type: none"> (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development. 	N/A	N/A
Wastewater disposal			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	✓	Can be conditioned to comply. The proposed development 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.
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	N/A	N/A
Stormwater infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
P03 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Can be conditioned to comply. The proposed development will be connected to Council's stormwater drainage systems will need to be designed and constructed to collect and convey the design storm event to a lawful point of discharge.
	AO3.2 On-site drainage systems are constructed: <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	✓	Can be conditioned to comply. The proposed development will be connected to Council's stormwater drainage systems will need to be designed and constructed to collect and convey the design storm event to a lawful point of discharge.
Electricity supply			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Each lot is provided with an adequate supply of electricity	AO4 The premises: (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: (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.	✓	Can be conditioned to comply. The proposed development will be connected to electricity supply network.
Telecommunications infrastructure			
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	✓	Can be conditioned to comply. The proposed development will be connected to telecommunication network.
Existing public utility services			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	This development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure within the surrounding area and.
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	The cross-fall of the Lot is less than 0.3m and falls to the road boundaries. Therefore, any future excavation and/or filling will be minimal and not within 1.5 metres of any site boundary.
	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.	N/A	The cross-fall of the Lot is less than 0.3m and falls to the road boundaries. Therefore, any future excavation and/or filling will be minimal and not within 1.5 metres of any site boundary.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO7.3 Earthworks batters: (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.	✓	The cross-fall of the Lot is less than 0.3m and falls to the road boundaries. Therefore, any future excavation and/or filling will be minimal and not within 1.5 metres of any site boundary.
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	✓	Can be conditioned to comply.
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A	The cross-fall of the Lot is less than 0.3m and falls to the road boundaries. Therefore, any future excavation and/or filling will be minimal and not within 1.5 metres of any site boundary.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	The cross-fall of the Lot is less than 0.3m and falls to the road boundaries. Therefore, any future excavation and/or filling will be minimal and not within 1.5 metres of any site boundary.
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Can be conditioned to comply.
For assessable development			
Transport network			

Performance outcomes	Acceptable outcomes	Complies	Comments
P08 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Can be conditioned to comply. The vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s 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.
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	N/A	N/A
Public infrastructure			
P09 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.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	N/A	No new infrastructure is required as part of the proposed development.
Stormwater quality			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. 	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	✓	Can be conditioned to comply.

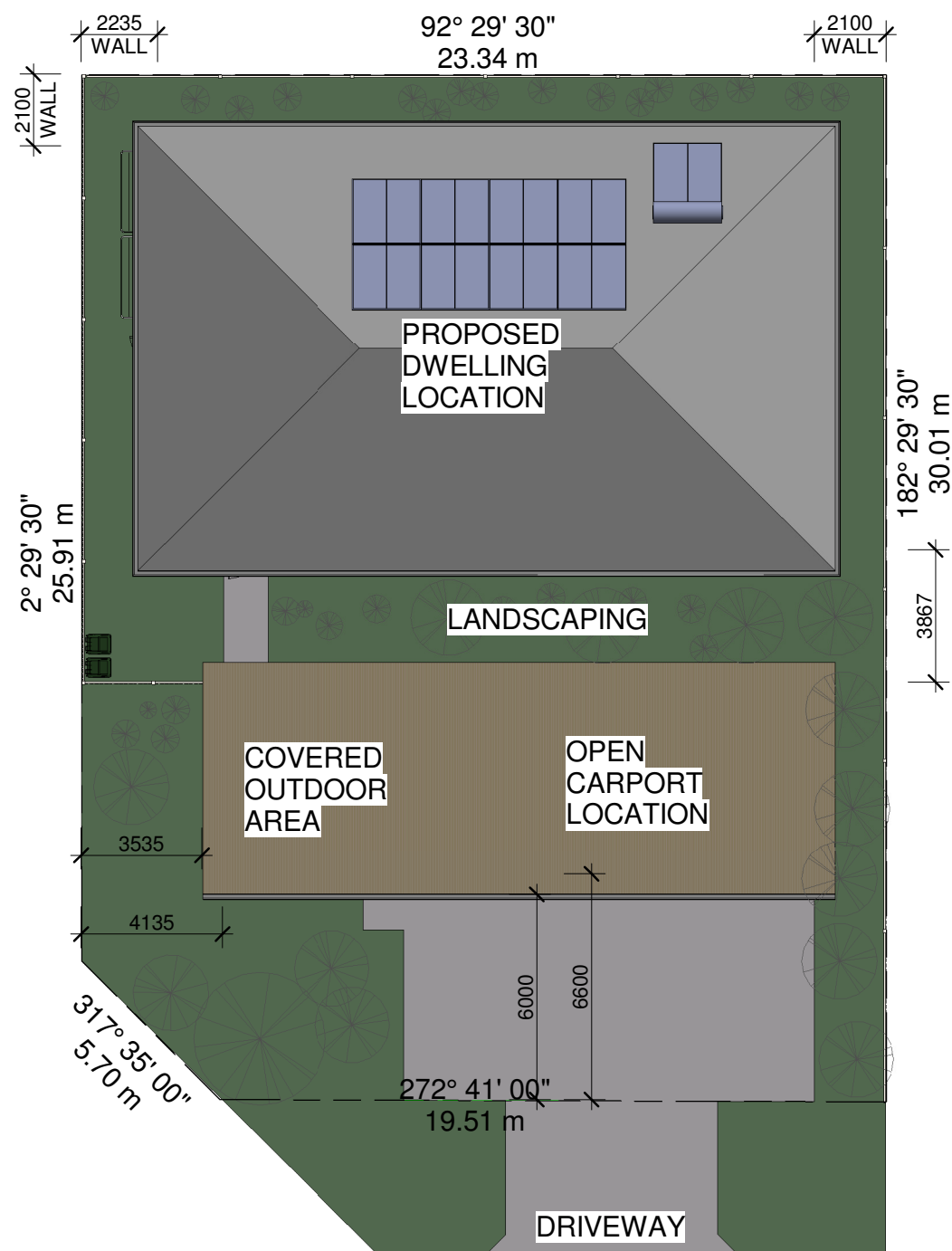
Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design 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
PO11 Storage areas for stormwater detention and retention: <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety. 	AO11 No acceptable outcome is provided.	N/A	N/A
Excavation or filling			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	N/A	N/A -minimal filling or excavation is required as part of the proposed development.
	AO12.2 Transportation of fill to or from the site does not occur: <ul style="list-style-type: none"> (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays. 	N/A	N/A
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	N/A	N/A
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	N/A	N/A
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	N/A	N/A
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	N/A	N/A
Contaminated land			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	N/A	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
Fire services in developments accessed by common private title			
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	✓	The existing town reticulated water supply with street hydrant.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	N/A	N/A

EARL STREET

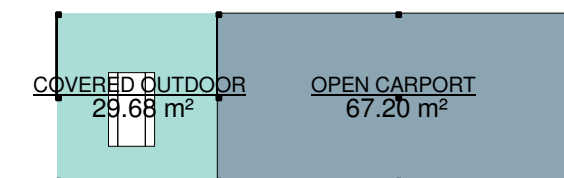
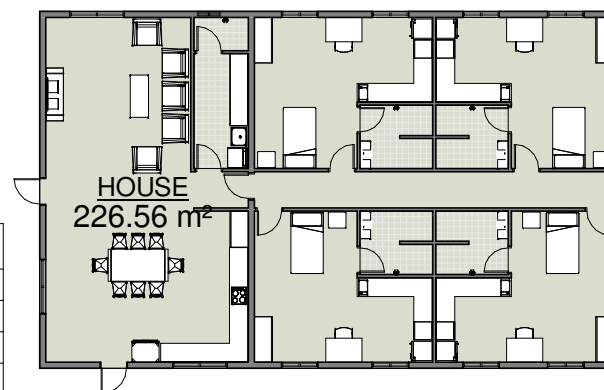


FENWICK STREET

1 Site
1 : 200

Area Schedule (Gross Building)	
Name	Area
HOUSE	226.56 m ²
OPEN CARPORT	67.20 m ²
COVERED OUTDOOR	29.68 m ²
Grand total	323.44 m ²

SITE AREA : 650 SQM.



4 GROSS FLOOR AREA
1 : 250



2 North Western View



3 South Eastern View

PRELIMINARY



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adrian@ownhomedesign.com.au

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
Date	24th August 2017.	
Drawn by	AG	
Checked by	AG	Scale As indicated @ A3



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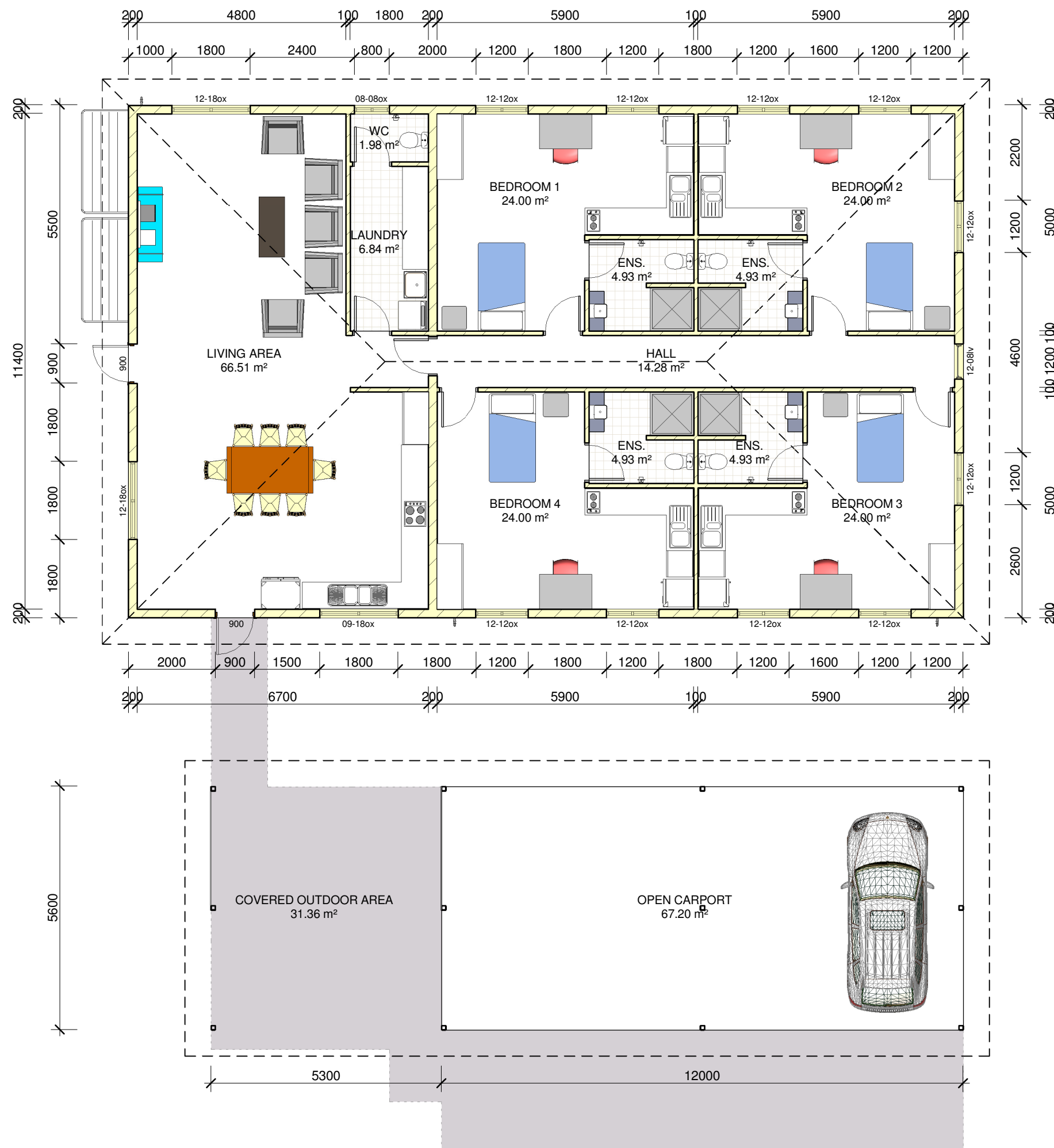
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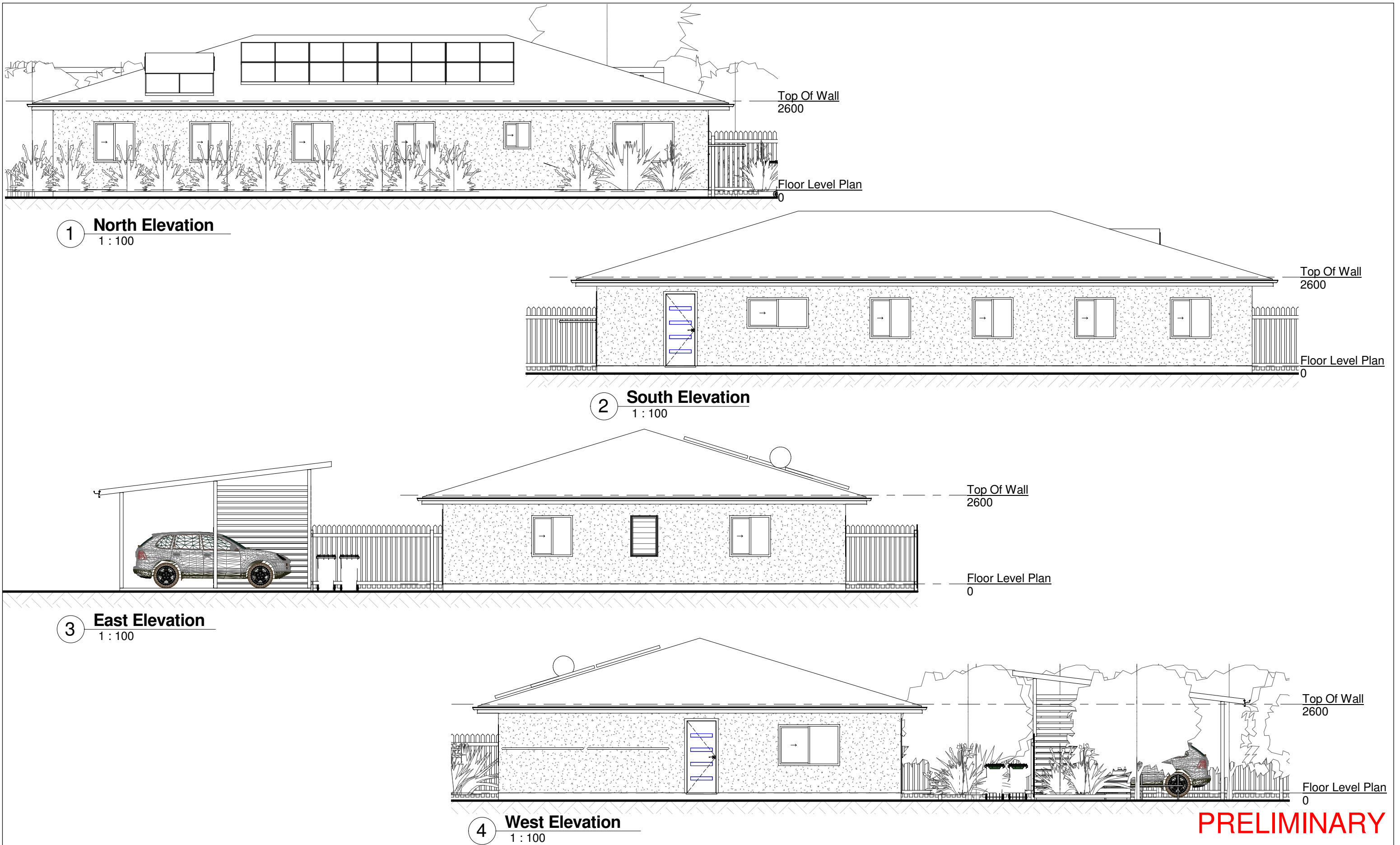
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GROUND FLOOR PLAN

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

973 - SK2





PRELIMINARY



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For : Neil Setford

ELEVATIONS

Project number	973	973 - SK3 A
Date	24th August 2017.	
Drawn by	AG	
Checked by	AG	Scale 1 : 100 @ A3