

**DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR ANIMAL KEEPING  
(DOG TRAINING, BOARDING FACILITY & ANCILLARY USES ) OVER LAND AT 17 EFFLEY  
STREET MAREEBA**

17 EFFLEY STREET  
MAREEBA QLD 4880

NOVEMBER 2024

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## Attachments

Attachment 1	DA Form 1 & Owner's Consent
Attachment 2	Proposal Plans
Attachment 3	Noise Impact Assessment
Attachment 4	Statements of Planning Scheme Code Compliance

## 1.0 Introduction

This Planning Report has been prepared on behalf of Ms Taylor Skinner (The Applicant') in support of a Development Application to Mareeba Shire Council for a Material Change of Use for the purpose of Animal Keeping to be established on the land located at 17 Effley Street Mareeba.

The development proposal seeks to establish a dog training facility that also provides for a dog boarding component including overnight stays and a dog day care service. Further details of the proposal are provided elsewhere in the report.

The Applicant has identified a need for a purpose built training and boarding facility to service customer needs of highly specialised nature. The Applicant has an extended customer base of clients across the State of Queensland and interstate offering specialised training for dogs across a range of areas and services. The facility is also intended to service Mareeba and the surrounding townships.

The development proposed is 'assessable development' as defined under Section 44 of the *Planning Act 2016* and therefore requires assessment against local Planning Scheme provisions and relevant State legislation. This report provides an overview of the development proposed and addresses the various planning considerations relevant to Council's assessment of the proposal.

In summary, the report concludes that:

- The submitted information conforms to the requirements for making an 'impact assessable' development application under the *Planning Act 2016*; and
- That the development as proposed adequately addresses and responds to the assessment benchmarks of the Planning Scheme. The proposal has planning merit and approval of the application is commended to Council.

## 2.0 Site Information

### 2.1 Site Details

The application relates to land located at 17 Effley Street Mareeba being formally described as Lot 224 on SP297023. The land is located within an industrial estate located to the north-west of the township of Mareeba and on the outskirts of town.

The land is contained within the Industry zone – Precinct C - Heavy Industry within the Planning Scheme and has a total land area of 2178m<sup>2</sup>. The land is relatively flat, unconstrained and vacant.

Being within the Heavy Industry Precinct, surrounding land uses consist predominantly of large scale industrial uses of varying scale. Immediately adjoining the allotment to the south is a recycling facility of large plastic bags used in the agricultural industry. All other allotments immediately adjoining the site are currently vacant.

An aerial image of the site is provided below.



Figure 1 - Locality Plan (source Qld Globe)

## 2.2 Planning Context

The planning context of the site is summaries as follows:

Regional Plan	Urban Footprint
Local Plan	None Applicable
Zone	Industry – Precinct C – Heavy Industry
Overlays	None Applicable

### 3.0 Application Details

<b>Applicant:</b>	Ms Taylor Skinner
<b>Registered Owners:</b>	T Skinner & S Lynch
<b>Contact:</b>	Mr Neil Beck 32 Yarun Close WONGA BEACH 4873  Ph: 0477006782
<b>Real Property Description:</b>	Lot 224 on SP297023
<b>Location:</b>	17 Effley Street Mareeba
<b>Tenure:</b>	Freehold
<b>Total Area:</b>	2178m <sup>2</sup>
<b>Local Government Authority:</b>	Mareeba Shire Council
<b>Contaminated Land or Environmental Management Registers:</b>	Nil
<b>Easements and Encumbrances:</b>	Nil
<b>Proposal:</b>	Material Change of Use – Animal Keeping (Dog Training, Boarding Facility & Ancillary Uses)

### 4.0 Proposal

The development proposal seeks to establish a dog training facility that also provides for dog boarding which will comprise of overnight stays in addition to a number of other services such as such as dog day care, specialised training for reactive and aggressive dogs, specialised training for assistance dogs, and sale of dog food and associated products.

The proposal involves the construction of a building in the northern portion of the site addressing Effley Street. The building is 20mx25m in size, single storey and is serviced by eight (8) onsite car parking spaces inclusive of a PWD space.

The principal purpose of the development is to provide for a purpose built dog training and dog boarding facility while offering other services associated with dog ownership and dog care for a broad customer base

and residents of Mareeba and surrounding townships. The Facility will also provide a service for interstate customers who can travel to Mareeba and participate in specialised assistance dog training and boarding.

The facility will allow people to come to the premises and train their dog with one on one sessions with experienced trainers as well as other group training sessions involving multiple dogs. These training sessions will be undertaken within the two training rooms identified on the plan of development in addition to outdoor areas. Training will also be undertaken in the large open central area of the building when not being used for day care services.

The internal training rooms will be attenuated to prevent noise from either the internal boarding facility or noise external to the land interrupting the training sessions.

The entire building, inclusive of the boarding component will be air-conditioned and mechanically ventilated. External openings to the building will remain closed when not in operation to assist with climate control. Being air-conditioned and mechanically ventilated will also enhance the acoustic properties of the building.

The proposal also includes a small shop in which dog associated equipment, food and merchandise would be available to purchase. The Applicant has also advised that it is the intention to prepare and provide dog food for purchase by the customers either in person or online. The commercial kitchen will be equipped to prepare raw dog food and dehydrated products which will be stored on site. The associated sale of goods and the preparation of dog food products is considered ancillary and subordinate to the principle use of the site for Animal Keeping.

Key aspects of the development include:-

- A single storey building containing 2 training rooms, a large open central area, kitchen, office, laundry unisex staff amenities and associated storage;
- Services offered at the facility will include one on one and group training classes. Training classes will commence from 6.00pm and can consist of either 1 dog up to 8 dogs;
- A dog day care service having a capacity of 20 dogs. The large central area of the building will be used for this purpose in addition to training classes. Dogs engaged in the day care service must leave the premises by 6.00pm;
- Fifteen (15) separate dog kennels / enclosures. These facilities will be air-conditioned;
- Eight (8) onsite car parking spaces and a landscaped setback between the car parking spaces and Effley Street;
- Approximately 2 – 3 staff will be employed at the premises;
- Hours of operation are proposed from 7.00am to 8.00pm Monday to Friday; 8.00am – 4.00pm Saturday & 9.00am – 1.00pm on Sunday. These hours may vary depending upon the demand for the services however these are the anticipated trading hours;
- Five (5) open dog enclosures to be located at the rear of the property. The dog enclosures will be used for the rotation of dogs to provide adequate access to outdoor and open spaces areas. The number of dogs to be contained within the rear enclosures at any one time will not exceed 10 dogs. The dogs will not remain in these enclosures overnight.

The Applicant has advised that the overall theoretical capacity of the facility will be 40 dogs. However, it is most unlikely that the facility would be at this capacity at this would involve the day care service being fully occupied, all kennels being occupied and training classes being in operation at the same time.

A Noise Impact Assessment was undertaken to investigate the potential noise impact of the proposal on nearby properties. For the purpose of the modelling, the acoustic engineer has had regard to the theoretical capacity of 40 dogs on the premises at the one time.

The purpose of identifying a capacity of 40 dogs was to provide the upper limit of the facility and to provide a sense of scale to the development and to also provide parameters to the acoustic modelling of the facility to understand potential impacts.

A majority of the customers visiting the site will be by appointment only and therefore the arrival and departures of customers along with necessary staff levels will be scheduled. As a consequence, the provision of eight (8) on site car parking spaces is considered sufficient to accommodate parking demand.

Plans detailing the proposed development forms Attachment 2; the Noise Impact Assessment forms Attachment 3.

## 5.0 Regulatory Framework

### 5.1 Overview

This section provides an assessment of the application against relevant statutory planning provisions.

### 5.2 State Planning Policy

The State Planning Policy is relevant to the assessment of this application where a state interest is not appropriately reflected in the Planning Scheme relevant to the site. It is submitted that all State Planning Policies which are relevant to this application are adequately reflected in the Planning Scheme.

### 5.3 Regional Plan

The Far North Queensland Regional Plan 2009-2031 identifies the site as being within the 'Urban Footprint'. The proposal is considered to be consistent with the intent of this designation through the establishment of land uses that seeks to create a service that meets a particular need of the surrounding community.

These types of facilities can be difficult to locate in rural or rural residential settings due to concerns raised over amenity. This consideration is further discussed elsewhere in the report.

### 5.4 State Development Assessment Provisions

The application does not trigger referral to state agencies.

### 5.5 Planning Scheme Assessment

#### 5.5.1 Impact Assessment

It is noted that that the proposed development involves 'Impact Assessable' development, thereby necessitating an assessment against higher-order elements of the Planning Scheme, including the Strategic Framework.

The land is identified as being within an Industry Area for the purpose of the Strategic Framework.

The following section identifies those considerations to the extent relevant to the proposed development and the higher order planning outcomes sought by the Planning Scheme.

#### 5.5.1.2 Settlement Pattern & Built Environment

The proposed development of providing a Dog Training / Boarding Facility within the identified Industry Area for the purpose of the Strategic Framework does not conflict with the Settlement Pattern & Built Environment Theme or any of the strategic outcomes being sort.

The following comments are made with respect to Element 3.3.12 – Industry Areas of the Settlement Pattern & Built Environment Theme. While the land use of Animal Keeping is more aligned with the rural activities and areas, the establishment of an Animal Keeping facility within the industrial precinct does not conflict with the identified specific outcomes having regard to the following:-

- a) The proposed use is aligned with industrial uses in the sense that that types of facilities (Animal Keeping) are difficult to locate and establish in rural or rural residential localities due to fears raised over the potential impact on the residential amenity and the ability for residents to enjoy peace and quite.
- b) For the reasons identified in (a) above, it is extremely difficult to locate a suitable allotment which is of a suitable size, sufficiently distanced from any residential property or noise sensitive land use and of a suitable price range in order to establish such a facility. Locating a facility in an area which is already used for land uses which can and do impact on adjoining land is considered a logical outcome with respect to the co-location of similar and/or compatible uses.
- c) The proposed development does not alienate this land from being able to be used for other industrial or like uses in the future.

#### 5.5.1.3 Natural Resources & Environment

This Theme has limited applicability to the proposed development as the development is taking place in an industrial estate and is not constrained by natural features such as watercourses or wetlands, vegetation or hillslopes.

The strategic and specific outcomes for this Theme makes mention of the air and acoustic environment and the need to maintain and improve it. The Applicant commissioned an acoustic report to investigate the current noise environment and background noise and assess the potential impacts that the proposed development may introduce.

The report has concluded that the applicable noise criteria is slightly exceeded in the evening period between 6.00pm – 10.00pm. The level of exceedance ranges from 2dBA to 6dBA from the various receptors with the most impacted receiver being Receiver 3. The same receiver is exceeded by 1dBA during the time period from 7.00am-6.00pm.

The level of exceeded generated by the proposed development above existing background noise is minimal and is not expected to have an adverse impact on the surrounding allotments. The following items are import to consider when reviewing the Noise Impact Assessment and the theoretical noise generation being attributed to the facility.



- a. Other than the adjoining allotment to the south, all other industrial allotments adjoining the site are vacant. As these allotments are developed overtime, the existing noise environment in the immediate vicinity of the site will change with noise levels significantly rising. It is expected that once these allotments are developed for heavy industry uses, the level of exceedence above background noise as reported on in the acoustic assessment will be immaterial;
- b. As the surrounding lots are developed, the buildings will also provide acoustic attenuation to the facility.
- c. The facility will operate until 8.00pm being only half of the time period that the non-compliance was identified i.e. 6.00pm – 10.00pm. No dogs will be kept outside overnight.
- d. For the purpose of the acoustic modelling, the report assumes 5 out of the 10 dogs outside will be barking and these dogs are all large dogs. Being primarily a specialised training facility for assistance dogs, it is highly unlikely that the assumptions detailed in the acoustic assessment will reflect the operation of the facility. This maybe the case if the facility was an animal refuge facility. However, given the services offered at the facility, the specialised training staff and the characteristics of the dogs be trained, it is most unlikely that the development will result in unacceptable noise impacts.

A copy of the Noise Impact Report forms Attachment 3.

Notwithstanding the above comments, Element 3.4.8.1 identifies that uses that have the ability to impact on air and acoustic qualities are located in the major industry precinct. It is noted that the term “uses” is not limited to industrial uses but a range of uses that have this characteristic or potential.

#### 5.5.1.4 Community Identity & Diversity

This particular Theme as it relates to the proposed development acknowledges the importance of health care services and facilities that caters for a wide cross section of the community.

A significant component of the training to be undertaken on site is the training of dogs to assist people with a wide range of disabilities. These dogs are known as Assistance Dogs provide independence, self-esteem, improved health and relationships to individuals and families – resulting in stronger and more successful communities.

While not specifically mentioned in Section 3.5.7 – having a dedicated training and boarding facility enhances the range of services offered and contributes the residents health and well being knowing that their companions and in some instances carer’s are well looked after.

This is a one of a kind facility supporting clients with disabilities , across a span of disabilities, ages, races and communities across Australia, to bring their assistance dog to the facility for expert training. The Applicant offers assistance dog training services in conjunction with an assistance dog breeder that supports clients to raise and train their assistance dogs with a direct influx of clients Australia wide expected. The Applicant has advised that they currently have 21 assistance dog clients enrolled across Australia and expects a further 15 to 20 additional clients each year who will seek to use the service.

The trainers also specialise in working with aggressive dogs and nervous dogs and will work on problem behaviors, reducing issues of aggressive and reactive dogs in the community. The trainer currently engages in free training for the Mareeba Animal Refuge. This facility will give the Mareeba Animal Refuge a place to bring the aggressive dogs to work on their issues and to enhance their opportunity to be adopted. There will

be an option for dogs from the animal refuge, during slow periods, to come and stay at the facility and be a part of the daycare to work on their socialising with other animals.

#### 5.5.1.5 Transport & Infrastructure

The development is entirely consistent with the strategic outcomes with respect to Transport & Infrastructure Theme.

The site is accessible from Effley Street being identified as a major rural road local traffic hierarchy. The development will have direct access to Effley Street with the access being constructed in accordance with the FNQROC Development Manual. The site will be serviced by sufficient onsite car parking spaces to cater for the parking demand generated by the development.

The site has access to reticulated water and sewer supply and appropriately serviced by other urban services to support the development. No concerns are raised with stormwater management as stormwater will be appropriately managed and directed to Effley Street being the lawful point of discharge. Suitable refuse and storage areas will also be provided onsite and appropriately managed.

#### 5.5.1.6 Economic Development

The proposed development furthers the achievement of the strategic outcomes with respect to this Theme to the extent that the proposed development seeks to expand upon existing services and facilities to serve the residents of Mareeba, surrounding townships and a broader customer base. The development will create employment opportunities in addition to specialised skills and abilities with respect to the handling and training of dogs.

### 5.5.2 Applicable Codes

The following designations and overlays as contained within the Planning Scheme are applicable to the site:-

- Industry zone;

Being a development application for Animal Keeping and having regard to the location of the site and the use proposed, the following codes are considered applicable to the proposed development:-

- Industry zone code;
- Industrial activities code;
- Landscaping code;
- Parking & access code; and
- Works, services & infrastructure code

A review of the applicable codes has been undertaken and the following information and statements are provided to assist Council with the assessment.

- The establishment of Animal Keeping is not an anticipate land use to establish in the Industry zone given the land use is identified as requiring impact assessment.

The zone code seeks to ensure land within the industry zone is used for industrial purposes and that non-industrial uses that support the industrial area are facilitated.

While not identified as an industrial use or a use that supports the industrial area, the proposed development is considered a compatible use to locate within the industrial area. The proposed development seeks to expand and strengthen the economic development opportunities within the Shire, provide additional employment opportunities with specialised skills and service the needs of the community. The outcomes are consistent with the purpose statements of the Industry zone code.

- While not a land use that falls within the Industrial activities land use group, regard has been given to the content of the land use code. The proposed development is generally compliant with the purpose and outcomes sought by the code. An assessment against the land use code forms Attachment 4.

The accompanying specialist report investigates the existing noise profile of the area and report on the projected noise levels. The report concludes that the proposed development will not have a detrimental impact on the area as a consequence of noise emissions.

- In terms of landscaping and the requirements of the Landscaping Code, a landscape strip is proposed between the car parking area and the front boundary. It is noted that a number of other industrial developments within the area contain little to no landscaping. Notwithstanding this, the Applicant intends to implement some landscaping to soften hardstand areas and to enhance the visual appeal of the development.
- The development will be serviced with sufficient on-site parking spaces to cater for the anticipated parking demand. As previously mentioned, a majority of customers will arrive at the site by appointment thereby allowing for a managed approach. In any event, there is ample availability on site to accommodate additional parking if required in the future.
- With respect to waste, the collection and disposal of waste will take place using a bulk bin facility located at the rear of the premises. The frequency that the bin needs emptying will be monitored by the operators and if additional pick-ups are required, then the owner will engage a private contractor for this purpose.

A detailed assessment against the applicable codes forms Attachment 4.

## 6.0 Conclusion

This Planning Report has been prepared on behalf of Ms Taylor Skinner ('the Applicant') for a Material Change of Use for Animal Keeping (Dog Training & Boarding Facility & Ancillary Uses) at 17 Effley Street Mareeba.

The development proposed is 'assessable development' as defined under Section 44 of the *Planning Act 2016* and therefore requires assessment against local Planning Scheme provisions and relevant State legislation. This report provides an overview of the development proposed and addresses the various planning considerations relevant to Council in the assessment of the application.

In summary, the report concludes that:

- The submitted information conforms to the requirements for making an 'impact assessable' development application under the *Planning Act 2016* to the extent applicable to the development proposed; and

- That the development as proposed does not conflict with the overall outcomes sought by the performance outcomes and assessment benchmarks of applicable codes. The proposal has planning merit and approval of the application is commended to Council.

In light of the above, the application is presented for Council's favourable consideration.

I trust the information provided is sufficient for Council's purposes. However should you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully



Neil Beck  
**Town Planner**  
0477006782

- Attachment 1** – DA Form 1 & Owner's Consent
- Attachment 2** – Proposal Plans
- Attachment 3** – Noise Impact Assessment
- Attachment 4** – Statements of Planning Scheme Code Compliance

# Attachment 1 - DA Form 1 & Owners Consent

# DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	MS TAYLOR SKINNER
Contact name <i>(only applicable for companies)</i>	C/- NEIL BECK
Postal address <i>(P.O. Box or street address)</i>	32 YARUN CLOSE
Suburb	WONGA BEACH
State	QLD
Postcode	4873
Country	AUSTRALIA
Contact number	0477006782
Email address <i>(non-mandatory)</i>	NEILRB11@OUTLOOK.COM
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	

### 1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

### 2) Owner's consent

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

Yes – the written consent of the owner(s) is attached to this development application

No – proceed to 3)

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		17	EFFLEY STREET	MAREEBA
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		224	SP297023	MAREEBA SHIRE COUNCIL
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

- 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)

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

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

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

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

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

c) What is the level of assessment?

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

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

**ANIMAL KEEPING (DOG TRAINING & BOARDING FACILITY & ANCILLARY USES)**

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

**6.4) Is the application for State facilitated development?**

- Yes - Has a notice of declaration been given by the Minister?
- No

**Section 2 – Further development details****7) Does the proposed development application involve any of the following?**

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

**Division 1 – Material change of use**

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

**8.1) Describe the proposed material change of use**

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
DOG TRAINING AND BOARDING FACILITY	ANIMAL KEEPING	N/A	500

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

- Yes
- No

**8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?**

Yes – provide details below or include details in a schedule to this development application

No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

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



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
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material *(from a watercourse or lake)*
- Water-related development – referable dams
- Water-related development – levees *(category 3 levees only)*
- Wetland protection area

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

- Airport land
- Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- Heritage places – Local heritage places

**Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:**

- Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- 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
- Infrastructure-related referrals – Oil and gas infrastructure

**Matters requiring referral to the Brisbane City Council:**

- Ports – Brisbane core port land

**Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:**

- Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- Ports – Strategic port land

**Matters requiring referral to the relevant port operator, if applicant is not port operator:**

- Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

**Matters requiring referral to the Chief Executive of the relevant port authority:**

- Ports – Land within limits of another port *(below high-water mark)*

**Matters requiring referral to the Gold Coast Waterways Authority:**

- Tidal works or work in a coastal management district *(in Gold Coast waters)*

**Matters requiring referral to the Queensland Fire and Emergency Service:**

- Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

**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 this development application, or include details in a schedule to this development application *(if applicable)*.

## PART 6 – INFORMATION REQUEST

### 19) Information request under 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

## PART 7 – FURTHER DETAILS

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

Yes – provide details below or include details in a schedule to this development application

No

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

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

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

Yes – show cause or enforcement notice is attached

No

## 23) Further legislative requirements

### Environmentally relevant activities

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

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

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### Clearing native vegetation

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

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

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

### Environmental offsets

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

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

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

### Koala habitat in SEQ Region

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

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

### Water resources

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

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

No

**Note:** Contact the Department of Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). If the development application involves:

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

### Waterway barrier works

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

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

No

DA templates are available from [planning.statedevelopment.qld.gov.au](http://planning.statedevelopment.qld.gov.au). For a development application involving waterway barrier works, complete DA Form 1 Template 4.

### Marine activities

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

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

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://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 Resources at [www.resources.qld.gov.au](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.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.resources.qld.gov.au](http://www.resources.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.desi.qld.gov.au](http://www.desi.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.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

### **Decision under section 62 of the Transport Infrastructure Act 1994**

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

### **Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation**

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

Yes

**Note:** See the *Planning Regulation 2017* for referral requirements

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



**25) Applicant declaration**

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

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

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

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

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

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

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

Date received:  Reference number(s):

**Notification of engagement of alternative assessment manager**

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

**QLeave notification and payment**

*Note: For completion by assessment manager if applicable*

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

**Owner's consent for making a Development Application under the Planning Act 2016**

I / we

Serena Lynch

Taylor skinner

for the premises identified as follows:

17 Effley Street Mareeba being formally described as Lot 224 on SP297023

consent to the making of a Material Change of Use under the *Planning Act 2016* by:

Neil Beck

on the premises described above and approved for:


Animal Keeping

DocuSigned by:

 Serena Lynch

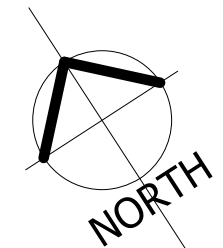
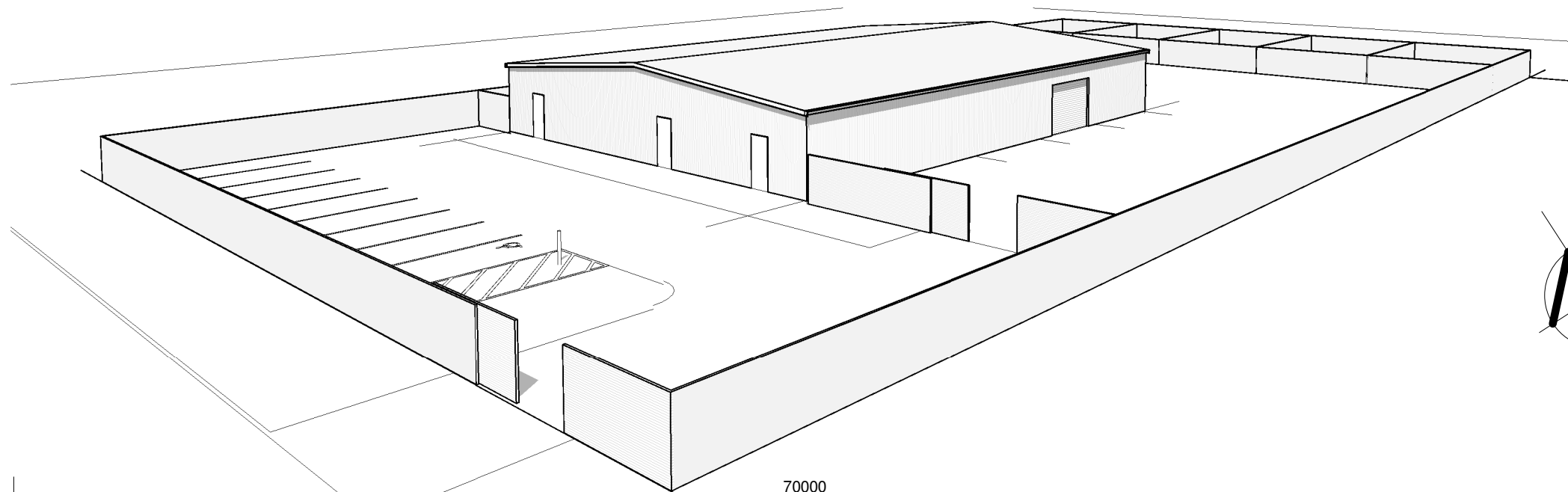
Name of Signatory

Signed by:

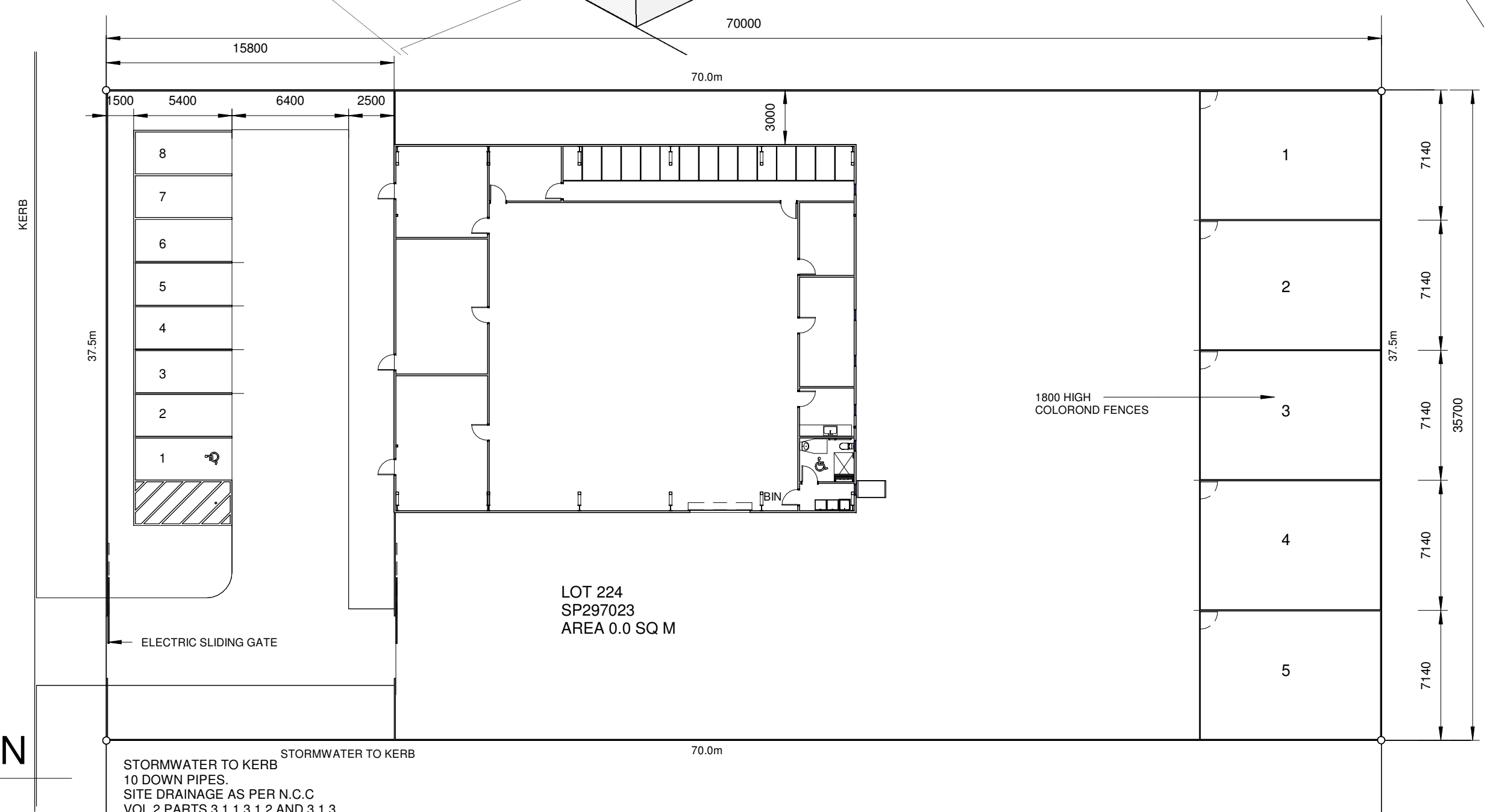
 Taylor skinner

Dated 10/31/2024  
...../...../ 2024

# Attachment 2 – Proposal Plans



EFFLEY STREET



**1** SITE PLAN  
1 : 250

**FRANCIS KERR DESIGN**  
ARCHITECTURAL DRAFTSMAN

NEW HOMES - ADDITIONS - ALTERATIONS  
PHONE: 04 3009 1676 QBCC 1122471  
e mail: fandm\_kerr@bigpond.com

PROPOSED DOG BOARDING AND TRAINING FACILITY  
EFFEY STREET MAREEBA QLD 4880

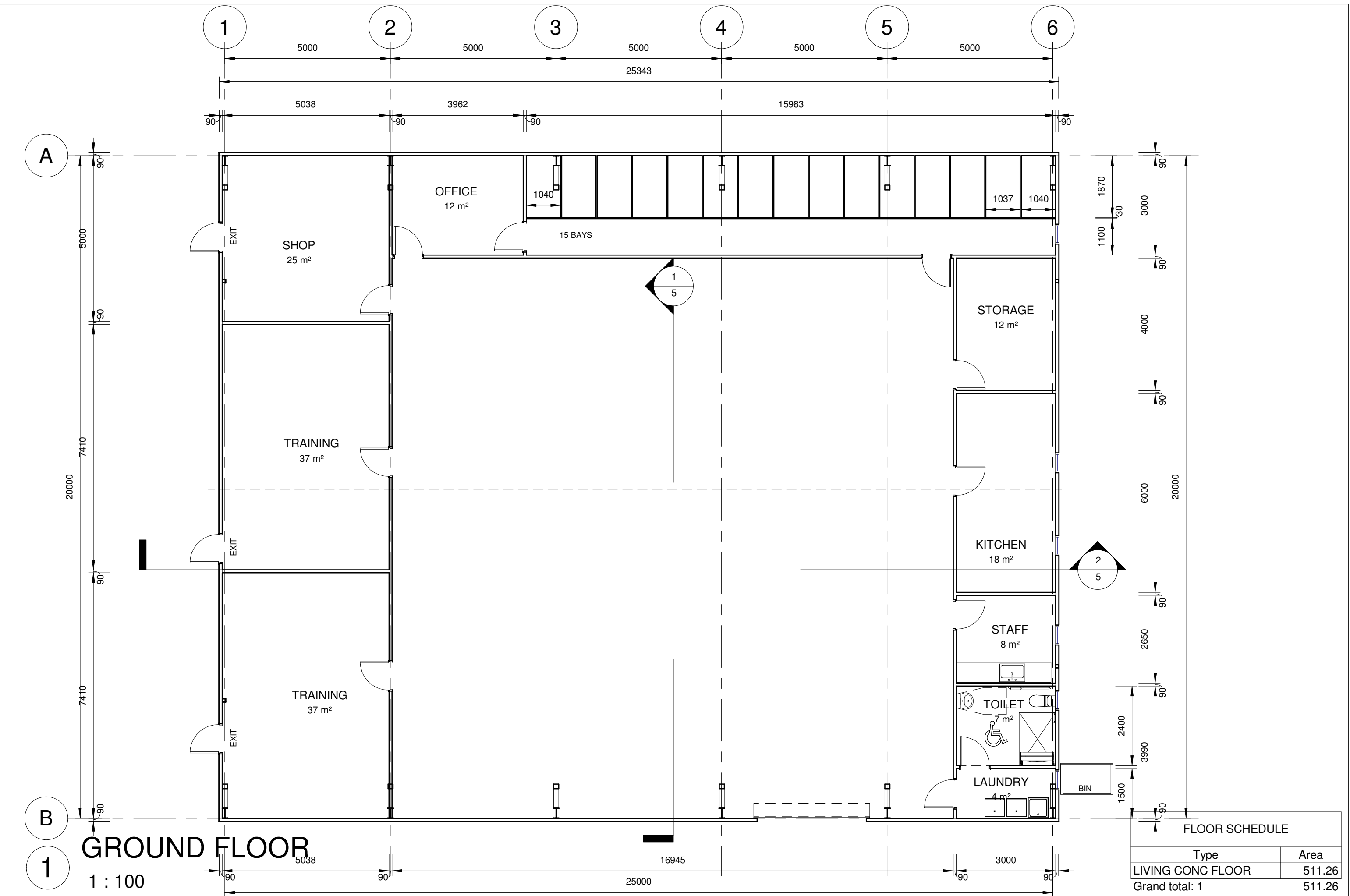
Date 6 NOV 2024  
Drawn by F. KERR.

PROPOSED  
SITE PLAN

**1**  
Scale 1 : 250

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ARCHITECTURAL DRAFTSMAN

NEW HOMES - ADDITIONS - ALTERATIONS  
PHONE: 04 3009 1676 QBCC 1122471  
e mail: fandm\_kerr@bigpond.com

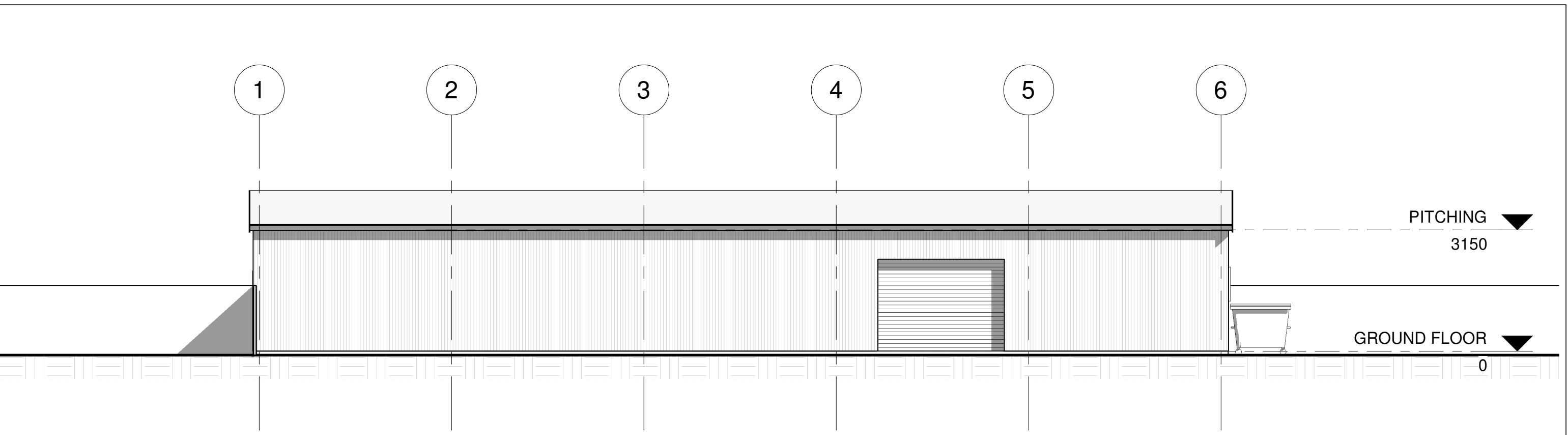
PROPOSED DOG BOARDING AND TRAINING FACILITY  
EFFEY STREET MAREEBA QLD 4880

Date 6 NOV 2024  
Drawn by F. KERR.

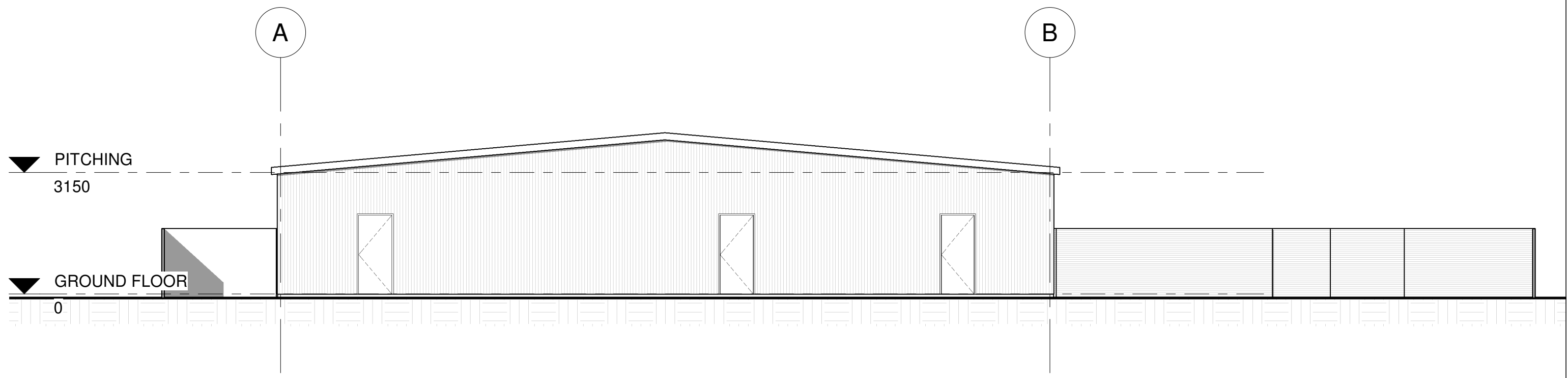
PROPOSED  
FLOOR PLAN

2  
Scale 1 : 100

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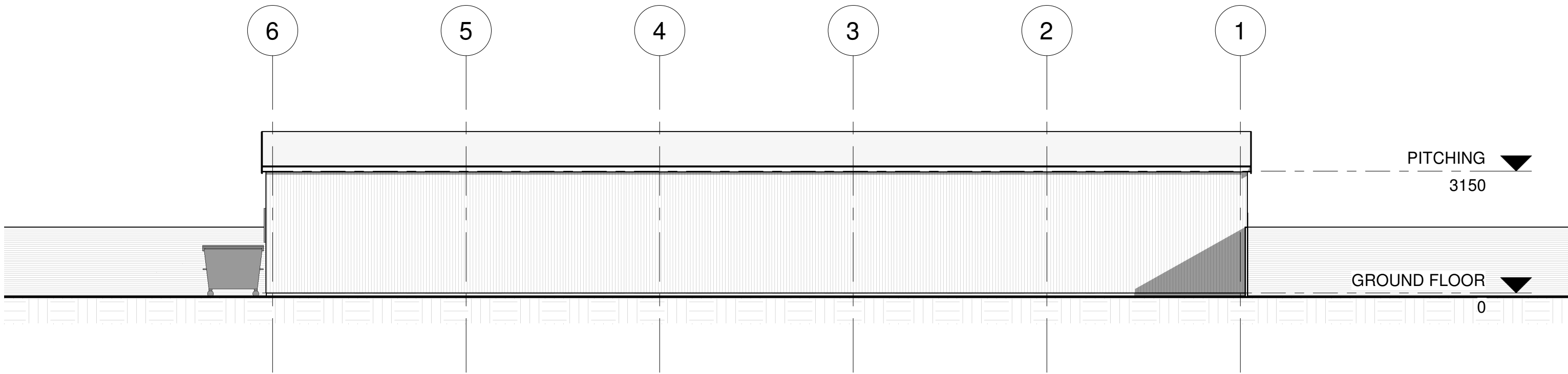
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1 : 100



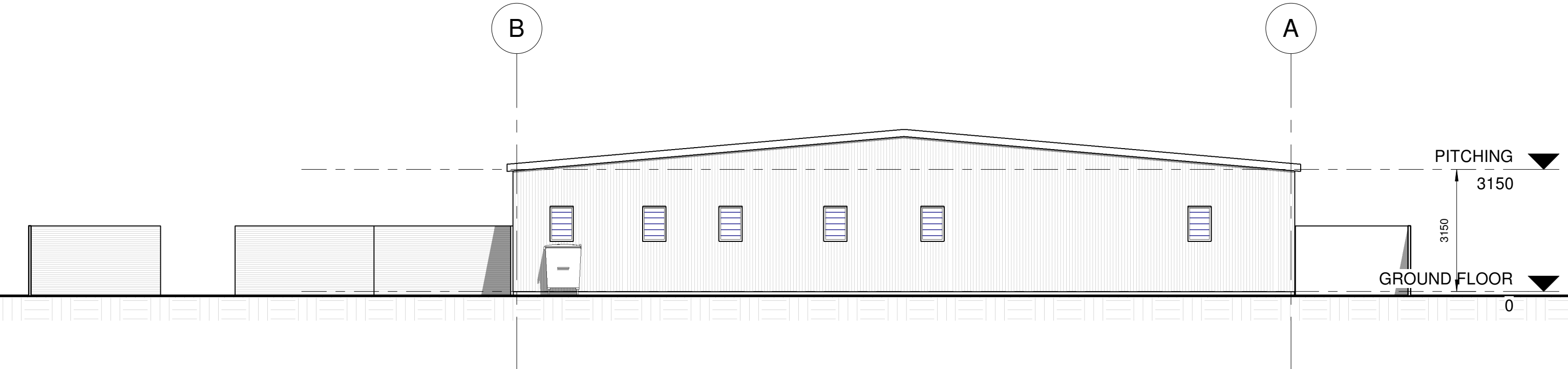
2  
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<b>FRANCIS KERR DESIGN</b> ARCHITECTURAL DRAFTSMAN	NEW HOMES - ADDITIONS - ALTERATIONS PHONE: 04 3009 1676    QBCC 1122471 e mail: fandm_kerr@bigpond.com	PROPOSED DOG BOARDING AND TRAINING FACILITY EFHEY STREET MAREEBA QLD 4880	Date	6 NOV 2024	PROPOSED ELEVATIONS	3 Scale 1 : 100
			Drawn by	F. KERR.		
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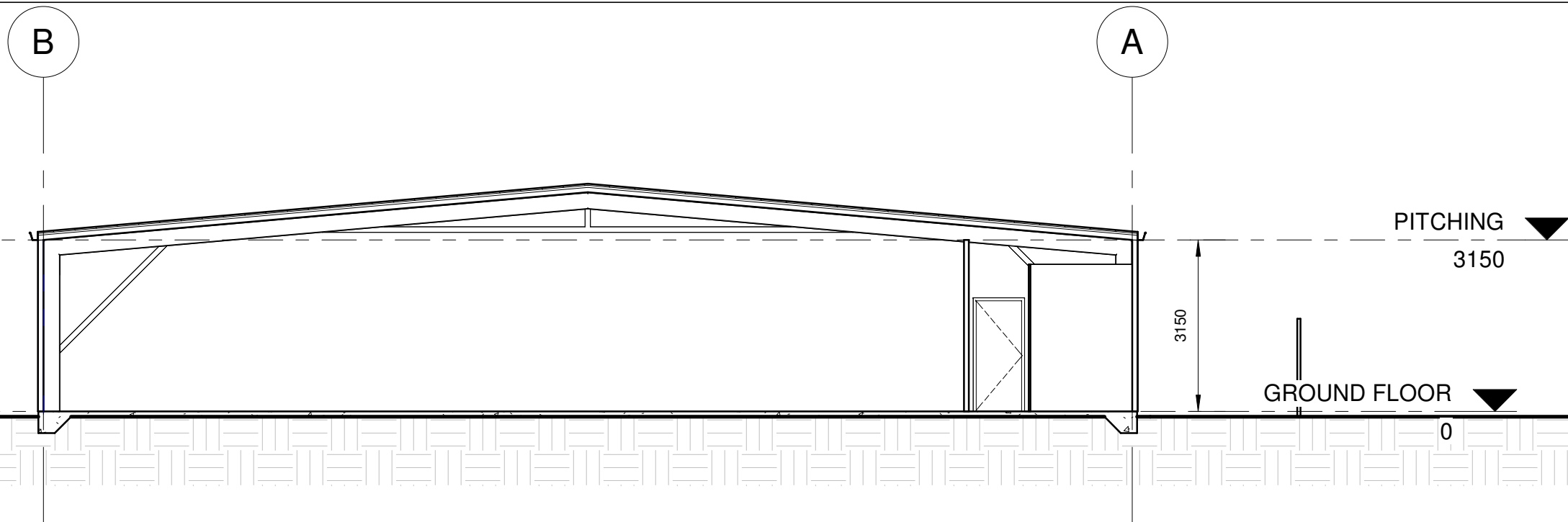
1 3  
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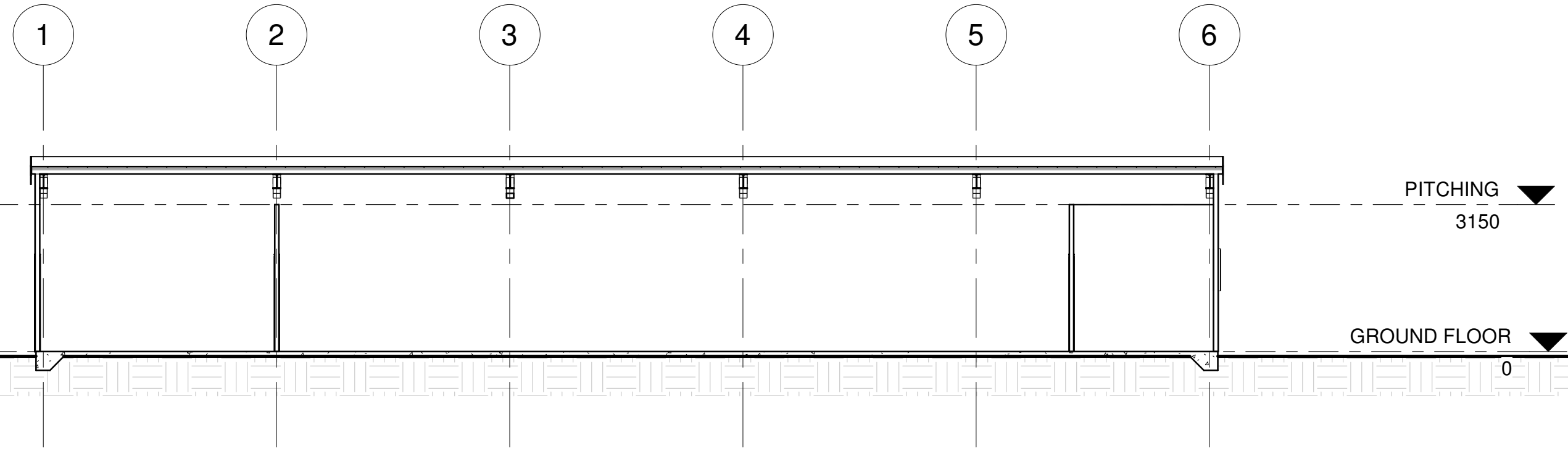
2 4  
1 : 100

<b>FRANCIS KERR DESIGN</b> ARCHITECTURAL DRAFTSMAN	NEW HOMES - ADDITIONS - ALTERATIONS PHONE: 04 3009 1676 QBCC 1122471 e mail: fandm_kerr@bigpond.com	PROPOSED DOG BOARDING AND TRAINING FACILITY EFHEY STREET MAREEBA QLD 4880	Date	6 NOV 2024	PROPOSED ELEVATIONS	4 Scale 1 : 100
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1 SECTION X-X  
1 : 100



2 SECTION Y-Y  
1 : 100

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# Attachment 3 – Noise Impact Assessment

# Noise Impact Assessment House Lykos Dog Boarding and Training Facility

**17 Effley St, Mareeba, QLD, 4880**

Version 1.1 • 07 November 2024



4/170 Mayers St, Manunda, QLD, 4870

mark@xnoise.com.au

Ph: 0423 717 876

---

# Noise Impact Assessment

## Dog Boarding and Training Facility



### 17 Effley St, Mareeba, QLD, 4880

Prepared for	
Name	Neil Beck C/o: Taylor Skinner
Organisation Name	Alpha Lykos Pty Ltd
Property Name	House Lykos
Phone	0477 006 782
Email	neilrb11@outlook.com
Prepared by	
Name	Mark O'Brien
Organisation	Xnoise
Address	4/170 Mayers St, Manunda, QLD, 4870
Phone	0423 717 876
Email	mark@xnoise.com.au

## Document Control

Project Details	
Number	226
Project Name	Noise Impact Assessment – House Lykos Dog Boarding and Training Facility
Location Address	17 Effley St, Mareeba, QLD, 4880

## Revision History

Date	Version	Description	Name	Signature
29/10/24	1	Noise Impact Assessment Report	Mark O'Brien	
07/11/24	1.1	Noise Impact Assessment Report	Mark O'Brien	

## DISCLAIMER

This document is being provided by Xnoise to a specific client and is based on the objectives, scope, conditions, and limitations agreed upon. The content of this report only includes information that we consider relevant and essential to describe the matter at hand. It is important to note that this report is solely intended for its intended purpose and may not be reproduced, reviewed or presented in any way without our prior consent.

The intellectual property of this report remains the sole property of Xnoise. The client is authorised to share the report in its entirety with third parties only upon payment of the agreed-upon proposal fee.

Please be advised that our recommendations in this report are intended solely to address acoustic issues. We do not claim expertise in other areas of building construction, such as structural, fire, or thermal aspects. Therefore, it is important that you consider the possibility that our recommendations may not address all aspects of the building's construction.

We strongly encourage you to consult with Xnoise before using alternative materials or equipment. If you choose to use preferred materials or equipment providers, it is essential to adhere to the acoustic data outlined in this report to ensure that you meet the required standards, performance, and desired outcomes.

## **NOISE IMPACT ASSESSMENT**

The purpose of this acoustic report is to provide information for the development application and to address issues related to a Noise Impact Assessment. This report satisfies the requirements for a written assessment concerning the acoustic characteristics of the premises and its surrounding environment, intended for submission with the Development Application.

Background information including the names and qualifications or experience of the individuals preparing the assessment, the following details are provided:

### **Noise Impact Assessment conducted and prepared by:**

Mark O'Brien

Acoustic Consultant, Xnoise

### **Qualifications**

- Bachelor of Health Science (Honours) (Occupational Safety and Health) Edith Cowan University 2015
- Diploma of Audiometry – OTEN (2019)
- Monitor and Evaluate Noise Certificate – Acoustar (2023)
- Acoustics Program – UNSW Sydney (Current)

### **Experience**

- Acoustic/ Noise Impact Assessment for Development Applications
- Live Entertainment monitoring and assessment
- Acoustic Reports for Liquor License/ Licensed Venue under Guideline 51
- Workplace Noise Assessments under WHS Act and Legislation
- Environment Noise Impact Assessments for industrial plant/ infrastructure noise
- Industrial Noise Control assessments, installations and compliance reporting
- Room and Building Acoustics for recording, sound production, live and entertainment
- Architecture Acoustic Design and Modelling for education, government, residential

This report by Xnoise prepared for the client: Taylor Skinner. Based on the agreed aim, scope, conditions, and limitations. It presents only the information that Xnoise, in its professional opinion, deems relevant and necessary to meet the acoustic requirements set.

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# 1 Introduction

## 1.1 Purpose and Scope

This noise impact assessment for the Development Application for a Dog Boarding and Training Facility to be located at 17 Effley St, Mareeba, QLD, 4880 (Lot 224SP297023).

The development application as yet to be processed, a noise impact assessment may be required as part of the assessment, therefore this report fulfills the acoustic component of the assessment. This Noise Impact Assessment report aims to address, targeting the Part 6 of the Mareeba Shire Council Planning Scheme 2016 v2023, specifically Performance Outcomes (PO7 (a) noise and PO8 (a) noise).

This assessment involves evaluating the potential noise impacts of the proposed development, including noise generated by animal keeping (dogs). It is essential to consider both the operational of the Dog Boarding and Training Facility to ensure compliance with local noise regulations and to mitigate any potential noise disturbances to the surrounding area.

This report includes noise measurements/ logging, noise modelling, and recommendations to ameliorate any existing environment impacts from noise. Mitigation strategies, such as optimising the built structure with acoustic improvements further exemplifies this developments approach towards reducing any noise impacts to the amenity of the area.

The goal of this noise impact assessment is to ensure that the development does not result in unacceptable noise levels that could affect nearby properties from the operation of the Dog Boarding and Training Facility at 17 Effley St, Mareeba, QLD, 4880.

## 1.2 Objectives

The key objectives of this noise impact assessment report are:

- **Project Outline and Site Description:** Details of the development project, its usage and the surrounding environment character description. Included are the proposed hours of operation for each use and nearby sensitive receptors. Presented is the premises location, the surrounding environment, current environment noise levels and potential noise sources that could affect the area's amenity. Supporting plans and diagrams included.
- **Guideline and Standards:** Outline of the relevant noise standards for the development and assessment. Methodology of measurements and analysis performed to demonstrate the existing background and activity noise levels at the premises and surrounding areas to assess the potential noise impact.
- **Details of Instruments:** Details and methodology used for noise and weather measurements.
- **Results:** Noise measurement data, including an explanation of the results and the applicable noise limits. Meteorological data included in results to demonstrate noise measurement compliance with relevant conditions suitable.
- **Site Map with Noise Sources:** Detailed aerial view topological display of the site layout with areas and location of noise sources, including measurement locations and potential noise receivers.
- **Noise Modelling:** Predictive noise model of each noise source demonstrating the noise propagation and affect from the site to the neighbouring noise sensitive receivers. Included are the averaging ( $L_{Aeq}$ ) and impulsivity ( $L_{Amax}$ ) of the noise sources that could be propagated and attenuated from distance, and site features.
- **Noise Criteria:** Noise levels of development assessed against noise criteria and checked for compliance. This includes noise predictions, comparison against noise criteria, discussion of proposed noise mitigation measures and controls, with likelihood of noise reduction including feasibility of those measures and controls.

In accordance with the further advice request, this noise impact assessment conducted in accordance with; *AS1055.1-3 – Acoustics – Description and Measurement of Environmental Noise* and the relevant legislative provisions contained within; Environmental Protection Act 1994 and; Environmental Protection (Noise) Policy 2019, Schedule 1 provides guidance on acoustic quality objectives (AQO) ensures environmental harm (including nuisance noise) and associated subordinate regulations and policies.

The Mareeba Shire Council Planning Scheme 2016 2023, was consulted to protect the amenity of sensitive adjoining uses by mitigating noise amenity impacts from development to be adequately addressed, including:

- Performance Outcomes (PO7 (a) noise and PO8 (a) noise).



## 1.3 Details

Neil Beck proposes the development of a Dog Boarding and Training Facility at 17 Effley St, Mareeba, QLD, 4880 (Lot 224SP297023).

The current site layout consists of an open-plan, rolled-orb sheet metal, insulated shed with a car park at the front and outdoor yards at the rear of the property. The proposal includes the shed to be a state-of-the-art dog boarding and training facility, catering to dog training, daycare, and dog boarding facilities.

The facility will cater to a range of services, including boarding, obedience training, behavioural modification, and specialised training for dogs. Programs will be available for all dog breeds and ages, with personalised care and training approaches tailored to meet each dog's needs. Sessions will vary from basic obedience classes and one-on-one behavioural consultations to more advanced or specialised training programs, depending on the dog's skill level and the owner's goals.

Operating hours are designed to allow flexibility for dog owners and ensure the comfort and wellbeing of all dogs on-site. The proposed operating hours are as follows:

### Daycare and Training Facility

- Monday to Friday: 7:00 am to 5:30 pm
- Saturday: 8:00 am to 4:00 pm
- Sunday: 9:00 am to 1:00 pm

### Boarding

- Monday to Sunday: 24 hours

While these hours represent the maximum operating times, the facility will run on a structured schedule to minimise disruption to the neighbouring community.

Noise levels should be carefully managed, taking into account the type of training, the number of dogs, and the specific activities being conducted. A noise assessment has been conducted based on worst-case scenarios, including barking and active training sessions. To further mitigate any potential noise disturbances, the facility will include soundproofing measures in the built design and dedicated areas for the training and boarding needs.

This development aims to create a professional, well-managed dog boarding and training facility that enhances the local community while prioritising the wellbeing of the animals in its care with minimal noise disturbance to local amenity of the area.

## 1.4 Dog Boarding and Training Facility Design

The development will utilise the facility design and location, constructed of, insulated rolled-orb sheet metal roofing and siding on a concrete slab foundation. Shed includes x15 Boarding bays, Shop, x2 Training rooms, Office, Storage, Kitchen, Staff, Toilet, Laundry, and x5 Outdoor Yards (Rear). The shed will be mechanically ventilated with all openings in the closed position during operation. The property will have a rolled orb metal acoustic screen surrounding the property on the northern and southern boundaries, including each individual outdoor yard, all controlling the dog noise.



Figure 1 Dog Boarding and Training Facility Design Plan with aerial overlay

## 1.5 Locale

The property, located at 17 Effley St, Mareeba, QLD, 4880 (Lot 224SP297023), is bordered by vacant land and other businesses within the Heavy Industry C Zone. With a total land area of 2,178 square meters, this dog training facility is designed to provide a safe and structured environment for canine training activities, along with convenient on-site access and parking to ensure the safe ingress and egress of clients and their dogs.

The facility's primary goal is to deliver high-quality dog training services while fostering a positive relationship with the surrounding community. The training center is situated amongst the zone used for heavy industrial purposes. The property's southern boundary shares a common line with a recycling facility property, the only property identified as an occupied noise-sensitive receiver, was found to be producing an amount of noise that is contributing to background noise.

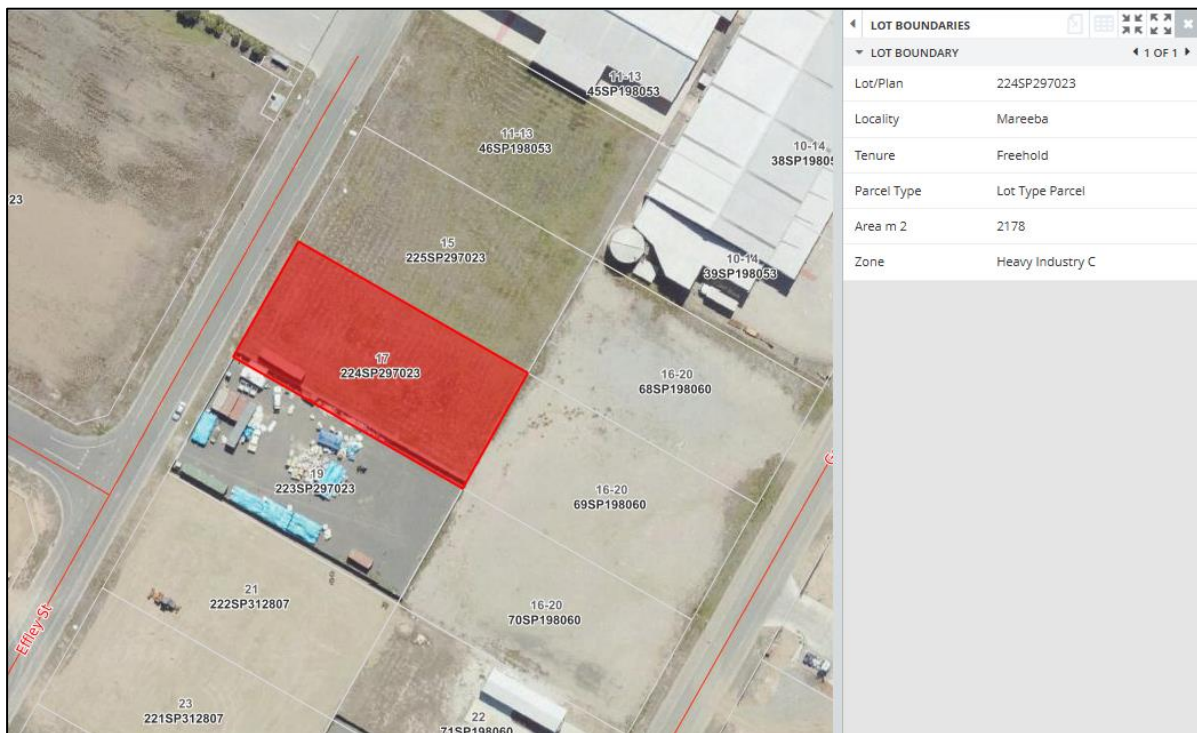


Figure 2 Aerial view of property with neighbouring properties and surrounding area

## 1.6 Zoning

Situated within the Heavy Industry C Zone, as displayed in Figure 3 of the Mareeba Shire Council Planning Scheme 2016 v2023, Dog boarding and training facility is strategically located in the Mareeba Industrial Park and is surrounded by industrial properties.

This positioning underscores the necessity of conducting a noise impact assessment to determine whether noise from the facility could affect the neighbouring amenity of the area.

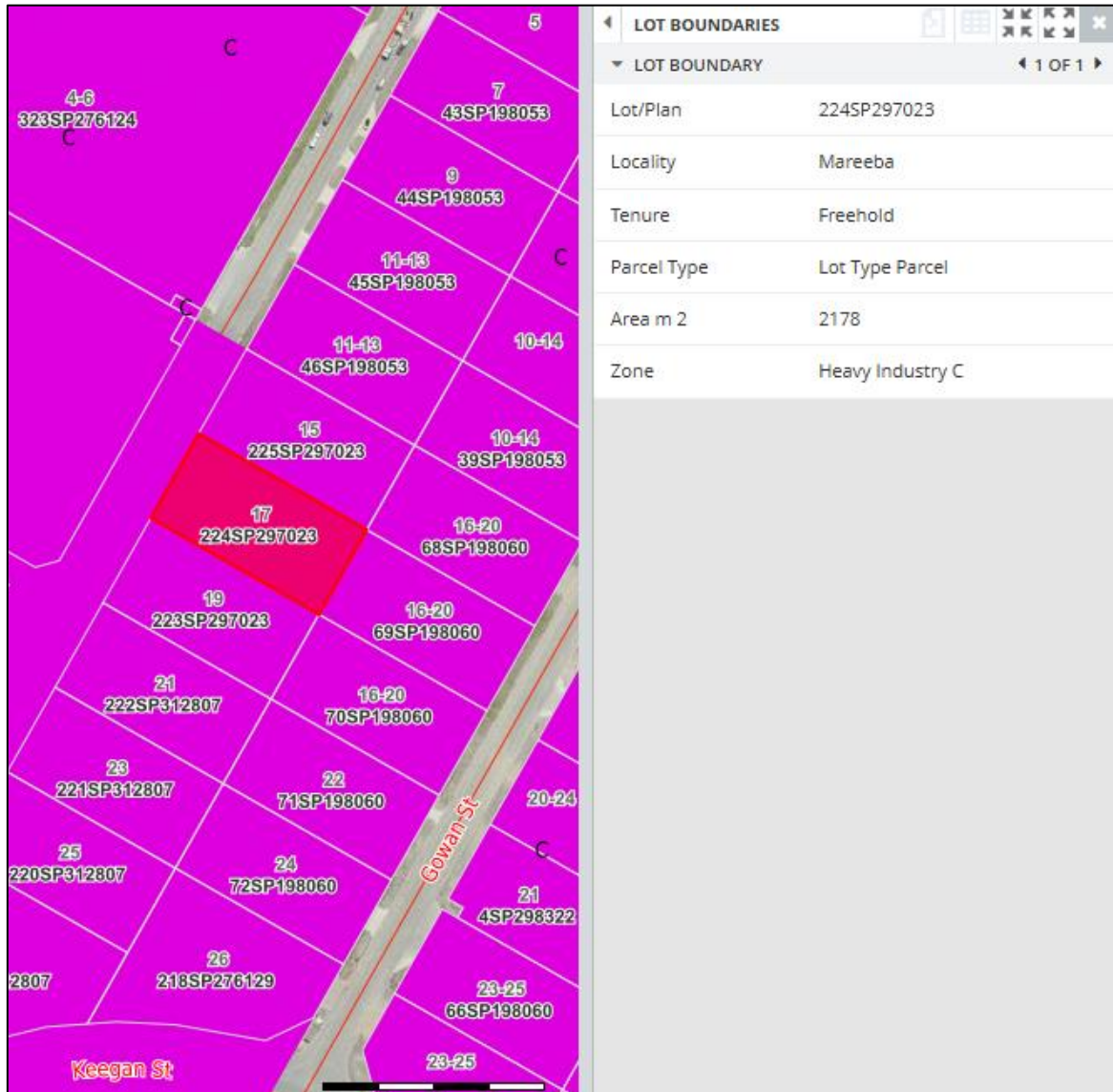


Figure 3 Site Locale and Zone (Mareeba Shire Council Planning Scheme 2016 v2023)

## 1.7 Potentially Affected and Background Noise

The identification of potentially noise affected premises was determined through an assessment of the surrounding area within a 200-meter radius of the property, as shown in Figure 4. The nearest affected premises were identified as the locations closest to and surrounding the facility, also confirmed during site visit. Potentially affected premises, such as the neighbouring businesses including vacant blocks were included as potential noise affected receivers.

Given the nature of the area, the background noise measurements were conducted at the undeveloped that is representative of the potentially noise affected at the rear of the property of 13 Effley Street, Mareeba. The background noise measurement location was situated where it would be least influenced by the neighbouring activities. However, due to the neighbouring recycling plant business sharing the southern common boundary, presents an already noise affected environment.



Figure 4 Site Locale and neighbourhood (Google Earth) 200 m radius

## 1.8 Noise Sensitive Receiver Locations

The property is fronted by Effley Street and shares boundaries with neighbouring properties to the north, south, and east. With no nearby residential properties, dominant properties are to be considered as heavy industrial and should not have any residential usage now and into the foreseeable future. Current and potential future developments have been considered in this noise assessment and are listed in Table 1.

*Table 1 Noise Sensitive Receiver Locations*

Label	Address	Description	Orientation
R1	15 Effley St	Vacant property	N
R2	20 Gowan St	Vacant property	NE
R3	18 Gowan St	Vacant property	E
R4	16 Gowan St	Vacant property	E
R5	19 Effley St	Recycling facility property	S
R6	8 Effley St	Vacant property	W

Monitoring of the background noise was located at the rear of the development property, nearest the northern boundary. This location was chosen to represent the background noise level of the development and the neighbouring noise sensitive receiver locations. The background monitoring location is listed in Table 2 and displayed on the map in Figure 5.

*Table 2 Background Monitoring Location*

Label	Address	Description	Orientation
ML1	17 Effley St	Development property	W



Figure 5 Site with neighbouring sensitive noise receivers

## 2 Guidelines and Standards

Relevant noise standards for the development and methodology used are outlined for this assessment. Methodology of how measurements and analysis was performed will demonstrate the existing background and activity noise levels at the premises and surrounding areas to assess the potential noise impact to the neighbouring amenity.

This noise impact assessment was conducted in accordance with; *AS1055.1-3 – Acoustics – Description and Measurement of Environmental Noise* and the relevant legislative provisions contained within; Environmental Protection (Noise) Policy 2019, Schedule 1 provides guidance on acoustic quality objectives (AQO) to ensure environmental harm (including nuisance) and associated subordinate regulations and policies.

The Mareeba Shire Council Planning Scheme 2016 2023, was consulted to protect the amenity of sensitive adjoining uses by mitigating noise amenity impacts from development to be adequately addressed, including:

- Performance Outcomes (PO7 (a) noise and PO8 (a) noise).

Additional criteria were consulted from the Planning and Environment Court for a Dog boarding kennel application that was reviewed due to its significant noise concern, with criteria provided for the noise assessment of that development taken from Section B. Part 5 of Document No. 181 of 2018 (Appendix A):

- Average maximum noise level ( $L_{max,T}$ ) of dogs must not exceed at an affected building:
  - Day (7am to 6pm): Ambient Background noise level  $L_{90,T} + 10$  dBA
  - Evening (6pm to 10pm): Ambient Background noise level  $L_{90,T} + 5$  dBA
  - Night (10pm to 7am): Ambient Background noise level  $L_{90,T} + 5$  dB
- Average noise level ( $L_{eq,15mins}$ ) from the facility must not exceed:
  - Day (7am to 6pm): Ambient Background noise level  $L_{90,T} + 5$  dBA
  - Evening (6pm to 10pm): Ambient Background noise level  $L_{90,T} + 3$  dBA
  - Night (10pm to 7am): Ambient Background noise level  $L_{90,T} + 0$  dB for residential receptors outside the industrial estate.

For the purpose of this condition, an affected building means a building at which noise can be heard and/or at a place or premises including in or on the place or premises.

Due to neighbouring noise sensitive receivers not having been developed, it's assumed the nearest affected buildings to be at a setback of 10 m from the street frontage. For receptors (receivers) outside the industrial estate, may be present on the outlying freehold land, however not currently, could potentially be developed in the future. The nearest freehold property is a Rural Zone of Lot 352NR2554 with nearest boundary of 290 m South is presumably at a distance to not be affected from the average noise level ( $L_{Aeq,15 mins}$ ), therefore only the Average maximum noise level ( $L_{max,T}$ ) of dogs should be considered if that property is noise affected.



## 2.1 Environmental Protection (Noise) 2019

General noise requirements for commercial projects are outlined in the Environmental Protection Act 1994 (Qld) with the Environment Protection (Noise) Policy 2019 (EP Noise) establishing the acoustic quality objectives (AQO) to protect and enhance stated environmental values.

Environmental values protected under the EP Noise are designed to protect human health and well-being, the biodiversity of ecosystems, the quality of the acoustic environment for individuals' sleep, study and learning, recreational activities such as relaxation and conversation, and the overall amenity of the acoustic environment.

*Table 3 Environmental Protection (Noise) Policy 2019 Acoustic Quality Objectives (AQO)*

Occupancy Type	Acoustic Quality Objective		
	L <sub>Aeq,adj,1hr</sub>	L <sub>A10,adj,1hr</sub>	L <sub>A01,adj,1hr</sub>
Residence (for outdoors) Daytime & Evening	50	55	65
Residence (for indoors) Daytime & Evening	35	40	45
Residence (for indoors), Night-time	30	35	40

EP Noise also states that noise must be dealt reasonably in a way to ensure the noise doesn't have any adverse effect, or potential adverse effect, on an environmental value under the policy and that background creep in an area or place is minimised or prevented.

If AQO in an area or place are not being achieved or maintained, the noise experienced in the area or place must be dealt with in a way that progressively improves the acoustic environment.

## 2.2 Mareeba Shire Regulations

The Mareeba Shire Council Planning Scheme 2016 2023, was consulted to protect the amenity of sensitive adjoining uses by mitigating noise amenity impacts from development to be adequately addressed, including:

- Performance Outcomes (PO7 (a) noise and PO8 (a) noise) Industry zone code

### 2.2.1 Mareeba Shire Planning Scheme

*Table 4 Extract from Table 6.2.5.3-Industry zone code – For accepted development subject to requirements and assessable developments (part)*

Performance outcomes	Acceptable outcomes
<b>Amenity</b>	
<b>PO7</b> Development must not detract from the amenity of the local area, having regard to: (a) noise	<b>AO7</b> No acceptable outcome is provided.
<b>PO8</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise	<b>AO8</b> No acceptable outcome is provided.

## 3 Results - Background Noise Levels

### 3.1 Methodology

To find the existing noise environment, unattended background noise monitoring was performed between 12:00 am 20/09/2024 to 12:00 am 27/09/2024, with location of the monitoring location (ML1) at rearward of 17 Effley St, Mareeba, as seen in Figure 6. This location is representative of the background noise at the neighbouring noise sensitive receivers also displayed on the map above in Figure 5.



*Figure 6 Background Noise and Weather Monitoring*

Background noise monitoring conducted in accordance with *AS1055.1-3 – Acoustics – Description and Measurement of Environmental Noise - Part 1: General Procedures*.

Noise monitoring location free of reflective surfaces within 3.5 metres from the microphone, on soft ground in the free-field.

Background noise monitoring recorded using A-weighting frequency response; FAST time response; and 15-minute intervals.

Svantek Type 1 SV971A Sound Level Meter (SLM) (serial number 121189) with Type 1 Microphone and approved windscreens (Australian Standard 1259 "Acoustics - Sound Level Meters" (1990)). Calibration before and after measurement period with Svantek calibrator SV36B (serial number 124002). No significant drift occurred over the measurement periods.

## 3.2 Background Noise Results

*Table 5 Background noise levels at noise logging location for each date (week)*

Date	Period	L <sub>AMax</sub> (dB)	L <sub>A01</sub> (dB)	L <sub>A10</sub> (dB)	L <sub>A90</sub> (dB)	L <sub>Aeq</sub> (dB)
20-21/09/24	Day (7:00 am - 6:00 pm)	70.9	67.2	65.2	60.0	68.0
	Evening (6:00 pm - 10:00 pm)	55.3	53.3	51.8	48.4	50.5
	Night (10:00 pm - 12:00 am)	53.1	52.3	51.2	47.7	50.0
	Night (12:00 am - 7:00 am)	60.4	58.8	57.6	53.5	66.5
21-22/09/24	Day (7:00 am - 6:00 pm)	69.7	67.1	65.8	63.4	68.8
	Evening (6:00 pm - 10:00 pm)	56.3	53.5	52.0	49.0	50.8
	Night (10:00 pm - 12:00 am)	55.4	52.7	50.7	47.6	49.7
	Night (12:00 am - 7:00 am)	61.0	59.7	58.8	55.6	66.1
22-23/09/24	Day (7:00 am - 6:00 pm)	54.7	47.6	42.7	37.8	41.4
	Evening (6:00 pm - 10:00 pm)	53.7	50.6	48.6	43.5	50.9
	Night (10:00 pm - 12:00 am)	52.2	47.2	44.7	41.2	43.4
	Night (12:00 am - 7:00 am)	55.5	50.2	47.9	45.3	47.3
23-24/09/24	Day (7:00 am - 6:00 pm)	71.2	68.9	67.6	65.0	68.3
	Evening (6:00 pm - 10:00 pm)	60.6	58.5	55.7	47.7	63.4
	Night (10:00 pm - 12:00 am)	48.8	46.2	44.8	41.3	43.5
	Night (12:00 am - 7:00 am)	55.0	48.4	45.4	42.1	44.6
24-25/09/24	Day (7:00 am - 6:00 pm)	68.1	58.7	52.2	43.6	56.3
	Evening (6:00 pm - 10:00 pm)	54.7	49.7	46.8	42.1	45.5
	Night (10:00 pm - 12:00 am)	50.8	46.1	44.1	41.0	42.9
	Night (12:00 am - 7:00 am)	53.1	48.5	45.2	41.1	44.3
25-26/09/24	Day (7:00 am - 6:00 pm)	69.4	62.8	56.2	48.0	61.6
	Evening (6:00 pm - 10:00 pm)	57.1	52.8	50.5	44.4	49.1
	Night (10:00 pm - 12:00 am)	50.2	44.9	43.0	39.7	42.0
	Night (12:00 am - 7:00 am)	58.5	56.9	55.9	52.7	66.8
26-27/09/24	Day (7:00 am - 6:00 pm)	69.0	61.4	51.7	43.2	52.4
	Evening (6:00 pm - 10:00 pm)	55.5	52.4	49.4	42.7	48.6
	Night (10:00 pm - 12:00 am)	47.6	44.1	41.7	38.8	40.5
	Night (12:00 am - 7:00 am)	54.1	48.1	45.2	39.6	47.2

*Table 6 Background noise levels at noise logging location for a week*

Date Range	Times	L <sub>Amax</sub> (dB)	L <sub>A01</sub> (dB)	L <sub>A10</sub> (dB)	L <sub>A90</sub> (dB)	L <sub>Aeq</sub> (dB)
20/09/24 - 27/09/24	Day (7:00 am - 6:00 pm)	68	62	57	52	60
	Evening (6:00 pm - 10:00 pm)	56	53	51	45	51
	Night (10:00 pm - 7:00 am)	51	48	46	42	45

The Rating Background Level (RBL) is described in the EP Noise as an ‘overall single figure background level representing each assessment period (day/evening/night) and is used for overall background noise level assessment purposes.

Rated Background Levels (RBL) were calculated for each time period, presented in Table 7.

*Table 7 Rated Background Level (RBL)*

Period	Times	RBL L <sub>A90</sub> (dB)
Day	7:00 am - 6:00 pm	43
Evening	6:00 pm - 10:00 pm	43
Night	10:00 pm – 7:00 am	41

Excluding the noise impact from the nearby plant, the noise limits criteria are determined based on the Rated Background Levels (RBL), as outlined in Table 8.

*Table 8 Noise limits*

Period	Background Noise Level L <sub>90</sub> <sup>15mins</sup> dBA	Average Maximum Noise Level Limit L <sub>max,T</sub> dBA	Average Noise Level Limit L <sub>eq,15mins</sub> dBA
Day (7:00 am to 6:00 pm)	43	53	48
Evening (6:00 pm to 10:00 pm)	43	48	46
Night (10:00 pm to 7:00 am)	41	46	41

## 4 Noise Model with Noise Sources

A Dog Boarding and Training Facility is proposed at 17 Effley St, Mareeba, QLD, 4880 (Lot 224SP297023).

The facility will feature:

- An open-plan, insulated rolled-orb sheet metal shed
- Roller door opening for access
- Concrete slab flooring
- Rolled-orb metal fencing outdoor yards

The dog boarding and training facility will serve multiple purposes:

- Dog Boarding: Providing temporary accommodation for dogs
- Dog Training: Offering various training programs for dogs
- Dog Daycare: Temporary day accommodation for dogs

### 4.1 Noise Sources

Potential noise sources to be considered in the modelling include:

- Barking dogs (various sizes) in different areas and groups.
  - Barking dogs (group) in Training room (x2)
  - Barking dogs (single) in Kennels (x15)
  - Barking dogs (single) in Outdoor Yards (x5)

The maximum noise level ( $L_{max,T}$  dBA) was based on the sound power level of a single dog bark at any time, and modelled for each period to find if the noise criteria exceed the nearest noise sensitive receivers. The average noise level ( $L_{eq,15mins}$  dBA) was based on the sound power level of half the total amount of dogs barking simultaneously, and modelled for each period to find if the noise criteria exceed the nearest noise sensitive receivers.

*Table 9 Sound Power levels from Dog noise*

Dog Noise Sound Power Levels		
Dog Size	Sound Power Level ( $L_{w,max}$ ) dBA	Sound Power Level ( $L_{w,eq}$ ) dBA
Large	110	101
Medium	106	97
Small	102	93

## 4.2 Noise Sources and Time Periods

The facility will operate a daycare from 7:00 am to 5:30 pm, using two training rooms and some of the 15 kennels, including for boarding dogs. Noise modelling is based on a worst-case scenario of 40 dogs during the day. Evening training classes will run until 8:00 pm, with a maximum of 40 dogs, including boarded ones. At night, only x15 boarded dogs will remain, however the noise levels were modelled from x20 dogs inside and x5 dogs outside, during the day, evening, and night time periods. Noise levels are based on weekday operations, with shorter weekend hours not considered in the worst-case scenario, which reflects maximum and average potential noise at any time.

There will be 5 - 10 dogs rotating outside at any given time during the Day and Evening. No dogs were modelled outside for the Night period, as it would not be ideal to allow dogs outside during this period.

Noise modelling has been based on the abovementioned periods and number of dogs with noise sources represented in the following Figure 7.

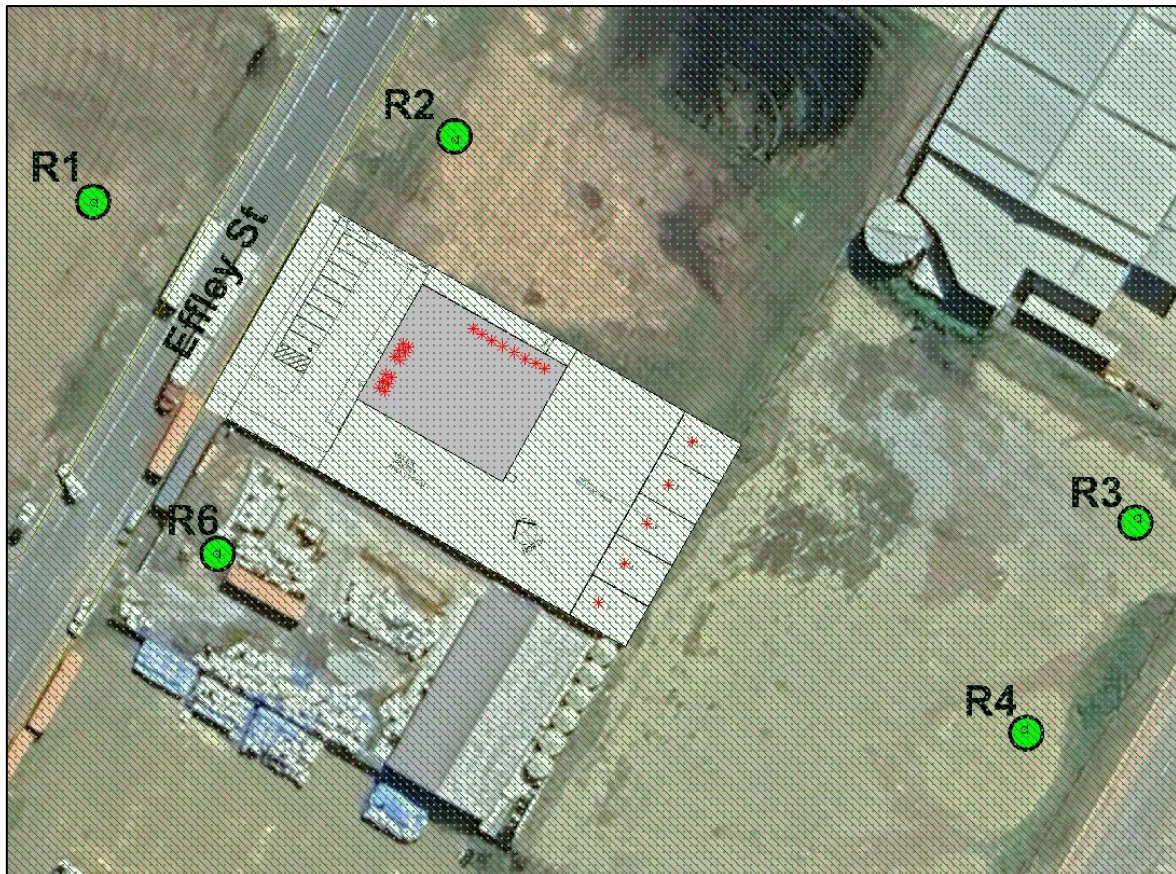


Figure 7 Site map with noise sources

## 5 Noise Modelling

Noise modelling software: Predictor (Version 2024), used to predict noise emission from the development. The model incorporates a three-dimensional digital terrain map, ground cover, screening from buildings and atmospheric information and noise source data to forecast noise emission levels to noise sensitive receivers. Noise modelling based on ISO 9613-2:2024 Acoustics - Attenuation of sound during propagation outdoors. Part 2: General method of calculation.

The noise model is based on the following parameters:

- Atmospheric conditions
  - Temperature 30°C;
  - Humidity 70%;
  - Conditions favourable to noise propagation.
- Ground absorption; such as,
  - Hard surfaces (roads and car park areas) modelled as fully reflective with a ground absorption coefficient of 0;
  - Compacted surface and field modelled as 70% absorptive with a ground absorption coefficient of 0.7.
- Buildings
  - Neighbouring building footprints digitised.
  - Building modelled with height of 3.15 m with facades as reflective.
- Fencing
  - Boundary fencing as reflective
    - Southern fencing at 1.8m height

Assessment was made at the most noise affected point within the surrounding properties of R1 to R6 at 1.5 metres above ground level.

Potential noise sources to be considered in the modelling include:

- Barking dogs (various sizes) in different areas and groups.
  - Barking dogs (x2 groups) in Training rooms (x12 Total)
  - Barking dogs (single) in Kennels (x8 Total)
  - Barking dogs (single) in Outdoor Yards (x5)

The maximum noise level ( $L_{\max,T}$  dBA) was based on the sound power level of a single dog bark at any time, and average noise level ( $L_{\text{eq},15\text{mins}}$  dBA) was based on the sound power level of x20 dogs inside and x5 dogs outside, and modelled for each period (Day, Evening, Night) to find if the noise criteria exceed the nearest noise sensitive receivers.

All noise level data available in following tables 10 to 15 with noise mapping graphically displayed in Appendix C.



## 6 Forecast Noise Levels

### 6.1.1 Day period

Forecast noise emission levels during the day period (7:00 am – 6:00 pm).

*Table 10 (Variable) Source and noise level compliance with criteria*

Receptor	Source	Sound Power Level, $L_w$ dB	Noise Level at Sensitive Receiver $L_{max,T}$ dBA	Noise Limit $L_{max,T}$ dBA	Criteria Compliance
R1	Large Dogs barking (x20) inside, (x5) outside	110	48.7	53	Yes
R2			52.4		Yes
R3			54.0		Exceeds by 1 dB(A)
R4			50.7		Yes
R5			47.3		Yes
R6			46.4		Yes

*Table 11 (Continuous) Source and noise level compliance with criteria*

Receptor	Source	Sound Power Level, $L_w$ dB	Noise Level at Sensitive Receiver $L_{eq,15mins}$ dBA	Noise Limit $L_{eq,15mins}$ dBA	Criteria Compliance
R1	Large Dogs barking (x20) inside, (x5) outside	101	39.3	48	Yes
R2			43.8		Yes
R3			46.1		Yes
R4			42.9		Yes
R5			38.6		Yes
R6			37.0		Yes

## 6.1.2 Evening period

Forecast noise emission levels during the evening period (6:00 pm – 10:00 pm).

*Table 12 (Variable) Source and noise level compliance with criteria*

Receptor	Source	Sound Power Level, $L_w$ dB	Noise Level at Sensitive Receiver $L_{max,T}$ dBA	Noise Limit $L_{max,T}$ dBA	Criteria Compliance
R1	Large Dogs barking (x20) inside, (x5) outside	110	48.1	48	Yes
R2			52.0		Exceeds by 4 dB(A)
R3			53.6		Exceeds by 6 dB(A)
R4			50.3		Exceeds by 2 dB(A)
R5			47.3		Yes
R6			46.0		Yes

*Table 13 (Continuous) Source and noise level compliance with criteria*

Receptor	Source	Sound Power Level, $L_w$ dB	Noise Level at Sensitive Receiver $L_{eq,15mins}$ dBA	Noise Limit $L_{eq,15mins}$ dBA	Criteria Compliance
R1	Large Dogs barking (x20) inside, (x5) outside	101	38.9	46	Yes
R2			43.4		Yes
R3			45.7		Yes
R4			42.5		Yes
R5			38.2		Yes
R6			37.0		Yes

### 6.1.3 Night period

Forecast noise emission levels during the evening period (10:00 pm – 7:00 am).

*Table 14 (Variable) Source and noise level compliance with criteria*

Receptor	Source	Sound Power Level, $L_w$ dB	Noise Level at Sensitive Receiver $L_{max,T}$ dBA	Noise Limit $L_{max,T}$ dBA	Criteria Compliance
R1	Large Dogs barking (x20) inside	110	20.3	46	Yes
R2			8.3		Yes
R3			8.5		Yes
R4			7.7		Yes
R5			18.6		Yes
R6			17.7		Yes

*Table 15 (Continuous) Source and noise level compliance with criteria*

Receptor	Source	Sound Power Level, $L_w$ dB	Noise Level at Sensitive Receiver $L_{eq,15mins}$ dBA	Noise Limit $L_{eq,15mins}$ dBA	Criteria Compliance
R1	Large Dogs barking (x20) inside	101	17.8	41	Yes
R2			6.8		Yes
R3			7.0		Yes
R4			6.3		Yes
R5			16.1		Yes
R6			16.8		Yes

## 7 Noise Criteria Assessment

During the day, the facility operates with the highest number of dogs, up to 40, spread across indoor kennels, training rooms, and outdoor yards. Noise modelling shows that, under these conditions, the average noise levels ( $L_{eq,15mins}$  dBA) at all surrounding receptors (R1 to R6) comply with local noise criteria. However, peak noise levels ( $L_{max,T}$  dBA) exceed the noise limit by a small margin at receptor R3, but remain within limits at other locations. These results indicate that the facility's design and operations can effectively manage daytime noise levels, with minor exceedances that could be addressed by limiting the number of dogs outdoors at any given time if necessary.

In the evening, activities are scaled down, but noise levels remain comparable due to continued training sessions and the presence of up to 40 dogs indoors. The noise model shows minor exceedances of peak noise levels at receptors R2, R3, and R4 during evening hours, with the highest exceedance of 6 dB(A) at R3. These exceedances suggest that, additional measures such as reducing the number of outdoor activities in the evening may be beneficial for further noise control. This approach would help ensure compliance with criteria and minimise disturbance to neighbouring properties.

At night, only the boarded dogs remain on-site, and all are kept indoors to avoid unnecessary noise transmission. Noise modelling demonstrates that both the peak ( $L_{max,T}$  dBA) and average ( $L_{eq,15mins}$  dBA) levels are well below the noise limits at all receptors during this period. This outcome highlights that indoor containment at night is effective in controlling noise impacts, providing a noise environment that complies with all relevant criteria and minimising the potential for disruption.

## 8 Noise Control

### 8.1 Building Construction Material

Although not explicitly stated in the plans, it is expected that the building will be constructed using walls and roofing with a rolled orb steel exterior, an insulated inner cavity, and a 10mm plasterboard interior lining. This construction was modeled (Appendix D) to demonstrate the noise reduction provided by the building envelope. To maintain the modeled level of sound reduction, the building will include mechanical ventilation to remove likelihood to have windows and doors open for cross ventilation.

A roller door on the southern façade is part of the structure, and if it were to be left open could increase noise leakage from barking dogs. However, due to the floorplan layout, it is unlikely that this would cause the barking noise levels to exceed the noise criteria. If barking becomes disruptive, it is advisable to keep the roller door closed, especially during busy periods.

Outdoor yards consist of x5 enclosures constructed of rolled orb metal sheeting which provide some acoustic reflection away from the outlying areas. The northern and southern boundaries also lined in a 1.8m high acoustic reflective rolled orb metal sheeting fence, furthermore providing some noise reduction from barking dogs.

If alternative materials are used for the construction, it is important to note that the materials modeled represent a baseline for effective noise reduction. For optimal results, it is recommended to assess the acoustic properties of any alternative materials to ensure they meet the desired sound reduction performance.

Overall, the facility's design, operations, and recommended mitigation measures should ensure minimal impact on surrounding areas, making it suitable for the proposed location.

## 9 Conclusion

This noise impact assessment has thoroughly reviewed the proposed development's compliance with relevant noise regulations and the planning scheme requirements set by Mareeba Shire Council and the Planning and Environment Court. The findings indicate that, with the implementation of certain measures, the development can effectively mitigate potential noise impacts on nearby sensitive land uses.

Key findings and recommendations include:

- The 1.8-metre-high acoustic reflective fencing provides additional noise reduction.
- The building's construction and materials effectively prevent noise from barking dogs from bleeding into neighbouring areas.
- The facility's concealed structure and scheduling of most noisy operations during the day, with some in the evening, help limit noise to those specific periods, reducing the potential impact of noise, if any, during those times.
- Outdoor Yards, if used during Day and Night periods only should not cause an impact to the surrounding neighbouring area.

By adopting these measures, the development shows its commitment to minimising noise impacts and preserving the surrounding amenity of the Heavy Industry C zone. The proposed solutions balance the operational needs of the dog boarding and training facility with the noise amenity of the local community.

This noise impact assessment report has found the development is well-positioned to comply with all relevant regulations and planning scheme requirements.

## 10 Appendices

### 10.1 Appendix A: Document No. 181 of 2018 AGREEMENT REACHED AT WITHOUT PREJUDICE MEETING on 22 February 2019 SECTION B. Part 5.

#### Acoustic Report / Noise Emissions

5. Average maximum noise level ( $L_{max,T}$ ) of dogs must not exceed at an affected building:

- Day (7am to 6pm): Ambient Background noise level  $L_{90,T} + 10$  dBA
- Evening (6pm to 10pm): Ambient Background noise level  $L_{90,T} + 5$  dBA
- Night (10pm to 7am): Ambient Background noise level  $L_{90,T} + 5$  dBA

Average noise level ( $L_{Aeq,15mins}$ ) from the facility must not exceed:

- Day (7am to 6pm): Ambient Background noise level  $L_{90,T} + 5$  dBA
- Evening (6pm to 10pm): Ambient Background noise level  $L_{90,T} + 3$  dBA
- Night (10pm to 7am): Ambient Background noise level  $L_{90,T} + 0$  dBA for residential receptors outside the industrial estate.

For the purpose of this condition, an affected building means a building at which noise can be heard and/or at a place or premises including in or on the place or premises.

*Figure 8 Section B. Part 5. Acoustic Report / Noise Emissions criteria*

## 10.2 Appendix B: Background Noise Monitoring

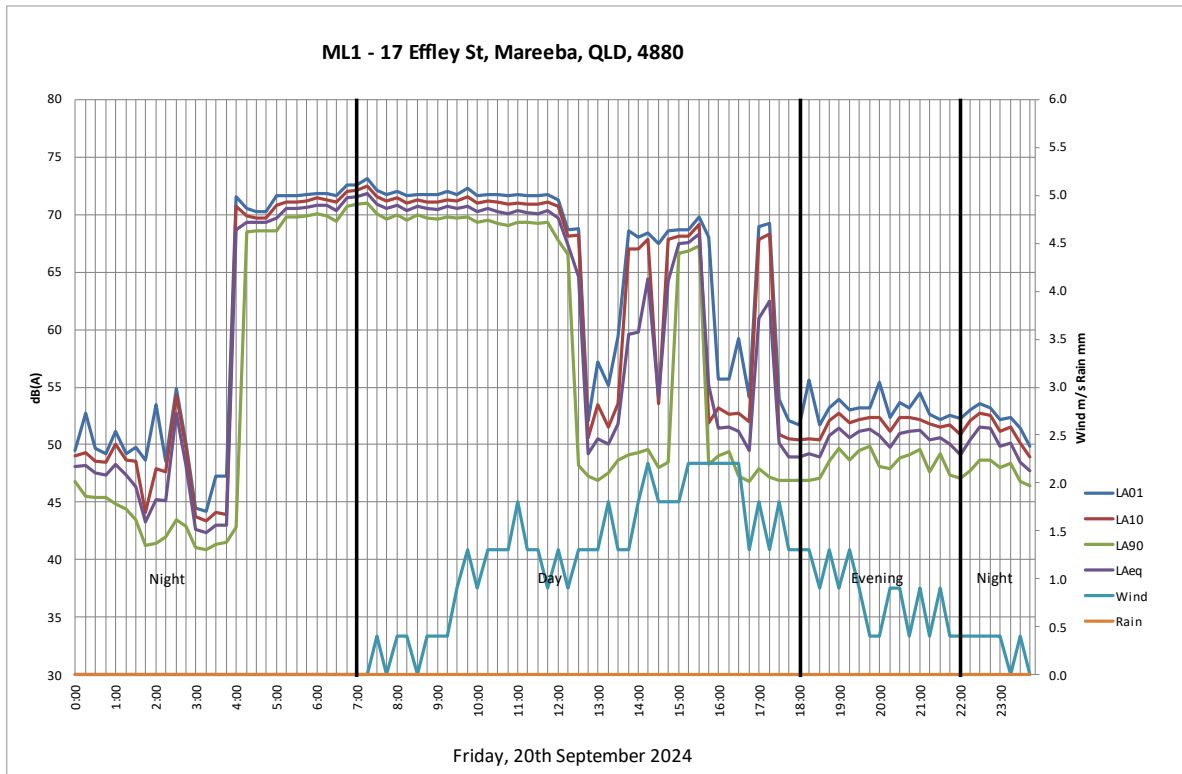


Figure 9 Background noise monitoring levels



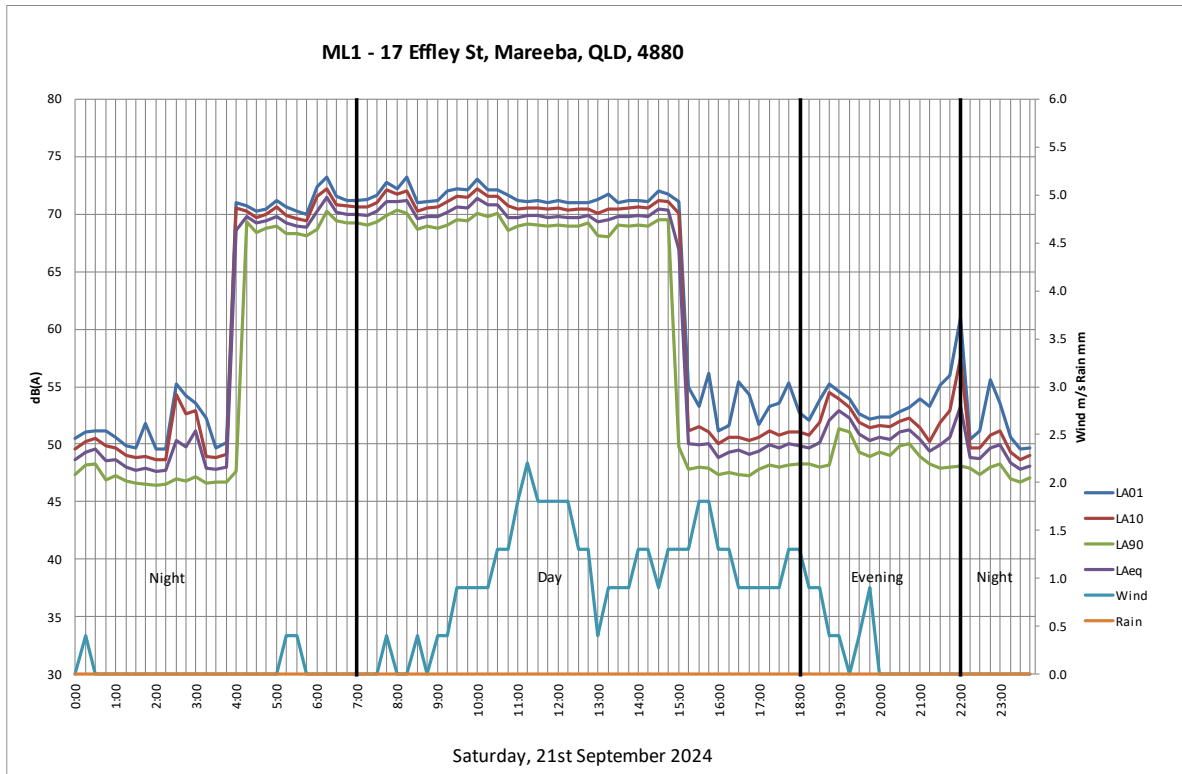


Figure 10 Background noise monitoring levels

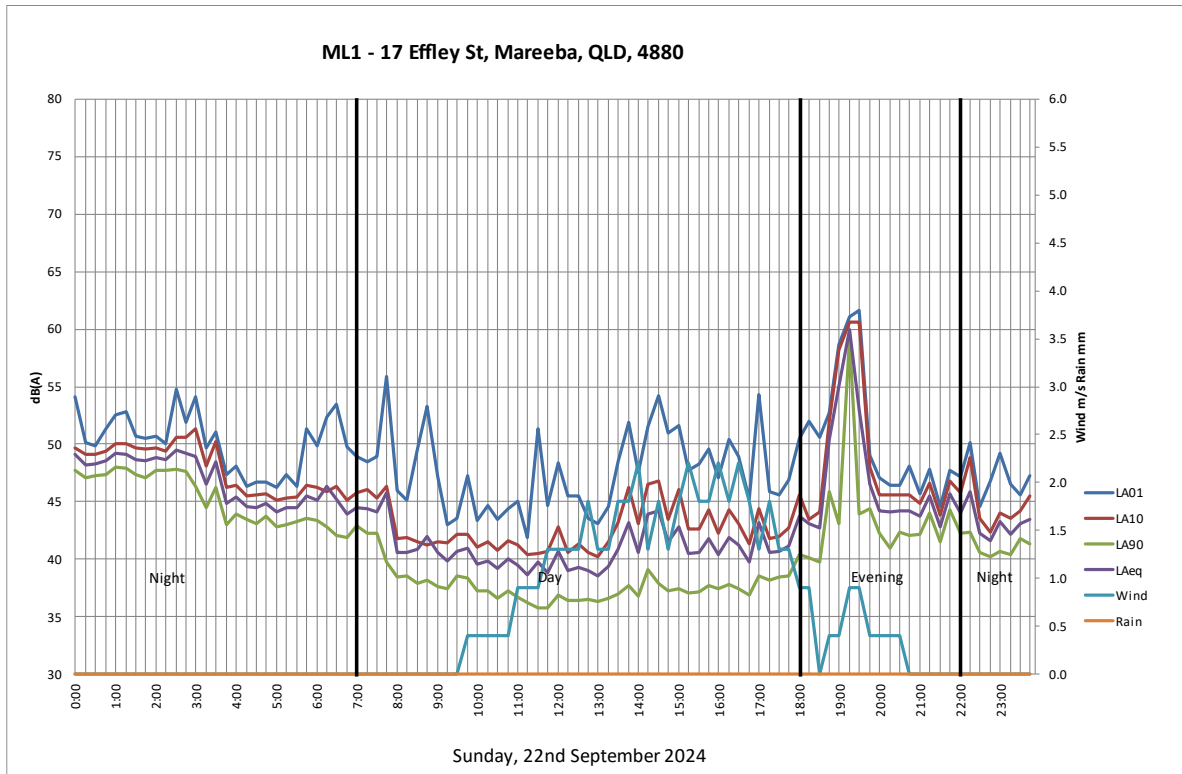


Figure 11 Background noise monitoring levels

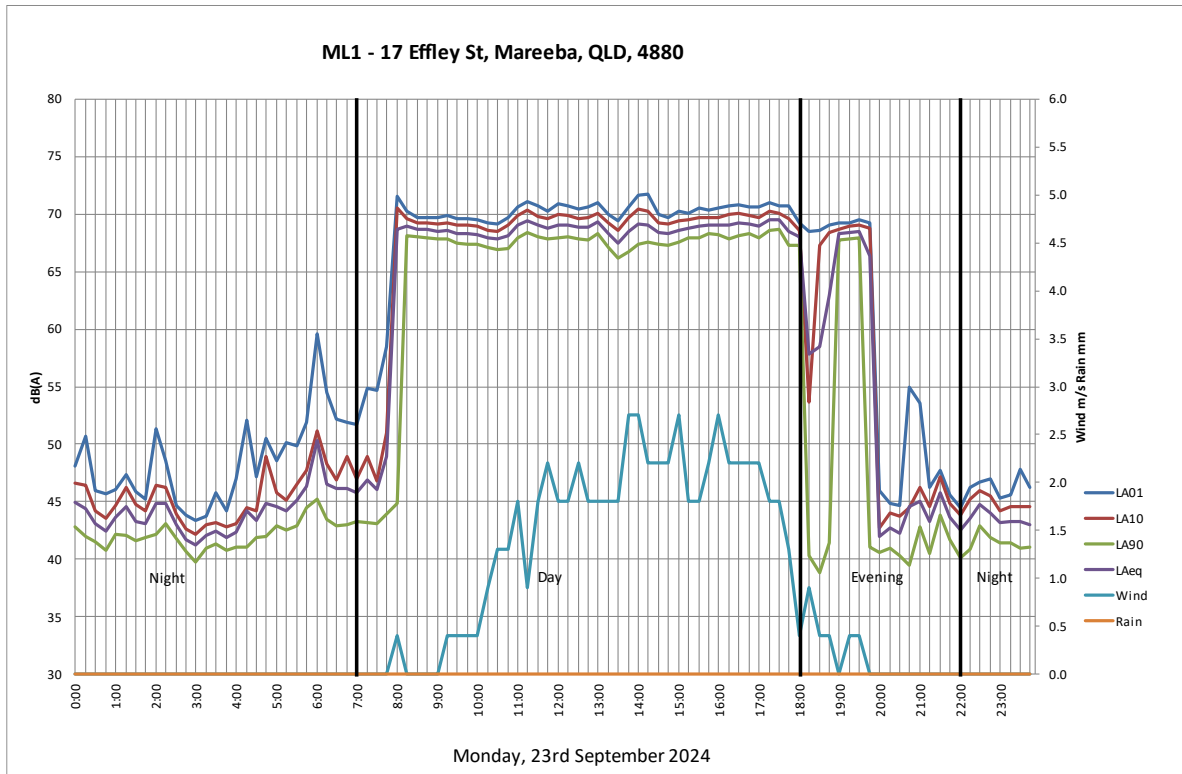


Figure 12 Background noise monitoring levels

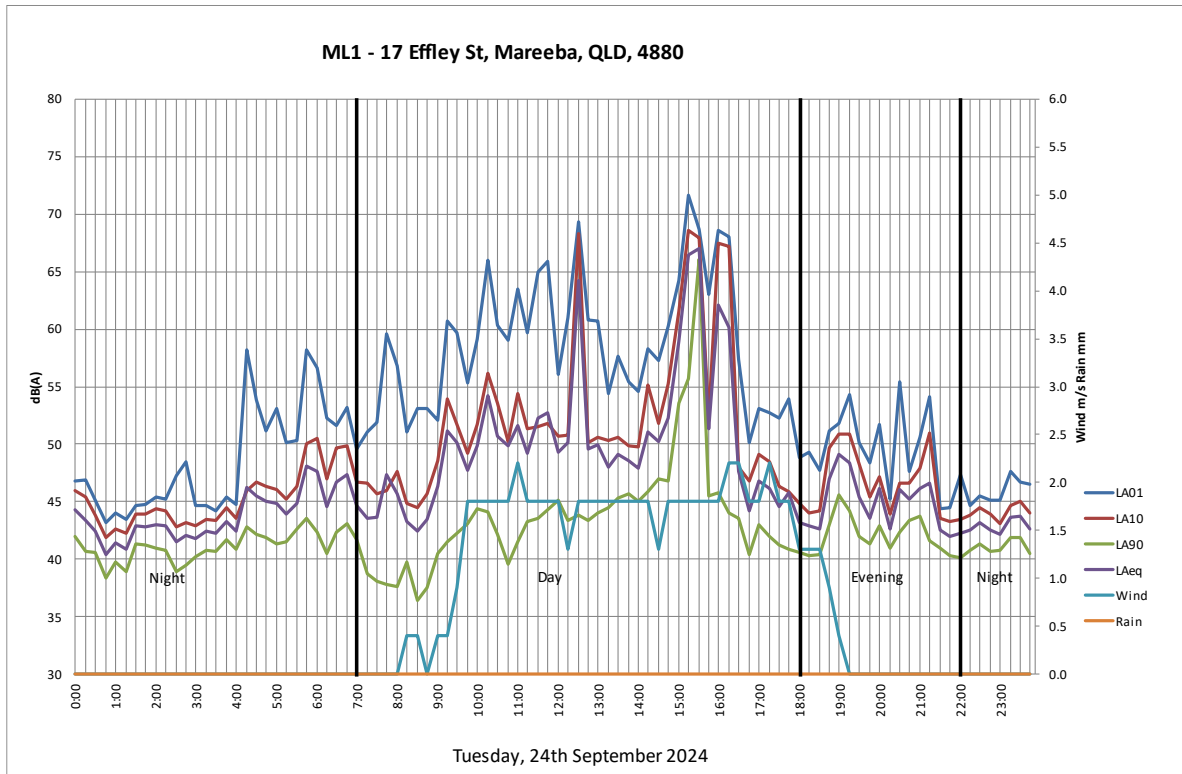


Figure 13 Background noise monitoring levels

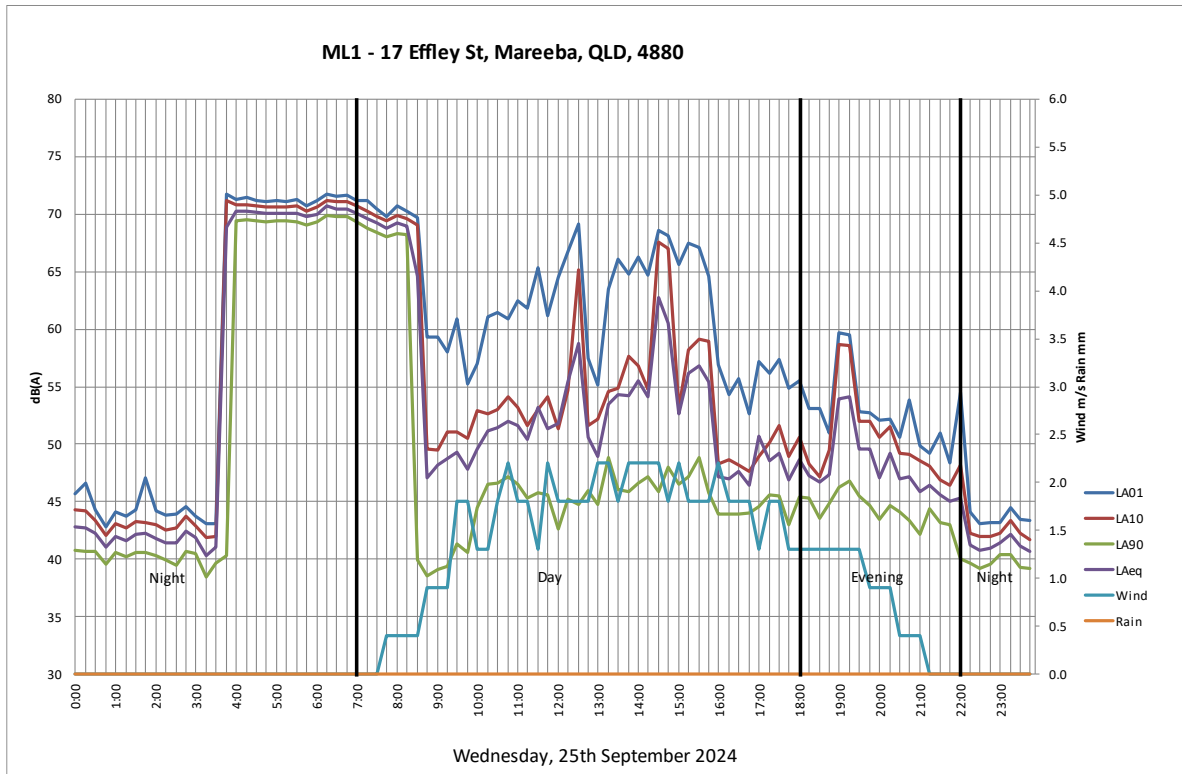


Figure 14 Background noise monitoring levels

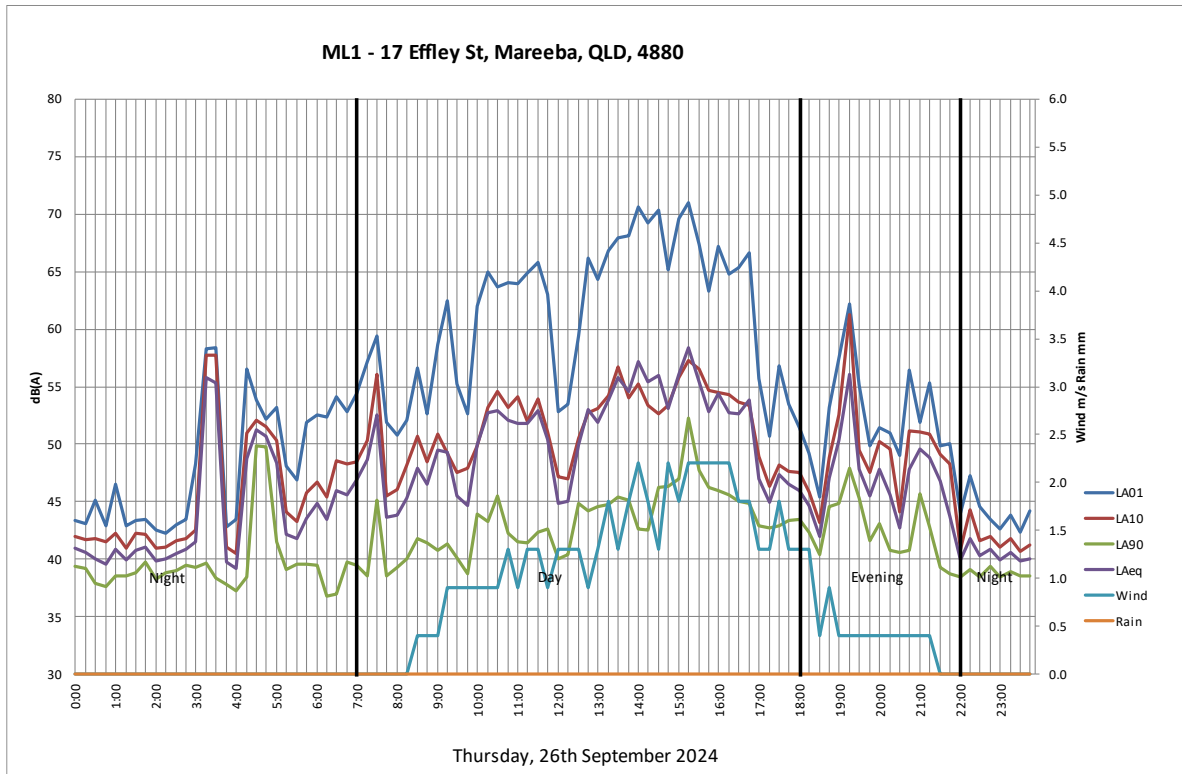


Figure 15 Background noise monitoring levels

### 10.3 Appendix C: Noise mapping

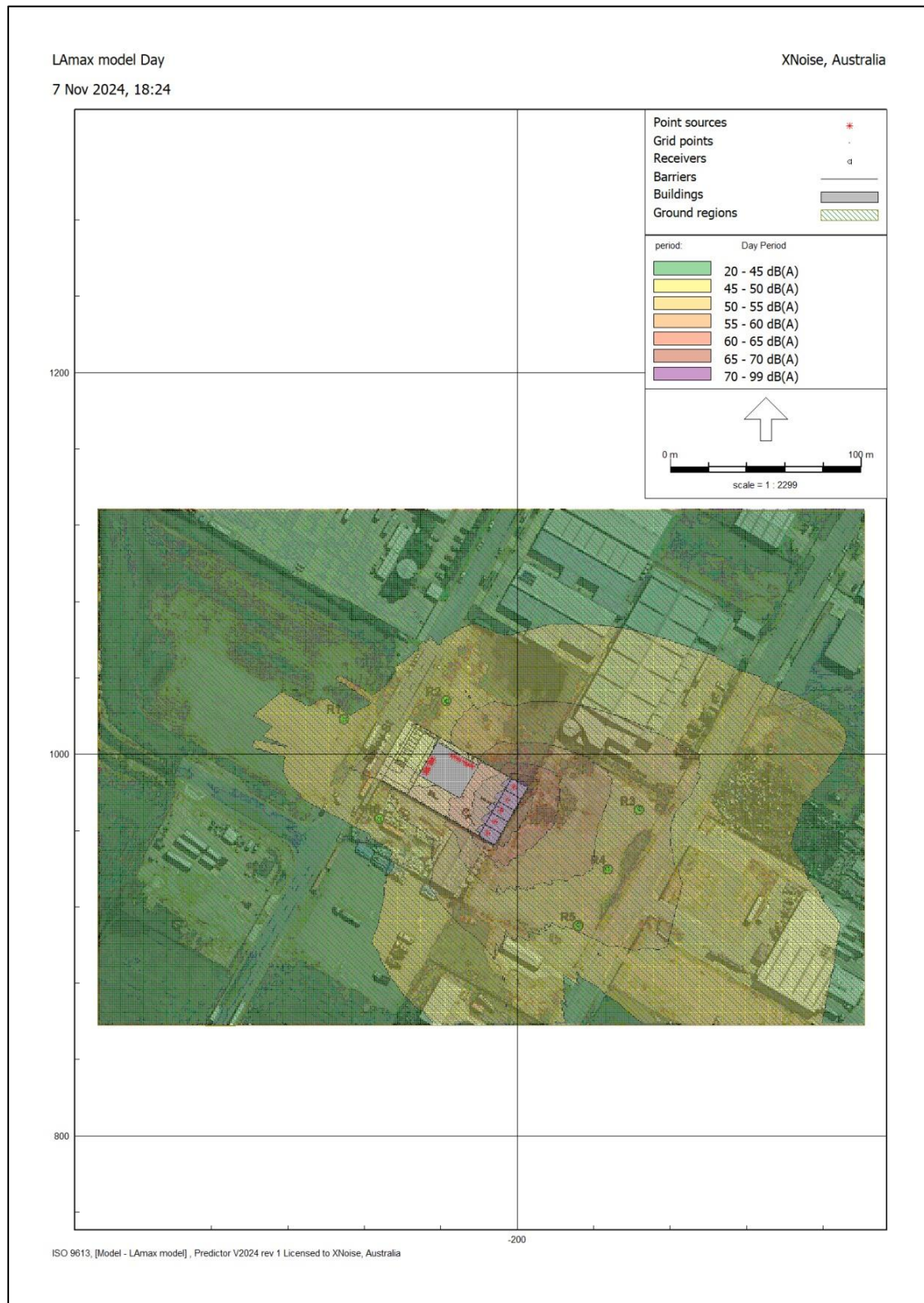


Figure 16 Noise levels  $L_{max,T}$  (Day)

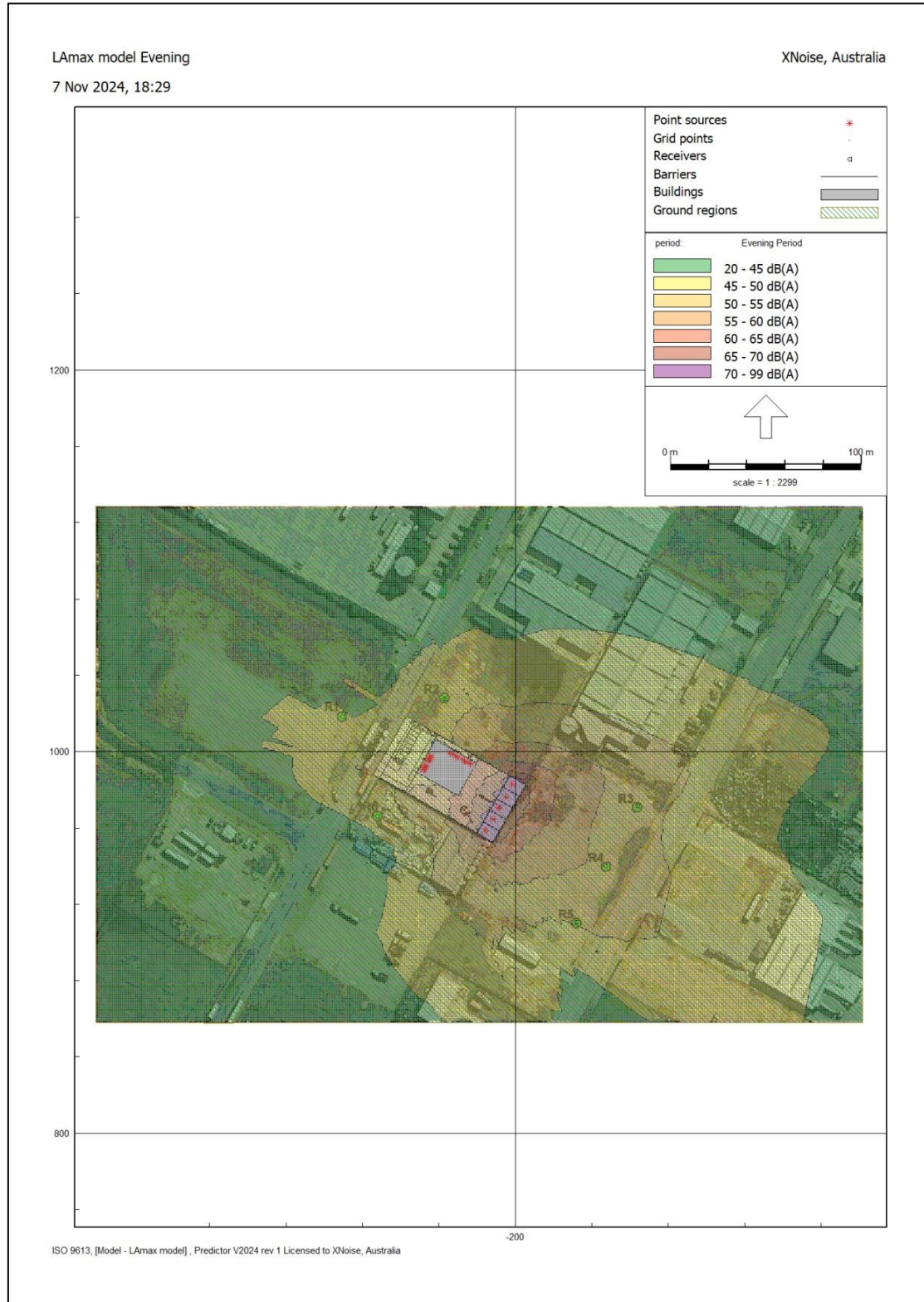


Figure 17 Noise levels  $L_{max,T}$  (Evening)



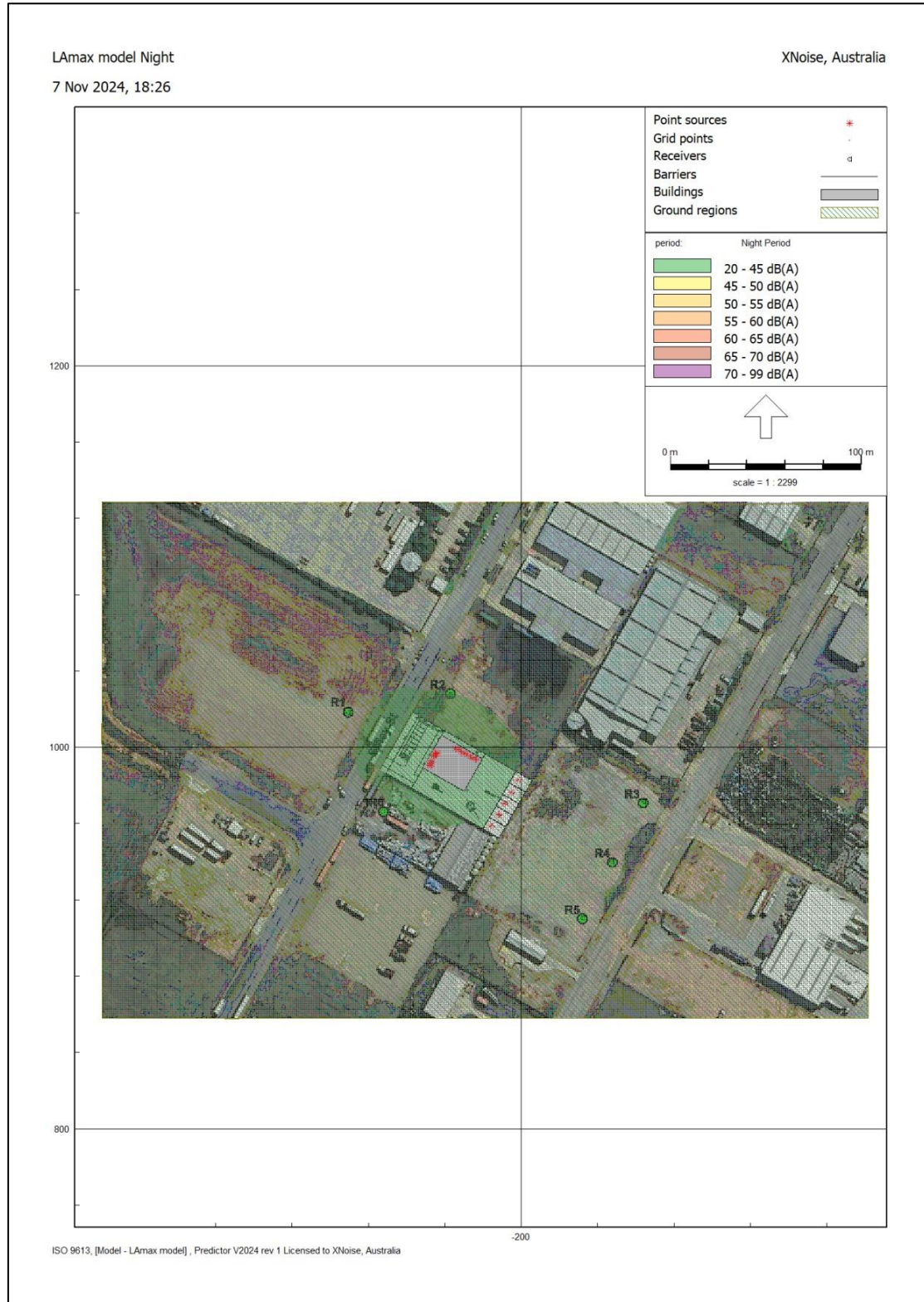


Figure 18 Noise levels  $L_{max,T}$  (Night)

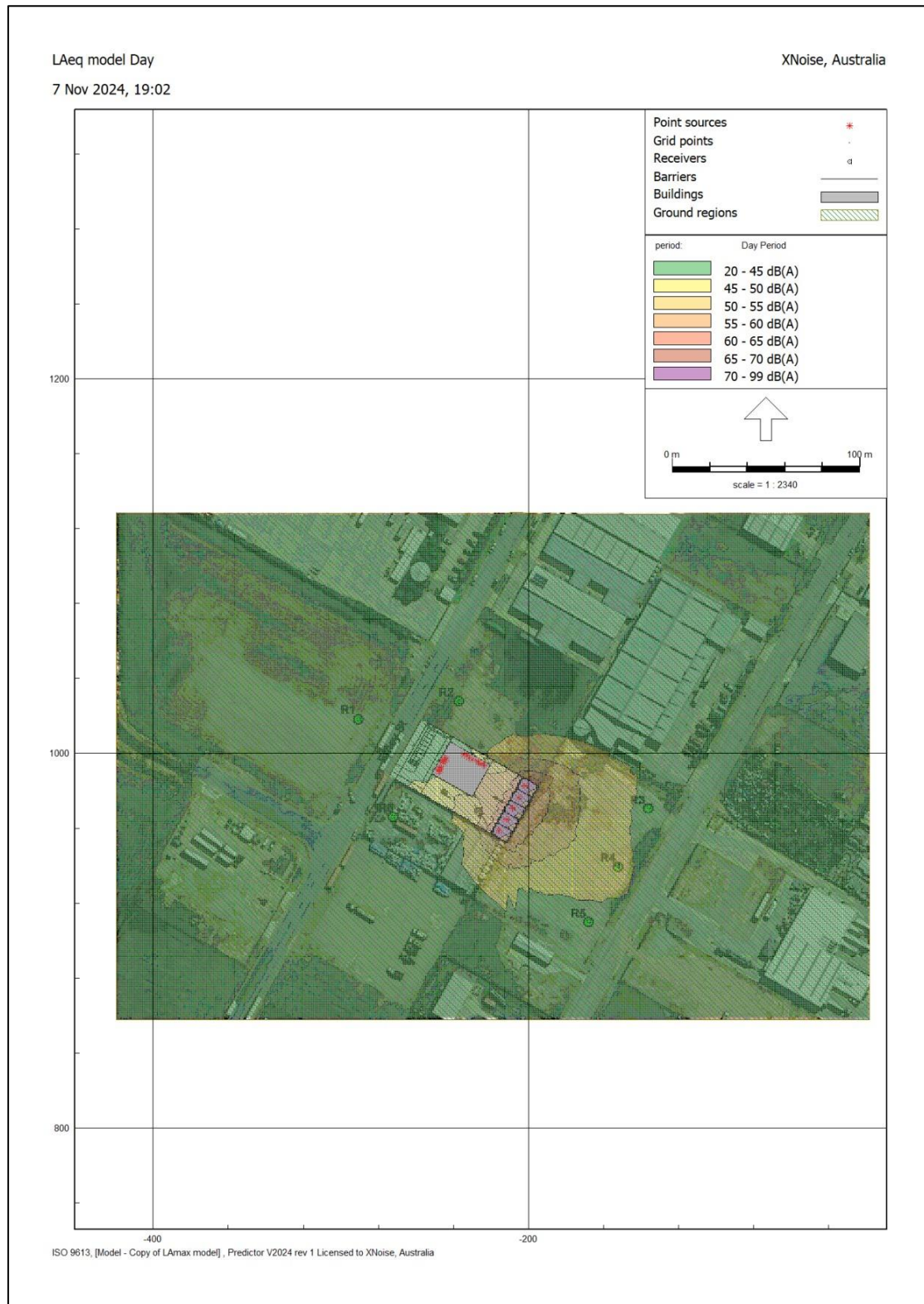


Figure 19 Noise levels  $L_{eq,15mins}$  (Day)

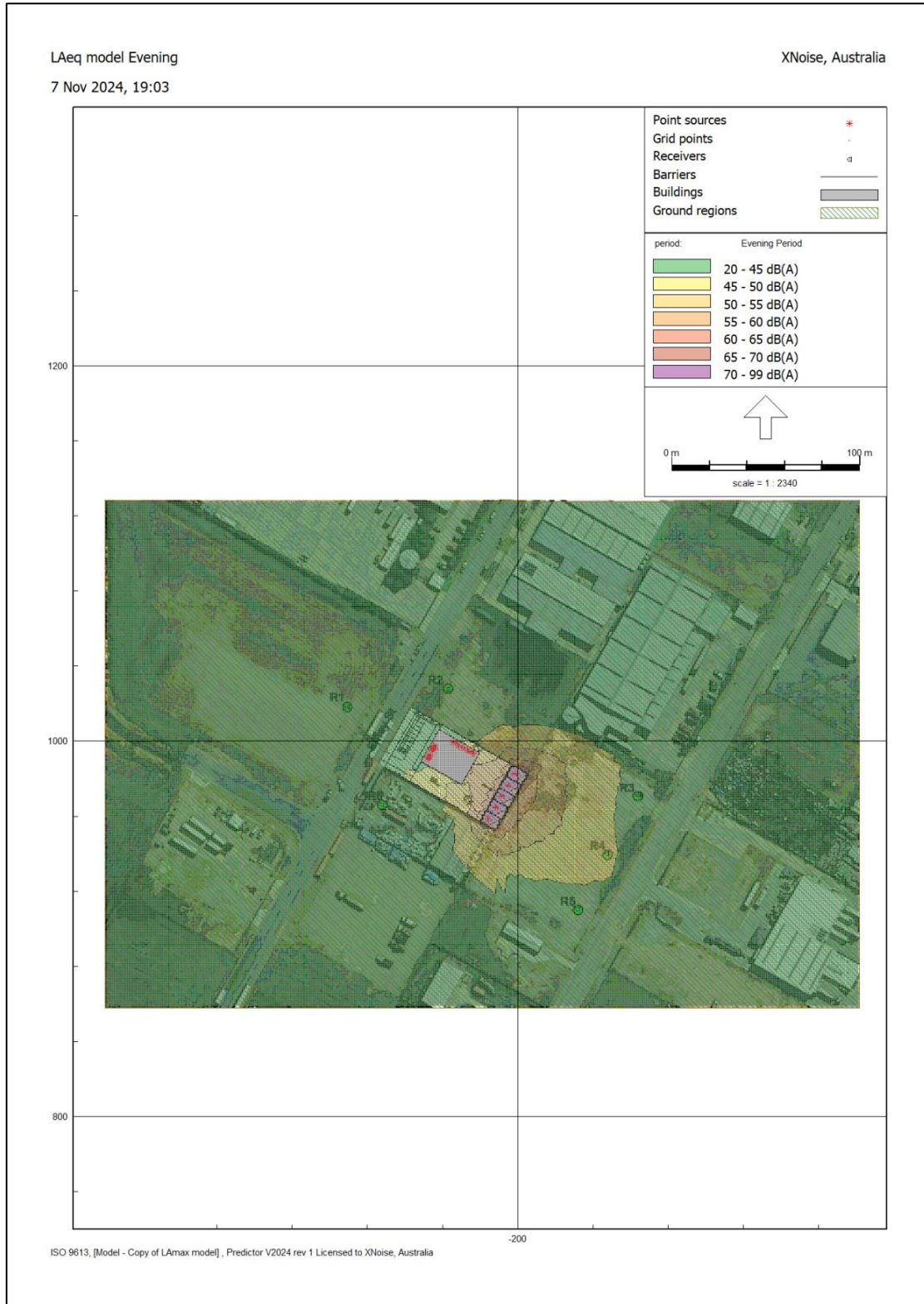


Figure 20 Noise levels  $L_{eq,15mins}$  (Evening)

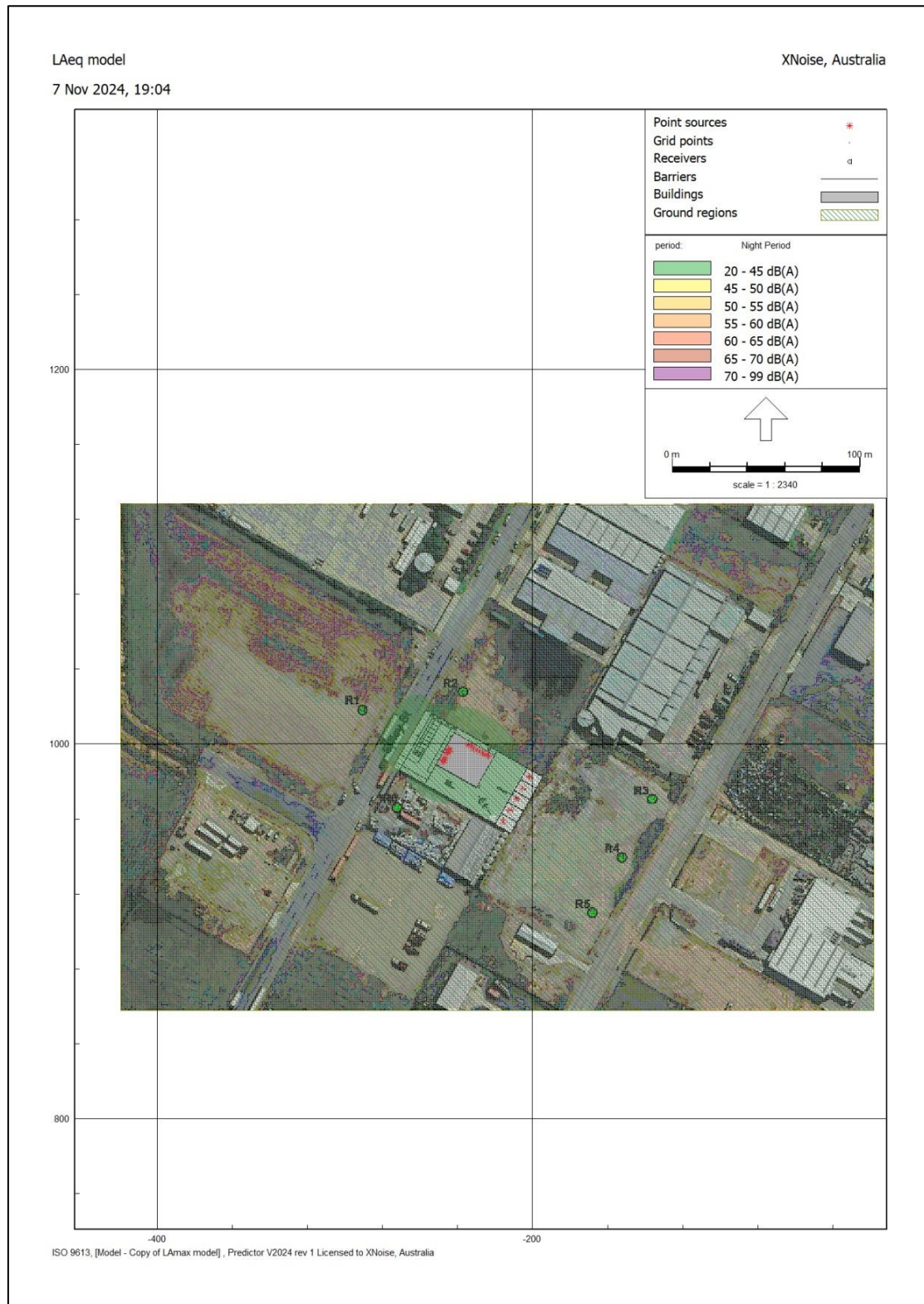


Figure 21 Noise levels  $L_{eq,15mins}$  (Night)

## 10.4 Appendix D: Building Construction Material Model

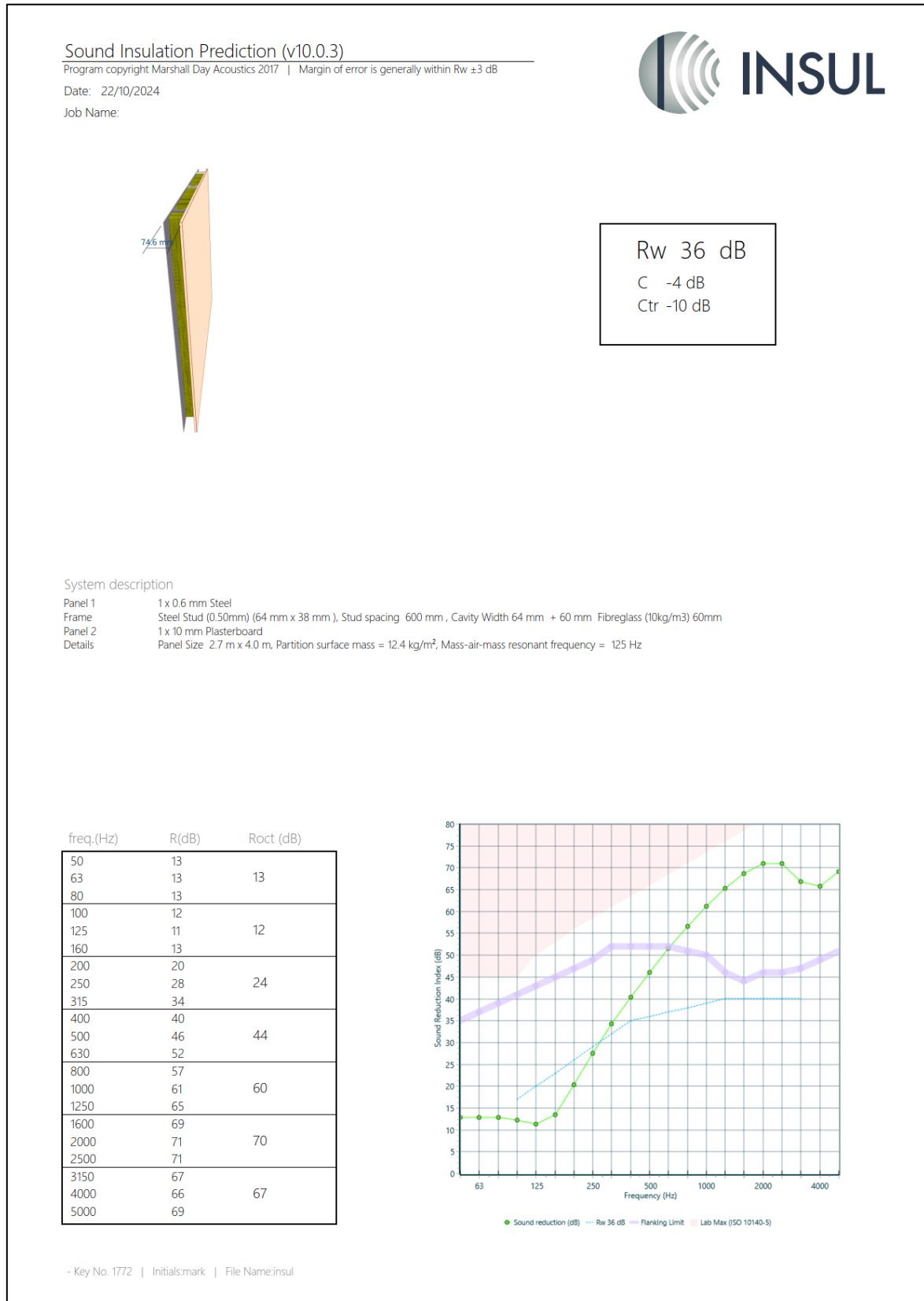


Figure 22 Insul wall model

## 10.5 Appendix E: Calibration Certificate

**CERTIFICATE OF CALIBRATION**  
CERTIFICATE No: **SLM38371**

**EQUIPMENT TESTED:** Sound Level Meter

**Manufacturer:** Svantek  
**Type No:** SVAN 971A      **Serial No:** 121189  
**Mic. Type:** ACO 7152      **Serial No:** 87089  
**Pre-Amp. Type:** SV18A      **Serial No:** 136906

**Filter Type:** 1/3 Octave      **Test No:** F038373

**Owner:** XNOISE  
35/8-14 Munro Tce  
Mooroobool, QLD 4870

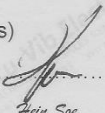
**Tests Performed:** IEC 61672-3:2013 & IEC 61260-3:2016

**Comments:** All Test passed for Class 1. (See overleaf for details)

**CONDITIONS OF TEST:**


<b>Ambient Pressure</b>	993 hPa ±1 hPa	<b>Date of Receipt :</b>	20/11/2023
<b>Temperature</b>	24 °C ±1° C	<b>Date of Calibration :</b>	19/01/2024
<b>Relative Humidity</b>	37 % ±5%	<b>Date of Issue :</b>	22/01/2024


**Acu-Vib Test Procedure:** AVP10 (SLM) & AVP06 (Filters)

**CHECKED BY:**       **AUTHORISED SIGNATURE:**   
*Acin Soc*

Accredited for compliance with ISO/IEC 17025 - Calibration  
Results of the tests, calibration and/or measurements included in this document are traceable to SI units through reference equipment that has been calibrated by the Australian National Measurement Institute or other NATA accredited laboratories demonstrating traceability.

This report applies only to the item identified in the report and may not be reproduced in part.  
The uncertainties quoted are calculated in accordance with the methods of the ISO Guide to the Uncertainty of Measurement and quoted at a coverage factor of 2 with a confidence interval of approximately 95%.

  
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Accredited Laboratory  
No. 9262  
Acoustic and Vibration  
Measurements

Page 1 of 2    Calibration Certificate  
AVCERT10.3    Rev.2.0    14/04/2021

Figure 23 Noise Logger Calibration Certificate

# **Attachment 4 – Statements of Planning Scheme Code Compliance**

## 6.2.5 Industry zone code

### 6.2.5.1 Application

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

### 6.2.5.2 Purpose

- (1) The purpose of the Industry zone code is to provide for a range of service, low, medium, or high impact industrial uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

- (2) Mareeba Shire Council's purpose of the Industry zone code is to facilitate industrial activity in order to:
  - (a) contribute to and strengthen the economic development of the region;
  - (b) service the needs of the communities in the shire; and
  - (c) provide for a variety of employment opportunities.
- (3) The shire's industrial areas will vary in their role and level of service provision and cater for different scales and types of industrial development. Three precincts are identified within the zone in order to establish a hierarchy of industrial areas catering for lower impact to higher impact industries:
  - (a) The Trades and services precinct is intended to accommodate service industry and low impact industries. This precinct encompasses the majority of the existing smaller industrial areas which are often located in commercial areas or adjoining residential areas. The precinct is strategically located in serviced areas to provide light industry, service and trades industries to meet local needs and located. Higher impact industries may be appropriate in some locations within this precinct where it can be demonstrated that they will not have any adverse impacts on surrounding development and land uses;
  - (b) The General industry precinct is intended to accommodate medium impact industries and existing high impact industries. This precinct encompasses the central industrial area of Mareeba. Further expansion of high impact industries is not encouraged due to the proximity of the precinct to residential areas, meaning a transition to lower impact industries is supported; and
  - (c) The Heavy industry precinct is intended to accommodate a range of industrial uses including high impact industries and encompasses the Chillagoe industrial area, the Mareeba major industrial area and the Mareeba Airport industrial area.
- (4) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on surrounding non-industrial land;



- (b) Development is sited having regard to its servicing capabilities in terms of transport, water, sewage, electricity, telecommunications infrastructure, proximity to other associated industries and work force;
- (c) Development maximises the use of existing transport infrastructure and has access to an appropriate level of transport infrastructure and facilities;
- (d) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
- (e) Development is reflective of and responsive to the environmental constraints of the land;
- (f) The scale, character and built form of development contributes to an appropriate standard of amenity;
- (g) Non-industrial uses, such as offices, retail uses and caretaker's accommodation that directly support the industrial area are facilitated;
- (h) The viability of both existing and future industrial activities is protected from the intrusion of incompatible uses;
- (i) Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development;
- (j) Industrial uses are adequately separated and buffered from sensitive land uses to minimise the likelihood of environmental harm including environmental nuisance occurring;
- (k) Land included in the Industry zone is to be protected from incompatible uses to ensure that industrial activities may continue and expand; and
- (l) Development is appropriately coordinated and sequenced to ensure the most effective use of land within the zone.

### 6.2.5.3 Criteria for assessment

**Table 6.2.5.3—Industry zone code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) site area and street frontage length.</li> </ul>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres within 10 metres of any common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone;</li> <li>(b) 35 metres for all buildings and structures where involving a Telecommunication facility; and</li> <li>(c) 12 metres otherwise.</li> </ul>	✓	<b>Complies – development is single storey in height</b>
<b>Siting</b>			
<p><b>PO2</b> Development is sited in a manner that considers and respects:</p> <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) appearance of building bulk; and</li> <li>(c) relationship with road corridors.</li> </ul>	<p><b>AO2</b> Buildings and structures include a minimum setback of:</p> <ul style="list-style-type: none"> <li>(a) 3 metres from any road frontage;</li> <li>(b) 6 metres from side and rear boundaries where adjoining land in the Low density residential zone, the Medium density residential zone or the Rural residential zone; and</li> <li>(c) 0 metres from side and rear boundaries otherwise.</li> </ul>	✓	<b>Complies with setback requirements. Refer to plans of development.</b>
<b>For assessable development</b>			
<b>Site cover</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO3</b> Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of surrounding buildings.</li> </ul>	<p><b>AO3</b> No acceptable outcome is provided.</p>	✓	<p><b>Site Cover is approximately 22%</b></p>
<b>Building design</b>			
<p><b>PO4</b> Building facades are appropriately designed to maintain and enhance the character of the surrounds.</p>	<p><b>AO4</b> Buildings in the Industrial zone include:</p> <ul style="list-style-type: none"> <li>(a) a main entrance which is easily identifiable and is directly accessible from the primary road frontage; and</li> <li>(b) any office space sited and oriented towards the primary road frontage.</li> </ul>	✓	<p><b>Considered satisfactory. Car parking and entry provided via Effley Street.</b></p>
<p><b>PO5</b> Development complements and integrates with the established built character of the Industry zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) building materials, colours and textures; and</li> <li>(c) window and door size and location.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p>	✓	<p><b>Development consistent with other industrial sheds and buildings in the locality.</b></p>
<b>Non-industrial uses</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO6</b> Development involving a non-industrial use:</p> <ul style="list-style-type: none"> <li>(a) has access to adequate infrastructure and essential services;</li> <li>(b) is complementary in nature to the character and amenity of the Industry zone; and</li> <li>(c) does not negatively impact on the operation of existing uses within the Industry zone.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Development has access to all urban services. Proposed development considered a compatible land use to co-locate with other industrial activities taking place within the estate.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Amenity</b>			
<p><b>PO7</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	✓	<p><b>Noise Impact Assessment has been undertaken. Refer to discussion in the Planning Report regarding the outcomes of the Noise Impact Assessment.</b></p>
<p><b>PO8</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO8</b> No acceptable outcome is provided.</p>	✓	<p><b>No adverse impacts are anticipated. Refer to the discussion in the Planning Report regarding the outcomes of the Noise Impact Assessment.</b></p>

### 9.3.5 Industrial activities code

#### 9.3.5.1 Application

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

#### 9.3.5.2 Purpose

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

### 9.3.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Separation</b>			
<p><b>PO1</b> Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:</p> <p>(a) noise; (b) odour; (c) light; and (d) emissions.</p> <p>Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.</p>	<p><b>AO1</b> Development is separated from sensitive uses as follows:</p> <p>(a) medium impact industry—250 metres; or (b) high impact industry—500 metres; or (c) special industry— 1.5 kilometres.</p>	✓	<p><b>Animal Keeping isn't considered an industrial activity. However there is no known sensitive uses that are located in close proximity to the site which would be impacted by the proposed use.</b></p>
<b>For assessable development</b>			
<b>Amenity</b>			
<p><b>PO2</b> Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:</p> <p>(a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.</p>	<p><b>AO2</b> No acceptable outcome is provided.</p>	✓	<p><b>Will comply. Mechanical plant, air conditioners, refuse areas and the like can be located at the rear of the premises and screened from view.</b></p>
<p><b>PO3</b> Development avoids and, where unavoidable, mitigates impacts on ground water, particularly where ground water is heavily drawn upon for irrigation or domestic purposes.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p>	✓	<p><b>Will not impact on ground water.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>If for Extractive industry</b>			
<p><b>PO4</b> The site has sufficient area and dimensions to safely accommodate:</p> <ul style="list-style-type: none"> <li>(a) the extractive use;</li> <li>(b) vehicular access and on site vehicular movements;</li> <li>(c) buildings including staff facilities;</li> <li>(d) parking areas for visitors and employees;</li> <li>(e) storage areas and stockpiles;</li> <li>(f) any environmentally significant land; and</li> <li>(g) landscaping and buffer areas.</li> </ul> <p>Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>	<p><b>A04</b> No acceptable outcome is provided.</p>	N/A	
<p><b>PO5</b> Extractive industry is established and operated in a way that does not impact on public safety.</p>	<p><b>A05</b> Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.</p>		
<p><b>PO6</b> Extractive industry is appropriately located to adequately mitigate visual, noise, vibration and dust impacts on sensitive uses.</p>	<p><b>A06</b> All aspects of the Extractive industry are setback from all boundaries:</p> <ul style="list-style-type: none"> <li>(a) 200 metres where not involving blasting or crushing; and</li> <li>(b) 1,000 metres for where involving blasting or crushing.</li> </ul> <p>Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>		
<p><b>PO7</b> The Extractive industry is designed and managed to appropriately address its interface with the natural environment and</p>	<p><b>A07.1</b> The Extractive industry does not cause a reduction in the quality of ground water or receiving surface waters.</p>		



Performance outcomes	Acceptable outcomes	Complies	Comments
landscape, having regard to: (a) water quality; (b) existing vegetation; and (c) declared plants.	<b>A07.2</b> Vegetation is retained on site that contributes towards alleviating the impact of the development on the visual amenity of surrounding sensitive land uses.		
	<b>A07.3</b> No declared plants are transported from the site.		
<b>PO8</b> Extractive industry actively integrates rehabilitation into the ongoing operations on the site to progressively restore the site to its original (or an improved) condition, having regard to matters of: (a) locally prevalent plant species; (b) plant spacing; (c) local climatic conditions; (d) locations of waterways and wetlands; (e) ongoing maintenance; (f) potential habitat opportunities; (g) erosion and sediment control; and (h) fencing.  Note—A revegetation plan must be prepared by a suitably experienced person in the field of natural area revegetation and rehabilitation, at a standard acceptable to Council, which addresses the items identified in Performance Outcome PO8.	<b>A08</b> No acceptable outcome is provided.		

## 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
<b>For accepted development subject to requirements and assessable development</b>			
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(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.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	✓	<p><b>Can comply. A landscape strip along the road frontage will be provided being consistent with the treatment of other industrial forms of development nearby.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	✓	Refer to above comments
<p><b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b>.</p>	✓	Can be conditioned to comply. However landscaping will be undertake along the frontage of the site with limited treatments down the side and rear boundaries.
	<p><b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	✓	Will comply. Further details regarding landscaping treatments and planting densities will be established as plans for the facility progress.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>✓</p>	<p>Will comply. As detailed above, landscaping treatments will be further refined once development approval has been obtained. Landscaping treatments will comply with the Planning Scheme Policy 6 - Landscaping.</p>
<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> <li>(a) provides visual interest;</li> <li>(b) provides a source of shade for pedestrians;</li> <li>(c) assists to break up and soften elements; and</li> <li>(d) improves legibility.</li> </ul>	<p><b>AO4.1</b> Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>(c) where involving a car parking area in excess of 500m<sup>2</sup>: <ul style="list-style-type: none"> <li>(i) shade structures are provided for 50% of parking spaces; and</li> <li>(ii) a minimum of 10% of the parking area as landscaping.</li> </ul> </li> </ul> <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>	<p>✓</p>	<p>Onsite car parking areas is limited and therefore landscaping being installed in car parking areas is unnecessary. The setting of the facility is in a heavy industry precinct rather than a commercial setting. The landscaping treatment along the frontage of the site will be sufficient to achieve the outcomes sought.</p>
	<p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p>✓</p>	<p>Refer to above comments</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO5</b> Landscaping areas include a range and variety of planting that: <ul style="list-style-type: none"> <li>(a) is suitable for the intended purpose and local conditions;</li> <li>(b) contributes to the natural character of the Shire;</li> <li>(c) includes native species;</li> <li>(d) includes locally endemic species, where practical; and</li> <li>(e) does not include invasive plants or weeds.</li> </ul>	<b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Landscaping treatments will comply with this requirement.
	<b>AO5.2</b> A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	✓	Landscaping treatments will comply with this requirement.
<b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	<b>AO6.1</b> Tree planting is a minimum of <ul style="list-style-type: none"> <li>(a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and</li> <li>(b) 4 metres from any inspection chamber.</li> </ul>	✓	Landscaping will not impact infrastructure or services.
	<b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	N/A	N/A
	<b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have: <ul style="list-style-type: none"> <li>(a) a height of less than 4 metres; and</li> <li>(b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.</li> </ul>	N/A	N/A
<b>For assessable development</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b> Landscaping areas are designed to:</p> <ul style="list-style-type: none"> <li>(a) be easily maintained throughout the ongoing use of the site;</li> <li>(b) allow sufficient area and access to sunlight and water for plant growth;</li> <li>(c) not cause a nuisance to occupants of the site or members of the public; and</li> <li>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Landscaping treatments will be installed in a manner which will provide for strong and healthy vegetation growth and will provide an effective screen overtime.</b></p>

**Table 9.4.2.3B—Side and rear boundary landscape treatments**

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

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.



### 9.4.3 Parking and access code

#### 9.4.3.1 Application

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

#### 9.4.3.2 Purpose

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

#### 9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Car parking spaces</b>			
<b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ol style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ol>	<b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b> .  Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	✓	<b>Complies. The number of on-site car parking spaces exceed the spaces required for Animal Keeping.</b>
<b>Vehicle crossovers</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO2</b> Vehicle crossovers are provided to:: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	<b>AO2.1</b> 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.	✓	<b>A new access is proposed to Effley Street. Such works will be undertaken in accordance with the FNQROC Development Manual.</b>
	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	x	N/A
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E.</b>	x	N/A
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C.</b>	✓	<b>Will Comply. The access and parking area will be designed to accommodate the type of vehicles that will be used to service the development.</b>
<b>For assessable development</b>			
<b>Parking area location and design</b>			
<b>PO4</b> Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✓	<b>Complies – refer to proposal plans for details.</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
character of the surrounding locality.	<b>AO4.2</b> 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.	✓	<b>PWD space identified on the proposal plan.</b>
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	✓	<b>Car parking layout is satisfactory</b>
	<b>AO4.4</b> Parking and any set down areas are: <ul style="list-style-type: none"> <li>(a) wholly contained within the site;</li> <li>(b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</li> <li>(c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</li> <li>(d) provided at the side or rear of a building in all other instances.</li> </ul>	✓	<b>All parking areas are visible from the street.</b>
<b>Site access and manoeuvring</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO5</b> Access to, and manoeuvring within, the site is designed and located to:</p> <p>(a) ensure the safety and efficiency of the external road network;</p> <p>(b) ensure the safety of pedestrians;</p> <p>(c) provide a functional and convenient layout; and</p> <p>(d) accommodate all vehicles intended to use the site.</p>	<p><b>AO5.1</b> Access and manoeuvrability is in accordance with :</p> <p>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</p> <p>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	✓	<b>Complies – refer to plans of development</b>
	<p><b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	✓	<b>Complies. No issues with sight lines for this allotment.</b>
	<p><b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	✓	<b>Complies</b>
	<p><b>AO5.4</b> Pedestrian and cyclist access to the site:</p> <p>(a) is clearly defined;</p> <p>(b) easily identifiable; and</p> <p>(c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	✓	<b>Complies</b>
<p><b>PO6</b> Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation;</p> <p>(b) does not impact on the</p>	<p><b>AO6.1</b> Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or</p> <p>(b) 6 metres if two way.</p>	×	<b>N/A</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p><b>AO6.2</b></p> <p>For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>	x	N/A
	<p><b>AO6.3</b></p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	✓	Internal driveway and parking areas will be sealed.
	<p><b>AO6.4</b></p> <p>Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	x	N/A
	<p><b>AO6.5</b></p> <p>Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	x	N/A
	<p><b>AO6.6</b></p> <p>Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	x	N/A

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients:</p> <p>(a) are no steeper than 1:5; or</p> <p>(b) are steeper than 1:5 and are sealed.</p>	N/A	N/A.
<b>Servicing</b>			
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	✓	<b>No requirements for unloading or loading of goods are required. Ample opportunity exists on site for the delivery of goods.</b>
	<p><b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	✓	<b>Complies</b>
	<p><b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B</b>.</p>	✓	<b>Suitable space on-site to accommodate and SRV.</b>
<b>Maintenance</b>			
<p><b>PO8</b> Parking areas are used and maintained for their intended purpose.</p>	<p><b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.</p>	✓	<b>Will comply</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	✓	Car parking and internal driveway will be imperviously sealed and line marked.
<b>End of trip facilities</b>			
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .	×	N/A
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	×	N/A
<b>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</b>			
<b>PO10</b> 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.	<b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	N/A	N/A.
<b>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</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO11</b> The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p><b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies:</p> <ul style="list-style-type: none"> <li>(d) the expected traffic movements to be generated by the facility;</li> <li>(e) any associated impacts on the road network; and</li> <li>(f) any works that will be required to address the identified impacts.</li> </ul>	<p><b>N/A</b></p>	<p><b>N/A</b></p>



**Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements**

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Adult store</b>	<p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 20m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One SRV space.
<b>Agricultural supplies store</b>	<p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 30m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p>Queuing for 3 vehicles should be supplied where a GFA is greater than 600m<sup>2</sup>.</p>	One HRV space.
<b>Air services</b>	<p><u>If accepted development subject to requirements development:</u> One space per 90m<sup>2</sup> or part thereof of net lettable area; or</p> <p><u>If Assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> One space per 200m<sup>2</sup> or part thereof of net lettable area.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Animal husbandry</b>	<p><u>If accepted development subject to requirements :</u> One space.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Animal keeping</b>	Minimum of three spaces or one space per 200m <sup>2</sup> of use area, whichever is greater.	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Aquaculture</b>	<p>If accepted development subject to requirements:</p> <ul style="list-style-type: none"> <li>In the rural or rural residential zones - two spaces; or</li> <li>Enclosed within a building - one space per 90m<sup>2</sup> of net lettable area.</li> </ul> <p>If assessable development: As determined by Council.</p>	<p>If accepted development subject to requirements: Nil.</p> <p>If assessable development: As determined by Council.</p>
<b>Brothel</b>	As determined by Council.	As determined by Council.
<b>Bulk landscape supplies</b>	Minimum of five spaces or one space per 250m <sup>2</sup> of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m <sup>2</sup> ; or One HRV space.
<b>Car wash</b>	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
<b>Caretaker's accommodation</b>	One space per dwelling unit.	Nil.
<b>Cemetery</b>	As determined by Council.	As determined by Council.
<b>Child care centre</b>	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.
<b>Club</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m <sup>2</sup> .
<b>Community care centre</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space.
<b>Community residence</b>	Three spaces.	Nil.
<b>Community use</b>	Minimum of 5 spaces per use or one space per 50m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m <sup>2</sup> GFA.
<b>Crematorium</b>	One space per 30m <sup>2</sup> GFA or part thereof.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Cropping</b>	<p>If <u>accepted development subject to requirements:</u> Two spaces.</p> <p>If <u>assessable development:</u> As determined by Council.</p>	<p>If <u>accepted development subject to requirements:</u> Nil.</p> <p>If <u>assessable development:</u> As determined by Council.</p>
<b>Detention facility</b>	As determined by Council.	As determined by Council.
<b>Dual occupancy</b>	One covered space per dwelling; and One visitor space.	Nil.
<b>Dwelling house</b>	One covered space per dwelling house. One space per secondary dwelling.	Nil.
<b>Dwelling unit</b>	<p>One covered space per dwelling unit.</p> <p>A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.</p>	Nil
<b>Educational establishment</b>	<p><u>For all establishments:</u> 1 space per every 10 students plus 1 space per employee, and</p> <p>Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.</p>	<p><u>For accepted development subject to requirements:</u> One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas.</p> <p><u>For assessable development:</u> As determined by Council.</p>
<b>Emergency services</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	As determined by Council.
<b>Environment facility</b>	As determined by Council.	As determined by Council.
<b>Extractive industry</b>	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Food and drink outlet</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries.</p> <p>One service vehicle space per use or one service vehicle space per 1,000m<sup>2</sup> GFA, whichever is greater.</p>	One HRV space.
<b>Function facility</b>	One space per 30m <sup>2</sup> or part thereof of GFA.	One SRV space.
<b>Funeral parlour</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One SRV space.
<b>Garden centre</b>	<p>A minimum of 5 spaces for customer parking or one space per 150m<sup>2</sup> or part thereof of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m<sup>2</sup> use area, whichever is greater.</p>	One AV if the site has an area of greater than 2,000m <sup>2</sup> , otherwise One HRV space.
<b>Hardware and trade supplies</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One AV if the site has an area of greater than 2,000m <sup>2</sup> , otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Health care services</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 40m<sup>2</sup> or part thereof of net lettable area.</p> <p><u>Outside the Centre zone:</u> One space per 20m<sup>2</sup> of or part thereof of net lettable area.</p>	One SRV space per 500m <sup>2</sup> GFA.
<b>High impact industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Home based business</b>	<p><u>Bed and breakfasts:</u> One space per guest room.</p> <p><u>Other home based business:</u> One space for home based business and one covered space for the dwelling.</p>	Nil.
<b>Hospital</b>	<p>One space per 6 residential care beds.</p> <p>One space per 4 hostel unit beds.</p> <p>Visitor parking at 30% of resident parking requirements.</p>	<p>One HRV space.</p> <p>One SRV for every 800m<sup>2</sup> of GFA and part thereof; and</p> <p>One space for an emergency vehicle.</p>
<b>Hotel</b>	<p>One space per 10m<sup>2</sup> or part thereof of GFA per bar, beer garden and other public area.</p> <p>One space per 50m<sup>2</sup> or part thereof of GFA per bulk liquor sales area.</p> <p>One space per guest room.</p>	One HRV space.
<b>Indoor sport and recreation</b>	<p><u>If accepted development subject to requirements:</u> One space per 25m<sup>2</sup> of net lettable area.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p>An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite</p> <p>Internal dedicated taxi bays provided within 200 metres of the site entrance.</p>

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Intensive animal industries</b>	<p>If accepted development subject to requirements: Two spaces.</p> <p>If assessable development: As determined by Council.</p>	One SRV space.
<b>Intensive horticulture</b>	<p>If accepted development subject to requirements: Two spaces.</p> <p>If assessable development: As determined by Council.</p>	<p>If accepted development subject to requirements: Nil.</p> <p>If assessable development: As determined by Council.</p>
<b>Landing</b>	As determined by Council.	As determined by Council.
<b>Low impact industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Major electricity infrastructure</b>	As determined by Council.	As determined by Council.
<b>Major sport, recreation and entertainment facility</b>	As determined by Council.	As determined by Council.
<b>Marine industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One HRV space if the site has an area greater than 1,000m <sup>2</sup> , otherwise One SRV space.
<b>Market</b>	As determined by Council.	As determined by Council.
<b>Medium impact industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Motor sport facility</b>	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Multiple dwelling</b>	<p>One covered space per dwelling.</p> <p>One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.</p> <p>A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.</p>	Nil.
<b>Nature-based tourism</b>	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
<b>Nightclub entertainment facility</b>	One space per 60m <sup>2</sup> GFA or part thereof.	Nil.
<b>Non-resident workforce accommodation</b>	One space per dwelling unit.	Nil.
<b>Office</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One SRV space.
<b>Outdoor sales</b>	<p>A minimum of 5 spaces for customer parking or one space per 150m<sup>2</sup> of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m<sup>2</sup>, whichever is greater.</p>	<p>One AV if the site has an area of greater than 2,000m<sup>2</sup>, otherwise One HRV space.</p>

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Outdoor sport and recreation</b>	Coursing, horse racing, pacing or trotting: <ul style="list-style-type: none"> <li>• One space per five seated spectators; plus</li> <li>• One space per 5m<sup>2</sup> of other spectator areas.</li> </ul> Football: <ul style="list-style-type: none"> <li>• 50 spaces per field.</li> </ul> Lawn bowls: <ul style="list-style-type: none"> <li>• 30 spaces per green.</li> </ul> Swimming pool: <ul style="list-style-type: none"> <li>• 15 spaces; plus</li> <li>• One space per 100m<sup>2</sup> of useable site area.</li> </ul> Tennis or other Court: <ul style="list-style-type: none"> <li>• Four spaces per court.</li> </ul> Golf Course: <ul style="list-style-type: none"> <li>• Four spaces per tee on the course; plus</li> <li>• One space per 50m<sup>2</sup> of net lettable area.</li> </ul> <p><u>Any other use:</u> As determined by council.</p>	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite  Internal dedicated taxi bays provided within 200 metres of the site entrance.
<b>Park</b>	As determined by Council.	As determined by Council.
<b>Parking station</b>	Not applicable	Nil.
<b>Permanent plantation</b>	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
<b>Place of worship</b>	Minimum of 5 spaces per use or one space per 25m <sup>2</sup> or part thereof of GFA, whichever is greater.	One SRV space.
<b>Port services</b>	As determined by Council.	As determined by Council.
<b>Relocatable home park</b>	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
<b>Renewable energy facility</b>	As determined by Council.	As determined by Council.



Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Research and technology industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One HRV space if the site has an area greater than 1,000m <sup>2</sup> , otherwise One SRV space.
<b>Residential care facility</b>	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
<b>Resort complex</b>	As determined by Council.	As determined by Council.
<b>Retirement facility</b>	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
<b>Roadside stall</b>	One space per stall.	Nil.
<b>Rooming accommodation</b>	<u>Inside the Centre zone:</u> One space per 15 beds. <u>Outside the Centre zone:</u> One space per 8 beds.	One SRV space. One space for a 20 seater bus.
<b>Rural industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space.
<b>Rural workers' accommodation</b>	<u>If accepted development subject to requirements:</u> Nil  <u>If Assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil  <u>If Assessable development:</u> As determined by Council.
<b>Sales office</b>	One space per 25m <sup>2</sup> GFA or part thereof.	Nil.
<b>Service industry</b>	Accepted where in an existing building within the Centre zone.  <u>Inside the Centre zone:</u> One space per 50m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 10m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> . <u>Outside the Centre zone:</u> One space per 25m <sup>2</sup> or part thereof of GFA up to 400m <sup>2</sup> GFA, and one space per 15m <sup>2</sup> or part thereof of GFA above 400m <sup>2</sup> .	One HRV space if the site is greater than 2,000m <sup>2</sup> , otherwise One SRV space.
<b>Service station</b>	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Shop</b>	<p>Accepted where in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One HRV space if the site is greater than 2,000m <sup>2</sup> , otherwise One SRV space.
<b>Shopping centre</b>	<p><u>Inside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 25m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One AV space per 1,000m <sup>2</sup> ; and One SRV space per 500m <sup>2</sup> ; or One SRV space per every 2 specialty uses, whichever the greater.
<b>Short-term accommodation</b>	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.
<b>Showroom</b>	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 25m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 10m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p> <p><u>Outside the Centre zone:</u> One space per 50m<sup>2</sup> or part thereof of GFA up to 400m<sup>2</sup> GFA, and one space per 15m<sup>2</sup> or part thereof of GFA above 400m<sup>2</sup>.</p>	One AV space and One SRV space if the site is greater than 2,000m <sup>2</sup> ; or One HRV space; and One SRV Space.
<b>Special industry</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Substation</b>	<u>If assessable development:</u> As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Telecommunications facility</b>	<p>If accepted development subject to requirements: Nil.</p> <p>If assessable development: As determined by Council.</p>	<p>If accepted development subject to requirements: Nil.</p> <p>If assessable development: As determined by Council.</p>
<b>Theatre</b>	One space per 15m <sup>2</sup> or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
<b>Tourist attraction</b>	As determined by Council.	As determined by Council.
<b>Tourist park</b>	<p>One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites.</p> <p>Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.</p>	One HRV space.
<b>Transport depot</b>	One space per 125m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Utility installation</b>	<p>If accepted development subject to requirements: Nil.</p> <p>If assessable development: As determined by Council.</p>	<p>If accepted development subject to requirements: Nil.</p> <p>If assessable development: As determined by Council.</p>
<b>Veterinary services</b>	<p>Accepted in an existing building within the Centre zone.</p> <p>Inside Centre zone: One space per 40m<sup>2</sup> or part thereof of net lettable area.</p> <p>Outside Centre zone: One space per 20m<sup>2</sup> or part thereof of net lettable area.</p>	One HRV space if greater than 500m <sup>2</sup> GFA; and One SRV space per 500m <sup>2</sup> GFA.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
<b>Warehouse</b>	One space per 90m <sup>2</sup> GFA or part thereof.	One AV space if the site has an area greater than 2,000m <sup>2</sup> , otherwise One HRV.
<b>Wholesale nursery</b>	As determined by Council.	As determined by Council.
<b>Winery</b>	As determined by Council.	As determined by Council.

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

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

<b>Zone</b>	<b>Compacted Gravel Base (minimum thickness)</b>	<b>Surfacing Options</b>
<b>All development other than dwelling house</b>		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> <li>• 100mm for parking areas; and</li> <li>• 150mm for access ways.</li> </ul>
	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
<b>Dwelling house</b>		
All zones	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> <li>• 100mm for parking areas; and</li> <li>• 150mm for access ways.</li> </ul>
	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
<b>Commercial activities</b>	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> <li>• For employees - secure bicycle storage for 8% of building staff (based on one person per 60m<sup>2</sup> Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• visitor facilities:               <ul style="list-style-type: none"> <li>- one bicycle rack space per 750m<sup>2</sup> NLA or part thereof; and</li> <li>- bicycle parking, signposted; and adjacent to a major public entrance to the building.</li> </ul> </li> </ul>	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof;</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in the changing facilities for 20% of building staff (based on one person per 60m<sup>2</sup> GLA to cater for walkers, cyclists and other active users.</li> </ul>
<b>Community use</b>	Four spaces per 1,500m <sup>2</sup> GFA.	As determined by Council.
<b>Educational establishment</b>	<p>New or redeveloped education facilities, provide:</p> <ul style="list-style-type: none"> <li>• For employees - secure bicycle storage for 8% of building staff (based on one person per 75m<sup>2</sup> GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• For students:               <ul style="list-style-type: none"> <li>- minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and</li> <li>- bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area.</li> </ul> </li> </ul>	<p>New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one per 10 bicycle spaces provided or part thereof;</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in changing facilities for 20% of building staff (based on one person per 75m<sup>2</sup> GLA) to cater for cyclists, walkers and other active users.</li> </ul>

<b>Definition</b>	<b>Minimum number of bicycle parking spaces</b>	<b>Minimum end of trip facilities</b>
<b>Food &amp; drink outlet</b>	One space per 100m <sup>2</sup> GFA.	As determined by Council.
<b>Function facility</b>	One space per 300m <sup>2</sup> GFA.	As determined by Council.
<b>Health care services</b>	<p>New or redeveloped healthcare facilities, provide the following facilities:</p> <ul style="list-style-type: none"> <li>• For employees - secure bicycle storage for 5% of building staff (based on one person per 75m<sup>2</sup> GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• For visitors: <ul style="list-style-type: none"> <li>- facilities with in-patient accommodation provide one space per each 30 beds;</li> <li>- facilities without in-patient accommodation provide one space per each 4 practitioners;</li> <li>- aged care facilities provide one space per each 60 beds;</li> <li>- In every instance above, provide a minimum of 5 bicycle parking spaces; and</li> <li>- bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building.</li> </ul> </li> </ul>	<p>New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one per 10 bicycle spaces provided or part thereof;</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in changing facilities for 20% of building staff (based on one person per 75m<sup>2</sup> GLA) to cater for cyclists, walkers and other active users.</li> </ul>
<b>Hospital</b>	As determined by Council.	As determined by Council.
<b>Indoor sport and recreation</b>	One space per employee plus 1 space per 200m <sup>2</sup> GFA	As determined by Council.
<b>Park</b>	As determined by Council.	As determined by Council.
<b>Rooming accommodation</b>	One space per 4 letting rooms.	As determined by Council.
<b>Short term accommodation</b>	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
<b>Shop or Shopping centre</b>	<p>New or redeveloped shopping centres, provide:</p> <ul style="list-style-type: none"> <li>• For employees - secure bicycle storage for 8% of building staff (based on one person per 60m<sup>2</sup> Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and</li> <li>• visitor facilities: <ul style="list-style-type: none"> <li>- one space per 500m<sup>2</sup> GLA or part thereof for centres under 30,000m<sup>2</sup>; or</li> <li>- one space per 750m<sup>2</sup> GLA or part thereof for centres between 30,000m<sup>2</sup> and 50,000m<sup>2</sup>; and</li> <li>- bicycle parking is signposted and within 10m of a major public entrance to the building.</li> </ul> </li> </ul>	<p>New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> <li>• accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof;</li> <li>• changing facilities adjacent to showers; and</li> <li>• secure lockers in the changing facilities for 20% of building staff (based on one person per 60m<sup>2</sup> GLA to cater for walkers, cyclists and other active users.</li> </ul>
<b>Theatre</b>	One space per 100m <sup>2</sup> GFA.	As determined by Council.

**Table 9.4.3.3E—Vehicular Access for Specific Uses**

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash	Site access involves:
Service station	<ul style="list-style-type: none"> <li>(a) a maximum width of 9 metres of any vehicle crossover across a footpath;</li> <li>(b) a minimum separation of 12 metres between any vehicle crossover and a road intersection;</li> <li>(c) a separate entrance and exit; and</li> <li>(d) a minimum separation between vehicle crossovers of 14 metres.</li> </ul>
Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	<ul style="list-style-type: none"> <li>(a) a single vehicular access point is provided to the site; and</li> <li>(b) no accommodation site has individual vehicular access.</li> </ul>



## 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
<b>For accepted development subject to requirements and assessable development</b>			
<b>Water supply</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO1</b> Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated water supply service area.</li> </ul>	✓	Complies
	<p><b>AO1.2</b> 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"> <li>(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</li> <li>(b) on-site water storage tank/s: <ul style="list-style-type: none"> <li>(i) with a minimum capacity of 90,000L;</li> <li>(ii) fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii) which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	N/A	N/A
<b>Wastewater disposal</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	✓	<b>Complies</b>
	<p><b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	N/A	N/A
<b>Stormwater infrastructure</b>			
<p><b>PO3</b> Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p><b>AO3.1</b> Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	<b>Complies. All concentrated stormwater will be discharges to Effley Street.</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO3.2</b> On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	✓	<p><b>Stormwater will be controlled and managed onsite and discharged to Effley Street as the lawful point of discharge for the site.</b></p>
<b>Electricity supply</b>			
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO4</b> The premises:</p> <ul style="list-style-type: none"> <li>(a) is connected to the electricity supply network; or</li> <li>(b) has arranged a connection to the transmission grid; or</li> <li>(c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> <li>(i) it is approved by the relevant regulatory authority; and</li> <li>(ii) it can be demonstrated that no air or noise emissions; and</li> <li>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul> </li> </ul>	✓	<p><b>The development has access to the electrical network. It is not anticipated that any upgrades to the network will be required.</b></p>
<b>Telecommunications infrastructure</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure	<b>A05</b> Development is provided with a connection to the national broadband network or telecommunication services.	✓	<b>Telecommunications are available to the site.</b>
<b>Existing public utility services</b>			
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>A06</b> 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.	✓	<b>The development will not impact on any public utility.</b>
<b>Excavation or filling</b>			
<b>PO7</b> 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.	<b>A07.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	<b>Minor works are proposed adjacent the front boundary for landscaping treatments.</b>
	<b>A07.2</b> Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓	<b>No significant earthworks proposed.</b>
	<b>A07.3</b> 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.	✓	<b>Complies – refer to above comments</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <p>(a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	✓	Will comply
	<p><b>A07.5</b> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	Will comply
	<p><b>A07.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	No retaining structures proposed
	<p><b>A07.7</b> Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	x	N/A
<b>For assessable development</b>			
<b>Transport network</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO8</b> The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	<b>A08.1</b> 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.	✓	<b>Access to Effley Street to be constructed in accordance with the FNQROC Development Manual.</b>
	<b>A08.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	×	N/A
<b>Public infrastructure</b>			
<b>PO9</b> 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.	<b>A09</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	×	<b>No donated assets being constructed.</b>
<b>Stormwater quality</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> </ul>	<p><b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	<p style="text-align: center;">✓</p>	<p><b>Will comply. These aspects of the development will be addressed at the construction phase of the development.</b></p>



Performance outcomes	Acceptable outcomes	Complies	Comments
(g) minimise risk to public safety.	<p><b>AO10.2</b>  For development on land greater than 2,500m<sup>2</sup> 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"> <li>(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;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(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.</li> </ul>	✓	<b>Will comply. These aspects of the development will be addressed at the construction phase of the development.</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p><b>AO11</b> No acceptable outcome is provided.</p>	✓	<p><b>No onsite storage detention is proposed or required.</b></p>
<b>Excavation or filling</b>			
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	✓	<p><b>Limited earthworks proposed.</b></p>
	<p><b>AO12.2</b> Transportation of fill to or from the site does not occur:</p> <p>(a) within peak traffic times; and</p> <p>(b) before 7am or after 6pm Monday to Friday;</p> <p>(c) before 7am or after 1pm Saturdays; and</p> <p>(d) on Sundays or Public Holidays.</p>	✓	<p><b>Will comply. No requirements for the transport of material to or from the site.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	✓	Will comply
	<b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.	✓	Will comply
	<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	✓	Limited earthworks to generate dust issues.
<b>PO14</b> 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.	<b>AO14</b> 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.	✓	The site is flat and unconstrained. Access to the site will be constructed in accordance with the FNQROC Development Manual.
<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	✓	Will comply.
<b>Contaminated land</b>			
<b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	<b>AO16</b> 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
<b>Fire services in developments accessed by common private title</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b> 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.</p>	✓	<p><b>The provision of fire hydrants to service the allotment would have been addressed at the time of the subdivision.</b></p>
	<p><b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	x	N/A