

36 Coondoo Street & 36-41 Barang Street, Kuranda Lot 714, 707 and 706 on NR7409

TOWN PLANNING REPORT

MATERIAL CHANGE OF USE
COMMUNITY USE, FOOD & DRINK OUTLET,
OFFICE AND SHOP

Applicant:
Ngoonbi Community Services Indigenous Corporation
C/- wildPLAN Pty Ltd



2025 | JANUARY wildplan PTY LTD



A PROJECT CONTACT DETAILS

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SCHEDULES

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1. SUMMARY

1.1 SITE DETAILS

Site address:	36 Coondoo Street & 36-41 Barang Street, Kuranda
	Queensland
Real property description:	Lot 714, 707 and 706 on NR7409
Site area:	3,036m ²
Existing land use:	Community Use, Dwelling House

1.2 KEY PARTIES TO DEVELOPMENT APPLICATION

Applicant:	Ngoonbi Community Services Indigenous Corporation
Owner:	Ngoonbi Community Services Indigenous Corporation
	Refer Schedule 1 – Searches .
Assessment manager:	Mareeba Shire Council
Referral Agencies:	SARA

1.3 DEVELOPMENT APPLICATION DETAILS

Proposed development:	Material Change of Use (Community Use, Food and Drink Outlet, Office and Shop)
Type of approval sought:	Development Permit
Related approvals:	CAR/2024/0014 – Decision Notice & Referral Agency Response for Building Work assessable against the Mareeba Shire Council Planning Scheme 2016 (Heritage Overlay Code)
Level of assessment:	Impact Assessment
Notification required:	Yes
Referral required:	Yes

1.4 STATE PLANNING INSTRUMENT MATTERS

State Matters of Interest:	The following matters of State interest are relevant to the site:
	 Queensland heritage place (Kuranda Fig Tree Avenue) Water resource planning area boundaries
	·
	Refer Schedule 2 – SARA DA Mapping .
Applicable SDAP Codes:	State Code 14: Queensland heritage
Regional Plan:	Far North Queensland Regional Plan 2009–2031
Regional Plan Designation:	Urban Footprint



1.5 LOCAL PLANNING INSTRUMENT MATTERS

Planning Scheme:	Mareeba Shire Council Planning Scheme 2016
Amendment:	Major Amendment No. 1 of 2023
TLPIs:	None applicable to proposed development
Zones:	Centre ZoneMedium Density Residential Zone
Local Plan / Precinct	Kuranda Local Plan Precinct A – Village Heart
Overlays:	 Heritage Overlay Local Heritage Area Transport Infrastructure Overlay Access Roads
Assessment requirements ¹ :	The Assessment Benchmarks of the Planning Scheme, to the extent relevant, including: • Strategic Framework • Centre Zone Code • Medium Density Residential Zone Code • Kuranda Local Plan Code • Heritage Overlay Code • Commercial Activities Code • Community Activities Code • Landscaping Code • Parking and Access Code • Works, Services and Infrastructure Code.

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¹ The applicability of codes is discussed in Section 5.5 of this Town Planning Report.



2. SITE DETAILS

This development application relates to land at 36 Coondoo Street & 39-41 Barang Street, Kuranda, which is more accurately described as Lot 714, 707 and 706 on NR7409 (refer **Figure 1** and **Figure 2**).

The site has a combined area of 3,036m², and is benefitted by dual road frontages to Coondoo Street (frontage of approximately 20 metres) and Barang Street (frontage of approximately 40 metres).

Lot 714 (Coondoo Street) is improved by an existing Community Use building and associated structures, which are currently utilised by the Ngoonbi Community Services Indigenous Corporation. The primary building is identified by the *Mareeba Shire Council Planning Scheme 2016* as the Jilli Binna Building, which holds local heritage significance². Despite this, Mareeba Shire Council ('Council') has recently undertaken a review of structural and façade assessments prepared in relation to the Jilli Binna Building. Based on the outcomes of these assessments, Council has approved³ the proposed demolition⁴ of the local heritage building on Lot 714 (Refer **Schedule 5**).

Lot 707 is improved by a dwelling house at the Barang Street frontage and an associated outbuilding to the rear.

Lot 706 is understood to be unimproved, however aerial imagery identifies the existence of several, likely temporary, structures toward the western corner of the allotment.

2.1 LOCATION

TABLE 2-1 SITE LOCATION

Site address:	36 Coondoo Street & 39-41 Barang Street, Kuranda, QLD 4881
Real property description:	Lot 714, 707 and 706 on NR7409

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² The building satisfies Local Heritage significance criterion A, B, E & H, as listed in Planning Scheme Policy 7 – Local Heritage Places

³ Council ref: CAR/2024/0014

⁴ Demolition in this instance constitutes building work assessable against the Mareeba Shire Council Planning Scheme (Heritage Overlay Code)



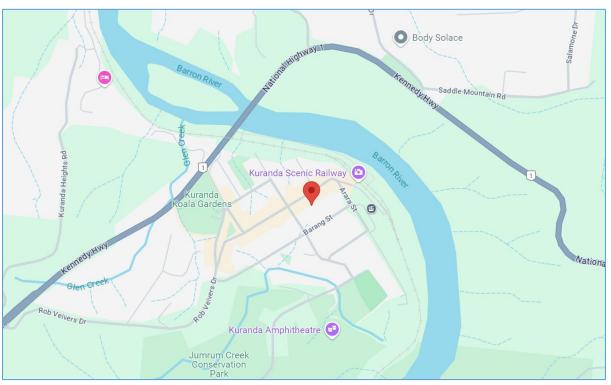


FIGURE 1 SITE LOCATION SOURCE: GOOGLE, 2024



FIGURE 2 AERIAL IMAGERY OF SITE SOURCE: STATE OF QUEENSLAND, 2024



2.2 SITE FEATURES

TABLE 2-2 SITE CHARACTERISTICS AND SUPPORTING INFRASTRUCTURE

Site characteristic	Description
Site area	3,036m ²
Existing land use	Community Use and Dwelling House
Infrastructure	
• Services	The site is connected to all urban services, including water, sewer, electricity, telecommunications and the local drainage network.
• Access	The site is accessed via Coondoo Street and Barang Street.
Environment	
 Topography 	The site comprises a sloping terrain which falls to the southwest. The site has a maximum ground level of approximately 351.5 metres Australian Height Datum (AHD) at the Coondoo Street frontage and a lower ground level of approximately 346 metres AHD along the eastern boundary of Lot 707 (Barang Street) (Refer Figure 2).
Existing vegetation	The site contains no vegetation of significance. Refer Schedule 2 – SARA DA Mapping .
EMR/CLR	The site is not listed on the Environmental Management Register ('EMR'), or Contaminated Land Register ('CLR') (refer Schedule 1 – Searches). Mareeba Shire Council's Interactive Mapping also identifies that the site does not comprise Contaminated Land.
Other	
• Easements	The site is not burdened nor benefitted by any easements. A sewer line is noted to traverse the rear of Lot 714, however this infrastructure is not protected by an easement.



3. PROPOSED DEVELOPMENT

3.1 PROJECT DESCRIPTION

The proposed development seeks to facilitate the establishment of a new Community Hub for the Ngoonbi Community Services Indigenous Corporation. Accordingly, the Applicant seeks a Development Permit for Material Change of Use (Community Use, Food and Drink Outlet.

3.1.1 MATERIAL CHANGE OF USE

The proposed development entails the construction of a multi-level community centre combining Community Use, Food and Drink Outlet, Shop and Office land uses. The proposed new building will be established in place of the existing building and shed which are approved for demolition, as identified on the Demolition Works plan.

The ground level of the development is characterised by an active street frontage. A covered, yet open, internal walkway with multiple seating areas facilitates pedestrian movement into and through the building from Coondoo Street. On one side of the walkway, a café, complete with a kitchen, storeroom, street-side servery and both indoor and covered deck area dining options is proposed. A designated retail space intended for the sale and showcasing of locally produced art is located opposite the café. Internal bi-fold doors to both café and the retail space from the walkway afford the opportunity to create an integrated commercial space, of a similar nature and scale to numerous other markets and arcades within the Kuranda village.

The reception area located to the rear of the art shop provides a "check-in" space for visitors and information purposes. The upper level of the development comprises office uses to cater to the business and administrative needs of the Ngoonbi Community Services Indigenous Corporation. The lower ground level includes storage and a flexi-space, which provides various Community use opportunities.

Forming an additional yet connected part of the development concept, the existing sheds at the rear of Lot 714 are proposed to be converted to a "youth hub", which will also include a kitchenette, laundry and W/C.

Given the local heritage status of the existing building, the development seeks to preserve and reintegrate elements of heritage significance into the redevelopment. This includes, for example, the salvaging of heritage tiling from the façade of the existing building (refer **Figure 3**), and integration of same into the internal breezeway and visible external walls of the future building.





FIGURE 3
SOURCE: HERITAGE FAÇADE TILING (TO BE RETAINED) OF THE JILLI BINNA BUILDING
NGOONBI COMMUNITY SERVICES INDIGENOUS CORPORATION, 2024

To service the development, ancillary car parking is proposed to be provided within Lot 706, which is accessed via Barang Street. Pedestrian connectivity between Lot 714 and Lot 706 will be facilitated by an internal walkway.

Whilst Lot 707 is identified as forming part of the site, we note that no development is currently proposed within this allotment.

Proposed plans of development are provided within **Schedule 3**. Refer also to **Figure 4** and **Figure 5**.



3.2 **DEVELOPMENT SUMMARY**

TABLE 3-1 DEVELOPMENT SUMMARY

Material Change of Use	
Proposed land uses	Community Use, Food and Drink Outlet, Office and Shop
Gross Floor Area	 Community Use: 160m² Food and Drink Outlet: 139m² Office: 266m² Shop: 41m² Total: 606m²
Floor Level Summary	Community use (Flexi space) Storage and services Ground Floor Food and Drink Outlet (café, kitchen servery and store) Shop (art retail) Office (reception and office storage) Male and female toilets Walkway and deck area, including sitting areas First Floor Office (office spaces, meeting rooms and boardroom) Breezeway, kitchenette, sitting areas and unisex toilet External Community use (youth hub/shed) Kitchenette, laundry and unisex toilet.
Building height	Three (3) storeys, 11.5 metres (maximum)
Setbacks	 Lot 714 (Coondoo Street) Front: Built to Boundary Sides: Built to Boundary Rear: No change to existing rear setback
Access	Direct pedestrian access is provided via Coondoo Street. Vehicular access is proposed via Barang Street to the car parking area. Pedestrian connectivity will be facilitated by an internal walkway between the primary development site and the car parking area.
Car parking	13 car parking spaces (provided on Lot 706)



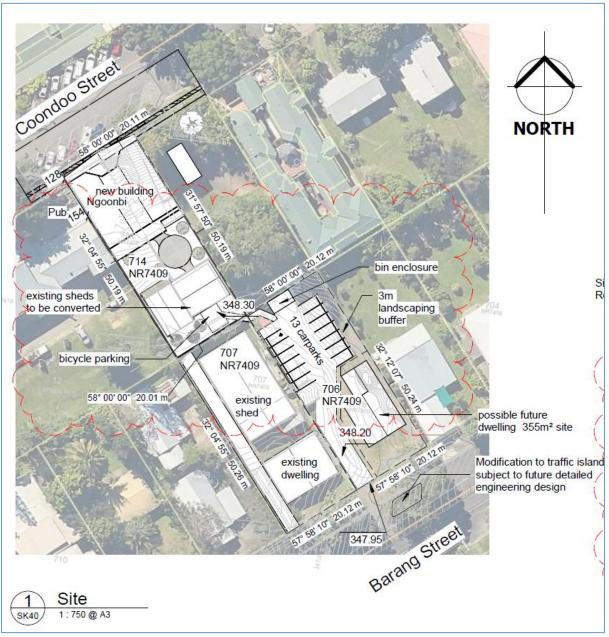


FIGURE 4 SITE PLAN

SOURCE: BAU DESIGN ARCHITECTS, 2024



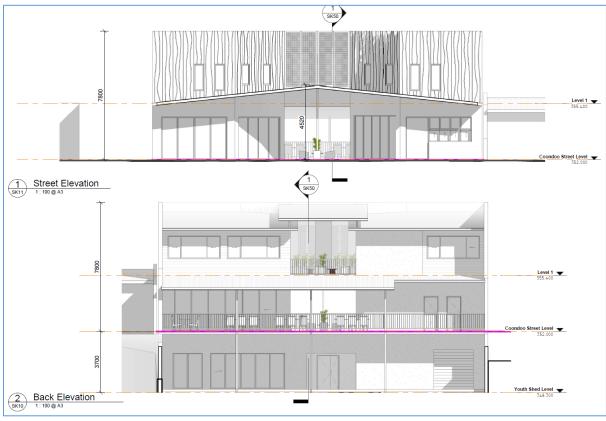


FIGURE 5 FRONT AND REAR ELEVATIONS (PRIMARY BUILDING)

SOURCE: BAU DESIGN ARCHITECTS, 2024

3.3 INFRASTRUCTURE CHARGES

Mareeba Shire Council levies infrastructure charges under its Infrastructure Charges Resolution (No.2) 2022 ('the Resolution'), which came into effect 19 June 20241.

Infrastructure Charges are identified in Schedule 1 of the Resolution.

The Infrastructure Charge rates relevant to the proposed development are identified as \$41,066.80 (based on applicable credits).

Infrastructure Charges and credits applicable to the proposed development are identified in **Table 3-2**.



TABLE 3-2 INFRASTRUCTURE CHARGES ESTIMATE

ADOPTED IN	FRASTRUCTURE CHARGE				
PROPOSED L	AND USE				
Category	Use			Quantity	Charge
Other development	Material change of use – Community Use	Use Charge	\$54.40 / m ² GFA	160m²	\$8,704
Other development	Material change of use – Food and Drink Outlet	Use Charge	\$139.90 / m ² GFA	139m²	\$19,446.104
Other development	Material change of use – Office	Use Charge	\$108.80 / m ² GFA	266m²	\$28,940.80 ⁴
Other development	Material change of use – Shop	Use Charge	\$139.90 / m ² GFA	41m²	\$5,735.90 ⁴
Credit	Existing lawful use	Use Charge	\$108.80 / m ² GFA	200m ²	- \$21,760 ⁴
				Proposed Charge	\$41.066.80

Proposed Charge

\$41,066.80



4. STATE PLANNING MATTERS

4.1 PLANNING ACT 2016

The current version of the Planning Act 2016 is 29 November 2024.

4.2 PLANNING REGULATION 2017

The current version of the *Planning Regulation 2017* ('the Regulation') is **30 September 2024**.

Schedule 10 of the *Planning Regulation 2017* identifies development that is prohibited development.

Table 4-1 provides a checklist against Schedule 10 and identifies that the development the subject of this development application does not include prohibited development.

TABLE 4-1 PROHIBITED DEVELOPMENT IDENTIFIED IN PLANNING REGULATION 2017

Prohibited Development	Prohibition Description (Schedule 10)	Applicable (Y/N)
Brothels	Part 2, Division 1	Ν
Development in Caboolture West Investigation Area	Part 2A, Division 1	Ν
Clearing native vegetation other than for a relevant purpose	Part 3, Division	N
Environmentally relevant activities – development in North Stradbroke Island Region	Part 5, Division 1	N
Development interfering with koala habitat in koala priority area and koala habitat area	Part 10, Division 1	Ν
Noise sensitive place on noise attenuation land	Part 11	N
SEQ regional landscape and rural production area and SEQ rural living area – Reconfiguring a Lot	Part 16, Division 1	Ν
SEQ regional landscape and rural production area and SEQ rural living area (Community activity) – Residential Care Facility	Part 16, Division 3, Subdivision 1	Ν
SEQ regional landscape and rural production area and SEQ rural living area (Residential development)	Part 16, Division 5	Ν
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - Shopping Centre)	Part 16, Division 6, Subdivision 1	N
Wetland Protection Area – operational work in wetland protection area	Part 20, Division 1	Ν

4.2.1 REFERRALS

Schedule 10 of the Regulation identifies when a development application requires referral to a referral agency. In respect to referrals, the Regulation identifies the:

- Trigger for referral
- Referral agency
- Limitations on referral agency's powers
- Matters the referral agency's assessment must or may be against (as applicable)
- Matters the referral agency's assessment must or may have regard to (as applicable)



• Fee for referral.

Table 4-2 and **Table 4-3** are referral checklists against the requirements of Schedule 9 and Schedule 10 and identifies that the subject development application is not subject to any referrals.



TABLE 4-2 REFERRALS IDENTIFIED IN SCHEDULE 9 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 9)	Aspect of Development Trigger				Juriso	diction	Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Premises seaward of coastal building line	Part 3, Division 1, Table 1, Item 1				•	•		SDAP	Ν
Declared fish habitat area	Part 3, Division 1, Table 2, Item 1				•	•		SDAP	N
State transport corridor	Part 3, Division 1, Table 3, Item 1				•	•		SDAP	N
Future State transport corridor	Part 3, Division 1, Table 4, Item 1				•	•		SDAP	N
Particular class 1 and 10 buildings and structures involving possible amenity and aesthetic impacts	Part 3, Division 2, Table 1, Item 1				•		•	Other ⁵	Ν
Particular buildings for residential purposes	Part 3, Division 2, Table 2, Item 1				•		•	Other ⁶	Ν
Design and siting	Part 3, Division 2, Table 3, Item 1				•		•	Other ⁷	N
Fire safety in particular budget accommodation buildings	Part 3, Division 2, Table 4, Item 1				•		•	Other ⁸	N
Higher risk personal appearance services	Part 3, Division 2, Table 5, Item 1				•		•	Other ⁹	Ν
Building work for residential services	Part 3, Division 2, Table 6, Item 1				•		•	Other ¹⁰	N
Building work for removal or rebuilding	Part 3, Division 2, Table 7, Item 1				•		•	Other ¹¹	N

⁵ Whether the building or structure will impact on the amenity or aesthetics of the locality, including, for example, whether the building or structure complies with a matter stated in a local instrument that regulates impacts on amenity or aesthetics

⁶ Whether the building is suitable for residential purposes

⁷ Whether the proposed building or structure complies with the performance criteria or qualitative statement stated in the paragraph

⁸ Whether, after the building work is completed, the building will comply with the fire safety standard under the Building Act

⁹ Whether the building work complies with the performance criteria stated in the Queensland Development Code, part 5.2 that are relevant to the acceptable solution

¹⁰ Whether, if the building work is carried out, the premises would comply with the Queensland Development Code, part 5.7

^{11 (}a) Whether the local government should require security, of no more than the value of the building work, for the performance of the work (b) If security is required, the amount and form of security that is appropriate for the development





Referral Aspect	Referral Requirement (Schedule 9)	Asp		evelopr gger	ment	Jurisc	liction	Assessment Matter	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other		
Building work for particular class 1 buildings relating to Material Change of Use	Part 3, Division 2, Table 8, Item 1				•		•	Other ¹²	N
Temporary accommodation buildings	Part 3, Division 2, Table 9, Item 1				•		•	Other ¹³	N
Building work relating to end of trip facilities for Queensland Development Code, part 4.1	Part 3, Division 2, Table 10, Item 1				•		•	Other ¹⁴	N
Building work for class 1 building on premises with on-site wastewater management system	Part 3, Division 2, Table 11, Item 1				•		•	Other ¹⁵	N
Flood hazard area	Part 3, Division 2, Table 12, Item 1				•		•	Other ¹⁶	N

¹² The relevant provisions of a local instrument that would apply for the application if schedule 6, part 2, section 2(2) did not apply for the material change of use

¹³ Whether the building work complies with performance criteria 1 of the Queensland Development Code, part 3.3

¹⁴ Whether the building work complies with performance criteria P12 of the Queensland Development Code, part 4.1

¹⁵ Whether the building work complies with the Queensland Plumbing and Wastewater Code, part 1, performance criteria P2

¹⁶ Matters stated in Part 3, Division 2, Table 12, Item 4



TABLE 4-3 REFERRALS IDENTIFIED IN SCHEDULE 10 OF THE PLANNING REGULATION 2017

Referral Aspect	Referral Requirement (Schedule 10)	Asp		evelopr gger	ment	Juris	diction	SDAP Code / Assessment	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other	Matter	
Airport Land	Part 1, Division 3, Table 1, Item 1 - Column 2	•	•	•	•		•	Other ¹⁷	Ν
Clearing native vegetation	Part 1, Division 4, Table 1-3, Item 1 – Column 2	•	•	•		•		16	N
Contaminated land	Part 4, Division 3, Table 1, Item 1 - Column 2		•	•		•		13 ¹⁸	N
Environmentally relevant activities	Part 5, Division 4, Table 1, Item 1 - Column 2			•			•	22	N
Fisheries (Aquaculture)	Part 6, Division 1, Subdivision 3, Table 1, Item 1 - Column 2			•		•		17	N
Fisheries (Declared Fish Habitat)	Part 6, Division 2, Subdivision 3, Table 1, Item 1 - Column 2	•				•		12	N
Fisheries (Marine Plants)	Part 6, Division 3, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•		•		11	N
Fisheries (Waterway barrier works)	Part 6, Division 4, Subdivision 3, Table 1, Item 1 - Column 2	•				•		18	N
Hazardous chemical facilities	Part 7, Division 3, Table 1, Item 1 - Column 2			•		•		21	N
Heritage Places (Local heritage places)	Part 8, Division 1, Subdivision 3, Table 1, Item 1 - Column 2				•		•	Other ¹⁹	N
Heritage Places (Queensland heritage place)	Part 8, Division 2, Subdivision 3, Table 1-2, Item 1 – Column 2	•	•	•	•	•		14	Y

¹⁷ The matters the Local Government as referral agency must be against include the impacts of the proposed development, identified by the local government, on land in its local government area, other than airport land.

¹⁶ Where for other than contamination because of unexploded ordnance, the Single Assessment Referral Agency (SARA) will assess contaminated land applications against the criteria in the Regulation.

¹⁹ For a local heritage place on the local government's local heritage register under the Heritage Act – assessment must be against the code in the *Queensland Heritage Regulation 2015*, schedule 2. For a local heritage place identified in the local government's planning scheme – the assessment must be against the relevant provisions of a local categorising instrument.



Referral Aspect	Referral Requirement (Schedule 10)	Asp		evelopr gger	nent	Jurisdiction		SDAP Code / Assessment	Applicable (Y/N)
		OPW	ROL	MCU	BW	State	Other	Matter	
Infrastructure-related referrals (Designated premises)	Part 9, Division 1, Table 1, Item 1 - Column 2 (Assessable Development)	•	•	•	•	•		Other ²⁰	N
Infrastructure-related referrals (Electricity infrastructure)	Part 9, Division 2, Table 1-3, Item 1 – Column 2	•	•	•			•	Other ²¹	Ν
Infrastructure-related referrals (Oil and gas infrastructure)	Part 9, Division 3, Table 1 - 3, Item 1 - Column 2	•	•	•		•		Other ²²	N
Infrastructure-related referrals (State transport infrastructure generally)	Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Column 2	•	•	•		•		6	Ν
Infrastructure-related referrals (State transport corridors and future State transport corridor)	Part 9, Division 4, Subdivision 2, Table 1-6, Item 1 – Column 2	•	•	•		•		1, 2, 3, 4	N
Infrastructure-related referrals (State-controlled transport tunnels and future State-controlled transport tunnels)	Part 9, Division 4, Subdivision 3, Table 1-3, Item 1 – Column 2	•	•	•		•		5	N
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 1			•			•	Other 23	Ν
Ports (Brisbane core port land)	Part 13, Division 1, Subdivision 2, Table 2-11	•	•	•	•	•		1 ²⁴ , 22, 8, 21, 10, 20, 12	Ν
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 1, Item 1 – Column 2	•	•	•		•		8	N

²⁰ The referral agency's assessment must have regard to the designation.

²¹ The referral agency's assessment must be against the purposes of the Electricity Act and the Electrical Safety Act.

²² The referral agency's assessment must be against the purposes of the Petroleum and Gas Act.

²³ The matters Brisbane City Council assessment as referral agency must be against include the impacts of the proposed development, identified by the council, on land in its local government area, other than Brisbane core port land.

²⁴ Where involving development that is inconsistent with Brisbane port LUP for transport reasons the matters the referral agency must be against include 'the transport reasons'.



Referral Aspect	Referral Requirement (Schedule 10)	Aspect of Development Trigger				Juris	diction	SDAP Code / Assessment	Applicable (Y/N)
		OPW	ROL	мси	BW	State	Other	Matter	
Ports (Land within Port of Brisbane's port limits—referral agency's assessment)	Part 13, Division 2, Table 2, Item 1 – Column 2	•	•	•			•	Other ²⁵	N
Ports (Land within limits of another port – assessable development)	Part 13, Division 3, Table 1, Item 1 – Column 2	•	•	•			•	Other ²⁶	N
Ports (Strategic port land)	Part 13, Division 5, Subdivision 3, Table 1, Item 1 – Column 2	•	•	•		•		Other ²⁷	Ν
SEQ Development Area (Reconfiguring a lot – referral agency's assessment)	Part 15, Division 1, Table 1, Item 1 – Column 2		•			•		Other ²⁸	N
SEQ Development Area (Material Change of Use)	Part 15, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ²⁹	Ν
SEQ regional landscape and rural production area and SEQ rural living area (Tourist or sport and recreation activity)	Part 16, Division 2, Subdivision 3, Table 1, Item 1 – Column 2			•		•		Other ³⁰	N
SEQ regional landscape and rural production area and SEQ rural living area (Community activity)				•		•		Other ³¹	N
SEQ regional landscape and rural production area and SEQ rural living area (Indoor recreation)				•		•		Other ³²	N

²⁵ The referral agency's assessment must be against the safety and operational integrity of the port.

²⁶ The referral agency's assessment must be against the port authority functions under the Transport Infrastructure Act, Chapter 8, part 3.

 $^{^{\}rm 27}$ The referral agency's assessment must be against the Transport Infrastructure Act, section 287A.

²⁸ The referral agency's assessment must be against whether the development is consistent with the future planning intent for the area in which the premises are located.

²⁹ As stated in Part 15, Division 2, Subdivision 3, Table 1, Item 4

³⁰ As stated in Part 16, Division 2, Subdivision 3, Table 1, Item 4

³¹ As stated in Part 16, Division 3, Subdivision 4, Table 1, Item 4

³² As stated in Part 16, Division 4, Subdivision 3, Table 1, Item 4



Referral Aspect	Referral Requirement (Schedule 10)	Asp		evelopr gger	nent	Juriso	diction	SDAP Code / Assessment	Applicable (Y/N)
		OPW	ROL	мси	BW	State	Other	Matter	
SEQ regional landscape and rural production area and SEQ rural living area (Urban activity - biotechnology industry / service station / another urban activity)	Part 16, Division 6, Subdivision 4, Table 1, Item 1 – Column 2			•		•		Other ³³	N
SEQ regional landscape and rural production area and SEQ rural living area (Combined uses – community activity / indoor recreation / sport and recreation / tourist activity / urban activity)				•		•		Other ³⁴	N
Tidal works or work in a coastal management district	Part 17, Division 3, Table 1-6, Item 1 – Column 2	•	•	•		•		7, 8	Ν
Urban design	Part 18			•		•		24	N
Water related development (Taking or interfering with water)	Part 19, Division 1, Subdivision 3, Table 1, Item 1 – Column 2	•				•		10	Ν
Water related development (Removing quarry material)	Part 19, Division 2, Subdivision 3, Table 1, Item 1 – Column 2	•				•		15	N
Water related development (Referable dams)	Part 19, Division 3, Subdivision 3, Table 1, Item 1 – Column 2	•				•		20	Ν
Water related development (Levees)	Part 19, Division 4, Subdivision 3, Table 1, Item 1 – Column 2	•				•		19	N
Wetland Protection Area	Part 20, Division 4, Table 1-2, Item 1 – Column 2	•	•	•		•		9	Ν

 $^{^{33}}$ As stated in Part 16, Division 6, Subdivision 4, Table 1, Item 4 34 As stated in Part 16, Division 7, Subdivision 3, Table 1, Item 4



4.3 STATE PLANNING POLICY

The current version of the State Planning Policy (SPP) is **July 2017**.

The *Mareeba Shire Planning Scheme 2016* is identified to appropriately reflect the SPP in effect as at the date of commencement of the Planning Scheme, to the extent relevant.

In that the provisions of the SPP as relevant to the site are not known to have changed substantially in the time since commencement of the Planning Scheme, assessment of the proposed development against the current version of the SPP has not been undertaken.

4.4 REGIONAL PLAN

The Far North Queensland Regional Plan 2009 – 2031 ('the Regional Plan') is relevant to the site. The site is located within the Urban Footprint pursuant to the Regional Plan.

The Minister has identified that the Planning Scheme, specifically the strategic framework, appropriately advances the Regional Plan, as it applies in the Planning Scheme area.

On this basis, further assessment against the provisions of the Regional Plan has not been undertaken.



5. LOCAL PLANNING MATTERS

The Mareeba Shire Council Planning Scheme 2016 ('the Planning Scheme') is the local planning instrument in force within the Mareeba Shire local government area.

The current version of the Planning Scheme is the 'Major Amendment No.1 of 2023', which took effect on and from 8 December 2023.

5.1 ZONE

The site is located within the Centre Zone (Lot 714) and Medium Density Residential Zone (Lots 707 and 706).

5.2 LOCAL PLAN

Lot 714 is located within Precinct A – Village Heart, of the Kuranda Local Plan.

5.3 OVERLAYS

The site is subject to the following overlays:

- Heritage Overlay:
 - o Local Heritage Area (applicable to Lot 714 only)
- Transport Infrastructure Overlay³⁵:
 - o Access Road (Coondoo and Barang Streets).

5.4 CATEGORIES OF DEVELOPMENT AND ASSESSMENT

Table 5.5.1 of the Planning Scheme identifies that the proposed land uses, being for Community Use, Food and Drink Outlet, Office and Shop, are each subject to code assessment when located within the Centre Zone.

Table 5.5.7 identifies that the proposed land uses are subject to Impact Assessment when located within the Medium Density Residential Zone.

The level of assessment is not otherwise altered by any applicable overlay. The development application is therefore subject to Impact Assessment.

5.5 CODE COMPLIANCE

The following codes apply to the assessment of the proposed development:

- Centre Zone Code
- Medium Density Residential Zone Code
- Kuranda Local Plan Code
- Heritage Overlay Code
- Commercial Activities Code
- Community Activities Code
- Landscaping Code
- Parking and Access Code
- Works, Services and Infrastructure Code

³⁵ The Transport Infrastructure Overlay Code is not applicable to the assessment of the development as the land does not adjoin a rail corridor.



A detailed assessment of the proposed development against each of the applicable codes is provided within **Schedule 4 – Planning Scheme Code Compliance**.

A summary of compliance is provided in respect of the following Codes (Note: performance solutions are discussed within Section 5.5.1 of this report):

- **Centre Zone Code:** The proposed development is for a redevelopment of an existing community centre, proposing a range of ancillary and reciprocal land uses that are consistent with the outcomes and land uses intended for the Centre Zone. On this basis, the development complies, or can comply, with the applicable assessment benchmarks of the Centre Zone Code.
- Medium Density Residential Zone Code: The proposed development involves the establishment of an ancillary car park (13 spaces located to the rear of Lot 706) to service the development within the Medium Density Residential Zone. Noting that no buildings are proposed within this zone, and that the proposed car park will be appropriately screened with landscaping treatments to the eastern side boundary, the development (where located within the Medium Density Residential Zone) is considered to retain an acceptable level of visual and residential amenity.
- **Kuranda Local Plan Code:** The proposed development is consistent with the built form outcomes and land uses intended for the Kuranda Local Plan Area. On this basis, the development complies, or can comply, with the applicable assessment benchmarks of the Kuranda Local Plan Code.
- **Heritage Overlay Code:** The development is proposed following Council approval for Building Work (involving demolition of the heritage place) at the site. The development the subject of this application does not, therefore, seek to alter the heritage place. Rather, the proposed development seeks to conserve specific heritage values of the Jilli Binna Building and is considered compatible with the heritage significance of the place on this basis.
- Commercial Activities Code: The proposed development is for the redevelopment of an existing community centre, proposing a range of ancillary and reciprocal land uses that are consistent with the outcomes of the Commercial Activities Code. On this basis, the development complies, or can comply, with the applicable assessment benchmarks of the Commercial Activities Code.
- **Community Activities Code:** The proposed development is for the redevelopment of an existing community centre, proposing a range of ancillary and reciprocal land uses that are consistent with the outcomes of the Community Activities Code. On this basis, the development complies, or can comply, with the applicable assessment benchmarks of the Community Activities Code.
- Landscaping Code: The proposed development incorporates the retention of a number of existing trees within the site, as well as landscaping treatment to Lot 706.
 On this basis, the development complies, or can comply, with the applicable assessment benchmarks of the Landscaping Code.
- Parking and Access Code: The development proposes 13 car parking spaces, calculated in accordance with the minimum car parking requirements specified by the Parking and Access Code and the parking "credit" afforded by the Gross Floor Area of the existing Office land use. Service vehicle car parking is supplied at the Coondoo Street frontage. The proposed development may be further conditioned to



comply with the Parking and Access Code to the extent considered relevant by Council.

 Works, Services and Infrastructure Code: Development will be connected to all necessary services, including water, sewer, telecommunications and electricity. Connections will be provided in accordance with the relevant standards. The Applicant is willing to accept necessary conditions of approval relating to servicing, pursuant to the Works, Services and Infrastructure Code.

5.5.1 ALTERNATIVE SOLUTIONS

Alternative Solutions provided in respect of Acceptable / Performance Outcomes are detailed in **Table 6-1.**

TABLE 6-1 ALTERNATIVE SOLUTIONS

Acceptable Outcome Approval with Performance Outcome Centre Zone Code

ΔΩ1

Development has a maximum building height of:

- (a) 8.5 metres; and
- (b) 2 storeys above ground level.

PO1

Building height takes into consideration and respects the following:

- (a) the height of existing buildings on adjoining premises;
- (b) the development potential, with respect to height, on adjoining premises;
- (c) the height of buildings in the vicinity of the site;
- (d) access to sunlight and daylight for the site and adjoining sites;
- (e) privacy and overlooking; and
- (f) site area and street frontage length.

AO2.2

Buildings are setback and boundary treatment(s) are undertaken in accordance with **Table 6.2.1.3B**.

Complies with Performance Outcome

As a result of the sloping terrain, the proposed development has a variable building height that corresponds to the natural ground level.

Notably, the development presents as a compliant two storey, 7.8 metre-high building when viewed from the Coondoo Street frontage. At the rear, the proposed development has a maximum building height of 11.5 metres and three storeys.

Despite the discrepancy in acceptable height at the rear of the building (which accommodates for slope), the proposed development is consistent with the existing built form and the development patterns within the immediate area.

On this basis, it is contended that the development remains consistent with the intended outcomes of the Centre Zone Code, and additionally, presents no significant deviation from the prevailing streetscape character, nor results in undue impacts to adjacent properties. On this basis, the development is considered to comply with POI.

Complies with Performance Outcome

The development proposes a built to boundary setback to both side boundaries of Lot 714. Whilst this is otherwise allowable within the Centre Zone, the proposed provision of fire rated windows triggers the requirement to provide a 1 metre setback and screening to windows to address overlooking and privacy considerations.

We note that land adjoining Lot 714 includes a Telstra communications infrastructure facility to the east and the Barron Falls Hotel (storage shed) to the west. The inclusion of windows built to the site boundary is not considered to present any detrimental amenity impacts in this instance since:



PO2

Development is sited in a manner that considers and respects:

- (a) the siting and use of adjoining premises;
- (b) access to sunlight and daylight for the site and adjoining sites;
- (c) privacy and overlooking;
- (d) opportunities for casual surveillance of adjoining public spaces;
- (e) air circulation and access to natural breezes;
- (f) appearance of building bulk; and
- (g) relationship with pedestrian spaces.

AO5.3

Buildings incorporate cantilevered awnings that are:

- (a) provided along the full length of the building's frontage to the street;
- (b) set back 0.6 metres from the face of the kerb or to match the alignment of the awning/s of the adjoining building/s;
- (c) a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath from the underside of the awning; and
- (d) truncated at the corner with a 2 metre single cord truncation where located on a corner site.

PO5

Building facades are appropriately designed to:

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

Approval with Performance Outcome

- Land to the east does not comprise any sensitive land uses and is unlikely to be developed for any other purpose in the foreseeable future; and
- Existing development to the west is expected to remain at ground level, does not include windows to the adjacent boundary (being for a storage shed) is not a sensitive land use.

On the basis of the above, the development is not considered to result in any reasonable perceivable impacts to amenity, and therefore complies with PO2.

Complies with Performance Outcome

The proposed pitched awning presents a maximum height of 4.52 metres at the central peak, in lieu of 4.2 metres.

Given the awning height exceedance is limited to a small portion at the centre of the building, the design only presents as a minor variation to the Acceptable Outcome.

The proposed awning design is considered to be consistent with the intent to provide high-quality architectural outcomes and visual interest at the street frontage and complies with PO5 on this basis.

Landscaping Code

A01

Development, other than in the Rural zone, provides:

(a) a minimum of 10% of the site as landscaping;

Complies with Performance Outcome

A 3 metre wide landscaping buffer is proposed along the eastern boundary of Lot 706. A number of shrubs and trees are proposed to be planted



(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;

- (c) for the integration of retained significant vegetation into landscaping areas;
- (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 FNQROC Regional Development Manual.

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.

PO1

Development, other than in the Rural zone, includes landscaping that:

- (a) contributes to the landscape character of the Shire;
- (b) compliments the character of the immediate surrounds;
- (c) provides an appropriate balance between built and natural elements;
- (d) provides a source of visual interest.

AO2

Development, other than in the Rural zone, includes a landscape strip along any site frontage:

- (a) with a minimum width of 2 metres where adjoining a car parking area;
- (b) with a minimum width of 1.5 metres in all other locations; and
- (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.

Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip

PO₂

Development, other than in the Rural zone, includes landscaping along site frontages that:

- (a) creates an attractive streetscape;
- (b) compliments the character of the immediate surrounds;
- (c) assists to break up and soften elements of built form;
- (d) screen areas of limited visual interest or servicing;

Approval with Performance Outcome

within Lot 714 to the rear of the Coondoo Street redevelopment. Despite this, proposed landscaping does not meet the 10% minimum requirement.

The development is proposed to be built to the front and side boundaries at the Coondoo Street frontage. Therefore, limited opportunity for landscaping exists within this part of the site. The development does however include internal planter beds that are visible from the street, to soften the built form and provide visual interest. Raised planter beds in the road reserve will be retained without alteration. Mature vegetation is noted to exist within the front boundary of the adjoining Lot 715 (immediately east), which contributes to the appearance of landscaping in the vicinity of the site and provides an appropriate balance between built and natural elements.

Landscaping within Lot 706 will be undertaken in accordance with Planning Scheme Policy 6 and the relevant standards. Conditions of approval would be accepted in relation to further landscaping requirements.

Complies with Performance Outcome

Landscaping along the Coondoo frontage is not proposed as discussed in response R1 above.

To maintain the safety and efficiency of the car park, no further landscaping is proposed to the Barang Street frontage.

A generous 3 metre wide landscaping bed is provided along the eastern boundary of the car park to complement the character of the immediate surrounds and provide screening.

A condition of approval would be accepted in relation to the provision of additional landscaping treatments.



Approval with Performance Outcome

- (e) provide shade for pedestrians; and
- (f) includes a range and variety of planting.

Parking and Access Code

AO1

The number of car parking spaces provided for the use is in accordance with **Table 9.4.3.3B**.

Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.

PO1

Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:

- (a) nature of the use;
- (b) location of the site;
- (c) proximity of the use to public transport services;
- (d) availability of active transport infrastructure; and
- (e) accessibility of the use to all members of the community.

Complies with Performance Outcome

Pursuant to Table 9.4.3.3B, the development is required to provide 23 car parking spaces. Notwithstanding, a car parking "credit" of 10 spaces is understood to exist for Lot 714 (calculated in accordance with the car parking requirement for Office land use and the 200m² GFA of the existing building).

The proposed development therefore provides 13 car parking spaces. Car parking is located within the designated car parking area on Lot 706, which is accessed via Barang Street.

The 13 car parking spaces as proposed are commensurate with the anticipated demand for car parking associated with the proposed use. It is likely that staff will predominantly use the on-site car parking in so much as behaviourally, visitors to and clients of the proposed land uses will likely park on Condoo Street and/or within Kuranda Village Centre Zone areas.

Table 9.4.3.3B also identifies that, for Food and Drink Outlet, one Heavy Rigid Vehicle (HRV) space is required. All other proposed land uses require the provision of one Small Rigid Vehicle (SRV) space. We note that the proposed development does not include a service vehicle car parking space.

A loading bay is, however, located at the Coondoo Street frontage of the site, less than 10 metres from the premises. It is understood that the loading bay can appropriately accommodate any service vehicle that may be required to service the development.

A disability car parking space is also located in Coondoo Street, directly outside the primary frontage to the site.

The development complies with POI on this basis.

A07.1

All unloading, loading, service and waste disposal areas are located:

- (a) on the site;
- (b) to the side or rear of the building, behind the main building line;
- (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.

P07

Complies with Performance Outcome

The existing loading bay located in Coondoo Street (adjacent to the site, fronting the Barron Falls Hotel) will be utilised for all unloading, loading and servicing required in relation to the development.

It is understood that the loading bay can appropriately accommodate any service vehicle that may required to service the development.



Development provides access, maneuvering and servicing areas on site that:

- (a) accommodate a service vehicle commensurate with the likely demand generated by the use;
- (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas;
- do not adversely impact on the safety or efficiency of the road network;
- (d) provide for all servicing functions associated with the use; and
- (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.

Approval with Performance Outcome

A waste disposal area is located at the rear of the car park. Refuse bins will be wheeled to the Barang Street frontage for collection by Council's waste collection service.

Works, Services and Infrastructure Code

Δ07.1

Excavation or filling does not occur within 1.5 metres of any site boundary.

A07.2

Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.

P07

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.

Complies with Performance Outcome

A minor area of cut is proposed within the side boundary setbacks to accommodate the lower level areas at the rear of the building. Excavation works also result in a minor increase to the allowable excavation depths, proposing approximately 1.6m (to be confirmed during detailed design / site construction).

Given the location of the proposed cut, the development does not present any significant or undue impacts to the streetscape or adjoining amenity. The design proposes zone codecomplaint brickwork built to boundary walls to act as retaining structures, and thus presents no impact to slope stability, accessibility or privacy. On this basis, compliance with PO7 is achieved.



5.6 STRATEGIC FRAMEWORK ASSESSMENT

The proposed development is considered to advance the key policy directions as set by the Mareeba Shire Planning Scheme Strategic Framework, specifically through the following Themes, Elements and Strategic Outcomes:

- Theme 1 Settlement Pattern and Built Environment: Element 3.3.2 Activity Centres Network:
 - (1) The scale of development in activity centres is consistent with their role and function within the defined hierarchy of activity centres, which consists of a major regional activity centre, a village activity centre, rural activity centres and rural villages.
 - (2) Centre activities are focussed in major regional activity centres, particularly development which draws on a wide catchment. Other activity centres promote local self-containment by facilitating a diverse range of services in support of local catchments and communities.
 - (5) Centre areas provide vibrant settings for community activity, social interaction and trade. Each centre retains its individual character.
- Theme 1 Settlement Pattern and Built Environment: Element 3.3.4 Village Activity Centres:
 - (1) Kuranda, as the village activity centre for Mareeba Shire, accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities.
 - (2) The Kuranda Village continues as a premier tourist destination of Far North Queensland as the 'Village in the Rainforest', supported by a growing arts economy. Its positioning and access to the Cairns tourism base (including international and domestic airports) will continue to support a significant local tourist economy, as well as making it a lifestyle destination for new residents.
 - (3) Kuranda's centre area retains and enhances its village character and rainforested entrance and surrounds which make it an attractive place to live and visit.
- Theme 3 Community Identity and Diversity: Element 3.5.2 Local Character:
 - (1) New development is designed to be complementary and sympathetic to:
 - (a) the character and identity of activity centres, particularly centre areas and main streets;
 - (b) prevalent architectural styles in the surrounding area;
 - (c) areas of early and highly valued character housing and commercial areas in Kuranda.
 - (2) Built and natural features that contribute to the character and identity of the shire, particularly within activity centres, are protected and enhanced.
 - (3) Development promotes opportunities to foster local arts and culture and celebrate local history and identity.
- Theme 3 Community Identity and Diversity: Element 3.5.3 Cultural Heritage:
 - (1) Heritage places of local and State significance are identified and protected from development that detracts from their heritage values, including character, prevalent views, fabric and features.



- (2) Buildings and sites of cultural heritage significance are retained, sensitively developed and re-used in a way that enhances and retains their heritage values and historical significance.
- (3) Indigenous cultural heritage is protected, preserved and respected in accordance with traditional custom and practice and within the statutory framework of the Aboriginal Cultural Heritage Act 2003. 'Areas of Cultural Significance' have been broadly considered in the Strategic Framework.
- (4) Development of sites which include Indigenous cultural heritage significance acknowledges the key role of traditional owners in cultural heritage matters and is carried out in accordance with a Cultural Heritage Management Plan and in observance of established duty of care practices and cultural sensitivity.
- (5) Evidence of past land use and the history of Mareeba Shire is preserved and sensitively integrated into new development. This includes the remnant infrastructure of mining, timber getting, tobacco and Second World War activities.
- Theme 5 Economic Development: Element 3.7.6 Retail and Commercial Development:
 - (1) Commercial development will be facilitated by:
 - (a) consolidation and co-location of centre activities in existing centre areas;
 - (b) identification of space adjacent to centre areas to cater for the expansion of commercial activities;
 - (c) infrastructure provision in areas identified as able to cater for new commercial development;
 - (d) maintenance of a high standard of infrastructure, services and amenity in existing commercial areas to support further business investment and expansion.
 - (3) Centre areas provide a vibrant, busy setting for community activity, social interaction and local trade and exchange. Each centre area retains its relaxed rural atmosphere and unique character, and provides for a high level of pedestrian activity.
 - (4) The following features are integrated or provided by new commercial development:
 - (a) attractive streetscapes with shade trees and awnings;
 - (b) active shop fronts;
 - (c) pedestrian and cyclist comfort and convenience;
 - (d) universal design principles;
 - (e) spaces for community.

The Ngoonbi Community Services Indigenous Corporation require the construction of a new community centre to meet growing community needs. In order to maximise the potential for the site, the development proposes a mix of complementary land uses that are wholly consistent with the intended outcomes of the Kuranda Centre Zone.

The development supports the function of the Kuranda Village Activity Centre, through the colocation of complementary land uses that showcase the cultural, community and artistic economy of the area. Given the predominately Centre Zone location of the development site, the proposed land uses present limited concern for noise, odour and emissions impacts and the hours of operation will be conducted in alignment with the requirements of the Planning Scheme and the reasonable needs of each use.



The development additionally maintains connection to the existing built form's local-heritage designation, through the integration of key heritage tiling into aspects of the design. The proposed development presents as an attractive redevelopment of the existing site that is consistent with the variations in building form of the surrounding street. The built form is notably consistent with the site's existing built form, as well as the development patterns of the immediate area, presenting as a compliant 2 storey building when viewed from the frontage.

The development also provides a building frontage that addresses Coondoo Street with a clearly defined breezeway entrance, small and well delineated "tenancies" with expansive street-facing windows, and a variety of recesses and awning projections. The design provides ample opportunities for streetscape activation and treatments that are a vast improvement over the existing outcome, whilst maintaining connection with the built form heritage through the reintegration of historic tiling throughout the breezeway.

On the basis of the above, the development is considered to be an appropriate redevelopment outcome for the site. The proposed redevelopment facilitates a mix of complementary land uses that better support the intent of the Centre Zone and Kuranda Village Activity Centre, and an architecturally designed outcome that provides a generous mix of colours, materials, projections / recesses and street-front windows that will improve the presentation of the site and the streetscape character. On this basis, the development is considered to comply with the relevant themes and specific outcomes of the Strategic Framework.



6. CONCLUSION

Ngoonbi Community Services Indigenous Corporation seeks a Development Permit for Material Change of Use, to facilitate the establishment of a new Community Centre (including Community Use, Food and Drink Outlet, Office and Shop land uses) on land at 36 Coondoo Street and 39-41 Barang Street, Kuranda.

In consideration of the relevant assessment benchmarks, the proposed redevelopment of the site presents an outcome that is consistent with the intended outcomes of the immediate surrounding area. The proposal presents a complementary mix of land uses that wholly support the intent of the Centre Zone and Kuranda Village Activity Centre, whilst the built form seeks to provide an attractive contribution to the streetscape character that retains key connections to the site's cultural heritage.

This Town Planning Report demonstrates that the proposed development is compliant with the State and Local planning framework, as applicable to the subject land, and is therefore consistent with the provisions of the Mareeba Shire Council Planning Scheme and the Far North Queensland Regional Plan.

On this basis, the proposed development is considered to advance the purpose of the *Planning Act 2016*. Therefore, we recommend approval of the development application, subject to reasonable and relevant conditions.



7. SCHEDULES

SCHEDULE 1 SEARCHES

SCHEDULE 2 SARA DA MAPPING

SCHEDULE 3 PROPOSAL PLANS

SCHEDULE 4 PLANNING SCHEME CODE COMPLIANCE

SCHEDULE 5 DECISION NOTICE & REFERRAL AGENCY RESPONSE (BUILDING WORK)

SCHEDULE 6 DA FORM 1





Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	20475224
Date Title Created:	25/03/1953
Previous Title:	20373130, 203731

ESTATE AND LAND

Estate in Fee Simple

LOT 706 CROWN PLAN NR7409

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 720491512 22/12/2020

NGOONBI COMMUNITY SERVICES INDIGENOUS CORPORATION

A.B.N. 40 047 335 486

EASEMENTS, ENCUMBRANCES AND INTERESTS

 Rights and interests reserved to the Crown by Deed of Grant No. 20092027 (ALLOT 6 SEC 7)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **





Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	21274027
Date Title Created:	22/01/1985
Previous Title:	20092028

ESTATE AND LAND

Estate in Fee Simple

LOT 707 CROWN PLAN NR7409

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 719360773 15/04/2019

NGOONBI CORNMUNITY SERVICES INDIGENOUS CORPORATION

EASEMENTS, ENCUMBRANCES AND INTERESTS

 Rights and interests reserved to the Crown by Deed of Grant No. 20092028 (ALLOT 7 SEC 7)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **





Queensland Titles Registry Pty Ltd ABN 23 648 568 101

Title Reference:	21017129	Search Date:	22/10/
Date Title Created:	08/06/1976	Request No:	
Previous Title:	20727091, 2072709		

ESTATE AND LAND

Estate in Fee Simple

LOT 714 CROWN PLAN NR7409

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 718069560 07/06/2017

NGOONBI COMMUNITY SERVICES INDIGENOUS CORPORATION ICN

8275

EASEMENTS, ENCUMBRANCES AND INTERESTS

 Rights and interests reserved to the Crown by Deed of Grant No. 20092061 (ALLOT 14 SEC 7)

MORTGAGE No 718016654 11/05/2017 at 16:07
 THE STATE OF QUEENSLAND
 (REPRESENTED BY DEPARTMENT OF HOUSING AND PUBLIC WORKS)

ADMINISTRATIVE ADVICES

NII

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Department of Environment, Science and Innovation (DESI) ABN 46 640 294 485 GPO Box 2454, Brisbane QLD 4001, AUSTRALIA www.des.qld.gov.au

SEARCH RESPONSE

ENVIRONMENTAL MANAGEMENT REGISTER (EMR) CONTAMINATED LAND REGISTER (CLR)

Eliza Darvill Level 6, West Tower 410 Ann Street Brisbane QLD 4000

Transaction ID: 50967991 EMR Site Id: 22 October 2024

Cheque Number: Client Reference:

This response relates to a search request received for the site:

Lot: 706 Plan: NR7409 41 BARANG ST KURANDA

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated. The EMR/CLR does NOT include:-

- 1. land which is contaminated land (or a complete list of contamination) if DESI has not been notified
- 2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DESI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@des.qld.gov.au

Administering Authority



Department of Environment, Science and Innovation (DESI) ABN 46 640 294 485 GPO Box 2454, Brisbane QLD 4001, AUSTRALIA www.des.qld.gov.au

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Eliza Darvill Level 6, West Tower 410 Ann Street Brisbane QLD 4000

Transaction ID: 50967990 EMR Site Id: 22 October 2024

Cheque Number: Client Reference:

This response relates to a search request received for the site:

Lot: 707 Plan: NR7409 39 BARANG ST KURANDA

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated. The EMR/CLR does NOT include:-

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Administering Authority



Department of Environment, Science and Innovation (DESI) ABN 46 640 294 485 GPO Box 2454, Brisbane QLD 4001, AUSTRALIA www.des.qld.gov.au

SEARCH RESPONSE

ENVIRONMENTAL MANAGEMENT REGISTER (EMR) CONTAMINATED LAND REGISTER (CLR)

Eliza Darvill Level 6, West Tower 410 Ann Street Brisbane QLD 4000

Transaction ID: 50967992 EMR Site Id: 22 October 2024

Cheque Number: Client Reference:

This response relates to a search request received for the site:

Lot: 714 Plan: NR7409 36 COONDOO ST KURANDA

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

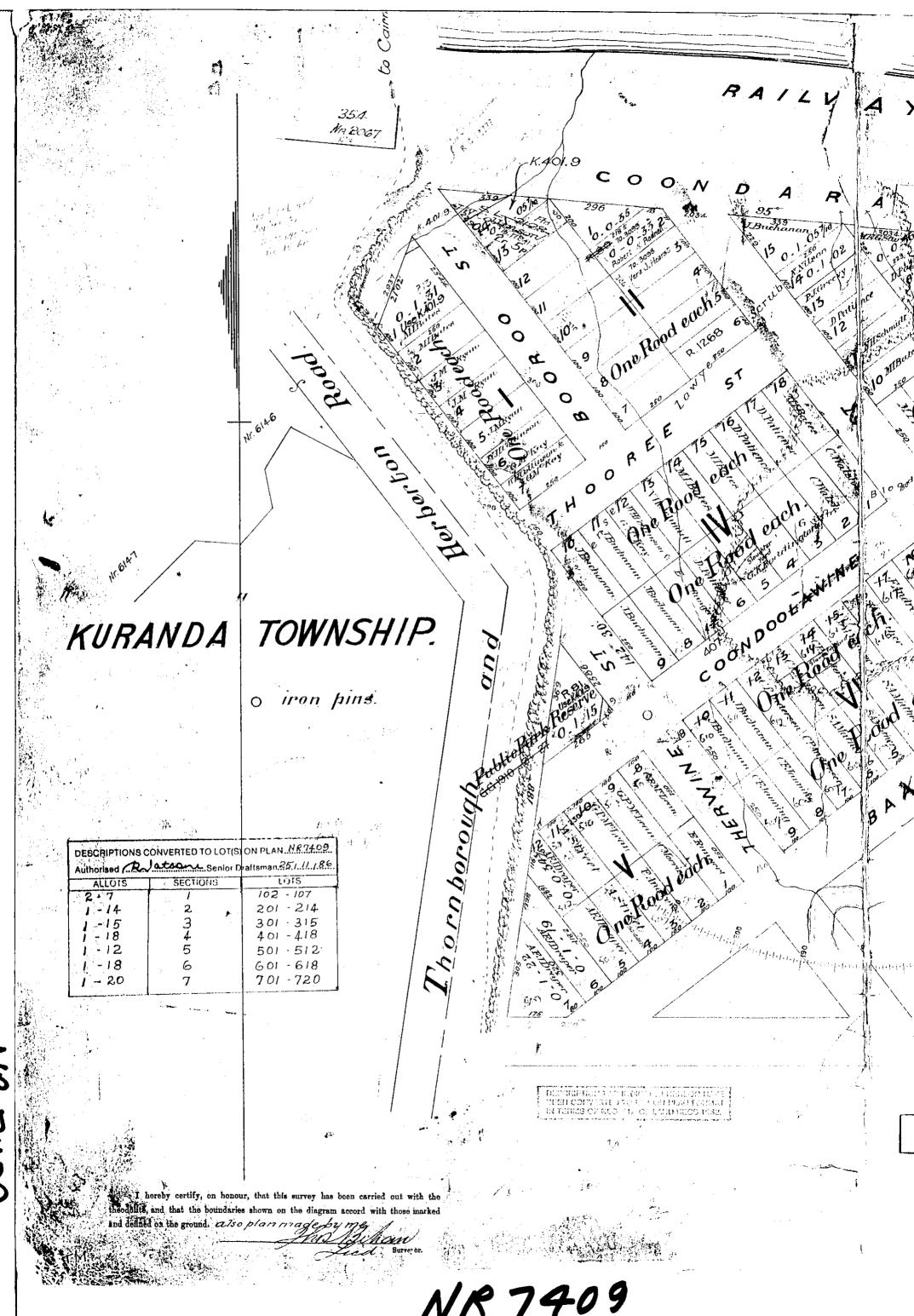
ADDITIONAL ADVICE

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- 2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DESI has not been notified

If you have any queries in relation to this search please email emr.clr.registry@des.qld.gov.au

Administering Authority



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SCHEDULE

State Assessment and Referral Agency

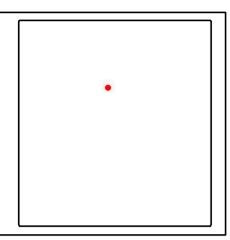
Date: 14/11/2024



Queensland Government

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Matters of Interest for all selected Lot Plans

Water resource planning area boundaries Queensland heritage place

Matters of Interest by Lot Plan

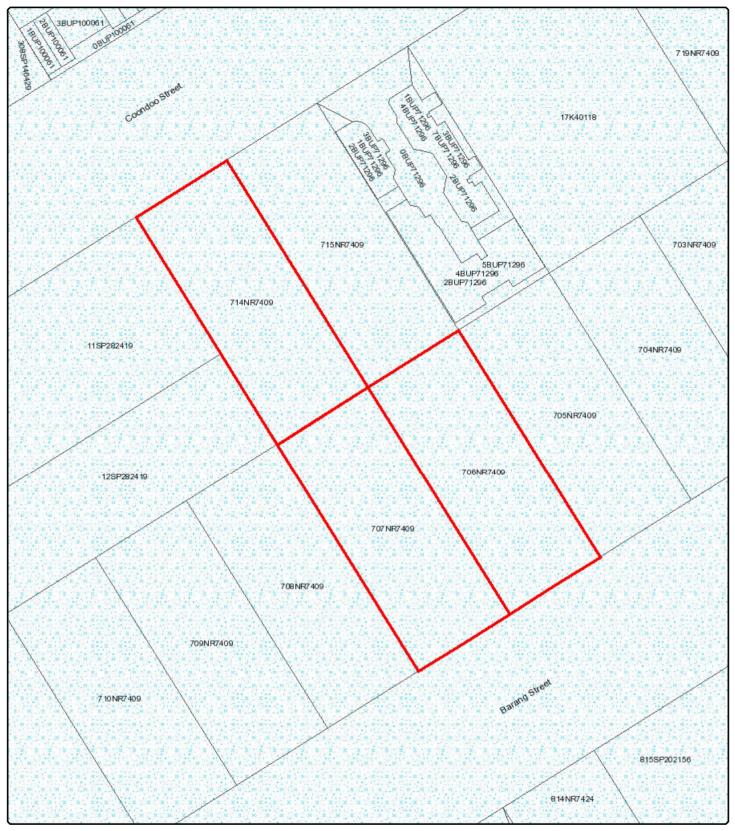
Lot Plan: 714NR7409 (Area: 1012 m²)

Queensland heritage place

Water resource planning area boundaries

Lot Plan: 707NR7409 (Area: 1012 m²) Water resource planning area boundaries

Lot Plan: 706NR7409 (Area: 1012 m²) Water resource planning area boundaries



State Assessment and Referral Agency Date: 14/11/2024

Queensland Government

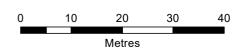
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Legend

Water resource planning area boundaries

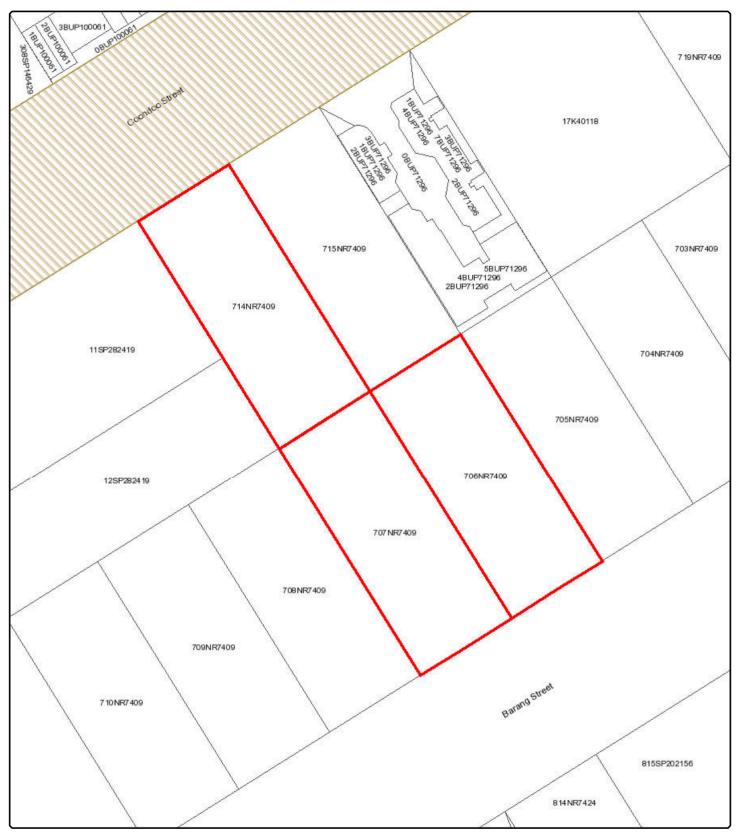


Water resource planning area boundaries



Queensland Government

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State Assessment and Referral Agency Date: 14/11/2024

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Legend Queensland heritage place Queensland heritage place

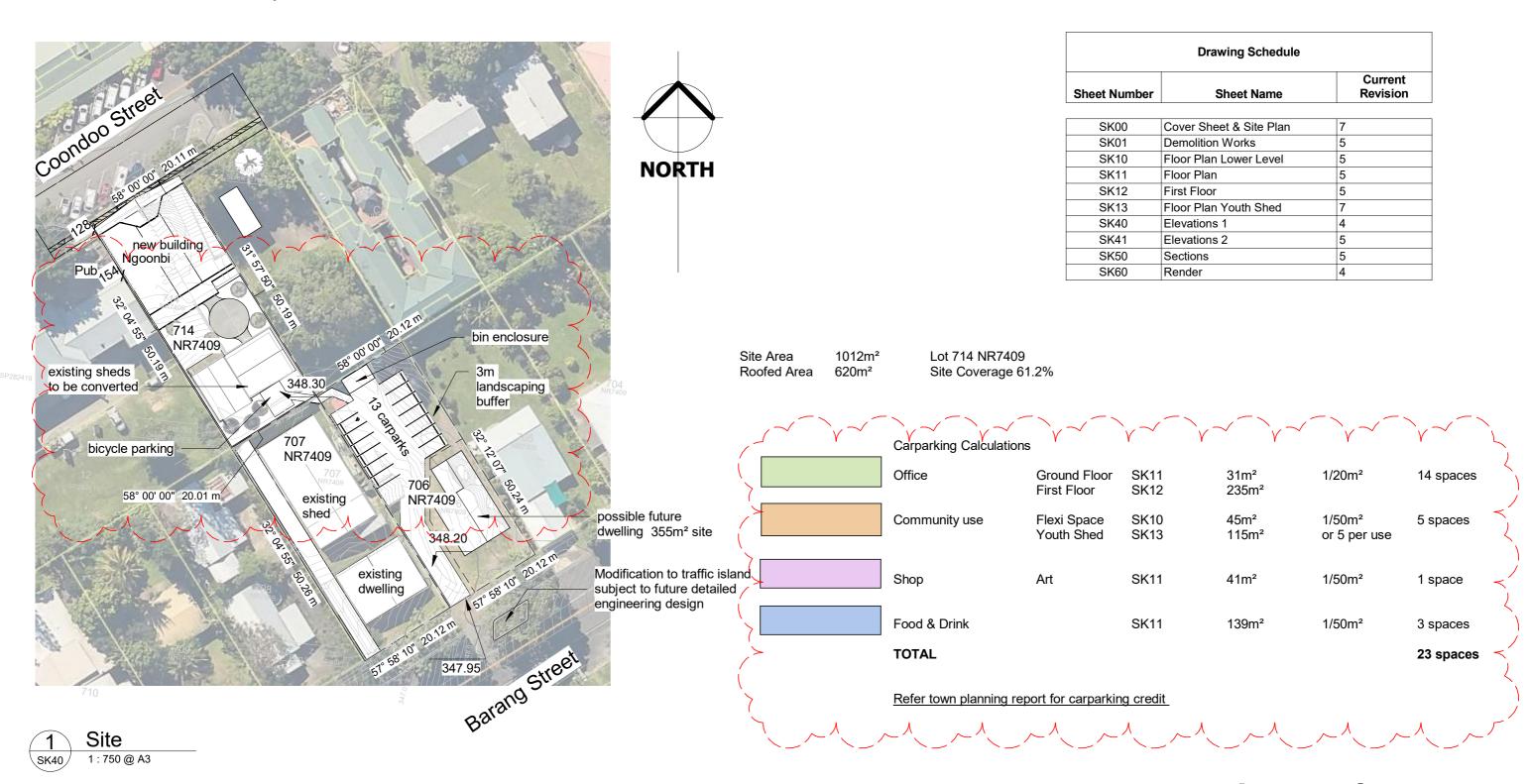
40 10 20 30 Metres

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SCHEDULE 3 – PROPOSAL PLANS

SCHEDULE

Ngoonbi Community Hub Kuranda, QLD 4881



Ngoonbi Community Hub

SK00 Cover Sheet & Site Plan

24065

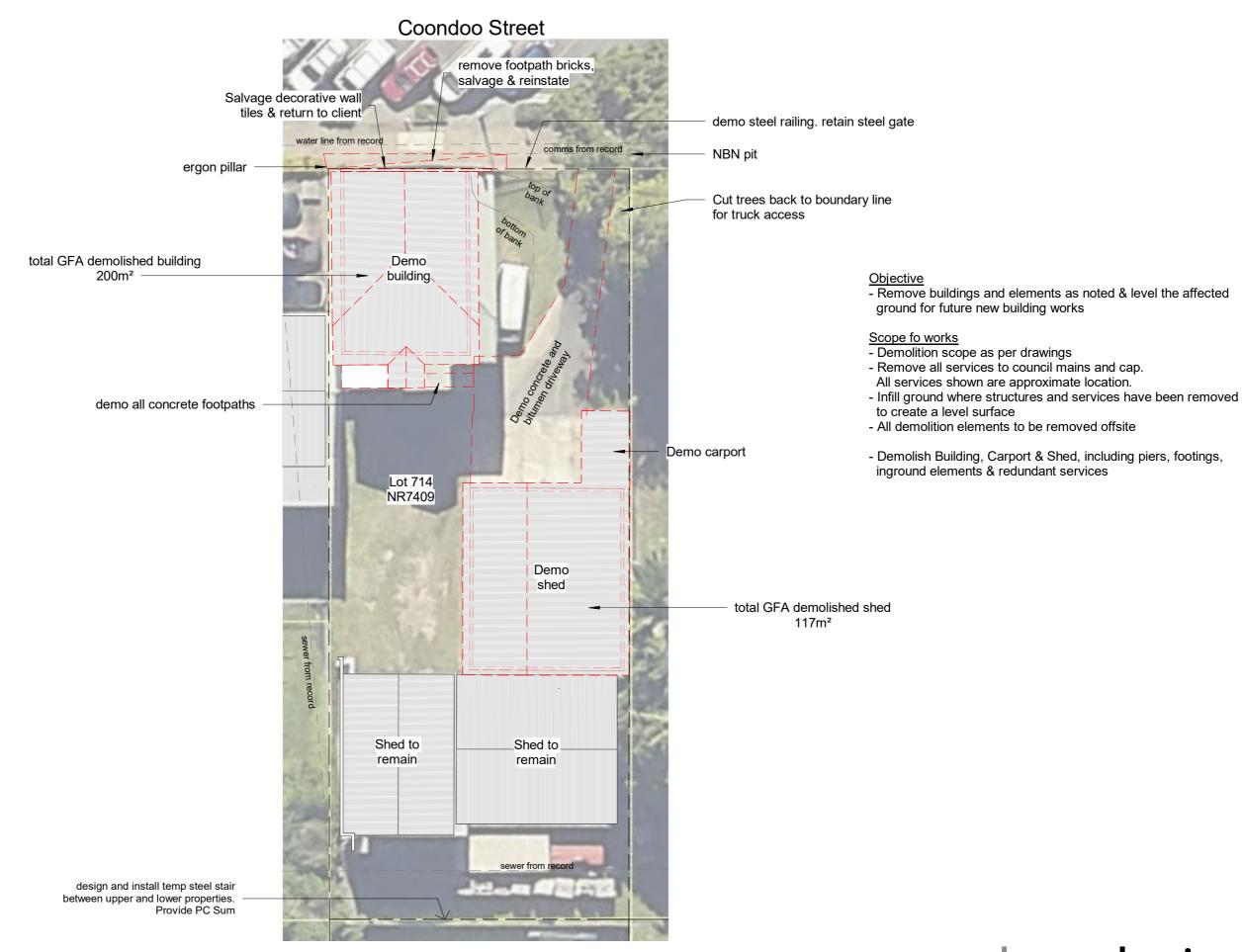
2024-11-19 Issue 7

bau design architects

Kuranda QLD 4881 As indicated

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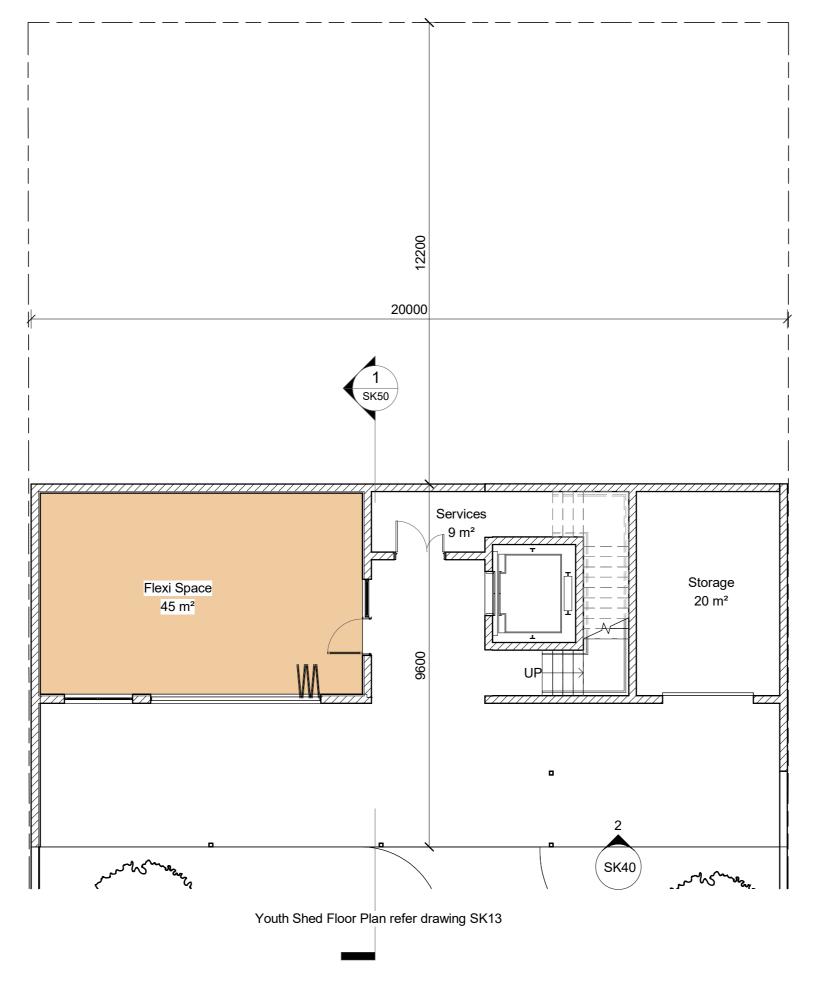
SK01 Demolition Works

24065

bau design architects

1:250 2024-10-31 Issue

Kuranda QLD 4881 36 Coondoo St



Floor Area Lower Level internal	105m²
Floor Area Lower Level external	86m²
TOTAL	191m²

Kuranda QLD 4881

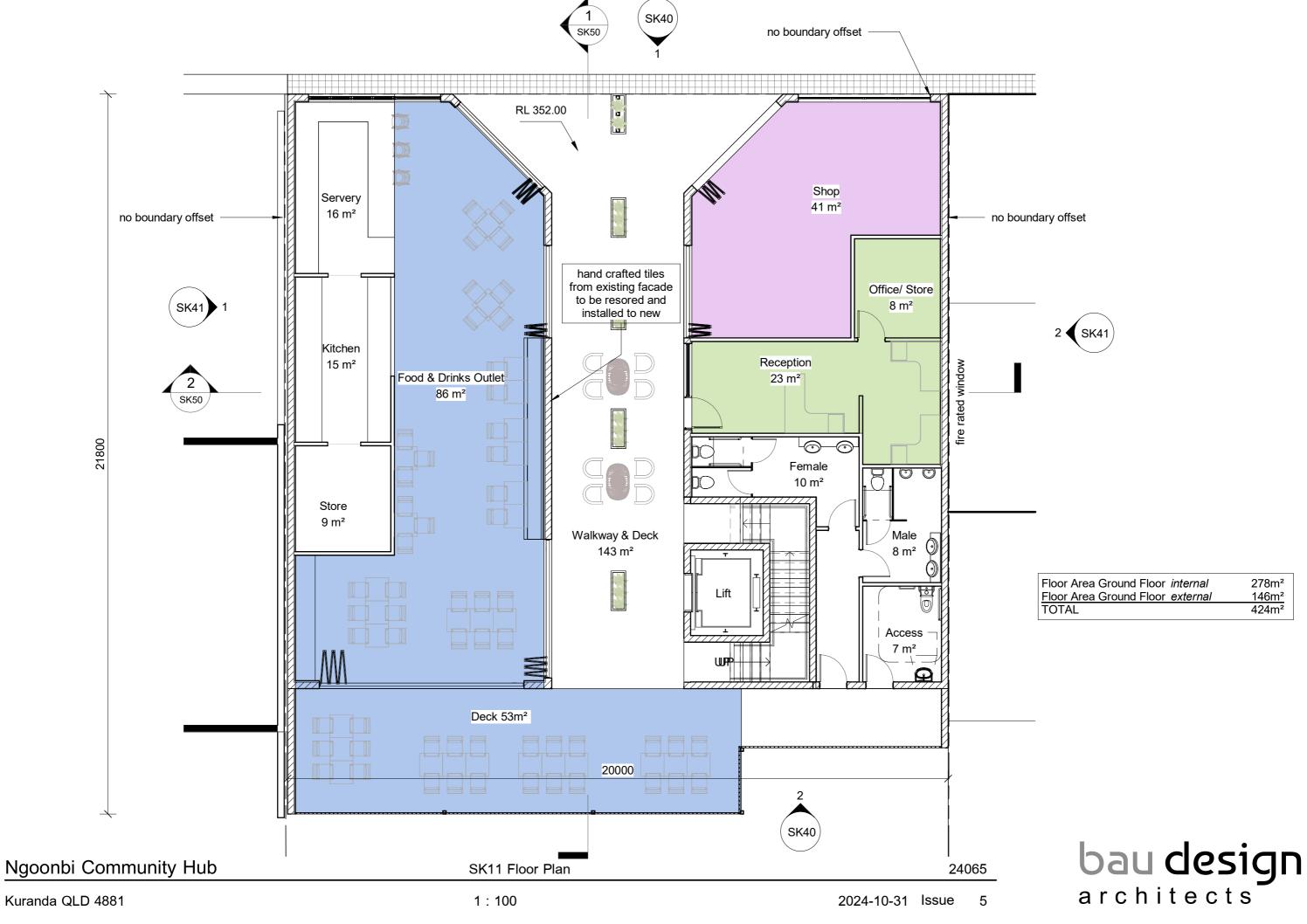
SK10 Floor Plan Lower Level

1:100

24065

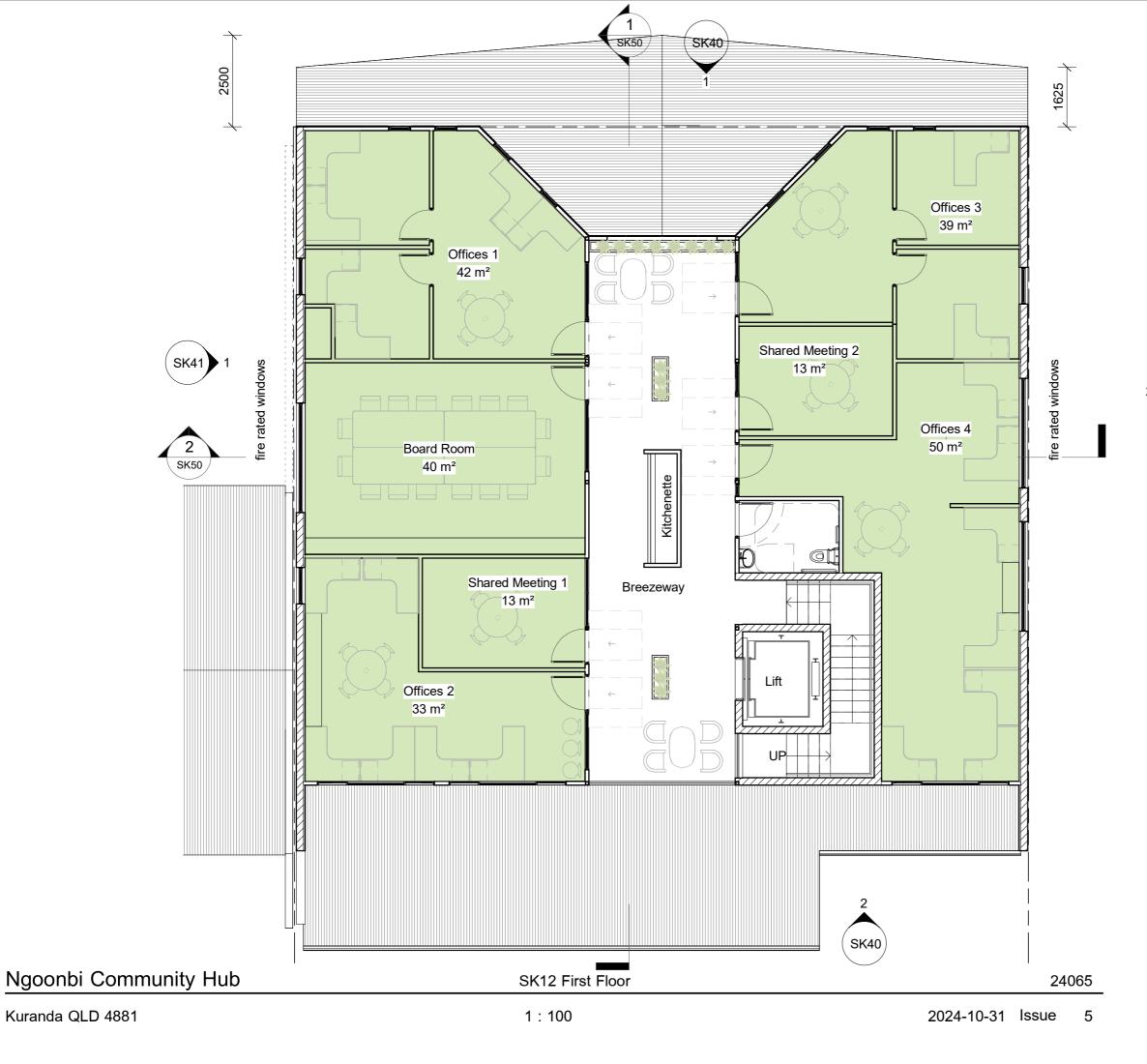
2024-10-31 Issue 5





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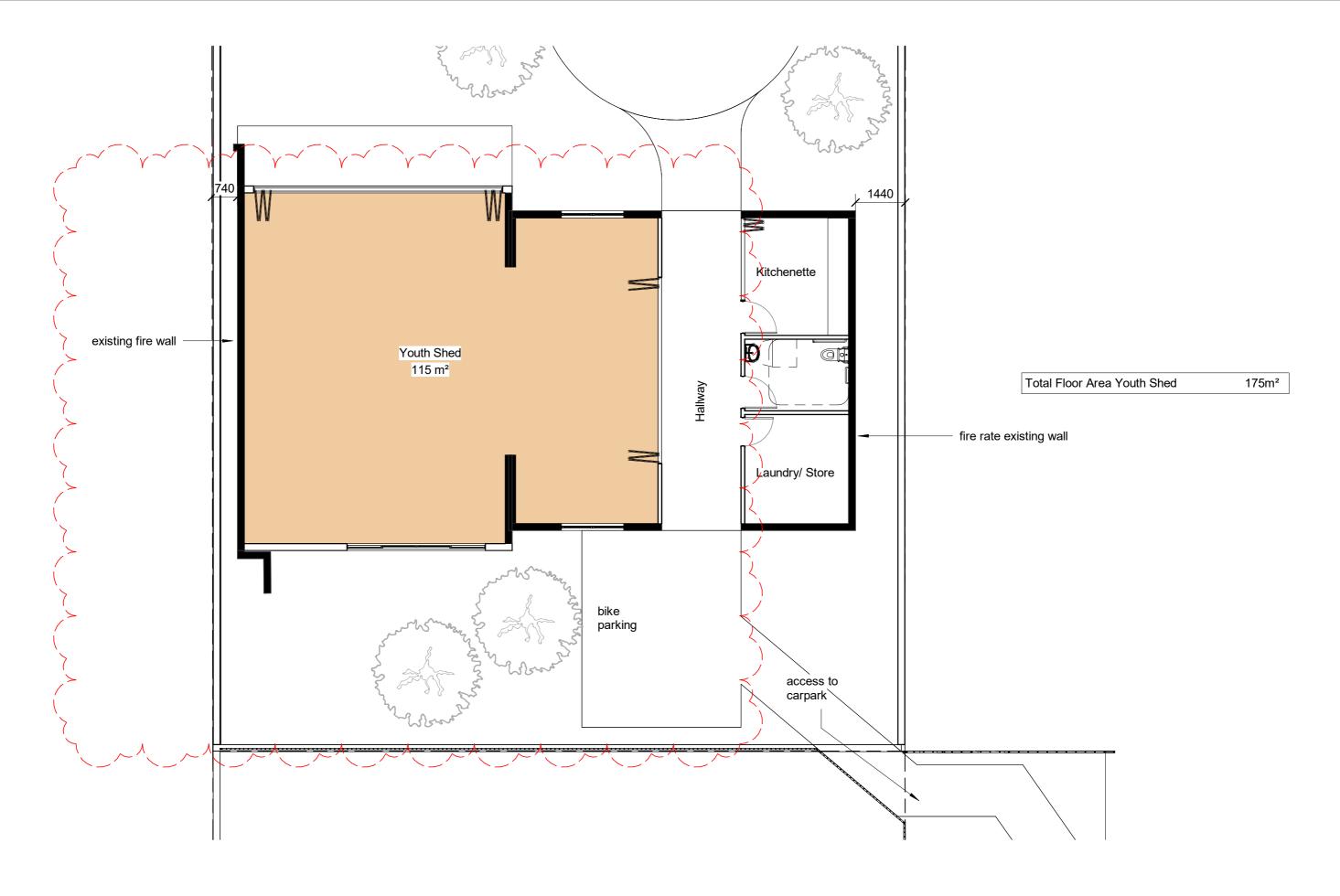


2 **(**SK41)

shaded area 235m²

Floor	Area First Floor inetrnal	278m²
	Area First Floor external	86m²
TOT	AL .	361m²

bau design architects



SK13 Floor Plan Youth Shed

24065

bau design architects

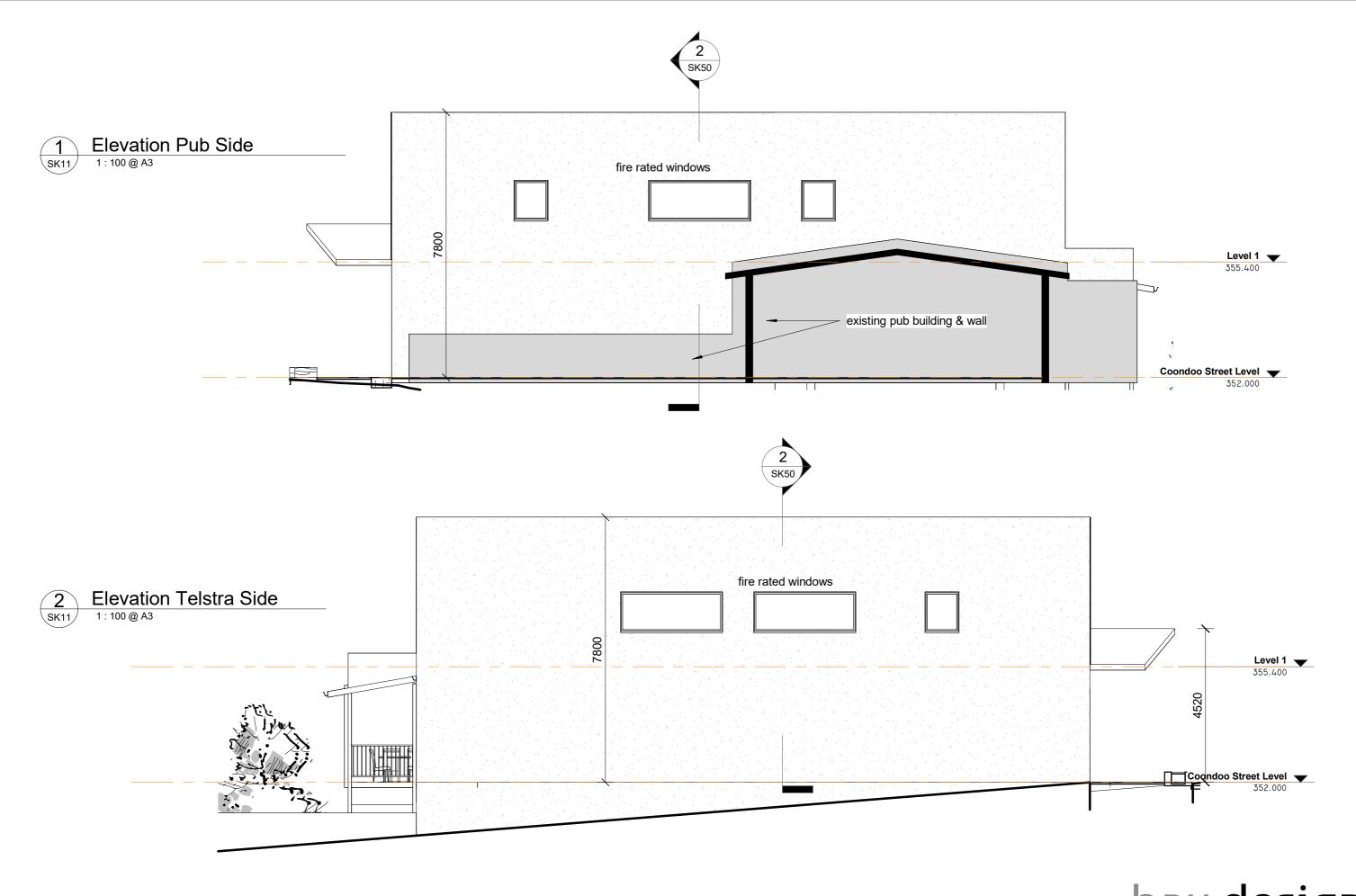


Kuranda QLD 4881

SK40 Elevations 1

1:100

24065



Kuranda QLD 4881

SK41 Elevations 2

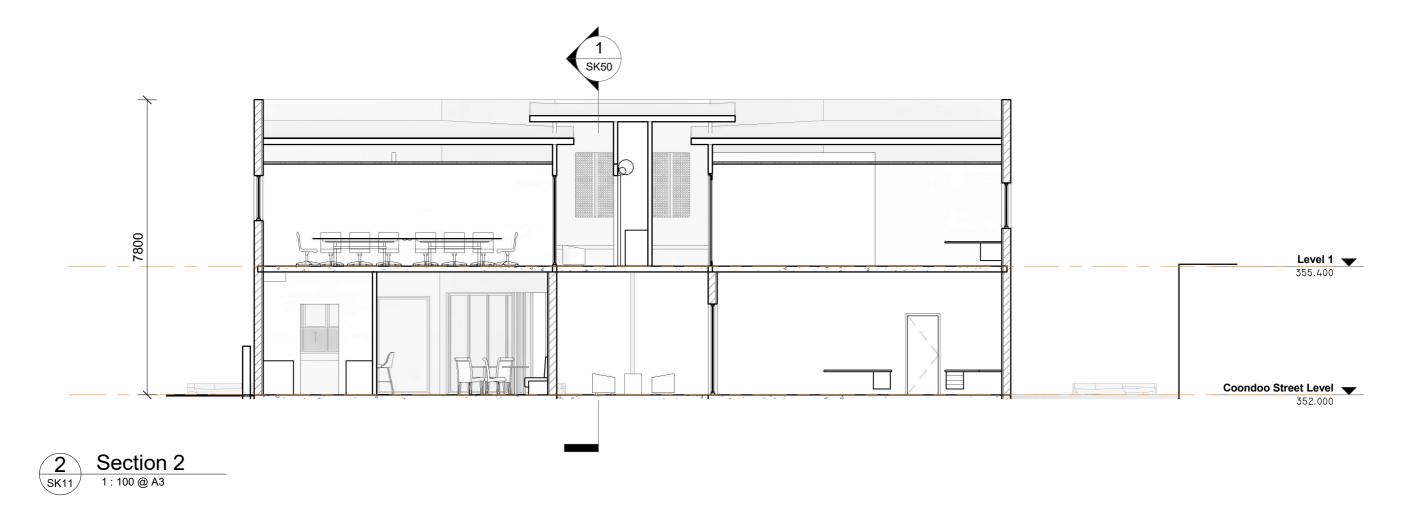
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SK50 Sections

24065

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colours to be confirmed at later stage

Ngoonbi Community Hub

Kuranda QLD 4881

SK60 Render

24065

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2024-10-29 Issue

SCHEDULE 4 –PLANNING SCHEME CODE COMPLIANCE

6.2.1 Centre zone code

6.2.1.1 Application

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

6.2.1.2 Purpose

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

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

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

- (2) Mareeba Shire Council's purpose of the Centre zone code is to facilitate the orderly development of the network of centres to meet the needs of the communities throughout the shire.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Promotion of a mix of commercial, business, professional, accommodation and retail activities;
 - (b) Industries such as service and low impact industries may be appropriate where they are for the provision of trade, service or light industries that are of a compatible scale with commercial activities and preferably do not adjoin residential areas;
 - (c) Residential development is facilitated where it can integrate and enhance the fabric of the centre and is located behind or above commercial development;
 - (d) Development provides a high level of amenity and is reflective of the surrounding character of the area;
 - (e) Development is generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
 - (f) Development does not compromise the viability of the hierarchy and network of activity centres, namely:
 - (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire:
 - (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
 - (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
 - (iv) Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities.

6.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments			
For accepted development subject to requirements and assessable development						
Height						
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1 Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.		R1 Performance Solution (Complies) As a result of the sloping terrain, the proposed development has a variable building height that corresponds to the natural ground level. Notably, the development presents as a compliant two storey, 7.8 metre-high building when viewed from the Coondoo Street frontage. At the rear, the proposed development has a maximum building height of 11.5 metres and three storeys. Despite the discrepancy in acceptable height at the rear of the building (which accommodates for slope), the proposed development is consistent with the existing built form and the development patterns within the immediate area. On this basis, it is contended that the development remains consistent with the intended outcomes of the Centre Zone Code, and additionally, presents no significant deviation from the prevailing streetscape character, nor results in undue impacts to adjacent properties. On this basis, the development is considered to comply with PO1.			
Siting						

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and	AO2.1 Buildings are built to the road frontage/s of the site. Note—Awning structures may extend into the road reserve where provided in accordance with PO5.	•	R2.1 Complies The development is constructed to the Coondoo Street frontage boundary.
adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with pedestrian spaces.	AO2.2 Buildings are setback and boundary treatment(s) are undertaken in accordance with Table 6.2.1.3B.		R2.2 Performance Solution (Complies) The development proposes a built to boundary setback to both side boundaries of Lot 714. Whilst this is otherwise allowable within the Centre Zone, the proposed provision of fire rated windows triggers the requirement to provide a 1 metre setback and screening to windows to address overlooking and privacy considerations. We note that land adjoining Lot 714 includes a Telstra communications infrastructure facility to the east and the Barron Falls Hotel (storage shed) to the west. The inclusion of windows built to the site boundary is not considered to present any detrimental amenity impacts in this instance since: • Land to the east does not comprise any sensitive land uses and is unlikely to be developed for any other purpose in the foreseeable future; and • Existing development to the west is expected to remain at ground level, does not include windows to the adjacent boundary (being for a storage shed) is not a sensitive land use. On the basis of the above, the development is not considered to result in any reasonable perceivable impacts to amenity, and therefore complies with PO2.

Performance outcomes	Acceptable outcomes	Complies	Comments
Accommodation density			
PO3 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of the planned accommodation density for the centre; and (d) is commensurate to the scale and frontage of the site.	AO3 Development provides a maximum density for Accommodation activities of: (a) 1 dwelling or accommodation unit per 120m² site area; and (b) 1 bedroom per 60m² site area.	•	R3 Not Applicable No accommodation activities proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments	
Site cover				
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of surrounding buildings; and (c) appropriately balances built and natural features.	AO4 Site cover does not exceed 90%.	•	R4 Complies Site cover of Lot 714 is 61.5%. No buildings or structures are proposed on Lots 707 and 706.	
For assessable development				
Building design				

Performance outcomes	Acceptable outcomes	Complies	Comments
Building facades are appropriately designed to: (a) provide an active and vibrant streetscape; (b) include visual interest and architectural variation; (c) maintain and enhance the character of the surrounds; (d) provide opportunities for casual surveillance; (e) include a human scale; and (f) encourage occupation of outdoor space.	Buildings address and provide pedestrian entrances to: (a) the primary pedestrian frontage where a single frontage lot or multiple frontage lot that is not a corner lot; (b) the primary and secondary frontages where a corner lot, with a pedestrian entrance provided on each frontage and/or as part of a corner truncation; and (c) any adjoining public place, with the main entrance provided on this boundary.		R5.1 Complies The development addresses the primary pedestrian street frontages of Coondoo Street, with a clear entrance point that facilitates wayfinding through the building.

Performance outcomes	Acceptable outcomes	Complies	Comments
	Building frontages: (a) are broken into smaller, 10 metre wide components by doors, display windows, pillars and structural elements; (b) are articulated with projections and recesses; (c) include windows where the bottom of the window is located between 0.6 metres and 0.9 metres above the footpath level; and (d) have a minimum 40% of the building facade facing the street is comprised of windows that are not painted or treated to obscure transparency.		R5.2 Complies The development provides a building frontage that addresses the Coondoo Street frontage with a clearly defined breezeway entrance, expansive street-facing windows, and a variety of recesses and awning projections.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO5.3 Buildings incorporate cantilevered awnings that are: (a) provided along the full length of the building's frontage to the street; (b) set back 0.6 metres from the face of the kerb or to match the alignment of the awning/s of the adjoining building/s; (c) a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath from the underside of the awning; and (d) truncated at the corner with a 2 metre single cord truncation where located on a corner site.		R5.3 Performance Solution (Complies) The proposed pitched awning presents a maximum height of 4.52 metres at the central peak, in lieu of 4.2 metres. Given the awning height exceedance is limited to a small portion at the centre of the building, the design only presents as a minor variation to the Acceptable Outcome. The proposed awning design is considered to be consistent with the intent to provide high-quality architectural outcomes and visual interest at the street frontage and complies with PO5 on this basis.

Performance outcomes	Acceptable outcomes	Complies	Comments			
PO6 Development complements and integrates with the established built character of the Centre zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO6 No acceptable outcome is provided.	•	R6 Performance Solution (No acceptable outcome provided) The proposed development presents as an attractive redevelopment of the existing building that is consistent with built form of surrounding development within Coondoo Street. The architecturally designed development provides a generous mix of colours, materials, projections / recesses and street-front windows that will improve the presentation of the site and the streetscape character, sufficient to comply with PO6.			
Accommodation activities						
PO7 Accommodation activities are appropriately located in buildings in the Centre zone, having regard to: (a) the use of adjoining premises; and (b) the provision of an active and vibrant streetscape.	AO7 Accommodation activities are located above the ground floor.	•	R7 Not applicable Accommodation activities are not proposed.			
Amenity						

Performance outcomes	Acceptable outcomes	Complies	Comments	
PO8 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO8 No acceptable outcome is provided.	•	R8 Performance Solution (No acceptable outcome provided)	
			The proposed development is consistent with the purpose of the Centre Zone and will not detract from any key amenity considerations of the immediate area.	
			The design presents a high quality and aesthetic built form that is expected to provide an attractive contribution to Coondoo Street, with minimal impacts to adjacent premeses.	
			The proposed land uses present limited concern for noise, odour and emissions impacts, and the hours of operation will be conducted in alignment with the requirements of the Planning Scheme and the reasonable needs of each use.	
PO9 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO9 No acceptable outcome is provided.	•	R9 Performance Solution (No acceptable outcome provided) The proposed development is considered to represent an improvement to the environmental conditions of the site at the Coondoo Street frontage since: • A reduction in vehicular traffic is expected as pedestrian access only is facilitated at the primary frontage; • The incorporation of architectural elements coupled with the retention of existing local heritage features may improve the visual amenity of the streetscape; • Safety concerns associated with the existing building will be ameliorated by the development of a new structurally sound building.	

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

Design	Where adjoining land in the Low density residential zone, the Medium density residential zone or the Rural residential zone	Where including windows facing the side boundary	All other instances
Building and structure setback	2 metres	1 metre	0 metres
Boundary treatment	 Landscape strip with a minimum width of 1.5 metres; and 1.8 metre high solid screen fence 	Screening to windows where required to prevent overlooking or privacy impacts	Blank wall including low maintenance finishes and materials

6.2.7 Medium density residential zone code

6.2.7.1 Application

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

6.2.7.2 Purpose

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

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

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

6.2.7.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments			
For accepted development su	For accepted development subject to requirements and assessable development					
Height						
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1 Development has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.		R1 Not Applicable Buildings and structures are not proposed within the Medium Density Residential Zone.			
Outbuildings and residential PO2	AO2		R2 Not Applicable			
Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the	Domestic outbuildings do not exceed: (a) 100m² in gross floor area; and (b) 5.5 metres in height above natural ground level.	·	Buildings and structures are not proposed within the Medium Density Residential Zone.			

Performance outcomes	Acceptable outcomes	Complies	Comments
Medium density residential zone.			
Siting			
PO3 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; (f) appearance of building bulk; and (g) relationship with road corridors.	AO3.1 Buildings and structures include a minimum setback of: (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage. AO3.2 Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	•	R3.1 Not Applicable Buildings and structures are not proposed within the Medium Density Residential Zone. R3.2 Not Applicable Buildings and structures are not proposed within the Medium Density Residential Zone.
Accommodation density			
PO4 The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the	AO4 Development provides a maximum density for Accommodation activities in compliance with Table 6.2.7.3B.	•	R4 Not Applicable Buildings and structures are not proposed within the Medium Density Residential Zone.

Perfo	ormance outcomes	Acceptable outcomes	Complies	Comments
(d)	reasonable expectation of accommodation density for the zone; and is commensurate to the scale and frontage of the site.			
Gros	ss floor area			
PO5 Build occup that: (a) (b)	ings and structures by the site in a manner makes efficient use of land; is consistent with the bulk and scale of surrounding buildings; and appropriately balances built and natural features.	AO5 Gross floor area does not exceed 600m².	•	R5 Not Applicable Buildings and structures are not proposed within the Medium Density Residential Zone.
For a	assessable developme	nt		
Buile	ding design			
PO6 Build appro (a) (b)	ing facades are opriately designed to: include visual interest and architectural variation; maintain and enhance the character of the surrounds; provide opportunities for casual surveillance;	A06 Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	•	R6 Not Applicable Buildings and structures are not proposed within the Medium Density Residential Zone.

Perfo	ormance outcomes	Acceptable outcomes	Complies	Comments
(d) (e)	include a human scale; and encourage occupation of outdoor space.			
and estab the M	elopment complements integrates with the olished built character of fledium density residential, having regard to: roof form and pitch; eaves and awnings; building materials, colours and textures; and window and door size and location.	AO7 No acceptable outcome is provided.	•	R7 Not Applicable Buildings and structures are not proposed within the Medium Density Residential Zone.
Non-	-residential developme	nt	•	
1	residential development:	AO8 No acceptable outcome is	~	R8 Performance Solution (No acceptable outcome provoided)
(a) (b)	is consistent with the scale of existing development; does not detract from the amenity of nearby	provided.		The development relies on Lot 706 (41 Barang Street), solely for the purpose of providing off-street car parking to service the land uses proposed on Coondoo Street. No additional built form is proposed on this allotment.
(c)	residential uses; directly supports the day to day needs of the immediate residential community; and			The proposed car park is not considered to be in conflict with development patterns within Barang Street, since commercial development (Centre Zone) is located at both corners of the block, and a church is located opposite the site (refer below figure).
(d)	does not impact on the orderly provision of non-residential development in other locations in the shire.			

Performance outcomes	Acceptable outcomes	Complies	Comments
			To ensure the reasonable amenity expectations of the adjacent allotment to the east are maintained, the development includes a 3 metre wide landscaping bed to the eastern side boundary to provide visual and sound buffering to the neighbouring premises.
			Since no buildings are proposed within the Medium Density Residential Zone, the development is considered to provide a reasonable outcome for scale, adjoining amenity, community need and land use compatibility. The development complies with PO8 on this basis.
Amenity			
PO9 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic;	AO9 No acceptable outcome is provided.	•	R9 Performance Solution (No acceptable outcome provided) The development includes an ancillary car park to support the land uses proposed on Coondoo Street. Car parking is provided to cater to the anticipated demand generated by the development. Use of the car park is

Performance outcomes	Acceptable outcomes	Complies	Comments
(d) advertising devices; (e) visual amenity;			expected to occur in alignment with the hours of operation of the development.
(f) privacy;(g) lighting;(h) odour; and(i) emissions.			Where regarding noise and traffic, it is understood that non-residential traffic already exists at the Barang Street frontage due to the existence of commercial development (Centre Zone) at the nearest intersections, and a church directly opposite the site (refer above figure).
			The car parking area includes a vegetated buffer along the eastern side boundary. Proposed landscaping is expected to soften the visual impact and maintain the privacy and amenity of neighbouring premises.
			On the basis of the above, the development is not considered to detract from the amenity of the local area.
PO10 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO10 No acceptable outcome is provided.	•	R10 Performance Solution (No acceptable outcome provided)
			The car parking area is proposed on land which is currently undeveloped. As discussed in the response to PO9 above, the development is not considered to detract from the amenity of the local area.
			The zoning of the site currently allows (subject to compliance with the relevant codes) the development of a two-storey establishment, of which may fall within any of the Accommodation, Commercial or Community activity groups.
			The establishment of the car park provides certainty to neighbouring premises that no built form will occur on this part of the land within the foreseeable future. The amenity of the site will be enhanced by appropriate landscaping treatments.

Table 6.2.7.3B—Maximum densities for Accommodation activities

Use	Maximum density		
Dual occupancy	1 dwelling per 300m ² of site area		
Multiple dwelling	 (a) 1 dwelling per 150m² of site area; and (b) 1 bedroom per 75m² of site area. 		
Residential care facility	1 dwelling or accommodation unit per 100m ² of site area.		
Retirement facility	1 dwelling or accommodation unit per 150m ² of site area		

7.2.1 Kuranda local plan code

7.2.1.1 Application

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

7.2.1.2 Purpose

- (1) The purpose of the Kuranda local plan code is to:
 - (a) maintain the distinctive "village in the rainforest" theme of Kuranda;
 - (b) maintain the character and pedestrian scale of Kuranda's village heart;
 - (c) maintain a vibrant and diverse village frame which accommodates a cluster of uses including tourism attractions and mixed-use facilities; and
 - (d) ensure points of arrival into Kuranda are developed sensitively.
- (2) Three precincts are identified within the local plan in order to achieve this purpose:
 - (a) The Village heart precinct focuses on the fig tree lined section of Upper Coondoo Street and adjoining Thongon and Therwine Streets. The purpose of this precinct is to maintain the distinctive landscaping, paving schemes, active shop fronts and pedestrian scale of development in the Village heart as the focal point of activity within Kuranda.
 - (b) The Village frame precinct consists of a variety of commercial and community uses, characterised by varying scales and formats, including the markets, zoos and some mixed use commercial/residential developments and community facilities. The purpose of the precinct is to accommodate a wider variety of uses which still contribute to the rainforest character and theme of the Kuranda village.
 - (c) The Green belt precinct contains a mix of tenures and land uses which contribute to the distinctive rainforest belt enveloping Kuranda village. The purpose of the precinct is to maintain the rainforest theme of the village. The Green belt precinct also protects the visual amenity around points of arrival into Kuranda village.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides high standards of amenity and compliments the surrounding natural and built environment;
 - (b) Development is integrated sensitively into the built and natural environment;
 - (c) Development maintains the streetscape amenity and pedestrian scale of Upper Coondoo, Thongon and Therwine St;
 - (d) Development maintains a mixed use commercial area framing Kuranda's village heart accommodating a range of formats and scales of development and contributing to the established character of Kuranda;
 - (e) Development preserves and enhances a rainforest belt around the Kuranda village;
 - (f) Development protects Kuranda village from visually obtrusive development; and
 - (g) Development maintains a streetscape theme within the village through consistent landscape treatments and paving schemes.

7.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development	t subject to requirements ar	nd assessable dev	velopment
PO1 Advertising devices are compatible with the established character of the Kuranda local plan area, having regard to the: (a) dominance of natural	AO1.1 Advertising devices: (a) are not illuminated or flashing; and (b) do not use fluorescent colours or reflective surfaces.	•	R1.1 Not Applicable No advertising devices proposed.
elements; (b) scale of built elements; (c) nature of existing development in identified precincts; and (d) scale, location and prominence of existing advertising devices. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for	Where in the Village heart precinct or the Village frame precinct, advertising devices are limited to: (a) those attached to buildings; (b) a maximum of two permanent advertising devices per business; and (c) a combined surface area of no greater 2m².	•	R1.2 Not Applicable No advertising devices proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
additional guidance in relation to the development outcomes sought.	AO1.3 Where in the Green belt precinct, advertising devices are: (a) limited to a surface area of 0.5m²; (b) located a minimum of 300 metres from the closest freestanding advertising device; and (c) located to not obstruct the windows or architectural features of a building or structure to which they are attached.		R1.3 Not Applicable Advertising devices are not proposed.
Where in the Village frame	precinct		
PO2 Buildings are sited in a manner which is consistent with the established scale and form of buildings within the	AO2.1 Site cover does not exceed 60%.	~	R2.1 Not Applicable The proposed development is not located in the Village frame precinct.
precinct, having regard to: (a) proximity to the street; (b) the existing relationship between built and natural	AO2.2 Buildings are set back a minimum of 3 metres from the primary street frontage.	~	R2.2 Not Applicable The proposed development is not located in the Village frame precinct.
features; and (c) treatment of corner sites. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	AO2.3 Buildings are set back a minimum of 2 metres from any secondary street frontage.	•	R2.3 Not Applicable The proposed development is not located in the Village frame precinct.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Car parking and service areas do not dominate the streetscape.	AO3.1 No more than 50% of provided car parking is to be located between the building and the primary street frontage.	•	R3.1 Not Applicable The proposed development is not located in the Village frame precinct.
	AO3.2 Servicing areas, excluding driveways, are not visible from the primary street frontage.	~	R3.2 Not Applicable The proposed development is not located in the Village frame precinct.
Where in Green belt precir	nct		
PO4 Where located on a site identified as a 'point of arrival', development reinforces a positive image of Kuranda and upholds the "village in the rainforest" theme.	Where located on a site identified as a 'point of arrival', development is: (a) of timber and tin construction; and (b) provides a minimum landscaped strip of 3 metres to the site frontage.	•	R4 Not Applicable The proposed development is not located in the Green belt precinct.
PO5 The natural landscape character of the Green belt precinct is maintained and enhanced through on-site landscaping that: (a) promotes the dominance of natural elements; (b) screens built elements from view;	AO5.1 Development provides and maintains landscaping: (a) along the full frontage of the site (excluding any access ways); (b) with a minimum width of 3 metres; and (c) contains rainforest planting in accordance with Table 7.2.1.3B.	•	R5.1 Not Applicable The proposed development is not located in the Green belt precinct.

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) includes species consistent with those found in the precinct; and (d) includes an appropriate depth of planting from the frontage.	AO5.2 Existing mature native vegetation that is visible from public open space and streets within the Green belt precinct is retained.	•	R5.2 Not Applicable The proposed development is not located in the Green belt precinct.
For assessable developme	ent		
PO6 Development fronting Rob Veivers Drive, Barron Falls Road or the southern portion of the Kennedy Highway maintains and enhances the natural rainforest appearance of land adjoining these corridors through the retention and addition of existing native vegetation.	AO6.1 Existing vegetation is retained at a depth of a minimum of: (a) 20 metres from the lot frontage for properties fronting the southern side of Rob Veivers Drive; or (b) 3 metres from the lot frontage for properties fronting the northern side of Rob Veivers Drive; or (c) 10 metres from the lot frontage for properties fronting either side of Barron Falls Road; or (d) 10 metres from the lot frontage for properties fronting either side of the portion of the Kennedy Highway to the south of the Barron River.		R6.1 Not Applicable The site is not located within any of the listed frontages.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.2	~	R6.2 Not Applicable
	Where an area of a frontage described in AO6.1 does not contain any vegetation for a distance greater than 2 metres, this area is replanted: (a) to the depth specified in AO6.1; and (b) in accordance with Table 7.2.1.3B.		The site is not located within any of the listed frontages.
	AO6.3	~	R6.3 Not Applicable
	Where the site has a frontage to a road described in AO6.1, other than Barron Falls Road, advertising devices: (a) are limited to a surface area of 0.5m²; (b) do not use fluorescent colours or reflective surfaces; (c) do not involve illumination; and (d) are spaced a minimum of 300 metres apart from the closest existing freestanding advertising device.		The site is not located within any of the listed frontages.
Where in Village frame pro	ecinct and Village heart prec	inct	

Danfarmanaa aytaamaa	A contable outcomes	Camplias	Comments	
Performance outcomes	Acceptable outcomes	Complies	Comments	
PO7 Development in the Village	AO7 No acceptable outcome is	~	R7 Performance Solution (No acceptable outcome provided)	
frame precinct and Village heart precinct is undertaken in a manner that respects the place's local character having regard to:	provided.		The proposed development presents as an attractive redevelopment of the existing Coondoo Street site that is consistent with the variations in built form of the surrounding area.	
(a) building height, scale, bulk, mass and proportion; (b) building materials, patterns, textures,			Notably, the development presents as a compliant two storey, 7.8 metre building when viewed from the Coondoo Street frontage, and is considered to present minimal impact to adjacent properties.	
colours, and decorative elements; (c) floor to ceiling height; (d) roof form and pitch; (e) facade articulation, detailing, stairways,			The development also provides an articulated façade that addresses Coondoo Street with a clearly defined breezeway entrance, expansive street-facing windows, and a variety of recesses and awning projections.	
and window and door proportions; (f) verandahs, awnings and eaves;			Additionally, the development seeks to retain key local heritage features of the existing building, through the conservation and integration of the frontage tiling into various aspects of the design.	
(g) access ways, driveway crossovers, fence style and alignment; (h) ancillary buildings; and (i) other local character elements of the streetscape.			Overall, the development presents an architecturally designed outcome that provides a generous mix of colours, materials, projections / recesses and street-front windows that will improve the presentation of the site and the streetscape character, and is considered to comply with PO7 on this basis.	
Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.				
Where in Village heart precinct				

Performance outcomes	Acceptable outcomes	Complies	Comments
PO8 Frontage works contribute to and extend established streetscape themes and landscape treatments, having regard to: (a) the location of street trees; (b) the provision of mature trees near the frontage; (c) the provision of raised planters; (d) established paving schemes; (e) the permeability of surface treatments; and (f) opportunities for public art. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.	No acceptable outcome is provided.		R8 Performance Solution (No acceptable outcome provided) The development seeks to retain and extend the established streetscape character at the Coondoo Street frontage through various measures. Specifically, we note that: • Existing raised planters adjacent to the footpath will be retained without alteration (there are no street trees within the site's frontage) • Existing footpath bricks are proposed to be salvaged and reinstated as part of the project • Existing heritage tiling is proposed to be salvaged and reintegrated into the design to showcase both history and art Additionally, the frontage façade provides ample opportunities for streetscape activation and treatments that are considered to complement the existing themes within Coondoo Street, such as a covered, central open walkway, expansive streetfacing windows, and a variety of recesses and awning projections. The development complies with PO8 on this basis.
Where in Village frame pre	ecinct		

Performance outcomes	Acceptable outcomes	Complies	Comments
PO9 Landscaping along the site frontage of a site in the Village frame precinct reinforces and enhances the natural character of the precinct by providing: (a) a sufficient depth of planting to ensure natural elements are prominent; and (b) species that are consistent with those found in the precinct.	AO9 A landscape strip is provided adjacent to the full length of any road frontage: (a) with a minimum width of 2 metres; and (b) landscaped in accordance with the Table 7.2.1.3B.	•	R9 Not Applicable The site is not located within the Village frame precinct.
Buildings incorporate materials and design features that are consistent with the established style and form of development within the precinct, having regard to: (a) roofing; (b) window placement; and (c) privacy screening.	AO10 Buildings incorporate the following design characteristics: (a) roofing materials with a traditional profile corrugated iron; (b) fenestration which has a vertical emphasis; (c) avoidance of large glazed areas in otherwise blank walls; and (d) privacy screens which consist of lattice or battens and are less than 50% transparent. Note—Refer to Planning Scheme Policy 1 – Character Area Design Guidelines for additional guidance in relation to the development outcomes sought.		R10 Not Applicable The site is not located within the Village frame precinct.

Table 7.2.1.3B – Kuranda local plan precincts preferred plant species

Table 7.2.1.35 - Ruranda local plan precincts preferred plant species			
Village heart precinct	Village frame precinct	Green belt precinct	Residential areas (local scenic routes)
Street trees F. hillii F. microcarpa var. latifolia (preferable attainable)	Street trees Elaeocarpus bancrofti Flindersia pimenteliana Grevillea baileyana Syzgium kuranda	Signature species Agathis robusta (Kauri Pine)	Trees (street plantings) Archontophoenix myolensis (Myola Palm) Backhousea citriodora Bauhinia variegate var. candida Cassis javanica x fistula Saraca thiapingensis
 competition) Acmena smithii Adiantum hispidulum Asplenium longcornutun Hemigraphis repanda 	macrosciadea, confusa	Shrubs Alyxia ruscifolia Austromyrtus sp. Goldsborough (syn. Eugenia sp. Mulgrave River) Banksia spinulosa Hibbertia velutina Leptospermum polygalifolium Groundcover Gahnia aspera	Shrubs (verge plantings) Centradenia rosea Calliandra spp. Medinella micans Strobilanthes wallichii Rhodmyrtus tomentosa Ruellia macrantha Tibouchina spp. Groundcover Calliandra tweedi 'Red Flash' Rosa cv. 'Flower Carpet Red'
 Impatiens repens Philodendron 'Imperial Red' Groundcover (other) 	Macrothelypteris torresiana Park trees	Small trees/ large shrubs	
 Acalyppha reptans Cuphea sp. 'Tiny Mice' Torenia 'Blue Magic' Viola hederacea 	 Ficus crassipes Ficus pleurocarpa Sundacarpus amara Syzgium Kuranda \Elaeocarpus bancrofti (Kuranda Satinash) 	 Acmena smithii Archontophoenix myolensis, (Myola Palm) Baekea frutescens Callistemon recurvis Callitris macleayana Casuarina torulosa 	

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

8.2.7 Heritage Overlay Code

8.2.7.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the Heritage overlay maps (OM-007a-f); and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—This code will not apply to any development where an 'Exemption Certificate' has been issued for the work under Section 35 of the *Queensland Heritage Act 1992* and where the Heritage Place is included in the Queensland Heritage Register.

Note—In demonstrating compliance with the Heritage overlay code, reference should be made to Planning Scheme Policy 7 – Local Heritage Places where development relates to a Local heritage place.

Note—Cultural heritage is appropriately reflected in Overlay Map 7 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.7.2 Purpose

- (1) The purpose of the Heritage overlay code is to ensure development in a heritage place is compatible with the heritage significance of the place.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development does not involve the demolition or removal of a heritage place, unless there is no prudent and feasible alternative to the demolition or removal;
 - (b) Development maintains the materials and setting of heritage places;
 - (c) Development on a heritage place is compatible with the cultural heritage significance of the place;
 - (d) Development involves the appropriate use of a heritage place;
 - (e) Development recognises and conserves identified heritage places that exhibit the key historical themes of development and use of land and resources in Mareeba Shire; and
 - (f) Development does not adversely affect the significant visual, sentimental and physical elements of a heritage place.

8.2.7.3 Criteria for assessment

Table 8.2.7.3 - Heritage overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development su	bject to requirements and	d assessable d	development
Where for Building work or Opera	ational work involving a her	itage place	
PO1 Development conserves and is subservient to the features and values of the heritage place identified on the Heritage overlay maps (OM-007a-f) that contribute to its heritage significance.	AO1 Development: (a) does not alter, remove or conceal significant features of the heritage place identified on the Heritage overlay maps (OM-007a-f); or (b) is minor and necessary to maintain a significant use for the heritage place identified on the Heritage overlay maps (OM-007a-f).		R1 Not Applicable The development is for Material Change of Use. The relevant Building Work approval (CAR/24/0014) is provided within Schedule 5.
For assessable development			
Where for Material change of use	on a heritage place		

Performance outcomes	Acceptable outcomes	Complies	Comments			
PO3	AO3	√ / x	R3 Not Applicable			
Reconfiguring a lot does not: (a) reduce public access to the heritage place identified on the Heritage overlay maps (OM-007a-f); or	No acceptable outcome is provided.		Reconfiguring a Lot is not proposed.			
(b) obscure or destroy any of the following elements relating to the heritage place identified on the Heritage overlay maps (OM-007a-f): (i) pattern of historic subdivision; or (ii) the landscape setting; or (iii) views to the heritage place identified on the Heritage overlay maps (OM-007a-f); or						
(iv) the scale and consistency of the urban fabric.						
Where for Building work or Opera	Where for Building work or Operational work involving a heritage place					

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Changes to a heritage place identified on the Heritage overlay maps (OM-007a-f) are appropriately managed and documented.	AO4.1 Development is compatible with a conservation management plan prepared in accordance with the Australian ICOMOS Charter¹ for Places of Cultural Significance (Burra Charter). AO4.2 An archival quality photographic record is made of the features of the place that are destroyed as a result of the development that meets the standards outlined in the Department of Environment and Heritage Protection Guideline: Archival Recording of Heritage Places (2013).	✓/x ✓/x	R4 Not Applicable The development is for Material Change of Use. The relevant Building Work approval (CAR/24/0014) is provided within Schedule 5.

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Australia ICOMOS Inc. is the national chapter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5	AO5	√ / x	R5 Not Applicable
The scale, location and design of the development are compatible with the character, setting and appearance of the heritage place identified on the Heritage overlay maps (OM-007a-f).	No acceptable outcome is provided.		The development is for Material Change of Use.
Note—A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the development does not detract from, or diminish the cultural heritage significance of the heritage place.			
PO6	AO6	√ / x	R6 Not Applicable
Development does not adversely affect the character, setting or appearance of the heritage place identified on the Heritage overlay maps (OM-007a-f) through removal of vegetation that contributes to the heritage significance of the place.	Existing vegetation is retained.		The development is for Material Change of Use.
Note—A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the vegetation removal does not detract from, or diminish the cultural heritage significance of the heritage place.			

Performance outcomes	Acceptable outcomes	Complies	Comments
P07	A07	√ / ×	R7 Not Applicable
Excavation or other earthworks do not have a detrimental impact on heritage places identified on the Heritage overlay maps (OM-007a-f) that are of archaeological significance.	No acceptable outcome is provided.		The development is for Material Change of Use.
Note—An archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.			

PO8		AO8	√ /x	R8 Not Applicable
place overl	development involving ural demolition of a heritage identified on the Heritage ay maps (OM-007a-f), a occur in accordance with a	No acceptable outcome is provided.		The development is for Material Change of Use.
Herita				
	gement Plan that			
1	nstrates that:			
(a)	a procedure for recording the existing condition of the heritage place identified on the Heritage overlay maps (OM-007a-f) (including any building encroachments) and monitoring the condition of the heritage place identified on the Heritage overlay maps (OM-007a-f)			
	during the construction phase will be implemented;			
(b)	measures will be employed to avoid damage to the heritage place identified on the Heritage overlay maps (OM-007a-f) during construction;			
(c)	a protocol has been established for the approval of repair work and repairs to any damage to the heritage place identified on the Heritage overlay maps (OM-007a-f) resulting from construction works; and			
(d)	where applicable, a report by a Landscape Architect or Arborist detailing how			

Performance outcomes	Acceptable outcomes	Complies	Comments
any identified significant vegetation on the site of the heritage place identified on the Heritage overlay maps (OM-007a-f) will not be adversely affected by works during and post construction.			
PO9	AO9	√ /×	R9 Not Applicable
Advertising devices located on a heritage place identified on the Heritage overlay maps (OM-007a-f) are sited and designed in a manner that: (a) is compatible with the heritage significance of the place identified on the Heritage overlay maps (OM-007a-f); and	No acceptable outcome is provided.	• / X	The development is for Material Change of Use.
(b) does not obscure the appearance or prominence of the heritage place identified on the Heritage overlay maps (OM-007a-f) when viewed from the street or other public places.			

9.3.2 Commercial activities code

9.3.2.1 Application

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

9.3.2.2 Purpose

- (1) The purpose of the Commercial activities code is to ensure Commercial activities are appropriately located, designed and operated to service the Shire while not impacting on the character and amenity of the area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Commercial activities meet the needs of the local community, visitors and tourists through safe, accessible and convenient points of service;
 - (b) Commercial activities have minimal impacts on the natural environment or the environmental values of the area;
 - (c) Commercial activities reinforce and do not prejudice the role and function of established or designated centres;
 - (d) Commercial activities minimise impacts on the character and amenity of the surrounding area and surrounding land uses, particularly residential uses; and
 - (e) Commercial activities do not compromise the viability of the hierarchy and network of centres, namely:
 - (i) Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;
 - (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
 - (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
 - (iv) Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities.

9.3.2.3 Criteria for assessment

Table 9.3.2.3—Commercial activities code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments		
For accepted development s	For accepted development subject to requirements and assessable development				
PO1 Buildings are finished with high quality materials, selected for their durability and contribution to the character of the area.	Building design does not incorporate: (a) highly reflective materials such as high performance glass or untreated galvanised metals; or (b) unrelieved, unpainted or un-rendered finishes; or (c) unarticulated concrete finishes; or (d) unarticulated cladding systems; or (e) fluorescent or iridescent paints; or (f) use of single colour or surface treatment.		R1 Complies Building design does not incorporate any aspects specified within (a)-(f).		

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 A Sales office is compatible with the built form, character and amenity of the surrounding area, having regard to: (a) duration of use; (b) size and scale; (c) intensity and nature of use; (d) number of employees; and (e) hours of operation.	AO2.1 The Sales office is limited in its duration to a period not greater than: (a) 2 years, where involving selling or displaying land or buildings (including a dwelling house, multiple dwelling, commercial or industrial buildings); or (b) 6 months, where involving land or buildings that can be won as a prize.	•	R2.1 Not Applicable A Sales Office is not proposed.
	AO2.2 The Sales office does not exceed 100m² gross floor area. Note—The Sales office may be located within part of a Dwelling house, Dual occupancy or Multiple dwelling for sale or that can be won as a prize.	•	R2.2 Not Applicable A Sales Office is not proposed.
	AO2.3 No more than 3 employees work within the sales office at any one time.	•	R2.3 Not Applicable A Sales Office is not proposed.
	AO2.4 The Sales office does not operate outside the hours of 8.00am to 6.00pm.	~	R2.4 Not Applicable A Sales Office is not proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments	
A Sales office is located to be accessible to visitors.	PO3 The Sales office is established at the entrance to: (a) the estate or stage of the estate where involving multiple properties or dwellings; or (b) the building or land where involving a single property or dwelling.	•	R3 Not Applicable A Sales Office is not proposed.	
For assessable development Visual amenity and character				
PO4 Commercial activities protect	AO4 No acceptable outcome is provided.	•	R4 Performance Solution (No acceptable outcome provided) The development does not impact the character or amenity of surrounding land uses and appropriately locates and screens all building plant, services and refuse areas.	

Acceptable outcomes	Complies	Comments
AO5 No acceptable outcome is	~	R5 Performance Solution (No acceptable outcome provided)
provided.		The development involves the following Commercial activities:
		Food and drink outlet;
		Office; and
		Shop.
		Proposed Commercial activities land are consistent with the intended land uses of the Kuranda Centre Zone and are commensurate to the scale and nature of similar land uses within Coondoo Street.
		Located at the ground floor along the site's frontage, the proposed food and drink outlet and shop (art retail) will facilitate streetscape activation, contributing to the amenity and vibrancy of the area.
		Office land uses are predominantly (and appropriately) located on the first floor of the development.
nr wash		
AO6.1	✓	R6.1 Not Applicable
(a) minimum area of 1500m²; and (b) minimum frontage of: (i) 30 metres to each road where the site is a corner site; or (ii) 40 metres		Service Station or Car Wash is not proposed.
	AO5 No acceptable outcome is provided. AO6.1 The site has a: (a) minimum area of 1500m²; and (b) minimum frontage of: (i) 30 metres to each road where the site is a corner site; or	AO5 No acceptable outcome is provided. AO6.1 The site has a: (a) minimum area of 1500m²; and (b) minimum frontage of: (i) 30 metres to each road where the site is a corner site; or (ii) 40 metres

Perf	formance outcomes	Acceptable outcomes	Complies	Comments
(d) (e)	vehicle access and on site manoeuvrability; and landscaping.	AO6.2 Bulk fuel storage tanks are situated on the site no closer than 8 metres to any road frontage.	~	R6.2 Not Applicable Service Station or Car Wash is not proposed.
		AO6.3 Bulk fuel storage tanks are situated on the site: (a) so that fuel delivery vehicles are standing wholly within the site when discharging fuel into the tanks; and (b) ensuring that the movement of other vehicles on the site is not restricted when fuel delivery occurs.	•	R6.3 Not Applicable Service Station or Car Wash is not proposed.
		AO6.4 Fuel pumps, car wash bays and facilities including air and water points are: (a) orientated to minimise vehicle conflicts associated with manoeuvring on site; and (b) located so that vehicles using or waiting to use the facilities are standing wholly within the site and in locations which do not restrict the movement of other vehicles on the site.		R6.4 Not Applicable Service Station or Car Wash is not proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7	A07	✓	R7 Not Applicable
The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that: (a) the off-site release of contaminants does not occur; and (b) there are no significant adverse impacts on the quality of surface water or ground water resources.	No acceptable outcome is provided.		Service Station or Car Wash is not proposed.

9.3.3 Community activities code

9.3.3.1 Application

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

9.3.3.2 Purpose

- (1) The purpose of the Community activities code is to ensure Community activities that are appropriately designed and located to:
 - (a) be conveniently accessible to the communities they serve; and
 - (b) not detrimentally impact on local amenity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Community activities do not have an adverse impact on the amenity of the surrounding area;
 - (b) Community activities establish in appropriate locations that are highly accessible;
 - (c) Community activities are located with other community activities when the opportunity to achieve practical co-location of facilities exists;
 - (d) Community activities are designed to be accessible, functional and safe;
 - (e) Community activities are compatible and integrated with surrounding land uses; and
 - (f) Community activities enhance community identity and character.

9.3.3.3 Criteria for assessment

Table 9.3.3.3—Community activities code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments			
For accepted development	For accepted development subject to requirements and assessable development					
Amenity and privacy						
PO1 Community activities are appropriately located and designed to avoid adverse impacts on sensitive uses related to: (a) noise; (b) lighting; and (c) overlooking. Note—These provisions apply to any adjoining sensitive use, both on an adjoining site and on the same site as the Community activity.	AO1 Along any common boundary with a sensitive land use, development incorporates: (a) a 1.8 metre high solid screen fence; and (b) screening to windows which: (i) face the boundary; (ii) have a sill height less than 1.5 metres; and (iii) are not wholly screened by the boundary fence.	•	R1 Complies The development involves the following Community activity: • Community use. Community use activities within the development are located toward the rear of Lot 714 (Youth Hub/Shed) and at the lower level of the building (Flexi Space) as identified on the proposal plans. The location of these areas has sought to keep any potential noise, lighting and overlooking impacts to a minimum. We note that no habitable buildings adjoin Lot 714. Lot 707 (adjoining the rear of Lot 714 and forming part of the site) features a shed at the rear and is understood to be fenced.			
If for Educational establish						
PO2 Development is located on a site that is capable of accommodating: (a) all facilities necessary for the use; (b) required landscaping and buffering; and (c) appropriately designed access, manoeuvring and parking areas.	AO2 The development is located on a site with a minimum: (a) site area of 800m²; (b) road frontage of 20 metres; and (c) road reserve width of 20 metres.		R2 Not Applicable An Educational Establishment or Child Care Centre is not proposed.			

Performance outcomes	Acceptable outcomes	Complies	Comments	
PO3 The design of the development does not result in any safety hazard for children or other users of the facility.	AO3 A child proof fence or physical barrier is provided to prevent unintended access to the following areas, directly from indoor or outdoor areas intended to accommodate children: (a) Vehicle manoeuvring and parking areas; (b) Refuse storage and servicing areas; and (c) Air conditioning, refrigeration plant and mechanical plant.		R3 Not Applicable An Educational Establishment or Child Care Centre is not proposed.	
For assessable development Location				

Performance outcomes	Acceptable outcomes	Complies	Comments
AO4 Development is compatible	AO4 No acceptable outcome is	✓	R4 Performance Solution (No acceptable outcome provided)
with the amenity of the surrounding area, having regard to: (a) the location and type of vehicular access and parking; (b) hours of operation; (c) waste storage and	provided.		The development, where fronting Coondoo Street, is consistent with the purpose and intended land uses sought for the Centre Zone. In seeking to contribute to an active streetscape within Coondoo Street, vehicular access is not provided at the primary frontage. Limited car parking is, however, noted to exist within the road reserve.
collection; (d) advertising devices and signage; (e) visual amenity; (f) privacy; and (g) noise, odour and dust emissions.			Ancillary carparking is proposed within Lot 706, which is accessed via Barang Street (an Access Road). The proposed car parking area is located within the Medium Density Residential Zone. Notwithstanding, due to the nature of existing development in the vicinity of the site (commercial development and church), it is understood that non-residential traffic already exists within Barang Street.
			Pedestrian access will be facilitated from the car parking area to the redevelopment site via an internal walkway. A 3 metre wide landscaping bed is provided along the eastern boundary of the proposed car park to provide visual and sound buffering to the neighbouring premises.
			The proposed development presents limited concern for noise, odour and emissions impacts, and the hours of operation will be conducted in alignment with the requirements of the Planning Scheme and the reasonable needs of each use.
			Compliance with PO4 is achieved on this basis.
PO5	AO5.1	→	R5.1 Complies
Community activities are highly accessible to the community they serve and are	Community activities are not located in a cul-de-sac.		The development is not located at the terminus of a cul-desac.

Performance outcomes	Acceptable outcomes	Complies	Comments
located to encourage multi- purpose trips.	AO5.2 Development is located: (a) within 800 metres walking distance of the Centre zone; or (b) within 400 metres walking distance of a public transport stop; or (c) provided with a connection to the pedestrian and cycle network.	•	R5.2 Complies The development is predomionanrity located within the Centre Zone. Ancillary car parking is provided within compliant proximity. Ample public and active transit opportunities are available within the area.
Amenity and privacy			
PO6 Community activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (e) air conditioning; (f) refrigeration plant; (g) mechanical plant; and (h) refuse bin storage areas.	AO6 No acceptable outcome is provided.	•	R6 Performance Solution (No acceptable outcome provided) The development does not impact the character or amenity of surrounding land uses and appropriately locates and screens all building plant, services and refuse areas.
If for Educational establish	nment or Child care centre		

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7 Educational establishments and Child care centres:	AO7 No acceptable outcome is provided.	~	R7 Not Applicable An Educational Establishment or Child Care Centre is not proposed.
(a) do not detrimentally impact on the amenity or operations of surrounding land uses; and (b) have suitable			proposed.
separation distances and buffering from sensitive uses.			

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				
or accepted development subject to requirements and assessable development							
PO1 Development, other than in the Rural zone, includes landscaping that: (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest.	AO1 Development, other than in the Rural zone, provides: (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. 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.		R1 Performance Solution (Complies) A 3 metre wide landscaping buffer is proposed along the eastern boundary of Lot 706. A number of shrubs and trees are proposed to be planted within Lot 714 to the rear of the Coondoo Street redevelopment. Despite this, proposed landscaping does not meet the 10% minimum requirement. The development is proposed to be built to the front and side boundaries at the Coondoo Street frontage. Therefore, limited opportunity for landscaping exists within this part of the site. The development does however include internal planter beds that are visible from the street, to soften the built form and provide visual interest. Raised planter beds in the road reserve will be retained without alteration. Mature vegetation is noted to exist within the front boundary of the adjoining Lot 715 (immediately east), which contributes to the appearance of landscaping in the vicinity of the site and provides an appropriate balance between built and natural elements. Landscaping within Lot 706 will be undertaken in accordance with Planning Scheme Policy 6 and the relevant standards. Conditions of approval would be accepted in relation to further landscaping requirements.				

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	Development, other than in the Rural zone, includes a landscape strip along any site frontage: (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip		R2 Performance Solution (Complies) Landscaping along the Coondoo frontage is not proposed as discussed in response R1 above. To maintain the safety and efficiency of the car park, no further landscaping is proposed to the Barang Street frontage. A generous 3 metre wide landscaping bed is provided along the eastern boundary of the car park to complement the character of the immediate surrounds and provide screening. A condition of approval would be accepted in relation to the provision of additional landscaping treatments.
PO3 Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses;	AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B.	•	R3.1 Complies A 3 metre wide landscaping bed is provided along the eastern boundary of Lot 706 (adjacent to the car parking area). Additional side and rear boundary landscaping is not required.

Perf	ormance outcomes	Acceptable outcomes	Complies	Comments
(b) (c) (d) (e)	assists to break up and soften elements of built form; screens areas of limited visual interest; preserves the amenity of sensitive land uses; and includes a range and variety of planting.		•	R3.2 Can Comply The carpark landscape buffer can be conditioned to provide landscaping treatments in accordance with the relevant council requirements.
		AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	•	R3.3 Can Comply The carpark landscape buffer can be conditioned to provide landscaping treatments in accordance with the relevant council requirements.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	AO4.1 Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area. AO4.2 Landscaping in car parking areas is designed in accordance with	✓ ✓	R4.1 Can Comply The carpark landscape buffer can be conditioned to provide landscaping treatments in accordance with the relevant council requirements. R4.2 Can Comply The carpark landscape buffer can be conditioned
	Planning Scheme Policy 6 - Landscaping and preferred plant species.		to provide landscaping treatments in accordance with the relevant council requirements.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	~	R5.1 Can Comply All landscaping treatments can be conditioned to comply with the relevant council requirements.
intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	•	R5.2 Can Comply All landscaping treatments can be conditioned to comply with the relevant council requirements.
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	•	R6.1 Can Comply All landscaping treatments can be conditioned to comply with the relevant council requirements.
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	•	R6.2 Can Comply All landscaping treatments can be conditioned to comply with the relevant council requirements.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	•	R6.3 Not Applicable The development does not adjoin an electricity substation.
PO7 Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design	AO7 No acceptable outcome is provided.		R7 Performance Solution (No acceptable outcome provided) All landscaping areas can and will be appriproately designed to allow for effective growing conditions, ensure ease of maintenance, minimise nuisance and maintain the safety of pedestrains.

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	2 metres	Not applicable	Along all side and rear boundaries

(c) (d)	Car wash; or Utility installation				
For: (a) (b) (c) (d)	waste storage; equipment; servicing areas; and private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To visibility	prevent

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

9.4.3 Parking and access code

9.4.3.1 Application

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

9.4.3.2 Purpose

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

9.4.3.3 Criteria for assessment

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and	ACCEPTABLE OUTCOMES AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B. Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	Complies	R1 Performance Solution (Complies) Pursuant to Table 9.4.3.3B, the development is required to provide 23 car parking spaces. Notwithstanding, a car parking "credit" of 10 spaces is understood to exist for Lot 714 (calculated in accordance with the car parking requirement for Office land use and the 200m² GFA of the existing building). The proposed development therefore provides 13 car parking spaces. Car parking is located within the designated car parking area on Lot 706, which is accessed via Barang Street.
(e) accessibility of the use to all members of the community.			The 13 car parking spaces as proposed are commensurate with the anticipated demand for car parking associated with the proposed use. It is likely that staff will predominantly use the on-site car parking in so much as behaviourally, visitors to and clients of the proposed land uses will likely park on Condoo Street and/or within Kuranda Village Centre Zone areas.
			Table 9.4.3.3B also identifies that, for Food and Drink Outlet, one Heavy Rigid Vehicle (HRV) space is required. All other proposed land uses require the provision of one Small Rigid Vehicle (SRV) space. We note that the proposed development does not include a service vehicle car parking space.
			A loading bay is, however, located at the Coondoo Street frontage of the site, less than 10 metres from the premises. It is understood that the loading bay can appropriately accommodate any service vehicle that may required to service the development.
			A disability car parking space is also located in Coondoo Street, directly outside the primary frontage to the site.
			The development complies with PO1 on this basis.

Performance outcomes	Acceptable outcomes	Complies	Comments
Vehicle crossovers			
PO2 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	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	•	R2.1 Complies Vehicular access to/from the site will be designed and constructed in accordance with the relevant standards.
(c) minimise pedestrian to vehicle conflict.	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.	>	R2.2 Complies Both Coondoo Street and Barang Street are identified as Access Roads on the Transport Infrastucture Overlay. Vehicular access to the site is provided via Barang Street, where the car parking area is proposed. In this way, the design seeks to maintain the "main street" experience at the Condoo Street frontage.
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E.	~	R2.3 Not Applicable The development does not involve a use identified in Table 9.4.3.3E.

Perfori	mance outcomes	Acceptable outcomes	Complies	Comments
parking paveme regard t (a) th (b) th (c) th	U 1	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.	•	R3 Complies The parking area will be constructed in accordance with the relevant standards and can be conditioned to comply accordingly.
For as	sessable development			
Parkin	g area location and des	sign		
PO4		AO4.1	✓	R4.1 Complies
designe (a) e	king areas are located and ed to: ensure safety and efficiency in operation; and be consistent with the	Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off- street car parking.		The parking area will be constructed in accordance with the relevant standards and can be conditioned to comply accordingly.
	haracter of the	AO4.2	~	R4.2 Complies
SI	urrounding locality.	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.		The parking area will be constructed in accordance with the relevant standards and can be conditioned to comply accordingly.
		AO4.3	→	R4.3 Complies
		The car parking area includes designated pedestrian routes that provide connections to building entrances.		A pedestrian walkway is provided from the car parking area to the development of Lot 714.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.		R4.4 Complies Vehicle parking areas are contained within the site and visible from the street.
Site access and manoeuvring			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	AO5.1 Access and manoeuvrability is in accordance with: (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.		R5.1 Complies The parking area will be constructed in accordance with the relevant standards and can be conditioned to comply accordingly.
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	>	R5.2 Complies The parking area will be constructed in accordance with the relevant standards and can be conditioned to comply accordingly.
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	•	R5.3 Complies The car parking area will be designed so that all vehicles enter and exit the site in a forward gear.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO5.4 Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	•	R5.4 Complies The parking area will be constructed in accordance with the relevant standards and can be conditioned to comply accordingly.
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the	AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	•	R6.1 Not Applicable A Tourist Park is not proposed.
amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians,	AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	•	R6.2 Not Applicable A Tourist Park is not proposed.

Perf	ormance outcomes	Acceptable outcomes	Complies	Comments
(e)	cyclists and motor vehicles; and in the Rural zone, avoids environmental degradation.	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	~	R6.3 Not Applicable The development does not involve an internal road network.
		AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	•	R6.4 Not Applicable The development does not involve an internal road network.
		AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	•	R6.5 Not Applicable The development does not involve an internal road network.
		AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	•	R6.6 Not Applicable The development does not involve an internal road network.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	•	R6.7 Not Applicable The development does not involve an internal road network.
PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of	service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is	•	R7.1 Performance Solution (Complies) The existing loading bay located in Coondoo Street (adjacent to the site, fronting the Barron Falls Hotel) will be utilised for all unloading, loading and servicing required in relation to the development. It is understood that the loading bay can appropriately accommodate any service vehicle that may required to service the development. A waste disposal area is located at the rear of the car park. Refuse bins will be wheeled to the Barang Street frontage for collection by Council's waste collection service.
the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	~	R7.2 Complies Service vehicles can enter and exit the loading bay in a forward gear.

Performance outcomes	Acceptable outcomes	Complies	Comments
on adjoining sensitive land uses and streetscape quality.	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.	•	R7.3 Complies It is understood that the existing loading bay located at the Coondoo Street frontage has been designed to accommodate a HRV.
Maintenance			
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	>	R8.1 Complies All car parking areas will be used and maintained as intended and can be conditioned to comply accordingly.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	•	R8.2 Complies All car parking areas will be constructed in accordance with the relevant standards and can be conditioned to comply accordingly.
End of trip facilities			
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.	~	R9.1 Complies Bicycle parking will be provided in accordance with the relevant requirements and can be conditioned to comply, as appropriate.

	Acceptable outcomes	Complies	Comments
at:) meet the anticipated demand generated from the use;) comprise secure and convenient bicycle parking and storage; and) provide end of trip facilities for all active transport users.			R9.2 Complies End of trip facilities are provided within the proposed community centre in accordance with the relevant requirements and can be conditioned to comply as appropriate. more than 100 vehicle movements per day or
e development on the irrounding local road network ust not result in unacceptable spacts on adjacent land and cal road users.	AO10 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.	•	R10 Not Applicable None of the above listed land uses are proposed. more than 100 vehicle movements per day or

Performance outcomes	Acceptable outcomes	Complies	Comments
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO11 A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.		R11 Not Applicable None of the above listed land uses are proposed.

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Adult store	Inside the Centre zone: One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 20m² or part thereof of GFA above 400m². Outside the Centre zone: One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².	One SRV space.
Agricultural supplies store	Inside the Centre zone: One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m². Outside the Centre zone: One space per 30m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m². Queuing for 3 vehicles should be supplied where a GFA is greater than 600m².	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Air services	If accepted development subject to requirements development: One space per 90m² or part thereof of net lettable area; or	If accepted development subject to requirements: One space per 200m² or part thereof of net lettable area. If assessable development: As determined by Council.
	If Assessable development: As determined by Council.	
Animal husbandry	If accepted development subject to requirements: One space. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Animal keeping	Minimum of three spaces or one space per 200m ² of use area, whichever is greater.	One SRV space.
Aquaculture	If accepted development subject to requirements: In the rural or rural residential zones - two spaces; or Enclosed within a building - one space per 90m² of net lettable area. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Brothel	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Bulk landscape supplies	Minimum of five spaces or one space per 250m ² of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m ² ; or One HRV space.
Car wash	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
Caretaker's accommodation	One space per dwelling unit.	Nil.
Cemetery	As determined by Council.	As determined by Council.
Child care centre	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.
Club	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m².
Community care centre	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Community residence	Three spaces.	Nil.
Community use	Minimum of 5 spaces per use or one space per 50m ² or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m ² GFA.
Crematorium	One space per 30m ² GFA or part thereof.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Cropping	If accepted development subject to requirements: Two spaces. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Detention facility	As determined by Council.	As determined by Council.
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.
Dwelling house	One covered space per dwelling house. One space per secondary dwelling.	Nil.
Dwelling unit	One covered space per dwelling unit. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil
Educational establishment	For all establishments: 1 space per every10 students plus 1 space per employee, and Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.	For accepted development subject to requirements: One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas. For assessable development: As determined by Council.
Emergency services	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	As determined by Council.
Environment facility	As determined by Council.	As determined by Council.
Extractive industry	As determined by Council.	As determined by Council.

Definition	on		Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Food outlet	and	drink	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m². Outside the Centre zone: One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 10m² or part thereof of GFA above 400m². Drive-through: Queuing spaces for 6 passenger vehicles within the site boundaries. One service vehicle space per use or one service vehicle space per 1,000m² GFA, whichever is greater.	One HRV space.
Functio	n facil	ity	One space per 30m ² or part thereof of GFA.	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Funeral parlour	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m². Outside the Centre zone: One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².	One SRV space.
Garden centre	A minimum of 5 spaces for customer parking or one space per 150m² or part thereof of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m² use area, whichever is greater.	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Hardware and trade supplies	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per or part thereof of GFA above 400m². Outside the Centre zone: One space per or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².	One AV if the site has an area of greater than 2,000m², otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Health care services	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 40m² or part thereof of net lettable area. Outside the Centre zone: One space per 20m² of or part thereof of net lettable area.	One SRV space per 500m² GFA.
High impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Home based business	Bed and breakfasts: One space per guest room. Other home based business: One space for home based business and one covered space for the dwelling.	Nil.
Hospital	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m² of GFA and part thereof; and One space for an emergency vehicle.
Hotel	One space per 10m ² or part thereof of GFA per bar, beer garden and other public area. One space per 50m ² or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.
Indoor sport and recreation	If accepted development subject to requirements: One space per 25m² of net lettable area. If assessable development: As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.

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

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Multiple dwelling	One covered space per dwelling. One dedicated vehicle wash-down bay for premises containing 5 or more dwellings. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil.
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
Nightclub entertainment facility	One space per 60m ² GFA or part thereof.	Nil.
Non-resident workforce accommodation	One space per dwelling unit.	Nil.
Office	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m². Outside the Centre zone: One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Outdoor sales	A minimum of 5 spaces for customer parking or one space per 150m² of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m², whichever is greater.	One AV if the site has an area of greater than 2,000m², otherwise One HRV space.
Outdoor sport and recreation	Coursing, horse racing, pacing or trotting: One space per five seated spectators; plus One space per 5m² of other spectator areas. Football: 50 spaces per field. Lawn bowls: 30 spaces per green. Swimming pool: 15 spaces; plus One space per 100m² of useable site area. Tennis or other Court: Four spaces per court. Golf Course: Four spaces per tee on the course; plus One space per 50m² of net lettable area. Any other use: As determined by council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Permanent plantation	If accepted development subject to requirements: Two spaces. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Place of worship	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Port services	As determined by Council.	As determined by Council.
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
Renewable energy facility	As determined by Council.	As determined by Council.
Research and technology industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Roadside stall	One space per stall.	Nil.
Rooming accommodation	Inside the Centre zone: One space per 15 beds. Outside the Centre zone: One space per 8 beds.	One SRV space. One space for a 20 seater bus.
Rural industry	One space per 90m ² GFA or part thereof.	One AV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Rural workers' accommodation	If accepted development subject to requirements: Nil If Assessable development: As determined by Council.	If accepted development subject to requirements: Nil If Assessable development: As determined by Council.
Sales office	One space per 25m ² GFA or part thereof.	Nil.
Service industry	Accepted where in an existing building within the Centre zone. Inside the Centre zone: One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m². Outside the Centre zone: One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².	One HRV space if the site is greater than 2,000m², otherwise One SRV space.
Service station	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
Shop	Accepted where in an existing building within the Centre zone. Inside the Centre zone: One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m². Outside the Centre zone: One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².	One HRV space if the site is greater than 2,000m², otherwise One SRV space.
Shopping centre	Inside the Centre zone: One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 25m² or part thereof of GFA above 400m². Outside the Centre zone: One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m².	One AV space per 1,000m ² ; and One SRV space per 500m ² ; or One SRV space per every 2 specialty uses, whichever the greater.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Showroom	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m². Outside the Centre zone: One space per 50m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².	One AV space and One SRV space if the site is greater than 2,000m²; or One HRV space; and One SRV Space.
Special industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Substation	If assessable development: As determined by Council.	As determined by Council.
Telecommunication s facility	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Theatre	One space per 15m ² or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
Tourist attraction	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Tourist park	One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites. Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.	One HRV space.
Transport depot	One space per 125m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Utility installation	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Veterinary services	Accepted in an existing building within the Centre zone. Inside Centre zone: One space per 40m² or part thereof of net lettable area. Outside Centre zone: One space per 20m² or part thereof of net lettable area.	One HRV space if greater than 500m ² GFA; and One SRV space per 500m ² GFA.
Warehouse	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Wholesale nursery	As determined by Council.	As determined by Council.
Winery	As determined by Council.	As determined by Council.

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

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

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

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

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

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Commercial activities	New or redeveloped commercial activities buildings (other than a shopping centre), provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one bicycle rack space per 750m² NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building.	New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m ² GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Educational establishment	New or redeveloped education facilities, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For students: - minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and - bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area.	New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Food & drink outlet	One space per 100m ² GFA.	As determined by Council.
Function facility	One space per 300m ² GFA.	As determined by Council.

Health care services

New or redeveloped healthcare facilities, provide the following facilities:

- For employees secure bicycle storage
 for 5% of building staff
 (based on one person
 per 75m² GLA).
 Secure bicycle parking
 involves a bicycle
 locker or bicycle rail in
 a locked
 compound/cage; and
- For visitors:
 - facilities with inpatient accommodation provide one space per each 30 beds;
 - facilities without inpatient accommodation provide one space per each 4 practitioners;
 - aged care facilities provide one space per each 60 beds;
 - In every instance above, provide a minimum of 5 bicycle parking spaces; and
 - bicycle parking provided: in an accessible location,

New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:

- accessible showers at the rate of one per 10 bicycle spaces provided or part thereof:
- changing facilities adjacent to showers; and
- secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
	signposted and within 10m a major public entrance to the building.	
Hospital	As determined by Council.	As determined by Council.
Indoor sport and recreation	One space per employee plus 1 space per 200m² GFA	As determined by Council.
Park	As determined by Council.	As determined by Council.
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.
Short term accommodation	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Shop or Shopping centre	New or redeveloped shopping centres, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one space per 500m² GLA or part thereof for centres under 30,000m²; or - one space per 750m² GLA or part thereof for centres between 30,000m² and 50,000m²; and - bicycle parking is signposted and within 10m of a major public entrance to the building.	New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Theatre	One space per 100m² GFA.	As determined by Council.

Table 9.4.3.3E—Vehicular Access for Specific Uses

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

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

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

9.4.5.2 Purpose

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

9.4.5.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments			
For accepted development su	For accepted development subject to requirements and assessable development					
Water supply						
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for firefighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving	AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 — FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water	•	R1.1 Complies The development will be connected to all urban infrastructure and services and can be conditioned to comply accordingly.			

Performance outcomes	Acceptable outcomes	Complies	Comments
	Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.		R1.2 Not Applicable The site is located within a reticulated water supply service area.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for firefighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving	AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 — FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	*	R2.1 Complies The development will be connected to all urban infrastructure and services and can be conditioned to comply accordingly.
environment.	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	•	R1.2 Not Applicable The site is located within a reticulated sewerage service area.
Stormwater infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	•	R3.1 Complies The development will be connected to all urban infrastructure and services and can be conditioned to comply accordingly.
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	•	R3.2 Complies The development will convey stormwater from the premises to a lawful point of discharge within both the Coondoo Strand Baranag Street road reserves. Onsite drainage systems will be constructed in accordance with the relevant standards and can be conditioned to comply accordingly.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Each lot is provided with an adequate supply of electricity	ACCEPTABLE OUTCOMES AO4 The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will	Complies	R4 Complies The development will be connected to all urban infrastructure and services and can be conditioned to comply accordingly.
Telecommunications infrastr	occur. ucture		
PO5	AO5	~	R5 Complies
Each lot is provided with an adequate supply of telecommunication infrastructure	Development is provided with a connection to the national broadband network or telecommunication services.		The development will be connected to all urban infrastructure and services and can be conditioned to comply accordingly.
Existing public utility servi	ces		

Performance outcomes	Acceptable outcomes	Complies	Comments
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	A06 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.	•	R6 Complies The development will be connected to all urban infrastructure and services in a manner that does not impact their function, and can be conditioned for approval, accordingly. Any requirement to relocate, repair or alter public utility mains or services will be undertaken in accordance with the relevant standards.
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary. AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	•	R7 Performance Solution (Complies) A minor area of cut is proposed within the side boundary setbacks to accommodate the lower level areas at the rear of the building. Excavation works also result in a minor increase to the allowable excavation depths, proposing approximately 1.6m (to be confirmed during detailed design / site construction). Given the location of the proposed cut, the development does not present any significant or undue impacts to the streetscape or adjoining amenity. The design proposes zone code-complaint brickwork built to boundary walls to act as retaining structures, and thus presents no impact to slope stability, accessibility or privacy. On this basis, compliance with PO7 is achieved.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO7.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	•	R7.4 Not Applicable No batters are proposed.
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	•	R7.4 Complies No batters are proposed.
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 — FNQROC Regional Development Manual.	•	R7.5 Not Applicable No batters are proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 — FNQROC Regional Development manual.	•	R7.5 Not Applicable No retaining walls are proposed. All proposed earthworks are appropriately retained through the construction of the lower-floor walls.
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	•	R7.7 Complies Any excavation works will be conducted in accordance with the relevant requirements and can be conditioned for compliance, where reasonable and relevant.
For assessable development			
Transport network			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	AO8.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 — FNQROC Regional Development manual.	•	R8.1 Complies All proposed Vehicle Crossovers will be constructed to the relevant standards and can be conditioned for approval, accordingly.

Performance outcomes	Acceptable outcomes	Complies	Comments		
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	*	R8.2 Complies Any alterations to footpaths will be constructed to the relevant standards and can be conditioned for approval, accordingly.		
Public infrastructure	Public infrastructure				
PO9 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.	Specifications set out in the Planning Scheme Policy 4 –	*	R9 Not Applicable No public infrastructure dedication is proposed.		
Stormwater quality					

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10	AO10.1	✓	R10.1 Complies
Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-	The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (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		A Stormwater Management Plan and Erosion and Sediment Control Plan will be prepared in accordance with the relevant standards and submitted to Council prior to the commencement of any works on site.
site and downstream	(b) an Erosion and Sediment Control Plan that meets or		
waterbodies; (c) achieve specified water	exceeds the Soil Erosion		
quality objectives;	and Sedimentation Control		
(d) minimise flooding; (e) maximise the use of natural channel design principles;	Guidelines (Institute of Engineers Australia), including: (i) drainage control;		
(f) maximise community	(ii) erosion control;		
benefit; and (g) minimise risk to public safety.	(iii) sediment control; and (iv) water quality outcomes.		

Performance outcomes	Acceptable outcomes	Complies	Comments
	For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.	*	R10.2 Not Applicable The developable part of the site does not exceed site 2,500m². The development will not result in more than 5 lots or more than 5 dwellings or accommodation units.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	AO11 No acceptable outcome is provided.	•	R11 Not Applicable Storage areas for stormwater detention and retention are not proposed nor required.
Excavation or filling			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	~	R12.1 Complies Any haulage of excavation materials will be conducted in accordance with the relevant requirements and can be conditioned to comply.
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	•	R12.2 Complies Any haulage of excavation materials will be conducted in accordance with the relevant requirements and can be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments	
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	•	R13.1 Complies Dust emissions will be appropriately managed by the assessment manager at the Building Work stage, and can be conditioned to comply accordingly.	
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	•	R13.2 Complies Other emissions will be appropriately managed by the assessment manager at the Building Work stage, and can be conditioned to comply accordingly.	
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	•	R13.3 Complies All emissions will be appropriately managed by the assessment manager at the Building Work stage, and can be conditioned to comply accordingly.	
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	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.	•	R14 Complies Site access during construction will be conducted in accordance with relevant requirements and can be conditioned to comply accordingly.	
Weed and pest management				

Performance outcomes	Acceptable outcomes	Complies	Comments		
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	•	R15 Performance Solution (No acceptable outcome provided) Weeds and pests will be appropriately managed during development construction and can be conditioned to comply, accordingly.		
Contaminated land					
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	•	R16 Complies The development site is not identified as comprising contaminated land.		
Fire services in developments accessed by common private title					
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	•	R17.1 Not Applicable The development will not be accessed by common private title.		
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	•	R17.2 Not Applicable The development will not be accessed by common private title.		

SCHEDULE 5 –

DECISION NOTICE & REFERRAL AGENCY RESPONSE (BUILDING WORK)



17 December 2024

65 Rankin Street PO Box 154 MAREEBA QLD 4880

P: 1300 308 461 F: 07 4092 3323

W: www.msc.qld.gov.au E: info@msc.qld.gov.au

Planning Officer:

Carl Ewin

Direct Phone: Our Reference: 07 4086 4656 CAR/24/0014

Your Reference:

00030210

Ngoonbi Community Services Indigenous Corporation C/- All Construction Approvals PO Box 331 EDMONTON QLD 4869

Dear Applicants,

Decision Notice & Referral Agency Response Planning Act 2016

I refer to your application and advise that on 16 December 2024, under delegated authority Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

APPLICATION DETAILS

Application No:

CAR/24/0014

Street Address:

36 Coondoo Street, Kuranda

Real Property Description:

Lot 714 on NR7409

Planning Scheme:

Mareeba Shire Council Planning Scheme 2016

DECISION DETAILS

Type of Decision:

Approval

Development Permit and Referral Agency Response for

Building Works (Demolition of Buildings) assessable against

Type of Approval:

the Mareeba Shire Council Planning Scheme 2016

(Heritage Overlay Code)

Date of Decision:

17 December 2024

CURRENCY PERIOD OF APPROVAL

The currency period for this development approval is **two (2) years** starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)

ASSESSMENT MANAGER CONDITIONS

- (C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)
 - (a) Development assessable against the Planning Scheme
 - 1. Development must be carried out generally in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.

2. Timing of Effect

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

3. General

- 3.1 All works must occur in accordance with a Heritage Place Construction Management Plan.
- 3.2 An archival quality photographic record must be made of the features of the place that are destroyed as a result of the development that meets the standards outlined in the *Department of Environment and Heritage Protection Guideline: Archival Recording of Heritage Places (2013)* and a copy of this record must be provided to Council within three (3) months of the demolition.
- 3.3 The scope of demolition works, including the site rehabilitation must occur in accordance with the details included in the approved plan/s, to the satisfaction of Council's delegated officer.

REFERRAL AGENCIES

Not Applicable.

APPROVED PLANS

The following plans are Approved plans for the development:

Plan / Document Number	an / Document Number Plan / Document Name	
24065 SK01	Demolition Works	31/10/2024
-	All Construction Approvals	25 August 2024
	assessment against the Heritage	
	Overlay – 36 Coondoo Street	
-	PDR SMEC 36 Coondoo Street –	1 May 2019
	Structural Assessment	
÷	Osborne Construction Solutions –	14 August 2024
	Façade Assessment – 36 Coondoo	
	Street	

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

(D) ASSESSMENT MANAGER'S ADVICE

- (a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.
- (b) Compliance with applicable codes/policies

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

(c) Compliance with Acts and Regulations

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

Page 4

(d) Environmental Protection and Biodiversity Conservation Act 1999

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

(e) Cultural Heritage

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

(f) Electric Ants

Electric ants are designated as restricted biosecurity matter under the *Biosecurity Act* 2014.

Certain restrictions and obligations are placed on persons dealing with electric ant carriers within the electric ant restricted zone. Movement restrictions apply in accordance with Sections 74–77 of the *Biosecurity Regulation 2016*. Penalties may be imposed on movement of electric ant carriers and electric ants in contravention of the legislated restrictions. It is the responsibility of the applicant to check if the nominated property lies within a restricted zone.

All persons within and outside the electric ant biosecurity zone have an obligation (a *general biosecurity obligation*) to manage biosecurity risks and threats that are under their control, they know about, or they are expected to know about. Penalties may apply for failure to comply with a general biosecurity obligation.

For more information please visit the electric ant website at <u>Electric ants in Queensland | Business Queensland</u> or contact Biosecurity Queensland 13 25 23.

PROPERTY NOTES

Not Applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Plumbing Compliance Permit (Disconnection for Council's sewer system)
- Building Development Permit (Demolition of Building)

SUBMISSIONS

Not Applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. The relevant appeal provisions are outlined within the *Planning Act 2016*.

During the appeal period, you as the applicant may suspend your appeal period and make written representations to council about the conditions contained within the development approval. If council agrees or agrees in part with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will commence again from the start the day after you receive a "negotiated decision notice".

OTHER DETAILS

If you wish to obtain more information about Council's decision, electronic copies are available online at www.msc.qld.gov.au, or at Council Offices.

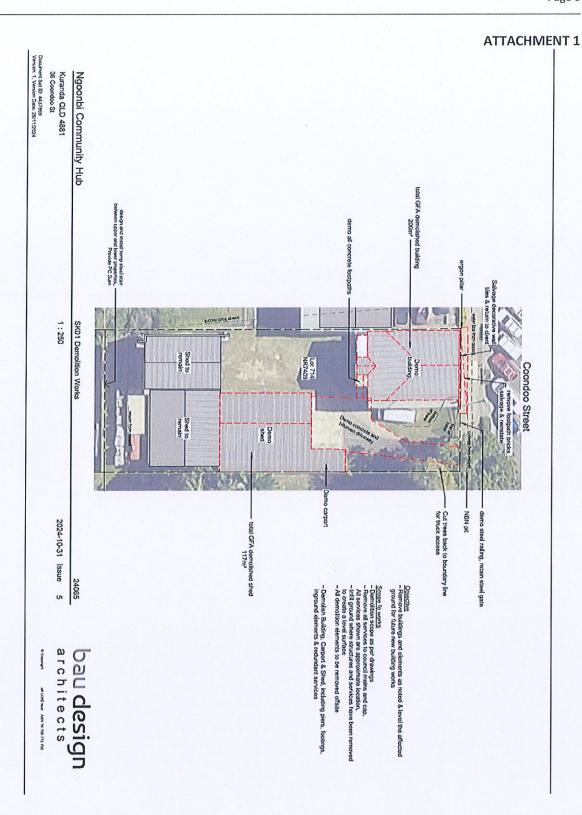
Yours faithfully

BRIAN MILLARD

COORDINATOR PLANNING SERVICES

Enc:

Approved Plans/Documents



ATTACHMENT 2



ASSESSMENT AGAINST THE CRITERIA IN THE PLANNING SCHEME 2016: MAREEBA SHIRE

Address:

36 Coondoo Street, Kuranda

Legal description:

Lot 714 on NR7409

Development:

Demolition in Building included in Heritage Overlay

This application for the Demolition of a Building within the Heritage Overlay over land described as Lot 714 on NR7409, situated at 36 Coondoo Street, Kuranda. The proposed development is Code Assessable. The site is located in the Centre Zone.

Zone	Development Type	Level of Assessment
Centre Zone	Demolition in Heritage Overlay	Code Assessable

The Site and Locality

The allotment subject of the application has the following areas:

Lot 714 1012m²

The site contains the Ngoonbi Community Centre.

Proposed Demolition of Building within the Heritage Overlay

The proposed works are for the construction of a new building on the Coondoo Street frontage of the subject site. To facilitate the construction of this new building, the existing building on the street frontage is proposed to be demolished. The site is included in the Heritage Overlay, with the building to be demolished subject of a Heritage Overlay listing in the Mareeba Shire. There are two assessments completed by a Structural Engineering Assessor (Appendix 7) and a step-by-step assessment to retain the facade of the building (Appendix 8). The Structural Engineering Assessment reveals significant issues with the integrity of the existing building and recommends that prudent steps be taken to demolish existing building on the site. The assessment by Osborne Construction Solutions finds that the retention of the façade could cost more than \$200,000.00, with no guarantees of the long-term structural stability of the structure at the completion of the works.

The applicant finds that the most prudent way to move forward, with the safety of the general public in mind, is to demolish the structure. As the site is included in the Heritage Overlay, a Code Asssessable application is required to facilitate the demolition of the existing building on the Coondoo Street frontage of the site. The Assessment Manager's timely consideration to allow this matter to be finalised is sought.

Document Set ID: 4406709 Version: 1, Version Date: 27/08/2024

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Performance outcomes	Acceptable outcomes	Applicantresponse
For accepted development subject to requirements and assessable development	and assessable development	
Where for Building work or Operational work involving a heritage place	nvolving a heritage place	
PO1 Development conserves and is subservient to the features and values of the heritage place identified on the Heritage overlay maps (OM-007a-f) that contribute to its heritage significance.	A01 Development: (a) does not alter, remove or conceal significant features of the heritage place identified on the Heritage overlay maps (OM-007a-f); or (b) is minorand necessary to maintain a significant use for the heritage place identified on the Heritage overlay maps (OM-007a-f).	Does not comply. The proposal is for the demolition of the existing Building on the site that is identified as having Heritage Values.
Where for Material change of use on a heritage place	. 8	
PO2 The Material change of use is compatible with the conservation and management of the significance of the heritage place identified on the Heritage overlay maps (OM-007a-f).	A02 No acceptable outcome is provided.	Not Applicable. The proposal is for the demolition of the existing Building on the site that is identified as having Heritage Values.
Where for Reconfiguring a lot on a heritage place		
Reconfiguring a lot does not (a) reduce public access to the heritage place identified on the Heritage overlay maps (OM-007a-f); or (OM-007a-f); or (b) obscure or destroy any of the following elements relating to the heritage place identified on the Heritage overlay maps (OM-007a-f): (i) pattern of historic subdivision; or (ii) the landscape setting; or (iii) the hardscape setting; or (iii) views to the heritage place identified on the Heritage overlay maps (OM-007a-f); or	AO3 No acceptable outcome is provided.	Not Applicable. Proposal is not for a reconfiguring a lot application.
Where for Building work or Operational work invo	work involving a heritage place	

Document Set ID: 4406709

Performance outcomes	Acceptable outcomes	Applicantresponse
PO4 Changes to a heritage place identified on the Heritage overlay maps (OM-007a-f) are appropriately managed and documented.	AO4.1 Development is compatible with a conservation management plan prepared in accordance with the Australian ICOMOS Charter³ for Places of Cultural Significance (Burra Charter).	Not Applicable.
	A04.2 An archival quality photographic record is made of the features of the place that are destroyed as a	Can Comply.
	result of the development that meets the standards outlined in the Department of Environment and Heritage Protection Guideline: Archival Recording of Heritage Places (2013).	Reasonable and relevant conditions of any approval issued for the proposed demolition of the building included in the Heritage Overlay can be provided with archival quality photographic
POS The scale, location and design of the development are	A05 No accentable outcome is anovided	Can Comply
compatible with the character, setting and appearance of the heritage place identified on the Heritage overlay maps (OM-007a-f).		Reasonable and relevant conditions of any annious issued for the nonneed demolition of
Note—A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the development does not detract from, or diminish the cultural heritages significance of the heritage place.		the building included in the Heritage Overlay can be provided with a Heritage Impact Assessment report.
P06	A06	
Development does not adversely affect the character, setting or appearance of the heritage place identified on the Heritage overlay maps (OM-007a-f) through removal of vegetation that contributes to the heritage	Existing vegetation is retained.	Complies. No vegetation is proposed to be removed as part
significance of the place.		of the proposed demolition of the building on the site.
Note—A Heritage Impact Assessment Report must be prepared by appropriately qualified persons that demonstrates to Council's satisfaction that the vegetation removal does not detract from, or diminish		
the cultural heritage significance of the heritage place.		

rei Ioi mance outcomes	Acceptable outcomes	Applicant response
PO7 Excavation or other earthworks do not have a detrimental impact on haritage algoes identified on	A07 No acceptable outcome is provided.	Can Comply.
the Heritage overlay maps (OM-007a-f) that are of archaeological significance.		Reasonable and relevant conditions of any
Note—An archaeological investigation is carried out for development involvinga high level of surface or sub-surface disturbance.		the building included in the Heritage Overlay can be provided with guidance on how excavation in and around the site can respect the intent of the
P08	A08	reflormance Outcome PU/.
For development involving structural demolition of a heritage place identified on the Heritage overlay	No acceptable outcome is provided.	Can comply.
maps (OM-007a-f), works occur in accordance with a Heritage Place Construction Management Plan that		In response to Performance Criterion PO8:
(a) a procedure for recording the existing		The proposed demolition works on the site
condition of the heritage place identified on		identified on the Heritage overlay maps
(including any building encroachments) and		Place Construction Management Plan
monitoring the condition of the heritage place identified on the Heritage overlay maps (OM-		(HPCMP) can be conditioned as part of any
007a-f) during the construction phase will be		ensure the integrity and condition of the
implemented; (b) measures will be employed to avoid damage		heritage place are protected throughout the
		construction process.
Heritage overlay maps (OM-007a-f) during		Should a HPCMP be required, a
construction;		comprehensive procedure for recording the
		he established arior to the common common
damage to the heritage place identified on the		of any demolition or construction works
Heritage overlay maps (OM-007a-f)		This documentation can include detailed
resulting from construction works; and		photographic and written records of all
(v) where applicable, a report by a namescape Architect or Arborist detailing how any		structures and significant features.
identified significant vegetation on the site of		Although the building will be fully
the heritage place identified on the Heritage		huilding monitoring the impact of the
overlay maps (OM-00/a-f) will not be adversely affected by works during and post		proposed demolition can ensure that the
construction.		demolition process itself does not cause
		unintended damage to surrounding

Applicantresponse	 All proposed demolition activities will be carried out in a manner that minimises any risks to nearby structures, ensuring that the process is controlled and systematic. Even though the heritage building itself will be demolished, a protocol will be in place for addressing any damage to surrounding properties or structures resulting from the demolition works. This will include consultation with relevant specialists and obtaining necessary approvals before any repair work is undertaken. The site does not contain any vegetation of significance and a report by a qualified Landscape Architect or Arborist is not considered to be applicable. 	It is considered that the proposed demolition can comply with Performance Criterion PO8. The proposed demolition works will result in the complete removal of the building. However, the process can comply with Performance Criteria PO8 by ensuring that the demolition is conducted in a controlled and responsible manner through the implementation of a conditioned Heritage Place Construction Management Plan as part of any approval for the demolition. This will safeguard adjacent properties, structures, and any significant vegetation during and after the demolition process.
Acceptable outcomes		
Performance outcomes		

Performance outcomes	Acceptable outcomes	Applicantresponse
P09	A09	
Advertising devices located on a heritage place	No acceptable outcome is provided.	Not Applicable.
nue number on une nertrage overray maps (OM-		
UU7a-f) are sited and designed in a manner that:		
(a) is compatible with the heritage significance of		The proposal is not for advertising devices.
the place identified on the Heritage overlay		
maps (OM- 007a-f); and		
(b) does not obscure the appearance or		
prominence of the heritage place identified on		
the Heritage overlay maps (OM-007a-f)		
when viewed from the street or other public		
places.		

Assessment against the Intent of the Code:

The Intent of the Heritage Overlay Code is provided from the Mareeba Shire Planning Scheme 2016:

- (1) The purpose of the Heritage overlay code is to ensure development in a heritage place is compatible with the heritage significance of the place.
- Development does not involve the demolition or removal of a heritage place, unless there is no prudent and feasible alternative to the demolition or The purpose of the code will be achieved through the following overall outcomes: (a) (2)
- Development maintains the materials and setting of heritage places; e e e e
 - Development on a heritage place is compatible with the cultural heritage significance of the place;
 - Development involves the appropriate use of a heritage place;
- Development recognises and conserves identified heritage places that exhibit the key historical themes of development and use of land and resources
- Development does not adversely affect the significant visual, sentimental and physical elements of a heritage place. 9

The following is provided in response to the Intent of the Heritage Overlay Code:

- preservation and the lack of guaranteed success following substantial amelioration works, retention is not considered feasible. The decision to The proposed demolition of the heritage-listed building has justification on the grounds that there is no prudent and feasible alternative to its removal. Extensive consideration has been given to the possibility of retaining the building, but due to the significant costs associated with its proceed with demolition is therefore aligned with this criterion as it reflects the absence of a viable alternative. **a**
 - Given that the proposal involves the complete demolition of the building, the materials and setting of the heritage place will not be maintained. This aspect of the development is acknowledged as not aligning with the intent to preserve the existing heritage elements. However, the demolition is proposed only because retaining these elements is not feasible. 9

- The demolition of the building signifies that the development will not be compatible with the cultural heritage significance of the place. While the removal of the structure eliminates its direct heritage values, it should be noted that future redevelopment of the site can be designed to acknowledge and reflect the previous heritage character, albeit indirectly. 9
 - The proposed demolition does not involve the ongoing use of the heritage place in its current form. Given that the site is proposed to no longer retain its heritage characteristics post-demolition, the future use of the site would not be able to be used in a way related to its heritage value. However, this outcome has been deemed necessary due to the impracticality and potential danger to members of the public associated with preserving the existing structure. 9
- The demolition of the building means that the identified heritage place will no longer exist, and thus, it will not be possible to conserve it as part of Mareeba Shire's historical themes. The decision to demolish the building has been made after careful consideration of the costs and feasibility of conservation efforts, acknowledging that, in this instance, preservation is not viable. **e**
- The proposed demolition will remove all significant visual, sentimental, and physical elements of the heritage place. This outcome is recognised as contrary to the intent of the Heritage Overlay Code. However, the removal is considered necessary due to the lack of a feasible alternative, and measures will be taken to ensure that the demolition process is carried out respectfully and responsibly, minimising impacts on surrounding Θ

This concludes the assessment against the Intent of the Heritage Overlay Code.

DECISION NOTICE CAR/24/0014
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Summary

The proposed demolition of the heritage-listed building on the Coondoo Street frontage has been carefully assessed in light of the Heritage Overlay Code and relevant performance criteria. Structural assessments have revealed significant issues with the building's integrity, and efforts to retain the façade have been found to be cost-prohibitive, with no guarantee of long-term stability. Given these findings, the demolition is considered the most prudent and responsible course of action, prioritising public safety.

The proposed demolition of the heritage-listed building has been thoroughly assessed against the Heritage Overlay Code and relevant performance criteria. While the demolition will result in the complete removal of the building and the loss of its heritage values, this action is deemed necessary due to the absence of a prudent and feasible alternative for its preservation. The Heritage Place Construction Management Plan, conditioned as part of any approval, will ensure that the demolition process is conducted responsibly, minimising any adverse impacts on surrounding properties and significant vegetation.

Although the development does not fully align with the intent of the Heritage Overlay Code—particularly regarding the preservation of heritage materials, setting, and cultural significance—it is recognised that retaining the building is not viable. Moving forward, careful consideration should be given to how the site can be redeveloped in a manner that acknowledges its historical context while allowing for new uses that benefit the community. The applicant is open to guidance on this matter should an approval for the demolition be permitted by Mareeba Shire Council.

Should you have any further queries please do not hesitate to Harald on 4054 4588 or at harald@acapprovals.com.au.

Yours faithfully,

Harald Weber A73379

Manager

All Construction Approvals.

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25/08/2024

ATTACHMENT 3





1 May 2019

19205

John Murison Ngoonbi Construction Coordinator Ngoonbi Community Services Indigenous Corporation PO Box 26, Kuranda Qld 4881

Dear John

36 Coondoo Street, Kuranda - Structural Assessment

PDR | SMEC were requested by Ngoonbi Community Services Indigenous Corporation to inspect the structure at 36 Coondoo Street Kuranda following concern of concrete spalling of the columns supporting the two floors above.

The scope of works included a structural engineer visually inspecting the structure, and providing a report on the adequacy of the columns to resist expected loading scenarios under the appropriate Australian Standards.

The structure is located at Lot 714 on Plan NR7409. In addition to the main building being inspected, the site contains a number of shed structures. These structures were not included as part of our engagement and as such are excluded from our reporting.

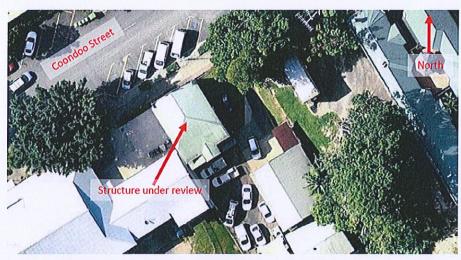


Figure 1 - Site Location and Building Identification (Source: NearMap)

PDR | SMEC

P +617 4255 9800 E admin@pdrengineers.com.au
Office Level 2, 20-32 Lake Street Cairns QLD 4870 Mail PO Box 2551, Cairns QLD 4870
www.pdrengineers.com.au

Site Inspection

A site visit was conducted by PDR | SMEC on 09 April 2019. The inspection was limited to a visual review of the exterior and underside of the structure. No testing (destructive or non-destructive) was conducted.

The structure is two story, with the lower floor at street level to the north and elevated approximately 2m at the south due to the slope of the site. The underside the structure is open and enclosed with steel mesh only. The building consists of:

- Formed concrete columns and beams to the lower floor level, including some internal columns replaced with steel posts due to the concrete columns being in a deteriorated condition (as explained by the client)
- Formed concrete columns to ceiling height, infilled with timber framing and sheet cladding
- · Timber framed floors
- · Sheet steel roofing

The structure has had additions to the rear of the building and potentially incorporated an awning over the street footpath in the past. These have since been removed.



Figure 2 - Structure under review

PDR | SMEC

P +61 7 4255 9800 E admin@pdrengineers.com.au
Office Level 2, 20-32 Lake Street Cairns QLD 4870 Mail PO Box 2551, Cairns QLD 4870
www.pdrengineers.com.au

Condition and Deterioration

The concrete sub-structure columns are in poor condition, with exposed rusting reinforcement visible in significant areas. Refer to photographs 2, 4, 5, 10 and 13 attached for typical column condition. This deterioration does not appear to be recent and has been occurring for an extended period of time.

The concrete is based on a river gravel mix with rounded aggregate. It is very porous and of low strength. A piece of concrete could be broken or 'crumbled' with moderate hand force. This construction method is not uncommon for the era of building construction.

The concrete composition does not provide long term durable protection to the reinforcing steel. Hence, the spalling of the concrete is not unexpected. The exposure to the reinforcement is significant, with visible areas as well as cracking concrete indicating the reinforcing steel is corroding where not visible. The cracking is caused by the expansion of the reinforcement within the concrete section through the oxidisation process.

The concrete column or piers on the exterior of the structure not only provide vertical support, but provide the lateral support. The lateral support is required to resist wind loads and other horizontal forces. The wind forces are considered to be the critical loading case for these columns. Subfloor bracing to assist in racking loads is not provided.

Along with the deterioration of the concrete in general, there are also a number of isolated or localised issues, such as:

- A timber floor bearer is in a deteriorated condition and not providing the intended support to the joists/floor framing - refer to photo 12.
- A column at the west side of the structure is not providing support as there is a significant gap between the floor framing and column. Refer to photograph 14 in the attachment for this issue. It is expected this issue is a result of settlement, however the cause was not investigated in detail.

Short Term Performance

Based on our visual assessment of the structure to assess the condition, we believe the structure is stable if there are no inordinate loading events. However, works are required to ensure the safety of people and property. The critical loading event to consider, but not limited to, is wind loading on the structure.

In order to continue utilising the structure, we recommend a risk assessment is undertaken and the appropriate controls by all appropriate parties are implemented. The risk assessment should include, but not be limited to:

- Implementation of a process to monitor the structure for further deterioration until rectification works can be effected
- Implementation of controls if winds are expected to reach or exceed gale force winds (sustained winds of 63 km/h or greater and gusts in excess of 90 km/h)

PDR | SMEC, following further request can provide additional detailed advice regarding effective controls for wind related events.

PDR | SMEC

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Rectification

The aforementioned risk assessment should be implemented as soon as possible. For longer term or more permanent rectification, the concrete columns (and concrete beam, depending on solution selected) require replacement.

There is a variety of rectification options, the main two for consideration are

- Steel columns with steel cross bracing
- Masonry columns or piers, with infill walls as required

In our experience, repairs of the existing concrete sections whilst utilising the existing reinformment is often unfeasible and not cost effective.

The risk assessment process should guide the timeframes to implement the rectification works. Temporary bracing may be suitable while a more extensive long term solution is developed and implemented.

The implementation of rectification works are complex with an existing structure. Construction related advice is not provided herein, for example propping requirements while the works are being undertaken. An appropriate risk assessment process should be undertaken during the project planning phase.

Repair options and feasibility

Replacement or alterations of substructure and foundation type elements in an existing structure is complex. The ultimate solution needs to consider the structure and the most adverse loading conditions applicable, as well as the useful remaining life of the building.

A defined scope of works for rectification of the substructure can be developed, however consideration needs to given to the overall plan for the entire structure.

In defining a scope of works, the following must be considered:

- · Geotechnical considerations of foundations and potential underpinning requirements
- Risk of obtaining partial warranty for works (i.e. only components replaced will be warranted)
- Method, including logistics of conducting the works whilst the structure remains in operation, if possible
- Potential for business interruption which is dependent on the construction methodology
- Feasibility of replacement with a new structure versus repair of the individual structural elements in a deteriorated condition
- Consideration of what will ultimately be certified and warranted by the builder where
 partial replacement of damaged structural elements is carried out. Partial replacement
 often leads to a grey area of what is being certified by the builder/structural engineer
- Further damage that may be identified during the extensive works to be undertaken, that were unable to be observed during our investigation, potentially adding to overall repair costs
- Possibility of further damage occurring during sub-structure alterations
- Heritage listings or heritage values
- · Community perception and expectations

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In our experience, it is critical to consider the above dot points in the planning process prior to determining the methodology, and engagement a remediation contractor. The risk of undertaking partial repairs must be well understood.

Please contact the undersigned should you have any queries.

Yours sincerely

PDR | SMEC

Blake Haslam Civil Engineer

Attached: Site photographs from inspection on 09 April 2019

PDR I SMEC

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Photograph 1 - Spalled concrete on concrete beam of north eastern corner of structure



Photograph 2 - Exposed reinforcement on concrete column



Photograph 3 – Cracking in concrete at window opening, typically as a result of reinforcement expansion due to exposure and rusting



Photograph 4 – Spalling concrete column of western side of structure



Photograph 5 - Deteriorating concrete column



Photograph 6 - Concrete condition, including exposed reinforcement



Photograph 7 – Connection of upper column to transfer beam



Photograph 8 - View of concrete composition



Photograph 9 - Concrete condition and timber block from construction, typically used to support reinforcement



Photograph 10 - Multiple existing interior columns replaced with new steel columns



Photograph 11 - Typical formed concrete beam showing typical concrete condition



Photograph 12 - Displaced and unsupported timber bearer



Photograph 13 – Concrete column with spalled concrete and exposed reinforcement



Photograph 14 - Column not supporting floor framing above (gap between column and floor framing)

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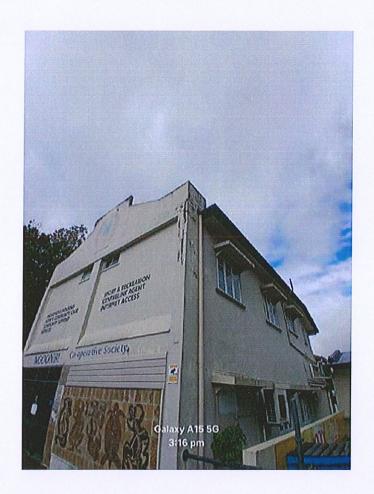
ATTACHMENT 4



PO Box 464 Bungalow QLD 4870 Ph: 0418 182 252

ABN: 58 151 699 704 QBCC Licence: 1209195

Inspection of Ngoonbi Façade, 36 Condoo St Kuranda





ABN: 58 151 699 704 QBCC Licence: 1209195

14th August 2024

Submission to: Christl Lohrum Architect Bau Design Architects

Email: christl@baudesign.com.au

RE: Q24 095 Ngoonbi Façade, 36 Condoo St, Kuranda

Dear Christl,

Thank you for the opportunity to review the façade and the building at the abovementioned property

We have based our information on the structural report done by PDR/SMEC dated 1st May 2019 and our own inspection of the property on the 1st of August 2024.

The property is a two storey building which has ground floor at street level and the rear of the building is approx. 2metres above ground, as the block slopes away from the street.

From the inspection, we concur with the engineer that the condition of the structural supports of the building are in extremely poor condition.

The building substructure is showing a lot of decay and the concrete pillars and footings all seem to be a river type mix of gravel which is failing it most locations seen.

For the façade there does not seem have to be much support under and is relying more on the rest of the building for its structure. The footpath is just paving out the front.

There are sections of the timber structure that are also in poor condition and are rotting.

There are several roof leaks and issues with downpipes that are causing water ingress into the façade on the outside and the inside of the building.

The building certainly does not seem that it would perform in any cyclonic event of major significance.

There are several issues that we believe need to be considered in attempting to keep the façade.

- Likely no soil investigation was ever done and likely of poor condition
- The likelihood of the footings that are present, to be structurally sufficient and not needing to be strengthened/replaced.
- The construction of the façade in part seems to be light weight and would not withstand a more extreme cyclonic condition.
- We would not be able to provide a full warranty for the façade and therefore any further decaying needs to be considered.
- The temporary propping and scaffolding and other access equipment, which due to the location and sloping block will add extra cost and implications.



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- Keeping the façade will slow the demolition down and more temporary propping, etc will be required
 as each section comes down ie the roof, the upper walls, first floor flooring, lower walls and floor to
 the ground floor.
- Engineering and propping, strong backs after demolition. Likely this will need to be structural steel
 made for propose, this will be in place for considerable time
- It becomes harder to build and again propping will need to change as the building is getting built, as
 there will be clashes with new building elements.
- · Damage to intrastructure footpaths and the like, which will need to be rectified.
- Any further damage that there may be with the façade eg there is definitely water ingress into the
 building along the façade and until walls etc are removed the extent of any rectification, concrete
 cancer or the like may need to be remedied. We can see some damage as per the photos below, but
 the extent of damage is not known until opened up.
- · We have not knowledge of if there is any further damage in the ceiling space or above the roof.
- · The windows, etc will still need to be changed in the current façade.
- · If there any other hazards (eg lead paint due to age)

As noted above we can only give a rough estimate on what we believe based on what we have seen and past experiences and knowledge.

- · Investigations and engineering \$15,000 plus GST
- Increase cost of demolition \$25,000 plus GST.
- Propping (temporary throughout the demolition stage) \$18,000 plus GST
- . More permanent propping and support for the building of the building \$30,000 plus GST
- Access equipment, knuckle booms, cranes (for structural steel support), scaffolding and scissorlifts \$25,000 plus GST.
- Rectification to footings and increase footings \$17,500 plus GST.
- Changes in the way the building would need to be built \$7,000 plus GST.
- Rectification works to the footpath and infrastructure to remedy footings \$10,500 plus GST.
- Estimate for damage to façade (for unknowns) \$20,000 plus GST.
- Changes to glazing, etc \$20,000 plus GST.
- Preliminaries (supervision, fencing, traffic control/pedestrian movement measures \$17,500 plus GST.
- Contingency for Other unknowns eg lead paint and other hazards
- Other structure upgrades needed for cyclonic conditions?

Total suggested budget for the works would be \$205,500 plus GST.

Please note that this is only a budget and from the removal of the building, as it happens, there maybe other issues that arise that need to be considered also.

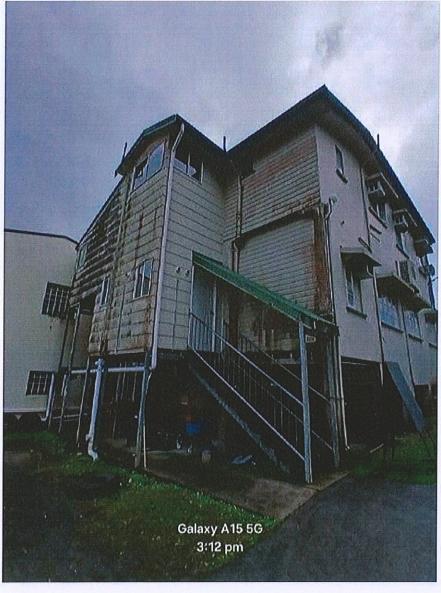
We thank you for the opportunity to review the above project and if there is anything further please do not hesitate to contact me anytime.

Yours faithfully

Phil Osborne

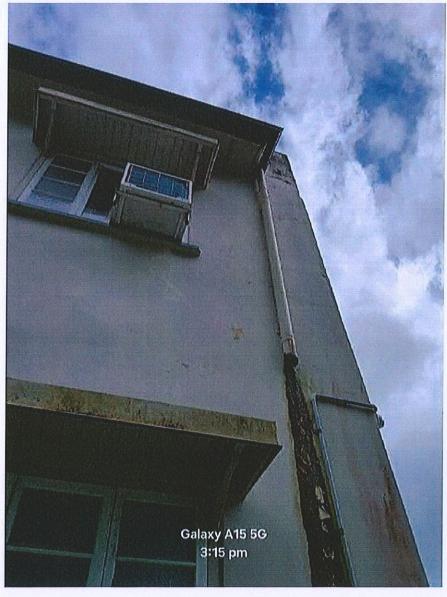


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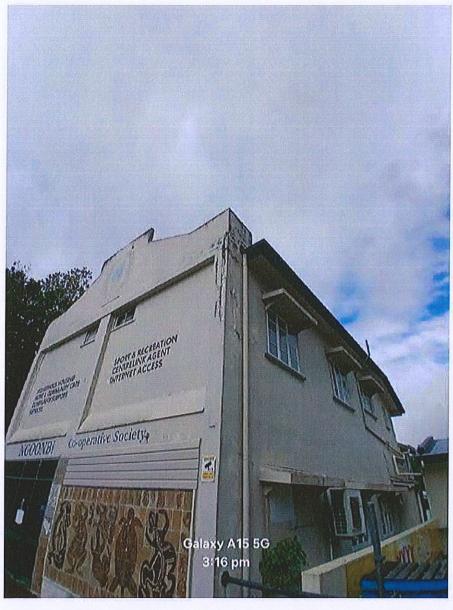


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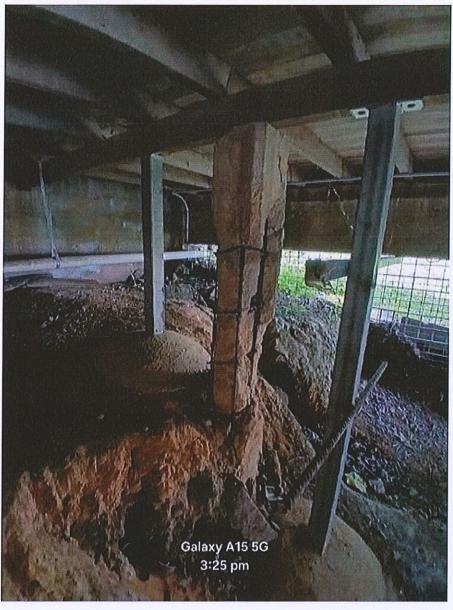


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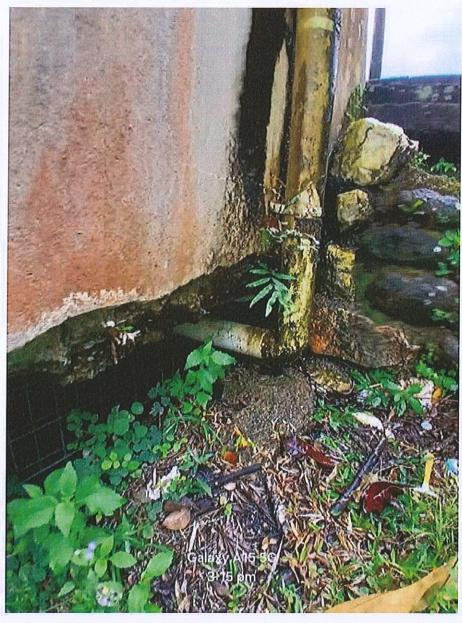


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SCHEDU

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.

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

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

PART 1 - APPLICANT DETAILS

 \boxtimes No – proceed to 3)

Applicant name(s) (individual or company full name)	Ngoonbi Community Services Indigenous Corporation
Applicant name(s) (individual of company full name)	C/- wildPLAN Pty Ltd
Contact name (only applicable for companies)	Dominic Hammersley
Postal address (P.O. Box or street address)	PO Box 8028
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	0487 967 533
Email address (non-mandatory)	dominic@wildplan.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	WP24 043 NGO
1.1) Home-based business	
Personal details to remain private in accord-	ance with section 264(6) of Planning Act 2016

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



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 <u>DA Forms Guide: Relevant plans.</u>									
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).									
	Unit No.	Stree	t No.	Stree	et Name and	Туре			Suburb
-\		36		Coor	ndoo Street				Kuranda
a)	Postcode	Lot N	lo.	Plan	Type and No	umber (e.g. R	P, SP)	Local Government Area(s)
	4881	714		NR7	409				Mareeba Shire Council
	Unit No.	Stree	t No.	Stree	et Name and	Туре			Suburb
		39-41	1	Bara	ing Street				Kuranda
b)	Postcode	Lot N	lo.	Plan	Type and No	umber (e.g. R	P, SP)	Local Government Area(s)
	4881	706-7	707	NR7	409				Mareeba Shire Council
Note: P	g. channel dred lace each set o	ging in N f coordir	Moreton B nates in a	ay) separat	te row.		ote are	as, over part of	a lot or in water not adjoining or adjacent to land
☐ Co	ordinates of	premis	es by lo	ngitud	de and latitud	le			
Longit	ude(s)		Latitud	le(s)		Datum	1		Local Government Area(s) (if applicable)
							3S84		
)A94		
					1		ner:		
		1		asting	and northing				()
Eastin	g(s)	Nortr	ning(s)		Zone Ref.	Datum			Local Government Area(s) (if applicable)
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					□ 55 □ 56		ner:		
3 3) /	dditional prei	micac					101.		
			ro rolov	ant to	this develop	mont an	nlicat	ion and the d	etails of these premises have been
					opment appli		piicat	ion and the d	etails of these premises have been
	required								
								vide any rele	vant details
☐ In c	or adjacent to	o a wat	ter body	or wa	atercourse or	in or ab	ove a	an aquifer	
Name	of water boo	ly, wat	ercours	e or a	quifer:				
☐ On	strategic po	rt land	under t	he <i>Tra</i>	ansport Infras	structure	Act	1994	
Lot on	plan descrip	otion of	strateg	ic port	t land:				
Name	of port author	ority fo	r the lot:						
☐ In a	a tidal area					_			
Name	of local gove	ernmer	nt for the	e tidal	area (if applica	able):			
Name of port authority for tidal area (if applicable)									

On airport land under the Airport Assets (Restructuring	and Disposal) Act 2008
Name of airport:	
☐ Listed on the Environmental Management Register (EM	IR) under the Environmental Protection Act 1994
EMR site identification:	
Listed on the Contaminated Land Register (CLR) under	r the Environmental Protection Act 1994
CLR site identification:	
5) Are there any existing easements over the premises?	
Note: Easement uses vary throughout Queensland and are to be identified how they may affect the proposed development, see <u>DA Forms Guide.</u>	ed correctly and accurately. For further information on easements and
Yes – All easement locations, types and dimensions ar application	e included in plans submitted with this development
⊠No	

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the	e first development aspect		
a) What is the type of develo	pment? (tick only one box)		
	Reconfiguring a lot	Operational work	☐ Building work
b) What is the approval type	? (tick only one box)		
□ Development permit	☐ Preliminary approval	☐ Preliminary approval that	t includes a variation approval
c) What is the level of assess	sment?		
Code assessment		res public notification)	
d) Provide a brief description (lots):	of the proposal (e.g. 6 unit apart	ment building defined as multi-unit o	welling, reconfiguration of 1 lot into 3
Material change of use for C	ommunity centre involving Co	mmunity Use, Food and Drin	k Outlet, Office and Shop
e) Relevant plans Note: Relevant plans are required to Relevant plans.	to be submitted for all aspects of this o	development application. For further	information, see <u>DA Forms quide:</u>
Relevant plans of the pro	posed development are attach	ned to the development appli	cation
6.2) Provide details about the	e second development aspect		
a) What is the type of develo	pment? (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	at includes a variation approval
c) What is the level of assess	sment?		
Code assessment	☐ Impact assessment (requir	res public notification)	
d) Provide a brief description lots):	n of the proposal (e.g. 6 unit apart	ment building defined as multi-unit o	dwelling, reconfiguration of 1 lot into 3
Relevant plans.	be submitted for all aspects of this d		
Relevant plans of the pro	posed development are attach	ned to the development applic	cation



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	∑ Yes – complete division 1 if assessable against a local planning instrument				
Reconfiguring a lot	Yes – complete division 2				
Operational work	Yes – complete division 3				
Building work	Yes – complete DA Form 2 – Building work details				

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

8.1) Describe the proposed material characteristics	ange of use		
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m²) (if applicable)
Community Use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	-	160m²
Food and Drink Outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	-	139m²
Office	Premises used for an administrative, secretarial or management service or the practice of a profession, whereon goods or materials are made, sold or hired and where the principal activity provides for one or more of the following	-	266m²
	 business or professional advice service of goods that are not physically on the premises office based administrative functions of an organisation. 		
Shop	Premises used for the display, sale or hire of goods or the provision of persona services or betting to the public.	-	41m²
<u>'</u>	use of existing buildings on the premises?		
⊠ Yes			
No	plate to temporary accounted development up	ndor the Planning Reg	ulation?
S.3) Does the proposed development to Yes – provide details below or include	elate to temporary accepted development ur		uiation?



⊠ 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.

vote : This division is only required to be completed if any part of the	e 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? (tic	k all applicable boxes)
Subdivision (complete 10)	Dividing land into parts by agreement (complete 11)
Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10.1) For this develo	pment, how	w many lots are	being creat	ed and wha	at is the intended	use of those lots:	
ntended use of lots	created	Residential	Com	mercial	Industrial	Other, please spe	ecify:
Number of lots create	l						
number of lots create	eu						
0.2) Will the subdivi	ision be sta	aged?					
☐ Yes – provide add	ditional det	ails below					
How many stages wi	ill the work	s include?					
What stage(s) will thi apply to?	is developr	ment application	1				
Dividing land into parts?	parts by a	igreement – how	v many part	s are being	created and wh	at is the intended use o	of the
ntended use of parts	s created	Residential	Com	mercial	Industrial	Other, please spe	ecify:
·							
Number of parts crea	ated						
0) 5							
2) Boundary realign			. (. (1		
2.1) What are the c		•	s for each io	t comprisin	<u> </u>	anagad lat	
Current lot		101		Lot on plan description		posed lot	
ot on plan description	on A	roa (m²)		Lot on pla	n description	$\Lambda roa (m^2)$	
ot on plan description	on A	rea (m²)		Lot on pla	n description	Area (m²)	
₋ot on plan descriptio	on A	area (m²)		Lot on pla	n description	Area (m²)	
			anment?	Lot on pla	n description	Area (m²)	
			gnment?	Lot on pla	n description	Area (m²)	
			gnment?	Lot on pla	n description	Area (m²)	
2.2) What is the rea	ason for the	e boundary realion				Area (m²) d/or any proposed ease	emen
2.2) What is the real 3) What are the dimension attach schedule if there as	ason for the	e boundary realion	v existing ea	sements b	eing changed an	d/or any proposed easo	s)
2.2) What is the real 3) What are the dimattach schedule if there as existing or	ason for the nensions are more than	e boundary realigned nature of any two easements)	existing ea	sements b	eing changed an	d/or any proposed ease	s)
attach schedule if there a	ason for the nensions are more than	e boundary realigned nature of any two easements)	existing ea	sements b	eing changed an	d/or any proposed easo	s)
12.2) What is the real 13) What are the dimattach schedule if there are increposed?	nensions at are more than Width (m)	e boundary realigned nature of any two easements)	existing ea	sements b	eing changed an	d/or any proposed easo	s)
2.2) What is the real (3) What are the dimattach schedule if there are proposed?	nensions at are more than Width (m)	nd nature of any two easements) Length (m)	Purpose of pedestrian a	sements b	eing changed an nent? <i>(e.g.</i>	d/or any proposed ease Identify the land/lot(s benefitted by the ease	s)
2.2) What is the real 3) What are the dimetrack schedule if there are incorposed?	nensions are more than Width (m) Onal work	nd nature of any two easements) Length (m)	Purpose of pedestrian a	sements b	eing changed an nent? <i>(e.g.</i>	d/or any proposed ease Identify the land/lot(s benefitted by the ease	s)
2.2) What is the real 3) What are the dimetach schedule if there as existing or roposed?	nensions are more than Width (m) Onal work	nd nature of any two easements) Length (m)	Purpose of pedestrian a	isements b	eing changed annent? (e.g.	d/or any proposed ease Identify the land/lot(s benefitted by the ease	s)
2.2) What is the rea 3) What are the dimension at the schedule if there are existing or proposed? Vision 3 — Operation is only real to the control of the	nensions are more than Width (m) Onal work	nd nature of any two easements) Length (m)	Purpose of pedestrian and pedestrian	asements but the easen ccess)	eing changed an nent? (e.g.	d/or any proposed ease Identify the land/lot(s benefitted by the ease	s)
2.2) What is the real 3) What are the dimetach schedule if there are existing or proposed? Vision 3 — Operation the: This division is only real 4.1) What is the natal Road work	nensions are more than Width (m) Onal work	nd nature of any two easements) Length (m)	Purpose of pedestrian a	asements but the easen ccess)	eing changed annent? (e.g.	d/or any proposed east Identify the land/lot(s benefitted by the east ional work.	s)
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2.2) What is the real 3) What are the dimensional action of the second o	nensions are more than Width (m) Onal work required to be a ture of the opecify:	nd nature of any two easements) Length (m) completed if any par operational work	Purpose of pedestrian and pedestrian	er	eing changed annent? (e.g. ation involves operation Water is Sewag	d/or any proposed ease Identify the land/lot(s benefitted by the ease ional work. infrastructure e infrastructure g vegetation	s)



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 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 dis Infrastructure-related referrals – Electricity infrastructure	_	on entity.	
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 E	Brisbane port LUP for transport reasons,		
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	ne DA Rules			
☑ I agree to receive an information	ation request if determined necess	sary for this	development applic	ation
☐ I do not agree to accept an i	nformation request for this develo	pment app	lication	
Note: By not agreeing to accept an info	rmation request I, the applicant, acknowle	edge:		
application and the assessment r	will be assessed and decided based on the manager and any referral agencies relevar formation provided by the applicant for the	nt to the devel	opment application are no	ot obligated under the DA
 Part 3 under Chapter 1 of the DA 	Rules will still apply if the application is an	n application l	isted under section 11.3 c	of the DA Rules or
•	Rules will still apply if the application is for	state facilitat	ed development	
Further advice about information reque	sts is contained in the <u>DA Forms Guide</u> .			
PART 7 – FURTHER D	ETAILS			
20) Are there any associated de	evelopment applications or curren	t approvals	? (e.g. a preliminary app	roval)
∑ Yes – provide details below☐ No	or include details in a schedule to	this develo	opment application	
List of approval/development application references	Reference number	Date		Assessment manager
☑ Approval☑ Development application	CAR/24/0014	11 Septer 2024	mber 17 December	Mareeba Shire Council
☐ Approval ☐ Development application				
21) Has the portable long service operational work)	ce leave levy been paid? (only appli	icable to deve	lopment applications invo	lving building work or
☐ Yes – a copy of the receipte	d QLeave form is attached to this	developme	ent application	
assessment manager decide give a development approva	vide evidence that the portable lor es the development application. I al only if I provide evidence that th	acknowled e portable	ge that the assessme long service leave le	ent manager may
	and construction work is less tha	n \$150,000	excluding GST)	
Amount paid	Date paid (dd/mm/yy)	QLe	eave levy number (A	, B or E)
\$				
		•		
22) Is this development applicantice?	tion in response to a show cause	notice or re	equired as a result of	an enforcement
Yes – show cause or enforce	ement notice is attached			
⊠ No				

23) Further legislative require	ments		
Environmentally relevant a	ctivities		
	olication also taken to be an ap		
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 environmen	tal authority can be found by searching to operate. See <u>www.business.qld.gov</u>		at <u>www.qld.gov.au</u> . An ERA
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
Multiple ERAs are application this development application	ble to this development applica on.	ation and the details have bee	en attached in a schedule to
Hazardous chemical faciliti			
	olication for a hazardous chem	<u> </u>	
Yes – Form 536: Notification	ion of a facility exceeding 10%	of schedule 15 threshold is a	ttached to this development
⊠ No			
Note: See www.business.qld.gov.au	for further information about hazardou	us chemical notifications.	
Clearing native vegetation			
	application involve clearing na getation Management Act 1999 n 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 app the development application	lication for operational work or materia on is prohibited development. u/environment/land/vegetation/applying		
Environmental offsets			
23.4) Is this development app	olication taken to be a prescribe matter under the Environmer		gnificant residual impact on
having a significant residu	an environmental offset must bal impact on a prescribed envi		d activity assessed as
No Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.			
Koala habitat in SEQ Regio	<u>n</u>		
	application involve a material on ment under Schedule 10, Part		
 ☐ 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.gld.gov.au for further information.			



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 <i>Water Act 2000</i> ?
 Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the <i>Water Act 2000</i> may be required prior to commencing development No
Note: Contact the Department of Resources at www.resources.gld.gov.au for further information.
DA templates are available from <u>planning.statedevelopment.qld.gov.au</u> . 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 Form1 Template 2 Taking or unround flow water, complete DA Form 1 Template 3.
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 <u>planning.statedevelopment.qld.gov.au</u> . For a development application involving waterway barrier works, complete DA Form 1 Template 4.
<u>Marine activities</u>
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 <i>resource</i> allocation authority is attached to this development application, if required under the <i>Fisheries Act 1994</i>
⊠ No
Note: See guidance materials at www.daf.qld.gov.au for further information.
Quarry materials from a watercourse or lake
23.9) Does this development application involve the removal of quarry materials from a watercourse or lake under the <i>Water Act 2000?</i>
☐ 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.gld.gov.au and www.business.gld.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 <i>Coastal Protection and Management Act 1995?</i>
☐ 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 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 <i>Water Supply (Safety and Reliability) Act 2008</i> (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 No
Note: See guidance materials at www.resources.gld.gov.au for further information.

Water resources



Tidal work or development	within a coastal manageme	ent district	
			tal 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. Queensland and local herita	· -	uon.	
23.13) Does this developmen	t application propose develor	oment on or adjoining a place onent's Local Heritage Registe	
Name of the heritage place:	Kuranda Fig Tree Avenue	Place ID:	650081
 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 for further information.			
PART 8 – CHECKLIST AND APPLICANT DECLARATION			
24) Development application			
I have identified the assessmerequirement(s) in question 17 Note: See the Planning Regulation 2		and all relevant referral	⊠ Yes
•	en completed and attached to	ent, Parts 4 to 6 of <u>DA Form 2</u> o this development application nent benchmarks is with the	

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 <u>DA</u>

Note: Relevant plans are required to be submitted for all aspects of this development application. For further

The portable long service leave levy for QLeave has been paid, or will be paid before a

Relevant plans of the development are attached to this development application

development application

Forms Guide: Planning Report Template.

information, see <u>DA Forms Guide: Relevant plans.</u>

development permit is issued (see 21)



■ Not applicable

X Yes

25) Applicant declaration			
By making this development application correct	ation, I declare that a	III inform	nation in this development application is true and
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 <i>Electronic Transactions Act 2001</i>			
Note: It is unlawful to intentionally provide false			
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 <i>Planning Act 2016</i> , 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 <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i> .			
PART 9 – FOR COMPLETIO JSE ONLY	N OF THE AS	SESS	SMENT MANAGER – FOR OFFICE
Date received:	Reference number	er(s):	
Notification of engagement of alternation	ve assessment mana	ager	
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 manager	assessment		
QLeave notification and payment Note: For completion by assessment manager if	applicable		
Description of the work			
QLeave project number			
Amount paid (\$)		Data no	aid (dd/mm/yy)
, pana (4)		Date pa	aid (dd/iiiii/yy)

Name of officer who sighted the form