

PLANNING REPORT

SUBJECT: MAX SLADE DESIGNS PTY LTD - MATERIAL CHANGE OF USE - SHORT-TERM ACCOMMODATION (22 X 1 BEDROOM UNITS) - LOT 1 ON RP725081 - 3 KENNEALLY ROAD, MAREEBA - MCU/18/0003

MEETING: Ordinary

MEETING DATE: 16 May 2018

REPORT OFFICER'S TITLE: Planning Officer

DEPARTMENT: Corporate and Community Services

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	Max Slade Designs Pty Ltd	ADDRESS	3 Kenneally Road, Mareeba
DATE LODGED	1 February 2018	RPD	Lot 1 on RP725081
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-term Accommodation (22 x 1 Bedroom Units)		

FILE NO	MCU/18/0003	AREA	2.026 hectares
LODGED BY	Max Slade Designs Pty Ltd	OWNER	G & R Tatti Pty Ltd
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Low density residential zone		
LEVEL OF ASSESSMENT	Impact assessment		
SUBMISSIONS	One (1) submission		

ATTACHMENTS:

1. Proposal Plan/s
2. Department of State Development, Manufacturing, Infrastructure and Planning Referral Agency Response dated 19 March 2018
3. Submitter letter/s

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. One submission was received during public notification of the application.

The application proposes the development of 22 x 1 bedroom motel style short-term accommodation units to complement the existing caravan park use on the site. The unit

development will comprise of two unit blocks containing 10 units each, as well as another two standalone units/cabins.

The application and supporting materials has been assessed against the Mareeba Shire Council Planning Scheme 2016 and is not considered to conflict with any relevant aspect of the Planning Scheme.

Conditions have been recommended to minimise amenity impacts on residential uses adjoining the site to the south and east. These draft conditions were provided to the applicant, care of their consultant and have been agreed to.

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

OFFICER'S RECOMMENDATION

- That in relation to the following development application:

APPLICATION		PREMISES	
APPLICANT	Max Slade Designs Pty Ltd	ADDRESS	3 Kenneally Road, Mareeba
DATE LODGED	1 February 2018	RPD	Lot 1 on RP725081
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Short-term Accommodation (22 x 1 Bedroom Units)		

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

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

And

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

- (A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Short-term Accommodation (22 x 1 Bedroom Units)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
M17-4595 Sheet No. A101	Overall Site Plan	Max Slade Designs	Nov 2017
M17-4595 Sheet No. A102	Layout Plan	Max Slade Designs	Nov 2017
M17-4595 Sheet No. A102a	Site Plan	Max Slade Designs	Nov 2017
M17-4595 Sheet No. A102b	Unit Layout	Max Slade Designs	Nov 2017
M17-4595 Sheet No. A103	Elevations (North, East, South, West)	Max Slade Designs	Nov 2017
M17-4595 Sheet No. A104	Elevation 1 - a	Max Slade Designs	Nov 2017
M17-4595 Sheet No. A118	Google Map Overlay	Max Slade Designs	Nov 2017
12118/4	Floor Plan/Section A	Showers Engineering	17/08/12

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) Development assessable against the Planning Scheme

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
 - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
 - to ensure compliance with the following conditions of approval.
2. Timing of Effect
 - 2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use of each stage of the development except where specified otherwise in these conditions of approval.
 - 2.2 Prior to the commencement of use of each stage of the development, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.
3. General
 - 3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure or the payment of infrastructure charges within the Adopted Infrastructure Charges Notice.
 - 3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.

3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.

3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Noise Nuisance

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

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

3.5.2 Full time onsite manager

In order to minimise the likelihood of noise nuisance, a full time, onsite manager must be present onsite at all times during the operation of the approved use. The contact details for the onsite manager are to be made publicly accessible to all adjoining property owners.

3.6 Waste Management

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

Where bulk bins are used and are to be serviced on site, certification by a Registered Professional Engineer of Queensland (RPEQ) must be provided to Council which demonstrates that internal access is of adequate design and construction to allow waste collection/delivery vehicle to enter and exit the site in a forward gear, prior to the issue of a development permit for operational works.

Any refuse storage area must be constructed on an impervious surface such as a concrete slab and must be provided with a water connection to facilitate cleaning of bins, other receptacles and the collection area itself, and must be drained into the site's wastewater network.

Should an existing refuse storage area be proposed to satisfy this condition, the existing refuse storage area must comply with the above requirements.

3.7 Clothes Drying area

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

3.8 Window Screening

The applicant/developer is required to install and maintain suitable screening to all windows on the south-east side of the two unit blocks for the purposes of privacy and reducing light spillage. The screening structures must be constructed from non-reflective materials that are consistent with materials used elsewhere on the facade of the building, to the satisfaction of Council's delegated officer.

3.9 Hot Water System Relocation

The roof mounted solar hot water systems must be mounted so as to not protrude above the roofline of each unit block when viewed from nearby residential uses, to the satisfaction of Council's delegated officer.

3.10 Building Materials and Finishes

All building materials and finishes, including roofing iron/tiles, guttering, external blockwork/render and window screening structures must be made from non-reflective, modern building materials and must be of a neutral colour, to the satisfaction of Council's delegated officer.

4. Infrastructure Services and Standards

4.1 Access

Prior to the commencement of the use for stage 1, the existing site access must be upgraded to a commercial/industrial standard in order to accommodate two directional large vehicle traffic (from the edge of the road pavement to the property boundary of the subject lot) in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Stormwater Drainage/Water Quality

4.2.1 Prior to the issue of a development permit for building works for each stage, the applicant/developer must submit a Stormwater Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual to the satisfaction of Council's delegated officer. Where staged works are proposed, the Stormwater Management Plan and Report must detail the stormwater drainage for the whole of the development and for each stage of the development.

4.2.2 The Stormwater Management Plan must ensure a non-worsening effect on surrounding land as a consequence of the development and must take all reasonable and practicable measures to ensure discharge occurs in compliance with the Queensland Urban Drainage Manual (QUDM) and the FNQROC Development Manual.

4.2.3 The applicant/developer must construct the stormwater drainage infrastructure for the development in accordance with the approved Stormwater Management Plan and Report.

4.2.4 All stormwater drainage must be collected from site and discharged to an approved legal point of discharge.

4.3 Car Parking/Internal Driveways

4.3.1 The applicant/developer must ensure that each unit/cabin is provided with 1 adjoining car parking space which is available solely for the parking of vehicles associated with the use of each unit/cabin.

4.3.2 Prior to the commencement of the use for stage 1, all car parking spaces for Stage 1, including the administration office set down/car parking areas, and all internal driveways servicing the approved use (as shown on Drawing No. M17-4595 Sheet A118, dated Nov 2017) must be concrete, bitumen or asphalt sealed, line marked and appropriately drained, to the satisfaction of Council's delegated officer.

For stage 2, the internal driveway/s must be extended to service the second unit block and the internal driveways and car parks must be constructed to the same standard as the stage 1 works.

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

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

4.3.3 The internal driveways servicing the approved use must be wide enough to allow for two direction vehicle traffic, to the satisfaction of Council's delegated officer. If this is not the case and the existing loop road through the existing caravan park is proposed or required to service the development (short-term accommodation units only), this loop road must be upgraded to a concrete, asphalt or bitumen sealed standard, to a minimum width of 4 metres (including any widening required on corners) and appropriately drained, to the satisfaction of Council's delegated officer.

4.4 Landscaping & Fencing

4.4.1 For each stage of the development, a landscape plan must be prepared and submitted to Council's delegated officer for consideration and approval (one plan may be submitted for both stages).

The landscape plan must include a minimum 100m² of total new landscaping for each stage of the development and must include plant species selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.

A minimum of 25% of the landscaping plants must be provided as larger, advanced stock with a minimum foliage height of 0.7 metres.

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

- 4.4.2 Prior to the commencement of the use for stage 1, a solid 1.8 metre high timber paling (no gaps) or 1.8 metre high colorbond fence (of neutral colour) is to be erected along the south-east boundary of the site, extending from the southern corner of the site to a point 10 metres past the last wall of the stage 1 unit block.

Prior to the commencement of the use for stage 2, the boundary fencing required for stage 1 must be extended (with the same building materials and colours used) along the south-east boundary to a point 10 metres past the last wall of the stage 2 unit block.

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

4.5 Lighting

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

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

4.6 Water Supply

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

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

4.7 Sewerage Connection

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

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

(D) ASSESSMENT MANAGER'S ADVICE

- (a) An Adopted Infrastructure Charges Notice has been issued with respect to the approved development. The Adopted Infrastructure Charges Notice details the type of infrastructure charge/s, the amount of the charge/s and when the charge/s are payable.

- (b) The Adopted Infrastructure Charges Notice does not include all charges or payments that are payable with respect to the approved development. 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.

- (c) Water Meters/Water Service Connection

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

- (d) Property Connection to existing sewer main

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

- (e) 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.

- (f) 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.

- (g) Environmental Protection and Biodiversity Conservation Act 1999

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

- (h) Cultural Heritage

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

(i) Motor Home Park/Caravan Park/Camping Ground

The applicant is advised that an application to Council for approval to operate under Council *Local Law No 1 (Administration) 2011* is required prior to the commencement of the use.

(j) Transportation of Soil

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

(E) REFERRAL AGENCY CONDITIONS

Department of State Development, Manufacturing, Infrastructure and Planning conditions dated 19 March 2018.

(F) RELEVANT PERIOD

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

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

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

- Development Permit for Building Work

(H) OTHER APPROVALS REQUIRED FROM COUNCIL

- Compliance Permit for Plumbing and Drainage Work
- Access approval arising from condition number 4.1 (Please contact Planning Section to obtain application form and applicable fee)

2. That an Adopted Infrastructure Charges Notice be issued for the following infrastructure charge/s for:

Category	Use Charge	Unit Measure of	Charge Rate	No of Units	Amount
Stage 1 - 12 Units					
Proposal					
Short-term Accommodation	Accommodation (short term)	Per suite (1 or 2 bedrooms)	\$4,500.00	12	\$54,000.00
Credit					
Short-term Accommodation	Accommodation (short term)	Per 1 or 2 plot caravan/tent site	\$4,500.00	8	\$36,000.00
Total Payable (Stage 1)					\$18,000.00
Stage 2 - 10 units					
Proposal					
Short-term Accommodation	Accommodation (short term)	Per suite (1 or 2 bedrooms)	\$4,500.00	10	\$45,000.00
Credit					
Short-term Accommodation	Accommodation (short term)	Per 1 or 2 plot caravan/tent site	\$4,500.00	6	\$27,000.00
Total Payable (Stage 2)					\$18,000.00

THE SITE

The subject site contains the Mareeba Tropical Caravan Park and is situated at 3 Kenneally Road, Mareeba and is more particularly described as Lot 1 on RP725081. The site is generally regular in shape with a total area of 2.026 hectares and is zoned Low Density Residential under the Mareeba Shire Council Planning Scheme 2016. The site includes frontages to both Kenneally Road (approx. 86 metres) and the State controlled Kennedy Highway (approx. 244 metres) with access gained via a single crossover off Kenneally Road towards the southern corner of the lot.

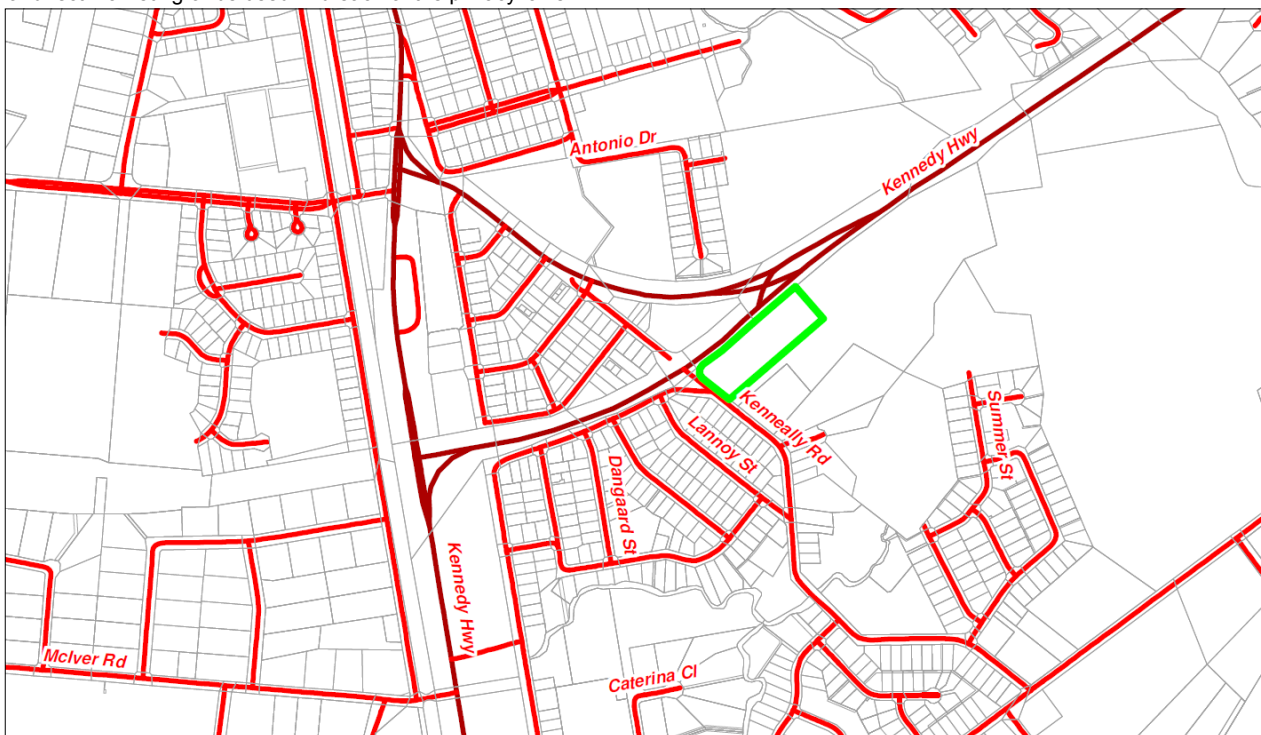
The site is improved by a number of buildings and structures consistent with the sites long established caravan park use which include a site office, manager/caretaker residence, ablutions/laundry blocks, caravan/motorhome/tent sites with some including concrete slabs, multiple accommodation dongas and an old general store which has since been converted to a workers/backpackers accommodation facility. The site has a gradual slope down to the rear of the lot (north-east end) and in terms of vegetation, contains a number of large shade trees and smaller trees and shrubs scattered throughout the caravan park which are of no ecological significance.

The site is currently connected to all urban services including Council's reticulated water and sewerage networks. All adjacent lots are zoned Low density residential and contain single dwellings.



Map Disclaimer:

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



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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

MCU/11/0012

Council, at its Ordinary Meeting on 7 March 2012, approved a development application made by Victor G Feros Town Planning Consultants, on behalf of G & R Tatti for a development permit for material change of use - tourist facility (20 x 1 bedroom self-contained units) over land described as Lot 1 on RP725081, situated at 3 Kenneally Road, Mareeba. The Decision Notice was issued on 14 March 2012. A Negotiated Decision Notice was issued on 25 July 2012. Council, at its Ordinary Meeting on 15 November 2012 subsequently approved a further request by the applicant to amend the development approval.

Development approval MCU/11/0012 lapsed on 25 July 2018.

DA/12/0023

Council, at its Ordinary Meeting on 20 December 2012, approved a development application made by Victor G Feros Town Planning Consultants on behalf of Mareeba Tropical Caravan Park for a development permit for material change of use - tourist facility (10 x non self-contained rooms & ablutions block) over land described as Lot 1 on RP725081, situated at 3 Kenneally Road, Mareeba. The Decision Notice was issued on 21 December 2012.

Development approval DA/12/0023 lapsed on 21 December 2016.

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Short-term Accommodation (22 x 1 Bedroom Units) in accordance with the plans shown in **Attachment 1**.

The proposed development will be broken into two stages as follows:

Stage 1

- 1 block of 10 x 1 bedroom units, each with a gross floor area of approx. 36m² plus private patio and undercover carport;
- 2 x detached 1 bedroom units/cabins, each with a gross floor area of approx. 24m² plus patio and carpark.
- Common BBQ area/kitchen to be constructed at the eastern end of the unit block.

Stage 2

- 1 block of 10 x 1 bedroom units, each with a gross floor area of approx. 36m² plus private patio and undercover carport (same design as Stage 1 unit block)

Both unit blocks will be sited 2.1 metres off the south-east boundary of the site facing back into the caravan park. The two standalone units/cabins will be sited towards the centre of the caravan park opposite the stage 1 unit block. A new sealed internal driveway is proposed to access the units.

REGIONAL PLAN DESIGNATION

The subject site is included within the Urban Footprint land use category in the Far North Queensland Regional Plan 2009-2031. Mareeba is identified as a Regional Activity Centre in the Regional Plan. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	Land Use Categories <ul style="list-style-type: none"> • <i>Residential Area</i> Transport Elements <ul style="list-style-type: none"> • <i>State Controlled Road</i> • <i>Principal Cycle Routes</i>
Zone:	Low Density Residential
Overlays:	Bushfire Hazard Overlay Transport Infrastructure Overlay

Planning Scheme Definitions

The proposed use is defined as:-

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Short-term Accommodation	<p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park

RELEVANT PLANNING INSTRUMENTS

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

(a) Far North Queensland Regional Plan 2009-2031

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

(b) State Planning Policy

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

(c) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

3.3 Settlement pattern and built environment

3.3.3 Element - Activity centres network

- (1) *The role and function of Mareeba as the major regional activity centre for services in Mareeba Shire is strengthened. Mareeba is to accommodate 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.*

Comment

The proposed development will provide additional short-term accommodation for visitors and tourists within Mareeba's urban footprint, of which there is an identified shortfall during peak demand periods. The development will help to strengthen Mareeba's role as the Shire's major regional activity centre.

- (2) *Development within Mareeba over time enhances the Shire's self-sufficiency in terms of services offered, business and employment opportunities.*

Comment

The proposed development will provide additional short-term accommodation for visitors and tourists within Mareeba's urban footprint, of which there is an identified shortfall during peak demand periods. The development will help to enhance the Shire's self-sufficiency with regards to short-term tourist/visitor accommodation.

3.7 Economic Development

3.7.7 Element - Tourism

3.7.7.1 Specific outcomes

- (2) *Major tourist accommodation facilities that can accommodate large numbers of overnight visitors in the shire are developed in strategic locations where amenity impacts are mitigated and physical infrastructure appropriately provided.*

Comment

The proposed development will provide 22 x 1 bedroom short-term accommodation units within the confines of a long established caravan park (Mareeba Tropical Caravan Park). The site is on the fringe of an established residential area and contains minimum immediate adjoining residential uses. Given the nature and scale of the development, it is considered that the

development can be appropriately conditioned to ensure minimal amenity impacts on these adjoining residential uses.

The development does not conflict with Specific Outcome (2).

Relevant Development Codes

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

6.2.6	Low density residential zone code
8.2.3	Bushfire hazard overlay code
8.2.12	Transport infrastructure overlay code
9.3.1	Accommodation activities code
9.4.2	Landscaping code
9.4.3	Parking and access code
9.4.5	Works, services and infrastructure code

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

Relevant Codes	Comments
Low density residential zone code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code apart from the following: <ul style="list-style-type: none"> Acceptable Outcomes AO4 Acceptable Outcome AO5 Refer to planning discussion section of report.
Bushfire hazard overlay code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code.
Transport infrastructure overlay code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes and/or performance outcomes (where no acceptable outcome provided) contained within the code.

(e) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

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

(f) Adopted Infrastructure Charges Notice

The following infrastructure charge/s for each stage of the development are derived from Council's Adopted Infrastructure Charges Resolution (No. 1) 2017.

The Adopted Infrastructure Charges Resolution (No. 1) 2017 nominates the following maximum charge for Accommodation (short term):

For a hotel or short-term accommodation:

- \$6,000.00 per suite (1 or 2 bedroom)

In calculating this maximum charge, it was assumed the development will access all four infrastructure networks (water, sewer, parks and roads). For this proposed development, the proximity to the State controlled road network (Kennedy Highway) means that any trunk infrastructure impacts are likely to be limited to water, sewer and parks. Accordingly, the applicable charge for accommodation (short term) for the proposed development has been amended as follows:

For a hotel or short-term accommodation:

- \$4,500.00 per suite (1 or 2 bedroom)

Credits

It is acknowledged that the site contains a lawfully established caravan park (tourist park) use. After reviewing aerial imagery, the proposed development including access driveways will replace 14 existing tent/caravan sites (8 in stage 1, 6 in stage 2). The Adopted Infrastructure Charges Resolution also groups tourist parks within the Accommodation (short term) charge category and nominates a \$6,000.00 maximum charge (per 1 or 2 tent/caravan site). As discussed above, the maximum current charge would decrease to \$4,500.00 (per 1 or 2 tent/caravan site). Therefore, a credit for 14 tent/caravan sites is applicable at \$4,500.00 per site.

The adopted infrastructure charges for each stage of the development, including credits, is tabulated as follows:

Category	Use Charge	Unit Measure of	Charge Rate	No of Units	Amount
Stage 1 - 12 Units					
Proposal					
Short-term Accommodation	Accommodation (short term)	Per suite (1 or 2 bedrooms)	\$4,500.00	12	\$54,000.00
Credit					
Short-term Accommodation	Accommodation (short term)	Per 1 or 2 plot caravan/tent site	\$4,500.00	8	\$36,000.00
Total Payable (Stage 1)					\$18,000.00
Stage 2 - 10 units					
Proposal					
Short-term Accommodation	Accommodation (short term)	Per suite (1 or 2 bedrooms)	\$4,500.00	10	\$45,000.00
Credit					
Short-term Accommodation	Accommodation (short term)	Per 1 or 2 plot caravan/tent site	\$4,500.00	6	\$27,000.00
Total Payable (Stage 2)					\$18,000.00

REFERRALS

The application triggered referral to the Department of State Development, Manufacturing, Infrastructure and Planning as a Referral Agency (SARA - DTMR).

The Department advised in a letter dated 19 March 2018 that they require the conditions to be attached to any approval (**Attachment 2**).

Internal Consultation

Not applicable.

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 14 March 2018 to 10 April 2018. The applicant submitted the notice of compliance on 18 April 2018 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

One (1) submission was received.

The issues raised in the submission are summarised and commented on below:

Issue	Comment
Light projection and privacy as a result of unit windows facing residential uses to the south of the site.	Conditions have been included requiring the installation of external screening to the southern facing unit windows.
Noise - In particular from the proposed common BBQ/kitchen area	<p>It is proposed to relocate the common BBQ/kitchen area further east to be situated between the two unit blocks further away from neighbouring dwellings. The external block wall of the common area as well as the 1.8 metre high solid screen boundary fencing required by condition of approval will further minimise the likelihood of noise nuisance from this common area.</p> <p>It is also assumed that, operationally, the caravan park and proposed short-term accommodation units would be managed to ensure minimum noise generation for the benefit of other guests staying on site.</p>
Visual amenity impact from roof mounted solar hot water systems.	The applicant/developer has agreed to move the roof mounted solar hot water systems down the roof on the northern side of the unit blocks so that the hot water systems are not visible from adjoining residential uses. This will be secured by condition of approval.
The submitter is concerned that the development will increase the number of vehicle movements to and from the site which will impact on the queuing of large caravan/motorhome vehicles during peak tourist season which in turn causes a safety issue along Kenneally Road. The Submitter is also concerned that the existing crossover is not constructed to standard.	<p>The proposed development is not likely to result in a substantial increase in vehicle movements to and from the site, particularly considering the development will replace approximately 14 existing caravan/tent sites that would ordinarily be utilised during peak tourist season. Tourists/visitors staying at the units are likely to have small private vehicles only which will park at reception (existing carpark considered adequate) briefly during check-in before utilising the individual car parks provided at each unit. The queuing of large vehicles associated with existing caravan park operations is not something that is likely to be noticeably worsened by the proposed short-term accommodation unit development.</p> <p>A condition will be attached to the approval requiring the existing access crossover be upgraded to a commercial/industrial standard that can accommodate two direction large vehicle traffic.</p>
The existing carpark/internal road network is not constructed to an adequate standard.	A condition will be attached to the approval requiring the sites front car park and internal road network servicing the development to be sealed, line-marked and appropriately drained.
The bulk and scale of the development is inconsistent with surrounding residential uses.	The subject site, with a total area of over 2 hectares, could be re-developed into approximately 20 residential allotments, with each allotment containing a 200-300m ² dwelling. Although the proposed development includes two long unit blocks, given the size of the site, it is not considered an overdevelopment of the site. Furthermore, the development will be separated from the closest neighbouring dwelling house by a 20 metre access handle, which is the width of a standard residential allotment. The proposed development is not likely to result in unacceptable amenity impacts through building bulk and scale of development.
The submitter has concerns about building materials and finishes to be used and given the size of the buildings proposed, consideration should be given to how the development compliments and maintains consistency with contemporary building finishes (rendered walls, non-reflective finishes).	A condition will be attached to the approval requiring modern, non-reflective finishes to be used, and the use of mutual colours only.

Submitters

Name of principal submitter	Address
1. Stephen Hogan	7 Kenneally Road, Mareeba

PLANNING DISCUSSION

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

6.2.6 Low density residential zone code***Accommodation density*****PO4**

The density of Accommodation activities:

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

AO4

Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B.

Comment

Table 6.2.6.3B does not dictate a maximum density for short term accommodation development within the Low density residential zone.

The proposed development proposes the establishment of 22 x 1 bedroom short-term accommodation units within the confines of a long established caravan park (Mareeba Tropical Caravan Park). The site is on the fringe of an established residential area and the development is unlikely to cause amenity impacts on surrounding residential uses as reasonable separation from the development is achieved due to the larger lot sizes on the eastern side of Kenneally Road. Notwithstanding this, the development will be conditioned to require boundary treatments, window screening and driveway sealing to further minimise the likelihood of amenity impact.

Although not specifically conflicting with AO4, the development is considered to comply with higher order PO4.

Gross floor area**PO5**

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.*

AO5

Gross floor area does not exceed 600m².

Comment

The proposed development, which will include 4 new structures, has an approximate GFA of 1,940m² and is therefore non-compliant with AO5.

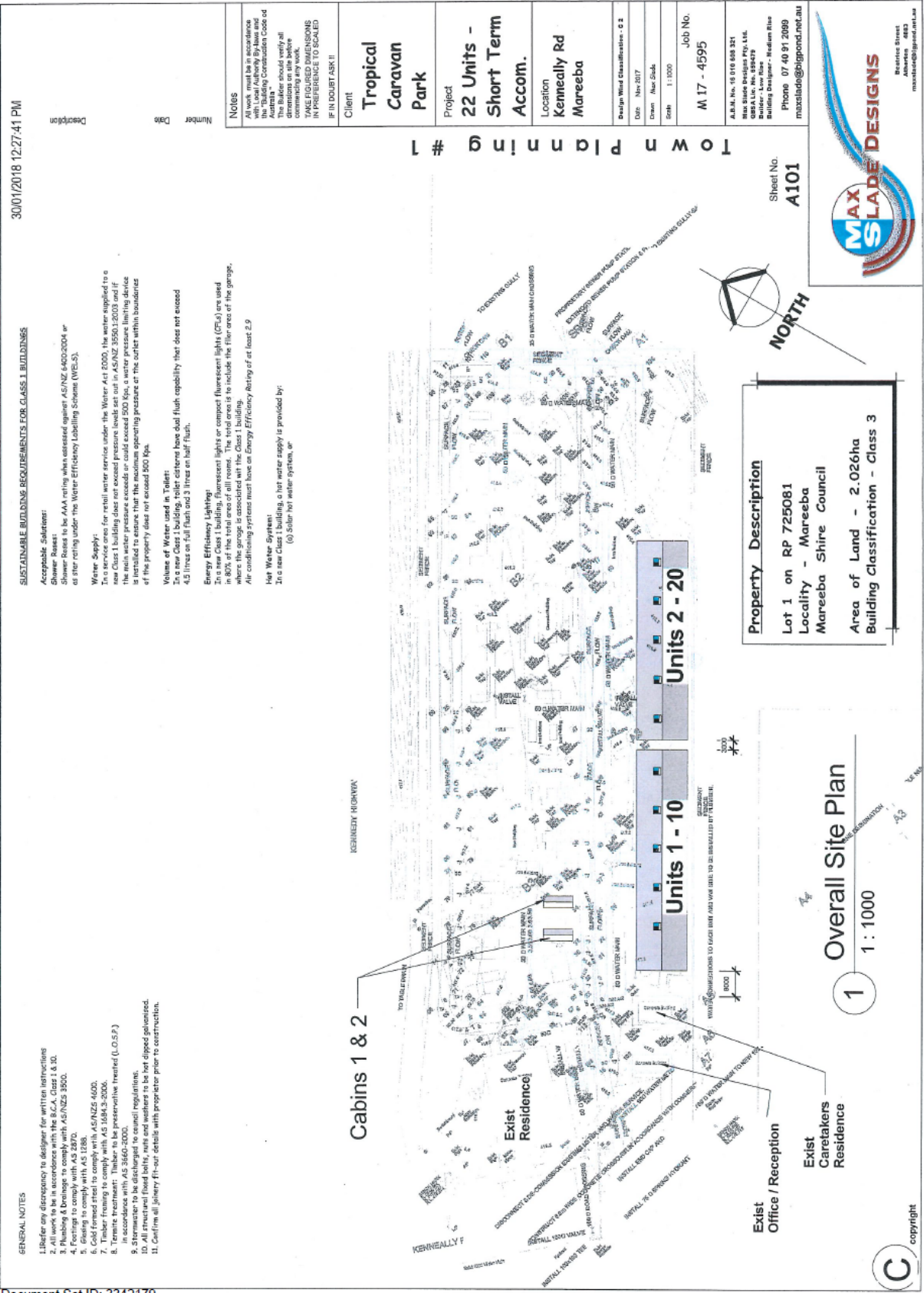
The intention of AO5 (600m² GFA limit) is to limit the cumulative GFA of structures on standard residential sized allotments (700 - 1,000m²). In this instance, the subject site has a total area of 20,260m², or 2.026 hectares (or approximately 20 - 28 times the size of standard residential allotment in Mareeba).

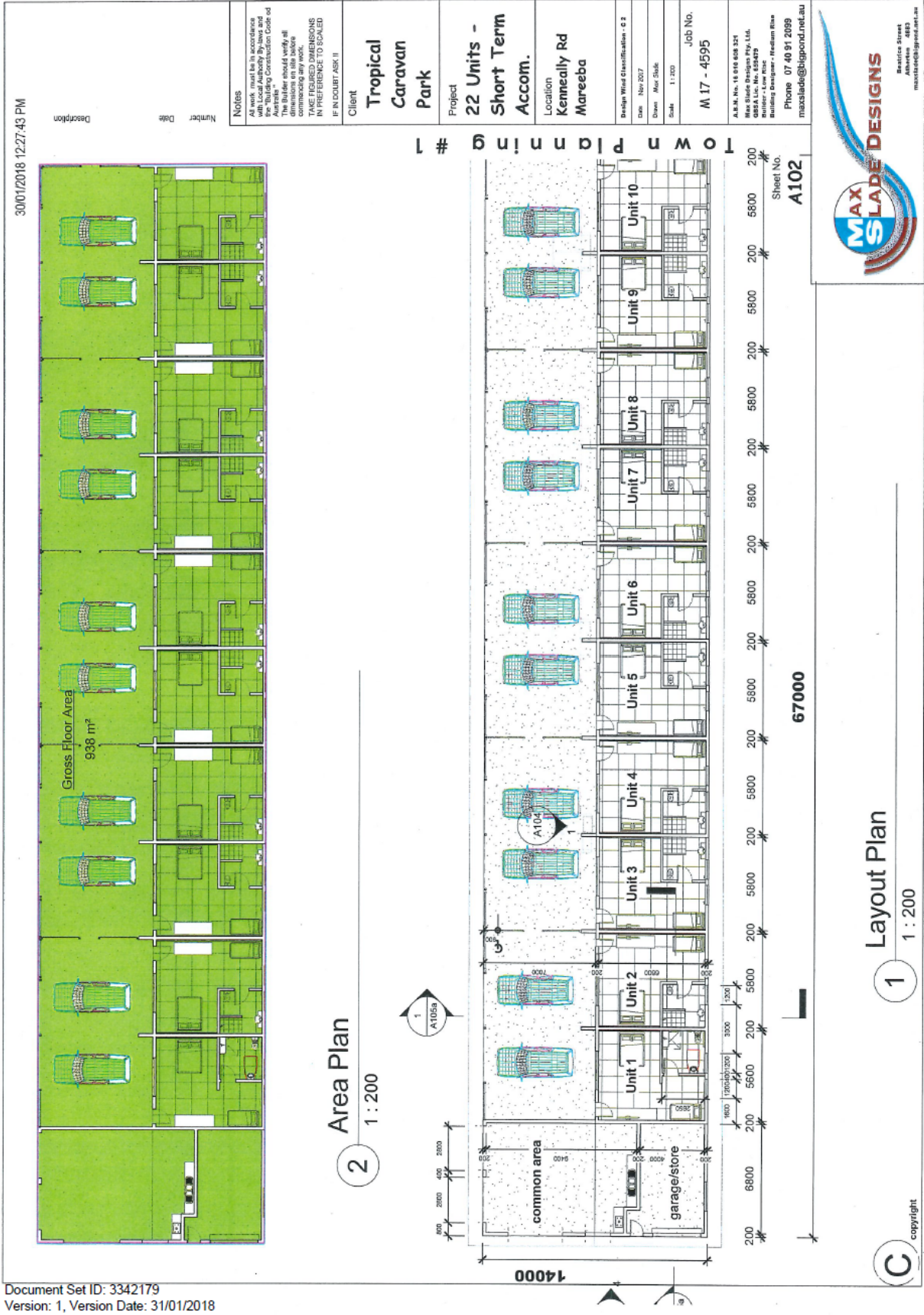
The proposed short-term accommodation units will be sited against the south-east boundary of the site so as to make efficient use of an underutilised portion of the land and to not compromise the sites existing long established caravan park use. Although the unit blocks will be inconsistent in bulk and size with that of surrounding dwellings, given the size of the site, the development will still result in an acceptable balance of built and natural features, especially considering the built form that would be present over the land if it were ever re-developed into smaller residential lots.

The development is not considered to conflict with PO5.

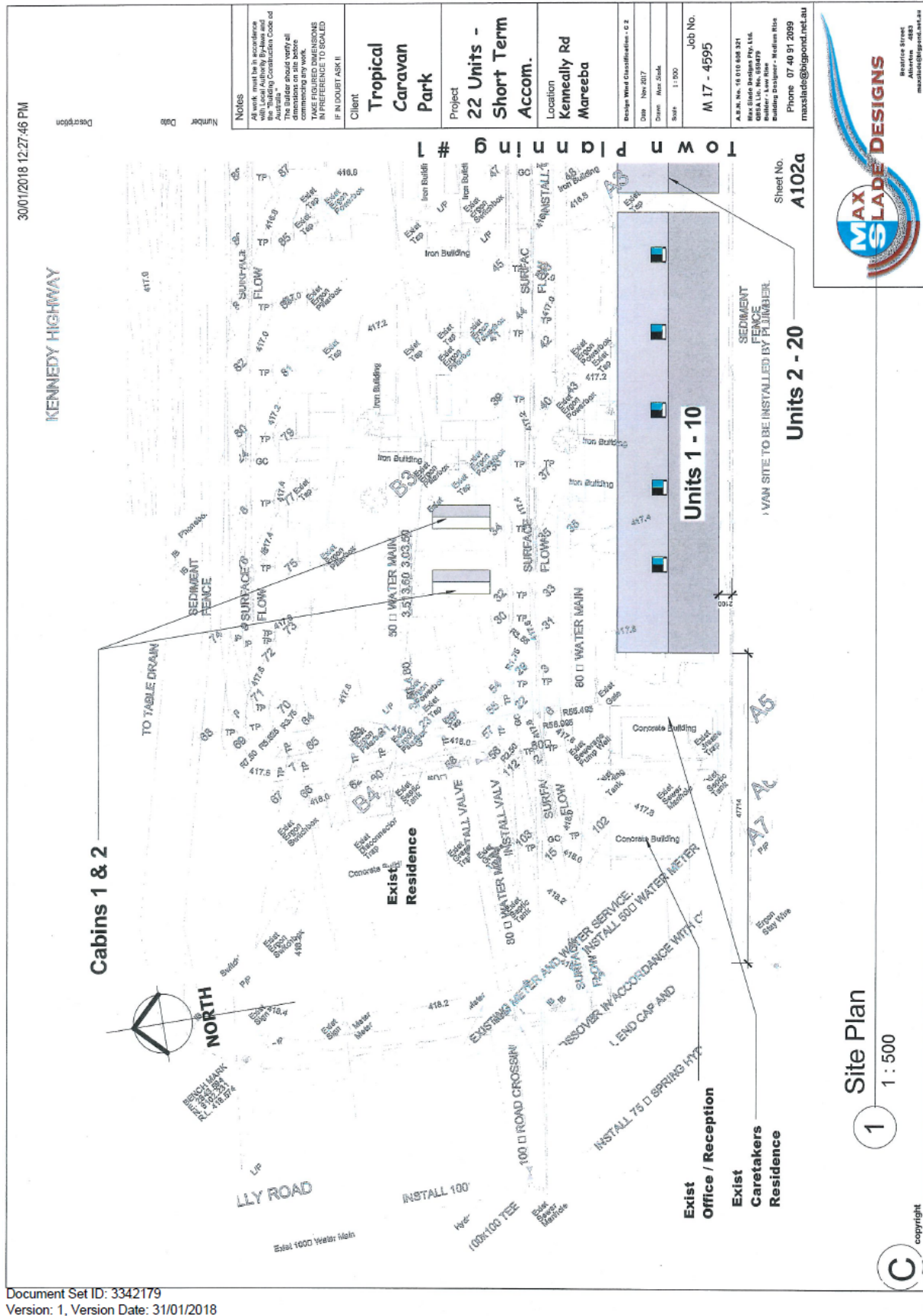
Date Prepared: 8 May 2018

APPROVED PLANS (ECM Doc Set ID 3342179)





Document Set ID: 3342179
Version: 1, Version Date: 31/01/2018



30/01/2018 12:27:47 PM

Description

Number

Date

Notes

All work must be in accordance with the Building Code of Australia. Builders should verify all dimensions on site before commencing any work. THIS DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. IN PRESENCE TO SCALED

IF IN DOUBT ASK!!

Client

Tropical Caravan Park

Project

22 Units - Short Term Accom.

Location

Kenneally Rd Mareeba

Design Wind Classification - C 2

Date Nov 2017

Drawn Mar 2018

Scale 1:100

Job No.

M 17 - 4595

A.B.N. No. 46 618 688 124

Max Slade Designs Pty. Ltd.

QBSA Lic. No. 655473

Builder - Low Rise

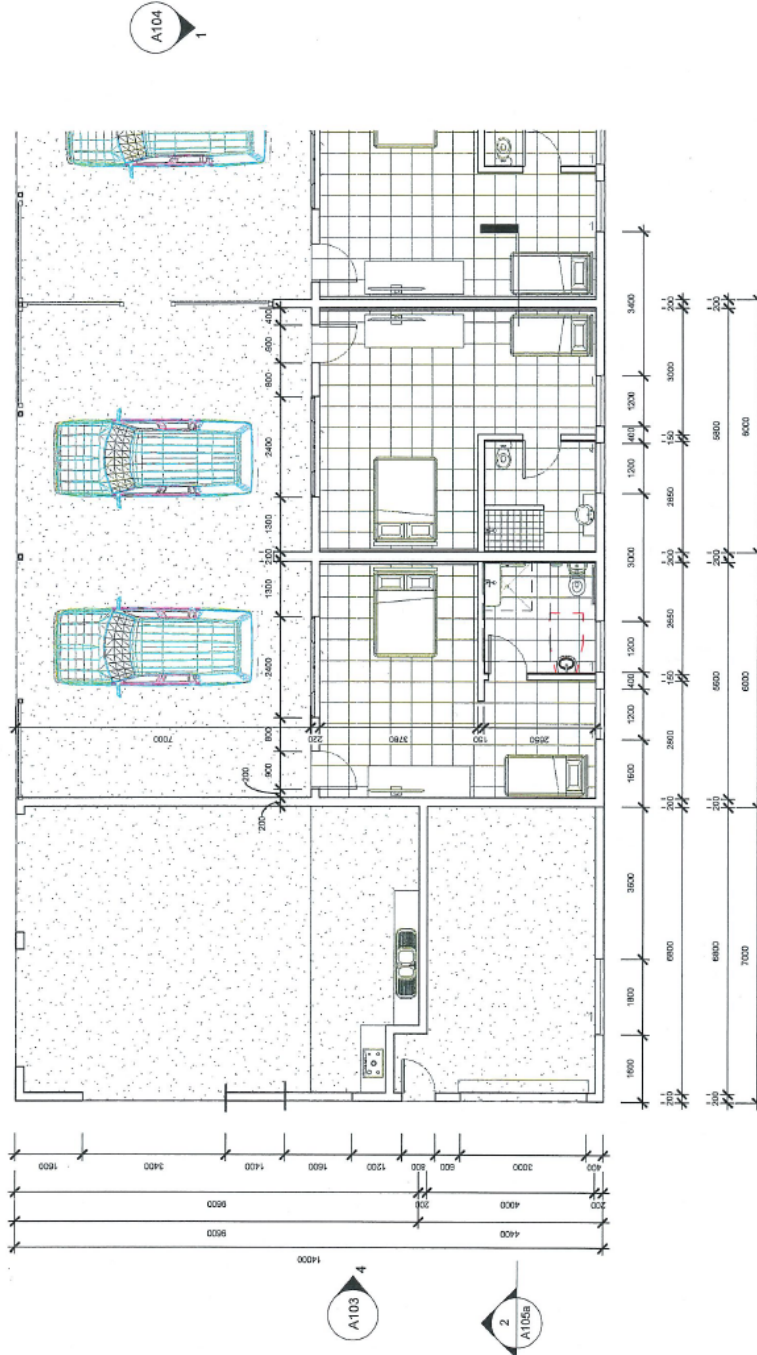
Building Designer - Medium Rise

Phone 07 46 91 2099

maxslade@bigpond.net.au

Sheet No.
A102b

Town Planning # 1

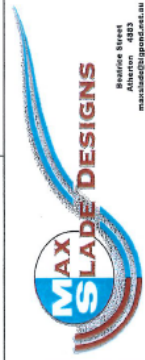


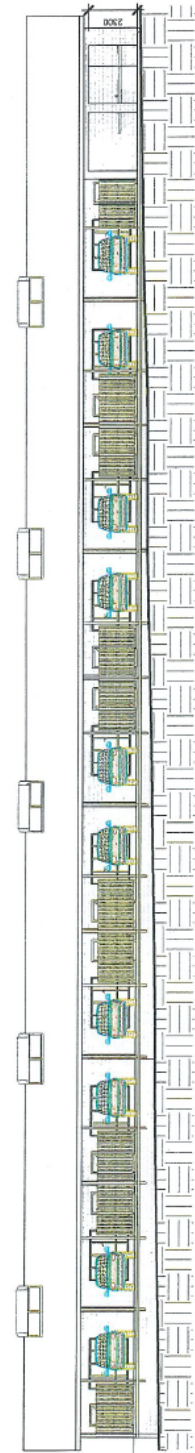
Unit Layout

1:100

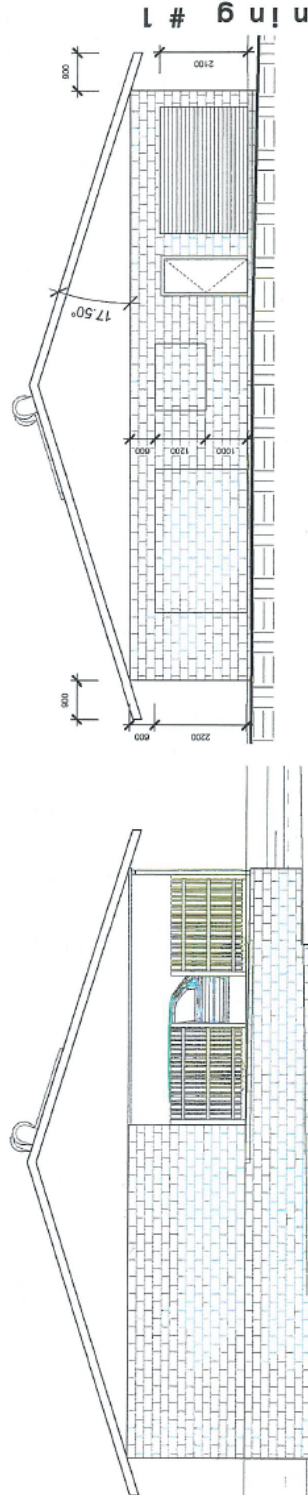
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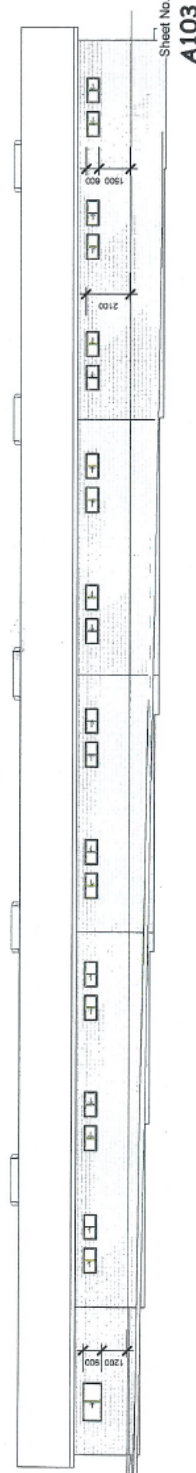




North
1 : 200



East
3
1:100



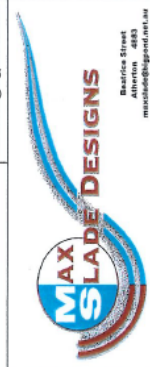
South
1 : 200

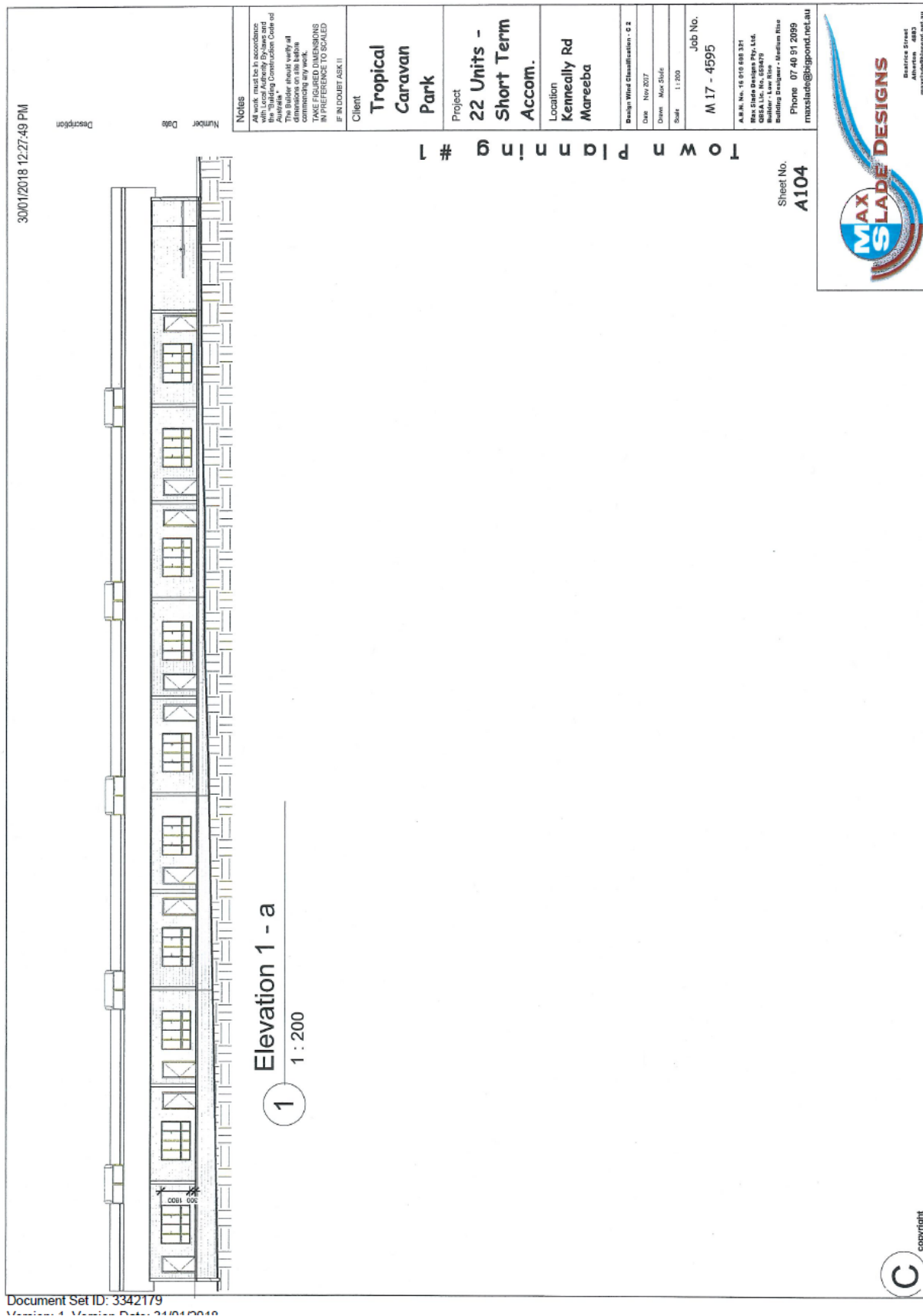
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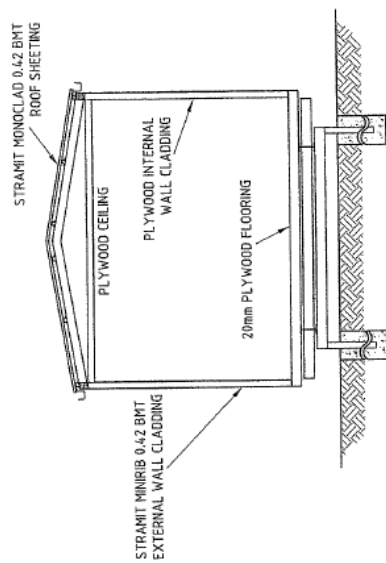
—Sheet No. **A103**

Town Planning # 1

Notes	All work must be in accordance with the Building Construction Code of Australia * The information on this enquiry at times may change without us commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!
Client	Tropical Caravan Park
Project	22 Units - Short Term Accom.
Location	Kennedy Rd Mareeba
Design Wind Classification	C 2
Date	Nov-2017
Dwn	New Steel
Crane	New Steel
State	As indicated
Job No.	M 17 - 4595
A.M.H. Tel:	016 010 686 321
Max Carter Design Pty. Ltd.	
Builder - Low Rise	
Building Designer - Medium Rise	
Phone 07 401 2099	
mascad@macd.net.au	







SECTION A

NOTE:

ALL CONSTRUCTION TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA 2010.

ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ROOFWATER TO EXISTING STORMWATER DRAINAGE OR STREET CHANNEL OR RUBBLE PIT.

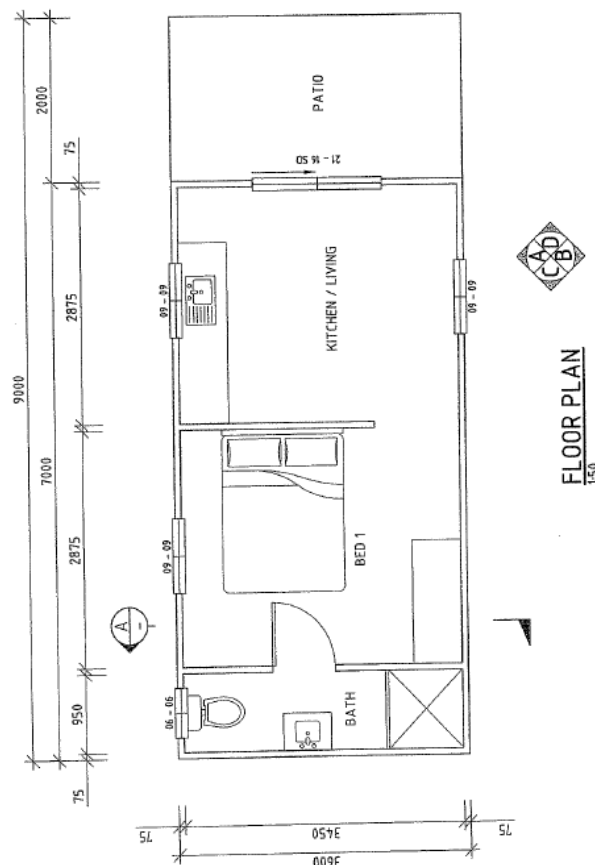
20mm SCYON CEMENT SHEET TO WET AREAS.

KWILIA DECKING TO FRONT PATIO.

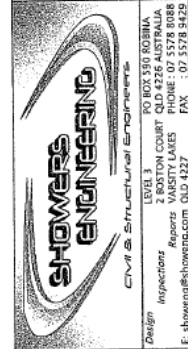
INSULATION:
ROOF - INSULBREAK 65 R2.7
WALLS - INSULBREAK 65 R2.7



WINDOW TREATMENT:
ALL WINDOWS TO HAVE
- INTERNAL PE
SELECTED BY

SMOKE DETECTOR SHALL BE HARD WIRED.



FLOOR PLAN
1:50



		17.08.12		CLIENT	PROJECT
		DATE	ISSUE		
0.	FIRST ISSUE				
REV.	DESCRIPTION	DATE	DRAWN	BPC	
1	REV. DESCRIPTION	17.08.12	17.08.12	17.08.12	
DESIGNED		RJS	SCALE	AS SHOWN	
SIGNED					

SHOWERS ENGINEERING

CIVIL & STRUCTURAL ENGINEERS

Level 3
2 BOSTON COURT QLD 4225 AUSTRALIA
Phone : 07 55728 0088
Reports VASISITY LAMES

PO BOX 550 ROBINNA
LEVEL 3
2 BOSTON COURT QLD 4225 AUSTRALIA
PHONE : 07 55728 0088
Reports VASISITY LAMES

13/04/2018 2:58:41 PM

Description

Date

Number

Notes

All work must be in accordance with Local Authority By-laws and the Engineering Construction Code of Australia.
The Builder should verify all dimensions and locations before commencing any work.
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED IF IN DOUBT ASK !!

Client

Tropical Caravan Park

Project

22 Units - Short Term Accom.

Location

Kennedy Rd Mareeba

Design Wire Classification - C 2

Date Nov 2017

Drawn New Slide

Scale 1:1000

Job No.

M 17 - 4595

A.B.N. No. 16 610 088 331

Max Slade Designs Pty Ltd.

10/100 - Low Rise

Building Designer - Medium Rise

Phone 07 40 51 2099

maxslade@bigpond.net.au

Sheet No.

A118



Google Map Overlay

1

1 : 1000

C

copyright

Document Set ID: 3377260
Version: 1, Version Date: 06/05/2018

ATTACHMENT 2

RA6-N



Department of
**State Development,
 Manufacturing,
 Infrastructure and Planning**

Our reference: 1802-4151 SRA
 Your reference: MCU/18/0003

19 March 2018

Chief Executive Officer
 Mareeba Shire Council
 PO Box 154
 Mareeba QLD 4880
 planning@msc.qld.gov.au

Attention: Carl Ewin

Dear Sir/Madam

Referral agency response—with conditions

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 27 February 2018.

Applicant details

Applicant name:	G & R Tatti C/- Max Slade Designs Pty Ltd
Applicant contact details:	PO Box 834 Tolga QLD 4882 maxslade@bigpond.net.au

Location details

Street address:	3 Kenneally Road, Mareeba
Real property description:	Lot 1 on RP725081
Local government area:	Mareeba Shire Council

Application details

Development permit	Material change of use for Short term accommodation (22 x 1-bedroom units)
--------------------	----------------------------------------------------------------------------

Referral triggers

The development application was referred to the department under the following provisions of the

Page 1 of 6

Far North Queensland regional office
 Ground Floor, Cnr Grafton and Hartley
 Street, Cairns
 PO Box 2358, Cairns QLD 4870

Document Set ID: 3357902
 Version: 1, Version Date: 10/04/2018

Planning Regulation 2017:

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice to the assessment manager

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material change of use				
Site Plan, sheet no. A102	Max Slade Designs	8/03/2018	M17 – 4595	AA

A copy of this response has been sent to the applicant for their information.

For further information please contact Jenny Sapuppo, Senior Planning Officer, on 5644 3212 or via email CairnsSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Brett Nancarrow
Manager (Planning)

cc G & R Tatti C/- Max Slade Designs Pty Ltd, maxslade@bigpond.net.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Material change of use		
State transport corridor (state-controlled road)—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plan: <ul style="list-style-type: none"> Site Plan prepared by Max Slade Designs, dated 8/03/2018, reference M17 – 4595, sheet no. A102, issue AA. 	Prior to the commencement of use and to be maintained at all times.
2.	Direct access is not permitted between the Kennedy Highway and the subject site.	At all times.

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application so that noise intrusions on the development from a state-controlled transport corridor are minimised.
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road. Direct access to the state-controlled road is prohibited where not required.

Attachment 3—Advice to the assessment manager

Advertising devices	
1.	<p>A local government should obtain advice from the Department of Transport and Main Roads (DTMR) if it intends to approve the erection, alteration or operation of an advertising sign or another advertising device that would be visible from a state-controlled road, and beyond the boundaries of the state-controlled road, and reasonably likely to create a traffic hazard for the state-controlled road.</p> <p>Note: DTMR has powers under section 139 of the <i>Transport Operations (Road Use Management - Accreditation and Other Provisions) Regulation 2015</i> to require removal or modification of an advertising sign and/or a device which is deemed that it creates a danger to traffic.</p>
Transport noise corridors	
2.	<p>Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise.</p> <p>Transport noise corridor means land designated under <i>Chapter 8B of the Building Act 1975</i> as a transport noise corridor. Information about transport noise corridors is available at state and local government offices. A free online search tool can be used to find out whether a property is located in a designated transport noise corridor.</p> <p>This tool is available at the Department of Local Government and Planning website: http://www.dilgp.qld.gov.au/planning/state-planning-instruments/spp-interactive-mapping-system.html and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land. Transport Noise Corridors (NAPMAP) are located under Administrative Layers within the State Planning Policy (SPP) mapping system.</p>

ATTACHMENT 3

Stephen Hogan
7 Kenneally road
Mareeba Qld 4880
PH: 0439 601 380
Email: stephen.hogan@health.qld.gov.au

Mareeba Shire Council
65 Rankin St
Mareeba Qld 4880
Attention: Planning Department

Re: MCU/18/0003

Dear Sir/Madam,

Thankyou for the opportunity to provide comment on the proposed development at the Tropical Breeze Caravan Park. Myself and my family have lived in the most neighbouring property to the caravan park for approximately 4 and a half years since purchasing the property in 2013.

In this time we have had an opportunity to observe the everyday running of the park and feel we have a sound understanding of what the current business entails. During this time we have not had any reason to complain about the operation of the business and feel that the current manager does a good job of managing the park in a manner that generally reduces impact on our quite enjoyment.

We write in good faith and without prejudice, with the intention to provide a perspective which may not have been perceived in this process. We have no objection to the park undertaking development which is within their legal right as the owner of the property but also value the legal rights of ourselves and other neighbouring property owners.

LIGHT PROJECTION and PRIVACY

The current proposal sees that each individual unit will have a rear window facing to the south of the building. The windows in the proposal are situated at a height of 1.6 – 2.2 meters above the ground, meaning that at least 50% of the window will be positioned above the 1.8 metre boundary screen fence if the building floor height is at a level equal to the base of the fence.

Document Set ID: 3358063
Mareeba Shire Council

This positioning of windows and their size presents a significant increase in both light projection from the units onto neighbouring properties, as well as a loss of privacy due to a clear line of sight from the units into neighbouring properties. Given the lower density nature of the area, this will be a significant change to what is currently the situation and has the potential to impact on the existing amenity through projecting light into neighbouring properties, causing nuisance and distraction to everyday activities such as sleep.

In a similar manner the potential for guests to be able to look directly into the backyards of existing properties is a significant change to the current situation and has the potential to impact on the existing amenity by way of reducing privacy and the ability to enjoy the qualities of a lower density residential area.

A possible solution to this issue could be the installation of external window screens of a nature which would allow light to penetrate into the unit, whilst reducing the amount of light which is projected outward and by reducing the scope of visibility which the guests would have over neighbouring properties.

NOISE

The current proposal plans to position a common area which includes kitchen facilities at the western end of the building closest to the front of the property. This presents a significant source of increased noise to neighbouring properties due to the likely gathering of people in this area and the related noise from this, as well as noise from normal operation of a kitchen. This is likely to have a negative impact on the audible amenity of neighbouring properties by being a source of significant noise being projected onto neighbouring properties from this activity. This will likely impact on quiet enjoyment consistent with lower density residential areas.

A possible solution to this issue is to relocate the common area away from its current location to one which is further away from neighbouring properties, and such creating distance buffer between neighbouring properties. Similarly ensuring any building openings are located so as to not allow light or sound to be projected to neighbouring properties would also reduce the likely impact.

VISUAL AMENITY

The current proposal appears to include roof mounted hot water system to the buildings. These units present a significant change to the natural roofline and character of the building should they project above the ridge cap of the building as they will be able to be seen from neighbouring properties. This would have a negative impact on the visual amenity of neighbouring properties as they would increase the bulk of the building and contrast with the established roofline and character of the neighbourhood.

A possible solution to this would be to require the roof mounted systems to be positioned further down the north facing roof to not be able to be seen from neighbouring properties, or choose a water heating system which is installed on the ground.

VEHICLE MOVEMENTS and ROAD SAFETY

The current proposal has the potential to increase the number of vehicles to the site and the frequency of movements. The current vehicle access appears to be inadequate during busy periods of the year. It is common for large caravans to be parked on the roadside as guests check into the park. This appears to occur due to a lack of suitable off-road parking for such large vehicles and that the current crossover does not appear to be large enough for vehicles to be entering and leaving the facilities at the same time. Given the location of the entrance is adjacent to a T intersection and relatively close to the main intersection of the Kennedy Highway, this occurrence can result in interference to local traffic flow and potential for vehicle collisions and community safety.

Further to this I would query the capacity of the current carpark and the surface material to be able to manage the current number of vehicles in addition to the potential further 22 vehicles which is proposed. The current unsealed carpark which is located adjacent to the front of the property, serves to provide parking for the existing shop/reception and overflow from the seasonal worker accommodation building adjacent. The variety of vehicles includes mini buses used to ferry seasonal workers to and from farms, commercial vehicles making deliveries as well as employees vehicles. With departure times regularly occurring in the early hours of the morning, the unsealed nature of the current roadway regularly creates dust and sound caused by vehicle movements. Both occurrences impact on the amenity of neighbouring properties through noise distraction and dust pollution which reduces neighbour's abilities to enjoy a lifestyle commensurate with lower density residential living.

A possible solution to this issue would be to require the park to widen its current crossover to allow for dual vehicle access, considering the width and length of large caravans and towing vehicles. The requirement to allow both an adequate number and mix of use parking spaces to match frequenting vehicle types and the sealing of roadways with asphalt to reduce noise and dust generated by vehicle movements.

BUILDING SCALE

The proposed development includes a brick building with a steel roof approximately 130 metres in length located along the southern boundary of the site. This southern boundary is a shared boundary with a residential property and is also the boundary which is closest to a neighbouring residential building. The proposed sighting of this large building is not consistent with the bulk and scale of surrounding buildings and does not appropriately balance the built and natural features of the low density residential zone.

We appreciate there are economies associated with this type of building design and its location away from the highway, but feel that these compromises have come at the expense of neighbouring properties.

The size of the lot allows for the potential to separate the two proposed stages to reduce the majority of impact being focused on one boundary of the sight.

Possible solutions to this issue include locating stage 2 of the development opposite stage 1 of the development where the 2 cabins have been proposed. The proposal including the cabins suggests that the developer does not object to having buildings in this location and that infrastructure would have to be provided for these cabins anyway. This would work to spread the impact of the development within the park itself and reduce the impact on neighbouring properties. Further to this we believe that the proposed cabins could then be sighted alongside this new location of stage two as there is adequate land to do so and further reduce impact.

BULIT CHARACTER

The current proposal does not include details of building finishes or colours, including fences and landscaping. Given the size of the development and associated infrastructure, we believe that consideration should be given to how the development compliments and maintains consistency with contemporary building finishes and design.

We believe that building finishes and colours should be designed to reduce glare and vertical/horizontal lines/textures/patterns where possible. This would include a requirement to render brick walls to reduce vertical and horizontal textures/patterns, not allow the use of corrugated iron on walls, require roof sheeting to be of a non-reflective finish, require fencing which is primarily flat and without gaps and where colour is used to use a colour which is consistent with the surrounding environment, such as eucalyptus green, wilderness or woodland grey.

As a further alternative to some of the above requests, the inclusion of a larger landscape buffer zone between the buildings and the fence be considered to break up likely patterns formed by building materials, including an increase in the density of planting and species which will grow rapidly to a height which will provide a natural screen to the building height.

Thankyou again for the opportunity to comment. I can be contacted by email or phone on the above details.

Kind regards



Steve Hogan

10/4/2018