

# THYME LIFESTYLE RESORT EXPANSION - MATERIAL CHANGE OF USE (RETIREMENT VILLAGE), 10 MARGHERITA CLOSE, MAREEBA

Town Planning Report



388777  
B  
24 March 2026

## REPORT

### Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
A	Client review	P Clifton	S Devaney	P Clifton	15/08/2025
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### Approval for issue

Patrick Clifton



24 March 2026

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Prepared for:

**Serenitas Management Pty Ltd**

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## SUMMARY

**Table 1: Summary**

Details			
Site Address:	10 Margherita Close Mareeba QLD		
Real Property Description:	Lot 9 RP737161		
Site Area:	7,305m <sup>2</sup>		
Regional Plan Land Use Designation:	Urban Area		
Zone:	Rural Residential		
Precinct:	4000m <sup>2</sup> precinct		
Owner(s):	Thomas & Iris Paterson		
Proposal			
Brief Description/ Purpose of Proposal	Retirement Facility (expansion of existing Retirement Facility)		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Assessment Category</b>	<input type="checkbox"/> Code	<input checked="" type="checkbox"/> Impact	
<b>Public Notification</b>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes: 15 BD	
<b>Superseded Planning Scheme Application</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
n/a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Pre-lodgement / Consultation			
Entity		Date	Contact Name
Council DA Team	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	2024	C Ewin
Local Councillor	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other			
<b>Applicant contact person</b>	Patrick Clifton Senior Principal Planner D: +61 7 4031 1366 <b>E: Patrick.Clifton@rpsconsulting.com</b>		

# 1 INTRODUCTION

RPS AAP Consulting Pty Ltd has been engaged by Serenitas Management Pty Ltd to seek development approval for the expansion of the Thyme Lifestyle Resort, at Anzac Avenue, Mareeba, over adjacent land to the east at 10 Margherita Close, Mareeba.

The site the subject of this application is located at 10 Margherita Close, Mareeba, described as Lot 9 on RP737161. The site is an irregular shaped corner lot with an area of 7,305m<sup>2</sup> and frontage to Margherita Close and Anzac Avenue of approximately 95 metres and 47 metres, respectively. It is currently improved by a Dwelling House and greenhouses and operated as a garden centre, which would be removed to facilitate the development.

The area containing the site is characterised by a mix of residential, community and sporting and open space uses. The existing Thyme Lifestyle Resort is located to the west of the site and further to the west is conventional residential development comprising single detached dwellings. To the north and east of the site land has been developed for rural residential purposes, principally land fronting Margherita Close, Ferretti Close and Tivoli Close. To the south, the site wraps around a rural residential lot containing a dwelling house and on the opposite side of Anzac Avenue is the Mareeba Shire Council Library, Bowls Club and QT Early Learning Centre (Child Care Centre).

The application is for the establishment of 19 sites for the establishment of independent living units. Five (5) of the sites would be developed with two x one bedroom duplex units with the balance being detached two bedroom dwellings. The sites would be accessed from a private gated driveway from Margherita Close and a pedestrian link would be provided to the existing resort to the west. As part of the private access works, four (4) visitor parking spaces would be provided.

The sites would have areas ranging from 210m<sup>2</sup> to 587m<sup>2</sup> and would have frontages of a minimum of 10 metres. Each dwelling constructed on the site would be provided with a single garage/carport.

This development application seeks a Development Permit for Material Change of Use for a Retirement Facility.

Under the Mareeba Shire Council Planning Scheme, the site has the following designations/classifications:

- Zone – Rural Residential (4,000m<sup>2</sup> precinct)
- Overlays:
  - Agricultural Land Overlay (Class A); and,
  - Residential Dwelling House and Outbuilding Overlay.

The proposed development, consistent with the existing development, is defined as a Retirement Facility. The development of a Retirement Facility in the Rural Residential Zone is identified in the Tables of Assessment as requiring a Material Change of Use application, subject to Impact Assessment.

An Impact Assessable application is required to be considered against the whole of the Planning Scheme, including the Strategic Framework, and is required to be subject to public notification. During the Public Notification period, interested members of the public are able to make submissions regarding the application and the Council are required to consider the submissions in the determination of the application.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents. Technical issues associated with the proposal are addressed in appended technical reports.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

## 2 SITE DETAILS

### 2.1 Site Particulars

The site the subject of this application is located at 10 Margherita Close, Mareeba, described as Lot 9 on RP737161. The site is an irregular shaped corner lot with an area of 7,305m<sup>2</sup> and frontage to Margherita Close and Anzac Avenue of approximately 95 metres and 47 metres, respectively. It is currently improved by a Dwelling House and greenhouses and operated as a garden centre, which would be removed to facilitate the development.

The site is generally cleared of any vegetation; however, there are some significant trees located at the Anzac Avenue frontage of the site.

Anzac Avenue is a higher order road carrying significant volumes of traffic. At the site frontage a footpath has been provided for the full length and a crossing point to allow pedestrians to cross the road; however, kerb and channel has not been provided to the site frontage and drainage is provided by an open grass swale. The frontage to Margherita Close is fully constructed with kern and channel form the full length with layback kerb. Margherita Close does not contain a footpath.

The area containing the site is characterised by a mix of residential, community and sporting and open space uses. The existing Thyme Lifestyle Resort is located to the west of the site and further to the west is conventional residential development comprising single detached dwellings. To the north and east of the site land has been developed for rural residential purposes, principally land fronting Margherita Close, Ferretti Close and Tivoli Close. To the south, the site wraps around a rural residential lot containing a dwelling house and on the opposite side of Anzac Avenue is the Mareeba Shire Council Library, Bowls Club and QT early Learning Centre (Child Care Centre).

Key details of the subject site are as follows:

**Table 2: Site Particulars**

Site Particulars	
Site Address	10 Margherita Close, Mareeba
Real Property Description	Lot 9 on RP737161
Site Area	7,305m <sup>2</sup>
Landowner(s)	Thomas & Iris Paterson

The site location and its extent are shown in **Figure 1** and **Figure 2** below respectively.

Certificate/s of title confirming site ownership details are included at **Appendix A**.





**Figure 3 Site Frontage to Margherita Close**

Source: Google Maps

## 2.2 Planning Context

The planning context of the site includes the following:

**Table 3: Planning Context**

Instrument	Designation
<b>State Planning Policy (SPP)</b>	
Economic Growth - Agriculture	<ul style="list-style-type: none"> <li>○ Agricultural Land Classification – Class A &amp; Class B</li> <li>○ Important Agricultural Area</li> </ul>
Natural Hazards and Resilience	<ul style="list-style-type: none"> <li>○ Flood Hazard Area – Local Government Flood Mapping Area;</li> </ul>
Infrastructure – Strategic Airports and Aviation Facilities	<ul style="list-style-type: none"> <li>○ Wildlife Hazard Buffer Zone 8km</li> </ul>
<b>Development Assessment Mapping (DAMS)</b>	
Native Vegetation Clearing	<ul style="list-style-type: none"> <li>○ Category X on the Regulated Vegetation Management Map.</li> </ul>
<b>Far North Queensland Regional Plan 2009-2031</b>	
Regional Plan designation	Urban Area
<b>Mareeba Shire Council Planning Scheme 2016 (2023)</b>	
Strategic Framework	Agricultural Land Class A
Zoning	Rural Residential Zone A
Overlays	<ul style="list-style-type: none"> <li>○ Agricultural Land;</li> <li>○ Transport Infrastructure Overlay – Collector Road (Anzac Avenue)</li> </ul>

Zoning of the subject site and surrounding lands is shown on **Figure 4**.

Other relevant mapping, including regional plan and state interests is provided at **Appendix B**.



Figure 4 Zoning

Source: Mareeba Shire Council Planning Scheme 2016 (2023)

## 3 PRE-LODGE MENT HISTORY

### 3.1 Local Authority Pre-Lodgement Meeting

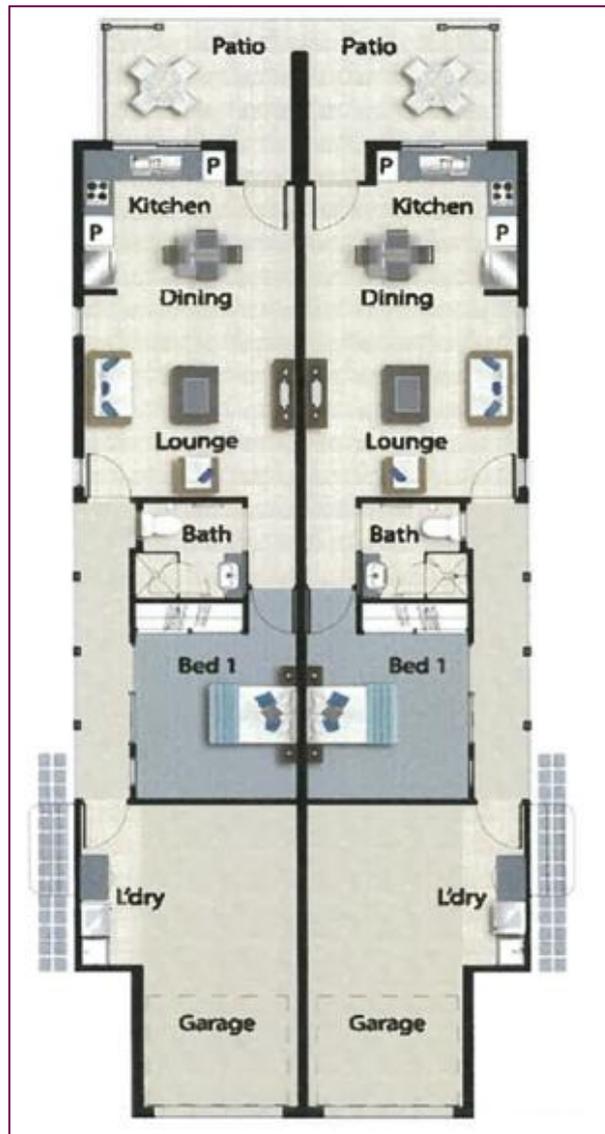
A pre-lodgement meeting with office was held on 31 April 2024. The key outcomes of this meeting were:

- Any access from Margherita Close should be as far removed from the Anzac Avenue Intersection as possible;
- A Traffic Impact Assessment will be required to support the development. Anzac Avenue carries 6,000 vehicles per day and this is expected to increase and Council will want to understand the impact of any traffic generation on the operation of the intersection;
- It is preferred that the internal sewer network is extended to accommodate the additional development; however, it is understood that there is capacity within the external network to accommodate the development.
- It is preferred that the internal water network is extended to accommodate the additional development; however, it is understood that there is capacity within the external network to accommodate the development.
- Council will request that the full frontage to Anzac Avenue is upgraded.
- There is a desire to see a pedestrian crossing installed at the frontage to Anzac Avenue as part of these works to provide improved pedestrian access to the bowls club and library on the opposite side of the road.
- Infrastructure charges would be in the order of \$14,830 for a 1 to 2 bedroom unit and \$27,680 for three plus bedroom unit.

## 4 PROPOSAL

It is proposed to expand the existing Thyme Lifestyle Resort on land located at 36 Anzac Avenue and described as Lot 2 RP727326 to the west of the site over the subject site. The proposal would involve the creation of 19 serviced home sites new internal road network and pedestrian link to the existing resort and facilities. Access to the development would be provided by a new driveway from Margherita Close located 58 metres to the north east of the intersection of Margherita Close and Anzac Avenue.

The home sites would range in size from 210m<sup>2</sup> to 587m<sup>2</sup> and would be developed with a diversity of housing types. Five (5) of the sites, being site 15 to 19 would be developed with duplex style housing comprising two (2) X one bedroom self contained dwellings. The remainder of the sites would be developed with two bedroom detached houses. Illustrations of the housing typology are provided in **Figures 5 and 6** below and indicative floor plans and elevations are provided at **Appendix C**.



**Figure 5 Duplex Housing (Granite)**

Source: Thyme Lifestyle Resorts.

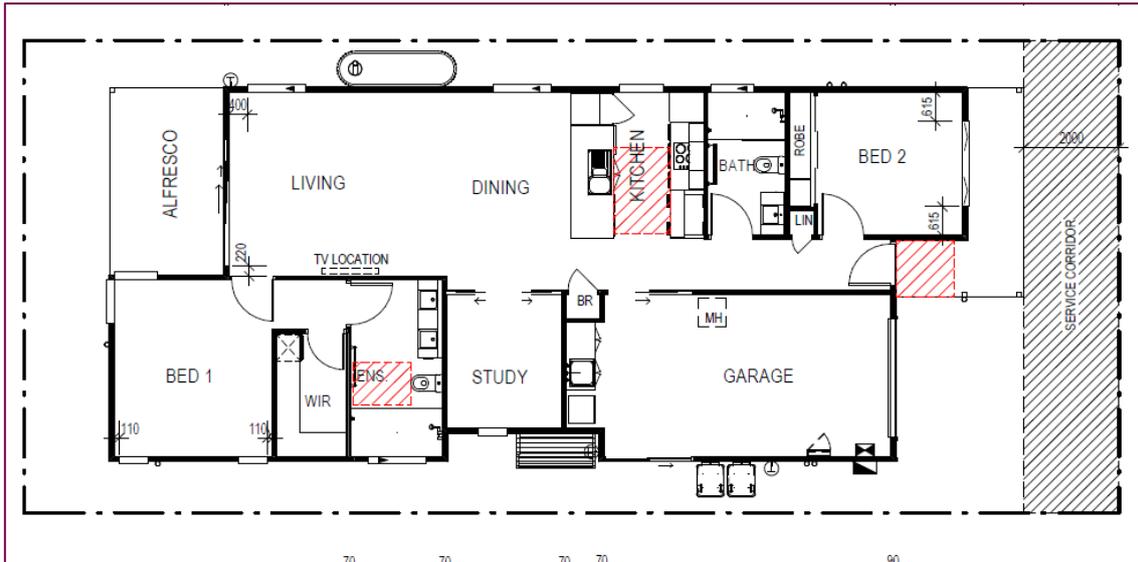


Figure 6 Detached Housing (Cassina)

Source: Thyrm Lifestyle Resorts

Each dwelling would be provided with a single enclosed garage and an external living space directly accessible from the internal living area and each of the dwellings would be fully self contained.

Proposal plans are included at **Appendix C**.

The detail of the proposal is discussed further below.

### 4.1 Yield / Gross Floor Area

The proposal comprises

Table 4: Development Summary

Aspect	Yield / GFA
Dwellings	
1 bedroom	10 units
2 bedroom	14 units
<b>Total</b>	<b>24 units</b>

### 4.2 Building Height and Site Cover

The development would be single storey with a maximum height of less than 4 metres. The built form would generate the following site coverage:

Table 5: Site Cover

Aspect	Total Area	Area per unit (m <sup>2</sup> )	Total (m <sup>2</sup> )
Dwellings			
1 bedroom	10 units	92.35	923.5
2 bedroom	14 units	140.26	1,963.64
<b>Total</b>	<b>34 units</b>		<b>2,887.14</b>

With a site area of 7,305m<sup>2</sup> the proposed development would create a site coverage of 39.5%.

### 4.3 Car Parking

Car parking provision is proposed substantially in compliance with Mareeba Shire Planning Scheme rates, as follows.

**Table 6: Car Parking Statistics**

Aspect	Rate per units	Total
Dwellings		
1 bedroom (10)	1	10
2 bedroom (14)	1	14
Visitors	0.5/unit	4
<b>Total</b>		<b>28 Car Parking Spaces</b>

The proposed development would provide 28 dedicated car parking spaces plus 1 tandem space per two bedroom unit on the driveway, or a total of 14 tandem spaces capable of accommodating visitor parking. This is a total car parking provision of 42 spaces compared to an accepted 36 spaces.

### 4.4 Access, Egress, Parking and Traffic Impact Assessment

An assessment of the traffic generation and the impacts on the local road network has been undertaken by NEON Consulting. The assessment concludes that the proposed development would not have a significant impact on the local road network and that Anzac Avenue would have capacity to accommodate the traffic generated by the development. However, upgrades to the Margherita Close / Anzac Avenue intersection are warranted.

A full copy of the Engineering Services Assessment is included at **Appendix D**.

### 4.5 Civil Services

As part of the development, the internal sewer network would be extended from the existing lifestyle resort to service the extension. The effluent generated by the development is expected to be able to be accommodated within the capacity of the existing reticulated network.

Similarly the water network associated with the existing development would be extended into the site with a potential additional connection from Margherita Close. The existing water supply network is understood to have sufficient capacity to accommodate the water demand generated by the development.

A full copy of the Engineering Services Assessment is included at **Appendix D**.

### 4.6 Stormwater Management

In accordance with the State Planning Policy a Site Based Stormwater Management Plan has been prepared for the proposed development.

The Stormwater Management Plan concludes:

- The development is free from flooding in the regional flood event.
- The development is free from flooding in the local flood event.
- The development has an existing lawful point of discharge at the site frontage which can be utilised by the development proposal without significant alteration to the topography.
- The proposed development will not cause any actionable nuisance from stormwater runoff increase to stormwater detention has not been proposed.
- Part of the site can be treated with a bioretention basin to help achieve water quality treatment objectives. The bioretention proposed is 70m<sup>2</sup> (35m x 2m).

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A full copy of the Engineering Services Assessment, including the Site Based Stormwater Management Plan, is included at **Appendix D**.

## 5 LEGISLATIVE REQUIREMENTS

### 5.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Mareeba Shire Council.

### 5.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

**Table 7: Categories of Assessment**

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Material Change of Use (Retirement Facility)	Mareeba Shire Planning Scheme, Table 5.5.10—Rural residential zone	Impact Assessable

### 5.3 Referrals

In accordance with Schedule 10 the *Planning Regulation 2017*, no referrals have been identified as applicable to the proposed development.

### 5.4 Public Notification

As an Impact Assessable application, it is required to be subject to Public Notification for a period of 15 business days. This will involve the erection of a sign at the property frontages a public notice in the local newspaper and notices to adjoining landowners. Properly made submissions during the public notice period are required to be considered by Council in the determination of the application.

## 6 STATUTORY PLANNING ASSESSMENT

### 6.1 Overview

This section assesses the application against relevant assessment benchmarks.

As the application is subject to impact assessment, the assessment benchmarks, and the matters the assessment manager must have regard to, are those identified in section 45(5) of the *Planning Act 2016* and sections 30 and 31 of the *Planning Regulation 2017*.

### 6.2 State and Regional Assessment Benchmarks

#### 6.2.1 State Planning Policy

The *Planning Regulation 2017* at Section 30(2)(a)(ii) requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified in the planning scheme as being appropriately integrated into the planning scheme.

It is understood that the minister has identified that, to the extent relevant, the State Planning Policy, has been integrated into the planning scheme. On this basis, no further assessment is required.

#### 6.2.2 Regional Plan

The *Planning Regulation 2017* at Section 30(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified in the planning scheme as being appropriately integrated into the planning scheme.

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area. On this basis, no further assessment is required.

#### 6.2.3 Development Assessment under Schedule10 (SDAP)

Schedule of the *Planning Regulation 2017* identifies the matters that the assessment manager and/or referral agency assessment must have regard to.

The State Development Assessment Provisions (SDAP) nominate applicable State Codes based on the referral triggers. In this instance, no assessment against a state code is triggered by the proposed development.

### 6.3 Local Authority Assessment Benchmarks

This application is to be assessed against the Mareeba Shire Planning Scheme. The assessment benchmarks applicable under the Planning Scheme are addressed below.

#### 6.3.1 Strategic Framework

Relevant to the consideration of the proposed development is the settlement Pattern and Built Environment Strategy and the associated Strategic Outcomes. Specifically section 3.3.1 (3), which states:

*Residential areas and urban expansion areas support strategically located and logically sequenced residential development, maximising the efficient utilisation of new and existing infrastructure, particularly active and public transport.*

*Residential development, including infill housing in designated areas, is focussed in Mareeba and the Kuranda district. A diversity of housing choices is developed within proximity to services and activity centres while protecting the character of the shire.*

*Housing for aged persons, both for independent and assisted living, is provided to support the aging population of the shire. Aged care development is provided in suitable locations in the residential areas and urban expansion areas of the shire.*

The element relating to Aged care is specifically relevant to the proposed development and identifies that:

*Appropriately designed and serviced aged accommodation, including residential care and retirement facilities, which take into account the support services required as people become less independent, are developed throughout Mareeba Shire’s residential areas and urban expansion areas.*

*Small scale, low cost aged accommodation close to the CBD and health services catering for independent living are encouraged to cater to Mareeba’s ageing population*

The proposed development represents the expansion of an existing and successful retirement facility within the residential area of Mareeba and within close proximity of services and facilities. It is considered to be consistent with and supported by the Strategic Framework of the Planning Scheme.

### 6.3.2 Zone

The purpose of the Rural Residential Zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.

Mareeba Shire Council's purpose of the Rural Residential Zone code is to provide for residential development on a range of larger lots which take account of the history of rural residential development throughout the region. Limited agricultural and animal husbandry activities which contribute to a semi-rural setting may be appropriate on lots with areas in the upper range of lot sizes.

The proposed development is not considered to be consistent with the purpose of the zone; however, it is proposed to be developed on land that is currently not used for rural residential purposes and is on the fringe of the rural residential area and immediately adjacent an existing retirement facility. The development would not compromise the ability for the balance of the rural residential zoned land to fulfill its purpose and it would not result in the reduction of available rural residential land across the Shire to the extent that it would diminish the available housing options.

### 6.3.3 Codes

The planning scheme codes applicable to the proposal, and an assessment of the proposed development against the relevant code is provide in the table below. A detailed assessment against the relevant codes is provided at **Appendix E**.

**Table 8: Planning Scheme Code Responses**

Planning Scheme Codes	Applicability	Comment
<b>Zone code</b>		
Rural Residential Zone Code	Applies	The proposed development would generate a greater residential density that associated with Rural Residential development. However, the built form would be consistent with residential development and the urban grain would be consistent with the existing Thyme Lifestyle Resort. The proposed development is considered to be a suitable use of a site located on the edge of a rural residential area that is currently used for a commercial nursery and would not have an adverse impact on the existing or emerging rural residential amenity of the area.

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Planning Scheme Codes	Applicability	Comment
<b>Overlay Codes</b>		
Agricultural Land Overlay Code	Applies	The development would be located on land currently used for a nursery and completely surrounded by residential development. There would be no opportunity for the interface between conflicting land uses or loss of productive agricultural land as a result of this development. Th development would satisfy the relevant Assessment Benchmarks.
Transport Infrastructure Overlay Code	Not applicable	The site is not located adjacent a rail corridor
<b>Development Codes</b>		
Accommodation Activities Code	Applies	The proposed development would build on and expand the existing facility, maximizing the use of the infrastructure provided as part of that facility and minimizing impacts through colocation of facilities and development. The proposed development would satisfy the relevant Assessment Benchmarks.
Landscaping Code	Applies	Landscaping is able to be provided to satisfy the Assessment Benchmarks. It is recommended that a condition be attached to any approval granted to require the submission and approval of a landscaping plan prior to the issue of a development permit for building works.
Parking and Access Code	Applies	Complies with the relevant Assessment Benchmarks.
Works Services and Infrastructure Code	Applies	Complies with the relevant Assessment Benchmarks

## 6.4 Infrastructure Charges

Infrastructure charges will apply to the development pursuant to the Planning Regulation and Council's Adopted Infrastructure Charges Resolution.

The existing use of the site for a Dwelling House and it is requested that council apply a credit for this existing dwelling of \$22,464.00 when calculating the infrastructure charges.

The proposed development would involve 14 one and two bedroom dwellings units, which attract a charge of \$16,045 per unit or a total charge of \$385,080.00.

Assuming the application of the credit the net Infrastructure Charge would be in the order of \$362,616.00.

## 7 CONCLUSION

RPS AAP Consulting Pty Ltd has been engaged by Serenitas Management Pty Ltd to seek development approval for the expansion of the Thyme Lifestyle Resort, at Anzac Avenue, Mareeba, over adjacent land to the east at 10 Margherita Close, Mareeba.

The site the subject of this application is 10 Margherita Close, Mareeba, described as Lot 9 on RP737161. The site is an irregular shaped corner lot with an area of 7,305m<sup>2</sup> and frontage to Margherita Close and Anzac Avenue of approximately 95 metres and 47 metres, respectively. It is currently improved by a Dwelling House and greenhouses and operated as a garden centre, which would be removed to facilitate the development.

The area containing the site is characterised by a mix of residential, community and sporting and open space uses. The existing Thyme Lifestyle Resort is located to the west of the site and further to the west is conventional residential development comprising single detached dwellings. To the north and east of the site land has been developed for rural residential purposes, principally land fronting Margherita Close, Ferretti Close and Tivoli Close. To the south, the site wraps around a rural residential lot containing a dwelling house and on the opposite side of Anzac Avenue is the Mareeba Shire Council Library, Bowls Club and QT Early Learning Centre (Child Care Centre).

The application is for the establishment of 19 sites for the establishment of independent living units. Five (5) of the sites would be developed with two x one bedroom duplex units with the balance being detached two bedroom dwellings. The sites would be accessed from a private gated driveway from Margherita Close and a pedestrian link would be provided to the existing resort to the west. As part of the private access works, four (4) visitor parking spaces would be provided.

The sites would have areas ranging from 210m<sup>2</sup> to 587m<sup>2</sup> and would have frontages of a minimum of 10 metres. Each dwelling constructed on the site would be provided with a single garage/carport.

This development application seeks a Development Permit for Material Change of Use for a Retirement Facility. The development of a Retirement Facility in the Rural Residential Zone is identified in the Tables of Assessment as requiring a Material Change of Use application, subject to Impact Assessment.

An Impact Assessable application is required to be considered against the whole of the Planning Scheme, including the Strategic Framework, and is required to be subject to public notification. During the Public Notification period, interested members of the public are able to make submissions regarding the application and the Council are required to consider the submissions in the determination of the application.

The detail on the nature of the proposal and the assessment of the proposal against the intents and code requirements of relevant statutory planning documents contained in this report demonstrates that the proposal is a suitable development in the site and that the site can contain the use.

Based on this assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

## Appendix A

### Certificate(S) of Title and Search Results

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 21179017	<b>Search Date:</b> 10/06/2025 14:47
<b>Date Title Created:</b> 10/08/1982	<b>Request No:</b> 52173123
<b>Previous Title:</b> 21080162	

### ESTATE AND LAND

Estate in Fee Simple

LOT 9 REGISTERED PLAN 737161  
Local Government: MAREEBA

### REGISTERED OWNER

THOMAS ALEXANDER PATERSON  
IRIS JOY PATERSON JOINT TENANTS

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20172058 (POR 79V)
2. EASEMENT No 601093104 (N377204) 06/04/1955  
BENEFITING THE LAND  
OVER EASEMENT A ON RP15345  
UNDER SECTION 197B OF THE LAND ACT 1910-1951
3. MORTGAGE No 704644137 15/03/2001 at 09:20  
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

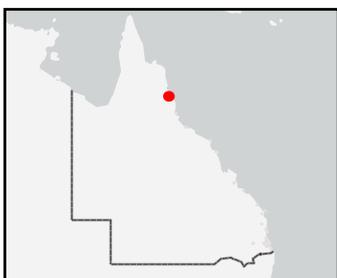
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Caution - Charges do not necessarily appear in order of priority

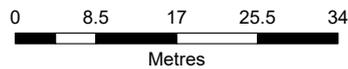
\*\* End of Current Title Search \*\*

## Appendix B

# Planning Context Mapping



Scale: 1:800



Date: 14/08/2025

**Disclaimer** This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map

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Government



## State Planning Policy mapping layers - consolidated list for all selected Lot Plans

### State Planning Policy mapping layers - consolidated list for all selected Lot Plans

*(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)*

#### **STRATEGIC AIRPORTS AND AVIATION FACILITIES**

- Wildlife hazard buffer zone

#### **AGRICULTURE**

- Important agricultural areas
- Agricultural land classification - class A and B

#### **NATURAL HAZARDS RISK AND RESILIENCE**

- Flood hazard area - local government flood mapping area



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### **State Planning Policy** **Making or amending a local planning instrument** **and designating land for community infrastructure**

Date: 14/08/2025

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# State Planning Policy mapping layers for selected

**Lot Plan: 9RP737161 (Area: 7305 m<sup>2</sup>)**

## AGRICULTURE

- Agricultural land classification - class A and B
- Important agricultural areas

## NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - local government flood mapping area

## STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone

## State Planning Policy

**Making or amending a local planning instrument  
and designating land for community infrastructure**

Date: 14/08/2025



Queensland Government

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# State Assessment and Referral Agency - Matters of Interest Report

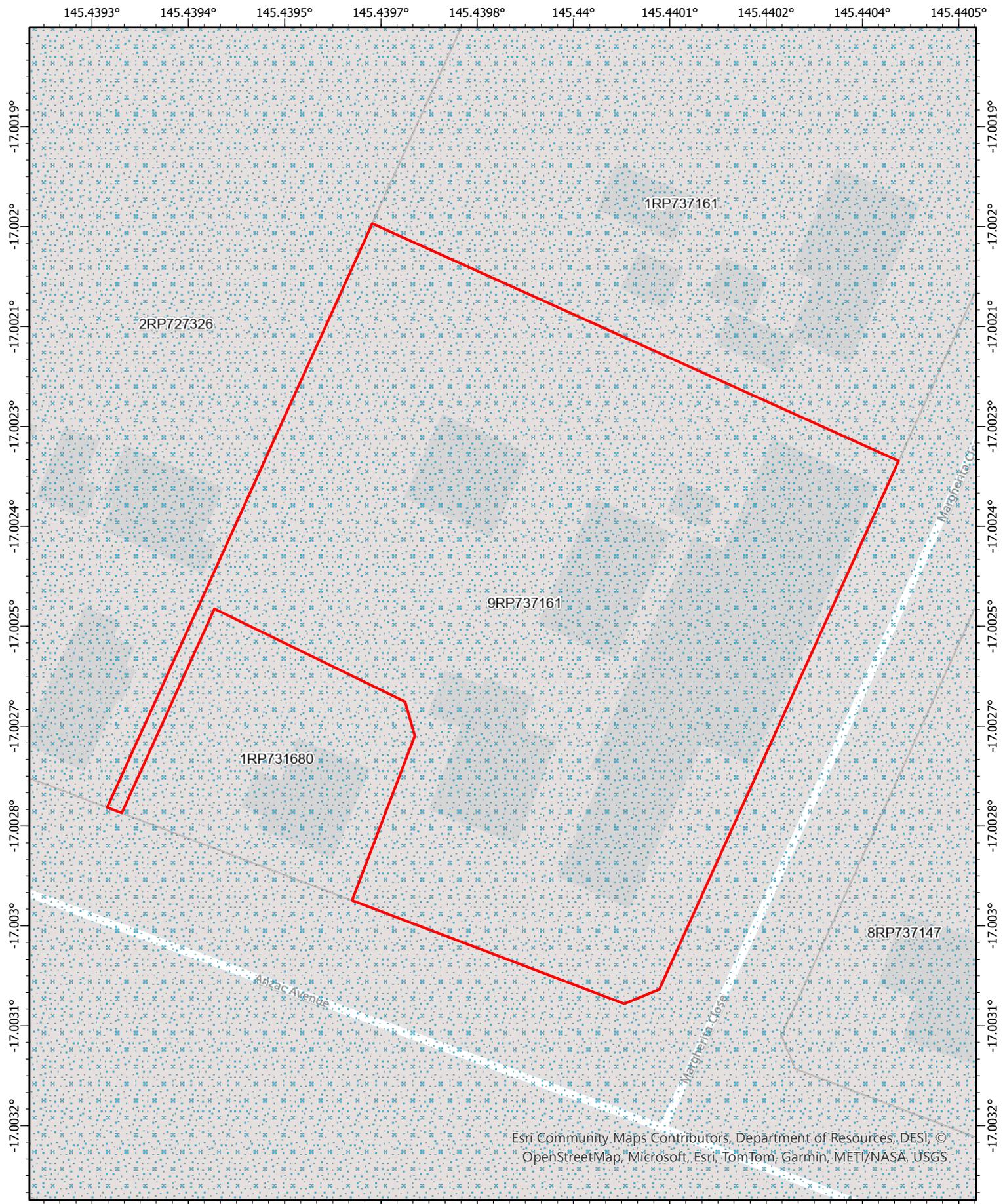
## Matters of Interest for all selected Lot Plans

*Water resource planning area boundaries*

## Matters of Interest by Lot Plan

**Lot Plan: 9RP737161 (Area: 7305 m<sup>2</sup>)**

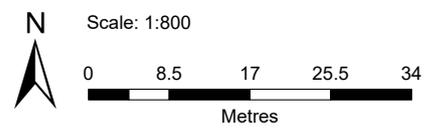
*Water resource planning area boundaries*



Esri Community Maps Contributors, Department of Resources, DESI, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, METI/NASA, USGS

Date: 14/08/2025

 Water resource planning area boundaries



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# Appendix C

## Proposal Plans

**IMPORTANT NOTE**  
 This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified. All lots, areas and dimensions are approximate only. Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

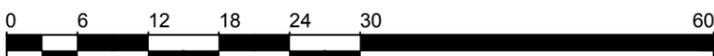


**PRELIMINARY - FOR DISCUSSION PURPOSES ONLY**



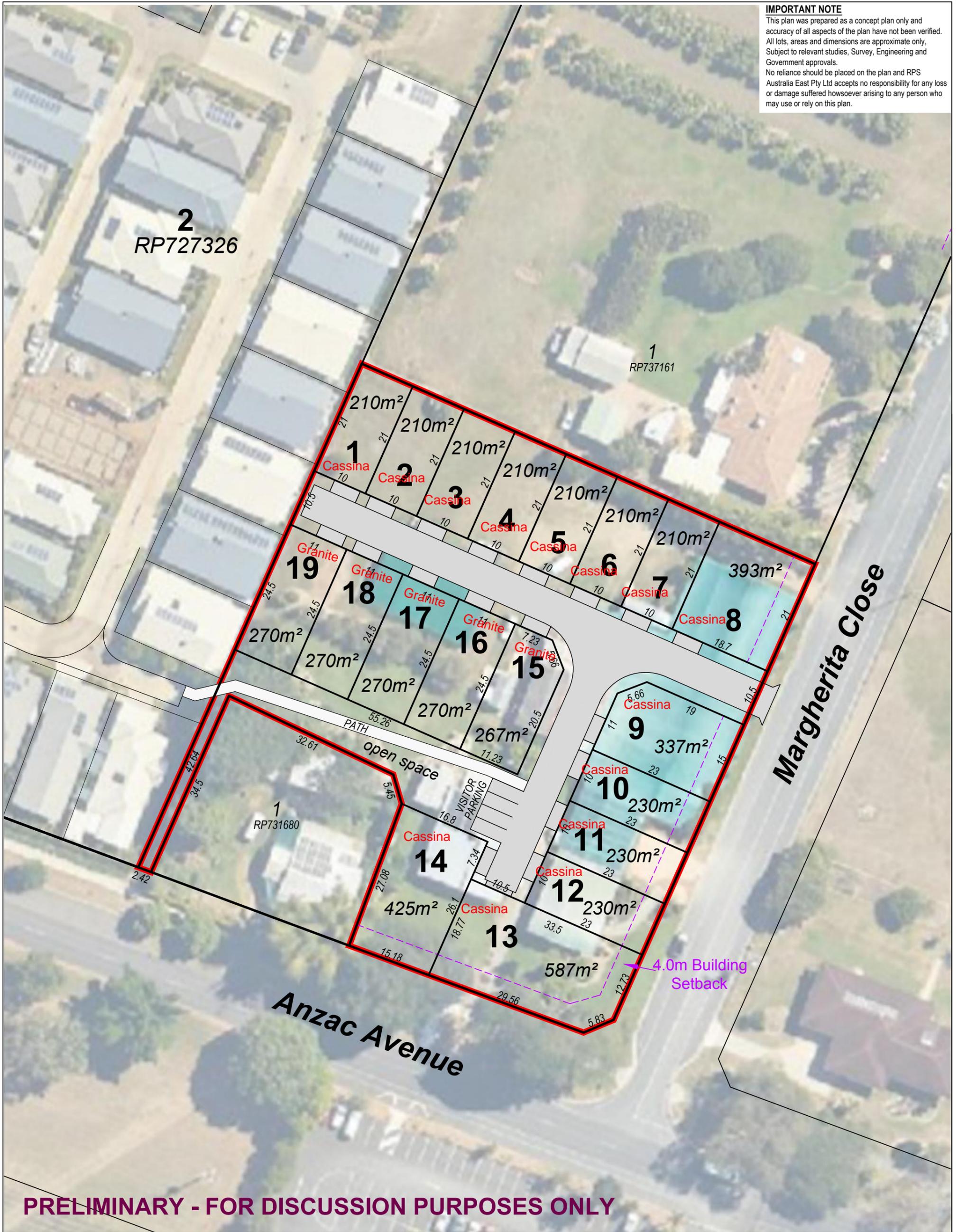
**THYME LIFESTYLE RESORT -  
 CONCEPT OPTION**  
 Lot 9 RP737161

RPS AAP Consulting Pty Ltd  
 ACN 117 883 173  
 135 Abbott St  
 PO Box 1949  
 CAIRNS QLD 4870  
 T +61 7 4031 1336  
 F +61 7 4031 2942  
 W rpsgroup.com



Datum: MGA2020 Z55 | Scale: 1:600 @ A3 | Date: 21-2-2025 | Drawing: 388777-1

**IMPORTANT NOTE**  
 This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified. All lots, areas and dimensions are approximate only. Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

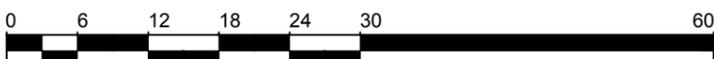


**PRELIMINARY - FOR DISCUSSION PURPOSES ONLY**



**THYME LIFESTYLE RESORT -  
 CONCEPT OPTION**  
 Lot 9 RP737161

RPS AAP Consulting Pty Ltd  
 ACN 117 883 173  
 135 Abbott St  
 PO Box 1949  
 CAIRNS QLD 4870  
 T +61 7 4031 1336  
 F +61 7 4031 2942  
 W rpsgroup.com



Datum: MGA2020 Z55 | Scale: 1:600 @ A3 | Date: 21-2-2025 | Drawing: 388777-1

**GENERAL NOTES:**

- PLANS TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS. REFER TO CONSULTANTS DRAWINGS & SPECIFICATIONS FOR CO-ORDINATION OF SERVICES & EXTENT OF WORKS.

**DRAWINGS:**

- DO NOT SCALE OFF DRAWINGS. WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. BUILDER TO CHECK & VERIFY ALL DIMENSIONS & LEVELS PRIOR TO COMMENCEMENT OF WORK.

**CONSTRUCTION / STRUCTURAL DESIGN:**

- WORKS TO COMPLY WITH THE QUEENSLAND BUILDING ACT AND LOCAL AUTHORITY REGULATIONS.  
- PLANS TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS AND SOIL REPORT. REFER TO ENGINEER'S DRAWINGS FOR STRUCTURAL DESIGN, ROOFING, SLAB, TIE DOWN, BRACING & ALL STRUCTURAL DETAILS.

**TERMITE PROTECTION.**

1. PROVIDE TERMITE PROTECTION TO ALL SLABS, PAVEMENTS & BUILDING PERIMETERS IN ACCORDANCE WITH THE AS3660.1 TO PROTECT STRUCTURAL ELEMENTS.

**GLAZING AND WINDOWS.**

1. TO COMPLY WITH AS 2048 & AS 1288 & SUIT WIND PRESSURES FOR SPECIFIED SITE. UPGRADED IF NECESSARY FOR LOCAL PRESSURE FACTORS AT CORNERS.  
2. GLAZING REFLECTIVITY NOT TO EXCEED 20%.  
3. PROTECT OPENABLE WINDOS IN ACCORDANCE THE BCA.

**MECHANICAL VENTILATION**

1. PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH CLAUSE 3.8.5.0. OF THE BCA TO ALL ENCLOSED WET AREAS.

**HYDRAULIC SERVICES**

1. ALL DOWNPIPES TO DISCHARGE TO KERB & CHANNEL OR AS PER HYDRAULIC CONSULTANTS INSTRUCTIONS. (DOWNPIPES TO HAVE 90° JUNCTIONS U.N.O)  
2. DISCHARGE SEWER FROM SITE AS PER LOCAL COUNCIL REQUIREMENTS

**WET AREAS / TOILET**

1. WATERPROOF BATHROOMS & INTERNAL WET AREAS AS PER AS 3740.  
2. PROVIDE ALL NECESSARY ACCESSORIES / COVERS ETC TO ENSURE WATERTIGHT FINISH. PROVIDE ADEQUATE FALL TO WASTES.  
3. ENSURE WC DOOR OPENS INWARDS AND BE FITTED WITH LIFT-OFF HINGES, OPERABLE WHEN CLOSED, IN ACCORDANCE WITH BCA.

**ENERGY EFFICIENCY**

1. REFER TO ENERGY EFFICIENCY REPORT PROVIDED BY OTHERS FOR SPECIFIC INSULATION AND GLAZING PERFORMANCE COMPLIANCE.

**SMOKE ALARMS**

1. INSTALLED IN ACCORDANCE WITH THE BCA & AS 3786. ALARM TO BE CONNECTED TO CONSUMERS MAIN POWER SUPPLY.

**SMOKE HAZARD MANAGEMENT & FIRE PROTECTION**

2. ALL IN ACCORDANCE WITH BCA.

**JOINTS & FIRE RATED WALLS**

1. JOINTS SEALED WITH FIRE RESISTANT MATERIAL TO COMPLY WITH AS 1530.4

**PARTY WALLS**

1. TO COMPLY WITH BCA. FIRE RATED EAVES TO BE TIGHTLY PACKED WITH 'ROCKWOOL' OR SIMILAR FIRE RETARDANT MATERIAL IN ALL CAVITIES OVER PLATES & BETWEEN TRUSSES (PARTY WALLS) TO PREVENT FIRE ENTERING ROOF CAVITY. PROVIDE FIRE RESISTANT EAVE LININGS & FASCIA'S.

**POOL SAFETY**

1. POOL FENCING & GATES IN ACCORDANCE WITH QDC MP3.4, AS 1926 & AS 2818.

**SLIP RESISTANCE**

1. CONTRACTOR TO ENSURE ALL EXTERNAL FLOOR SURFACES, STAIRS, LANDINGS & RAMPS ARE SELECTED WITH APPROPRIATE SLIP RESISTANCE IN ACCORDANCE WITH AS HB 198 & TESTED TO COMPLY WITH AS 4586.  
2. TREADS MUST HAVE A SLIP-RESISTANT FINISH OR A SUITABLE NON-SKID STRIP NEAR THE EDGE OF THE NOSINGS.

**HANDRAILS & BALUSTRADES**

HANDRAILS & BALUSTRADES IN ACCORDANCE WITH BCA.

**CONTROL JOINTS**

1. REFER STRUCTURAL ENGINEER'S DRAWINGS FOR ALL CONTROL JOINT DETAILS.  
2. CONTROL JOINTS FOR TILING IN ACCORDANCE WITH RELEVANT TILING CODES.  
3. CONTROL JOINTS TO MASONRY WALLS AS PER ENGINEER'S DETAILS  
4. EXPANSION JOINTS FOR TILING AS PER MANUFACTURER'S SPEC'S & RELEVANT TILING CODES.

**WORKPLACE HEALTH & SAFETY**

1. SITE MUST COMPLY WITH QUEENSLAND WORKPLACE HEALTH AND SAFETY ACT & BCA WHILE UNDER CONSTRUCTION & WHEN COMPLETED.

**FALL PROTECTION SYSTEMS**

1. TO COMPLY WITH REQUIREMENTS OF THE DIVISION OF WORKPLACE HEALTH & SAFETY HAZARD BASED REGULATION PART 18 ' FALLS FROM HEIGHTS', WORKPLACE HEALTH & SAFETY ACT.

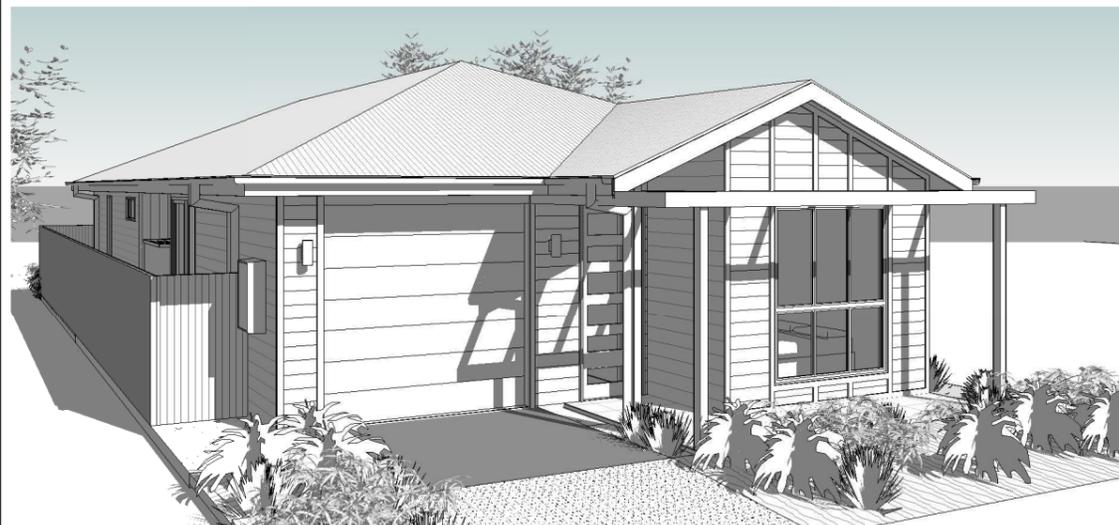
**FLOOR PLAN NOTES:**

1. DOOR HANDLES TO BE INSTALLED BETWEEN 900mm - 1100mm HIGH AFFL AS SPECIFIED
2. WINDOWS TO BE CENTERED ON WALLS UNO. REFER SECTIONS FOR JOINERY HEAD HEIGHTS.
3. BEDROOM WINDOWS WHERE THE FLOOR IS MORE THAN 2000mm ABOVE OUTSIDE SURFACE & SILLS ARE LESS THAN 1700mm AFFL SHALL BE PROTECTED TO COMPLY BCA 3.9.2.5.
4. GLAZING TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH AS 1288 & AS2047.
5. PROVIDE REINFORCEMENT TO BATHROOM & WC WALLS. PROVIDE NOGGINGS FOR TOWEL RAILS.
6. EXTERNAL WALLS = 90mm WIDE TIMBER FRAME  
INTERNAL WALLS = 70mm WIDE TIMBER FRAME UNO  
REFER ENG. DETAILS FOR SIZE & GRADE.
7. INSULATION TO ROOF, CEILING, WALLS & FLOORS TO COMPLY WITH PART 3.12 OF BCA AND AS 4859.1
8. VAPOUR BARRIER UNDER SLAB AS PER BCA
9. VAPOUR BARRIER / SARKING TO METAL ROOF SHEETING AS PER BCA
10. ALL EXTERNAL & INTERNAL DOORS & WINDOWS TO BE MEASURED ON SITE BY BUILDER PRIOR TO MANUFACTURE.
11. PROVIDE GPO & COLD WATER OUTLET TO DW & REF SPACE.
12. FILL EXPANSION JOINTS IN MASONRY WALL WITH TYCO FyreJOINT OR EQUAL APPROVED JOINT FILLER AS PER MANUFACTURER'S SPEC'S.
13. ENSURE HOT WATER UNITS ARE ACCESSIBLE, DRAINABLE & ADEQUATELY SUPPORTED.
14. POWDER COATED ALUMINIUM = USE 'DULUX' DURATEC SYSTEM TO PROVIDE 10 YEAR COLOUR & FILM INTEGRITY WARRANTY.  
POWDERCOATED STEEL = USE 'ELECTRO SEAL' TRIPLE COAT SYSTEM TO PROVIDE 7 YEAR COLOUR & GLOSS RETENTION WARRANTY.
15. ALL FITTINGS, FIXTURES & FINISHES AS PER MANUFACTURERS SPEC'S.
16. PLUMBING VENT/WASTE PIPEWORK BUILT INTO TIMBER FRAME U.N.O.
17. BUILDER TO ENSURE JOISTS ARE POSITIONED TO ACCOMMODATE A/C & STACK FLOOR PENETRATIONS.
18. IN WALL TUNDISHES TO BE PROVIDED WITH AN INSPECTION PANEL IN ACCORDANCE WITH AS 3500 WHERE NOT ACCESSIBLE OTHERWISE.

**ISSUED FOR CONSTRUCTION**



DRAWING SCHEDULE		
DATE	08.11.2024	
DRAWING TYPE	BA ISSUE	
SHEET TITLE	SHEET N°.	AMD #
COVER SHEET	01	A
SITE PLAN	02	A
FLOOR PLAN	03	A
DIMENSION PLAN	04	A
ELEVATIONS 1 / 2	05	A
ELEVATIONS 3 / 4	06	A
SLAB SETOUT PLAN	07	A
LANDSCAPING PLAN	08	A
ROOF PLAN	09	A
SECTIONS A & B	10	A
ELECTRICAL LAYOUT	11	A
KITCHEN DETAILS	12	A
L'DRY & CUPBOARD DETAILS	13	A
ENSUITE & WIR DETAILS	14	A
BATH & STUDY DETAILS	15	A
GENERAL NOTES	16	A
HAZARD NOTES	17	A



**NOTE TO BUILDER + CERTIFIER**

THESE DRAWINGS HAVE BEEN PREPARED FOR THE PURPOSE OF OBTAINING A BUILDING APPROVAL & MUST BE STRICTLY READ IN CONJUNCTION WITH CLIENT INSTRUCTIONS & ASSOCIATED CONSULTANTS DRAWINGS & SPECIFICATIONS. REPORT ALL DISCREPANCIES IMMEDIATELY. 4SITE DESIGN WILL NOT TAKE RESPONSIBILITY FOR ERRORS & OMISSIONS IN SUB-CONSULTANTS DOCUMENTATION OR ANY CONFLICTS WITH ARCHITECTURAL DRAWINGS. THESE DRAWINGS REMAIN VALID FOR CERTIFICATION ONLY IF THE LAST DATE IN THE ISSUE BOX ON ANY DRAWING IS NO GREATER THAN 12 MONTHS FROM THE DATE THAT THE BUILDING PERMIT IS ISSUED TO THE BUILDER FOR COMMENCEMENT OF ANY WORKS. ANY BUILDING CERTIFIER/SURVEYOR WHO ISSUES A PERMIT OTHERWISE TAKES 100% RESPONSIBILITY FOR ANY AND ALL ERRORS, DISCREPANCIES OR OMISSIONS.

**TYPE A1 - LHS  
COVER SHEET**

**4Site Design**



**Residential Design & Drafting**

M: 0422 838 430 E: melinda@4sitedesign.com.au  
QBCC: 1052525 ABN: 802 399 41559

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**PROJECT INFORMATION**

CLIENT:

**SERENITAS**

ADDRESS:

**LOT X, 27 FINCH ROAD  
CANUNGRA QLD 4275**

**DRAWING TITLE:**

**PROPOSED RESIDENCE : TYPE - A1- LHS**

AMENDMENTS

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REV.	DATE	AMENDMENT

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	SCALE: 1 : 100 @ A3		DATE: 08.11.2024
	SHEET: 01 OF 17		4SITE <small>25/11/2024 9:22:50 AM</small>

**SURVEY DISCLAIMER**  
 AS SITE LEVELS & BOUNDARIES HAVE NOT BEEN PROVIDED. 4SITE DESIGN CANNOT TAKE RESPONSIBILITY FOR THEIR ACCURACY THEREFORE THE BUILDER SHOULD VERIFY LEVELS & BOUNDARIES BEFORE COMMENCING ANY WORK.

**BUILDING SETOUT**  
 BUILDING SETOUT TO BE CARRIED OUT BY A SURVEYOR. 4SITE DESIGN DOES NOT TAKE RESPONSIBILITY FOR INACCURACIES, SUCH AS BUILDING TOO CLOSE TO OR OVER SITE BOUNDARIES AS REQUIRED BY THE LOCAL GOVERNMENT REQUIREMENTS, SHOULD THE BUILDER CHOOSE TO UNDERTAKE THE SETOUT WITHOUT THE ASSISTANCE OF THE SURVEYOR.

**SITE NOTES**

1. PLATFORM IMMEDIATELY SURROUNDING THE RESIDENCE TO FALL AWAY FROM THE RESIDENCE AT A SLOPE OF 1 IN 15 MIN. WHERE POSSIBLE.
2. CUT & FILL BATTERS NOT TO EXCEED A MAXIMUM SLOPE OF:  
 CUT: 1 VERTICAL TO 1 HORIZONTAL APPROX.  
 FILL: 1 VERTICAL TO 1 HORIZONTAL APPROX.
3. DRIVEWAY SLOPE NOT TO EXCEED A MAXIMUM SLOPE OF:  
 1 VERTICAL TO 4 HORIZONTAL APPROX.
4. 1000MM MAX. HIGH RETAINING WALLS (IF INDICATED ON SITE PLAN) TO HAVE 65MM DIA. AG. PIPE (TO DISCHARGE TO STORMWATER LINE) + GRADED GRANULAR BACKFILL BEHIND & TO BE WHOLELY CONTAINED WITHIN THE SITE.
5. CUT & FILL, & PLATFORM LEVELS AS SHOWN ON THIS PLAN ARE BASED APPROXIMATELY ON EVEN CUT & FILL, & MAY VARY TO FINISHED LEVELS ON SITE AT COMPLETION OF SITE WORKS.
6. DISPOSE OF SEWERAGE IN ACCORDANCE WITH LOCAL AUTHORITY PREPARED DRAINAGE PLAN.
7. DISCHARGE ALL STORMWATER VIA LEGAL POINT OF DISCHARGE TO COUNCIL STORMWATER SYSTEM (DOWNPIPE DESIGN, SIZE & LOCATION, MAY BE ADJUSTED TO SUIT SITE CONDITIONS).
8. PROVIDE KERBING TO CAR PARKING AREAS TO PROTECT LANDSCAPING FROM VEHICULAR ENCROACHMENT.

**REAL PROPERTY DESCRIPTION**

LOT 5  
 SP 331567  
 AREA 230.00 SQM  
 PLANNING SCHEME SCENIC RIM PLANNING SCHEME 2020

**PLATFORM LEVELS**

PLATFORM LEVEL = RL 94.417  
 FINISHED SURFACE LEVEL = RL 94.602

**SITE COVER**

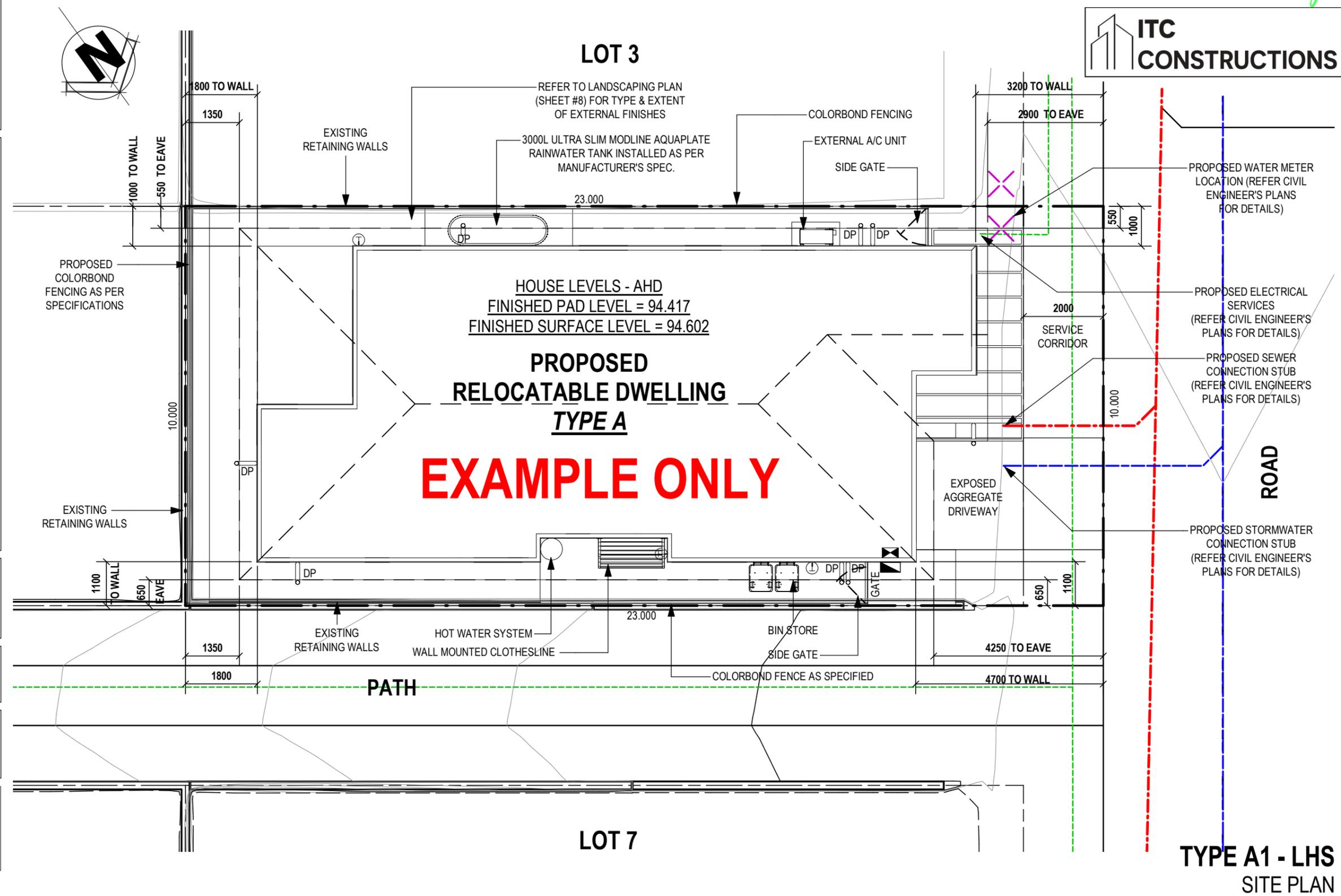
FOOTPRINT = 140.26 m<sup>2</sup>  
 SITE AREA = 230.00 SQM  
 SITE COVER = 61 %

**SITE LEGEND**

ELECTRICAL SERVICES ---  
 WATER METER LOCATION ---  
 STORMWATER ---  
 SEWER ---

**ISSUED FOR CONSTRUCTION**

**ITC CONSTRUCTIONS**



**4Site Design**

Residential Design & Drafting  
 M: 0422 838 430 E: melinda@4sitedesign.com.au  
 QBCC: 1052525 ABN: 802 399 41559

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**PROJECT INFORMATION**

CLIENT:  
**SERENITAS**  
 ADDRESS:  
**LOT X, 27 FINCH ROAD**  
**CANUNGRA QLD 4275**

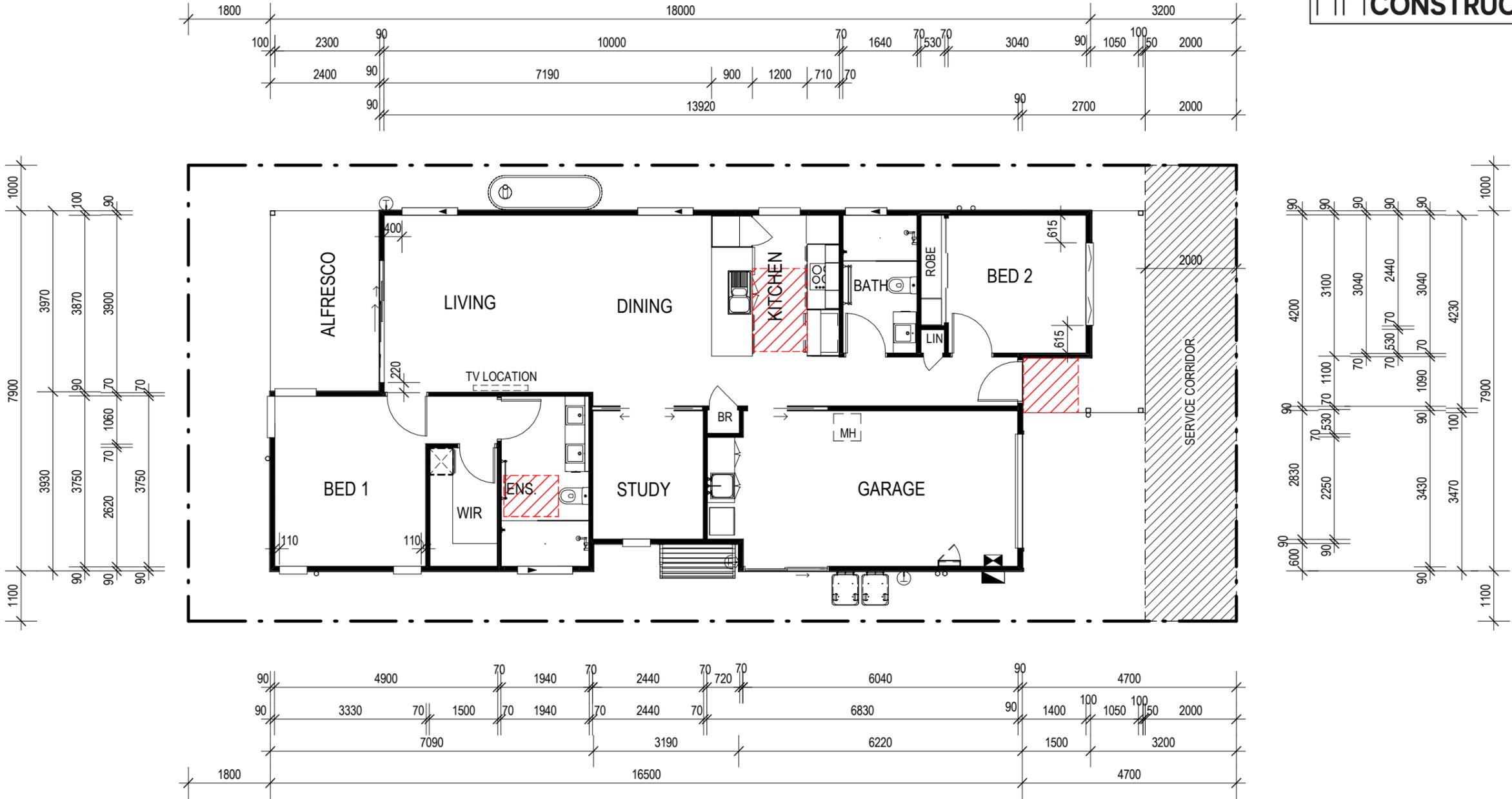
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**PROPOSED RESIDENCE : TYPE - A1- LHS**

AMENDMENTS	DATE	ISSUED FOR CONSTRUCTION
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REV.	DATE	AMENDMENT

DRAWN: MMT	CHECKED: AGT	ID No. - A1 - RHS	BA ISSUE FOR CONSTRUCTION
SCALE: 1 : 100 @ A3		DATE: 08.11.2024	
SHEET: 02 OF 17		4SITE	
		25/11/2024 9:22:51 AM	



**ISSUED FOR CONSTRUCTION**



**TYPE A1 - LHS**  
**DIMENSION PLAN**

**4Site Design**

**Residential Design & Drafting**  
M: 0422 838 430 E: melinda@4sitedesign.com.au  
QBCC: 1052525 ABN: 802 399 41559

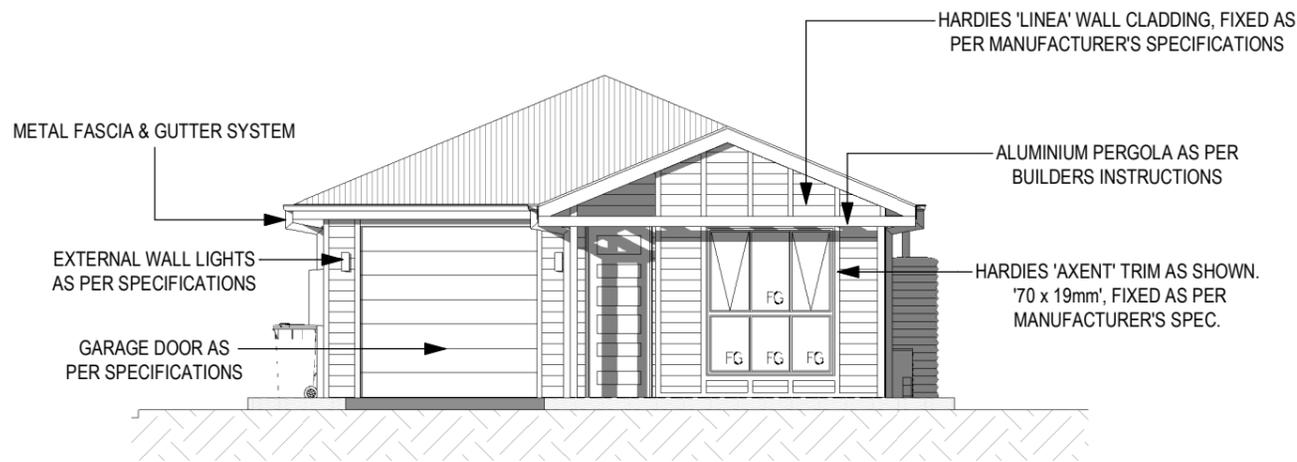
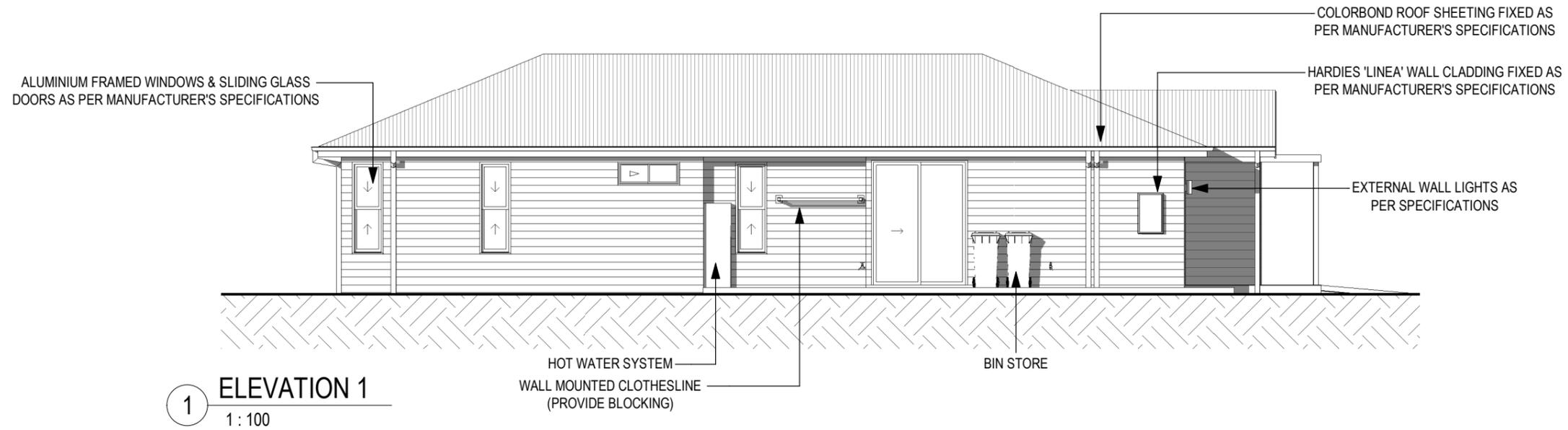
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PROJECT INFORMATION	
CLIENT:	<b>SERENITAS</b>
ADDRESS:	<b>LOT X, 27 FINCH ROAD CANUNGRA QLD 4275</b>

DRAWING TITLE:	
PROPOSED RESIDENCE : TYPE - A1- LHS	
AMENDMENTS	
A	08.11.2024 ISSUED FOR CONSTRUCTION
REV.	DATE AMENDMENT

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	SCALE: 1 : 100 @ A3		DATE: 08.11.2024	
	SHEET: 04 OF 17		4SITE	
	<small>25/11/2024 9:22:53 AM</small>			

**ISSUED FOR CONSTRUCTION**



**TYPE A1 - LHS**  
ELEVATIONS 1 / 2

**4Site Design**

Residential Design & Drafting  
M: 0422 838 430 E: melinda@4sitedesign.com.au  
QBCC: 1052525 ABN: 802 399 41559

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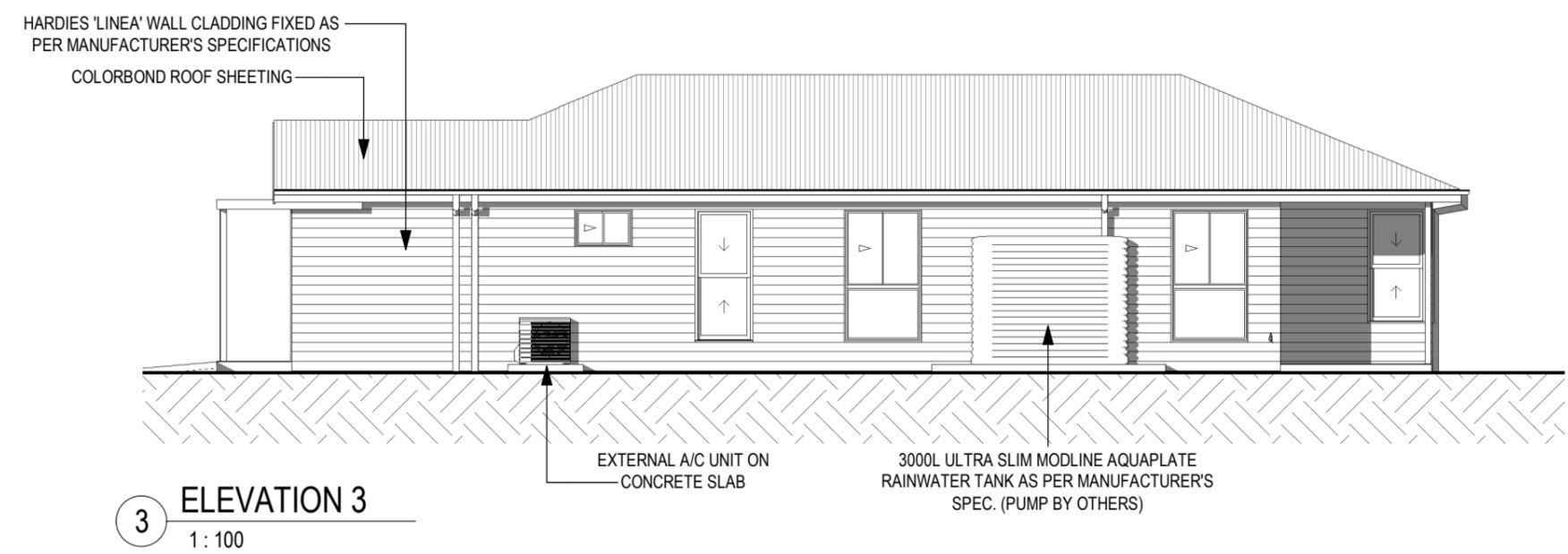
PROJECT INFORMATION	
CLIENT:	<b>SERENITAS</b>
ADDRESS:	<b>LOT X, 27 FINCH ROAD CANUNGRA QLD 4275</b>

DRAWING TITLE:	
PROPOSED RESIDENCE : TYPE - A1- LHS	
AMENDMENTS	
A	08.11.2024 ISSUED FOR CONSTRUCTION
REV.	DATE AMENDMENT

DRAWN:	CHECKED:	ID No. -	BA ISSUE FOR CONSTRUCTION
MMT	AGT	A1 - RHS	
SCALE:	DATE:		
1 : 100 @ A3	08.11.2024		
SHEET:		4SITE	
05 OF 17			

25/11/2024 9:22:54 AM

**ISSUED FOR CONSTRUCTION**



**TYPE A1 - LHS**  
ELEVATIONS 3 / 4

**4Site Design**

**Residential Design & Drafting**  
M: 0422 838 430 E: melinda@4sitedesign.com.au  
QBCC: 1052525 ABN: 802 399 41559

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PROJECT INFORMATION  
CLIENT:  
**SERENITAS**  
ADDRESS:  
**LOT X, 27 FINCH ROAD  
CANUNGRA QLD 4275**

DRAWING TITLE: <b>PROPOSED RESIDENCE : TYPE - A1- LHS</b>		
AMENDMENTS	REV.	DATE
	A	08.11.2024
		ISSUED FOR CONSTRUCTION
		AMENDMENT

DRAWN: MMT	CHECKED: AGT	ID No. - A1 - RHS	<b>BA ISSUE FOR CONSTRUCTION</b>
SCALE: 1 : 100 @ A3		DATE: 08.11.2024	
SHEET: 06 OF 17		4SITE <small>25/11/2024 9:22:55 AM</small>	

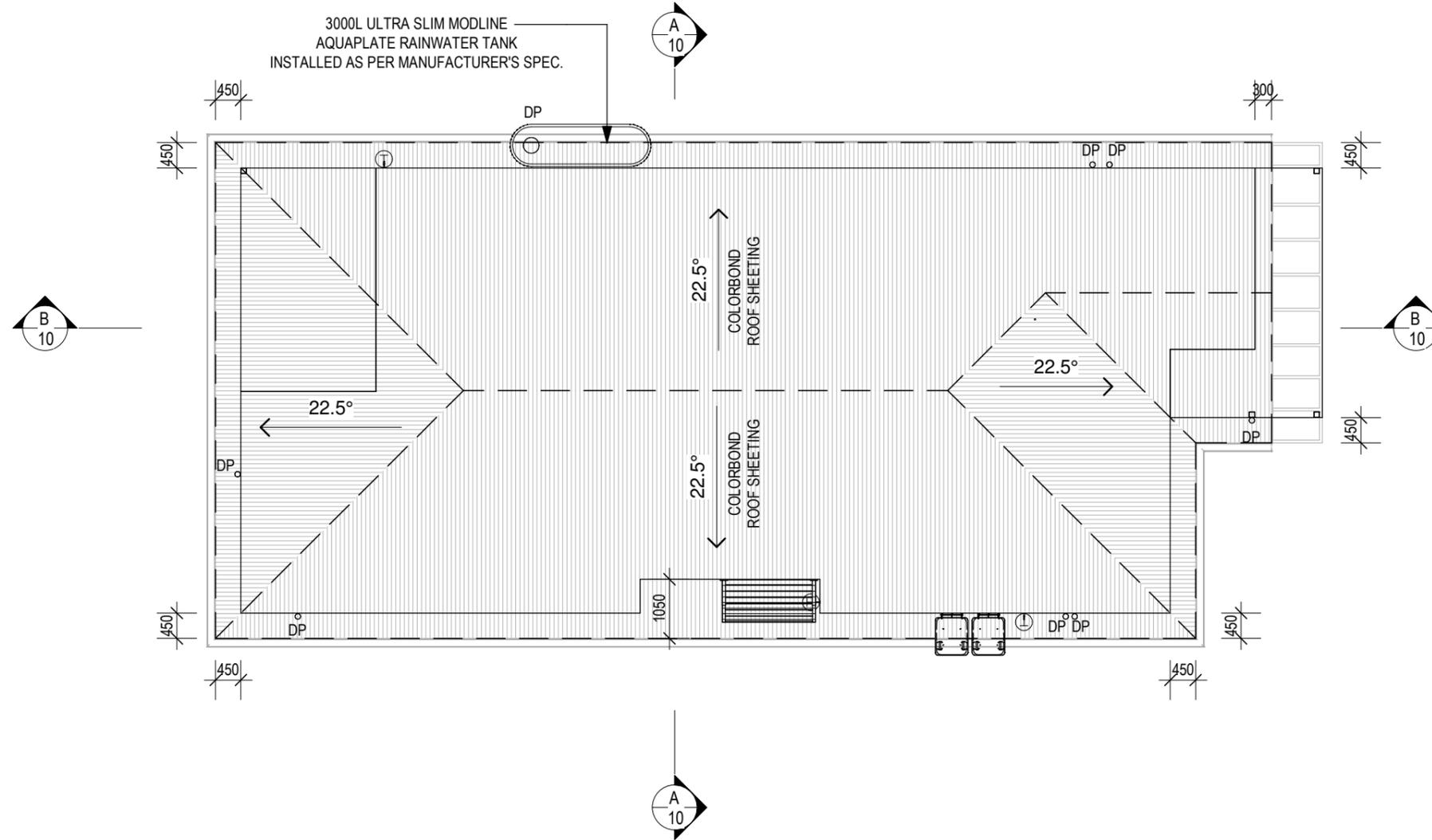
**ROOF & TRUSSES**

- ROOF MAINTENANCE SAFETY EYELETS SHALL BE INSTALLED TO SAFELY COVER ALL ROOF AREAS WITH A PITCH OVER 25° &/OR WHERE ACCESS IS REQUIRED OR A MAINTENANCE WORKER. THIS MAY INCLUDE TV ANTENNAE SERVICE, WINDOW OR GUTTER CLEANING, AIR CONDITIONING SERVICING & FALL HEIGHT IS GREATER THAN 3.0m.
- ONLY APPROVED SAFETY HARNESS BOLTS SHALL BE USED, AND WHERE PRACTICAL, A PERMANENT LADDER RESTRAINT BRACKET SHALL BE PROVIDED NEARBY.
- ROOFING TO BE CONSTRUCTED WITH FALL PROTECTION.
- TRUSSES OR RAFTERS AT 600 CTRS WITH BATTENS AT 900 CTRS FOR SHEET & 330 CTRS FOR TILE ROOFS, & INTERMEDIATE SAFETY BATTENS.
- ROOF WATER TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS. PLUMBER IS TO CHECK ON SITE ONCE A.R.I. & GUTTER PROFILES ARE KNOWN, AND RE-DESIGN TO SUIT.
- ROOF PITCH TO BE CONFIRMED ON SITE PRIOR TO ORDERING TRUSSES WHERE HEIGHT COMPLIANCE IS CRITICAL.
- ROOF TRUSSES AS PER MANUFACTURERS DESIGN & SPECIFICATIONS. ROOF TRUSS MANUFACTURER TO CONFIRM ALL TIE-DOWN & MINIMUM LINTEL SIZES SUPPORTING GIRDER & TRUNCATED GIRDER TRUSSES, CROSS BRACES & BINDERS & ANY OTHER STRUCTURE REQUIRED.
- G.I. STRAP NOT TO BE SUBSTITUTED FOR SPEED BRACE UNLESS SPECIFIED BY TRUSS SUPPLIER.
- IF THE BUILDER CHOOSES TO USE STEEL ROOF BATTENS, THE BUILDER IS TO OBTAIN CERTIFICATION FROM THE STEEL BATTEN SUPPLIER, CONFIRMING THE PRODUCT STRENGTH & RECOMMENDED FIXINGS TO FULLY TRANSFER ALL BRACING LOADS WITHIN THE ROOF & PROVIDE SUPPORT TO ROOFING MATERIAL WITHOUT BUCKLING.
- WHERE METAL BATTENS ARE USED, THERMAL BREAK IS REQUIRED TO COMPLY BCA 3.12
- SOLAR PANELS & SOLAR HWS LOCATION TO BE DETERMINED BY SUPPLIER. HOWEVER WHERE POSSIBLE IT SHOULD BE PLACED OVER INTERNAL WALLS & NOT MIDSPAN OF RAFTERS WHERE APPLICABLE.
- SPEED BRACE ROOF BRACING TO BE INSTALLED AS PER ROOF TRUSS MANUFACTURER'S SPEC.
- TOP HAT STEEL ROOF BATTENS TO BE FIXED AS PER MANUFACTURER'S SPECIFICATION.

**INSULATION NOTES**

- ROVIDE R 1.4 ROOF BLANKET TO ENTIRE ROOF
- ROVIDE R 3.0 CEILING INSULATION TO TO MAIN LIVING, HALLS, BEDROOMS AND MULTI PURPOSE ROOMS ONLY.
- PROVIDE R 2.0 / 75MM WALL INSULATION & WALL SARKING TO EXTERNAL WALLS.

**ISSUED FOR CONSTRUCTION**



**TYPE A1 - LHS**  
**ROOF PLAN**

**4Site Design**



**Residential Design & Drafting**

M: 0422 838 430 E: melinda@4sitedesign.com.au  
QBCC: 1052525 ABN: 802 399 41559

Note: These drawings remain the property of 4Site Design. Copy in part or whole is forbidden without written permission from 4Site Design. These drawings are to be read in conjunction with all relevant consultants plans, drawings and reports. Do NOT scale off the drawings, use measurements provided. The builder shall be responsible to check & verify all dimensions prior to commencement on site & ordering of materials. Whilst all due care is taken in preparation of these plans, if building construction differs from the details shown herein, 4Site Design must be contacted immediately and works cease until a solution is reached. We will not accept any responsibility or back charges for changes made without our written consent.

**PROJECT INFORMATION**

CLIENT:  
**SERENITAS**  
ADDRESS:  
**LOT X, 27 FINCH ROAD**  
**CANUNGRA QLD 4275**

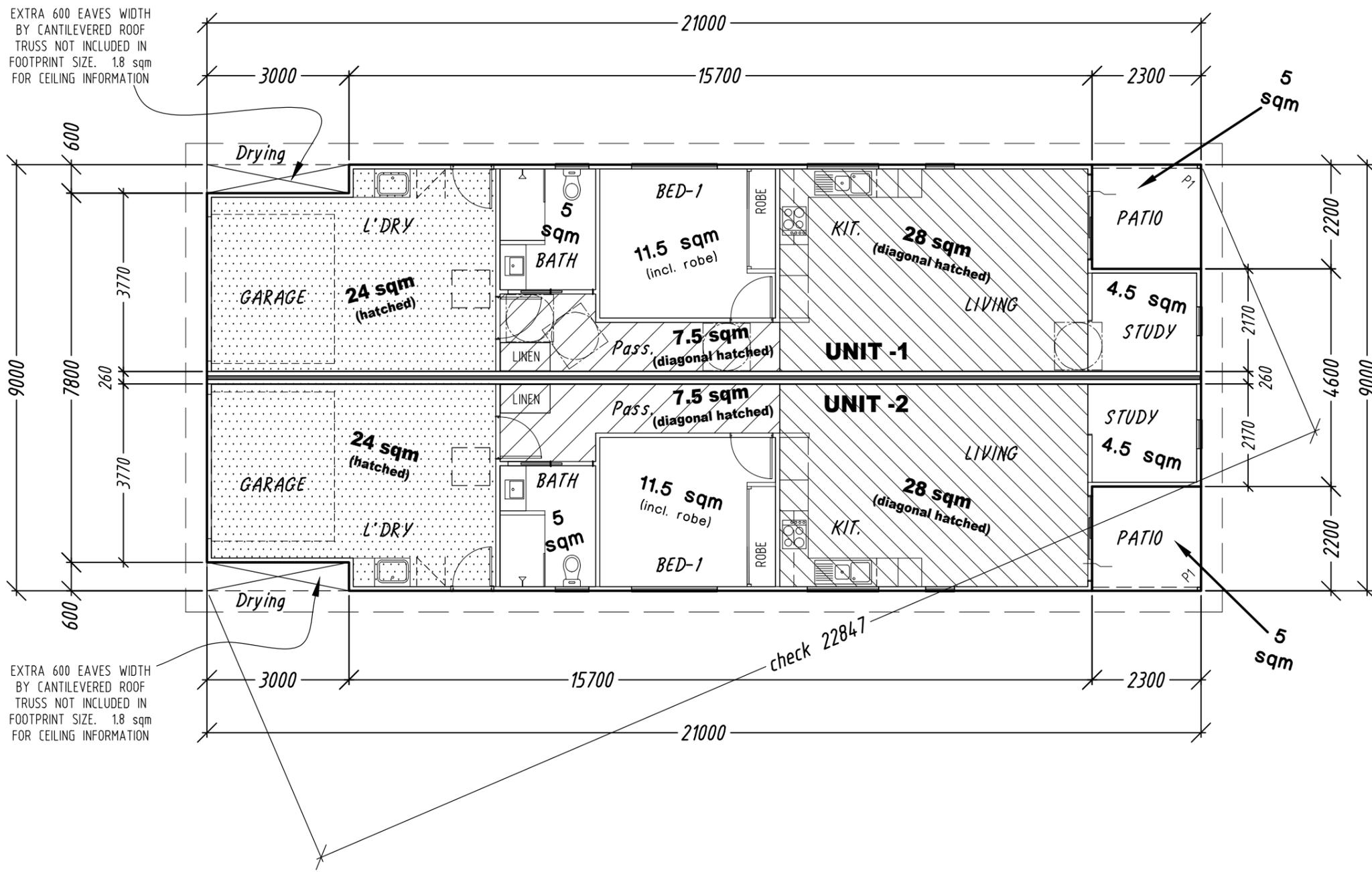
**DRAWING TITLE:**

**PROPOSED RESIDENCE : TYPE - A1- LHS**

AMENDMENTS	REV.	DATE	ISSUED FOR CONSTRUCTION
A	08.11.2024		ISSUED FOR CONSTRUCTION



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SCALE: 1 : 100 @ A3		DATE: 08.11.2024	
SHEET: 09 OF 17		4SITE <small>25/11/2024 9:22:59 AM</small>	



**BUILDING AREAS**

- **Total Building Footprint Area: 185.5 sqm**

Measure includes external walls, covered outdoor areas, & dividing wall

- **Unit-1 Area: 90 sqm**

Excluding dividing wall

- **Unit-1 Internal Living Area: 58 sqm**

Measured from inside of exterior walls & not inclusive of garages, covered outdoor areas, & dividing wall

- **Unit-2 Area: 90 sqm**

Excluding dividing wall

- **Unit-2 Internal Living Area: 58 sqm**

Measured from inside of exterior walls & not inclusive of garages, covered outdoor areas, & dividing wall

**CROSS REFERENCE ALL DIMENSIONS WITH CURRENT FLOOR PLAN.**

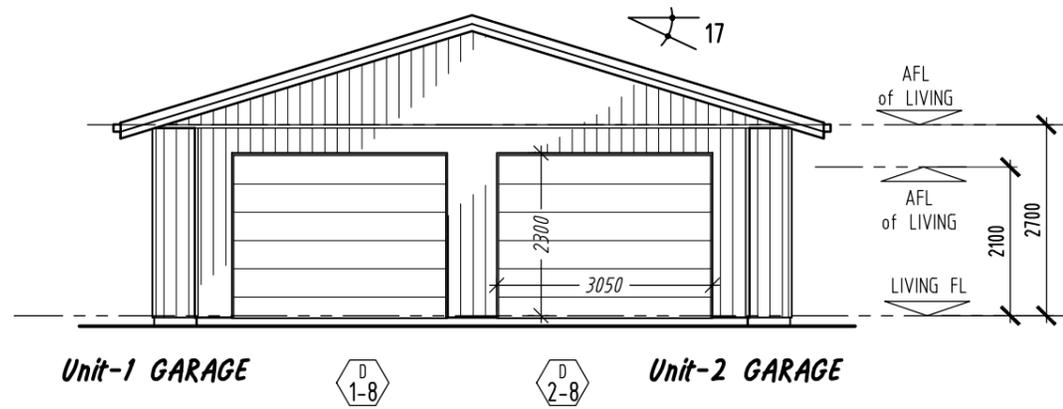
Given areas are for estimating purposes and need to be checked by trade contractor.

**SET-OUT PLAN & Room Areas (sqm)**

(1:100 ON A3)

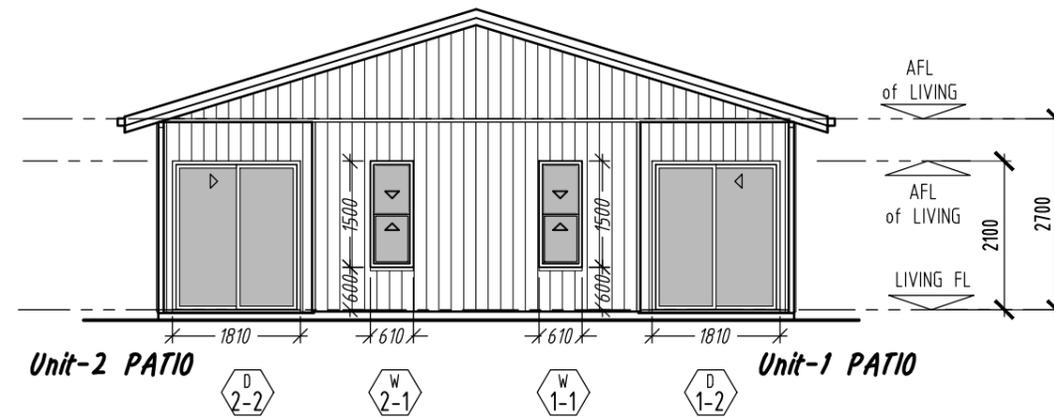


phone: 0428 294 235 EDMONTON 4869. QUEENSLAND	
<b>GREGORY G TERZI</b> Associate Diploma Architectural Technology	<b>Building Design &amp; Drafting</b>
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-	
PROJECT: THYME LIFESTYLE RESORT MAREEBA.	DATE: JAN 2024
	SCALE: AS SHOWN ON 'A3' SHEET
	DRAWING TITLE: SET-OUT PLAN & Room Areas (sqm)
GRANITE LAYOUT WITH STUDY	JOB NO. SHEET No. ISSUE
0389-GRANITE-2	WD 02 A



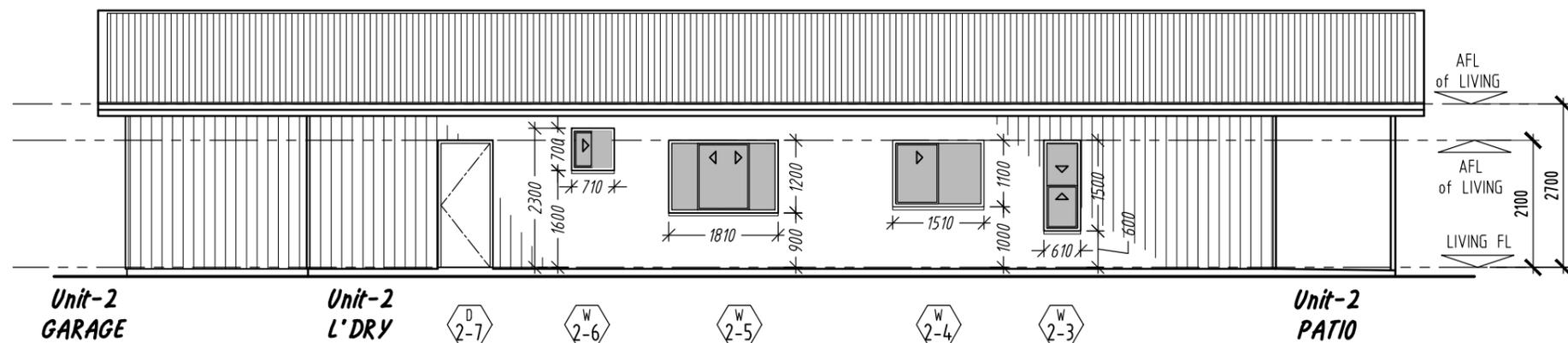
Unit-1 GARAGE Unit-2 GARAGE

**END VIEW -garage** (1:100 ON A3)



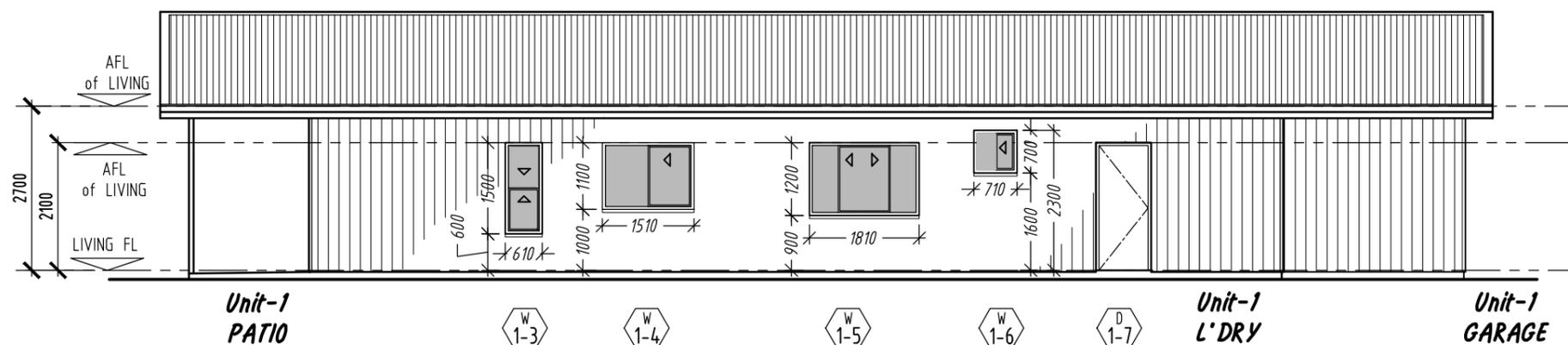
Unit-2 PATIO Unit-1 PATIO

**END VIEW -patio** (1:100 ON A3)



Unit-2 GARAGE Unit-2 L'DRY Unit-2 PATIO

**Unit-2 SIDE VIEW** (1:100 ON A3)



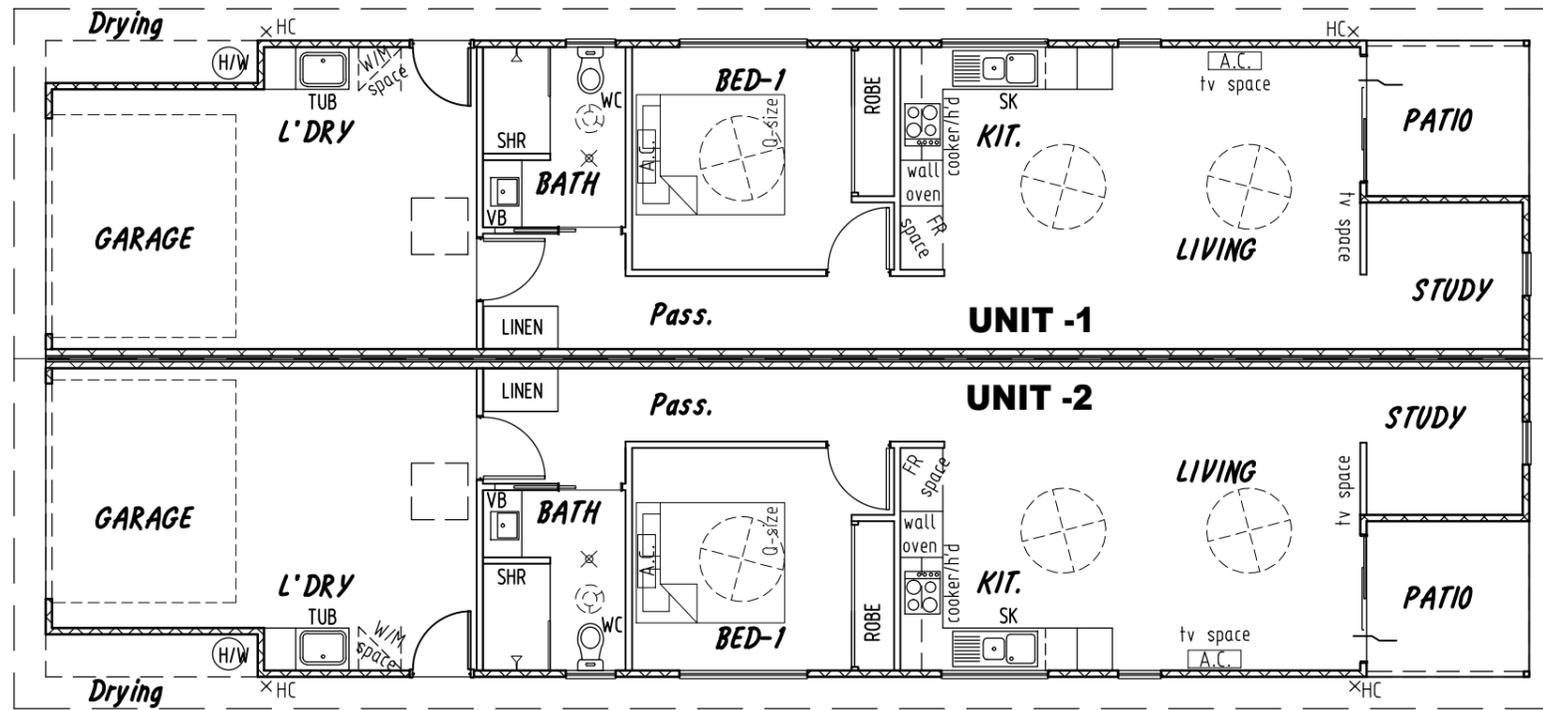
Unit-1 PATIO Unit-1 L'DRY Unit-1 GARAGE

**Unit-1 SIDE VIEW** (1:100 ON A3)

NOT FOR CONSTRUCTION

phone: 0428 294 235 EDMONTON 4869. QUEENSLAND  
**GREGORY G TERZI** Associate Diploma Architectural Technology **Building Design & Drafting**  
-Building Designer- -Medium Rise- -QBCC LICENCE: 1117048-

PROJECT: <b>THYME LIFESTYLE RESORT MAREEBA.</b>	DATE: JAN 2024
	SCALE: AS SHOWN ON 'A3' SHEET
	DRAWING TITLE: <b>ELEVATIONS</b>
<b>GRANITE LAYOUT WITH STUDY</b>	JOB NO. 0389-GRANITE-2 SHEET No. <b>WD 11</b> ISSUE <b>A</b>



## Appendix D

# Engineering Services Assessment, prepared by NEON Consulting and dated 13 August 2025



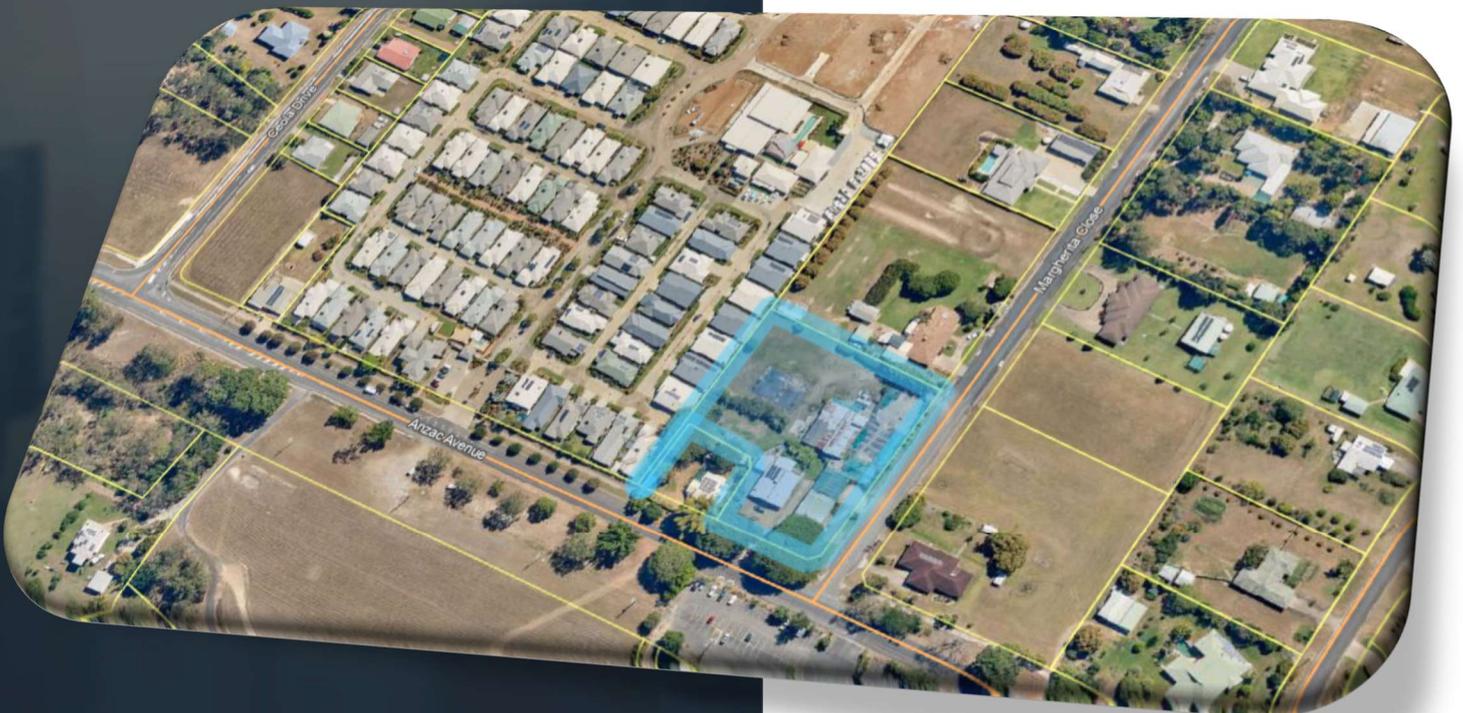
## Thyme Lifestyle Resort (Lot 9 RP737161)

Engineering Services Assessment

021-2504-R-001 | Revision B

13 August 2025

Serenitas



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Project Name: Thyme Lifestyle Resort (Lot 9 RP737161)  
Project Address: Margherita Close (Lot 9 RP737161)  
Project No.: 021-2504  
Document Title: Engineering Services Assessment  
Document No.: 021-2504-R-001  
Revision: B  
Date: 13/08/2025  
Client Name: Serenitas

Report prepared by

Craig Caplick | Principal Engineer | RPEng RPEQ 25102 | +61 402 568 698 | Craig@ConsultNeon.com.au



## Revision History

Rev	Date	Description
A	13/07/2025	Draft
B	13/08/2025	For Approval

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**Appendix A. Development Layout**

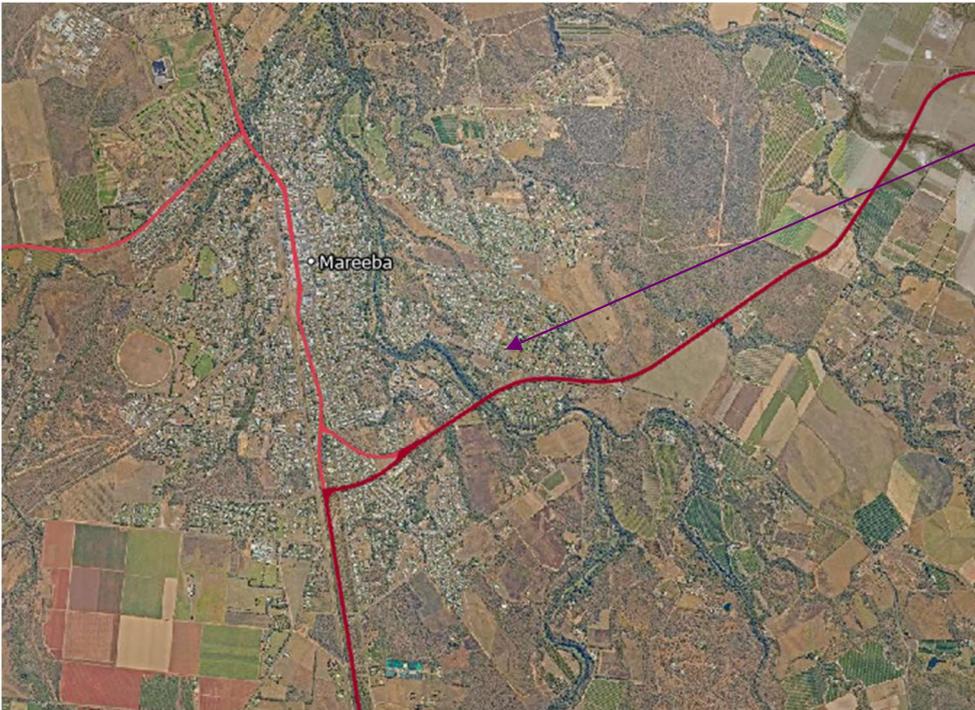
**Appendix B. Engineering Masterplans**

**Appendix C. Traffic Count**

**Appendix D. Site Based Stormwater Management Plan**

# 1. Introduction

Neon Consulting has been engaged to prepare an Engineering Services Assessment to support a Development Application for a development at Margherita Close (Lot 9 RP737161).



Development Site

Figure 1 - Locality Aerial Image (image sourced from Qld Globe)



Development Site

Figure 2 - Project Site Aerial Image (image sourced from Qld Globe)

The development proposal is for Material Change of Use to extend the existing resort into Lot 9 on RP737161 to accommodate an additional 19 villas. Appendix A contains the preliminary development layout.

The key engineering outcomes of a pre-lodgement meeting with Council officers were:

- Any access from Margherita Close should be as far removed from the Anzac Avenue Intersection as possible.
- A Traffic Impact Assessment will be required to support the development. Anzac Avenue carries 6,000 vehicles per day, and this is expected to increase; Council will want to understand the impact of any traffic generation on the operation of the intersection.
- It is preferred that the internal sewer network be extended to accommodate the additional development; however, it is understood that there is capacity within the external network to accommodate the development.
- It is preferred that the internal water network be extended to accommodate the additional development; however, it is understood that there is capacity within the external network to accommodate the development.
- Council will request that the full frontage of Anzac Avenue be upgraded.
- There is a desire to see a pedestrian crossing installed at the frontage of Anzac Avenue as part of these works to provide improved pedestrian access to the bowls club and library on the opposite side of the road.

The following report addresses the civil engineering elements of a development application to determine the development constraints, in particular:

- Traffic and Access
- Wastewater Disposal
- Water Supply
- Site Grading
- Stormwater and Flooding
- Electrical and Telecommunications

## 2. Site Grading and Clearing

The development site, formerly the Mareeba Garden Centre, is currently a large lot with multiple structures and multiple accesses to Anzac Avenue and Margherita Close.

The proposed development layout has been advanced through preliminary design options to provide efficient access, earthworks, stormwater and sewer outcomes.

The earthwork philosophy is to achieve the project goals while also achieving the following;

- Compliance with the FNQROC Development Manual - Design Guideline D2
- Flood immunity- the development can provide a building envelope with a Finished Floor Level (FFL) above the 1% Annual Exceedance Probability (AEP) water surface level.
- Stormwater drainage compliant with FNQROC Development Manual - Design Guideline D4 and QUDM
- Provision of a gravity sewer.
- Balanced earthwork cut and fill volumes.
- Efficient and economical design

Earthwork compaction testing will comply with AS3798 – Guidelines on Earthworks for Commercial and Residential Development and the Far North Queensland Regional Organisation of Councils (FNQROC) Design Guideline D2. Topsoil from the site will be stockpiled before earthworks and spread over the zones identified for grass and landscaping.

### 2.1 Erosion and Sediment Control

The development will be programmed so that the restoration of ground cover by paving or revegetation is complete within the shortest time period, and by avoiding the tropical wet season. Potential causes of erosion for this site by wind erosion or precipitation are:

- Stripping and removal of topsoil
- Removal of fill
- Other earthwork operations
- Heavy vehicle use on-site

A compliant erosion and sediment control strategy will be required before any construction to meet the parameters below. No clearing or earthwork activities are to be undertaken unless preceded or accompanied by the installation of adequate runoff and sediment control measures.

Following practical completion of the project, a minimum of 70% coverage of all soil with ground cover (i.e. topsoiling and seeding) shall be provided within 30 calendar days.

During the construction phases, water spraying will be used with care to act as a dust suppression method.

#### 2.1.1 Monitoring and Maintenance Programs

Water discharge from the site will adhere to a total suspended solid content of less than 50 milligrams per litre and a pH range of between 6.5 and 8.5 at all times. If the pH of the flocculated water is not achieved, then pH adjustments will be required. This could possibly be done by a dosing of lime.

Site personnel will inspect all erosion and control measures at least at the following frequencies:

- Daily during construction works,
- Weekly when construction works are not happening,
- Within 24 hours of expected rain, and
- Within 18 hours of an impacting rainfall event.

All erosion and sediment control measures that have an order of efficiency below 75% will be corrected by the end of that working day

### 3. Traffic and Access

#### 3.1 Development Access

The proposed dwellings are not proposed to have direct driveway access to Margherita Close or Anzac Avenue. Road Access to the development will be provided via a single access crossover to Margherita Close, approximately 80 metres from Anzac Avenue. The proposed Margherita Close access will be 6 metres wide, compliant with FNQROC Standard Drawing S1015 requirements for a commercial crossover. The width will allow two design vehicles to pass without impediment, with pavement widening at bends to facilitate the safe and unobstructed passage of vehicles. The access design prioritises both accessibility and safety, ensuring that all dwellings are easily reachable while also incorporating a designated stormwater flow path to channel runoff toward the lawful discharge points

##### 3.1.1 Safe Site Access

The proposed access will provide sufficient safe sight distance for vehicles on the surrounding road network, in accordance with AS2890.1.

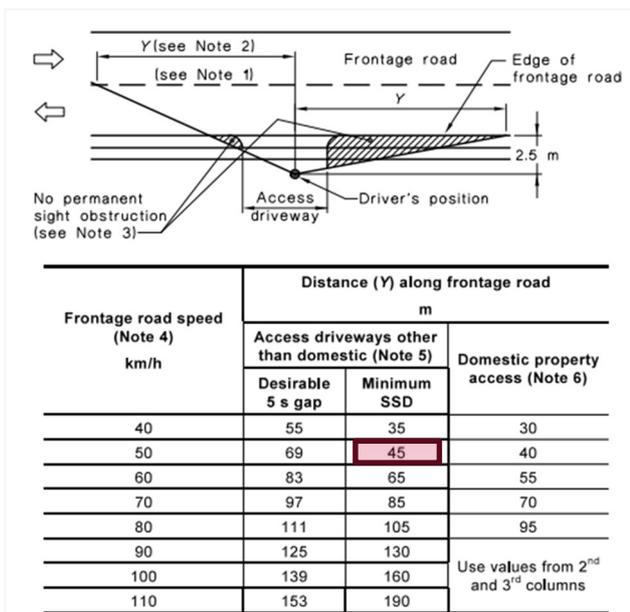


Figure 3 – Sight Distance Requirements at Access Driveways

#### 3.2 Development Traffic Generation

The peak hour traffic generation from the development is 15.2 vehicles per hour (vph) using the recommended trip generation rates stipulated in TMR Road Planning and Design Manual (RPDM 1 st edition) – Chapter 3: Road Planning and Design Fundamentals, Appendix 3A peak rate for detached dwellings of 0.8 per dwelling.

##### 3.2.1 Margherita Close

Margherita Close has twelve (12) other residential properties, which will generate 9.6 vph in the peak hour. Therefore, the peak hour traffic rate expected in Margherita Close after the proposed change will be 24.8 vph.

##### 3.2.2 Anzac Avenue

The largest AM Peak for Anzac Avenue is 381 vehicles per hour from the traffic data provided by Mareeba Shire Council in Appendix C (October 2021). Mareeba Shire Council have been contacted to determine if there is more recent traffic data.

Anzac Avenue is identified as a higher-order local road in the Mareeba Shire Council – Plans for Trunk Infrastructure – Transport. The carriageway width and road reserve indicate a sub-arterial road, but it is noted that sections of the road have a narrow carriageway of approximately 8.3m. To determine a road capacity, a lower classification matching an 11m carriageway has been assumed. The daily AADT of a major collector from FNQROC Development Manual Table D1.1 is up to 5999 vpd, which approximates to 600 vph in peak

hour. The existing traffic plus the traffic generated from this development is 296.2 vph, within the deemed to comply capacity of the road hierarchy.

**Table D1.1 Street and Road Hierarchy - Deemed to Comply Requirements**

Road Hierarchy Classification <sup>8,13</sup>	Type	Standard Drawing	Catchment Size (no of dwellings)	AADT (vpd)	Reserve Width (Min)	Carriageway Width <sup>1,2</sup> (Min)	Verge Width <sup>3</sup> (Min each side)	Footpath <sup>18</sup>	Max Grade (Desirable)	Design Speed (km/h)	Lighting Category
Access Place (CRC, CCRC and DSC only) <sup>14</sup>	1	S1005	0-25	0-190	14.5m	5.5m sealed	4.5m	1 side	16% <sup>4</sup> (12%)	30	P4
Access Street (TRC, CCRC, MSC, CRC & DSC only) <sup>14</sup>	2	S1005	26-90 <sup>11</sup>	200-740 <sup>12</sup>	15.5m	6.5m sealed	4.5m	1 side	16% <sup>34</sup> (12%)	30	P4
Low Density Residential (CRC, CCRC, and MSC only)	3	S1005	n/a	n/a	20m	7.0m sealed with 1.0m wide gravel shoulders <sup>5</sup>	5.5m	Not req'd	16% <sup>3</sup> (12%)	60	P4
Residential Street (excl TRC, CCRC, MSC, DSC & CRC)	4	S1005	0-90	0-740	16.5m	7.5m sealed	4.5m	1 side <sup>12</sup>	16% <sup>34</sup> (12)	40	P4
Collector Road	Minor <sup>15</sup>	S1006	91-300	750-2990	16.5m	7.5m <sup>2</sup>	4.5m	1 side	10% (8%)	50	P3
	Major <sup>15</sup>	S1006	301-600	3000-5999	20m	11m	4.5m	both sides	10% (8%)	60	V5
Sub Arterial/Arterial <sup>9,15</sup>	No median	S1007	>600	>6000	25m	16m	4.5m	both sides	8% (6%)	60	V3
	2 lane median divided				28m	2 x 5.5m separated by a 5m median	6m				
	4 lane median divided	31m			2 x 8.5m separated by a 5m median	4.5m					
	4 lane median divided with parking	40m			2 x 12.4m separated by a 5m median if no centre parking	5.1m					
Industrial Access Street	11	S1009	<8Ha		21m	12m	4.5m	not req'd	10% (6%)	60	P3
Industrial Collector Street	12	S1009	<30Ha		23m	14m	4.5m	Not req'd	8% (6%)	60	P3
Rural											

Refer Table D1.4 for details of Rural Road Elements

Figure 4 – FNQROC Development Manual Table D1.1

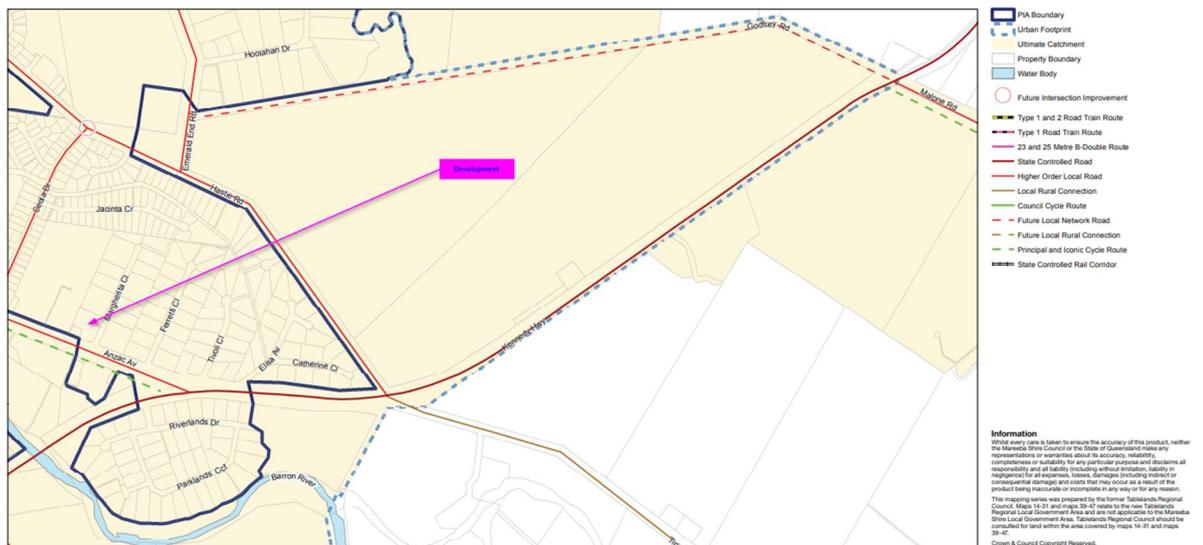


Figure 5- Extract of The Mareeba Shire Council – Plans for Trunk Infrastructure – Transport.



Figure 6- Mareeba Shire Council – Interactive Mapping.

One of the items noted from the pre-lodgment meeting for this development was that “Council will request that the full frontage to Anzac Avenue is upgraded”. It is assumed that the extent of this request will be limited to shoulder widening, verge works and kerb and channel between Margherita Close and the existing kerb and channel to the west.



Figure 7- Assumed extent of Anzac Avenue upgrade (Google Street View looking south east along Anzac Avenue towards Margherita Close).

Another item noted in the pre-lodgment meeting for this development was *“There is a desire to see a pedestrian crossing installed at the frontage to Anzac Avenue as part of these works to provide improved pedestrian access to the bowls club and library on the opposite side of the road.”*.

It is recommended for safety that any pedestrian crossing of Anzac Avenue proposed by Council be located ‘mid block’ away from the intersection with Margherita Close. A crossing would also need to consider the lighting and sightlines required for a pedestrian crossing, noting that no nearby street lighting is available and that the Anzac Avenue street trees could impact sight lines of pedestrians preparing to cross. An alternative solution available due to the wide road reserve and carriageway in Anzac Avenue could be to create a pedestrian refuge to allow pedestrians to cross one lane of traffic at a time, where the pedestrians give way to vehicles. Any islands would still need to be illuminated for drivers.

### 3.2.3 Margherita Close – Anzac Avenue Intersection

The proposed development will not have an impact on the Margherita Close – Anzac Avenue Intersection. In assessing the current and proposed intersection demand, BAR and BAL treatments are warranted. In the event that traffic growth on Anzac Avenue reaches the FNQROC-deemed-to-comply road capacity of a major collector (6000 vpd) the intersection will be close to warranting upgrade for a CHR(S).

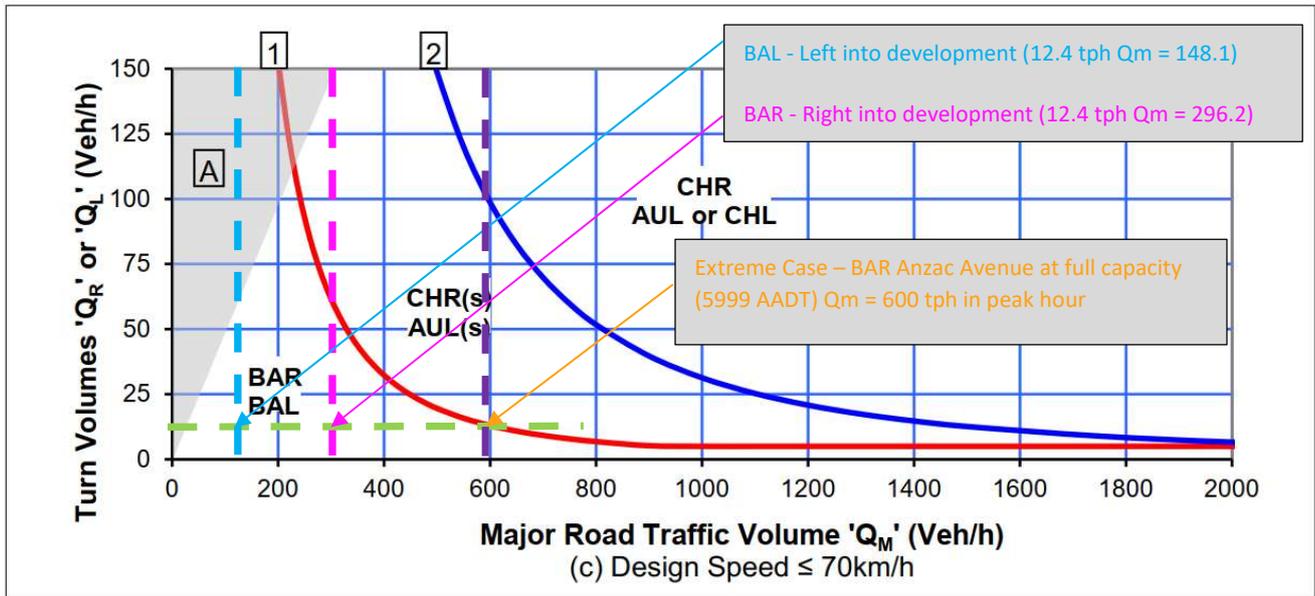


Figure 8- Austroads AGTM Part 6 – Figure 3.25(c) Warrants for turn treatments on major road an unsignalised intersections – Posted Speed = 60km/h

### 3.3 Car Parking

The on-site car parking shown in the development plans complies with the requirements of AS2890.1 – Off-street parking. On-street parking is not proposed with this development.

### 3.4 Design Vehicle

The proposed development can accommodate vehicles up to the B99 vehicle in a similar arrangement to the existing lifestyle resort. Refuse collection will be under the same arrangement as the existing resort. Larger vehicles can access the site but will need to command the full 6m access width and turning manoeuvres accommodated within the internal intersection.

## 4. Wastewater Disposal

It is proposed to extend the internal sewer network of the existing lifestyle resort to service the proposed development. The proposed layout and connection location is shown in Appendix B.

The expected wastewater generation from the development is tabulated below.

Design Criteria	
Lots less than 400m <sup>2</sup>	19
Generation per Lot	2.5 EP
EP - Equivalent Population	47.5
EDC - Equivalent Domestic Connections	17
Generation per Equivalent Person	270 L/day
ADWF - Average Dry Weather Flow	0.148 L/s
Peaking Factor C <sub>2</sub>	3.13
PDWF – Peak Dry Weather Flow	0.465 L/s
Peaking Factor C <sub>1</sub>	8.13
PWWF – Peak Dry Weather Flow	1.207 L/s

**Table 1 - Development Sewage Generation**



**Figure 9- Proposed internal sewer layout**

## 5. Potable and Firefighting Water

It is proposed to connect to the municipal water network to service the proposed development. The proposed layout and connection location is shown in Appendix B.

The expected water demand from the development is tabulated below.

Design Criteria	
Lots less than 400m <sup>2</sup>	19
Generation per Lot	2.5 EP
EP - Equivalent Population	47.5
EDC - Equivalent Domestic Connections	17
Demand per Equivalent Person	500 L/day
AD – Average Daily Demand	23.75 kL/day
MDMM – Mean Day Maximum Month Demand	35.63 kL/day
PD – Peak Day Demand	53.48 kL/day
PH – Peak Hour Demand	1.24 L/s
FF – Fire Flow	15 L/s

**Table 2 - Development Water Demand**

It is anticipated that sufficient network pressure is available in the network during fire flow conditions.



**Figure 10- Proposed water layout**

## 6. Stormwater

For developments in Queensland, the State Planning Policy applies for stormwater quality management or new or expanded non-tidal artificial waterways if any of the following criteria are met;

Criteria	Applies to this development
Material change of use for urban purposes that involves a land area greater than 2500m <sup>2</sup> that will result in an impervious area greater than 25% of the net developable area.	No
Material change of use for urban purposes that involves a land area greater than 2500m <sup>2</sup> that will result in six or more dwellings	Yes
Reconfiguring a lot for urban purposes that involves a land area greater than 2500m <sup>2</sup> and will result in six or more lots	Yes
Operational works for urban purposes that involve disturbing more than 2500m <sup>2</sup> of land	Yes

**Table 3 – State Planning Policy Assessment Criteria**

The state planning policy applies to this development; therefore, Appendix D includes a Site Based Stormwater Management Plan for further assessment of the water quality objectives.

## **7. Electricity and Telecommunication**

Electricity supply and road lighting infrastructure is located near to the site. Power and communications will be provided as required by the respective authorities to service the development.

Intent to Supply offers from electrical and telecommunication providers will be provided to Council during the future project phases.

## 8. Summary

Based on the assessments and information collated in this report, it is concluded that this development can be serviced in accordance with the statutory requirements and appropriate engineering solutions. In summary;

- Site grading for the development is not extensive to provide the appropriate infrastructure for the development and protect neighbouring properties.
- The development can connect to the internal gravity sewer network without impacting the existing infrastructure.
- Potable water is available in the existing resort and the Margherita Close road frontage and is expected to have adequate pressure with the elevation of nearby properties connected to the same network.
- Safe access to the proposed lots can be achieved.

With respect to the Civil Engineering constraints assessed in this report, the development should be approved under standard, relevant, and reasonable conditions.

## Appendix A. Development Layout



**IMPORTANT NOTE**  
 This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified. All lots, areas and dimensions are approximate only. Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

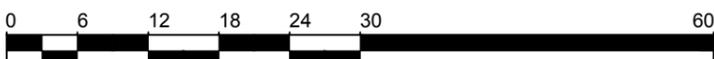


**PRELIMINARY - FOR DISCUSSION PURPOSES ONLY**



**THYME LIFESTYLE RESORT -  
 CONCEPT OPTION**  
 Lot 9 RP737161

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 135 Abbott St  
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 W rpsgroup.com



Datum: MGA2020 Z55 | Scale: 1:600 @ A3 | Date: 21-2-2025 | Drawing: 388777-1

## Appendix B. Engineering Masterplans





**LEGEND**

- PROPOSED LOTS
- PROPOSED ACCESS
- PROPOSED PATHWAY



THYME LIFESTYLE RESORT  
LOT 9 ON RP737161  
MASTERPLANS  
ACCESS AND ROADWORKS

A 22.07.25 INITIAL ISSUE

Rev	Date	Revision Notes

22/07/2025 1:42:48 PM File: I:\021021-2504\10 Drawings\00 Masterplanning\021-2504-00-SK-0001\_Masterplans.dwg



**LEGEND**

- PROPOSED LOTS
- DRAINAGE PIPE
- FIELD/KERB INLET PIT
- HEADWALL
- FALL ON LOTS
- ROAD FLOW
- EXISTING DRAIN
- EXISTING DRAINAGE PIPE
- ALLOTMENTS TO BE FILLED



**THYME**  
LIFESTYLE RESORT  
*Mareeba*

**NEON**  
CONSULTING

THYME LIFESTYLE RESORT  
LOT 9 ON RP737161  
MASTERPLANS  
DRAINAGE

A 22.07.25 INITIAL ISSUE

Rev	Date	Revision Notes

22/07/2025 1:42:49 PM File: I:\021\021-2504\10 Drawings\00 Masterplans\021-2504-00-SK-0001\_Masterplans.dwg



**LEGEND**

- PROPOSED LOTS
- SEWER MAIN Ø150
- EXISTING SEWER MAIN



**THYME**  
LIFESTYLE RESORT  
*Mareeba*

**NEON**  
CONSULTING

THYME LIFESTYLE RESORT  
LOT 9 ON RP737161  
MASTERPLANS  
SEWER

A 22.07.25 INITIAL ISSUE

Rev	Date	Revision Notes

22/07/2025 1:42:51 PM File: I:\021021-2504\10 Drawings\00 Masterplanning\021-2504-00-SK-0001\_Masterplans.dwg



**LEGEND**

- PROPOSED LOTS
- PROPOSED WATER MAIN
- EXISTING WATER MAIN



**THYME**  
LIFESTYLE RESORT  
*Mareeba*

**NEON**  
CONSULTING

THYME LIFESTYLE RESORT  
LOT 9 ON RP737161  
MASTERPLANS  
WATER

A 22.07.25 INITIAL ISSUE

Rev	Date	Revision Notes

22/07/2025 1:42:52 PM File: I:\021021-2504\10 Drawings\00 Masterplanning\021-2504-00-SK-0001\_Masterplans.dwg



**NOTES**

- SIGHT DISTANCE REQUIREMENTS AT ACCESS DRIVEWAYS OBTAINED FROM AS/NZS 2890.1 SECTION 3.2.4.
- ROAD FRONT SPEED = 60km/h (POSTED ON ANZAC AVE)
- SIGHT DISTANCE REQUIRED = 65m (MINIMUM)
- VERTICAL GEOMETRY IS UNOBSTRUCTED BASED ON A SITE VISIT



## Appendix C. Traffic Count





## Anzac Av - TC Location Ch 1750

© 2020 Mareeba Shire Council (MSC). Based on or contains data provided by MSC and the State of Queensland Department of Natural Resources, Mines & Energy (DNRME) [2020]. In consideration of these agencies permitting use of this data you acknowledge and agree that these agencies give no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accept 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.



## MetroCount Traffic Executive Weekly Vehicle Counts (Virtual Week)

### VirtWeeklyVehicle-692 -- English (ENA)

#### Datasets:

**Site:** [Anzac Av] Intersection Herberton St @ Ch 1750 <60>  
**Attribute:** Mareeba  
**Direction:** 7 - North bound A>B, South bound B>A. **Lane:** 0  
**Survey Duration:** 12:16 Friday, 1 October 2021 => 11:24 Wednesday, 13 October 2021,  
**Zone:**  
**File:** Anzac Av 0 2021-10-13 1125.EC0 (Plus )  
**Identifier:** FN47XFS5 MC56-L5 [MC55] (c)Microcom 19Oct04  
**Algorithm:** Factory default axle (v5.07)  
**Data type:** Axle sensors - Paired (Class/Speed/Count)

#### Profile:

**Filter time:** 12:17 Friday, 1 October 2021 => 11:24 Wednesday, 13 October 2021 (11.9638)  
**Included classes:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
**Speed range:** 10 - 160 km/h.  
**Direction:** North, East, South, West (bound), P = North, Lane = 0-16  
**Separation:** Headway > 0 sec, Span 0 - 100 metre  
**Name:** Default Profile  
**Scheme:** Vehicle classification (AustRoads94)  
**Units:** Metric (metre, kilometre, m/s, km/h, kg, tonne)  
**In profile:** Vehicles = 41331 / 41356 (99.94%)

## Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVehicle-692

**Site:** Anzac Av.0.1NS  
**Description:** Intersection Herberton St @ Ch 1750 <60>  
**Filter time:** 12:17 Friday, 1 October 2021 => 11:24 Wednesday, 13 October 2021  
**Scheme:** Vehicle classification (AustRoads94)  
**Filter:** Cls(1-12) Dir(NESW) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

Hour	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Averages	
								1 - 5	1 - 7
0000-0100	11.0	6.5	9.0	11.0	12.0	26.5	21.5	9.5	14.3
0100-0200	10.0	5.0	7.5	10.0	13.0	13.5	15.0	8.5	10.4
0200-0300	6.0	6.0	4.0	2.0	4.0	10.0	5.0	4.8	5.7
0300-0400	6.5	10.5	4.5	6.0	7.0	10.0	6.5	7.0	7.4
0400-0500	17.0	17.0	17.0	17.0	17.0	15.0	15.5	17.0	16.4
0500-0600	51.5	71.5	71.5	68.0	68.0	33.5	22.5	65.6	53.1
0600-0700	122.0	186.0	177.5	193.0	182.0	82.0	48.5	168.3	133.9
0700-0800	185.5	321.0	309.0	301.0	278.0	134.5	67.5	276.3	217.8
0800-0900	<b>251.0</b>	<b>381.0</b>	<b>360.0</b>	<b>359.0</b>	<b>376.0</b>	220.0	152.5	<b>339.9</b>	<b>288.7</b>
0900-1000	243.5	257.0	239.0	254.0	230.0	<b>312.5</b>	244.0	245.4	256.3
1000-1100	243.5	223.0	182.0	198.0	234.0	303.0	246.0	216.1	235.6
1100-1200	223.5	245.0	115.5	186.0	266.0	260.5	<b>248.0</b>	202.5	219.8
1200-1300	216.5	243.5	243.0	231.0	234.5	<b>258.5</b>	<b>246.5</b>	232.9	239.4
1300-1400	224.0	234.0	260.0	243.0	284.5	238.5	241.0	248.5	245.6
1400-1500	214.0	275.0	212.0	239.0	291.5	221.5	215.0	251.5	240.4
1500-1600	256.0	322.0	306.0	268.0	<b>348.5</b>	205.0	226.5	303.4	274.2
1600-1700	<b>261.0</b>	<b>340.0</b>	<b>338.0</b>	<b>385.0</b>	342.5	202.0	209.5	<b>326.3</b>	<b>286.1</b>
1700-1800	240.0	322.0	317.0	309.0	308.5	181.5	187.0	295.9	258.7
1800-1900	141.0	175.0	172.0	185.0	199.5	153.0	135.5	173.5	163.8
1900-2000	81.5	104.5	105.0	121.0	143.5	106.0	81.5	110.6	105.0
2000-2100	52.5	66.5	56.0	79.0	84.5	71.0	60.5	67.8	67.1
2100-2200	37.0	45.5	45.0	68.0	64.0	53.5	41.5	50.8	49.7
2200-2300	18.5	23.5	22.0	31.0	47.5	62.0	33.5	29.0	35.3
2300-2400	7.5	15.0	11.0	9.0	33.5	38.0	14.5	16.5	19.8
<b>Totals</b>									
0700-1900	2699.5	3338.5	3053.5	3158.0	3393.5	2690.5	2419.0	3112.0	2926.3
0600-2200	2992.5	3741.0	3437.0	3619.0	3867.5	3003.0	2651.0	3509.4	3281.9
0600-0000	3018.5	3779.5	3470.0	3659.0	<b>3948.5</b>	3103.0	2699.0	3554.9	3336.9
0000-0000	3120.5	3896.0	3583.5	3773.0	<b>4069.5</b>	3211.5	2785.0	3667.3	3444.2
<b>AM Peak</b>	0800	0800	0800	0800	0800	0900	1100		
	251.0	<b>381.0</b>	360.0	359.0	376.0	312.5	248.0		
<b>PM Peak</b>	1600	1600	1600	1600	1500	1200	1200		
	261.0	340.0	338.0	385.0	348.5	258.5	246.5		

\* - No data.

## MetroCount Traffic Executive Class Speed Matrix

### ClassMatrix-691 -- English (ENA)

#### Datasets:

**Site:** [Anzac Av] Intersection Herberton St @ Ch 1750 <60>  
**Attribute:** Mareeba  
**Direction:** 7 - North bound A>B, South bound B>A. **Lane:** 0  
**Survey Duration:** 12:16 Friday, 1 October 2021 => 11:24 Wednesday, 13 October 2021,  
**Zone:**  
**File:** Anzac Av 0 2021-10-13 1125.EC0 (Plus )  
**Identifier:** FN47XFS5 MC56-L5 [MC55] (c)Microcom 19Oct04  
**Algorithm:** Factory default axle (v5.07)  
**Data type:** Axle sensors - Paired (Class/Speed/Count)

#### Profile:

**Filter time:** 12:17 Friday, 1 October 2021 => 11:24 Wednesday, 13 October 2021 (11.9638)  
**Included classes:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
**Speed range:** 10 - 160 km/h.  
**Direction:** North, East, South, West (bound), P = North, Lane = 0-16  
**Separation:** Headway > 0 sec, Span 0 - 100 metre  
**Name:** Default Profile  
**Scheme:** Vehicle classification (AustRoads94)  
**Units:** Metric (metre, kilometre, m/s, km/h, kg, tonne)  
**In profile:** Vehicles = 41331 / 41356 (99.94%)

## Class Speed Matrix

**ClassMatrix-691**

**Site:** Anzac Av.0.1NS  
**Description:** Intersection Herberton St @ Ch 1750 <60>  
**Filter time:** 12:17 Friday, 1 October 2021 => 11:24 Wednesday, 13 October 2021  
**Scheme:** Vehicle classification (AustRoads94)  
**Filter:** Cls(1-12) Dir(NESW) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

km/h	Class												Total	
	SV 1	SVT 2	TB2 3	TB3 4	T4 5	ART3 6	ART4 7	ART5 8	ART6 9	BD 10	DRT 11	TRT 12		
10- 20	21	.	2	1	.	1	.	.	.	.	.	.	25	0.1%
20- 30	280	6	21	2	2	.	2	1	.	.	.	.	314	0.8%
30- 40	1133	37	173	12	1	7	11	4	8	8	.	.	1394	3.4%
40- 50	13425	311	1438	45	10	40	54	3	42	38	.	1	15407	37.3%
50- 60	17476	241	2922	7	1	59	37	1	9	2	.	.	20755	50.2%
60- 70	2430	14	800	2	.	8	8	.	.	.	.	.	3262	7.9%
70- 80	93	1	63	.	.	.	.	.	.	.	.	.	157	0.4%
80- 90	5	.	6	.	.	.	.	.	.	.	.	.	11	0.0%
90-100	.	.	4	.	.	.	.	.	.	.	.	.	4	0.0%
100-110	1	.	1	.	.	.	.	.	.	.	.	.	2	0.0%
110-120	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
120-130	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
130-140	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
140-150	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
150-160	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
<b>Total</b>	<b>34864</b>	<b>610</b>	<b>5430</b>	<b>69</b>	<b>14</b>	<b>115</b>	<b>112</b>	<b>9</b>	<b>59</b>	<b>48</b>	<b>0</b>	<b>1</b>	<b>41331</b>	
	<b>84.4%</b>	<b>1.5%</b>	<b>13.1%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.3%</b>	<b>0.3%</b>	<b>0.0%</b>	<b>0.1%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>		
<b>ESA</b>	0.0	0.0	10860.0	138.0	28.0	345.0	336.0	27.0	177.0	192.0	0.0	7.0	12110.0	
<b>Raw axle</b>	69728	2007	10860	207	56	345	448	45	356	337	0	7	84396	
<b>Single</b>	69456	1656	10860	69	5	345	228	13	104	47	0	7	82790	
<b>T steer</b>	6	0	0	1	9	0	0	0	0	1	0	0	17	
<b>Double</b>	197	171	16	68	9	0	110	16	102	144	0	0	833	
<b>Triple</b>	4	3	0	0	5	0	0	0	13	0	0	0	25	
<b>Quad+</b>	0	0	0	0	0	0	0	0	2	0	0	0	2	

Total vehicles = 41331, Total heavies = 5857 (14.17%), Average ESA per heavy = 2.07  
 Twinsteers = 0.29% of heavies, 0.04% of total.



## MetroCount Traffic Executive Weekly Vehicle Counts (Virtual Week)

### VirtWeeklyVehicle-689 -- English (ENA)

#### Datasets:

**Site:** [Anzac Av] Intersection Herberton St @ Ch 380 <60>  
**Attribute:** Mareeba  
**Direction:** 7 - North bound A>B, South bound B>A. **Lane:** 0  
**Survey Duration:** 12:27 Friday, 1 October 2021 => 11:31 Wednesday, 13 October 2021,  
**Zone:**  
**File:** Anzac Av 0 2021-10-13 1131.EC0 (Plus )  
**Identifier:** MB298NCE MC56-L5 [MC55] (c)Microcom 19Oct04  
**Algorithm:** Factory default axle (v5.07)  
**Data type:** Axle sensors - Paired (Class/Speed/Count)

#### Profile:

**Filter time:** 12:28 Friday, 1 October 2021 => 11:31 Wednesday, 13 October 2021 (11.9607)  
**Included classes:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
**Speed range:** 10 - 160 km/h.  
**Direction:** North, East, South, West (bound), P = North, Lane = 0-16  
**Separation:** Headway > 0 sec, Span 0 - 100 metre  
**Name:** Default Profile  
**Scheme:** Vehicle classification (AustRoads94)  
**Units:** Metric (metre, kilometre, m/s, km/h, kg, tonne)  
**In profile:** Vehicles = 77601 / 77617 (99.98%)

## Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVehicle-689

**Site:** Anzac Av.0.1NS  
**Description:** Intersection Herberton St @ Ch 380 <60>  
**Filter time:** 12:28 Friday, 1 October 2021 => 11:31 Wednesday, 13 October 2021  
**Scheme:** Vehicle classification (AustRoads94)  
**Filter:** Cls(1-12) Dir(NESW) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

Hour	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Averages	
								1 - 5	1 - 7
0000-0100	16.5	9.0	10.5	12.0	19.0	36.0	27.5	12.9	19.2
0100-0200	10.5	5.5	7.0	13.0	16.0	27.0	17.0	9.4	13.6
0200-0300	8.0	8.0	6.5	5.0	9.0	12.0	7.0	7.4	8.1
0300-0400	13.5	13.5	8.5	11.0	16.0	12.5	10.5	12.3	12.0
0400-0500	27.0	28.5	23.5	28.0	30.0	24.0	11.5	27.0	23.9
0500-0600	83.5	112.5	122.0	114.0	107.0	49.5	34.0	107.1	85.3
0600-0700	193.0	284.5	283.0	308.0	256.0	126.5	86.5	260.6	209.3
0700-0800	315.5	520.0	524.0	494.0	474.0	225.0	140.0	460.9	368.1
0800-0900	<b>512.5</b>	<b>756.0</b>	<b>702.5</b>	<b>725.0</b>	<b>772.0</b>	389.5	276.5	<b>679.9</b>	<b>564.3</b>
0900-1000	464.5	503.0	488.0	464.0	459.0	<b>551.0</b>	490.0	479.3	493.0
1000-1100	492.5	478.5	470.5	439.0	543.0	550.0	455.0	483.1	489.6
1100-1200	434.5	481.0	225.0	439.0	517.0	529.5	<b>508.5</b>	404.6	442.8
1200-1300	440.0	487.5	487.0	467.0	395.0	<b>448.0</b>	<b>431.0</b>	449.9	446.4
1300-1400	391.0	439.5	511.0	447.0	527.5	388.0	362.5	459.3	431.3
1400-1500	401.5	490.0	488.0	502.0	570.5	354.0	343.5	489.3	442.4
1500-1600	<b>503.0</b>	629.0	<b>653.0</b>	600.0	<b>653.0</b>	331.0	355.5	602.9	516.3
1600-1700	496.0	663.0	628.0	<b>712.0</b>	625.0	343.0	387.5	613.5	<b>530.8</b>
1700-1800	502.5	<b>674.0</b>	648.0	664.0	626.0	349.5	338.0	<b>614.6</b>	524.3
1800-1900	297.0	374.0	386.0	445.0	432.5	308.5	261.0	379.8	348.1
1900-2000	183.5	199.5	223.0	254.0	251.0	183.0	145.0	218.1	200.1
2000-2100	89.5	124.0	126.0	133.0	164.0	130.5	121.0	126.8	126.4
2100-2200	54.0	69.5	71.0	113.0	122.5	108.0	82.0	84.5	88.0
2200-2300	30.0	34.5	31.0	41.0	76.0	87.5	55.0	44.1	53.2
2300-2400	15.0	15.0	24.0	18.0	50.0	57.0	25.0	25.3	30.5
<b>Totals</b>									
0700-1900	5250.5	6495.5	6211.0	6398.0	6594.5	4767.0	4349.0	6116.9	5597.2
0600-2200	5770.5	7173.0	6914.0	7206.0	7388.0	5315.0	4783.5	6806.9	6221.0
0600-0000	5815.5	7222.5	6969.0	7265.0	7514.0	5459.5	4863.5	6876.3	6304.7
0000-0000	5974.5	7399.5	7147.0	7448.0	7711.0	5620.5	4971.0	7052.3	6466.7
<b>AM Peak</b>	0800	0800	0800	0800	0800	0900	1100		
	512.5	756.0	702.5	725.0	772.0	551.0	508.5		
<b>PM Peak</b>	1500	1700	1500	1600	1500	1200	1200		
	503.0	674.0	653.0	712.0	653.0	448.0	431.0		

\* - No data.

## MetroCount Traffic Executive Class Speed Matrix

### ClassMatrix-690 -- English (ENA)

#### Datasets:

**Site:** [Anzac Av] Intersection Herberton St @ Ch 380 <60>  
**Attribute:** Mareeba  
**Direction:** 7 - North bound A>B, South bound B>A. **Lane:** 0  
**Survey Duration:** 12:27 Friday, 1 October 2021 => 11:31 Wednesday, 13 October 2021,  
**Zone:**  
**File:** Anzac Av 0 2021-10-13 1131.EC0 (Plus )  
**Identifier:** MB298NCE MC56-L5 [MC55] (c)Microcom 19Oct04  
**Algorithm:** Factory default axle (v5.07)  
**Data type:** Axle sensors - Paired (Class/Speed/Count)

#### Profile:

**Filter time:** 12:28 Friday, 1 October 2021 => 11:31 Wednesday, 13 October 2021 (11.9607)  
**Included classes:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
**Speed range:** 10 - 160 km/h.  
**Direction:** North, East, South, West (bound), P = North, Lane = 0-16  
**Separation:** Headway > 0 sec, Span 0 - 100 metre  
**Name:** Default Profile  
**Scheme:** Vehicle classification (AustRoads94)  
**Units:** Metric (metre, kilometre, m/s, km/h, kg, tonne)  
**In profile:** Vehicles = 77601 / 77617 (99.98%)

## Class Speed Matrix

**ClassMatrix-690**

**Site:** Anzac Av.0.1NS  
**Description:** Intersection Herberton St @ Ch 380 <60>  
**Filter time:** 12:28 Friday, 1 October 2021 => 11:31 Wednesday, 13 October 2021  
**Scheme:** Vehicle classification (AustRoads94)  
**Filter:** Cls(1-12) Dir(NESW) Sp(10,160) Headway(>0) Span(0 - 100) Lane(0-16)

km/h	Class												Total	
	SV 1	SVT 2	TB2 3	TB3 4	T4 5	ART3 6	ART4 7	ART5 8	ART6 9	BD 10	DRT 11	TRT 12		
10- 20	24	1	5	.	1	.	.	.	.	.	.	.	31	0.0%
20- 30	135	3	7	5	.	.	.	.	.	1	.	.	151	0.2%
30- 40	1093	34	42	4	4	2	6	.	1	1	1	.	1188	1.5%
40- 50	22043	490	961	42	14	22	39	2	31	11	1	.	23656	30.5%
50- 60	45092	642	2747	26	8	68	56	2	31	45	3	1	48721	62.8%
60- 70	3373	34	351	2	1	11	3	.	2	.	.	.	3777	4.9%
70- 80	69	.	6	.	.	.	.	.	.	.	.	.	75	0.1%
80- 90	2	.	.	.	.	.	.	.	.	.	.	.	2	0.0%
90-100	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
100-110	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
110-120	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
120-130	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
130-140	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
140-150	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
150-160	.	.	.	.	.	.	.	.	.	.	.	.	0	0.0%
<b>Total</b>	<b>71831</b>	<b>1204</b>	<b>4119</b>	<b>79</b>	<b>28</b>	<b>103</b>	<b>104</b>	<b>4</b>	<b>65</b>	<b>58</b>	<b>5</b>	<b>1</b>	<b>77601</b>	
	<b>92.6%</b>	<b>1.6%</b>	<b>5.3%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.1%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.1%</b>	<b>0.1%</b>	<b>0.0%</b>	<b>0.0%</b>		
<b>ESA</b>	0.0	0.0	8238.0	158.0	56.0	309.0	312.0	12.0	195.0	232.0	25.0	7.0	9544.0	
<b>Raw axle</b>	143662	4023	8238	237	113	309	416	20	390	412	40	7	157867	
<b>Single</b>	142442	3205	8238	79	3	309	214	6	126	57	16	7	154702	
<b>T steer</b>	22	0	0	1	25	0	0	0	1	2	0	0	51	
<b>Double</b>	871	403	22	78	24	0	101	7	104	169	12	0	1791	
<b>Triple</b>	16	4	2	0	4	0	0	0	18	3	0	0	47	
<b>Quad+</b>	0	0	0	0	0	0	0	0	0	1	0	0	1	

Total vehicles = 77601, Total heavies = 4566 (5.88%), Average ESA per heavy = 2.09  
 Twinsteers = 1.12% of heavies, 0.07% of total.

## Appendix D. Site Based Stormwater Management Plan





**Thyme Lifestyle Resort (Lot 9  
RP737161)**

**Site Based Stormwater Management Plan**

**021-2504-R-002 | Revision B**

**13 August 2025**

**Serenitas**

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Project Name: Thyme Lifestyle Resort (Lot 9 RP737161)  
Project Address: Margherita Close (Lot 9 RP737161)  
Project No.: 021-2504  
Document Title: Site Based Stormwater Management Plan  
Document No.: 021-2504-R-002  
Revision: B  
Date: 13/08/2025  
Client Name: Serenitas

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## Revision History

Rev	Date	Description
A	06/08/2025	Draft
B	13/08/2025	For approval

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## Appendix A. Development Plans

## 1. Introduction

Neon Consulting Engineers has prepared this report addressing stormwater management for a proposed development at Margherita Close (Lot 9 RP737161).

This report has been prepared to collate the proposed stormwater management at the site, demonstrating how the various requirements for flooding and drainage will be met.

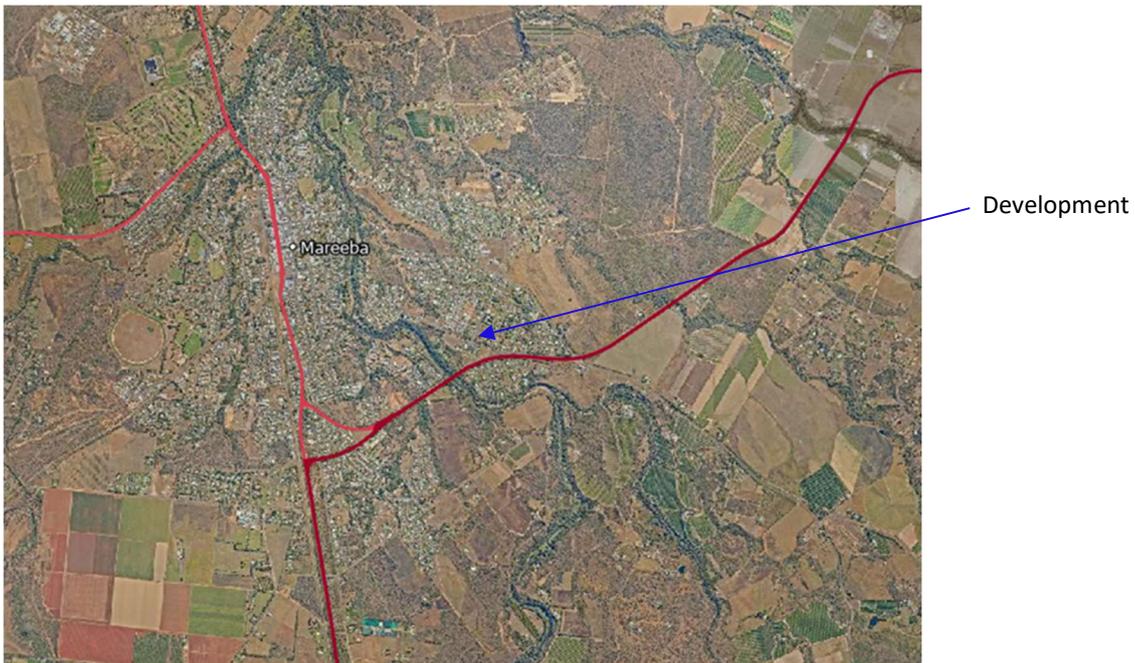


Figure 1 –Extract of Queensland Globe highlighting the subject site and surrounding area



Figure 2 –Extract of Queensland Globe highlighting the subject site

## 2. Flood Assessment

### 2.1 Regional Flood

The subject site is free from inundation in the regional flood event, being above the 1% AEP flood level and any flood hazard zones in the regional event.



Figure 3 –Extract of the Cairns Regional Council Flood and Inundation Hazard Overlay

### 2.2 Local Flooding

The site is not subject to any external catchments and can drain to the adjacent road reserves. Under the Far North Queensland Regional Organisation of Councils (FNQROC) Development Manual and the Queensland Urban Drainage Manual (QUDM), the previously designed capacity of the Anzac Avenue and Margherita Close cross-sections will convey any local stormwater in minor and major events.

### 3. Lawful Point of Discharge

The Anzac Avenue and Margherita Close frontages are and will remain the development's lawful point of discharge. The proposed runoff from the site will not be concentrated or redirected in a way that may substantially damage a third-party property and is therefore considered a lawful point of discharge under the lawful point of discharge test described in the Queensland Urban Drainage Manual.

Specifically, Lots 9 -12 will discharge to Margherita Close, Lots 13 & 14 will discharge to Anzac Avenue and the remaining lots will be captured by the internal stormwater network and discharge to Anzac Avenue at the site's western boundary.

### 4. Stormwater Quantity

Runoff from the site not cause an actionable nuisance to any downstream properties. Stormwater falls to Anzac Avenue and then west before discharging into the Barron River.



### 5. Severe Impact Statement

This development layout incorporates passive design safety elements to account for events larger than the 1% AEP event or blockages, catastrophic failure of key infrastructure or potential loss of life. To mitigate against such a scenario:

- The buildings are raised above and fall towards major flow paths.
- Major flows are not completely reliant on underground systems and can be conveyed via overland flow paths, which are less susceptible to blockage in severe events

## 6. Stormwater Quality

For developments in Queensland, the State Planning Policy applies for stormwater quality management or new or expanded non-tidal artificial waterways if any of the following criteria are met;

Criteria	Applies to this development
Material change of use for urban purposes that involves a land area greater than 2500m <sup>2</sup> that will result in an impervious area greater than 25% of the net developable area.	No
Material change of use for urban purposes that involves a land area greater than 2500m <sup>2</sup> that will result in six or more dwellings.	Yes
Reconfiguring a lot for urban purposes that involves a land area greater than 2500m <sup>2</sup> and will result in six or more lots.	Yes
Operational works for urban purposes that involve disturbing more than 2500m <sup>2</sup> of land.	No

**Table 1 – State Planning Policy Assessment Criteria**

The state planning policy applies to this development, and therefore, further assessment of the water quality objectives has been undertaken below.

### 6.1 MUSICX Modelling

The development site has been assessed using the software program MUSICX to determine the pollutant generation from the existing use and the proposed use.

The model was constructed by defining the surface areas into MUSICX's predefined pollutant sources i.e. Urban –Residential.

The parameters used for the model were derived from MUSIC Modelling Guidelines Version 3.0 2018 by Water and Design and are listed below.

Parameter	Value
Climate Data	Cairns
Rainfall Threshold (mm)	1
Soil Capacity (mm)	100
Initial Storage (%)	30
Field Capacity	100
Infiltration Capacity Coefficient A	200
Infiltration Capacity Coefficient B	1
Initial Depth (mm)	10
Daily Recharge Rate (%)	4
Daily Baseflow Rate (%)	2
Deep Seepage (%)	0.4

**Table 2 – MUSICX Model Parameters**

After assessing the pollutant loads from the existing site and developed sites without treatment, treatment train measures were selected and modelled in accordance with MUSIC Modelling Guidelines. A bioretention basin has been selected as the primary treatment for this development due to the site topography and layout.

Part of the development discharges directly to the nearby road frontage without opportunity for treatment. This catchment has been excluded from any calculations.

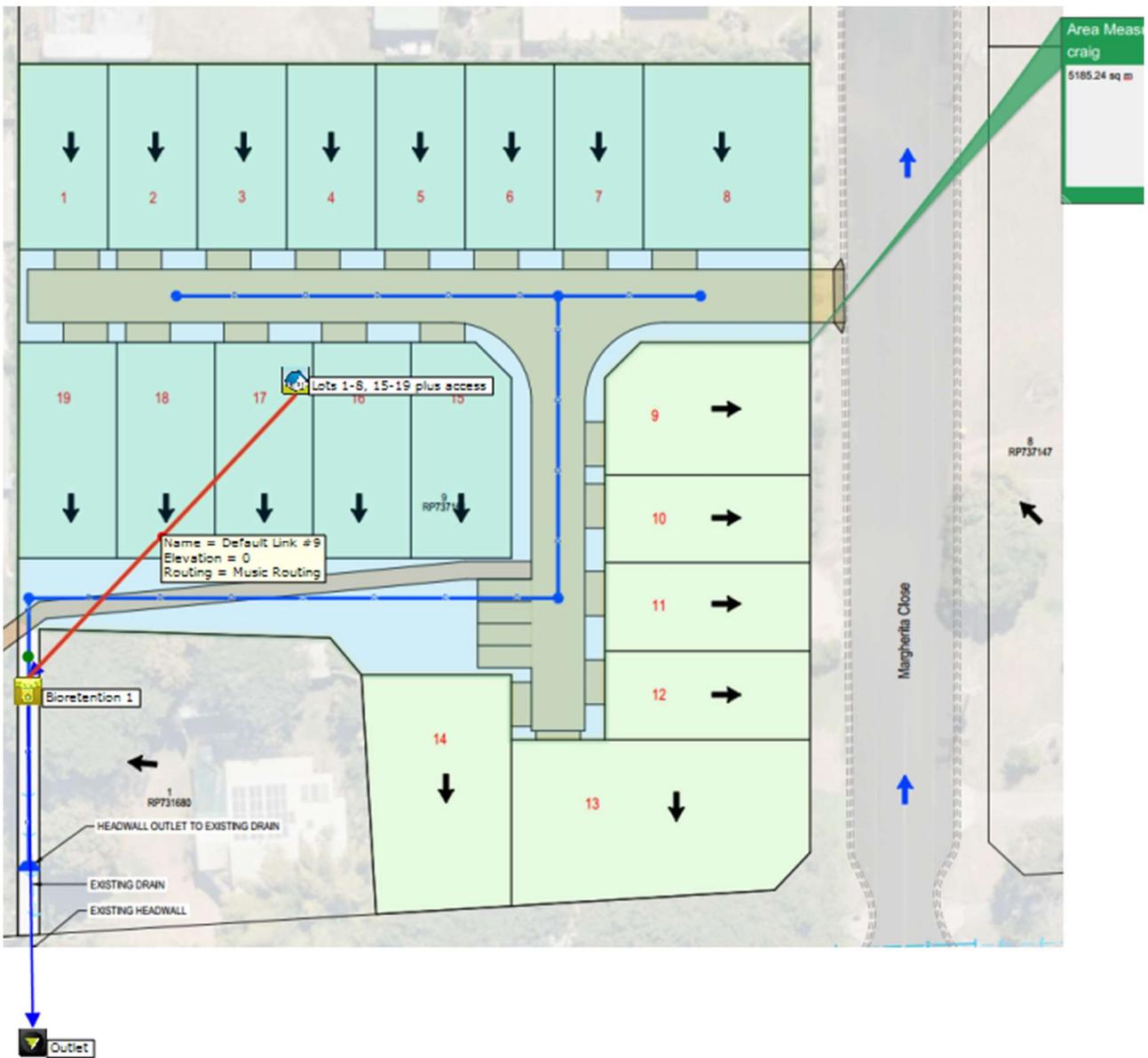
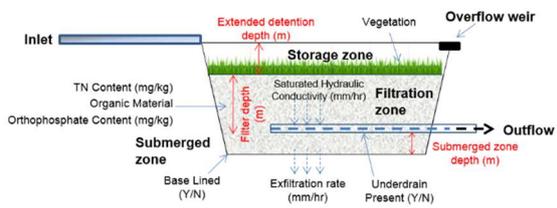
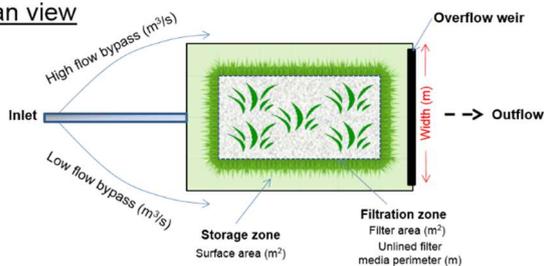


Figure 3 –MUSICX Model Schematic

Longitudinal section



Plan view



Conceptual diagram of bioretention system properties.

Figure 3 –Conceptual diagram of Bioretention (source: MUSICX User Guide)

Table 2 below summarises the parameters for the bioretention basin required to treat the catchment outfalling at the site's western boundary.

Device Name	Bypass	Surface Area	Extended Duration Depth	Filter Depth	Base Lining	Exfiltration Rate
	m <sup>3</sup> /s	m <sup>2</sup>	(m)	(m)		(mm/h)
Bioretention 1	0	70	0.3	0.5	No	36

**Table 3 – MUSICX Treatment Devices**

The treatment train for the proposed development can achieve the water quality objectives of the FNQROC Development Manual as shown below:

Parameter	Unit	Source	Residual Load	Reduction	Target	Result
Total Suspended Solids	kg/year	1454	224.7	84.55%	80%	Achieved
Phosphorus	kg/year	2.409	0.933	61.29%	60%	Achieved
Nitrogen	kg/year	17.12	7.482	56.29%	40%	Achieved
Gross Pollutants	kg/year	245.3	0	100%	90%	Achieved

**Table 4 – MUSICX Model Results**

## 7. Erosion and Sediment Control

The development will be programmed so that the restoration of ground cover by paving or revegetation is complete within the shortest period of time and by avoiding the tropical wet season. Potential causes of erosion for this site by wind erosion or precipitation are:

- Stripping and removal of topsoil
- Removal of fill
- Other earthwork operations
- Heavy vehicle use on site

The contractor will be required to prepare a compliant erosion and sediment control strategy to meet the requirements listed below prior to commencing on-site as required to meet any construction staging or site specific changes. No clearing or earthwork activities shall be undertaken unless preceded or accompanied by the installation of adequate runoff and sediment control measures.

Following practical completion of the project, a minimum of 70% coverage of all soil with ground cover (i.e. topsoiling and seeding) shall be provided within 30 calendar days.

During the demolition and construction phases, spraying of water will be used with care to act as a dust suppression method.

### Monitoring and Maintenance Programs

Water discharge from the site will adhere to a total suspended solid content of less than 50 milligrams per litre and a pH range of between 6.5 and 8.5 at all times. If the pH of the flocculated water is not achieved, then pH adjustments will be required. This could possibly be done by a dosing of lime.

Site personnel will inspect all erosion and control measures at least at the following frequencies:

- Daily during construction works,
- Weekly when construction works are not happening,
- Within 24 hours of expected rain, and
- Within 18 hours of an impacting rainfall event.

All erosion and sediment control measures that have an order of efficiency below 75% will be corrected by the end of that working day

## 8. Summary

The stormwater characteristics of the proposed development at Margherita Close (Lot 9 RP737161) are summarised as;

- The development is free from flooding in the regional flood event
- The development is free from flooding in the local flood event
- The development has an existing lawful point of discharge at the site frontage which can be utilised by the development proposal without significant alteration to the topography
- The proposed development will not cause any actionable nuisance from stormwater runoff increase so stormwater detention has not been proposed.
- Part of the site can be treated with a bioretention basin to help achieve water quality treatment objectives. The bioretention proposed is 70m<sup>2</sup> (35m x 2m).

## Appendix A. Development Plans



**IMPORTANT NOTE**  
 This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified. All lots, areas and dimensions are approximate only. Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

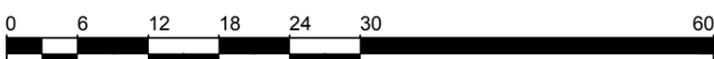


**PRELIMINARY - FOR DISCUSSION PURPOSES ONLY**



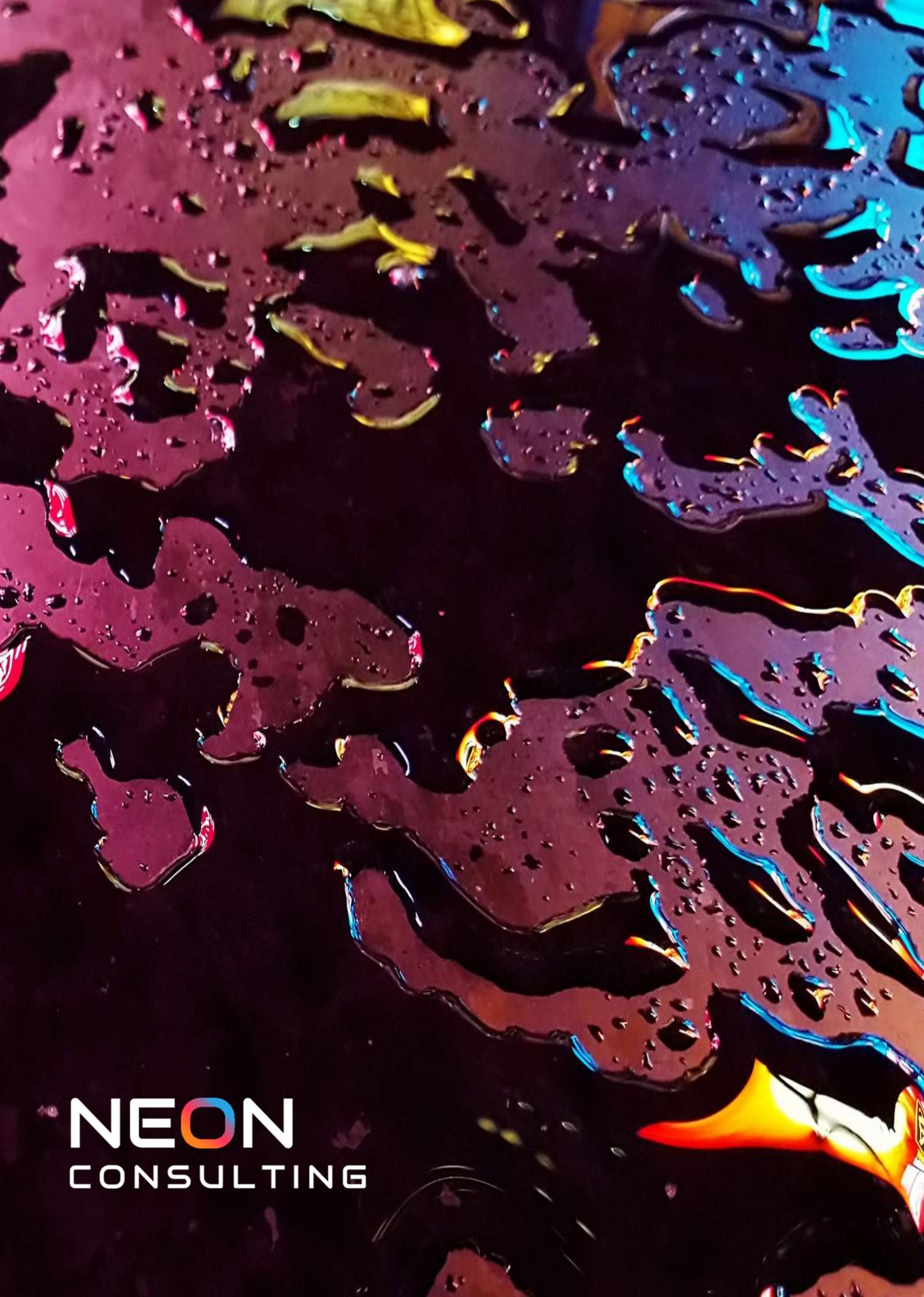
**THYME LIFESTYLE RESORT -  
 CONCEPT OPTION**  
 Lot 9 RP737161

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## Appendix E

# Planning Scheme Code Responses

## 6.2.10 Rural Residential Zone Code

### 6.2.10.1 Application

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

### 6.2.10.2 Purpose

- 1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.
- 2) Mareeba Shire Council's purpose of the Rural residential zone code is to provide for residential development on a range of larger lots which take account of the history of rural residential development throughout the region. Limited agricultural and animal husbandry activities which contribute to a semi-rural setting may be appropriate on lots with areas in the upper range of lot sizes.
- 3) The Rural residential zone has been broken into three precincts to cater for the distinct lot sizes and levels of servicing that historically occurred in this zone:
  - (a) The 2 hectare precinct is characterised by significant clusters of larger rural residential lifestyle lots that have limited infrastructure and proximity to services. Lots within this precinct will not be reconfigured below 2 hectares in size;
  - (b) The 1 hectare precinct is characterised by significant clusters of rural residential lifestyle lots that have limited access to infrastructure and proximity to services.
  - (c) Lots within this precinct will not be reconfigured below 1 hectare in size; and
  - (d) The 4,000m<sup>2</sup> precinct is characterised by clusters of smaller rural residential lots in proximity to activity centres, where reticulated water supply and an urban standard of infrastructure (apart from sewerage) can be provided. Lots within this precinct will not be reconfigured below 4,000m<sup>2</sup>.
- 4) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The development of large rural residential lots with attendant provision of onsite infrastructure is facilitated;
  - (b) Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of rural residential activities;
  - (c) Development avoids areas of ecological significance;
  - (d) Low-impact activities such as small-scale eco-tourism and outdoor recreation uses are permitted within the zone where the impacts of such uses are acceptable;

- (e) Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development, with unavoidable impacts minimised through location, design, operation and management requirements;
- (f) Other uses may be appropriate where meeting the day to day needs of the rural residential catchment or having a direct relationship to the land in which the particular use is proposed. Any such uses should not have any adverse effects on the residential amenity of the area through factors such as noise generation, traffic generation or other factors associated with the use;
- (g) Reconfiguring a lot will maintain the predominant lot size of the precinct or intended for the precinct; and
- (h) Reconfiguring a lot involving the creation of new lots is not undertaken external to a precinct in the Rural residential zone in consideration of the inherent environmental, and/or physical infrastructure and/or social infrastructure constraints of Rural residential zoned land outside of identified precincts.

**6.2.10.3 Criteria for Assessment**

**Table 6.2.10.3 –Rural Residential zone code – For acceptable development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b>		
<b>Height</b>		
<p><b>PO1</b> Building height takes into consideration and respects the following:</p> <ul style="list-style-type: none"> <li>(a) the height of existing buildings on adjoining premises;</li> <li>(b) the development potential, with respect to height, on adjoining premises;</li> <li>(c) the height of buildings in the vicinity of the site;</li> <li>(d) access to sunlight and daylight for the site and adjoining sites;</li> </ul>	<p><b>AO1</b> Development has a maximum building height of:</p> <ul style="list-style-type: none"> <li>(a) 8.5 metres; and</li> <li>(b) 2 storeys above ground level.</li> </ul>	<p><b>Complies with AO1</b> All buildings would be single storey.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(e) privacy and overlooking; and (f) site area and street frontage length.		
<b>Outbuildings and residential scale</b>		
<b>PO2</b> 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 Low- density residential zone.	<b>AO2.1</b> On lots less than 2 hectares, domestic outbuildings do not exceed: (a) 150m2 in gross floor area; and (b) 5.5 metres in height above natural ground level.	<b>Not applicable</b> No outbuildings are proposed.
	<b>AO2.2</b> On lots greater than 2 hectares, domestic outbuildings do not exceed: (a) 200m2 in gross floor area; and (b) 8.5 metres above natural ground level.	<b>Not applicable</b> No outbuildings are proposed.
<b>Siting</b>		
<b>PO3</b> 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;	<b>AO3</b> Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled Road; (b) 6 metres from a frontage to any other road;	<b>Complies with PO3</b> The development would form part of the Thyme Lifestyle Resort and has been designed to be consistent with the urban grain of the overall development. The building bulk, form, height and scale is consistent with the existing development and the opportunities for overlooking would be

Performance outcomes	Acceptable outcomes	Applicant response
(c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors.	(c) 10 metres from a boundary to an adjoining lot in the 2 hectare precinct, 1 hectare precinct or the Rural zone or Conservation zone; (d) 5 metres from a boundary to an adjoining lot in the 4,000m <sup>2</sup> precinct; and (e) 3 metres from a side or rear boundary otherwise.	maintained.  The setback to the development in adjoining land would be consistent with the setbacks on adjoining property and the relationship with the road corridors would be maintained.
<b>Accommodation density</b>		
<b>PO4</b> The density of Accommodation activities: <ul style="list-style-type: none"> <li>(a) contributes to housing choice and affordability;</li> <li>(b) respects the nature and density of surrounding land use;</li> <li>(c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and</li> <li>(d) is commensurate to the scale and frontage of the site.</li> </ul>	<b>AO4</b> Development provides a maximum density for Accommodation activities of 1 dwelling or accommodation unit per lot.	<b>Complies with PO4</b> The proposed development would contribute to improved housing choice within the Mareeba Shire and would address an acknowledged need for more retirement accommodation. It would be consistent with the existing Thyme Lifestyle Resort development and would not result in an amenity impact that is not reasonably expected in the area.
<b>For assessable development</b>		
<b>Site cover</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO5</b></p> <p>Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of surrounding buildings; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>	<p><b>A05</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO5</b></p> <p>The proposed development would have a site coverage of less than 50% and a built form consistent with the existing Thyme Lifestyle Resort development. The built form would be single storey only and would be domestic in scale and consistent with the surrounding development.</p>
<p><b>Building design</b></p>		
<p><b>PO6</b></p> <p>Building facades are appropriately designed to:</p> <ul style="list-style-type: none"> <li>(a) include visual interest and architectural variation;</li> <li>(b) maintain and enhance the character of the surrounds;</li> <li>(c) provide opportunities for casual surveillance;</li> <li>(d) include a human scale; and</li> <li>(e) encourage occupation of outdoor space.</li> </ul>	<p><b>A06</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO6</b></p> <p>The building facades would be consistent with that of a residential scale and the amenity of the area. Casual surveillance of the common areas would be provided by entrances facing the internal road network and each dwelling would be provided with accessible outdoor space directly form the living areas.</p>
<p><b>PO7</b></p> <p>Development complements and integrates with the established built character of the Rural residential zone, having regard to:</p>	<p><b>A07</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO7</b></p> <p>The density would be greater than that envisaged in the rural residential zone; however, the built form would be consistent with the residential scale of the buildings in the area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and window and door size and location.		
<b>Non-residential development</b>		
<b>PO8</b> Non-residential development: (a) is consistent with the scale of existing development; (b) does not detract from the amenity of nearby residential uses; (c) does not impact on the orderly provision of non-residential development in other locations in the shire; and (d) directly supports the day to day needs of the immediate residential community; or (e) has a direct relationship to the land on which the use is proposed.	<b>AO8</b> No acceptable outcome is provided.	<b>Not applicable</b> No non-residential development is proposed.
<b>Amenity</b>		
<b>PO9</b> Development must not detract from the amenity of the local area, having regard to:	<b>AO9</b> No acceptable outcome is provided.	<b>Complies with PO9</b> The proposed development is residential in nature and would not have an adverse impact on the amenity of the area. The impacts of the

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) noise;                      (b) hours of operation;                      (c) traffic;                      (d) advertising devices;                      (e) visual amenity;                      (f) privacy;                      (g) lighting;                      (h) odour; and                      (i) emissions.</p>		<p>development, in many instances would be less than those associated with the current use of the land.</p>
<p><b>PO10</b>                      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.</p>	<p><b>AO10</b>                      No acceptable outcome is provided.</p>	<p><b>Complies with PO10</b>                      The proposed development is residential in nature and would not have an adverse impact on the amenity of the area. The impacts of the development, in many instances would be less than those associated with the current use of the land.</p>

## 8.2.1 Agricultural Land Overlay Code

### 8.2.1.1 Application

(1) This code applies to assessing development where:

- (a) land the subject of development is located within identified on the **Agricultural land overlay maps (OM-001a-n)**; 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 – Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

### 8.2.1.2 Purpose

(1) The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire’s capacity for primary production.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) The alienation, fragmentation or reduction in primary production potential of land within the ‘Class A’ area or ‘Class B’ area is avoided, except where:
  - (i). an overriding need exists for the development in terms of public benefit,
  - (ii). no suitable alternative site exists; and
  - (iii). the fragmentation or reduced production potential of agricultural land is minimised;
- (b) ‘Class A’ areas and ‘Class B’ areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
- (c) Grazing on very large land holdings is maintained as the dominant rural activity in the ‘Broadhectare rural’ area; and
- (d) Land with the ‘Broadhectare rural’ area is maintained in its current configuration.

### 8.2.1.3 Purpose

**Table 8.2.1.3 – Agricultural Land Overlay Code – For acceptable development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO1</b></p> <p>The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is avoided unless:</p> <ul style="list-style-type: none"> <li>(a) an overriding need exists for the development in terms of public benefit;</li> <li>(b) no suitable alternative site exists; and</li> <li>(c) loss or fragmentation is minimised to the extent possible.</li> </ul>	<p><b>AO1.1</b></p> <p>Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <ul style="list-style-type: none"> <li>(a) animal husbandry; or</li> <li>(b) animal keeping; or</li> <li>(c) cropping; or</li> <li>(d) dwelling house; or</li> <li>(e) home based business; or</li> <li>(f) intensive animal industry (only where for feed lotting); or</li> <li>(g) intensive horticulture; or</li> <li>(h) landing; or</li> <li>(i) roadside stalls; or</li> <li>(j) winery.</li> </ul>	<p><b>Not applicable</b></p> <p>The land is currently used for the purpose of a commercial nursery and is located in the rural Residential Zone. The proposed development would not result in the further fragmentation of agricultural land.</p>
<b>For assessable development</b>		
<p><b>PO2</b></p> <p>Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> are designed and located to:</p> <ul style="list-style-type: none"> <li>(a) avoid land use conflict;</li> </ul>	<p><b>AO2</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO2</b></p> <p>The development would be located on land completely surrounded by residential development. There would be no opportunity for the interface between conflicting land uses or loss of productive agricultural land as a result of this development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</p> <p>(c) avoid reducing primary production potential; and</p> <p>(d) not adversely affect public health, safety and amenity.</p>		
<p><b>PO3</b></p> <p>Development in the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>:</p> <p>(a) ensures that agricultural land is not permanently alienated;</p> <p>(b) ensures that agricultural land is preserved for agricultural purposes; and</p> <p>(c) does not constrain the viability or use of agricultural land.</p>	<p><b>AO3</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO2</b></p> <p>The development would be located on land currently used for a nursery and completely surrounded by residential development. There would be no opportunity for the interface between conflicting land uses or loss of productive agricultural land as a result of this development.</p>
<p><b>If for Reconfiguring a Lot</b></p>		
<p><b>PO4</b></p> <p>The 'Broadhectare rural area' identified on the <b>Agricultural land overlay maps (OM001a-n)</b> is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p><b>AO4</b></p> <p>Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>.</p>	<p><b>Not applicable</b></p> <p>No reconfiguring a lot is proposed.</p>
<p><b>PO5</b></p>	<p><b>AO5</b></p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p>No acceptable outcome is provided.</p>	<p>No reconfiguring a lot is proposed.</p>
<p><b>PO6</b>                      Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>, including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> <li>(a) improves agricultural efficiency;</li> <li>(b) facilitates agricultural activity; or</li> <li>(c) facilitates conservation outcomes; or</li> <li>(d) resolves boundary issues where a structure is built over the boundary line of two lots.</li> </ul>	<p><b>AO6</b>                      No acceptable outcome is provided.</p>	<p><b>Not applicable</b>                      No reconfiguring a lot is proposed.</p>

## 8.2.12 Transport Infrastructure Overlay Code

### 8.2.12.1 Application

- (1) This code applies to assessing development where:
  - (a) land the subject of development adjoins a rail corridor identified on the **Transport infrastructure overlay maps (OM-012a-j)**; 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—State transport infrastructure is appropriately reflected in Overlay Map 12 and is required to be mapped by State Government in response to Infrastructure State Interests.

Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are mapped on **Transport infrastructure overlay maps (OM-012i-s)** for information purposes only. Development on land within a mapped corridor is not subject to any specific provisions under this planning scheme. The Queensland Development Code should be consulted in this respect.

### 8.2.12.2 Purpose

- (1) The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Active ‘Rail corridors’ are protected from adjoining land uses which may prejudice their ongoing and expanded use;
  - (b) Inactive ‘Rail corridors’ are preserved and protected for potential reuse for passenger or freight movements;
  - (c) Non-residential development adjoining a ‘Rail corridor’ does not prevent the future use of the rail corridor by the site; and
  - (d) Development compliments the use of ‘Rail corridors’ for tourist activities.

### 8.2.12.3 Criteria for assessment

**Table 8.2.12.3 – Transport infrastructure overlay code – for accepted development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Aplicant Response
<b>For accepted development subject to requirements and assessable development</b>		
<b>PO1</b> Development does prejudice the:	<b>AO1</b> Buildings and structures are setback from a	<b>Not applicable</b> The site is not located adjacent a rail corridor.

Performance outcomes	Acceptable outcomes	Aplicant Response
<p>(a) ongoing operation of an active 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b>; or</p> <p>(b) the potential future use of an inactive 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b>.</p>	<p>boundary with an active or inactive 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> a minimum of:</p> <p>(a) 40 metres where:</p> <p>(i) in the Rural zone; and</p> <p>(ii) on a site with an area of 2 hectares or greater; or</p> <p>(b) 5 metres otherwise.</p>	
<b>For assessable development</b>		
<p><b>PO2</b></p> <p>Non-residential development adjoining a rail corridor identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> is designed to allow for the future use of the 'Rail corridor' by the land use.</p>	<p><b>AO2</b></p> <p>No acceptable outcome is provided</p>	<p><b>Not applicable</b></p> <p>The site is not located adjacent a rail corridor.</p>
<p><b>PO3</b></p> <p>Development adjoining a 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> used for the transportation of tourists is designed to:</p> <p>(a) provide visual interest;</p> <p>(b) screen or enhance areas of limited visual interest; and</p> <p>(c) complement and enhance the character of the shire.</p>	<p><b>AO3</b></p> <p>No acceptable outcome is provided</p>	<p><b>Not applicable</b></p> <p>The site is not located adjacent a rail corridor.</p>

### **9.3.1 Accommodation Activities Code**

#### **9.3.1.1 Application**

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

#### **9.3.1.1 Purpose**

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

### 9.3.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant Response
<b>For accepted development subject to requirements and assessable development</b>		
<b>All Accommodation activities, apart from Dwelling house</b>		
<p><b>PO1</b></p> <p>Accommodation activities are located on a site that includes sufficient area:</p> <p>(a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and</p> <p>(b) to avoid adverse impacts on the amenity or privacy of nearby land uses.</p>	<p><b>AO1</b></p> <p>Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in <b>Table 9.3.1.3B</b>.</p>	<p><b>Complies with AO1</b></p> <p>The site has an area in excess of 2,000m<sup>2</sup> and a site frontage exceeding 30 metres.</p>
<b>All Accommodation activities, apart from Tourist park and Dwelling houses</b>		
<p><b>PO2</b></p> <p>Accommodation activities are provided with on-site refuse storage areas that are:</p> <p>(a) sufficient to meet the anticipated demand for refuse storage; and</p> <p>(b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites.</p>	<p><b>AO2.1</b></p> <p>A refuse area is provided that:</p> <p>(a) includes a water connection;</p> <p>(b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and</p> <p>(c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a</p>	<p><b>Complies with AO2.1</b></p> <p>The development would be serviced by the existing refuse service collection arrangement associated with the existing Thyme Lifestyle Resort development.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	residential care facility or retirement facility.	
<b>All Accommodation activities, except for Dwelling house</b>		
<p><b>PO3</b></p> <p>Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p><b>AO3</b></p> <p>The windows of habitable rooms:</p> <p>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</p> <p>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than:</p> <p>(i) 2 metres at ground level; and</p> <p>(ii) 8 metres above ground level; or</p> <p>(c) are treated with:</p> <p>(i) a minimum sill height of 1.5 metres above floor level; or</p> <p>(ii) fixed opaque glass installed below 1.5 metres; or</p> <p>(iii) fixed external screens; or</p> <p>(iv) a 1.5 metre high screen fence along the common boundary.</p>	<p><b>Able to comply with AO3</b></p> <p>The proposed buildings would be single storey and separated by a minimum of 2 metres.</p>
<p><b>PO4</b></p> <p>Accommodation activities are provided with sufficient private and communal open space</p>	<p><b>AO4.1</b></p> <p>Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes</p>	<p><b>Complies with AO4.1</b></p> <p>The existing Thyme Lifestyle Resort and Facilities comprising lawn bowls, pickle ball courts, swimming pool, workshops, cinema, gymnasium,</p>

Performance outcomes	Acceptable outcomes	Applicant Response
areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	communal open space which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3C</b> .	community gardens and clubhouse with pool room, hall and dance floor more than satisfy the accepted outcome of indoor communal space at 1m <sup>2</sup> per resident and the requirements for communal open space.  Plans of the existing community facilities are provided at <b>Appendix F</b> .
	<b>AO4.2</b> Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in <b>Table 9.3.1.3D</b> .	<b>Complies with AO4.2</b> Each dwelling unit would have a private open space area, including patio of a minimum of 20m <sup>2</sup> .
	<b>AO4.3</b> Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	<b>Complies with AO4.3</b> Each dwelling would be provided with a clothes drying area adjacent the side boundary and not visible from any public thoroughfare.
	<b>AO4.4</b> If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m <sup>2</sup> per dwelling or accommodation unit;	<b>Complies with AO4.4</b> Each garage would have sufficient space to accommodate the required secure storage alongside vehicle parking.

Performance outcomes	Acceptable outcomes	Applicant Response
	(d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable.	
<b>If for Caretaker's Accommodation</b>		
<b>PO5</b> Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.  Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	<b>AO5.1</b> Only one caretaker's accommodation is established on the title of the non-residential use.	<b>Not applicable</b> No caretakers accommodation is proposed.
	<b>AO5.2</b> In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m <sup>2</sup> .	<b>Not applicable</b> No caretakers accommodation is proposed.
<b>If for Dwelling house</b>		
<b>PO6</b> Where a Dwelling house involves a secondary dwelling, it is designed and located to:  (d) not dominate the site; (e) remain subservient to the primary dwelling; and (f) be consistent with the character of the surrounding area;	<b>AO6.1</b> The secondary dwelling is located within:  (c) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (d) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.	<b>Not applicable</b> The application is for a Retirement Facility.
	<b>AO6.2</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant Response
	A secondary dwelling has a maximum gross floor area of 100m <sup>2</sup> .	The application is for a Retirement Facility.
<b>If for Dual occupancy</b>		
<b>PO7</b> Where establishing a Dual occupancy on a corner lot, the building is designed to: <ul style="list-style-type: none"> <li>(a) maximise opportunities for causal surveillance;</li> <li>(b) provide for separation between the two dwellings; and</li> <li>(c) provide activity and visual interest on both frontages.</li> </ul>	<b>A07.1</b> Where located on a corner allotment, each dwelling is accessed from a different road frontage.	<b>Not applicable</b> The application is for a Retirement Facility.
	<b>A07.2</b> The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	<b>Not applicable</b> The application is for a Retirement Facility.
<b>If for Multiple dwelling, Residential care facility or Retirement facility</b>		
<b>PO8</b> Development is appropriately located within the Shire to: <ul style="list-style-type: none"> <li>(a) maximise the efficient utilisation of existing infrastructure, services and facilities; and</li> <li>(b) minimise amenity impacts through the collocation of compatible uses.</li> </ul> Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	<b>A08</b> Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.	<b>Complies with PO8</b> The proposed development would build on and expand the existing facility, maximizing the use of the infrastructure provided as part of that facility and minimizing impacts through collocation.
<b>PO9</b>	<b>A09.1</b>	<b>Complies with A09.1</b>

Performance outcomes	Acceptable outcomes	Applicant Response
<p>Buildings are designed to:</p> <p>(a) reduce the appearance of buildingbulk;</p> <p>(b) provide visual interest through articulation and variation;</p> <p>(c) be compatible with the embedded, historical character for the locality;and</p> <p>(d) be compatible with the scale of surrounding buildings</p> <p>Note—Where Residential care facility or Retirementfacility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements:</p> <p>(a) a change in roof profile; or</p> <p>(b) a change in parapet coping; or</p> <p>(c) a change in awning design; or</p> <p>(d) a horizontal or vertical change in the wall plane; or</p> <p>(e) a change in the exterior finishes and exterior colours of the development.</p>	<p>The building designs include a mix of articulation, including window openings, change to exterior finish, change to wall plane and varied roof from.</p>
	<p><b>AO9.2</b></p> <p>For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.</p>	<p><b>Not applicable</b></p> <p>The development would not incorporate garages or carports facing a public street.</p>
	<p><b>AO9.3</b></p> <p>For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhangof 600mm.</p>	<p><b>Complies with AO9.3</b></p> <p>Each building would be provided with 600mm eaves.</p>
	<p><b>AO9.4</b></p> <p>For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types:</p> <p>(a) pyramidal;</p> <p>(b) hip or hipped;</p>	<p><b>Complies with AO9.4</b></p> <p>All buildings would be provided with hipped, gable or skillion roofs.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	(c) gable; (d) skillion.	
<b>If for Residential care facility or Retirement facility</b>		
<p><b>PO10</b></p> <p>The layout and design of the site:</p> <p>(a) promotes safe and easy pedestrian, cycle and mobility device movement;</p> <p>(b) defines areas of pedestrian movement; and</p> <p>(c) assists in navigation and way finding.</p> <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p><b>AO10.1</b></p> <p>The development incorporates covered walkways and ramps on site for weather protection between all buildings.</p> <p><b>AO10.2</b></p> <p>Pedestrian paths include navigational signage at intersections.</p> <p><b>AO10.3</b></p> <p>Buildings, dwellings and accommodation units include identification signage at entrances.</p> <p><b>AO10.4</b></p> <p>An illuminated sign and site map is provided at the main site entry.</p> <p><b>AO10.5</b></p> <p>Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient</p>	<p><b>Complies with PO10</b></p> <p>The development is for a facility that provides for independent living with shared communal facilities located on the existing Lifestyle resort development. The site would provide well defined and safe and easy pedestrian, cycle and mobility device movement routes to the existing development.</p> <p><b>Able to comply with AO10.2</b></p> <p>Where required wayfinding signage is able to be provided.</p> <p><b>Complies with AO10.3</b></p> <p>The development comprises a collection of independent living units, each would be provided with an independent identifying number.</p> <p><b>Not applicable</b></p> <p>This is not considered applicable to a retirement facility that comprises independent living units.</p> <p><b>Complies with AO10.5</b></p> <p>The site is a flat site and the buildings would be single storey.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
	greater than 8%.	
<b>If for Home based business</b>		
<b>PO11</b> Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	<b>AO11.1</b> The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	<b>Not applicable</b> No home based business is proposed.
	<b>AO11.2</b> The Home based business does not occupy a gross floor area of more than 50m <sup>2</sup> .	<b>Not applicable</b> No home based business is proposed.
	<b>AO11.3</b> No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	<b>Not applicable</b> No home based business is proposed.
	<b>AO11.4</b> The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	<b>Not applicable</b> No home based business is proposed.
	<b>AO11.5</b> The Home based business does not involve the public display of goods external to the building.	<b>Not applicable</b> No home based business is proposed.
	<b>AO11.6</b> The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	<b>Not applicable</b> No home based business is proposed.

Performance outcomes	Acceptable outcomes	Applicant Response
	<b>AO11.7</b> Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	<b>Not applicable</b> No home based business is proposed.
	<b>AO11.8</b> The business does not involve the use of power tools or similar noise generating devices.	<b>Not applicable</b> No home based business is proposed.
<b>PO12</b> Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	<b>AO12.1</b> Home based businesses involving accommodation activities are limited to the scale specified in <b>Table 9.3.1.3E</b> .	<b>Not applicable</b> No home based business is proposed.
	<b>AO12.2</b> A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	<b>Not applicable</b> No home based business is proposed.
	<b>AO12.3</b> A farm stay is setback 100 metres from any property boundary.	<b>Not applicable</b> No home based business is proposed.
	<b>AO12.4</b> Entertainment and dining facilities associated with an accommodation activity are: <ul style="list-style-type: none"> <li>(a) located at least 5 metres from the bedrooms of adjoining residences; and</li> <li>(b) located or screened so that they do not</li> </ul>	<b>Not applicable</b> No home based business is proposed.

Performance outcomes	Acceptable outcomes	Applicant Response
	directly overlook private open space areas of adjoining properties.	
<b>If for Rural workers' accommodation</b>		
<b>PO13</b> The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	<b>AO13.1</b> A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	<b>Not applicable</b> No Rural workers accommodation is proposed.
	<b>AO13.2</b> The agricultural based rural activity is a minimum of 50 hectares in area.	<b>Not applicable</b> No Rural workers accommodation is proposed
<b>PO14</b> Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	<b>AO14.1</b> The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	<b>Not applicable</b> No Rural workers accommodation is proposed
	<b>AO14.2</b> The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the	<b>Not applicable</b> No Rural workers accommodation is proposed

Performance outcomes	Acceptable outcomes	Applicant Response
	Dwelling house or Caretaker's residence.	
<b>For assessable development</b>		
<b>If for Caretaker's Accommodation</b>		
<p><b>PO15</b></p> <p>The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to:</p> <ul style="list-style-type: none"> <li>(a) hours of operation;</li> <li>(b) nature of the use;</li> <li>(c) security requirements;</li> <li>(d) site location and access; and</li> <li>(e) proximity to other land uses.</li> </ul>	<p><b>AO15</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable</b></p> <p>No Caretakers accommodation is proposed</p>
<b>If for Residential care facility or Retirement facility</b>		
<p><b>PO16</b></p> <p>Retirement facilities include a range of housing designs and types that:</p> <ul style="list-style-type: none"> <li>(a) meet the needs of residents;</li> <li>(b) allow for 'ageing in place';</li> <li>(c) consider differing mobility needs;</li> <li>(d) accommodate differing financial situations; and</li> <li>(e) cater for different household types.</li> </ul>	<p><b>AO16</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO16</b></p> <p>The proposed development is the expansion of the existing Retirement Facility and is intended to increase the range of accommodation available within the overall facility.</p>

Performance outcomes	Acceptable outcomes	Applicant Response
<b>If for Tourist park</b>		
<b>PO17</b> The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	<b>AO17</b> No acceptable outcome is provided.	<b>Not applicable</b> No Tourist park is proposed
<b>PO18</b> The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	<b>AO18.1</b> Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m <sup>2</sup> gross floor area per cabin) per hectare of the nominated area(s).	<b>Not applicable</b> No Tourist park is proposed
	<b>AO18.2</b> Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).	<b>Not applicable</b> No Tourist park is proposed
<b>PO19</b> Accommodation sites are designed and	<b>AO19.1</b> A minimum of 50% of provided caravan and motor	<b>Not applicable</b> No Tourist park is proposed

Performance outcomes	Acceptable outcomes	Applicant Response
located: (a) to provide sufficient land for necessary services and infrastructure; (b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.  <b>AO19.2</b> Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.	
<b>PO20</b> A Tourist park is provided with sufficient and appropriately located refuse collection areas.	<b>AO20.1</b> A central refuse collection area is provided to service all accommodation sites.	<b>Not applicable</b> No Tourist park is proposed
	<b>AO20.2</b> The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.	<b>Not applicable</b> No Tourist park is proposed
	<b>AO20.3</b> The refuse collection area is constructed on an impervious surface such as a concrete slab.	<b>Not applicable</b> No Tourist park is proposed
	<b>AO20.4</b> A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	<b>Not applicable</b> No Tourist park is proposed

Performance outcomes	Acceptable outcomes	Applicant Response
	<p><b>AO20.5</b>                      Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.</p>	<p><b>Not applicable</b>                      No Tourist park is proposed</p>

## **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;
  - (d) and 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.

### 9.4.3.3 Criteria for assessment

**Table 9.4.3.3A – Landscaping code – For accepted development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b>		
<p><b>PO1</b></p> <p>Development, other than in the Rural zone, includes landscaping that:</p> <p>(a) contributes to the landscape character of the Shire;</p> <p>(b) compliments the character of the immediate surrounds;</p> <p>(c) provides an appropriate balance between built and natural elements; and</p> <p>(d) provides a source of visual interest.</p>	<p><b>AO1</b></p> <p>Development, other than in the Rural zone, provides:</p> <p>(a) a minimum of 10% of the site as landscaping;</p> <p>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</p> <p>(c) for the integration of retained significant vegetation into landscaping areas;</p> <p>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	<p><b>Able to comply with AO1</b></p> <p>A minimum of 10% of the site would be landscaped with species able to be selected from the planning scheme policy.</p>
<p><b>PO2</b></p> <p>Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <p>(a) creates an attractive streetscape;</p> <p>(b) compliments the character of the immediate surrounds;</p> <p>(c) assists to break up and soften elements of built</p>	<p><b>AO2</b></p> <p>Development, other than in the Rural zone, includes a landscape strip along any site frontage: with a minimum width of 2 metres where adjoining a car parking area;</p> <p>(a) with a minimum width of 1.5 metres in all other locations; and</p> <p>(b) in accordance with Planning Scheme Policy 6 -</p>	<p><b>Able to comply with AO2</b></p> <p>The site is able to be landscaped and incorporate landscape strips where required. If appropriate, compliance is able to be secured through a condition of approval.</p>

Performance outcomes	Acceptable outcomes	Applicant response
form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	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	
<b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	<b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B</b> .	<b>Able to comply with AO3.1</b>  The site is able to be landscaped and incorporate landscape strips where required. If appropriate, compliance is able to be secured through a condition of approval.
	<b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	<b>Able to comply with AO3.2</b>  The site is able to be landscaped and incorporate landscape strips and shrubs where required. If appropriate, compliance is able to be secured through a condition of approval
	<b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	<b>Able to comply with AO3.3</b>  The site is able to be landscaped and incorporate landscape strips where required. If appropriate, compliance is able to be secured through a condition of approval

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO4</b></p> <p>Car parking areas are improved with a variety of landscaping that:</p> <p>(a) provides visual interest;</p> <p>(b) provides a source of shade for pedestrians;</p> <p>(c) assists to break up and soften elements; and</p> <p>(d) improves legibility.</p>	<p><b>AO4.1</b></p> <p>Landscaping is provided in car parking areas which provides:</p> <p>(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;</p> <p>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</p> <p>(c) where involving a car parking area in excess of 500m<sup>2</sup>:</p> <p>(i) shade structures are provided for 50% of parking spaces; and</p> <p>(ii) (ii) a minimum of 10% of the parking area as landscaping.</p> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	<p><b>Not applicable</b></p> <p>The development does not incorporate car parking areas that exceed 4 spaces.</p>
	<p><b>AO4.2</b></p> <p>Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	<p><b>Able to comply with AO4.2</b></p> <p>The site is able to be landscaped with plant species from the planning scheme policy where required. If appropriate, compliance is able to be secured through a condition of approval</p>
<p><b>PO5</b></p> <p>Landscaping areas include a range and variety of planting that:</p>	<p><b>AO5.1</b></p> <p>Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and</p>	<p><b>Able to comply with AO5.1</b></p> <p>The site is able to be landscaped with plant species from the planning scheme policy where required. If appropriate, compliance is</p>

Performance outcomes	Acceptable outcomes	Applicant response
(a) is suitable for the intended purpose and local conditions;	preferred plant species.	able to be secured through a condition of approval
(b) contributes to the natural character of the Shire;	<b>AO5.2</b> A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	<b>Able to comply with AO5.2</b> The site is able to be landscaped, including with larger stock, with plant species from the planning scheme policy where required. If appropriate, compliance is able to be secured through a condition of approval
(c) includes native species;		
(d) includes locally endemic species, where practical; and		
(e) does not include invasive plants or weeds.		
<b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	<b>AO6.1</b> Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	<b>Able to comply with AO6.1</b> Landscaping is able to be provided clear of any infrastructure.
	<b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	<b>Not applicable</b> There are no overhead powerlines at the site frontage.
	<b>AO6.3</b> 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	<b>Not applicable</b> The site is not located adjacent an electricity substation.

Performance outcomes	Acceptable outcomes	Applicant response
	along any boundary.	
<b>For assessable development</b>		
<p><b>PO7</b> Landscaping areas are designed to:</p> <ul style="list-style-type: none"> <li>(a) be easily maintained throughout the ongoing use of the site;</li> <li>(b) allow sufficient area and access to sunlight and water for plant growth;</li> <li>(c) not cause a nuisance to occupants of the site or members of the public;</li> <li>(d) and maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>Able to comply with PO7</b> Landscaping is able to be provided to satisfy the Assessment benchmarks. It is recommended that a condition be attached to any approval granted to require the submission and approval of a landscaping plan prior to the issue of a development permit for building works.</p>

**Table 9.4.3.3B – Landscaping code – For accepted development subject to requirements and assessable development.**

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	1.00 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:	1.50 metres	1.80 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2.00 metres	1.80 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	1.80 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or	2.00 metres	Not applicable	Along all side and rear boundaries

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

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

### 9.4.3 Parking and Access Code

#### 9.4.3.1 Application

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

#### 9.4.3.2 Purpose

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

#### 9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b>		
<b>Car parking spaces</b>		
<b>PO1</b> Development provides sufficient car parking to	<b>AO1</b> The number of car parking spaces provided for the use	<b>Complies with AO1</b> The development would provide a garage per

Performance outcomes	Acceptable outcomes	Applicant response
<p>accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community/</li> </ul>	<p>is in accordance with <b>Table 9.4.3.3B.</b></p> <p>Note – Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>unit and 4 line marked car parking spaces for visitors. In addition tandem car parking spaces would be available on the driveway of the 14 two bedroom units. This represents 42 car parking spaces. Deliveries would occur to the existing facility and the SRV space and emergency vehicle parking are provided as part of the existing facility.</p>
<b>Vehicle Crossovers</b>		
<p><b>PO2</b></p> <p>Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> <li>(c) minimise pedestrian to vehicle conflict.</li> </ul>	<p><b>AO2.1</b></p> <p>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.</p>	<p><b>Complies with AO2.1</b></p> <p>The vehicle crossover to Margherita Close would be designed and constructed to the required engineering standards.</p>
	<p><b>AO2.2</b></p> <p>Development on a site with two or more road frontages provides vehicular access from:</p> <ul style="list-style-type: none"> <li>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>(b) from the lowest order road in all other instances.</li> </ul>	<p><b>Complies with AO2.2</b></p> <p>The access would be provided from Margherita Close.</p>
	<p><b>AO2.3</b></p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	The proposal is not an identified use.
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	<b>Complies with AO3</b> Consistent with the existing facility, the internal manoeuvring areas would be concrete or asphalt.
<b>For Assessable Development</b> <b>Parking area location and design</b>		
<b>PO4</b> Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	<b>Complies with AO4.1</b> The carparking and manoeuvring areas have been designed in accordance with the relevant Australian Standard.
	<b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	<b>Not applicable</b> Given the nature of the development, disabled car parking spaces are not required.
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances	<b>Complies with AO4.3</b> Dedicated pedestrian routes are provided throughout the site and the internal

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO4.4</b></p> <p>Parking and any set down areas are:</p> <p>(a) wholly contained within the site;</p> <p>(b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone;</p> <p>(c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and</p> <p>(d) provided at the side or rear of a building in all other instances.</p>	<p>manoeuvring areas would operate as shared surfaces.</p> <p><b>Complies with AO4.4</b></p> <p>All parking spaces are contained wholly within the site and setback from the street.</p>
<b>Site access and manoeuvring</b>		
<p><b>PO5</b></p> <p>Access to, and manoeuvring within, the site is designed and located to:</p> <p>(a) ensure the safety and efficiency of the external road network;</p> <p>(b) ensure the safety of pedestrians;</p> <p>(c) provide a functional and convenient layout; and</p> <p>(d) accommodate all vehicles intended to use the</p>	<p><b>AO5.1</b></p> <p>Access and manoeuvrability is in accordance with :</p> <p>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</p> <p>(b) AS2890.2 – Parking Facilities (Off street Parking) Commercial Vehicle Facilities.</p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	<p><b>Complies with AO5.1</b></p> <p>The carparking and manoeuvring areas have been designed in accordance with the relevant Australian Standard.</p>

Performance outcomes	Acceptable outcomes	Applicant response
site.	<b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTRROADS.	<b>Complies with AO5.2</b> The site access location has been identified as providing suitable sight distance.
	<b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	<b>Complies with AO5.3</b> All vehicles would be able to enter and leave the site in a forward gear.
	<b>AO5.4</b> 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).	<b>Complies with AO5,4</b> Access to the site is clearly defined.
<b>PO6</b> 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 amenity of residential uses on the site and on adjoining sites, having regard to matters of: i. hours of operation; ii. noise	<b>AO6.1</b> Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	<b>Not applicable</b> The development is not a tourist park.
	<b>AO6.2</b> 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	<b>Not applicable</b> The development is not a tourist park.

Performance outcomes	Acceptable outcomes	Applicant response
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, cyclists and motor vehicles; (e) and in the Rural zone, avoids environmental degradation.	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.	
	<b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	<b>Complies with AO6.3</b> Consistent with the existing development, the internal roads would be imperviously sealed.
	<b>AO6.4</b> 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.	<b>Able to comply with AO6.4</b> The nature of the development with short narrow roads limits opportunities for speeding; however, if required additional speed control devised can be installed.
	<b>AO6.5</b> 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.	<b>Able to comply with AO6.5</b> Consistent with the existing development internal lighting would be provided that satisfies the relevant Australian Standards. Details would be provided at the time of operational works application.
	<b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	<b>Complies with AO6.6</b> Unobstructed internal access would be provided to each dwelling.

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO6.7</b></p> <p>For an Energy and infrastructure activity or Rural activity, internal road gradients:</p> <p>(a) are no steeper than 1:5; or</p> <p>(b) are steeper than 1:5 and are sealed.</p>	<p><b>Not applicable</b></p> <p>The development is not for an Energy and infrastructure activity or Rural activity.</p>
<b>Servicing</b>		
<p><b>PO7</b></p> <p>Development provides access, manoeuvring and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or manoeuvring areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p><b>AO7.1</b></p> <p>All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	<p><b>Complies with AO7.1</b></p> <p>All loading, service and waste disposal areas are located on site and to the rear of the building line.</p>
	<p><b>AO7.2</b></p> <p>Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	<p><b>Complies with AO7.2</b></p> <p>All vehicle that enter the site would be able to exit in a forward gear.</p>
	<p><b>AO7.3</b></p> <p>Development provides a servicing area, site access and manoeuvring areas to accommodate the applicable minimum servicing vehicle specified in</p>	<p><b>Complies with AO7.3</b></p> <p>Servicing of the development would be undertaken as part of the existing facilities and accommodated on that site.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	Table <b>9.4.3.3B</b> .	
<b>Maintenance</b>		
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	<b>Complies with AO8.1</b> Parking areas would be used exclusively for parking and maintained appropriately.
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	<b>Complies with AO8.2</b> The parking areas would be all be s compacted, sealed, drained, line marked and maintained.
<b>End of trip facilities</b>		
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> <li>(a) meet the anticipated demand generated from the use;</li> <li>(b) comprise secure and convenient bicycle parking and storage; and</li> <li>(c) provide end of trip facilities for all active transport users.</li> </ul>	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D</b> .	<b>Not applicable</b> Not applicable to a Retirement Facility.
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D</b> .	<b>Not applicable</b> Not applicable to a Retirement Facility.
<b>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility,</b>		

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

## 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, firefighting 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.

### 9.4.5.2 Criteria for Assessment

**Table 9.4.5.3 – Works, services and infrastructure code – For acceptable development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>Water supply</b>		
<p><b>PO1</b></p> <p>Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO1.1</b></p> <p>Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated water supply service area</li> </ul>	<p><b>Complies with AO1.1</b></p> <p>The site would be serviced by an extension of the existing private water supply network associated with the existing Thyme Lifestyle Resort, which is connected to the Councils network.</p>
	<p><b>AO1.2</b></p> <p>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> <li>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</li> <li>(b) on-site water storage tank/s: <ul style="list-style-type: none"> <li>(i). with a minimum capacity of 90,000L;</li> <li>(ii). fitted with a 50mm ball valve with a camlock fitting; and</li> <li>(iii). which are installed and connected prior to the occupation or use of the development.</li> </ul> </li> </ul>	<p><b>Not applicable</b></p> <p>The site would be serviced by the reticulated water supply.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<b>Waste disposal</b>		
<p><b>PO2</b></p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> <li>(a) meets the needs of users;</li> <li>(b) is adequate for fire-fighting purposes;</li> <li>(c) ensures the health, safety and convenience of the community; and</li> <li>(d) minimises adverse impacts on the receiving environment.</li> </ul>	<p><b>AO2.1</b></p> <p>Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	<p><b>Complies with AO2.1</b></p> <p>The site would be serviced by an extension of the existing private sewer network associated with the existing Thyme Lifestyle Resort.</p>
	<p><b>AO2.2</b></p> <p>An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Rural zone or Rural residential zone; and</li> <li>(b) outside a reticulated sewerage service area.</li> </ul>	<p><b>Not applicable</b></p> <p>The site would be serviced by an extension of the existing private sewer network associated with the existing Thyme Lifestyle Resort</p>
<b>Stormwater infrastructure</b>		
<p><b>PO3</b></p> <p>Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner</p>	<p><b>AO3.1</b></p> <p>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</p>	<p><b>Complies with AO3.1</b></p> <p>The site would be connected to the Councils stormwater system in Anzac Avenue and Margherita Close.</p>

Performance outcomes	Acceptable outcomes	Applicant response
that mitigates impacts on life and property.	Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	
	<p><b>AO3.2</b></p> <p>On-site drainage systems are constructed:</p> <ul style="list-style-type: none"> <li>(a) to convey stormwater from the premises to a lawful point of discharge; and</li> <li>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</li> </ul>	<p><b>Able to comply with AO3.2</b></p> <p>On-site drainage systems would convey the stormwater to the lawful point of discharge. The specific details would be provided at the time of Operational Works application.</p>
<b>Electricity supply</b>		
<p><b>PO4</b></p> <p>Each lot is provided with an adequate supply of electricity</p>	<p><b>AO4</b></p> <p>The premises:</p> <ul style="list-style-type: none"> <li>(a) is connected to the electricity supply network; or</li> <li>(b) has arranged a connection to the transmission grid; or</li> <li>(c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where:                             <ul style="list-style-type: none"> <li>(i). it is approved by the relevant regulatory authority; and</li> <li>(ii). it can be demonstrated that no air or noise</li> </ul> </li> </ul>	<p><b>Complies with AO4</b></p> <p>The development would be connected to the electricity supply network and has an existing connection, which may need to be augmented to accommodate the development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	emissions; and (iii). it can be demonstrated that no adverse impact on visual amenity will occur.	
<b>Telecommunications infrastructure</b>		
<b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure.	<b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.	<b>Complies with AO5</b> The site has an existing telecommunications service.
<b>Existing public utility services</b>		
<b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	<b>AO6</b> Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<b>Able to comply with AO6</b> Changes to the utility mains are not anticipated to be required to accommodate the development. If necessary any alterations would be in accordance with the required standards.
<b>Excavation or filling</b>		
<b>PO7</b> Excavation or filling must not have an adverse impact on the: (a) streetscape;	<b>AO7.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.	<b>Not applicable</b> No excavation or filling is proposed as part of this application.
	<b>AO7.2</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
(b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	No excavation or filing is proposed as part of this application
	<p><b>AO7.3</b></p> Earthworks batters: <ul style="list-style-type: none"> <li>(a) are no greater than 1.5 metres in height;</li> <li>(b) are stepped with a minimum width 2 metre berm;</li> <li>(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;</li> <li>(d) have a slope no greater than 1 in 4; and</li> <li>(e) are retained.</li> </ul>	<p><b>Not applicable</b></p> No excavation or filing is proposed as part of this application
	<p><b>AO7.4</b></p> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul>	<p><b>Not applicable</b></p> No excavation or filing is proposed as part of this application
	<p><b>AO7.5</b></p> All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	<p><b>Not applicable</b></p> No excavation or filing is proposed as part of this application

Performance outcomes	Acceptable outcomes	Applicant response
	<p><b>AO7.6</b></p> <p>Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p><b>Not applicable</b></p> <p>No excavation or filing is proposed as part of this application</p>
	<p><b>AO7.7</b></p> <p>Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	<p><b>Not applicable</b></p> <p>No excavation or filing is proposed as part of this application</p>
<b>For assessable development</b>		
<b>Transport network</b>		
<p><b>PO8</b></p> <p>The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p><b>AO8.1</b></p> <p>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.</p>	<p><b>Able to comply with AO8.1</b></p> <p>The detailed design would be provided at the time of Operational Works application.</p>
	<p><b>AO8.2</b></p>	<p><b>Able to comply with AO8.2</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
	Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	The detailed design would be provided at the time of Operational Works application.
<b>Public infrastructure</b>		
<p><b>PO9</b></p> <p>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.</p>	<p><b>AO9</b></p> <p>Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p><b>Not applicable</b></p> <p>No public infrastructure provision is anticipated as part of this application. Any public infrastructure would be addressed at the time of Operational Works.</p>
<b>Stormwater quality</b>		
<p><b>PO10</b></p> <p>Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <p>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</p> <p>(b) protect the environmental values of waterbodies affected by the development, including upstream, onsite and downstream waterbodies;</p> <p>(c) achieve specified water quality objectives;</p> <p>(d) minimise flooding;</p> <p>(e) maximise the use of natural channel design principles;</p>	<p><b>AO10.1</b></p> <p>The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <p>(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</p> <p>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including:</p> <p>(i) drainage control;</p>	<p><b>Complies with AO10.1</b></p> <p>A Site Based Stormwater Management Pan has been prepared and is provided at <b>Appendix D</b>.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(f) maximise community benefit; and (g) minimise risk to public safety.</p>	<p>(ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.</p> <p><b>AO10.2</b> For development on land greater than 2,500m<sup>2</sup> or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <p>(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.</p>	<p><b>Complies with AO10.2</b> A Site Based Stormwater Management Pan has been prepared and is provided at <b>Appendix D.</b></p>
<p><b>PO11</b> Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of</p>	<p><b>AO11</b> No acceptable outcome is provided.</p>	<p><b>Complies with AO11</b> A Site Based Stormwater Management Pan has been prepared and is provided at <b>Appendix D.</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
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.		
<b>Excavation or filling</b>		
<b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	<b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	<b>Not applicable</b> No excavation or filling is proposed as part of this application.
	<b>AO12.2</b> 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.	<b>Not applicable</b> No excavation or filling is proposed as part of this application.
<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	<b>Not applicable</b> No excavation or filling is proposed as part of this application.
	<b>AO13.2</b> No other air pollutants, including odours, are	<b>Not applicable</b> No excavation or filling is proposed as part of

Performance outcomes	Acceptable outcomes	Applicant response
	detectable at the boundary of the site.	this application.
	<p><b>AO13.3</b></p> <p>A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p><b>Not applicable</b></p> <p>No excavation or filling is proposed as part of this application.</p>
<p><b>PO14</b></p> <p>Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <p>(a) safety;</p> <p>(b) drainage;</p> <p>(c) visual amenity; and</p> <p>(d) privacy of adjoining premises.</p>	<p><b>AO14</b></p> <p>Access to the premises (including all works associated with the access):</p> <p>(a) must follow as close as possible to the existing contours;</p> <p>(b) be contained within the premises and not the road reserve, and</p> <p>(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.</p>	<p><b>Complies with AO14</b></p> <p>The site is a flat site and all access is contained within the premises. The access would be designed and constructed in accordance with the FNQROC Development Manual Standards.</p>
<p><b>Weed and pest management</b></p>		
<p><b>PO15</b></p> <p>Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p><b>AO15</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable</b></p> <p>The site does not contain weeds or pest species.</p>
<p><b>Contaminated land</b></p>		

Performance outcomes	Acceptable outcomes	Applicant response
<p><b>PO16</b></p> <p>Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p><b>AO16</b></p> <p>Development is located where:</p> <p>(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or</p> <p>(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p><b>Complies with AO16</b></p> <p>The site is not known to be a contaminated site.</p>
<b>Fire services in developments accessed by common private title</b>		
<p><b>PO17</b></p> <p>Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b></p> <p>Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of:</p> <p>(a) 120 metres for residential development; and</p> <p>(b) 90 metres for any other development</p>	<p><b>Not applicable</b></p> <p>No common private title is proposed.</p>
	<p><b>AO17.2</b></p> <p>Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p><b>Not applicable</b></p> <p>No common private title is proposed.</p>

## Appendix F

# Plans of the Existing Communal Facilities

# THYME LIFESTYLE RESORT MAREEBA - CLUBHOUSE REFURBISHMENT

SITE: 36 ANZAC AVE, MAREEBA QLD 4880

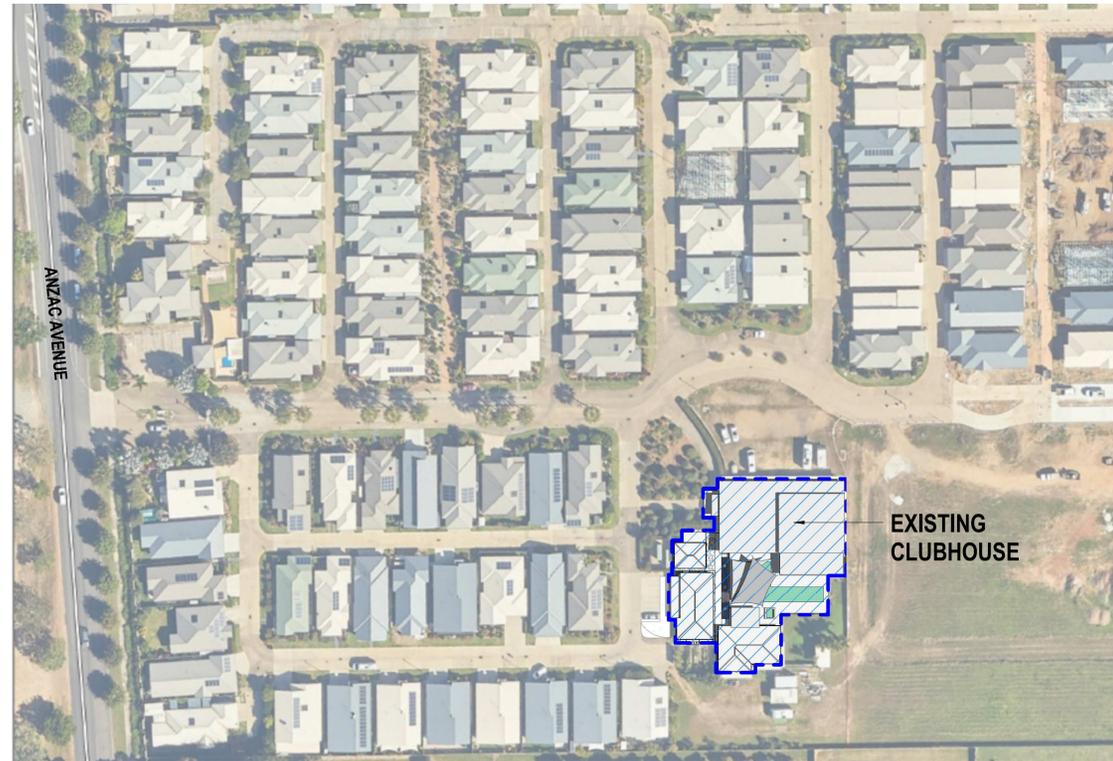
**GENERAL DISCLAIMER**  
CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SETOUT  
Use figured dimensions in preference to scale.  
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DRAWING LISTS				
Sheet Number	Sheet Name	Current Revision Date	Drawn By	Checked By
A-001	COVER SHEET	2024-01-11	CB	ChA
A-010	SITE PLAN	2024-01-11	GTF	ChA
A-011	SITE - EXISTING & DEMO	2024-01-11	GTF	ChA
A-012	SITWORKS	2024-01-11	GTF	ChA
A-013	EXTERNAL COVERED WALKWAYS	2024-01-11	GTF	ChA
A-100	CLUBHOUSE - EXISTING & DEMOLITION	2024-01-11	GTF	ChA
A-101	CLUBHOUSE - PROPOSED FLOOR PLAN	2024-01-11	GTF	ChA
A-102	CLUBHOUSE - PROPOSED ROOF PLAN	2024-01-11	GTF	ChA
A-301	CLUBHOUSE - PROPOSED RCP	2024-01-11	GTF	ChA
A-401	CLUBHOUSE - ELEVATIONS & SECTIONS	2024-01-11	GTF	ChA
A-501	CLUBHOUSE - WALL SECTIONS	2024-01-11	GTF	ChA
A-601	CLUBHOUSE - ROOM LAYOUTS	2024-01-11	GTF	ChA
A-801	CLUBHOUSE - DOOR AND WINDOW ELEVATIONS	2024-01-11	GTF	ChA



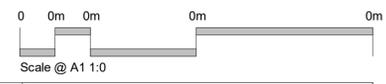
FINISHES SCHEDULE						
ITEM	CODE	DESCRIPTION	SELECTION	SUPPLIER	COLOUR REF.	IMAGE
FLOOR	CONC	CONC. BROOM FINISH		BORAL	NATURAL	
WALL / CEILING	TIMB02	TIMBER BATTENS SCREEN CEILING	42x19 MM SPOTTED GUM SHADOW PROFILE, CLEAR SEALANT		NATURAL	
ROOF	CZA	TRIMDEK	LYSAGHT	LYSAGHT	SURFMIST	
FLASHING/ GUTTER		COLORBOND FLASHING AND GUTTER			MONUMENT	
COLUMN	COL / BEAM				MONUMENT	
TIMBER	TIMB01	TIMBER POST CLADDING / PURLINS	HWD TIMBER 120x50mm TO MATCH EXISTING		NATURAL	
DECK	TL01	EXTERNAL TILE DECK	CONCRETE FUSION ALLOY EXTERNAL TILE	NATIONAL TILES	CONCRETE FUSION ALLOY NATURAL WHITE	
PAINT	PT01	INTERNAL PLASTERBOARD/ NEW WALL	DULUX	DULUX		
PLANTER/ TRELLIS	SS01	STAINLESS STEEL PLANTER ROD	STAINLESS STEEL		STALESS STEEL	
DOOR FRAME	PT02				MATCH EXISTING	
DOOR LEAF	PT02				MATCH EXISTING	
CARPET	CPT01					
JOINERY	LAMB01					
ACOUSTIC LINING	AP01	AUTEX WALL PANEL 'GROOVE'	AUTEX WALL PANEL 'GROOVE'	AUTEX	ACROS	
VINYL PLANK	VIN01	VINYL FLOOR PLANK	TIMBER LOOK VINYL FLOORING	POLYFLOR	HAMPSHIRE OAK	
GLAZING FRAME	PC01				MATCH EXISTING	
FAN	CF	ABYSS 142CM 3 BLADE DC	ABYSS 142CM 3 BLADE DC	BEACON LIGHTING	BLACK	
ACOUSTIC LIGHTS	DL02	WAFFLE PENDANT DOWNLIT	WAFFLE PENDANT DOWNLIT - XL 1150MM	LUXX BOX	53	
ACOUSTIC CEILING PANELS	CP	AUTEX CEILING PANEL	AUTEX CEILING PANEL 'HORIZON'	AUTEX	OPERA	

FINISHES LEGEND	
FINISHES LEGEND	DESCRIPTION/MATERIAL
AL	Aluminum
AP	Access Panel
ATF	Applied Textured Finish
AWP	Acoustic Wall Panel
BAL	Balustrade
BIT	Bitumen
BK	Brick
BLW	Blockwork
CHM	Chain Mesh
CHW	Chain Wire
CNG	Corner Guard
CONC	Concrete
CPT	Carpet
CR	Cement Render
CT	Ceramic Tiles
CT-F	Ceramic Tiles - Floor
CT-W	Ceramic Tiles - Wall
CZA	Zincalume - Colorbond Steel
EM	Entry Mat
EPX	Epoxy
FAB	Fabric
FC	Fire Curtains
FG	Fire Glass Sheeting
GL	Glass Components
GL-F	Glazing Film
GS	Galvanised Steel
LAM	Laminate
MEL	Melamine
MDF	Medium Density Fibreboard
MT	Masonry pavers
FB	Plasterboard
PC	Powdercoat Finish
PLY	Plywood
PPS	Profiled Polycarbonate Sheet
PT	Paint
PTB	Particle Board
PV	Pavers
PVC	Poly Vinyl Chloride
SC	Suspended Ceiling
SKT	Skirting
SN	Stair Nosing
SP	Structural Plywood
SS	Stainless Steel
ST	Steel (Refer Spec for Corrosion Resistant Coatings)
STN	Stone
TGSI	Tactile Ground Surface Indicator
TMB	Timber
TMV	Timber Veneer
TPC	Two-Pac Lacquer on MDF Board
VIN	Vinyl
VIN-W	Vinyl - Wall
WPM	Waterproof Membrane
ZA	Zincalume



1 LOCATION PLAN  
1 : 1000

FIXTURES & FITTINGS LEGEND		
FIXTURES & FITTINGS	DESCRIPTION	
AC CON	Air Condensor	HP Hot Plate
ACU	Air Conditioning Unit	HR Handrail
ADJ	Adjustable	HUW Hot Water Unit
ALS	Aluminum Seating	HYD Fire Hydrant
AP	Access Panel	KP Kick Plate
BATH	Bath	JH Joinery Handle
BB	Blackboard	LA Latch
BBQ	BBQ	LT Laundry tub
BC	Baby Change	MIR Mirror
BN	Waste Receptacle	MJ Metal Expansion Joints
BOL	Bollard	MSB Main Switchboard
BOT	Bottle Trap	MW Microwave
BP	Pinboard	MX Mixer Type
BR	Big Rack	NBN National Broadband Network Overhead
BSN	Basin	OSW Suspension Wires
BS	Smartboard	OV Oven
BG	Grey Board	PTD Paper Towel Dispenser
BW	White Board	P Plasty
BWU	Boiling Water Unit	PCT Push Catch
CLINE	Clothes Line	PP Push Plate
CBK	Cable Basket	RB Robe Hook
CF	Ceiling Fan	RH Rangehood
CG	Corner Guard	RTH Threshold Ramp
CL	Clock	SCL Soft Closer
COL	Column	SB Switch Board
CS	Cleaners Sink	SD Soap Dispenser
CUPD	Cupboard	SH Shelves
CUPD-O	Overhead Cupboard	SHR Shower
DB	Distribution Board	SHR-C Shower Curtain
DF	Drink Fountain	SHRM Shower Mixer
DP	Downpipe	SHRR Shower Rose
DR	Dryer	SHR-S Shower Seat
DRW	Drawer	SHR-SC Shower Screen
DU-SK	Ducted Skirting	SNK Sink
DW	Dishwasher	SOH Soap Holder
EF	Exhaust Fan	STV Stove
EWS	Eye Wash Station	T Tapware
EXIT	Emergency Exit Sign	TGSI Tactile Ground Surface Indicator
F	Fridge	TR Tower Rail
FAU	Underbench Fridge	TRH Toilet Roll Holder
FB	Fire Blanket	TUB Laundry Tub
FE	Fire Extinguisher	TVN Television
FG	Floor Grate	UM Umbilical
FHR	Fire Hose Reel	UR Urinal
FIP	Fire Indicator Panel	VM Vanity Mirror
FPL	Flush Plate	WB White Board
FR	Freezer	WC Toilet
FS	Floor Sump	WC-DIS PWD Toilet
FSP	Fire Sprinkler	WC-P Toilet Partitions
FW	Floor Waste	WD Warming Drawer
GR	Grab Rail	WM Washing Machine
GRM	Grommet	WP Weather Proof
HC	Hose Cock	WRL Wardrobe Rail
HD	Hand Dryer	
HN	Handle (Joinery)	



Scale @ A1 1:0

Document Control Status :			
<b>DESIGN DEVELOPMENT</b>			
2	Client Review	CB	2024-01-11
1	Consultant Issue	CB	2023-12-11
Issue	Revision Description	Initial	Date

**THYME**  
LIFESTYLE RESORT  
*Mareeba*

Drawn... CB  
Checked... ChA

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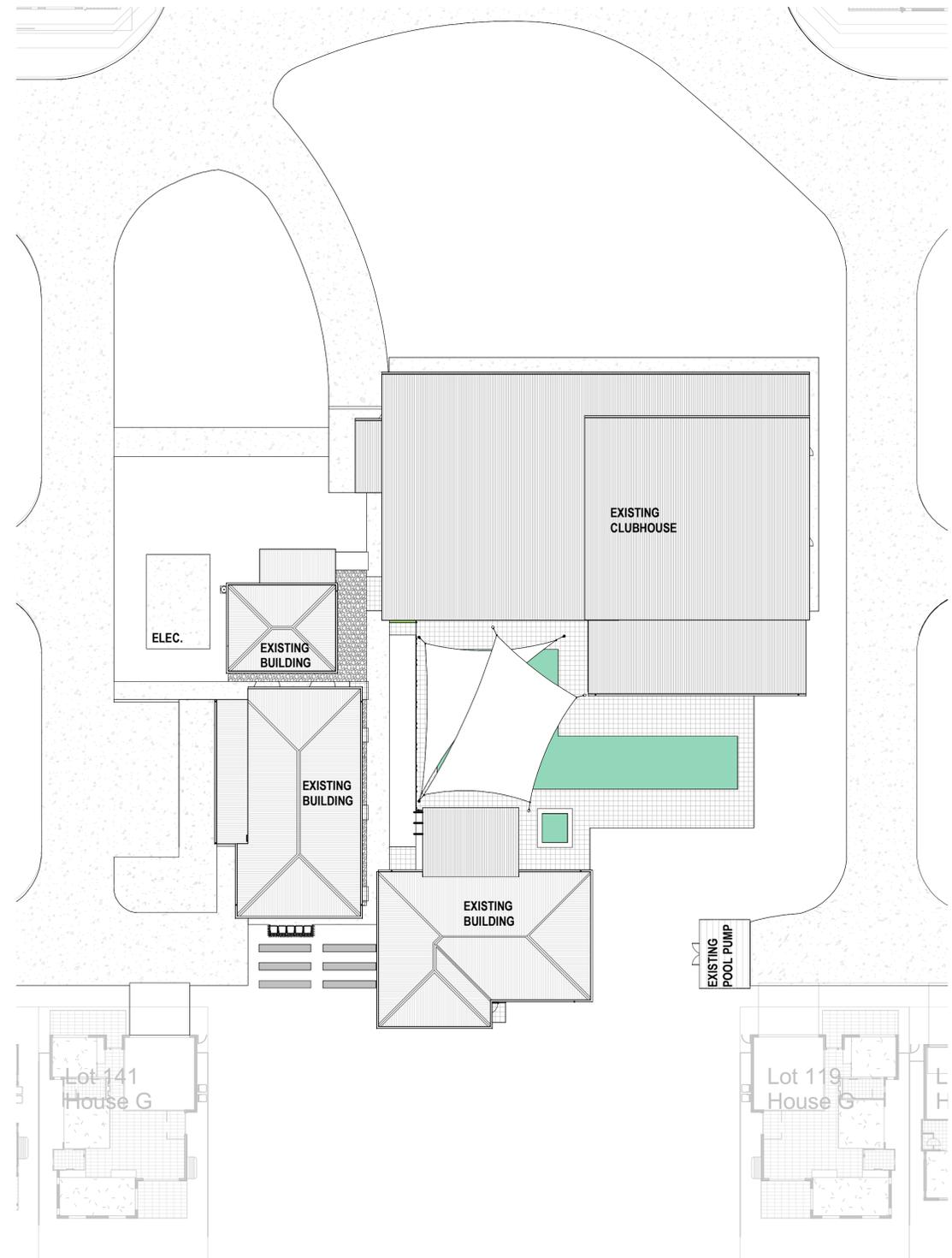
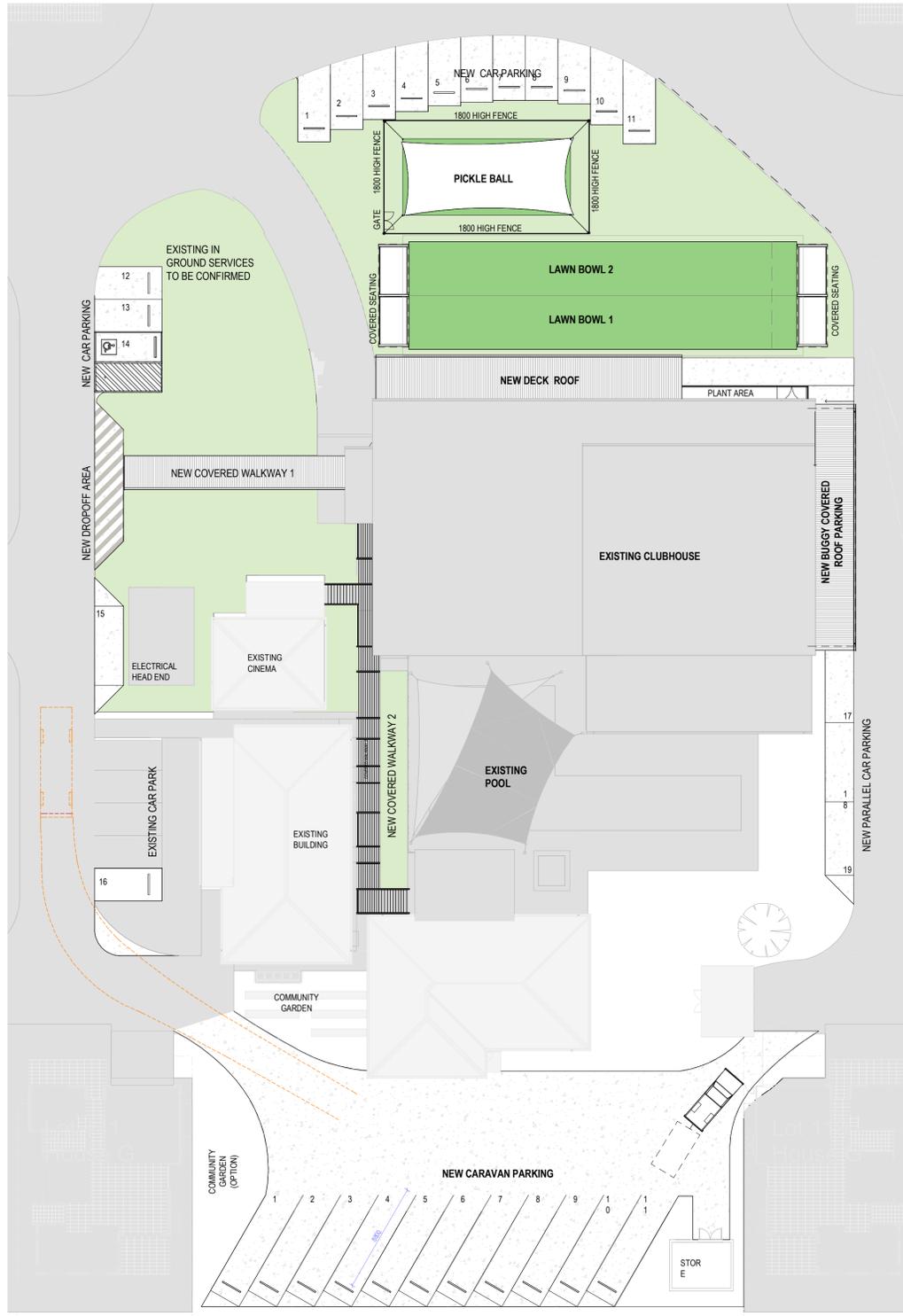
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Project Name...  
**CLUBHOUSE UPGRADE**  
SAVANNAH LIFESTYLE RESORT

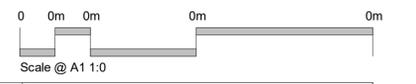
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**COVER SHEET**

Drawing No :	Project	Stage	Discipline / Drawing No.
	2249/	PD /	A-001
Scale @ A1	As indicated		
Issue :	2		



1 SITE - PROPOSED  
1 : 250

2 SITE - EXISTING  
1 : 250



Document Control Status :			
Issue	Revision Description	Initial	Date
2	Client Review	CB	2024-01-11
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Drawn... GTF  
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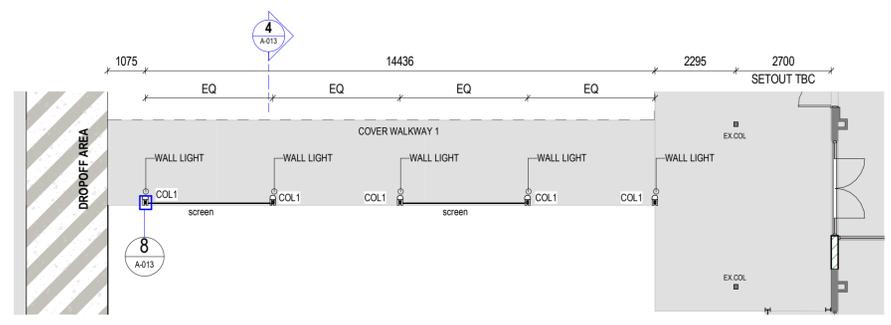
Project Name...  
**CLUBHOUSE UPGRADE**  
SAVANNAH LIFESTYLE RESORT

Drawing Title...  
**SITE PLAN**

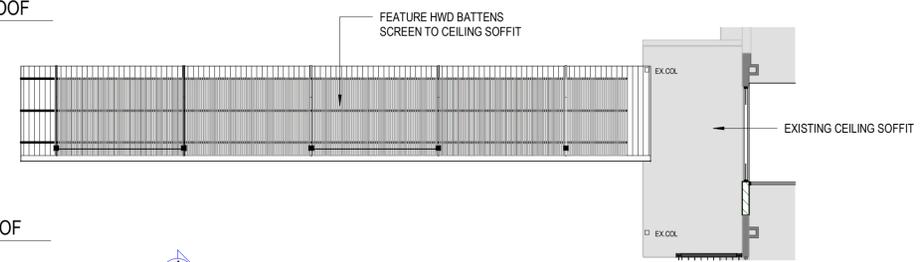
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Stage Discipline / Drawing No.	
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Issue :	2



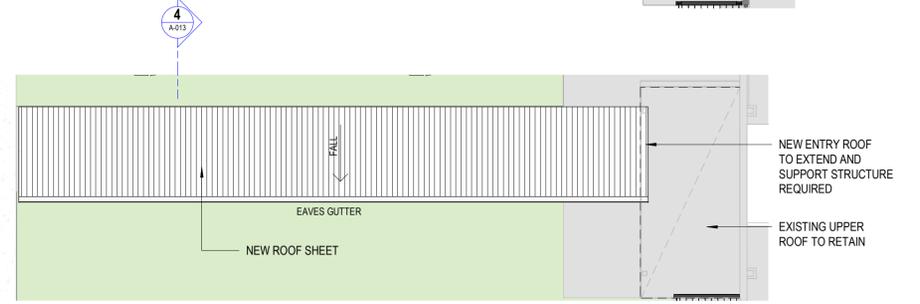
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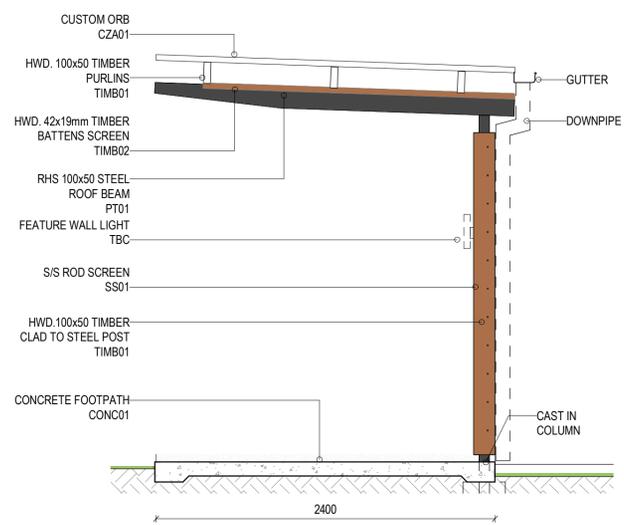
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1 : 100



**2 RCP - ENTRY ROOF**  
1 : 100



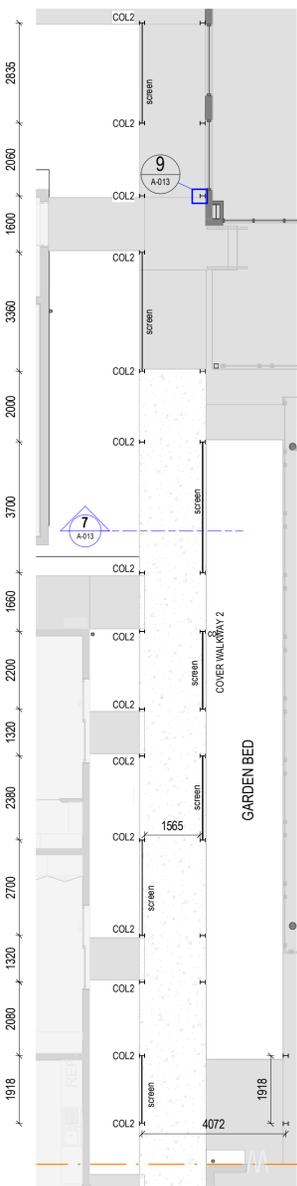
**3 ROOF - ENTRY ROOF**  
1 : 100



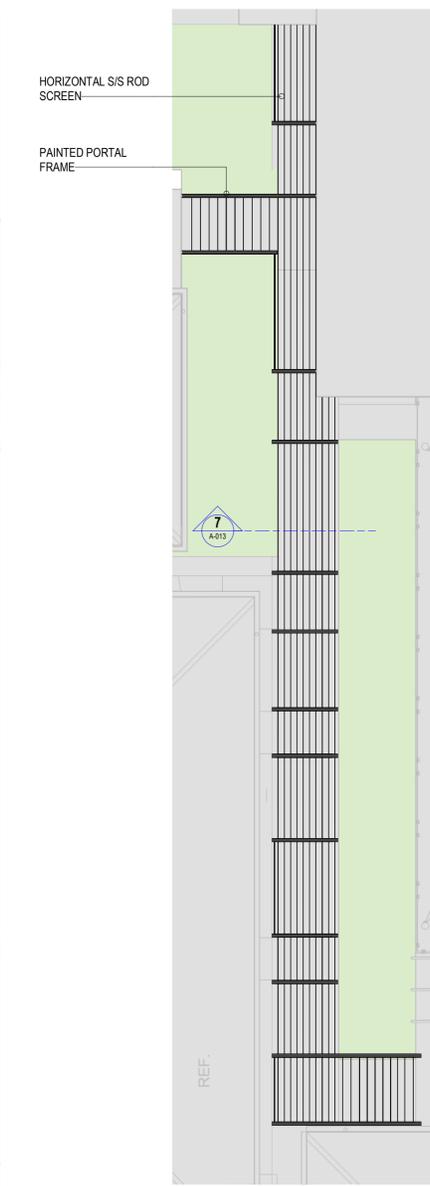
**4 SECTION - ENTRY ROOF**  
1 : 25



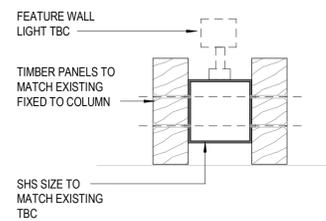
**A 3D View - ENTRY ROOF**



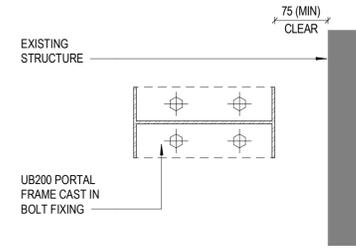
**5 PLAN - LINK ARBOUR**  
1 : 100



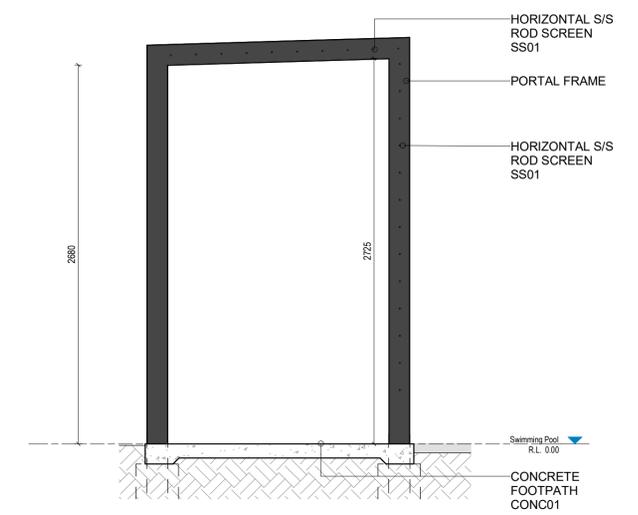
**6 ROOF - LINK ARBOUR**  
1 : 100



**8 PLAN - COL 1 TYP.**  
1 : 5



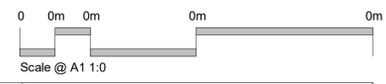
**9 PLAN - COL 2 TYP.**  
1 : 5



**7 SECTION - COL 2 TYP.**  
1 : 25



**B 3D View - LINK ARBOUR**



Document Control Status : <b>DESIGN DEVELOPMENT</b>			
2	Client Review	CB	2024-01-11
1	Consultant Issue	CB	2023-12-11
Issue	Revision Description	Initial	Date

**THYME**  
LIFESTYLE RESORT  
*Mareeba*

Drawn... GTF  
Checked... ChA

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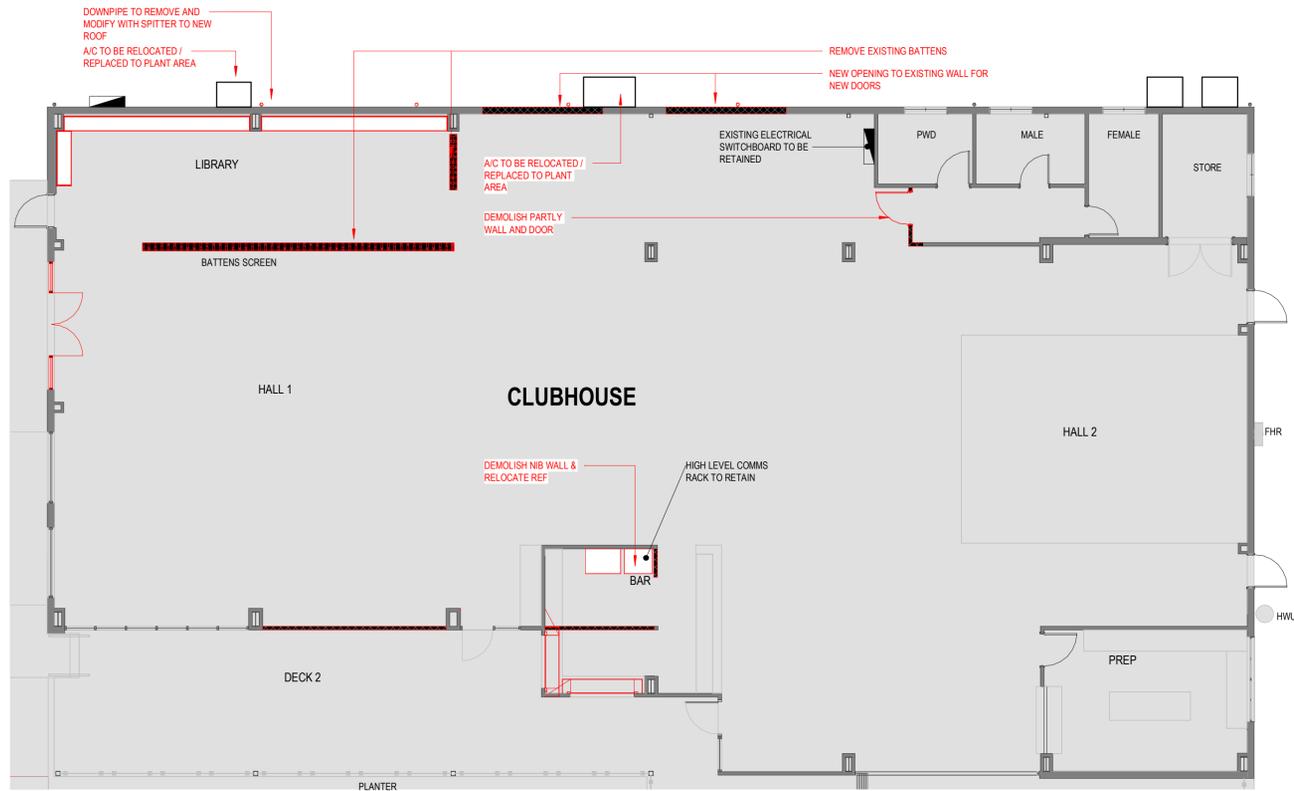
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Project Name...  
**CLUBHOUSE UPGRADE**  
 SAVANNAH LIFESTYLE RESORT

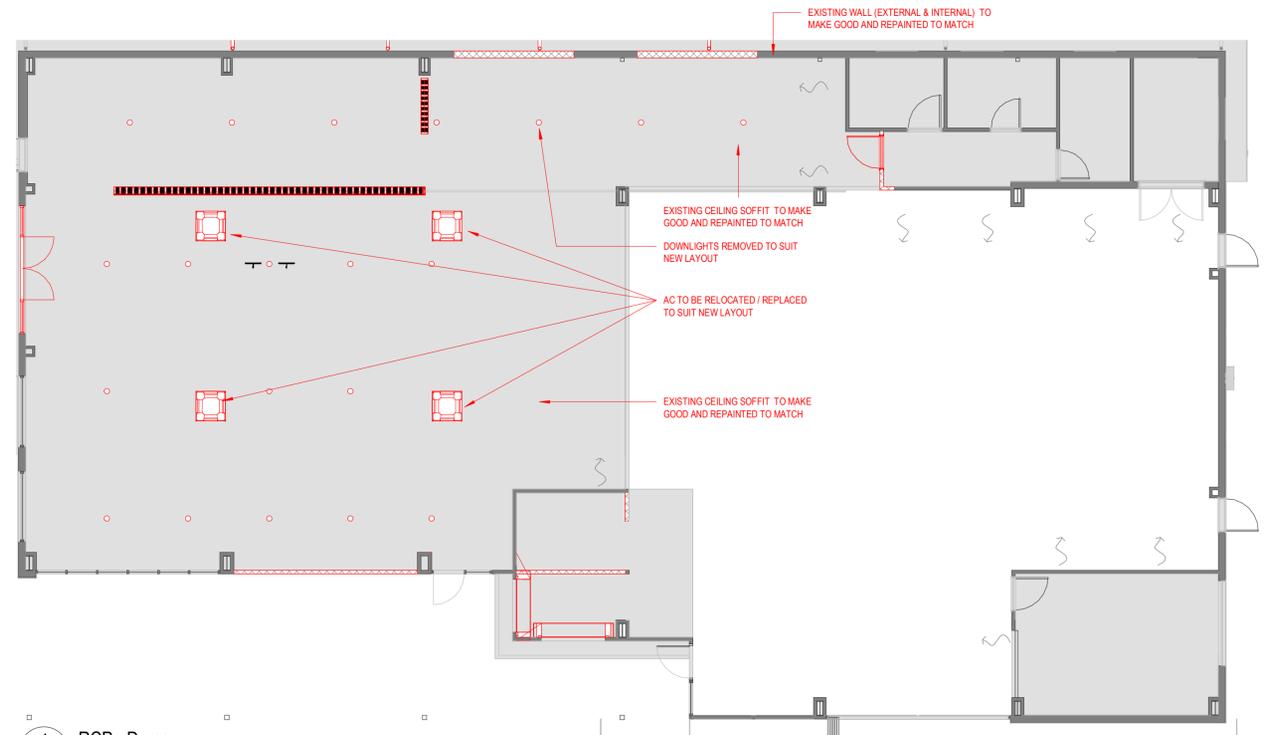
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Drawing No : Project	Stage 2249/ PD	Discipline / Drawing No. / A-013
Scale @ A1 As indicated		
Issue :		2

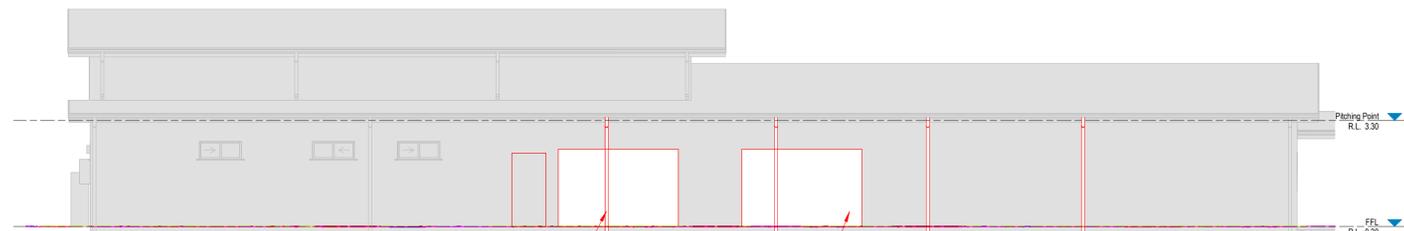
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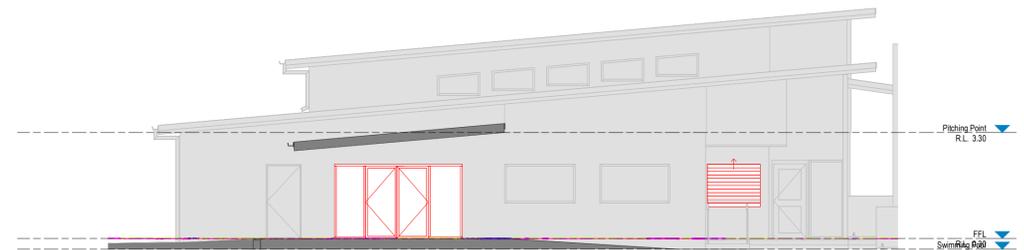
**2** Floor Plan - Demo Clubhouse  
 1: 100



**4** RCP - Demo  
 A-100  
 1: 100



**1** Elevation 1 - a  
 1: 100



**6** Elevation 4 - a  
 1: 100



**5** 2 - a  
 1: 100

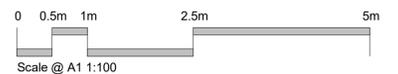
**DEMOLITION LEGEND & NOTES**

	GREY HATCH INDICATES EXISTING FLOOR
	DARK GREY HATCH INDICATES EXISTING WALL
	RED HATCH AND LINE INDICATES BUILDING ELEMENTS TO BE DEMOLISHED
	BLUE HATCH AND LINE INDICATES REMOVE, RETAIN AND REUSE

REFER TO A \$1 SERIES DRAWINGS FOR MORE DETAILED INFORMATION ON DEMOLITION

**PLANS TO BE PRINTED IN COLOUR**

- ALL DEMOLITION TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING FITOUT GUIDELINES WHERE AVAILABLE.
- ALL FLOOR COVERINGS TO BE REMOVED AND SURFACE TO BE MADE GOOD TO ACCEPT NEW FLOOR FINISHES.
- ANY WALL, FLOOR SERVICES TO BE TERMINATED AND ANY PENETRATIONS CLOSED.
- ALL WINDOW TREATMENTS INCLUDING TRACKS TO BE REMOVED AND SURFACES MADE GOOD.



Document Control Status :  
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2	Client Review	CB	2024-01-11
1	Consultant Issue	CB	2023-12-11
Issue	Revision Description	Initial	Date



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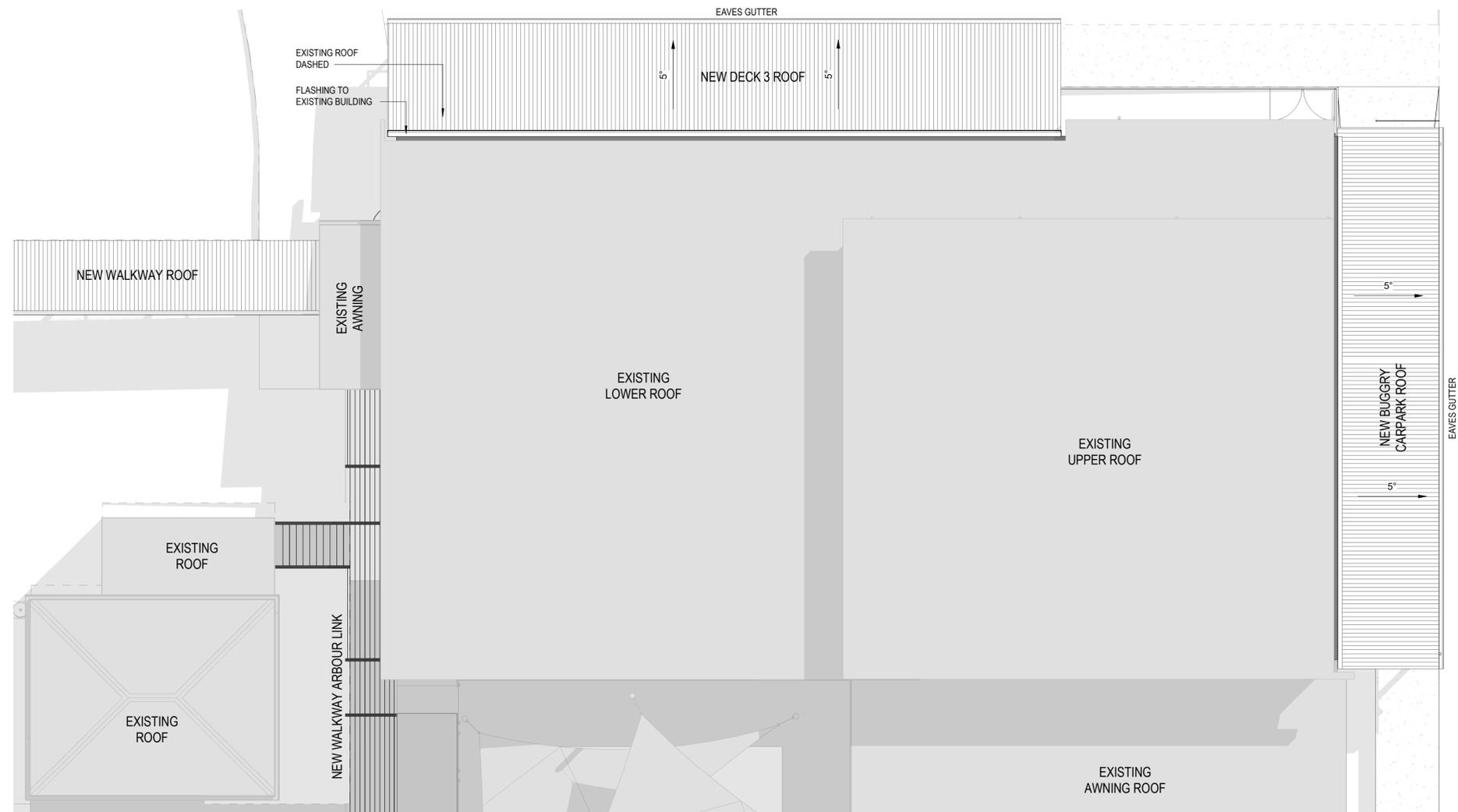
Project Name...  
**CLUBHOUSE UPGRADE**  
 SAVANNAH LIFESTYLE RESORT

Drawing Title...  
**CLUBHOUSE - EXISTING & DEMOLITION**

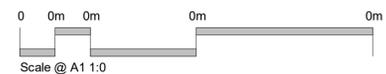
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**2249 / PD / A-100**  
 Scale @ A1  
**1 : 100**  
 Issue :  
**2**



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**1** ROOF PLAN - CLUBHOUSE  
 1:100



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*Mareeba*

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Project Name...  
**CLUBHOUSE  
 UPGRADE**

SAVANNAH LIFESTYLE RESORT

Drawing Title...  
**CLUBHOUSE -  
 PROPOSED ROOF  
 PLAN**

Drawing No : Project Stage Discipline /Drawing No. <b>2249 / PD / A-102</b>			
Scale @ A1		<b>1 : 100</b>	
Issue :		<b>2</b>	

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**CEILING NOTES & LEGEND**

- ALL FIXTURES TO COMPLY WITH LOCAL AUTHORITY & THE AUSTRALIAN STANDARD REQUIREMENTS.
- REFER TO SERVICES ENGINEER'S DOCUMENTATION FOR SERVICES DISTRIBUTION AND SPECIFICATION.
- ALLOW TO REPLACE EXISTING CEILING TILES AND REPLACE AND REPAIR CEILING GRID WHERE DAMAGE HAS OCCURED.
- REFER TO SERVICES ENGINEER'S DOCUMENTATION FOR LAYOUT & SWITCHING DETAILS.

CT CEILING TILE  
PB FLUSH SET PLASTERBOARD SHEETING  
FC FLUSH SET FIBRE CEMENT SHEETING  
NOTE: REFER TO SERVICES DOCUMENTATION FOR ACCESS PANEL QUANTITIES FINAL LOCATIONS TO SETOUT BY ARCHITECT

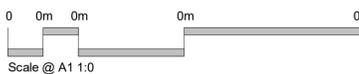
- ROOF INSULATION
- UNDERSLAB INSULATION
- GREY HATCH INDICATES EXISTING CEILING
- GREY HATCH INDICATES EXISTING WALL
- ACOUSTIC INSULATION
- HEIGHT ABOVE FFL  
CEILING TAG- FINISH (REFER TO FINISHES SCHEDULE)

**CEILING SYMBOLS LEGEND**

- AC AIRCONDITION
- CF CEILING FAN
- CP CEILING PANEL - ACOUSTIC
- DL DOWNLIGHT FIXTURES
- DL RECESSED DOWNLIGHT LUMINAIRE
- WL WALL LIGHT
- PENDANT LIGHT - FEATURE
- PENDANT LIGHT - FEATURE
- CEILING FAN - 1200D
- EXIT EXIT SIGN
- AC CEILING CASSETTE TYPE



1 RCP - PLAN  
1:100



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2	Client Review	CB	2024-01-11
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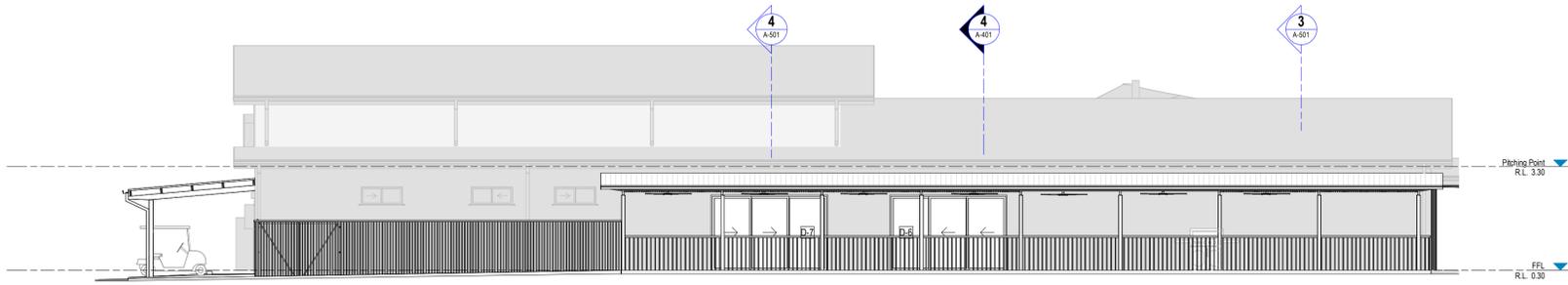
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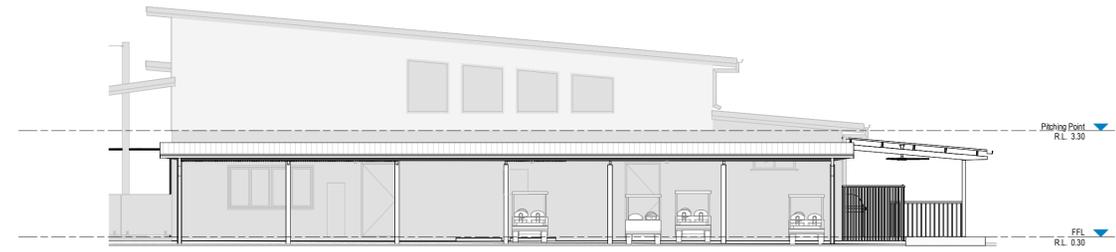
Project Name...  
**CLUBHOUSE UPGRADE**  
SAVANNAH LIFESTYLE RESORT

Drawing Title...  
**CLUBHOUSE - PROPOSED RCP**

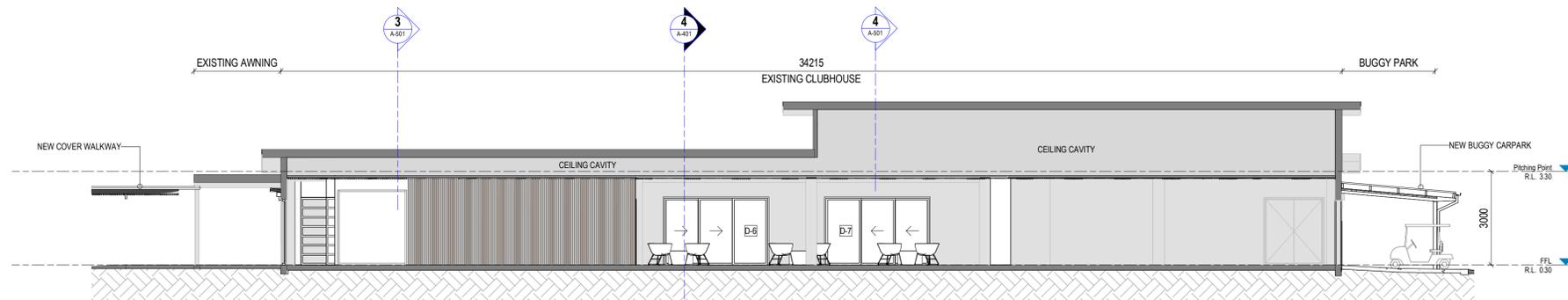
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Issue :			<b>2</b>



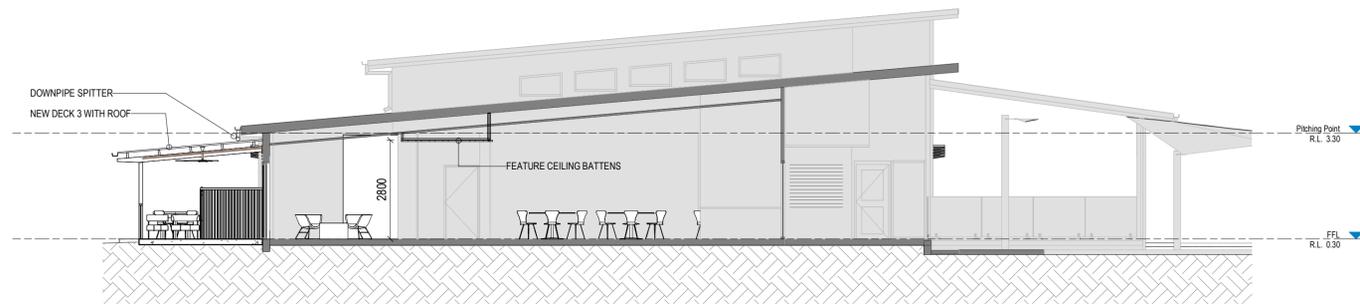
1 ELEVATION - NEW DECK 3 / PLANT AREA  
1:100



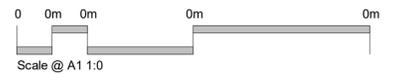
2 ELEVATION - BUGGY CARPARK  
1:100



3 SECTION - 1  
1:100



4 SECTION - 2  
1:100



Document Control Status :			
<b>DESIGN DEVELOPMENT</b>			
2	Client Review	CB	2024-01-11
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**THYME**  
LIFESTYLE RESORT  
*Mareeba*

Drawn... GTF

Checked... ChA

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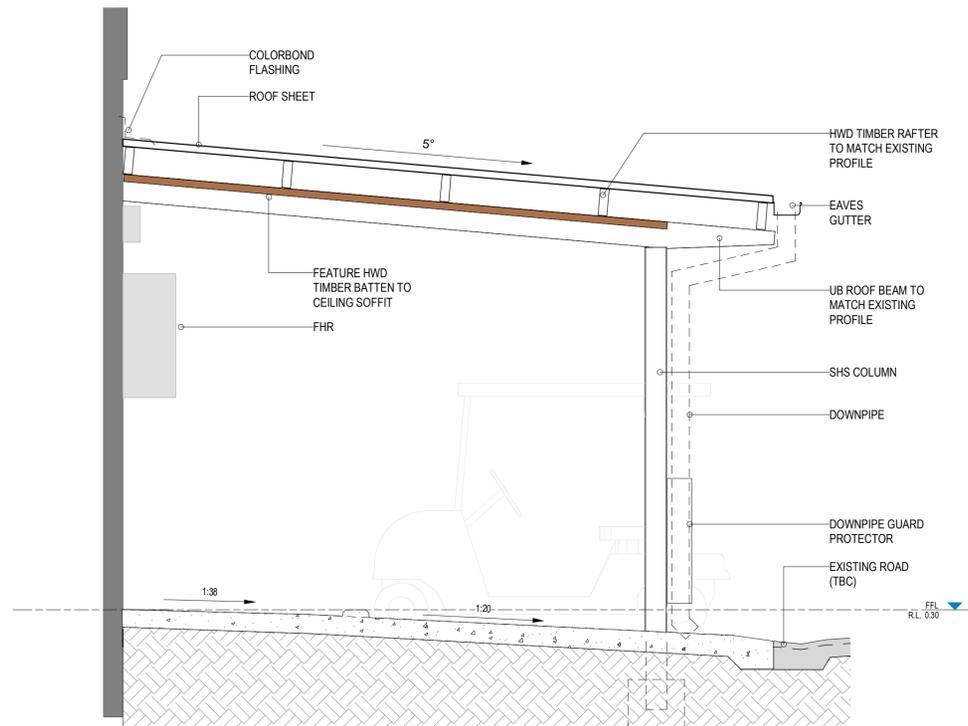


Project Name...  
**CLUBHOUSE  
UPGRADE**

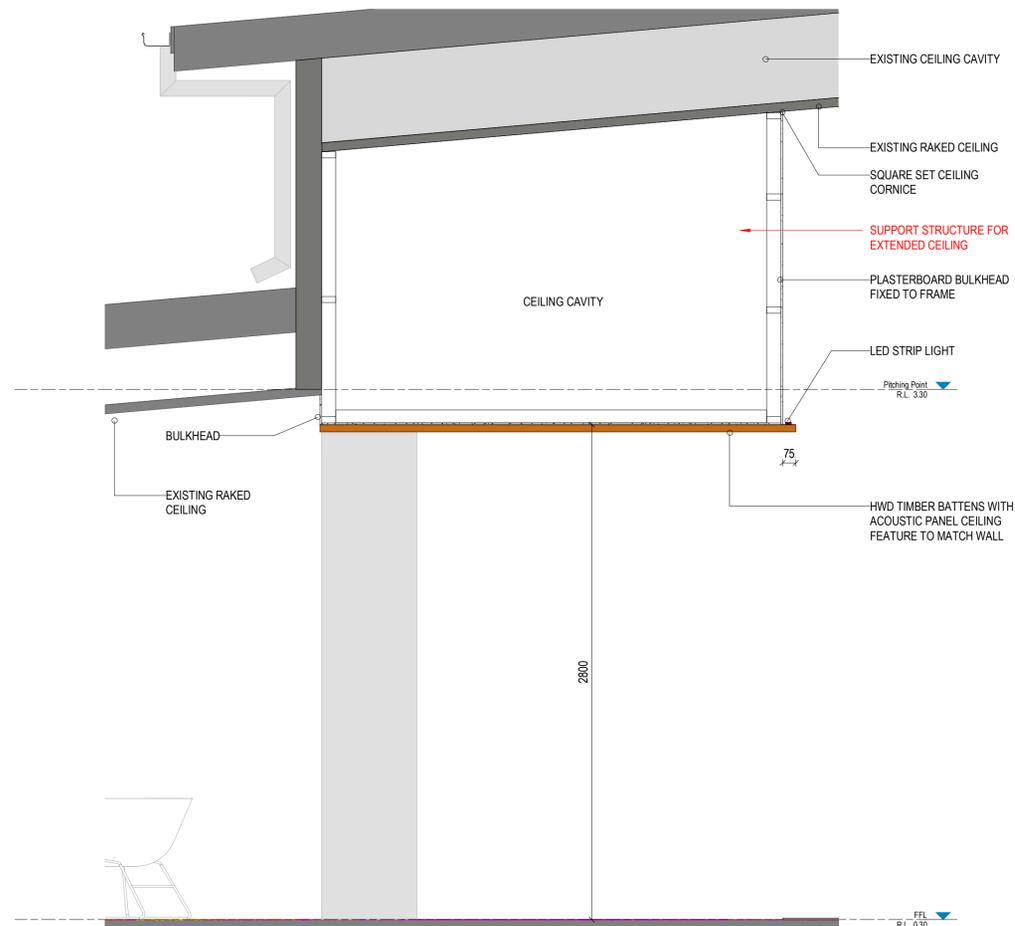
SAVANNAH LIFESTYLE RESORT

Drawing Title...  
**CLUBHOUSE -  
ELEVATIONS &  
SECTIONS**

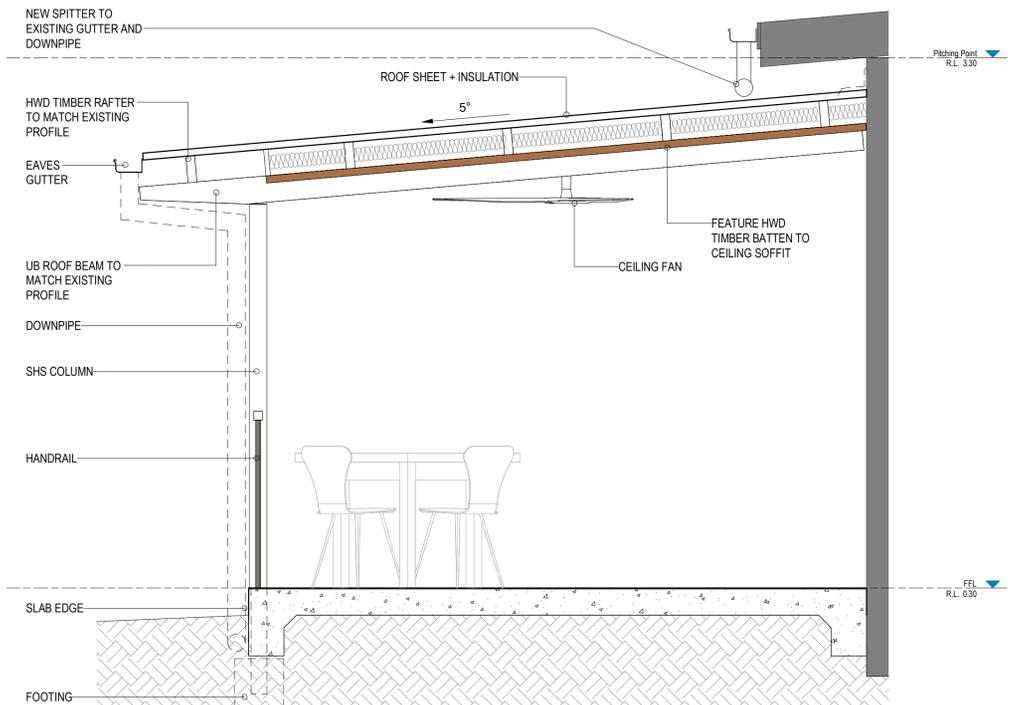
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Issue :		<b>2</b>



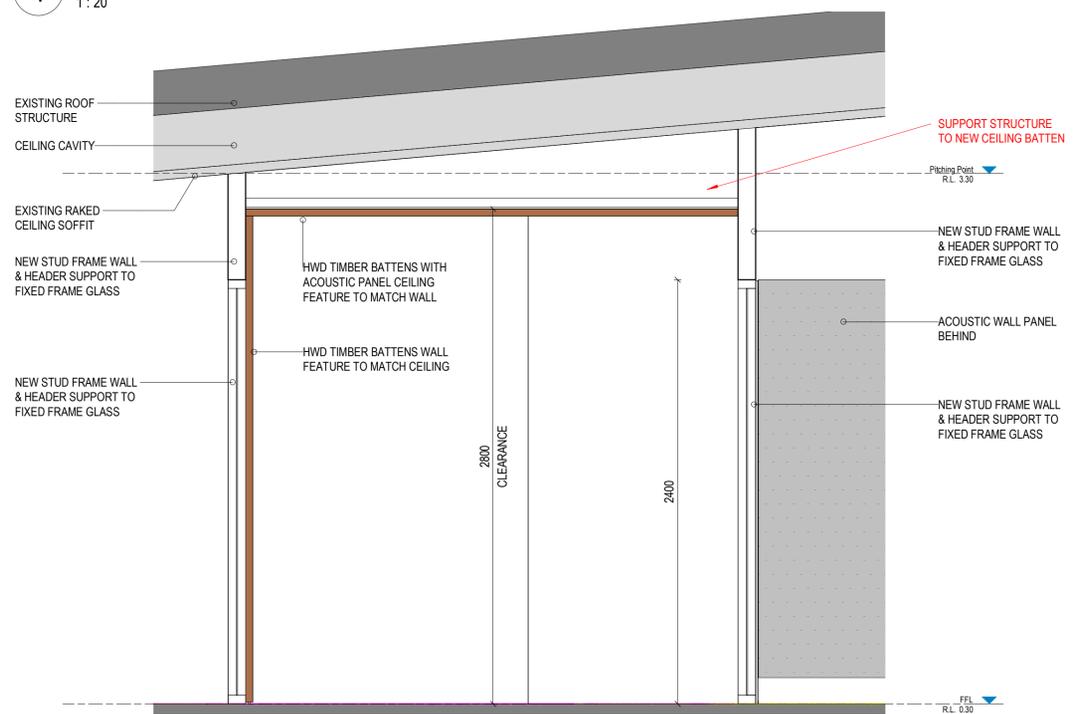
2 WALL SECTION - BUGGY CARPARK  
1:20



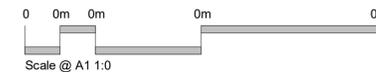
4 SECTION - BULKHEAD  
1:20



1 WALL SECTION - DECK 3  
1:20



3 Section 17  
1:20



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Issue	Revision Description	Initial	Date

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LIFESTYLE RESORT  
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Drawn... GTF  
Checked... ChA

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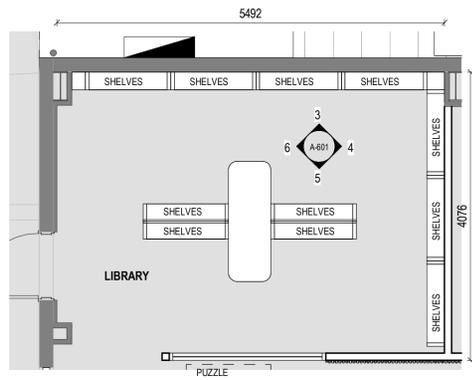
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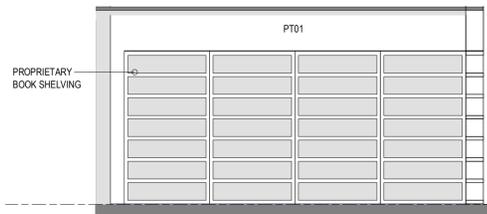
Project Name...  
**CLUBHOUSE UPGRADE**  
SAVANNAH LIFESTYLE RESORT

Drawing Title...  
**CLUBHOUSE - WALL SECTIONS**

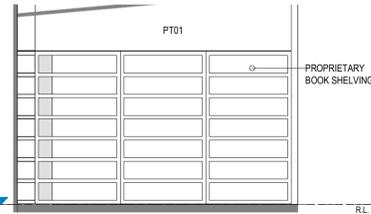
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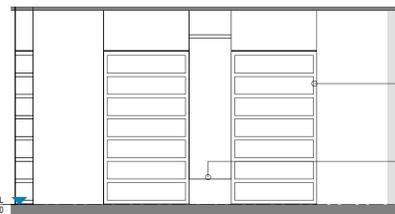
1 Floor Plan - Library Detail Plan  
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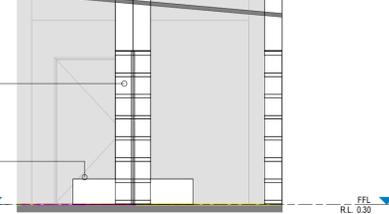
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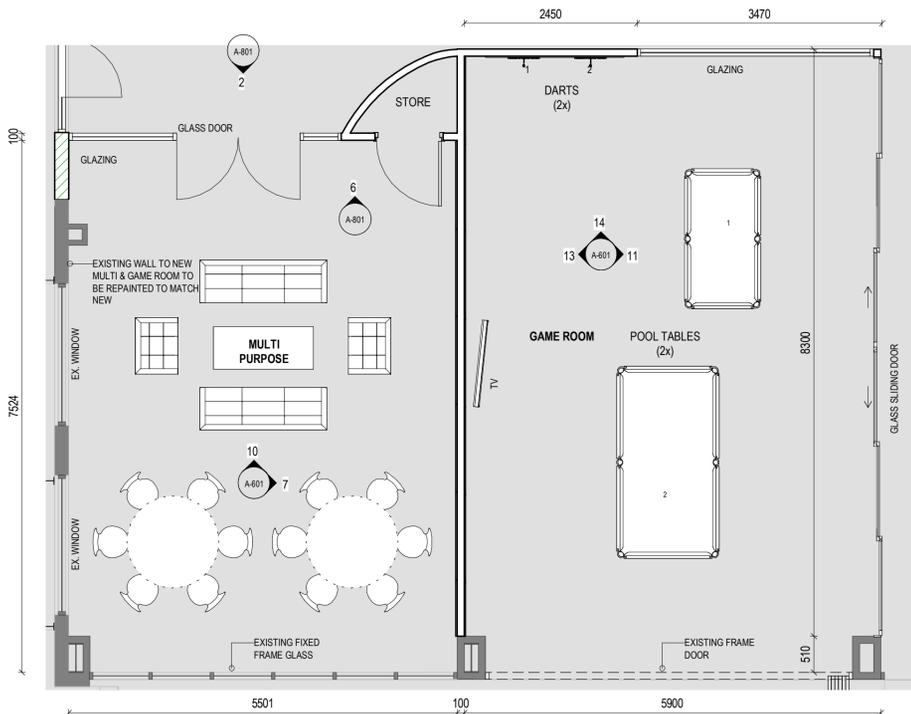
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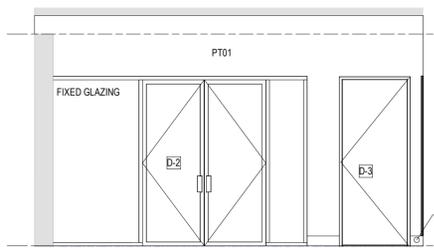
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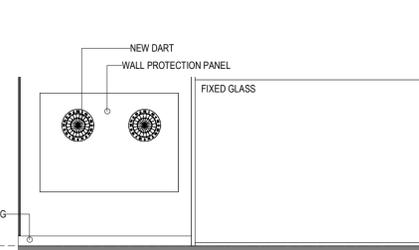
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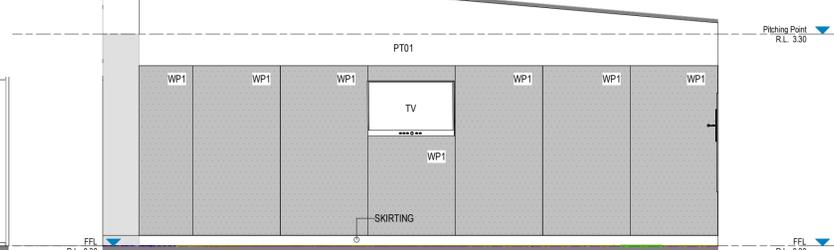
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1:50



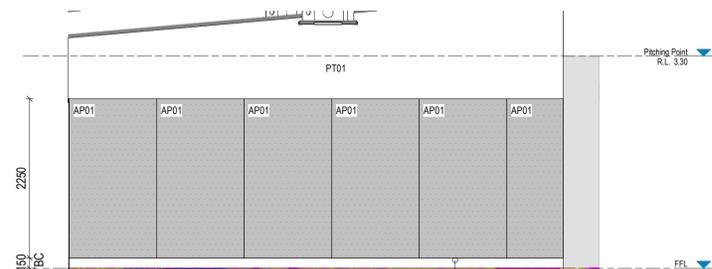
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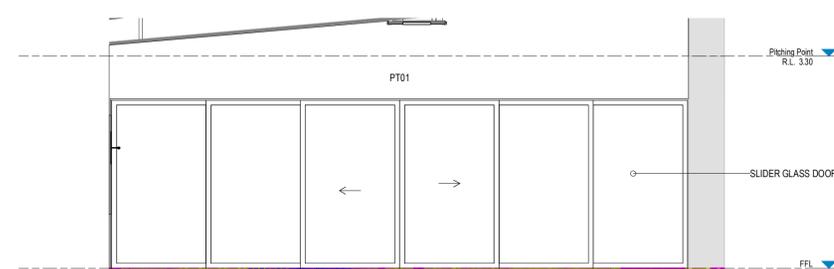
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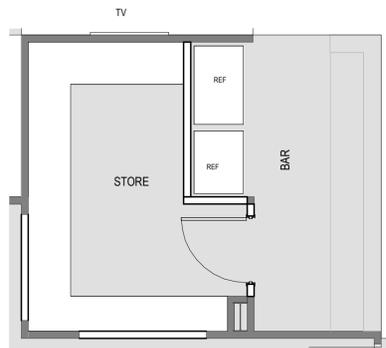
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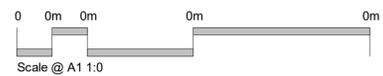
7 multi 1  
1:50



11 POOL 1  
1:50



8 Floor Plan - Bar & Store  
1:50



Document Control Status : <b>DESIGN DEVELOPMENT</b>			
2	Client Review	CB	2024-01-11
1	Consultant Issue	CB	2023-12-11
Issue	Revision Description	Initial	Date



Drawn...	GTF
Checked...	ChA

**NOTE:**

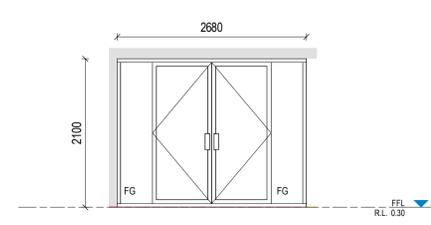
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  - All dimensions to be checked on site and confirmed prior to commencement of works.
  - Architect to be advised of conflicts as soon as possible
  - Doors to have 100mm nibs unless noted/dimensioned otherwise or unless drawn with no nib.
  - Wet areas to fall to wastes & Setdowns to be 50mm
  - Footings shown on Architectural Drawings are indicative only. Refer structural docs.
  - Levels shown on Site Plans are indicative only
  - Do not scale from drawings.
- All dimensions to be checked on site and confirmed prior to commencement of works.



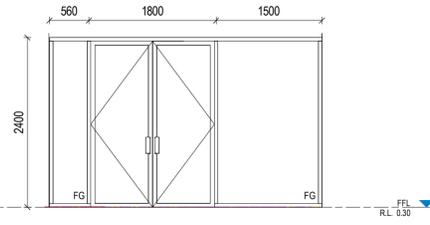
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**CLUBHOUSE UPGRADE**  
  
SAVANNAH LIFESTYLE RESORT

Drawing Title...  
**CLUBHOUSE - ROOM LAYOUTS**

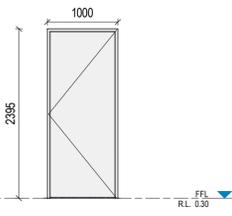
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Scale @ A1		1 : 50	
Issue :		2	



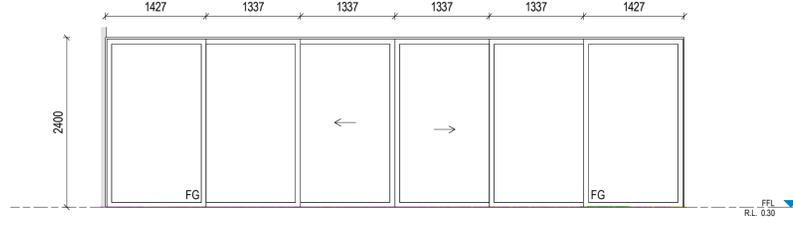
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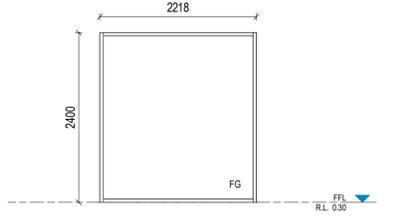
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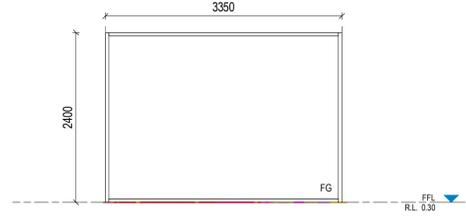
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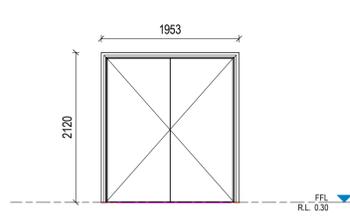
3 D-4  
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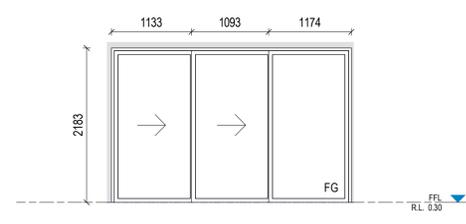
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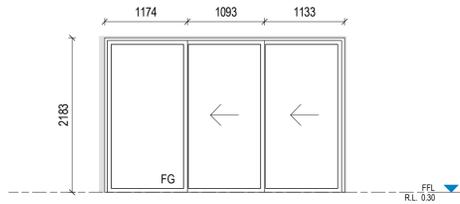
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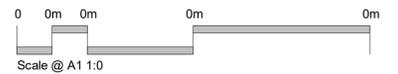
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8 D-6  
1:50



9 D-7  
1:50



Document Control Status :			
Issue	Revision Description	Initial	Date
2	Client Review	CB	2024-01-11
1	Consultant Issue	CB	2023-12-11

**THYME**  
LIFESTYLE RESORT  
*Mareeba*

Drawn... GTF  
Checked... ChA

**NOTE:**

- Do not scale from drawings.
- All dimensions to be checked on site and confirmed prior to commencement of works.
- Architect to be advised of conflicts as soon as possible
- Doors to have 100mm nibs unless noted/dimensioned otherwise or unless drawn with no nib.
- Wet areas to fall to wastes & Setdowns to be 50mm. Refer structural docs.
- Footings shown on Architectural Drawings are indicative only.
- Levels shown on Site Plans are indicative only. Do not scale from drawings. All dimensions to be checked on site and confirmed prior to commencement of works.



Project Name...  
**CLUBHOUSE UPGRADE**  
  
SAVANNAH LIFESTYLE RESORT

Drawing Title...  
**CLUBHOUSE - DOOR AND WINDOW ELEVATIONS**

Drawing No :	
Project	Stage Discipline /Drawing No.
2249/	PD / A-801
Scale @ A1	
1 : 50	
Issue :	
2	

**Individual owner's consent for making a development application under the *Planning Act 2016***

We,  
Thomas Alexander Paterson & Iris Joy Paterson

as owners of the premises identified as follows:

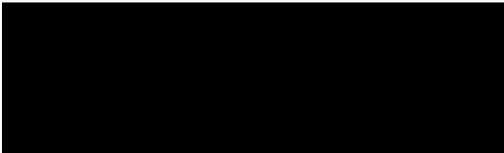
10 Margherita Close, Mareeba, and described as Lot 9 on RP37161

consent to the making of a development application under the *Planning Act 2016* by:

Serenitas Management Pty Ltd

on the premises described above for:

A Retirement Facility

  
Thomas Alexander Paterson

Date: 22/8/25

  
Iris Joy Paterson

Date: 22/8/25

# 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

### 1) Applicant details

Applicant name(s) (individual or company full name)	Serenitas Management Pty Ltd
Contact name (only applicable for companies)	c/- RPS AAP Consulting Pty Ltd, Patrick Clifton
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	07 40311336
Email address (non-mandatory)	Patrick.clifton@rpsconsulting.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	388777

### 1.1) Home-based business

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

### 2) Owner's consent

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

- Yes – the written consent of the owner(s) is attached to this development application  
 No – proceed to 3)

## PART 2 – LOCATION DETAILS

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

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

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

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		10	Margherita Close	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	9	RP737161	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

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

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

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

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

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

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

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

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

c) What is the level of assessment?

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

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

Retirement Facility – Extension to the existing Thyme Lifestyle Resort

e) Relevant plans

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

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

**6.2) Provide details about the second development aspect**

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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



**6.3) Additional aspects of development**

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

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

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

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

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

**Division 1 – Material change of use**

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

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

Provide a general description of the proposed use	Provide the planning scheme definition <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>
Retirement Facility	Retirement Facility	24	n/a

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

- Yes
- No

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

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

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

**Division 2 – Reconfiguring a lot**

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

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

--

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

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





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

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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



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

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

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

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

- Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

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

- Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

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

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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

## PART 7 – FURTHER DETAILS

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

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

No

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

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

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

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

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

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

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

Yes – show cause or enforcement notice is attached

No

## 23) Further legislative requirements

### Environmentally relevant activities

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

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

**Note:** Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

### Hazardous chemical facilities

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

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

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

### Clearing native vegetation

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

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

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

### Environmental offsets

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

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

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

### Koala habitat in SEQ Region

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

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

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



### Water resources

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

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

No

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

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

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

### Waterway barrier works

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

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

No

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

### Marine activities

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

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

No

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

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

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

No

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

### Quarry materials from land under tidal waters

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

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

No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for further information.

### Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

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



### **Tidal work or development within a coastal management district**

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
  - A certificate of title

No

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

### **Queensland and local heritage places**

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

**Note:** See guidance materials at [www.desi.qld.gov.au](http://www.desi.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

Name of the heritage place:

Place ID:

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

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

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

No

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

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

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

No

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



**25) Applicant declaration**

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

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

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

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

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

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

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

Date received:  Reference number(s):

**Notification of engagement of alternative assessment manager**

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

**QLeave notification and payment**

*Note: For completion by assessment manager if applicable*

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